

**RECEIVED**  
By E. Baughman at 7:28 am, Apr 12, 2024

# TENTATIVE MAP

for

## ACACIA VILLAGE

### 746 Acacia Ln, Santa Rosa, California

**ABBREVIATIONS**

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MFF	MAIN FINISHED FLOOR
AD	AREA DRAIN	MH	MANHOLE
AE	ACCESS EASEMENT	MW	MISCELLANEOUS
AGG	AGGREGATE	MISC	MISCELLANEOUS
ANG PT OR AP	ANGLE POINT	MPVC	MID POINT VERTICAL CURVE
APPROX	APPROXIMATE	(N)	NEW
BFP	BACK FLOW PREVENTER	NG	NATURAL GROUND
BC	BEGIN HORIZONTAL CURVE	NIC	NOT INCLUDED IN CONTRACT
BFW	BACK FACE OF WALL	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BM	BENCH MARK	OH	OVERHEAD
BNDY	BOUNDARY	O.R.	OFFICIAL RECORDS
BO	BLOWOFF VALVE	PAE	PEDESTRIAN ACCESS ESMT
BSW	BACK OF SIDEWALK	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
BVCE	BEGIN VERTICAL CURVE ELEVATION	PE	PERFORATED
BW	BOTTOM OF WALL (AT FINISH GRADE)	PG&E	PACIFIC GAS & ELECTRIC
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CB	CATCH BASIN	P/L, PL	POINT ON TANGENT
C,G OR C&G	CURB & GUTTER	PP	PROPOSED
CP	CAST IRON PIPE	PSDE	PRIVATE STORM DRAIN EASEMENT
CIP	CAST-IN-PLACE PIPE	PSI	POUNDS PER SQUARE INCH
CL	CLASS	PUE	PUBLIC UTILITIES EASEMENT
C/L	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
CLR	CLEAR(ANCE)	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CO	CLEANOUT	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	ROP	REINFORCED CONCRETE PIPE
CONSTR	CONSTRUCTION	ROWD	REDWOOD
CONT	CONTINUOUS	RED	REDUCER
COSR	CITY OF SANTA ROSA	REF	REFERENCE
CP	CONTROL POINT	REINF	REINFORCED
CU FT OR CF	CUBIC FEET	REQ'D	REQUIRED
CY	CUBIC YARDS	RET	RETURN
DE	DRAINAGE EASEMENT	RET WALL	RETAINING WALL
DI	DROP INLET	RT	RIGHT
DIA	DIAMETER	R/W OR ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	RWL	RAIN WATER LEADER
DS	DOWNSPOUT	SAD	SEE ARCHITECTURAL DESIGN
DWC	DRAWING	SCH	SCHEDULE
DWY OR D/W	DRIVEWAY	SD	STORM DRAIN
EC	END HORIZONTAL CURVE	SOMH	STORM DRAIN MANHOLE
EFF	ENTRY FINISH FLOOR	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADE	SF	SQUARE FEET
EL OR ELEV	ELEVATION	SIMLAR	SIMILAR
ELEC	ELECTRIC	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	S/D	SEE LANDSCAPE DESIGN
ESMT	EASEMENT	SO	SIDE OPENING
EVC	END VERTICAL CURVE	SPEC	SPECIFICATIONS
BVCE	END VERTICAL CURVE ELEVATION	SS	SANITARY SEWER
EW	EACH WAY	SSCO	SANITARY SEWER CLEAN OUT
EXIST OR EX OR (E)	EXISTING	SSD	SEE STRUCTURAL DESIGN
FBO	FOR THE BENEFIT OF	SSE	SANITARY SEWER EASEMENT
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOWLINE	SW, S/W OR SWK	SIDEWALK
FS	FINISHED SURFACE	TB OR TOB	TOP OF BANK
FT	FOOT	TC	TOP OF CURB
G	GAS MAIN	TELE OR TEL	TELEPHONE
GALV	GALVANIZED	TEMP	TEMPORARY
GB	GRADE BREAK	TG	TOP OF GRATE
GFF	GARAGE FINISHED FLOOR	TOE	TOE OF BANK
GM	GAS METER	TP	TELEPHONE POLE
GR	GRATE	TS	TURNING STRUCTURE
GRND	GROUND	TRANS	TRANSFORMER
GV	GATE VALVE	TW OR TOW	TOP OF WALL
H	HORIZONTAL	UFF	UPPER FINISH FLOOR
HDPE	HIGH DENSITY POLYETHYLENE	UTIL	UTILITY
HP	HIGH POINT	VAR	VARIES
HW	HEADWALL	VC	VERTICAL CURVE
HWY	HIGHWAY	VCP	VITRIFIED CLAY PIPE
HYD	HYDRANT	VERT	VERTICAL
ID	INSIDE DIAMETER	VG	VALLEY GUTTER
IFD	IN FAVOR OF	W	WATER LINE
IG OR INV	INVERT GRADE	WCR	WHEEL CHAIR RAMP
IRR	IRRIGATION	WLE	WATER LINE EASEMENT
JB	JUNCTION BOX	WM	WATER METER
JP OR J	JOINT POLE	WS	WATER SURFACE
JT	JOINT TRENCH	WTR	WATER
L	LENGTH	WV	WATER VALVE
LF	LINEAL FEET	WWF	WELDED WIRE FABRIC
LFF	LOWER FINISHED FLOOR		
LIP	LIP OF GUTTER		
LP	LOW POINT		
LT	LEFT		



