LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- PROPOSED LOT BOUNDARY
- 5% FINISH GRADE SURFACE SLOPE AND DIRECTION
- PROPOSED EARTH SWALE
- PROPOSED STORM DRAIN DROP INLET (D.I.)
- PROPOSED STORM DRAIN CURB INLET (SDCI)
- PROPOSED STORM DRAIN MANHOLE (SDMH)
- PROPOSED HDPE STORM DRAIN PIPE
- PROPOSED 48"Ø SEWER MANHOLE
- PROPOSED PERMANENT CLEANOUT AND PLUG
- PROPOSED 4" SEWER LATERALS, CLEANOUT AND PLUG
- SS PROPOSED 8" SEWER MAIN
- 1.5" SERVICE, 2-1" METER DUAL WATER SERVICE WITH BACKFLOW DEVICE
- 1.5" SERVICE, 1" METER SINGLE WATER SERVICE WITH BACKFLOW DEVICE
- W PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT WITH 4'X4' CONCRETE PAD
- PROPOSED BLOWOFF VALVE
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT
- DIRECTIONAL CURB RAMP TYPE A, DETAIL B PER CALTRANS DETAIL A88A
- MID-BLOCK CURB RAMP TYPE F PER CALTRANS DETAIL A88A.
- PROPOSED RESIDENTIAL DRIVEWAY APPROACH
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8" OF COMPACTED BLUE SHALE PER UTILITY ACCESS ROAD SECTION, SHEET C2.1
- LID TREATMENT AREA
- PROPOSED ACCESS AND SD EASEMENT IFO HOA
- PROPOSED SIDE YARD EASEMENT IFO NEIGHBORING LOT
- PROPOSED 25' FIRE ACCESS EASEMENT
- PROPOSED PARKING SPACE NUMBER (36 TOTAL)
- PROPOSED ADA PARKING SPACE NUMBER (2 TOTAL)

ABBREVIATIONS

AB	AGGREGATE BASE	HT	HEIGHT
AC	ASPHALT CONCRETE	IFO	IN FAVOR OF
AP	ANGLE POINT	INV	PIPE INVERT
APPROX	APPROXIMATE	LCB	LEAN CONCRETE BASE
ADU	ACCESSORY DWELLING UNIT	LP	LOW POINT
BC	BEGIN HORIZONTAL CURVE	MIH	MIDDLE INCOME HOUSING UNIT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PG	BUILDING PAD GRADE ELEVATION
BMR	BELOW MARKET RATE (DOMICILE)	PVT	PRIVATE
BSW	BACK OF SIDEWALK	PUE	PUBLIC UTILITY EASEMENT
BW	BOTTOM OF WALL	R	RESERVED
BVC	BEGIN VERTICAL CURVE	R.C.	RELATIVE COMPACTION
C	COMPACT	ROW	RIGHT OF WAY
CB	CATCH BASIN	S=	SLOPE
CBO	CURB OPENING	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CL/℄	CENTERLINE	SO	SIDE OPENING
CR	CURB RETURN	SS	SANITARY SEWER
CONC	CONCRETE	SSCO	SANITARY SEWER CLEANOUT
CPP	CORRUGATED PLASTIC PIPE	SSFM	SANITARY SEWER FORCE MAIN
CY	CUBIC YARD	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	STD.	STANDARD
DWY	DRIVEWAY	SW	SIDEWALK
EG	EXISTING GROUND	SWD	SIDEWALK DRAIN
ELEV	ELEVATION	TB	TOP OF BANK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ESMT	EASEMENT	TG	TOP OF GRATE
(E), EX.	EXISTING	TW	TOP OF WALL
FC	FACE OF CURB	TYP	TYPICAL
FF	FINISH FLOOR	W	WATER
FG	FINISH GRADE	WFH	WORK FORCE HOUSING UNIT
FL	FLOWLINE ELEVATION	WL	WATER LINE
FS	FINISH HARDSCAPE SURFACE ELEVATION	WM	WATER METER
		WS	WATER SERVICE
FIRE	FIRE SERVICE MAIN		
GB	GRADE BREAK		
HMA	HOT MIX ASPHALT CONCRETE		
HOA	HOME OWNER'S ASSOCIATION		
HP	HIGH POINT		

ADDITIONAL PROJECT DATA

NEAREST FAULT ZONE: HEALDSBURG FAULT ZONE
LANDSLIDES: NO KNOWN LANDSLIDES ON SITE.
FLOOD ZONE: FEMA FLOOD HAZARD MAP 06097C0569E INDICATES THE SITE IS ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA

ADDRESS: 175 AIRPORT BOULEVARD
SANTA ROSA, CA

APN: 039-025-026, 039-025-028,

PROPOSED OCCUPANCY TYPE: SINGLE FAMILY

GENERAL PLAN REQUIRED DENSITY: 6-12 UNITS/ACRE
PROPOSED DENSITY: 12 UNITS/ACRE
TOTAL NUMBER OF UNITS: 57

SITE INFORMATION

EXISTING (GROSS) PARCEL AREA: 4.77 AC

PUBLIC RIGHT-OF-WAY: 0.22 AC

TOTAL NUMBER OF LOTS: 69 LOTS (69 LOTS, 57 SFD; PARCEL 12, HOA)
AVERAGE SFD LOT SIZE (GROSS): 2,165 SF (0.050 AC)
SMALLEST SFD LOT SIZE (GROSS): 1,303 SF (0.030 AC)
LARGEST SFD LOT SIZE (GROSS): 3,414 SF (0.078 AC)

