

NORTHPOINT VILLAGE
586 MAPS 7-16

172
LANDS OF DOYLE
APN 035-740-055

173
LANDS OF SHUDONG/XIAODONG
APN 035-740-056

174
LANDS OF FUETTE
APN 035-740-057

168
LANDS OF MYERS
APN 035-740-051

169
LANDS OF RICO
APN 035-740-052

170
LANDS OF MENDOZA/CHAVEZ
APN 035-740-053

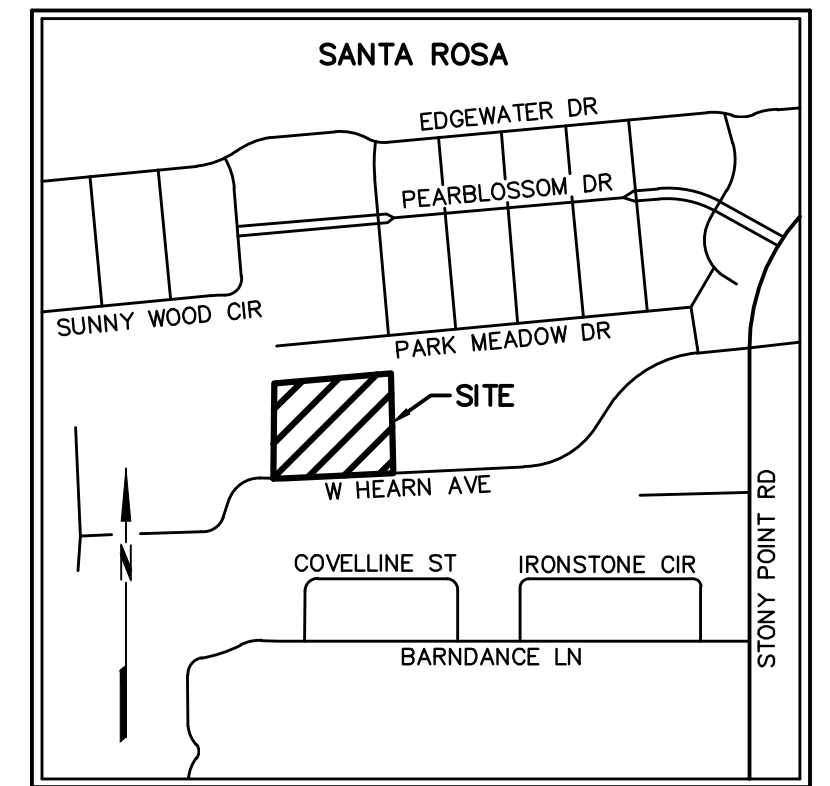
171
LANDS OF SINGH
APN 035-740-054

OWNER: COMMUNITY HOUSING SONOMA COUNTY
131-A STONY POINT CIRCLE, SUITE 500
SANTA ROSA, CA 95401
PH: 707-578-2338

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: 707-583-8500
FAX: 707-583-8539

ARCHITECT: FRITZ ARCHITECTURE
P.O. BOX 1074
SEBASTOPOL CA, 95473
PH: 707-975-6220

LANDSCAPE ARCHITECT: QUADRIGA
1212 4TH STREET
SANTA ROSA, CA 95404
PH: 707-546-3561



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

- WATER SUPPLY CITY OF SANTA ROSA
- SEWAGE DISPOSAL CITY OF SANTA ROSA
- PRESENT ZONING RR-20-RH
- PROPOSED ZONING RR-20-RH

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

GRADING NOTES

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

NO SOILS REPORT HAS BEEN PREPARED, BUT USGS WEB SOIL SURVEY IDENTIFIES SOIL AS "WRIGHT LOAM" WHICH IS TYPICALLY CLASSIFIED AS A TYPE "D" SOIL HAVING AN INFILTRATION RATE ~0.05IN/HR OR LESS.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

STREET TREES WILL BE PROVIDED AT THE FRONTAGE OF LOT 1 ALONG HEARN AVENUE IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

EXISTING WELLS WILL BE ABANDONED (UNLESS OTHERWISE NOTED ON THESE DRAWINGS) IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

PROPOSED UTILITIES WILL CONFORM WITH CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

GENERAL MAP INFORMATION

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DIAPHRAGM DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS ON 08/22/19.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. DISTANCES HAVE BEEN ROUNDED TO THE NEAREST FOOT.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS. THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BASIS OF BEARINGS: MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS, PAGES 25-26, SONOMA COUNTY RECORDS.

TEMPORARY BENCHMARK: MAG NAIL IN AC AT INTERSECTION OF W HEARN AVE AND PARK MEADOW DR, LOCATION SHOWN HEREON, ELEVATION 104.48 (DATUM NAVD 88 BY GPS OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY & DRAFTING SUPPLY VSN).

