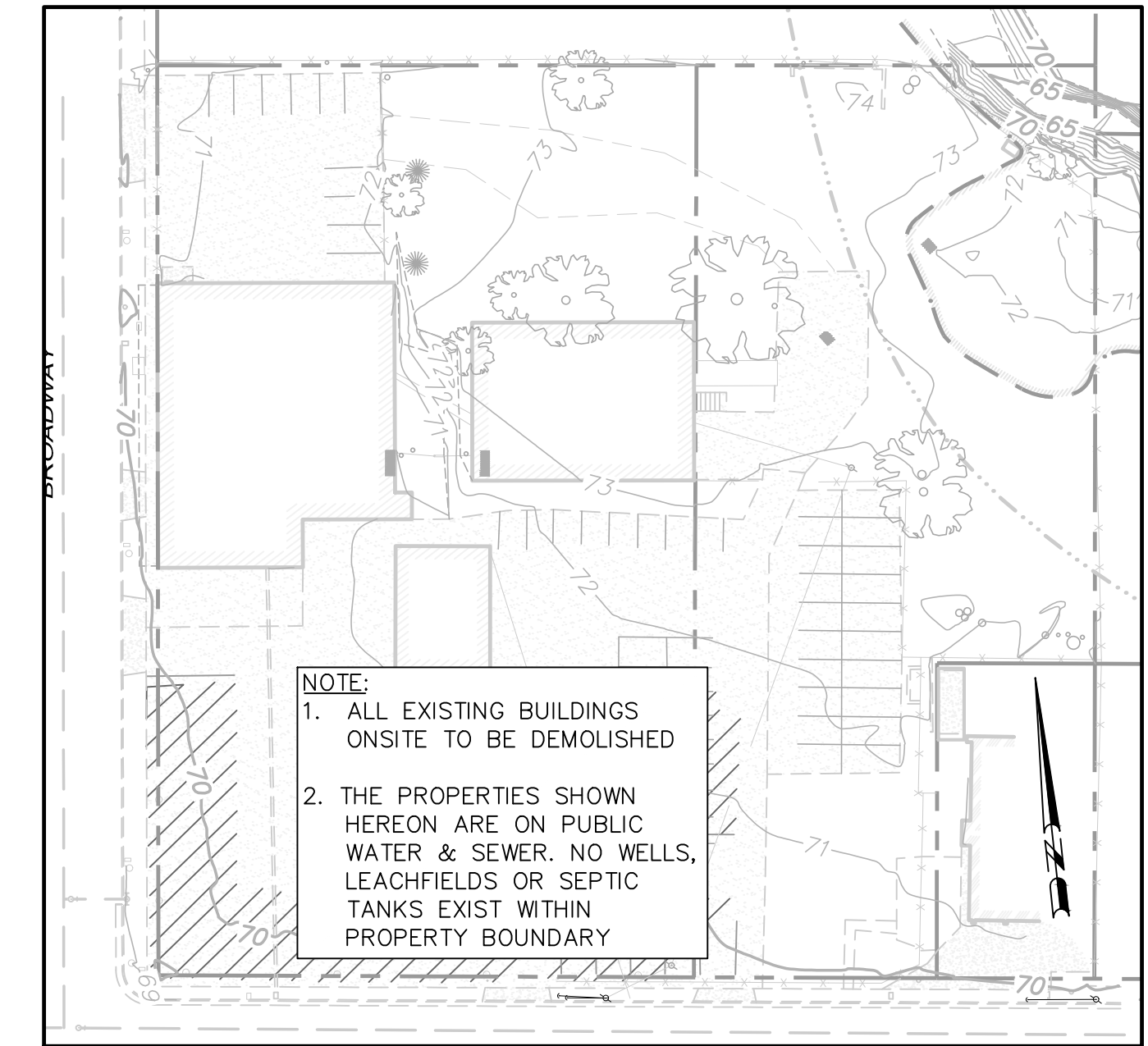
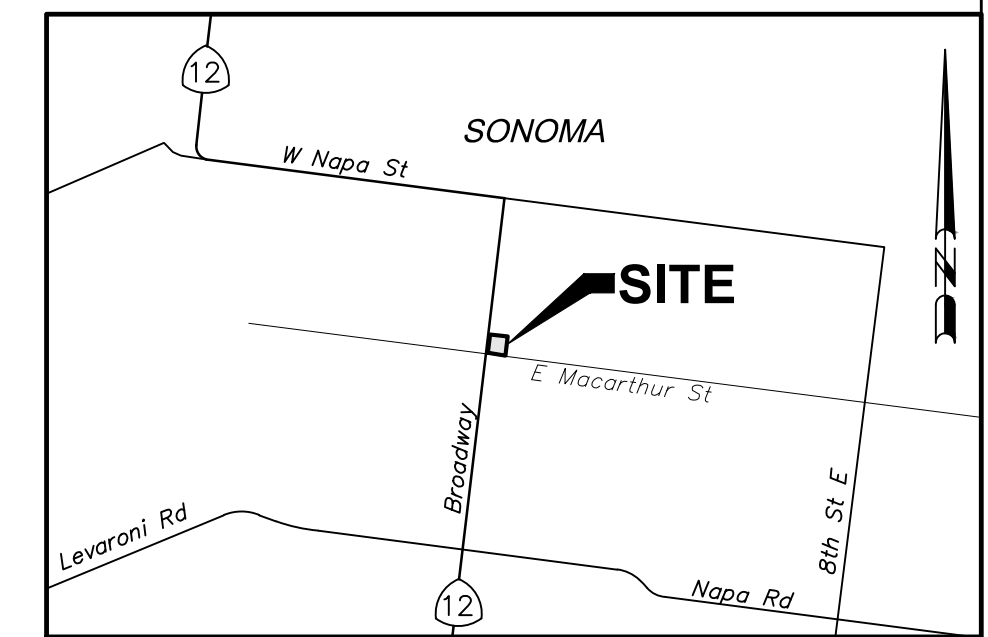