- PROJECT IS NOT LOCATED IN A HIGH FIRE SEVERITY ZONE
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A SMALL LOT SUBDIVISION

PROJECT ZONING

PARCEL APN	039-025-026	039-025-028
GENERAL PLAN DESIGNATION	MEDIUM RES.	MEDIUM RES.
CURRENT AND PROPOSED ZONING	R2 B6 9 DU	R2 B6 9 DU
CURRENT LAND USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE	RESIDENTIAL	RESIDENTIAL
GP DENSITY (UNITS/AC)	6.0-12.0	6.0-12.0

SURVEY NOTES

BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM FIELD TIES TO MONUMENTS SHOWN ON THE PARCEL MAP, RECORDED IN BOOK 138 OF MAPS AT PAGE 13, SONOMA COUNTY RECORDS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BEARINGS SHOWN HAVE BEEN ROTATED FROM RECORD TO NORTH AMERICAN DATUM OF 1983 (NAD83) ZONE 2 GRID NORTH. THIS MAP IS NOT INTENDED TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY.

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).

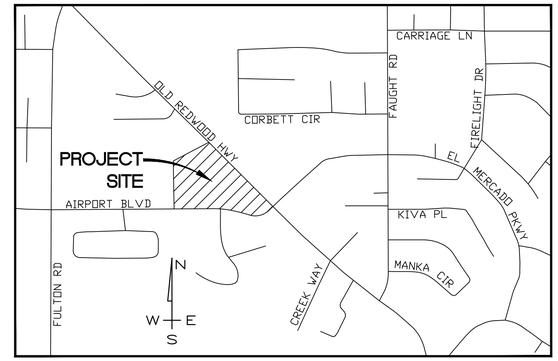
BASIS OF BEARINGS:GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).

ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #5000 SET BENCHMARK CONTROL POINT. ELEVATION = 150.72' NAVD 88

UTILITIES

SEWER SERVICE: AIRPORT/LARKFIELD/WIKIUP SANITATION DISTRICT
WATER SERVICE: CALIFORNIA AMERICAN WATER COMPANY
GAS/ELECTRIC: PG&E/PG&E
CABLE/TELEPHONE: COMCAST/AT&T
FIRE PROTECTION: CITY OF SANTA ROSA

ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED

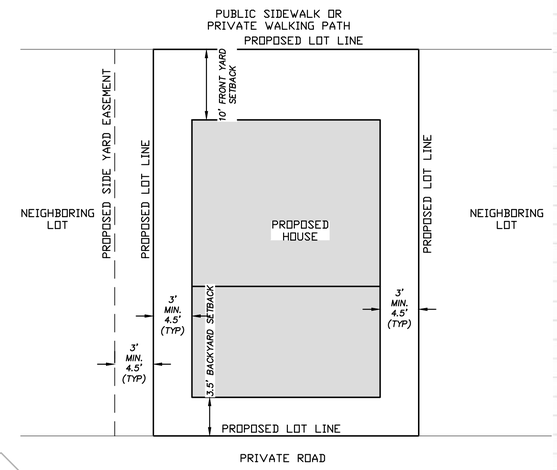


LOCATION MAP

NO SCALE

SHEET INDEX

1 SITE LAYOUT, LEGEND, PROJECT DATA, NOTES
2 EXISTING CONDITIONS AND DEMOLITION PLAN
3 TENTATIVE PARCEL MAP
4 PRELIMINARY GRADING AND STORMWATER TREATMENT PLAN
5 PRELIMINARY UTILITY PLAN



TYPICAL LOT LAYOUT

PROPOSED LOT COVERAGE TABLE

Lot #	Lot Size	Plan #	Lot Coverage %
1	2461	2	43%
2	2255	5	56%
3	2298	3	51%
4	2210	4	54%
5	2501	3	46%
6	2247	4	53%
7	2247	2	48%
8	2138	5	60%
9	2502	4	51%
10	2247	2	48%
11	2247	3	52%
12	2139	4	56%
13	2501	1	48%
14	2174	1	54%
15	2573	2	42%
16	2247	5	57%
17	3414	2	31%
18	2750	3	42%
19	2750	5	46%
20	2661	4	45%
21	1655	1	44%
22	1902	1	38%
23	2679	4	44%
24	2393	5	53%
25	2393	3	49%
26	2403	4	50%
27	1529	1	48%
28	1506	1	49%
29	2390	4	50%
30	2017	3	58%
31	2311	2	47%
32	1378	1	53%
33	1413	1	51%
34	1587	4	50%
35	2531	4	47%
36	2850	3	41%
37	1775	1	41%
38	1682	1	43%
39	2414	3	48%
40	1322	1	55%
41	1419	1	51%
42	1408	1	52%
43	1425	1	51%
44	2431	2	44%
45	2261	5	57%
46	2265	4	53%
47	1419	1	51%
48	1820	1	40%
49	2870	2	38%
50	2422	4	49%
51	2405	5	53%
52	2389	3	49%
53	2373	2	45%
54	2319	5	55%
55	2304	4	52%
56	2326	3	50%
57	2940	5	43%

OWNER

JAMES LAIER
1080 AIRPORT BLVD.
SANTA ROSA, CA 95403

DEVELOPER

LENOX 2, LLC
ATTN: RICK ROSENABUM
3675 MT. DIABLO BLVD., STE. 350
LAFAYETTE, CA 94549
RICK@LIVELENOX.COM

ARCHITECT

CALVIN LU
WHA ARCHITECTS, INC.
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
(925) 627-1166

