Attachment 4
GROVE VILLAGE

July, 2016

City Ventures

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

2860-2894 STONY POINT ROAD
AREA: 18.56 ACRES
EXISTING ZONING: R-1-6 SFR & RR-40 RURAL RES.
GP LAND USE: LOW RESIDENTIAL/OPEN SPACE
PROJECT: 136 NEW HOMES

City Ventures

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Director of Development
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SANTA ROSA, CA 95401
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SUBMITTAL DATE: NOVEMBER, 2015, APRIL, 2016
REVISED: JULY, 2016

LOCATION MAP

VICINITY MAP

SHEET INDEX

ARCHITECTURAL

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CIVIL

TENTATIVE MAP
GRADING AND UTILITIES
LUDWIG/BELLEVUE INTERSECTION EXHIBIT
STREETSCAPE + PARKING EXHIBIT

LANDSCAPE

L1 - PRELIMINARY LANDSCAPE MASTER PLAN
L2 - TYPICAL + OPEN SPACE CONCEPTUAL LANDSCAPE PLANS
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PROJECT SUMMARY - GROVE VILLAGE

Location
2860-2894 Stony Point

Assessor's Parcel Number
134-042-011,017,042,043 and 048

General Plan Designation
Low Residential/Open Space
(2-8 units per acre)

Zoning
Existing R-1-6 & RR-40; Proposed R-1-6

Physical Project Site Description
The Grove Village project site consists of five parcels, of which 2 parcels are developed with single-family homes and the other 3 parcels are vacant and undeveloped. The project site includes approximately 19 acres located on the east side of Stony Point Road. The project site is flat and has substantial trees, including a large stand of mature Redwoods. The surrounding neighborhood includes single-family homes directly to the north, Elsie Allen High School directly to the east, and rural residential homes are located directly to the south and west across Stony Point Road. The project site is located at the City limit and parcels to the south of the project site are located outside of the City limits.

Proposed Project Description
City Ventures is requesting the approval of a Conditional Use Permit and Tentative Parcel Map for a small lot residential subdivision to permit the construction of 136 new for-sale homes. In addition, City Ventures is requesting a rezone for the portion of the site that is zoned RR-40 to R-1-6. The proposed project consists of 136 new two-story single-family homes, which provides for a density of 7.2 homes per acre. The General Plan land use designation of Low Density/Open Space allows for development of 2-8 homes per acre. The proposed density is consistent with the General Plan designation.

Housing Diversity
The proposed neighborhood includes 6 individual plan types, including three traditional single family home plans and three alley-loaded home plans. In total, there are 61 traditional front-loaded single-family homes and 75 alley-loaded homes. The homes range in size from approximately 1,720 square feet to 2,515 square feet. The traditional single family homes are all located around the perimeter of the property and feature three different elevations for each plan type. The alley-loaded homes are found at the interior of the site and feature two elevations per plan type. The proposed neighborhood is designed in compliance with Design Guideline Section 1.1(1) sections A and C, which suggests that new developments incorporate a variety of housing types and price ranges.

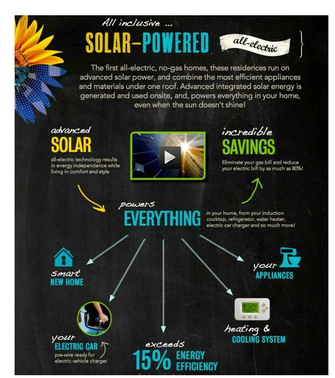
In addition to the varying home sizes, 20 of the alley-loaded homes include secondary dwellings that can be used as rental units or as an in-law unit. Providing for varying unit types within the neighborhood encourages inherent affordability that provides home ownership opportunities for future home buyers of varying income levels.

Circulation Design and Improvements
The homes are designed to back and side onto Stony Point Road and to front onto new streets in the community. Traditional front-loaded homes on designed along the perimeter (generally consistent with the pattern of development to the north) and alley-loaded homes on the interior of the new community. The interior homes are accessed via an alley so these homes include landscaped front yards rather than driveways, which provides for a varied streetscape with more landscaping and less pavement.

Vehicular access to the site will be provided at two points along Stony Point Road and the extension of Liscum Street from the north. The northern access on Stony Point Road and the access at Liscum Street will allow through-traffic in both directions. The southern access on Stony Point Road will be limited to right-out only, but will provide full access for emergency vehicles. The purpose of the southerly access on Stony Point Road is to provide emergency access in compliance with the Fire Code. The project plans also accommodate right-of-way along the southwest portion of the project site that will allow for the extension of Ludwig Avenue across Stony Point Road, consistent with the Santa Rosa Circulation Element. The southerly access could be removed when the Ludwig extension is completed.

