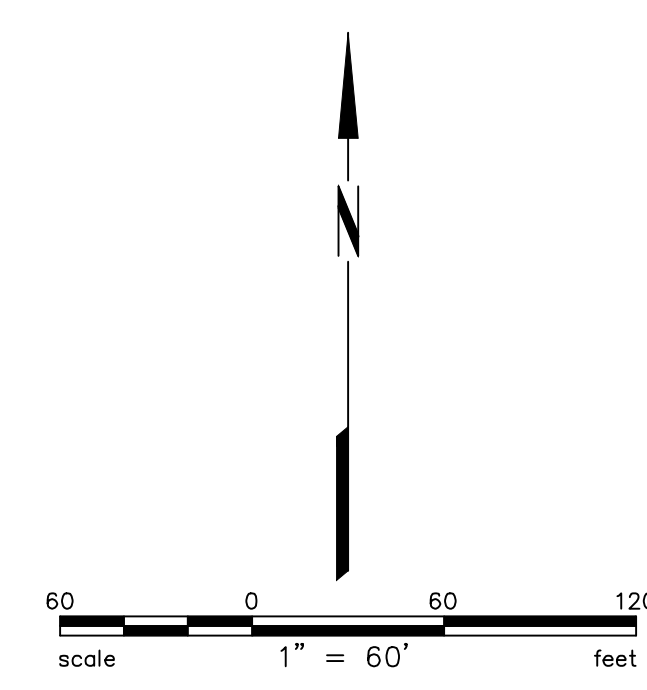
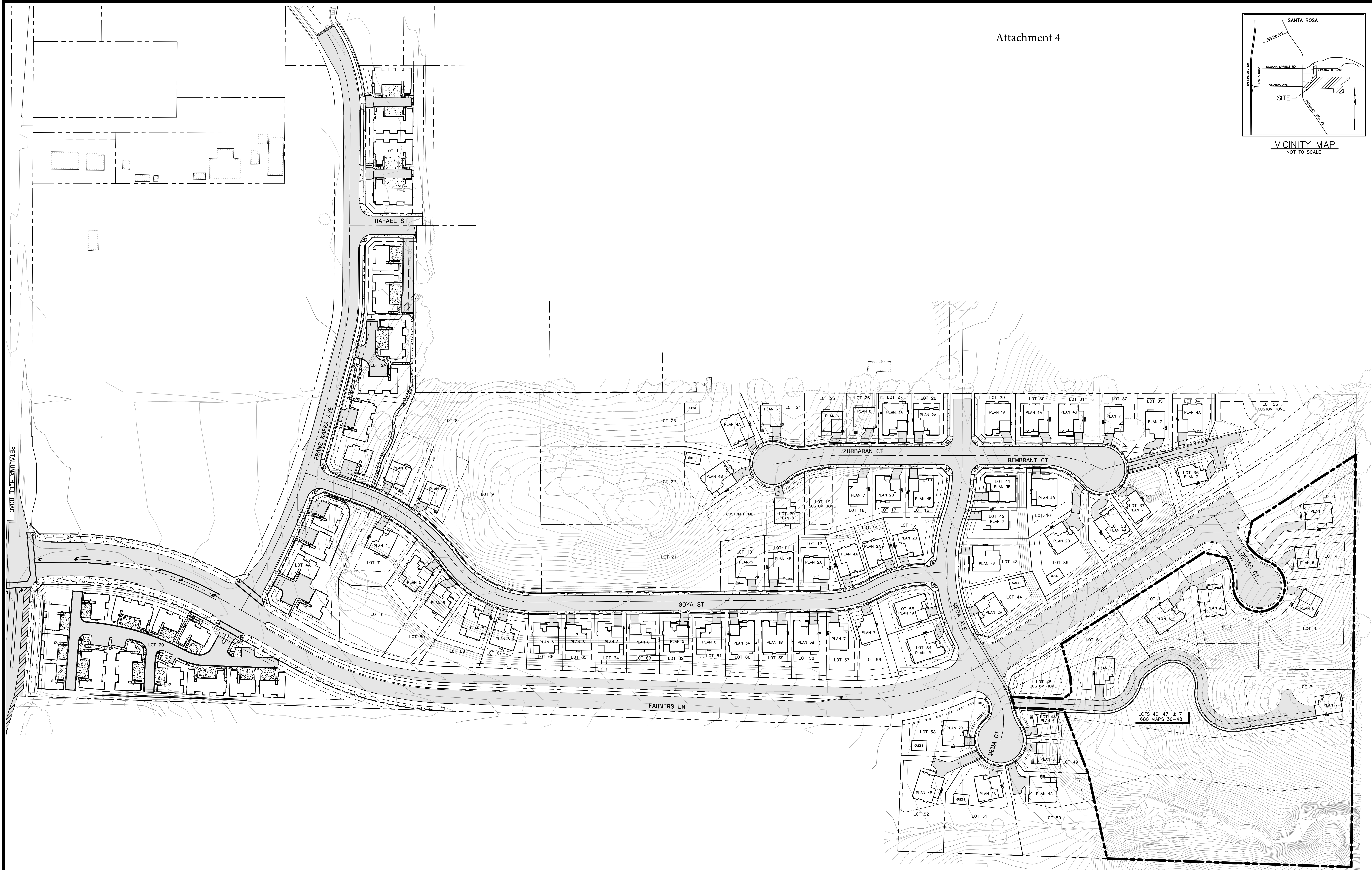


