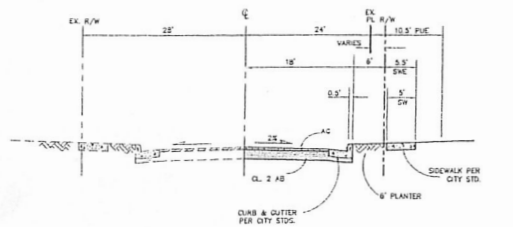
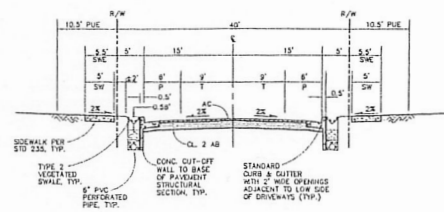


KAWANA VILLAGE TENTATIVE MAP



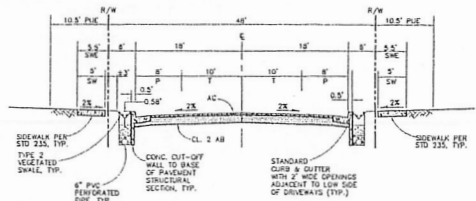
KAWANA TERRACE - PUBLIC
26' MINOR STREET - HALF SECTION

NO SCALE



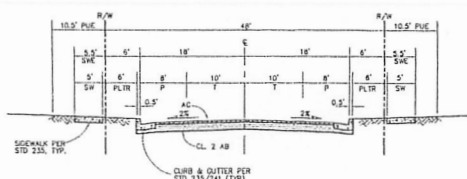
'A' STREET - PUBLIC
40' NEIGHBORHOOD STREET

NO SCALE



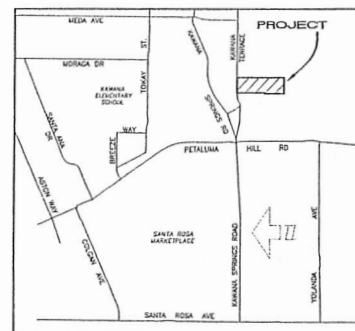
RAFAEL STREET - PUBLIC
48' MINOR STREET
(EAST OF 'A' STREET)

NO SCALE



RAFAEL STREET - PUBLIC
48' MINOR STREET
(WEST OF 'A' STREET)

NO SCALE



LOCATION MAP

NO SCALE

OWNERS

APH 044-051-019
T & J FAMILY LTD PTP
MICHAEL J. SMITH TRUST,
UTD 10-31-1994
125 THUNDERBIRD COURT
NOVATO, CA 94047
(415) 898-6550

APH 044-051-025
BARBARA J. MCCALL
STANLEY WINN HAYES
1310 KAWANA SPRINGS ROAD
SANTA ROSA, CA 95404
(530) 666-0506

APH 044-051-027
DAS HOMES INC.
1310 WEST STREET
WOODLAND, CA 95695
(530) 868-0506

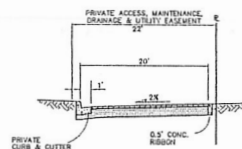
DEVELOPERS

WATERFORD ASSOC., LLC
945 FRONT ST
NOVATO, CA 94945
(415) 898-6550

DAS HOMES INC.
1310 WEST STREET
WOODLAND, CA 95695
(530) 868-0506

ENGINEER

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



SERVING LOTS 2-4; 7-9; 12 & 13; AND 26 & 27

PRIVATE DRIVEWAY

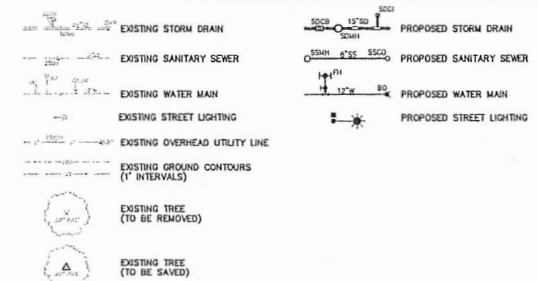
NO SCALE

GENERAL NOTES

- PRESENT ZONING IS COUNTY AND PROPOSED ZONING IS R1-6.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN & POLICY STATEMENT.
- RESIDENTIAL LOT AREAS:

