

# PENSTEMON PLACE

Santa Rosa, CA

Planning Commission  
January 27, 2022



• CIVIL ENGINEERS • URBAN PLANNERS  
• LAND SURVEYORS • LANDSCAPE ARCHITECTS



**OWNER  
DEVELOPER**

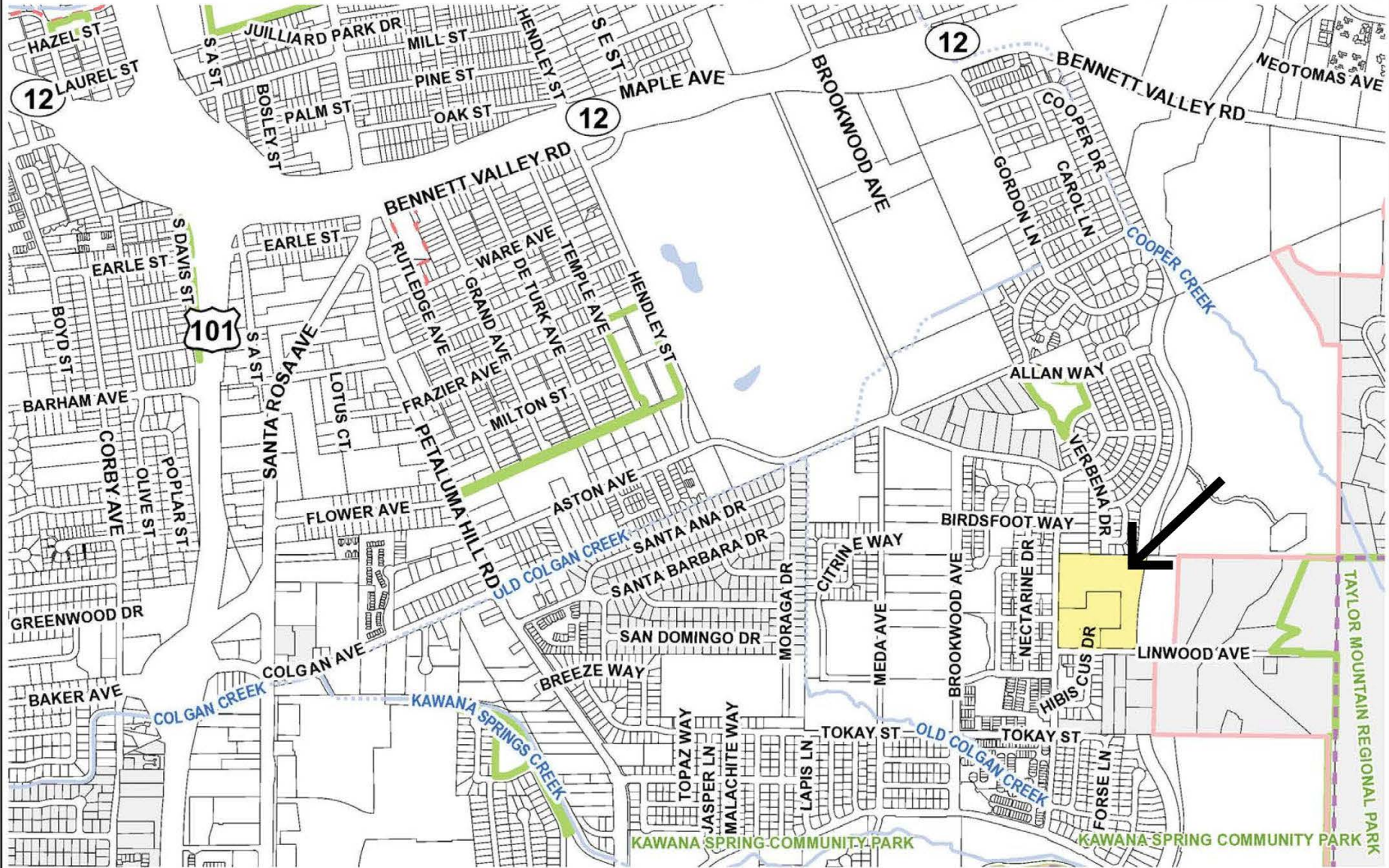
- Aaron Matz



• CIVIL ENGINEERS • URBAN PLANNERS  
• LAND SURVEYORS • LANDSCAPE ARCHITECTS

**CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS**

- Curt Nichols
- Briana Morrison





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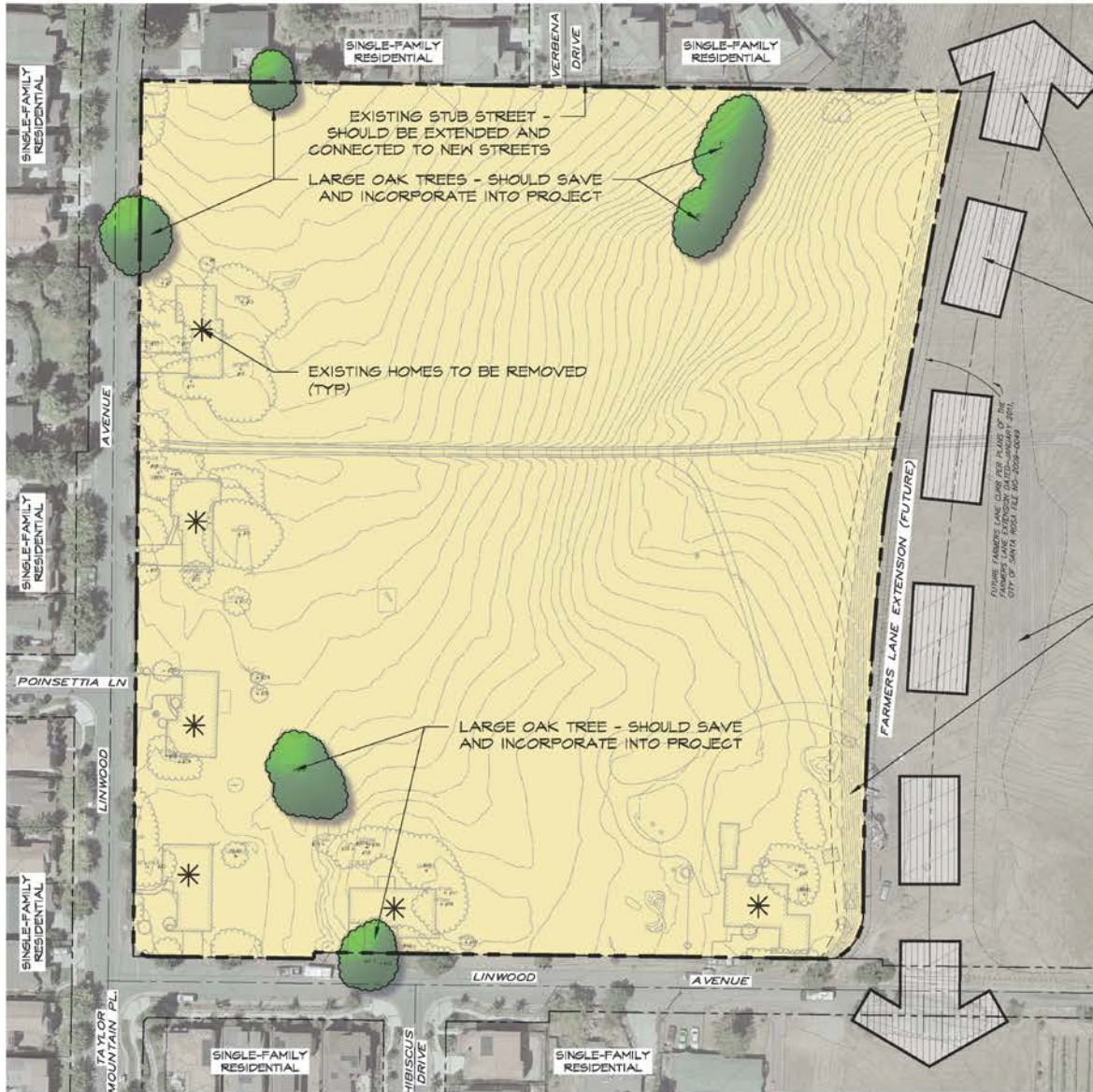
EXISTING CONDITIONS  
 AERIAL PHOTO  
**PENSTEMON PLACE**  
 SANTA ROSA, CALIFORNIA  
 JANUARY 2022



CIVIL ENGINEERS • URBAN PLANNERS • LAND DEVELOPERS • LANDSCAPE ARCHITECTS  
 15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL: (707) 542-6131 FAX: (707) 542-9212

PROJECT # 202002-00

SHEET 1 OF 1



ALIGNMENT OF FUTURE FARMERS LANE EXTENSION

FUTURE FARMERS LANE EXTENSION PLAN CALLS FOR EXTENSIVE GRADING IN THIS AREA



SITE ANALYSIS  
**PENSTEMON PLACE**  
 SANTA ROSA, CALIFORNIA

JANUARY 2022

PREPARED BY:

**CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL (707) 542-6451 FAX (707) 542-5212

PROJECT NO. 202103-00

SHEET 1 OF 1

SONOMA COUNTY FAIRGROUNDS



SINGLE-FAMILY RESIDENTIAL

SONOMA ACADEMY

TAYLOR MOUNTAIN REGIONAL PARK



NEIGHBORHOOD  
CONTEXT MAP  
**PENSTEMON PLACE**  
SANTA ROBA, CALIFORNIA

DECEMBER 8, 2016

PREPARED BY:



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROBA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT NO. 201605.00

SHEET 1 OF 1

12/20/16 1:42 PM Sonoma County - Aerial Context Map - Penstemon Place - 10/16/16 (10/16/16)  
 Date: 12/20/16 1:42 PM Sonoma County - Aerial Context Map - Penstemon Place - 10/16/16 (10/16/16)



SLOPE ANALYSIS LEGEND				
GROUP	COLOR	MIN SLOPE	MAX SLOPE	AREA
1	Yellow	0%	10%	7.96 AC
2	Light Green	10%	25%	1.63 AC