VICINITY MAP
NOT TO SCALE



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.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED ELECTRONICALLY BY BAECHEL HUDIS AND WAS SUPPLEMENTED BY A FIELD SURVEY CONDUCTED BY BKF IN OCTOBER, 2016.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF KAWANA MEADOWS SUBDIVISION UNIT 1, FILED IN BOOK 680 OF MAPS, PAGES 36-48, SONOMA COUNTY RECORDS.

BENCHMARK: CITY OF SANTA ROSA BENCHMARK C-183 LOCATED IN PETALUMA HILL ROAD AND KAWANA SPRINGS ROAD; CITY DISK IN WELL MONUMENT, 23 FEET EAST OF AND 5 FEET SOUTH OF THE CENTERLINE INTERSECTION (COORDINATE MONUMENT G-217) DECEMBER 1985. ELEVATION = 168.099'

NOTE:
SLOPES AND CONTOURS SHOWN HEREON REFLECT THE THEORETICAL POST CONSTRUCTION CONDITION UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS PREPARED BY BAECHEL HUDIS ON APRIL 14, 2005 AND APPROVED BY THE CITY OF SANTA ROSA ON MAY 9, 2005.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/18/2017

DEVELOPMENT PLAN
KAWANA MEADOWS SUBDIVISION
CITY OF SANTA ROSA, CALIFORNIA
AUGUST 2017



Attachment 11

SYMBOLS & LEGEND

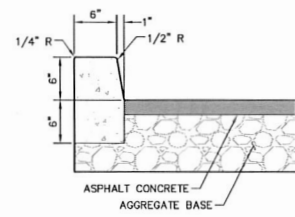
EXISTING	PROPOSED	
○	○	BLOW OFF
○	○	VALVE
○	○	FIRE DEPARTMENT CONNECTION
○	○	FIRE HYDRANT
○	○	UTILITY POLE
○	○	GUY ANCHOR
○	○	SIGN
○	○	TREE
---	---	PROPERTY LINE
---	---	BUILDING SETBACK CENTER LINE
---	---	FLOW LINE
---	---	FENCE
---	---	GRADE BREAK
---	---	SANITARY SEWER
---	---	STORM DRAIN
---	---	WATER
---	---	OVERHEAD UTILITY LINE
---	---	ASPHALT
---	---	CONCRETE
---	---	DETECTABLE WARNING
---	---	BIORETENTION FACILITY
INV	INV	INVERT AT CLEANOUT
?	?	KEYNOTE
?	?	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN

ABBREVIATIONS

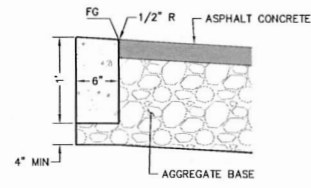
±	MORE OF LESS
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CSR	CITY OF SANTA ROSA
DDC	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
EM	ELECTRIC METER
FD	FIELD DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FT	FOOT
GM	GAS METER
ID	INTERNAL DIMENSION
INV	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD UTILITY LINE
PAC	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
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
W	WATER
WM	WATER METER

KEYNOTES

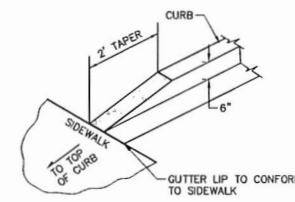
- 1 PEDESTRIAN CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH CHAPTER 11B OF THE 2016 CALIFORNIA BUILDING CODE.



