

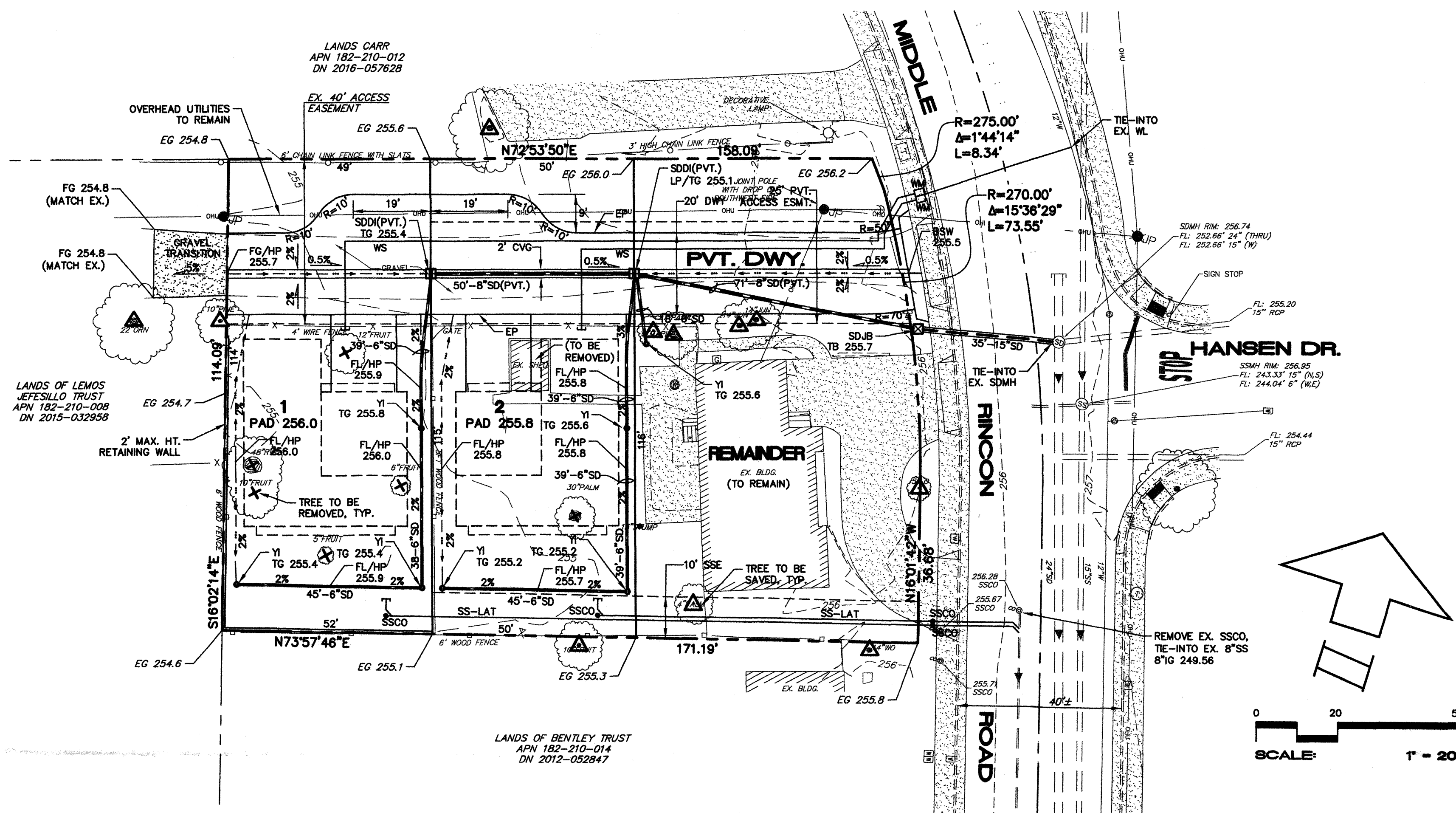
243 MIDDLE RINCON ROAD

Attachment 4

TENTATIVE MAP

GENERAL NOTES

- EXISTING ZONING IS RR-20. PROPOSED ZONING IS R-1-6 SMALL LOT
- 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:
LOT 1 5,783 SF
LOT 2 5,775 SF
REMAINDER PARCEL 7,918 SF
AVERAGE 6,492 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 (ON LOTS 1 & 2).
- EXISTING ON-SITE OVERHEAD UTILITIES SHALL BE PLACED UNDERGROUND.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS OR WELLS ONSITE. IF THEY ARE FOUND (ON LOTS 1 & 2), THEY SHALL BE ABANDONED.
- 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 = RINCON VALLEY TRUNK LINE
EXISTING SEWAGE GENERATION - 406 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 813 GALLONS PER DAY.
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