3	Dark Green	25%	Vertical	0.14 AC



SLOPE ANALYSIS  
BEFORE GRADING  
**PENSTEMON PLACE**  
SANTA ROSA, CALIFORNIA  
SEPTEMBER 2021



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-5451 FAX (707) 542-5212

PROJECT NO. 200803.00

SHEET 1 OF 1

09/20/21 11:25 AM P:\Projects\2021\Penstemon Place\20210920\DWG\20210920.dwg - User: jacob.macy - Plot: 11x17 - Scale: 1" = 40' - Sheet: 1 of 1



**LEGEND**

- REVISION BOUNDARY: .....
- EXISTING TREES: SAVE: ... X REMOVE: ... X MAY REMOVE: ... X
- RETAINING WALL: .....
- SLOPE: .....

**PROJECT DATA**

ADDRESS: ..... 2914, 2942, 2962 LINWOOD AVENUE  
 ADDRESS PARCEL NO.: ..... 044-200-021, 044-200-024, 044-200-040  
 TOTAL GROSS ACRES: ..... 4.18 ACRES  
 GENERAL PLAN LAND USE: ..... LOW DENSITY RESIDENTIAL  
 ZONING: EXISTING ZONING: ..... PD PROPOSED ZONING: ..... PD  
 TOTAL LOTS: ..... 59  
 DENSITY: ..... 6.08 DURS

**SETBACKS**

- FRONT SETBACK: ..... IF HOUSING PROVIDED THAT A ONE-STORY RESIDENTIAL PROJECT UP TO 6 FEET THE SETBACK
- SIDE SETBACK: ..... IF FOUR UNSTORY PORTIONS OF A STRUCTURE IF FOR TWO-STORY PORTIONS OF A STRUCTURE
- REAR SETBACK: ..... IF HOUSING PROVIDED THAT A MINIMUM OF 400 SQUARE FEET OF USABLE PRIVATE OPEN SPACE WITH NO DIMENSION LESS THAN 10' IS PROVIDED
- BARBER SETBACK: ..... IF FROM THE REAR OF THE PUBLIC SIDEWALK

**ARCHITECTURE**

THIS DEVELOPMENT PLAN MIXES ARCHITECTURE TO PLANS FOR SIX DIFFERENT ARCHITECTURE TYPES AS DESCRIBED BY PARCEL, FLOOR AND ASSOCIATED SPECIFIC PLANS FOR THE PROJECT. THE SPECIFIC PLANS SHOWN ON LOTS 27 THROUGH 32 THROUGH THE PLAN MIX ON THIS DEVELOPMENT PLAN ARE TO BE CONSIDERED AS PRELIMINARY AND ARE TO AVOID FUTURE RESUBDIVISION OF A HILLED DEVELOPMENT FROM THE PLAN MIX ON OTHER LOTS ARE TO BE CONSIDERED CONCEPTUAL AND MAY BE REDESIGNED, REARRANGED OR MODIFIED IN COMPLIANCE WITH THE ZONING CODE.