SMALLEST	3,397 SF
LARGEST	8,547 SF
AVERAGE	4,278 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
- NO AREAS OF THIS SITE ARE SUBJECT TO FLOODING. 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 PLANTER STRIPS AND/OR PLANTING WELLS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE TO WHICH THE DEVELOPMENT IS TRIBUTARY - KAWANA-YOLANDA TRUCK SEWER
EXISTING SEWAGE GENERATION - 1,218 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 0.018 MGD.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND



ABBREVIATIONS

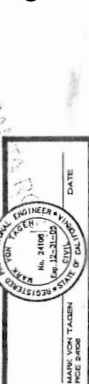
BO	BLOWOFF	PLTR	PLANTER
CONC.	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
(E)/EX/EXIST.	EXISTING	PVC	POLYVINYL CHLORIDE
FF	FINISH FLOOR	R/W	RIGHT OF WAY
FF	FIRE HYDRANT	SCOB	STORM DRAIN CATCH BASIN
GF	GARAGE FINISH FLOOR	SDOI	STORM DRAIN DROP INLET
HDPE	HIGH DENSITY POLYETHYLENE	SDMH	STORM DRAIN MANHOLE
P	PARKING LAKE	SSCO	SANITARY SEWER CLEANOUT
PAE	PRIVATE ACCESS, MAINTENANCE, DRAINAGE & UTILITY EASEMENT	SSMH	SANITARY SEWER MANHOLE
PDE	PRIVATE DRAINAGE EASEMENT	SW	SIDEWALK
PL	PROPERTY LINE	SWE	SIDEWALK EASEMENT
		T	TRAVEL LAKE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK G-183, DISK IN WELL MON 23' EAST OF AND 5' SOUTH OF INTERSECTION OF PETALUMA HILL RD & KAWANA SPRINGS RD (COORDINATE MON G-217) ELEVATION 166.039

INDEX OF DRAWINGS

- TENTATIVE MAP COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- TENTATIVE MAP GRADING, DRAINAGE & UTILITY PLAN



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

DAVID J. SMITH, P.E.
NO. 10000
STATE OF CALIFORNIA
CIVIL ENGINEER

TENTATIVE MAP
KAWANA VILLAGE
1550, 1650, 1750 KAWANA TERRACE
SANTA ROSA, CALIFORNIA

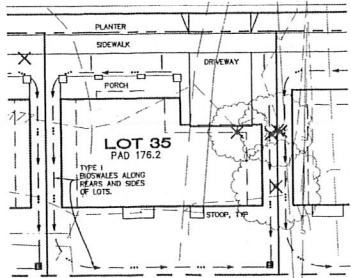
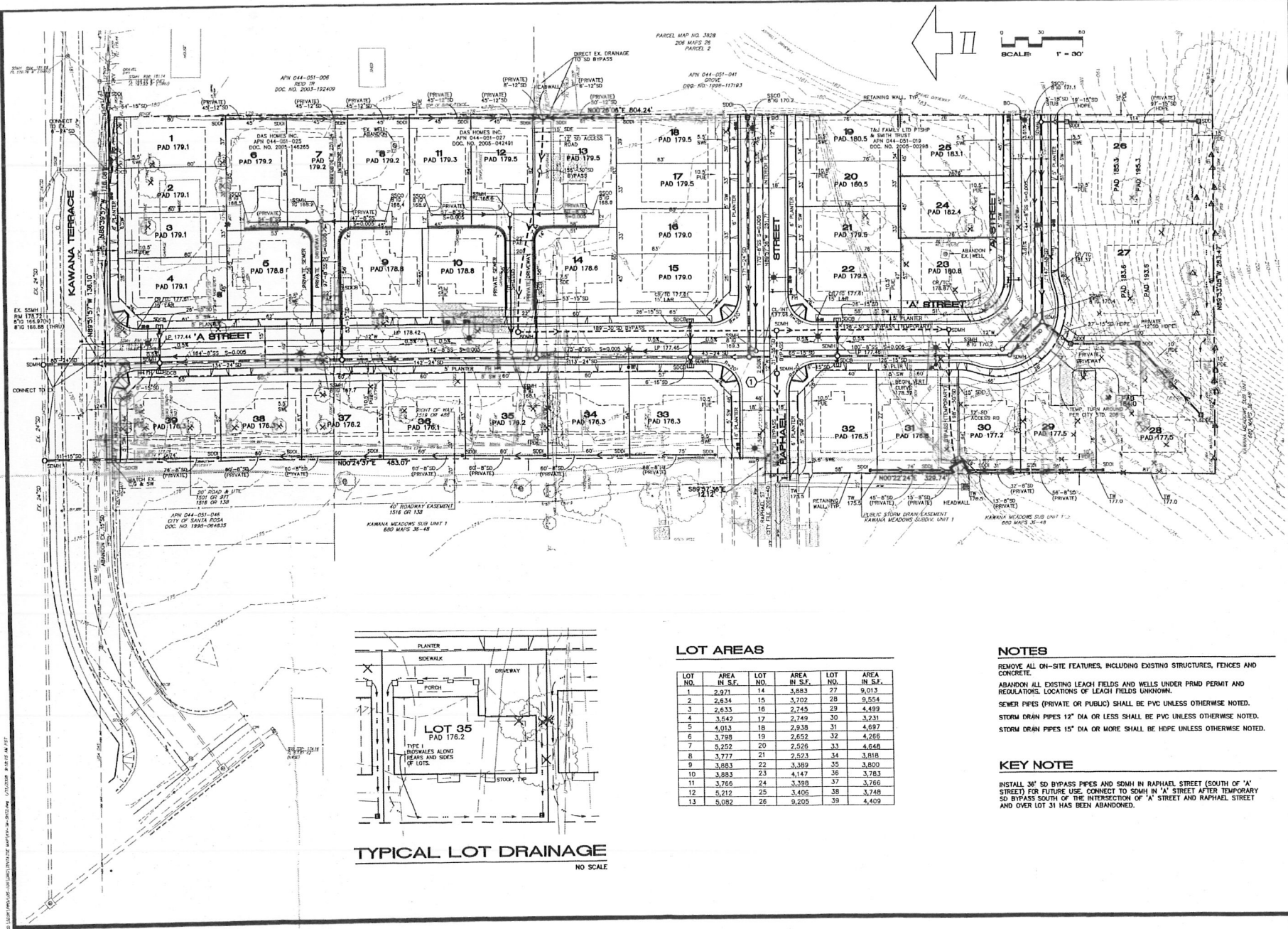
RESIDENTIAL LOTS
SUBMITTAL BOOK

