

Ex FH
(Located Using
Google Earth)

WESTERN
GARDENS
SUBDIVISION

Ex FH
(Located Using
Google Earth)

SOUTHERN
GARDENS
SUBDIVISION

DUTTON MEADOW

R-1-6 MEDIUM/LOW
DENSITY (TYP)

APPROXIMATE ZONING
BOUNDARIES (TYP)

Ex FH
(Located Using
Google Earth)

MAILBOX
KIOSK (TYP)

FH
(TYP)

ALOISE AVENUE

ROAD B

ROAD C

ROAD A

DUTTON MEADOW

ROAD A

NORTHPOINT PKWY
ROW DEDICATION
=50,444 SQ FT

MEADOW VIEW
SCHOOL

PROPOSED BUS STOP
PER STD-220

PARCEL C
=6,047 SF

LANDSCAPE FEATURES AND ESMTS
SHOWN FOR REFERENCE ONLY (TYP)

ROADWAY DEDICATION HATCH LEGEND:

- NORTHPOINT PKWY
50,444 SqFt or 1.16 AC
- PARCEL C
6,047 SqFt or 0.14 AC

MEDIUM/LOW DENSITY TOTAL AREA = 14.88 AC
- NPP(1.16 AC) & PAR C(0.14 AC) = 13.58 AC
(SEE TABLE BELOW)

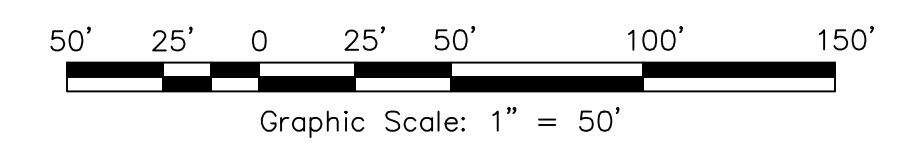
GENERAL PLAN HATCH LEGEND:

- MEDIUM/LOW DENSITY
591,544 SqFt
or 13.58 AC
- Medium/Low Density Residential
(8-13 Allowable Units)
Actual = 110 Units
Area = 648,172 SqFt or 14.88 Acres
- NPP (1.16 AC) & PAR C (0.14 AC)
Area = 591,544 SqFt or 13.58 AC
110 Units / 13.58 Acres
= 8.10 Units/Acres

- LOW DENSITY
160,191 SqFt
or 3.68 AC
- Low Density Residential
(2-8 Allowable units)
Actual = 27 Units
Area = 160,191 SqFt or 3.68 Acres
27 Units / 3.68 Acres
= 7.33 Units/Acres

NOTE:
ZONING DESIGNATIONS PER
CITY OF SANTA ROSA GIS

ROADWAY ACREAGE EXHIBIT



ROADWAY ACREAGE EXHIBIT

Hearne Avenue LLC & DM Associates LLC
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*A Service You Can Count On!

December 02, 2021

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