



OUR TEAM

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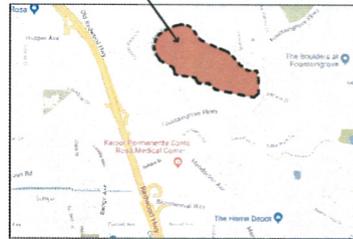
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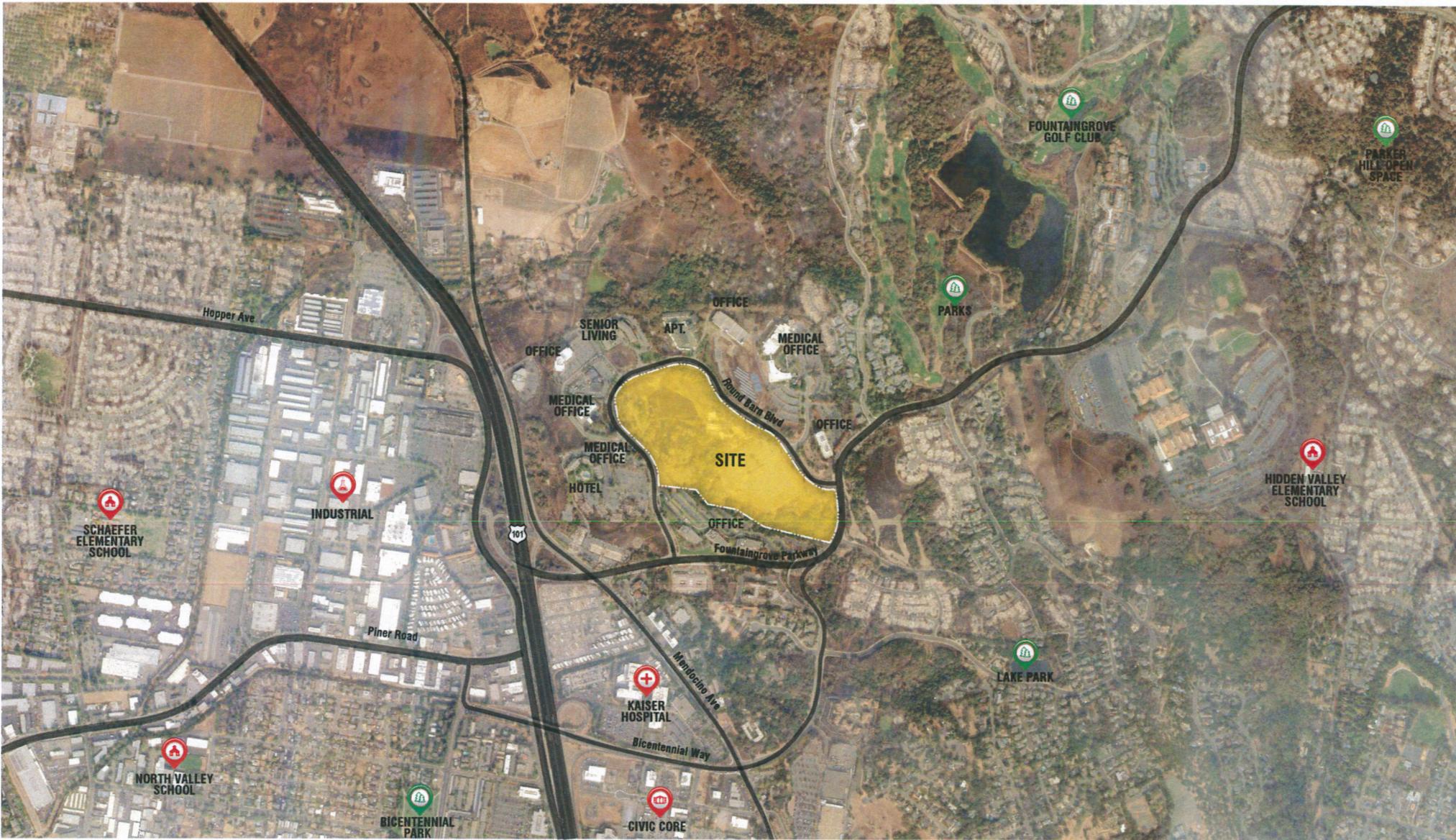
Site Location



Location Map

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- SP-2 Site Analysis
- SP-3 Illustrative Site Plan
- SP-4 Architectural Site Plan
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NEIGHBORHOOD CONTEXT MAP

