

CHERRY RANCH

TENTATIVE MAP

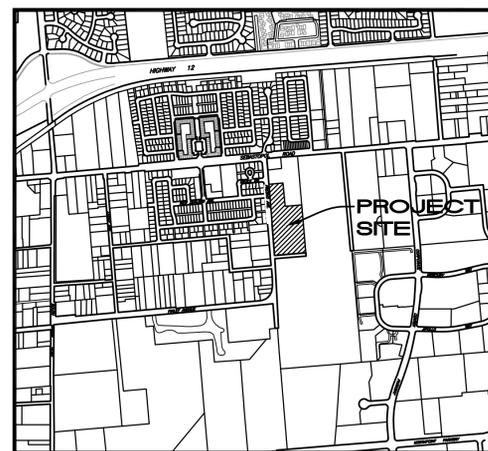
RECEIVED JULY 26, 2021
E07561

GENERAL NOTES

- EXISTING AND PROPOSED ZONING IS R-1-6.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON SHEET 2.
- RESIDENTIAL LOT AREAS:
SMALLEST 2,301 SF (LOT 6)
LARGEST 5,129 SF (LOT 25)
AVERAGE 3,187 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.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS OR WELLS ONSITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
- 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.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS AND PLANTING WELLS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = HEARN INTERCEPTOR
EXISTING SEWAGE GENERATION - 0 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 0.031 MGD.
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BO	BLOWOFF
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CL	CENTERLINE OR CLASS
DI	DROP INLET
DN	DOCUMENT NUMBER
EX	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
FD	FIELD DRAIN
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GSL	GARAGE SETBACK LINE
GV	GATE VALVE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
IG	INVERT GRADE
L	LENGTH
LAT	LATERAL
LL	LOT LINE
LO	LIVE OAK
LP	LOW POINT
NO	NUMBER
P	PARKING
PAE	PRIVATE ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PED	PEDESTRIAN
PL	PROPERTY LINE
PLNTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
PVT	PAVEMENT
R	RADIUS
RWD	REDWOOD
R/W	RIGHT OF WAY
SCR	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
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



LOCATION MAP

NO SCALE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK NO. E-86. CITY STANDARD WELL MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SEBASTOPOL ROAD AND CORPORATE CENTER PARKWAY. ELEVATION = 106.658'

OWNER / DEVELOPER

JOHN COPPIELLO
CRC DEVELOPMENT, LLC
P.O. BOX 472230
SAN FRANCISCO, CA 94147-2230
(415) 441-7411

SURVEYOR

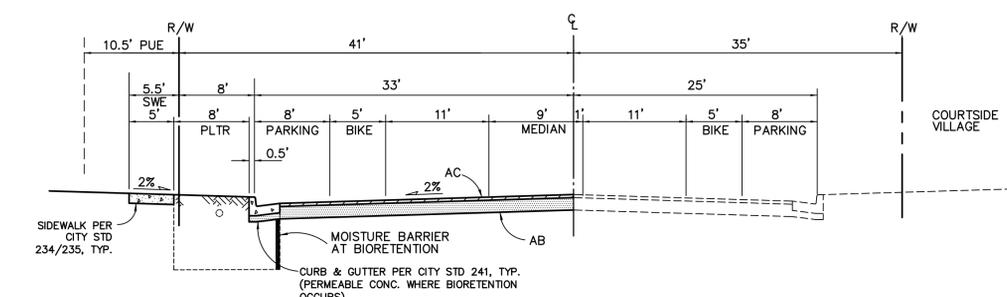
CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

SHEET INDEX

- COVER SHEET
- TENTATIVE MAP - SITE PLAN
- TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN
- TENTATIVE MAP - GRADING DETAILS
- FRESNO AVENUE STRIPING PLAN

