

PROJECT AND SITE DATA

OWNER
GREG HALL AND JILI JIANG
PO BOX 321
SANTA ROSA, CA 95402

DEVELOPER
MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

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 150
SANTA ROSA, CA 95401
(707) 542-6268

SITE DATA

SITE AREA	4.84 ACRES
TOTAL UNITS	64
PROJECT DENSITY	13.22 UNITS/ACRE
EXISTING AND PROPOSED ZONING	R-3-18

LOT DETAILS

SMALLEST LOT SIZE = 2,285 SQ. FT. (LOT 37)
LARGEST LOT SIZE = 6,114 SQ. FT. (LOT 16)
AVERAGE LOT SIZE = 3,725 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

SETBACKS

PORCH	6 FT.
BUILDING - FRONT	10 FT.
BUILDING - REAR	15 FT. TYPICAL
	20 FT. AT WEST AND NORTH BOUNDARY
	10' MINIMUM AS SHOWN
BUILDING - SIDE	4 FT.
GARAGE - FRONT	19 FT.
GARAGE - SIDE	0 FT.

SETBACKS (MIN.) MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE

UNIT TYPES

SINGLE FAMILY ATTACHED RESIDENCES	24
DUPLEXES (20)	40
TOTAL UNITS	64

PARKING

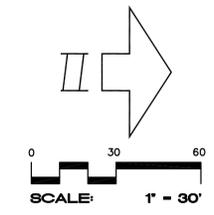
28 ON STREET SPACES
87 COVERED SPACES
62 UNCOVERED SPACES
TOTAL PROVIDED = 177 SPACES
TOTAL UNITS = 64
TOTAL SPACES PER UNIT = 2.77

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	3,233	25	3,780
2	3,062	26	5,604
3	4,370	27	5,035
4	4,359	28	3,837
5	2,992	29	3,994
6	3,000	30	4,505
7	4,379	31	4,219
8	4,366	32	2,865
9	3,003	33	2,862
10	3,003	34	2,860
11	4,366	35	2,874
12	4,366	36	2,452
13	2,824	37	2,285
14	2,654	38	5,374
15	5,878	39	2,826
16	6,114	40	2,818
17	2,508	41	4,129
18	2,770	42	4,106
19	3,064	43	2,719
20	3,369	44	2,603
21	4,792	PARCEL 'A'	1,639
22	5,350	PARCEL 'B'	2,140
23	4,044	PARCEL 'C'	12,320
24	4,268		

REAR YARD AREA TABLE

LOT NO.	REAR YARD SQ. FT.
30	665
31	610
32	417
33	412
34	404
35	408
36	367
37	423



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



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Santa Rosa, CA 95403
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APN: 036-061-068
064, 066 AND 069

**SITE DEVELOPMENT PLAN
MARLOW COMMONS**
2039, 2041 AND 2045
QUERNEVILLE ROAD
SANTA ROSA, CALIFORNIA

4.84 ACRES
RESIDENTIAL LOTS
37 PARCELS
MAY 2018

JOB NO.
16-111

SHEET NO.

OF 1 SHEETS