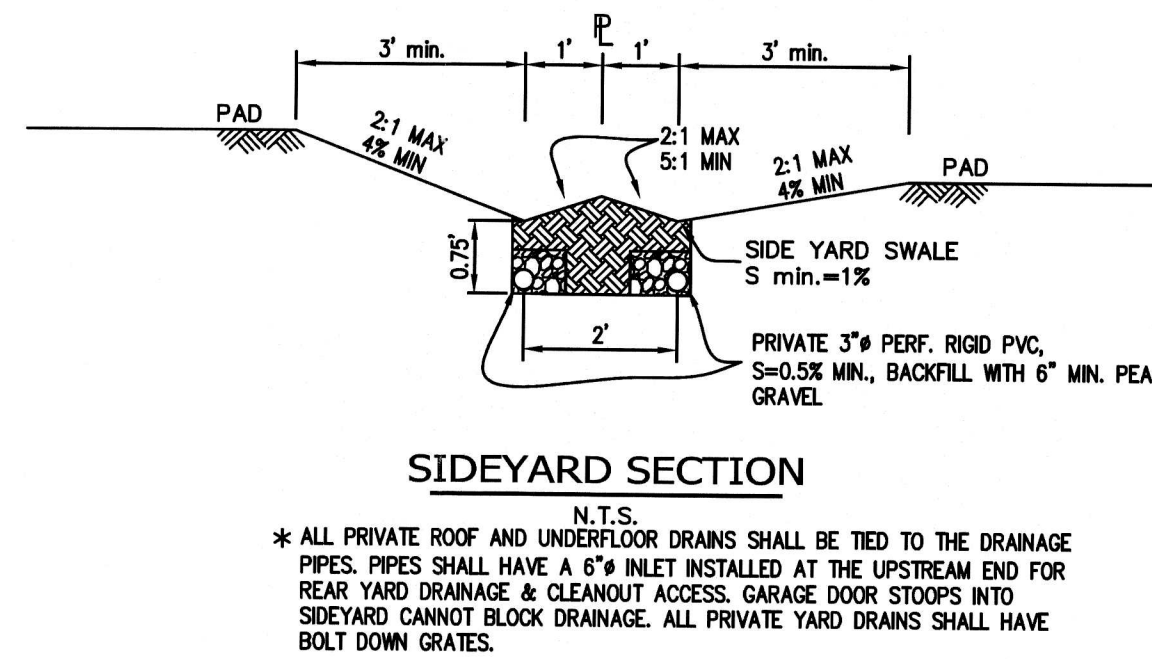
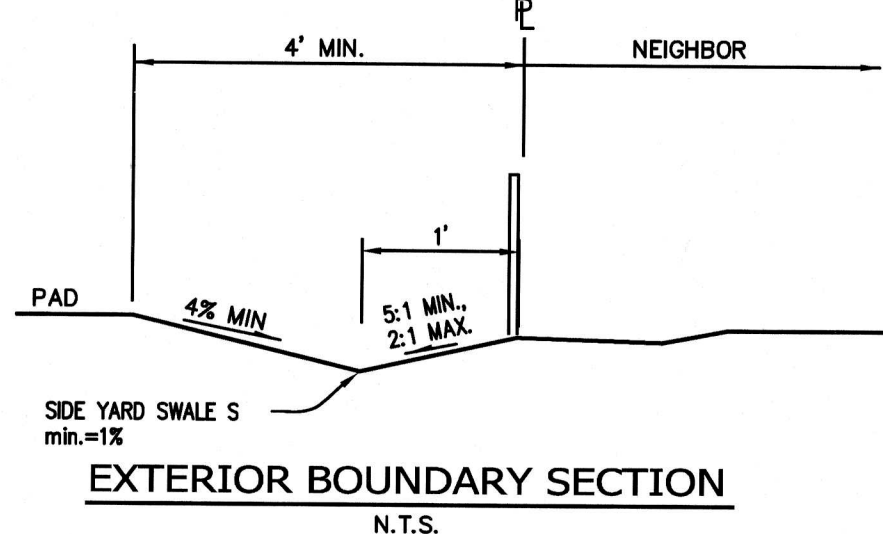