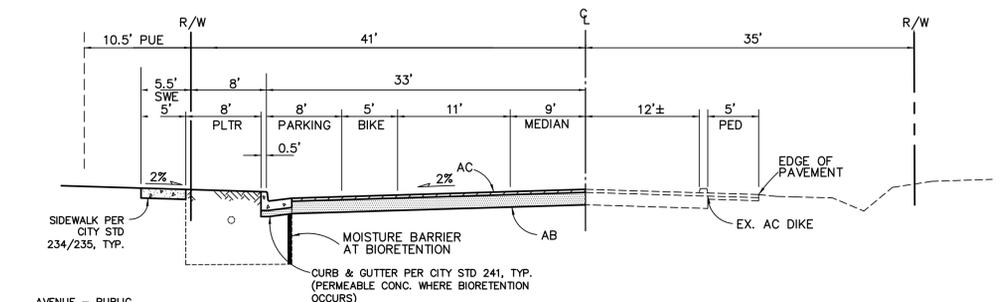
LEGEND

STREET LIGHT	EXISTING	NEW
SANITARY SEWER	SSMH SSCO	8"SS SSMH SSCO
SANITARY SEWER LAT.	SS-LAT, SSCO	
WATER MAIN & SERVICES	WM FH 12"W BO	8"W GFV BO
STORM DRAIN SYSTEM	SDDV SDCB SD SDMH	SDDI SDCB SDDJ
CURB & GUTTER		
SIDEWALK		
FLOWLINE / SWALE		
RESIDENTIAL CURB CUT		
BIORETENTION BASIN		
CURB RAMP		
UTILITY BOXES		
SIGN		
SIDEWALK BARRICADE		
FENCE		
CONTOURS (1' INTERVALS)	-1.30	-1.29
TREE		(TO BE REMOVED)



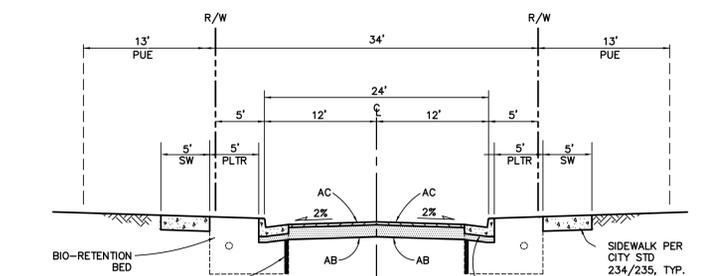
AVENUE STREET - PUBLIC FRESNO AVENUE

NORTH NO SCALE



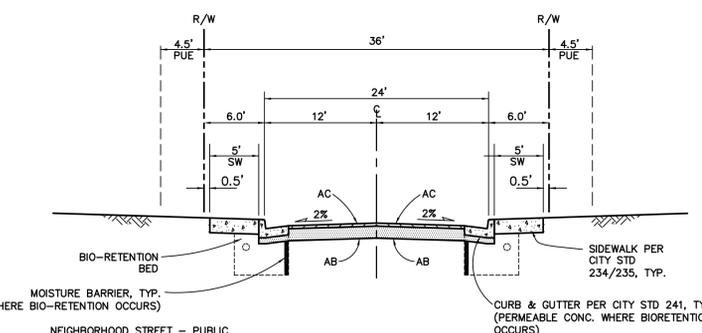
AVENUE - PUBLIC FRESNO AVENUE

SOUTH NO SCALE



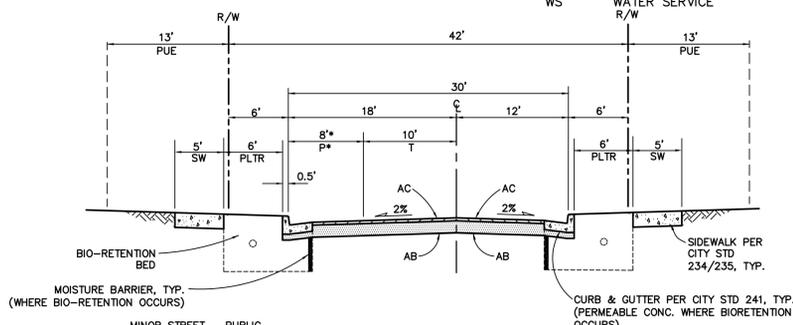
NEIGHBORHOOD STREET - PUBLIC STREET "A"

