

RECEIVED
By E07081 at 11:10 am, Apr 21, 2021

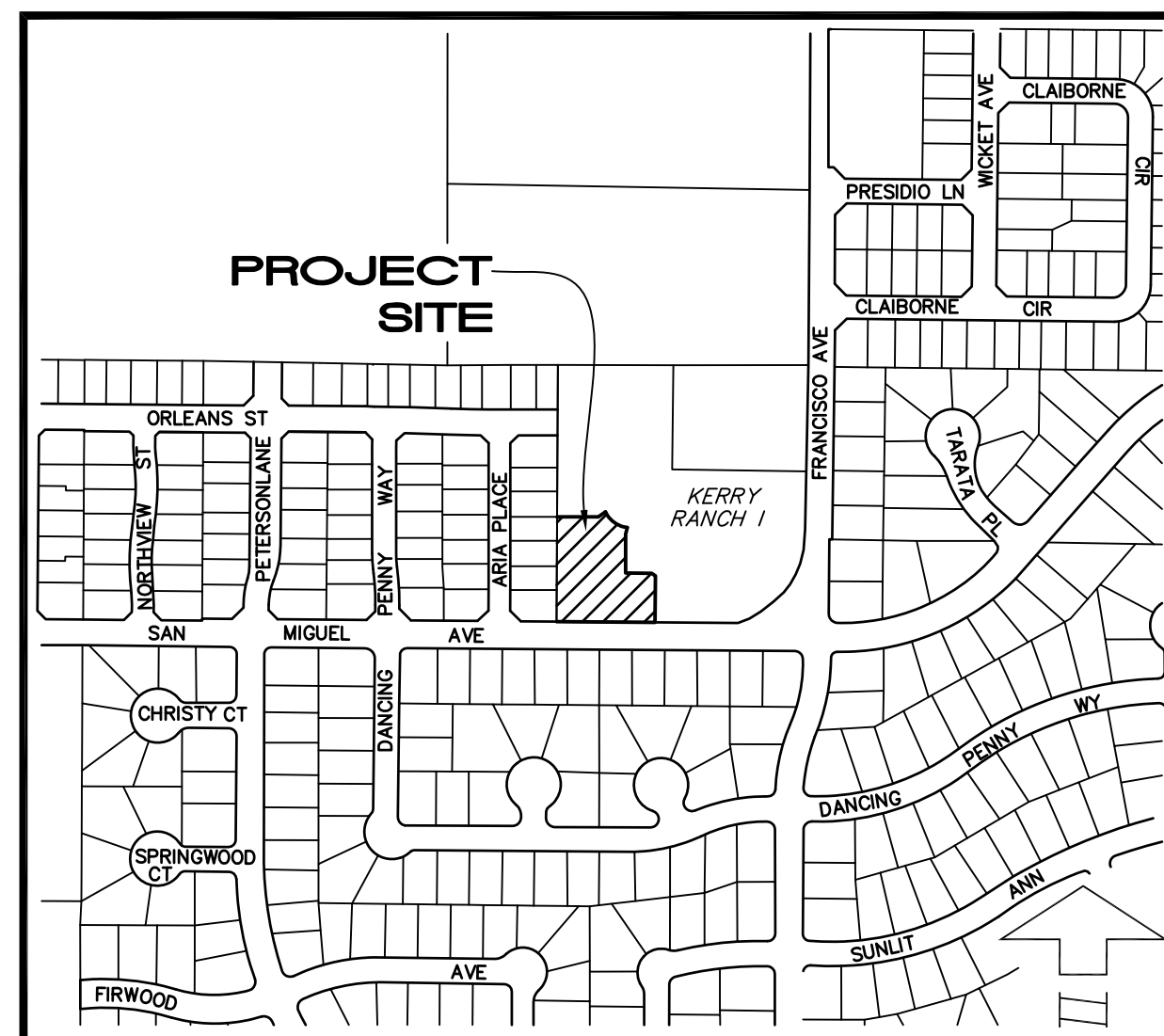
PARCEL 'A' OF KERRY RANCH I TENTATIVE MAP

