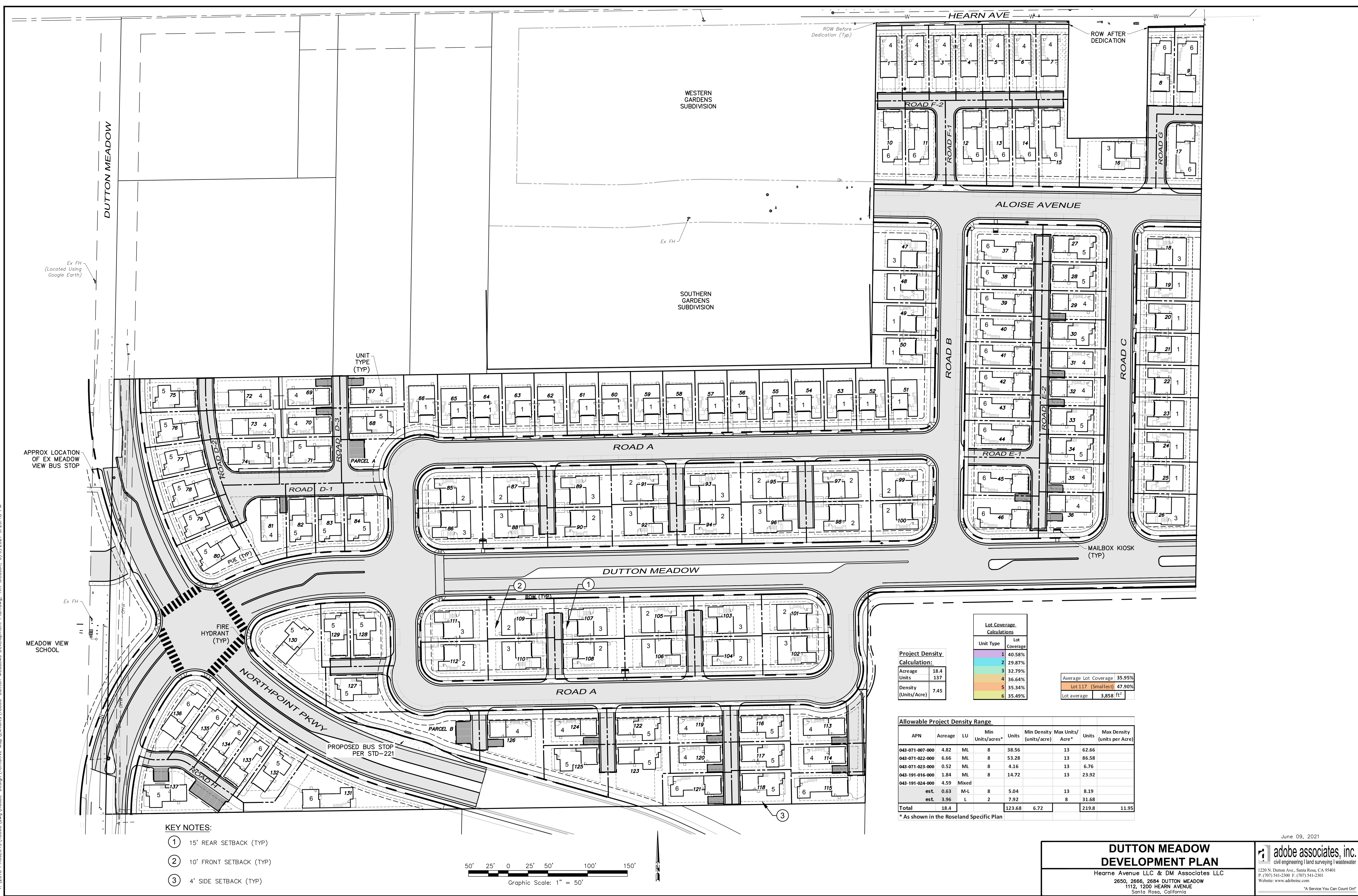
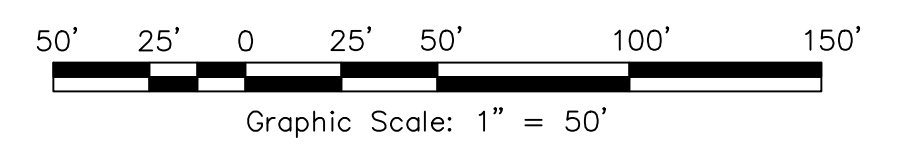


