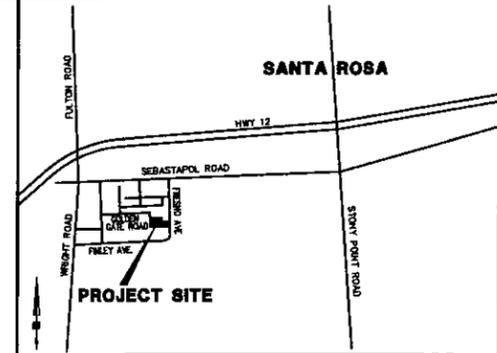


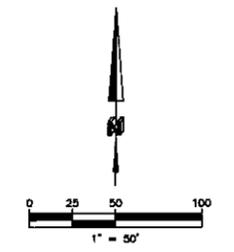
REVISIONS	BY

EBA ENGINEERING
 825 SONOMA AVENUE, SUITE C, SANTA ROSA, CALIFORNIA 95404
 (707) 544-0784 FAX (707) 544-0886

**GOLDEN GATE COURT
 3741 GOLDEN GATE AVENUE, SANTA ROSA CA
 TENTATIVE MAP**



LOCATION MAP
N.T.S.



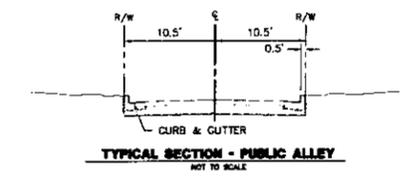
PROJECT DATA

APN: 35-102-04
 OWNER & DEVELOPER: MEA PACIFIC III, L.P.
 825 SONOMA AVENUE
 SANTA ROSA, CA. 95404
 SITE ADDRESS: 3741 GOLDEN GATE AVENUE
 SANTA ROSA, CA
 EXISTING ZONING: R-1 - 2/6
 TOTAL GROSS AREA: 1.50 ACRES (BEFORE GOLDEN GATE DEDICATION)
 TOTAL AREA DEVELOPED: 1.39 ACRES (AFTER GOLDEN GATE DEDICATION)
 NUMBER OF LOTS: 12
 DENSITY: 8 UNITS PER ACRE
 MINIMUM LOT SIZE: 3221 sq.ft.
 MAXIMUM LOT SIZE: 4653 sq.ft.
 AVERAGE LOT SIZE: 3628 sq.ft.
 SEWER AND WATER: CITY OF SANTA ROSA
 PARKING REQUIRED: 54 (48+6)
 PARKING PROVIDED:
 COVERED: 24
 ON STREET: 19
 OTHER: 14
 TOTAL PROVIDED: 57

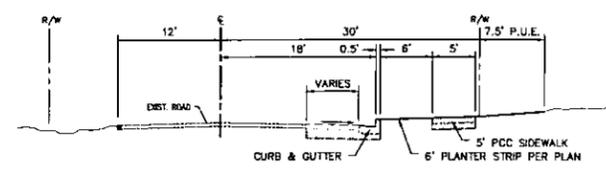
BENCHMARK

SEBASTOPOL ROAD AND CORPORATE CENTER PARKWAY: CITY DISK IN WELL MONUMENT AT CENTERLINE INTERSECTION.
 (COORDINATE MONUMENT G-341) 11-84. E-86 ELEV:106.311

