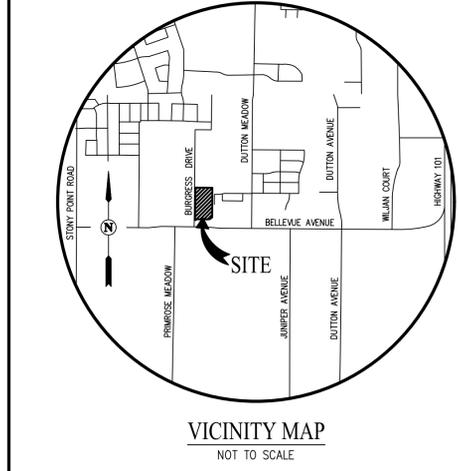
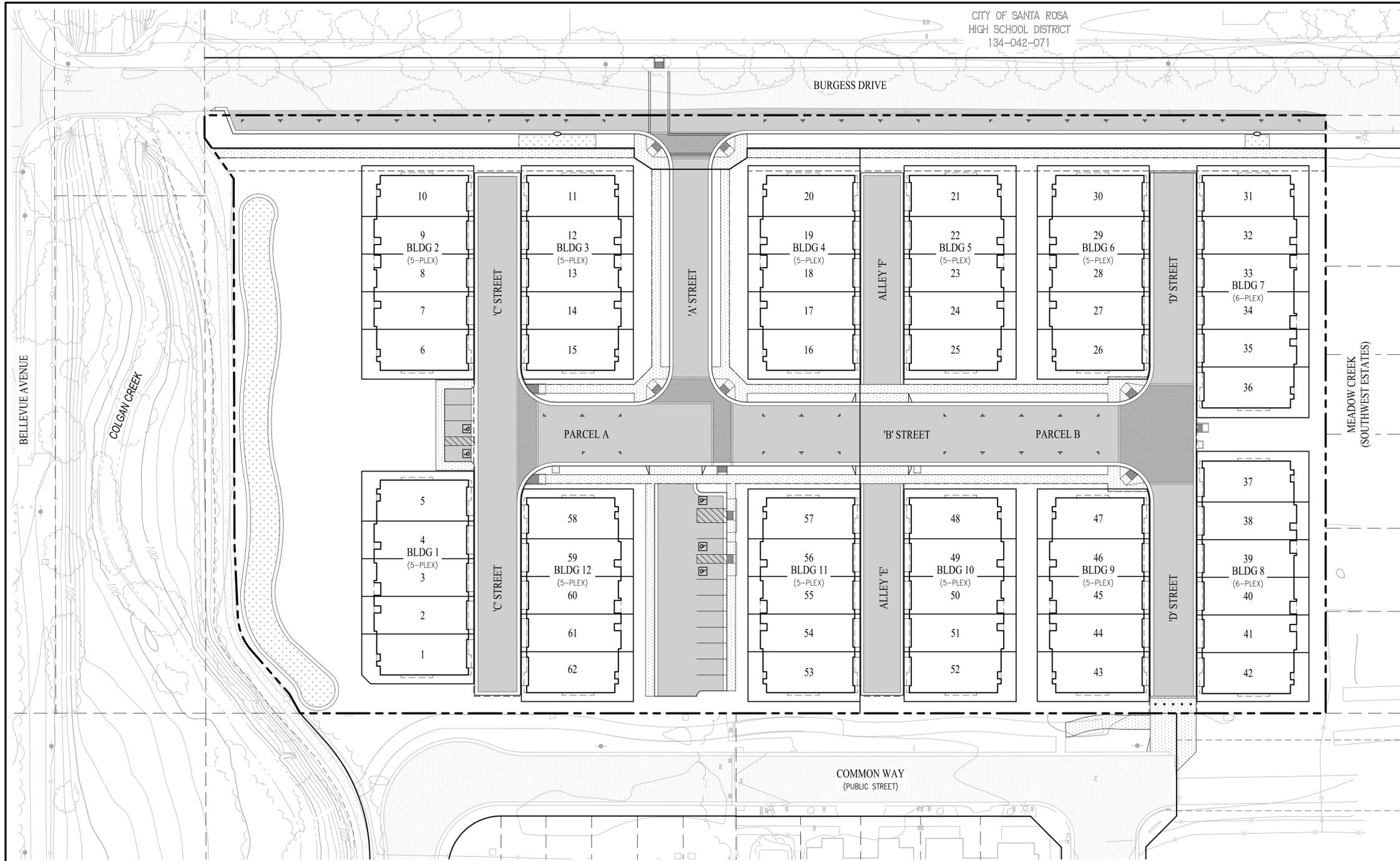


CITY OF SANTA ROSA  
HIGH SCHOOL DISTRICT  
134-042-071

**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 2.18 AC±  
STREETS/OPEN SPACES 2.32 AC±  
LANDSCAPING (PARCELS A & B) 4.50 AC±  
TOTAL 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 II, 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 06097C0738G  
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.



