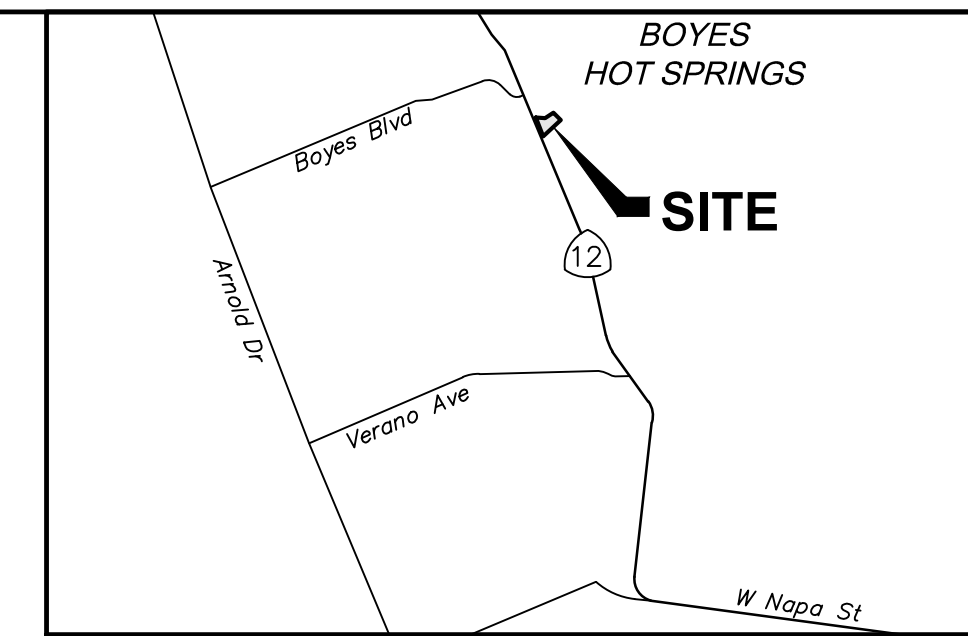


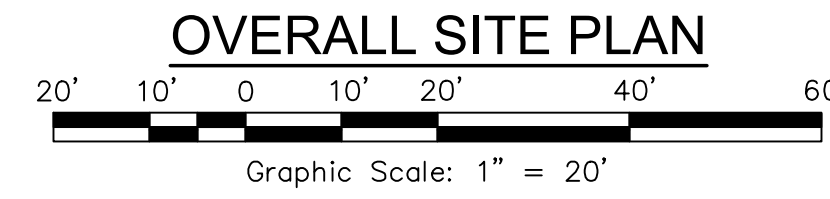
# TENTATIVE MAP

## BOYES FOOD CENTER MIXED USE

18285 SONOMA HWY  
El Verano, California  
APN: 056-415-016, 017, 018, 020



**LOCATION MAP**  
NOT TO SCALE



**SHEET INDEX**

- C1.0 TENTATIVE MAP
- C2.0 GRADING PLAN
- C3.0 UTILITY PLAN

**OWNER**

MICHELLE SAVAGE LIVING TRUST

**SUBDIVIDER**

KS MATTSON PARTNERS LP  
P.O. BOX 5490  
VACAVILLE CA 95696  
CONTACT: BRENDA RAU  
BRAU@LEFEVERMATTSON.COM

**ENGINEER**

DAVE BROWN, RCE 41833  
ADOBE ASSOCIATES, INC.  
1220 N DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
PHONE: (707) 541-2300  
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**SURVEYOR**

AARON SMITH, PLS 7901  
ADOBE ASSOCIATES, INC.  
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**LANDSCAPE ARCHITECT**

QUADRIGA LANDSCAPE ARCHITECTURE & PLANNING, INC.  
1212 FOURTH STREET, STUDIO K  
SANTA ROSA, CA 95404  
PHONE: (707) 548-3561  
CONTACT: CHRISTINE TALBOT

**ARCHITECT**

TLCD ARCHITECTURE  
520 THIRD STREET, #250  
SANTA ROSA, CA 95401  
PHONE: (707) 525-5600  
CONTACT: DANIEL BACKMAN

**LOT 1:**

21 APARTMENT UNITS ABOVE GROUND  
LEVEL COMMERCIAL USES & PARKING  
GARAGE &  
8 APARTMENT UNITS ABOVE GROUND  
LEVEL COMMERCIAL REFURBISHED GROCERY  
& CAFE.