GENERAL NOTES

- EXISTING AND PROPOSED ZONING IS R-1-6.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:
SMALLEST 4,322 SF (LOT 4)
LARGEST 8,047 SF (LOT 5)
AVERAGE 5,654 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
- REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING UNLESS OTHERWISE NOTED ON PLANS.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS OR WELLS ON-SITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = NORTH FULTON TRUNK SEWER REACH III
EXISTING SEWAGE GENERATION = 0 GALLONS PER DAY
PROJECTED SEWAGE GENERATION = 2,000 GALLONS PER DAY.
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	5,312	45%
2	5,302	45%
3	5,286	46%
4	4,322	45%
5	8,047	30%



LOCATION MAP

BENCHMARK

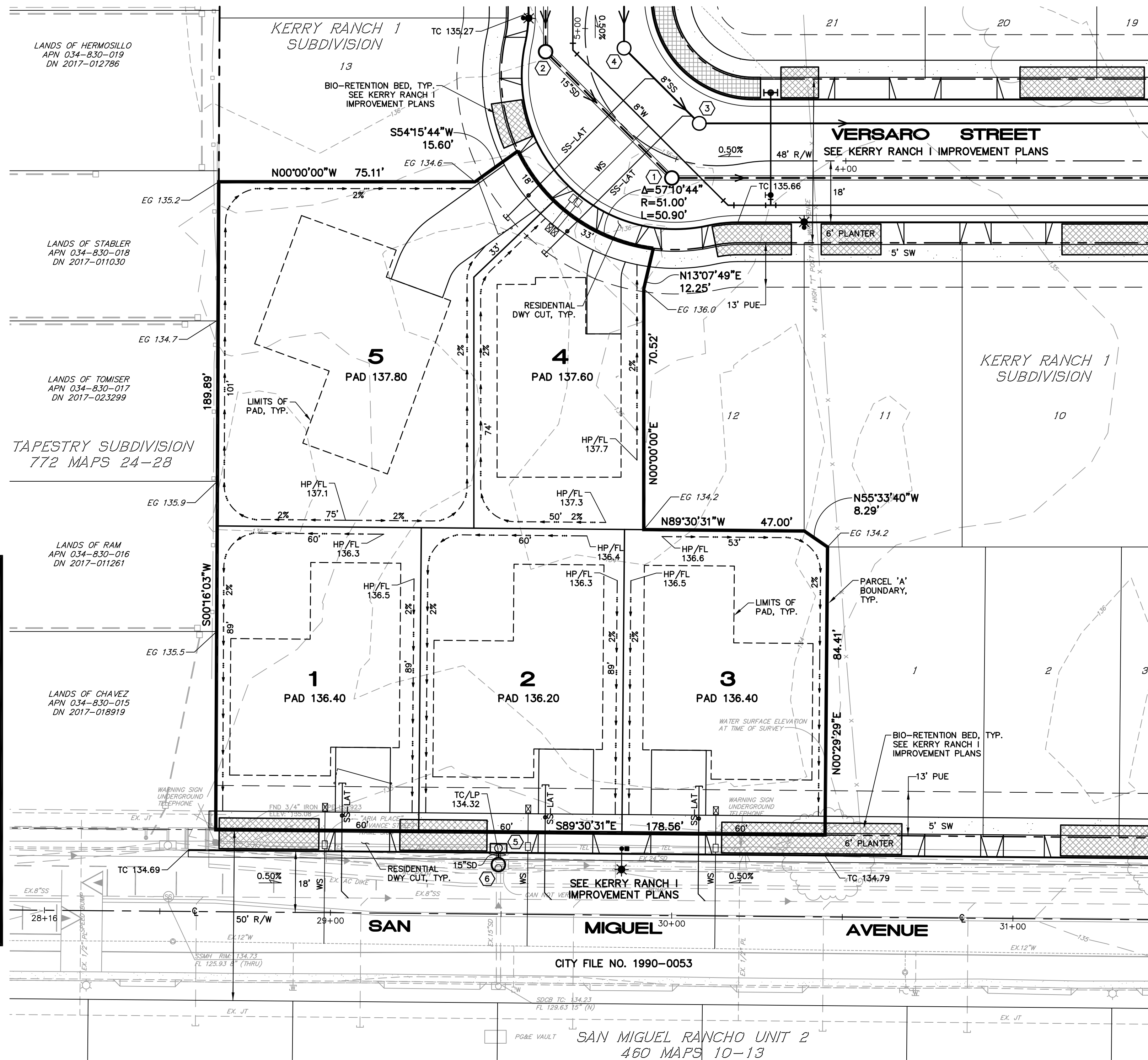
CITY OF SANTA ROSA BENCHMARK E110, DISK IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PETERSON LANE AND CHRISTY COURT. ELEV: 134.19