CIVIL ENGINEER

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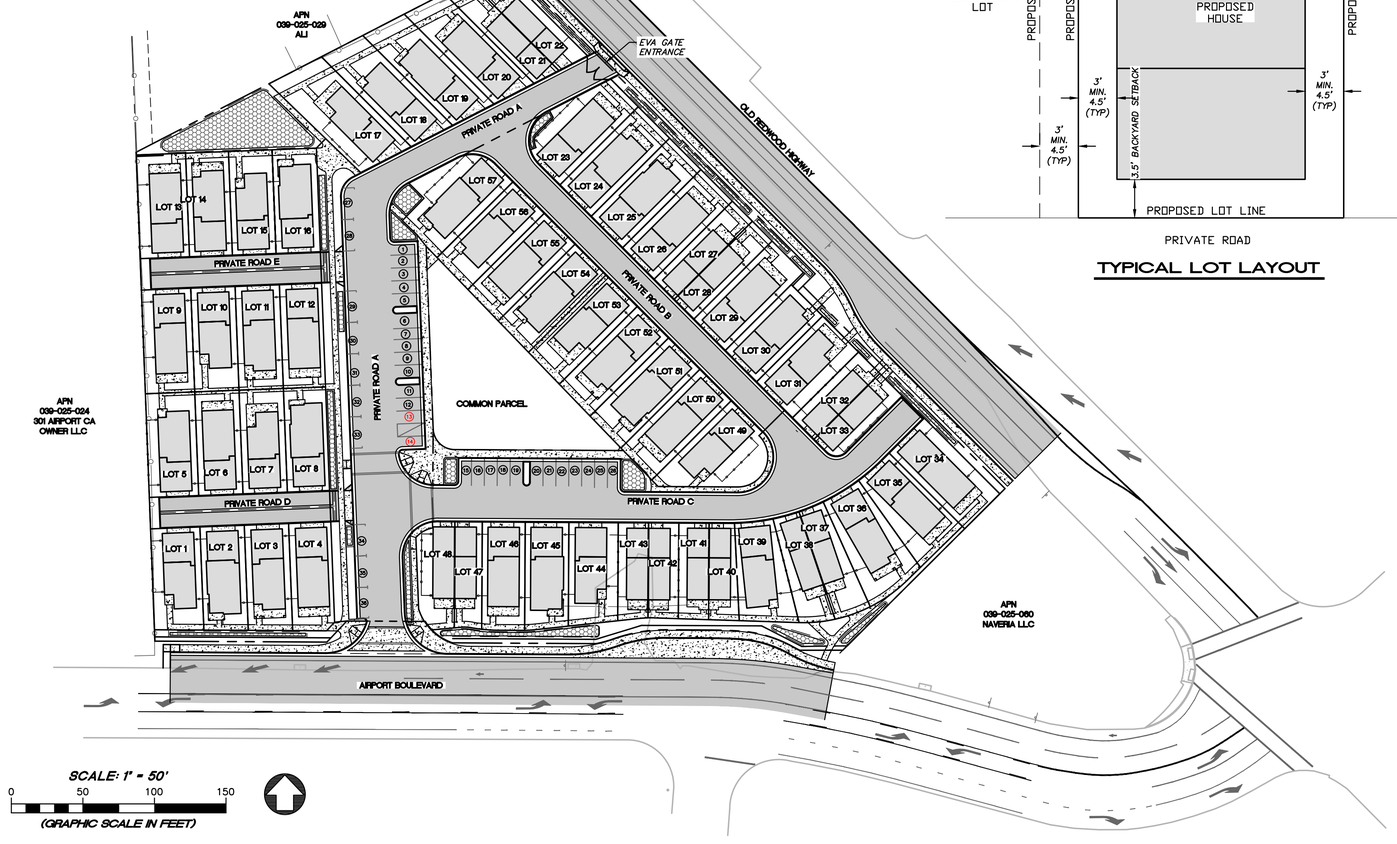
SURVEYOR

STEVE KLEIN
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 395-0968

GRADING QUANTITIES

EARTHWORK			
	CUT (CY)	FILL (CY)	NET (CY)
TOTAL	12,500	12,500	0

1. THE EARTHWORK QUANTITIES ABOVE HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR:
   1.1. HOUSE FOOTINGS
   1.2. CLEARING AND GRUBBING INCLUDING REMOVAL OF EXISTING PAVEMENT SECTIONS OR UNACCEPTABLE SOILS
   1.3. OVER-EXCAVATION AND RE-COMPACTION
   1.4. CONSTRUCTION METHODS
   1.5. SRINKAGE OR CONTRACTION
   1.6. UTILITY, STORM DRAIN, BMP, AND DETENTION SPOILS.
2. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.
3. THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY AND SUBJECT TO THE CONTRACTOR'S METHOD OF OPERATION.