**LOT 2-9:**

3-STORY TOWNHOMES

**SITE AREA:**

54,902.81 SF = 1.26 ACRES

**MIXED USE LOT SIZE:**

LOT 1: 25,662 SF = 0.59 ACRES

LOT 2: 919.6 SF = 0.021 ACRES

LOT 3: 1,119.8 SF = 0.026 ACRES

LOT 4: 1,119.8 SF = 0.026 ACRES

LOT 5: 1,119.8 SF = 0.026 ACRES

LOT 6: 1,119.8 SF = 0.026 ACRES

LOT 7: 1,120.9 SF = 0.026 ACRES

LOT 8: 416.0 SF = 0.01 ACRES

LOT 9: 416.0 SF = 0.01 ACRES

PARCEL A: 21,891.8 SF = 0.50 ACRES

**PARCELA:**

COMMON PARCEL FOR UTILITY  
DRAINAGE, ACCESS AND PARKING EASEMENTS

**LEGEND**

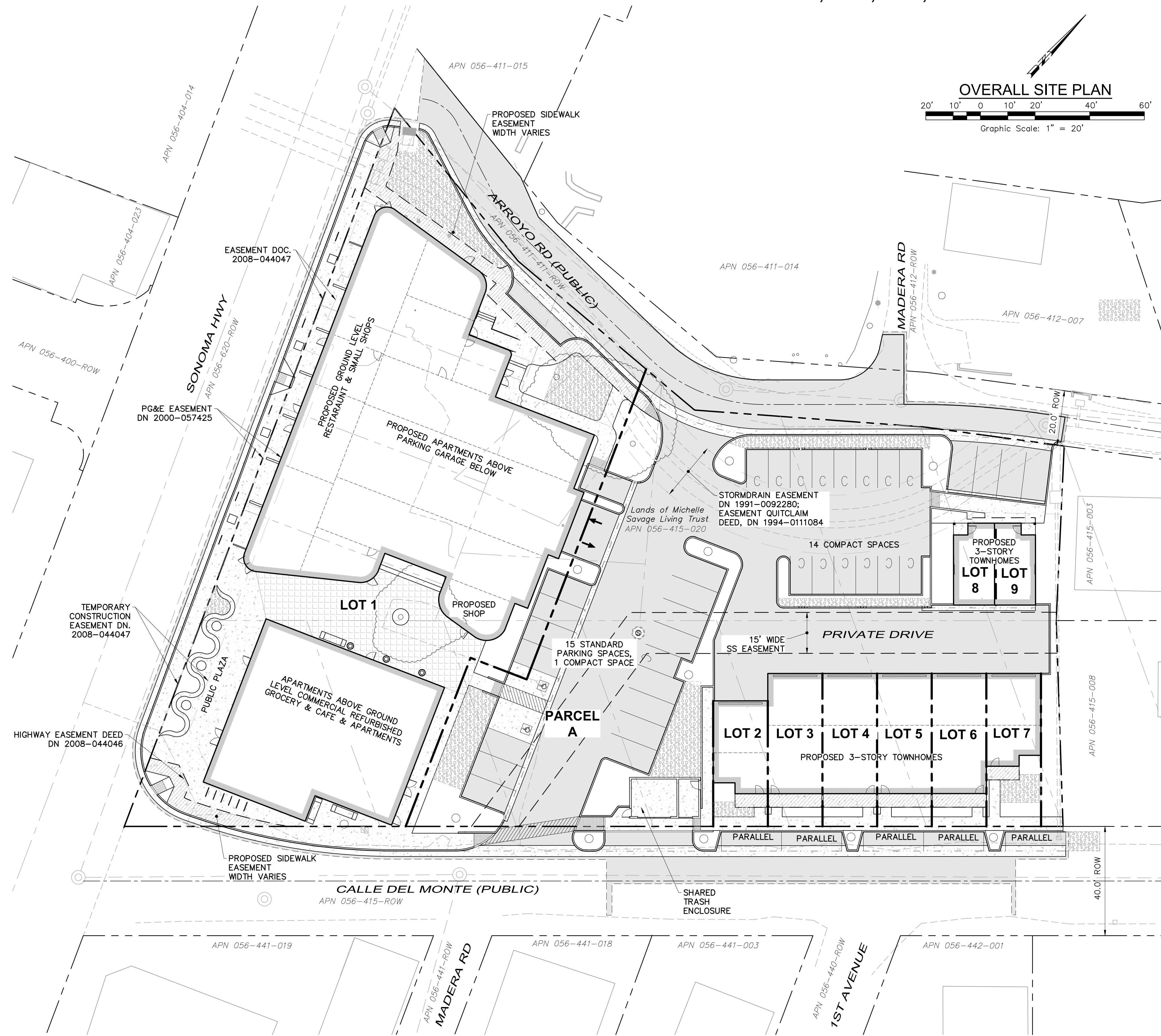
PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		6" SANITARY SEWER (0.003 MIN SLOPE) & MANHOLE
		4" SANITARY SEWER LATERAL (0.02 MIN SLOPE) & CLEANOUT
		STORM DRAIN & DRAIN INLET (DI)
		GATE VALVE
		DOUBLE DETECTOR CHECK VALVE
		WATER METER
		FIRE HYDRANT
		REDUCED PRESSURE BACKFLOW PREVENTER
		FIRE DEPARTMENT CONNECTION
		ROCK RIP-RAP