ROUND BARN VILLAGE

SANTA ROSA, CA



SP-1
CITY SUBMITTAL

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SITE ANALYSIS

ROUND BARN VILLAGE

SANTA ROSA, CA

SP-2

CONCEPTUAL DESIGN



ORANGE COUNTY · LOS ANGELES · BAY AREA



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ILLUSTRATIVE SITE PLAN

ROUND BARN VILLAGE

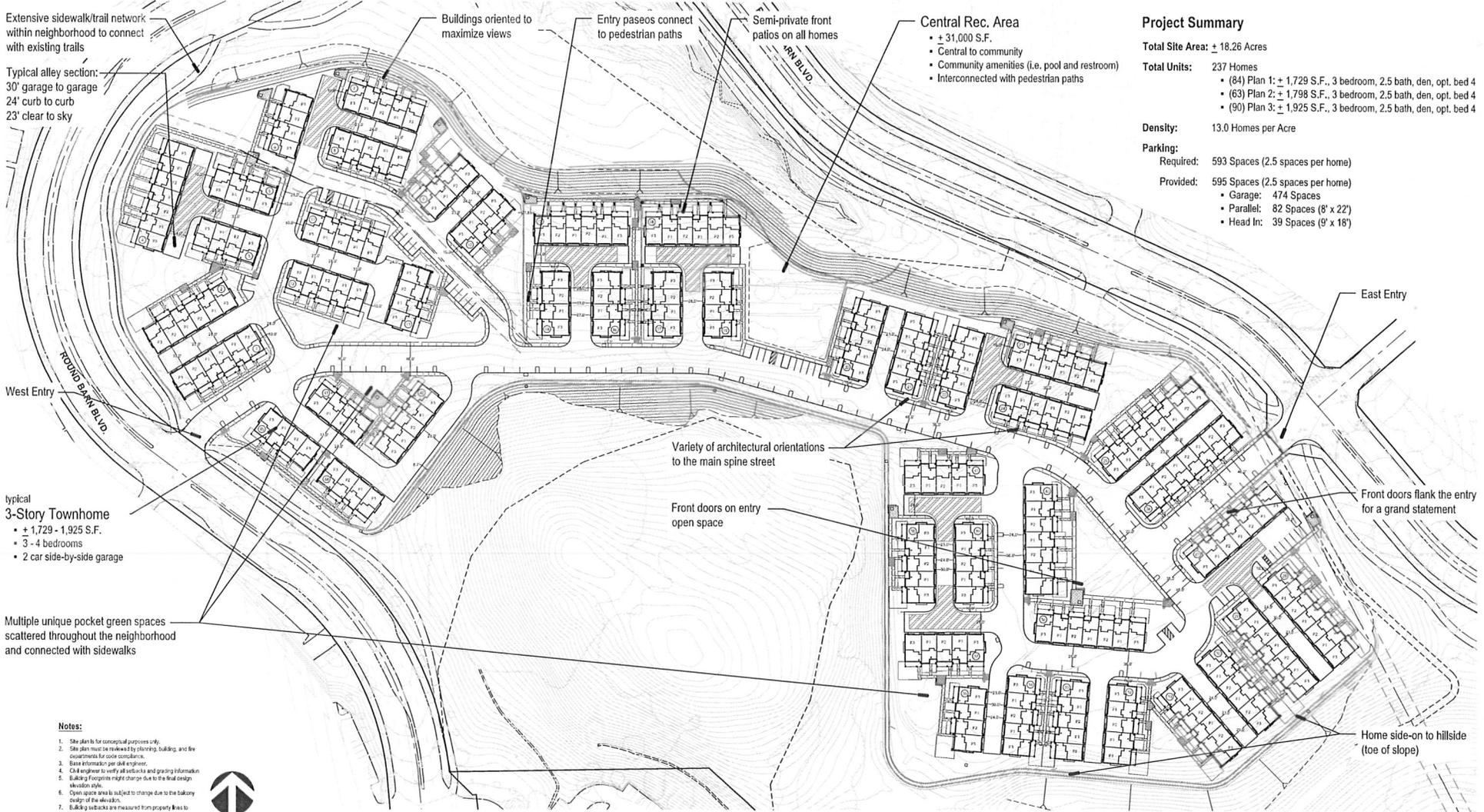
SANTA ROSA, CA



SP-3
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Project Summary

- Total Site Area:** ± 18.26 Acres
- Total Units:** 237 Homes
- (84) Plan 1: ± 1,729 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4
 - (63) Plan 2: ± 1,798 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4
 - (90) Plan 3: ± 1,925 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4
- Density:** 13.0 Homes per Acre
- Parking:**
- Required: 593 Spaces (2.5 spaces per home)
- Provided: 595 Spaces (2.5 spaces per home)
- Garage: 474 Spaces
 - Parallel: 82 Spaces (8' x 22')
 - Head In: 39 Spaces (9' x 18')

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Exact information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building footprints might change due to the final design revision cycle.
 6. Open space area is subject to change due to the balcony design of the elevators.
 7. Building setbacks are measured from property lines to building foundation lines.



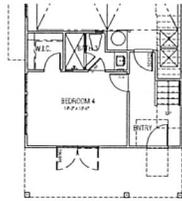
ARCHITECTURAL SITE PLAN
ROUND BARN VILLAGE
 SANTA ROSA, CA



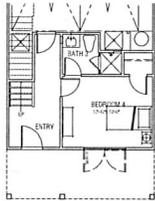
SP-4
 CITY SUBMITTAL

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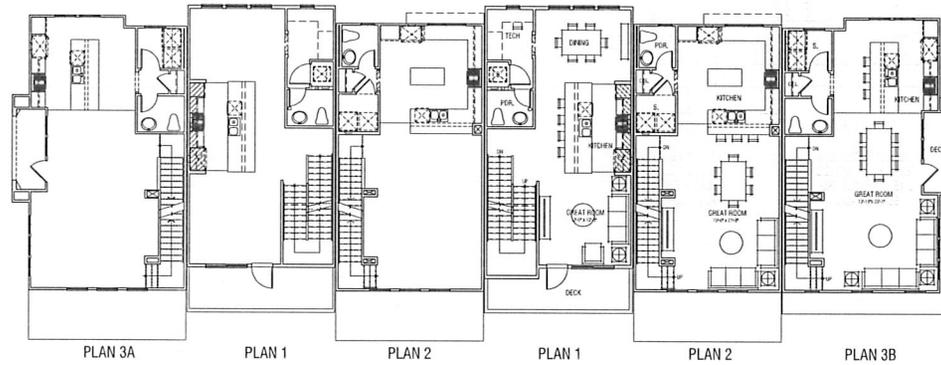
OPT. BEDROOM 4 + BA 3
AT ALL PLAN 3



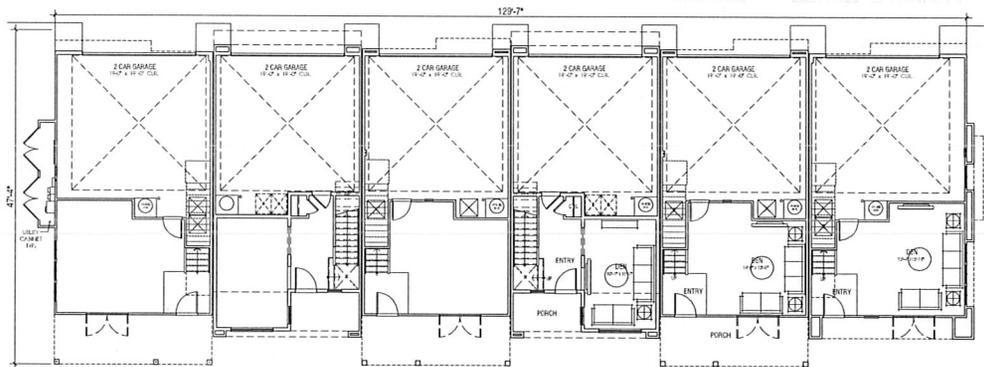
OPT. BEDROOM 4 + BA 3
AT ALL PLAN 2



OPT. BEDROOM 4 + BA 3
AT ALL PLAN 1



SECOND FLOOR



FIRST FLOOR

BUILDING 300 (6-PLEX)

