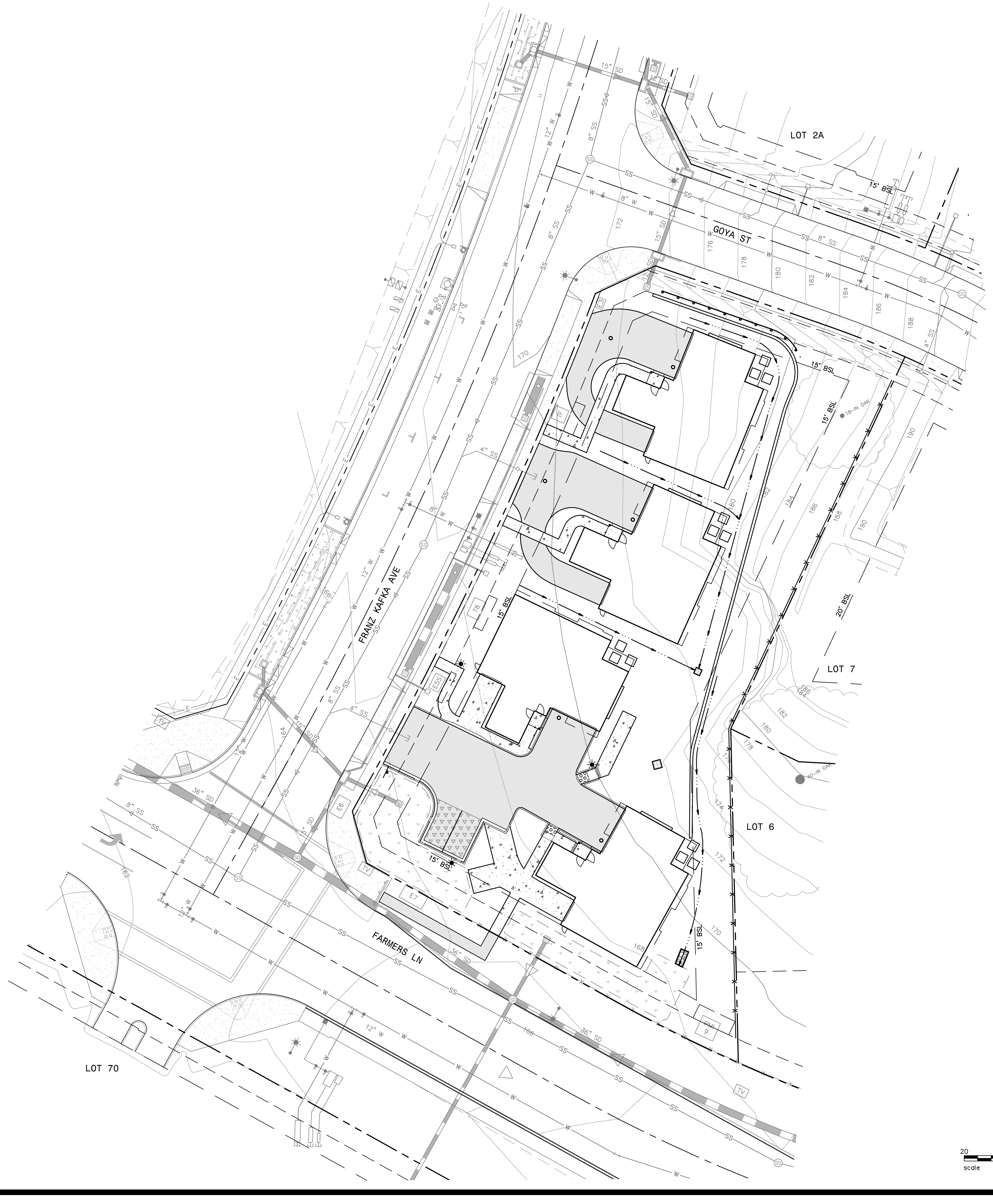

SITE PLAN NOTES:

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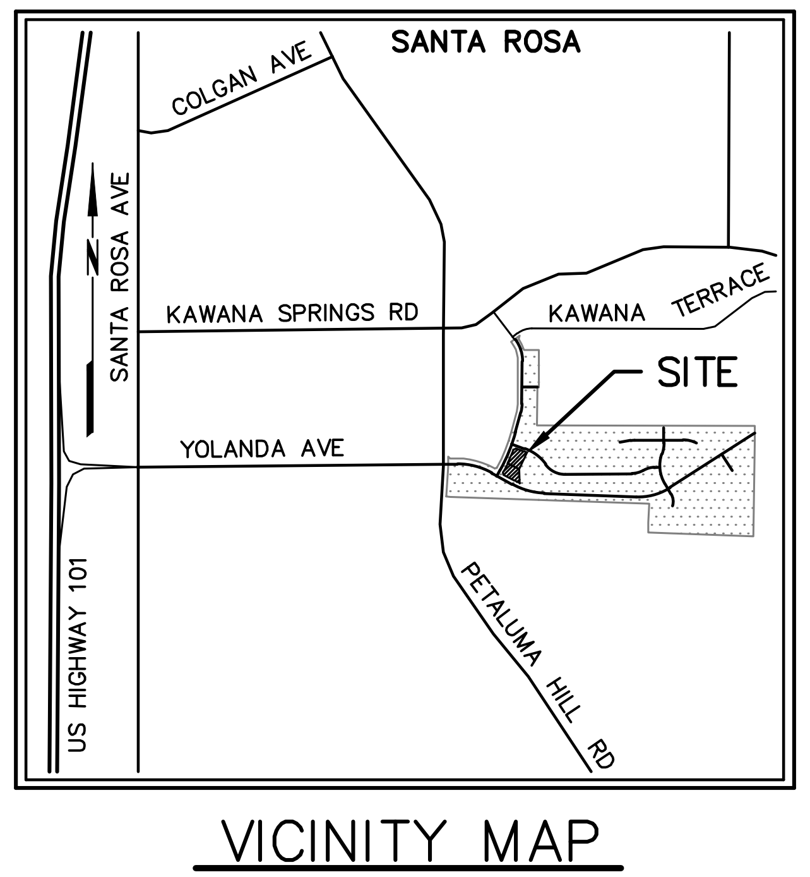
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF KAWANA MEADOWS SUBDIVISION UNIT 1, FILED IN BOOK 680 OF MAPS, PAGES 36-48, SONOMA COUNTY RECORDS.

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 = 166.099 FEET (DATUM: NGVD 29).



VICINITY MAP
NOT TO SCALE

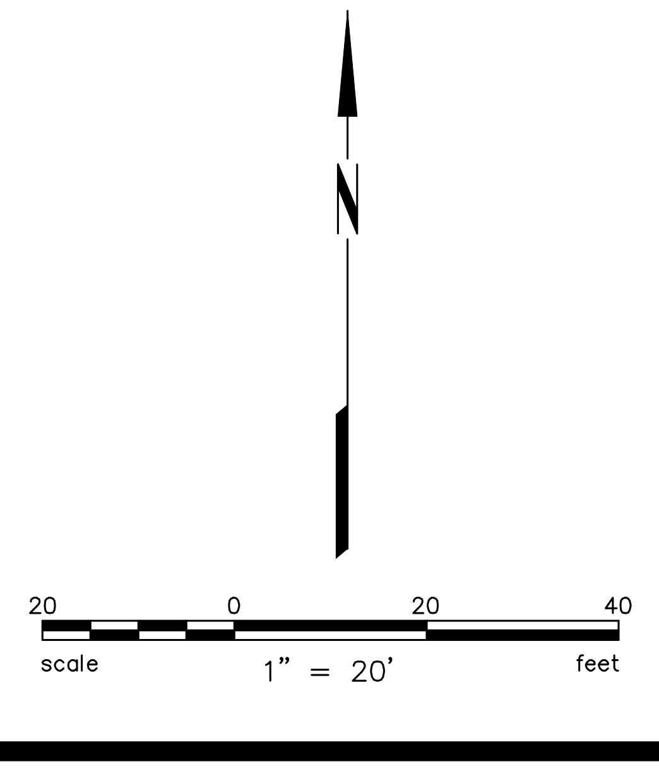
DEVELOPER:	PROPRIIS 2055 GATEWAY PLACE, STE. 525 SAN JOSE, CA 95110 PH: 408–883–3884
CIVIL ENGINEER:	BKF ENGINEERS 200 4TH ST, STE. 300 SANTA ROSA, CA 95401 PH: 583–8500 FAX: 583–8539
ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 PH: 925–251–7200

SYMBOLS & LEGEND

EXISTING	PROPOSED	
○		BLOW OFF
○		VALVE
○		FIRE DEPARTMENT CONNECTION
○		FIRE HYDRANT
○		UTILITY POLE
●		GUY ANCHOR
	─●─	SIGN
●		TREE
─── ─ ─ ───		PROPERTY LINE
── ──── ──		BUILDING SETBACK
──── ─ ────		CENTERLINE
	─►··· ──►··· ─►	FLOW LINE
──x────x──	──x────x──	FENCE
	·o──o──o──o──o o	GUARDRAIL
		GRADE BREAK
SIZE" SS SS ▷		SANITARY SEWER
SIZE" SD ▷		STORM DRAIN
SIZE" W W		WATER
──OH──		OVERHEAD UTILITY LINE
	▨	ASPHALT
	▽▽▽▽	POROUS ASPHALT
▨	▨	CONCRETE
▨	▨	DETECTABLE WARNING
		BIORETENTION FACILITY

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
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
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



SITE PLAN - LOT 4A
RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MARCH 2023

PREPARED BY

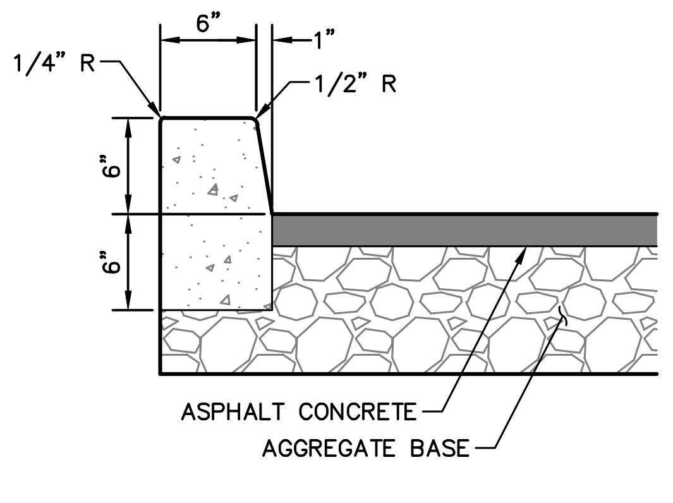
BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JOB NO. 20159127

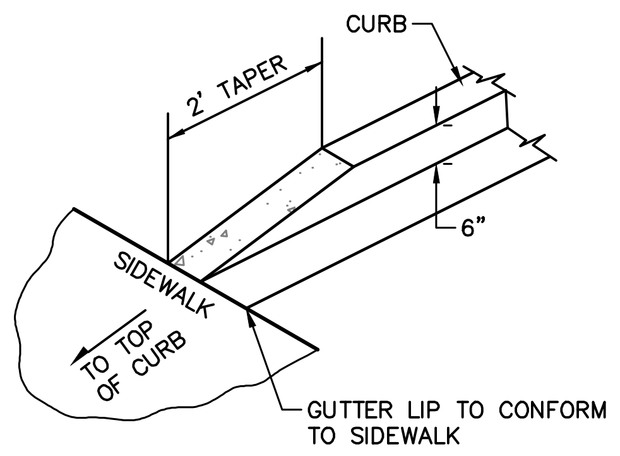
SHEET 1 OF 1 SHEETS

Plot Mar 24, 2023 at 3:43pm

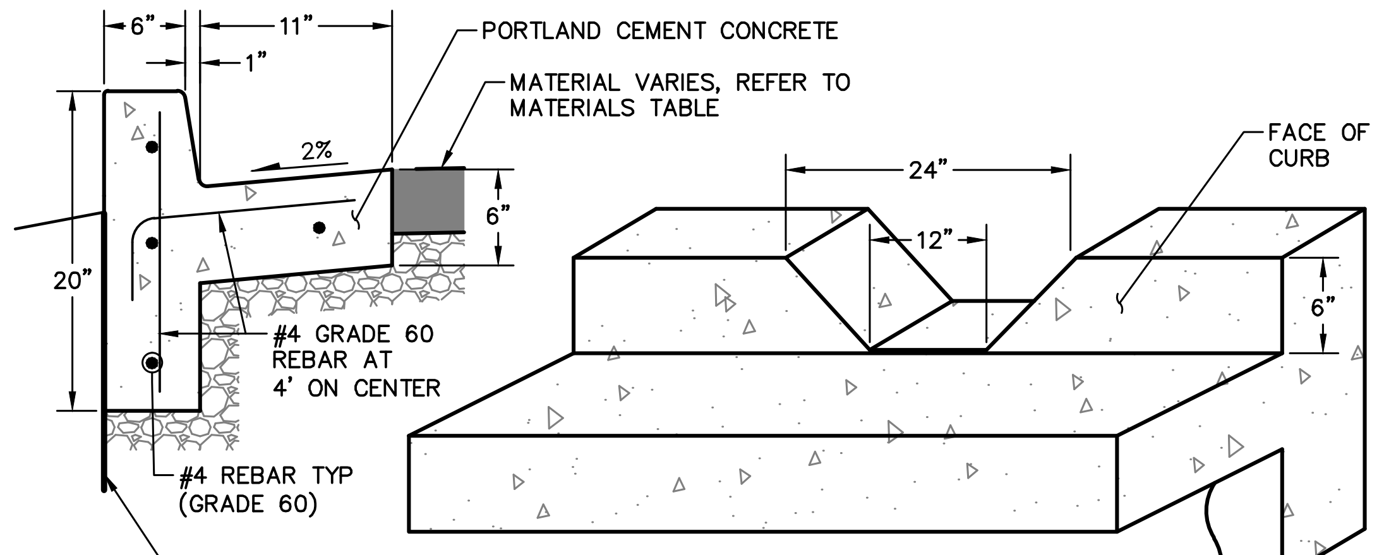
159127_LOT04A_SITE.dwg



① VERTICAL CURB
NO SCALE



② CURB TAPER
NO SCALE

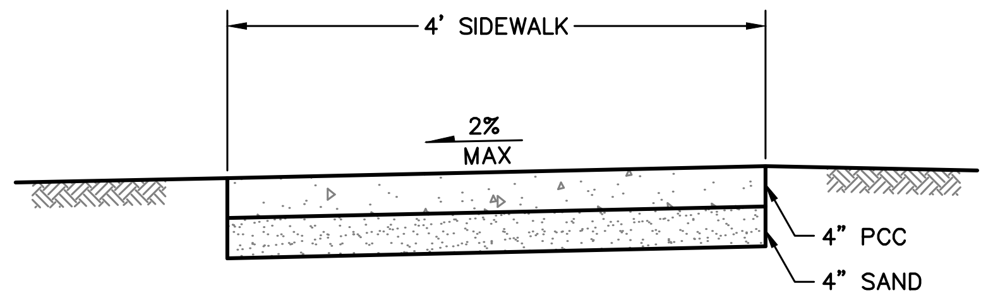


10 MIL PLASTIC MOISTURE BARRIER. BARRIER TO EXTEND 6-INCHES BELOW TREATMENT LAYER.

LOCATE CURB DEPRESSIONS WHERE SHOWN ON THESE DRAWINGS AT INTERVALS NOT EXCEEDING 15-FEET ON CENTER.

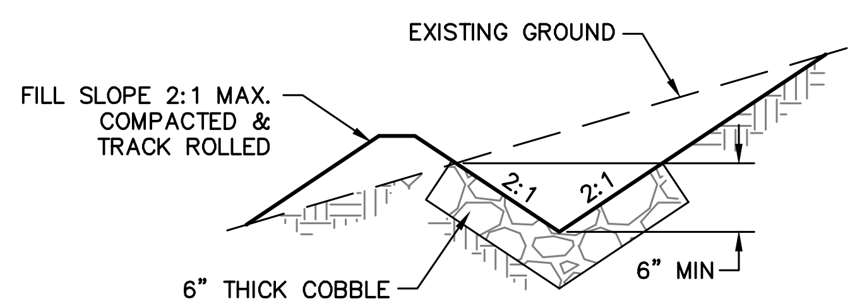
NOTE
PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15-FEET. PROVIDE EXPANSION JOINTS EVERY 60-FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.

③ CURB DEPRESSION
NO SCALE

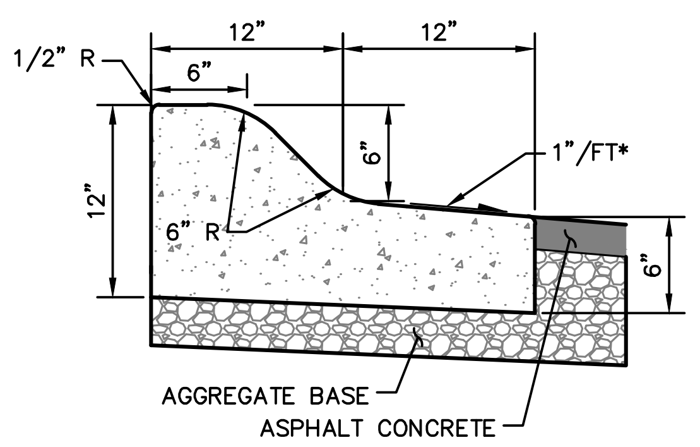


NOTES:
1. WEAKENED PLANE– 1/8" WIDE * 1" DEEP @ 4' OR 6' OC.
2. EXPANSION JOINTS– MATERIAL TO BE 1/4" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE 50' OC.