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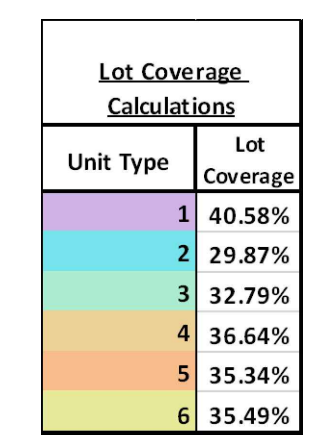


- KEY NOTES:**
- ① 15' REAR SETBACK (TYP)
 - ② 10' FRONT SETBACK (TYP)
 - ③ 4' SIDE SETBACK (TYP)



Project Density Calculation:

Acreage	18.4
Units	137
Density (Units/Acre)	7.45



Average Lot Coverage	35.95%
Lot 117 (Smallest)	47.90%
Lot average	3,858 ft ²

Allowable Project Density Range

APN	Acreage	LU	Min Units/acre*	Units	Min Density (units/acre)	Max Units/Acre*	Units	Max Density (units per Acre)
043-071-007-000	4.82	ML	8	38.56		13	62.66	
043-071-022-000	6.66	ML	8	53.28		13	86.58	
043-071-023-000	0.52	ML	8	4.16		13	6.76	
043-191-016-000	1.84	ML	8	14.72		13	23.92	
043-191-024-000	4.59	Mixed						
est.	0.63	M-L	8	5.04		13	8.19	
est.	3.96	L	2	7.92		8	31.68	
Total	18.4					123.68	6.72	219.8

* As shown in the Roseland Specific Plan

DUTTON MEADOW DEVELOPMENT PLAN

Heorne Avenue LLC & DM Associates LLC

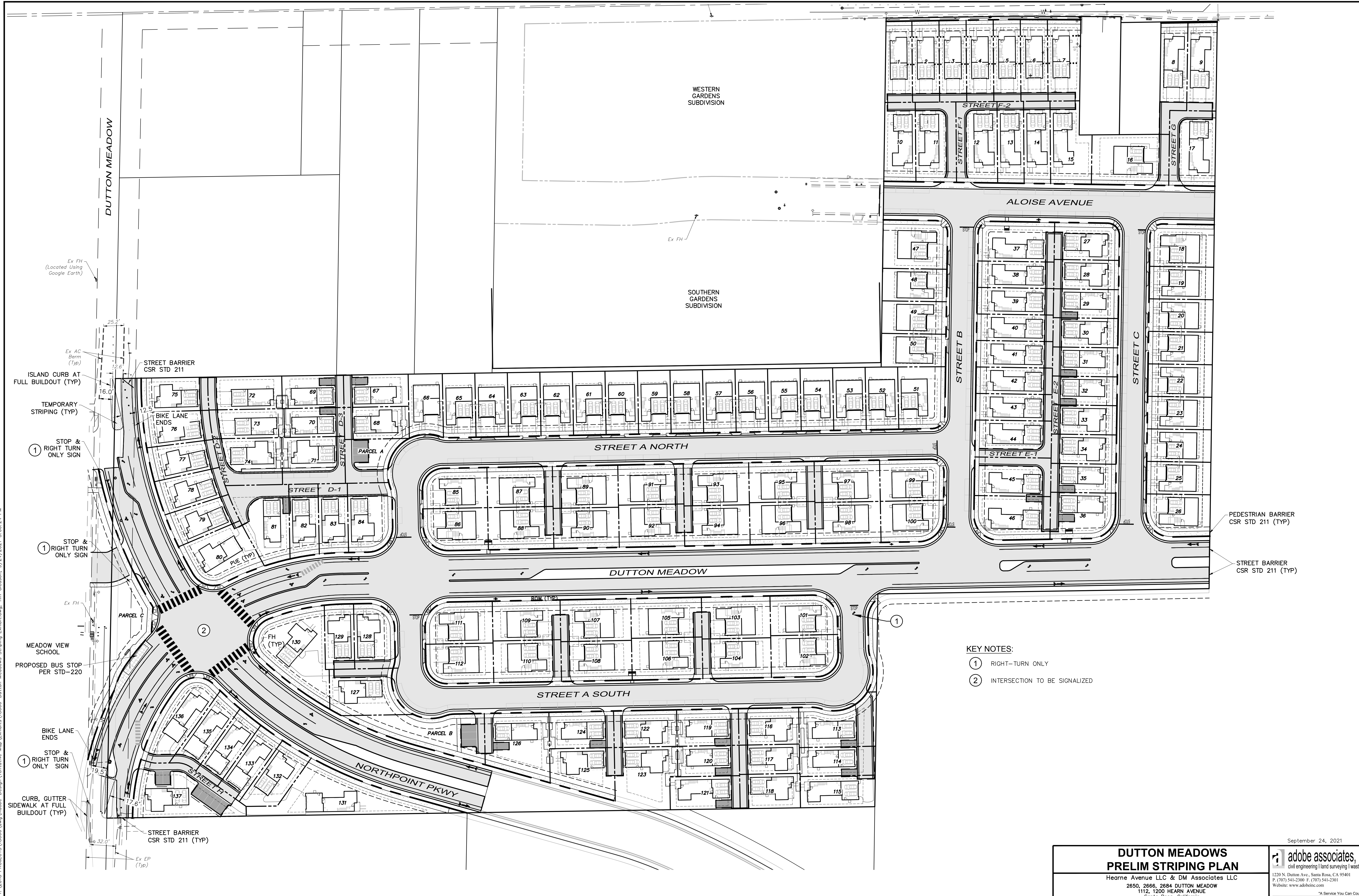
2650, 2666, 2684 DUTTON MEADOW
1112, 1200 HEARN AVENUE
Santa Rosa, California