**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**

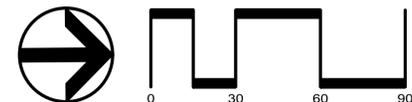
SHEET NO.	SHEET TITLE
TM-1	TITLE SHEET
TM-2	LOTING PLAN
TM-3	EXISTING CONDITIONS
TM-4	PRELIMINARY SITE PLAN
TM-5	PRELIMINARY STREET SECTIONS
TM-6	GRADING AND DRAINAGE
TM-7	CREEK CROSS SECTION SHEET
TM-8	UTILITY SHEET

# TENTATIVE MAP

## TITLE SHEET

### MEADOW CREEK TOWNHOMES

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



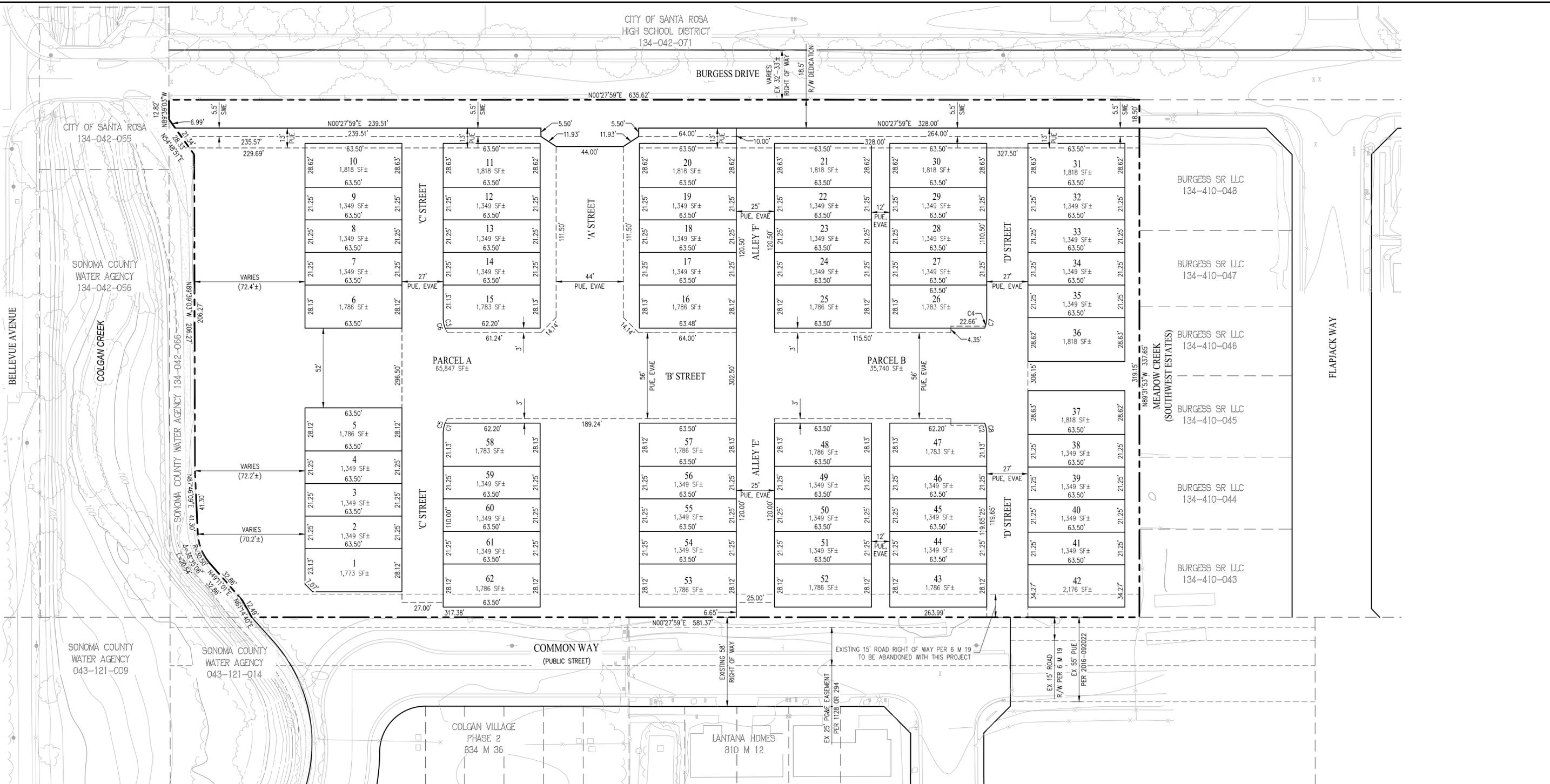
SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM

SHEET NO.  
**TM-1**  
OF 8 SHEETS

CITY OF SANTA ROSA  
HIGH SCHOOL DISTRICT  
134-042-071

BURGESS DRIVE

VARIES  
EX 32'-33.5'  
RIGHT OF WAY  
18.5'  
R/W DEDICATION



**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**

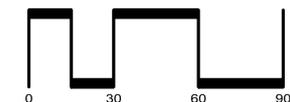
NO	RADIUS	DELTA	LENGTH
C1	19.50'	21°02'14"	7.16'
C2	19.50'	21°02'14"	7.16'
C3	19.50'	21°02'14"	7.16'
C4	19.50'	21°02'14"	7.16'
C5	19.50'	30°51'07"	10.50'
C6	19.50'	30°51'07"	10.50'
C7	19.50'	16°50'30"	5.73'
C8	19.50'	16°50'30"	5.73'

