

PROPOSED	EXISTING

LEGEND

GENERAL NOTES

GRADING SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE CHAPTER 18 AND APPENDIX J, LATEST EDITION.
 EXISTING WELLS AND OR SEPTIC SYSTEMS TO BE ABANDONED AS REQUIRED BY THE SONOMA COUNTY PERM.
 ALL EXISTING STRUCTURES AND TREES ARE TO BE SAVED UNLESS OTHERWISE NOTED.
 ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
 CONTOURS SHOWN ARE FOR REFERENCE PURPOSES ONLY.
 COMMON DRIVEWAYS WILL BE MAINTAINED THROUGH A DRIVEWAY MAINTENANCE AGREEMENT AS PART OF THE CORRS.
 HOUSES TO BE SAVED WILL NEED TO BE INSPECTED.
 ENGINEER IS NOT AWARE OF ANY ADVERSE SOILS CONDITION THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
 A SOILS REPORT SHALL BE DONE PRIOR TO FINAL DESIGN STAGE.

PROJECT DATA

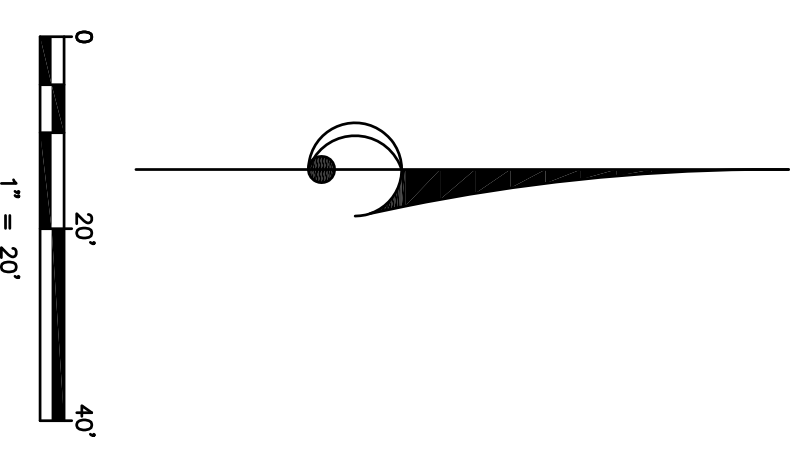
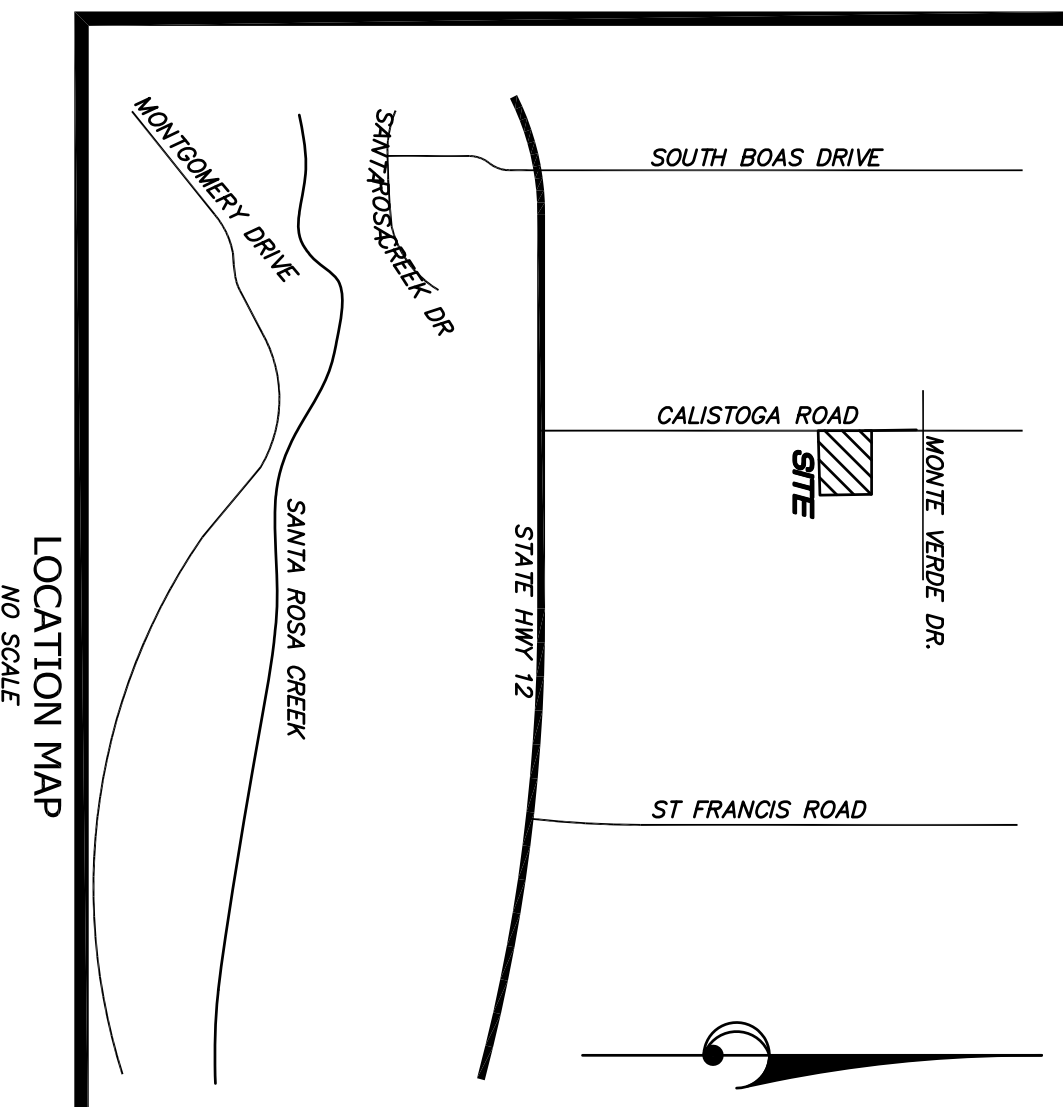
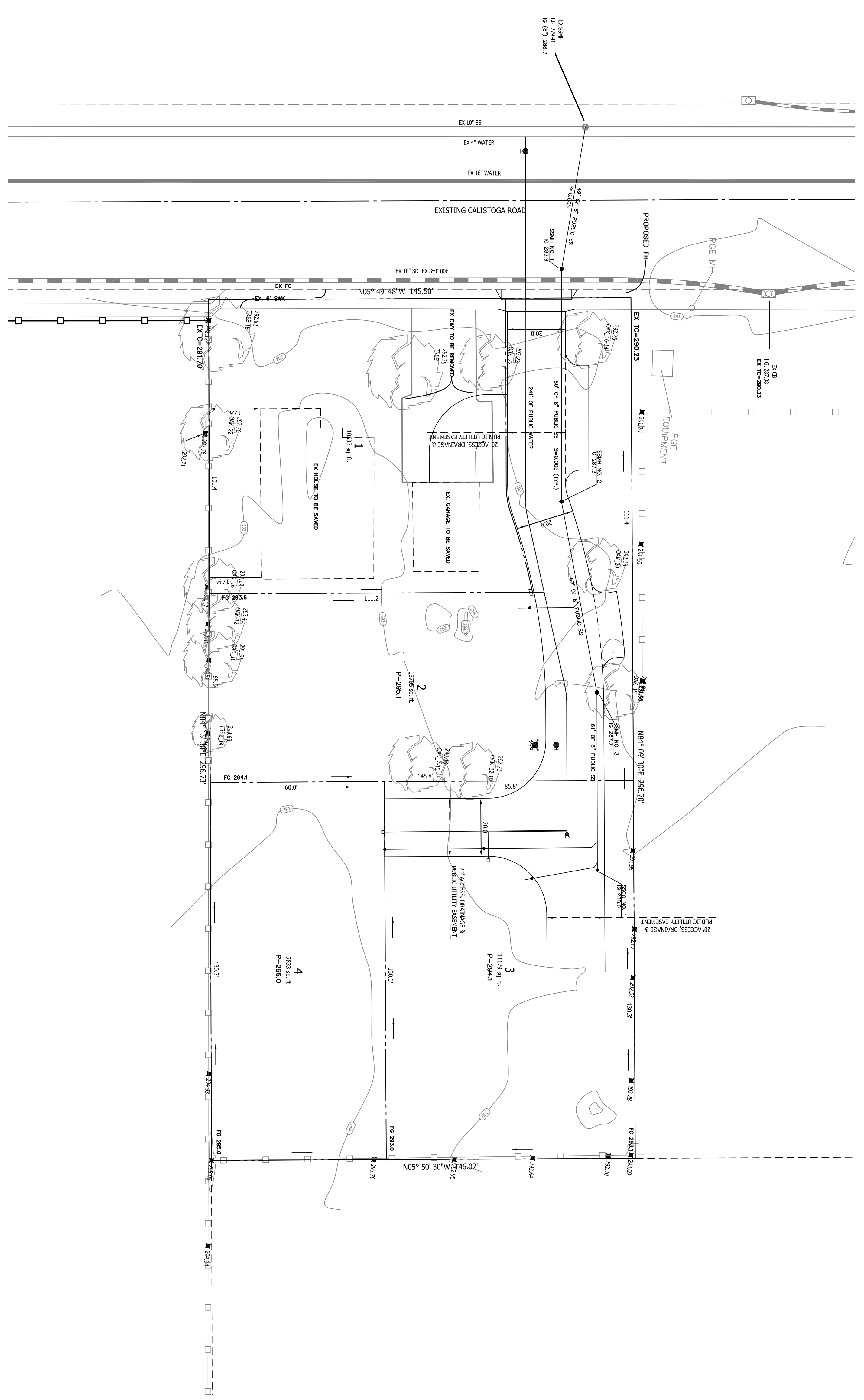
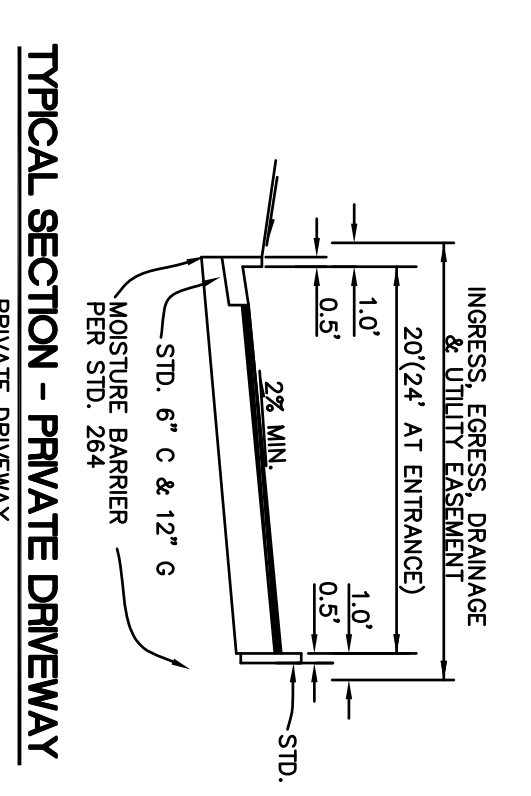
OWNER/DEVELOPER:
 REAL EQUITY PARTNERS LLC
 1301 FARMERS LANE #302
 SANTA ROSA, CA 95405
 707-577-9425

