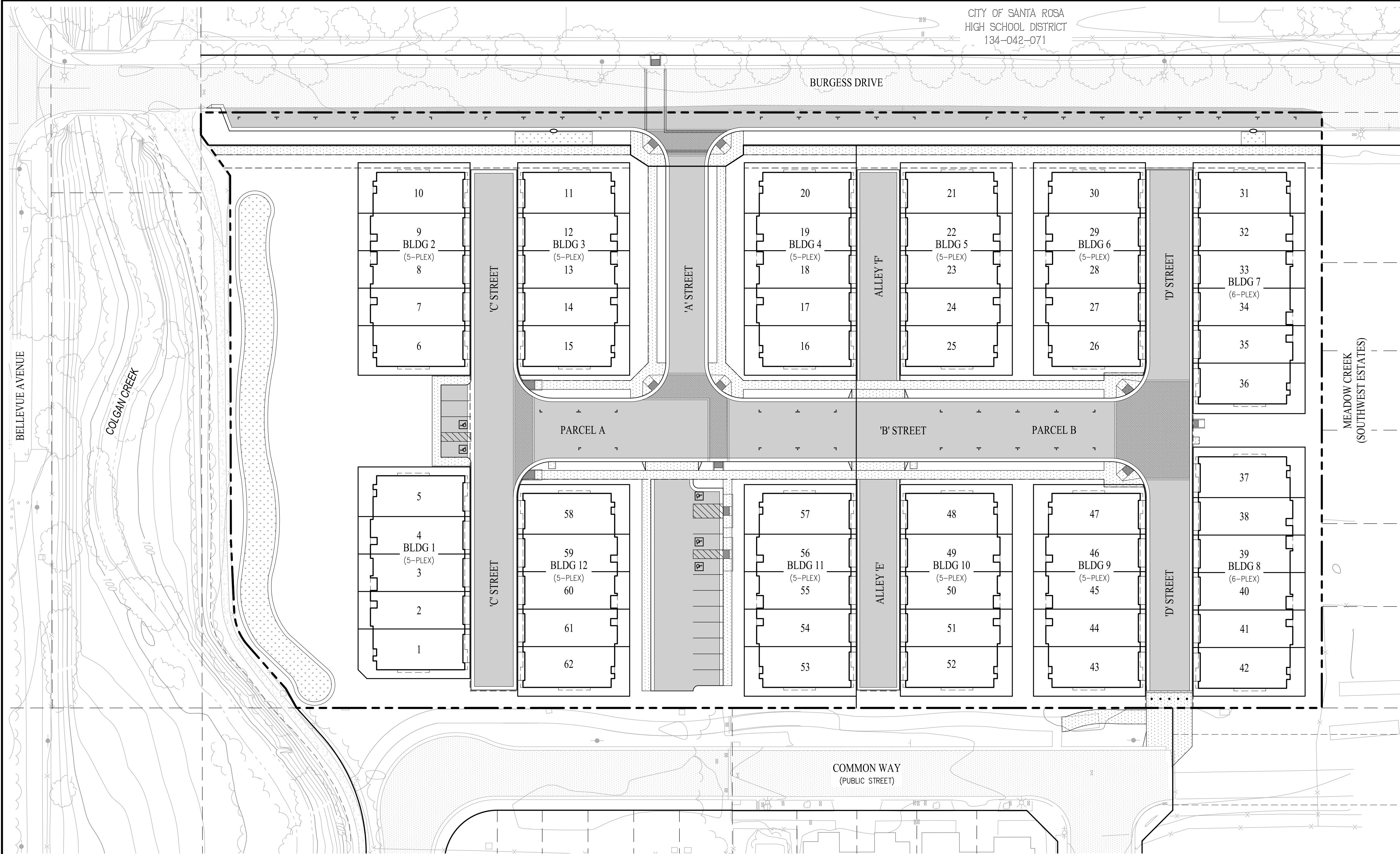
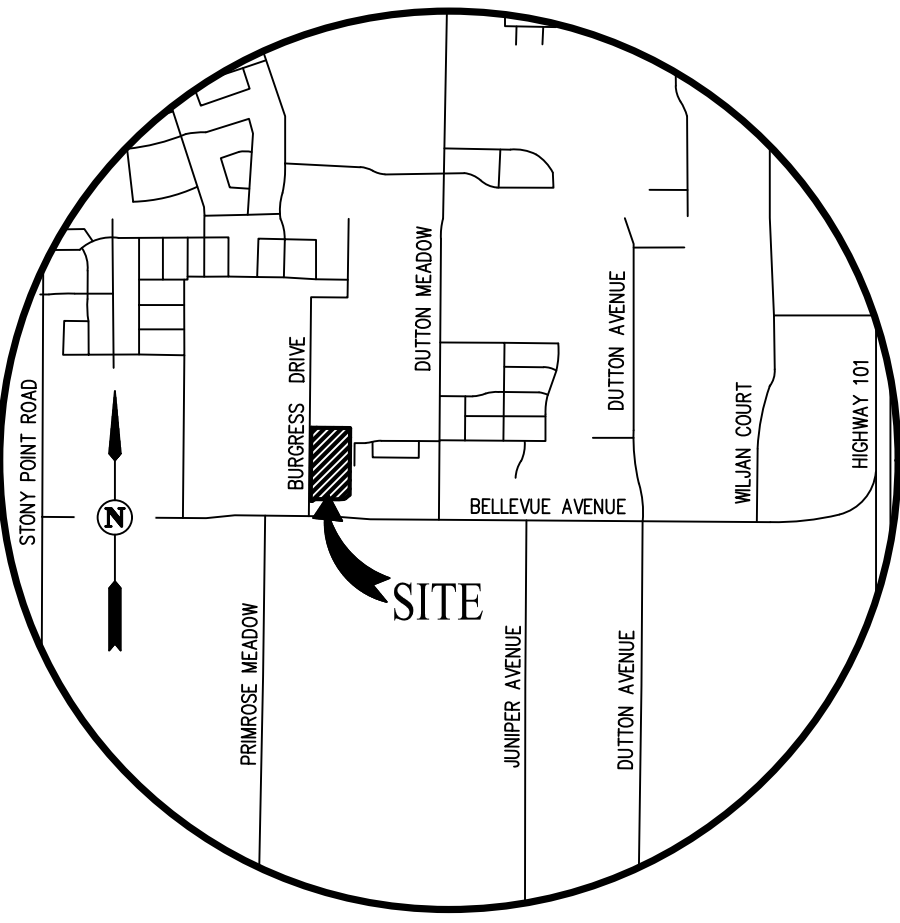




