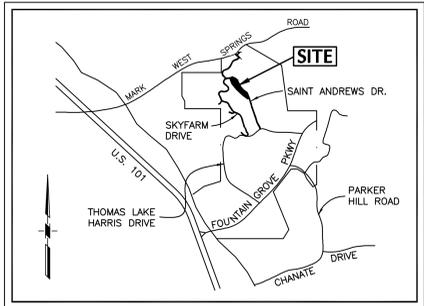
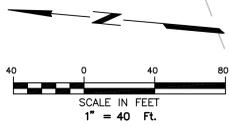


ATTACHMENT 6

ABBREVIATIONS

BSL BUILDING SETBACK LINE	PSDE PRIVATE STORM DRAIN EASEMENT
DE DRAINAGE EASEMENT	PSSE PRIVATE SANITARY SEWER EASEMENT
DI DROP INLET	POS PRIVATE OPEN SPACE
ESMT EASEMENT	PUB PUBLIC
EX EXISTING	PUE PUBLIC UTILITY EASEMENT
F FIRE LINE	PVT PRIVATE
FG FINISH GRADE	PW POKEY WALL
FF FINISH FLOOR	RD ROOF DRAIN
GB GRADE BREAK	RW RETAINING WALL
CSL GARAGE SETBACK LINE	SD STORM DRAIN
HOA HOMEOWNER'S ASSOCIATION	SDE STORM DRAIN EASEMENT
IFO IN FAVOR OF	SF SQUARE FEET
INV INVERT	SS SANITARY SEWER
LG LIP OF GARAGE ELEVATION	SSE SANITARY SEWER EASEMENT
INV INVERT	SWE SIDEWALK EASEMENT
LLA LOT LINE ADJUSTMENT	TB TOP OF BOX
MH MANHOLE	TG TOP OF GRATE
MIN MINIMUM	TYP TYPICAL
OSE OPEN SPACE EASEMENT	VEG VEGETATED
PCC PORTLAND CEMENT CONCRETE	W WATER



LOCATION MAP NOT TO SCALE

LEGEND

BOUNDARY	
Center	---
EASEMENT	
UTILITY LINES	
STORM DRAIN	EXISTING: 7.5" SD, PROPOSED: 7.5" SD
WATER	EXISTING: 8" W, PROPOSED: 8" W
SEWER	EXISTING: 12" SS, PROPOSED: 12" SS
GAS	EXISTING: 8" G, PROPOSED: 8" G
TOPOGRAPHY	
WATER METER	[Symbol]
WATER VALVE	[Symbol]
BLOWOFF	[Symbol]
FIRE HYDRANT	[Symbol]
STORM DRAIN DROP INLET	[Symbol]
STORM DRAIN CATCH BASIN	[Symbol]
STORM DRAIN MANHOLE	[Symbol]
SEWER MANHOLE	[Symbol]
SEWER CLEANOUT	[Symbol]
JOINT POLE	[Symbol]
DECORATIVE LIGHT STANDARD	[Symbol]
CLY/ANCHOR	[Symbol]
CURB & GUTTER	[Symbol]
FENCE	[Symbol]
DITCH/SWALE	[Symbol]
TREE TO BE REMOVED WITH ROAD/UTILITY CONSTRUCTION	[Symbol]
TREE TO BE REMOVED WITH BUILDINGS SHOWN	[Symbol]
TREE TO BE SAVED	[Symbol]
TREE TO BE SAVED WITH BUILDINGS SHOWN	[Symbol]
SITE RETAINING WALL	[Symbol]