TENTATIVE MAP SONOMA GATEWAY

870 BROADWAY
Sonoma, California
APN: 018-412-025 & 030



EXISTING CONDITIONS MAP
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- C1.0 TENTATIVE MAP
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C4.0 TOWNHOME PLAN

OWNER

SONOMA GATEWAY COMMONS LTD
110 W. MARTIN LUTHER KING JR BLVD
AUSTIN, TX 78701

SUBDIVIDER

MACARTHUR & BROADWAY, LLC
1818 1ST AVENUE, STE. 100
SAN DIEGO, CA 92101
CONTACT: PAM MACKELL
(619) 238-1134

ENGINEER

TIM SCHRAM, RCE 67890
ADOBE ASSOCIATES, INC.
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PHONE: (707) 541-2300
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AARON SMITH, PLS 7901
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FAX: (707) 541-2301

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	6" SANITARY SEWER (0.003 MIN SLOPE) & MANHOLE
SSCO	---	4" SANITARY SEWER LATERAL (0.02 MIN SLOPE) & CLEANOUT
DI	---	STORM DRAIN & DRAIN INLET (DI)
GV	---	GATE VALVE

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	ND	NUMBER
CB	CATCH BASIN	PVI	POST INDICATOR VALVE
CL	CLASS	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	RCE	REGISTERED CIVIL ENGINEER
DI	DROP 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		

PAVING LEGEND:

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

- LOT 1:**
COMMERCIAL
- LOT 2:**
CONDO PARCEL OF 29 UNITS
- SITE AREA:**
81,031 SF = 1.86 ACRES
- COMMERCIAL LOT SIZE:**
10,250 = 0.24 ACRES
- RESIDENTIAL LOT SIZE:**
70,781 SF = 1.62 ACRES

- BUILDING TYPES:**
- | | | | |
|---|--|----|--|
| 1 | RESIDENTIAL 2-STORY BUILDING 24'-3" HIGH | 10 | RESIDENTIAL 2-STORY BUILDING 25'-1" HIGH |
| 2 | RESIDENTIAL 3-STORY BUILDING 35'-2" HIGH | 11 | RESIDENTIAL 2-STORY BUILDING 25'-1" HIGH |
| 3 | RESIDENTIAL 3-STORY BUILDING 35'-2" HIGH | | |
| 4 | RESIDENTIAL 2-STORY BUILDING 24'-3" HIGH | | |
| 5 | RESIDENTIAL 3-STORY BUILDING 32'-11" HIGH | | |
| 6 | RESIDENTIAL 3-STORY BUILDING 32'-11" HIGH | | |
| 7 | RESIDENTIAL 3-STORY BUILDING 32'-11" HIGH | | |
| 8 | MIXED USE BUILDING 1ST FLOOR COMMERCIAL 2ND FLOOR APARTMENTS 36'-0" HIGH | | |
| 9 | RESIDENTIAL 2-STORY BUILDING 25'-1" HIGH | | |

Revisions	Date	Description	Appr/rev

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My license expires 6/30/2019

