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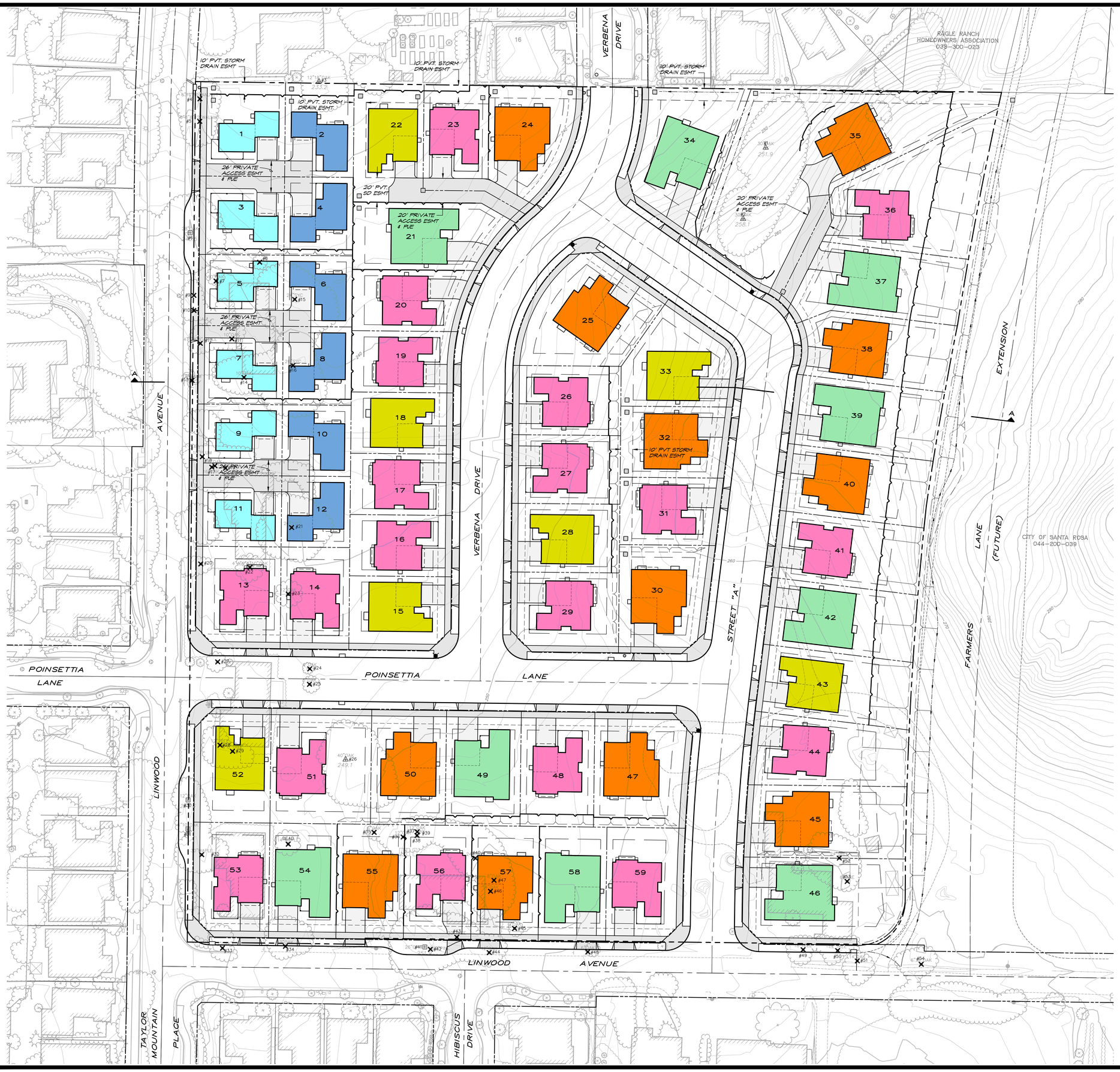
By Susie Murray at 5:17 pm, Jan 07, 2022



NORTH

0 30 60
scale 1" = 30' feet

LEGEND

SUBDIVISION BOUNDARY . . . . . .
EXISTING TREES: SAVE . . . △ REMOVE . . . ✕ MAY REMOVE . . . □
RETAINING WALL . . . . . .
SLOPE . . . . . .

PROJECT DATA

ADDRESS . . . . . 2574, 2842, 2862 LINWOOD AVENUE
ASSESSORS PARCEL No . . . 044-200-027, 044-200-029, 044-200-040
TOTAL GROSS ACREAGE . . . . . 9.73 ACRES
GENERAL PLAN LAND USE . . . . . LOW DENSITY RESIDENTIAL
ZONING: EXISTING ZONING . . . . . PD PROPOSED ZONING . . . . . PD
TOTAL LOTS 59
DENSITY . . . . . 6.06 DU/AC.

SETBACKS

FRONT SETBACK . . . . . 10' MINIMUM PROVIDED THAT A ONE-STORY PORCH MAY PROJECT UP TO 6' INTO THE SETBACK
SIDE SETBACK . . . . . 5' FOR ONE-STORY PORTIONS OF A STRUCTURE, 8' FOR TWO-STORY PORTIONS OF A STRUCTURE
REAR SETBACK . . . . . 10' MINIMUM PROVIDED THAT A MINIMUM OF 400 SQUARE FEET OF USABLE PRIVATE OPEN SPACE WITH NO DIMENSION LESS THAN 15' IS PROVIDED
GARAGE SETBACK . . 19' FROM THE REAR OF THE PUBLIC SIDEWALK

ARCHITECTURE

THIS DEVELOPMENT PLAN MAKES REFERENCE TO PLANS FOR SIX DIFFERENT HOMES (PLANS 1 THROUGH 6) DESIGNED BY FARRELL FABER AND ASSOCIATES SPECIFICALLY FOR THIS PROJECT. THE SPECIFIC PLANS SHOWN ON LOTS 27 THROUGH 29, 31 THROUGH 38, 41, AND 55 ON THIS DEVELOPMENT PLAN ARE TO BE CONSTRUCTED ON THESE LOTS AS SHOWN TO AVOID FUTURE REQUIREMENT OF A HILLSIDE DEVELOPMENT PERMIT. THE PLANS SHOWN ON OTHER LOTS ARE TO BE CONSIDERED CONCEPTUAL AND MAY BE REARRANGED, REASSIGNED, OR MODIFIED IN COMPLIANCE WITH THE ZONING CODE.

PLAN MIX:

PLAN 1	6
PLAN 2	6
PLAN 3	9
PLAN 4	7
PLAN 5	19
PLAN 6	12
	59

OWNER / DEVELOPER

McINTOSH DEVELOPMENT, LLC
2880 Cleveland Avenue, Suite B
Santa Rosa, CA. 95403
(707) 544-7194

DEVELOPMENT PLAN

PENSTEMON PLACE

SANTA ROSA, CALIFORNIA

JANUARY 2022

CARLILE • MACY
CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2015013.00

SHEET 1 OF 1

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1/7/2022 8:08:39 AM Kyle Gifford G:\2015\2015013\Drawings\Exh\VM\1501300-SP.dwg
[xr] Base: 1001-3P-ALT-ARCH-2015-3P-A1ARCH; 2015-3P-A1ARCH