LOT SIZE SUMMARY

SMALLEST.....	20,576 SF
LARGEST.....	25,051 SF
AVERAGE.....	22,200 SF

TENTATIVE MAP
FOR
HEARN VETERANS VILLAGE
BOUNDARY AND EXISTING CONDITIONS SHEET
4 MULTIFAMILY RESIDENTIAL LOTS

BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

2149 WEST HEARN AVENUE
CITY OF SANTA ROSA, CALIFORNIA
APN 134-011-012 AND 013
CONTAINING 3.05 ACRES
MAY 2021

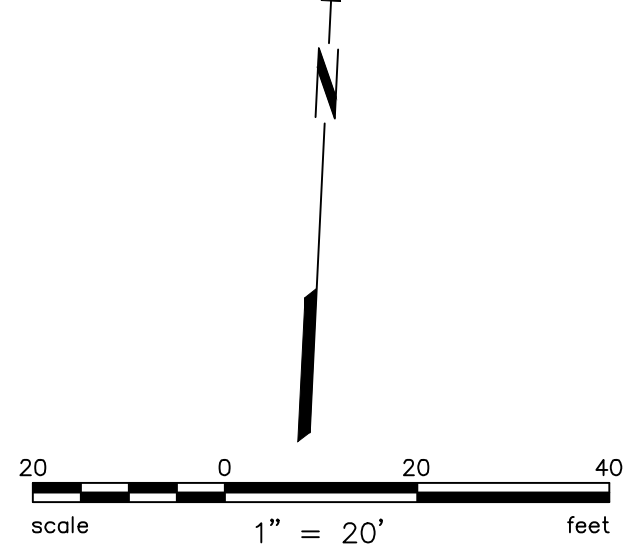
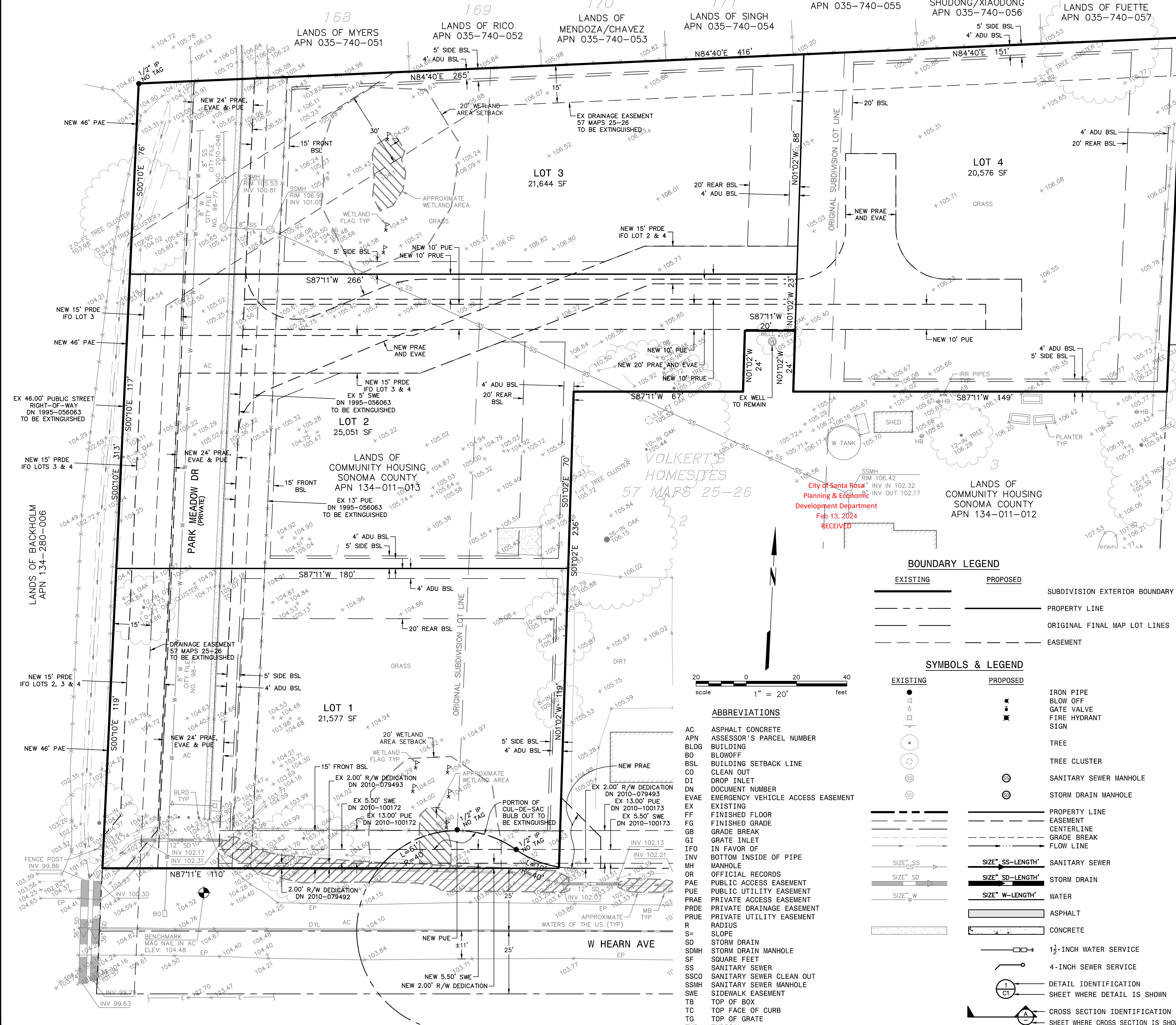
PREPARED BY

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 05/04/2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
ANDREW J. DEZURIK C 85129

JOB NO. 20190686

SHEET 1 OF 3 SHEETS



BOUNDARY LEGEND

EXISTING	PROPOSED	
---	---	SUBDIVISION EXTERIOR BOUNDARY
---	---	PROPERTY LINE
---	---	ORIGINAL FINAL MAP LOT LINES
---	---	EASEMENT