④ SIDEWALK
NO SCALE

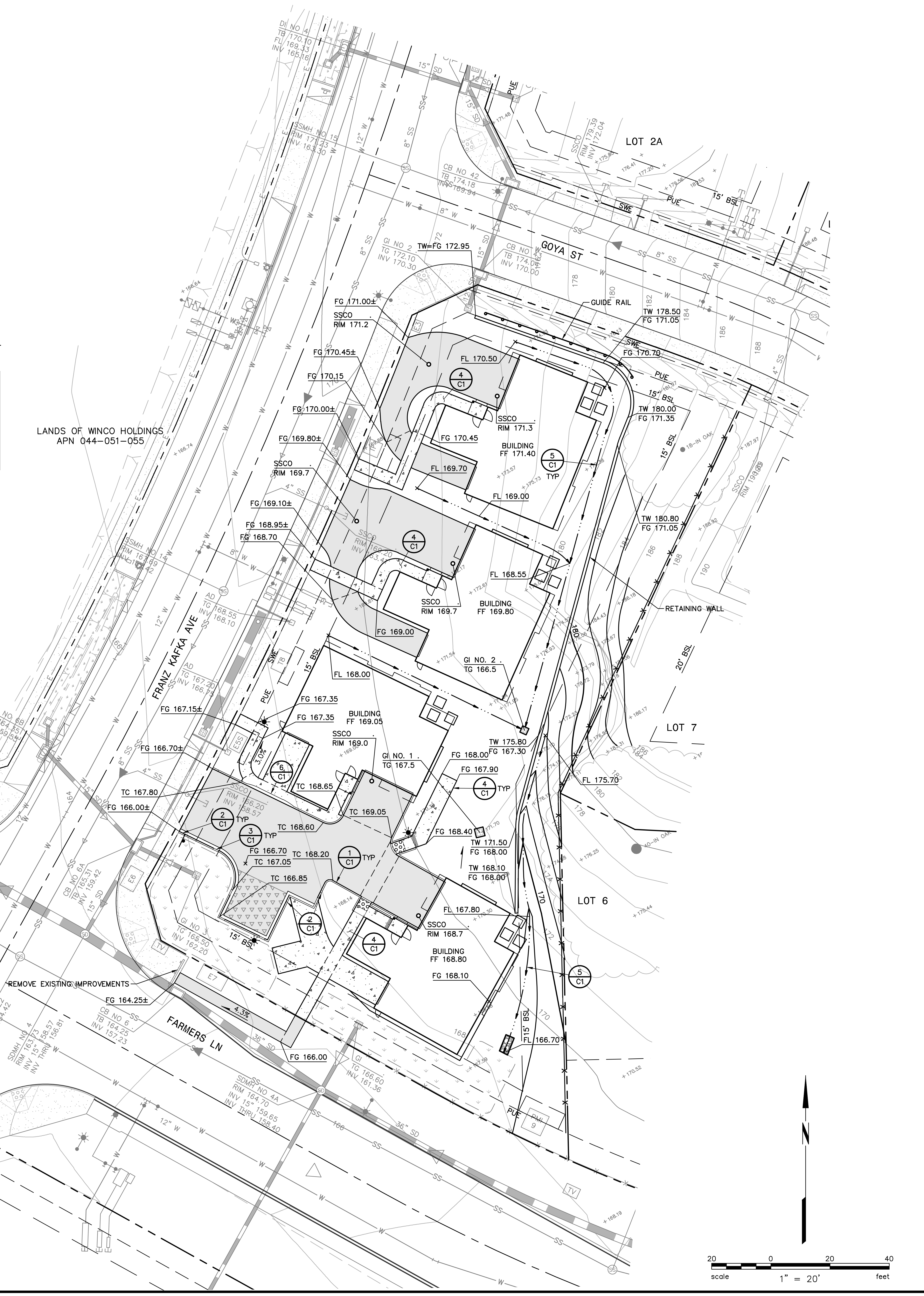


⑤ COBBLE V-DITCH
NO SCALE



* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS.

⑥ ROLLED CURB
NO SCALE



SYMBOLS & LEGEND

EXISTING PROPOSED

BLOW OFF
VALVE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
UTILITY POLE
GUY ANCHOR
SIGN
TREE
PROPERTY LINE
BUILDING SETBACK
CENTERLINE
FLOW LINE
FENCE
GUARDRAIL
GRADE BREAK
SIZE" SS — SANITARY SEWER
SIZE" SD — STORM DRAIN
SIZE" W — WATER
OH — OVERHEAD UTILITY LINE
ASPHALT
POROUS ASPHALT
CONCRETE
DETECTABLE WARNING
BIORETENTION FACILITY
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
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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

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.

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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.

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ELEVATION = 166.099 FEET (DATUM: NGVD 29).

JASON KIRCHMANN
C 78079
CIVIL

PRELIMINARY
NOT FOR CONSTRUCTION
03/24/2023
DATE:
JASON KIRCHMANN C78079

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

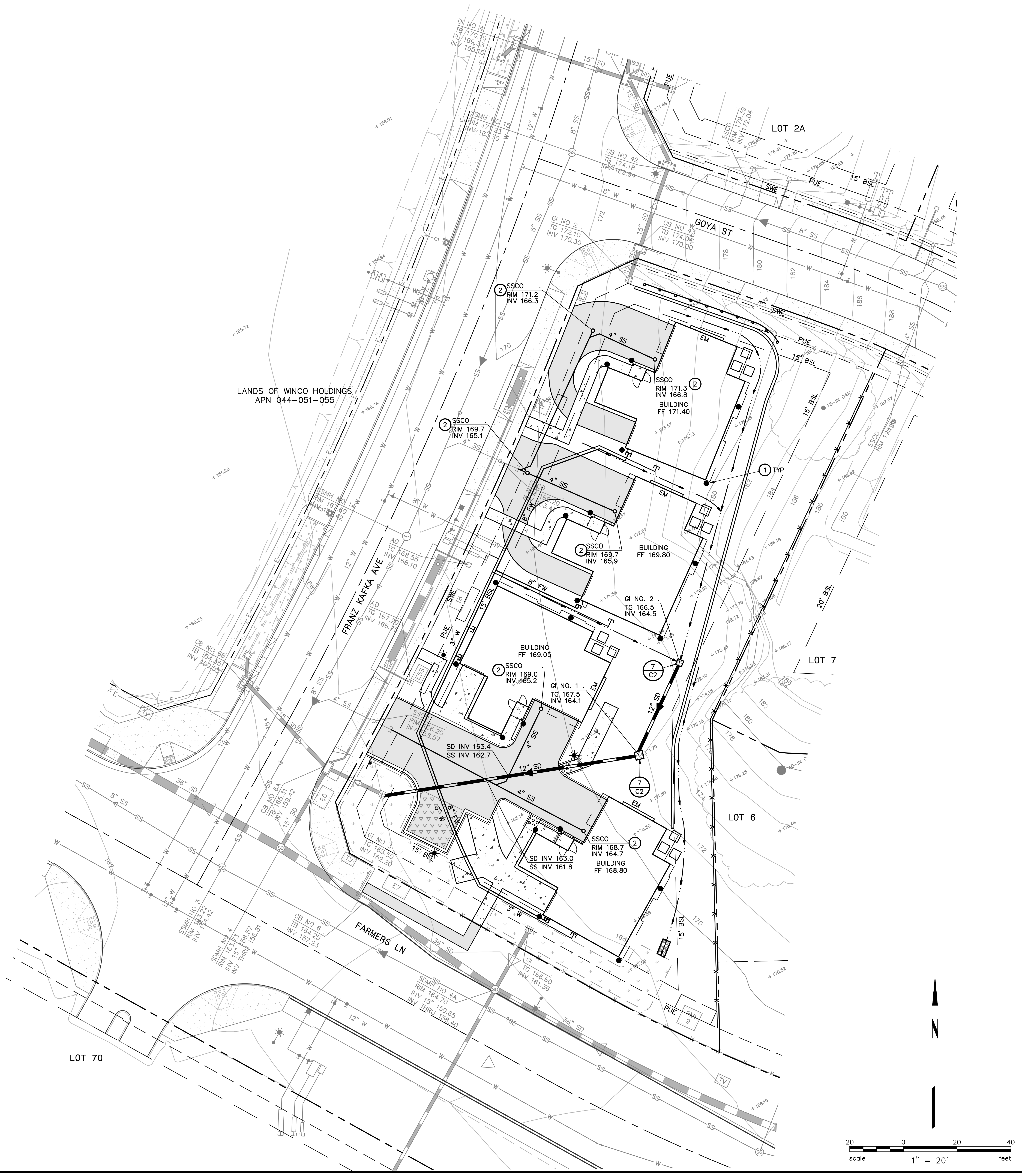
RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
APN 044-460-004 & 005
SANTA ROSA, CALIFORNIA, 95404

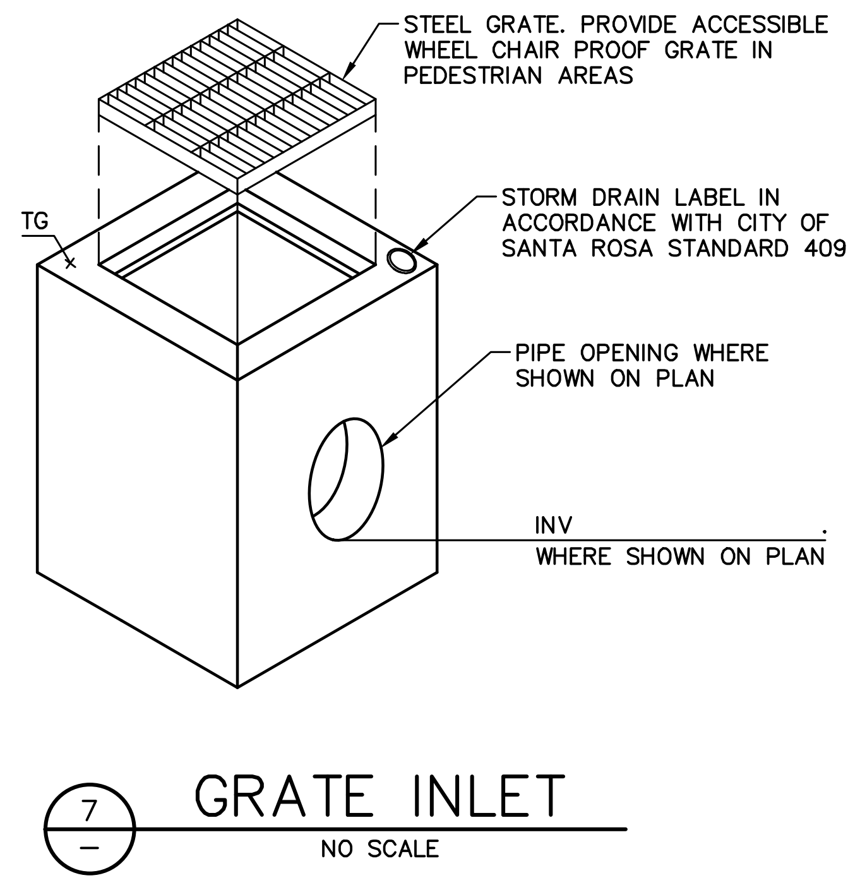
GRADING PLAN

No.	Revisions

Date: MAR 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

Drawing Number:
C1
1 OF 3





7 GRATE INLET

NO SCALE

KEYNOTES:

① PROBABLE LOCATION OF ROOF LEADER. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AWAY FROM THE BUILDING.

② SANITARY SEWER SERVICE AND CLEANOUT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS.

JASON KIRCHMANN C 78079

PRELIMINARY
NOT FOR CONSTRUCTION
03/24/2023
DATE:
JASON KIRCHMANN C78079

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
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RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
APN 044-460-004 & 005
SANTA ROSA, CALIFORNIA, 95404

UTILITY PLAN

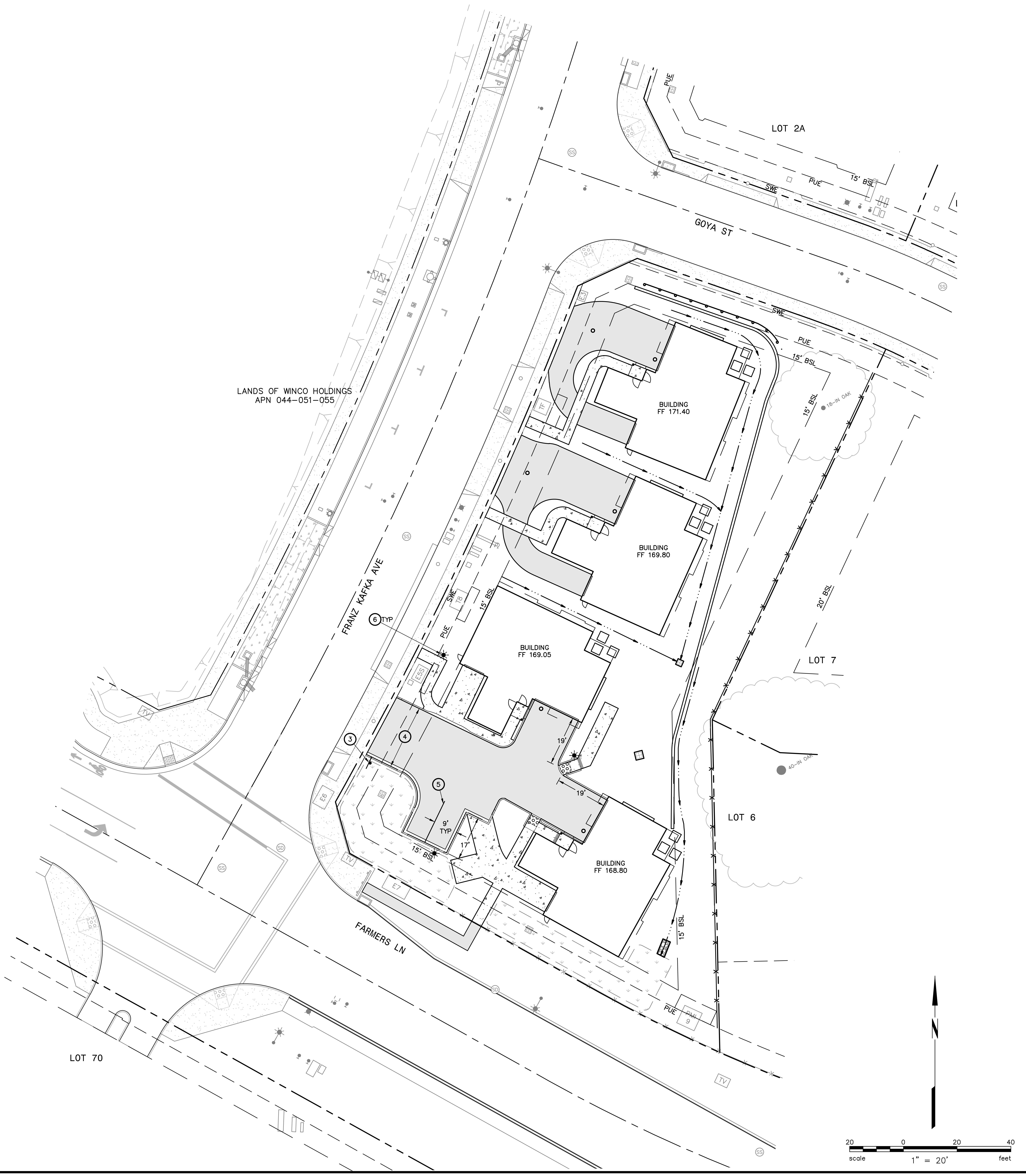
No.	Revisions

Date: MAR 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

Drawing Number:
C2
2 OF 3

Plot Mar 24, 2023 at 3:41pm

159127_LOT04A_SITE.dwg



KEYNOTES:

③ FIRE LANE SIGN IN ACCORDANCE WITH LOCAL REGULATIONS.

④ PAINT CURB RED AND ANNOTATE WITH 3-INCH TALL WHITE LETTERS HAVING A 3/4-INCH STROKE WHICH READ "NO PARKING FIRE LANE" IN ACCORDANCE WITH LOCAL REGULATIONS.

⑤ THERMOPLASTIC 4-INCH WIDE SOLID WHITE STRIPING WHERE SHOWN ON PLAN.

⑥ SITE LIGHT. REFER TO THE LANDSCAPE DRAWINGS.

JASON KIRCHMANN
C 78079
CIVIL

PRELIMINARY
NOT FOR CONSTRUCTION
03/24/2023
DATE:
JASON KIRCHMANN C78079

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SUITE 300
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RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
APN 044-460-004 & 005
SANTA ROSA, CALIFORNIA, 95404