**HATCHING LEGEND:**

	AC OVER CL II AB
	HARDSCAPE (SLD)
	EASEMENT
	PERMEABLE PAVING (SLD)
	BIORETENTION AREA

**ABBREVIATIONS**

AAI	ADOBE ASSOCIATES, INC.	LF	LINEAR FEET
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BLDG	BUILDING	MRR	MEN'S RESTROOM
BM	BENCH MARK	NTS	NOT TO SCALE
C	COMPACT PARKING	NO	NUMBER
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CL	CLASS	PL	PROPERTY LINE
C/L	CENTERLINE	PP	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PUE	POWER POLE
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DI	DRAIN INLET	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EL	ELEVATION	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FL	FLOWLINE	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TYP	TYPICAL
FS	FINISHED SURFACE	USP	UNDER SEPARATE PERMIT
FSS	FIRE SAFE STANDARD	W	WATER
GB	GRADE BREAK	WM	WATER METER
GR	GRATE	WRR	WOMEN'S RESTROOM
HC	HANDICAPPED	WV	WATER VALVE
IG	INVERT GRATE		



Revisions

No.	Date	Description	Approved

adobe associates, inc.  
civil engineering | land surveying | wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
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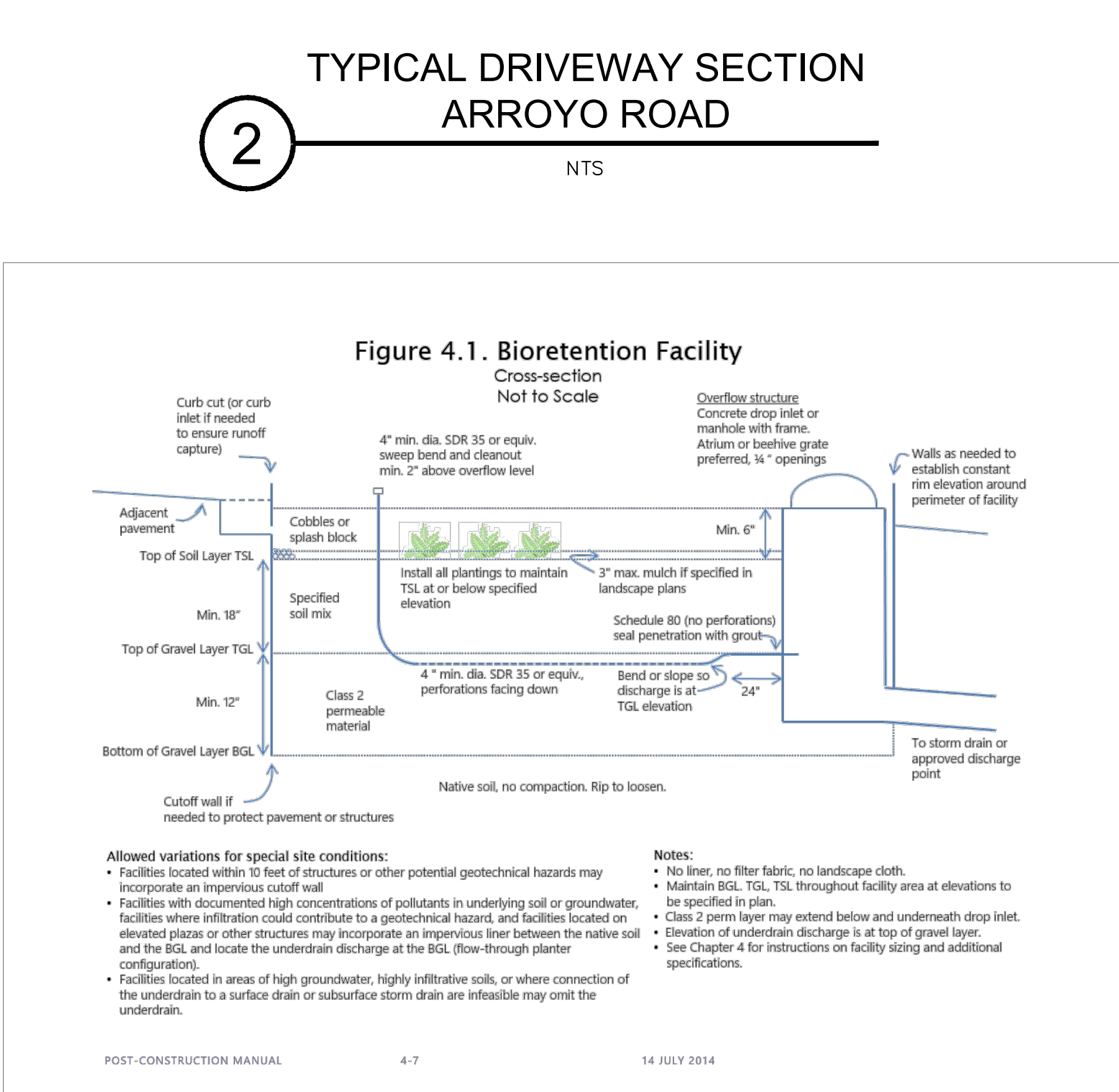
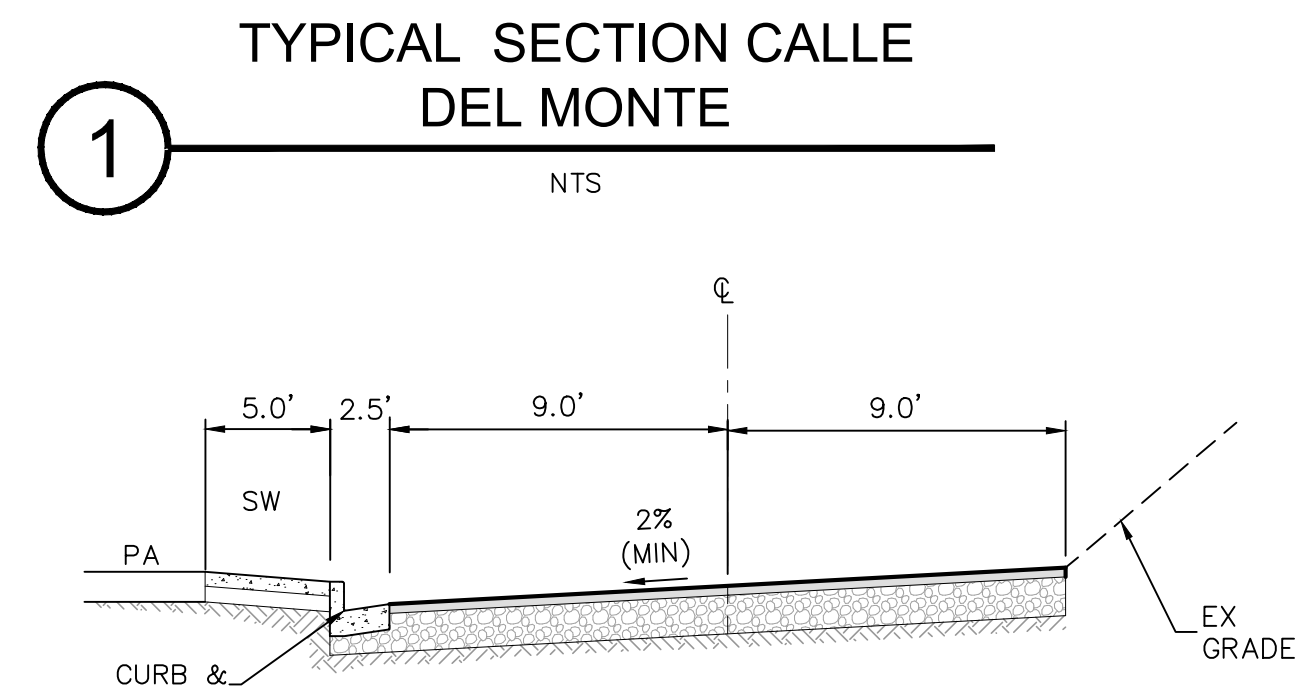
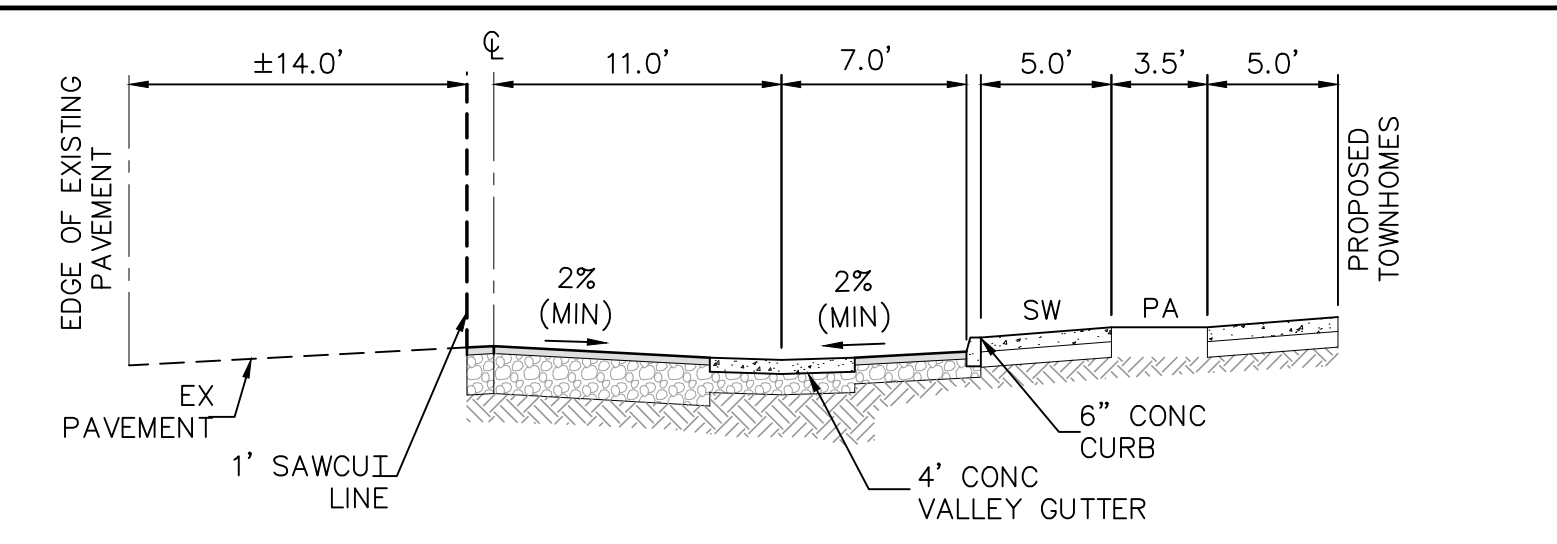
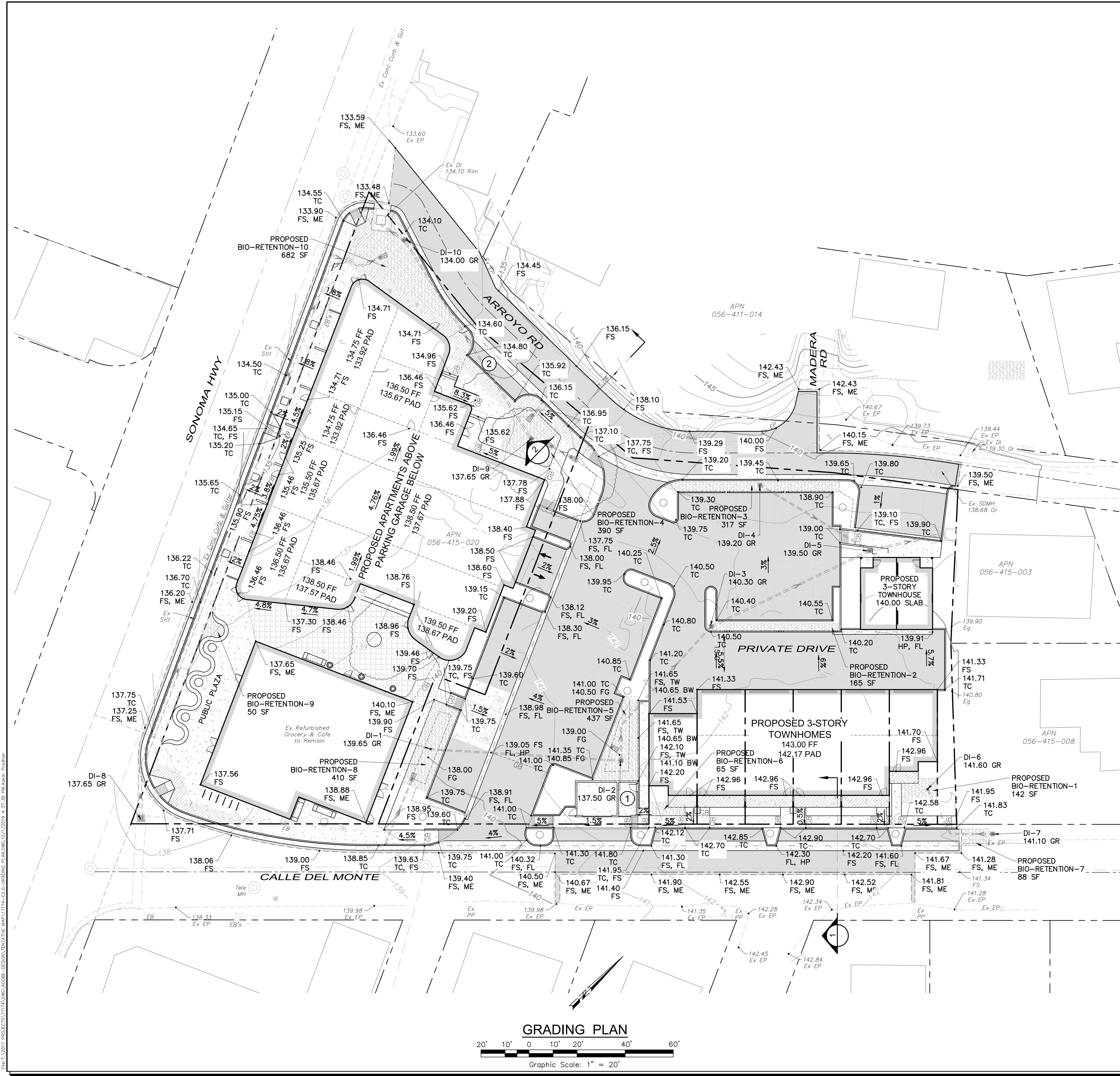
David R. Brown, RCE 41833  
My license expires 3/31/2020

