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By E07081 at 11:10 am, Apr 21, 2021

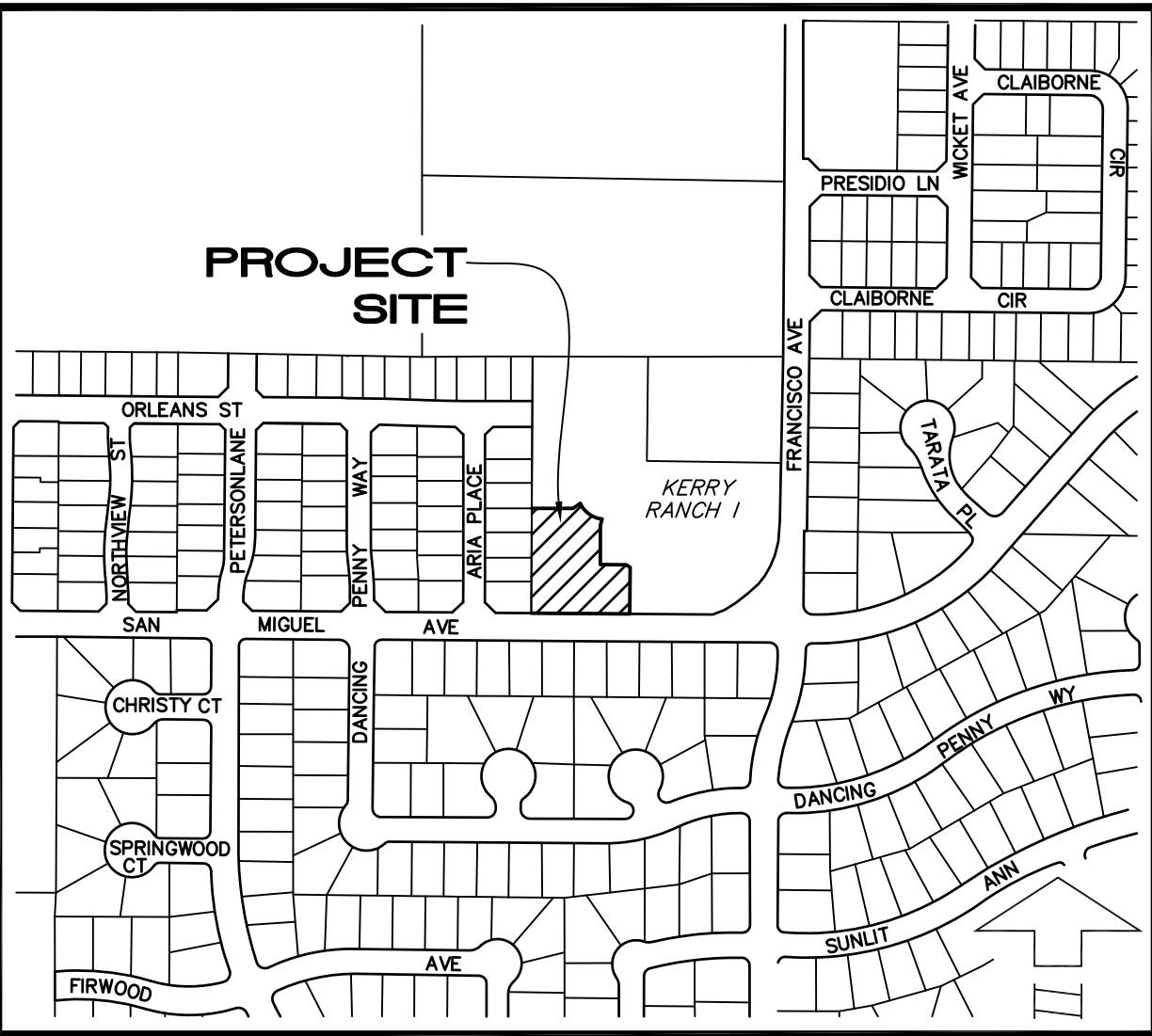
PARCEL 'A' OF KERRY RANCH I TENTATIVE MAP

GENERAL NOTES

- EXISTING AND PROPOSED ZONING IS R-1-6.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:
SMALLEST 4,322 SF (LOT 4)
LARGEST 8,047 SF (LOT 5)
AVERAGE 5,654 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
- REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING UNLESS OTHERWISE NOTED ON PLANS.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS OR WELLS ON-SITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = NORTH FULTON TRUNK SEWER REACH III
EXISTING SEWAGE GENERATION = 0 GALLONS PER DAY
PROJECTED SEWAGE GENERATION = 2,000 GALLONS PER DAY.
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	5,312	45%
2	5,302	45%
3	5,286	46%
4	4,322	45%
5	8,047	30%