OWNER

DANIEL H. MORGAN
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

DEVELOPER

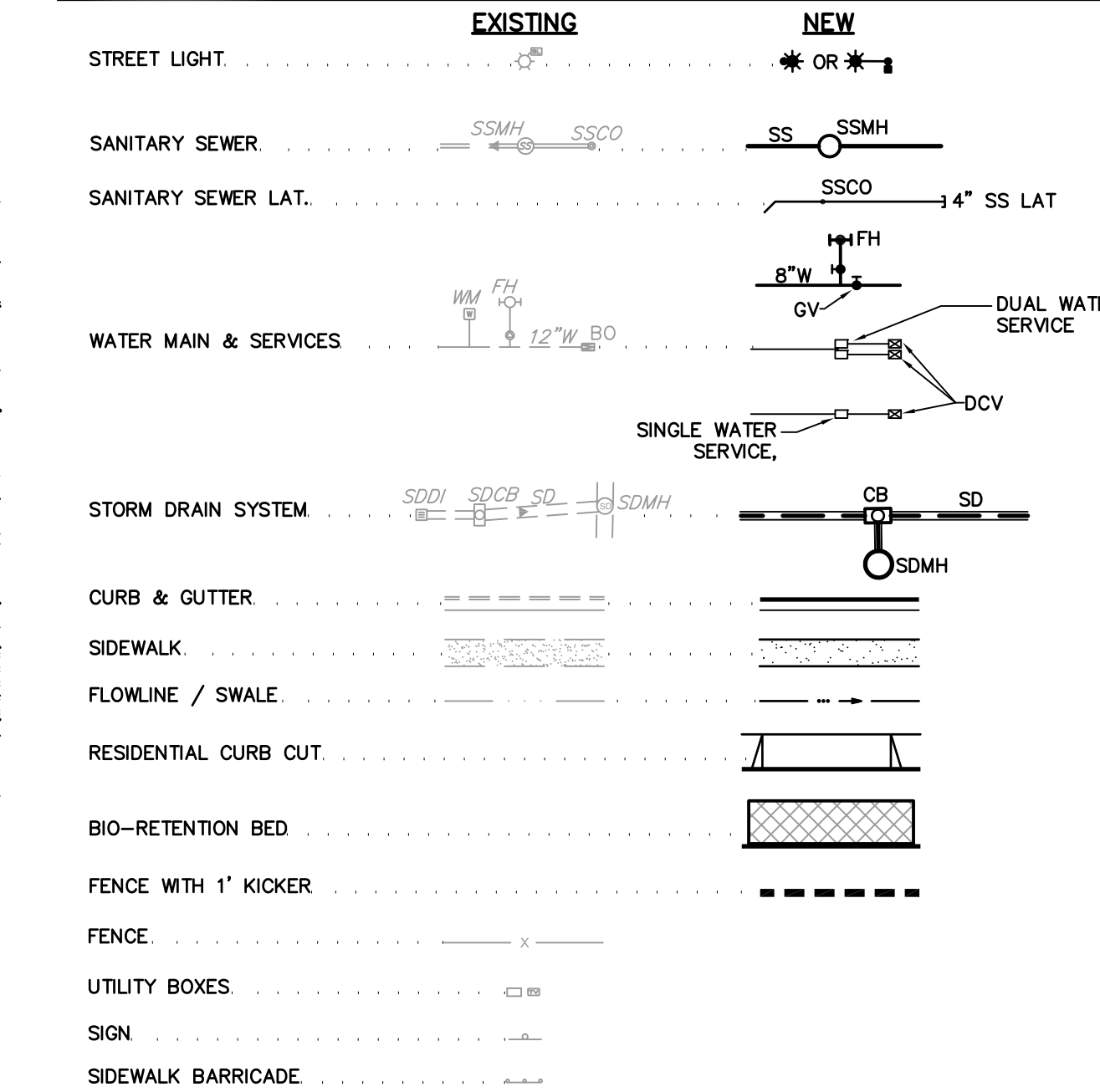
MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179