GENERAL NOTES

- OWNER/SUBDIVIDER:
RYDER HOMES
1425 TREAT BOULEVARD
WALNUT CREEK, CA 94597
(925) 937-4373
ATTN: JAY RYDER
- CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
ATTN: EVAN DAMBACHER, RCE #85144
- GEOTECHNICAL ENGINEER:
REESE & ASSOCIATES
134 LYSTRA COURT
SANTA ROSA, CA 94503
(707) 528-3078
ATTN: JONATHAN MORRIS, GE #2911
- A.P.N.:
134-042-070
- SITE ADDRESS:
533 BELLEVUE AVENUE, SANTA ROSA, CA 95407
- EXISTING USE:
VACANT
- SITE AREA:
4.78 AC± (GROSS)
4.50 AC± (NET)
- BUILDING AREA:
62 SINGLE FAMILY LOTS
STREETS/OPEN SPACES
LANDSCAPING (PARCELS A & B)
TOTAL
2.18 AC±
2.32 AC±
4.50 AC±
- LOTS:
62 RESIDENTIAL LOTS AND 2 PARCELS
- DENSITY:
12.97 DU/AC (GROSS)
13.78 DU/AC (NET)
- EXISTING ZONING:
R-3-18 (MULTI-FAMILY RESIDENTIAL)
- GENERAL PLAN:
MED RESIDENTIAL
- BENCHMARK:
CITY OF SANTA ROSA BENCHMARK D305 (NGVD29)
- BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE NORTH AMERICA DATUM OF 1983 (NAD83), ZONE 12, 2010 EPOCH, AS DETERMINED FROM FOUND CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENTS G-2001 AND G-2002, THE BEARING BEING N01°23'45"E (CALCULATED AND MEASURED)
- EXISTING STRUCTURES:
ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- STREETS:
ALL PROPOSED STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, EXCEPT BURGESS DRIVE WHICH WILL BE PUBLIC.
- TREES:
STREET TREES WILL BE INSTALLED ALONG BURGESS DRIVE PER THE CITY OF SANTA ROSA STANDARDS.
- STREET LIGHTS:
STREET LIGHTS WILL BE INSTALLED ALONG BURGESS DRIVE PER THE CITY OF SANTA ROSA STANDARDS.
- WALLS:
ALL WALLS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- PRIVATE UTILITIES:
PROPOSED ON-SITE STORM DRAIN, SANITARY SEWER, WATER (BOTH PRIVATE WATER TRENCHES AND PRIVATE FIRE LINES) FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- LANDSCAPING:
ALL LANDSCAPING WITHIN THE PARCELS F-J WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FLOOD_ZONE:
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06097C07386
DATE: 7/19/2022
- WELLS_ONSITE:
NONE
- UTILITY_PROVIDERS:
WATER: CITY OF SANTA ROSA
SEWER: CITY OF SANTA ROSA
STORM DRAIN: CITY OF SANTA ROSA
SOLID WASTE: RECOLOGY SONOMA MARIN
GAS: PG&E
ELECTRIC: PG&E
TELEPHONE: AT&T/VERIZON
CABLE TV: CHARTER COMMUNICATIONS
- ALL COMMON AREA PARCELS (PARCELS A-I) WILL BE OWNED BY THE HOA.
- PHASING:
PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES
- DIMENSIONS:
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

- AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
APN ASSESSORS PARCEL NUMBER
BM BENCHMARK
CB CATCH BASIN
CL CENTERLINE
CO CLEANOUT
DI DROP INLET
DN DOCUMENT NUMBER
DW DRIVEWAY
EG EXISTING GROUND
EP EDGE OF PAVEMENT
EL ELEVATION
ESMT EASEMENT
EX EXISTING
FG FINISH GRADE
FH FIRE HYDRANT
GB GRADE BREAK
GR GRATE
HP HIGH POINT
INV INVERT GRADE
JT JOINT TRENCH
LF LINEAR FEET
LP LOW POINT

ABBREVIATIONS

- MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
NTS NOT TO SCALE
OHV OVERHEAD WIRE
PAE PRIVATE ACCESS EASEMENT
PL PROPERTY LINE
PUE PUBLIC UTILITY EASEMENT
PVT PRIVATE
R/W RIGHT OF WAY
S SLOPE
SD STORM DRAIN
SF SQUARE FEET
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
STD STANDARD
SWE SIDEWALK EASEMENT
TBC TOP OF BEVELED CURB
TC TOP OF CURB
TYP TYPICAL
W WATER

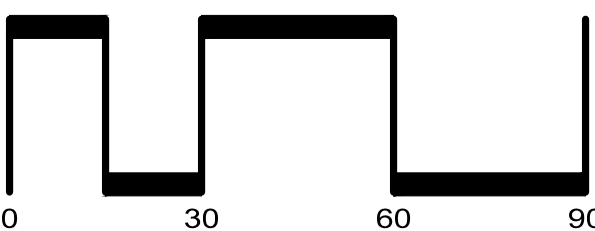
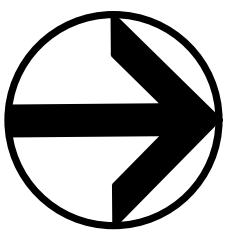
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB & SIDEWALK

SHEET INDEX	
SHEET NO.	SHEET TITLE
TM-1	TITLE SHEET
TM-2	LOTING PLAN
TM-3	EXISTING CONDITIONS
TM-4	PRELIMINARY SITE PLAN
TM-5	PRELIMINARY STREET SECTIONS
TM-6	GRADING AND DRAINAGE
TM-7	CREEK CROSS SECTION SHEET
TM-8	UTILITY SHEET

TENTATIVE MAP
TITLE SHEET
MEADOW CREEK TOWNHOMES

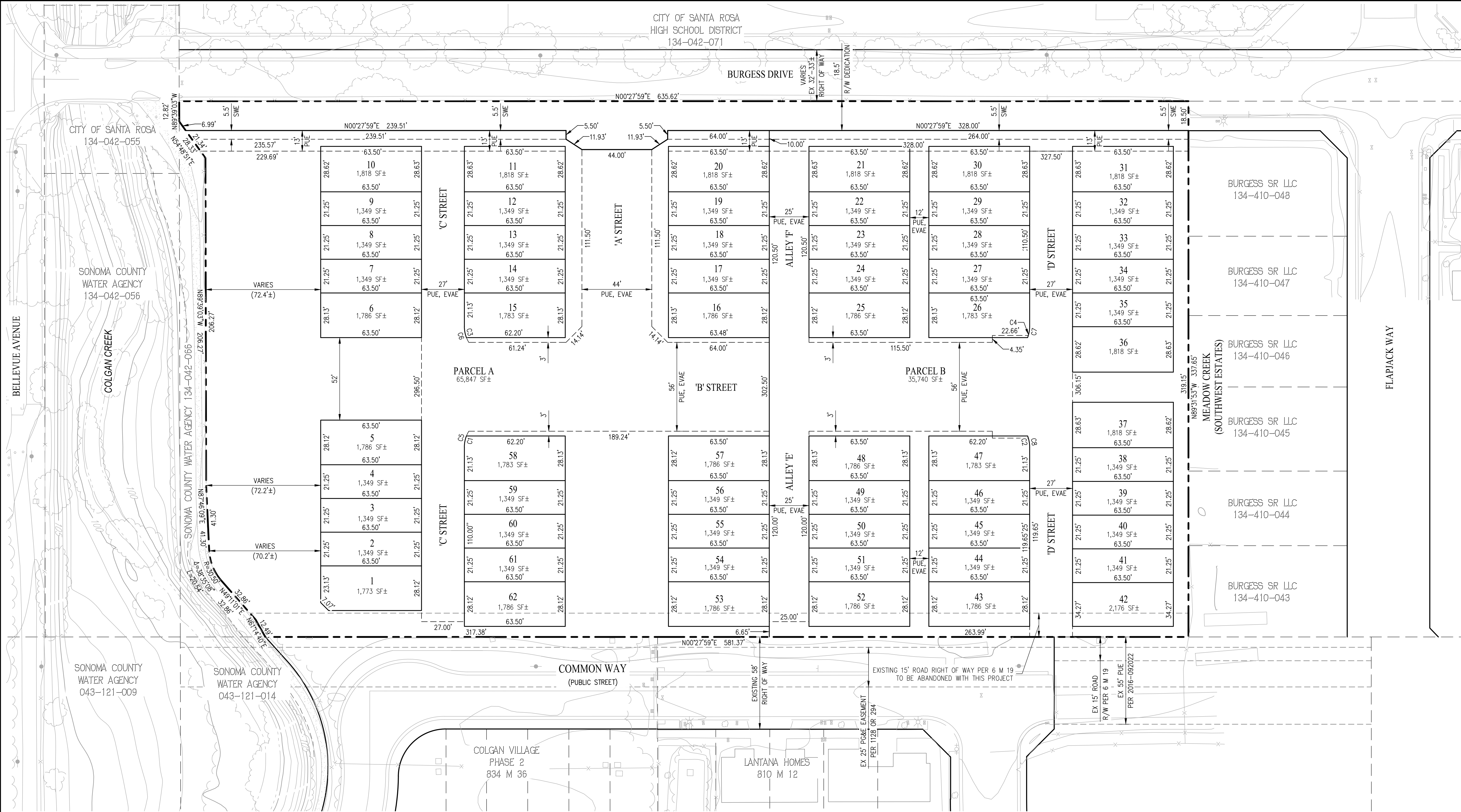
CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 21, 2025