JOB NO.
05-106

SHEET NO.

1

OF 2 SHEETS



TYPICAL LOT DRAINAGE
NO SCALE

LOT AREAS

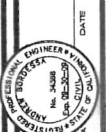
LOT NO.	AREA IN SQ. FT.	LOT NO.	AREA IN SQ. FT.	LOT NO.	AREA IN SQ. FT.
1	2,971	14	3,883	27	9,019
2	2,634	15	3,702	28	9,554
3	2,633	16	2,745	29	4,499
4	3,642	17	2,749	30	3,231
5	4,013	18	2,835	31	4,687
6	3,788	19	2,652	32	4,286
7	3,252	20	2,626	33	4,648
8	3,777	21	2,523	34	3,818
9	3,683	22	3,389	35	3,800
10	3,683	23	4,147	36	3,783
11	3,766	24	3,389	37	3,766
12	3,912	25	3,406	38	3,748
13	5,082	26	9,205	39	4,409

NOTES

- REMOVE ALL ON-SITE FEATURES, INCLUDING EXISTING STRUCTURES, FENCES AND CONCRETE.
- ABANDON ALL EXISTING LEACH FIELDS AND WELLS UNDER PRUD PERMIT AND REGULATORY LOCATIONS OF LEACH FIELDS UNKNOWN.
- SEWER PIPES (PRIVATE OR PUBLIC) SHALL BE PVC UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPES 12" DIA OR LESS SHALL BE PVC UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPES 15" DIA OR MORE SHALL BE HDPE UNLESS OTHERWISE NOTED.

KEY NOTE

INSTALL 36" SD BYPASS PIPES AND SDMH IN RAPHAEL STREET (SOUTH OF 'A' STREET) FOR FUTURE USE. CONNECT TO SDMH IN 'A' STREET AFTER TEMPORARY SD BYPASS SOUTH OF THE INTERSECTION OF 'A' STREET AND RAPHAEL STREET AND OVER LOT 31 HAS BEEN ABANDONED.



CIVIL DESIGN CONSULTANTS, INC.