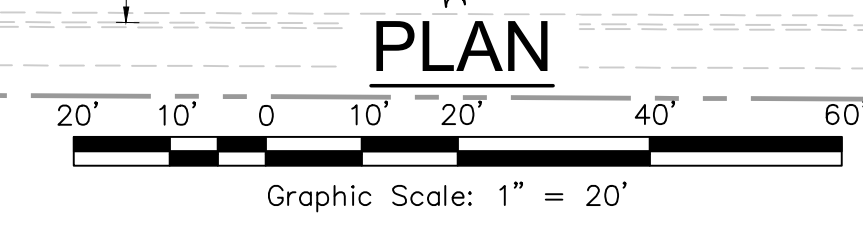
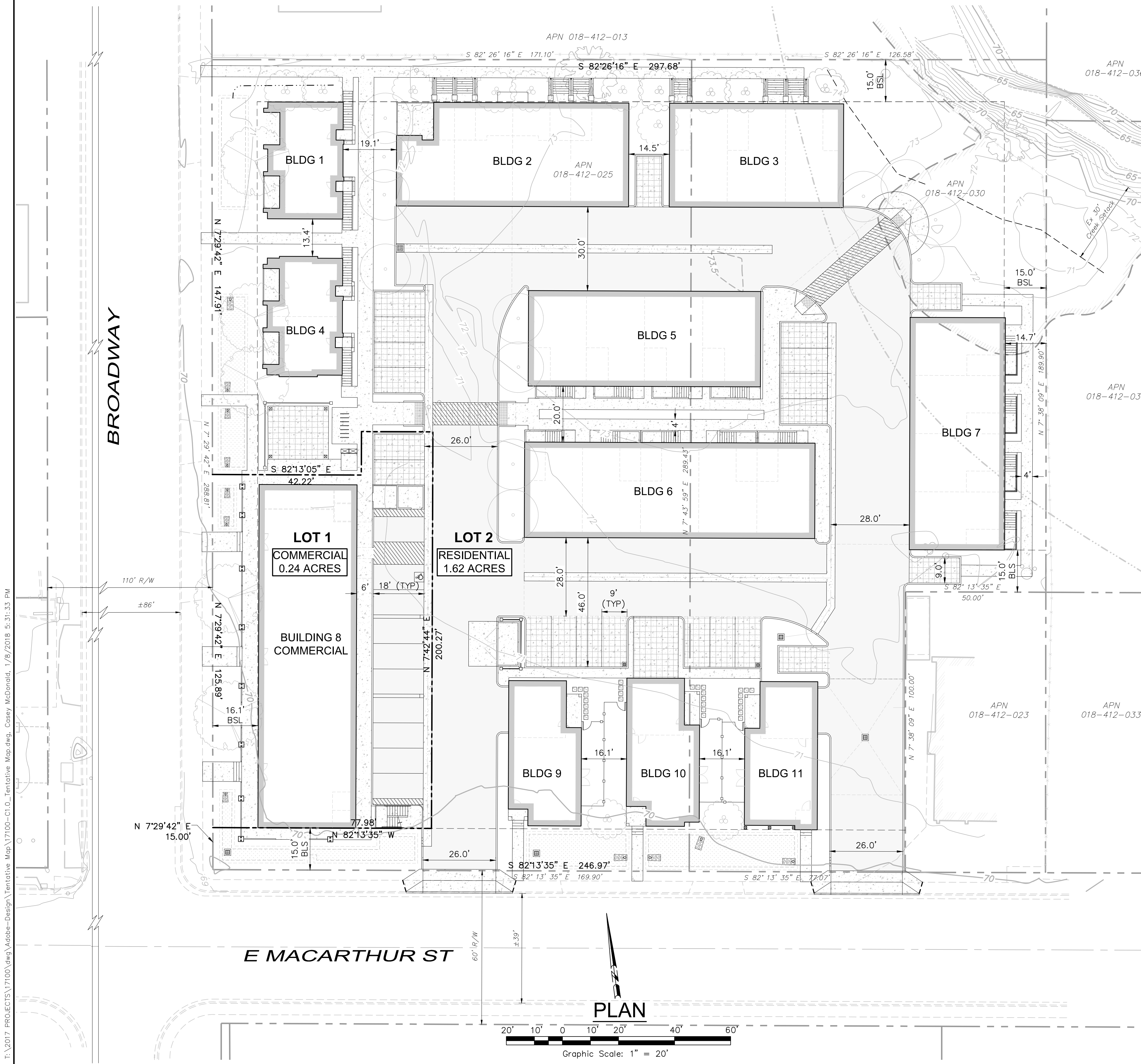


**SONOMA GATEWAY
TENTATIVE MAP**
870 Broadway
Sonoma, California
APN 018-412-025 & 030

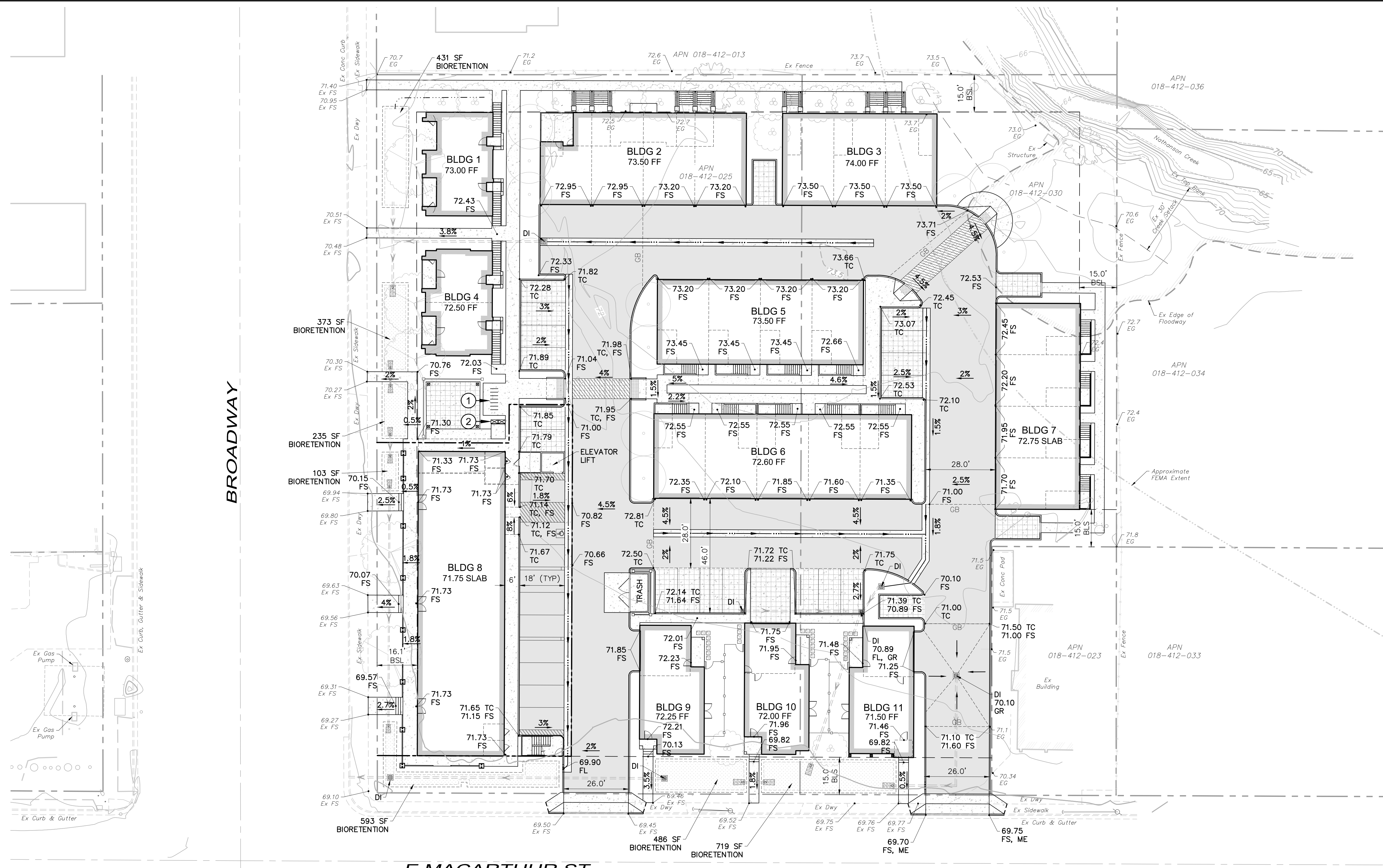
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Drawn by: JLC
Checked by: TJS

