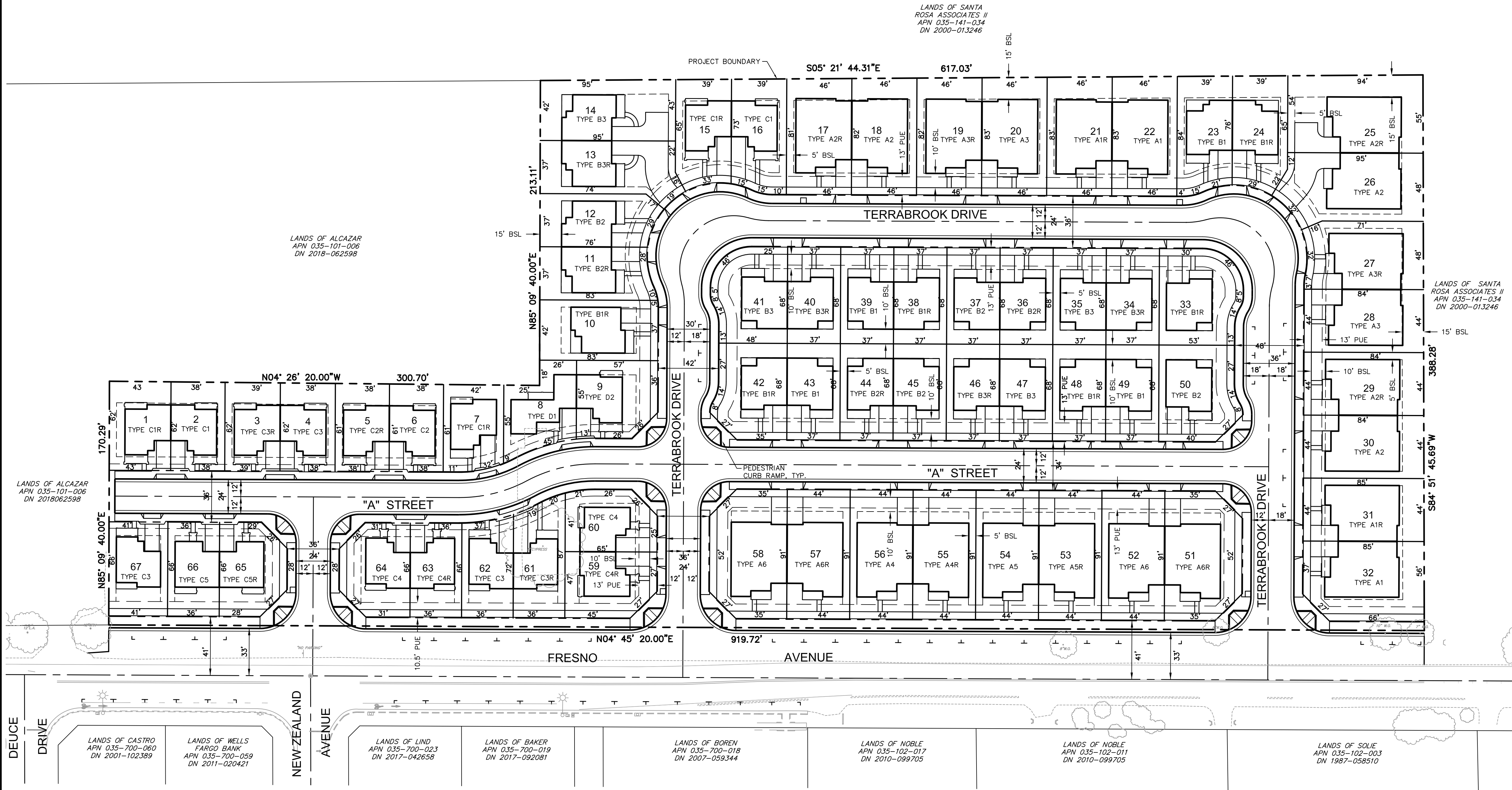




LOT AREA TABLE			
LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	2,671	35	2,516
2	2,340	36	2,516
3	2,383	37	2,516
4	2,366	38	2,516
5	2,316	39	2,516
6	2,301	40	2,516
7	2,508	41	3,333
8	2,700	42	3,243
9	2,940	43	2,516
10	3,499	44	2,516
11	2,885	45	2,516
12	2,965	46	2,516
13	3,697	47	2,516
14	4,010	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		

PROJECT AND SITE DATA

OWNER / DEVELOPER

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

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 104
SANTA ROSA, CA 95401
(707) 542-6268

RESIDENTIAL SITE DATA

SITE AREA 6.87 ACRES
TOTAL UNITS 67
PROJECT DENSITY 9.75 UNITS/ACRE
EXISTING AND PROPOSED ZONING R-1-6-SR

LOT DETAILS

SMALLEST LOT SIZE = 2,301 SQ. FT. (LOTS 6)
LARGEST LOT SIZE = 5,129 SQ. FT. (LOT 25)
AVERAGE LOT SIZE = 3,187 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

SETBACKS

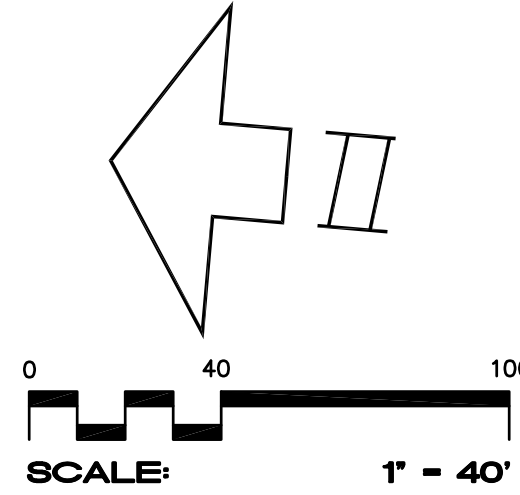
PORCH 6 FT.
BUILDING - FRONT 10 FT.
BUILDING - REAR 15 FT. (TYPICAL)
10 FT. (LOTS 7-9, 33-50, & 59-60)
BUILDING - SIDE 5 FT.
GARAGE - FRONT 19 FT.
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE, WHICH EVER IS MOST RESTRICTIVE.

UNIT TYPES

TYPE A DUPLEX UNITS: 22 UNITS
TYPE B DUPLEX UNITS: 22 UNITS
TYPE B SINGLE FAM. RES. UNITS: 3 UNITS
TYPE C DUPLEX UNITS: 16 UNITS
TYPE C SINGLE FAM. RES. UNITS: 2 UNITS
TYPE D DUPLEX UNITS: 2 UNITS
TOTAL: 67 UNITS

PARKING

89 GARAGE SPACES
67 DRIVEWAY SPACES
32 STREET SPACES
188 TOTAL SPACES



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

SITE DEVELOPMENT PLAN
CHERRY RANCH

6.87 ACRES
67 LOTS
APRIL 2022

JOB NO.
18-103
SHEET NO.

1

OF 1 SHEETS

DN 2018-060765
APN 035-101-004

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