**PLAN MIX:**

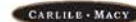
PLAN 1	6
PLAN 2	6
PLAN 3	4
PLAN 4	7
PLAN 5	11
PLAN 6	12
<b>TOTAL</b>	<b>59</b>

**OWNER / DEVELOPER**

HELVON DEVELOPMENT, LLC  
 2060 CALIFORNIA AVENUE, SUITE B  
 SANTA ROSA, CA 95403  
 (707) 544-1964

DEVELOPMENT PLAN  
**PENSTEMON PLACE**  
 SANTA ROSA, CALIFORNIA

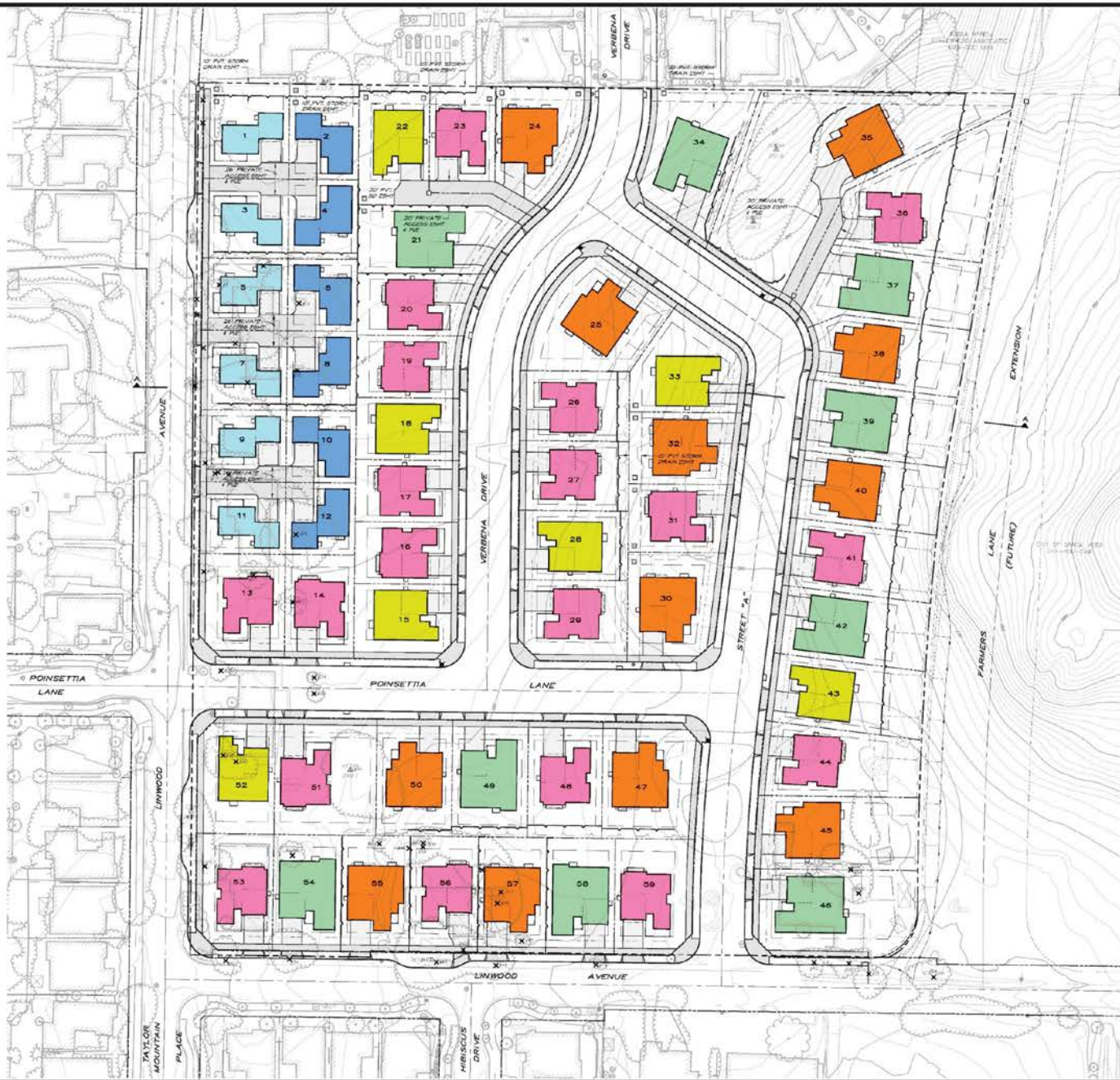
JANUARY 2022



CIVIL ENGINEER • URBAN PLANNER • LAND SURVEYOR • LANDSCAPE ARCHITECTS  
 12 Third Street, Santa Rosa, CA 95401  
 Tel: (707) 532-0121 Fax: (707) 542-0212