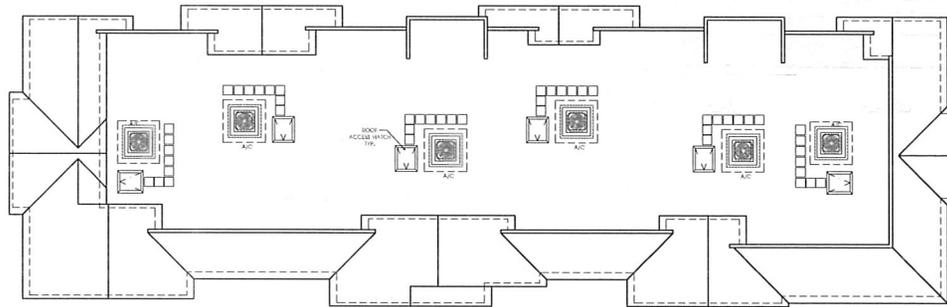
BUILDING 300 | Floor Plan Composite

ROUND BARN VILLAGE

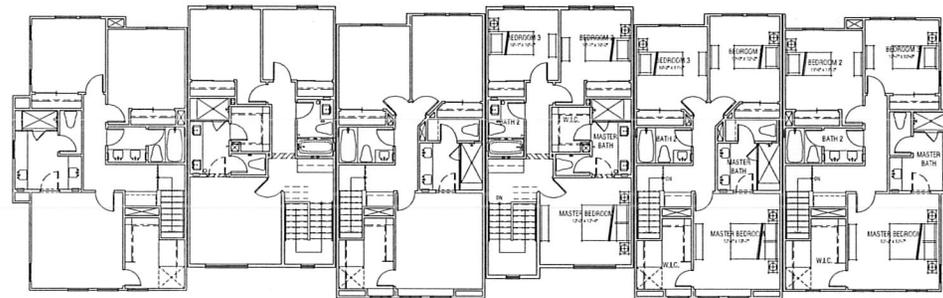
SANTA ROSA, CA

OCCUPANCY: R3/U
SPRINKLER SYSTEM: 13D
CONSTRUCTION: VB





ROOF PLAN



PLAN 3A

PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3B

THIRD FLOOR

BUILDING 300 (6-PLEX)

OCCUPANCY: R3/U
 SPRINKLER SYSTEM: 13D
 CONSTRUCTION: VB

Note: Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area

BUILDING 300 | Floor Plan Composite

ROUND BARN VILLAGE

SANTA ROSA, CA



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ELEVATION A



ELEVATION B



ELEVATION C

Conceptual Illustrated Elevations
ROUND BARN VILLAGE

SANTA ROSA, CA



Right



Rear



Left



Front

Notes:

1. Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area
2. The architectural elevation style reflected in this submittal is achievable within high fire zones and will follow the parameters stated in Chapter 7A of the 2016 CBC (California Building Code).

MATERIAL	STYLE NAME:
Roof:	Architectural Grade Composition Shingle
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding or Horizontal Siding at Select Locations
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Fixture:	Decorative Light Fixture
Garage Door:	Decorative Metal Roll-Up Garage Door

BUILDING 300 | Exterior Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

A-3

CITY SUBMITTAL





Building 100



Building 200

Notes:

1. Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area
2. The architectural elevation style reflected in this submittal is achievable within high fire zones and will follow the parameters stated in Chapter 7A of the 2016 CBC (California Building Code).

Front Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA





Building 400



Building 500

Notes:

1. Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area
2. The architectural elevation style reflected in this submittal is achievable within high fire zones and will follow the parameters stated in Chapter 7A of the 2016 CBC (California Building Code).

Front Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

PROPOSED EASEMENT NOTES:

- A** PROPOSED EASEMENT FOR EMERGENCY ACCESS, INGRESS AND EGRESS TO THE CITY OF SANTA ROSA.
- B** PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING ELECTRICAL, TELEPHONE, CATV, GAS, SEWER AND WATER TO THE CITY OF SANTA ROSA.

EXISTING EASEMENT NOTES:

- ④ AN EASEMENT FOR WATER LINE, DRAINAGE, SLOPE AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1975 AS BOOK 5002, PAGE 795 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. A PORTION OF SAID LAND AFFECTS: LOT 1
- ⑤ AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED AUGUST 31, 1983 AS PARCEL MAP NO. 380 AS BOOK 347, PAGE 48 OF MAPS FOR SIDEWALK AND INCIDENTAL PURPOSES. AFFECTS: LOT 1
- ⑥ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE SEWER, OPEN SPACE AND PRIVATE DRAINAGE AND INCIDENTAL PURPOSES. AFFECTS: LOT 1
- ⑦ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE SEWER, PRIVATE DRAINAGE, PRIVATE STORM DRAIN AND INCIDENTAL PURPOSES. AFFECTS: LOT 2
- ⑧ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK AND INCIDENTAL PURPOSES. AFFECTS: LOT 3
- ⑨ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE AND RECIPROCAL ACCESS AND INCIDENTAL PURPOSES. AFFECTS: LOT 4
- ⑩ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE AND INCIDENTAL PURPOSES. AFFECTS: LOT 5
- ⑪ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE OPEN SPACE, SIDEWALK, PRIVATE DRAINAGE AND INCIDENTAL PURPOSES. AFFECTS: LOT 6
- ⑫ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PRIVATE STORM DRAIN, PUBLIC SEWER, PUBLIC WATER AND PUBLIC UTILITY AND INCIDENTAL PURPOSES. AFFECTS: LOT 6
- ⑬ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1984 AS INSTRUMENT NO. 1984-0038318 OF OFFICIAL RECORDS. IN FAVOR OF: CUNLEY ADVISORS, INC., AS TRUSTEE. AFFECTS: LOT 2
- ⑭ AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1985 AS INSTRUMENT NO. 1985-005568 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL. AFFECTS: LOT 1
- ⑮ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1985 AS INSTRUMENT NO. 1985-0040303 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 2
- ⑯ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1985 AS INSTRUMENT NO. 1985-0040303 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 2
- ⑰ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1985 AS INSTRUMENT NO. 1985-0047828 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 3
- ⑱ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1985 AS INSTRUMENT NO. 1985-0047828 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SANTA ROSA. AFFECTS: LOT 2

SPECIAL MAPPING NOTE :

WE HAVE FOUND THAT ITEMS 4 & 5 ARE IDENTICAL AND HAVE ONLY PLOTTED SAID ITEM 4. THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM A 3RD PARTY. LOT 7 OF 11 IS OBLIGATED TO ACCEPT SHEET FLOW FROM LOTS 4 & 5 PER SAID MAP.

TENTATIVE MAP PREPARED BY :

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REVISIONS

NO.	DATE	REVISION	BY
1	5/21/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE.	TAP
		THIS SHEET IS A TENTATIVE MAP	

TENTATIVE MAP
ROUND BARN VILLAGE

"FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403

DATE: MAY 31, 2018

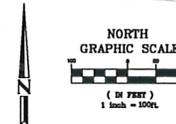
EXISTING SITE C-2

ABBREVIATIONS

- INDICATES FD. W/ELL TYPE MONUMENT W/ GRASS DISK AND PUNCH MARK PER R3, UNLESS NOTED OTHERWISE.
- INDICATES FD. 1/2" LP. W/ CAP PER R1
- R1 INDICATES TRACT MAP OF FOUNTAIN GROVE CENTER FILED IN BOOK 378/35-39 OF MAPS.
- R2 INDICATES RECORD OF SURVEY FILED IN BOOK 218/39 OF MAPS.
- R3 INDICATES PARCEL MAP NO. 380 FILED IN BOOK 347/48-49 OF MAPS.
- ESMT EASEMENT
- EST ESTABLISHED
- FD. FOUND
- INT. INTERSECTION
- PRIV PRIVATE
- OS OPEN SPACE
- SFN SEARCHED FOUND NOTHING

LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'55"E	0.24'
L3	N81°23'12"W	46.10'
L4	S84°12'29"W	5.00'
L5	N49°47'08"W	46.00'
L6	N48°17'52"E	5.00'
L7	N83°11'04"W	46.10'
L8	N49°47'08"W	12.00'

CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	463.00'	390.00'
C2	27°26'58"	360.00'	173.52'
C3	27°26'58"	403.00'	194.24'
C4	29°17'24"	420.00'	178.03'
C5	28°27'39"	308.02'	152.30'



LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'55"E	0.24'
L3	N81°2'12"W	48.10'
L4	S49°12'52"W	5.00'
L5	N49°47'08"W	48.00'
L6	N48°12'52"E	5.00'
L7	S00°11'04"W	48.10'
L8	N49°47'08"W	12.00'

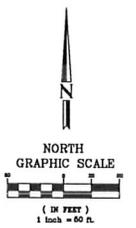
CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	483.00'	360.08'
C2	27°36'58"	360.00'	173.52'
C3	27°36'58"	403.00'	184.24'
C4	25°12'54"	400.00'	176.03'
C5	28°20'59"	308.00'	156.39'

PROPOSED EASEMENT NOTES:

- A** PROPOSED EASEMENT FOR EMERGENCY ACCESS, INGRESS AND EGRESS TO THE CITY OF SANTA ROSA.
- B** PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING ELECTRICAL, TELEPHONE, CATV, GAS, SEWER AND WATER TO THE CITY OF SANTA ROSA.

EXISTING EASEMENT NOTES:

SEE SHEET NO. 2 FOR EXISTING EASEMENT NOTES.



TENTATIVE MAP PREPARED BY :

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REVISIONS

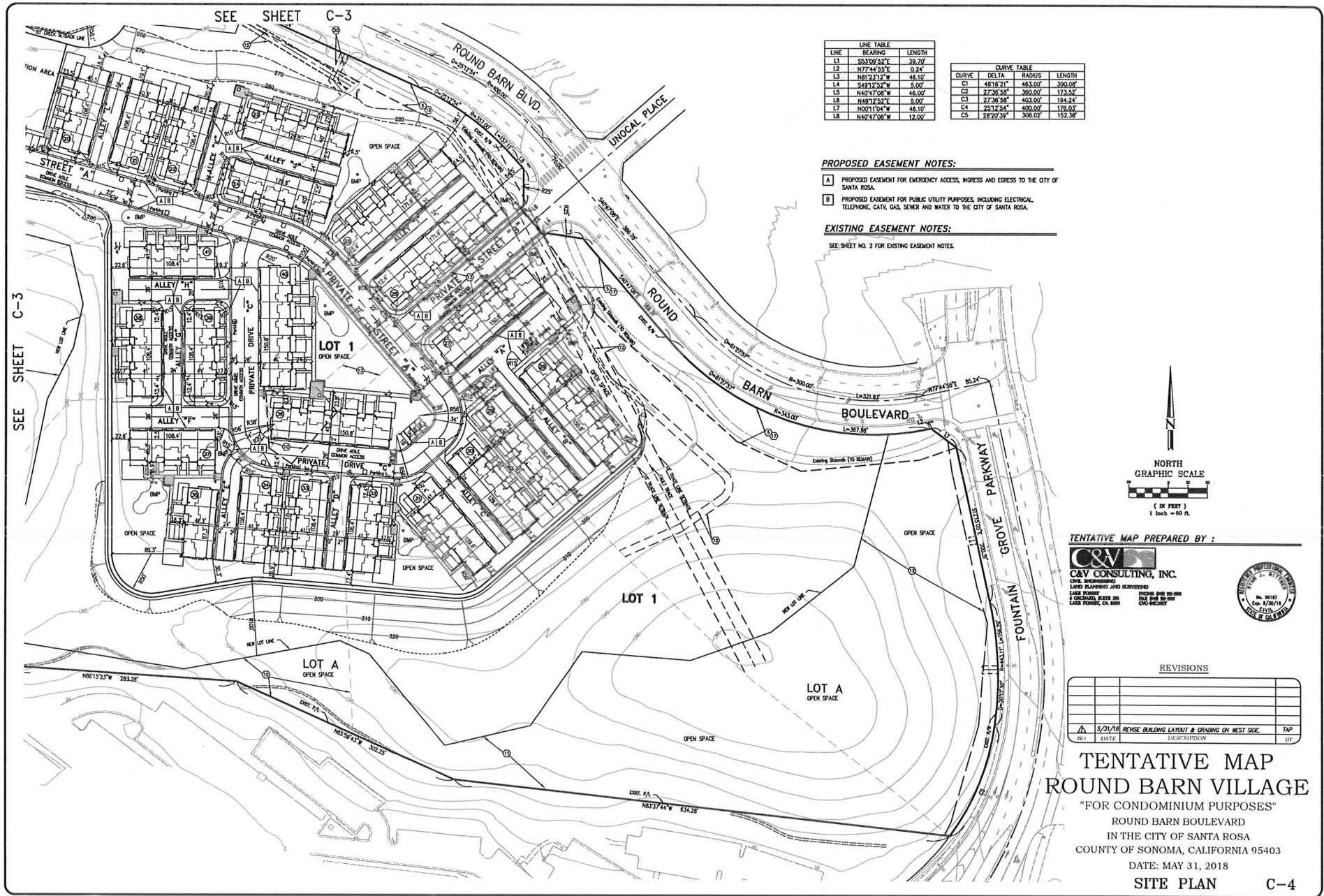
NO.	DATE	DESCRIPTION	BY
1	5/31/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE	TAP

TENTATIVE MAP
ROUND BARN VILLAGE
"FOR CONDOMINIUM PURPOSES"
ROUND BARN BOULEVARD
IN THE CITY OF SANTA ROSA
COUNTY OF SONOMA, CALIFORNIA 95403
DATE: MAY 31, 2018
SITE PLAN C-3



SEE SHEET C-4

SEE SHEET C-4



LINE	BEARING	LENGTH
L1	S83°09'32"E	39.70'
L2	N77°44'30"E	9.24'
L3	N81°23'12"W	48.10'
L4	S49°12'52"W	5.00'
L5	N49°42'08"W	48.00'
L6	N49°12'52"E	5.00'
L7	N00°11'04"W	48.10'
L8	N49°47'08"W	12.00'

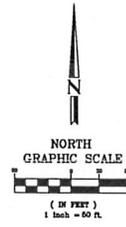
CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	463.00'	390.08'
C2	72°38'58"	360.00'	174.52'
C3	27°38'58"	403.00'	194.24'
C4	23°12'54"	400.00'	178.03'
C5	28°20'39"	308.02'	152.38'

PROPOSED EASEMENT NOTES:

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EXISTING EASEMENT NOTES:

SEE SHEET NO. 2 FOR EXISTING EASEMENT NOTES.



TENTATIVE MAP PREPARED BY :

C&V CONSULTING, INC.

CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
LAND ENGINEERING
4000 MARKET STREET, SUITE 200
SANTA ROSA, CA 95403



REVISIONS

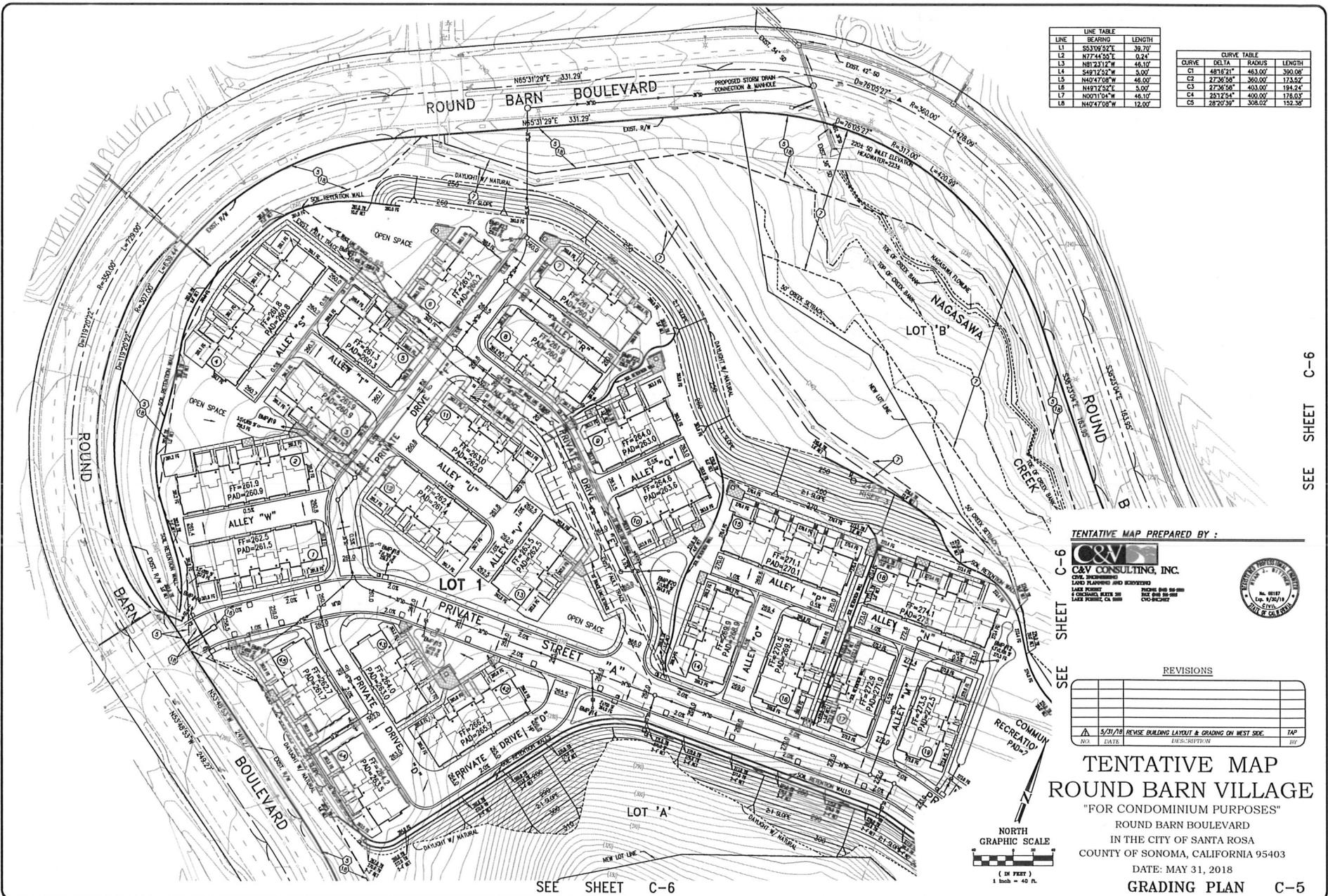
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**TENTATIVE MAP
ROUND BARN VILLAGE**

"FOR CONDOMINIUM PURPOSES"
ROUND BARN BOULEVARD
IN THE CITY OF SANTA ROSA
COUNTY OF SONOMA, CALIFORNIA 95403

DATE: MAY 31, 2018

SITE PLAN C-4



LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'55"E	0.24'
L3	N81°23'12"W	46.10'
L4	S42°12'52"W	5.00'
L5	N42°47'08"W	48.00'
L6	N43°12'52"E	3.80'
L7	N00°11'04"E	48.10'
L8	N42°47'08"W	12.00'

CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	463.00'	350.08'
C2	27°36'56"	360.00'	173.52'
C3	27°36'56"	403.00'	194.24'
C4	55°12'54"	400.00'	178.03'
C5	28°20'39"	308.02'	152.38'

TENTATIVE MAP PREPARED BY :

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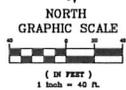
SEE SHEET C-6