PROPOSED 175 AIRPORT BOULEVARD SUBDIVISION

SITE LAYOUT, LEGEND, PROJECT DATA AND NOTES

TENTATIVE MAP

APN 039-025-026, 028
175 AIRPORT BOULEVARD
SANTA ROSA, CALIFORNIA 95403

COUNTY OF SONOMA
STATE OF CALIFORNIA

CORT L. MUNSELLE
RCE 69941

DATE

REGISTERED PROFESSIONAL ENGINEER CORT L. MUNSELLE No. 69941 CIVIL STATE OF CALIFORNIA

MUNSELLE CIVIL ENGINEERING
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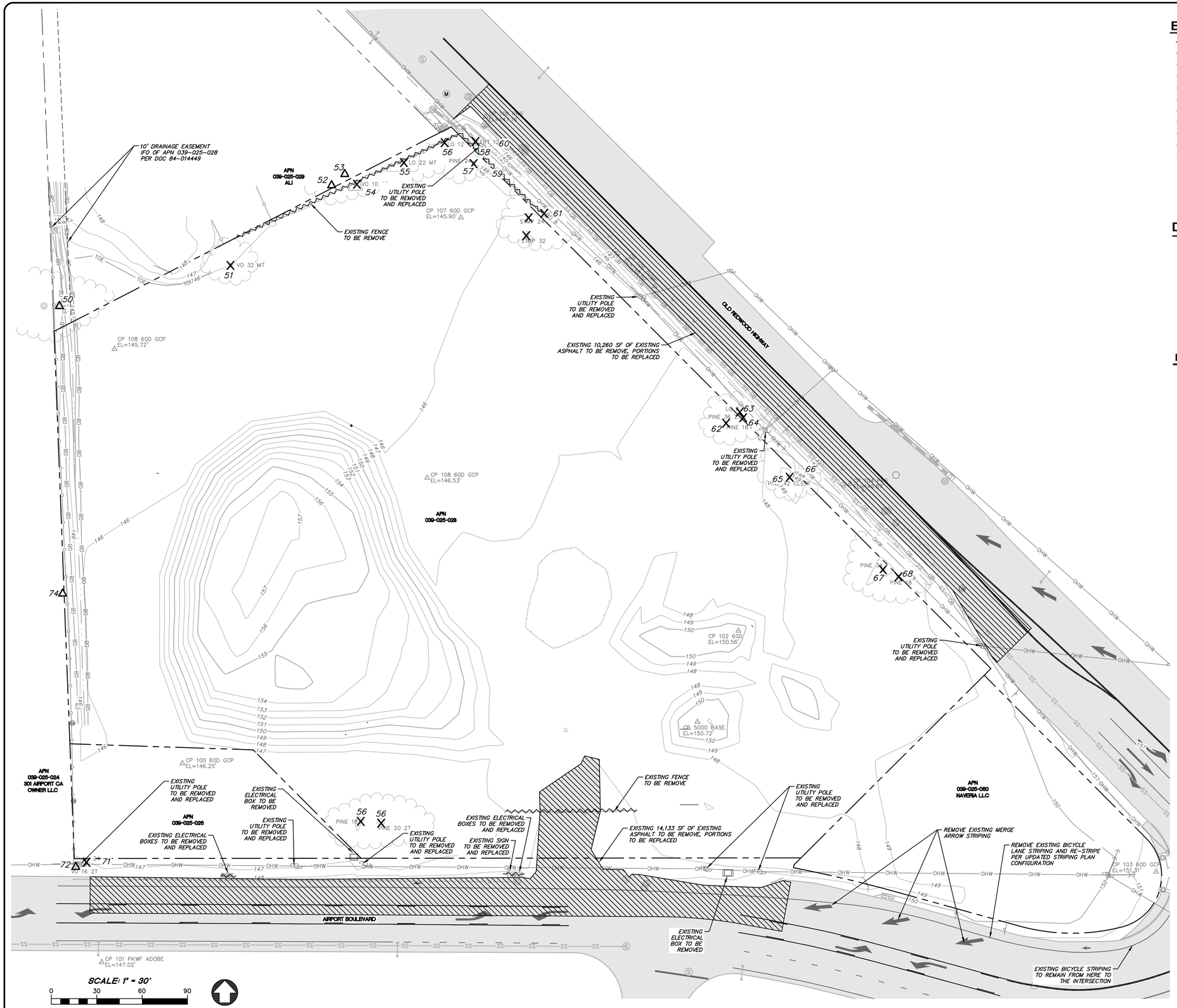

EXISTING FEATURES LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- FLOWLINE
- EDGE OF CONCRETE
- TOE OF SLOPE
- GRADE BREAK
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRE
- TREE DRIP LINE
- CATCH BASIN
- TRAFFIC POLE
- SIGN
- CP 3 EL=100 — SURVEY CONTROL POINT
- # — TREE–TYPE & DIAMETER PER ARBORIST REPORT NUMBER
- FIRE HYDRANT
- WATER VALVE
- POWER/JOINT POLE
- WATER METER
- ELECTRIC METER
- ELECTRIC PULL BOX
- ELECTRIC VAULT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- SEWER CLEAN OUT

DEMOLITION LEGEND

- TO BE REMOVED
- TO BE REMOVED
- 6"TREE — TREE TO BE SAVED
- 6"TREE — TREE TO BE REMOVED

EXISTING CONDITIONS NOTES

1. ALL EXISTING OVERHEAD LINES ON THE SITE TO BE REMOVED AND/OR UNDERGROUNDED (BY OTHERS).
2. DEMOLITION WORK IS NOT COVERED UNDER GRADING PERMIT AND MAY REQUIRE SEPARATE PERMITS.