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1 of 4 Sheets
Job 17100

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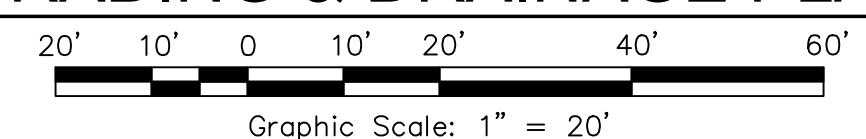
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BROADWAY

E MACARTHUR ST

GRADING & DRAINAGE PLAN



PAVING LEGEND:

- AC OVER CL II AB
- PERMEABLE PAVERS (SLD)
- HARDSCAPE (SLD)
- BIORETENTION AREA

KEY NOTES:

- ① PROPOSED BIKE RACKS
- ② PROPOSED MAIL BOXES

No.	Description	Date	Approved

SONOMA GATEWAY

GRADING & DRAINAGE PLAN

870 Broadway
Sonoma, California
APN 018-412-025 & 030

SCALE: AS NOTED

Date: January 04, 2018

Design by: WJK

Drawn by: JEC

Checked by: TJS

Sheet

C2.0

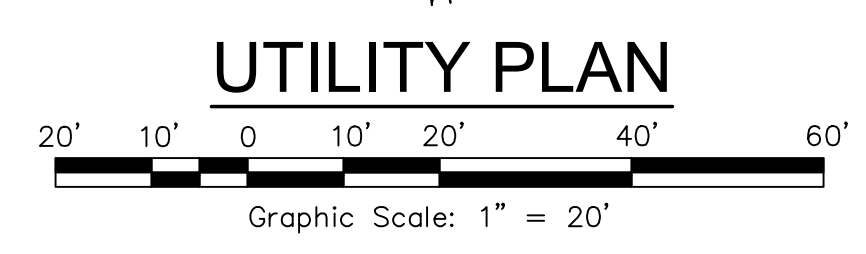
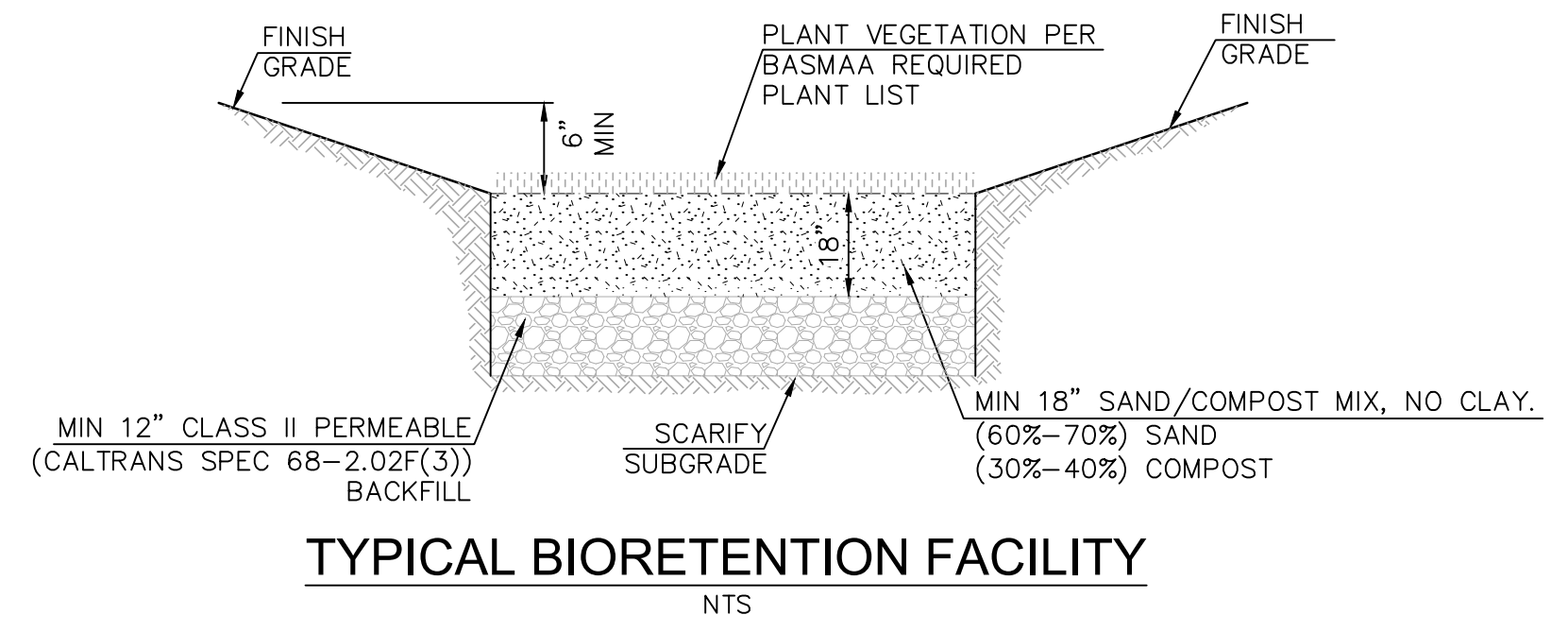
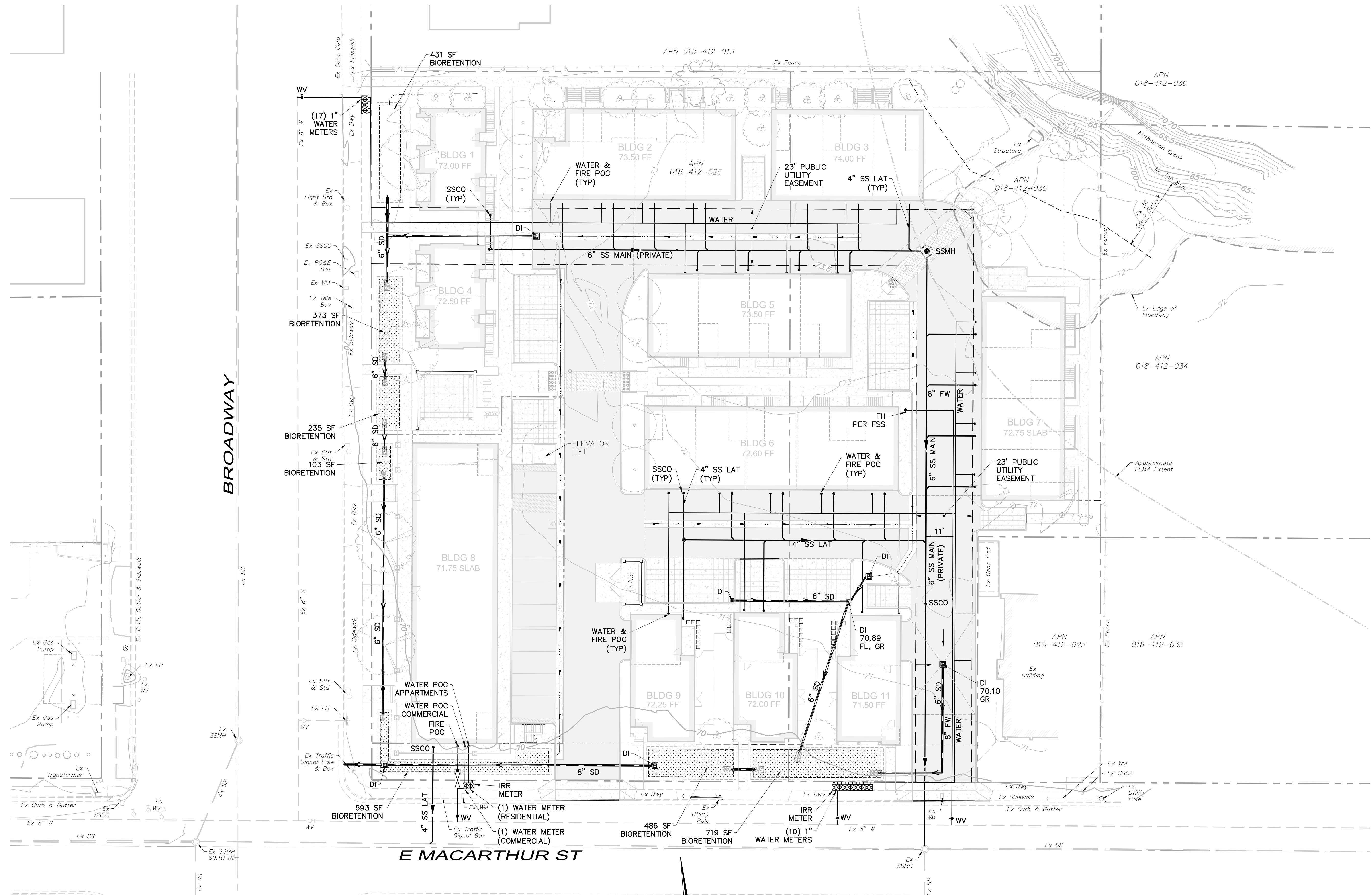
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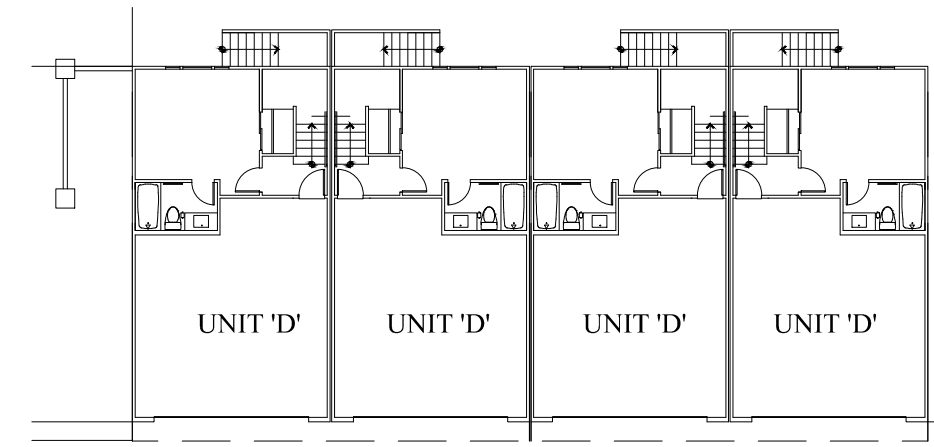
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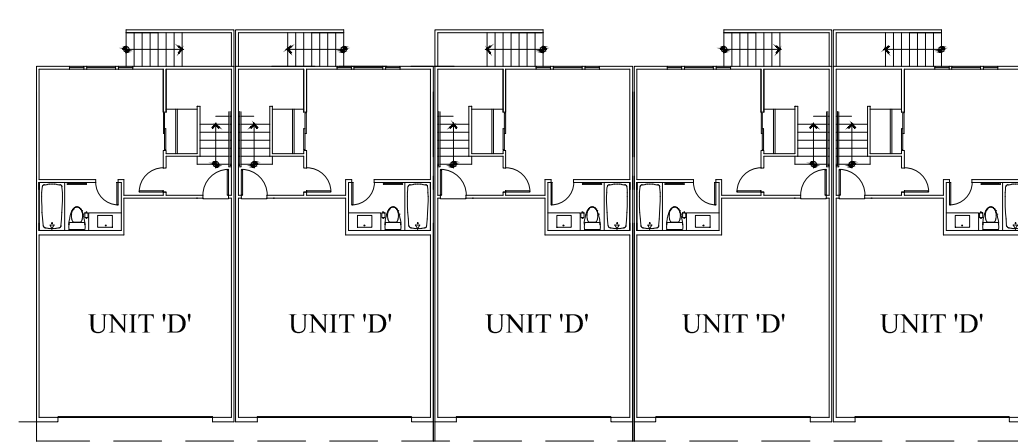
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	HARDSCAPE (SLD)		BIORETENTION AREA