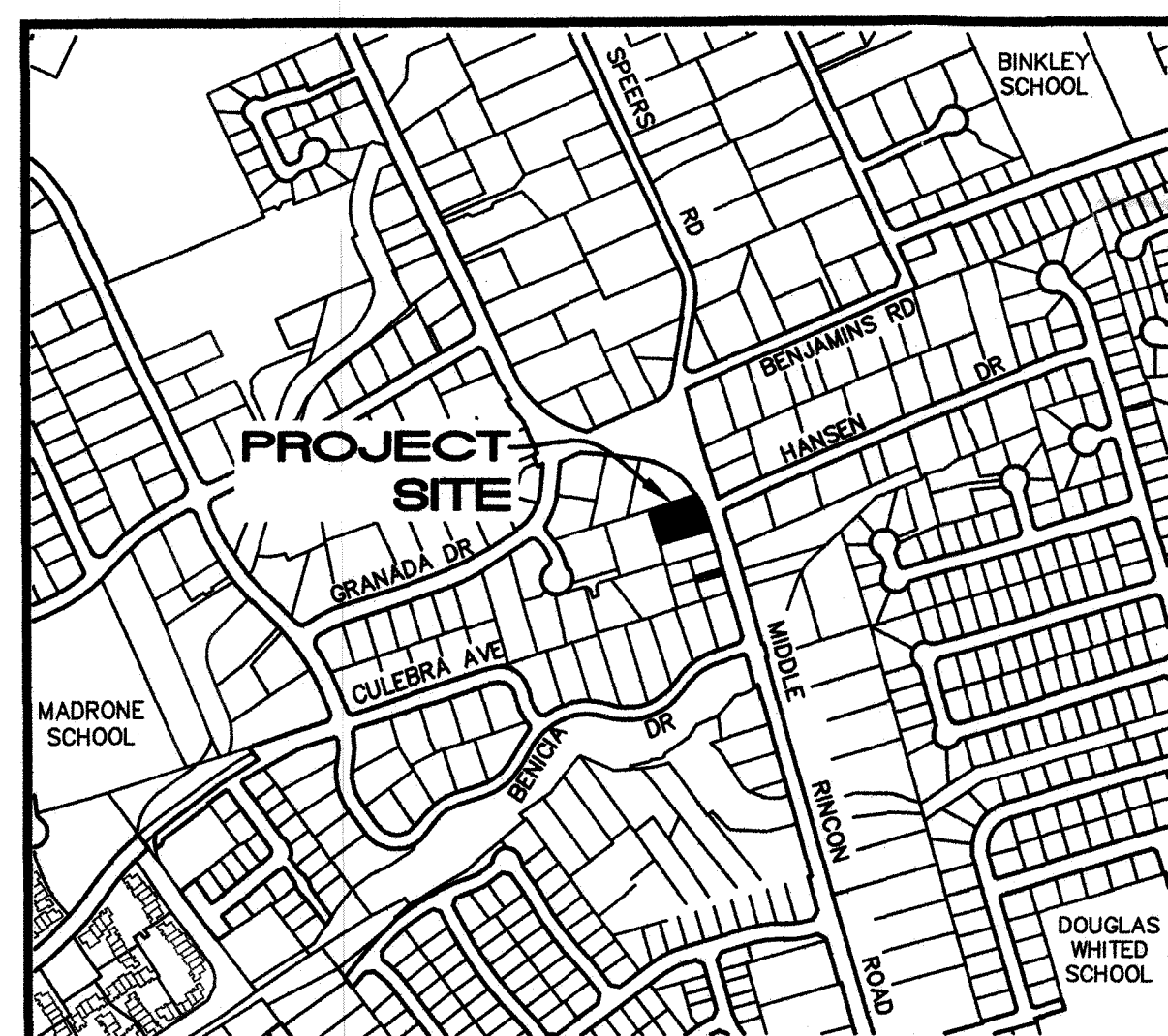


LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	5,783	49%
2	5,775	51%
REMAINDER	7,918	NA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCETE
APN	ASSASSOR'S PARCEL NUMBER
BO	BLOWOFF
BSSL	BUILDING SETBACK LINE
CVG	CONCRETE VALLEY GUTTER
CL	CENTERLINE
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GV	GATE VALVE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
HT	HEIGHT
IG	INVERT GRADE
L	LENGTH
LAT	LATERAL
LL	LOT LINE
LO	LIVE OAK
LP	LOW POINT
NA	NOT APPLICABLE
NO	NUMBER
P	PARKING
PL	PROPERTY LINE
PLNTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
R	RADIUS
RWD	REDWOOD
R/W	RIGHT OF WAY
SCR	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDE	PUBLIC STORM DRAIN EASEMENT
SDJ	STORM DRAIN JUNCTION BOX
SDJIB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSE	PRIVATE SANITARY SEWER EASEMENT
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
YI	YARD INLET



LOCATION MAP

NO SCALE

BENCHMARK

CINQUINI & PASSARINO POINT NO. 51, BEING THE CITY OF SANTA ROSA BENCHMARK B192 DESCRIBED AS A CITY DISK IN A WELL MONUMENT ON THE CENTERLINE OF MIDDLE RINCON ROAD AT HANSEN DRIVE, BEING ON THE SOUTH END OF A REVERSE CURVE.
ELEVATION = 255.159' (NGVD 29)

OWNER / DEVELOPER

NORTH BAY HOMES AND LAND, INC.
401(K) PROFIT SHARING TRUST
3724 HADLEY HILL DR.
SANTA ROSA, CA 95404
(707) 292-4114

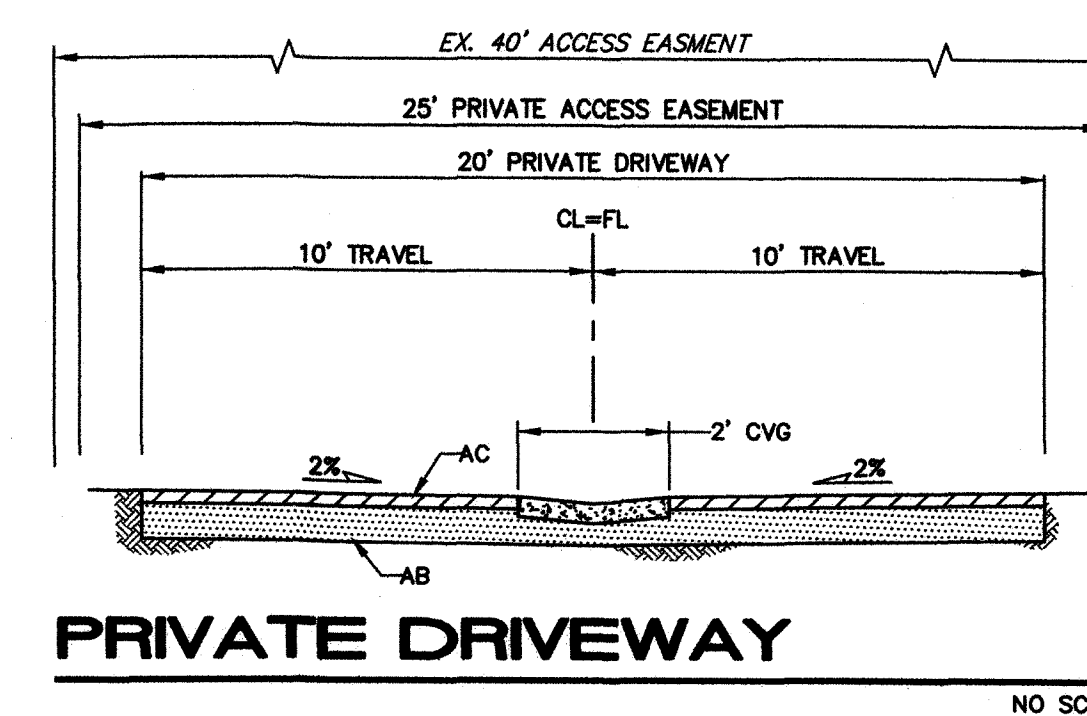
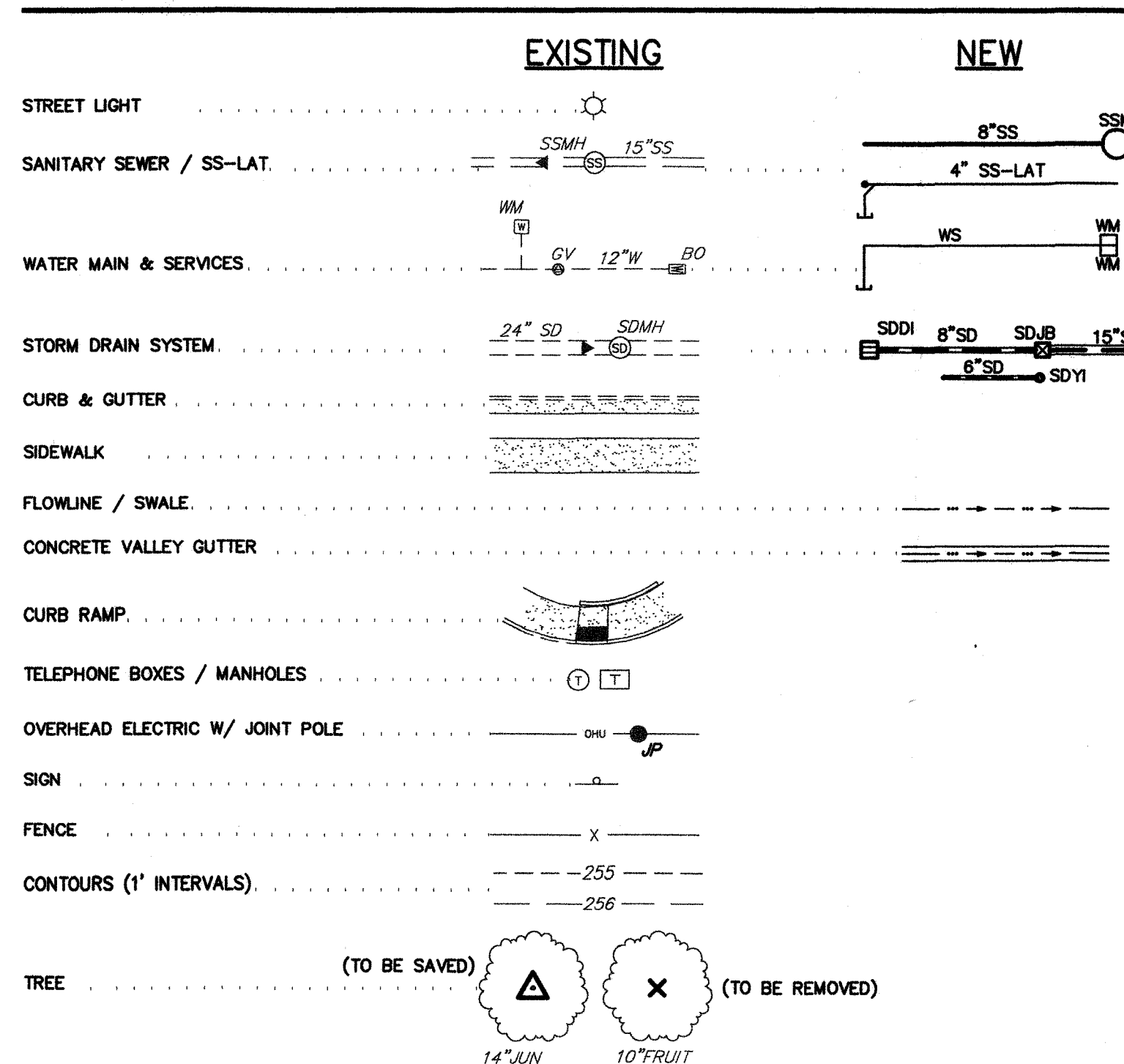
ENGINEER