PROPOSED 175 AIRPORT BOULEVARD SUBDIVISION

EXISTING CONDITIONS AND DEMOLITION PLAN

TENTATIVE MAP

APN 039-025-026, 028
175 AIRPORT BOULEVARD
SANTA ROSA, CALIFORNIA 95403

COUNTY OF SONOMA
STATE OF CALIFORNIA

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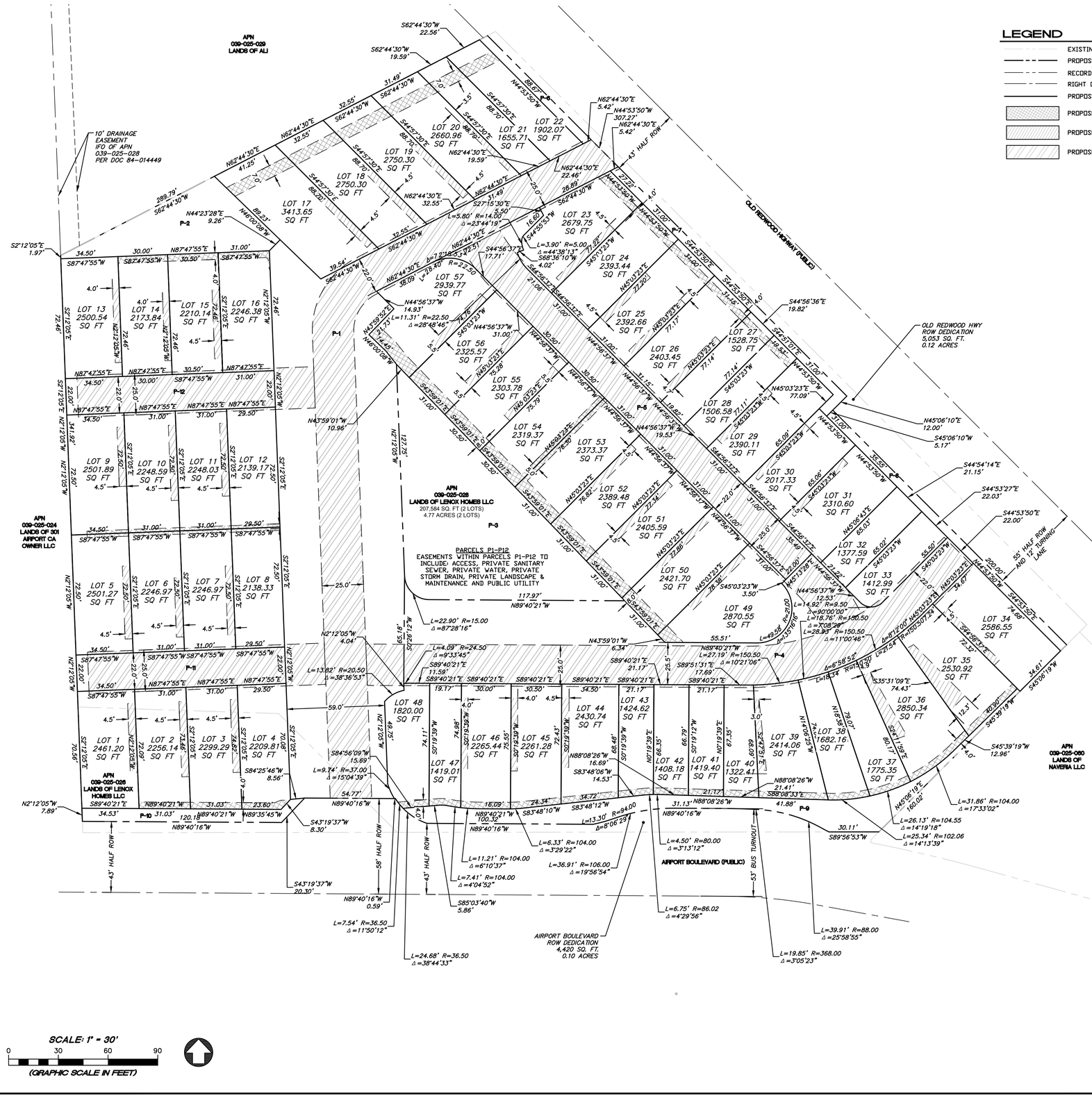

LEGEND

- EXISTING RECORD BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RIGHT OF WAY CENTERLINE OF PUBLIC ROAD
- PROPOSED LOT BOUNDARY
- PROPOSED ACCESS AND SD EASEMENT IFO HOA
- PROPOSED SIDE YARD EASEMENT IFO NEIGHBORING LOT
- PROPOSED 25' FIRE ACCESS EASEMENT

PROJECT DATA

ADDRESS: 175 AIRPORT BOULEVARD, SANTA ROSA, CA

APN: 039-025-026, 039-025-028,

PROPOSED OCCUPANCY TYPE: SINGLE FAMILY

GENERAL PLAN REQUIRED DENSITY: 6-12 UNITS/ACRE
PROPOSED DENSITY: 12 UNITS/ACRE
TOTAL NUMBER OF UNITS: 57

SITE INFORMATION

EXISTING (GROSS) PARCEL AREA: 4.77 AC

PUBLIC RIGHT-OF-WAY: 0.22 AC

TOTAL NUMBER OF LOTS: 69 LOTS (69 LOTS, 57 SFD) PARCEL 12, HOA)
AVERAGE SFD LOT SIZE (GROSS): 2,165 SF (0.050 AC)
SMALLEST SFD LOT SIZE (GROSS): 1,303 SF (0.030 AC)
LARGEST SFD LOT SIZE (GROSS): 3,414 SF (0.078 AC)

- PROJECT IS NOT LOCATED IN A HIGH FIRE SEVERITY ZONE
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A SMALL LOT SUBDIVISION