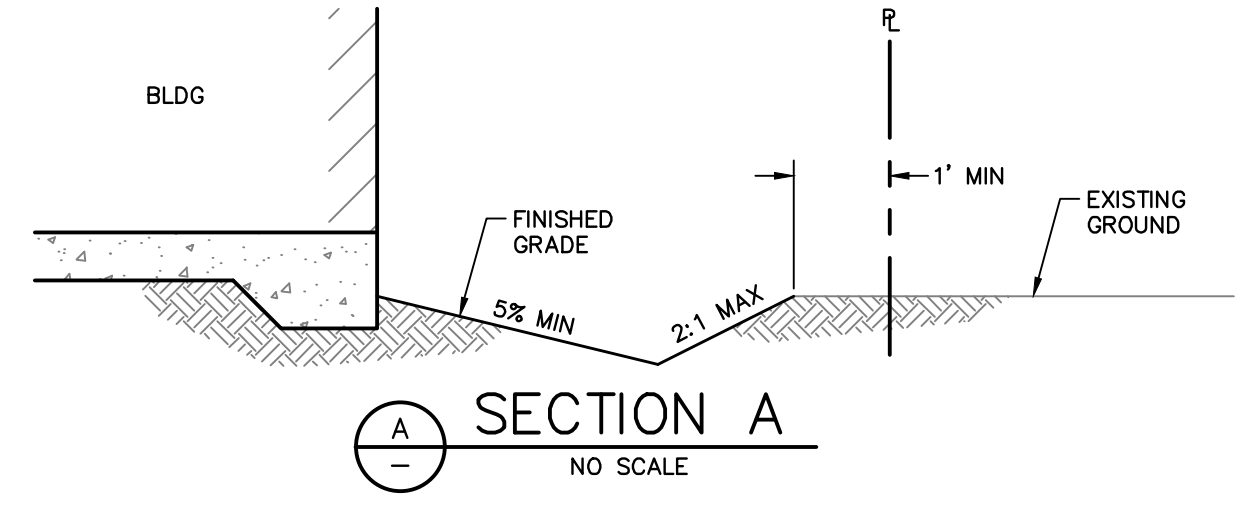
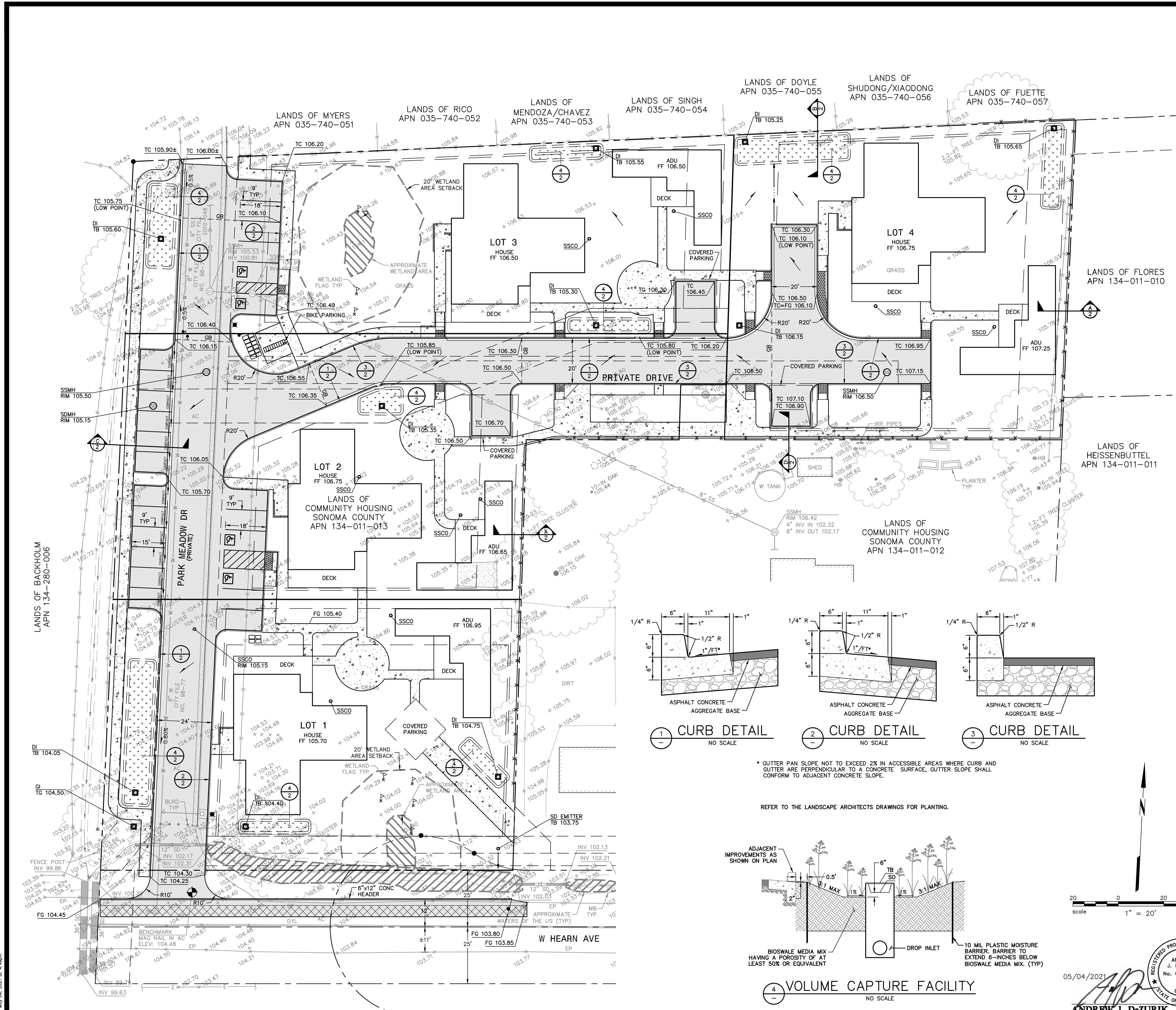
SYMBOLS & LEGEND