TENTATIVE MAP GRADING, DRAINAGE AND UTILITY PLAN
KAWANA VILLAGE

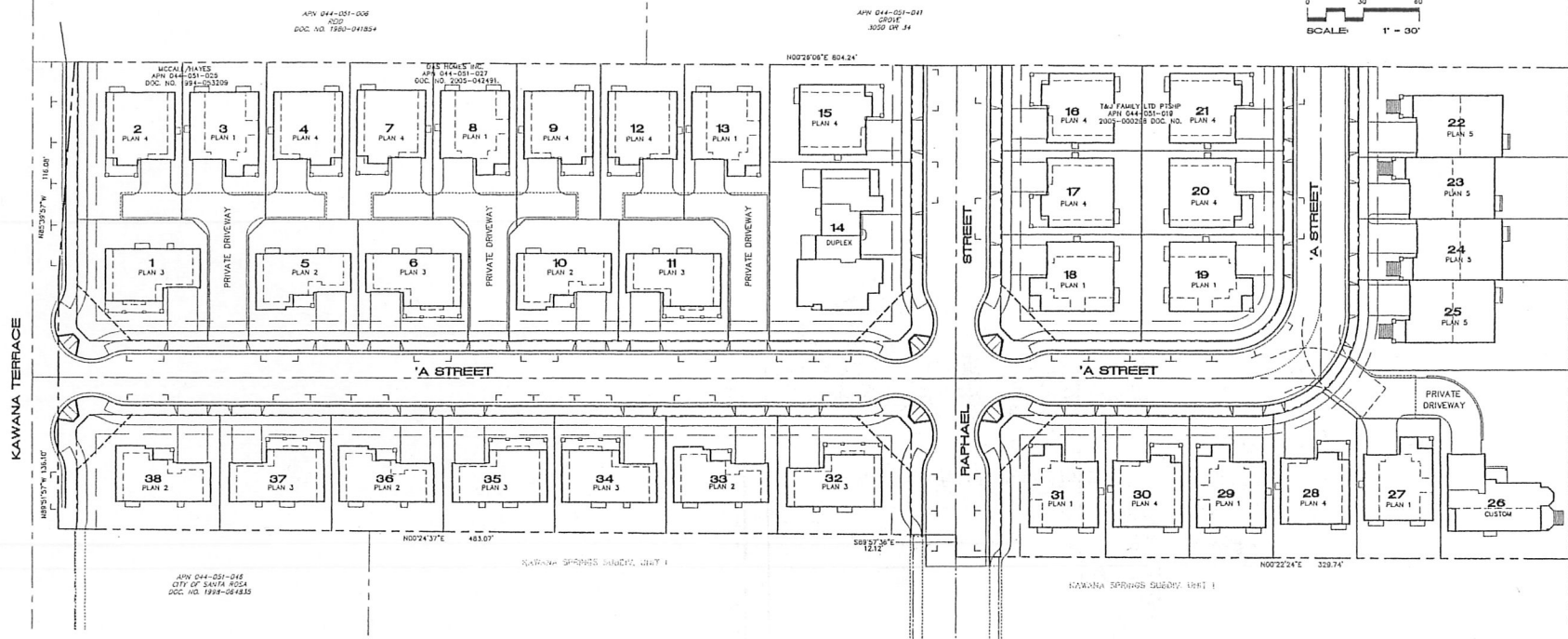
38 PARCELS TOTAL
479 ACRES TOTAL
KAWANA VILLAGE

JOB NO. 05-106

SHEET NO.

2
OF 2 SHEETS

U. P.P.
V. P.P.
S. P.P.
A. P.P.



PROJECT AND SITE DATA

SITE DATA

GROSS SITE AREA	4.78 ACRES
PROJECT DENSITY	8.1 UNITS PER ACRE
EXISTING ZONING	COUNTY
PROPOSED ZONING	R-1-6

SITE DETAILS

PLAN 1 - ONE STORY	1,530 SQ. FT.	8 UNITS
PLAN 2 - TWO STORY	1,747 SQ. FT.	5 UNITS
PLAN 3 - TWO STORY	1,896 SQ. FT.	7 UNITS
PLAN 4 - TWO STORY	1,905 SQ. FT.	12 UNITS
PLAN 5 - TWO STORY (ATTACHED UNIT)	2,206 SQ. FT.	4 UNITS
CUSTOM - TWO STORY	1,830 SQ. FT.	1 UNIT
DUPLEX - ONE AND TWO STORY	1,142 AND 1,025 SQ. FT.	2 UNITS
		39 UNITS

SMALLEST LOT SIZE	3,397 SQ. FT.
LARGEST LOT SIZE	8,547 SQ. FT.
AVERAGE LOT SIZE	4,276 SQ. FT.