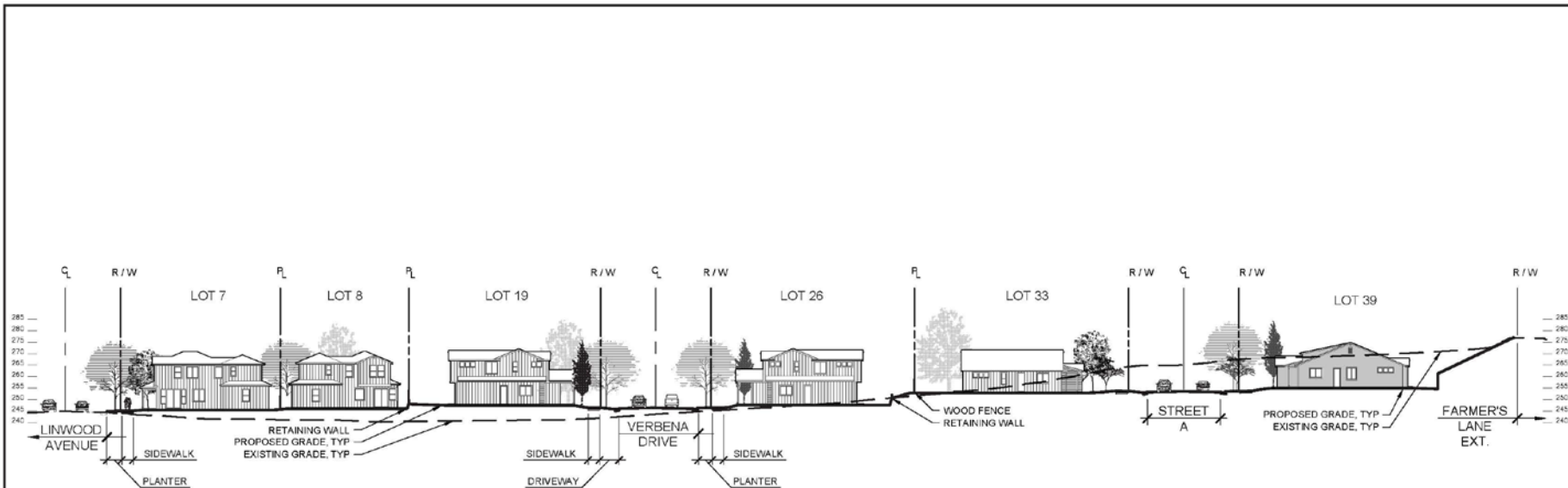
PROJECT NO. 20190002

SHEET / OF 1



DATE PLOTTED: 1/11/2022 10:58:12 AM





HORIZONTAL SCALE 1" = 40'  
 VERTICAL SCALE 1" = 40'

SECTION A-A  
**PENSTEMON PLACE**

SANTA ROSA, CALIFORNIA  
 JANUARY 2022



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL (707) 542-6451 FAX (707) 542-5212

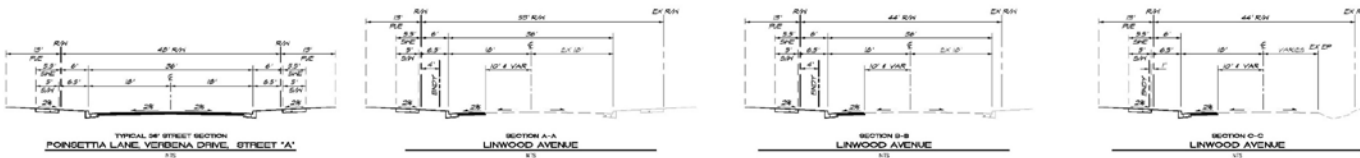
PROJECT NO. 2019013.00



STREETSCENE LOOKING EAST FROM LINWOOD AVENUE

PENSTEMON PLACE  
SANTA ROSA, CALIFORNIA

SHEET NOS. 00	16009	
	<small>           DESIGN FOR: JAMES FABER ARCHITECTS, INC.            10100 S. WOLF RD. #100            SUITE 100            SANTA ROSA, CA 95403            TEL: (707) 578-2811            WWW.FABERARCHITECTS.COM         </small>	
	<small>           DATE: _____            CHECKED BY: _____            DIVISION: _____         </small>	
DESIGN FOR:	<b>McINTOSH DEVELOPMENT, LLC</b> PENSTEMON PLACE SUBDIVISION SANTA ROSA, CALIFORNIA	
NOTES:	<b>FARRELL-FABER</b> & ASSOCIATES - INC. REGISTERED ARCHITECTS - FARRILL 1022 Mendocino Avenue Santa Rosa, CA 95401 TEL: 707-578-2811 www.farrellfaber.com	



VICINITY MAP

**LEGEND**

.....	SUBDIVISION BOUNDARY
-----	LOT LINE
-----	RIGHT-OF-WAY
-----	STREET GRADE
-----	STREET LIGHT
-----	WATER PIPES (SEE INTERFERE SCHEDULE)
-----	SEWER PIPES (SEE SANITARY CLEAN COPY)
-----	STORM DRAIN PIPES (SEE SANITARY CLEAN COPY)
-----	RETAINING WALL
-----	SLOPE
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-----	EXISTING FLOOD LINE
-----	VEGETATIVE SWALE
-----	PUBLIC STORM DRAIN EASEMENT
-----	PRIVATE STORM DRAIN EASEMENT
-----	PRIVATE ACCESS EASEMENT
-----	EXISTING TREES
-----	EXISTING TREES TO BE REMOVED
-----	EXISTING TREES TO BE MAINTAINED
-----	EXISTING TREES TO BE PRESERVED
-----	EXISTING TREES TO BE REPLANTED
-----	EXISTING TREES TO BE MAINTAINED
-----	EXISTING TREES TO BE PRESERVED
-----	EXISTING TREES TO BE REPLANTED