The site has been designed to allow pedestrian connections and circulation throughout the project, as well as to the adjacent streets and community. Throughout the neighborhood, landscaped streetscapes sidewalks in front of each home will provide an excellent pedestrian experience. A connection to the Elise Allen High School campus is also proposed at the east perimeter of the project so that students can access the school directly from the subdivision and the project also includes the extension of the sidewalk and landscape planter along the frontage of Stony Point Road, including a pedestrian connection across the temple property, which is not part of the project area.

Community Open Space
A key component to the project design is the creation of a common open space area in the southwest quadrant of the site. The common open space is a passive park area that was specifically designed to maintain a mature stand of dense Redwood Trees. The park area will be maintained by the HOA that is created as part of the project.



Green Key Program
City Ventures is committed to improving the communities in which it works by not only providing beautiful and stylish homes, but also the most energy efficient homes on the market. Our industry leading "Green Key" program ensures our homebuyers an energy efficient home for a greener earth. Our Green Key homes feature advanced solar power, energy efficient appliances and other innovations that allow our smart, sustainable homes to significantly reduce utility bills for our homebuyers. Green design measures will be incorporated throughout the project including photovoltaic panels on each home as a standard feature and a specific focus on healthy, energy efficient living. Project landscaping will consist of native, drought tolerant plant species and hydro-zones will be utilized to make efficient use of water.

City Ventures

GROVE VILLAGE
CITY VENTURES, INC.
2860-2894 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

PROJECT SUMMARY
0.0

SCALE: N.T.S.
DATE: 11.17.2015
PROJECT: 317024

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LOTS WITHIN 300 SQ. FT. OF SITE:

	Zoning	G.P. Land Use
1.	PD-95-03	Med. Low. Res.
2.	PD-95-03	Med. Low. Res.
3.	PD-95-03	Med. Low. Res.
4.	PD-95-03	Med. Low. Res.
5.	PD-95-03	Med. Low. Res.
6.	PD-95-03	Med. Low. Res.
7.	PD-95-03	Med. Low. Res.
8.	PD-95-03	Med. Low. Res.
9.	PD-95-03	Med. Low. Res.
10.	PD-95-03	Med. Low. Res.
11.	PD-95-03	Med. Low. Res.
12.	PD-95-03	Med. Low. Res.
13.	PD-95-03	Med. Low. Res.
14.	PD-95-03	Med. Low. Res.
15.	PD-95-03	Med. Low. Res.
16.	PD-95-03	Med. Low. Res.
17.	PD-95-03	Med. Low. Res.
18.	PD-95-03	Med. Low. Res.
19.	PD-95-03	Med. Low. Res.
20.	PD-95-03	Med. Low. Res.
21.	PD-95-03	Med. Low. Res.
22.	PD-95-03	Med. Low. Res.
23.	PD-95-03	Med. Low. Res.
24.	PD-95-03	Med. Low. Res.
25.	PD-95-03	Med. Low. Res.
26.	PD-95-03	Med. Low. Res.
27.	PD-95-03	Med. Low. Res.
28.	PD-95-03	Med. Low. Res.
29.	PD-95-03	Med. Low. Res.
31.	PD-95-03	Med. Low. Res.
32.	PD-95-03	Med. Low. Res.
33.	PD-95-03	Med. Low. Res.
34.	PD-95-03	Med. Low. Res.
35.	PD-95-03	Med. Low. Res.
36.	PD-95-03	Med. Low. Res.
37.	PD-95-03	Med. Low. Res.
38.	PD-95-03	Med. Low. Res.
39.	PD-95-03	Med. Low. Res.
40.	PD-95-03	Med. Low. Res.
41.	PD-95-03	Med. Low. Res.
42.	PD-95-03	Med. Low. Res.
43.	PD-95-03	Med. Low. Res.
44.	PD-95-03	Med. Low. Res.
45.	PD-95-03	Med. Low. Res.
46.	PD-95-03	Med. Low. Res.
47.	PD-95-03	Med. Low. Res.
48.	PD-95-03	Med. Low. Res.
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51.	PD-95-03	Med. Low. Res.
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57.	PD-95-03	Med. Low. Res.
58.	PD-95-03	Med. Low. Res.
59.	PD-95-03	Med. Low. Res.
60.	PD-95-03	Med. Low. Res.
61.	PD-95-03	Med. Low. Res.
62.	PD-95-03	Med. Low. Res.
63.	PD-95-03	Med. Low. Res.
64.	PD-95-03	Med. Low. Res.
65.	PD-95-03	Med. Low. Res.
66.	PD-95-03	Med. Low. Res.
67.	PD-95-03	Med. Low. Res.
68.	PD-95-03	Med. Low. Res.
69.	PD-95-03	Med. Low. Res.
70.	PD-95-03	Med. Low. Res.
71.	PD-95-03	Med. Low. Res.
72.	PD-95-03	Med. Low. Res.
73.	PD-95-03	Med. Low. Res.
74.	PD-95-03	Med. Low. Res.
75.	PD-95-03	Med. Low. Res.
76.	PD-95-03	Med. Low. Res.
77.		Med. Res.
78.		Med. Res.
79.		Low. Res.
80.		Low \ Open Space
81.		Low \ Open Space
82.		Low \ Open Space
83.		Low \ Open Space
84.		Low \ Open Space
85.		Very Low. Res.
86.	R-1-6	Multiple
87.	R-40	Multiple
88.	R-40	Multiple
89.	PI	Public-Institutional