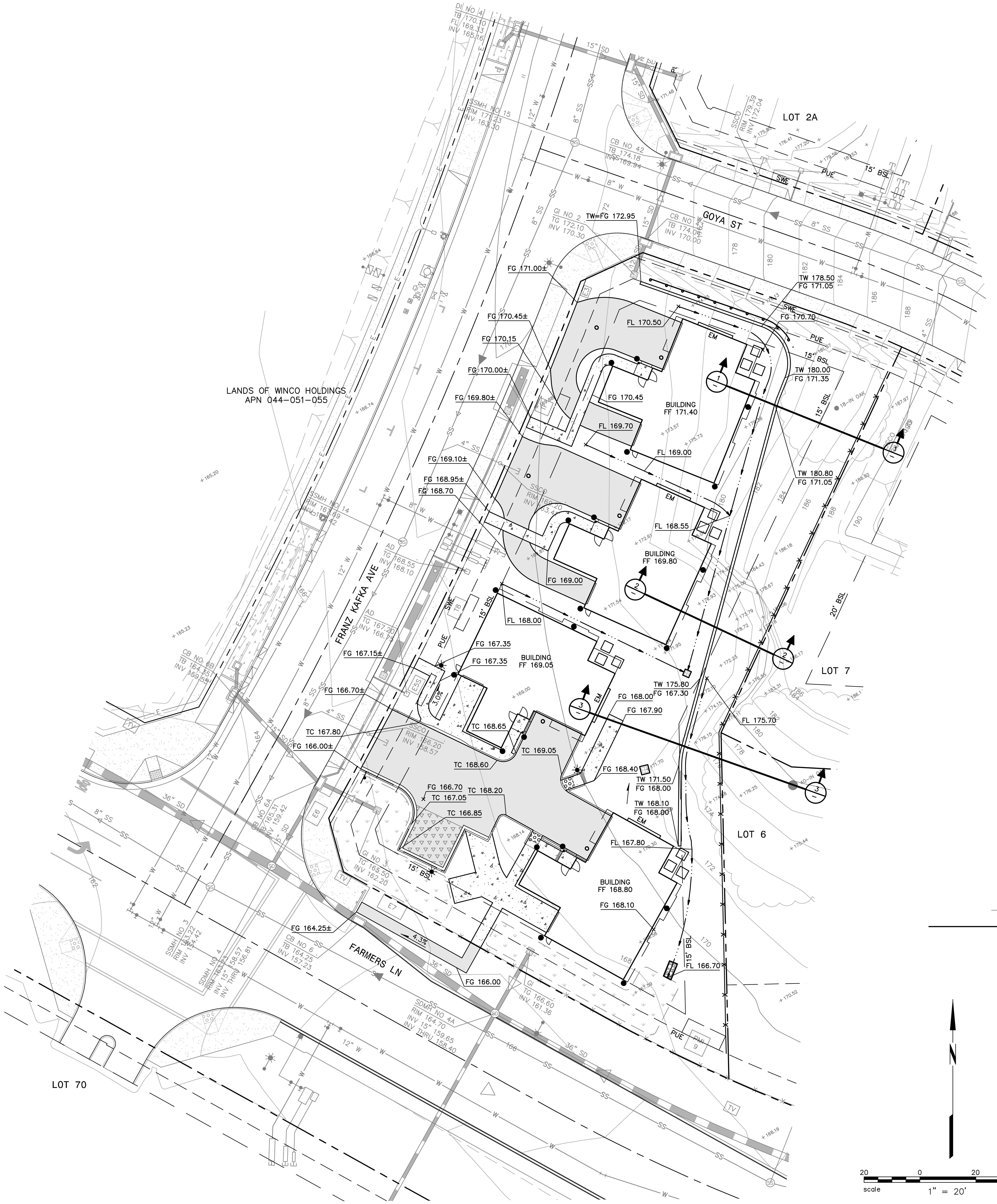
STRIPING PLAN

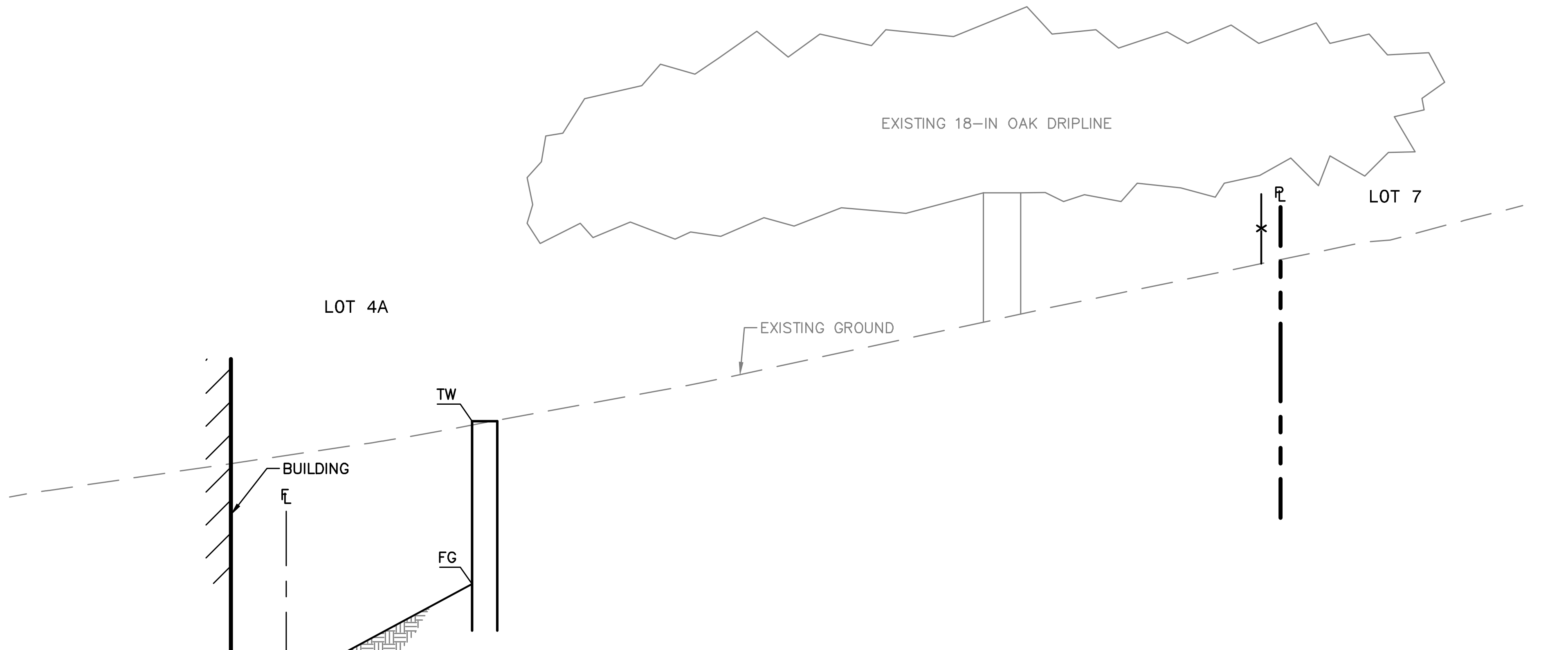
No.	Revisions

Date: MAR 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

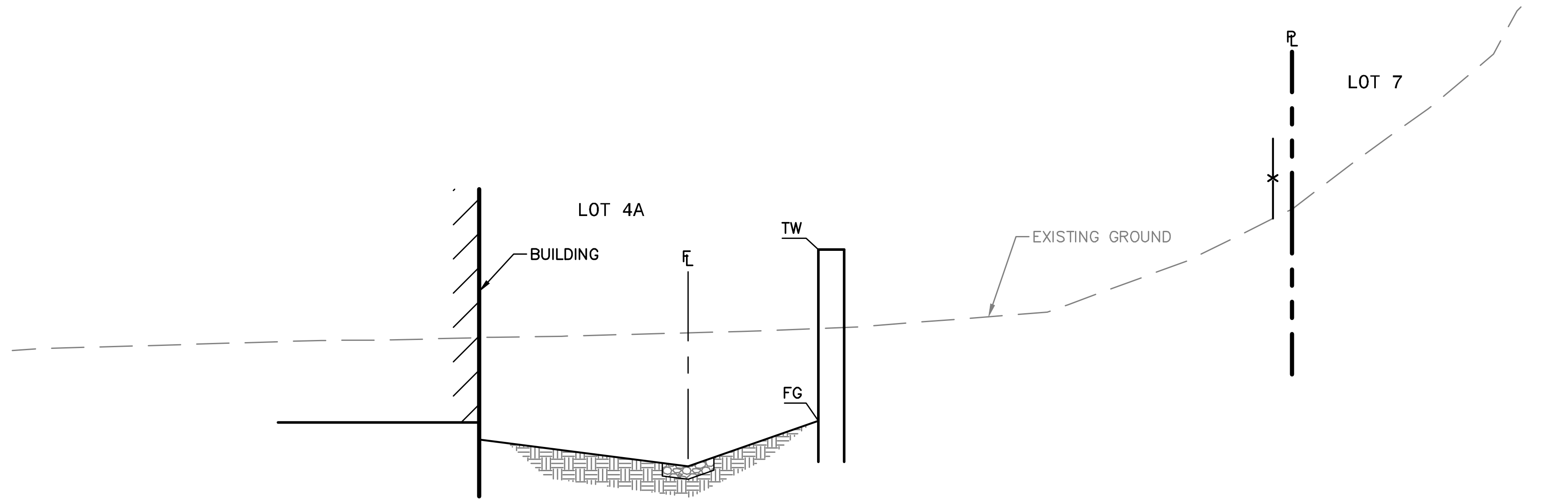
Drawing Number:
C3
3 OF 3

Plot Mar 24, 2023 at 3:41pm
159127_LOT04A_SITE.dwg





1 SECTION
NO SCALE



2 SECTION
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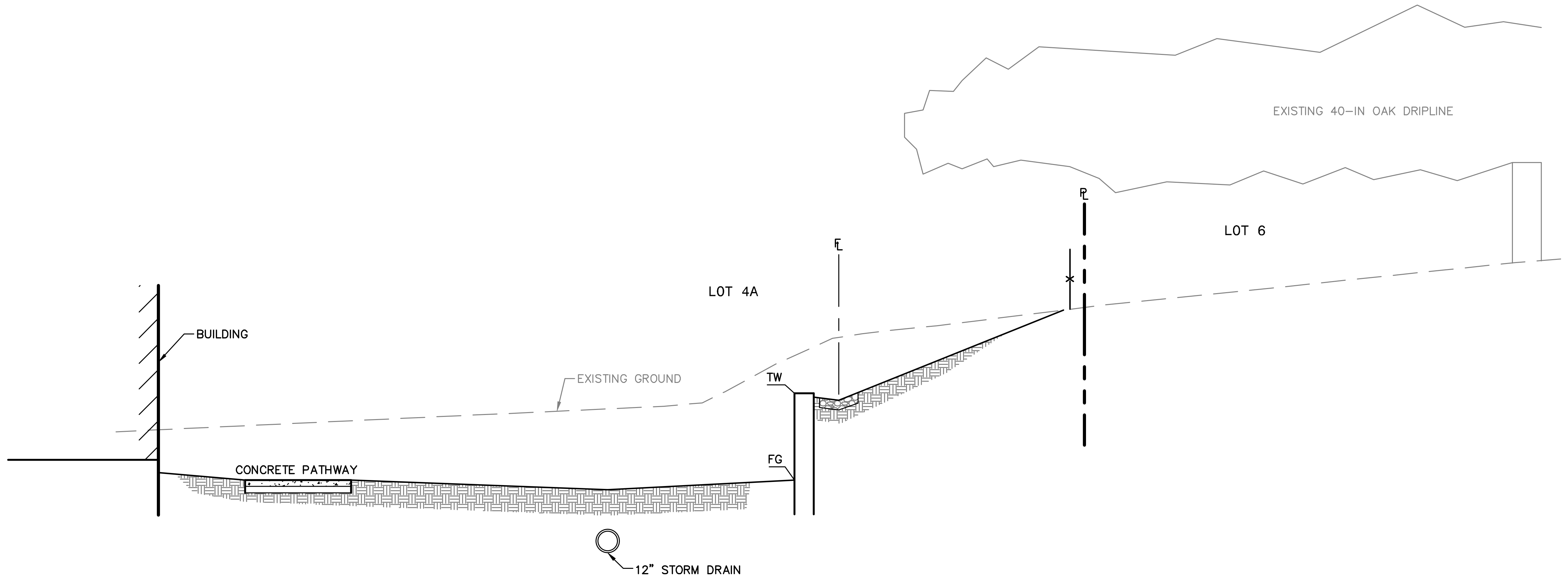

3 SECTION
NO SCALE

20 0 20 40
scale 1" = 20' feet

LOT 4A CROSS-LOT CROSS SECTIONS

RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
CITY OF SANTA ROSA, CALIFORNIA
MARCH 2023

PREPARED BY

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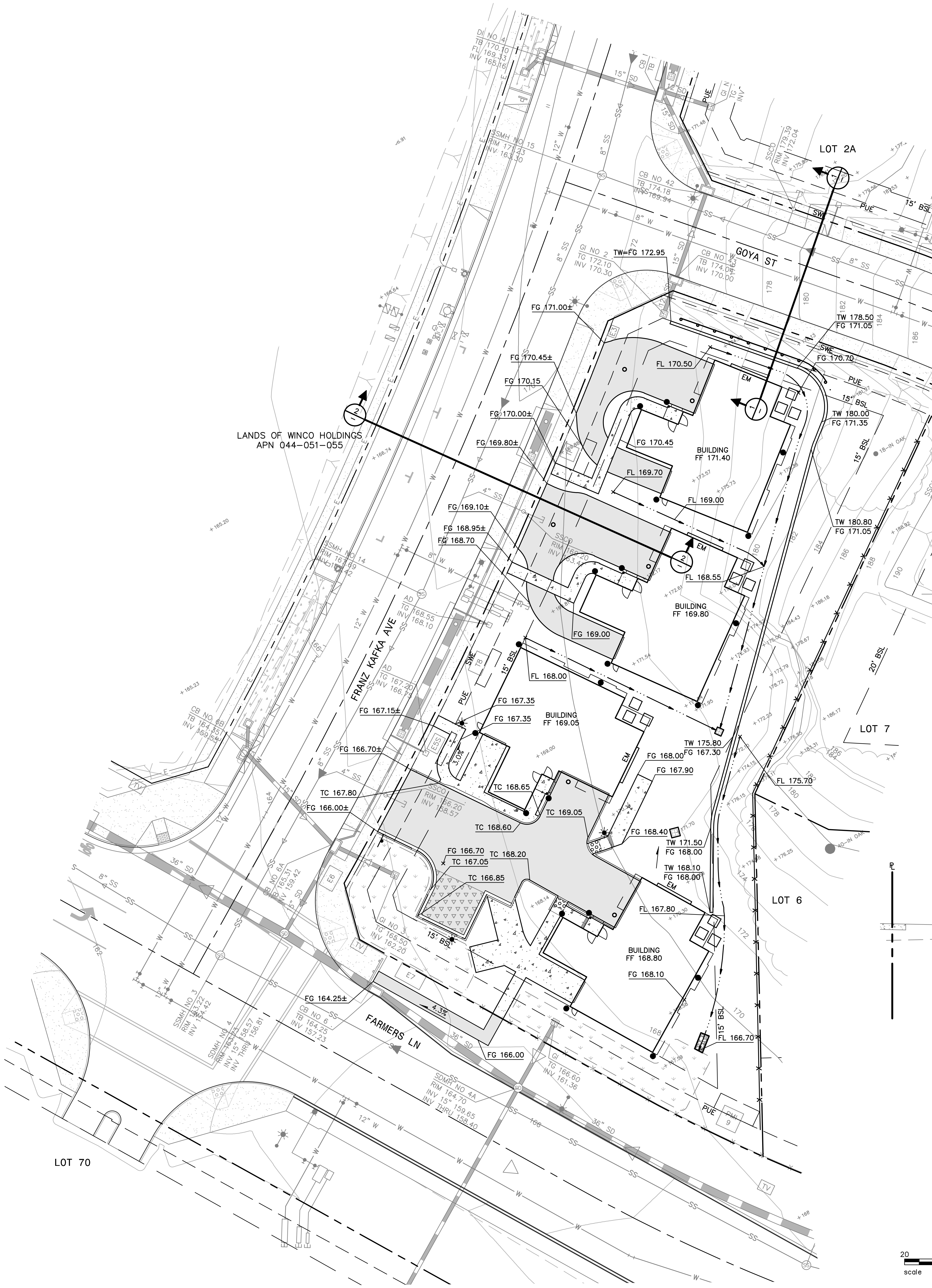
JOB NO. 20159127

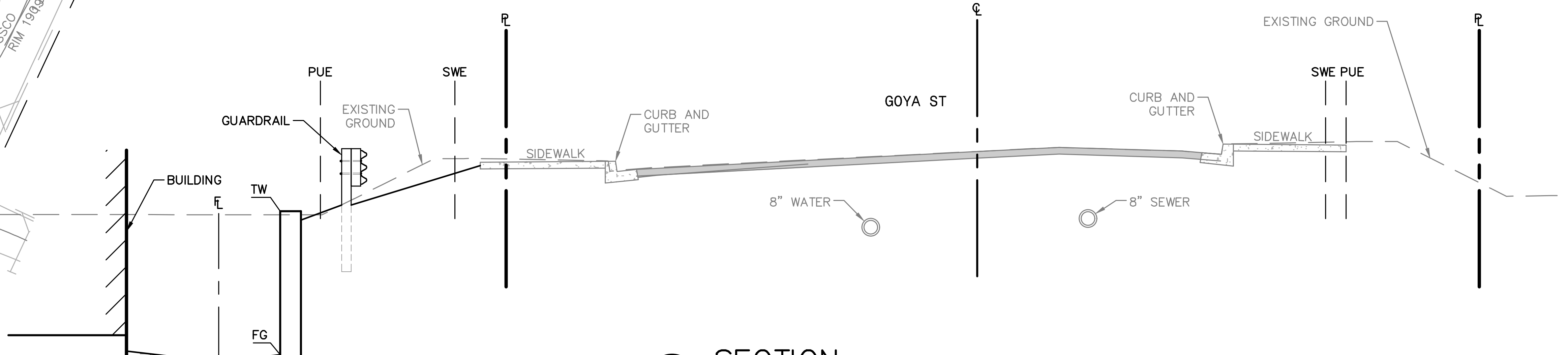
SHEET 1 OF 1 SHEETS

Plot Mar 24, 2023 at 3:42pm

159127_LOT04A_SITE.dwg



1" = 20'