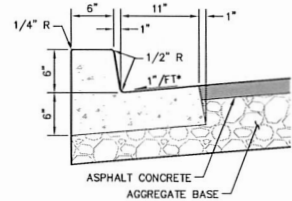
1 VERTICAL CURB
NO SCALE



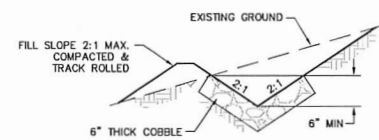
2 FLUSH CURB
NO SCALE



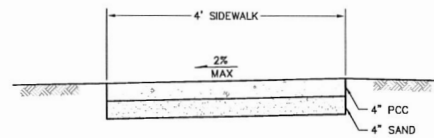
3 CURB TAPER
NO SCALE



4 CURB AND GUTTER
NO SCALE



5 COBBLE V-DITCH
NO SCALE



6 SIDEWALK
NO SCALE

- NOTES:
- WEAKENED PLANE - 1/8" WIDE x 1" DEEP @ 4' OR 6' OC.
 - EXPANSION JOINTS - MATERIAL TO BE 1/4" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE 50' OC.

DESIGN REVIEW NOTES:

THESE CONCEPTUAL DRAWINGS HAVE BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH DRAWINGS REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

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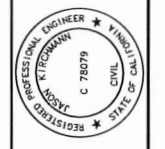
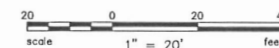
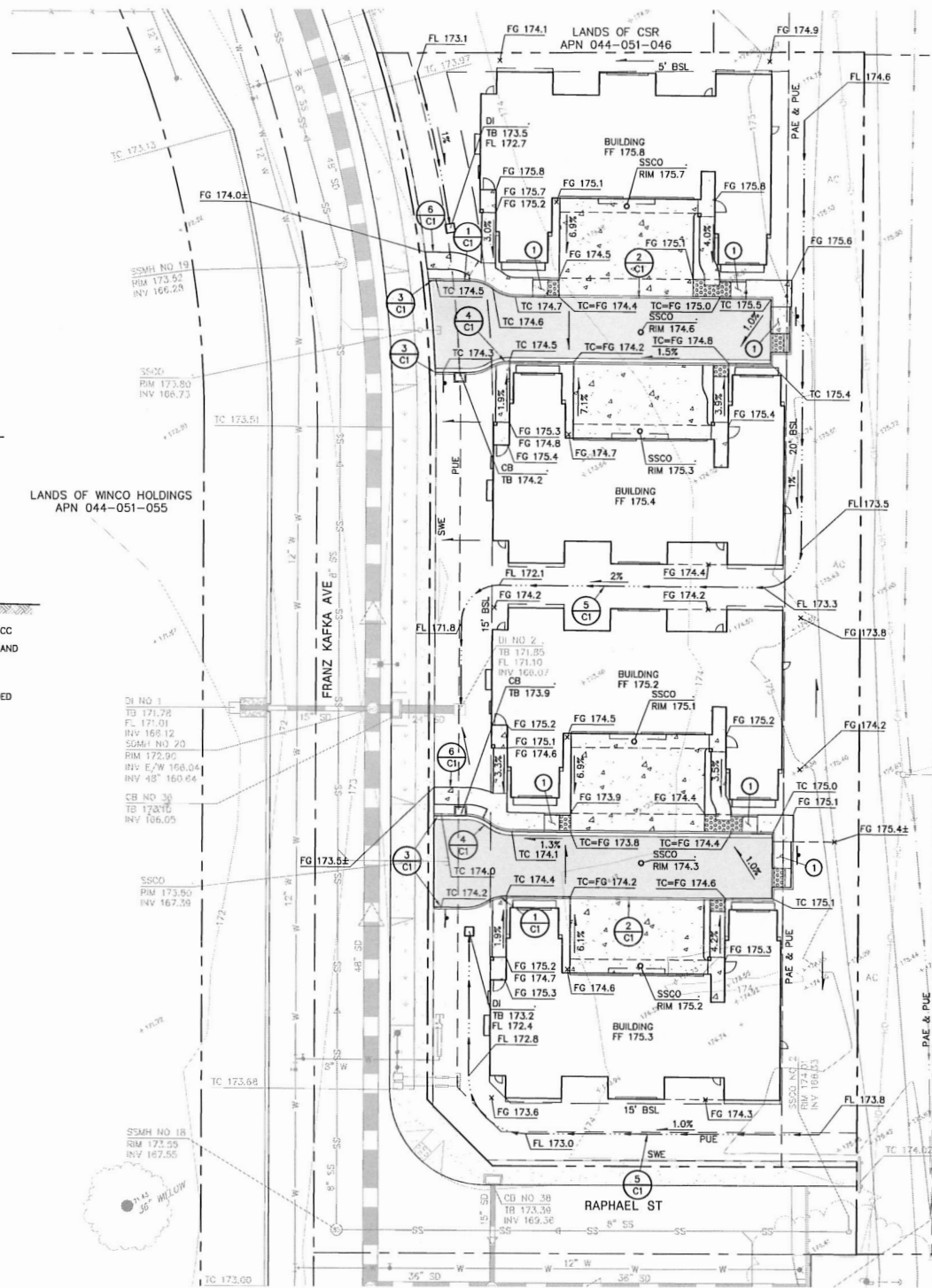
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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 06/05/2017
JASON KIRCHMANN C78079