**PROJECT DATA**

ADDRESS	3974, 3942, 3962 LINWOOD AVENUE
ASSASSORS PARCEL NUMBER	044-200-021, 044-200-024, 044-200-040
TOTAL GROSS ACRES	4.75 ACRES
FEDERAL PLANNING AREA	LOFT DENSITY RESIDENTIAL
ZONING	EXISTING ZONING: PD PROPOSED ZONING: PD
DENSITY	6.08 DWG./AC.
LOT SIZE	3,000 S.F., 4,000 S.F., 4,500 S.F., 5,000 S.F., 5,500 S.F., 6,000 S.F., 6,500 S.F., 7,000 S.F., 7,500 S.F., 8,000 S.F., 8,500 S.F., 9,000 S.F., 9,500 S.F., 10,000 S.F., 10,500 S.F., 11,000 S.F., 11,500 S.F., 12,000 S.F., 12,500 S.F., 13,000 S.F., 13,500 S.F., 14,000 S.F., 14,500 S.F., 15,000 S.F., 15,500 S.F., 16,000 S.F., 16,500 S.F., 17,000 S.F., 17,500 S.F., 18,000 S.F., 18,500 S.F., 19,000 S.F., 19,500 S.F., 20,000 S.F., 20,500 S.F., 21,000 S.F., 21,500 S.F., 22,000 S.F., 22,500 S.F., 23,000 S.F., 23,500 S.F., 24,000 S.F., 24,500 S.F., 25,000 S.F., 25,500 S.F., 26,000 S.F., 26,500 S.F., 27,000 S.F., 27,500 S.F., 28,000 S.F., 28,500 S.F., 29,000 S.F., 29,500 S.F., 30,000 S.F., 30,500 S.F., 31,000 S.F., 31,500 S.F., 32,000 S.F., 32,500 S.F., 33,000 S.F., 33,500 S.F., 34,000 S.F., 34,500 S.F., 35,000 S.F., 35,500 S.F., 36,000 S.F., 36,500 S.F., 37,000 S.F., 37,500 S.F., 38,000 S.F., 38,500 S.F., 39,000 S.F., 39,500 S.F., 40,000 S.F., 40,500 S.F., 41,000 S.F., 41,500 S.F., 42,000 S.F., 42,500 S.F., 43,000 S.F., 43,500 S.F., 44,000 S.F., 44,500 S.F., 45,000 S.F., 45,500 S.F., 46,000 S.F., 46,500 S.F., 47,000 S.F., 47,500 S.F., 48,000 S.F., 48,500 S.F., 49,000 S.F., 49,500 S.F., 50,000 S.F., 50,500 S.F., 51,000 S.F., 51,500 S.F., 52,000 S.F., 52,500 S.F., 53,000 S.F., 53,500 S.F., 54,000 S.F., 54,500 S.F., 55,000 S.F., 55,500 S.F., 56,000 S.F., 56,500 S.F., 57,000 S.F., 57,500 S.F., 58,000 S.F., 58,500 S.F., 59,000 S.F., 59,500 S.F., 60,000 S.F., 60,500 S.F., 61,000 S.F., 61,500 S.F., 62,000 S.F., 62,500 S.F., 63,000 S.F., 63,500 S.F., 64,000 S.F., 64,500 S.F., 65,000 S.F., 65,500 S.F., 66,000 S.F., 66,500 S.F., 67,000 S.F., 67,500 S.F., 68,000 S.F., 68,500 S.F., 69,000 S.F., 69,500 S.F., 70,000 S.F., 70,500 S.F., 71,000 S.F., 71,500 S.F., 72,000 S.F., 72,500 S.F., 73,000 S.F., 73,500 S.F., 74,000 S.F., 74,500 S.F., 75,000 S.F., 75,500 S.F., 76,000 S.F., 76,500 S.F., 77,000 S.F., 77,500 S.F., 78,000 S.F., 78,500 S.F., 79,000 S.F., 79,500 S.F., 80,000 S.F., 80,500 S.F., 81,000 S.F., 81,500 S.F., 82,000 S.F., 82,500 S.F., 83,000 S.F., 83,500 S.F., 84,000 S.F., 84,500 S.F., 85,000 S.F., 85,500 S.F., 86,000 S.F., 86,500 S.F., 87,000 S.F., 87,500 S.F., 88,000 S.F., 88,500 S.F., 89,000 S.F., 89,500 S.F., 90,000 S.F., 90,500 S.F., 91,000 S.F., 91,500 S.F., 92,000 S.F., 92,500 S.F., 93,000 S.F., 93,500 S.F., 94,000 S.F., 94,500 S.F., 95,000 S.F., 95,500 S.F., 96,000 S.F., 96,500 S.F., 97,000 S.F., 97,500 S.F., 98,000 S.F., 98,500 S.F., 99,000 S.F., 99,500 S.F., 100,000 S.F.
WATER SUPPLY	CITY OF SANTA ROSA
SEWER DISPOSAL	CITY OF SANTA ROSA
STORM DRAIN DISPOSAL	CITY OF SANTA ROSA
SEWER PEAK FLOW GENERATOR	76000 GPD

- BENCH MARK**
- CITY OF SANTA ROSA BENCHMARK B-81, BENNETT VALLEY ROAD AND PARKWAY LANE  
 A 1" BENCH MARK IN HELL, HAROLD CRIG CITY COORDINATE NUMBER 8-287  
 ELEV. = 238.08 (MVD 1920)
- NOTES**
1. ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
  2. ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
  3. ALL SEPTIC SYSTEMS AND WELLS SHALL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
  4. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
  5. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
  6. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
  7. ALL EXISTING TREES WITH RN ARE TO BE REMOVED UNLESS OTHERWISE SHOWN.
  8. EXISTING DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE SHALL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
  9. EXISTING ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF APPROXIMATE SLOPE IMPROVEMENTS.
  10. SUBDIVISOR INTENDS TO RESERVE THE RIGHT TO FILE ALL TITLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 86001 OF THE SUBDIVISION MAP ACT.

**TENTATIVE MAP**  
**PENSTEMON PLACE**  
 SANTA ROSA, CALIFORNIA

34 LOTS 4.75 ACRES JANUARY 2022

BEING A SUBDIVISION OF THE LANDS OF MINTOSH DEVELOPMENT, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NO. 2019-088153 OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA.

**OWNER / DEVELOPER**  
 MINTOSH DEVELOPMENT, LLC  
 2880 Cavendish Avenue, Suite B  
 Santa Rosa, CA 95405  
 (707) 544-7144

**ENGINEER & SUBDIVISOR**  
 CARLILE & MACY  
 18 Third Street  
 Santa Rosa, CA 95401  
 (707) 542-6451



MARK R. HALE, PE 42873 DATE JAMES LEE SMITH, PE 8185 DATE



CIVIL ENGINEERS • URBAN PLANNERS • LAND DEVELOPERS • LANDSCAPE ARCHITECTS  
 10 THIRD STREET, SANTA ROSA, CA 95401  
 TEL: (707) 542-6451 FAX: (707) 542-6212



**PRELIMINARY SUSMP DESIGN**

1. THE PROJECT WILL FOLLOW ALL SUMP DESIGN CRITERIA FROM THE CITY OF SANTA ROSA THROUGH THE LOW IMPACT DEVELOPMENT TECHNICAL MANUAL. ALL SYSTEMS ARE PRIVATE.
2. LOTS WILL DRAIN TO THE STREET AND STREET SIDE DRAINAGE WILL BE CLEANED AND DETAINED BY ROADSIDE BURENTRATION FLASH DESIGN.