BETWEEN TERRABROOK NO SCALE



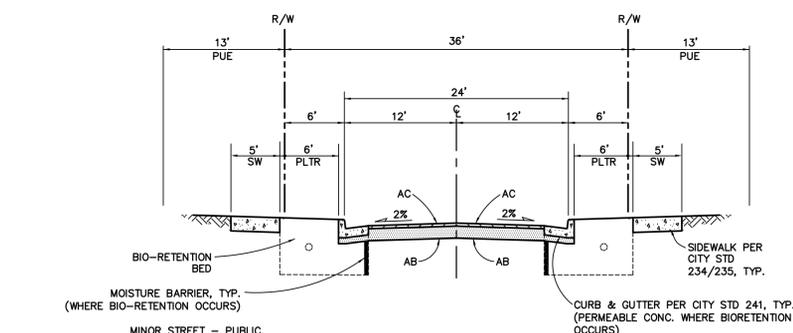
NEIGHBORHOOD STREET - PUBLIC STREET "A"

NORTH OF TERRABROOK NO SCALE



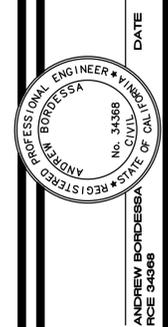
MINOR STREET - PUBLIC TERRABROOK DRIVE

* PARKING MAY OCCUR ON ONE SIDE, BOTH SIDES, OR NO PARKING SEE SHEET 2 FOR PARKING LOCATIONS NO SCALE



MINOR STREET - PUBLIC NEW ZEALAND AVENUE

NO SCALE



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

DN 2018-060765
APN 035-01-004

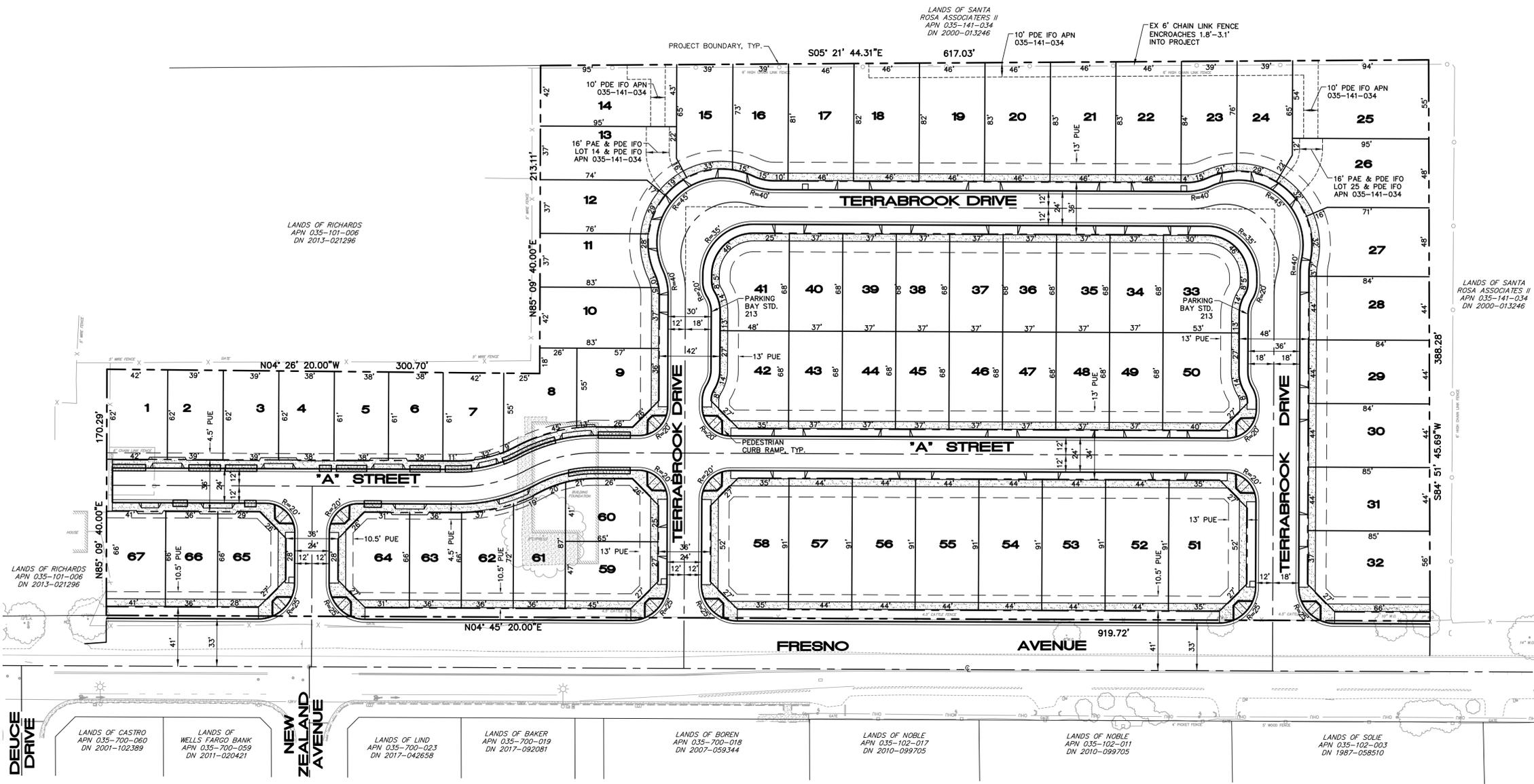
COVER SHEET
CHERRY RANCH
990 FRESNO AVENUE
SANTA ROSA, CALIFORNIA

6.87 ACRES
67 LOTS
JULY 2021

JOB NO. 18-103

SHEET NO.

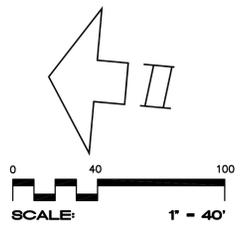
1
OF 5 SHEETS



LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	2,619	35	2,516
2	2,391	36	2,516
3	2,383	37	2,516
4	2,366	38	2,516
5	2,316	39	2,516
6	2,301	40	2,516
7	2,508	41	3,333
8	2,700	42	3,243
9	2,940	43	2,516
10	3,499	44	2,516
11	2,885	45	2,516
12	2,965	46	2,516
13	3,697	47	2,516
14	4,010	48	2,516
15	2,871	49	2,516
16	3,027	50	3,580
17	3,699	51	4,587
18	3,721	52	4,004
19	3,743	53	4,004
20	3,765	54	4,004
21	3,787	55	4,004
22	3,809	56	4,004
23	3,108	57	4,004
24	2,996	58	4,587
25	5,129	59	2,826
26	4,705	60	2,621
27	3,918	61	2,894
28	3,689	62	2,462
29	3,702	63	2,383
30	3,715	64	2,937
31	3,727	65	2,787
32	4,594	66	2,387
33	3,670	67	2,715
34	2,516		

NOTES:
 1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET". SEE SHEET 1 FOR TYPICAL ROADWAY SECTIONS.



REGISTERED PROFESSIONAL ENGINEER - CIVIL
 ANDREW BORDESSA
 No. 34368
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 DATE