KEY NOTES

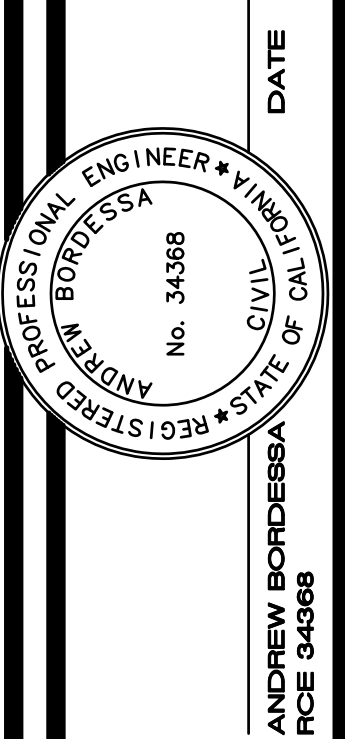
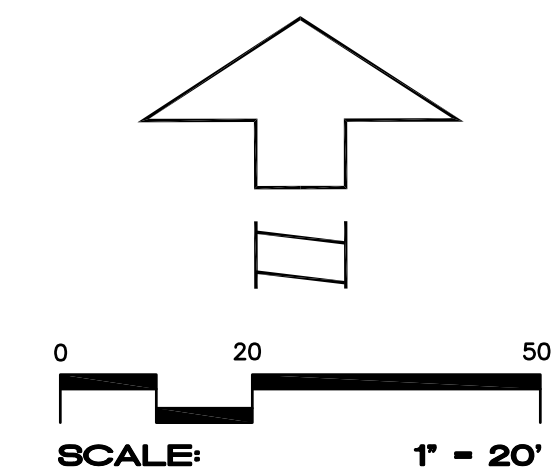
- SDMH, 15"IG 130.07(N), 15"IG 129.97(OUT)
- SDMH, 15"IG 130.29(N), 15"IG 130.18(OUT)
- SSMH, 8"IG 125.95(N), 8"IG 125.85(OUT)
- SSMH, 8"IG 126.21(N), 8"IG 126.11(OUT)
- CB, 15"IG 129.81(OUT)
- SDMH, 15"IG 129.01(N), 24"IG 129.01(OUT)

LEGEND



ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BO BLOWOFF
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CL CENTERLINE
- DCV DOUBLE CHECK VALVE
- DN DOCUMENT NUMBER
- EX EXISTING
- EG EXISTING GRADE
- FC FACE OF CURB
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOWLINE
- GB GRADE BREAK
- GV GATE VALVE
- HQA HOMEOWNERS ASSOCIATION
- HP HIGH POINT
- IG INVERT GRADE
- L LENGTH
- LAT LATERAL
- LL LOT LINE
- LO LIVE OAK
- LP LOW POINT
- NO NUMBER
- P PARKING
- PERF PERFORMED
- PL PROPERTY LINE
- PLNTR PLANTER
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RWD REDWOOD
- R/W RIGHT OF WAY
- SCR SONOMA COUNTY RECORDS
- SD STORM DRAIN
- SDDI STORM DRAIN DROP INLET
- SDE PUBLIC STORM DRAIN EASEMENT
- SDJB STORM DRAIN JUNCTION BOX
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- ST-LT STREET LIGHT
- STD STANDARD
- SW SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- W WATER MAIN
- WM WATER METER
- WS WATER SERVICE