NOTE: FINISH GRADE ELEVATIONS SHOWN ALONG THE EAST PROPERTY BOUNDARY ARE TAKEN FROM THE ROW CONSTRUCTION DOCUMENTS FOR FARMERS LANE EXTENSION ON FILE AT CITY OF SANTA ROSA OFFICE OF TRANSPORTATION AND PUBLIC WORKS.



TENTATIVE MAP  
GRADING and UTILITIES  
**PENSTEMON PLACE**  
SANTA ROSA, CALIFORNIA  
JANUARY 2022



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 TOWN STREET, SANTA ROSA, CA 95401  
TEL: (707) 532-8321 FAX: (707) 542-5332  
PROJECT NO. 202004



**TREE MITIGATION SUMMARY**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MIT.	REGUL.
(Symbol)	BOTANICAL NAME/COMMON NAME	24" DBH / 18 GAL	0/56	LOW
(Symbol)	EXISTING TREES TO REMAIN			
(Symbol)	△ TO REMAIN □ MAY BE REMOVED			
(Symbol)	EXISTING TREES TO BE REMOVED			
(Symbol)	EXISTING TREES TO BE REMOVED			

TREES TO BE REMOVED	TOTAL DIAMETER TO BE REMOVED
ALL FRUIT & NUT TREES	END/PT
ALL FRUITLESS HALDBERRY	END/PT
ALL BLACK ACACIA	END/PT
ALL MONTEREY PINE	END/PT
ALL SILVER PINE	END/PT
VALLEY HAWK	END/PT
COAST LIVE OAKS / QUERCUS LOBATA	51"
VALLEY OAKS / QUERCUS LOBATA	242"
LONDON PLANES / PLATANUS X ACERIFOLIA	78"
HACKBERRY / CELTIS SP.	3"
BLACK WALNUT / JUGLANS NIGRA	54"
MEXICAN FAN PALM / WASHINGTONIA ROBUSTA	17"
TOTAL DIAMETER TO BE MITIGATED	604"
TOTAL REQUIRED MITIGATION TREES	201

- TOTAL REQUIRED MITIGATION TREES IS EXPRESSED IN NUMBER OF 5 GALLON REPLACEMENT TREES REQUIRED AT THE RATE OF (2) REPLACEMENT TREES FOR EACH 6" (OR FRACTION THEREOF) OF TRUNK CALIPER (DBH) OF TREES TO BE REMOVED PER SANTA ROSA CITY CODE TITLE 17, CHAPTER 24.
- SEE ARBORIST'S REPORT DATED MAY 2018 AND TREE MITIGATION TABULATION AND REPLACEMENT TREE TABULATION DATED MAY 2018 FOR ADDITIONAL INFORMATION.
- DEVELOPER SHALL SUBMIT A TREE REPLACEMENT PLAN OR PAY THE APPROPRIATE MITIGATION FEE PRIOR TO ISSUANCE OF BUILDING PERMIT.

**PLANT LEGEND**

**TREES (SYMBOLS SHOW HALF SIZE)**

KEY	BOTANICAL NAME/COMMON NAME	SIZE	MIT.	REGUL.
(Symbol)	T1 QUERCUS LOBATA / VALLEY OAK	24" DBH / 18 GAL	0/56	LOW
(Symbol)	T2 LAGOSTRODIA INDICA VARIETIES / GRAPE MYRTLE	18 GAL	68	LOW
(Symbol)	T3 QUERCUS LOBATA / VALLEY OAK	18 GAL	26	LOW
(Symbol)	T4 ACER RUBRUM 'BOHALLI' / BOHALLI RED MAPLE	18 GAL	34	MED
(Symbol)	T5 QUERCUS AGROFOLIA / COAST LIVE OAK	18 GAL	20	LOW
(Symbol)	EXISTING TREE TO REMAIN			

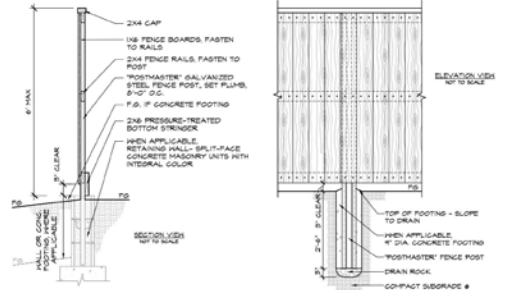
  

**LANDSCAPE AREAS**

KEY	DESCRIPTION
(Symbol)	PRIVATE REAR YARD LANDSCAPES - HOMEOWNER INSTALLED
(Symbol)	FRONT YARD LANDSCAPES - DEVELOPER INSTALLED
(Symbol)	6' TALL SOLID WOOD PRIVACY FENCE (SEE DETAIL F1)
(Symbol)	SITE RETAINING WALL (SEE CIVIL DRAWINGS)
(Symbol)	HALDBERRIES (SHOWN FOR REFERENCE ONLY)

**GENERAL NOTES**

- LANDSCAPE PLANTINGS AND IRRIGATION WILL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH SANTA ROSA'S ORDINANCE 408, WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.).
- STREET TREES WILL BE PLANTED PER CITY OF SANTA ROSA STANDARDS FOR PAVEMENT TREE PLANTINGS.
- STREET TREES WILL BE IRRIGATED BY BUBBLERS INCLUDED WITH PRIVATE LOT, FRONT YARD LANDSCAPE IRRIGATION SYSTEMS.
- ROOT BARRIERS WILL BE INSTALLED PER CITY STANDARD DETAIL.
- VARIOUS TREASING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES TO BE STAKED AS SHOWN IN THE CITY STANDARD DETAIL. ANY TREE WHICH CANNOT SUPPORT ITSELF WHEN STAKED IN THIS MANNER WILL BE REJECTED.
- TREE LOCATIONS MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE UTILITIES.