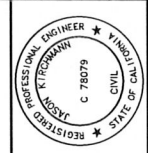


RESIDENCES AT TAYLOR MOUNTAIN - LOT 1
APN 044-460-001
SANTA ROSA, CALIFORNIA, 95404

GRADING PLAN

Revisions	No.	Date	By	Check

Drawing Number: C1
1 OF 3



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 06/05/2017
JASON KIRCKMANN C78079

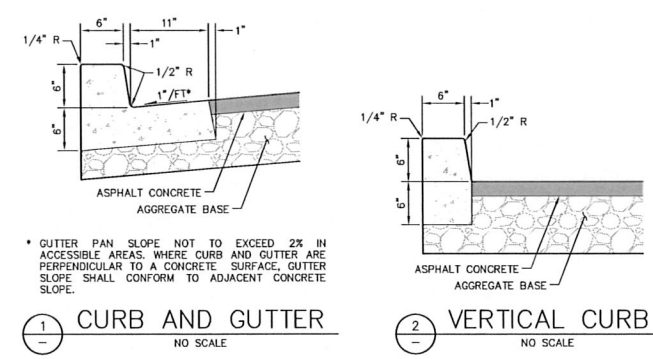


RESIDENCES AT TAYLOR MOUNTAIN - LOT 2A
APN 044-480-002 & 003
SANTA ROSA, CALIFORNIA, 95404
GRADING PLAN

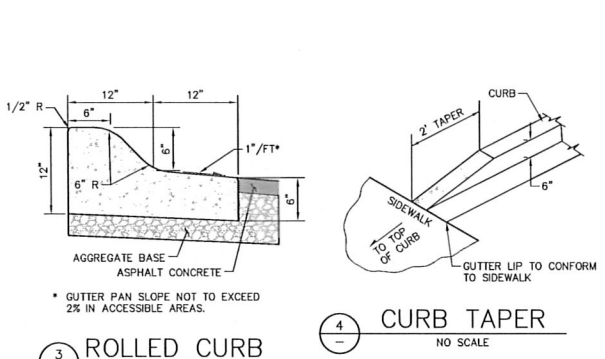
Revisions	No.	Date	By	Appr.

Date: JUNE 2017
Scale: AS SHOWN
Design: JAK
Drawn: BDK
Approved: JAK
Job No: 20150127

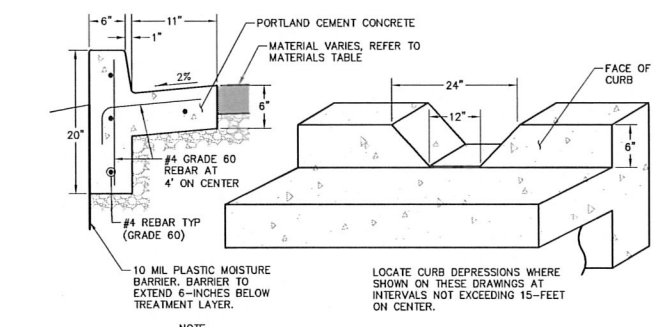
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C1
1 OF 3



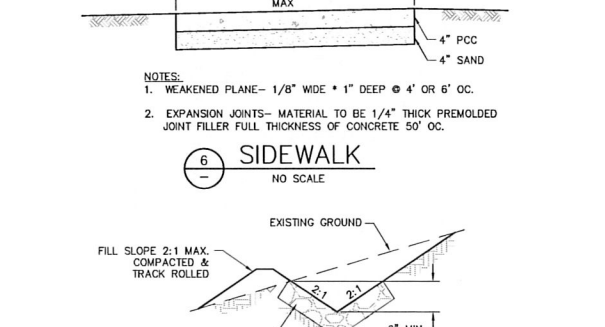
1 CURB AND GUTTER NO SCALE
2 VERTICAL CURB NO SCALE



3 ROLLED CURB NO SCALE
4 CURB TAPER NO SCALE



5 CURB DEPRESSION NO SCALE



6 SIDEWALK NO SCALE
7 COBBLE V-DITCH NO SCALE

ABBREVIATIONS

±	MORE OR LESS
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CSR	CITY OF SANTA ROSA
DDC	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
EM	ELECTRIC METER
FD	FIELD DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FT	FOOT
GM	GAS METER
ID	INTERNAL DIMENSION
INV	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD UTILITY LINE
PAE	PUBLIC ACCESS EASEMENT
PCG	PORTLAND CEMENT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
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
W	WATER
WM	WATER METER