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

NEIGHBORHOOD CONTEXT MAP

0.1

SCALE: N.T.S.
DATE: 11.17.2015
PROJECT: 317024

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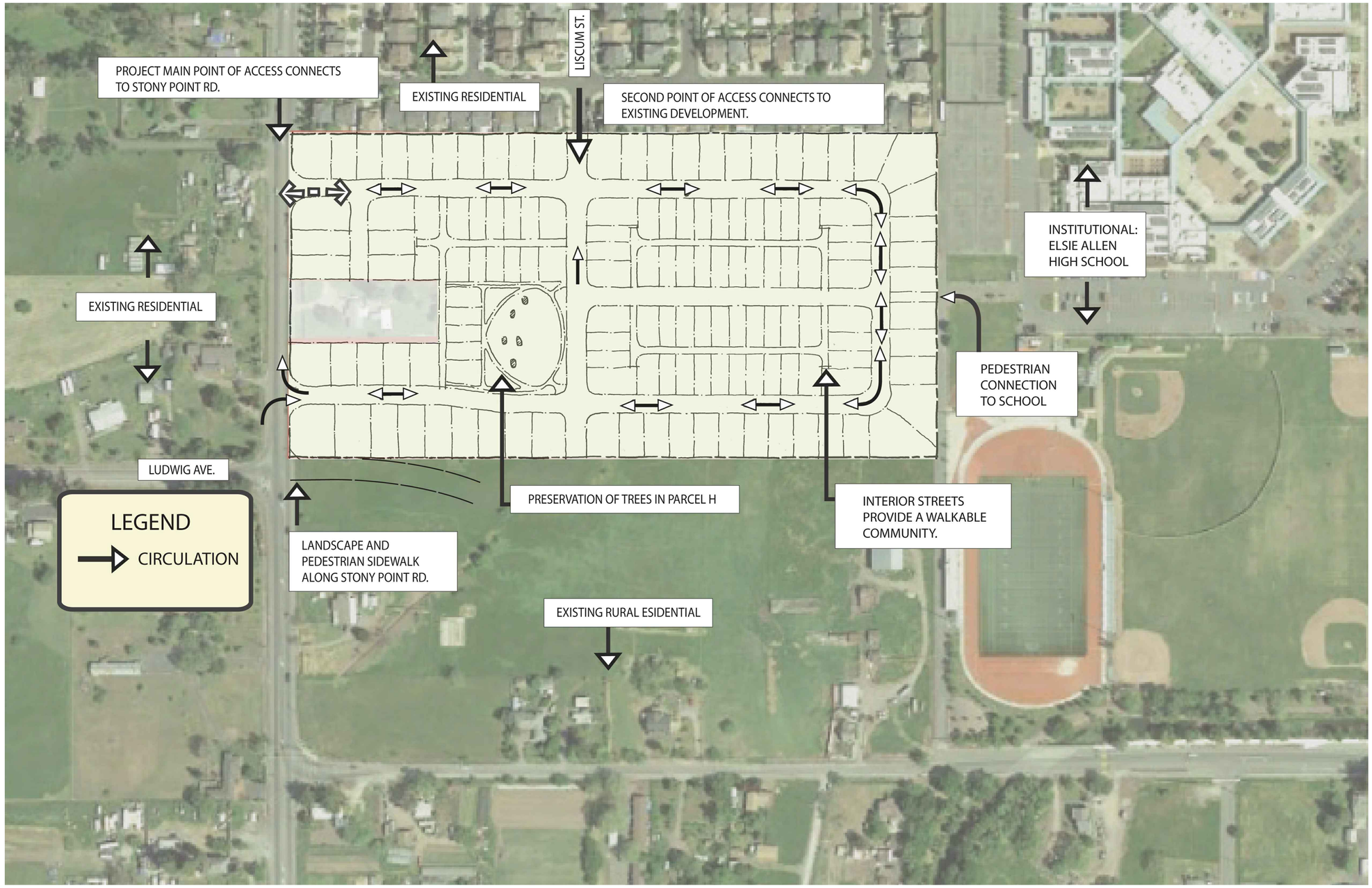

