

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
		DROP INLET/YARD DRAIN

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 PRMD.

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 CC&R'S.

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.

BENCHMARK: CITY OF SANTA ROSA B128: Calistoga Rd., 370 ft. S/o Monte Verde Dr.; City disk in well monument, 17 ft. W/o CL Calistoga Rd. (Coordinate monument G-97)

BOUNDARY IS BASED ON A FIELD SURVEY BY DELTA SURVEYING IN AUGUST 2021

PROJECT DATA

OWNER/DEVELOPER
WRI 408 CALISTOGA LLC
7710 Bell Road
Windsor, Ca 95492
707-536-3026

ENGINEER: T.D.G. CONSULTING CIVIL
ENGINEERS, INC.
883 THIRD ST.
SANTA ROSA, CA 95404
707-577-0425

SITE ADDRESS:
408 CALISTOGA ROAD
SANTA ROSA, CA 95409

A.P. NO. 153-430-032

DOC. NO. 2013-35441

SITE AREA: 0.96 ACRES

PRESENT ZONING - R-1-6

PROPOSED ZONING - R-1-6

NUMBER OF LOTS = 4

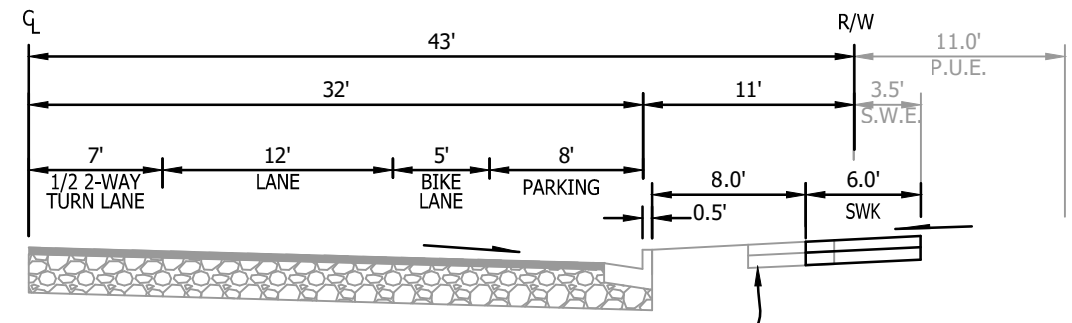
MINIMUM LOT SIZE: 7,794 S.F.

MAXIMUM LOT SIZE: 13,563 S.F.

AVERAGE LOT SIZE: 10,492 S.F.