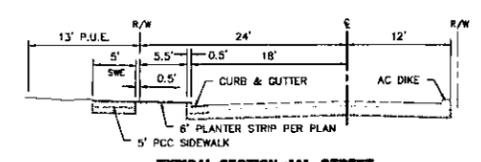
GOLDEN GATE AVENUE



TYPICAL SECTION - PUBLIC ALLEY
NOT TO SCALE



TYPICAL SECTION - GOLDEN GATE AVENUE
NOT TO SCALE



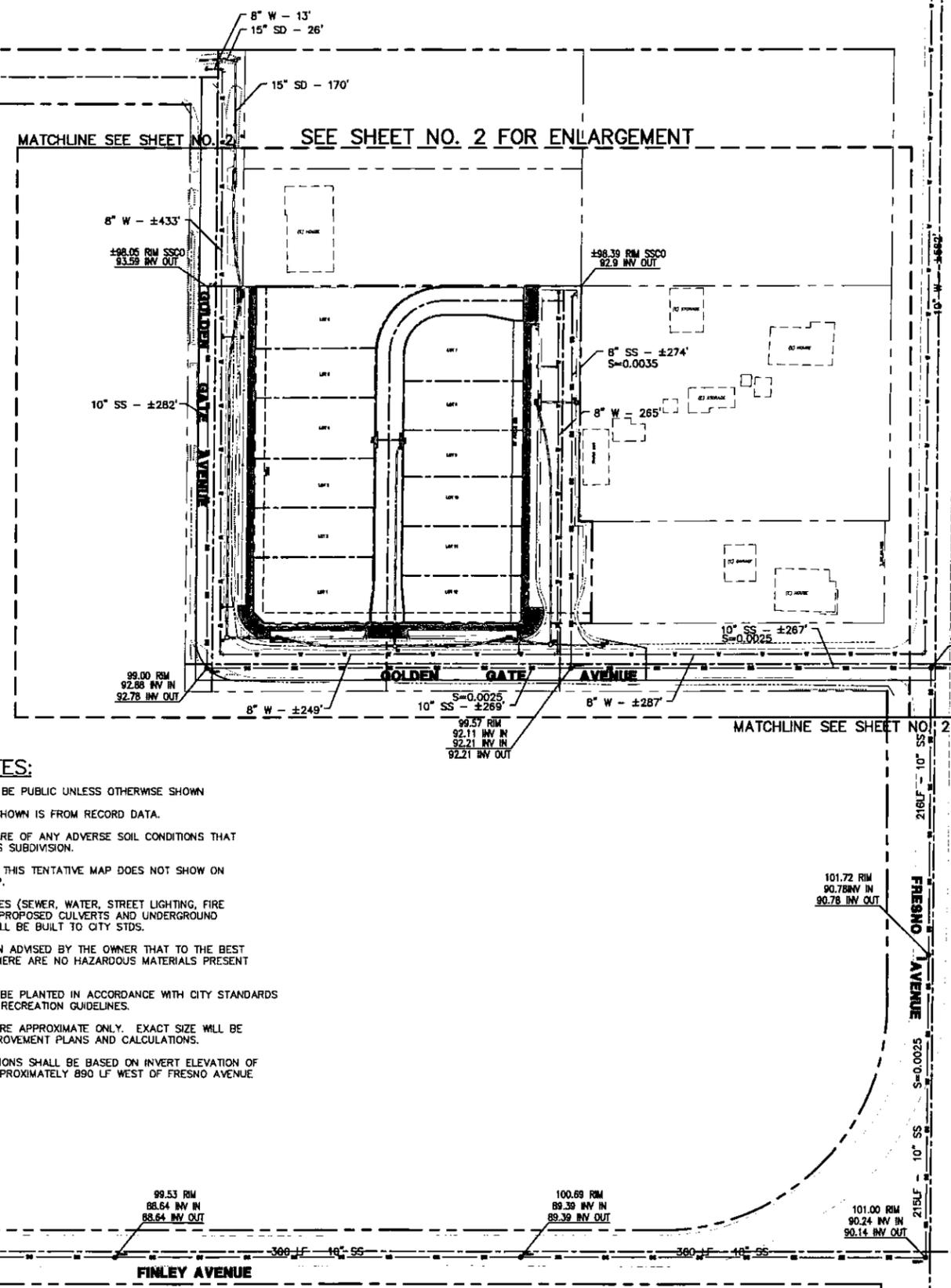
TYPICAL SECTION - 'A' STREET
NOT TO SCALE

LEGEND

	PROPOSED	EXISTING
WATER VALVE	⬮	⊙
FIRE HYDRANT	⬮	⊙
STORM DRAIN MANHOLE	⊙ MH	⊙ MH
CURB INLET	⊙	⊙
DROP INLET	⊙ DI	⊙ DI
SANITARY SEWER MANHOLE	⊙ SSMH	⊙ SSMH
SANITARY SEWER CLEANOUT	⊙ C.O.	⊙ C.O.
STREET LIGHT	⬮	⬮
EXISTING OAK TREE TO BE REMOVED	⊙	⊙
SANITARY SEWER LINE (SEE PLAN FOR SIZE)	—	—
WATER LINE (SEE PLAN FOR SIZE)	—	—
STORM DRAIN (SEE PLAN FOR SIZE)	—	—
FLOWLINE (E) DITCH	—	—
(E) EDGE OF PAVEMENT	—	—
PROPERTY LINE	—	—
CENTER LINE	—	—
(E) TOP OF DITCH	—	—