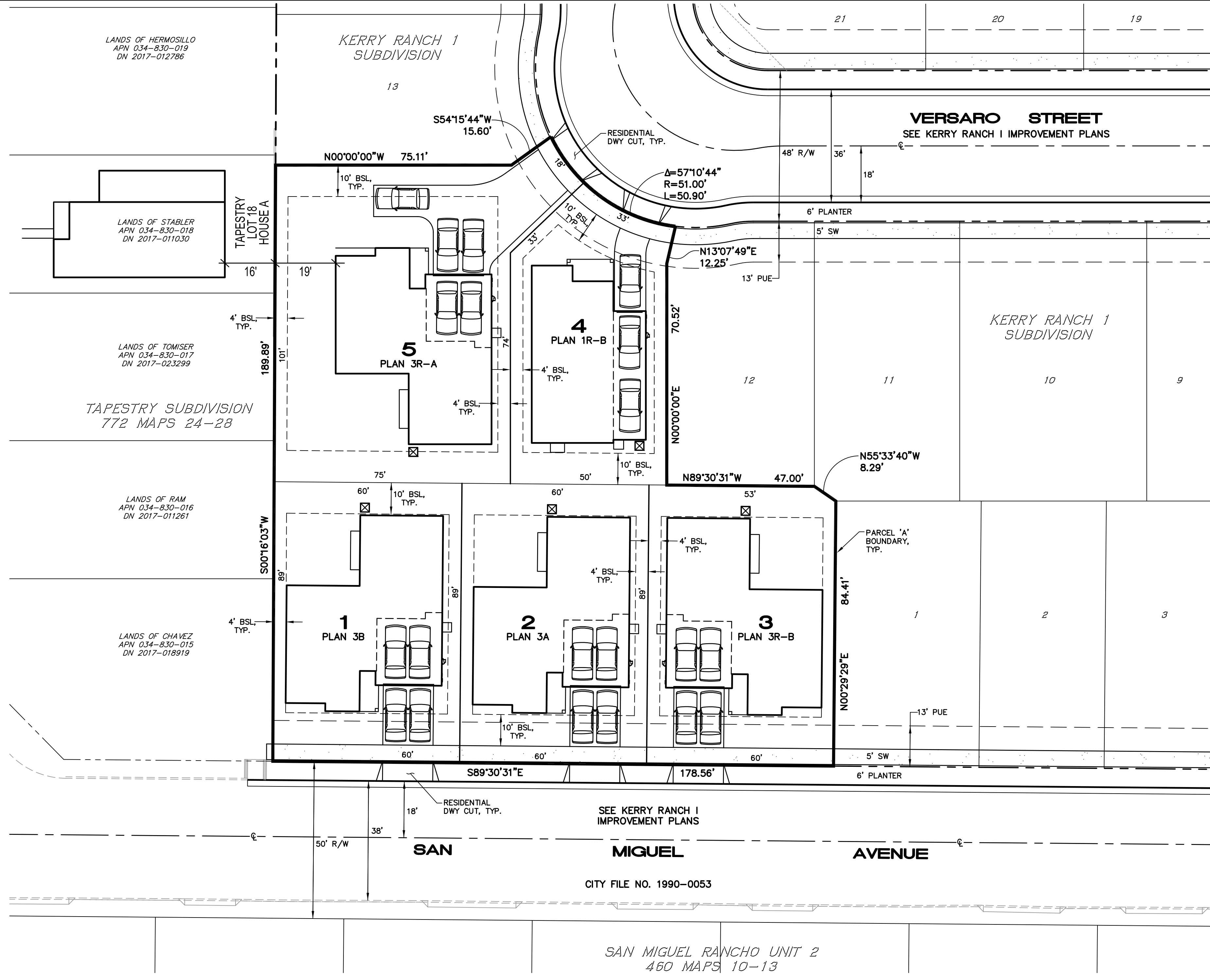


CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP
PARCEL 'A' OF KERRY RANCH I
0.65 ACRES
5 LOTS
MARCH 2019
281 FRANCISCO AVENUE
SANTA ROSA, CALIFORNIA
APN: 054-041-012

JOB NO.
17-119
SHEET NO.
1
OF 1 SHEETS

RECEIVED
By Susie Murray at 9:34 am, May 24, 2022



PROJECT AND SITE DATA

OWNER
DANIEL H. MORGAN
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

DEVELOPER
MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

ENGINEER
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR
CINQUINI AND PASSARINO, INC.
1360 NO. DUTTON AVENUE, #150
SANTA ROSA, CA 95401
(707) 542-6268

SETBACKS

PORCH	5 FT.	SETBACKS MEASURED FROM BACK OF PROPERTY LINE
BUILDING - FRONT	10 FT.	
BUILDING - REAR	10 FT.	
BUILDING - SIDE	4 FT.	
GARAGE - FRONT	19 FT.	
GARAGE - REAR	10 FT.	
GARAGE - SIDE	4 FT.	

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	5,312	45%
2	5,302	45%
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PARKING