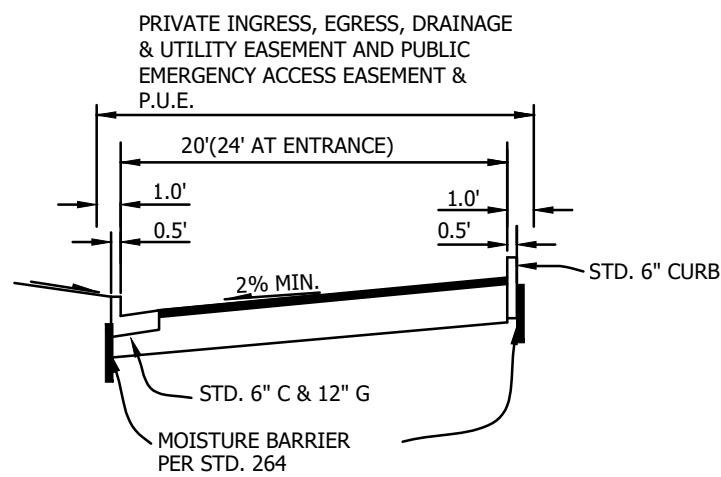
NUMBER OF UNITS = 1 EXISTING AND 3
FUTURE CUSTOM HOMES

DENSITY 4.15 UNITS PER ACRE



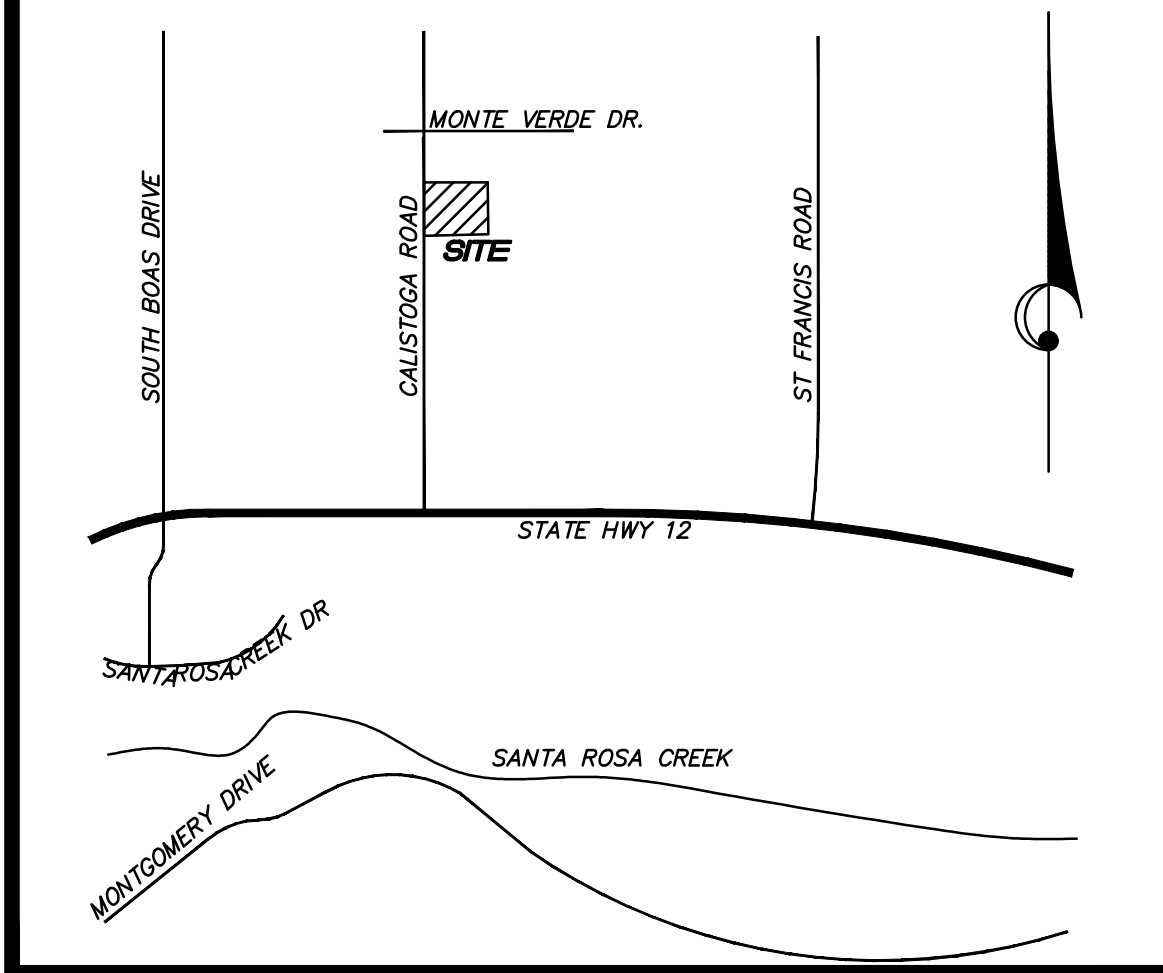
TYPICAL HALF SECTION - CALISTOGA ROAD

ALL IMPROVEMENTS EXIST, ADDING JUST THE SIDEWALK, S.W.E. & P.U.E.
NO SCALE



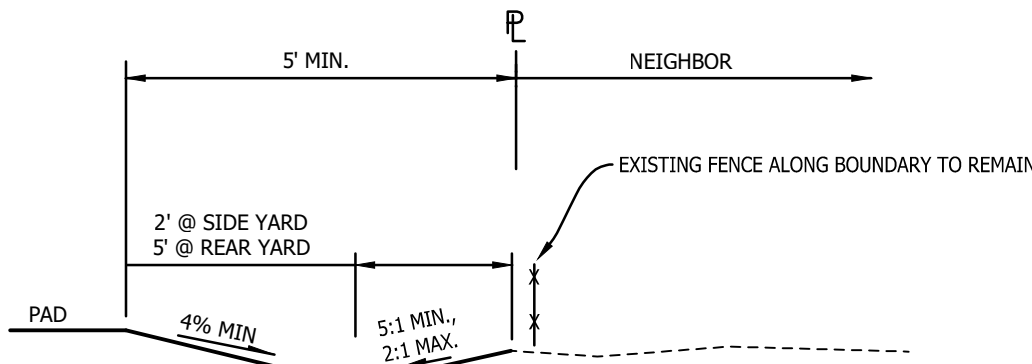
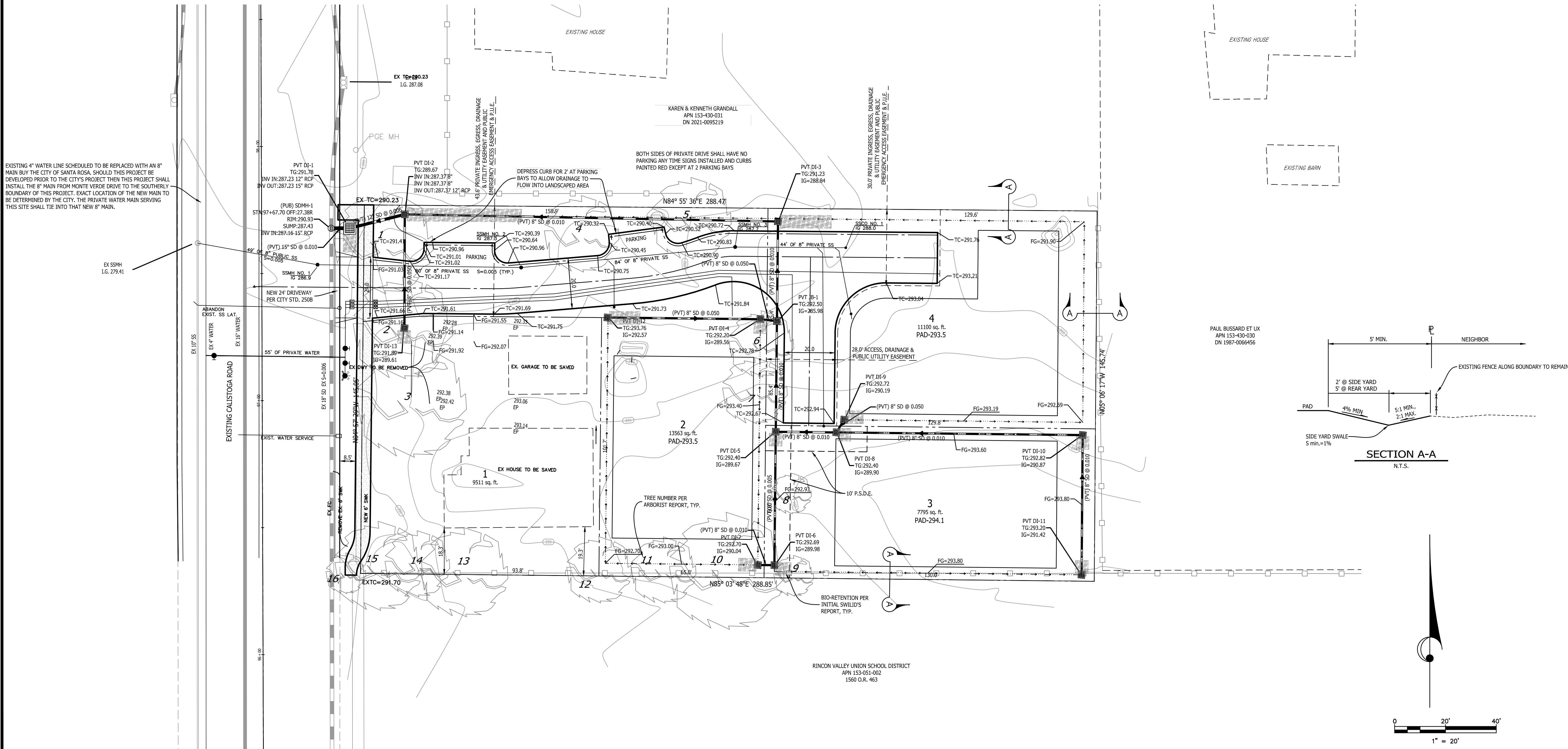
TYPICAL SECTION - PRIVATE DRIVEWAY