REVISIONS

NO.	DATE	DESCRIPTION	BY
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TENTATIVE MAP ROUND BARN VILLAGE

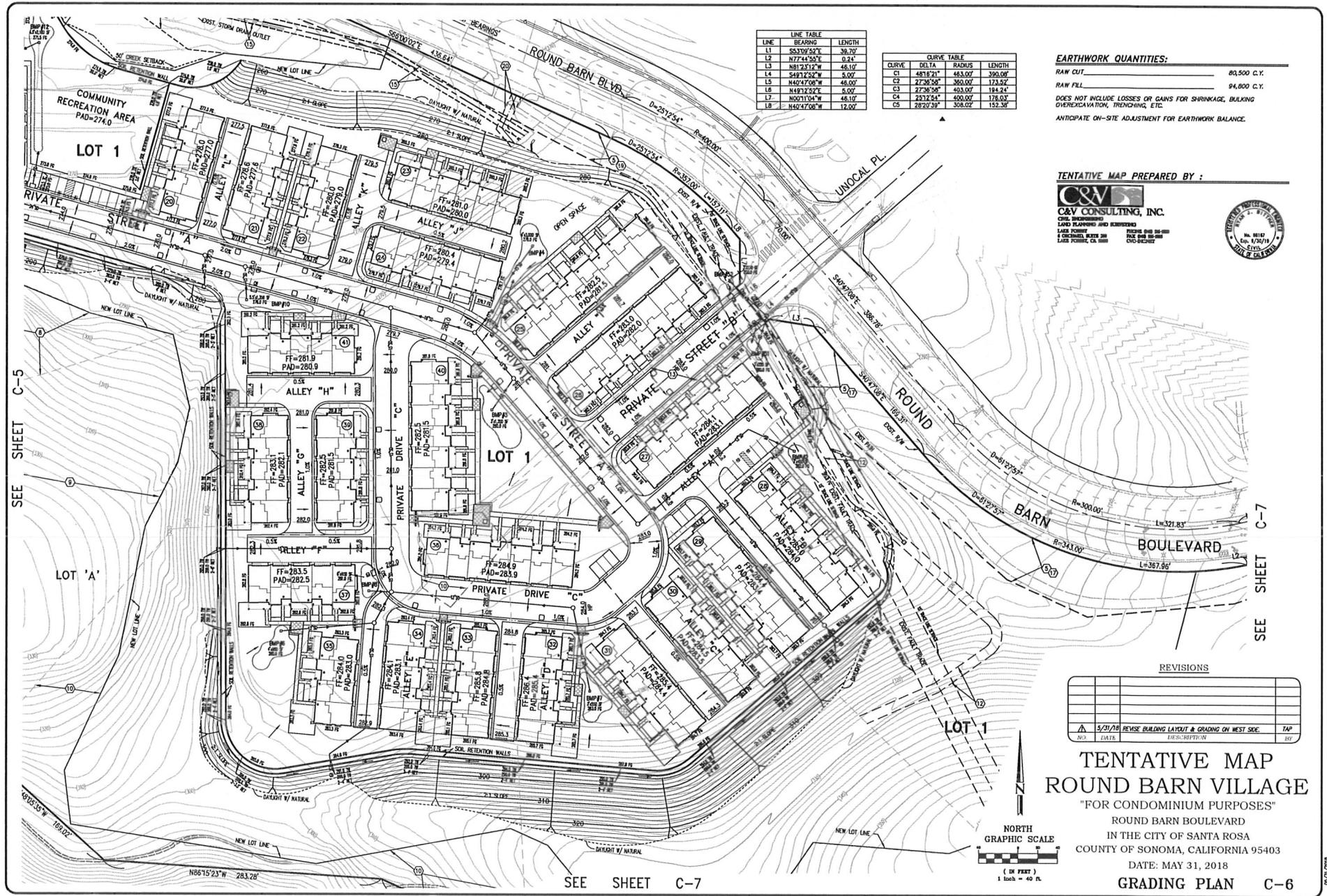
"FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403
 DATE: MAY 31, 2018



GRADING PLAN C-5

SEE SHEET C-6

SEE SHEET C-6



LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'26"E	0.24'
L3	N61°23'12"W	46.10'
L4	S49°12'02"W	5.00'
L5	N40°21'08"W	46.00'
L6	N49°12'02"E	5.00'
L7	N00°31'04"W	46.10'
L8	N40°21'08"W	12.00'

CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	483.00'	390.00'
C2	72°36'42"	360.00'	173.82'
C3	27°36'50"	403.00'	194.24'
C4	23°32'54"	400.00'	176.03'
C5	28°29'39"	308.02'	152.38'

EARTHWORK QUANTITIES:
 RAW CUT _____ 80,500 C.Y.
 RAW FILL _____ 94,800 C.Y.
 DOES NOT INCLUDE LOSSES OR GAINS FOR SHRINKAGE, BULKING, OVEREXCAVATION, TRENCHING, ETC.
 ANTICIPATE ON-SITE ADJUSTMENT FOR EARTHWORK BALANCE.

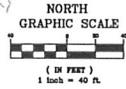
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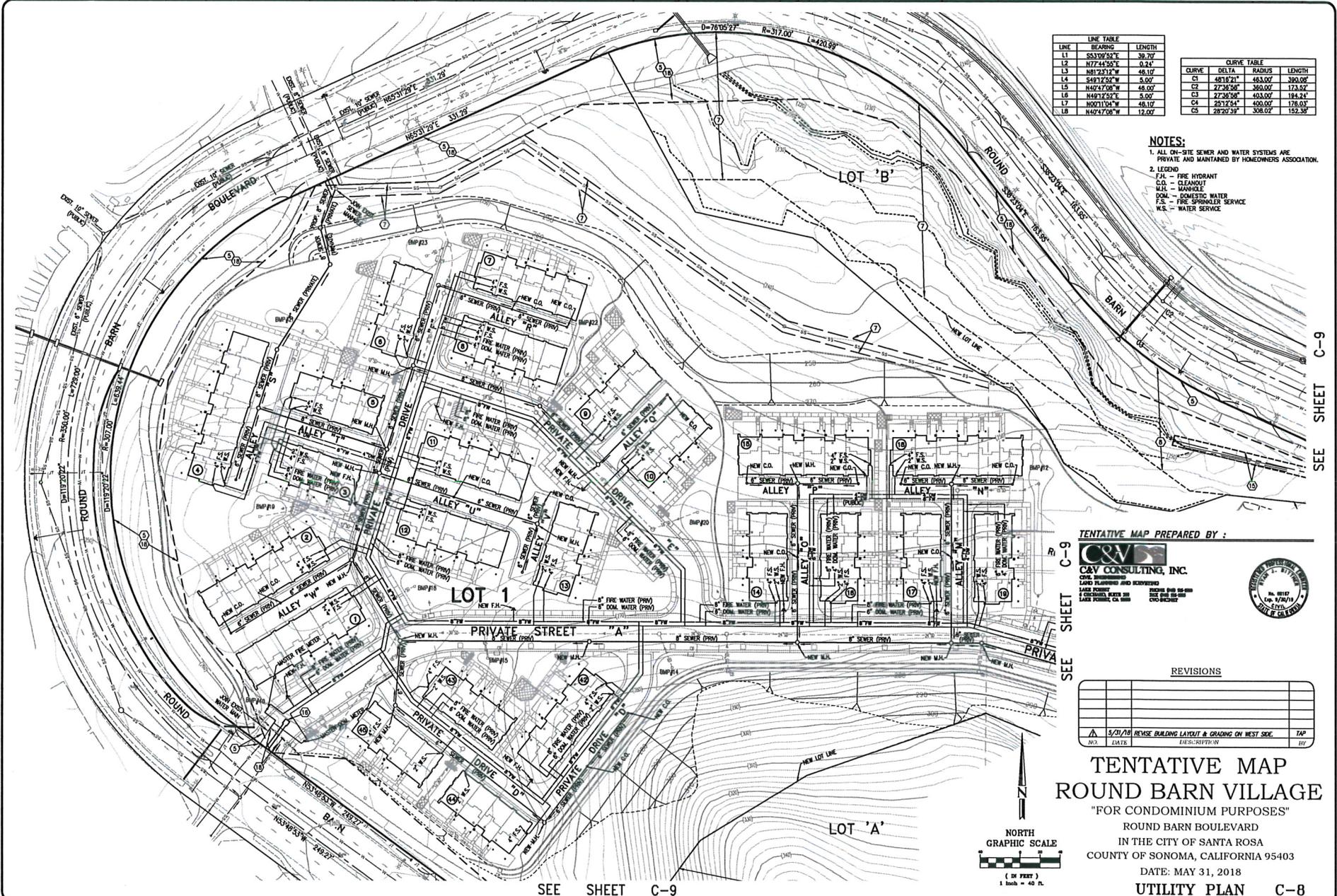
C&V CONSULTING, INC.
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 PHONE: 415-452-1100
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 CVO-BUSINESS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/31/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE	TAP

