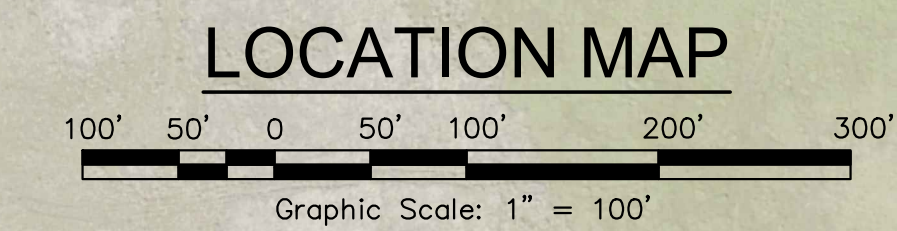
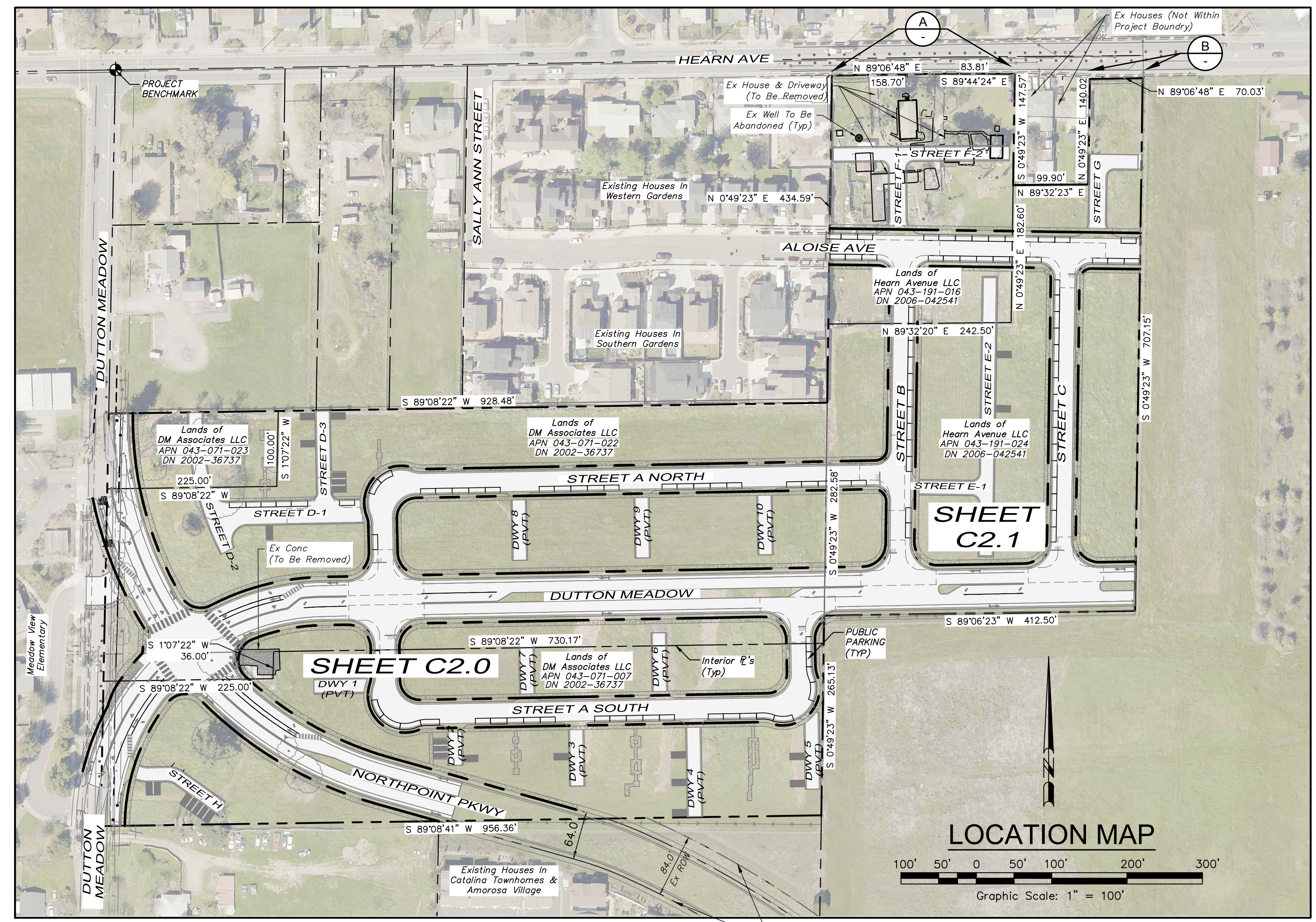


# DUTTON MEADOWS SUBDIVISION TENTATIVE MAP

2650, 2666, 2684 DUTTON MEADOW  
1112, 1200 HEARN AVENUE  
Santa Rosa, California  
APN 043-071-007, 022, 023 & 043-191-016, 024



NOTE: NO LOTS WILL BE GRANTED ABUTTERS RIGHTS TO NPP OR DUTTON MEADOWS. STREET H WILL HAVE ACCESS TO DUTTON MEADOW TO ALLOW FOR SHARED ACCESS FOR LOTS 131-137

Existing Northpoint Right-Of-Way, (Dedicated By Catalina Townhomes, Excess To Be Vacated)

### ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ACCESS EASEMENT
APN	ASSESSORS' PARCEL NUMBER
BM	BENCHMARK
CB	CATCH BASIN
CL	CLASS
CO	CENTERLINE
CO	CLEANOUT
DI	DROP INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
GR	GRATE
IG	INVERT GRADE
JT	JOINT TRENCH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PS	PLANTER STRIP
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
RCE	REGISTERED CIVIL ENGINEER
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SPV	SEE PLAN VIEW
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WE	WATER EASEMENT
WS	WATER SERVICE

### BENCHMARK

City of Santa Rosa BM D296,  
Hearn Avenue and Dutton Meadow,  
3" City disk in monument well at  
CL intersection.

### OWNER/ SUBDIVIDER

Hearn Avenue LLC  
DM Associates LLC  
3001 Bishop Dr., Suite 100  
San Ramon, CA 94583  
(925) 999-3975

### ENGINEER

David R. Brown RCE 41833  
Adobe Associates, Inc.  
1220 N Dutton Avenue  
Santa Rosa, California 95401  
Phone: (707) 541-2300  
Fax: (707) 541-2301

### SURVEYOR

Aaron R. Smith PLS 7901  
Adobe Associates, Inc.  
1220 N Dutton Avenue  
Santa Rosa, California 95401  
Phone: (707) 541-2300  
Fax: (707) 541-2301

### LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
---	---	SANITARY SEWER & MANHOLE
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	PVT DWY EASEMENT
---	---	PVT SD EASEMENT
---	---	PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
---	---	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. (H) INDICATES HERITAGE STATUS PER CITY ORDINANCE. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED JUNE 5, 2018.

### SITE INFORMATION

TOTAL NO. OF LOTS: 137

SITE AREA: 18.40 ACRES  
SMALLEST LOT SIZE: 2,703 SF (LOT 117)  
LARGEST LOT SIZE: 8,260 SF (LOT 131)  
AVERAGE LOT SIZE: 3,858 SF

LETTERED PARCELS: PARCEL A: 3,228 SF  
PARCEL B: 5,811 SF  
PARCEL C: 6,019 SF

PRESENT ZONING: PI & R

PROPOSED ZONING: PI & R

HIGH FIRE SEVERITY ZONE: NO

SOIL CONDITIONS: PROPERTY SOILS APPEAR SUITABLE TO  
RESIDENTIAL DEVELOPMENT AS PROPOSED.