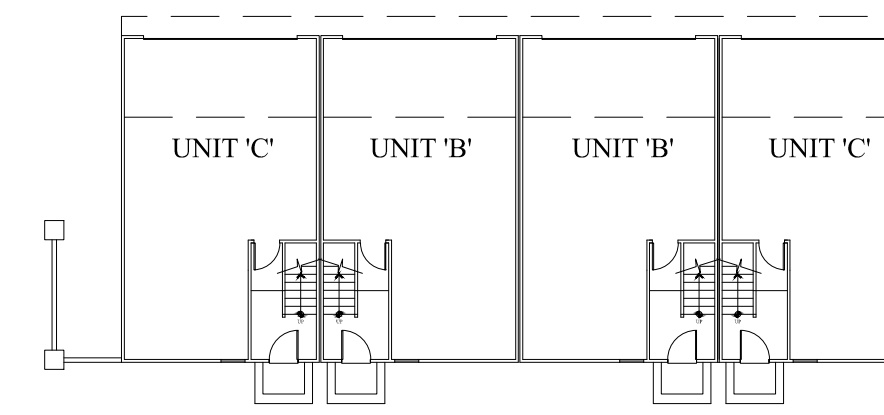
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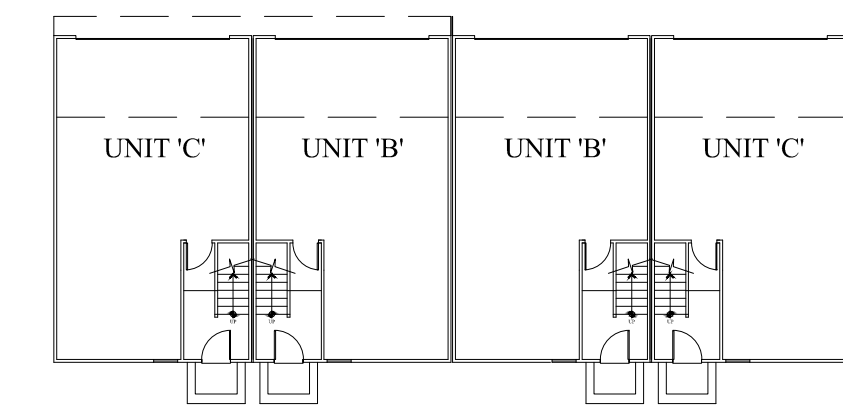
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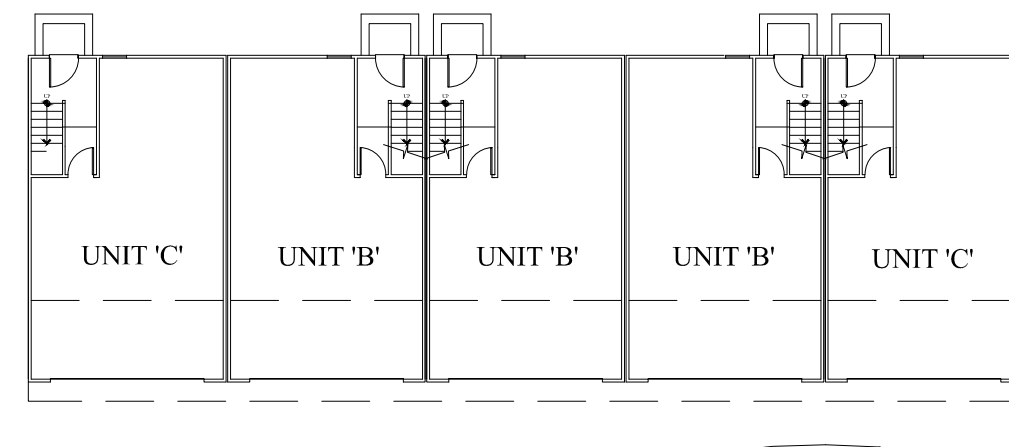
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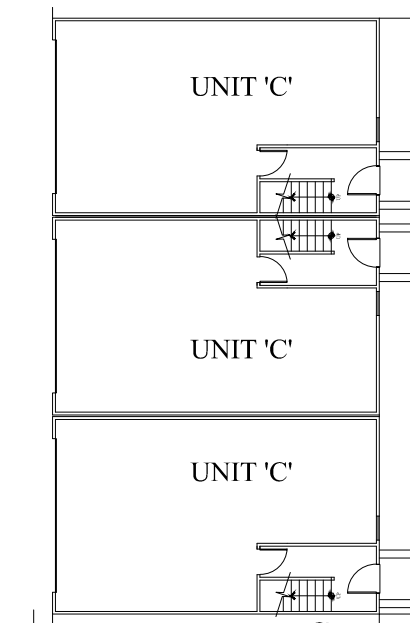