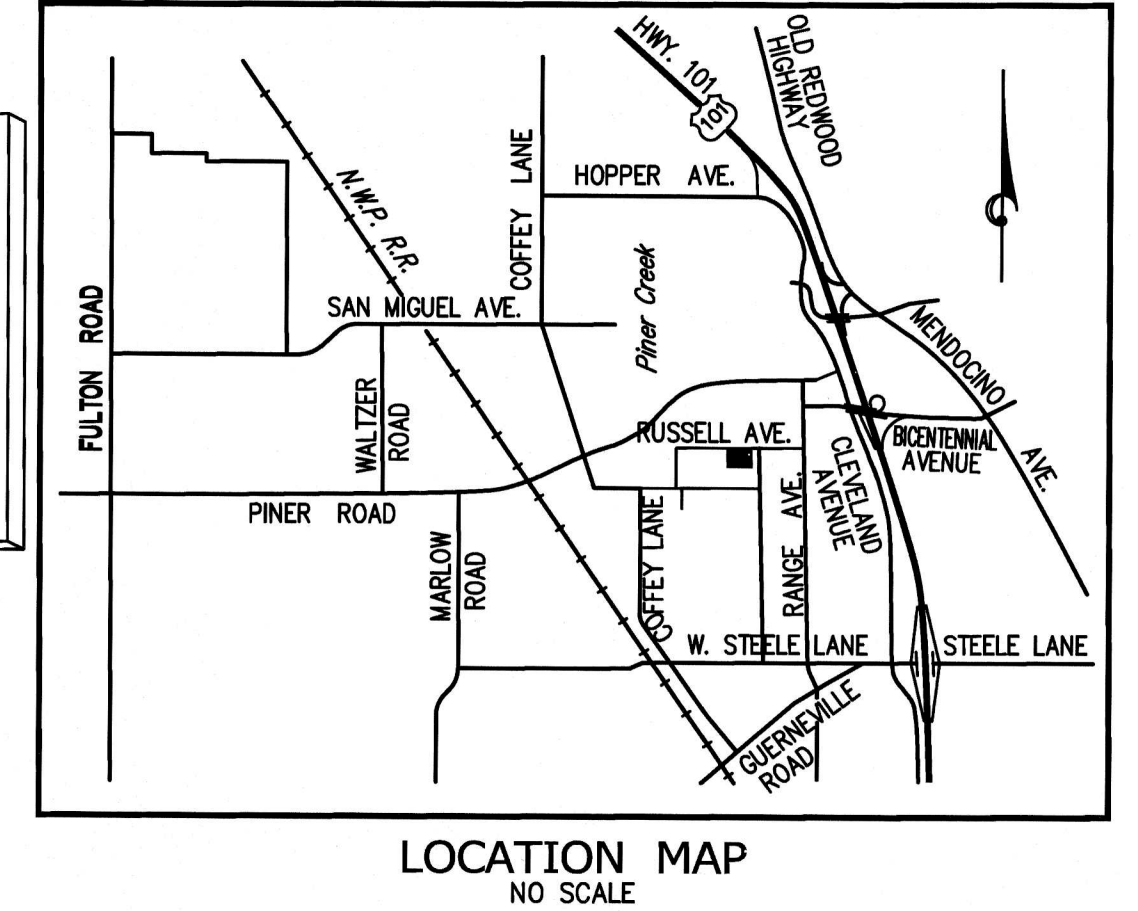
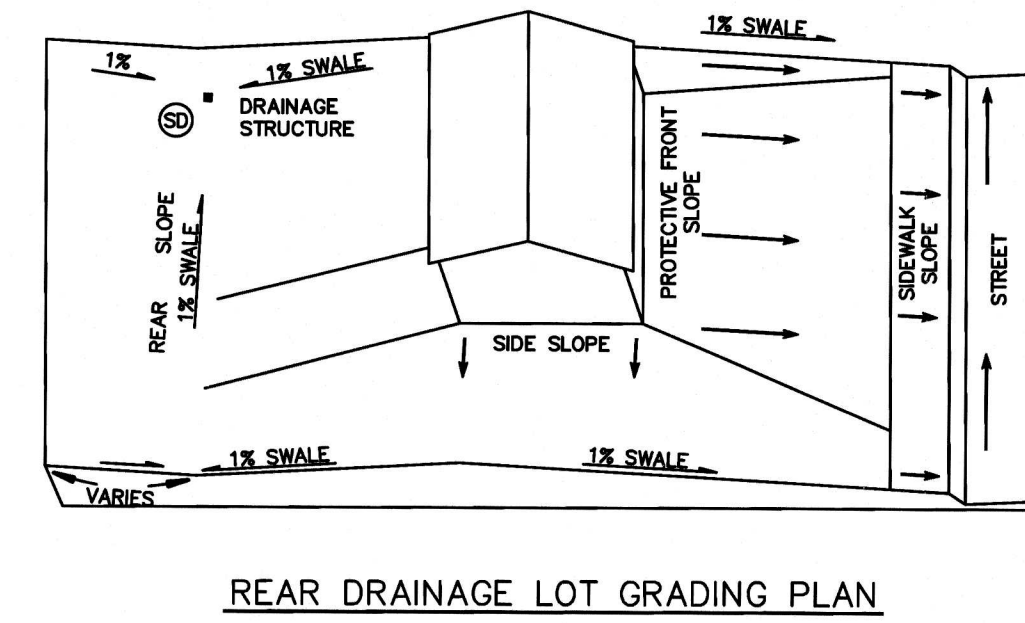