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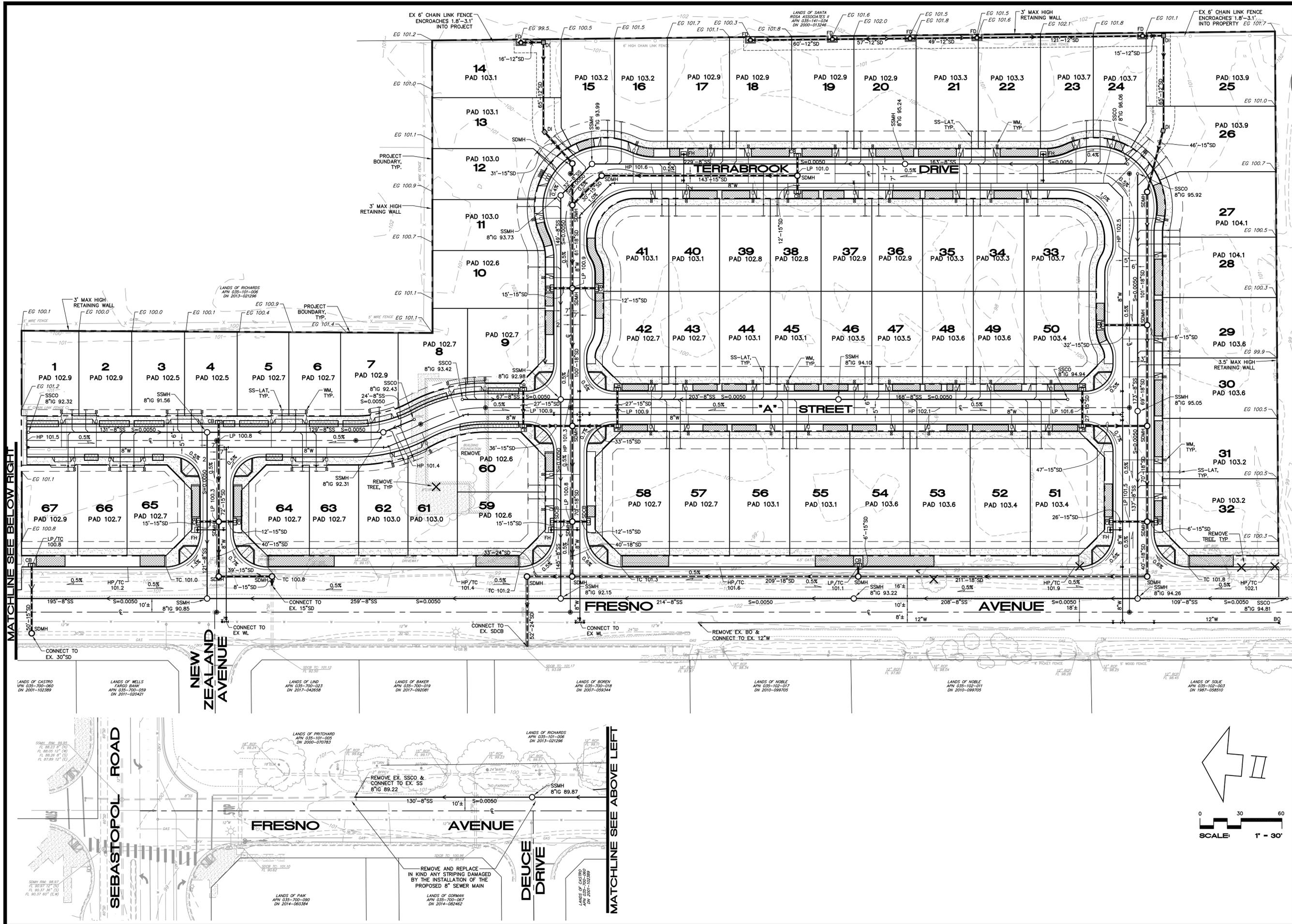
DN 2018-060765
 APN 035-101-004

**TENTATIVE MAP - SITE PLAN
 CHERRY RANCH**
 990 FRESNO AVENUE
 SANTA ROSA, CALIFORNIA

6.87 ACRES
 67 LOTS
 JULY 2021

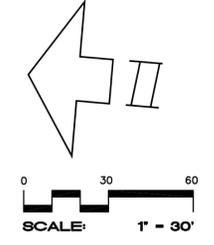
JOB NO.
 18-103
 SHEET NO.