June 09, 2021

adobe associates, inc.
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
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① STOP & RIGHT TURN ONLY SIGN

① STOP & RIGHT TURN ONLY SIGN

MEADOW VIEW SCHOOL

PROPOSED BUS STOP PER STD-220

① STOP & RIGHT TURN ONLY SIGN

CURB, GUTTER SIDEWALK AT FULL BUILDOUT (TYP)

STREET BARRIER CSR STD 211

②

STREET BARRIER CSR STD 211 (TYP)

STREET A NORTH

DUTTON MEADOW

STREET A SOUTH

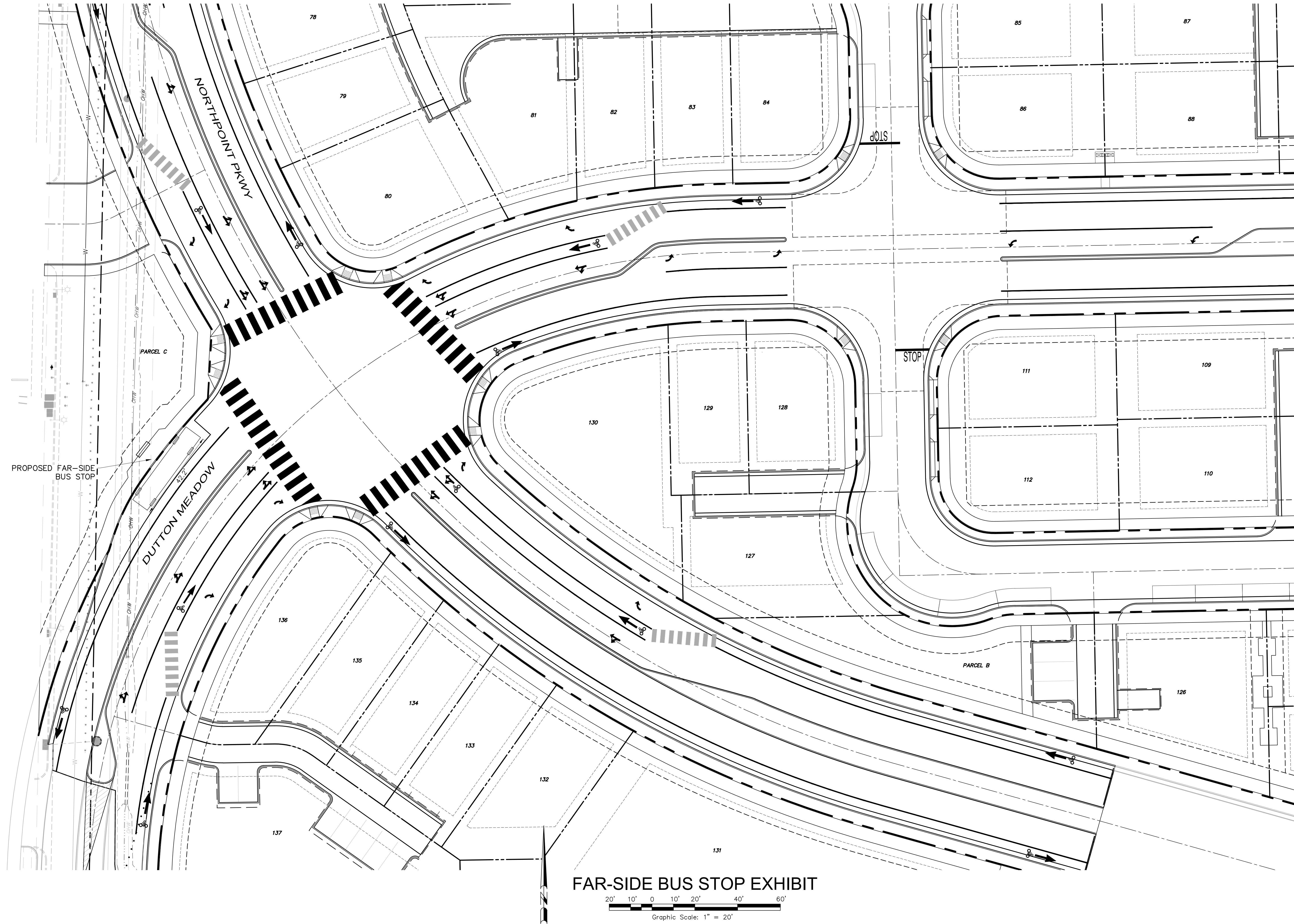
NORTHPOINT PKWY

KEY NOTES:

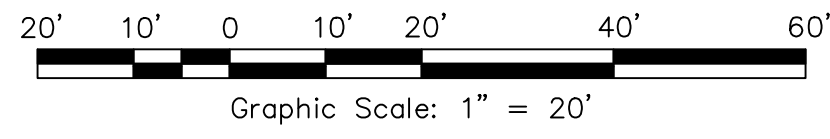
- ① RIGHT-TURN ONLY
- ② INTERSECTION TO BE SIGNALIZED

DUTTON MEADOWS PRELIM STRIPING PLAN		<p>adobe associates, inc. civil engineering land surveying wastewater</p>
Hearne Avenue LLC & DM Associates LLC 2650, 2666, 2684 DUTTON MEADOW 1112, 1200 HEARN AVENUE Santa Rosa, California		
September 24, 2021		1220 N. Dutton Ave., Santa Rosa, CA 95401 P. (707) 541-2300 F. (707) 541-2301 Website: www.adobeinc.com *A Service You Can Count On!

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FAR-SIDE BUS STOP EXHIBIT

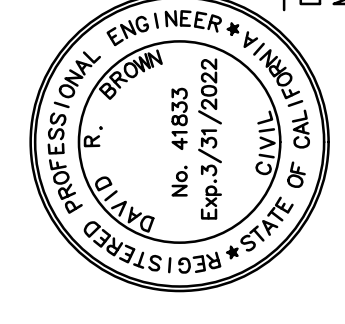


SCALE: AS NOTED
 Date: September 14, 2021
 Design by: TRG/GM
 Drawn by: TRG
 Checked by: JLU

Sheet
 of 4 Sheets
 Job 18066

**DUTTON MEADOWS
 FAR-SIDE BUS STOP CONCEPT**

2650, 2666, 2684 DUTTON MEADOW
 1112, 1200 HEARN AVENUE
 Santa Rosa, California
 APN 043-071-007, 022, 023



David R. Brown, RCE 41833
 My license expires 3/31/2022

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No.	Date	Description	Approved