PROFESSIONAL ENGINEER - CIVIL  
No. 41833  
Exp. 3/31/2020

TENTATIVE MAP  
BOYES FOOD CENTER MIXED USE  
TENTATIVE MAP  
18285 Sonoma Hwy  
El Verano, California  
APN 056-415-016, 017, 018, 020

SCALE: AS NOTED  
Date: September 25, 2019  
Design by: DSM  
Drawn by: AY/SL  
Checked by: PRP

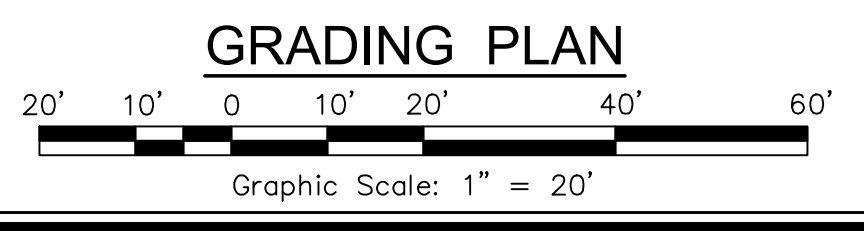
Sheet  
**C1.0**  
1 of 3 Sheets  
Job 17174



**HATCHING LEGEND:**

[Hatched Pattern]	AC OVER CL II AB
[Dotted Pattern]	HARDSCAPE (SLD)
[Diagonal Lines]	EASEMENT
[Grid Pattern]	PERMEABLE PAVING (SLD)
[Stippled Pattern]	BIORETENTION AREA

- KEY NOTES:**
- ① SHARED TRASH ENCLOSURE
  - ② LOADING AREA



**Revisions**

No.	Date	Description	Approved

**adobe associates, inc.**  
 civil engineering | land surveying | wastewater  
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**BOYES FOOD CENTER MIXED USE GRADING PLAN**  
 18285 Sonoma Hwy  
 El Verano, California  
 APN 056-415-016, 017, 018, 020