2
 OF 5 SHEETS



MATCHLINE SEE BELOW RIGHT

MATCHLINE SEE ABOVE LEFT



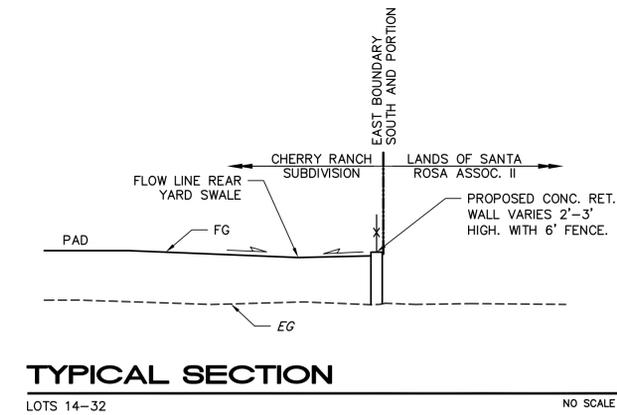
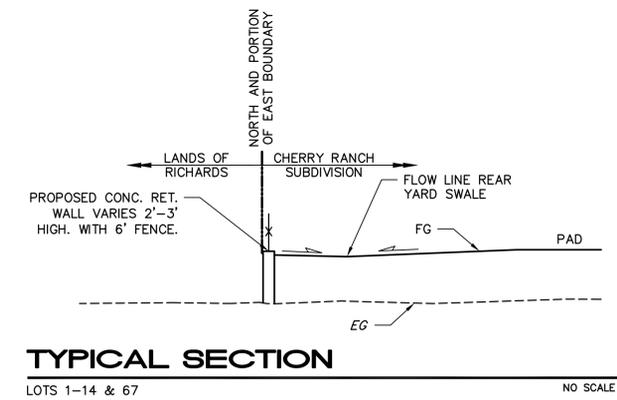
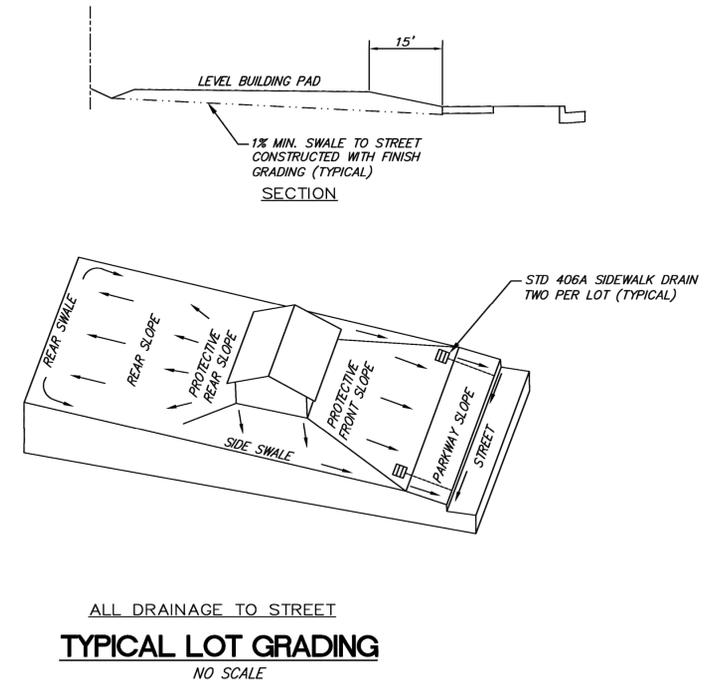
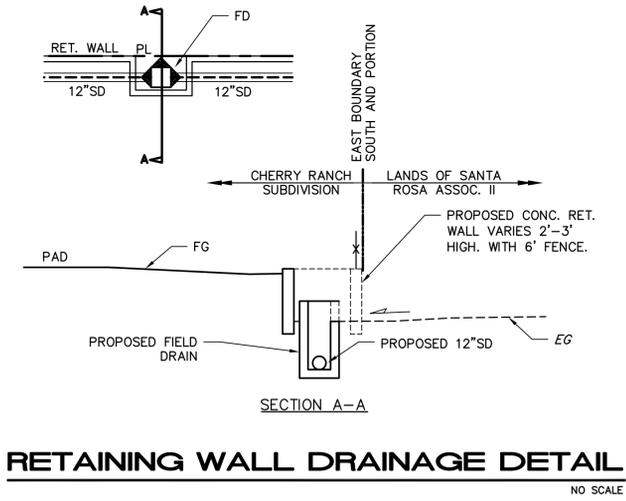
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TENTATIVE MAP - PRELIMINARY GRADING AND UTILITY PLAN
CHERRY RANCH
 6.87 ACRES
 67 LOTS
 JULY 2021
 DN 2018-060765
 APN 035-101-004

JOB NO.
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 SHEET NO.
3
 OF 5 SHEETS



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 CIVIL ENGINEER
 STATE OF CALIFORNIA
 ANDREW BORDESSA
 RCE 34368
 DATE