# TENTATIVE MAP

## LOTING PLAN

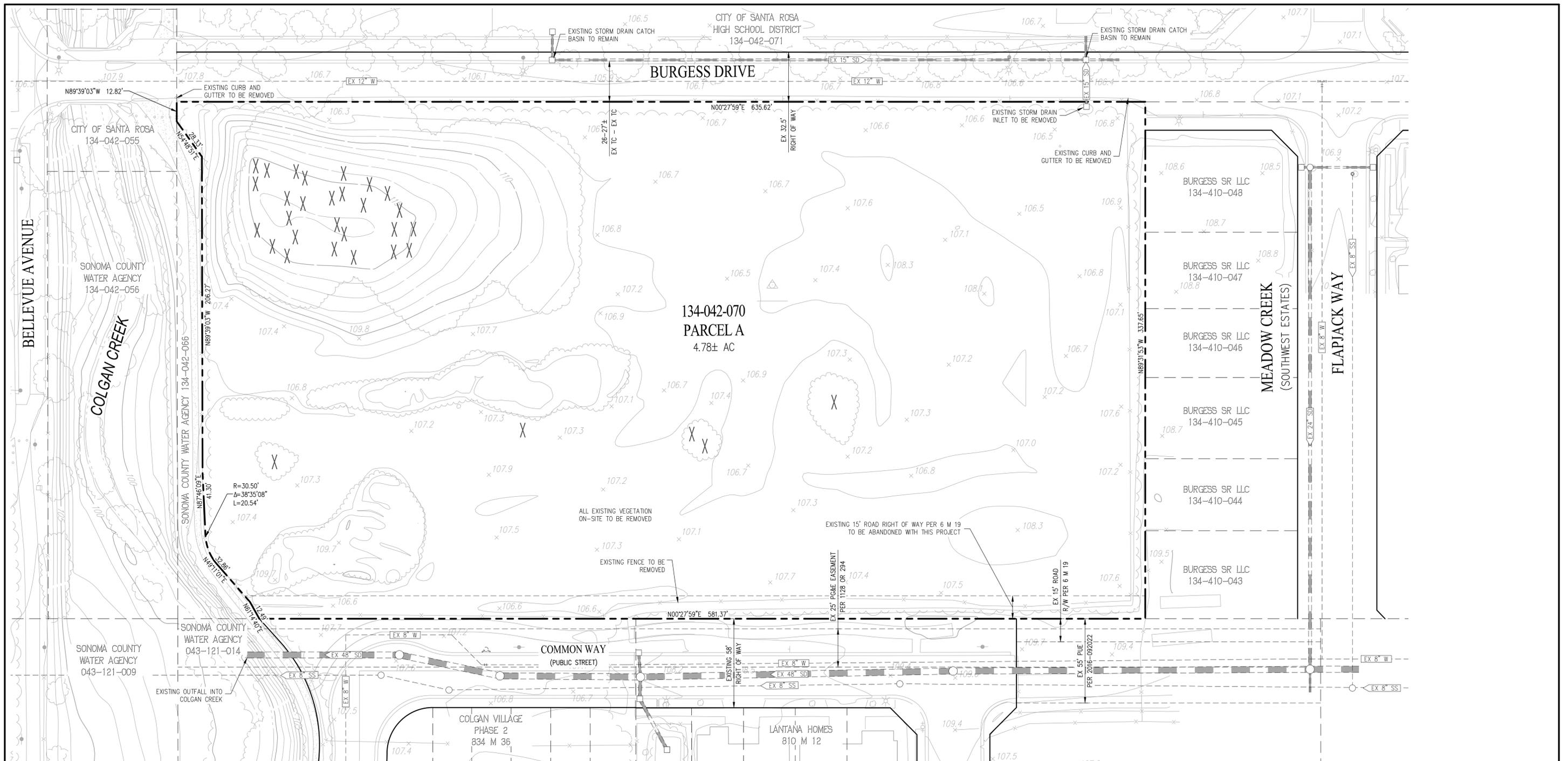
### MEADOW CREEK TOWNHOMES

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

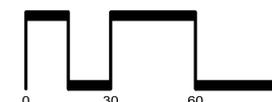
**ABBREVIATIONS**

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.