NOTES

- A HILLSIDE DEVELOPMENT PERMIT SHALL BE OBTAINED, EITHER INDIVIDUALLY OR IN GROUPS, PRIOR TO THE CONSTRUCTION OF FUTURE HOMES. THE FOOTPRINTS SHOWN ON THE SITE PLAN ARE FOR REFERENCE ONLY AND DO NOT REPRESENT ACTUAL HOUSE FOOTPRINTS BEING PROPOSED.
- A PRELIMINARY GEOTECHNICAL INVESTIGATION HAS BEEN PREPARED FOR THIS PROJECT. SITE SOILS ON THIS PROJECT ARE TYPICAL OF THIS AREA AND SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- PROPOSED WATER, STORM DRAIN AND SEWER ARE PUBLIC, UNLESS SHOWN AS PRIVATE. ALL WATER MAINS SHALL BE 12" DIAMETER AND ALL SEWER MAINS 8" DIAMETER UNLESS OTHERWISE SHOWN.
- PROPOSED STREETS ARE PUBLIC.
- CITY BENCHMARK: "D-127" MENDOCINO AVE., 300' SOUTHWEST OF FOUNTAIN GROVE PARKWAY. BRASS DISC IN CITY MONUMENT ON CENTERLINE NEAR SOUTHEAST END OF CURVE. ELEV. 148.584' (APRIL 1990).
- THE EXISTING PROPERTY LINES, EASEMENTS AND FAULT ZONES SHOWN HEREON ARE BASED UPON RECORD DATA AS SHOWN ON THE MAP OF SKYFARM AT FOUNTAIN GROVE UNIT 1C RECORDED IN BOOK 490 OF MAPS AT PAGES 1-3 SONOMA COUNTY RECORDS.
- LARGEST LOT: 41,285 SF (LOT 6); SMALLEST LOT: 6,035 SF (LOT 26); AVERAGE LOT: 11,570 SF.
- MINIMUM 20 FOOT SETBACK FROM RIGHT-OF-WAY LINE/BACK OF WALK/EDGE OF PAVEMENT TO FACE OF GARAGE, WHICHEVER IS MORE RESTRICTIVE.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THIS SITE.
- WITH THE SUBDIVISION IMPROVEMENTS, ALL EXISTING TREES ARE TO BE SAVED AND PROTECTED EXCEPT THOSE SHOWN AS BEING REMOVED BY SYMBOL [Symbol] SHOWN IN LEGEND. TREE MITIGATION WILL BE BY ONE OF OR A COMBINATION OF THE METHODS DESCRIBED IN THE CITY ZONING ORDINANCE. TREE REMOVAL FOR FUTURE HOMES WILL BE REVIEWED WITH THE HILLSIDE DEVELOPMENT PERMIT APPLICATIONS FOR FUTURE HOMES. SEE TREE REMOVAL PLAN SHEETS 3 AND 4 FOR DETAIL.
- GRADING IS PROPOSED AS SHOWN AND IS LIMITED TO PUBLIC ROADWAYS AND PUBLIC UTILITY INFRASTRUCTURE. GRADING FOR FUTURE HOMES WILL BE REVIEWED WITH THE HILLSIDE DEVELOPMENT PERMITS.
- PARKING BAYS SHOWN PER CITY STD. 213.
- THERE ARE NO KNOWN AREAS ON THIS SITE SUBJECT TO INUNDATION.
- THIS PROJECT IS IN A DESIGNATED HIGH FIRE DANGER AREA. CONSISTENT WITH THE HILLSIDE CHARACTER OF THE SITE AND THE USE OF ATTACHED SIDEWALKS, A STANDARD STREET TREE PROGRAM IS NOT PROPOSED FOR THIS PROJECT.
- PROJECT MAY BE DEVELOPED IN A MAXIMUM OF TWO PHASES.
- EACH LOT'S ROOF DRAINS WILL DRAIN TO A BIORETENTION AREA LOCATED ON THE LOT WHICH WILL RETAIN THE INCREASED RUNOFF DUE TO DEVELOPMENT. THE HISTORIC DRAINAGE PATTERNS TOWARDS ST. ANDREWS DRIVE AND THE GOLF COURSE WILL BE MAINTAINED.
- ROADS WILL DRAIN TO BIOFILTRATION CHAMBERS (TREE BOXES) AND THEN TO RETENTION AREAS. RETENTION AREAS SHALL BE SIZED TO RETAIN THE INCREASE IN RUNOFF DUE TO ROAD DEVELOPMENT.
- THIS PROJECT SHALL ANNEX INTO THE SKYFARM HOMEOWNERS' ASSOCIATION.
- COMMON PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 5 & 8 SHALL HAVE SEWER GRINDER PUMPS INSTALLED AS PART OF FUTURE HOME CONSTRUCTION. LOTS 3 & 4 WILL BE SERVED BY SEWER LATERALS DIRECTLY FROM ST. ANDREWS DRIVE.
- ADD SSSO AT EDGE OF EXISTING DRIVEWAY AND ABANDON EXISTING SEWER EAST OF NEW CLEANOUT.
- THE FOLLOWING ITEMS SHALL BE ACCOMPLISHED AFTER APPROVAL OF THE TENTATIVE MAP AND PRIOR TO RECORDED OF THE FINAL MAP:
 - A LOT LINE ADJUSTMENT BETWEEN THE FOUNTAIN GROVE GOLF COURSE AND THE PROJECT WILL BE APPROVED AND THE LOT LINE ADJUSTMENT AREAS SHOWN ON THE TENTATIVE MAP SHALL BE CONVEYED TO THE FOUNTAIN GROVE GOLF COURSE.
 - THE FOUNTAIN GROVE GOLF COURSE SHALL QUIT-CLAIM THE EXISTING PRIVATE DRAINAGE EASEMENT OVER LOTS 6-9.
 - THE PROJECT SHALL GRANT A NEW PRIVATE DRAINAGE EASEMENT OVER LOTS 6-9 IN FAVOR OF THE FOUNTAIN GROVE GOLF COURSE.
 - THE FOUNTAIN GROVE GOLF COURSE SHALL GRANT A PRIVATE DRAINAGE EASEMENT IN FAVOR OF THE PROJECT BEHIND LOTS 6-12.
- THE ITEMS ABOVE ARE DESCRIBED IN AN AGREEMENT BETWEEN SKYFARM ESTATES, L.P. AND FOUNTAIN GROVE GOLF AND ATHLETIC CLUB RECORDED AS DOC 2012044554 AND COMBATS BOTH PARTIES TO TAKE THE ABOVE DESCRIBED ACTIONS.