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

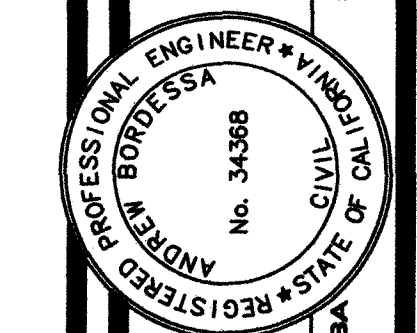
SURVEYOR

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

LEGEND



NO SCALE



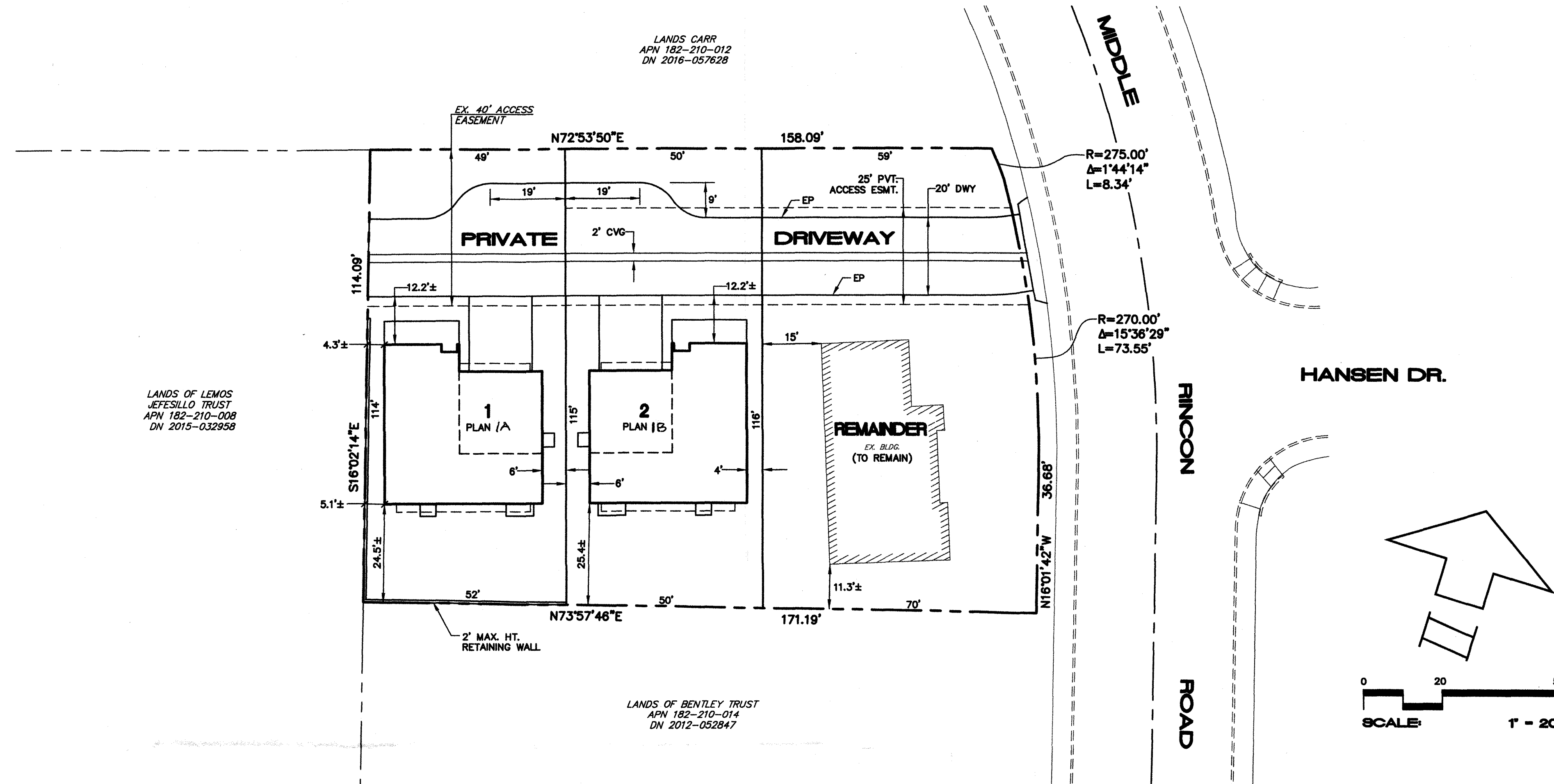
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2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP
243 MIDDLE RINCON ROAD
REMAINDER PARCEL
FEBRUARY 2017

0.45 ACRES
2 LOTS
1 REMAINDER PARCEL
FEBRUARY 2017

JOB NO. 16-114
SHEET NO. 1
OF 1 SHEETS

City of Santa Rosa
MAR 07 2017
Planning & Economic Development Department



PROJECT AND SITE DATA

OWNER / DEVELOPER

NORTH BAY HOMES AND LAND, INC.
401(K) PROFIT SHARING TRUST
3724 HADLEY HILL DR.
SANTA ROSA, CA 95404
(707) 292-4114

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

SITE DATA

GROSS SITE AREA 0.45 ACRES
SITE AREA 0.27 ACRES*
PROJECT DENSITY 7.4 UNITS / ACRE*
EXISTING ZONING RR-20
PROPOSED ZONING R-1-6 SMALL LOT

*DOES NOT INCLUDE REMAINDER PARCEL

LOT DETAILS

LOT 1 = 5,783 SQ. FT.
LOT 2 = 5,775 SQ. FT.
REMAINDER PARCEL = 7,918 SQ. FT.
AVERAGE LOT SIZE = 6,492 SQ. FT.

SETBACKS

PORCH	5 FT.	SETBACKS MEASURED FROM EDGE OF PAVEMENT OR PROPERTY LINE
BUILDING - FRONT	10 FT.	
BUILDING - REAR	15 FT.	
BUILDING - SIDE	4 FT.	
GARAGE - FRONT	19 FT.	