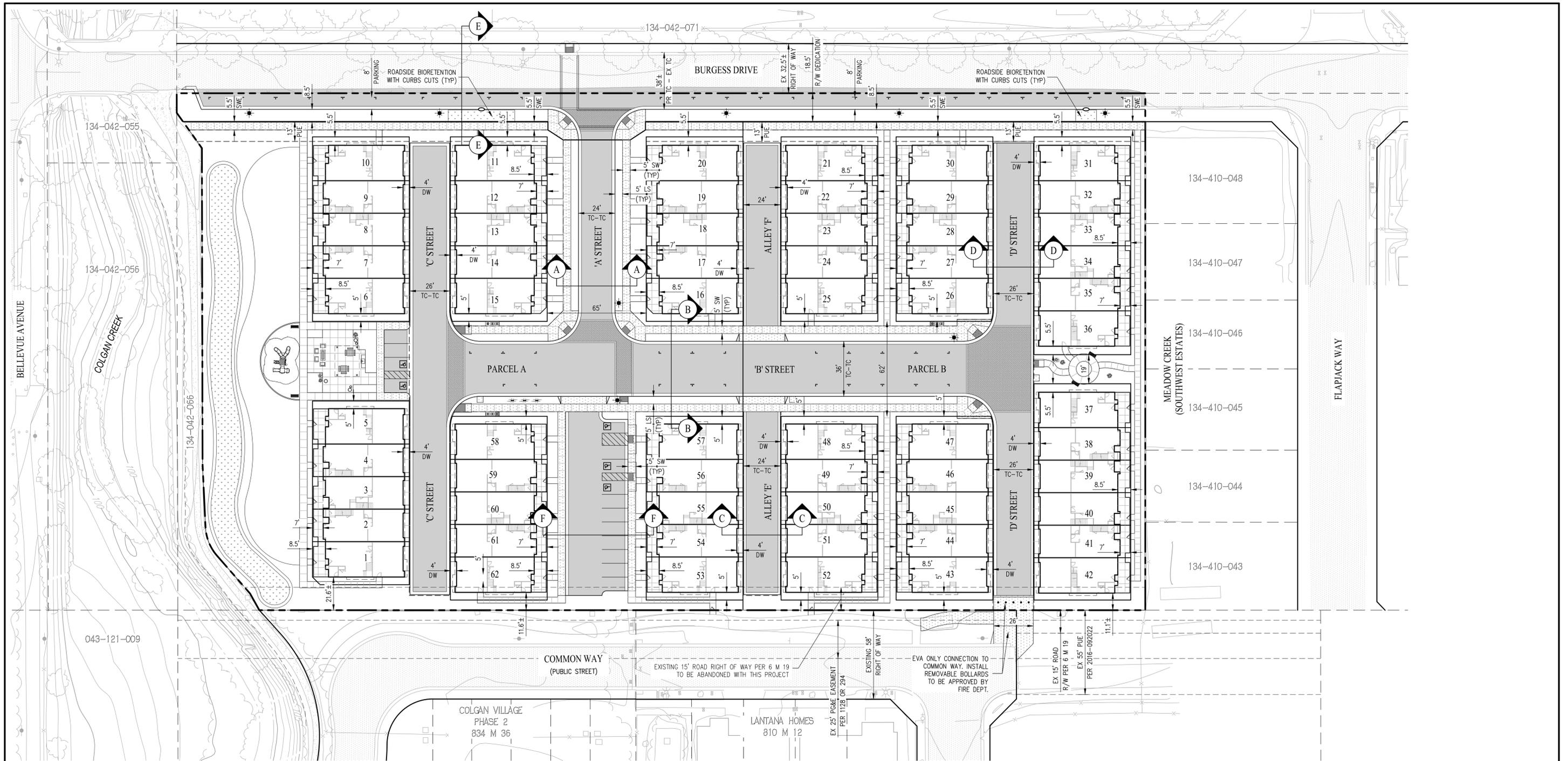
# TENTATIVE MAP EXISTING CONDITIONS MEADOW CREEK TOWNHOMES

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
---	---	BIORETENTION AREA

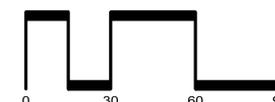
**ABBREVIATIONS**

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

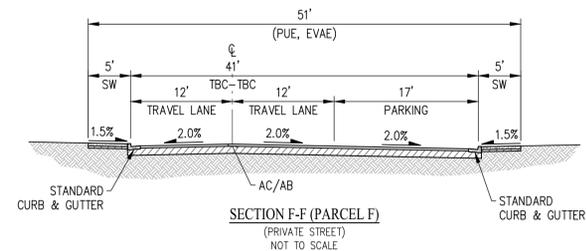
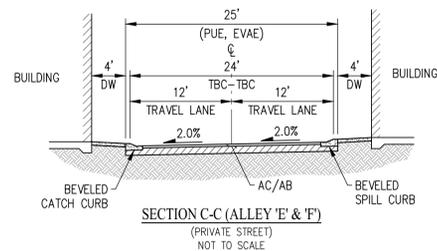
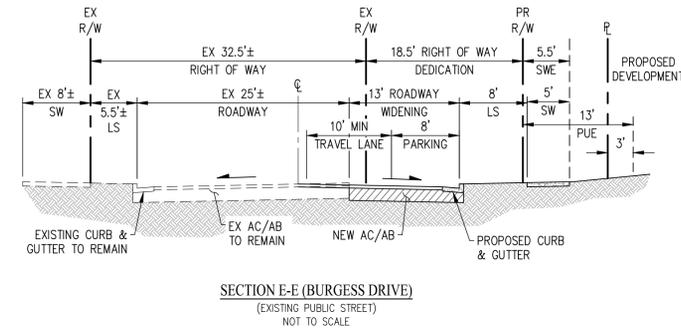
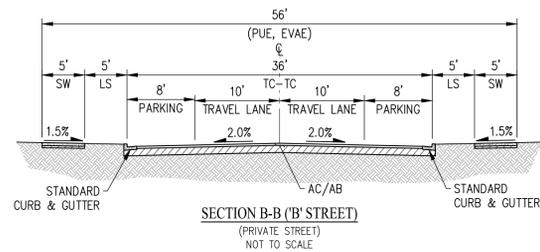
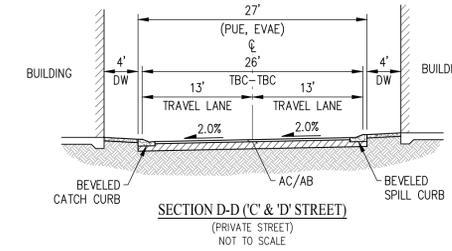
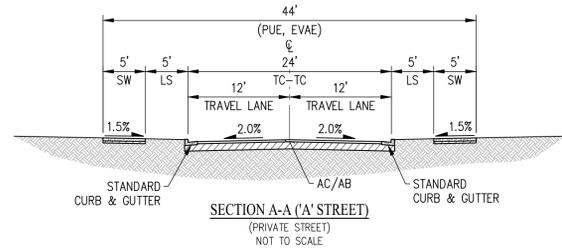
# TENTATIVE MAP PRELIMINARY SITE PLAN MEADOW CREEK TOWNHOMES