1 SECTION
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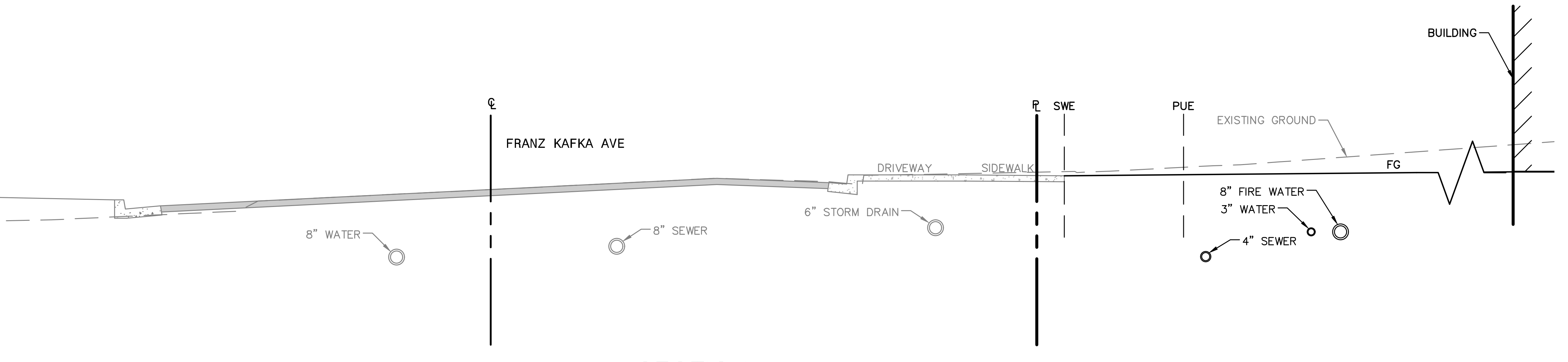

2 SECTION
NO SCALE

LOT 4A FRONTAGE CROSS SECTIONS

RESIDENCES AT TAYLOR MOUNTAIN - LOT 4A
CITY OF SANTA ROSA, CALIFORNIA
MARCH 2023
PREPARED BY

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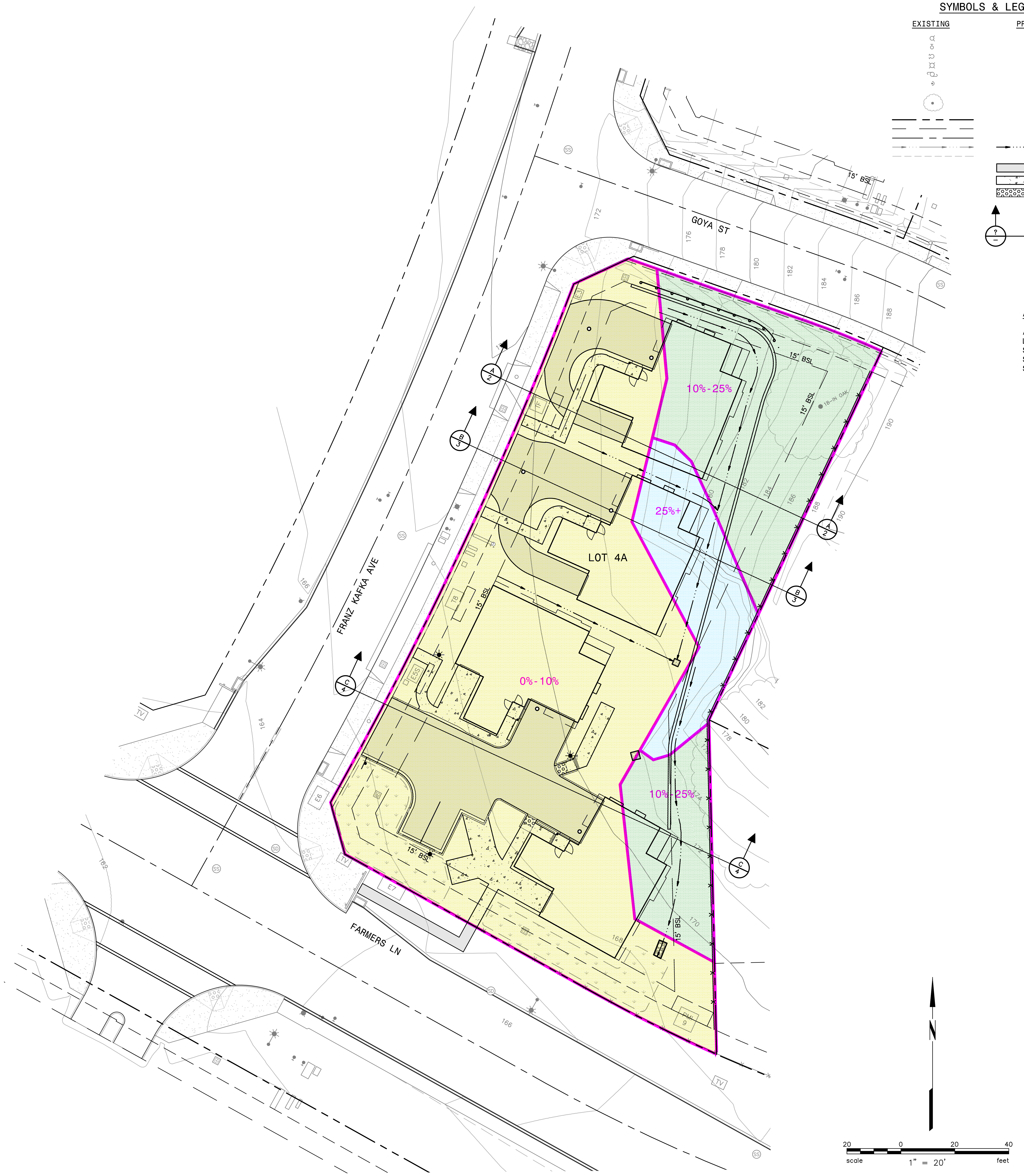
SHEET 1 OF 1 SHEETS

159127_LOT04A_SITE.dwg

Plot Mar 24, 2023 at 3:43pm



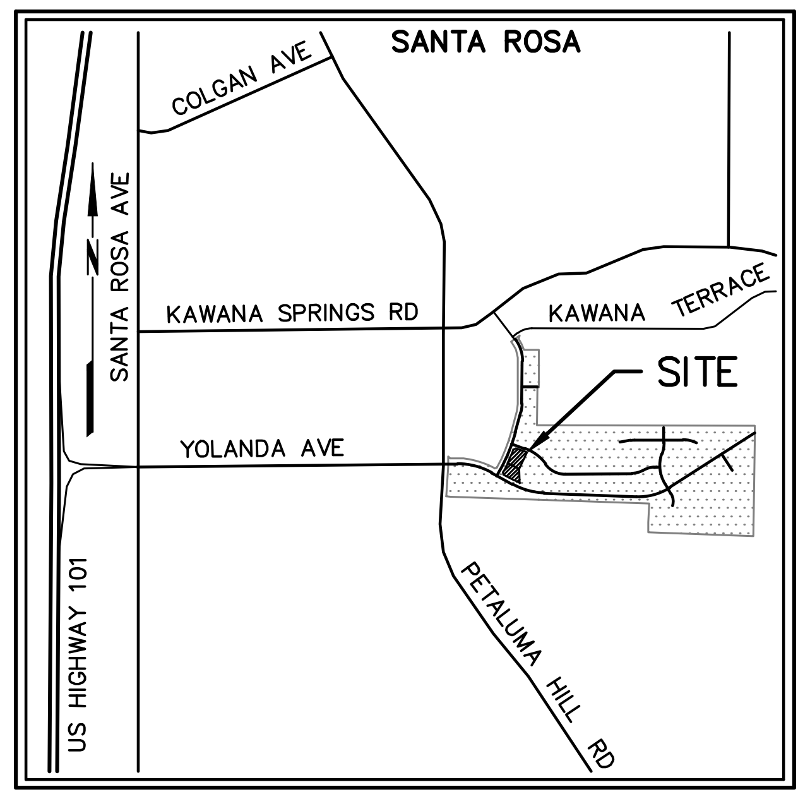
SYMBOLS & LEGEND

EXISTING	PROPOSED	
᛫		BLOW OFF
᛫		VALVE
᛫		FIRE DEPARTMENT CONNECTION
᛫		FIRE HYDRANT
᛫		UTILITY POLE
᛫		GUT ANCHOR
○		TREE
— — —		PROPERTY LINE
— — —		BUILDING SETBACK
— — —		CENTERLINE
→···→	→···→	FLOW LINE
- - - -		GRADE BREAK
	▭	ASPHALT
	▭	CONCRETE
	▨	DETECTABLE WARNING

CROSS SECTION IDENTIFICATION
(SHOWN ON HILLSIDE BUILDING
SECTION SHEETS)

ABBREVIATIONS

AVE	AVENUE
LN	LANE
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET



VICINITY MAP
NOT TO SCALE

SLOPE LEGEND

▨	SLOPES 0%-10%
▨	SLOPES 10%-25%
▨	SLOPES 25%+

THE AVERAGE SLOPE OF LOT 4A IS APPROXIMATELY 15.8%

SLOPE ANALYSIS EXHIBIT NOTES:

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ELEVATION = 166.099 FEET (DATUM: NGVD 29).

SLOPE ANALYSIS EXHIBIT - LOT 4A

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MAY 2021
PREPARED BY

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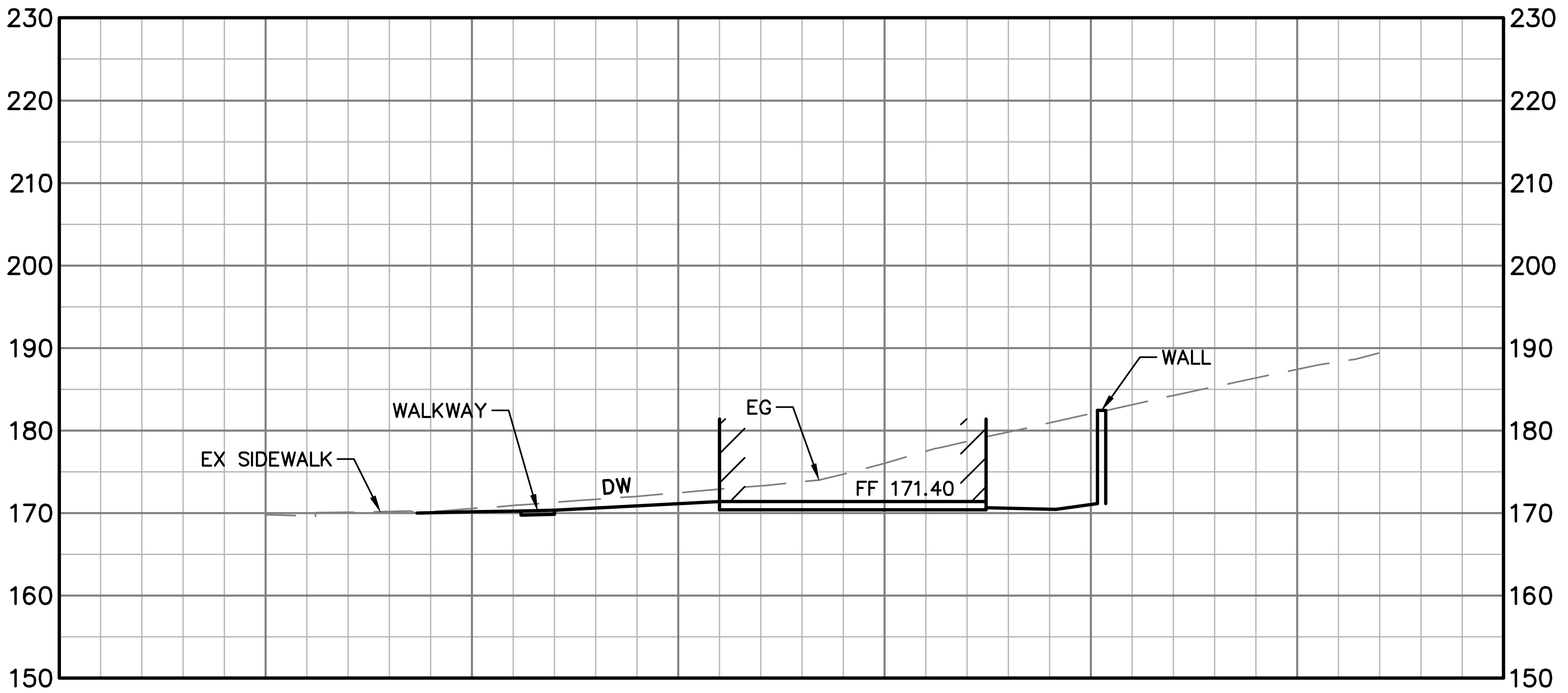
JOB NO. 20159127

SHEET 1 OF 4 SHEETS

Plot May 07, 2021 at 3:03pm

159127_LOT04A_SITE.dwg



LOT 4A (SECTION A–A)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MAY 2021

PREPARED BY

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Plot May 07, 2021 at 3:10pm

159127_LOT04A_SITE.dwg

JOB NO. 20159127

SHEET 2 OF 4 SHEETS

LOT 4A (SECTION B–B)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MAY 2021

PREPARED BY

BKF

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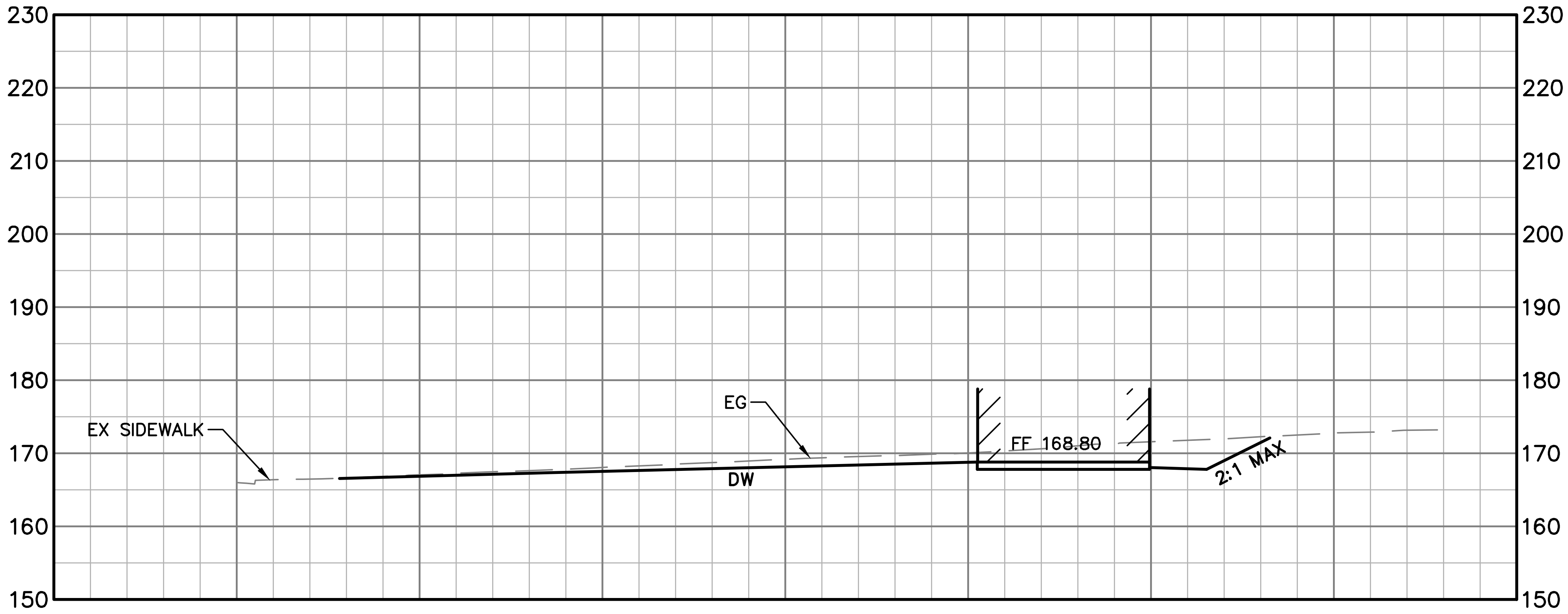
JOB NO. 20159127

SHEET 3 OF 4 SHEETS

Plot May 07, 2021 at 3:10pm

159127_LOT04A_SITE.dwg



LOT 4A (SECTION C–C)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN

CITY OF SANTA ROSA, CALIFORNIA
MAY 2021

PREPARED BY

BKF

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JOB NO. 20159127

SHEET 4 OF 4 SHEETS

Plot May 07, 2021 at 3:13pm

159127_LOT04A_SITE.dwg

ABBREVIATIONS

±	MORE OF 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
DDC	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 DEPARTMENT CONNECTION
FIRE HYDRANT
UTILITY POLE
GUY ANCHOR
PEDESTRIAN BARRICADE
SIGN
TREE
PROPERTY LINE
BUILDING SETBACK
CENTERLINE
FLOW LINE
FENCE
GRADE BREAK
SIZE" SS SANITARY SEWER
SIZE" SD STORM DRAIN
SIZE" W WATER
OVERHEAD UTILITY LINE
ASPHALT
CONCRETE
DETECTABLE WARNING
BIORETENTION FACILITY
TOP OF SLOPE
SLOPE ARROW
TOE OF SLOPE

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.

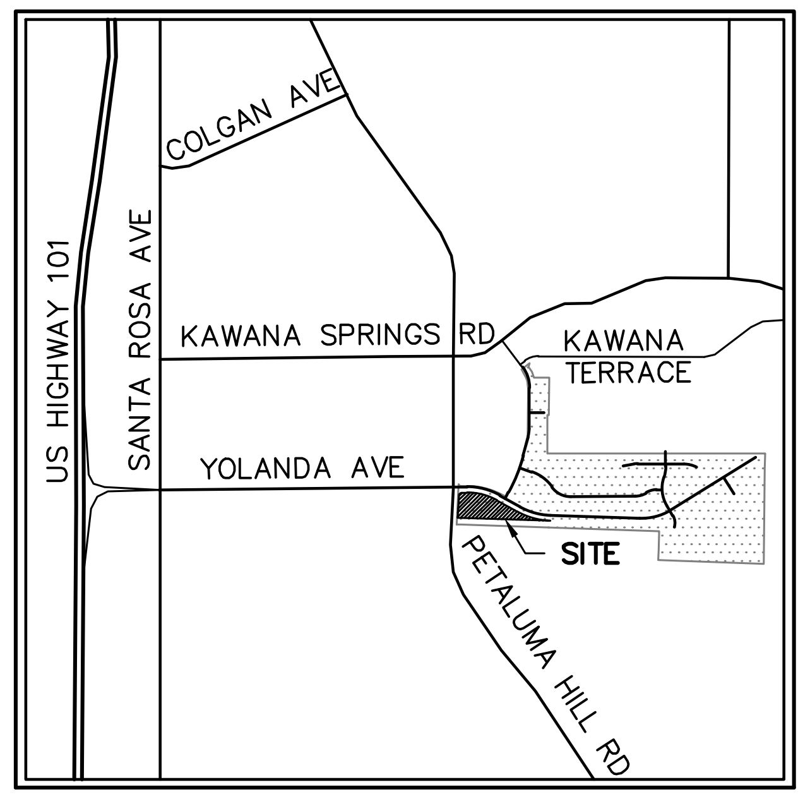
THE PROFESSIONAL WHO PREPARED THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED ELECTRONICALLY BY BAECHTEL 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.