EXISTING	PROPOSED	
●	●	IRON PIPE
○	○	BLOW OFF
□	□	GATE VALVE
■	■	FIRE HYDRANT
○	○	SIGN
○	○	TREE
○	○	TREE CLUSTER
○	○	SANITARY SEWER MANHOLE
○	○	STORM DRAIN MANHOLE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	CENTERLINE
---	---	GRADE BREAK
---	---	FLOW LINE
---	---	SIZE" SS-LENGTH' SANITARY SEWER
---	---	SIZE" SD-LENGTH' STORM DRAIN
---	---	SIZE" W-LENGTH' WATER
---	---	ASPHALT
---	---	CONCRETE
---	---	1 1/2-INCH WATER SERVICE
---	---	4-INCH SEWER SERVICE
○	○	DETAIL IDENTIFICATION
○	○	SHEET WHERE DETAIL IS SHOWN
○	○	CROSS SECTION IDENTIFICATION
○	○	SHEET WHERE CROSS SECTION IS SHOWN

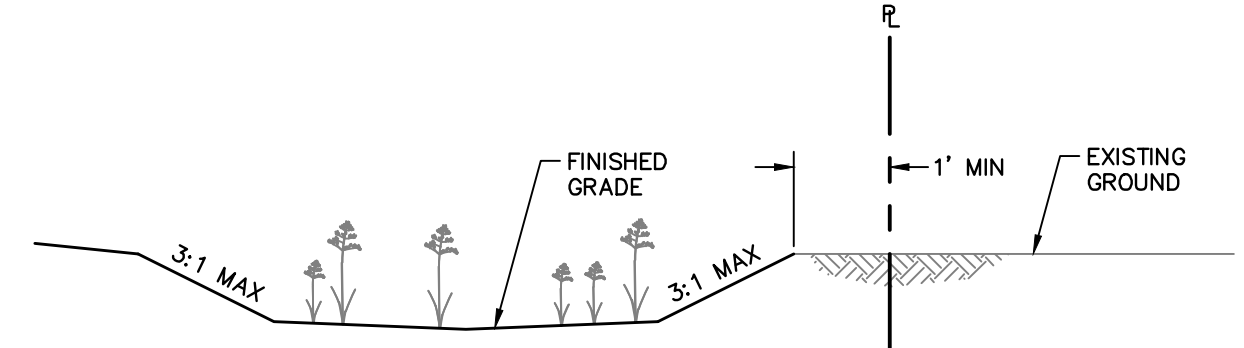
ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BO	BLOWOFF
BSL	BUILDING SETBACK LINE
CO	CLEAN OUT
DI	DROP INLET
DN	DOCUMENT NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GI	GRATE INLET
IFO	IN FAVOR OF
INV	BOTTOM INSIDE OF PIPE
MH	MANHOLE
OR	OFFICIAL RECORDS
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PRDE	PRIVATE DRAINAGE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
R	RADIUS
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWE	SIDEWALK EASEMENT
TB	TOP OF BOX
TC	TOP FACE OF CURB
TG	TOP OF GRATE
TYP	TYPICAL