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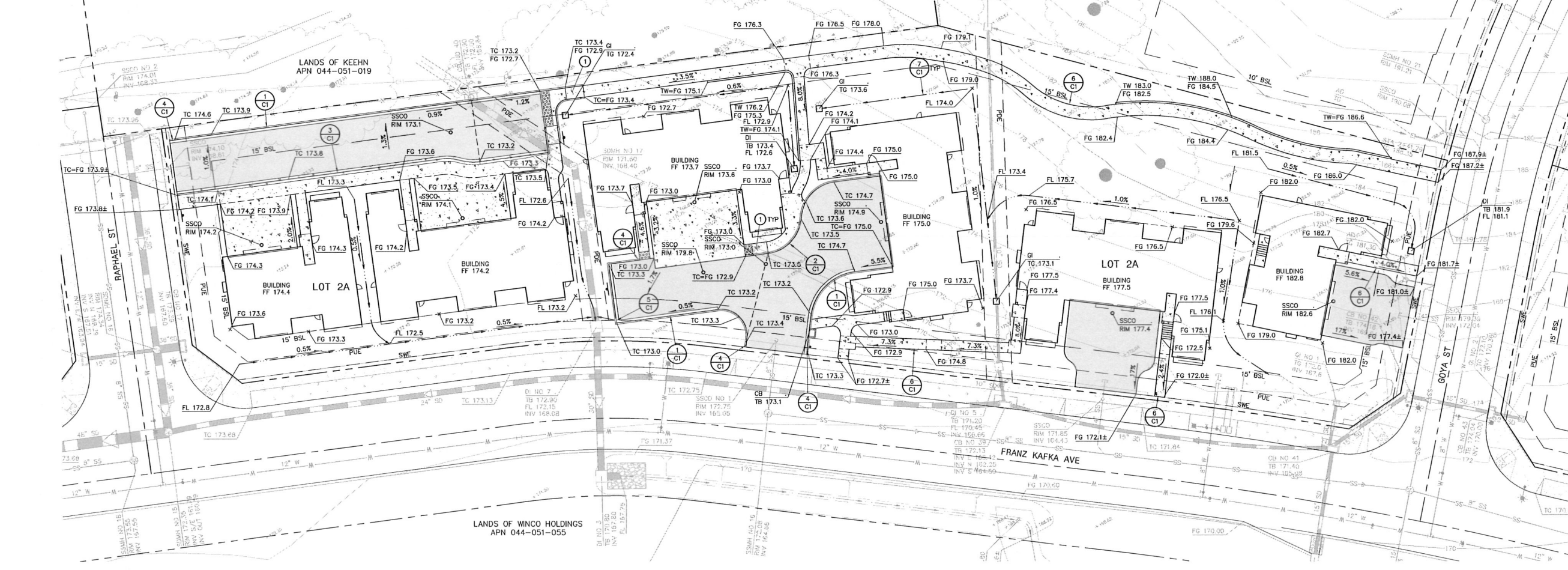
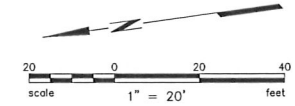
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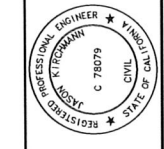
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SYMBOLS & LEGEND

EXISTING	PROPOSED





PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 06/05/2017
JASON KIRCKMANN C78079



RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
APN 044-460-004 & 005
SANTA ROSA, CALIFORNIA, 95404
GRADING PLAN

SYMBOLS & LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	BLOW OFF
(Symbol)	(Symbol)	VALVE
(Symbol)	(Symbol)	FIRE DEPARTMENT CONNECTION
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	UTILITY POLE
(Symbol)	(Symbol)	GUY ANCHOR
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	TREE
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	BUILDING SETBACK
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	FLOW LINE
(Symbol)	(Symbol)	FENCE
(Symbol)	(Symbol)	GRADE BREAK
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM DRAIN
(Symbol)	(Symbol)	WATER
(Symbol)	(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	(Symbol)	ASPHALT
(Symbol)	(Symbol)	CONCRETE
(Symbol)	(Symbol)	DETECTABLE WARNING
(Symbol)	(Symbol)	BIORETENTION FACILITY
(Symbol)	(Symbol)	INVERT AT CLEANOUT
(Symbol)	(Symbol)	KEYNOTE
(Symbol)	(Symbol)	DETAIL IDENTIFICATION
(Symbol)	(Symbol)	SHEET WHERE DETAIL IS SHOWN