TENTATIVE MAP
ROUND BARN VILLAGE
 "FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403
 DATE: MAY 31, 2018
GRADING PLAN C-6





LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'50"E	0.24'
L3	S81°23'17"W	48.10'
L4	S49°17'52"W	8.00'
L5	N40°47'08"W	48.00'
L6	N49°17'52"E	5.00'
L7	N00°11'04"W	48.10'
L8	N40°47'08"W	12.00'

CURVE	CHORD	RADIUS	LENGTH
C1	481'6"21"	483.00'	300.00'
C2	27'38"50"	360.00'	173.52'
C3	27'38"50"	453.00'	184.24'
C4	29'12"54"	400.00'	178.03'
C5	28'20"39"	308.02'	152.38'

- NOTES:**
- ALL ON-SITE SEWER AND WATER SYSTEMS ARE PRIVATE AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - LEGEND
 F.H. - FIRE HYDRANT
 C.O. - CLEANOUT
 M.H. - MANHOLE
 D.O.M. - DOMESTIC WATER
 F.S. - FIRE SPRINKLER SERVICE
 W.S. - WATER SERVICE

TENTATIVE MAP PREPARED BY :



SEE SHEET C-9

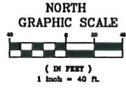
REVISIONS

NO.	DATE	DESCRIPTION	TAP
1	5/31/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE	

TENTATIVE MAP

ROUND BARN VILLAGE

"FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403
 DATE: MAY 31, 2018



SEE SHEET C-9

UTILITY PLAN C-8

SEE SHEET C-8

- NOTES:**
- ALL ON-SITE SEWER AND WATER SYSTEMS ARE PRIVATE AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - LEGEND:
 - F.H. - FIRE HYDRANT
 - C.O. - CLEANOUT
 - M.W. - MANHOLE
 - D.O.M. - DOMESTIC WATER
 - F.S. - FIRE SPRINKLER SERVICE
 - W.S. - WATER SERVICE

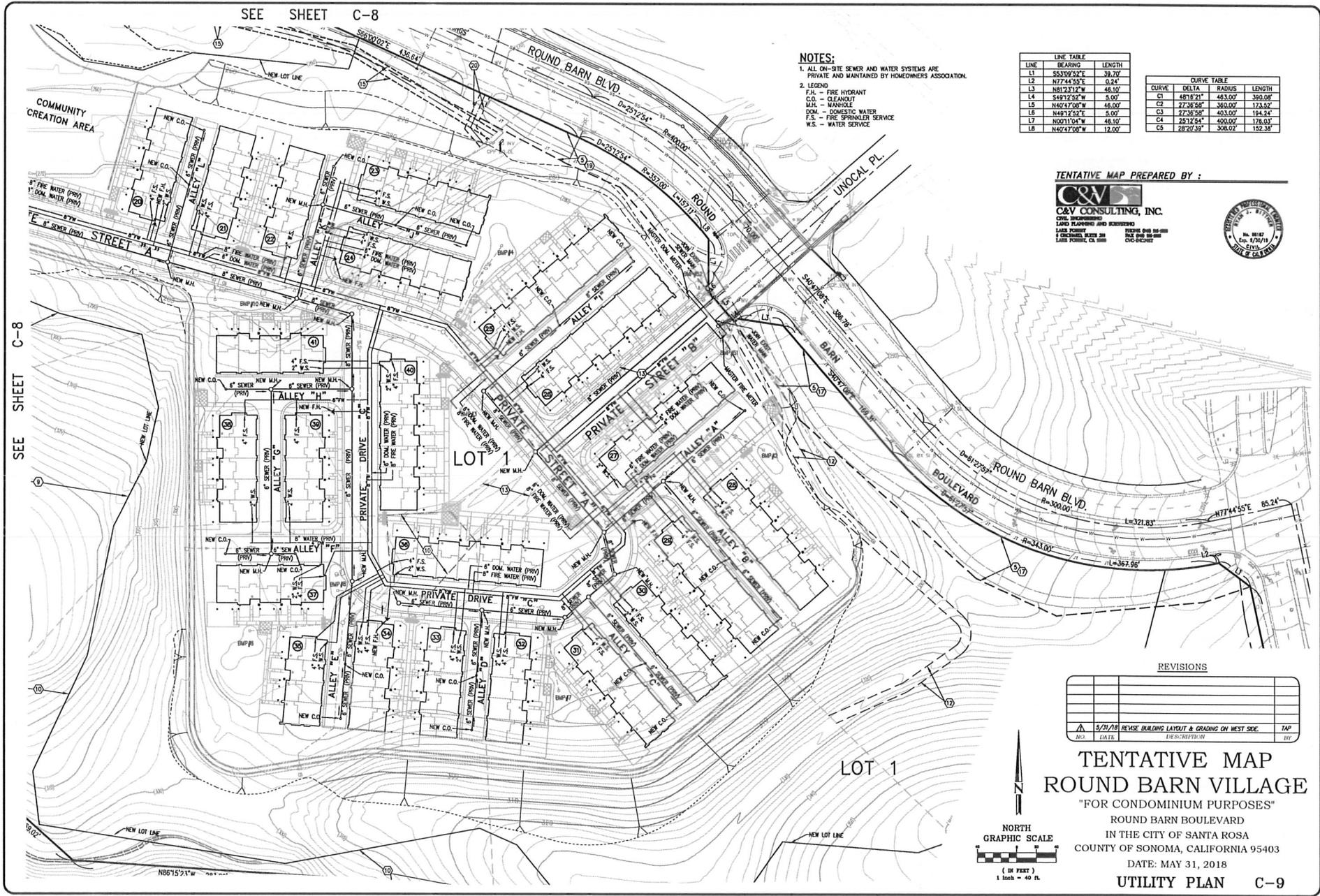
LINE	BEARING	LENGTH
L1	S53°09'52"E	39.70'
L2	N77°44'55"E	0.24'
L3	N81°23'12"W	48.10'
L4	S49°12'29"W	5.00'
L5	N40°47'08"W	48.00'
L6	N40°12'52"E	5.00'
L7	N00°11'04"W	48.10'
L8	N40°47'08"W	12.00'

CURVE	DELTA	RADIUS	LENGTH
C1	48°18'21"	463.00'	350.06'
C2	77°38'58"	380.00'	174.52'
C3	77°38'58"	403.00'	194.24'
C4	23°12'54"	400.00'	176.03'
C5	28°20'39"	308.02'	152.38'

TENTATIVE MAP PREPARED BY:



C&V CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1425 PIONEER BLVD. SUITE 200
 LAKE FOREST, CA 92551
 PHONE: 951-945-8888
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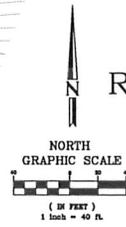
SEE SHEET C-8