PARKING

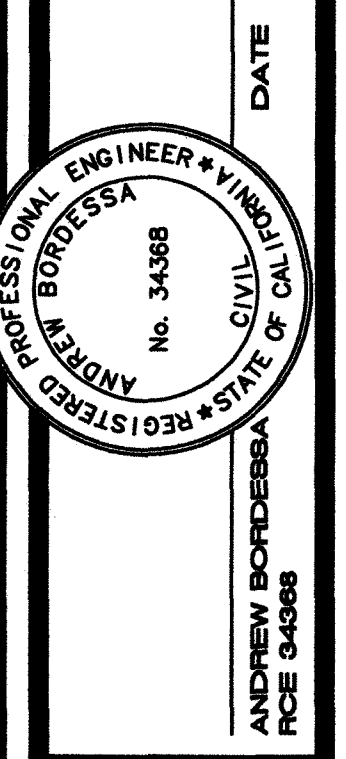
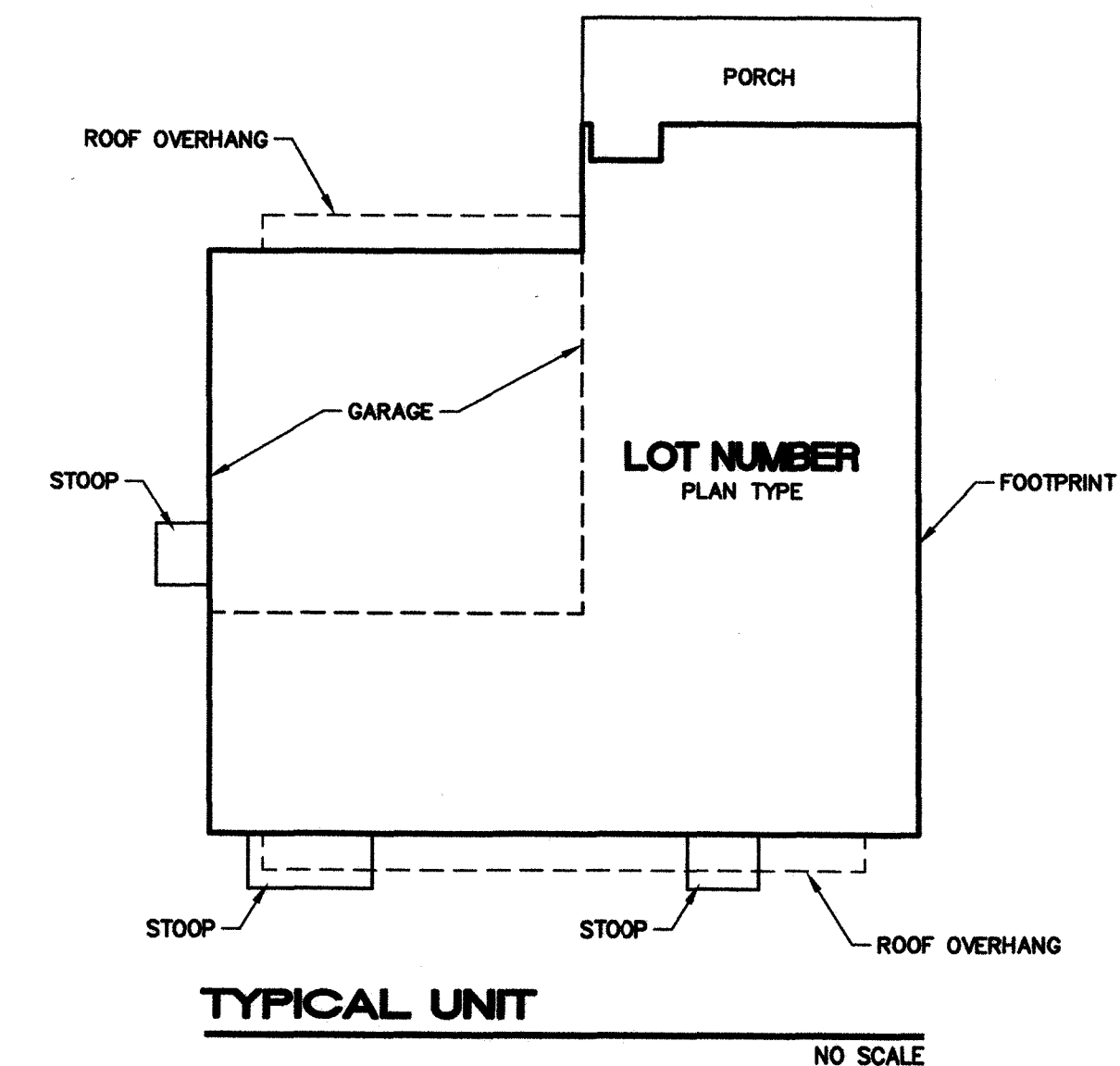
GARAGE SPACES	4
OFF-STREET PARKING SPACES	4
ON-STREET PARKING SPACES	2
TOTAL PARKING SPACES	10
PARKING SPACES PER UNIT	5

UNIT TYPES

PLAN 1	2 UNITS
EX. BLDG.	1 UNIT
	3 UNITS

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	5,783	49%
2	5,775	51%
REMAINDER	7,918	NA



CIVIL DESIGN CONSULTANTS, INC.
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(707) 542-4820