Lot	Unit Type	Lot Area (SF)	Unit (SF)	Lot Coverage	Lot Coverage (%)	Perimeter (L. FT)
1	4	3137.99	1,249	0.398	39.8%	255.58'
2	4	3200.82	1,249	0.390	39.0%	257.18'
3	4	3208.71	1,249	0.389	38.9%	257.65'
4	4	3216.59	1,249	0.388	38.8%	258.11'
5	4	3223.79	1,249	0.387	38.7%	258.42'
6	4	3215.85	1,249	0.388	38.8%	258.05'
7	4	3846.69	1,249	0.325	32.5%	270.75'
8	6	4034.3	1,402	0.348	34.8%	345.40'
9	6	4026.69	1,402	0.348	34.8%	293.65'
10	6	4077.54	1,402	0.344	34.4%	287.78'
11	6	5368.4	1,402	0.261	26.1%	313.44'
12	6	5493.8	1,402	0.255	25.5%	317.04'
13	6	3574.11	1,402	0.392	39.2%	282.62'
14	6	3599.64	1,402	0.389	38.9%	284.17'
15	6	4926.1	1,402	0.285	28.5%	323.95'
16	3	6042.22	1,440	0.238	23.8%	317.89'
17	6	5376.57	1,402	0.261	26.1%	302.01'
18	3	4183.22	1,440	0.344	34.4%	259.08'
19	1	3239.86	1,320	0.407	40.7%	240.99'
20	1	3239.88	1,320	0.407	40.7%	240.99'
21	1	3239.9	1,320	0.407	40.7%	241.00'
22	1	3239.92	1,320	0.407	40.7%	241.00'
23	1	3239.94	1,320	0.407	40.7%	241.00'
24	1	3239.95	1,320	0.407	40.7%	241.00'
25	1	3239.97	1,320	0.407	40.7%	241.00'
26	3	4009.61	1,440	0.359	35.9%	251.48'
27	5	3686.59	1,295	0.351	35.1%	247.66'
28	5	2951.77	1,295	0.439	43.9%	234.74'
29	4	2911.89	1,249	0.429	42.9%	233.78'
30	5	2953.13	1,295	0.439	43.9%	234.82'
31	4	2913.48	1,249	0.429	42.9%	233.86'
32	4	2913.89	1,249	0.429	42.9%	233.89'
33	5	2955.16	1,295	0.438	43.8%	234.93'
34	5	2955.84	1,295	0.438	43.8%	234.96'
35	4	2916.07	1,249	0.428	42.8%	234.00'
36	4	4444.02	1,249	0.281	28.1%	264.19'
37	6	4660.58	1,402	0.301	30.1%	282.84'
38	6	3141.03	1,402	0.446	44.6%	256.32'
39	6	3141.87	1,402	0.446	44.6%	256.34'
40	6	3141.87	1,402	0.446	44.6%	256.34'
41	6	3141.87	1,402	0.446	44.6%	256.34'
42	6	3141.87	1,402	0.446	44.6%	256.34'
43	6	3141.87	1,402	0.446	44.6%	256.34'
44	6	4386.26	1,402	0.320	32.0%	282.49'
45	6	4567.96	1,402	0.307	30.7%	286.31'

Lot Coverage Calculations	
Unit Type	Lot Coverage
1	40.58%
2	29.87%
3	32.79%
4	36.64%
5	35.34%
6	35.49%