LOCATION MAP

BENCHMARK

CITY OF SANTA ROSA BENCHMARK E110, DISK IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PETERSON LANE AND CHRISTY COURT.
ELEV:134.19

OWNER

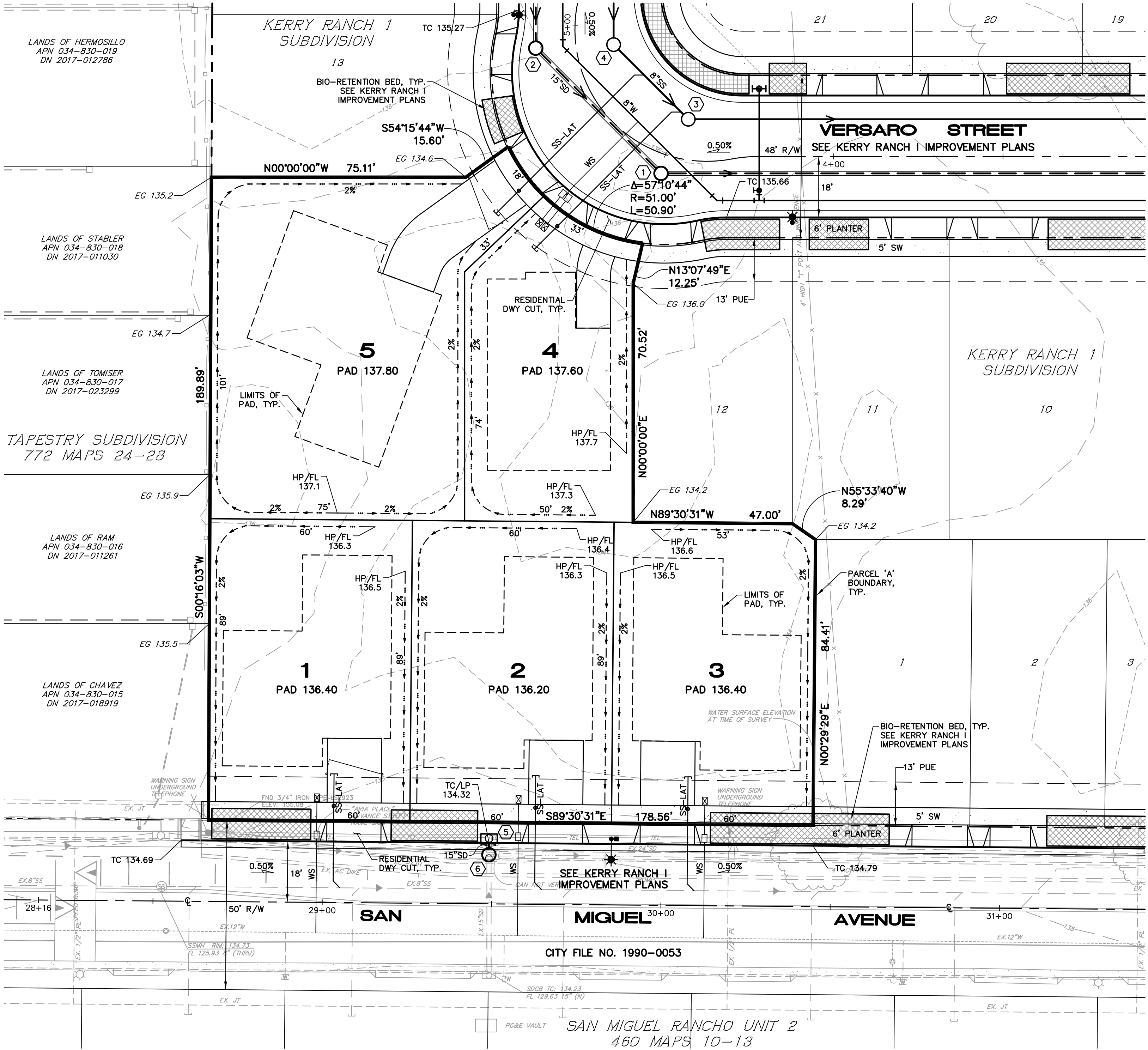
DANIEL H. MORGAN
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

DEVELOPER

MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
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(415) 515-2179