ABBREVIATIONS

±	MORE OF LESS
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CBG	CALIFORNIA BUILDING CODE
CSR	CITY OF SANTA ROSA
DDC	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
EM	ELECTRIC METER
FD	FIELD DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FT	FOOT
GM	GAS METER
ID	INTERNAL DIMENSION
INV	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD UTILITY LINE
PAE	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SMH	SANITARY SEWER MANHOLE
SWE	SIDEWALK EASEMENT
TB	TOP OF BOX
TC	TOP FACE OF CURB
TG	TOP OF GRATE
W	WATER
WM	WATER METER

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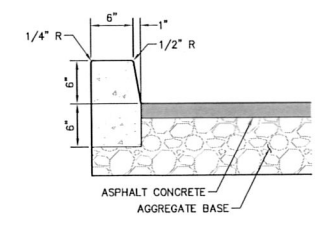
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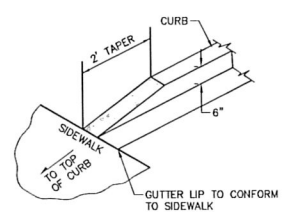
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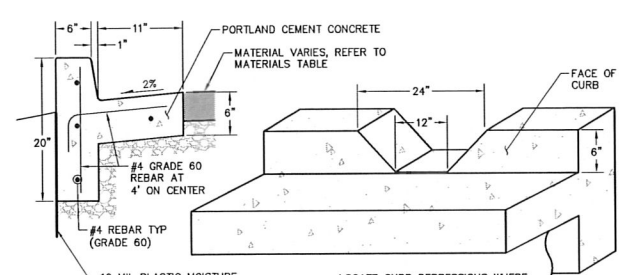
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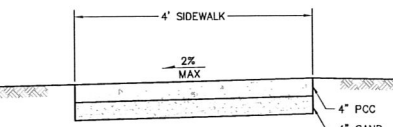
1 VERTICAL CURB
NO SCALE



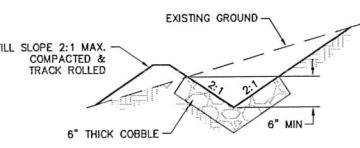
2 CURB TAPER
NO SCALE



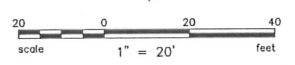
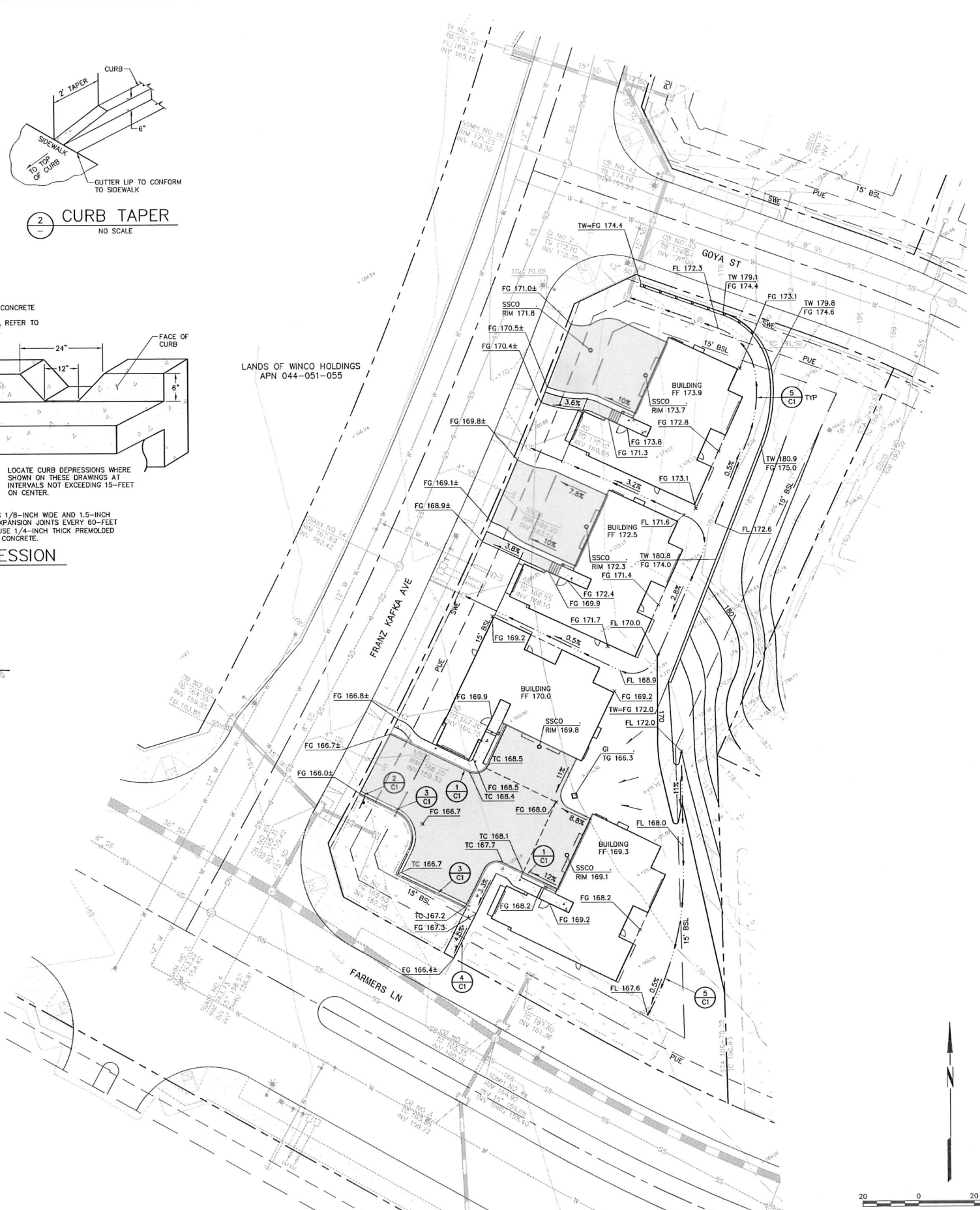
3 CURB DEPRESSION
NO SCALE