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-1
OF 8 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT-OF-WAY
		EASEMENT LINE

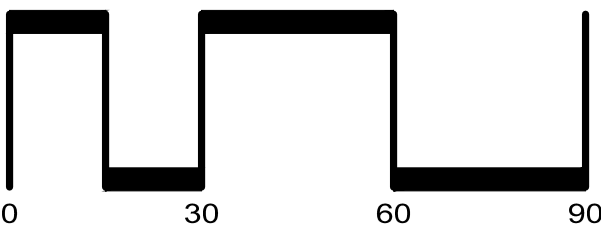
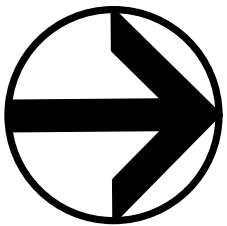
ABBREVIATIONS

CL	CENTERLINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
L/S	LANDSCAPE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
SWE	SIDEWALK EASEMENT
S/W	SIDEWALK

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	19.50'	21°02'14"	7.16'
C2	19.50'	21°02'14"	7.16'
C3	19.50'	21°02'14"	7.16'
C4	19.50'	21°02'14"	7.16'
C5	19.50'	30°51'07"	10.50'
C6	19.50'	30°51'07"	10.50'
C7	19.50'	16°50'30"	5.73'
C8	19.50'	16°50'30"	5.73'

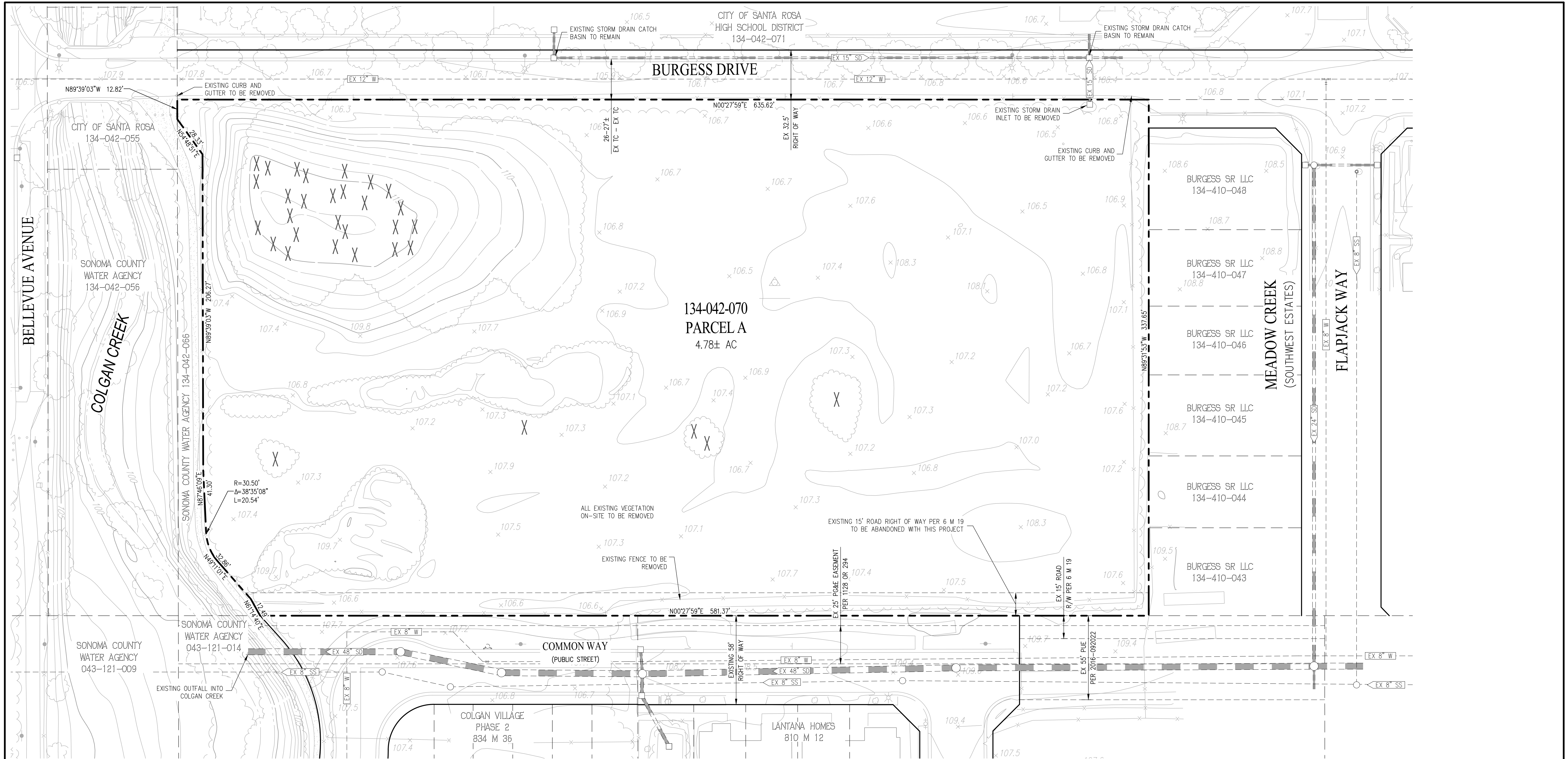
TENTATIVE MAP
LOTTING PLAN
MEADOW CREEK TOWNHOMES

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 21, 2025



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SHEET NO.
TM-2
OF 8 SHEETS



LEGEND

	PROJECT BOUNDARY
	LOT LINE
	EASEMENT
	CATCH BASIN
	FIRE HYDRANT
	MANHOLE
	STREET LIGHT
	STORM DRAIN
	SANITARY SEWER
	WATER LINE
	EXISTING JOINT TRENCH
	OVERHEAD WIRES
	EXISTING UTILITY TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE DEMOLISHED
	EXISTING TREE TO BE REMOVED