SITE PLAN
243 MIDDLE RINCON ROAD
REMAINDER PARCEL
FEBRUARY 2017

0.45 ACRES
2 LOTS
1 REMAINDER PARCEL

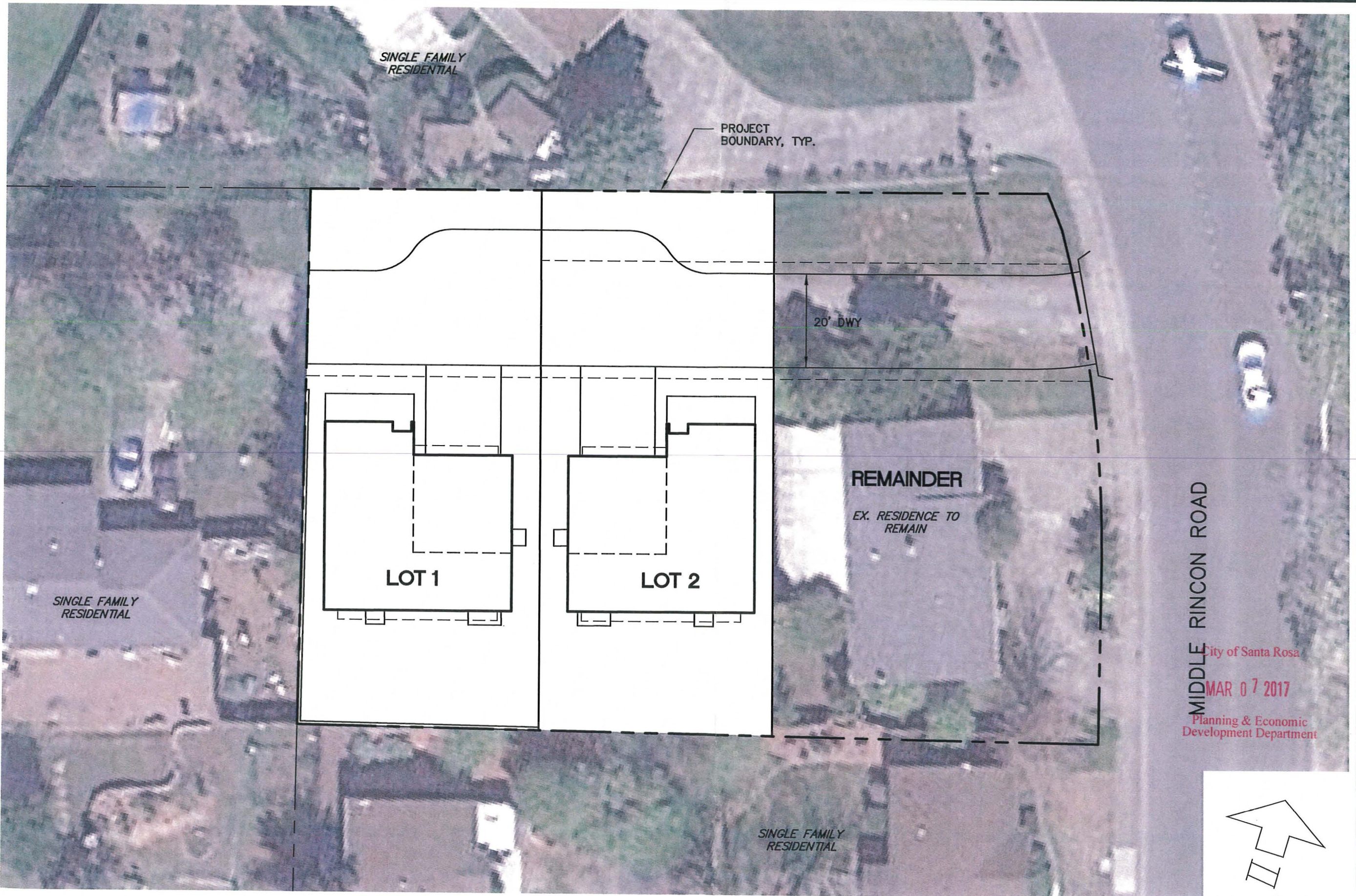
APN: 182-210-018
DN: 2016-075780

JOB NO.
16-114

SHEET NO.
1

OF 1 SHEETS

City of Santa Rosa
MAR 07 2017
Planning & Economic
Development Department



SINGLE FAMILY
RESIDENTIAL

PROJECT
BOUNDARY, TYP.

20' DWY

LOT 1

LOT 2

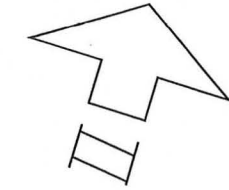
REMAINDER
EX. RESIDENCE TO
REMAIN

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

MIDDLE RINCON ROAD

City of Santa Rosa
MAR 07 2017
Planning & Economic
Development Department



SCALE: 1"=20'



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4880

SITE ANALYSIS MAP
243 MIDDLE RINCON ROAD
SANTA ROSA, CA

FEBRUARY 2017

JOB NO.
16-114
SHEET NO.

1

OF 1 SHEET



PHIL NATOLI
 ELEVATION A
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

City of Santa Rosa
 MAR 07 2017
 Planning & Economic
 Development Department

DATE: 2/17

DRAWN BY:
 CHECKED BY:
 REVISIONS: DATE:

NOTES

1022 Mendocino Avenue
 Santa Rosa, CA 95401
 TEL: 707-579-3811
 www.farrellfaber.com

FARRELL-FABER
 ASSOCIATES INC.
 ARCHITECTURE • PLANNING

DESIGN FOR

PHIL NATOLI
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

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SHEET JOB NO. 17007



PHIL NATOLI
 ELEVATION B
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

DATE: 2/17

DRAWN BY:
 CHECKED BY:
 REVISIONS: DATE:

NOTES:
 ▲
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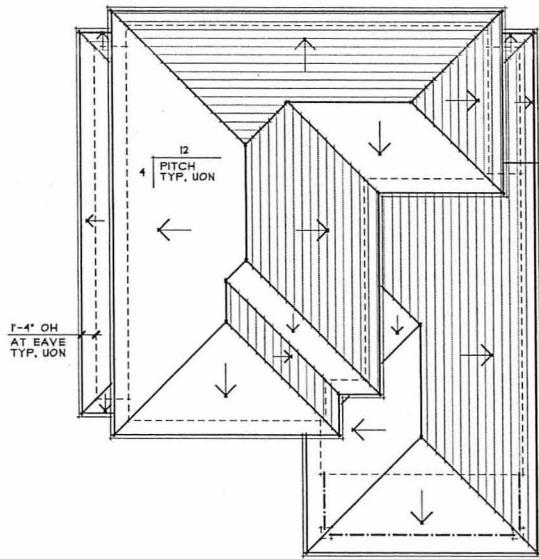
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DESIGN FOR:

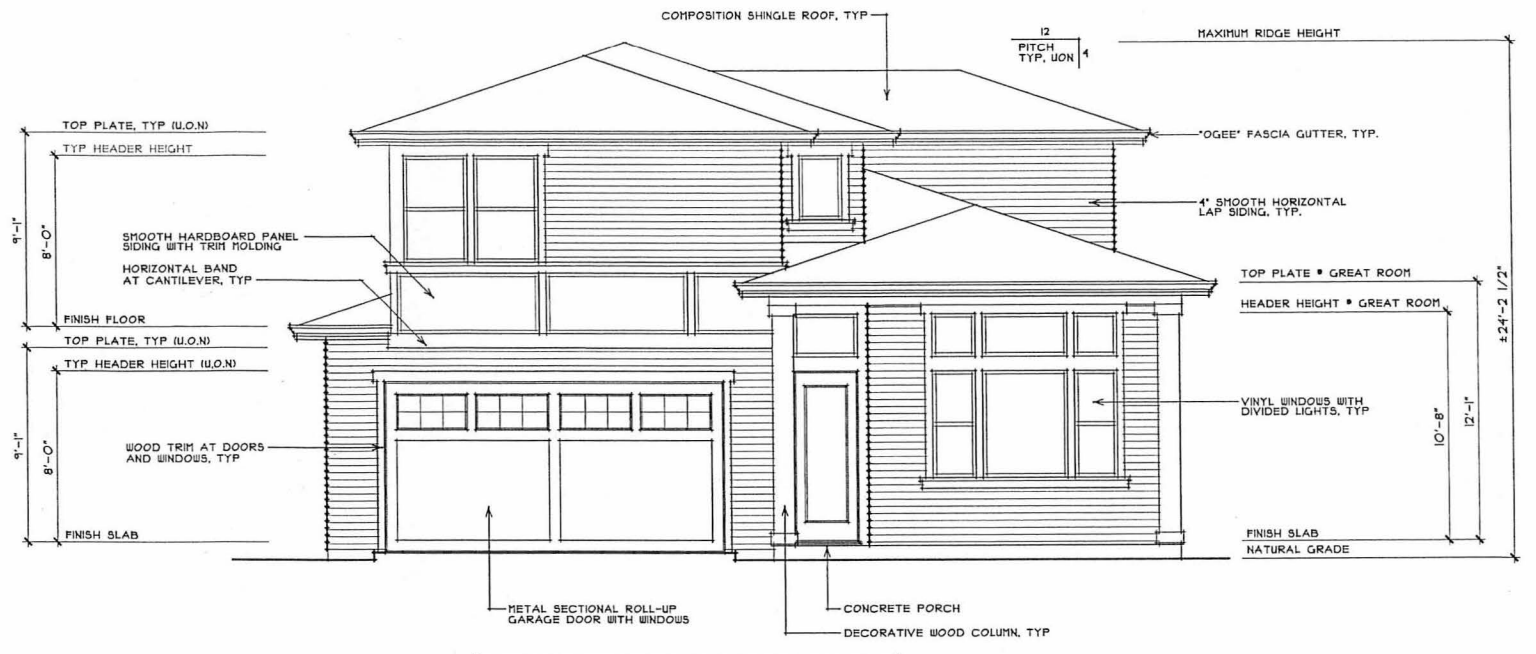
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 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