LINE TABLE

LINE	SECTION	LENGTH
L1	N89.14.00"E	306.39
L2	S24.00.04"E	136.97
L3	N42.10.00"E	35.92
L4	S36.48.01"E	32.71
L5	S68.57.36"E	48.49
L6	N88.34.35"E	47.69
L7	S37.45.00"E	124.10
L8	N24.45.00"W	41.97

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	80.14.34"	112.00'	156.80'
C2	12.24.40"	400.00'	86.65'
C3	16.51.57"	250.00'	58.87'
C4	36.55.22"	100.00'	64.44'
C5	13.17.49"	48.00'	11.29'
C6	12.38.38"	250.00'	58.09'
C7	85.58.09"	100.00'	130.04'
C8	09.34.15"	150.00'	84.19'
C9	85.58.09"	100.00'	130.04'
C10	09.34.15"	150.00'	84.19'
C11	65.32.23"	38.41'	43.89'
C12	20.23.11"	300.00'	104.24'
C13	14.31.26"	94.26'	24.00'
C14	02.11.29"	186.89'	18.88'

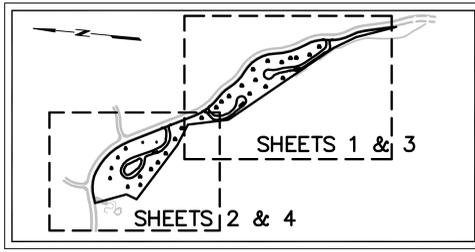
LOT BUILDING TYPES

LOT NO.	TYPE
1	1-R SIDE
2	2-R SIDE
3	3-R SIDE
4	1-DOWN
5	2-R DOWN
6	3-R DOWN-ALT GARAGE
7	1-DOWN
8	1-R SIDE
9	2-R SIDE
10	2-R SIDE
11	3-R ALT GARAGE
12	3-R ALT GARAGE
13	1-R ALT GARAGE
14	1-R ALT GARAGE
15	2-R FLAT
16	1-R FLAT
17	1-R SIDE
18	3-R DOWN-ALT GARAGE
19	1-R SIDE
20	2-R DOWN
21	1-R DOWN
22	2-R DOWN
23	3-R DOWN
24	3-R DOWN-ALT GARAGE
25	2-R DOWN
26	2-R FLAT
27	1-R FLAT
28	1-R FLAT
29	3-R ALT GARAGE
30	1-R SIDE

STREET PARKING SUMMARY

STREET	NUMBER	LOTS	RATIO
ROAD 1	10	14	0.71
ROAD 2	6	6	1.00
ROAD 3	5	10	0.50

SEE SHEET 2 FOR TYPICAL SECTIONS



KEY MAP NOT TO SCALE

TENTATIVE MAP HILLSIDE DEVELOPMENT PLAN SKYFARM UNIT 3 A PHASED SUBDIVISION

10.42± ACRES 30 LOTS & 3 COMMON PARCELS

JULY 2011

BEING A RESUBDIVISION OF LOTS 1 & 2 OF SKYFARM AT FOUNTAIN GROVE UNIT 1C RECORDED IN BOOK 490 OF MAPS AT PAGES 1-3 SONOMA COUNTY RECORDS. THE DEED RECORDED AS SONOMA COUNTY DOCUMENT NO. 1990-018351