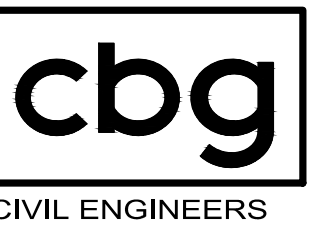
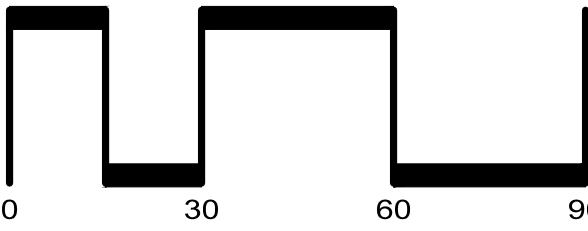
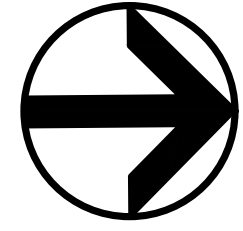
ABBREVIATIONS

OHW	OVERHEAD WIRES
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
JT	JOINT TRENCH

NOTE: ALL EXISTING TREES ON-SITE ARE TO BE REMOVED. QUANTITY AND LOCATION OF EXISTING TREES IS APPROXIMATE. FOR ADDITIONAL INFORMATION REGARDING LOCATION, QUANTITY, SIZE, AND SPECIES OF EXISTING TREES SEE PLANS BY LANDSCAPE ARCHITECT.

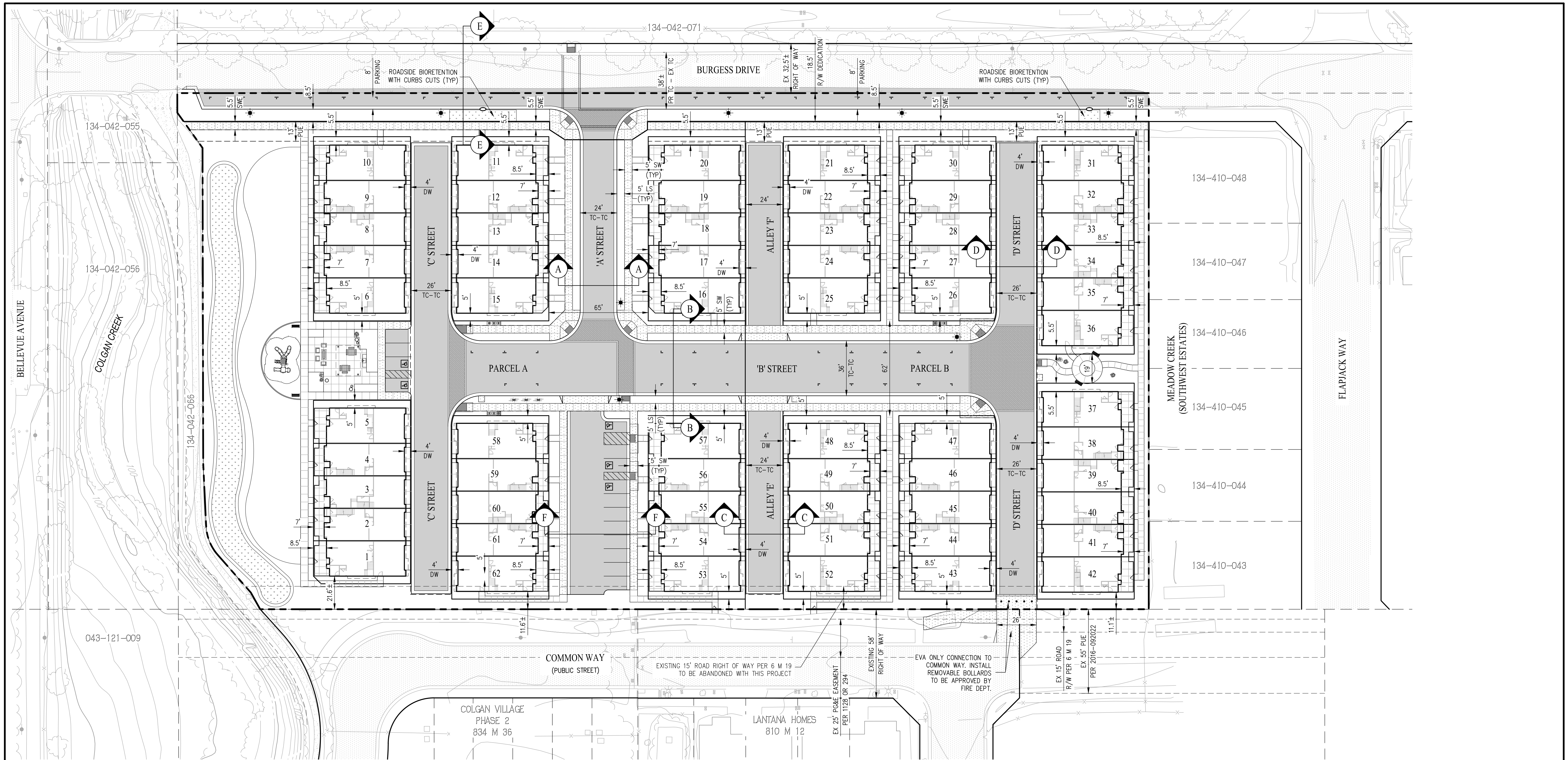
TENTATIVE MAP
EXISTING CONDITIONS
MEADOW CREEK TOWNHOMES

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 21, 2025



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-3
OF 8 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT LINE
---	---	CURB & SIDEWALK
---	---	BIOTENTION AREA

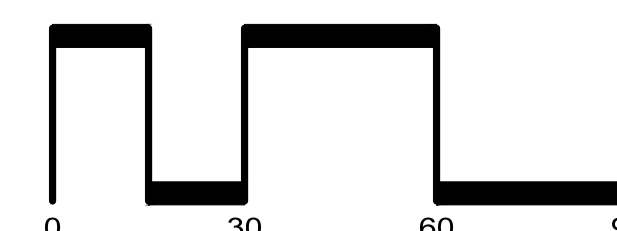
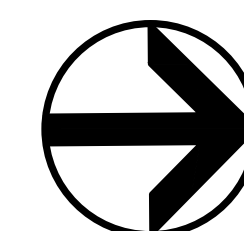
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CL	CENTERLINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
L/S	LANDSCAPE
O.B.	OVERBUILD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT-OF-WAY
S/W	SIDEWALK
SWE	SIDEWALK EASEMENT
TBC	TOP OF BEVELED CURB
TC	TOP OF CURB