GENERAL NOTES:

- ALL STREETS ARE TO BE PUBLIC UNLESS OTHERWISE SHOWN
- EXISTING BOUNDARY SHOWN IS FROM RECORD DATA.
- ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS SUBDIVISION.
- THE AREA SHOWN ON THIS TENTATIVE MAP DOES NOT SHOW ON ANY FEMA FLOOD MAP.
- ALL PROPOSED UTILITIES (SEWER, WATER, STREET LIGHTING, FIRE HYDRANT, ETC.) AND PROPOSED CULVERTS AND UNDERGROUND STORM DRAINAGE SHALL BE BUILT TO CITY STDS.
- THIS OFFICE HAS BEEN ADVISED BY THE OWNER THAT TO THE BEST OF HIS KNOWLEDGE THERE ARE NO HAZARDOUS MATERIALS PRESENT ON THIS SITE.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY STANDARDS AND THE PARKS AND RECREATION GUIDELINES.
- STORM DRAIN SIZES ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
- SEWER INVERT ELEVATIONS SHALL BE BASED ON INVERT ELEVATION OF EXISTING MANHOLE APPROXIMATELY 890 LF WEST OF FRESNO AVENUE ON FINLEY AVENUE.



98.31 RIM
87.42 INV IN
87.42 INV OUT

98.73 RIM
87.89 INV IN
87.89 INV OUT

99.53 RIM
88.54 INV IN
88.54 INV OUT

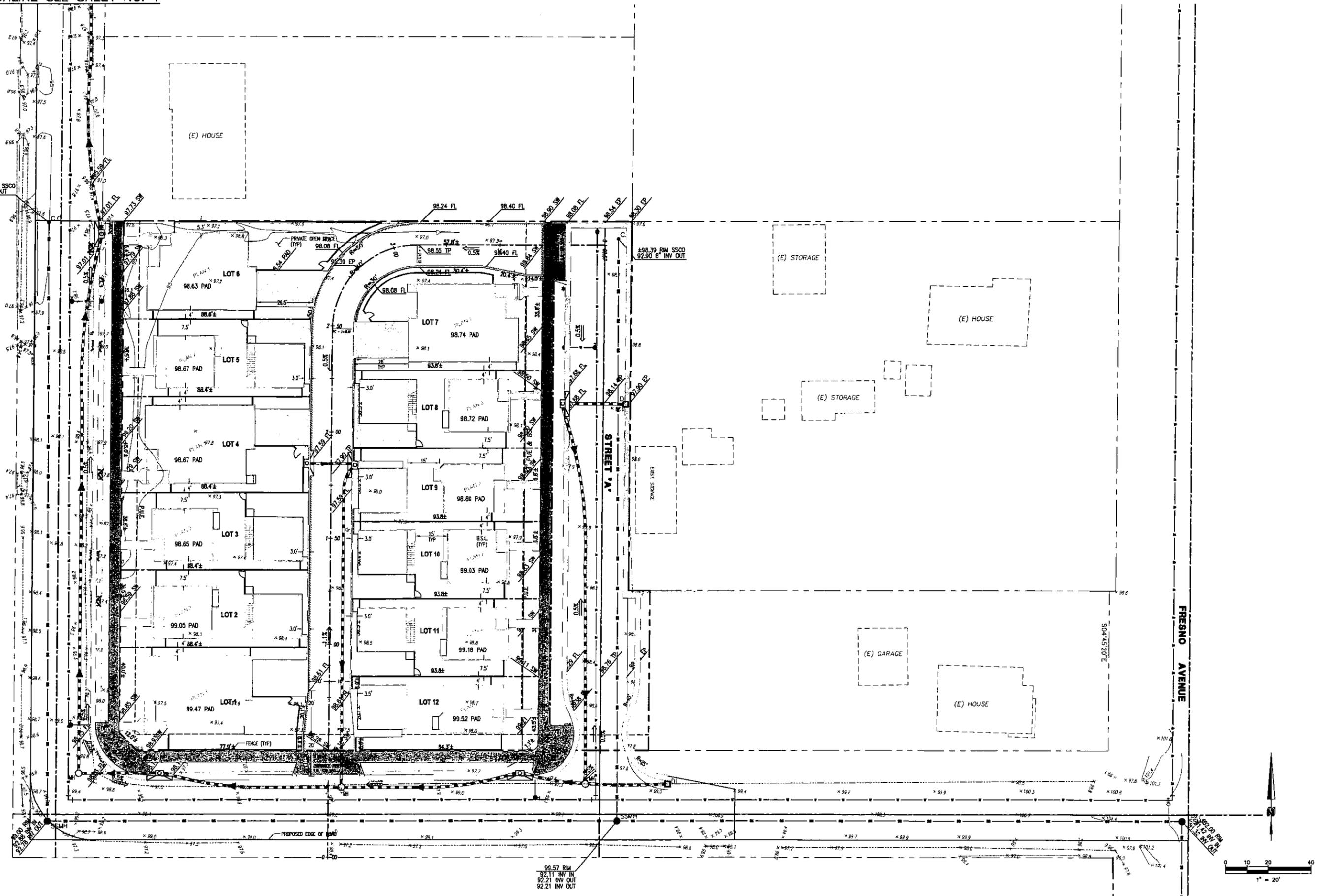
100.69 RIM
89.39 INV IN
89.39 INV OUT

101.72 RIM
90.78 INV IN
90.78 INV OUT

101.00 RIM
90.24 INV IN
90.14 INV OUT

CONVERT EXISTING SANITARY SEWER CLEANOUT TO SANITARY SEWER MANHOLE

MATCHLINE SEE SHEET NO. 1



REVISIONS	BY

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**GOLDEN GATE COURT
 3741 GOLDEN GATE AVENUE, SANTA ROSA CA
 TENTATIVE MAP**

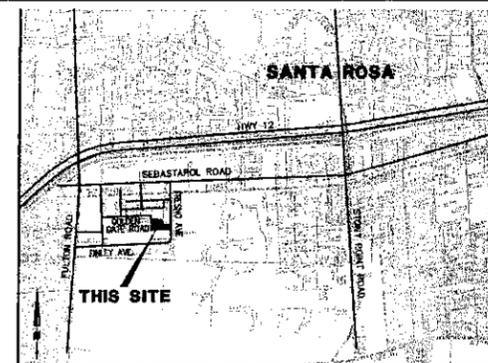
DATE: 07/09/2004
 JOB: 00-772E
 FILE: TENTATIVE MAP.DWG
 SCALE: 1" = 20'
 DRAWN BY: WAK
 SHEET: 2
 of 2 SHEET(S)



MATCHLINE SEE SHEET NO. 1

EAGLE
OR NO. 80R 002316
APN 035-102-013

HARN & LEE
OR NO. 91R 130750
APN 035-102-011



LOCATION
N.T.S.