**GENERAL NOTES**

- OWNER/DEVELOPER: CAMPUS PROPERTIES, LLC  
P.O. BOX 564  
LARKSPUR, CA 94977  
(415) 298-7571  
ATTN: MIKE HOOPER
- CIVIL ENGINEER: BC ENGINEERING GROUP  
2800 CLEVELAND AVE, SUITE B  
SANTA ROSA, CA 95403  
(707) 542-4321  
ATTN: THOMAS BILLETER
- APPLICANT: BC ENGINEERING GROUP  
2800 CLEVELAND AVE, SUITE B  
SANTA ROSA, CA 95403  
(707) 542-4321  
ATTN: THOMAS BILLETER
- ASSESSOR'S PARCEL NUMBERS: 182-520-050
- PROJECT ACREAGE: 2.50 ACRES
- PRESENT ZONING: R-1-6  
PROPOSED ZONING: R-1-6
- EXISTING USE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING
- WATER: CITY OF SANTA ROSA
- SEWER: CITY OF SANTA ROSA
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- BENCHMARK: CITY OF SANTA ROSA BENCHMARK NO.8157 (ELEV=238.961) DESCRIPTION: HWY 12, 34 FEET EAST OF ACACIA LANE; STATE DISK IN WELL MONUMENT, ON CENTERLINE HWY 12 AT WEST END OF CURVE. 11/84
- LEGAL DESCRIPTION: DN 2010093621 BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF THE BROOKSIDE SUBDIVISION, WHICH POINT IS ON THE CENTER LINE OF THE STATE HIGHWAY FROM SANTA ROSA TO SONOMA AND FROM WHICH THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED BY DEED FROM FIRST NATIONAL BANK OF OAKLAND TO JAMES H. GRAY, DATED JANUARY 22, 1904, BEARS SOUTH 49 DEGREES 30' WEST, 4.50 CHAINS DISTANT; THENCE NORTH 37° 30' WEST, 859.08 FEET ALONG THE WESTERLY LINE OF SAID LOT TO THE TRUE POINT OF COMMENCEMENT; THENCE CONTINUING ALONG THE SAID WESTERLY LINE OF LOT 2, NORTH 37° 30' WEST, A DISTANCE OF 514.11 FEET; THENCE NORTH 52° 30' EAST, A DISTANCE OF 254.18 FEET TO THE EASTERLY LINE OF PARCEL OF LAND CONVEYED BY WILLIAM H. BUSHNELL ET UX TO VERNA EADE BY DEED DATED APRIL 27, 1946, AND RECORDED MAY 8, 1946, IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, IN BOOK 679 OF OFFICIAL RECORDS, PAGE 372; THENCE SOUTH 37° 30' EAST, ALONG THE EASTERLY LINE OF SAID LAND SO CONVEYED TO VERNA EADE, A DISTANCE OF 514.11 FEET; THENCE SOUTH 52° 30' WEST, A DISTANCE OF 254.18 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION THEREOF DESCRIBED IN DEED DATED JANUARY 27, 1954 TO CARLA K. MAUSEN, AND RECORDED JANUARY 28, 1954, IN BOOK 1254 OF OFFICIAL RECORDS, PAGE 261, SONOMA COUNTY RECORDS.
- CONTOUR INTERVAL IS ONE FEET.
- NUMBER OF LOTS: 25 LOTS & 3 COMMON AREA PARCELS
- SMALLEST LOT = 1,984 SQ. FT. (0.046 AC.); LARGEST LOT = 3,726 SQ. FT. (0.086 AC.); AVERAGE LOT = 2,453.2 SQ. FT. (0.056 AC)
- THERE ARE NO UNUSUAL SOILS CONDITIONS IN THIS SUBDIVISION PER GEOTECHNICAL INVESTIGATION REPORT DATED DECEMBER 26, 2011 PREPARED BY TERRY ROSETTI FARMCOLOGY LABS.
- THE AREA SHOWN ON THIS TENTATIVE MAP DOES NOT SHOW ON ANY FEMA FLOOD MAP.
- ALL PROPOSED UTILITIES (SEWER, WATER, STREET LIGHTING, FIRE HYDRANT, ETC.) AND PROPOSED CULVERTS AND UNDERGROUND STORM DRAINAGE SHALL BE BUILT TO CITY STANDARDS.
- THIS OFFICE HAS BEEN ADVISED BY THE OWNER THAT TO THE BEST OF HIS KNOWLEDGE THERE ARE NO HAZARDOUS MATERIALS PRESENT ON THIS SITE.
- THE PROJECT SITE IS NOT IN A "HIGH FIRE SEVERITY ZONE".
- TOPOGRAPHY IS PER THE TOPOGRAPHIC MAP BY CINQUINI & PASSARINO, INC., DATED AUGUST 2017. BOUNDARY IS FROM RECORD INFORMATION, AND HAS BEEN LOCATED ON THE TOPOGRAPHY BY CINQUINI & PASSARINO, INC. THIS IS NOT A BOUNDARY SURVEY.

**SYMBOLS LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	PERIMETER OF BUILDING	---
---	CONTOUR & ELEVATION	---
N/A	BUILDING ENVELOPE	---
---	DRAINAGE SWALE	---
---	SIDEWALK/CONCRETE AREA	---
---	HANDICAP RAMP	---
N/A	PAVEMENT	---
---	CONCRETE	---
---	STREET BARRICADE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	FLOWLINE	---
---	WIRE FENCE	---
---	STORM DRAIN LINE	---
OH	OVERHEAD ELECTRIC LINE	OH
G	GAS LINE	G
JT	JOINT TRENCH	JT
---	CATCH BASIN (CURB INLET)	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DOWNSPOUT	---
---	CURB DRAIN	---
---	STORM DRAIN MANHOLE	---
---	SANITARY SEWER MANHOLE	---
---	CLEANOUT	---
---	GUY	---
---	POWER POLE	---
---	JOINT UTILITY POLE	---
---	JOINT POLE W/STREET LIGHT	---
---	TELEPHONE POLE	---
---	TELEPHONE MANHOLE	---
---	TELEPHONE BOX	---
---	TELEPHONE VAULT	---
---	CABLE TV SERVICE	---
---	ELECTRIC LID	---
---	ELECTRIC BOX	---
---	TRANSFORMER	---
---	PO&E BOX	---
---	GAS METER	---
---	GAS VALVE	---
---	AIR RELEASE VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER BOX	---
---	IRRIGATION CONTROL VALVE	---
---	MONITORING WELL	---
---	BOLLARD	---
---	SIGN	---
---	MAILBOX	---
---	SPOT ELEVATION	---
---	DIRECTION OF FLOW	---
---	PARCEL/LOT NUMBER	---
---	SURVEY CONTROL POINT	---
---	CENTERLINE MONUMENT	---
---	FOUND IRON PIPE	---
---	TREE SYMBOL & DRIP LINE	---

**SHEET INDEX**

- C0.0 TITLE SHEET, NOTES, LEGEND
- C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C2.0 PROPOSED SUBDIVISION & IMPROVEMENT PLAN
- C3.0 LOT LAYOUT
- C4.0 PRELIMINARY GRADING PLAN
- C5.0 PRELIMINARY UTILITY PLAN
- C6.0 STREET/SITE SECTIONS & PROJECT DETAILS