FOR STREET SECTIONS,
SEE SHEET TM-5

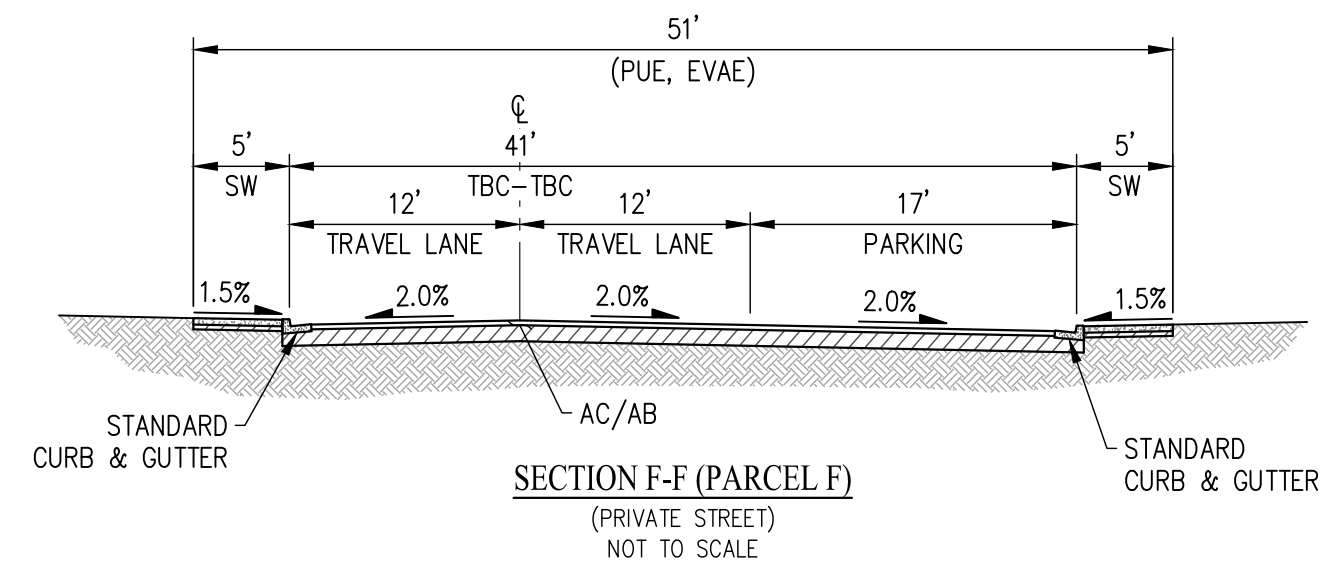
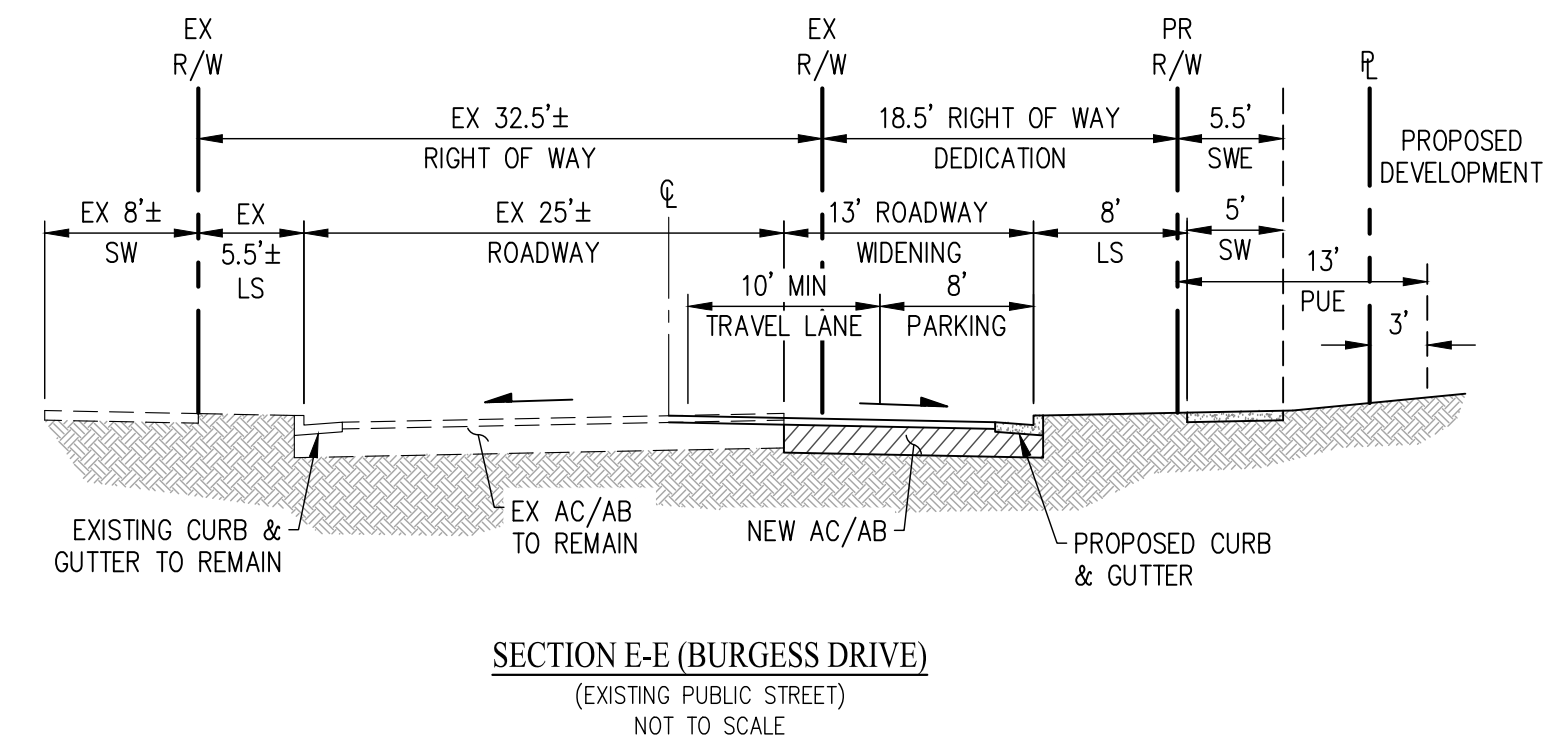
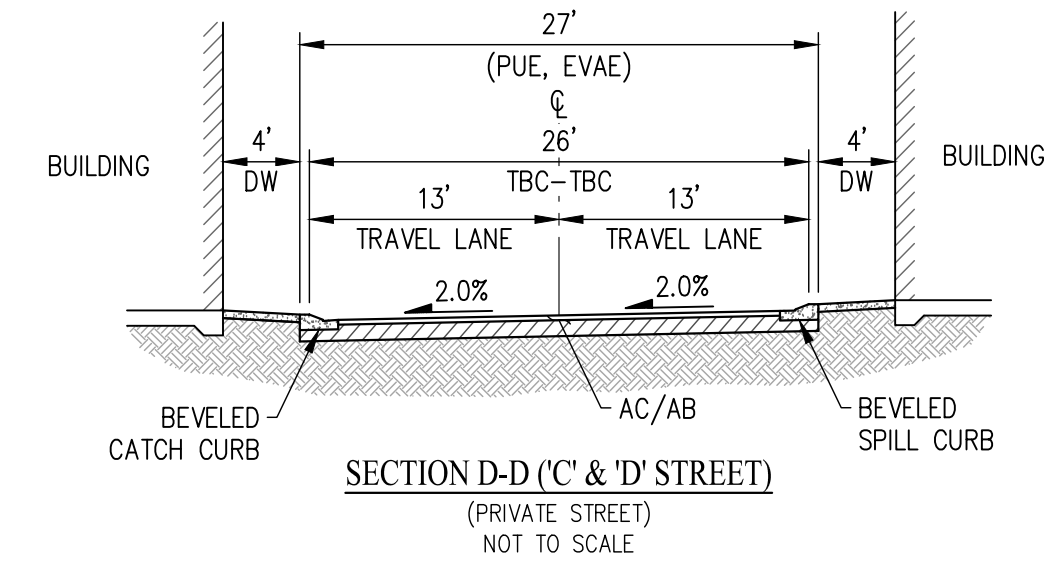