HERITAGE TREES TO BE  
REMOVED (TAG NOS): 2, 4, 6, 7, 10, 14, 15, 16, 17, 20, 21, 33,  
39, 40, 47, 48, 49, 50, 51, 52, 53, 55, 56

\*REFERENCE ARBORIST REPORT  
"TREE PRESERVATION AND MITIGATION REPORT"  
PREPARED BY HORTICULTURAL ASSOCIATES  
DATED JUNE 5, 2018

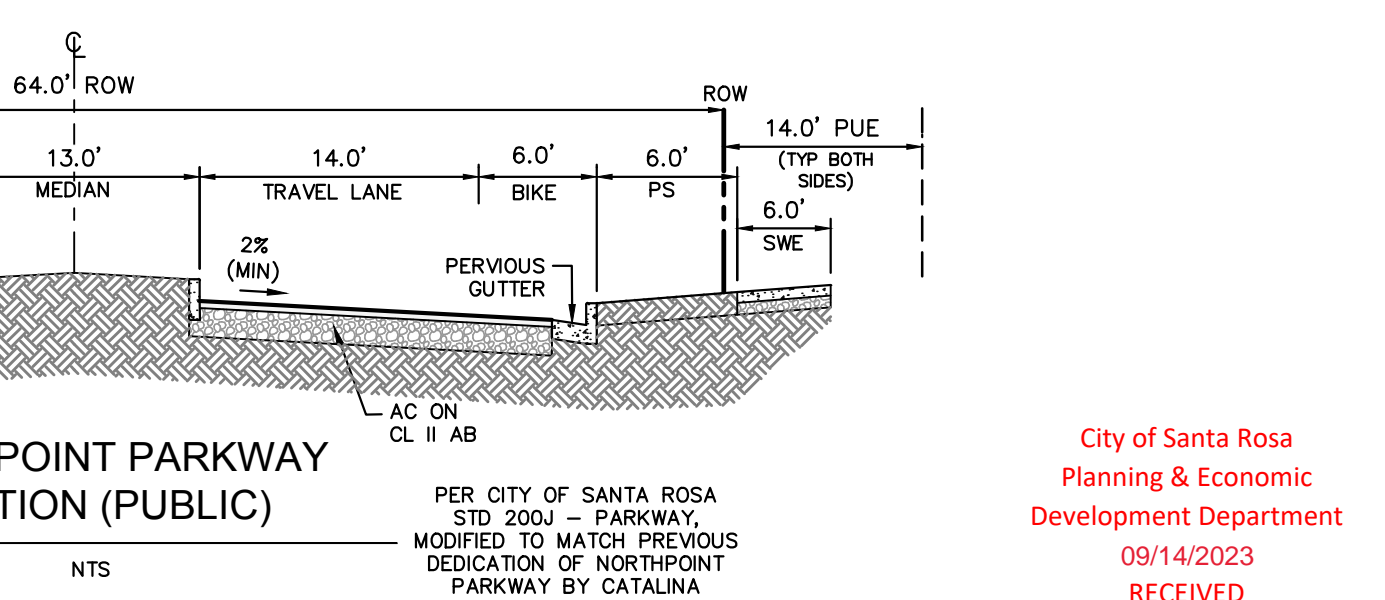