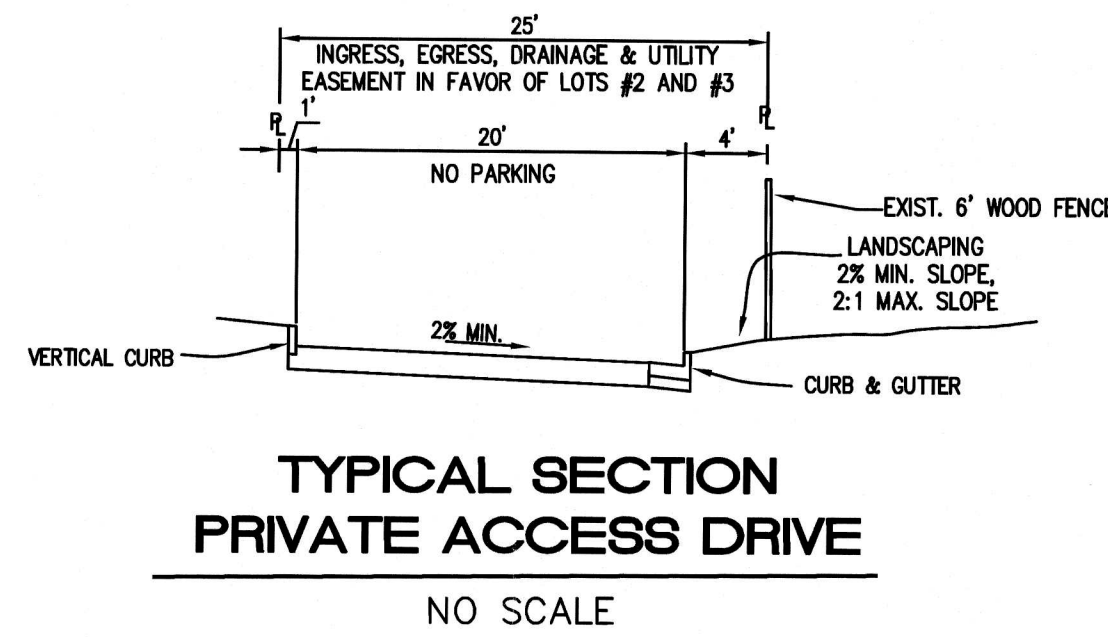
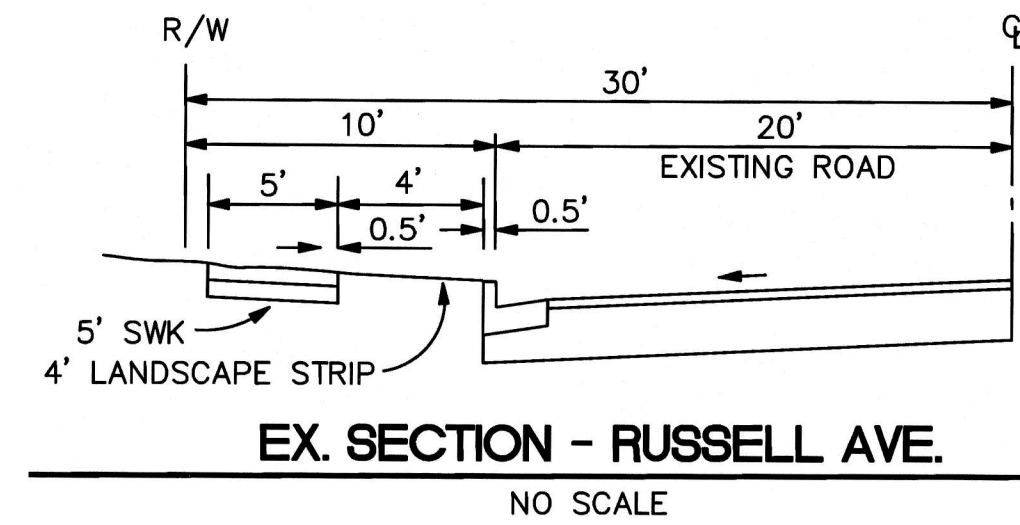