PROJECT ZONING

PARCEL APN	039-025-026	039-025-028
GENERAL PLAN DESIGNATION	MEDIUM RES.	MEDIUM RES.
CURRENT AND PROPOSED ZONING	R2 B6 9 DU	R2 B6 9 DU
CURRENT LAND USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE	RESIDENTIAL	RESIDENTIAL
GP DENSITY (UNITS/AC)	6.0-12.0	6.0-12.0

COMMON HOA PARCEL TABLE

PARCEL #	SIZE (SQ. FT.)	SIZE (ACRES)
P-1	25,917	0.595
P-2	3,257	0.075
P-3	9,351	0.215
P-4	14,000	0.321
P-5	6,534	0.150
P-6	458	0.011
P-7	1,092	0.090
P-8	1,033	0.024
P-9	3,774	0.087
P-10	1,026	0.024
P-11	2,770	0.064
P-12	2,772	0.064

NOTE: COMMON HOA PARCELS 1-12 HAVE FULL PARCEL ENCOMPASSING EASEMENTS THAT INCLUDE: ACCESS, PRIVATE SANITARY SEWER, PRIVATE WATER, PRIVATE STORM DRAIN, PRIVATE LANDSCAPE & MAINTENANCE AND PUBLIC UTILITY

PROPOSED 175 AIRPORT BOULEVARD SUBDIVISION

TENTATIVE PARCEL MAP

TENTATIVE MAP

APN 039-025-026, 028
175 AIRPORT BOULEVARD
SANTA ROSA, CALIFORNIA 95403

COUNTY OF SONOMA
STATE OF CALIFORNIA

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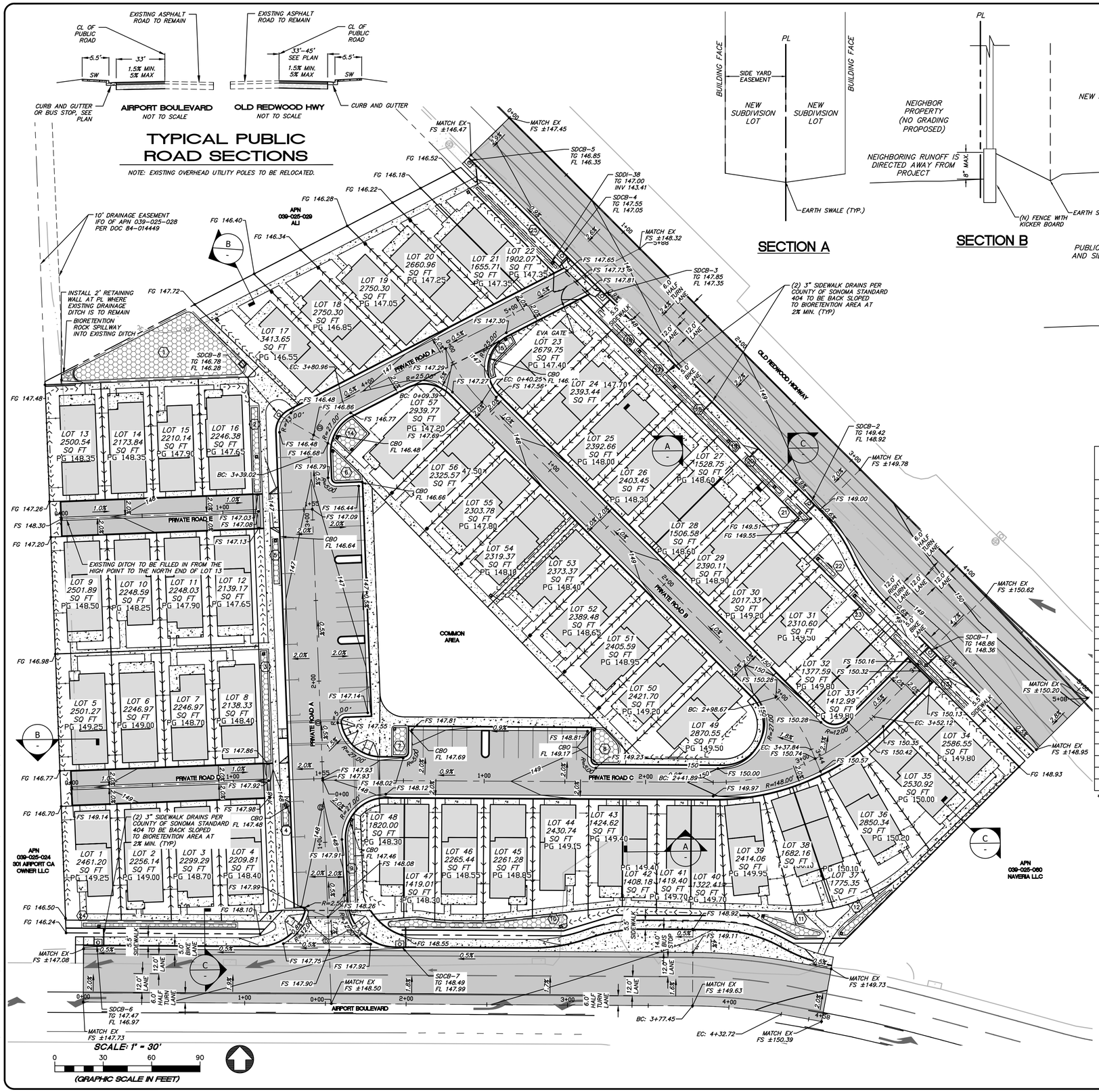