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SHEET JOB NO. 17007



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



FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



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

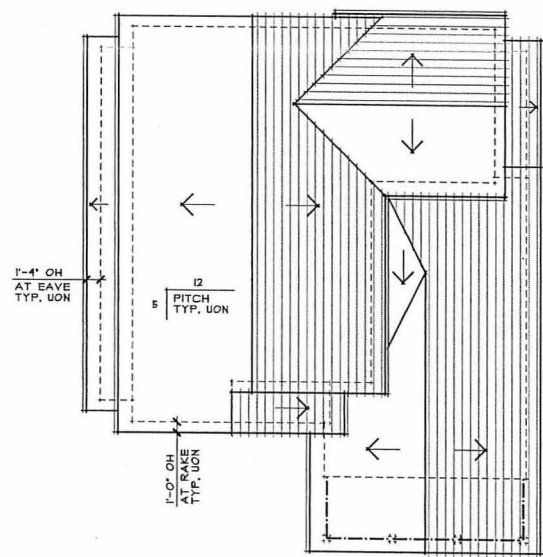


LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

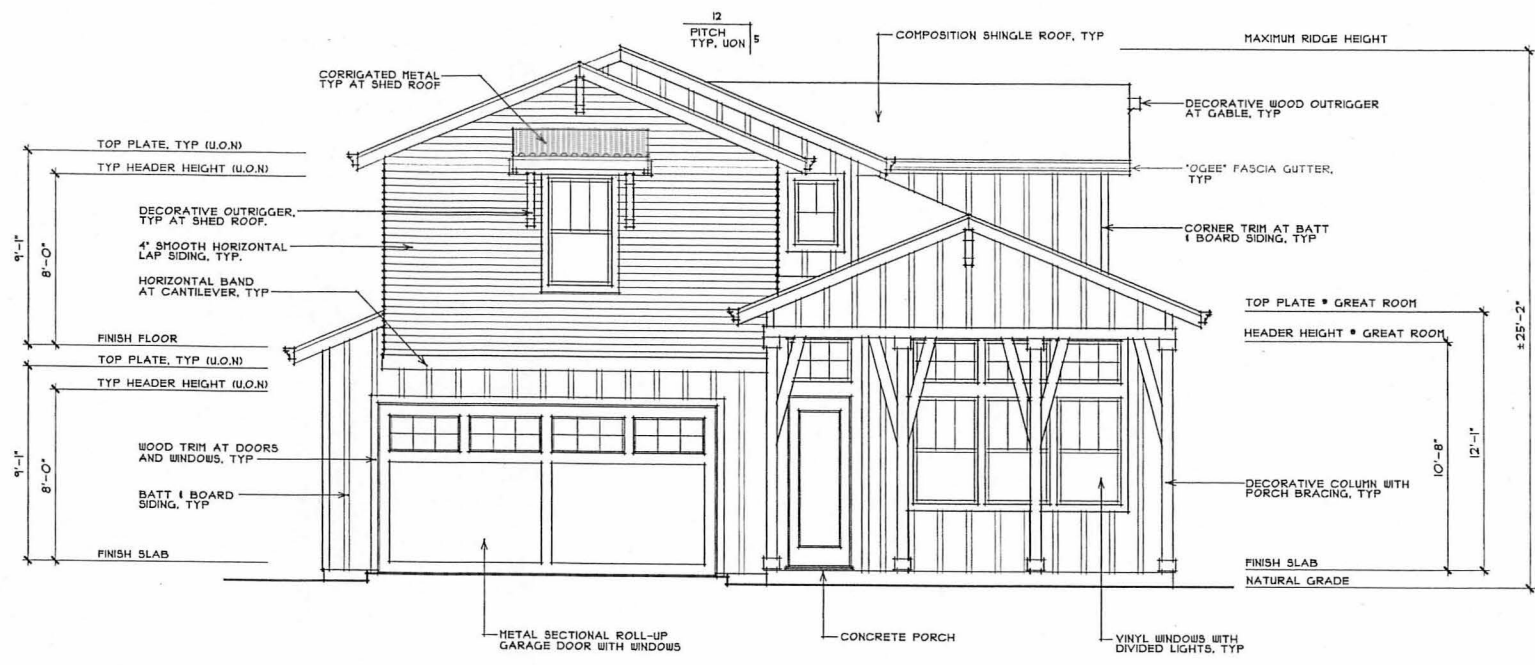
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PHIL NATOLI
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

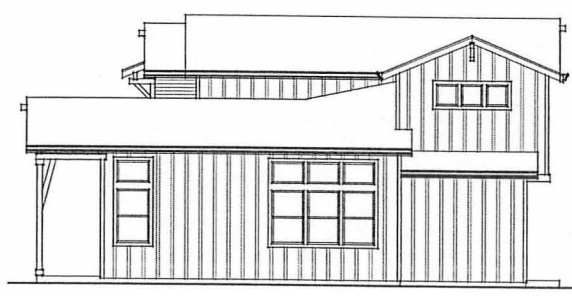
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 DO NOT SCALE PLANS



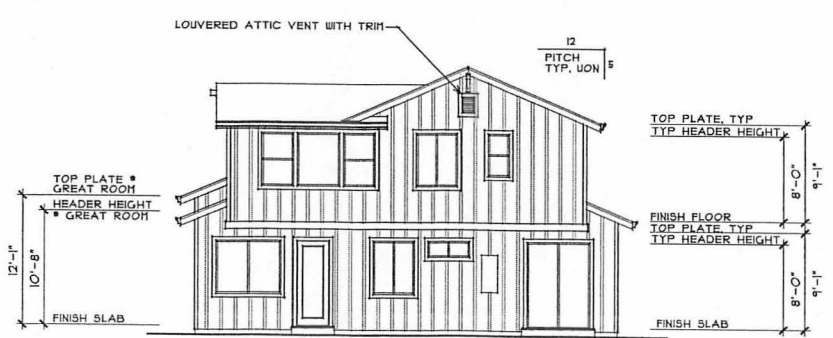
ROOF PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



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



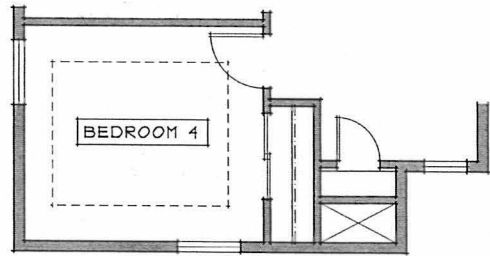
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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 Santa Rosa, CA 95401
FARRELL-FABER & ASSOCIATES INC.
 ARCHITECTURE - PLANNING
 TEL: 707.579.3811
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DESIGN FOR:
PHIL NATOLI
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

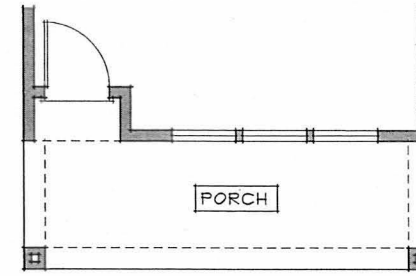
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 00 NOT SCALE PLAN