4 SIDEWALK
NO SCALE



5 COBBLE V-DITCH
NO SCALE



Revisions	No.	Date	By	Check
	1	JUNE 2017	AS SHOWN	
	2		JMK	
	3		BKG	
	4		JAK	
	5		JAK	

Date: JUNE 2017
Scale: AS SHOWN
Design: JMK
Drawn: BKG
Approved: JAK
Job No: 20158127

Drawing Number:
C1
1 of 3

- KEYNOTES:**
- PEDESTRIAN CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH CHAPTER 11B OF THE 2016 CALIFORNIA BUILDING CODE.
 - PEDESTRIAN RAMP IN ACCORDANCE WITH CHAPTER 11B OF THE 2016 CALIFORNIA BUILDING CODE.

ABBREVIATIONS

±	MORE OR LESS	OC	ON CENTER
BSL	BUILDING SETBACK LINE	OH	OVERHEAD UTILITY LINE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CBC	CALIFORNIA BUILDING CODE	PDE	PUBLIC DRAINAGE EASEMENT
DDG	DOUBLE DETECTOR CHECK VALVE	R	RADIUS
DI	DROP INLET	RWL	RAIN WATER LEADER
DIA	DIAMETER	S	SLOPE
EM	ELECTRIC METER	SD	STORM DRAIN
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FL	SURFACE FLOWLINE	SSCO	SANITARY SEWER CLEAN OUT
FT	FOOT	SSMH	SANITARY SEWER MANHOLE
GI	GRATE INLET	TB	TOP OF BOX
GM	GAS METER	TC	TOP FACE OF CURB
ID	INNER DIAMETER	TG	TOP OF GRATE
INV	INVERT ELEVATION	TEL	TELEPHONE
IRR	IRRIGATION	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	W	WATER
NO	NUMBER	WM	WATER METER

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BLOW OFF VALVE
		FIRE HYDRANT
		UTILITY POLE
		GUY ANCHOR
		SIGN
		TREE
		PROPERTY LINE
		BUILDING SETBACK CENTERLINE
		FLOW LINE
		FENCE
		GRADE BREAK
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		ASPHALT
		CONCRETE
		DETECTABLE WARNING
		BIORETENTION FACILITY
		INVERT AT CLEANOUT
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN

DESIGN REVIEW NOTES:

THESE CONCEPTUAL DRAWINGS HAVE BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH DRAWINGS REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

STRIPED FIRE LANES, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS MAY BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

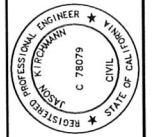
THE PROFESSIONAL WHO PREPARED THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED ELECTRONICALLY BY BAECHEL HUDIS, INC. IMPROVEMENTS SHOWN HEREON REFLECT THE THEORETICAL POST CONSTRUCTION CONDITION UPON COMPLETION OF THE PUBLIC SUBDIVISION IMPROVEMENTS. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA CONTAINED HEREON.

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 WHO PREPARED THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF KAWANA MEADOWS SUBDIVISION UNIT 1, FILED IN BOOK 680 OF MAPS, PAGES 36-48, SONOMA COUNTY RECORDS.