SETBACKS

	R-1-6 LOTS	R-1-6 + HILLSIDE REG.
FRONT	10'	20'
GARAGE	10'	20'
INTERIOR SIDE (1 STORY ELEMENT):	4'	0'
INTERIOR SIDE (2 STORY ELEMENT):	8'	0'
EXTERIOR SIDE:	10'	15'
REAR:	15'	15'

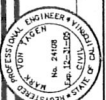
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE.

PARKING

COVERED PARKING SPACES	76
DRIVEWAY ON-SITE PARKING SPACES	76
PUBLIC STREET PARKING SPACES	38
TOTAL PARKING SPACES	190
	4.9 SPACES/UNIT

LOT AREAS

LOT NO.	AREA IN S.F.	LOT NO.	AREA IN S.F.	LOT NO.	AREA IN S.F.
1	4,521	14	7,310	27	3,406
2	4,790	15	3,975	28	3,722
3	6,304	16	3,433	29	3,464
4	3,793	17	3,397	30	3,453
5	3,800	18	4,254	31	4,288
6	3,800	19	4,144	32	4,569
7	3,782	20	3,443	33	3,819
8	5,262	21	3,451	34	3,801
9	3,770	22	5,450	35	3,784
10	3,800	23	3,752	36	3,767
11	3,800	24	3,753	37	3,749
12	3,750	25	5,501	38	4,787
13	5,288	26	8,547		



CIVIL DESIGN CONSULTANTS, INC.
2200 Rengas Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-1620

SITE PLAN
KAWANA VILLAGE
1150, 1160, 1180 KAWANA TERRACE
SANTA ROSA, CALIFORNIA

39 UNITS
4.78 ACRES
190 PARKING SPACES
MARK V. TABOR
11/15/2005

JOB NO.
05-106
SHEET NO.

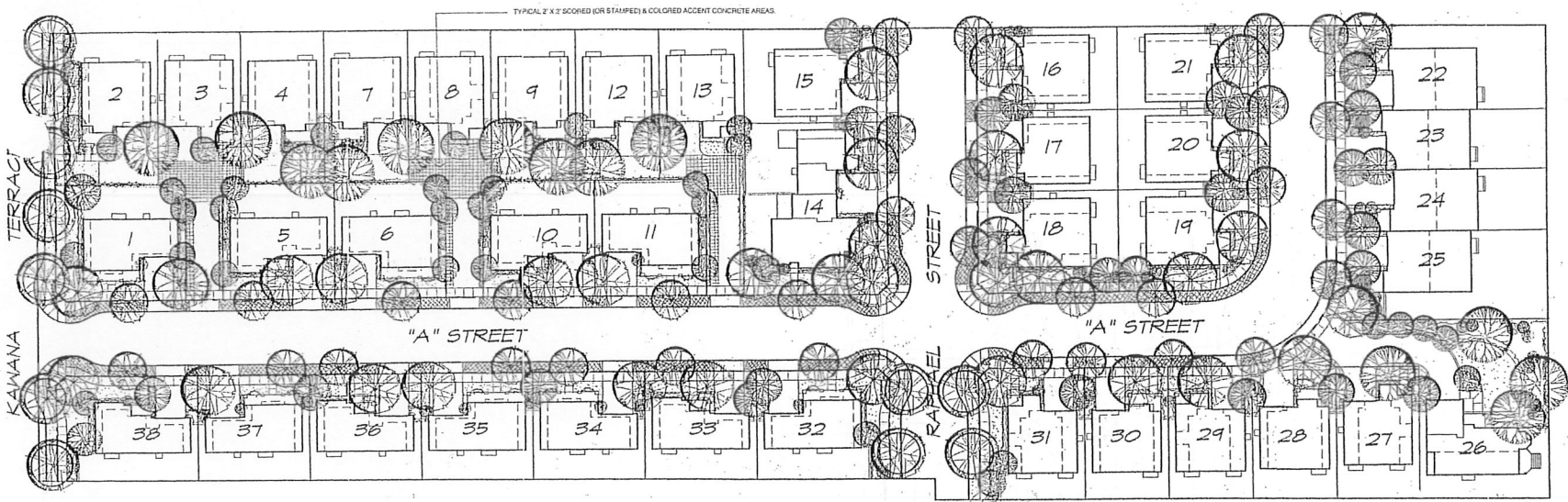
1
OF 1 SHEETS

CITY OF SANTA ROSA
P.O. BOX 16700
SANTA ROSA, CA 95407
FEB 09 2006
DEPARTMENT OF
COMMUNITY DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN



0 15 30 60
SCALE 1" = 30'