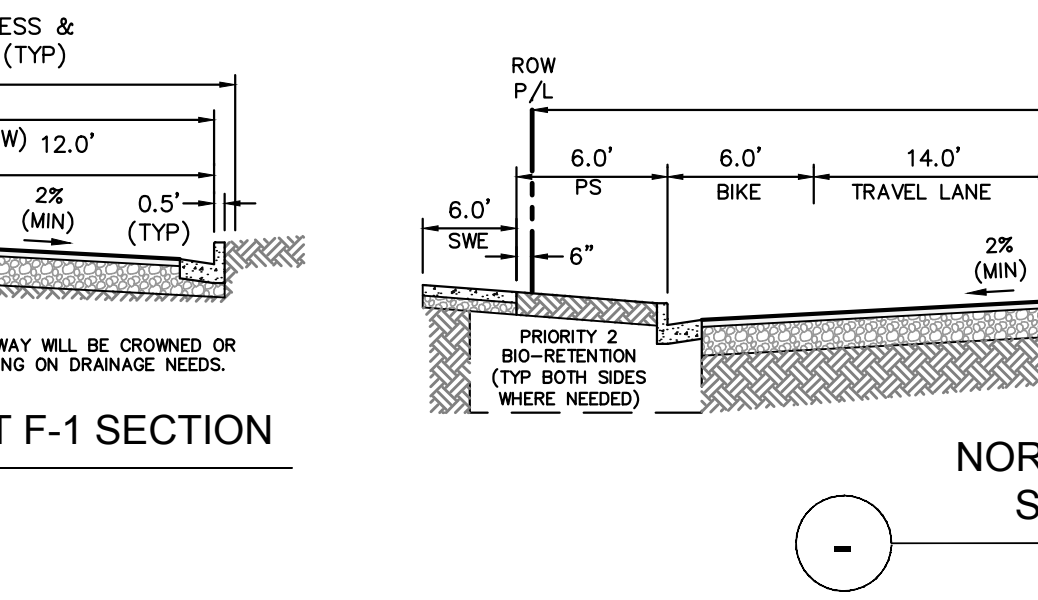
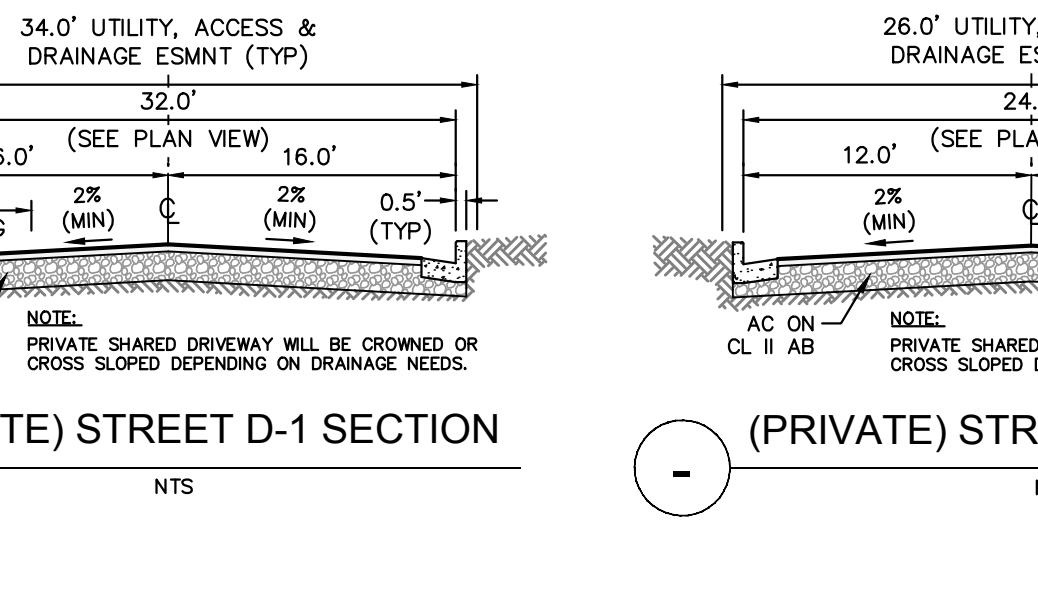
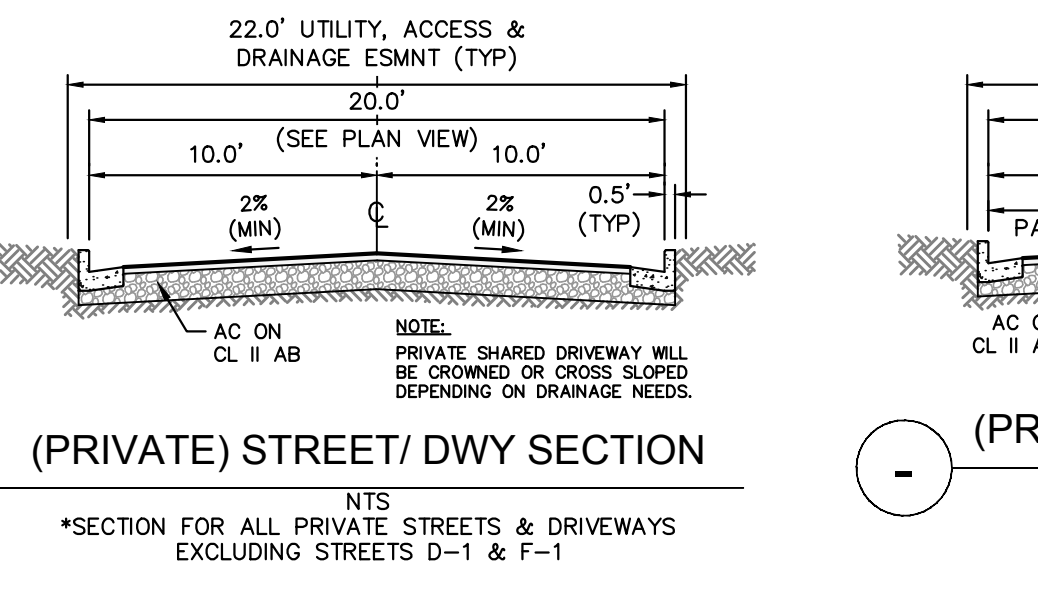
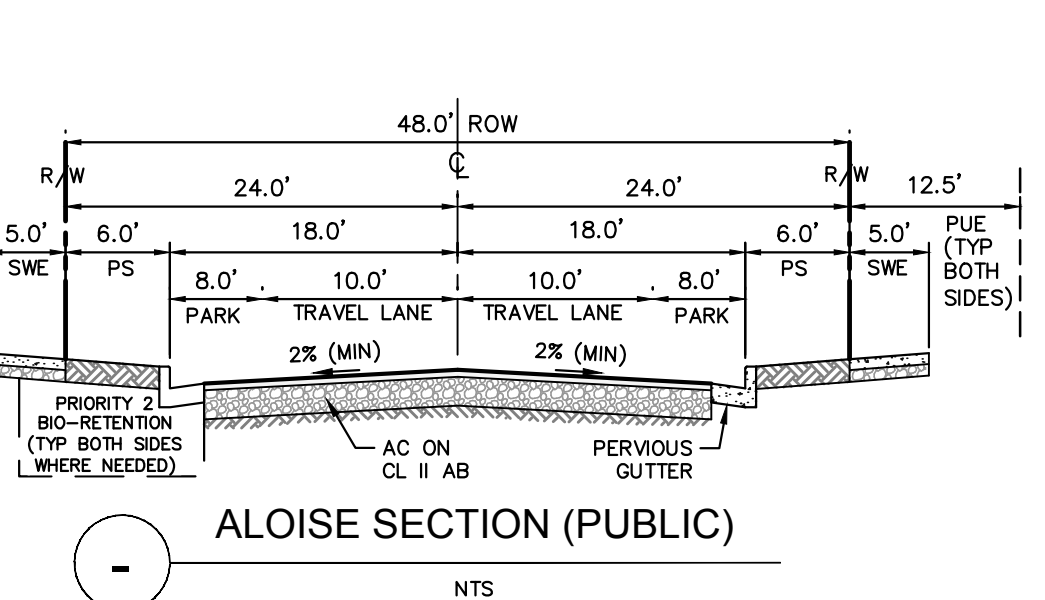
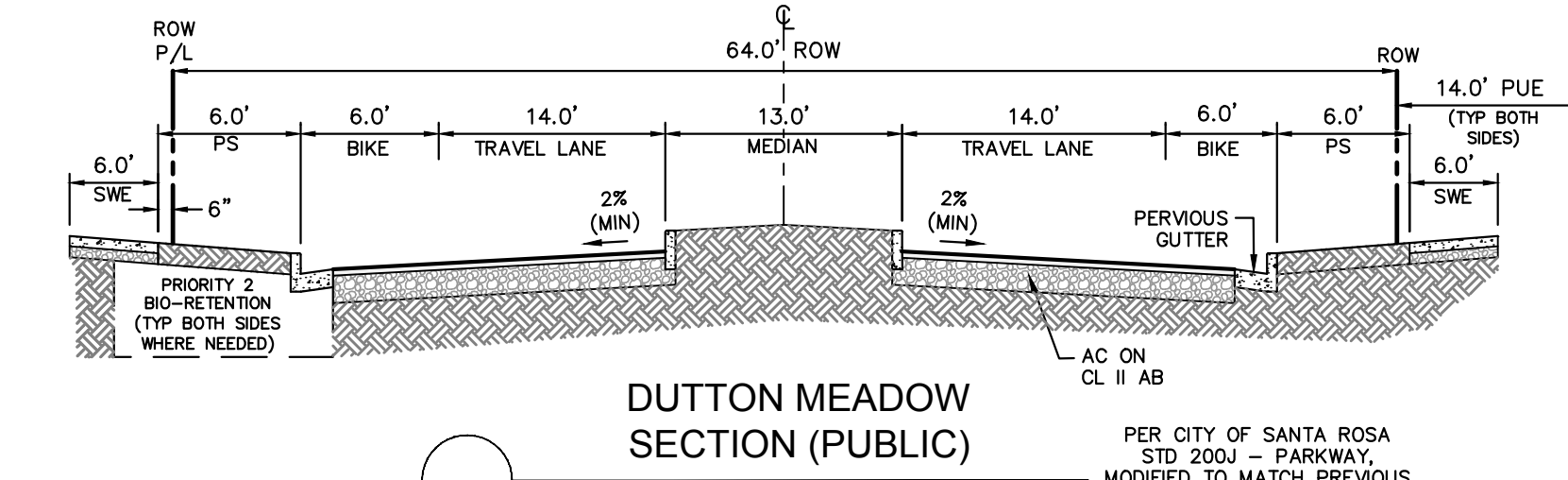
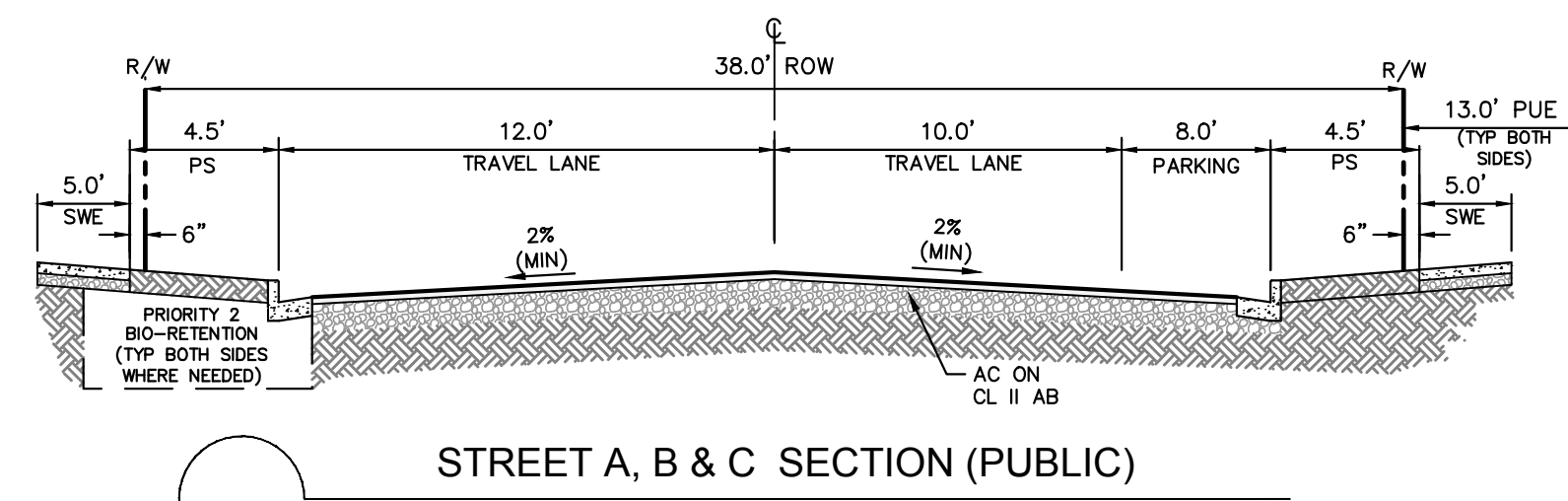
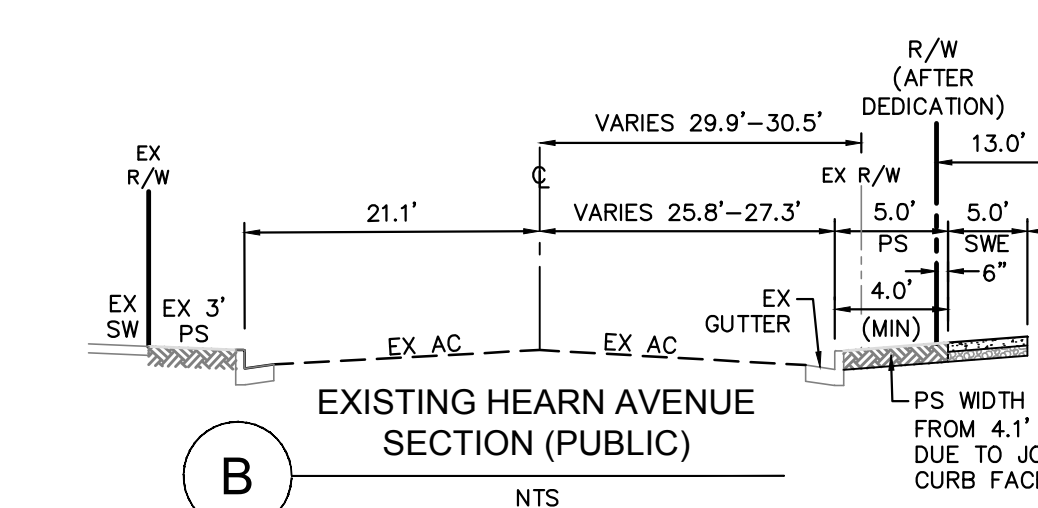
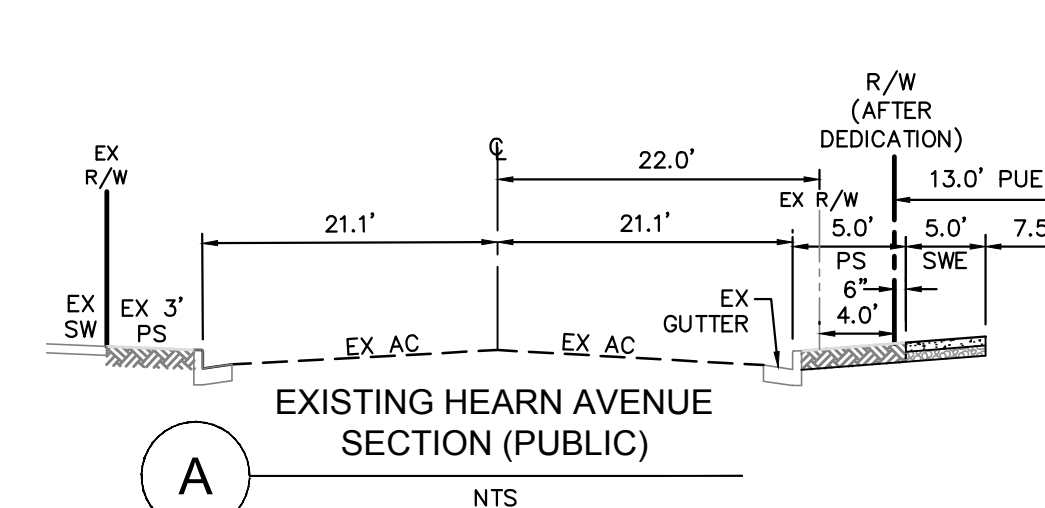
### SHEET INDEX