BLANNER:
 SCOTT SCHELENGER, CSW LAND
 LIC
 P.O. BOX 921
 SANTA ROSA, CA 95402
 707-921-5000

ENGINEER: T.D.G. CONSULTING
 SCOTT SCHELENGER, INC.
 SANTA ROSA, CA 95403
 707-577-4425

SITE ADDRESS:
 408 CALISTOGA ROAD
 SANTA ROSA, CA 95409

A.P. NO. 153-40-032
DOC. NO. 2013-354-1
SITE AREA: 0.99 ACRES
PRESENT ZONING - RR-40
PROPOSED ZONING - R-1-6
NUMBER OF LOTS = 4
MINIMUM LOT SIZE: 7,833 S.F.
MAXIMUM LOT SIZE: 13,205 S.F.
AVERAGE LOT SIZE: 10,812 S.F.
NUMBER OF UNITS = 1 EXISTING AND 3 FUTURE CUSTOM HOMES
DENSITY 4.04 UNITS PER ACRE



LANDS OF
CALISTOGA COTTAGES
 408 CALISTOGA ROAD
 TENTATIVE PARCEL MAP
 SANTA ROSA, CA

T.D.G. CONSULTING CIVIL ENGINEERS, INC.

 3628 AIRWAY DRIVE
 SANTA ROSA, CALIF. 95403
 (707) 577-0425

Submitted R.C.E. 43079

Date	4/2/2014
Scale	1"=20'
Drawn	DVS/JRM
Designed	CT
Job No.	13104
Sheet	1
of 1	Sheets