LANDSCAPE LEGEND

SYM.	DESCRIPTION & NAMES	SIZE/NOTES
	Small, Deciduous Street Trees <i>Lagerstroemia hybrid</i> 'Tuscanora' / Midew-resistant Crapo Myrtle	15 Gal./See Notes
	Medium, Deciduous Street Trees <i>Acer rubrum</i> 'Red Sunset' / Red Maple	15 Gal.
	Medium, Deciduous Front Yard Shade Trees <i>Acer rubrum</i> 'Red Sunset' / Red Maple <i>Pyrus calleryana</i> 'Aristocrat' / Flowering Pear <i>Ficus hololepis</i> 'Marsala' / Marsala Ash	24" Box
	Medium, Deciduous Private Drives Shade Trees <i>Acer platanoides</i> 'Crimson Sentry' / Purpleleaf Maple <i>Pistacia chinensis</i> / Chinese Pistache	24" Box
	Small, Evergreen, Flowering Accent Trees <i>Abutilon Marina</i> / Marina Strawberry Tree <i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia <i>Trelatonia laurina</i> / Trelatonia	15 Gal.
	Small, Deciduous Shade Trees <i>Crataegus phaenopyrum</i> / Washington Thorn <i>Acer palmatum</i> / Japanese Maple	15 Gal.
	Medium to Tall Evergreen Shrubs <i>Photinia fraxinifolia</i> 'Silver Sheen' <i>Excoelaria Fraxinifolia</i> <i>Leptocarpus scoparium</i> 'Ruby Glow'	5 Gal.
	Low Shrubs, Grasses, Perennials & Ground Covers <i>Miscanthus sinensis</i> 'Variegata' <i>Barberry thunbergii</i> 'Cherry Bomb' <i>Mahonia aquifolium</i> 'Compactum' <i>Dianthus barbata</i> <i>Cotoneaster</i> 'Coral Beauty' <i>Hamamelis</i> 'Evergreen Pink' <i>Miscanthus sinensis</i> <i>Erigeron karwinskianus</i>	5/1 Gal.
	Lawns Dwarf Tall Fescue Blend	Sod
	Bio-Swales Hard & Red Fescue Blend (Unmowed Climbing Grass)	Seed/Sod

LANDSCAPE NOTES:

- ALL STREET TREES CONFORM TO THE CITY OF SANTA ROSA'S 'STREET TREE LIST' FOR THE SIZE PARKWAY THEY ARE PROPOSED TO BE PLANTED IN AND SHALL BE INSTALLED PER THE CITY'S STANDARD DETAILS. CRANE MYRTLE TREES (APPROVED FOR 3+ PARKWAYS) TO BE PLANTED 18" FOR PUBLIC SIDEWALK ON SLOPE OF BIO-SWALE WITH LINEAR ROOT BARRIERS ALONG SIDEWALK OPPOSITE EACH TREE.
- ALL PLANTING AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEMS, ONE ON EACH INDIVIDUAL LOT. BIO SWALES TO BE IRRIGATED WITH POP-UP SPRINKLERS TO MAINTAIN APPEARANCE DURY SEASON AND TO KEEP FILTERING GRASSES HEALTHY.
- ALL SHRUB & GROUND COVER AREAS WILL BE MULCHED WITH BARK OR WOOD CHIPS (2" MIN. DEPTH).
- MITIGATION FOR THE EXISTING TREES TO BE REMOVED (SEE CIVIL ENGINEER'S PLANS) PER THE ARBORIST'S REPORT (MAGNAN & ASSOC., SEPT. 12, 2005) CALLS FOR 138 / 15 GALLON SIZE TREES TO BE INSTALLED. NOT COUNTING ANY STREET TREES, THERE ARE 64 / 15 GALLON TREES AND 45 / 24" BOX TREES (EACH BOXED TREE COUNTING FOR 3 / 15 GALLON SIZE TREES OR 135 TOTAL) RESULTING IN A TOTAL NUMBER OF 138 ON-SITE MITIGATION TREES (135 + 64 = 199).

1-30-6
DATE: 1-30-6
REVISION:

PARKER SMITH
LANDSCAPE ARCHITECTURE
P.O. BOX 2026, SEBASTOPOL, CA 95473
TEL. & FAX (707) 235-0690

PRELIMINARY LANDSCAPE PLAN
KAWANA VILLAGE
WATERFORD ASSOCIATES, INC. - BEN SMITH
SANTA ROSA, CALIFORNIA

SHEET:
L-1
6/32 OF 1