BENCHMARK: CITY OF SANTA ROSA BENCHMARK C-183 LOCATED IN PETALUMA HILL ROAD AND KAWANA SPRINGS ROAD; CITY DISK IN WELL MONUMENT, 23 FEET EAST OF AND 5 FEET SOUTH OF THE CENTERLINE INTERSECTION (COORDINATE MONUMENT G-217) DECEMBER 1985.



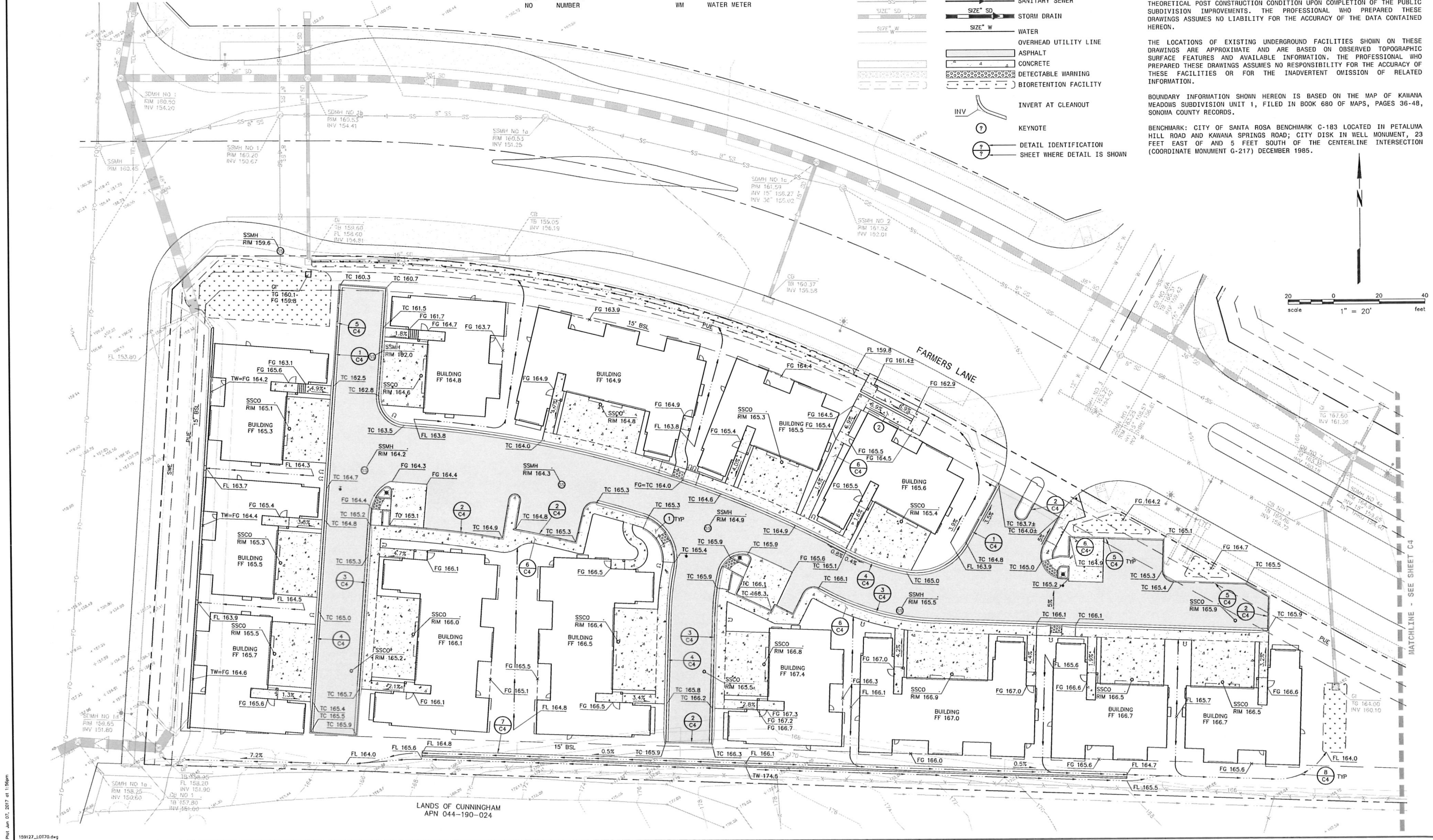
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 06/07/2017
JASON KIRCHMANN C78079



RESIDENCES AT TAYLOR MOUNTAIN - LOT 70
APN 044-460-070
SANTA ROSA, CALIFORNIA, 95404
GRADING PLAN

Revisions	No.	Date	By	Checked
		JUNE 2017	AS SHOWN	JAK
			JAK	JAK
			BOB	JAK
			JAK	JAK
			JAK	JAK

Drawing Number: **C1**
1 OF 4



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Jun 07, 2017 at 1:56pm