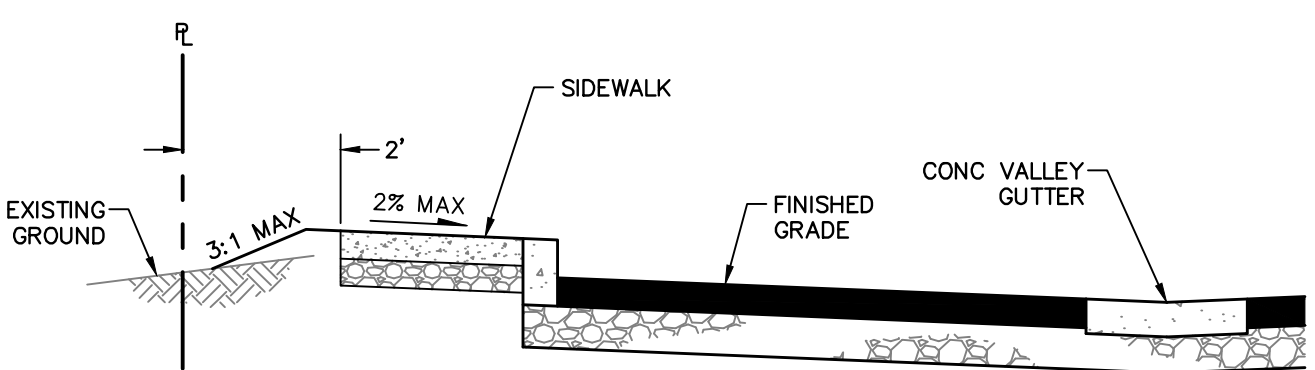
Plot May 04, 2021 at 4:16pm



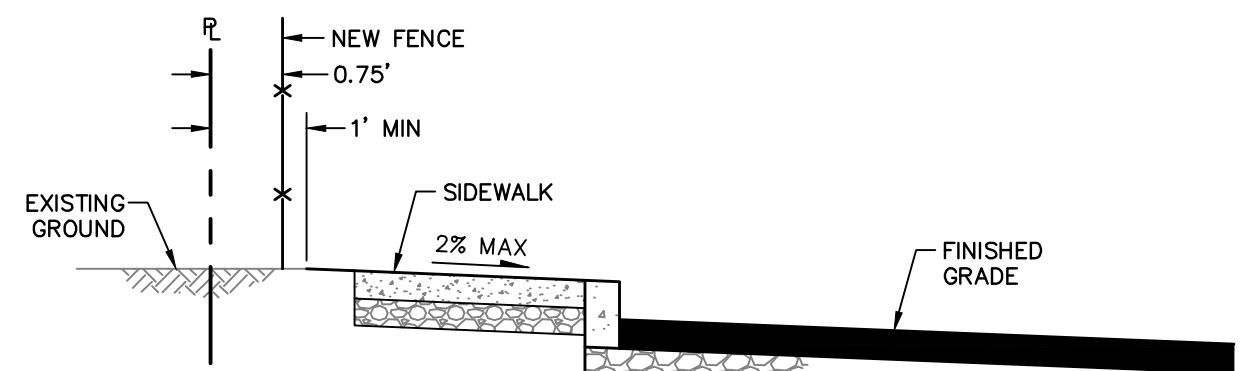
SECTION A
NO SCALE



SECTION B
NO SCALE

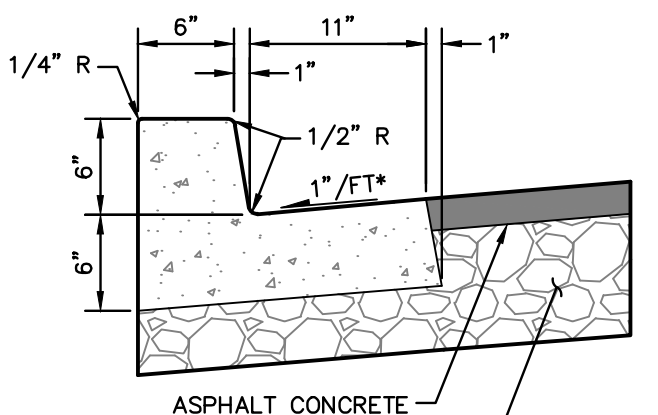


SECTION C
NO SCALE

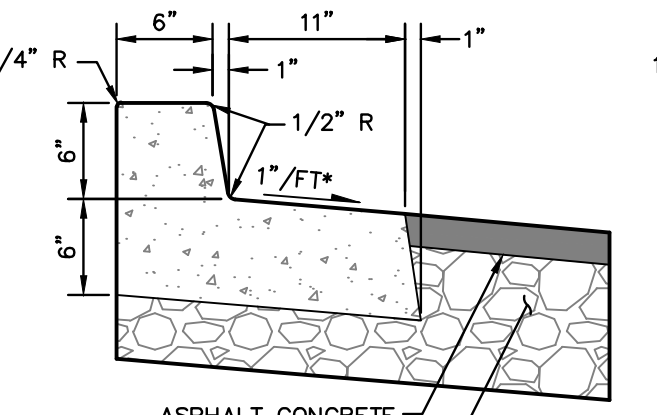


SECTION D
NO SCALE

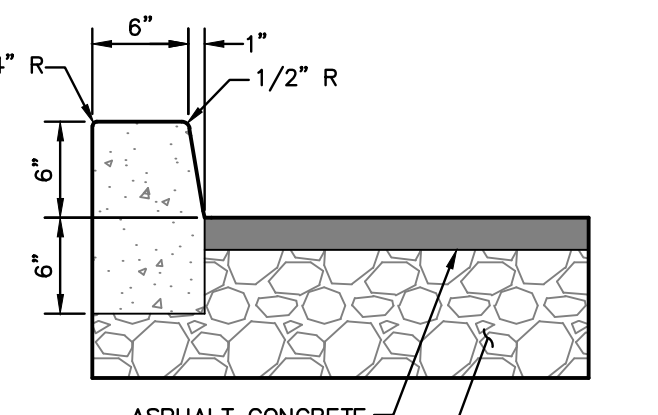
NOTE: SEE SHEET 3 FOR TYPICAL STREET SECTIONS.