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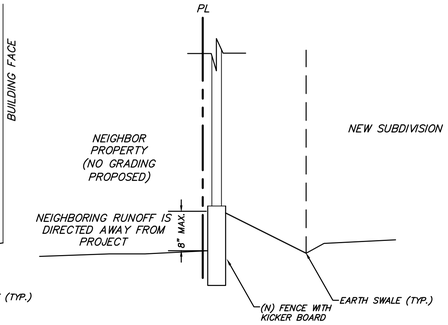

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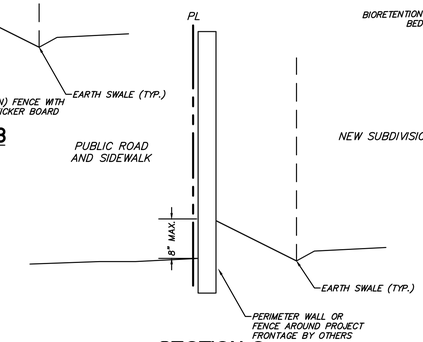

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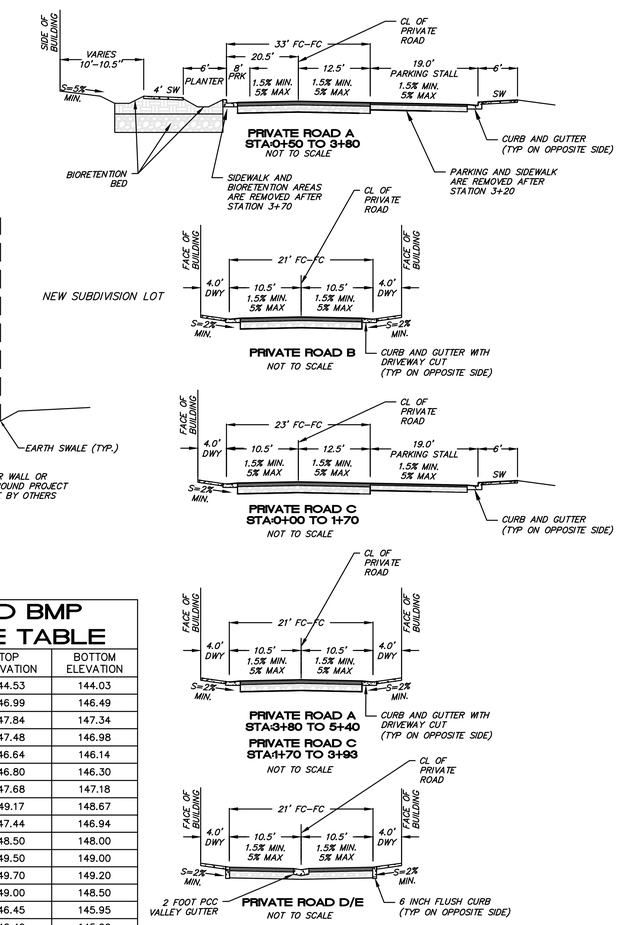

PROPOSED BMP REFERENCE TABLE

BMP ID	AREA (SQ FT)	TOP ELEVATION	BOTTOM ELEVATION
1	2,472	144.53	144.03
2	210	146.99	146.49
3	274	147.84	147.34
4	46	147.48	146.98
5	98	146.64	146.14
6	185	146.80	146.30
7	135	147.68	147.18
8	269	149.17	148.67
9	186	147.44	146.94
10	448	148.50	148.00
11	144	149.50	149.00
12	114	149.70	149.20
13	130	149.00	148.50
14	218	146.45	145.95
15	135	146.49	145.99
16	56	147.60	147.10
17	39	147.90	147.40
18	57	148.15	147.65
19	63	148.66	148.16
20	60	148.88	148.38
21	45	149.00	148.50
22	30	148.90	148.40
23	30	148.70	148.20
24	189	147.00	147.50
25	88	146.50	147.00

* ALL BMPS ARE TO BE PER CITY OF SANTA ROSA P1-02

TYPICAL PRIVATE ROAD SECTIONS

NOTE: ALL INTERIOR ROADS SHALL BE MARKED "NO PARKING—FIRE LANE" ALONG AREAS OF THE PRIVATE ROADS WHERE PERPENDICULAR PARKING IS NOT PROVIDED