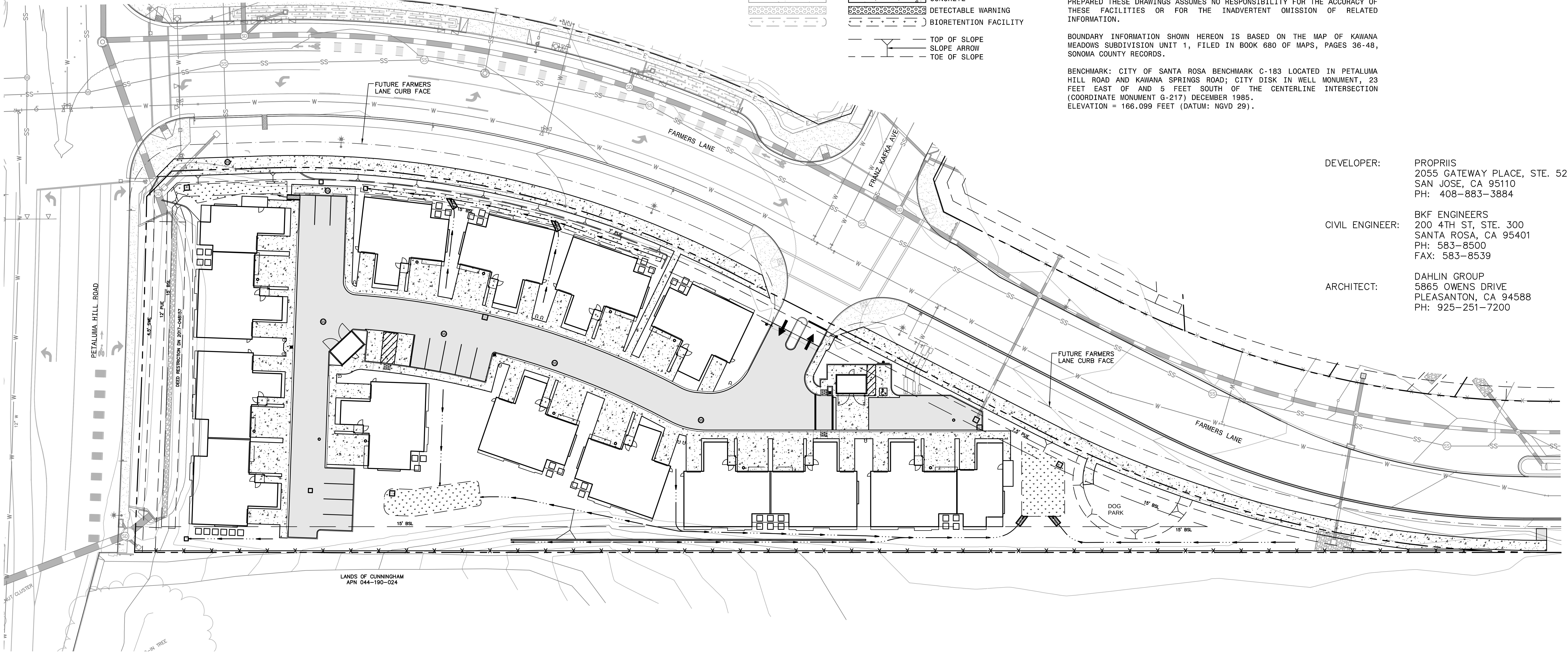
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF KAWANA MEADOWS SUBDIVISION UNIT 1, FILED IN BOOK 680 OF MAPS, PAGES 36-48, SONOMA COUNTY RECORDS.

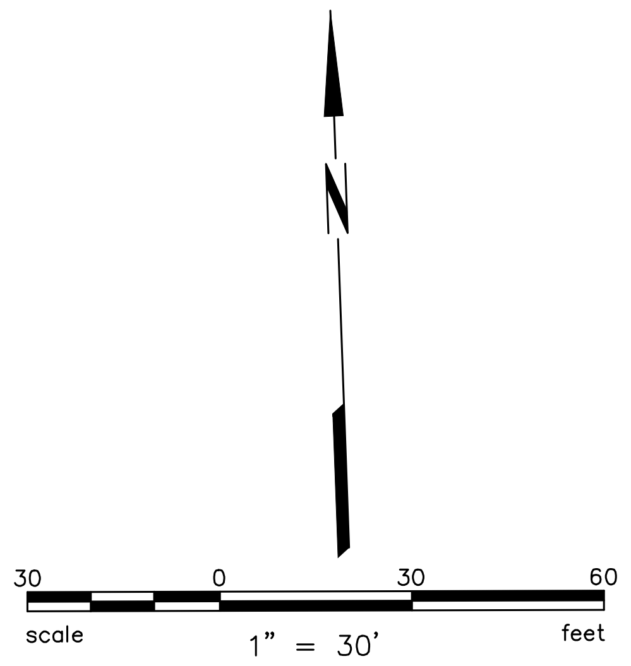
BENCHMARK: CITY OF SANTA ROSA BENCHMARK C-183 LOCATED IN PETALUMA HILL ROAD AND KAWANA SPRINGS ROAD; CITY DISK IN WELL MONUMENT, 23 FEET EAST OF AND 5 FEET SOUTH OF THE CENTERLINE INTERSECTION (COORDINATE MONUMENT G-217) DECEMBER 1985.
ELEVATION = 166.099 FEET (DATUM: NGVD 29).



VICINITY MAP
NOT TO SCALE

DEVELOPER:	PROPRIIS 2055 GATEWAY PLACE, STE. 525 SAN JOSE, CA 95110 PH: 408-883-3884
CIVIL ENGINEER:	BKF ENGINEERS 200 4TH ST, STE. 300 SANTA ROSA, CA 95401 PH: 583-8500 FAX: 583-8539
ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 PH: 925-251-7200





SITE PLAN - LOT 70

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MARCH 2023
PREPARED BY

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JOB NO. 20159127
SHEET 1 OF 1 SHEETS

Plot May 01, 2023 at 4:35pm
159127_LOT70_SITE.dwg

ABBREVIATIONS

±	MORE OF 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
DDC	DOUBLE DETECTOR CHECK VALVE	R	RADIUS
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MAX	MAXIMUM	TYP	TYPICAL
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NO	NUMBER	WM	WATER METER

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ELEVATION = 166.099 FEET (DATUM: NGVD 29).

KEYNOTES:

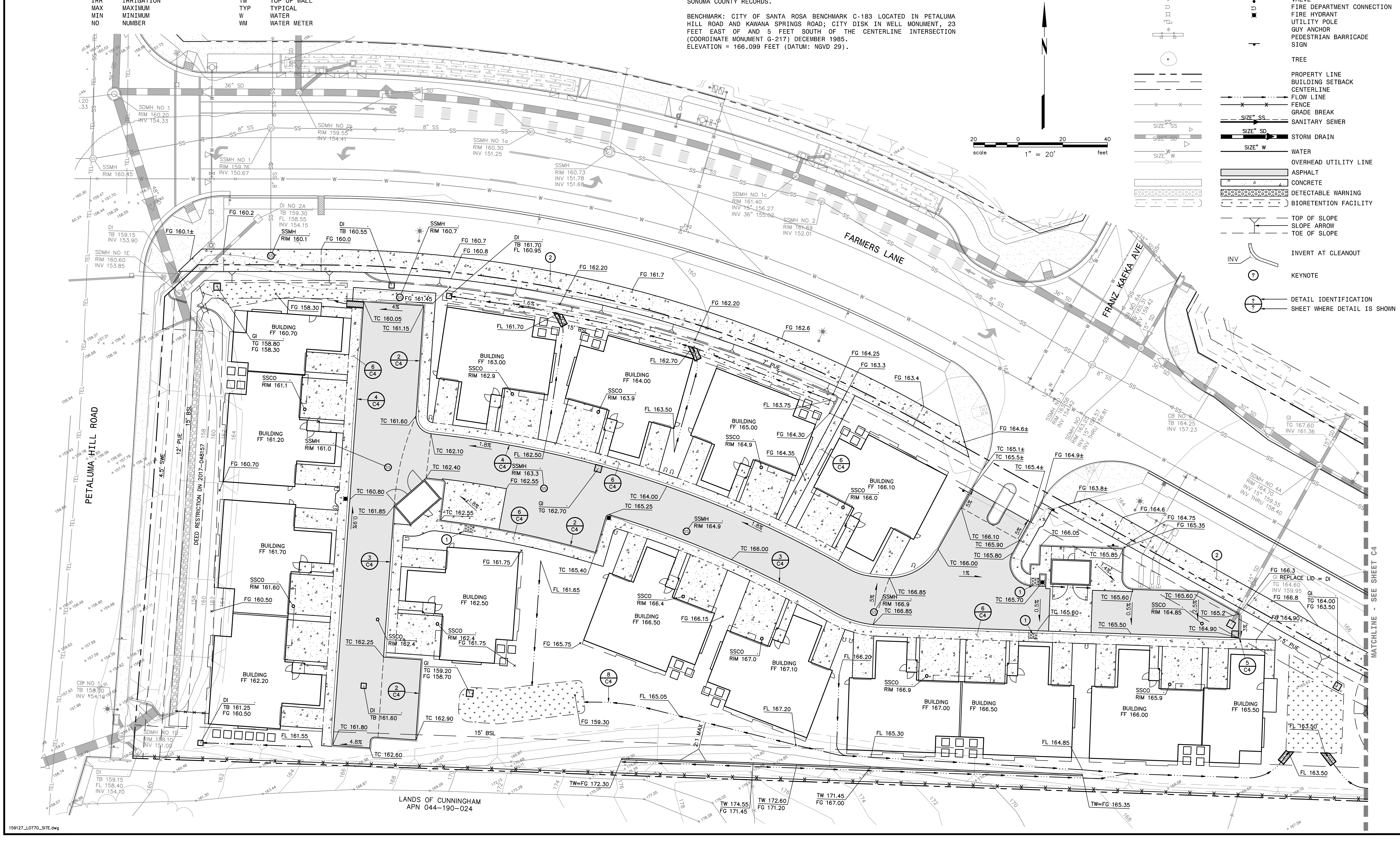
① PEDESTRIAN CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH CHAPTER 11A OF THE 2019 CALIFORNIA BUILDING CODE.

② CLASS ONE MULTI-USE PATH (SHOWN FOR REFERENCE). DESIGN SHALL BE COORDINATED WITH CITY STAFF TO ACCOMMODATE THE FUTURE FARMERS LANE IMPROVEMENTS.

SYMBOLS & LEGEND

EXISTING PROPOSED

- BLOW OFF
- VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- UTILITY POLE
- GUY ANCHOR
- PEDESTRIAN BARRICADE
- SIGN
- TREE
- PROPERTY LINE
- BUILDING SETBACK
- CENTERLINE
- FLOW LINE
- FENCE
- GRADE BREAK
- SIZE" SS SANITARY SEWER
- SIZE" SD STORM DRAIN
- SIZE" W WATER
- OH OVERHEAD UTILITY LINE
- ▨ ASPHALT
- CONCRETE
- DETECTABLE WARNING
- BIORETENTION FACILITY
- TOP OF SLOPE
- SLOPE ARROW
- TOE OF SLOPE
- INV INVERT AT CLEANOUT
- ? KEYNOTE
- ? DETAIL IDENTIFICATION
- ? SHEET WHERE DETAIL IS SHOWN



REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
05/03/2023
DATE:
JASON KIRCHMANN C78079

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

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

GRADING PLAN

No.	Revisions

Date: MARCH 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

Drawing Number:
C1
1 OF 4

© BKF ENGINEERS

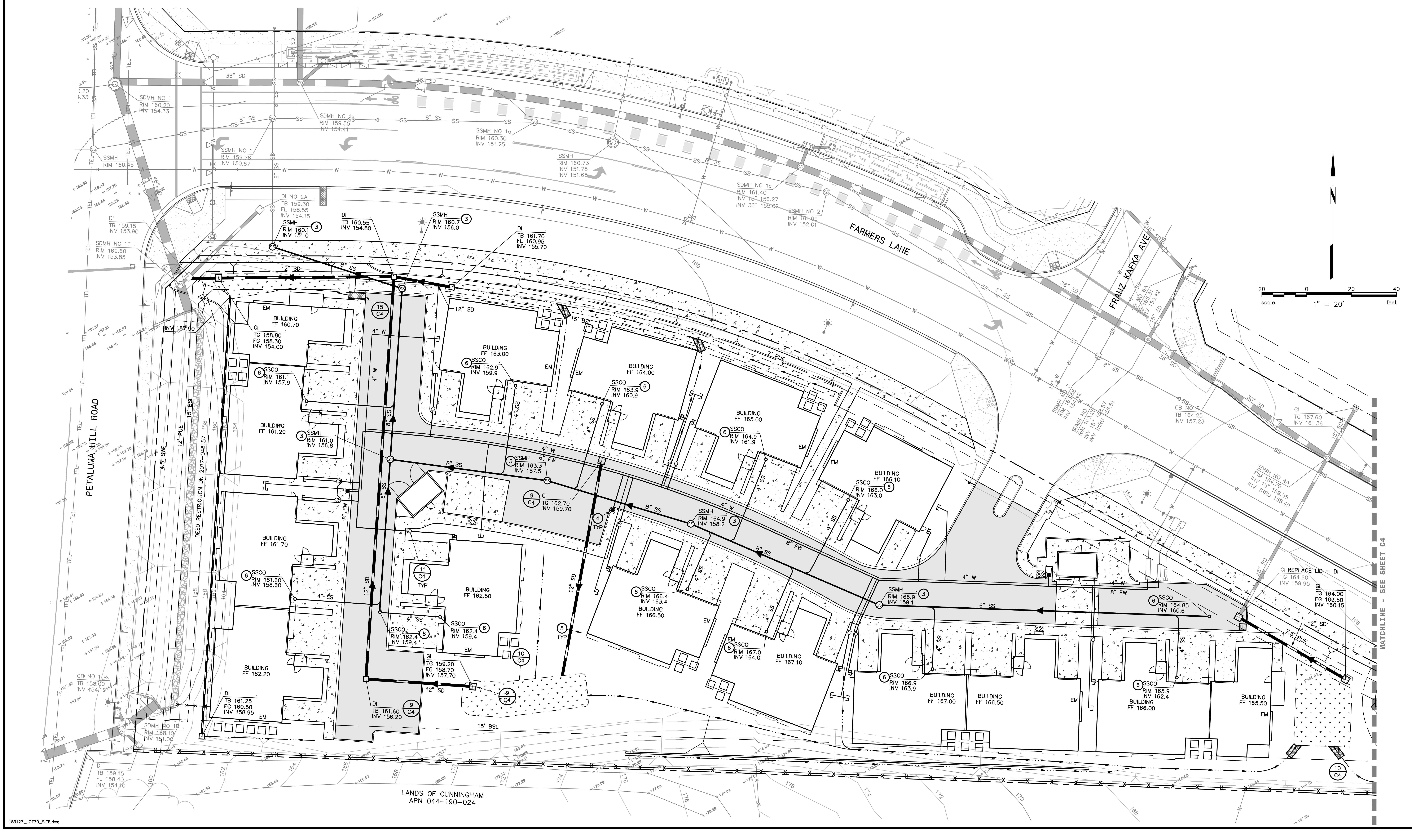
KEYNOTES:

③ SANITARY SEWER MANHOLE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS.

④ RESIDENTIAL FIRE HYDRANT AND LATERAL ASSEMBLY IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS.

⑤ PROBABLE LOCATION OF ROOF LEADER. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AWAY FROM THE BUILDING.

⑥ SANITARY SEWER SERVICE AND CLEANOUT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS.



Plot May 01, 2023 at 5:24pm
159127_LOT70_SITE.dwg

REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
05/01/2023
DATE:
JASON KIRCHMANN C78079

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SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

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

UTILITY PLAN

No.	Revisions

Date: MARCH 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

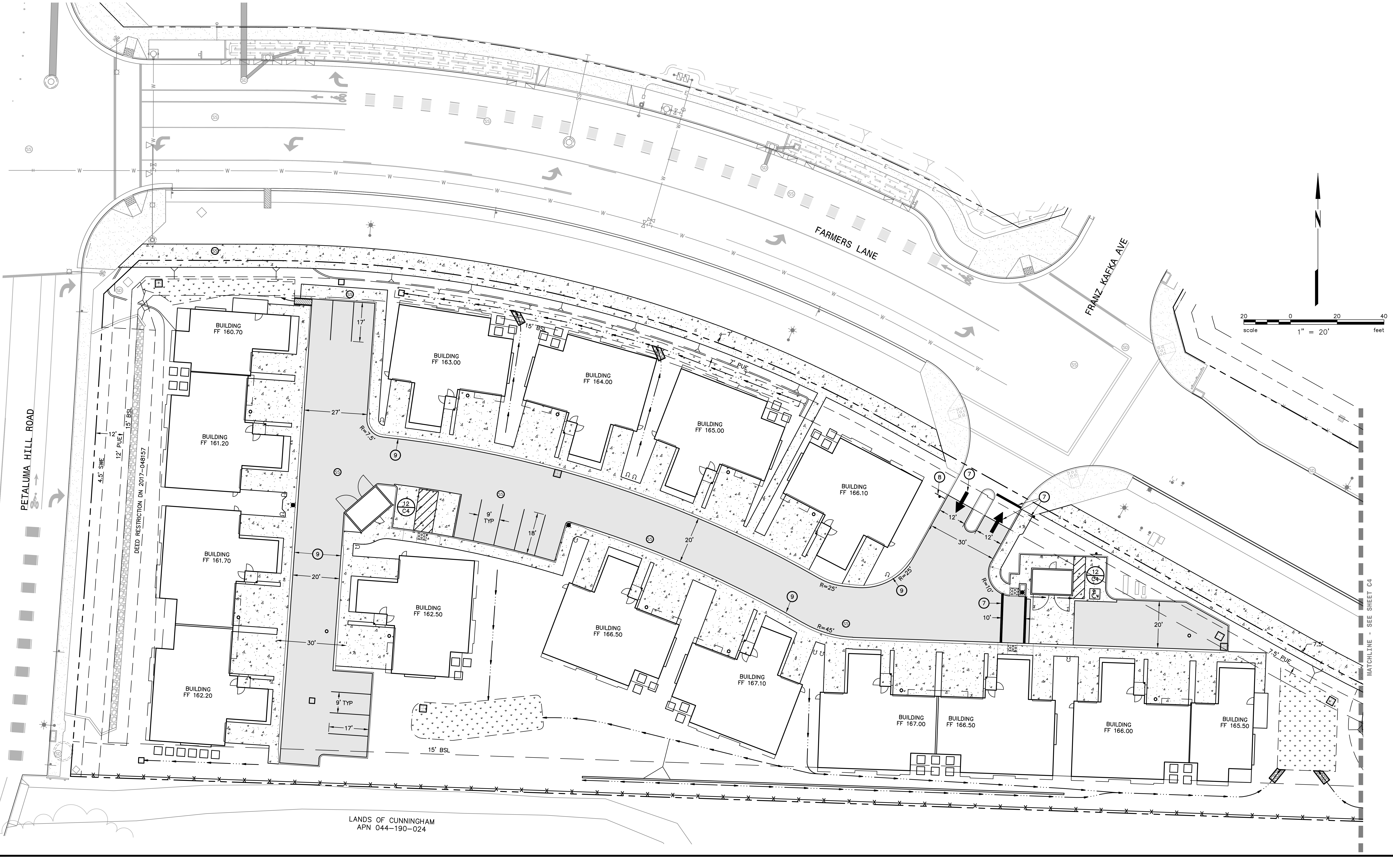
Drawing Number:
C2
2 OF 4

KEYNOTES:

⑦ STOP SIGN AND LIMIT SIGN IN ACCORDANCE WITH THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

⑧ FIRE LANE SIGN IN ACCORDANCE WITH LOCAL REGULATIONS.