- C1.0 TITLE SHEET & GENERAL NOTES
- C2.0 GRADING, DRAINAGE AND UTILITIES
- C2.1 GRADING, DRAINAGE AND UTILITIES
- C3.0 SECTIONS

### BOUNDARY DESCRIPTION

BEING A PORTION OF THE RANCHO LLANO DE  
SANTA ROSA, LOCATED IN TOWNSHIP 7 NORTH,  
RANGE 8 WEST, M.D.B & M.

APN	DN
043-070-023	2002-36737
043-071-022	2002-36737
043-071-007	2002-36737
043-191-016	2006-42541
043-191-024	2006-42541



Revisions

No.	Date	Description	Approved

adobe associates, inc.

civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401  
P: (707) 541-2300 F: (707) 541-2301  
Website: www.adobeinc.com

"A Service You Can Count On!"

David R. Brown, RCE 41833  
My license expires 3/31/2022

SCALE: AS NOTED

Date: September 14, 2021

Design by: TRG/DM

Drawn by: TRG

Checked by: JLU

DUTTON MEADOWS  
TITLE SHEET

2650, 2666, 2684 DUTTON MEADOW  
1112, 1200 HEARN AVENUE  
Santa Rosa, California  
APN 043-071-007, 022, 023

City of Santa Rosa  
Planning & Economic  
Development Department  
09/14/2023  
RECEIVED

Sheet  
**C1.0**

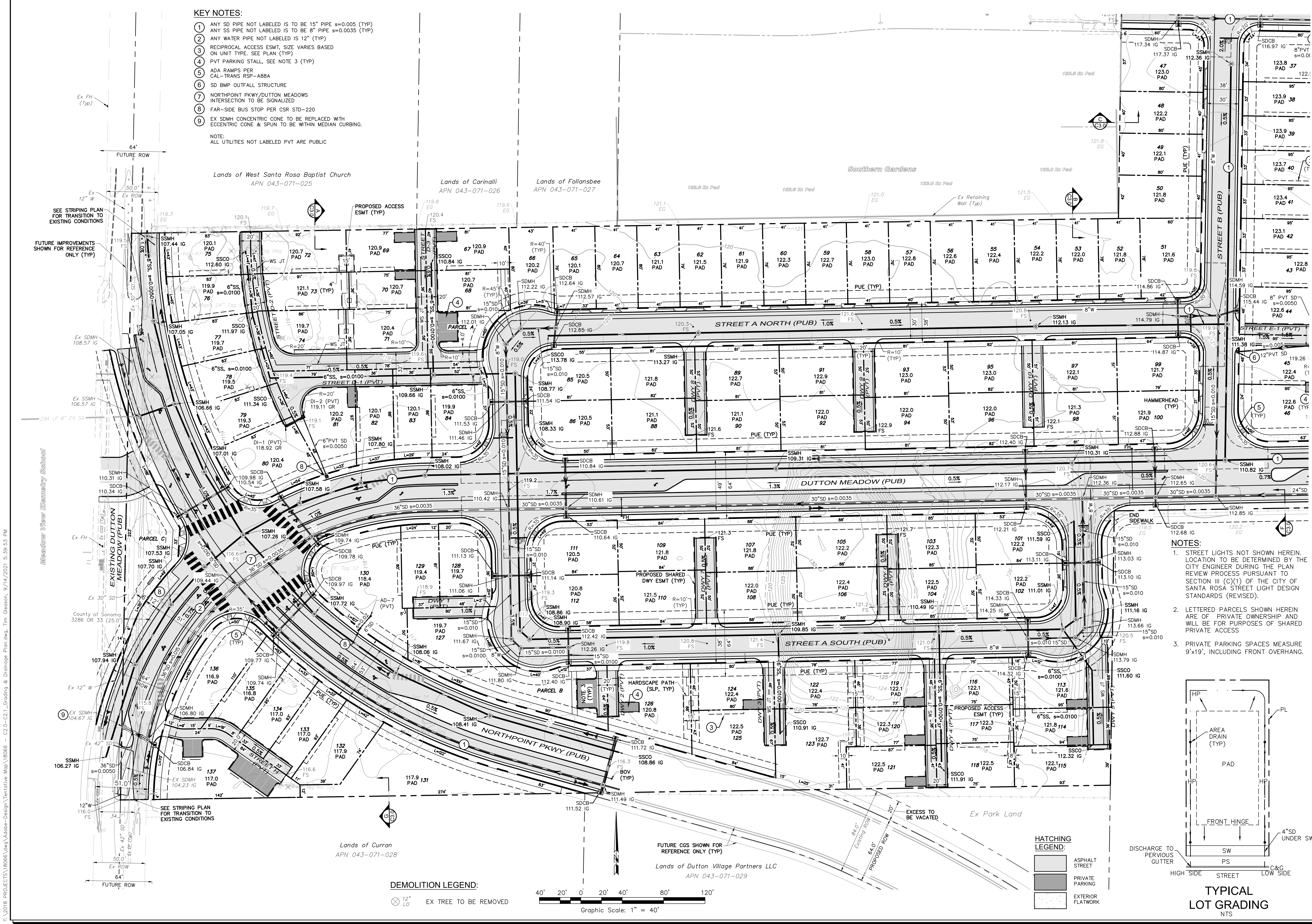
1 of 4 Sheets  
Job 18066



**KEY NOTES:**

- 1 ANY SD PIPE NOT LABELED IS TO BE 15" PIPE s=0.005 (TYP)
- 2 ANY SS PIPE NOT LABELED IS TO BE 8" PIPE s=0.0035 (TYP)
- 3 ANY WATER PIPE NOT LABELED IS 12" (TYP)
- 4 RECIPROCAL ACCESS ESMT, SIZE VARIES BASED ON UNIT TYPE. SEE PLAN (TYP)
- 5 PVT PARKING STALL, SEE NOTE 3 (TYP)
- 6 ADA RAMPS PER CAL-TRANS RSP-AB8A
- 7 SD BMP OUTFALL STRUCTURE
- 8 NORTHPOINT PKWY/DUTTON MEADOWS INTERSECTION TO BE SIGNALIZED
- 9 FAR-SIDE BUS STOP PER CSR STD-220
- 10 EX SDMH CONCENTRIC CONE TO BE REPLACED WITH ECCENTRIC CONE & SPUN TO BE WITHIN MEDIAN CURBING.