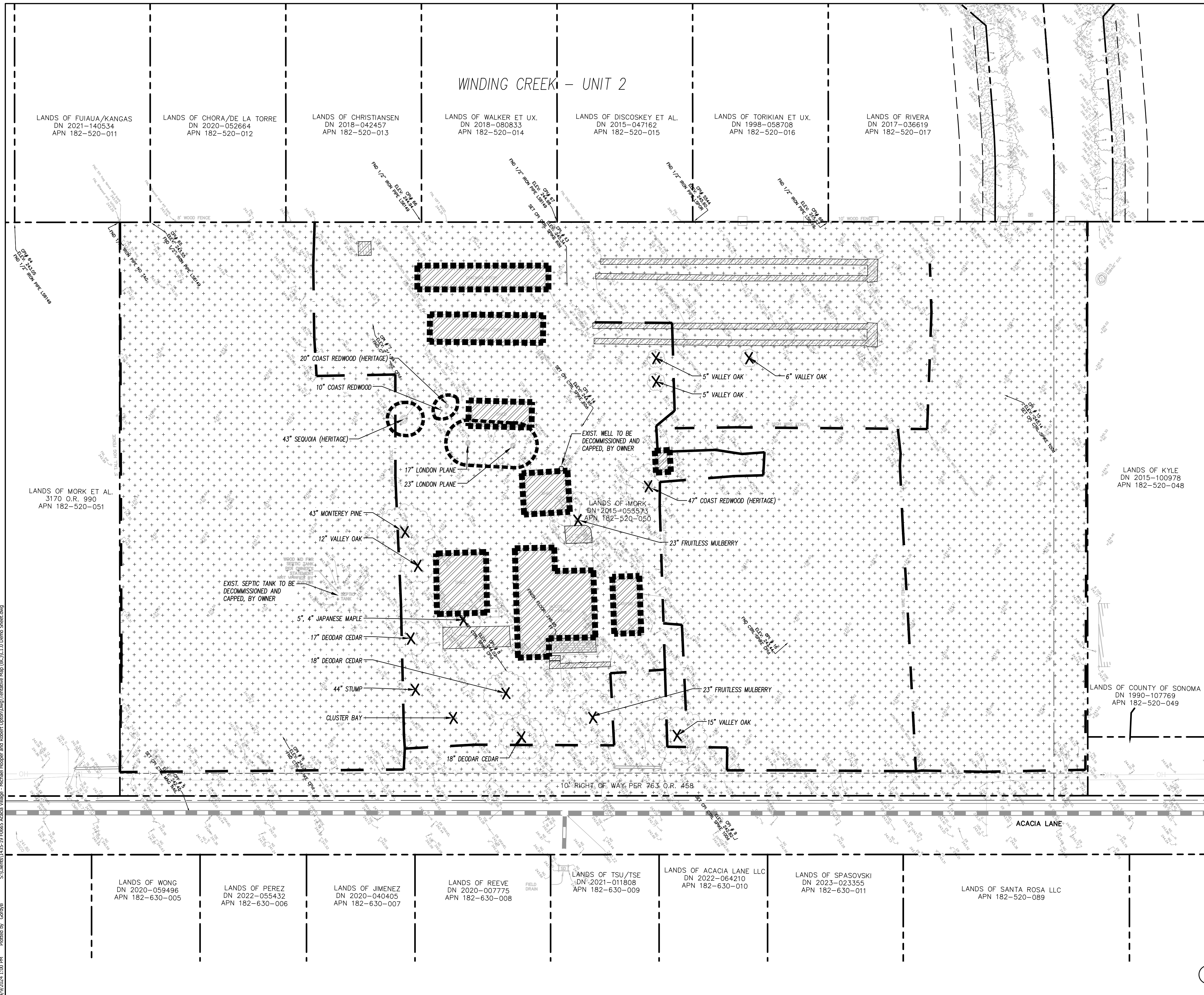
NOTE:  
FINAL MAP MAY BE PHASED. ADJUSTMENTS TO THE PHASE BOUNDARIES PRESENTED ON THE TENTATIVE MAP, IF ANY, ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER. MULTIPLE FINAL MAPS MAY BE FILED.

DATE	04/09/2024
BY	
DESCRIPTION	
REV.	
<p><b>BC ENGINEERING GROUP, INC.</b>  <b>CIVIL ENGINEERING &amp; LAND PLANNING</b>                  www.bceengineeringgroup.com                  Phone: 707.542.4321                  2800 Cleveland Ave, Suite B, Santa Rosa, CA 95403                  SANTA ROSA OFFICE: 707.542.4321                  UKIAH OFFICE: 707.542.4321                  603 S. State Street, Ukiah, CA 95428</p>	
<p><b>TENTATIVE MAP</b>                  TITLE SHEET, NOTES, LEGEND                  LANDS OF WORK                  746 ACACIA LANE                  SANTA ROSA, CA 95409</p>	
Permit #:	
Sheet:	<b>C0.0</b>

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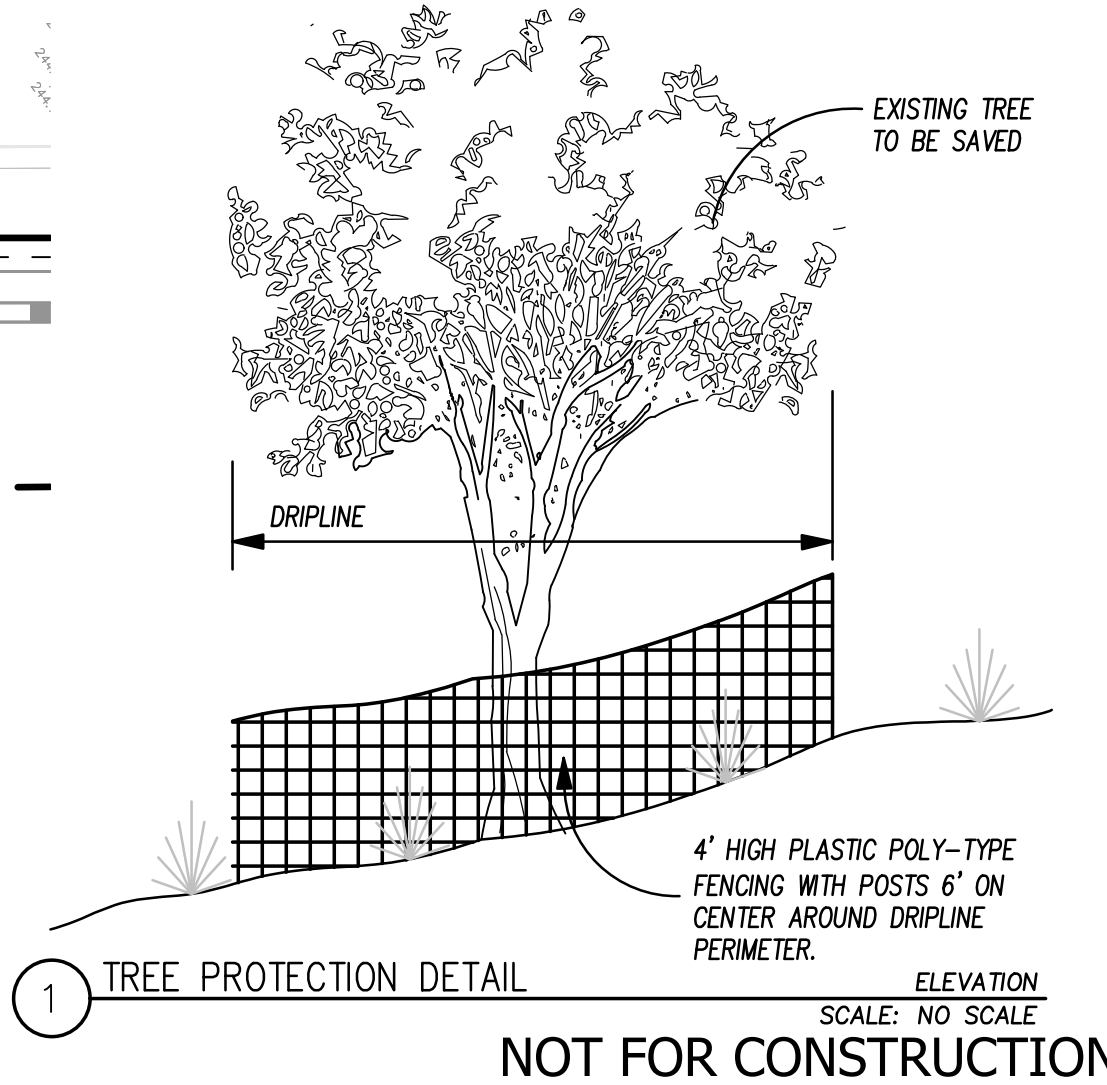


GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

**LEGEND**

- X (E) TREE/SHRUB TO BE REMOVED
- [Pattern: Dotted] (E) SHRUBS AND GROUND COVER TO BE REMOVED
- [Pattern: Diagonal Lines] (E) ASPHALT PAVING OR OTHER HARDSCAPE TO BE REMOVED
- [Pattern: Dashed] BUILDINGS TO BE REMOVED
- [Pattern: Zigzag] (E) UTILITIES TO BE REMOVED
- [Pattern: Dashed] (E) FENCES TO BE REMOVED
- [Pattern: Dotted] TREE FENCE (Tree Protection Zone)

- TREE PROTECTION NOTES**
- Prior to commencement of grading a clearly marked fenced Tree Protection Zone (TPZ) shall be installed around trees just outside limits of work.
  - The TPZ shall be a minimum radius of 1 foot for each diameter inch of tree trunk.
  - The TPZ shall be fenced with minimum 4' high nylon mesh fencing or, as approved by the city.
  - The supervising arborist or city designated representative shall approve location of fencing. All fencing shall be in place prior to any site grading.
  - The contractor shall maintain the protection fencing and prohibit all access to fenced areas by construction personnel or equipment until all site work is completed.
  - Excavation equipment shall operate from outside the TPZ.
  - In general, an encroachment into the TPZ on one side will be allowed, with approval of arborist. The arborist shall approve any and all encroachments.
  - If temporary access within a fenced area is determined to be necessary, then a six-inch layer of mulch and plywood shall be placed in all areas requiring access. This requirement for mulching shall apply to all areas within the fenced area. If equipment access is required, then the mulch shall be overlaid with interlocking metal plates of sufficient thickness to adequately distribute bearing load.
  - All brush removal shall be performed with hand equipment within the TPZ.
  - Underground utilities, drain, and irrigation lines shall be routed outside the TPZ. When lines must cross the TPZ, the lines should be bored or tunneled through the area at a depth approved by the supervising arborist. In these instances, a single shared utility shall be used to reduce the impacts to trees.
  - All required pruning shall conform to the following guidelines. Any roots one inch in diameter or larger requiring removal shall be cut cleanly in sound tissue. The roots and surrounding soil shall be moistened and covered with a thick mulch to prevent desiccation. No pruning seals or paints shall be used on wounds. Cut and exposed roots shall be protected from drying. A water absorbent material (i.e. Burlap) shall be secured at the top of the trench and shall be draped over the exposed roots. This material shall be kept moistened and soil shall be replaced as soon as practical.
  - All recommendations regarding tree removal and protection of existing trees outlined in the Arborist Inventory prepared by Becky Duesler, dated January 2016, shall be implemented, unless otherwise directed by staff. Any deviation from the proposed tree removal plan shall be reviewed and approved by the Planning Department. Any substantial changes to the approved plans may require approval by the Planning Commission.
  - Trees shall be properly fertilized to protect against potential stress created by construction.
  - Any damage to trees due to construction activities shall be reported to the project arborist within 6 hours of the incident so that remedial action shall be taken promptly, commensurate with the damage and based on the recommendations of the project arborist.
  - Any trenching within the Tree Protection Zone shall be done pneumatically or by hand.
  - The project arborist shall oversee all grading, trenching, tunneling or other excavation within the Tree Protection Zone.
  - Where necessary, any roots less than 4 inches in diameter, encountered during excavation, should be cut cleanly with a saw.
  - Any tree pruning shall be done in accordance with I.S.A standards and supervised by the project arborist.