GARAGE SPACES	10
OFF-STREET PARKING SPACES	10
TOTAL PARKING SPACES	20
PARKING SPACES PER UNIT	4.0

UNIT TYPES

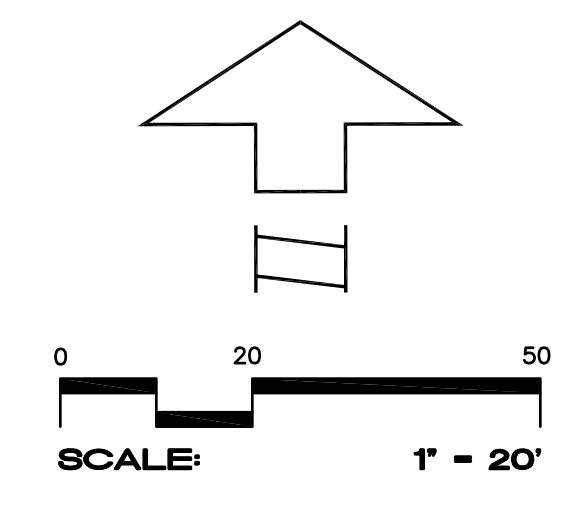
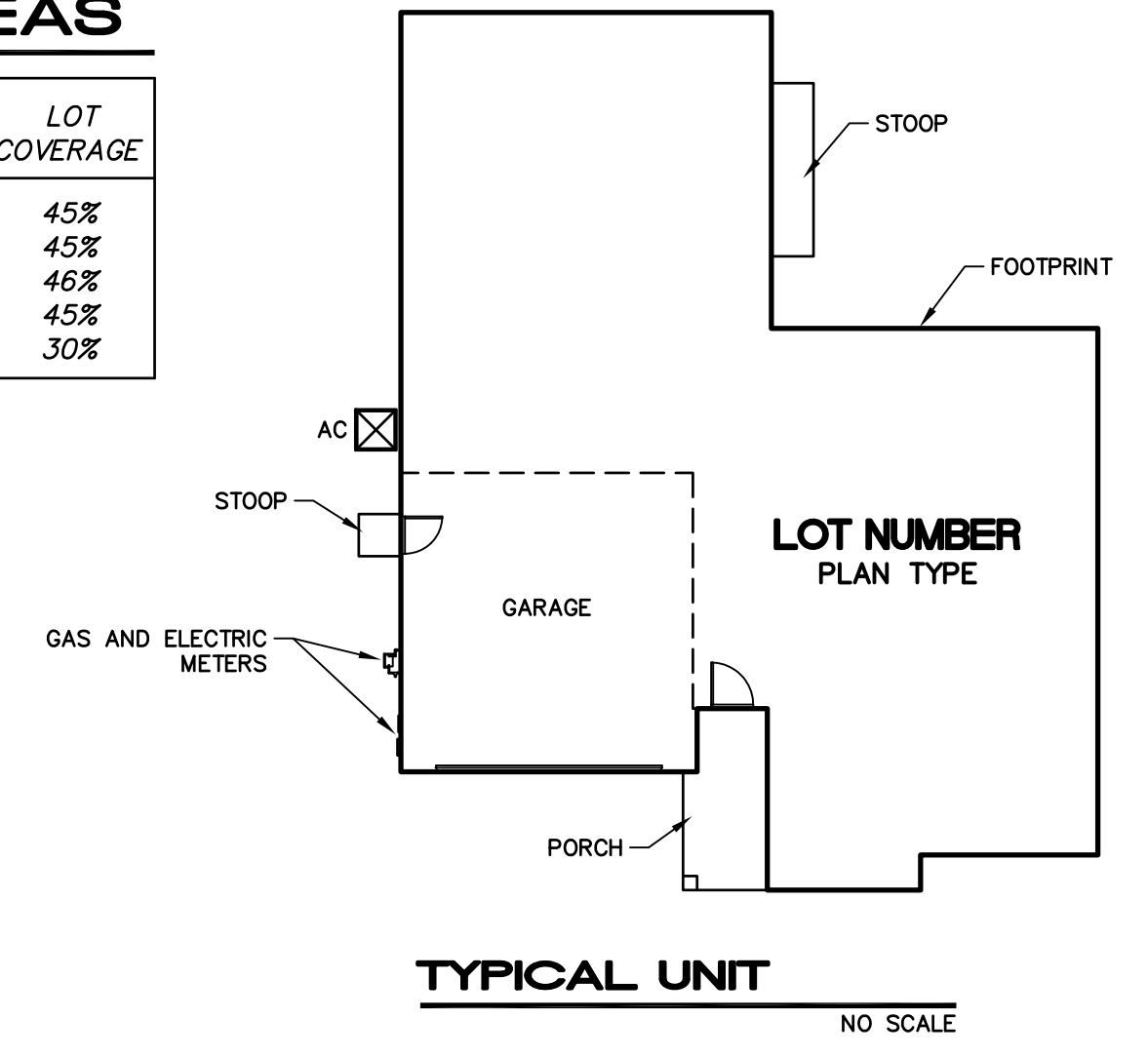
PLAN 1	1 UNIT
PLAN 3	4 UNITS
	5 UNITS

SITE DATA

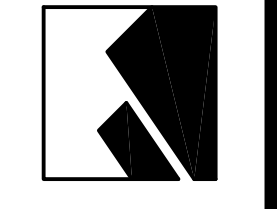
SITE AREA	0.65 ACRES
PROJECT DENSITY	7.7 UNITS/ACRE
EXISTING ZONING	R-1-6
PROPOSED ZONING	R-1-6

LOT DETAILS

SMALLEST LOT SIZE = 4,322 SQ. FT. (LOT 4)
LARGEST LOT SIZE = 8,047 SQ. FT. (LOT 5)
AVERAGE LOT SIZE = 5,654 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES



DATE
ANDREW BORDESSA
No. 34368
REGISTERED PROFESSIONAL ENGINEER - CIVIL
STATE OF CALIFORNIA



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

SITE PLAN
PARCEL 'A' OF KERRY RANCH I
APN: 034-041-012

0.65 ACRES
5 LOTS
APRIL 2022
2181 FRANCISCO AVENUE
SANTA ROSA, CALIFORNIA

JOB NO.
17-119

SHEET NO.

1

OF 1 SHEETS