NOTE:  
ALL UTILITIES NOT LABELED PVT ARE PUBLIC



Lands of West Santa Rosa Baptist Church  
APN 043-071-025

Lands of Carinalli  
APN 043-071-026

Lands of Fallansbee  
APN 043-071-027

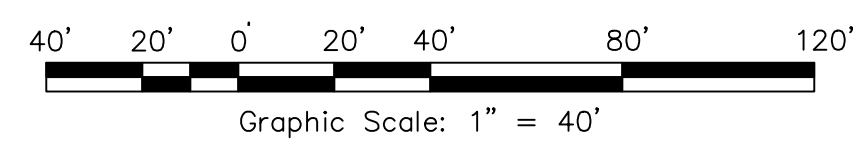
Southern Gardens

Lands of Curran  
APN 043-071-028

Lands of Dutton Village Partners LLC  
APN 043-071-029

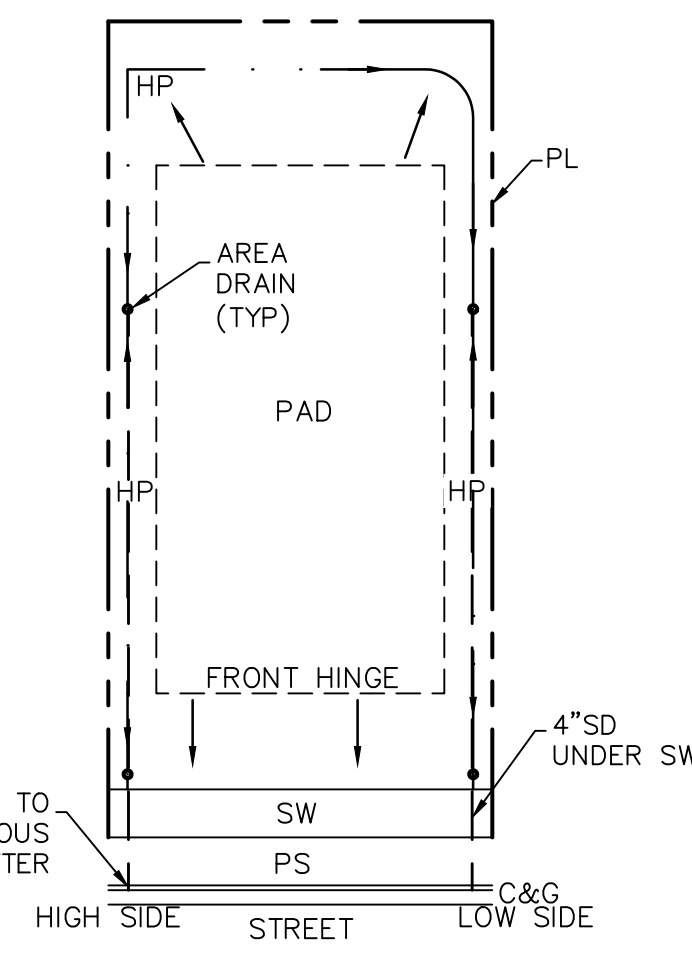
**DEMOLITION LEGEND:**

- ⊗ EX TREE TO BE REMOVED



**HATCHING LEGEND:**

- ASPHALT STREET
- PRIVATE PARKING
- EXTERIOR FLATWORK



- NOTES:**
1. STREET LIGHTS NOT SHOWN HEREIN. LOCATION TO BE DETERMINED BY THE CITY ENGINEER DURING THE PLAN REVIEW PROCESS PURSUANT TO SECTION III (C)(1) OF THE CITY OF SANTA ROSA STREET LIGHT DESIGN STANDARDS (REVISED).
  2. LETTERED PARCELS SHOWN HEREIN ARE OF PRIVATE OWNERSHIP AND WILL BE FOR PURPOSES OF SHARED PRIVATE ACCESS
  3. PRIVATE PARKING SPACES MEASURE 9'x19', INCLUDING FRONT OVERHANG.

No.	Date	Description	Approved

**adobe associates, inc.**  
civil engineering / land surveying / wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
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Website: www.adobeinc.com

David R. Brown, RCE 41833  
My license expires 3/31/2022

**DUTTON MEADOWS**  
GRADING, DRAINAGE AND UTILITIES PLAN  
2650, 2666, 2684 DUTTON MEADOW  
1112, 1200 HEARN AVENUE  
Santa Rosa, California  
APN 043-071-007, 022, 023

SCALE: AS NOTED  
Date: September 14, 2021  
Design by: TRG/GM  
Drawn by: TRG  
Checked by: JLU