PROJECT ADDRESS: ST. ANDREWS DRIVE

SCALE: 1" = 40'

OWNER: SKYFARM ESTATES, L.P. 1301 FARMERS LANE SUITE 203 SANTA ROSA, CA 95405 (707) 571-0182

SUBDIVIDER: SKYFARM ESTATES, L.P. 1301 FARMERS LANE SUITE 203 SANTA ROSA, CA 95405 (707) 571-0182

ENGINEER: BRELJE & RACE 5570 SKYLANE BLVD. SANTA ROSA, CA 95403 (707) 576-1322

SEWAGE DISPOSAL: CITY OF SANTA ROSA COFFEY/HOPPER TRUNK SEWAGE GENERATION EXPECTED: 10,100 GAL/DAY

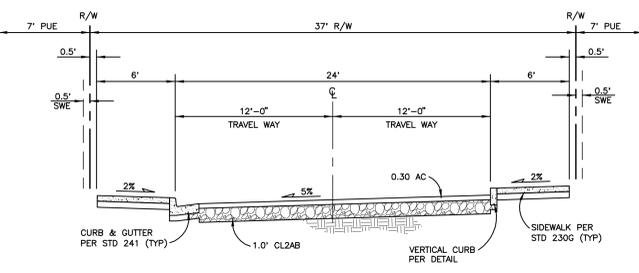
AP NOS: 173-760-038 173-760-039

ZONING: PRESENT: PC-CR PROPOSED: PC-CR

WATER: CITY OF SANTA ROSA

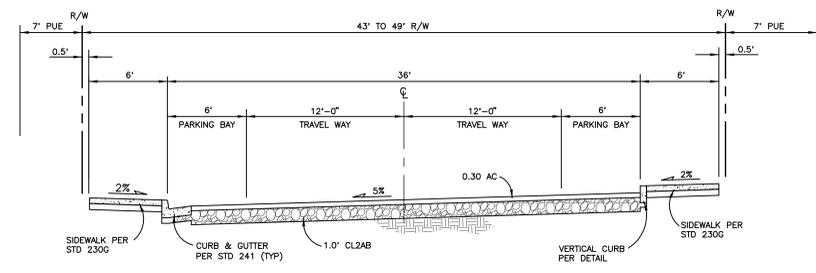


Brelje & Race CONSULTING CIVIL ENGINEERS 873 Aurora Blvd. - Suite 120 - Santa Rosa, CA 95403 - 707.576.1322 www.brelje.com



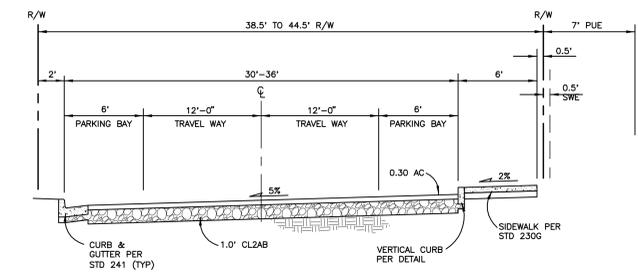
ROAD 1
PUBLIC STREET
TYPICAL SECTION
NOT TO SCALE

NOTE: NO SIDEWALK ALONG INTERIOR OF LOOPED ROADWAY. SEE PLAN FOR EXACT LOCATION OF SIDEWALK.



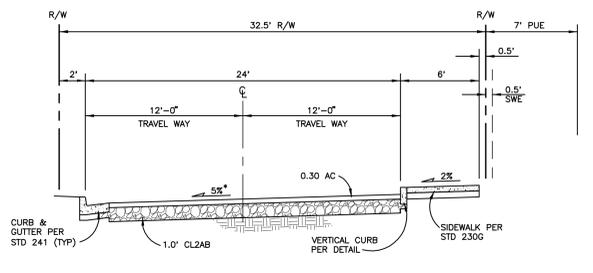
ROAD 1 WITH PARKING BAYS
PUBLIC STREET
TYPICAL SECTION
NOT TO SCALE

NOTE: SEE PLAN FOR EXACT LOCATIONS OF PARKING BAYS.