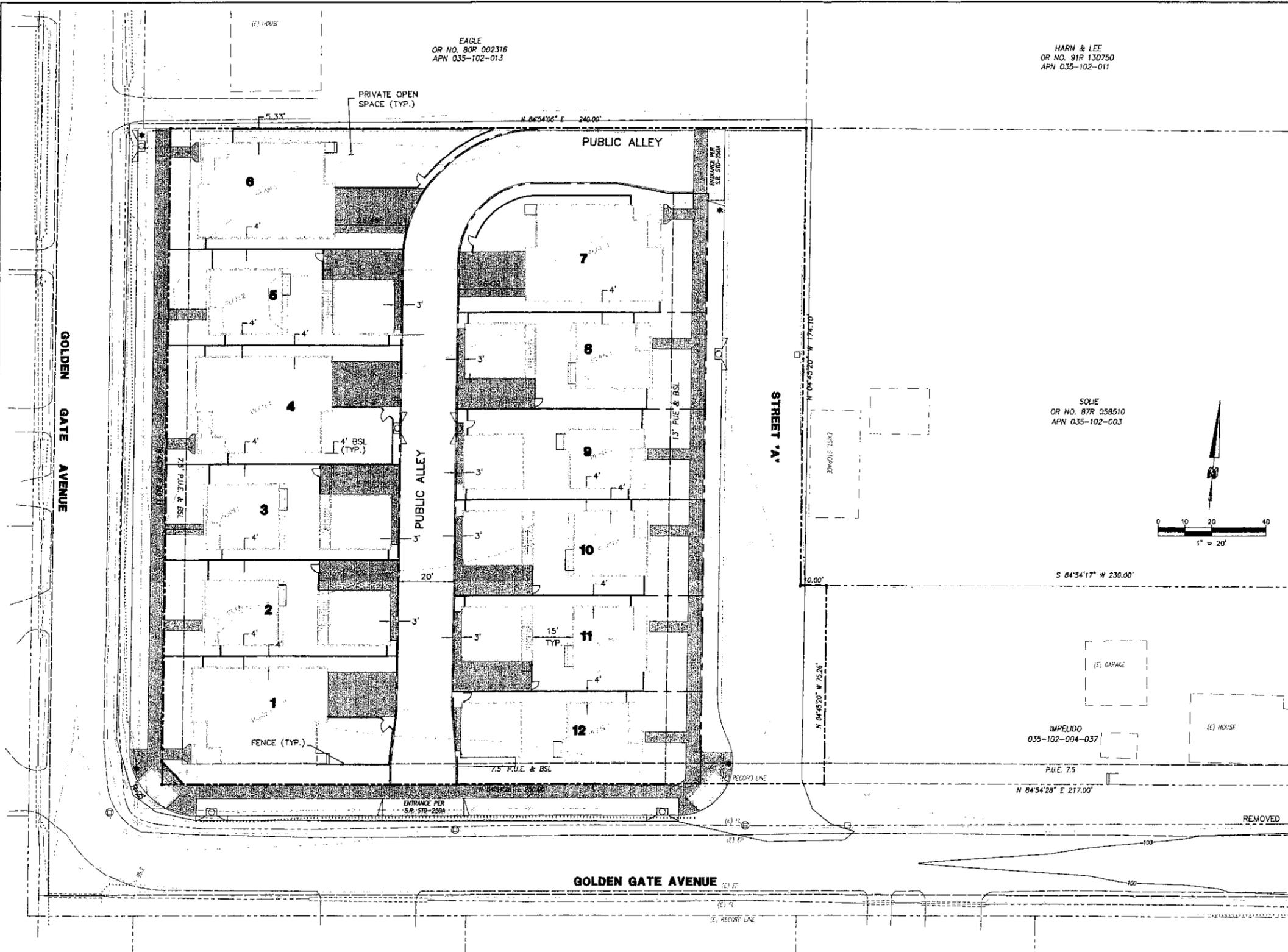
PROJECT DATA

APN: 35-102-04
OWNER & DEVELOPER: MEA PACIFIC III, L.P.
825 SONOMA AVENUE
SANTA ROSA, CA. 95404
SITE ADDRESS: 3741 GOLDEN GATE AVENUE
SANTA ROSA, CA

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SEWER AND WATER: CITY OF SANTA ROSA

PARKING REQUIRED 54 (48+6)
PARKING PROVIDED
COVERED 24
ON STREET 19
OTHER 14
TOTAL PROVIDED 57

LOT No.	AREA SF	HOUSE SF
1.	4209	1274
2.	3221	1304
3.	3221	1304
4.	3971	1274
5.	3221	1304
6.	4653	1274
7.	4313	1274
8.	3422	1304
9.	3234	1211
10.	3422	1304
11.	3422	1304
12.	3231	1211
AVERAGE	3628	1278



REVISIONS

EBA ENGINEERING
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225 W. HUSBANDY LANE, SUITE 200, SAN BERNARDINO, CALIFORNIA 92408
(909) 880-0432 FAX (909) 880-0432

CALIFORNIA

**GOLDEN GATE COURT
DEVELOPMENT PLAN**

SONOMA COUNTY

DATE: DEC 2004
JOB: 00-772E
FILE: 00-772E DEVELOPMENT
SCALE: 1"=20'
DRAWN BY: TVM
SHEET: **1**
of 1 SHEET(S)