⑨ PAINT CURB RED AND ANNOTATE WITH 3-INCH TALL WHITE LETTERS HAVING A 3/4-INCH STROKE WHICH READ "NO PARKING FIRE LANE" IN ACCORDANCE WITH LOCAL REGULATIONS.



REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
05/01/2023
DATE:
JASON KIRCHMANN C78079

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

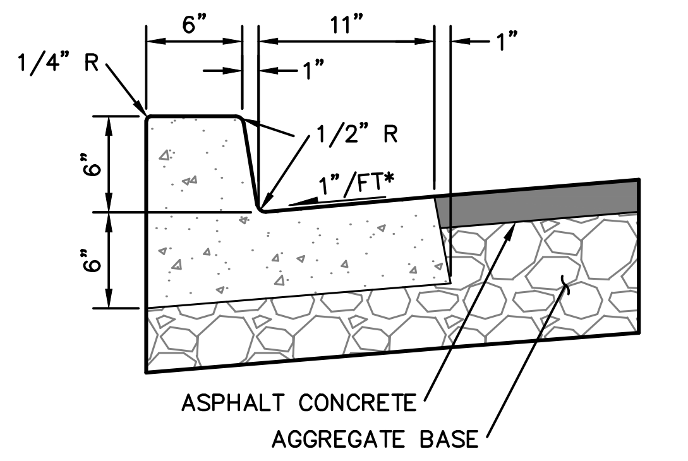
STRIPING PLAN

No.	Revisions

Date: MARCH 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

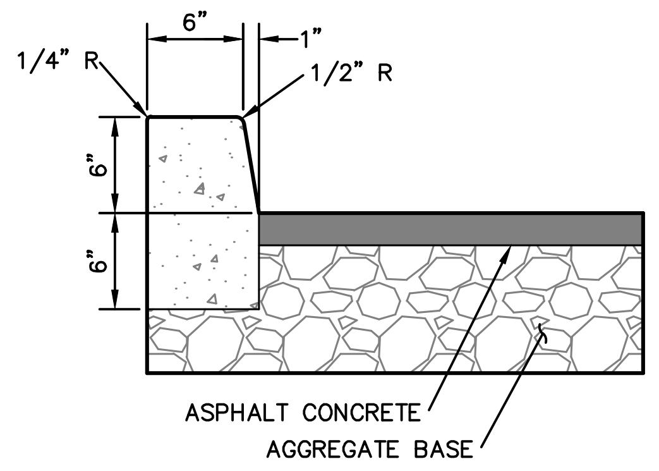
Drawing Number:
C3
3 OF 4

Plot May 01, 2023 at 4:37pm
159127_LOT70_SITE.dwg

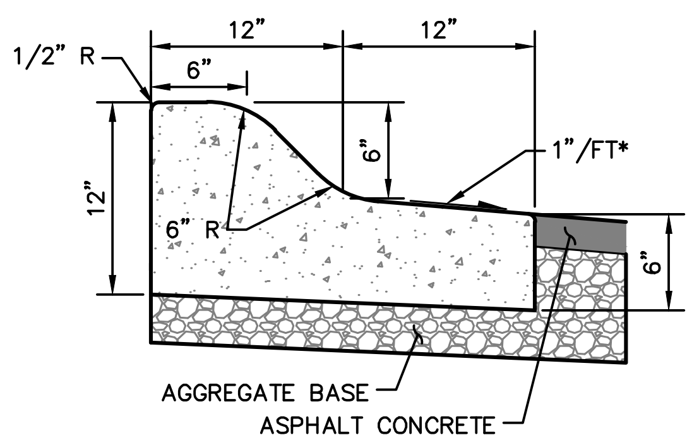


* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE, GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.

1 CURB AND GUTTER
NO SCALE

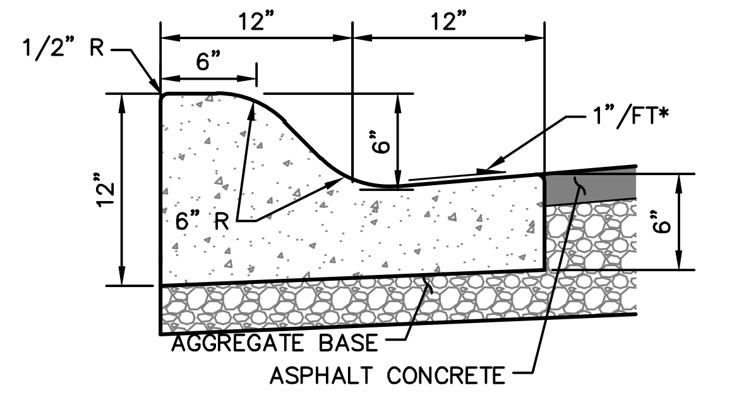


2 VERTICAL CURB
NO SCALE



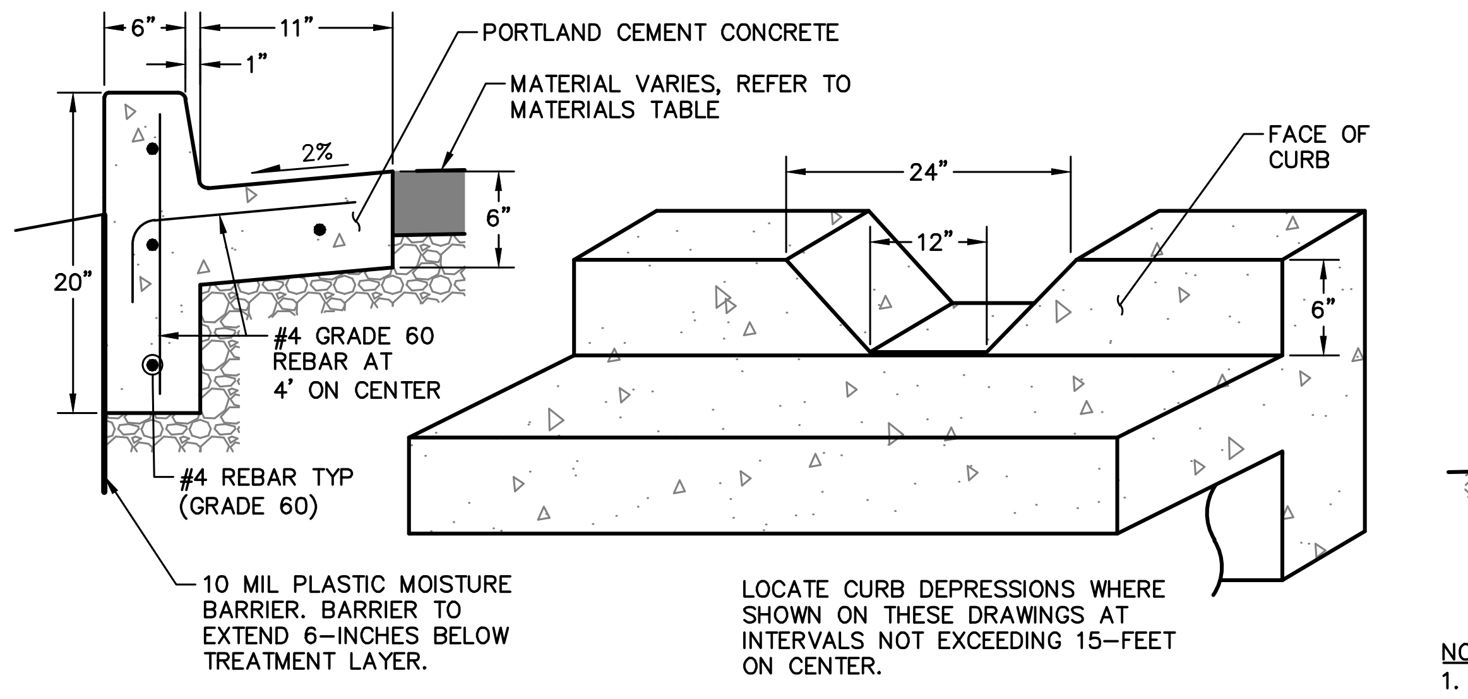
* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS.

3 ROLLED CURB
NO SCALE



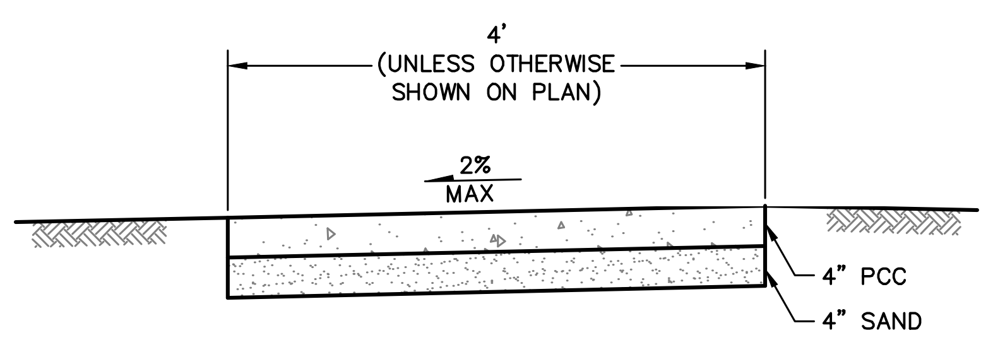
* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS.

4 CATCHING ROLLED CURB
NO SCALE



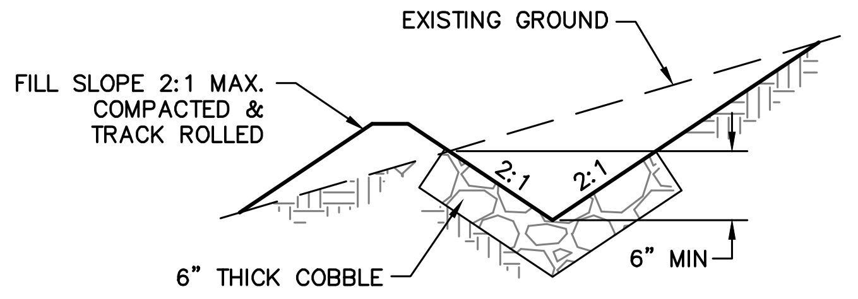
NOTE
PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15-FEET. PROVIDE EXPANSION JOINTS EVERY 60-FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.

5 CURB DEPRESSION
NO SCALE

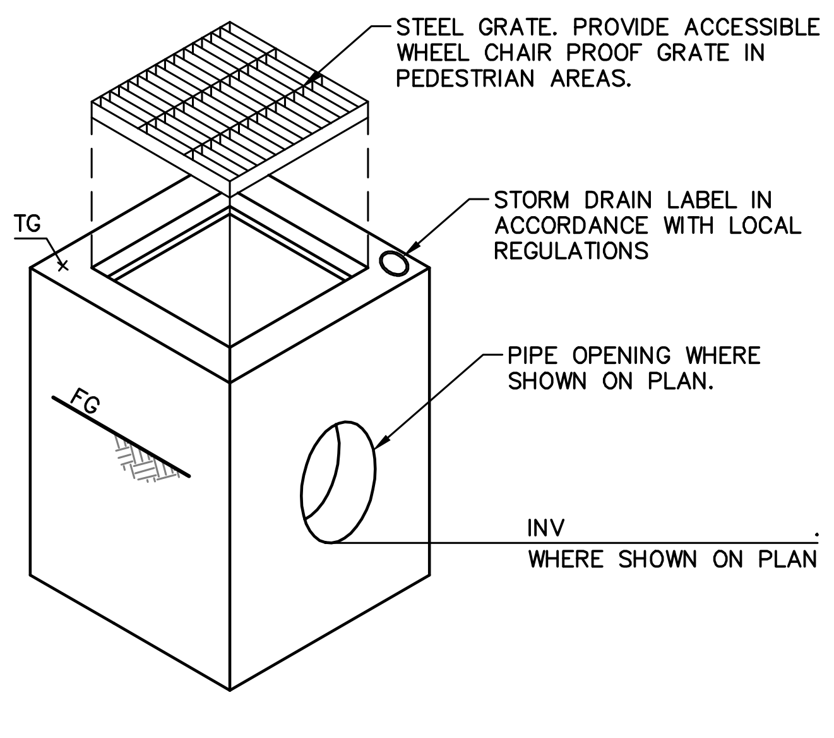


NOTES:
1. WEAKENED PLANE– 1/8" WIDE * 1" DEEP @ 4' OR 6' OC.
2. EXPANSION JOINTS– MATERIAL TO BE 1/4" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE 50' OC.

6 SIDEWALK
NO SCALE

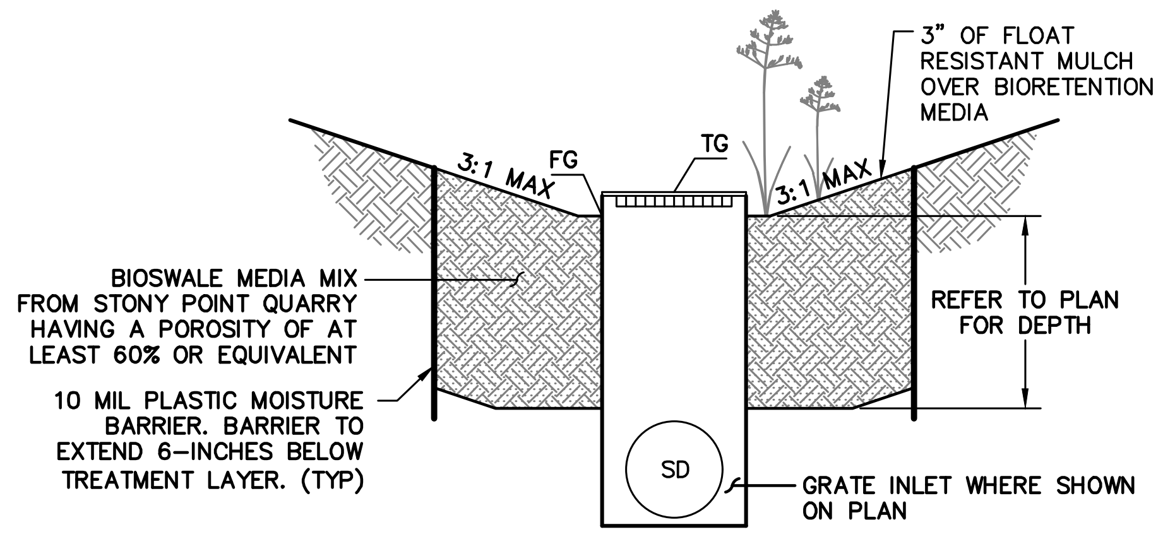


8 COBBLE V–DITCH
NO SCALE

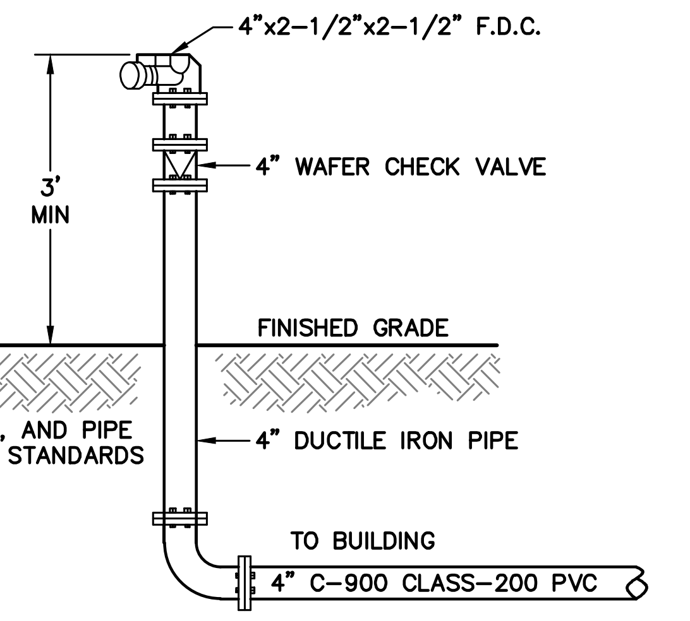


9 GRATE INLET
NO SCALE

REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING.