REV.	DESCRIPTION	DATE

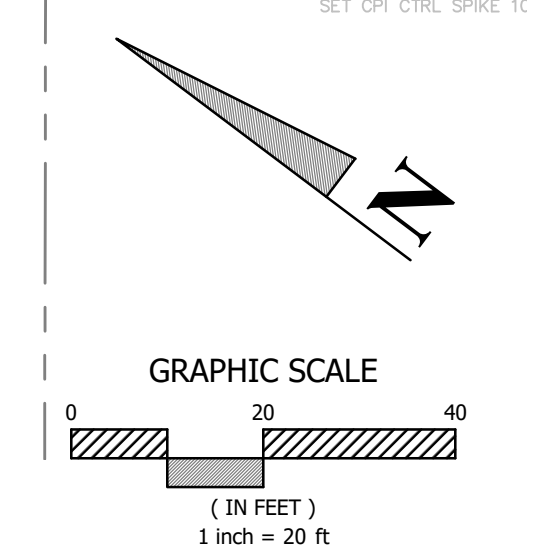
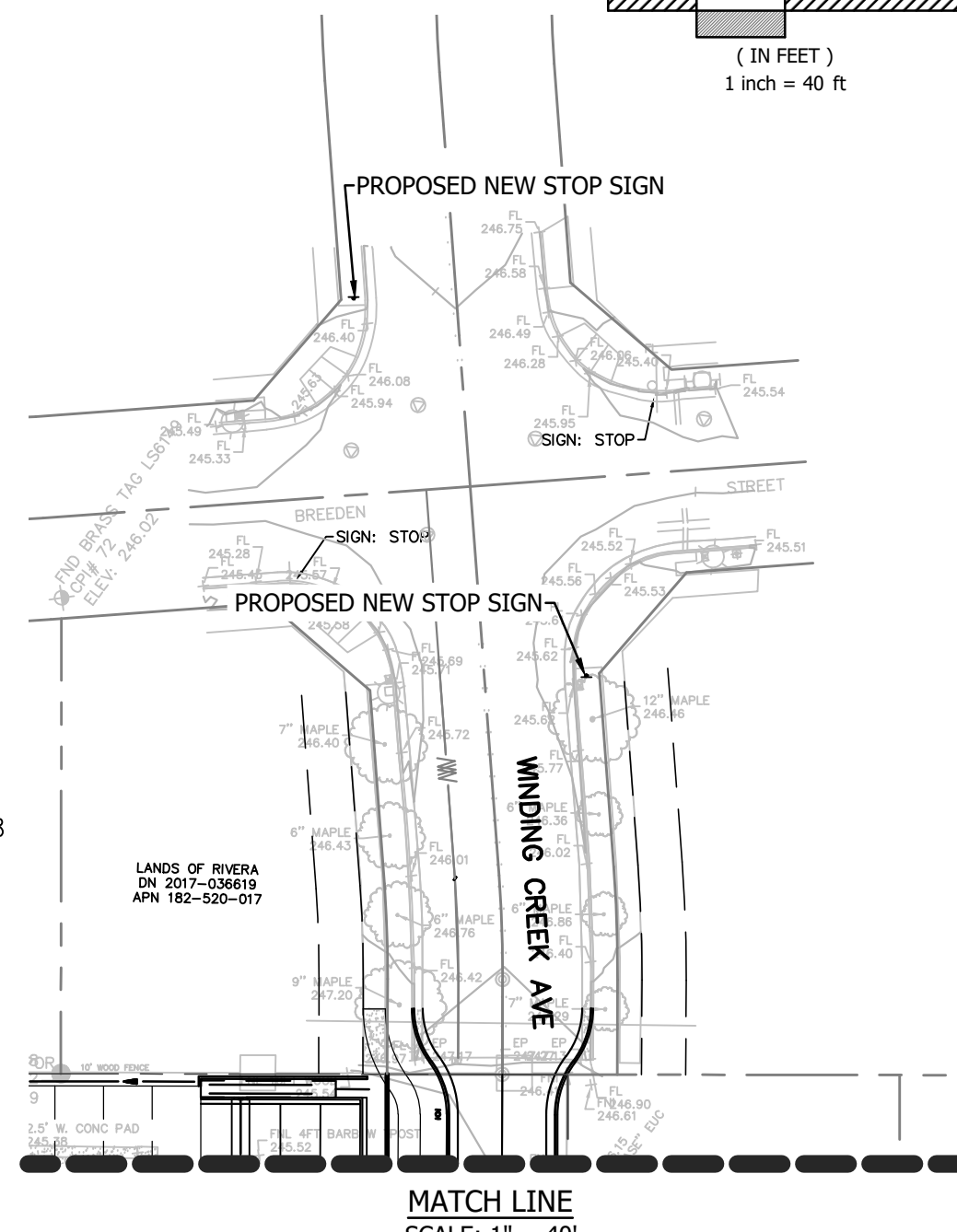
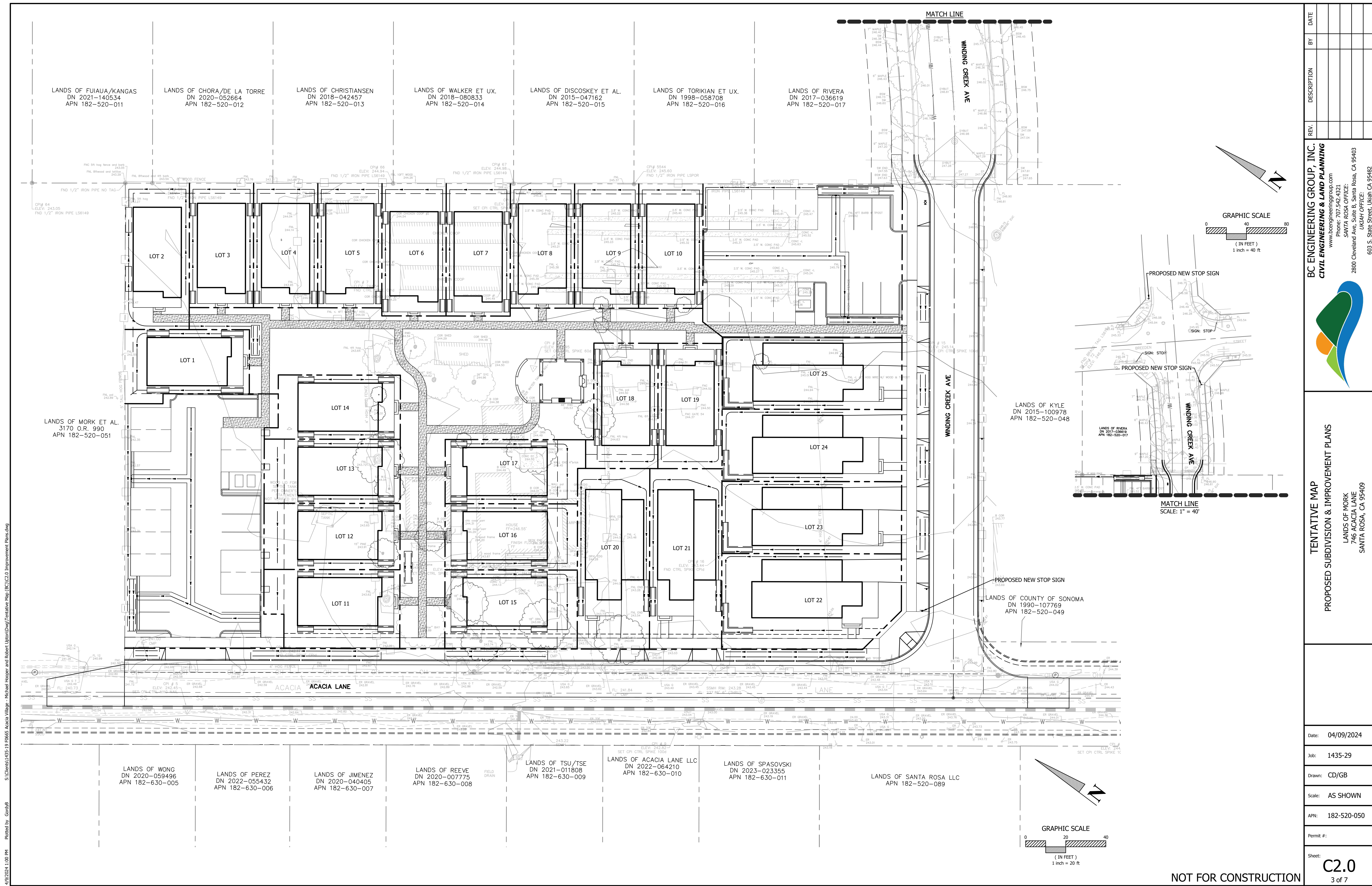
**BC ENGINEERING & LAND PLANNING**  
www.bceengineering.com  
Phone: 702.542.4521  
SANTA ROSA OFFICE: 2800 Cleveland Ave., Suite B, Santa Rosa, CA 95403  
UKIAH OFFICE: 603 S. State Street, Ukiah, CA 95482

**TENTATIVE MAP**  
**EXISTING CONDITIONS AND DEMOLITION**  
LANDS OF MORK  
746 ACACIA LANE  
SANTA ROSA, CA 95409

Date: 04/09/2024  
Job: 1435-29  
Drawn: CD/GB  
Scale: AS SHOWN  
APN: 182-520-050  
Permit #:  
Sheet: **C1.0**  
2 of 7