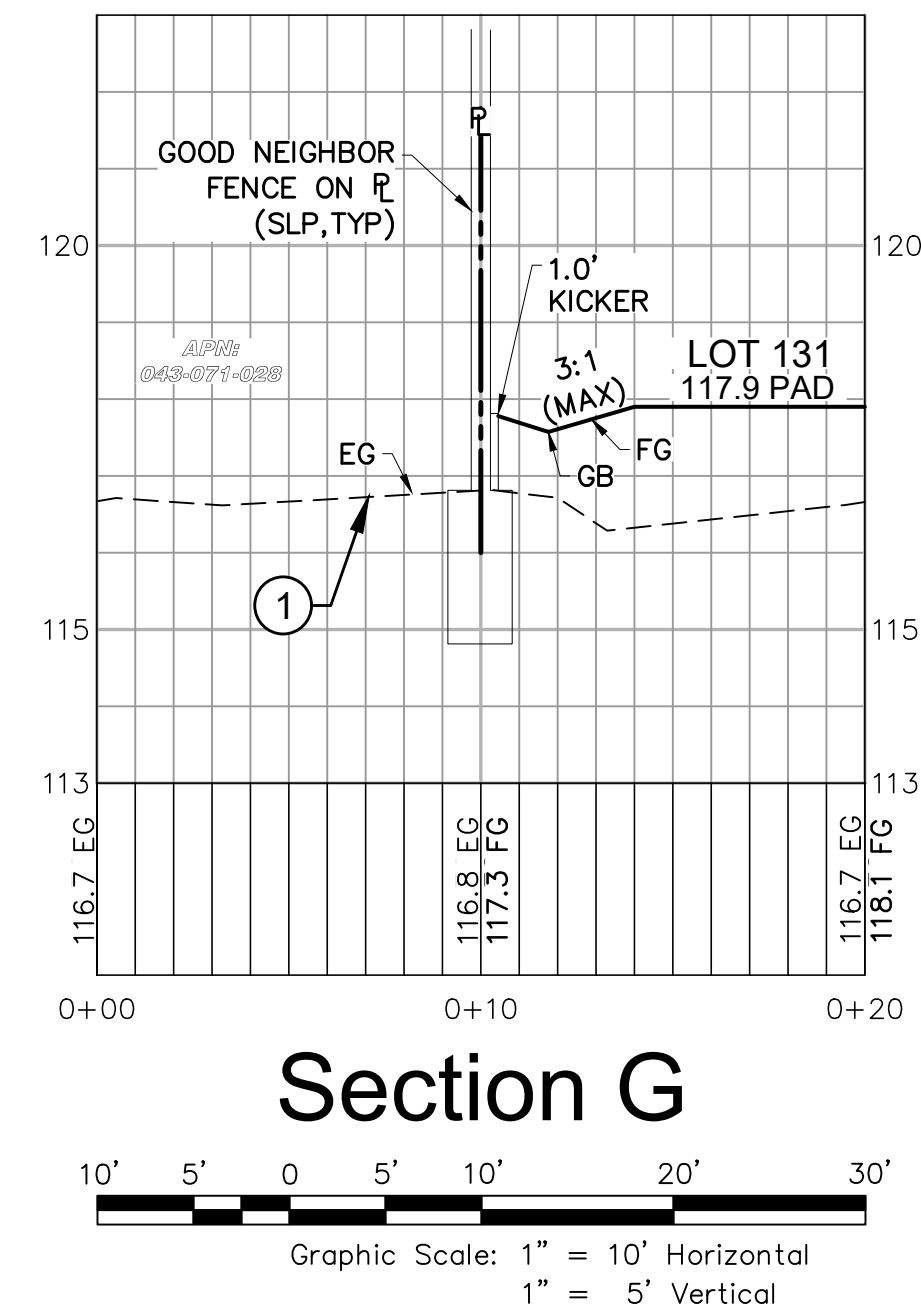
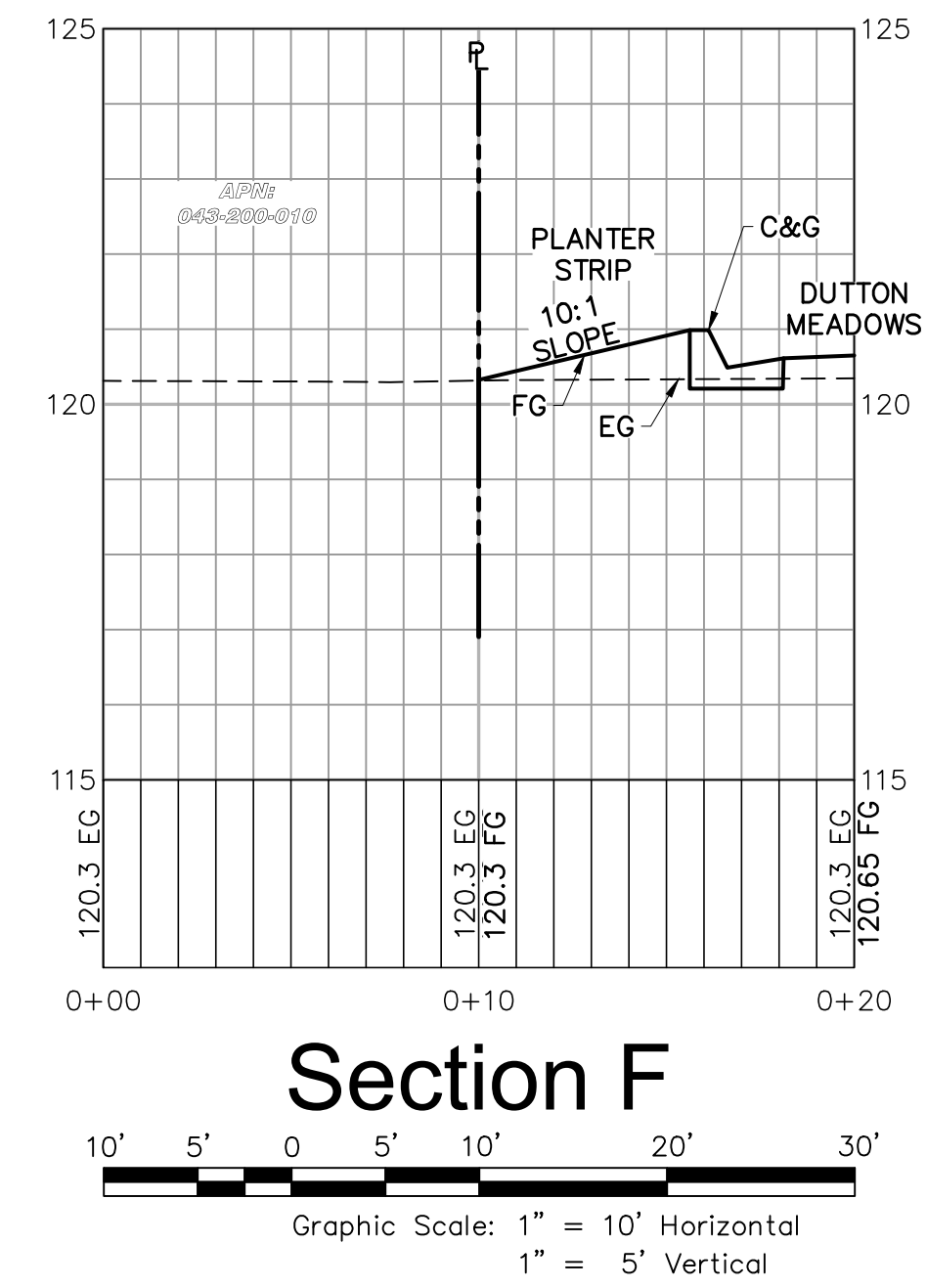
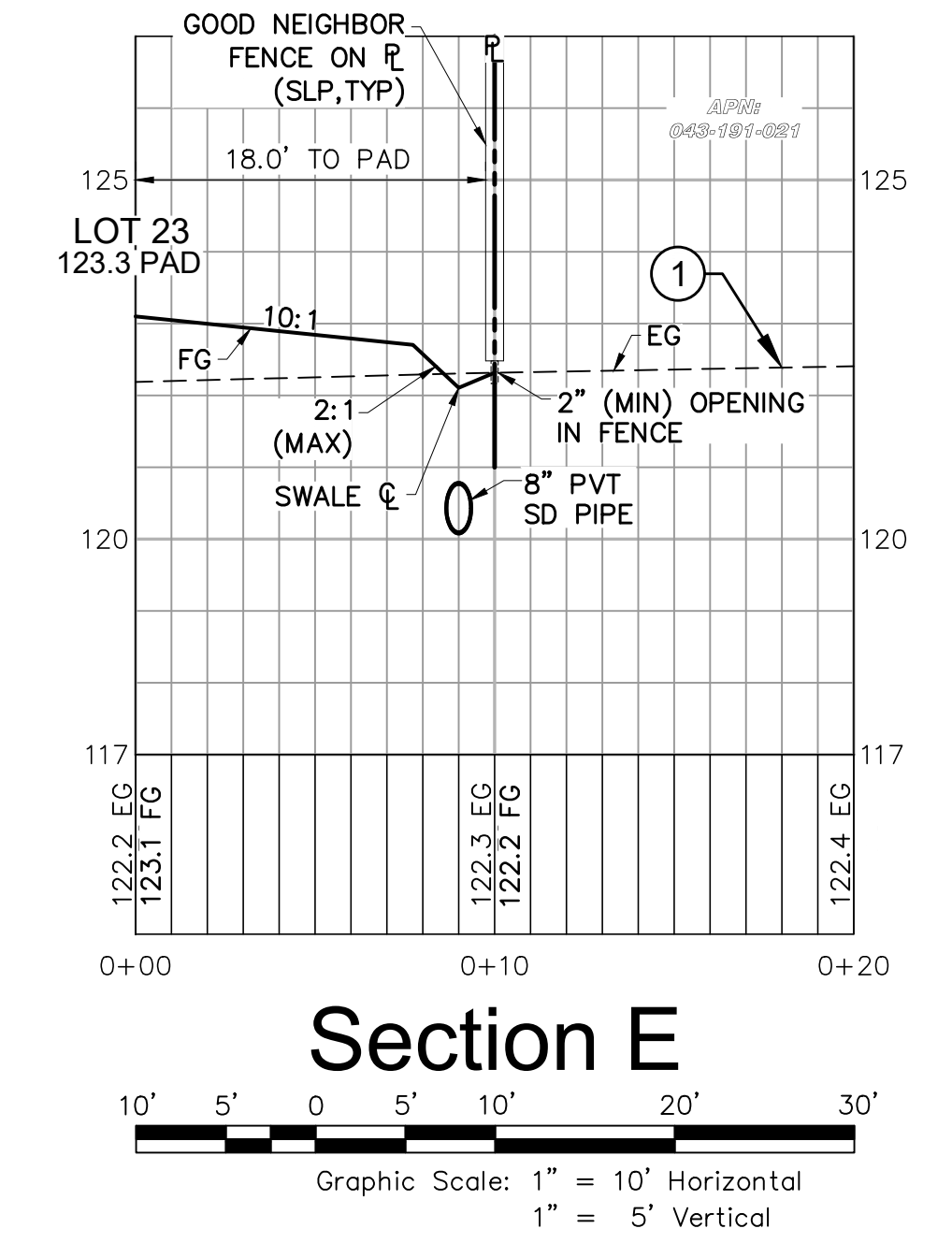
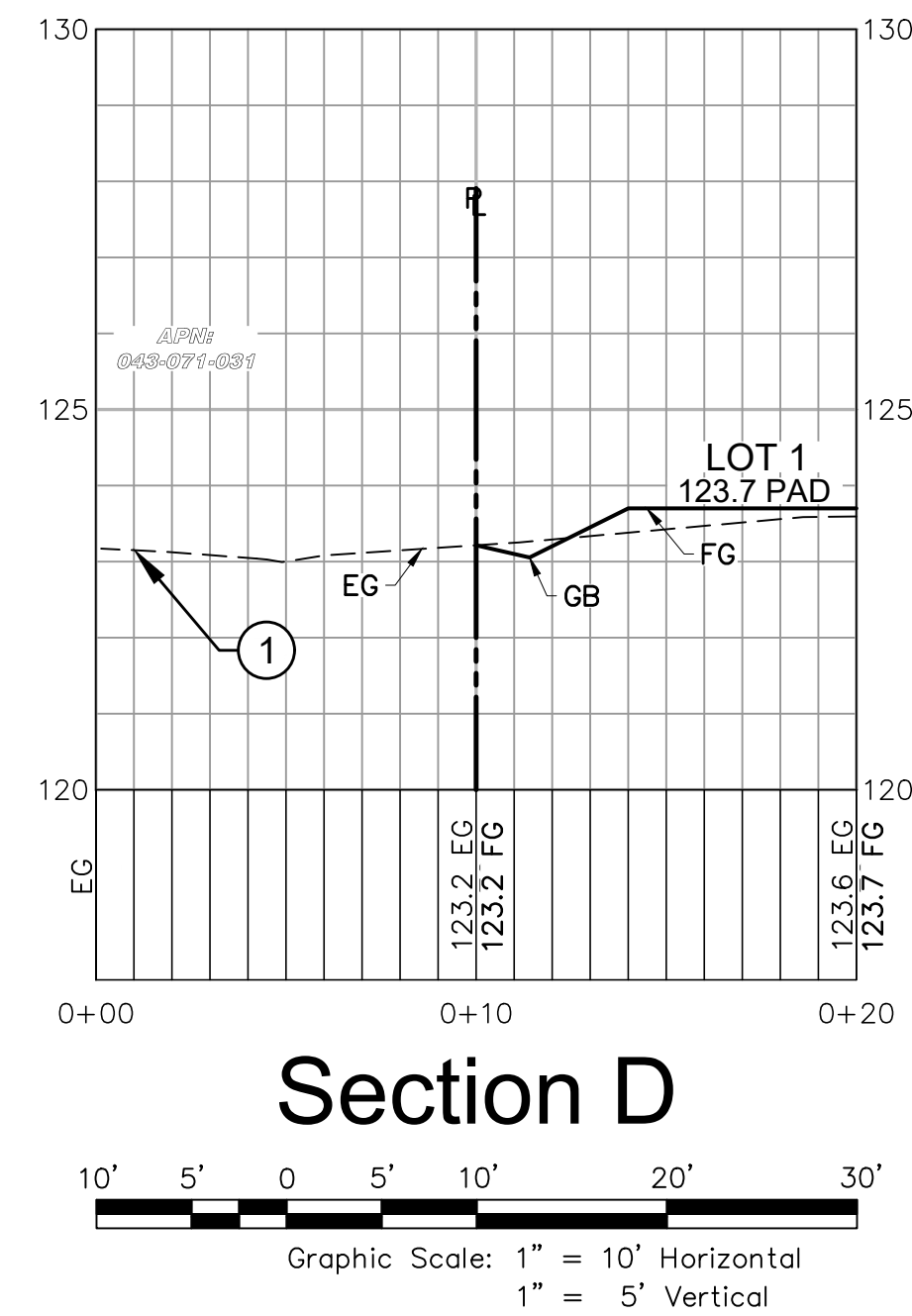
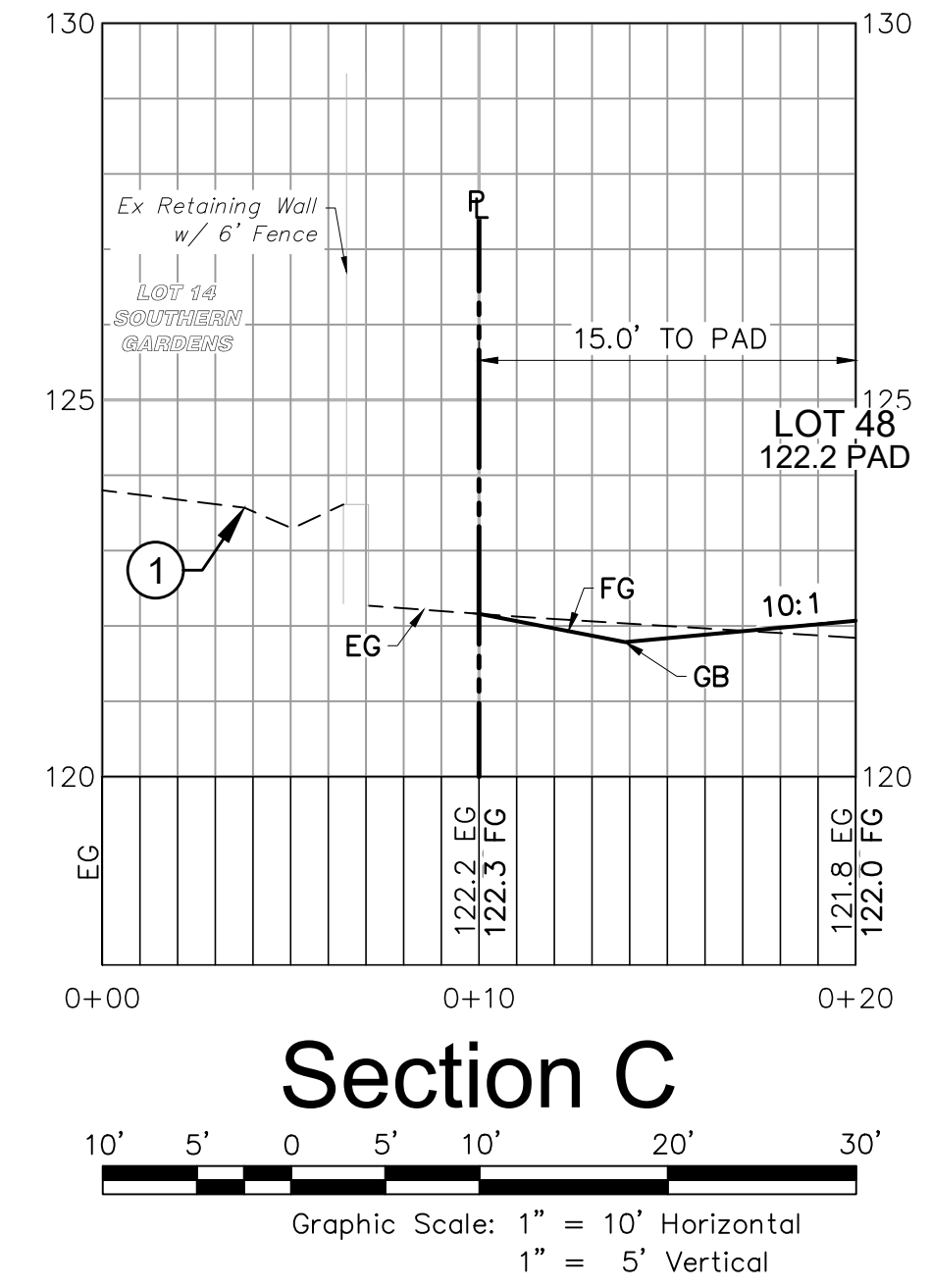
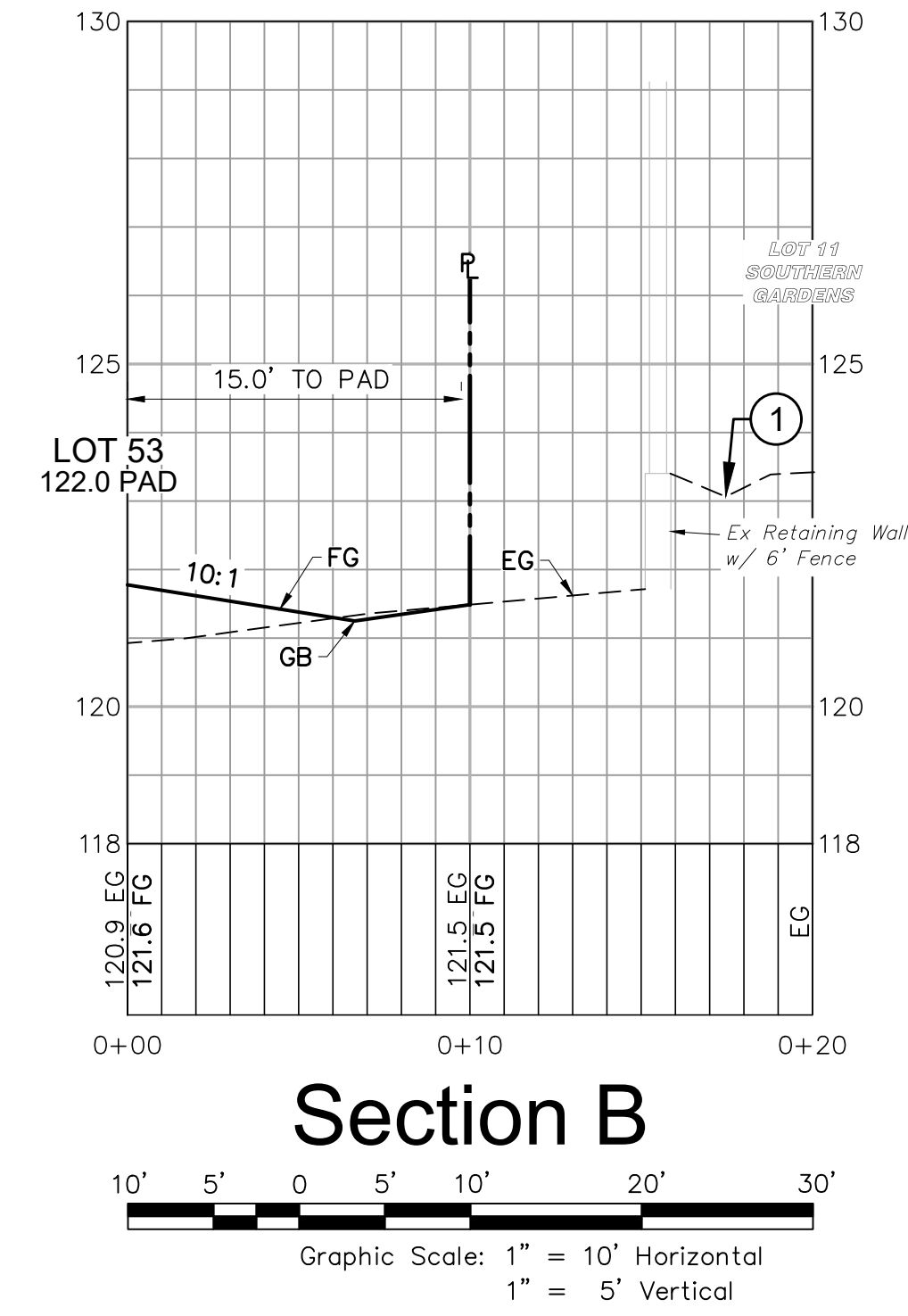
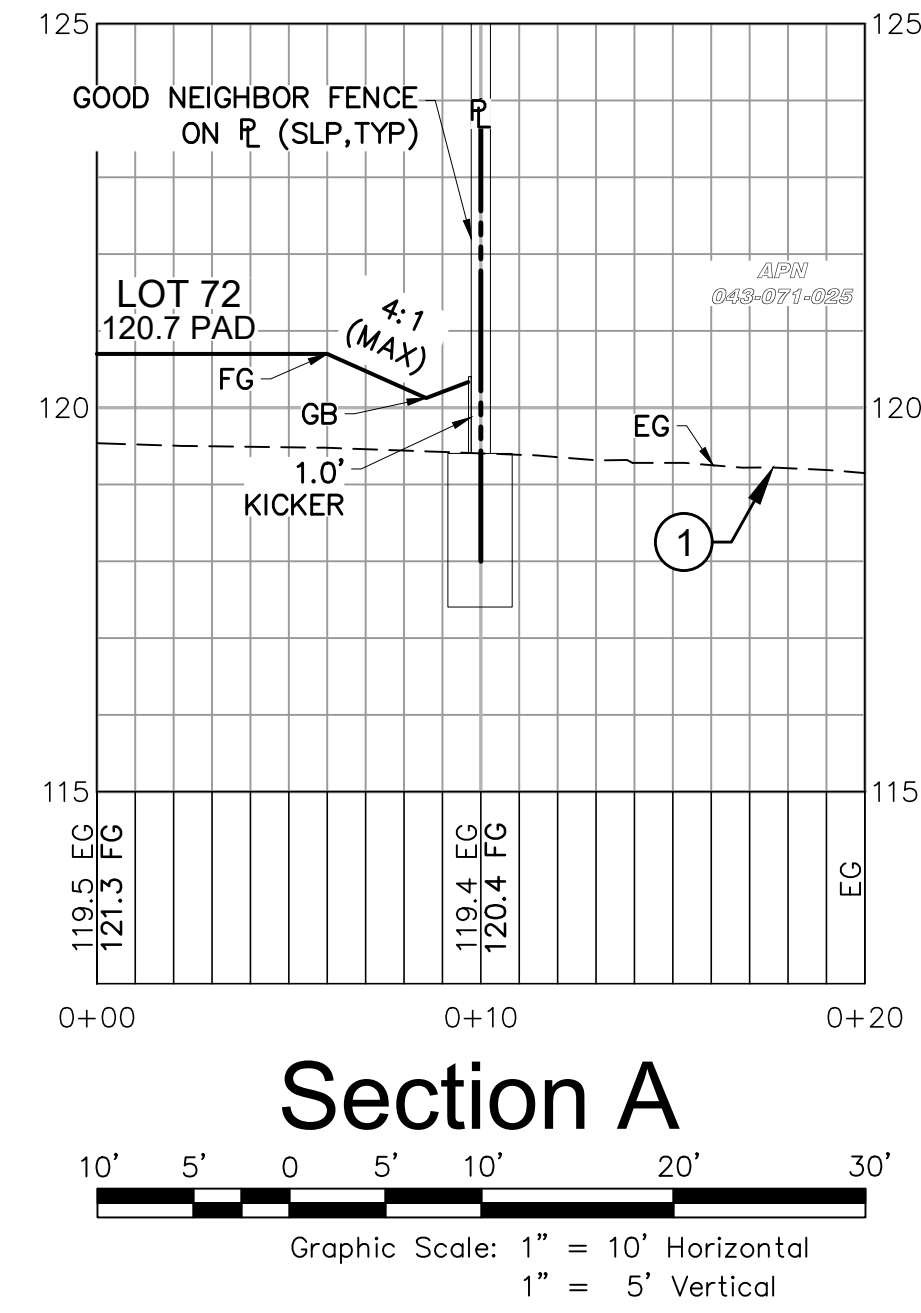