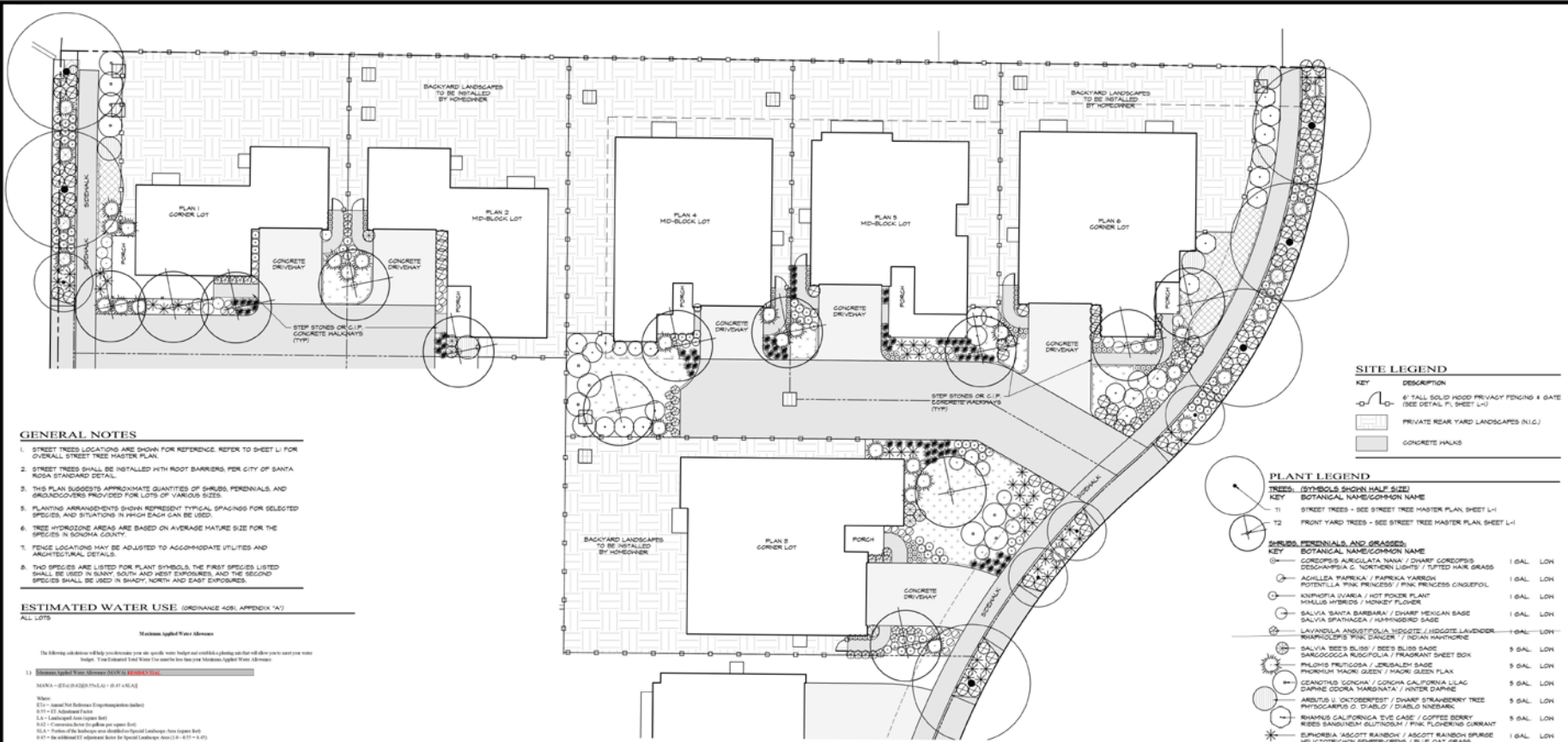
**F1 SOLID WOOD PRIVACY FENCE** NO SCALE



**L-1 PRELIMINARY LANDSCAPE MASTER PLAN**  
**PENSTEMON PLACE**  
 SANTA ROSA, CALIFORNIA  
 JANUARY 2022

PREPARED BY: **CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 18 THIRD STREET, SANTA ROSA, CALIF. 95401  
 TEL: (707) 542-8451 FAX: (707) 542-5212



**GENERAL NOTES**

- STREET TREE LOCATIONS ARE SHOWN FOR REFERENCE. REFER TO SHEET L1 FOR OVERALL STREET TREE MASTER PLAN.
- STREET TREES SHALL BE INSTALLED WITH ROOT BARRIERS PER CITY OF SANTA ROSA STANDARD DETAIL.
- THIS PLAN SUGGESTS APPROXIMATE QUANTITIES OF SHRUBS, PERENNIALS, AND GRASS/COVERS PROVIDED FOR LOTS OF VARIOUS SIZES.
- PLANTING ARRANGEMENTS SHOWN REPRESENT TYPICAL SPACING FOR SELECTED SPECIES AND SITUATIONS IN WHICH EACH CAN BE USED.
- TREE HYDROLOGIC AREAS ARE BASED ON AVERAGE MATURE SIZE FOR THE SPECIES IN SONOMA COUNTY.
- FENCE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES AND ARCHITECTURAL DETAILS.
- TWO SPECIES ARE LISTED FOR PLANT SYMBOLS. THE FIRST SPECIES LISTED SHALL BE USED IN SUNNY SOUTH AND WEST EXPOSURES, AND THE SECOND SPECIES SHALL BE USED IN SHADY NORTH AND EAST EXPOSURES.

**ESTIMATED WATER USE** (ORDINANCE 406I, APPENDIX 'A')  
ALL LOTS

Minimum Applied Water Allowance

The following table shows the minimum water use for each lot. Water use is based on the minimum applied water allowance for each lot. The Estimated Total Water Use is the sum of the minimum applied water allowance for all lots.