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



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM-4**  
OF 8 SHEETS



# TENTATIVE MAP

## PRELIMINARY STREET SECTIONS

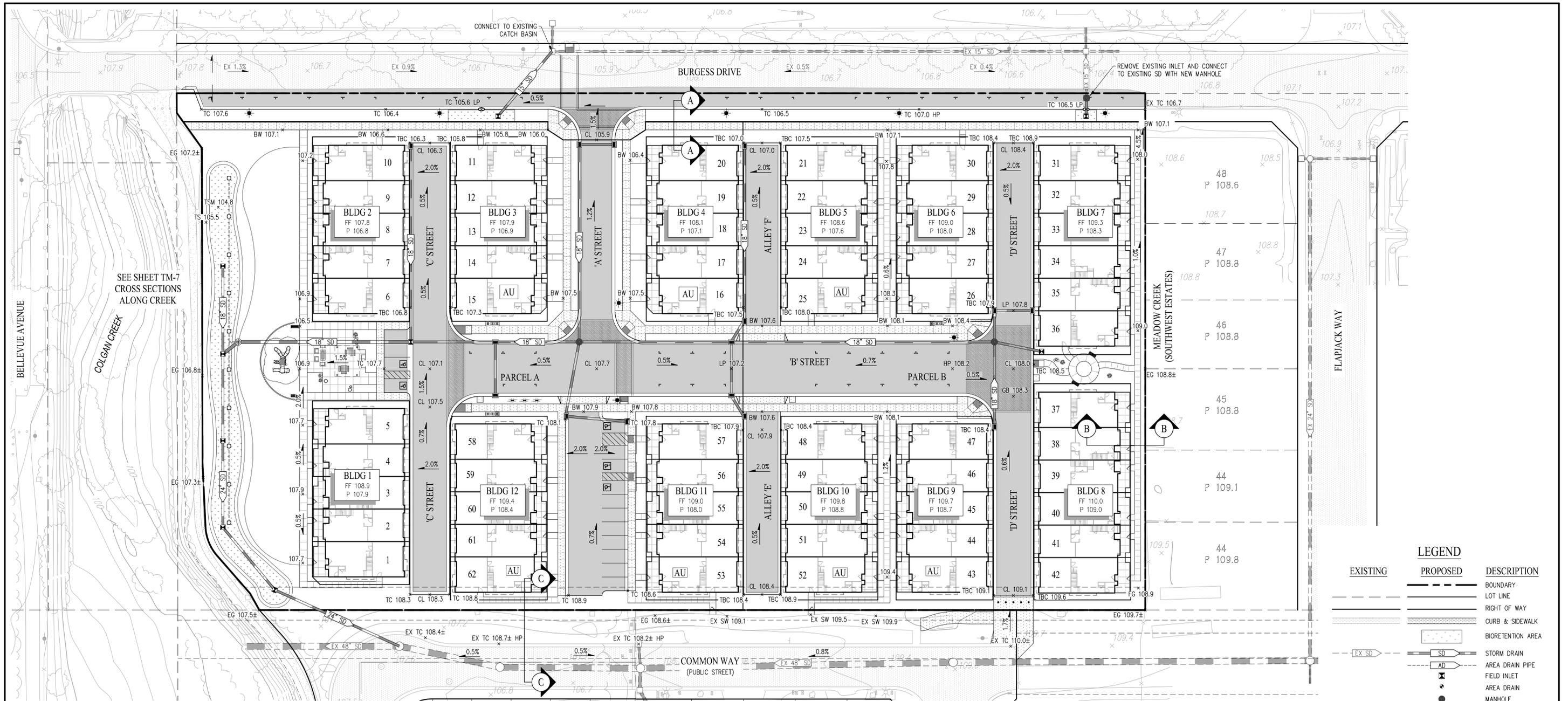
### MEADOW CREEK TOWNHOMES

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



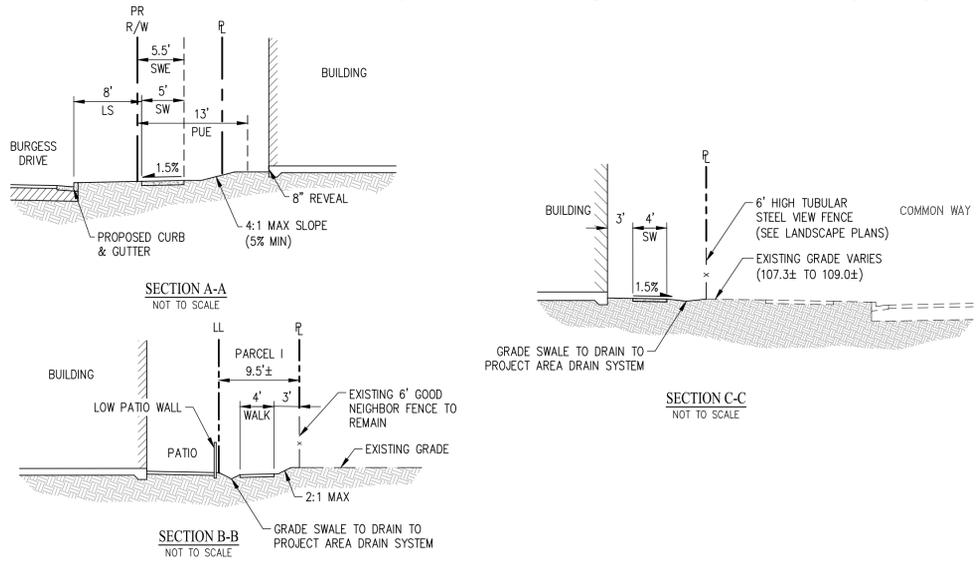
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM-5**  
OF 8 SHEETS



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	CURB & SIDEWALK
---	---	BIORETENTION AREA
---	---	STORM DRAIN
---	---	AREA DRAIN PIPE
---	---	FIELD INLET
---	---	AREA DRAIN
---	---	MANHOLE
---	---	OVERLAND RELEASE
---	---	SPOT GRADE ELEVATION
---	---	ADAPTABLE UNIT



**EARTHWORK SUMMARY**

DESCRIPTION	CUT (±CY)	FILL (±CY)
SITE ROUGH GRADING	8,880	3,280
BUILDING SPOILS	600	
UTILITY SPOILS	1,700	
SUBTOTAL	11,180	3,280
NET EXPORT	7,900	