SHEET JOB NO. 17007



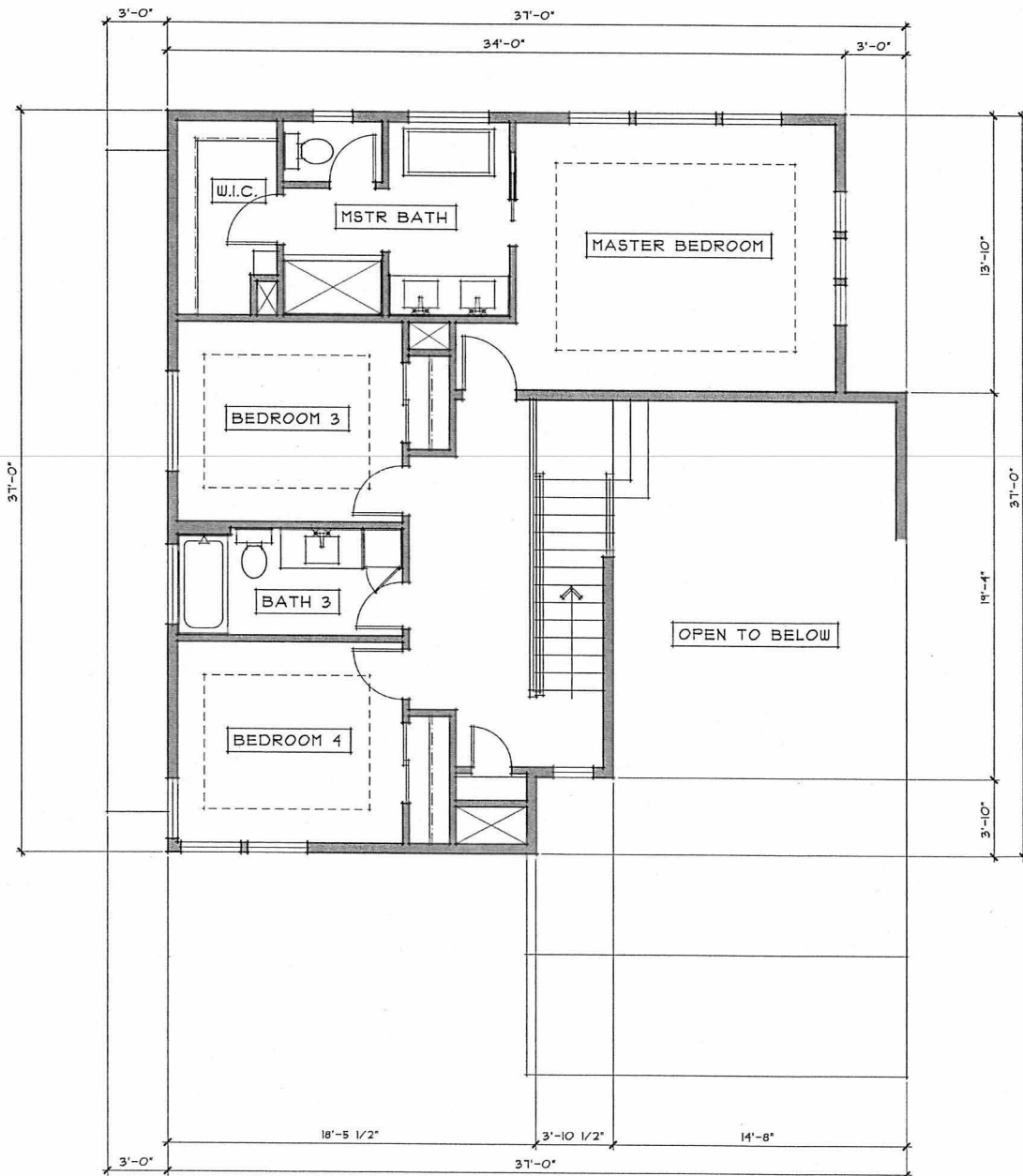
UPPER FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"



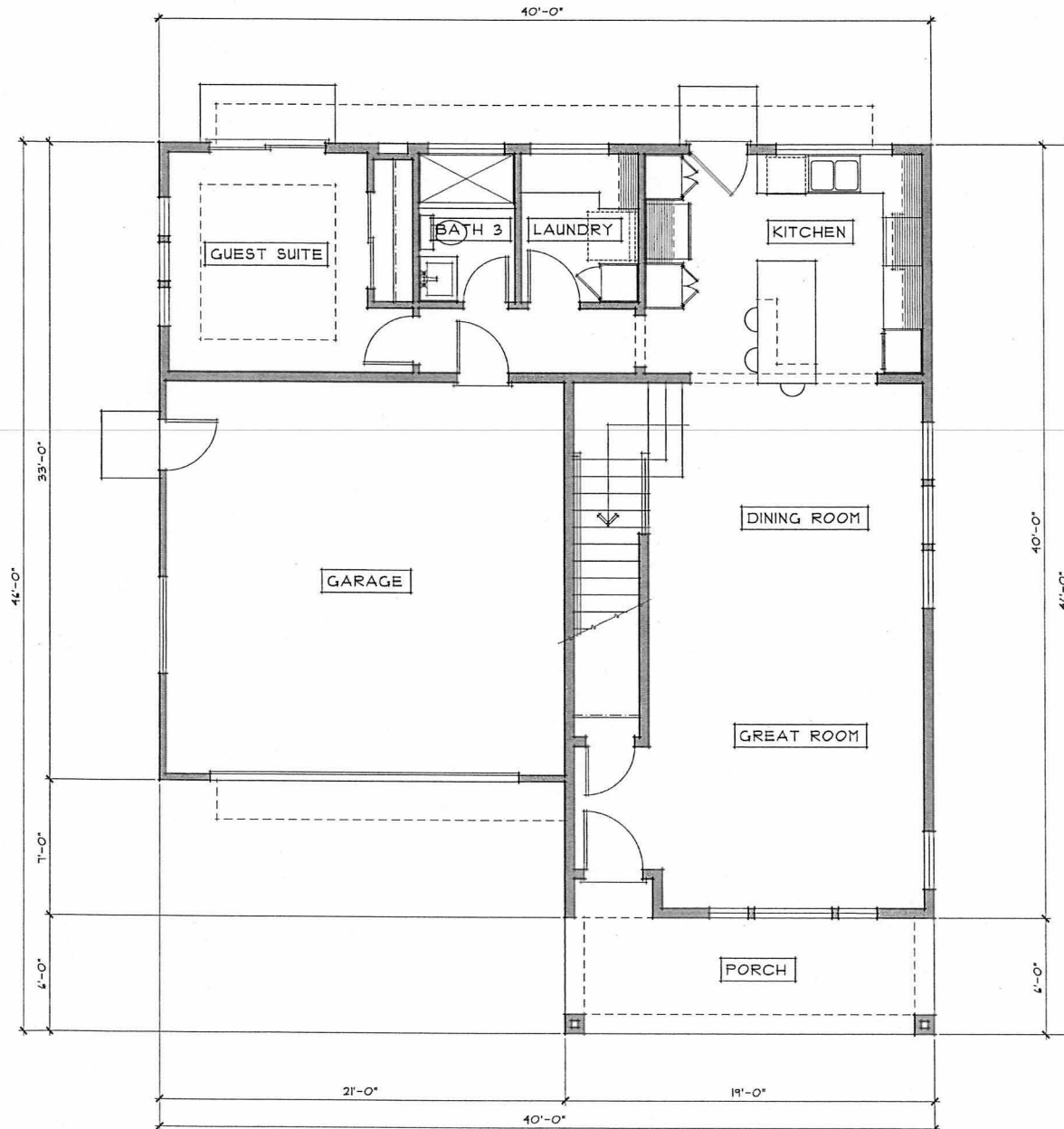
LOWER FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN "A"

SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN "A"

SCALE: 1/4" = 1'-0"

LOWER FLOOR LIVING AREA = APPROX 1010 SQ FT
 UPPER FLOOR LIVING AREA = APPROX 923 SQ FT
 TOTAL LIVING AREA = APPROX 1933 SQ FT
 GARAGE AREA = APPROX 434 SQ FT

DATE: 2/17

DRAWN BY:	CHECKED BY:	DATE:
REVISIONS:		