10 VOLUME CAPTURE FACILITY
NO SCALE

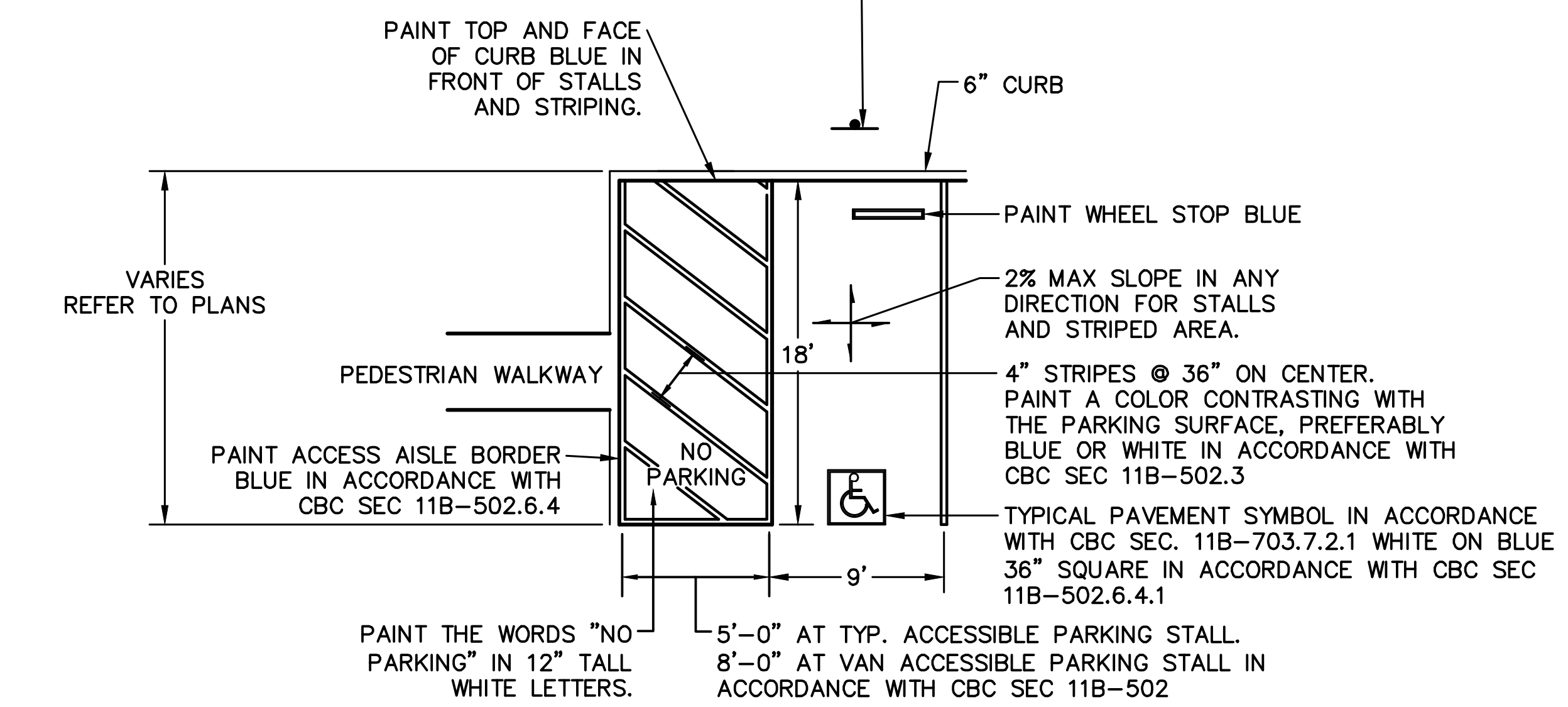


NOTE: ALL VALVE, FITTING, AND PIPE SHALL MEET AWWA STANDARDS

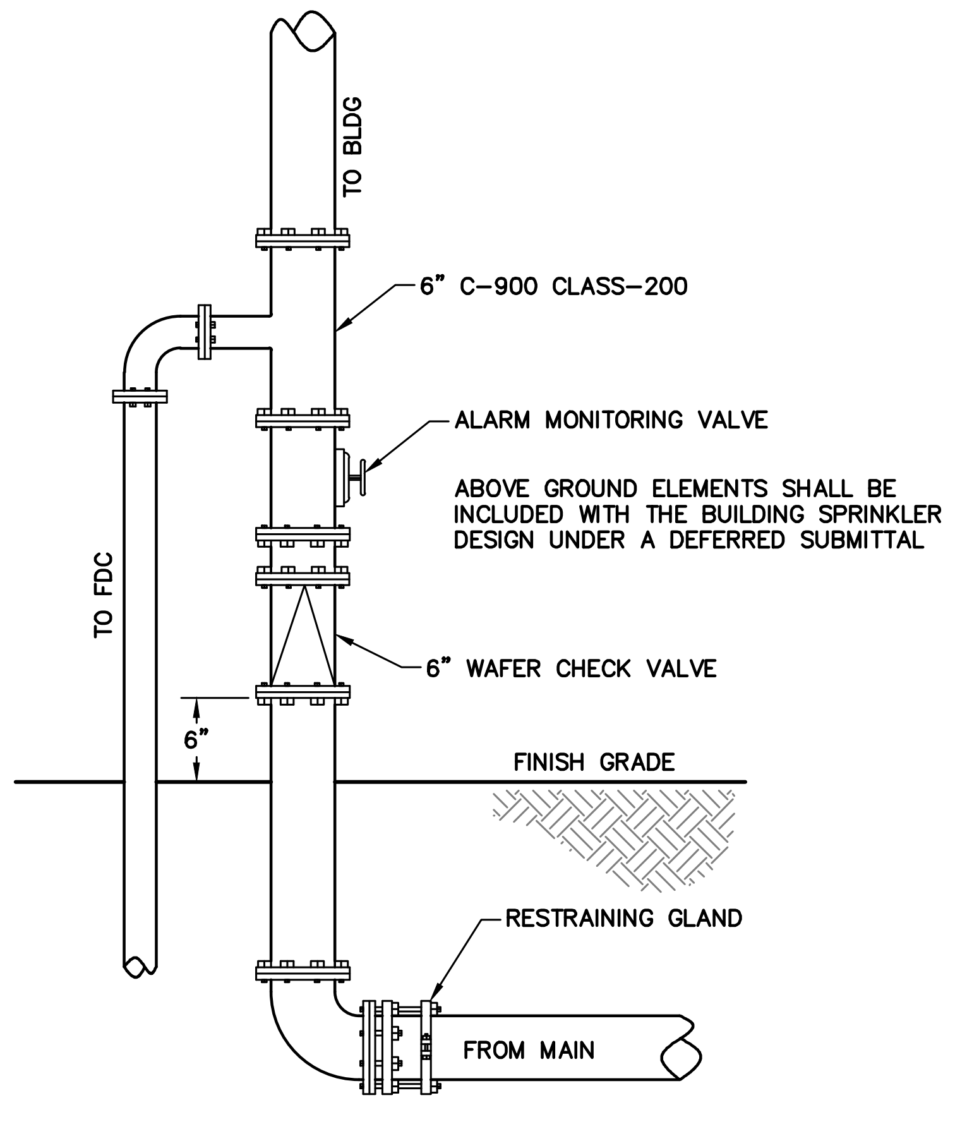
11 FIRE DEPARTMENT CONNECTION
NO SCALE

NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ______________ OR BY TELEPHONING ______________." (*COORDINATE WITH THE OWNER TO FILL IN THE BLANK SPACES WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.*)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE $250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH CBC SEC 11B-502.6.

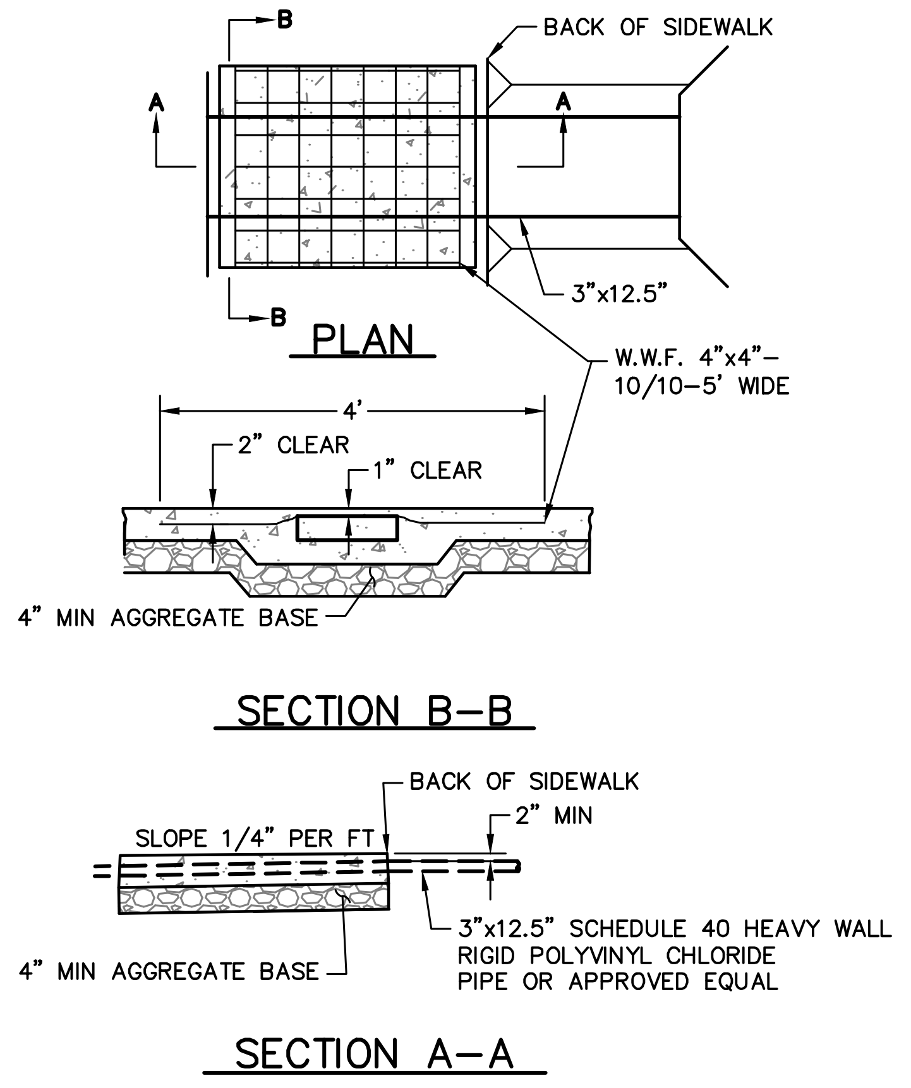


12 ACCESSIBLE PARKING STALLS
NO SCALE

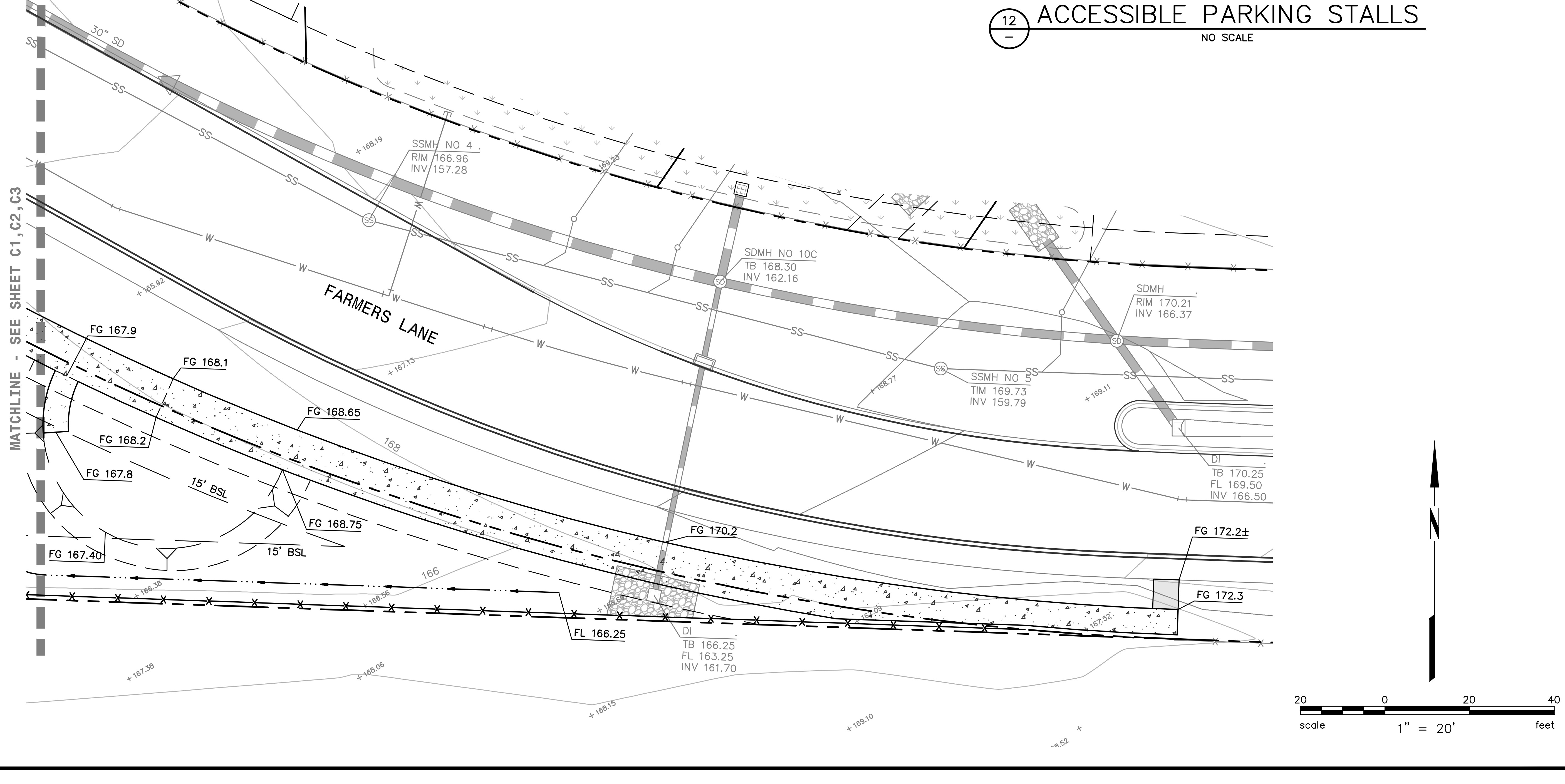


NOTE: ALL VALVE, FITTING, AND PIPE SHALL MEET AWWA STANDARDS

13 FIRE RISER
NO SCALE



15 SIDEWALK DRAIN
NO SCALE



Plot May 03, 2023 at 8:37am
159127_LOT70_SITE.dwg

JASON KIRCHMANN
C 78079

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/03/2023
JASON KIRCHMANN C78079

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

CONSTRUCTION DETAILS

No.	Revisions

Date: MARCH 2023
Scale: AS SHOWN
Design: JAK
Drawn: BGK
Approved: JAK
Job No: 20159127

Drawing Number:
C4
4 OF 4

LOT 70 CROSS-LOT CROSS SECTIONS

RESIDENCES AT TAYLOR MOUNTAIN - LOT 70
CITY OF SANTA ROSA, CALIFORNIA

MARCH 2023

PREPARED BY

BKF

200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
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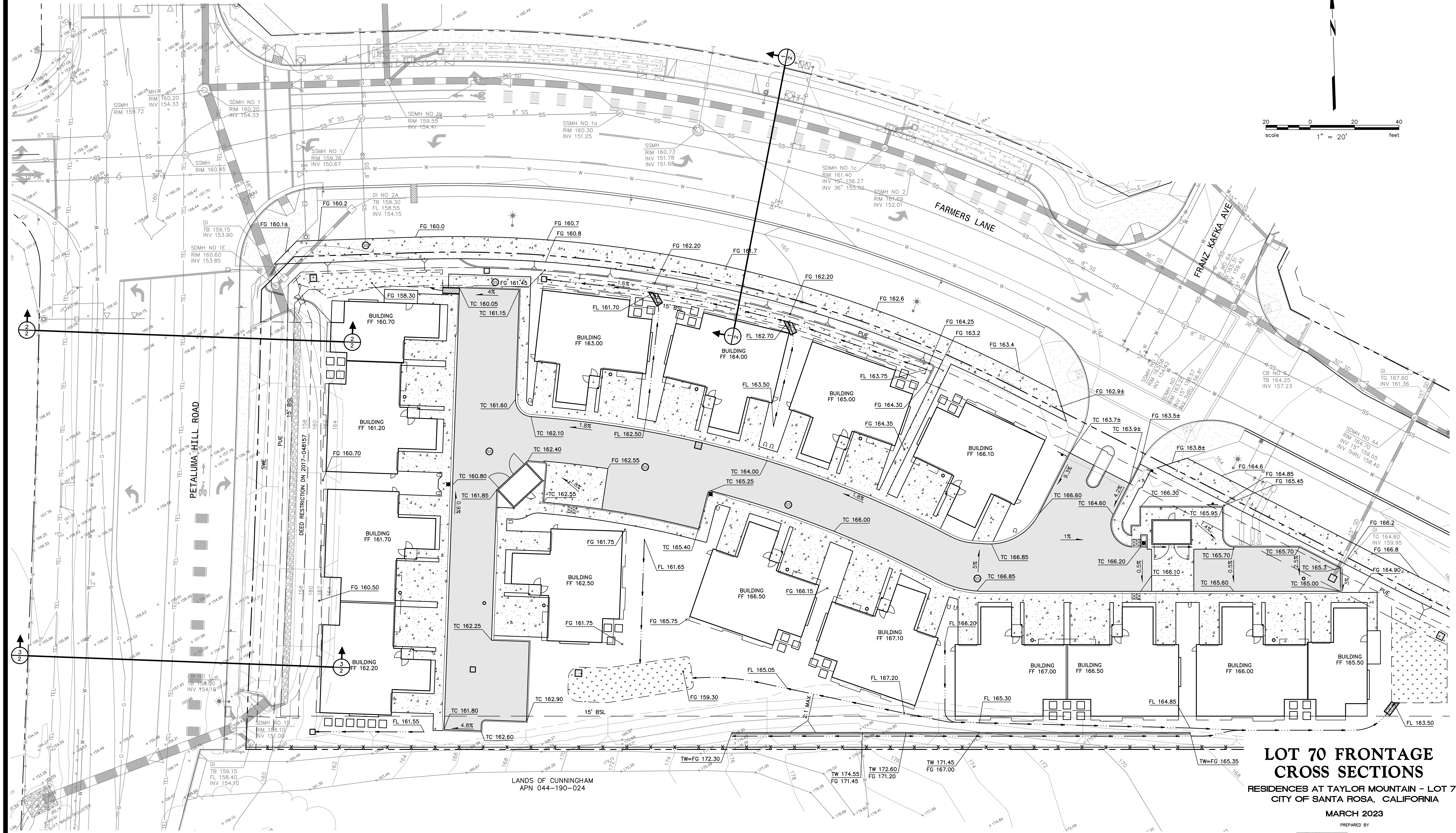
JOB NO. 20159127

SHEET 1 OF 1 SHEETS

159127_LOT70_SITE.dwg

Plot Mar 22, 2023 at 3:56pm



LOT 70 FRONTAGE CROSS SECTIONS

RESIDENCES AT TAYLOR MOUNTAIN - LOT 70
CITY OF SANTA ROSA, CALIFORNIA

MARCH 2023

PREPARED BY

BKF
200 4th STREET
SUITE 300
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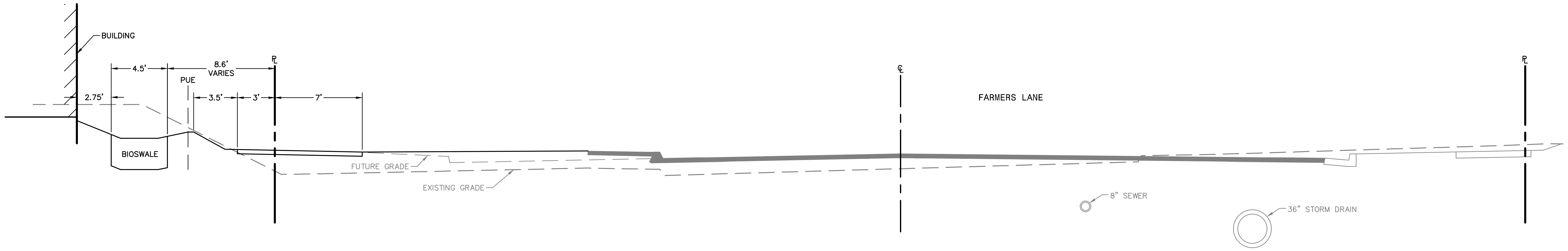
www.bkf.com