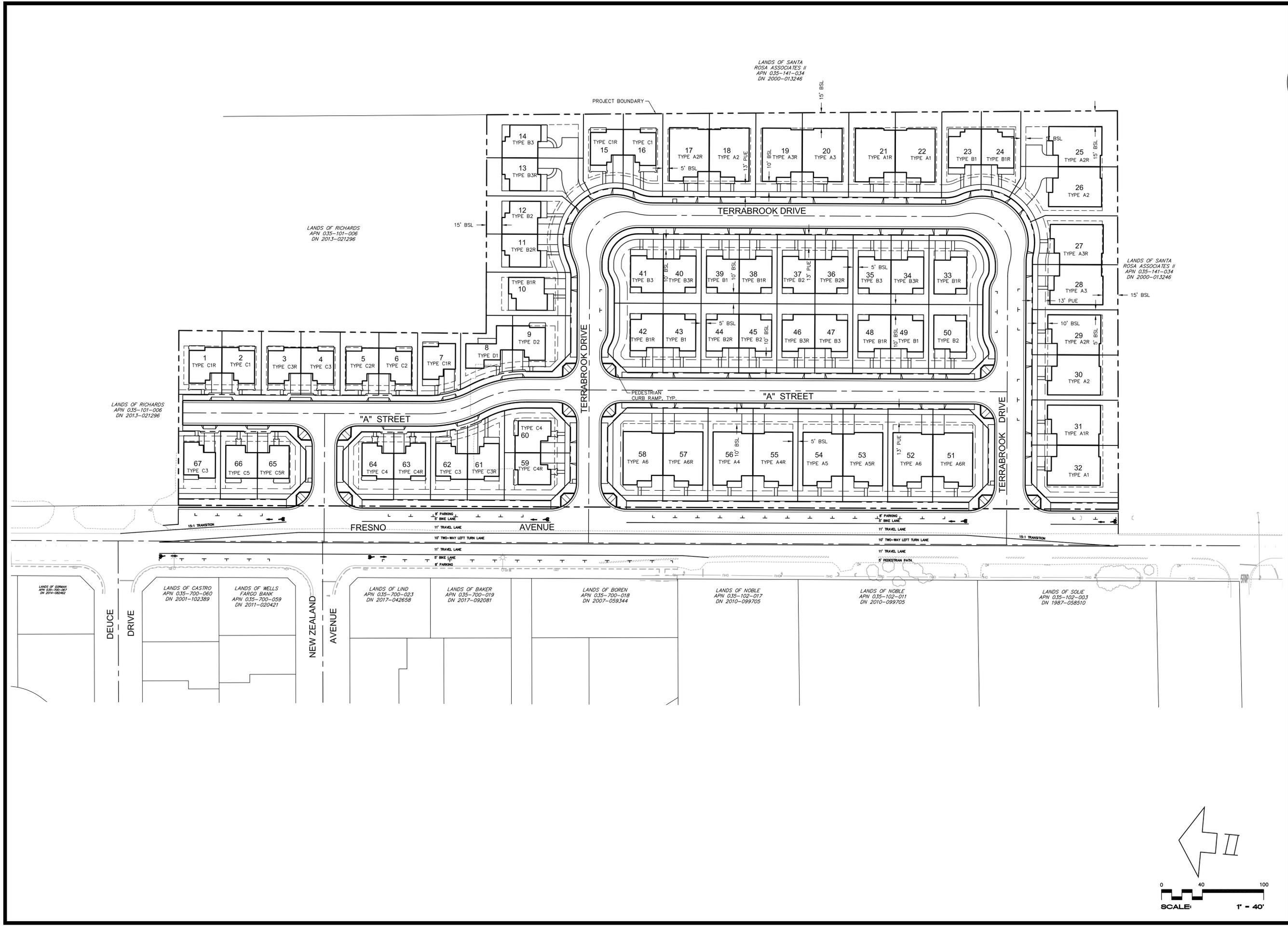


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TENTATIVE MAP - PRELIMINARY GRADING DETAILS
CHERRY RANCH
 6.87 ACRES
 67 LOTS
 JULY 2021
 990 FRESNO AVENUE
 SANTA ROSA, CALIFORNIA
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4
 OF 5 SHEETS



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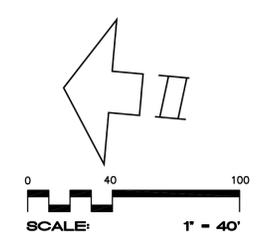
**FRESNO AVENUE STRIPING PLAN
 CHERRY RANCH**

6.87 ACRES
 67 LOTS
 JULY 2021

JOB NO.
 18-103

SHEET NO.
5

OF 5 SHEETS



DN 2018-060765
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990 FRESNO AVENUE
 SANTA ROSA, CALIFORNIA

DATE

DATE