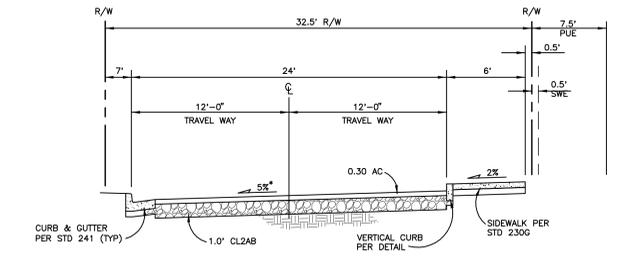
ROAD 2 WITH PARKING BAYS
PUBLIC STREET
TYPICAL SECTION
NOT TO SCALE

NOTE: SEE PLAN FOR EXACT LOCATIONS OF PARKING BAYS AND SIDEWALKS.



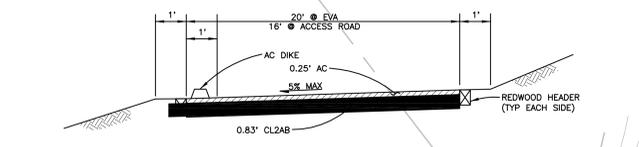
ROAD 2
PUBLIC STREET
TYPICAL SECTION
NOT TO SCALE

NOTE: SEE PLAN FOR EXACT LOCATIONS OF SIDEWALKS.

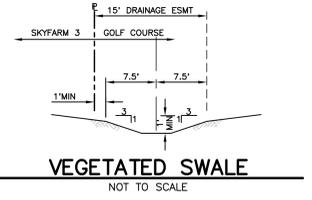


ROAD 3
PUBLIC STREET
TYPICAL SECTION
NOT TO SCALE

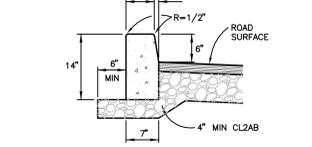
NOTE: SEE PLAN FOR EXACT LOCATIONS OF SIDEWALKS.



EVA/PUBLIC UTILITY ACCESS ROAD
PRIVATE STREET
TYPICAL SECTION
NOT TO SCALE



VEGETATED SWALE
NOT TO SCALE



STANDARD VERTICAL CURB
NOT TO SCALE

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N63°14'42"E	602.39
L2	S24°08'04"E	136.97
L3	N69°10'08"E	53.59
L4	S38°48'01"E	32.71
L5	S68°17'38"E	48.49
L6	N88°34'45"E	47.69
L7	S39°45'00"E	124.10
L8	N62°31'43"W	64.13

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	80°14'34"	112.00	156.85
C2	12°24'40"	400.00	86.85
C3	18°54'59"	200.00	56.87
C4	38°58'22"	100.00	64.44
C5	134°11'45"	48.00	112.42
C6	19°12'36"	150.00	56.87
C7	12°38'38"	250.00	55.02
C8	49°12'36"	150.00	56.87
C9	85°38'09"	100.00	150.04
C10	32°05'54"	150.00	54.12
C11	65°32'23"	38.41	43.33
C12	36°38'27"	200.00	120.89
C13	20°24'11"	300.00	106.74

SEE SHEET 1 FOR NOTES

TENTATIVE MAP
HILLSIDE DEVELOPMENT PLAN
SKYFARM UNIT 3
A PHASED SUBDIVISION

10.42± ACRES 30 LOTS & 3 COMMON PARCELS

JULY 2011

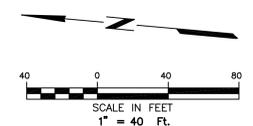


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www.brelje.com



SEE SHEET 3

SEE SHEET 3 FOR TREE MITIGATION NOTES



- LEGEND**
- 20 CURRENT LOT NUMBER FOR 30 LOT PROJECT.
 - (21) FORMER LOT NUMBER PROVIDED TO FACILITATE DIRECT COMPARISON OF LOT BY LOT CHANGES MADE TO ENHANCE TREE PRESERVATION, WHICH INCLUDED DELETION OF LOT 3, REDUCING OVERALL LOT COUNT FROM 31 TO 30. SEE REVISED 30 LOT PLAN DESCRIPTION DATED APRIL, 2001.

TENTATIVE MAP
 TREE REMOVAL PLAN
SKYFARM UNIT 3
 A PHASED SUBDIVISION

10.42± ACRES 30 LOTS & 3 COMMON PARCELS

JULY 2011



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