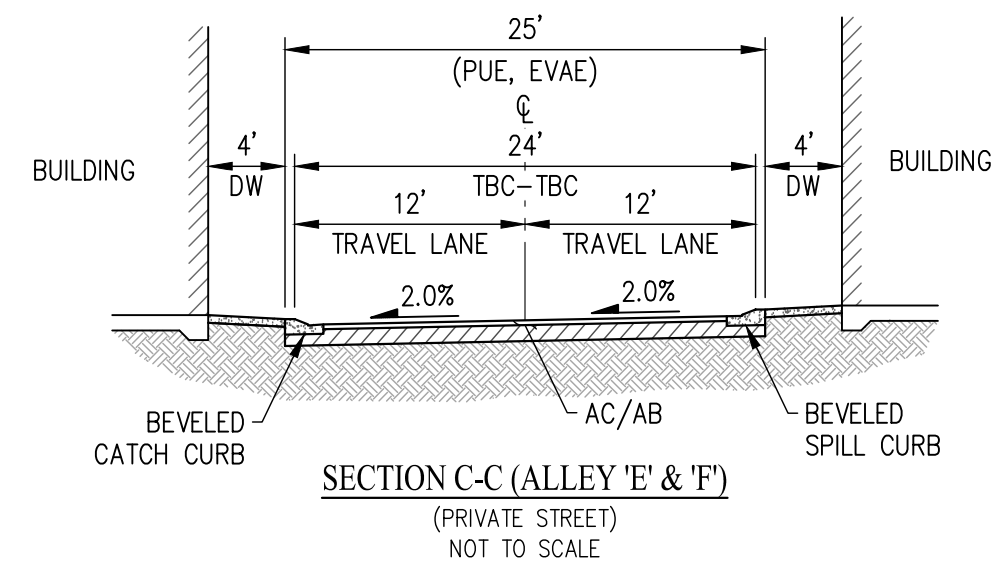
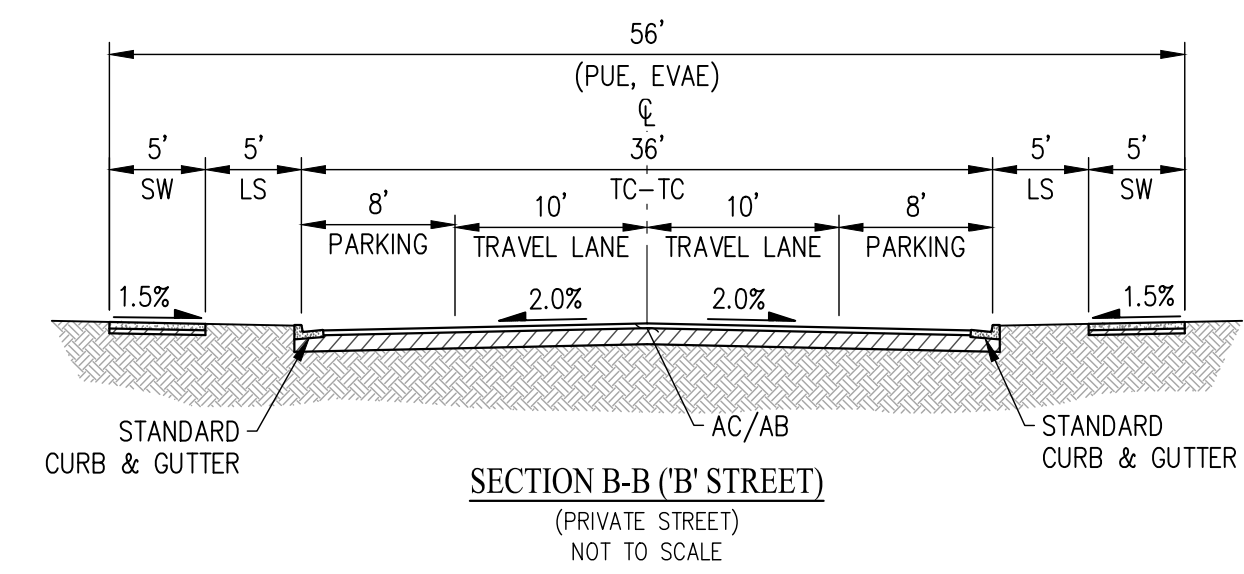
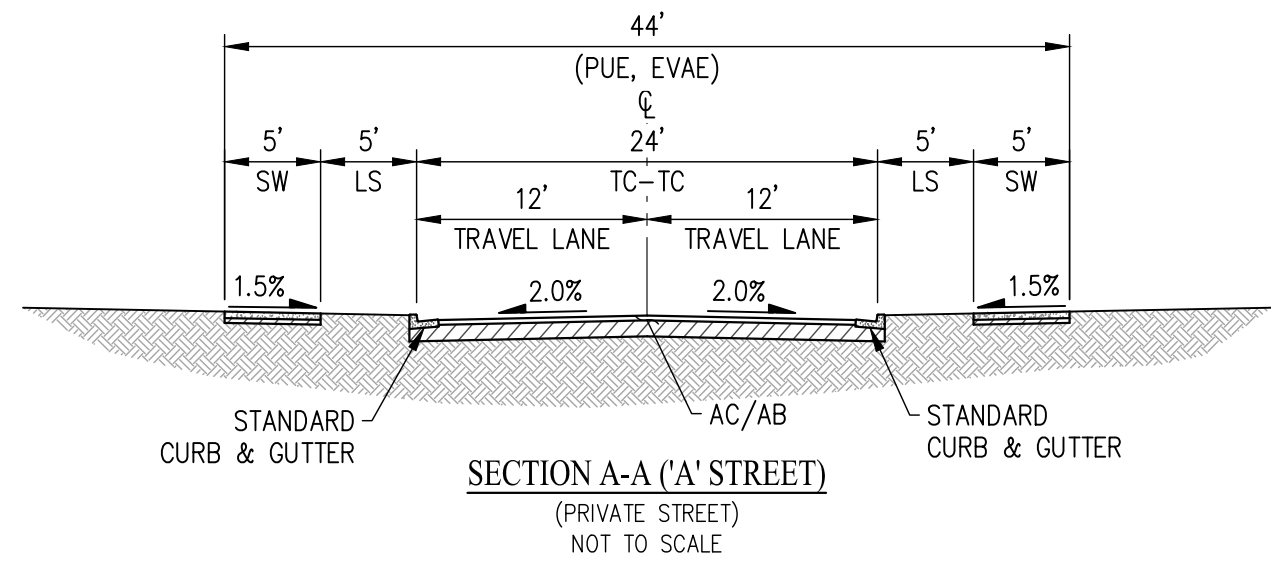
TENTATIVE MAP
PRELIMINARY SITE PLAN
MEADOW CREEK TOWNHOMES