PRIVATE DRIVEWAY
NO SCALE



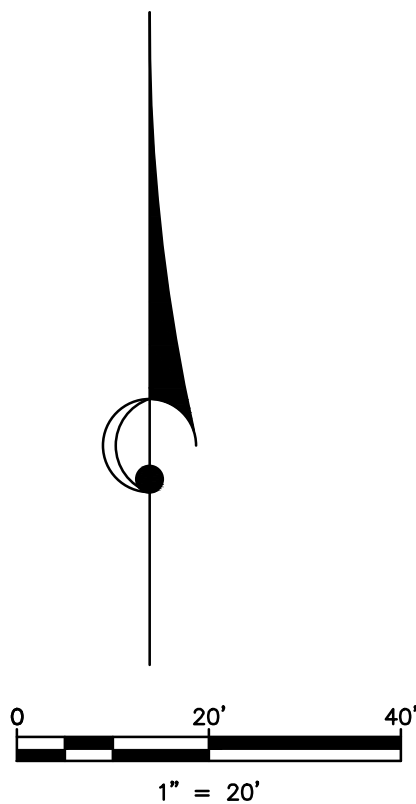
LOCATION MAP

NO SCALE



SECTION A-A

N.T.S.



T.D.G. CONSULTING CIVIL
ENGINEERS, INC.
TDC
883 THIRD STREET
SANTA ROSA, CALIF. 95404
(707) 577-0425

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

Date 10/14/2023
Scale 1"=20'
Drawn DVS/JMM
Designed CCT
Job No. 13104
Sheet 1
of 1 Sheets

R.C.E. 43079

Submit