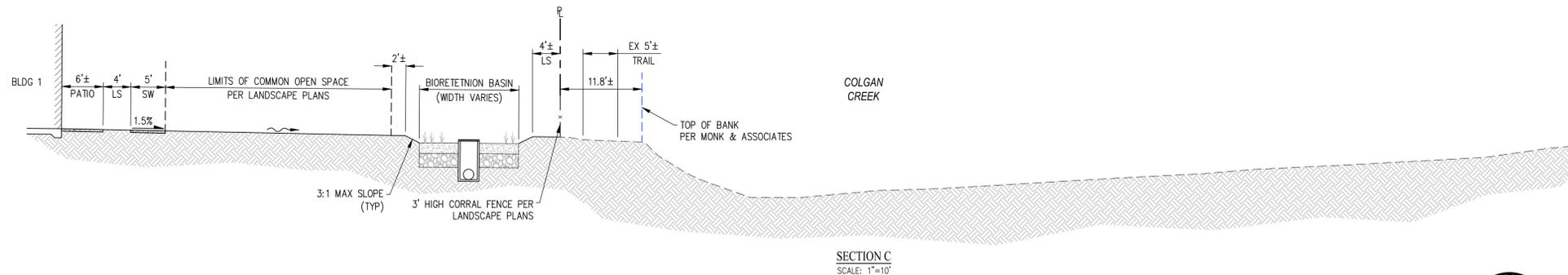
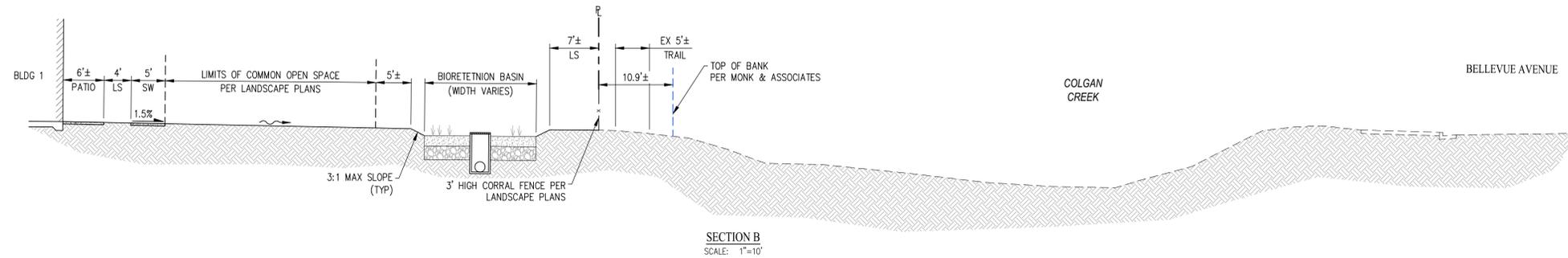
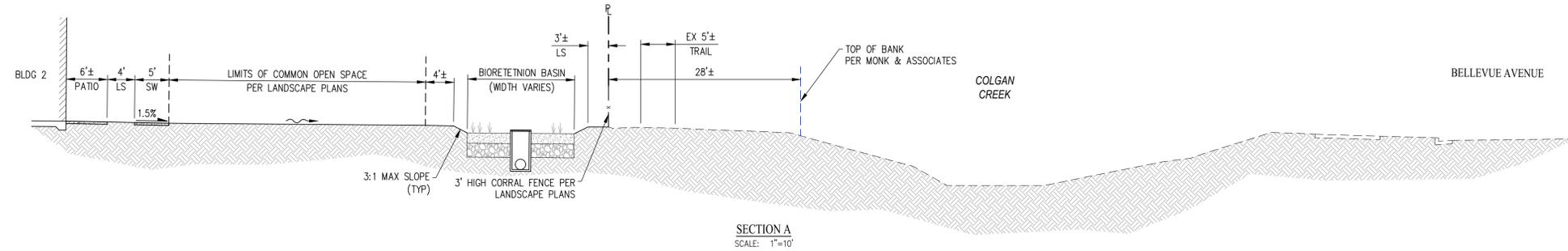
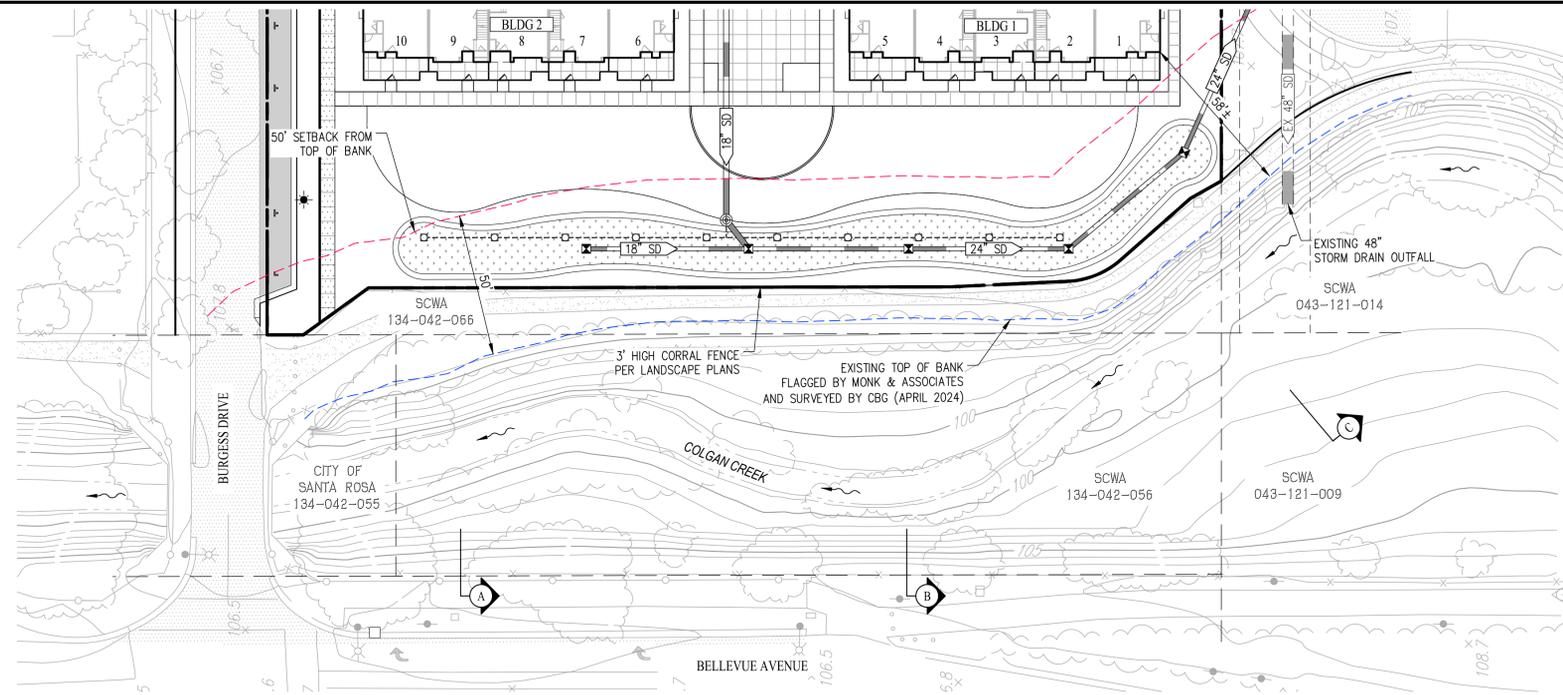
- EARTHWORK NOTES:**
- EARTHWORK CALCULATIONS EXCLUDE ADJUSTMENTS FOR CLEARING, GRUBBING, AND STRIPPING THE SITE OF ANY VEGETATION.
  - BUILDING SPOILS ASSUME APPROXIMATELY 50 CY PER BUILDING.
  - PROPOSED PAVEMENT SECTION FOR EARTHWORK CALCULATIONS ASSUME 3" AC OVER 10" AB (13" TOTAL THICKNESS) FOR ON-SITE STREETS AND 4.5" AC OVER 18" AB FOR BURGESS BASED ON THE SOUTHWEST ESTATES (MEADOW CREEK) AS-BUILT PLANS (ASSUMING THIS PROJECT WILL UTILIZE CONSISTENT STREET SECTIONS AS THE ADJACENT PROJECT).
  - NO ADJUSTMENTS WERE MADE FOR SOIL SHRINKAGE OR EXPANSION.