REVISIONS

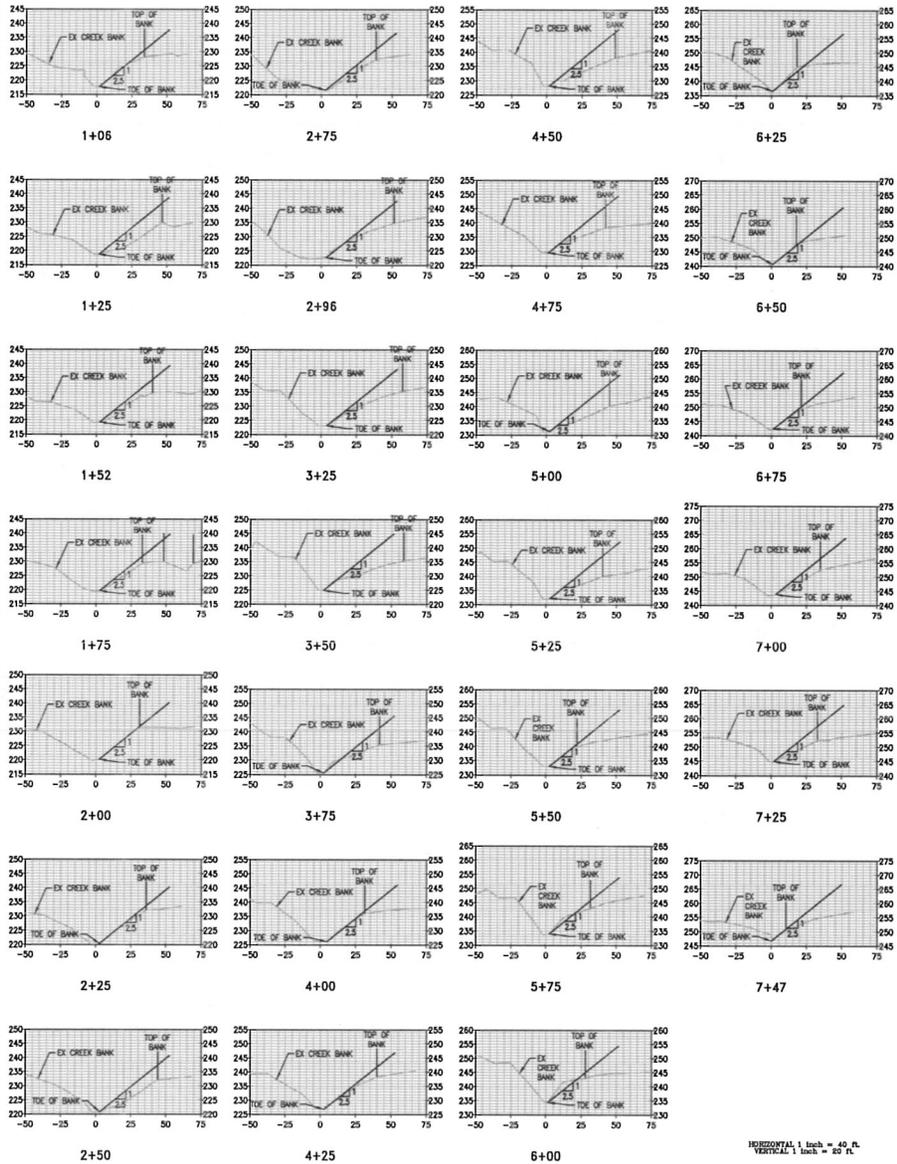
NO.	DATE	DESCRIPTION	BY
1	5/31/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE	TAP

TENTATIVE MAP
 ROUND BARN VILLAGE

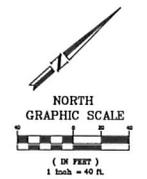
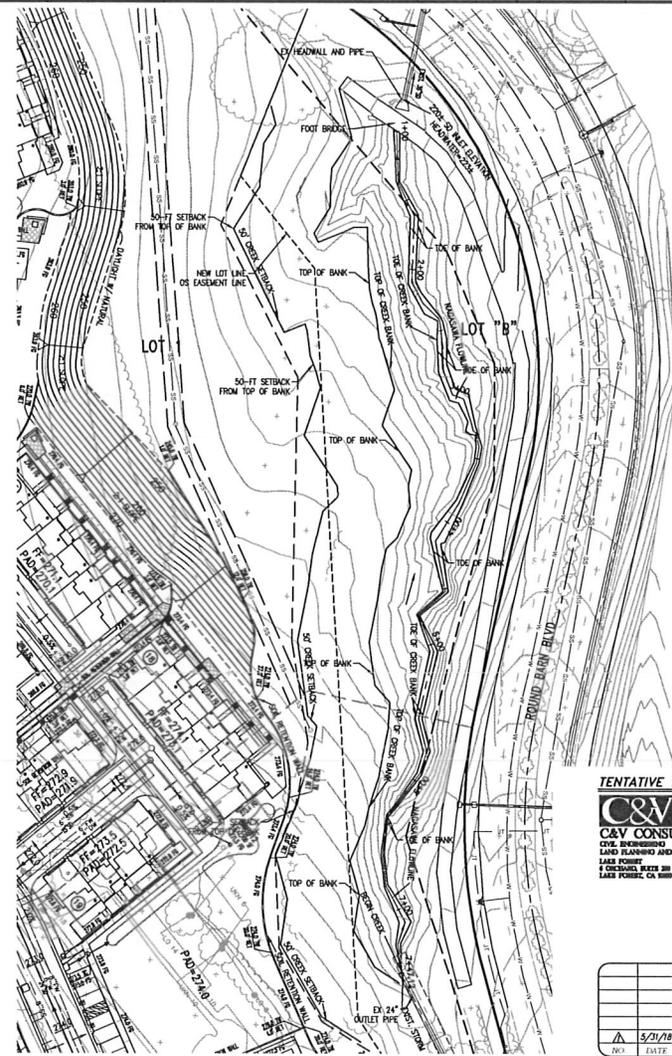
"FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403
 DATE: MAY 31, 2018



UTILITY PLAN C-9



HORIZONTAL 1 inch = 40 ft.
VERTICAL 1 inch = 80 ft.



TENTATIVE MAP PREPARED BY :

C&V CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 1425 FRONT ST. SUITE 200
 LAKE FOREST, CA 94550
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 CVO-00000000



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/31/18	REVISE BUILDING LAYOUT & GRADING ON WEST SIDE	TAP

TENTATIVE MAP
ROUND BARN VILLAGE
 "FOR CONDOMINIUM PURPOSES"
 ROUND BARN BOULEVARD
 IN THE CITY OF SANTA ROSA
 COUNTY OF SONOMA, CALIFORNIA 95403
 DATE: MAY 31, 2018
CREEK SETBACK EXHIBIT C-10