

**LOT AREA TABLE**

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	2,671	35	2,516
2	2,340	36	2,516
3	2,383	37	2,516
4	2,366	38	2,516
5	2,316	39	2,516
6	2,301	40	2,516
7	2,508	41	3,333
8	2,700	42	3,243
9	2,940	43	2,516
10	3,499	44	2,516
11	2,885	45	2,516
12	2,965	46	2,516
13	3,697	47	2,516
14	4,010	48	2,516
15	2,877	49	2,516
16	3,027	50	3,580
17	3,699	51	4,587
18	3,721	52	4,004
19	3,743	53	4,004
20	3,765	54	4,004
21	3,787	55	4,004
22	3,809	56	4,004
23	3,108	57	4,004
24	2,996	58	4,587
25	5,129	59	2,826
26	4,705	60	2,621
27	3,918	61	2,894
28	3,689	62	2,462
29	3,702	63	2,383
30	3,715	64	2,937
31	3,727	65	2,787
32	4,594	66	2,387
33	3,670	67	2,715
34	2,516		

**PROJECT AND SITE DATA**

**OWNER / DEVELOPER**

JOHN COPPIELLO  
CRC DEVELOPMENT, LLC  
P.O. BOX 472230  
SAN FRANCISCO, CA 94147-2230  
(415) 441-7411

**ENGINEER**

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

**SURVEYOR**

CINQUINI & PASSARINO, INC.  
1360 NORTH DUTTON AVE., STE 150  
SANTA ROSA, CA 95401  
(707) 542-6268

**RESIDENTIAL SITE DATA**

SITE AREA 6.87 ACRES  
TOTAL UNITS 67  
PROJECT DENSITY 9.75 UNITS/ACRE  
EXISTING AND PROPOSED ZONING R-1-6-SR

**LOT DETAILS**

SMALLEST LOT SIZE = 2,301 SQ. FT. (LOTS 6)  
LARGEST LOT SIZE = 5,129 SQ. FT. (LOT 25)  
AVERAGE LOT SIZE = 3,187 SQ. FT.  
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

**SETBACKS**

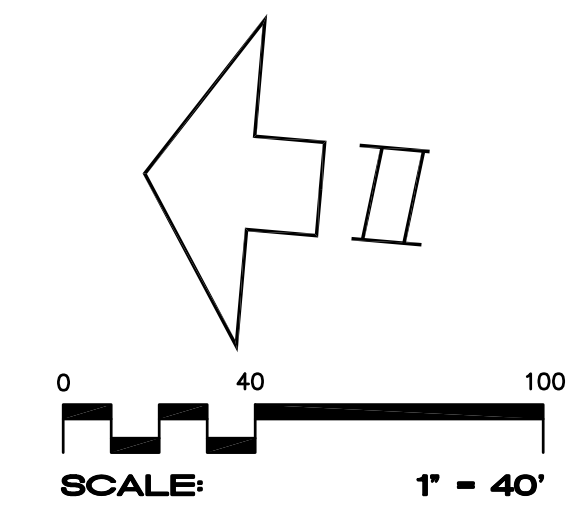
PORCH 6 FT.  
BUILDING - FRONT 10 FT.  
BUILDING - REAR 15 FT. (TYPICAL)  
10 FT. (LOTS 7-9, 33-50, & 59-60)  
BUILDING - SIDE 5 FT.  
GARAGE - FRONT 19 FT.  
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE, WHICH EVER IS MOST RESTRICTIVE.

**UNIT TYPES**

TYPE A DUPLEX UNITS: 22 UNITS  
TYPE B DUPLEX UNITS: 22 UNITS  
TYPE B SINGLE FAM. RES. UNITS: 3 UNITS  
TYPE C DUPLEX UNITS: 16 UNITS  
TYPE C SINGLE FAM. RES. UNITS: 2 UNITS  
TYPE D DUPLEX UNITS: 2 UNITS  
TOTAL: 67 UNITS

**PARKING**

89 GARAGE SPACES  
67 DRIVEWAY SPACES  
32 STREET SPACES  
188 TOTAL SPACES



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

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

**SITE DEVELOPMENT PLAN**  
**CHERRY RANCH**  
6.87 ACRES  
67 LOTS  
APRIL 2022

JOB NO. 18-103  
SHEET NO. 1  
OF 1 SHEETS