NOTES

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 ARCHITECTURE • PLUMBING

DESIGN FOR
PHIL NATOLI
 243 MIDDLE RINCON ROAD
 SANTA ROSA, CALIFORNIA

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NO NOT SCALE PLAN
 SHEET JOB NO. 17007

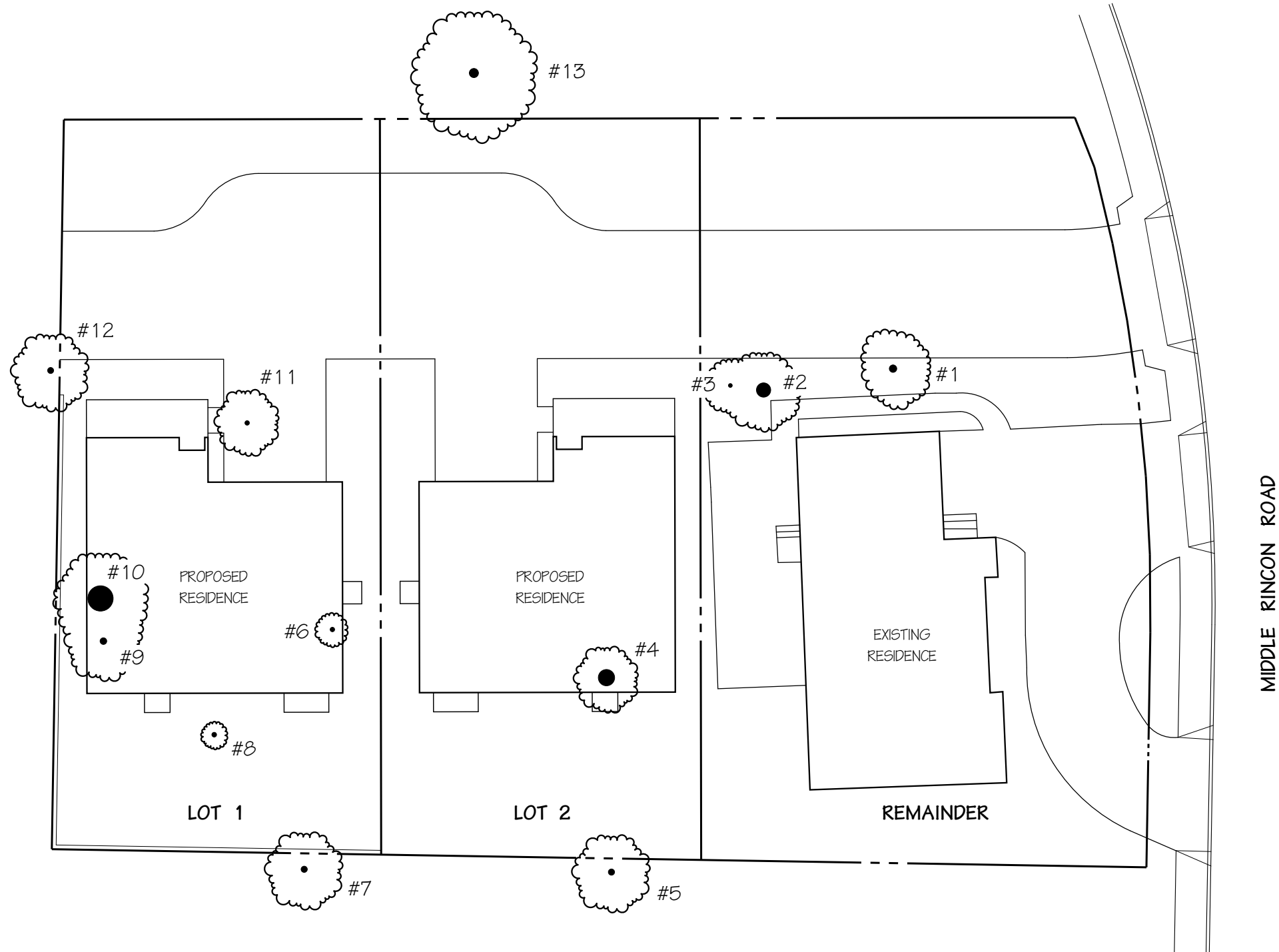
TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
1	Juniper (<i>Juniperus sp.</i>)	15.8"	Good	Good	Save	Lightly pruned recently. No overt defects noted.
2	Giant Yucca (<i>Yucca elephantipes</i>)	14.4", 4.5", 4.5"	Good/Fair	Good	Save	Old plant with dieback noted in the upper crown. Likely nearing the end of its useful life expectancy.
3	Japanese Maple (<i>Acer palmatum</i>)	6.6" @ 34"	Fair	Good/Fair	Save	Sunburn damage on the west side of the trunk resulting in a \pm 30" long, \pm 4" wide area of necrotic bark. Fruiting bodies of the Split Gill (<i>Schizophyllum commune</i>) fungi were noted. This wood decay fungi causes a white rot. This tree will be impacted by the new drain line the trench should be hand dug from the area drain to the edge of the private driveway.
4	Giant Yucca (<i>Yucca elephantipes</i>)	12.4" @ 24"	Fair	Fair	Remove	Two areas of decay noted at the base of the plant, extent of internal decay unknown. The small stature of this mature plant makes its hazard potential low. Mature plant.
5	Valley Oak (<i>Quercus lobata</i>)	\pm 8"	Good	Good	Save	Off-site tree. No overt defects noted.
6	Cherry Plum (<i>Prunus cerasifera</i>)	7.4" @ 12"	Poor	Poor	Remove	Tree is in decline, moribund. Large areas of necrotic bark noted.
7	Valley Oak (<i>Quercus lobata</i>)	\pm 8"	Good	Good	Save	Off-site tree. No overt defects noted.
8	Cherry Plum (<i>Prunus cerasifera</i>)	6.0" @ 18"	Poor	Poor	Remove	Tree is in decline, moribund. Large areas of necrotic bark noted.
9	Plum (<i>Prunus domestica</i>)	7.5" @18", 4.0" @ 18"	Good/Fair	Fair	Remove	Suppressed by adjacent Coast Redwood, canopy is asymmetrical leaning away from the Redwood. Scaffold limbs vertically oriented with narrow angle of attachment. Some crossed and grafted limbs noted.

TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
10*	Coast Redwood (<i>Sequoia sempervirens</i>)	30.3", 20.3"	Good	Good	Remove	Nice tree with dense symmetrical crown. This tree is not showing any drought stress symptoms. No overt defects noted.
11	Cherry Plum (<i>Prunus cerasifera</i>)	11.7" @ 44" off grade	Poor	Poor	Remove	Small trunk is a root sprout from the large trunk. Large trunk is in decline, moribund. Large areas of necrotic bark noted.
12	Aleppo Pine (<i>Pinus halepensis</i>)	8.6"	Good	Good	Save	Off-site tree. Leans over driveway, may need pruning for vertical clearance. No overt defects noted.
13	Southern Magnolia (<i>Magnolia grandiflora</i>)	± 22"	Good	Good	Save	Off-site tree. Canopy uniform but thin for the species, likely due to the long drought experienced prior to this winter. No overt defects noted.

Tree identification numbers designated with * are of a diameter to be deemed Heritage Trees.
Tree identification numbers in *italics* are exempt from the Tree Protection Ordinance.



243 MIDDLE RINCON ROAD - TREE EXHIBIT

THIS PLAN IS FROM INFORMATION PROVIDED BY:
 CIVIL DESIGN CONSULTANTS, INC.
 2200 RANGE AVENUE, SUITE 204
 SANTA ROSA, CALIFORNIA
 (707) 542-4820