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Plotted by: GerdB





LANDS OF FUIAJA/KANGAS  
DN 2021-140534  
APN 182-520-011

LANDS OF CHORA/DE LA TORRE  
DN 2020-052664  
APN 182-520-012

LANDS OF CHRISTIANSEN  
DN 2018-042457  
APN 182-520-013

LANDS OF WALKER ET UX.  
DN 2018-080833  
APN 182-520-014

LANDS OF DISCOSKEY ET AL.  
DN 2015-047162  
APN 182-520-015

LANDS OF TORIKIAN ET UX.  
DN 1998-058708  
APN 182-520-016

LANDS OF RIVERA  
DN 2017-036619  
APN 182-520-017

LANDS OF MORK ET AL.  
3170 O.R. 990  
APN 182-520-051

LANDS OF KYLE  
DN 2015-100978  
APN 182-520-048

LANDS OF COUNTY OF SONOMA  
DN 1990-107769  
APN 182-520-049

LANDS OF WONG  
DN 2020-059496  
APN 182-630-005

LANDS OF PEREZ  
DN 2022-055432  
APN 182-630-006

LANDS OF JIMENEZ  
DN 2020-040405  
APN 182-630-007

LANDS OF REEVE  
DN 2020-007775  
APN 182-630-008

LANDS OF TSU/TSE  
DN 2021-011808  
APN 182-630-009

LANDS OF ACACIA LANE LLC  
DN 2022-064210  
APN 182-630-010

LANDS OF SPASOVSKI  
DN 2023-023355  
APN 182-630-011

LANDS OF SANTA ROSA LLC  
APN 182-520-089

REV.	DESCRIPTION	BY	DATE

**BC ENGINEERING GROUP, INC.**  
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 603 S. State Street, Ukiah, CA 95482

**TENTATIVE MAP**  
**PROPOSED SUBDIVISION & IMPROVEMENT PLANS**

LANDS OF MORK  
 746 ACACIA LANE  
 SANTA ROSA, CA 95409

Date: 04/09/2024  
 Job: 1435-29  
 Drawn: CD/GB  
 Scale: AS SHOWN  
 APN: 182-520-050  
 Permit #:  
 Sheet: **C2.0**  
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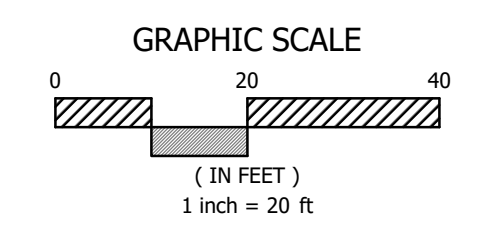
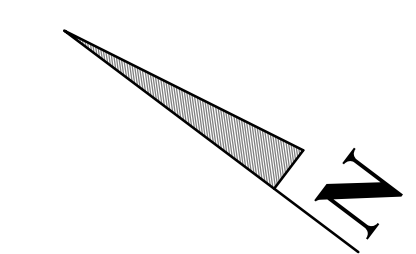
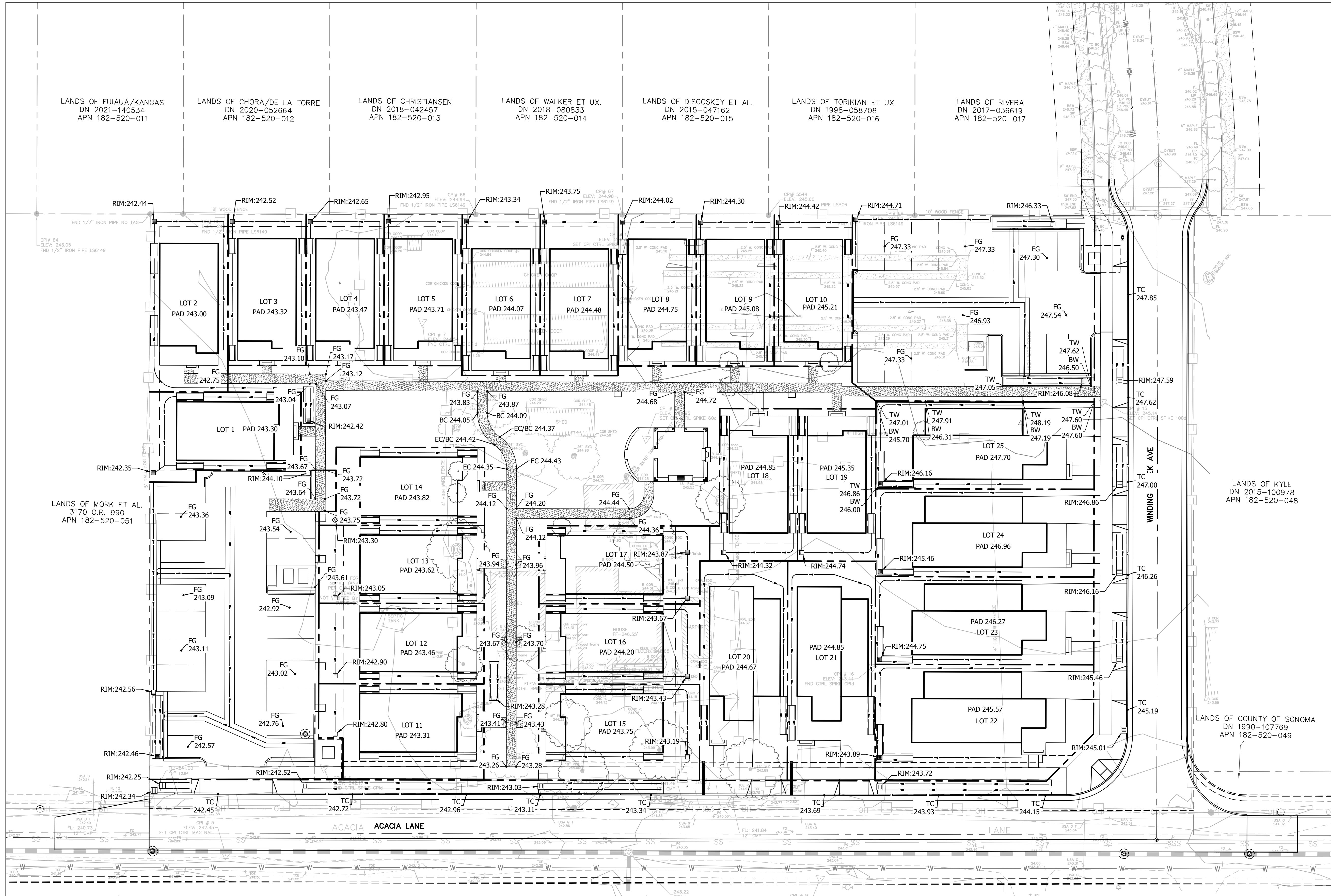
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**CIVIL ENGINEERING & LAND PLANNING**  
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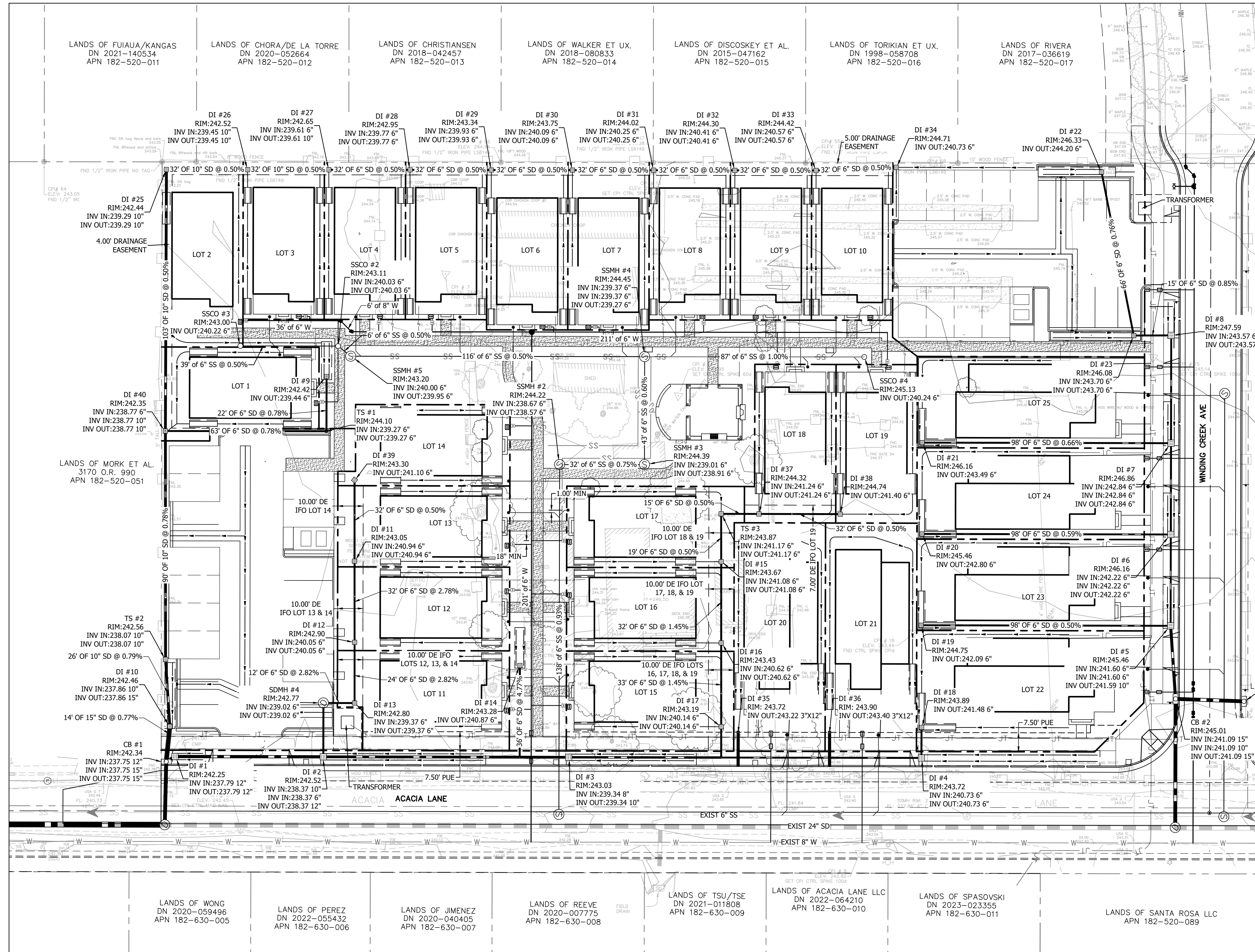