Average Lot Coverage	35.95%
Lot 117 (Smallest)	47.90%
Lot average	3,858 ft²

46	6	4977.89	1,402	0.282	28.2%	285.28'
47	3	4797.98	1,440	0.300	30.0%	272.89'
48	1	3251.8	1,320	0.406	40.6%	241.58'
49	1	3250.95	1,320	0.406	40.6%	241.54'
50	1	3306.31	1,320	0.399	39.9%	242.92'
51	1	4454.65	1,320	0.296	29.6%	264.78'
52	1	3149.98	1,320	0.419	41.9%	236.46'
53	1	3158.46	1,320	0.418	41.8%	236.97'
54	1	3164.89	1,320	0.417	41.7%	237.29'
55	1	3171.32	1,320	0.416	41.6%	237.61'
56	1	3177.75	1,320	0.415	41.5%	237.93'
57	1	3184.19	1,320	0.415	41.5%	238.24'
58	1	3190.62	1,320	0.414	41.4%	238.56'
59	1	3197.05	1,320	0.413	41.3%	238.88'
60	1	3203.49	1,320	0.412	41.2%	239.20'
61	1	3210.8	1,320	0.411	41.1%	239.54'
62	1	3217.23	1,320	0.410	41.0%	239.85'
63	1	3222.79	1,320	0.410	41.0%	240.15'
64	1	3229.22	1,320	0.409	40.9%	240.47'
65	1	3233.79	1,320	0.408	40.8%	240.08'
66	1	3261.49	1,320	0.405	40.5%	245.56'
67	4	3234.71	1,249	0.386	38.6%	241.43'
68	5	3220.77	1,295	0.402	40.2%	241.09'
69	4	3107.18	1,249	0.402	40.2%	234.52'
70	4	2691.07	1,249	0.464	46.4%	221.50'
71	5	4582.02	1,295	0.283	28.3%	273.65'
72	4	3755.46	1,249	0.333	33.3%	265.03'
73	4	3301.76	1,249	0.378	37.8%	255.11'
74	5	4647.99	1,295	0.279	27.9%	276.07'
75	5	3480.43	1,295	0.372	37.2%	250.02'
76	5	3377.43	1,295	0.383	38.3%	247.61'
77	5	3276.38	1,295	0.395	39.5%	245.17'
78	5	3276.38	1,295	0.395	39.5%	245.17'
79	5	3276.38	1,295	0.395	39.5%	245.17'
80	5	5118.24	1,295	0.253	25.3%	284.52'
81	4	5652.45	1,249	0.221	22.1%	316.55'
82	5	3279.24	1,295	0.395	39.5%	253.75'
83	5	3160.45	1,295	0.410	41.0%	246.81'
84	5	4552.75	1,295	0.284	28.4%	266.79'
85	2	3887.61	1,299	0.334	33.4%	250.15'
86	3	4035.2	1,440	0.357	35.7%	253.18'
87	2	4075.09	1,299	0.319	31.9%	263.00'
88	3	4286.28	1,440	0.336	33.6%	268.19'
89	3	4278.75	1,440	0.337	33.7%	268.00'
90	2	4082.42	1,299	0.318	31.8%	263.18'
91	2	4074.8	1,299	0.319	31.9%	262.99'
92	3	4285.97	1,440	0.336	33.6%	268.17'
93	3	4277.92	1,440	0.337	33.7%	267.97'