CURB DETAIL
NO SCALE



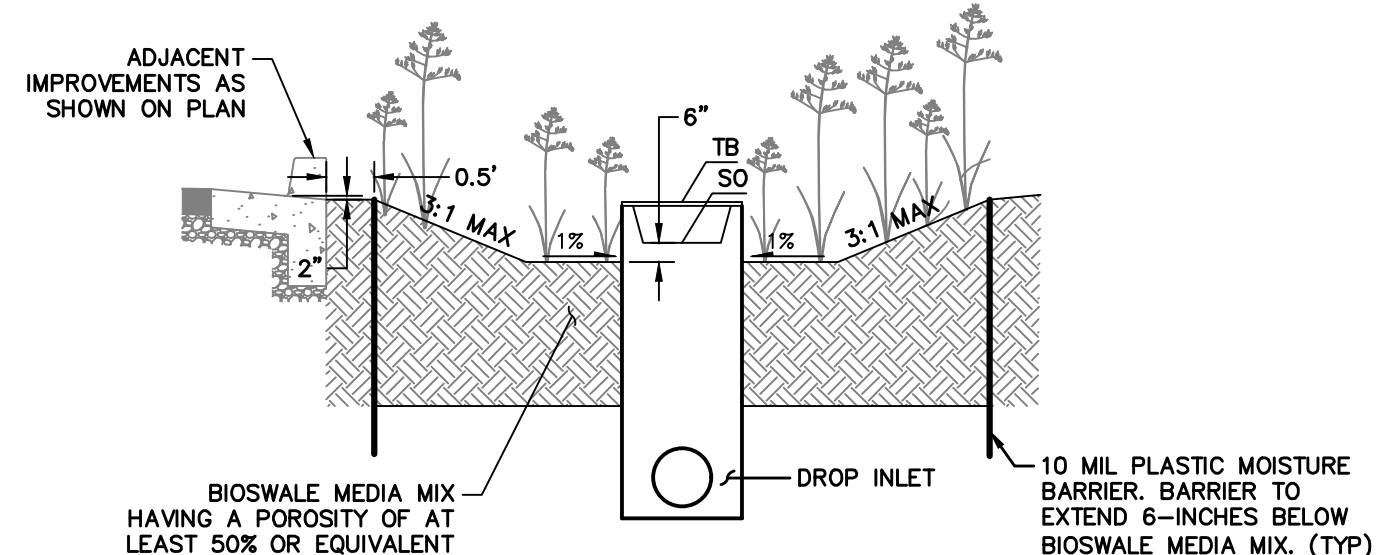
CURB DETAIL
NO SCALE



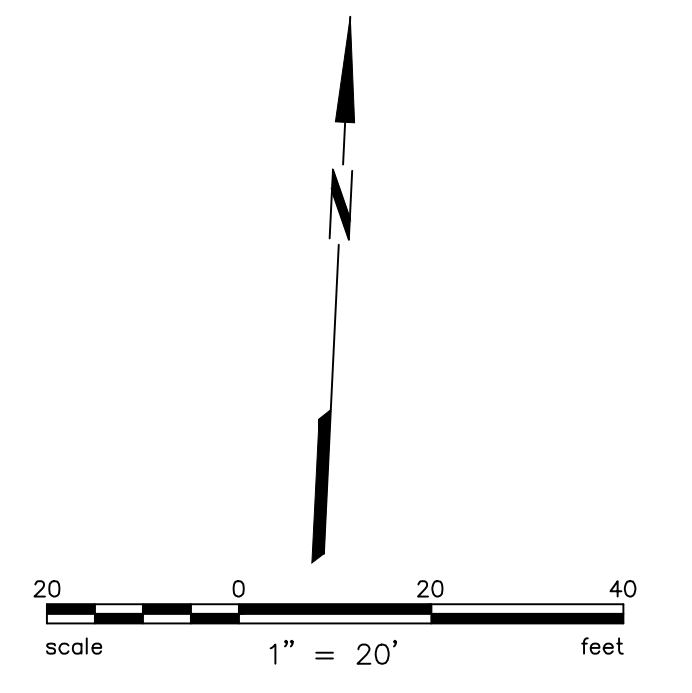
CURB DETAIL
NO SCALE

* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE, GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