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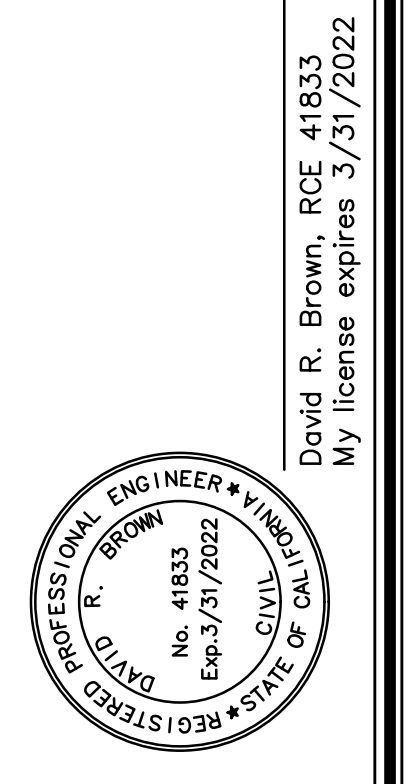


**KEY NOTES:**

- ① EG & EXISTING FEATURES ON NEIGHBORING LOTS ARE SHOWN FOR REFERENCE ONLY

Revisions		
No.	Date	Description

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**DUTTON MEADOWS SECTIONS**  
 2650, 2666, 2684 DUTTON MEADOW  
 1112, 1200 HEARN AVENUE  
 Santa Rosa, California  
 APN 043-071-007, 022, 023

SCALE: AS NOTED  
 Date: September 14, 2021  
 Design by: TRG/GM  
 Drawn by: TRG  
 Checked by: JLU

Sheet  
**C3.0**  
 4 of 4 Sheets  
 Job 18066