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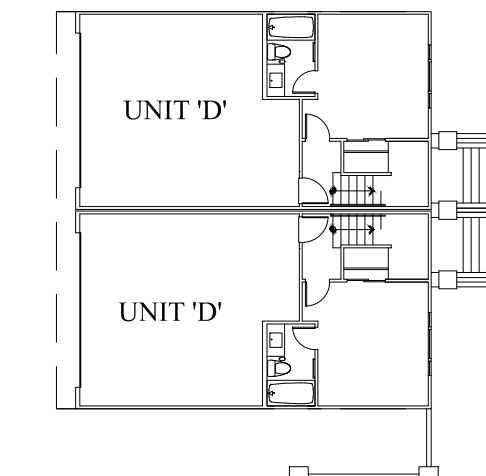
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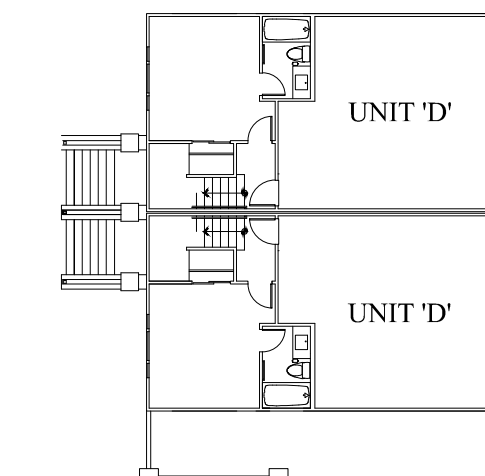
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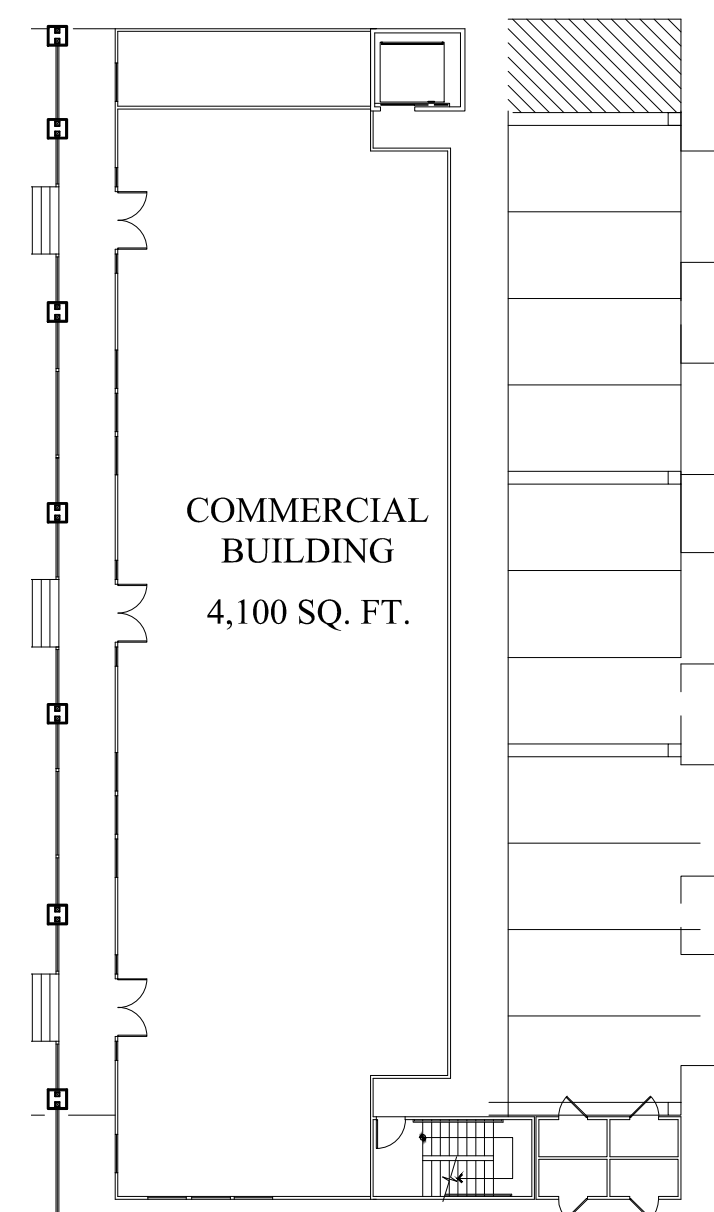
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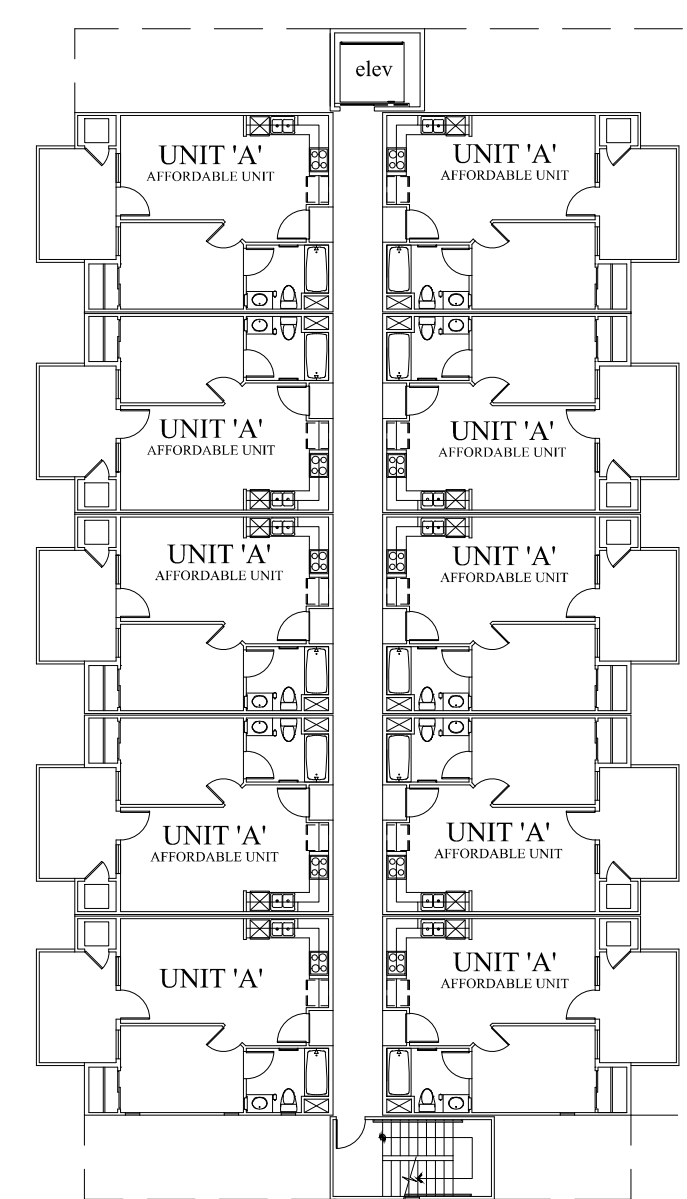
**BUILDING 7
RESIDENTIAL**