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 21, 2025



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SHEET NO.
TM-4
OF 8 SHEETS

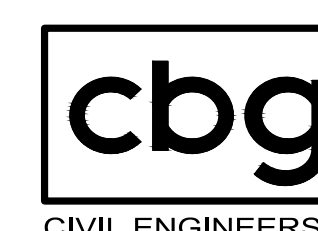
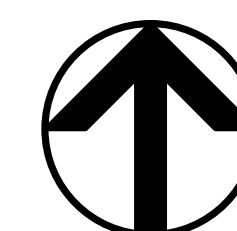


TENTATIVE MAP

PRELIMINARY STREET SECTIONS

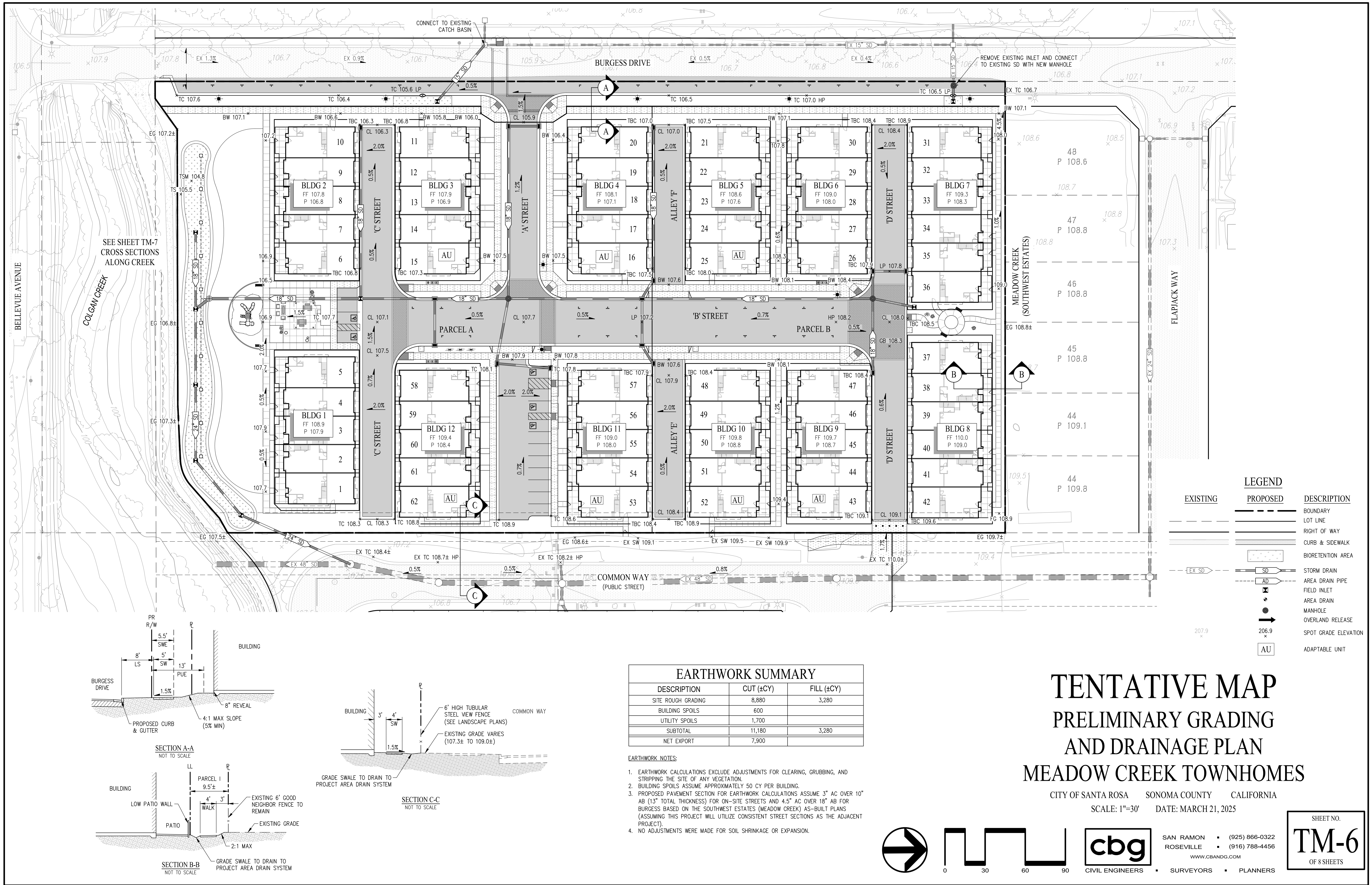
MEADOW CREEK TOWNHOMES

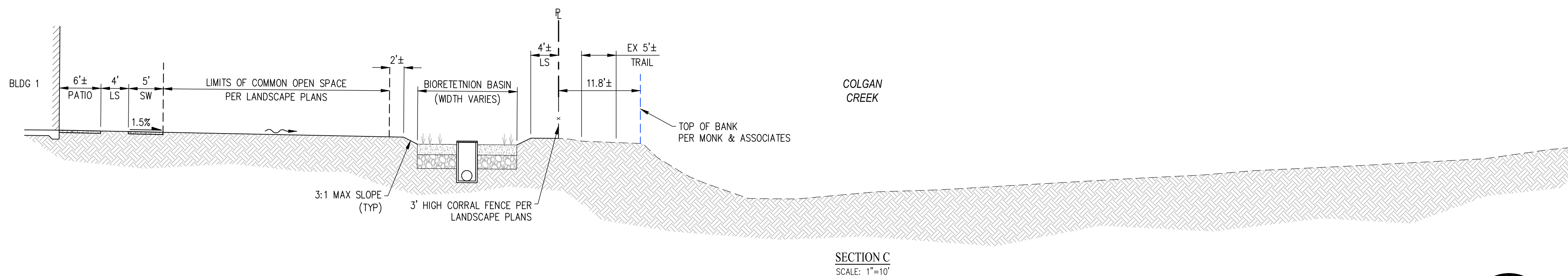
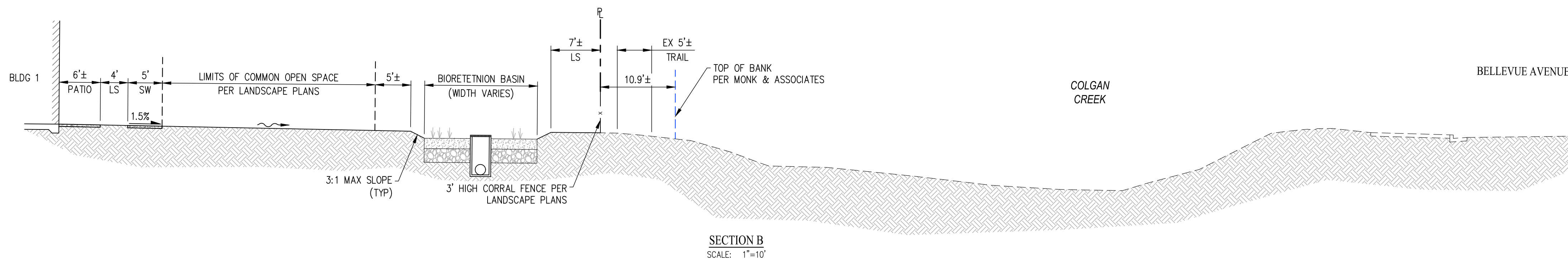
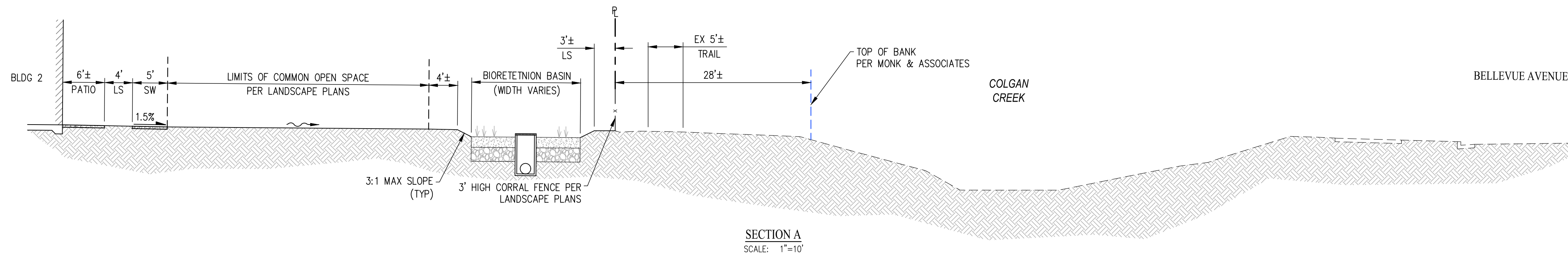
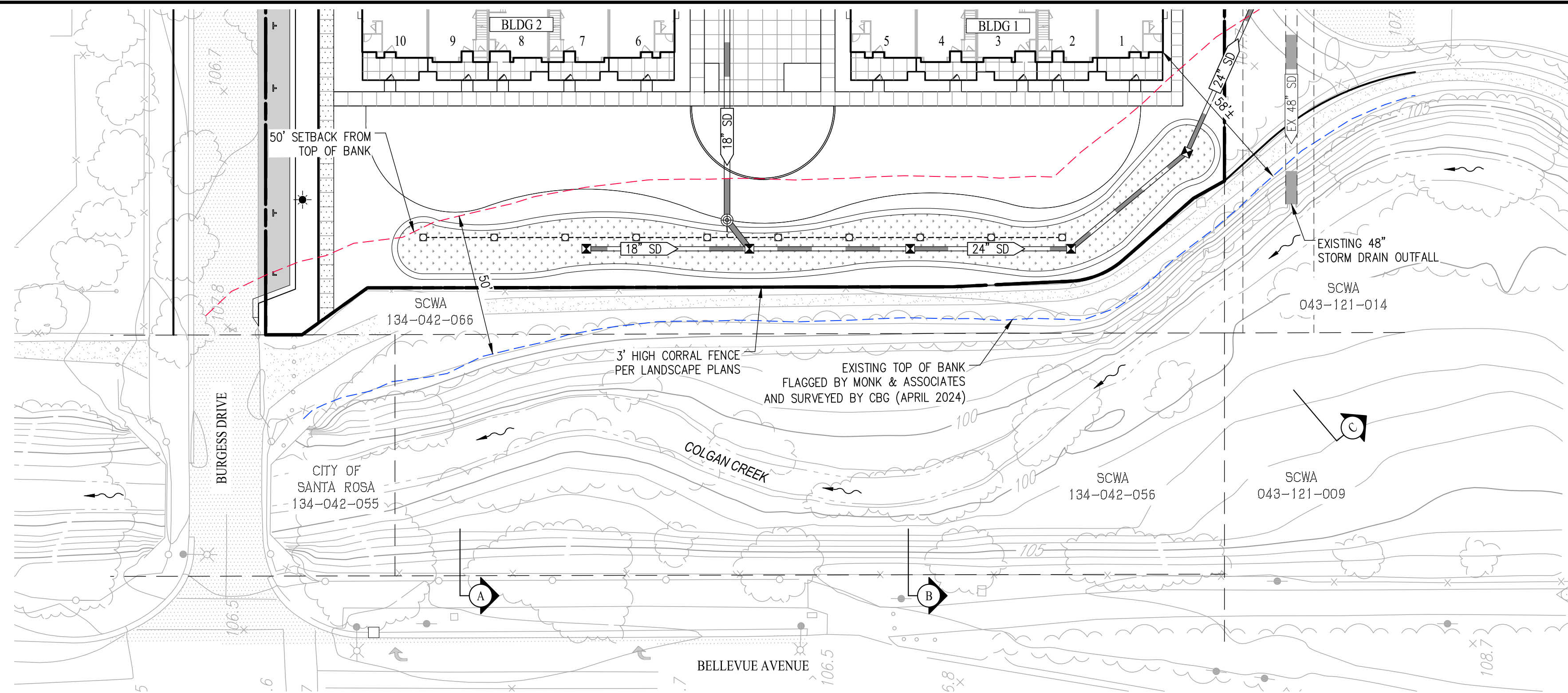
CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: AS NOTED DATE: MARCH 21, 2025