JOB NO. 20159127

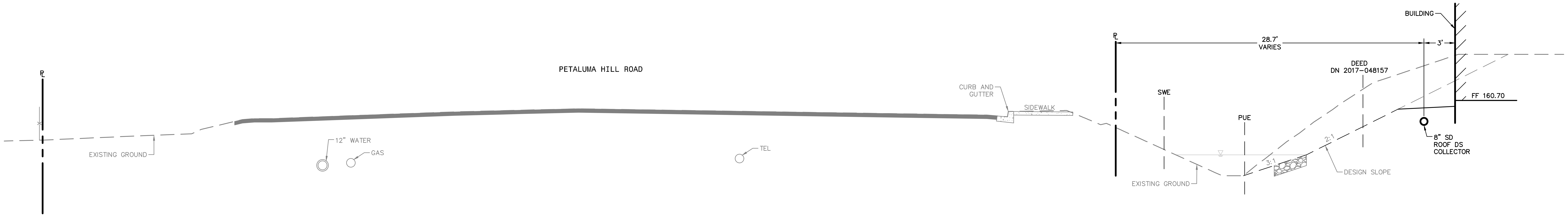
SHEET 1 OF 2 SHEETS

Plot Apr 13, 2023 at 3:31pm

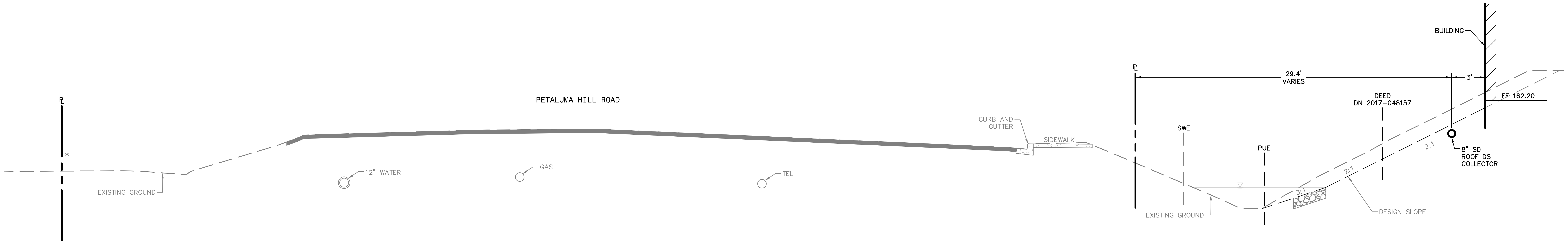
159127_LOT70_SITE.dwg



1 SECTION
NO SCALE



2 SECTION
NO SCALE



3 SECTION
NO SCALE

LOT 70 FRONTAGE CROSS SECTIONS

RESIDENCES AT TAYLOR MOUNTAIN - LOT 70
CITY OF SANTA ROSA, CALIFORNIA

MARCH 2023

PREPARED BY

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JOB NO. 20159127

SHEET 2 OF 2 SHEETS

Plot Apr 13, 2023 at 3:29pm

159127_LOT70_SITE.dwg

ABBREVIATIONS

DW	DRIVEWAY
FF	FINISHED FLOOR
LN	LANE
RD	ROAD
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STREET

SYMBOLS & LEGEND

EXISTING PROPOSED

BLOW OFF
VALVE
BACKFLOW PREVENTION DEVICE
FIRE HYDRANT

TREE

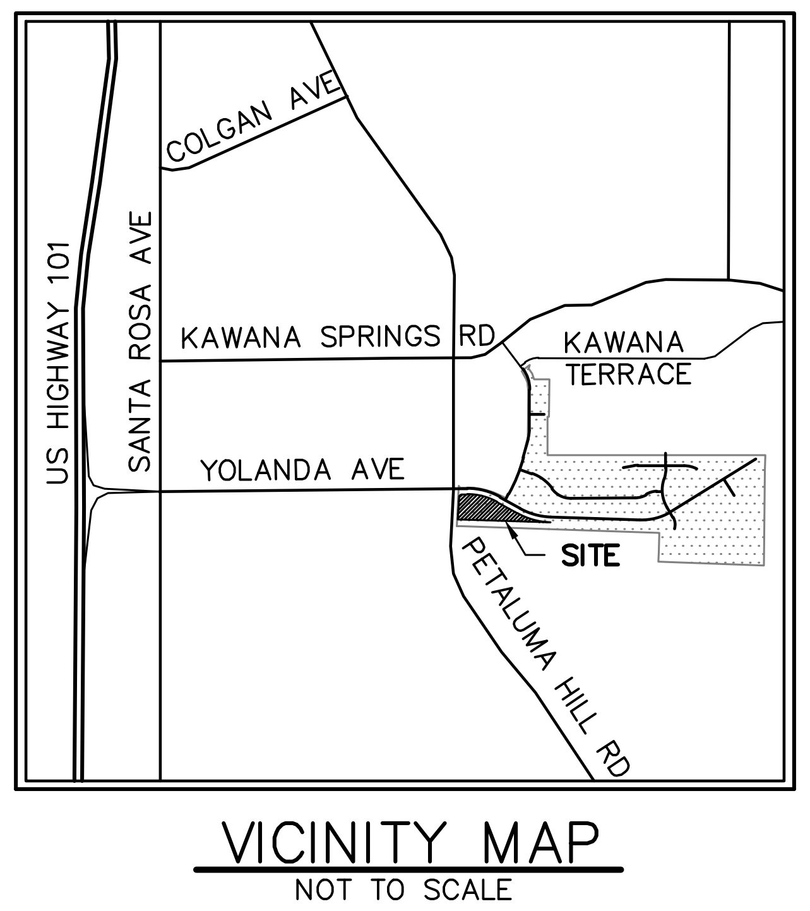
PROPERTY LINE
BUILDING SETBACK
CENTERLINE
FENCE
ASPHALT
CONCRETE
DETECTABLE WARNING

CROSS SECTION IDENTIFICATION
SHEET WHERE CROSS SECTION IS SHOWN

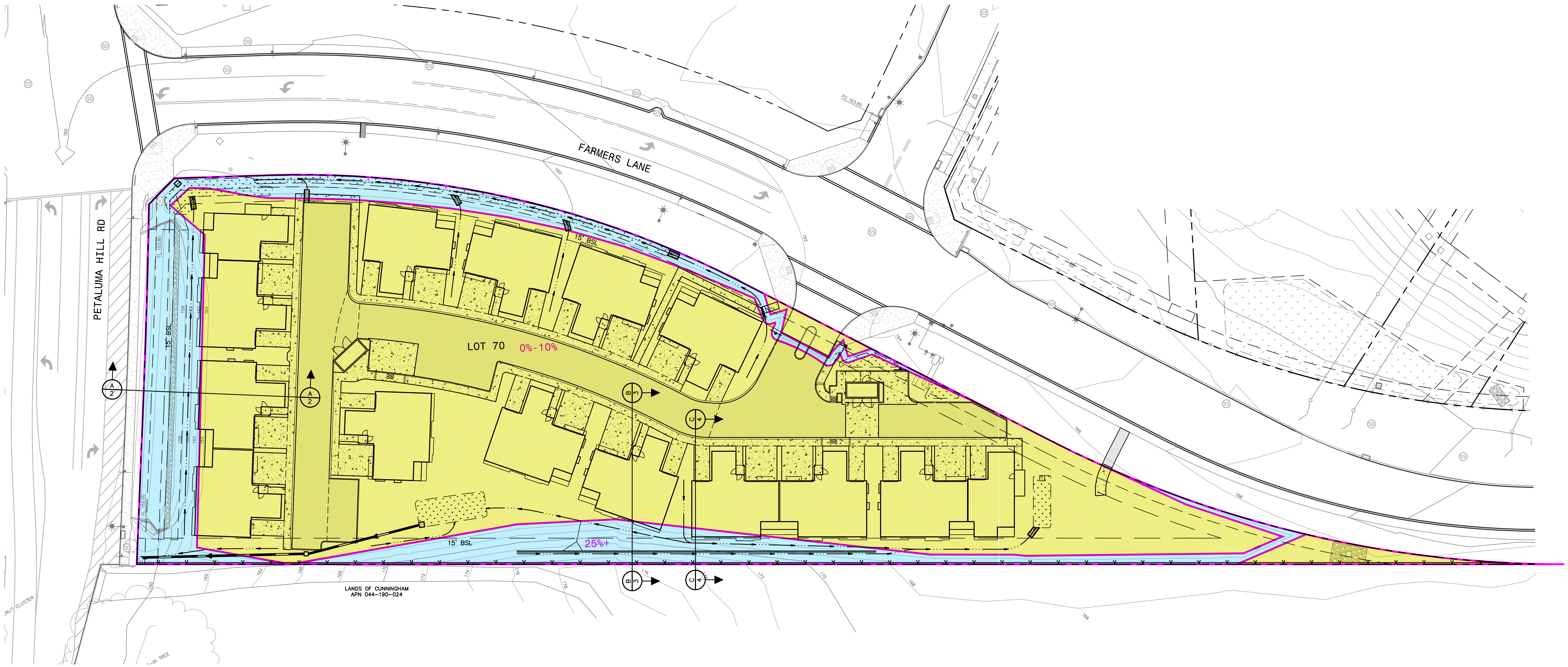
SLOPE LEGEND

🟨	SLOPES 0%-10%
🟦	SLOPES 25%+

THE AVERAGE SLOPE OF LOT 70 IS APPROXIMATELY 5.3%



VICINITY MAP
NOT TO SCALE



SLOPE ANALYSIS NOTES:

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.

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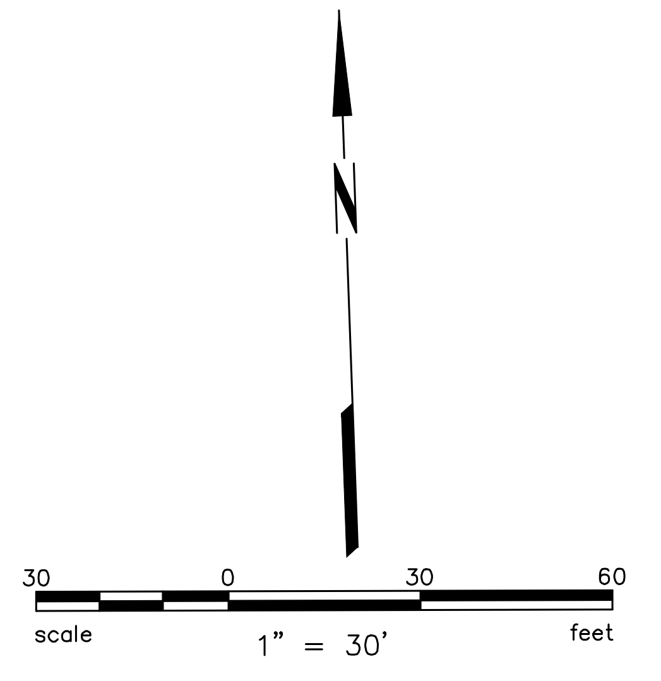
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF KAWANA MEADOWS SUBDIVISION UNIT 1, FILED IN BOOK 680 OF MAPS, PAGES 36-48, SONOMA COUNTY RECORDS.

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 = 166.099'

NOTE:
SLOPES AND CONTOURS SHOWN HEREON REFLECT THE THEORETICAL POST CONSTRUCTION CONDITION UPON COMPLETION OF THE PUBLIC SUBDIVISION IMPROVEMENTS.



1" = 30'

SLOPE ANALYSIS EXHIBIT - LOT 70

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MAY 2021

PREPARED BY

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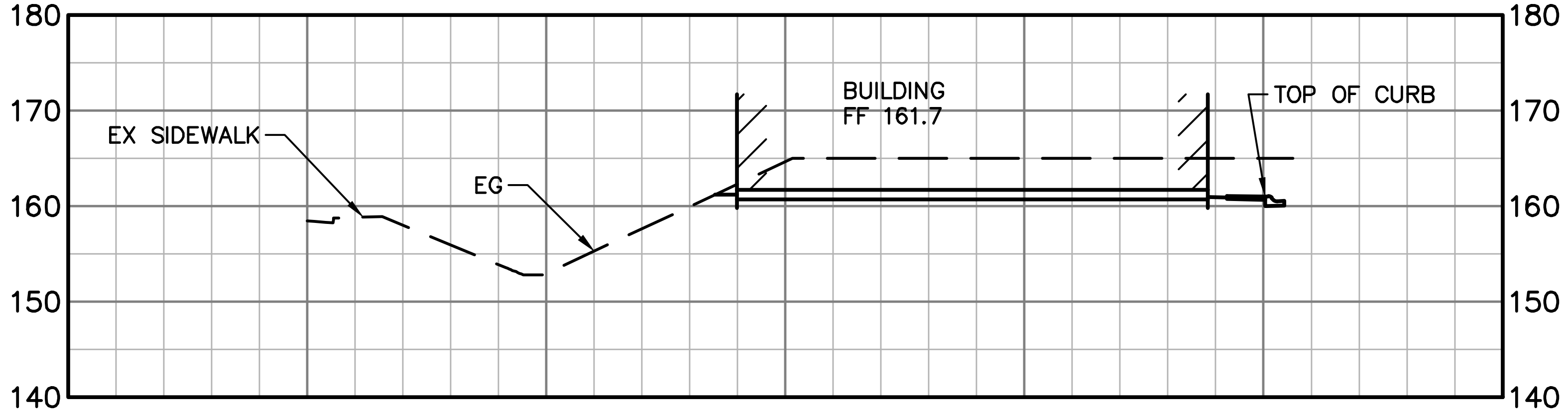
JOB NO. 20159127

SHEET 1 OF 4 SHEETS

Plot May 07, 2021 at 3:53pm

159127_LOT70_SITE.dwg



LOT 70 (SECTION A–A)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN
CITY OF SANTA ROSA, CALIFORNIA
MAY 2021

PREPARED BY

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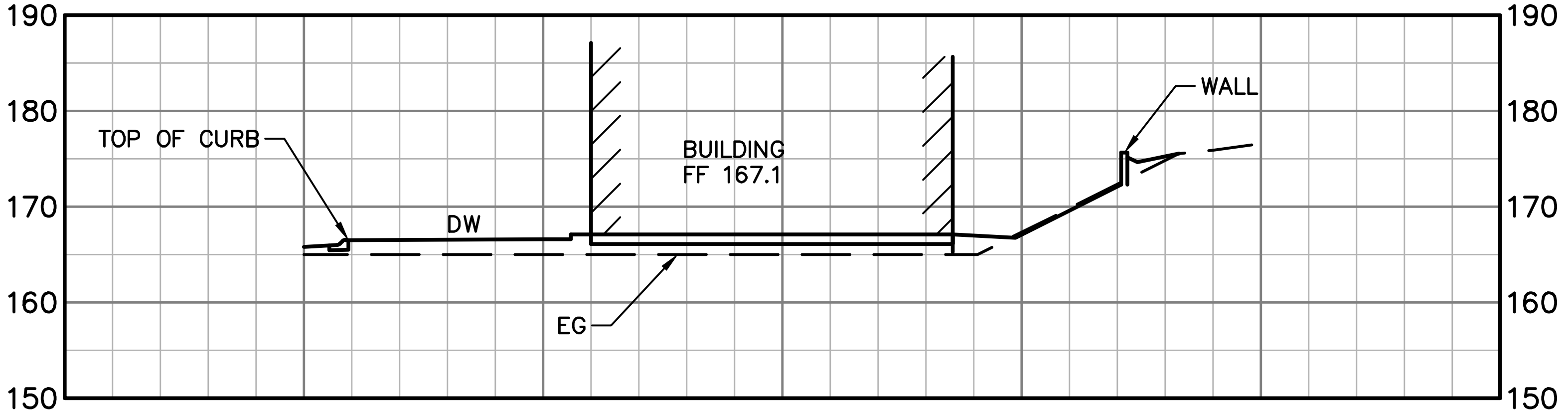
SHEET 2 OF 4 SHEETS

Plot May 07, 2021 at 3:58pm

159127_LOT70_SITE.dwg



LOT70 (SECTION B–B)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN

CITY OF SANTA ROSA, CALIFORNIA
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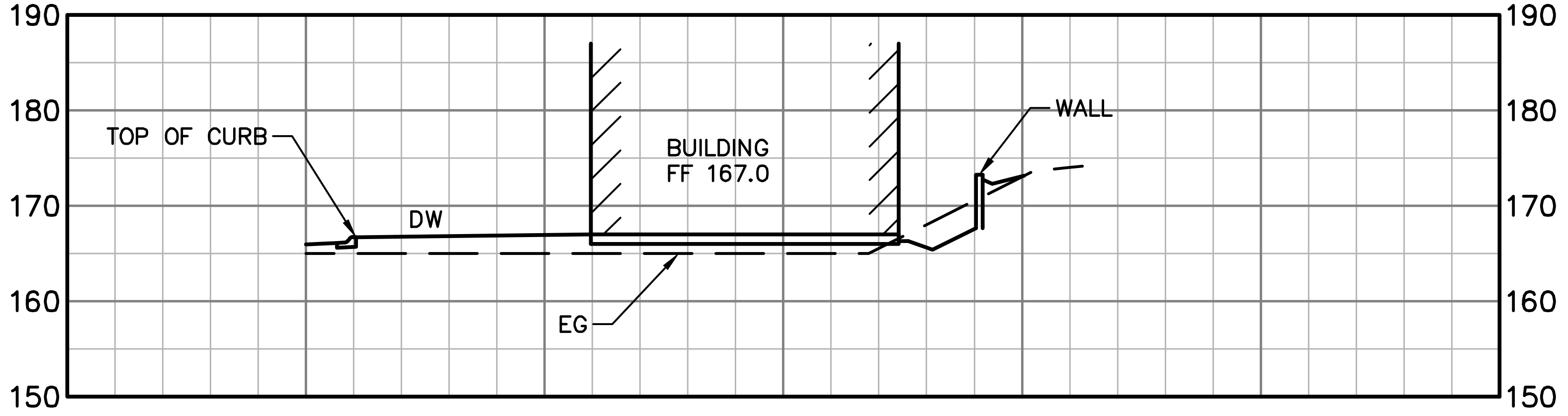

LOT 70 (SECTION C–C)

H: 1"=20'
V: 1"=20'

HILLSIDE BUILDING SECTION

RESIDENCES AT TAYLOR MOUNTAIN

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SHEET 4 OF 4 SHEETS

Plot May 07, 2021 at 3:57pm

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