**BUILDING 8
RESIDENTIAL**

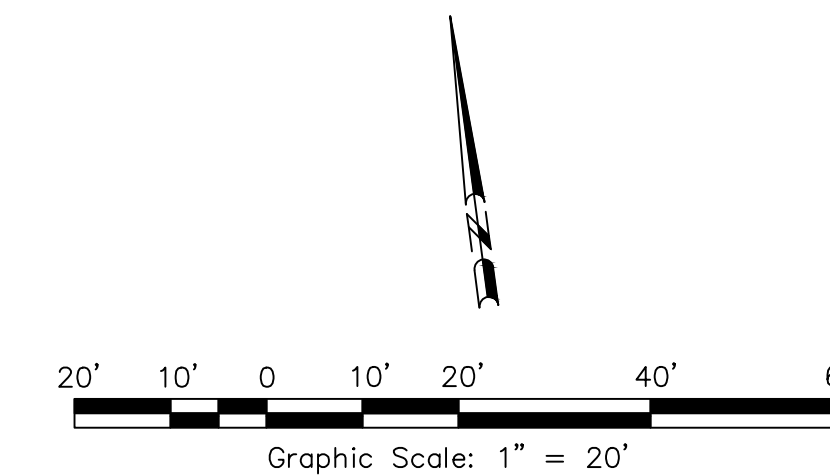


**BUILDING 9
COMMERCIAL
FIRST FLOOR PLAN**



**BUILDING 9
RESIDENTIAL
SECOND FLOOR PLAN**

UNIT	TYPE	# UNITS	BR/BA	SQ FT	DECKS	PARK'G	TOT. SF
'A'	FLAT	10 (9 TO BE AFFORDABLE)	1BR/1BA	486 SF	100 SF	1-CAR COV. 180 SF	486 SF
'B'	3 STORY TOWNHOUSE	8	2BR/3BA	1261 SF	116 SF	2-CAR GAR. 606 SF	1867 SF
'C'	3 STORY TOWNHOUSE	8	3BR/3BA	1386 SF	116 SF	2-CAR GAR. 606 SF	1992 SF
'D'	3 STORY TOWNHOUSE	13	3BR/3.5 BA	1458 SF	101 SF	2-CAR GAR. 426 SF	1884 SF



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