VOLUME CAPTURE FACILITY
NO SCALE

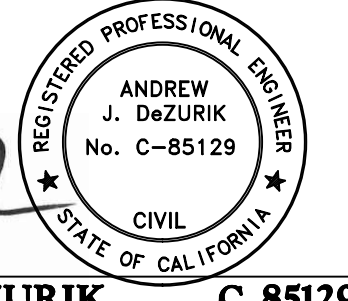


TENTATIVE MAP FOR HEARN VETERANS VILLAGE

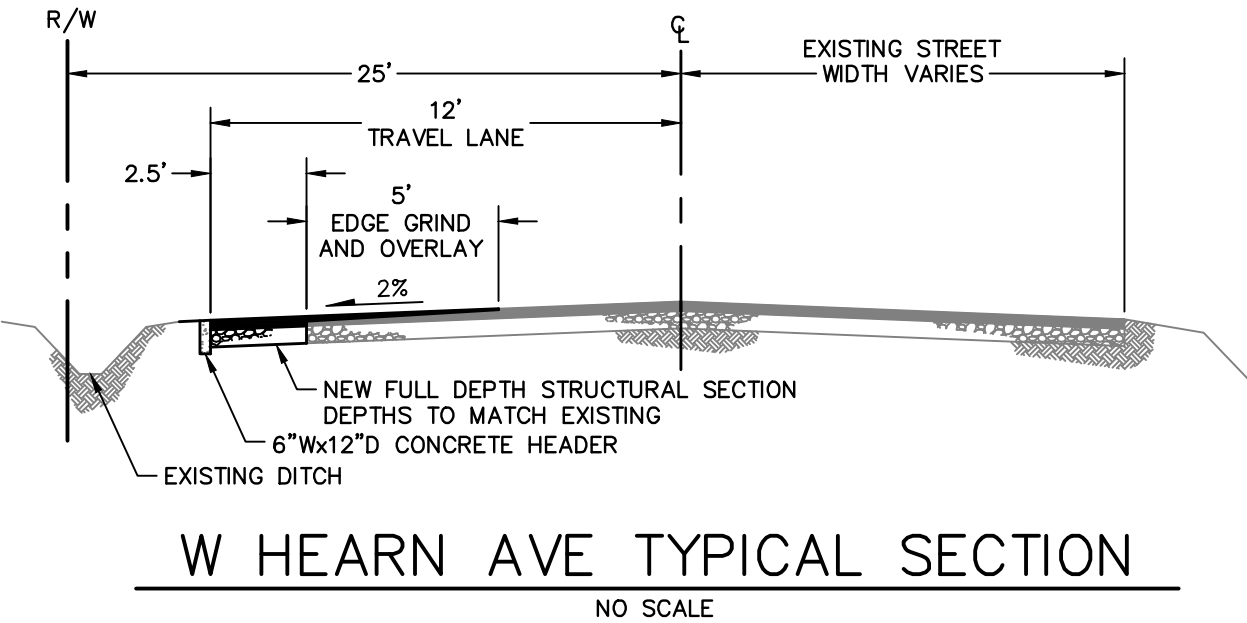
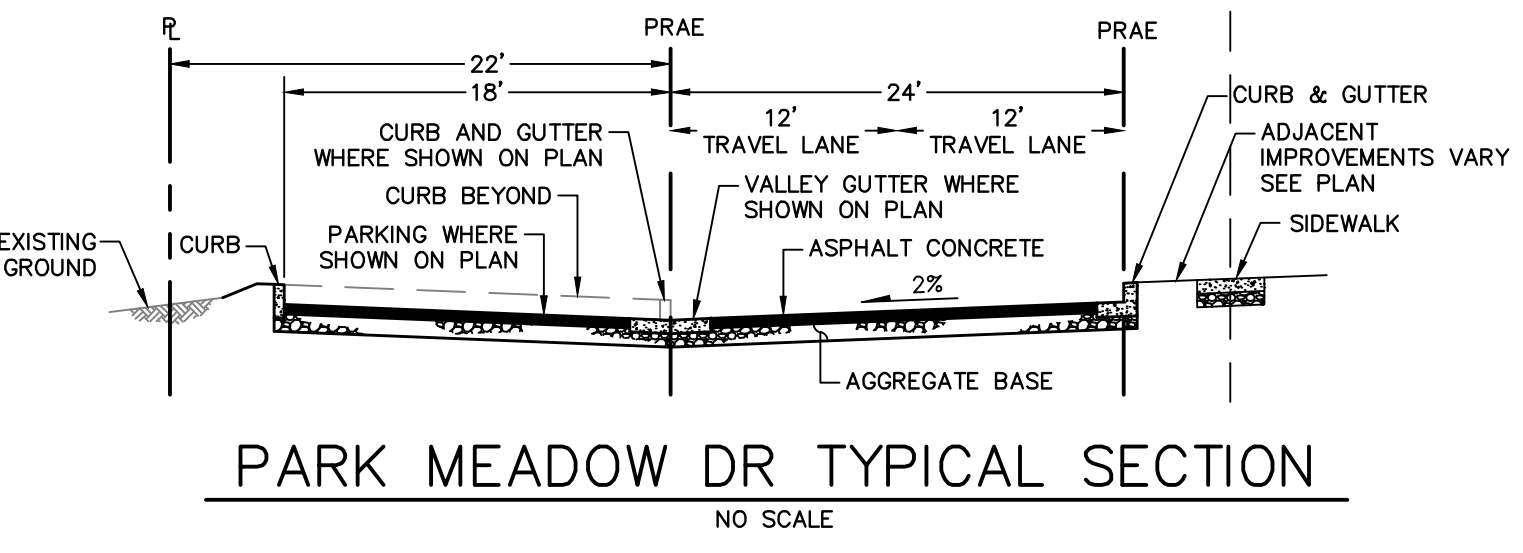
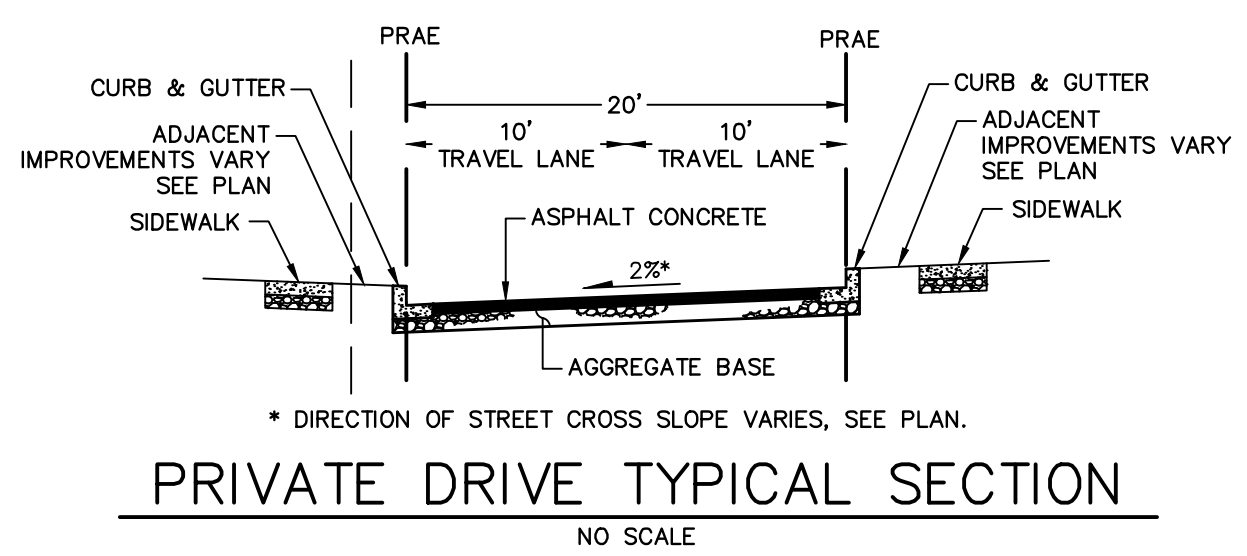
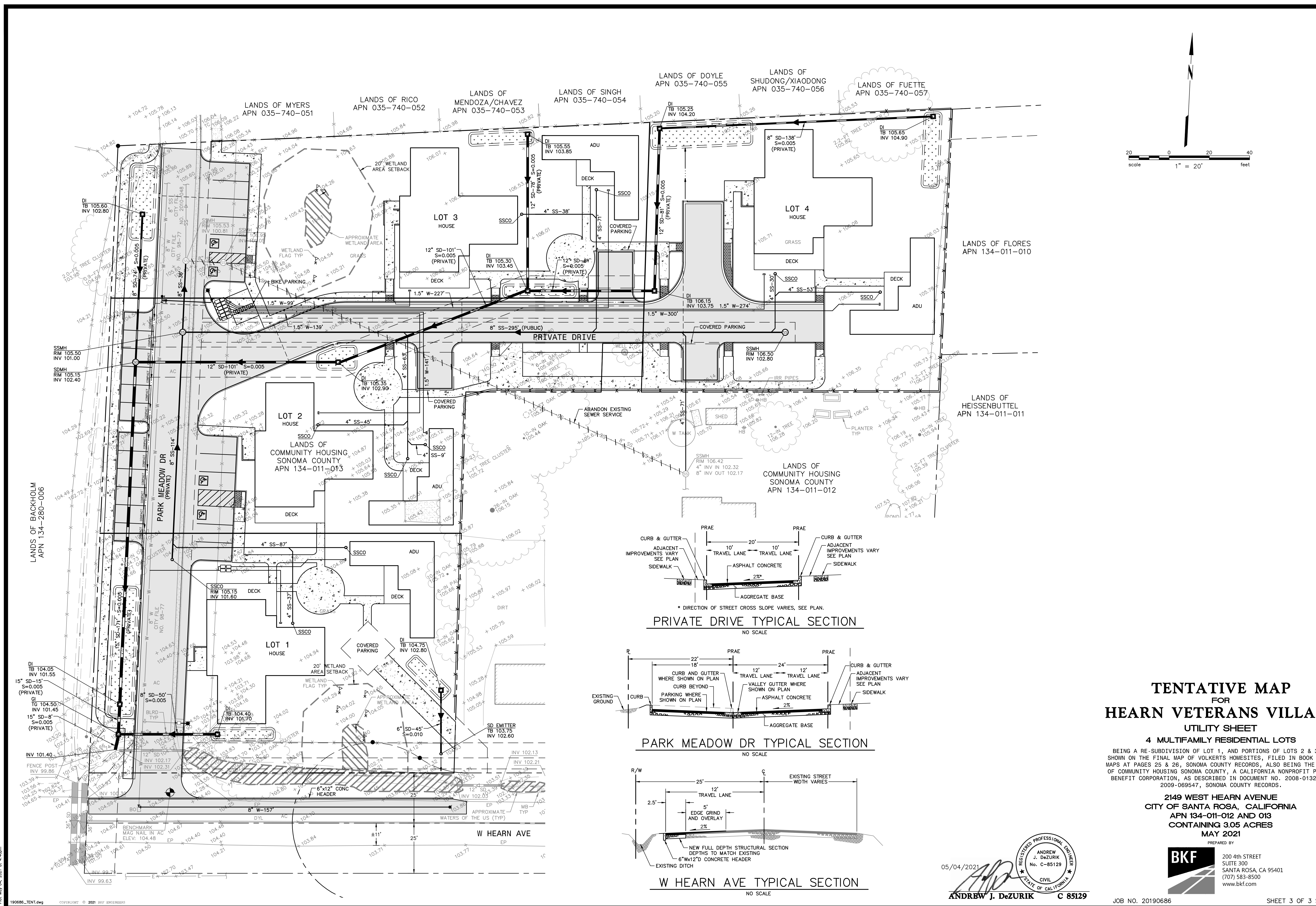
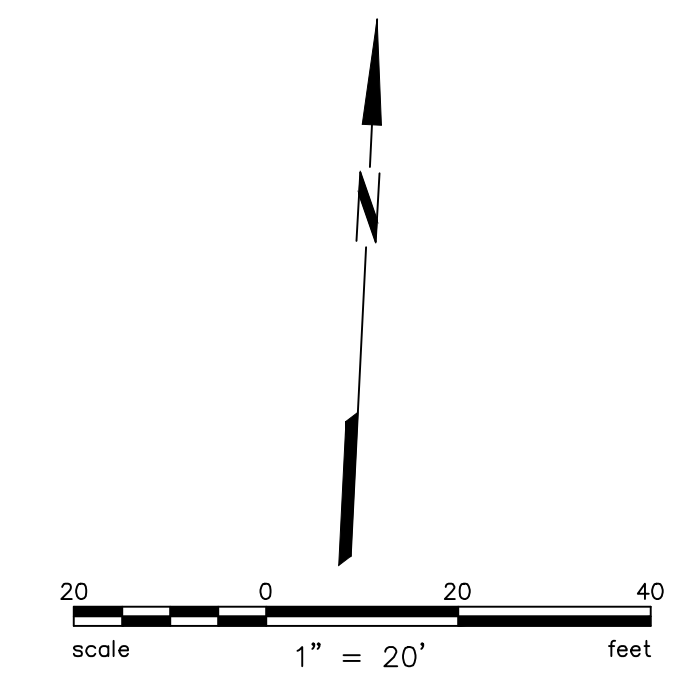
GRADING SHEET
4 MULTIFAMILY RESIDENTIAL LOTS
BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERTS HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