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SHEET NO.
TM-5
OF 8 SHEETS





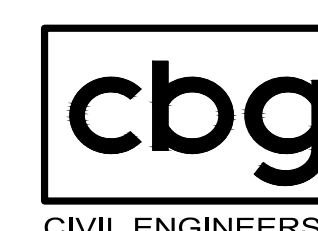
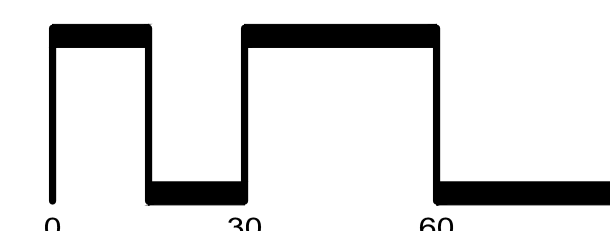
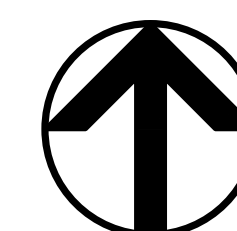
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	CURB & SIDEWALK
---	---	BIORETENTION AREA
---	---	STORM DRAIN PIPE

TENTATIVE MAP

CREEK CROSS SECTION SHEET

MEADOW CREEK TOWNHOMES

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 21, 2025



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SHEET NO.
TM-7
OF 8 SHEETS