94	2	4081.63	1,299	0.318	31.8%	263.15'	
95	2	4075.72	1,299	0.319	31.9%	263.03'	
96	3	4286.93	1,440	0.336	33.6%	268.21'	
97	2	4189.95	1,299	0.310	31.0%	265.82'	
98	2	4171.22	1,299	0.311	31.1%	265.36'	
99	2	4036.72	1,299	0.322	32.2%	254.77'	
100	2	3798.47	1,299	0.342	34.2%	245.98'	
101	2	3935.16	1,299	0.330	33.0%	252.92'	
102	3	4205.16	1,440	0.342	34.2%	260.07'	
103	3	4448.9	1,440	0.324	32.4%	275.01'	
104	2	4235.33	1,299	0.307	30.7%	270.01'	
105	2	4361.93	1,299	0.298	29.8%	275.12'	
106	3	4581.89	1,440	0.314	31.4%	280.12'	
107	3	4581.89	1,440	0.314	31.4%	280.12'	
108	2	4361.93	1,299	0.298	29.8%	275.12'	
109	2	4185.32	1,299	0.310	31.0%	268.00'	
110	3	4396.38	1,440	0.328	32.8%	273.00'	
111	3	4177.8	1,440	0.345	34.5%	259.22'	
112	2	4028.49	1,299	0.322	32.2%	256.36'	
113	4	4980.42	1,249	0.251	25.1%	318.28'	
114	4	3401.69	1,249	0.367	36.7%	260.90'	
115	6	3646.74	1,402	0.384	38.4%	264.62'	
116	5	3416.05	1,295	0.379	37.9%	241.16'	
117	5	2703.47	1,295	0.479	47.9%	222.17'	
118	5	3250.93	1,295	0.398	39.8%	236.76'	
119	4	3501.73	1,249	0.357	35.7%	244.92'	
120	4	2922.1	1,249	0.427	42.7%	229.86'	
121	6	3567.71	1,402	0.393	39.3%	256.00'	
122	5	3569.99	1,295	0.363	36.3%	247.92'	
123	5	5533.57	1,295	0.234	23.4%	304.25'	
124	4	3662.73	1,249	0.341	34.1%	252.00'	
125	5	4396.02	1,295	0.295	29.5%	273.77'	
126	4	6112.51	1,249	0.204	20.4%	316.42'	
127	5	4774.11	1,295	0.271	27.1%	304.10'	
128	5	3882.46	1,295	0.334	33.4%	247.63'	
129	5	2951.61	1,295	0.439	43.9%	234.16'	
130	5	7715.05	1,295	0.168	16.8%	372.60'	
131	6	8260.08	1,402	0.170	17.0%	603.76'	
132	5	3594.83	1,295	0.360	36.0%	257.98'	
133	6	3067.95	1,402	0.457	45.7%	252.28'	
134	6	3095.83	1,402	0.453	45.3%	254.02'	
135	6	3288.74	1,402	0.426	42.6%	274.36'	
136	6	5088.32	1,402	0.276	27.6%	310.10'	
137	5	7254.49	1,295	0.179	17.9%	375.41'	
Parcel A - 138	NA	3228.77				254.43'	Common Parcel
Parcel B - 139	NA	5811.73				433.03'	Common Parcel