2149 WEST HEARN AVENUE
CITY OF SANTA ROSA, CALIFORNIA
APN 134-011-012 AND 013
CONTAINING 3.05 ACRES
MAY 2021

PREPARED BY
BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



05/04/2021
ANDREW J. DEZURIK
C 85129



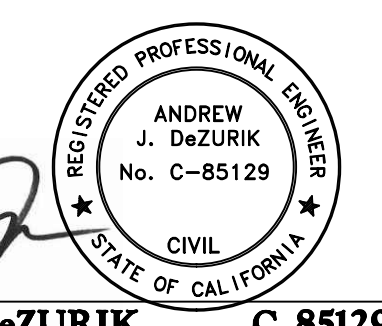
**TENTATIVE MAP
FOR
HEARN VETERANS VILLAGE
UTILITY SHEET**

4 MULTIFAMILY RESIDENTIAL LOTS

BEING A RE-SUBDIVISION OF LOT 1, AND PORTIONS OF LOTS 2 & 3 AS SHOWN ON THE FINAL MAP OF VOLKERT'S HOMESITES, FILED IN BOOK 57 OF MAPS AT PAGES 25 & 26, SONOMA COUNTY RECORDS, ALSO BEING THE LANDS OF COMMUNITY HOUSING SONOMA COUNTY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN DOCUMENT NO. 2008-013240 & 2009-069547, SONOMA COUNTY RECORDS.

**2149 WEST HEARN AVENUE
CITY OF SANTA ROSA, CALIFORNIA
APN 134-011-012 AND 013
CONTAINING 3.05 ACRES
MAY 2021**

PREPARED BY
BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



05/04/2021
ANDREW J. DEZURIK
C 85129