KEY NOTES

- SDMH, 15"IG 130.07(N), 15"IG 129.97(OUT)
- SDMH, 15"IG 130.29(N), 15"IG 130.18(OUT)
- SSMH, 8"IG 125.95(N), 8"IG 125.85(OUT)
- SSMH, 8"IG 126.21(N), 8"IG 126.11(OUT)
- CB, 15"IG 129.81(OUT)
- SDMH, 15"IG 129.01(N), 24"IG 129.01(OUT)

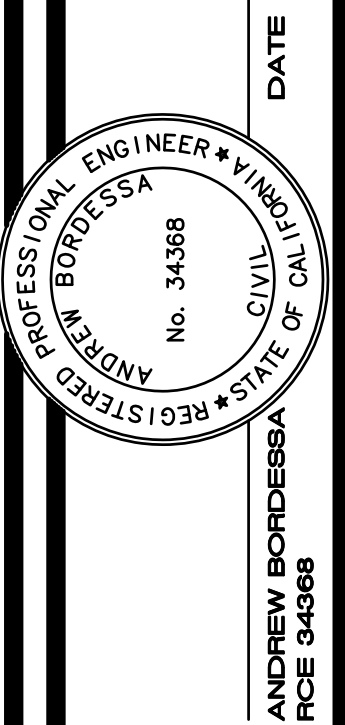
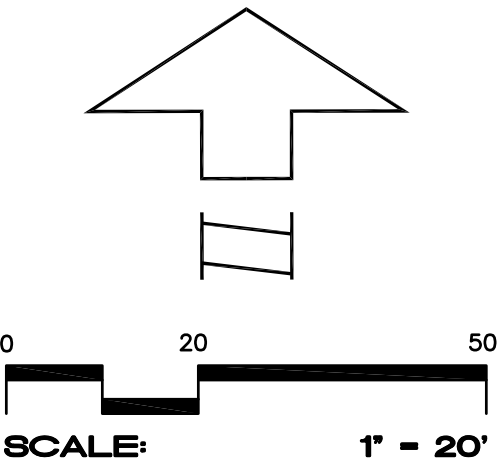


LEGEND

EXISTING	NEW
STREET LIGHT	OR
SANITARY SEWER	SS SSMH
SANITARY SEWER LAT.	SSCO 14" SS LAT
WATER MAIN & SERVICES	8" W GV DUAL WATER SERVICE
STORM DRAIN SYSTEM	SDOI SDOCB SD SDMH
CURB & GUTTER	6" PLANTER
SIDEWALK	5' SW
FLOWLINE / SWALE	
RESIDENTIAL CURB CUT	
BIO-RETENTION BED	
FENCE WITH 1" KICKER	
FENCE	
UTILITY BOXES	
SIGN	
SIDEWALK BARRICADE	

ABBREVIATIONS

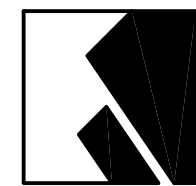
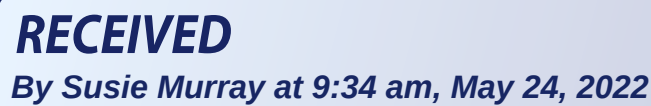
AB	AGGREGATE BASE
AC	ASPHALT CONCETE
APN	ASSESSOR'S PARCEL NUMBER
BO	BLOWOFF
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CL	CENTERLINE
DCV	DOUBLE CHECK VALVE
DN	DOCUMENT NUMBER
EX	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GV	GATE VALVE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
IG	INVERT GRADE
L	LENGTH
LAT	LATERAL
LL	LOT LINE
LO	LIVE OAK
LP	LOW POINT
NO	NUMBER
P	PARKING
PERF	PERFORATED
PL	PROPERTY LINE
PLNTR	PLANTER
PLNTR	PUBLIC UTILITY EASEMENT
R	RADIUS
RWD	REDWOOD
R/W	RIGHT OF WAY
SCR	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDE	PUBLIC STORM DRAIN EASEMENT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST-LT	STREET LIGHT
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER MAIN
WM	WATER METER
WS	WATER SERVICE



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

TENTATIVE MAP
PARCEL 'A' OF KERRY RANCH I
0.65 ACRES
5 LOTS
MARCH 2019
281 FRANCISCO AVENUE
SANTA ROSA, CALIFORNIA
APN 034-041-012

JOB NO.
17-119
SHEET NO.
1
OF 1 SHEETS



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APN: 034-041-013

SITE PLAN

PARCEL 'A' OF KERRY RANCH I

2181 FRANCISCO AVENUE
SANTA ROSA CALIFORNIA

0.65 ACRES

JOB NO.
17-

SHEET NO.

1

OF 1 SHEETS