LEGEND

PROPOSED	EXISTING	
		WATER MAIN
		GATE VALVE
		BLOW OFF
		FIRE HYDRANT
		SANITARY SEWER
		SEWER MANHOLE
		SEWER CLEAN-OUT
		STORM DRAIN
		STORM DRAIN MANHOLE
		CATCH BASIN
		YARD DRAIN



TREE#	TREE NAME	TRUNK SIZE	DRIP	PLANS
1	PINE TREE	8"	15'	REMOVE
2	PINE TREE	6"	10'	REMOVE

PROJECT DATA

OWNER/DEVELOPER Karr Family Enterprises LLC 18123 Se 279th pl Covington WA 98042 Doc# 2010 - 108573 Lot 1 - Parcel Map 227 Book 245, page 17	SITE ADDRESS: 1124 RUSSELL AVENUE SANTA ROSA, CA 95403 A.P. NO. 015-073-040
PLANNER ERIC GAGE	SITE AREA: 0.41 ACRES PRESENT ZONING - R-1-6 PROPOSED ZONING - R-1-6 NUMBER OF LOTS = 3 NUMBER OF UNITS = 3 DENSITY 7.3 UNITS PER ACRE MAX LOT SIZE = 8777 S.F. MIN LOT SIZE = 4330 S.F. AVERAGE LOT SIZE = 5964 S.F.
ENGINEER: T.D.G. CONSULTING CIVIL ENGINEERS 881 3RD STREET SANTA ROSA, CA 95404 707-577-0425	WATER: CITY OF SANTA ROSA SEWER: CITY OF SANTA ROSA SEWAGE GENERATION: 3 x 3.25 PERSONS x 125 GALLONS = 1,219.00 GALLONS PER DAY Parking per unit : 4 Covered parking per unit : 2 Street parking : 3.5 Total parking : 15.5
ARCHITECT: INTEGRATED DESIGN 804 COLLEGE AVE SANTA ROSA, CA 95404 707-568-0108	
LANDSCAPE PARKER SMITH 1945 PINER RD #25 SANTA ROSA, CA 95403 707-477-7502	

GENERAL NOTES

PUBLIC IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARD PLANS AND SPECIFICATIONS.

GRADING SHALL BE IN ACCORDANCE WITH THE C.B.C. CHAPTERS 18, 33 AND APPENDIX 33.

EXISTING WELLS AND OR SEPTIC SYSTEMS TO BE ABANDONED AS REQUIRED BY THE SONOMA COUNTY HEALTH DEPARTMENT.

ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA RECREATION AND PARKS DEPARTMENT REQUIREMENTS.

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

THERE IS NO HOMEOWNER'S ASSOCIATION PROPOSED FOR THIS SUBDIVISION.

COMMON DRIVEWAYS WILL BE MAINTAINED THROUGH A DRIVEWAY MAINTENANCE AGREEMENT AS PART OF THE CC&R'S.

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.

THIS SUBDIVISION DOES NOT LIE WITHIN A SEVERE FIRE ZONE.

BENCHMARK - CITY OF SANTA ROSA