**TENTATIVE MAP**  
**PRELIMINARY GRADING AND DRAINAGE PLAN**  
 LANDS OF MORK  
 746 ACACIA LANE  
 SANTA ROSA, CA 95409

Date:	04/09/2024
Job:	1435-29
Drawn:	CD/GB
Scale:	AS SHOWN
APN:	182-520-050
Permit #:	
Sheet:	<b>C4.0</b> 5 of 7

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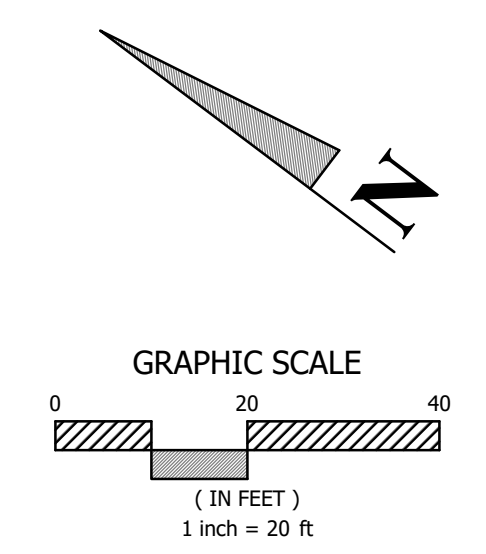
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 603 S. State Street, Ukiah, CA 95482



**TENTATIVE MAP**  
**PRELIMINARY UTILITY PLAN**  
 LANDS OF MORK  
 746 ACACIA LANE  
 SANTA ROSA, CA 95409

Date: 04/09/2024  
 Job: 1435-29  
 Drawn: CD/GB  
 Scale: AS SHOWN  
 APN: 182-520-050  
 Permit #:  
 Sheet:

**C5.0**  
 6 of 7

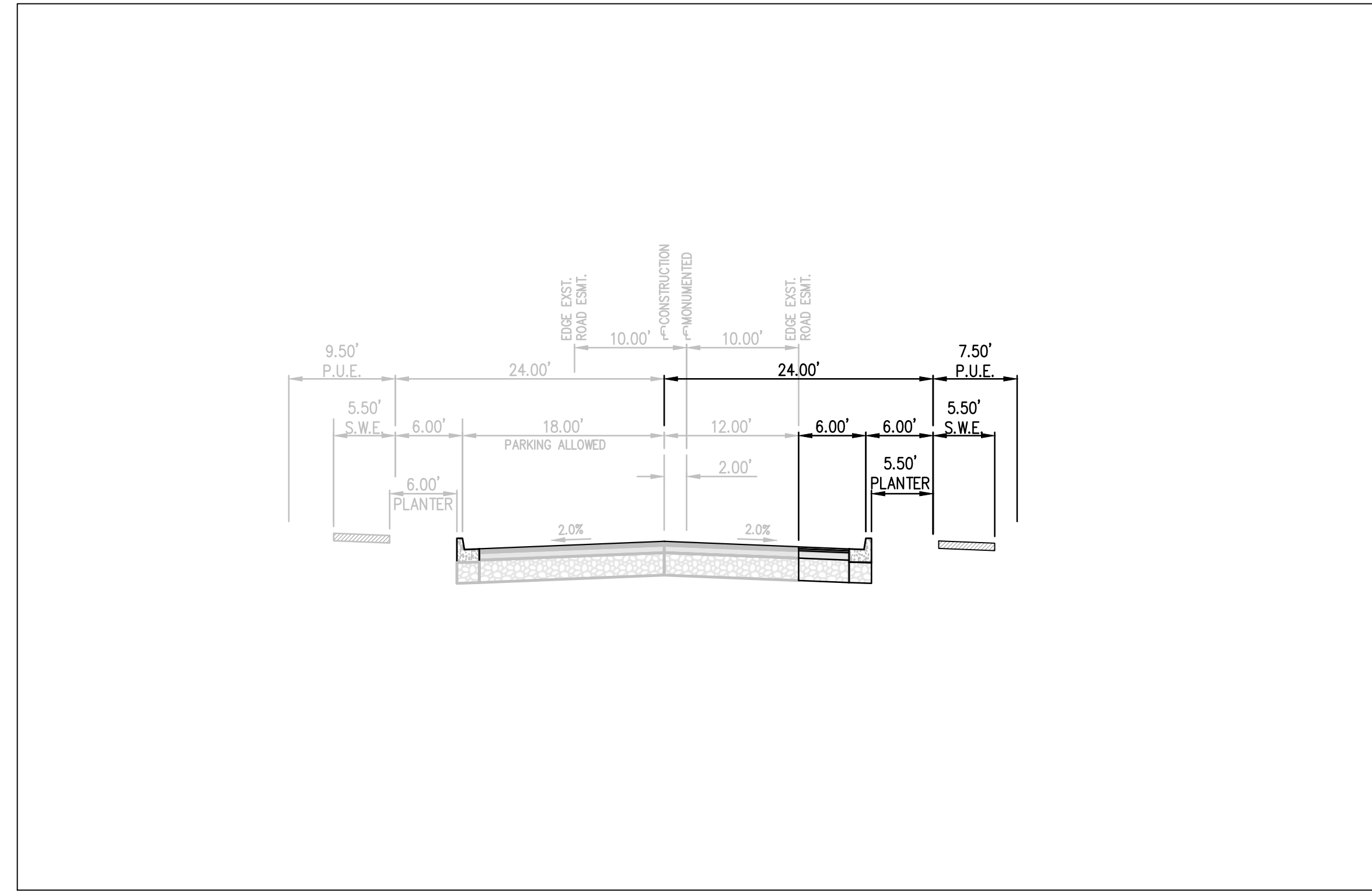


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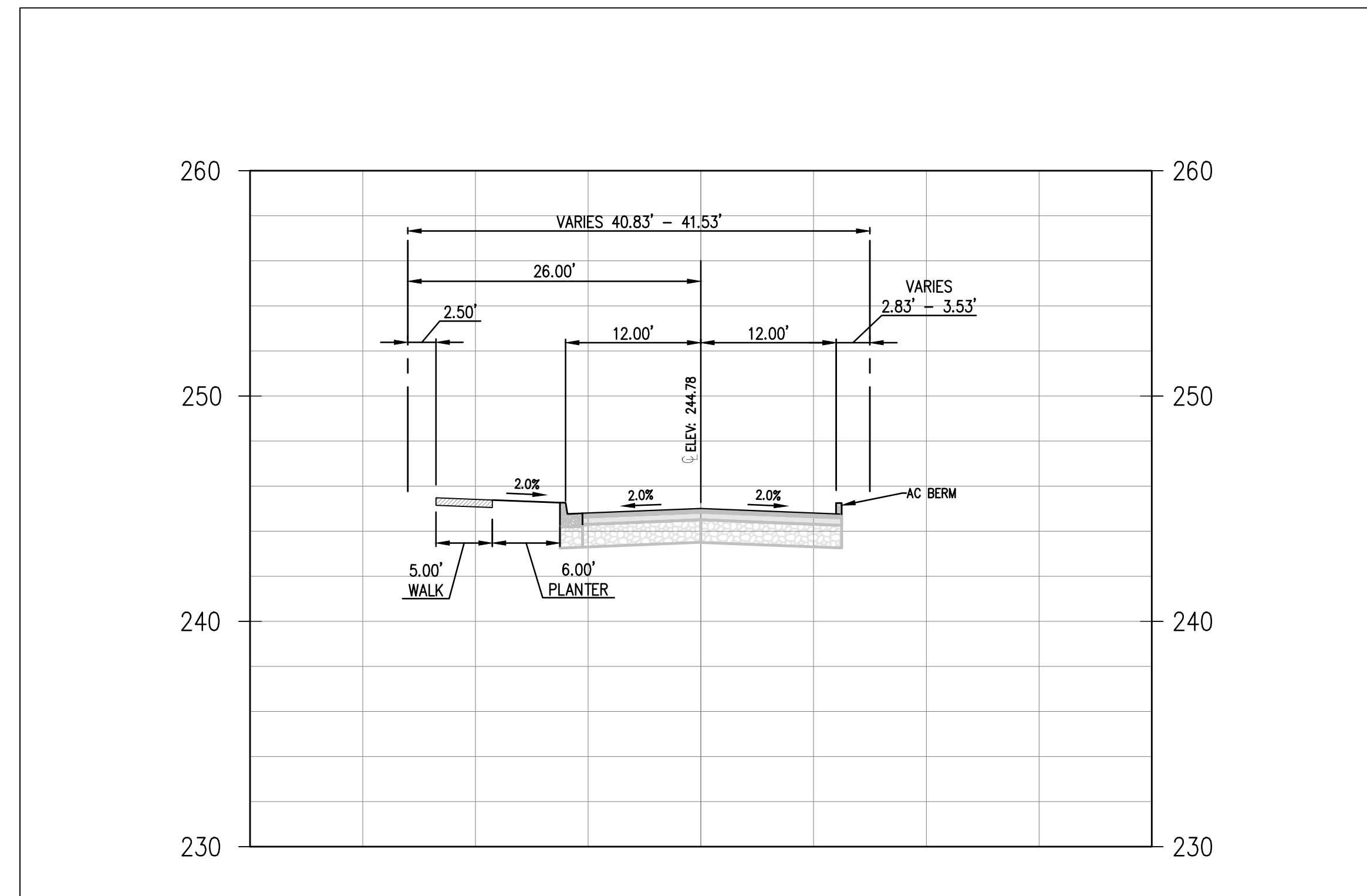
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ACACIA LANE SECTION  
SCALE: 1" = 10'



WINDING CREEK AVE  
EXTENSION SECTION  
SCALE: 1" = 10'

REV.	DESCRIPTION	BY	DATE

<p><b>BC ENGINEERING GROUP, INC.</b>  <b>CIVIL ENGINEERING &amp; LAND PLANNING</b>                  www.bceengineeringgroup.com                  Phone: 707-542-4321                  SANTA ROSA OFFICE:                  2800 Cleveland Ave., Suite B, Santa Rosa, CA 95403                  UKIAH OFFICE:                  603 S. State Street, Ukiah CA 95482</p>		<p>TENTATIVE MAP</p>
		<p>STREET SECTIONS &amp; PROJECT DETAILS</p> <p>LANDS OF MORK                  746 ACACIA LANE                  SANTA ROSA, CA 95409</p>

Date:	04/09/2024
Job:	1435-29
Drawn:	CD/GB
Scale:	AS SHOWN
APN:	182-520-050
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NOT FOR CONSTRUCTION