PROPOSED 175 AIRPORT BOULEVARD SUBDIVISION

PRELIMINARY GRADING PLAN AND STORMWATER TREATMENT PLAN

TENTATIVE MAP

APN 039-025-026, 028
175 AIRPORT BOULEVARD
SANTA ROSA, CALIFORNIA 95403

COUNTY OF SONOMA
STATE OF CALIFORNIA

MUNSELLE CIVIL ENGINEERING

CORT L. MUNSELLE
RCE 69941

DATE

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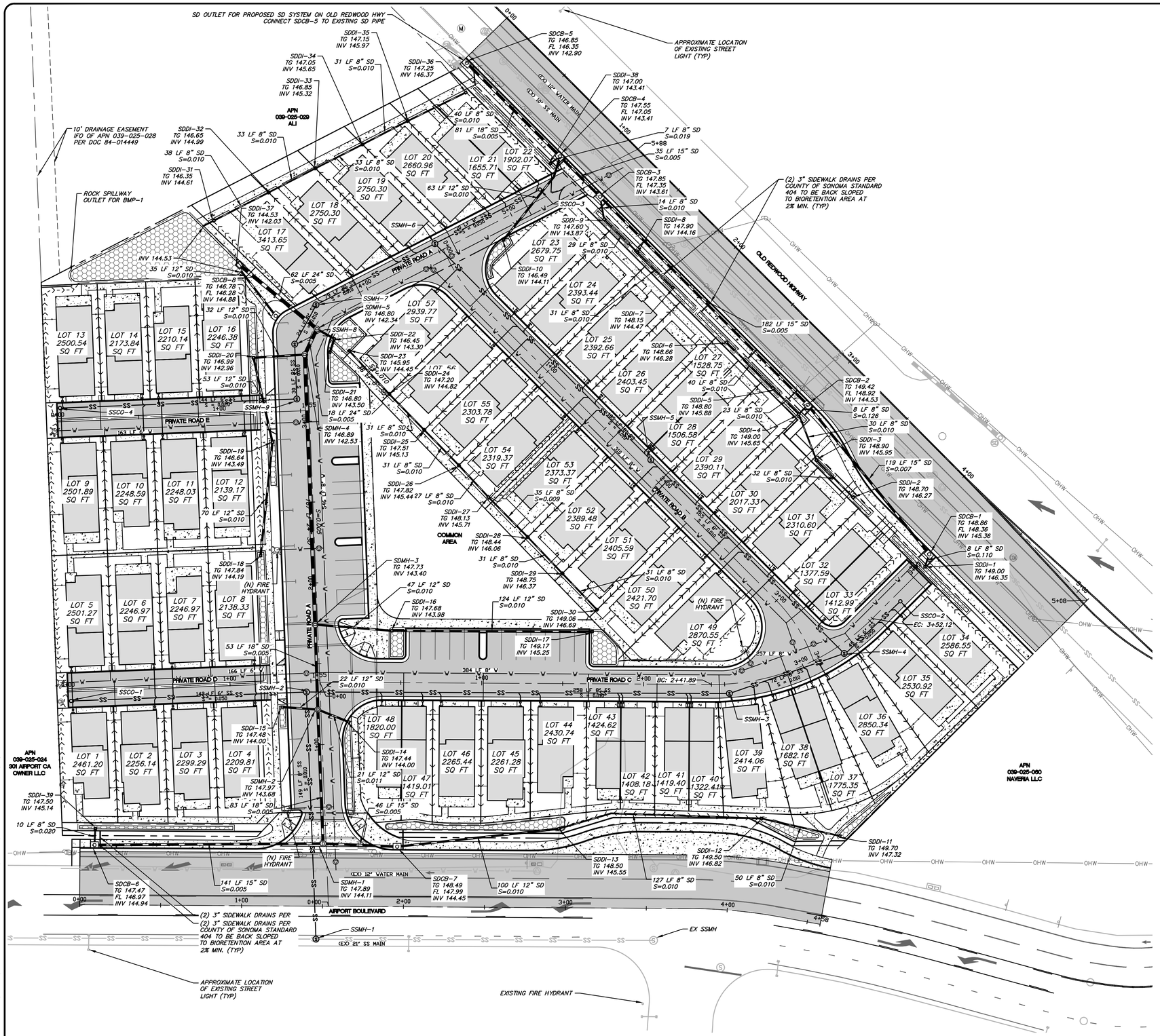

SEWER STRUCTURE TABLE

STRUCTURE ID	TG	INV IN	INV OUT
SSMH-1	148.04	130.68	130.58
SSMH-2	147.81	132.27	132.17
SSCO-1	149.32	–	139.18
SSMH-3	150.12	134.95	134.85
SSMH-4	150.54	135.77	135.67
SSCO-2	150.33	–	138.02
SSMH-5	149.00	137.52	137.42
SSMH-6	147.16	139.47	139.37
SSCO-3	147.52	–	142.97
SSMH-7	146.73	140.36	140.26
SSMH-8	146.73	140.70	140.60
SSMH-9	146.91	141.10	141.00
SSCO-4	148.49	–	143.98

WATER MATERIAL SCHEDULE

SIZE	MATERIAL
1 ½"	HDPE
4"-12"	PVC C900 CL 150

NOTES:
1. ALL WATER LINES SHALL BE INSTALLED PER CITY OF SANTA ROSA STANDARDS
2. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY CITY OF SANTSA ROSA STANDARDS.

SEWER MATERIAL SCHEDULE

SIZE	MATERIAL
4-8"	PVC SDR-26

NOTES:
1. ALL SEWER LINES SHALL BE INSTALLED IN TRENCH PER CITY STANDARDS.
2. ALL SEWER MAINS SHALL BE COMPLIANT WITH CITY OF SANTA ROSA BLANKER WAIVER 1

PROPOSED 175 AIRPORT BOULEVARD SUBDIVISION

PRELIMINARY UTILITY PLAN

TENTATIVE MAP

APN 039-025-026, 028
175 AIRPORT BOULEVARD
SANTA ROSA, CALIFORNIA 95403

COUNTY OF SONOMA
STATE OF CALIFORNIA

CORT L. MUNSELLE
RCE 69941

DATE

REGISTERED PROFESSIONAL ENGINEER
CORT L. MUNSELLE
No. 69941
CIVIL
STATE OF CALIFORNIA

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

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APN: 039-025-026,028
FILE NO. 137-22
DATE: FEB. 2, 2024
SHEET 5 OF 5

P:\MCE JOBS\2022\137-22 175 AIRPORT BLVD\DWGS\137-22 TM.DWG 2/9/2024 7:23 AM S4