Lot	Area (sq ft)	Minimum Applied Water Allowance (gallons)	Estimated Total Water Use (gallons)
1) Minimum Applied Water Allowance (M.A.W.A.)			
MARKA - 5140 sq ft (PLAN 1 & 2) - 8.41 Acre		10,000	10,000
MARKB - 5140 sq ft (PLAN 3 & 4) - 8.41 Acre		10,000	20,000
MARKC - 5140 sq ft (PLAN 5 & 6) - 8.41 Acre		10,000	30,000
<b>ESTIMATED TOTAL WATER USE (ETWU)</b>			<b>30,000</b>

**SITE LEGEND**

KEY	DESCRIPTION
	6" TALL SOLID HOOD PRIVACY FENCING & GATE (SEE DETAIL P1, SHEET L-1)
	PRIVATE REAR YARD LANDSCAPES (N.I.G.)
	CONCRETE WALKS

**PLANT LEGEND**

**TREES - (SYMBOLS SHOWN HALF SIZE)**

KEY	BOTANICAL NAME/COMMON NAME	1"	2"
11	STREET TREES - SEE STREET TREE MASTER PLAN, SHEET L-1		
12	FRONT YARD TREES - SEE STREET TREE MASTER PLAN, SHEET L-1		

**SHRUBS, PERENNIALS, AND GRASSES**

KEY	BOTANICAL NAME/COMMON NAME	1 GAL	LOW
	COROPHUS AUCULATA NANA / DWARF COROPHUS	1 GAL	LOW
	DESMONDIA C. YORKTONI LIGHTS / TUTTED HARK GRASS	1 GAL	LOW
	AGALLIA PARVICA / PARVICA YARROW	1 GAL	LOW
	POTENTILLA FRANKII / FRANK'S PRINCESS GNOPFOL	1 GAL	LOW
	KNIPHOFIA LYVANIA / HOT RODDER PLANT	1 GAL	LOW
	MILKUS HYBRIDS / MONKEY FLOWER	1 GAL	LOW
	SALVIA SANTA BARBARA / DWARF MEXICAN SAGE	1 GAL	LOW
	SALVIA SPARTANICA / FERRUGINOUS SAGE	1 GAL	LOW
	LAVANDULA ANGSTROFIIA / JESSIE LAVENDER	1 GAL	LOW
	REARSPICE / FRANK'S GINGER / INDIAN WANDERER	1 GAL	LOW
	SALVIA BEE'S BLISS / BEE'S BLISS SAGE	9 GAL	LOW
	SAMOGOGGIA RUSCIFOLIA / FRAGRANT SHEET BOX	9 GAL	LOW
	PHILOXERA FRUTICOSA / GREVILLE SAGE	9 GAL	LOW
	PHORADENDRON MACR. GREEN / MACR. GREEN FLAX	9 GAL	LOW
	CELANOTHUS GORGONIA / GORGON CALIFORNIA LISAG	9 GAL	LOW
	CHAMNE COCCA WARDENIA / WINTER CHAMNE	9 GAL	LOW
	ARCTIUM U. OCTOBRENT / DWARF STRANDBERRY TREE	9 GAL	LOW
	PHYTOSCOPIUS G. DIADOLIO / DIADOLIO NINEBARK	9 GAL	LOW
	RHAPHANUS CALIFORNICA / EVE CASE / COFFEE BERRY	9 GAL	LOW
	REBES BANGSIUM ALUTINUM / PINK FLOWERING GURKANT	9 GAL	LOW
	EPIMEDIA JASGOTTI RAINBOW / JASGOTT RAINBOW SPURGE	1 GAL	LOW
	HELIOTROPICUM SEMPERVIRENS / BLUE CAT GRASS	1 GAL	LOW
	NEPETA WALZERI LOW / CATMINT	1 GAL	LOW
	CAMEL TOMILLOSA / FOOHALL SEDGE	1 GAL	LOW
	ROSMARINUS G. BLUE SPIRES / BLUE SPIRES ROSEMARY	9 GAL	LOW
	MOLENDINARIA RUBRA / DEER GRASS	9 GAL	LOW
	EPILYBIUM G. EVERETT'S CHOICE / CALIFORNIA PUGNIA	1 GAL	LOW
	FESTUCA DIMORPHICA / BLUE / BLUE FESCUE	9 GAL	LOW
	ARCTOSTAPHYLOS SENTINEL / SENTINEL MANZANITA	9 GAL	LOW
	GREYULIA ROSEANFOLIA / ROSEMARY GREYULIA	9 GAL	LOW



**GRASS/COVERS**

KEY	BOTANICAL NAME/COMMON NAME	1 GAL	LOW
	ARCTOSTAPHYLOS PACIFIC MIST / MANZANITA	1 GAL	LOW
	BENKENS AGUFOLIUM VAR. REPENS / CREEPING MANOKA	3" O.C.	
	ROSMARINUS G. PROSTRATUS / PROSTRATE ROSEMARY	1 GAL	LOW
	REBES VIBURNIFOLIUM / EVERGREEN CURRANT	1 GAL	LOW
	CELANOTHUS / WAXY PINE / WAXY ROSE	1 GAL	LOW
	GEANOTHUS PULLARIS / THIN PEARL / COYOTE BUSH	1 GAL	LOW

L-2  
TYPICAL FRONT YARD  
LANDSCAPE PLANS

**PENSTEMON PLACE**

SANTA ROSA, CALIFORNIA  
JANUARY 2022

PREPARED BY:  
**CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
18 THIRD STREET, SANTA ROSA, CALIF. CA 95401  
TEL (707) 542-8451 FAX (707) 542-5212  
PROJECT NO. 20200100

SHEET 2 OF 2



PENSTEMON PLACE  
 PLAN 3 ELEVATION A

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

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DESIGN FOR:

**McINTOSH DEVELOPMENT, LLC**  
 PENSTEMON PLACE SUBDIVISION  
 SANTA ROSA, CALIFORNIA

BY: **FARRELL-FABER ASSOCIATES, INC.**  
 1022 Mendocino Avenue  
 Santa Rosa, CA 95401  
 TEL: 707.578.2811  
 WWW.FARRELLFABER.COM

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PLAN 3

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PENSTEMON PLACE  
 PLAN 3, ELEVATION B

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 Santa Rosa, CA 95401  
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PLAN 3





PENSTEMON PLACE  
 PLAN 4, ELEVATION A

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PLAN 4



PENSTEMON PLACE  
 PLAN 4, ELEVATION B

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PLAN 4



PENSTEMON PLACE  
 PLAN 5, ELEVATION A

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<p>DESIGN FOR</p>	
<p>16009</p>	

PLAN 5



PENSTEMON PLACE  
 PLAN 5, ELEVATION B

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PLAN 5



PENSTEMON PLACE  
 PLAN 6, ELEVATION A

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SHEET NO. 16009

PLAN 6



PENSTEMON PLACE  
 PLAN 6, ELEVATION B

DATE:	
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DATE:	

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 PENSTEMON PLACE SUBDIVISION  
 SANTA ROSA, CALIFORNIA

SCALE: 1/8" = 1'-0"

DATE: 10/20/2022

BY: [Signature]

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PLAN 6