# TENTATIVE MAP PRELIMINARY GRADING AND DRAINAGE 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-6** OF 8 SHEETS



**LEGEND**

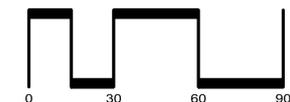
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	CURB & SIDEWALK
---	---	BIORETENTION AREA
---	---	STORM DRAIN PIPE

# TENTATIVE MAP

## CREEK CROSS SECTION SHEET

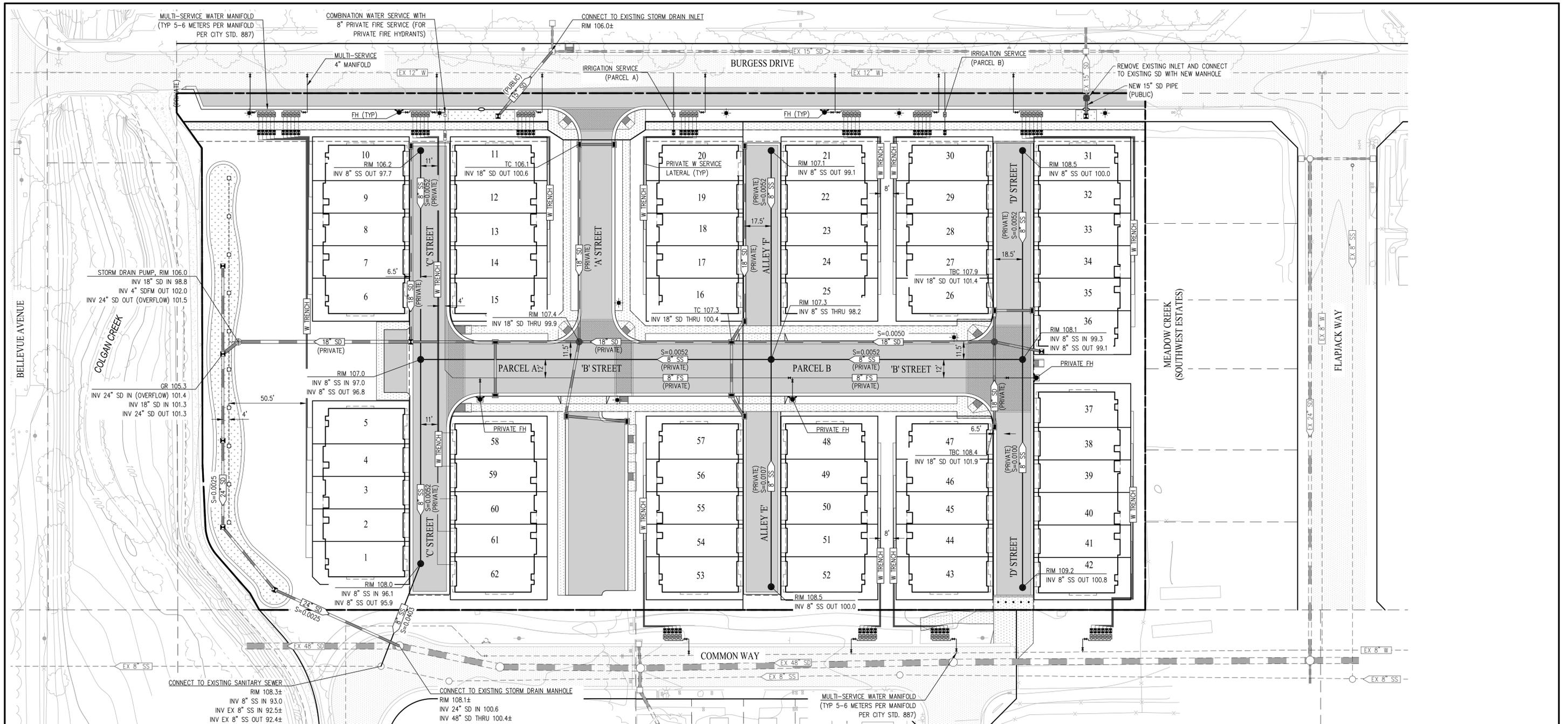
### MEADOW CREEK TOWNHOMES

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

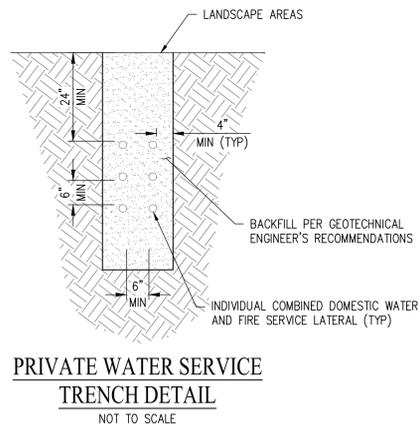


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	PRIVATE FIRE SERVICE LINE
---	---	JOINT TRENCH
○	●	FIRE HYDRANT
□	■	CATCH BASIN
○	●	DRAINAGE INLET
○	●	MANHOLE
○	●	AREA DRAIN
○	●	WATER METER
○	●	BACKFLOW PREVENTION DEVICE
○	●	SANITARY SEWER CLEANOUT
○	●	CURB CUT
○	●	BIORETENTION AREA

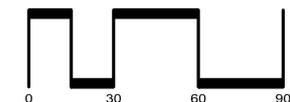
**ABBREVIATIONS**

AD	AREA DRAIN
CIP	CAST IRON PIPE
DI	DRAINAGE INLET
EX	EXISTING
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT ELEVATION
OHW	OVERHEAD WIRES
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TSM	TOP OF SOIL MIX
VCP	VITRIFIED CLAY PIPE
W	WATER



# TENTATIVE MAP PRELIMINARY UTILITY PLAN 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-8**  
OF 8 SHEETS