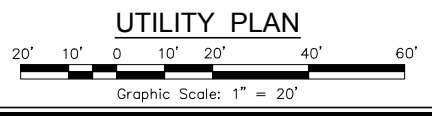
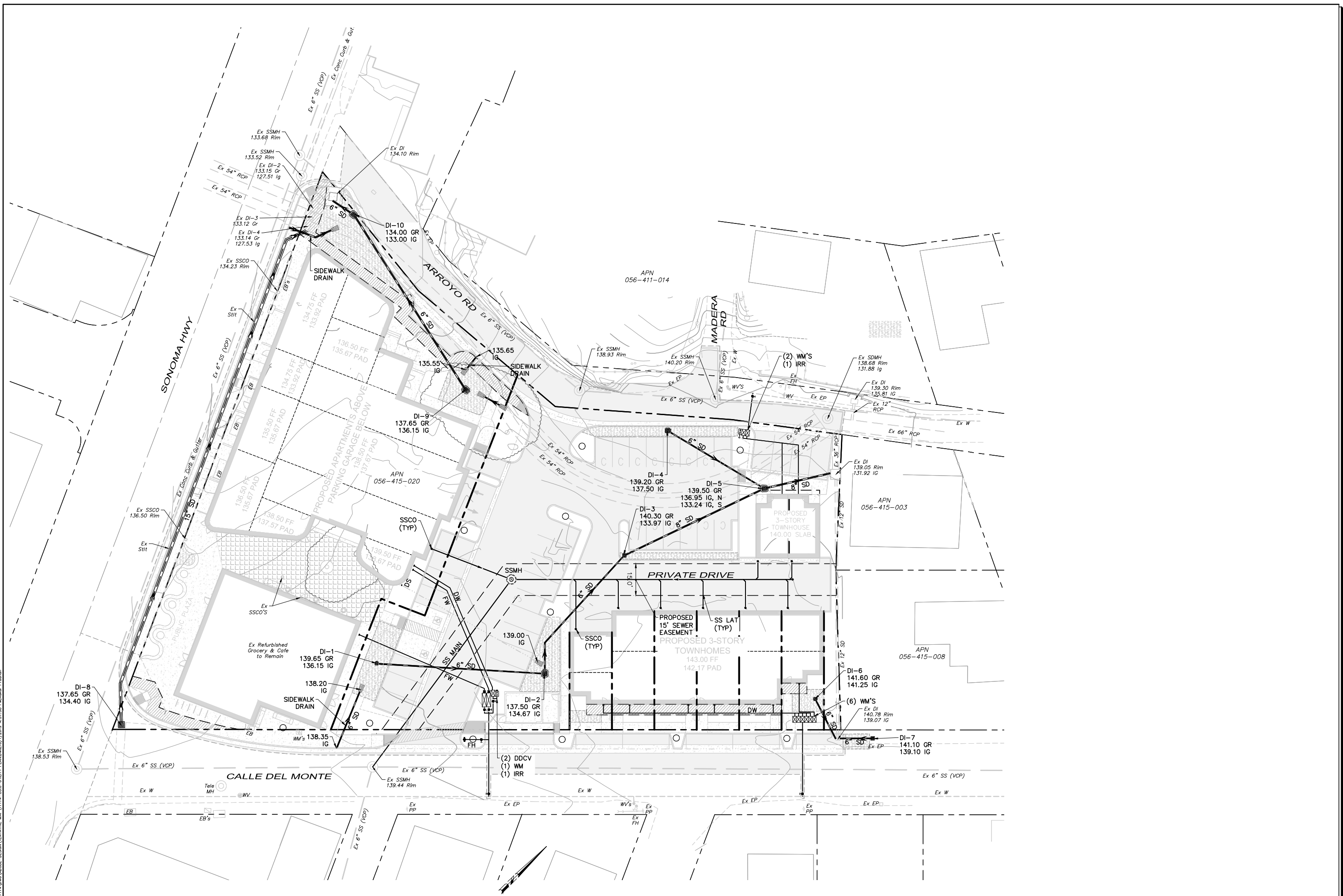
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**Checked by:** PRP

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 2 of 3 Sheets  
 Job 17174

**APPROVED:** [Signature]  
 David R. Brown, RCE 41833  
 My license expires 3/31/2020

**REGISTERED PROFESSIONAL ENGINEER - CIVIL**  
 STATE OF CALIFORNIA  
 No. 41833  
 Exp. 3/31/2020

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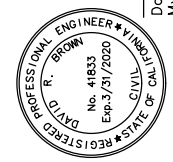


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 Design by: *CSM*  
 Drawn by: *AM/SC*  
 Checked by: *PRP*

Sheet  
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 3 of 3 Sheets  
 Job 17174

**TENTATIVE MAP**  
**BOYES FOOD CENTER MIXED USE**  
**UTILITY PLAN**

18285 Sonoma Hwy  
 El Verano, California  
 APN 056-415-016, 017, 018, 020



*David R. Brown*  
 David R. Brown, RCE 41833  
 My license expires 3/31/2020

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