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

SITE ANALYSIS

0.2

SCALE: 1" = 100'-0"
DATE: 11.17.2015
PROJECT: 317024

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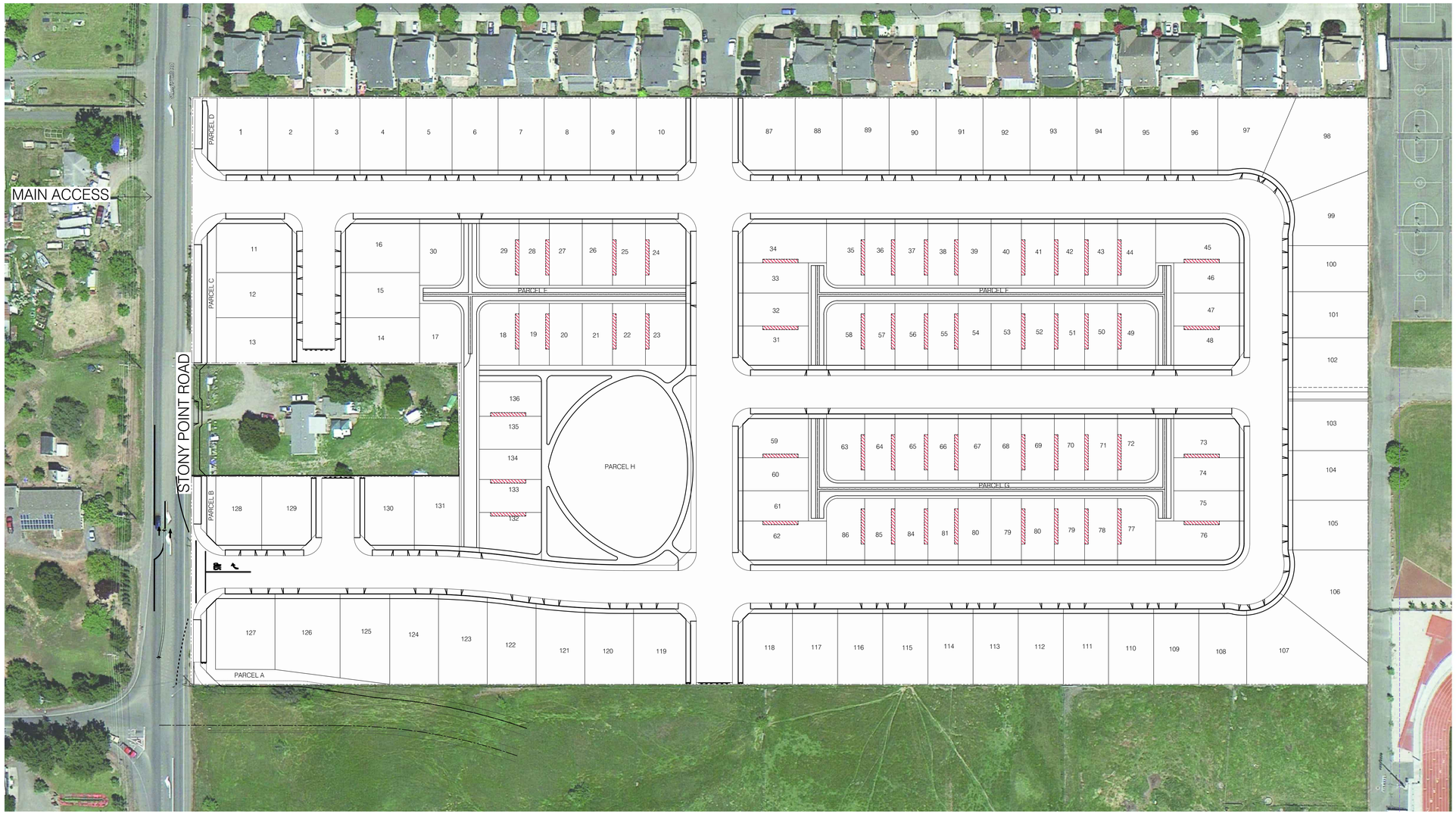

PROJECT DATA		
SITE AREA: ±18.97 ACRES (808713 SF)		
136 SINGLE FAMILY HOMES		
	SITE DESIGN	
		PROPOSED
PROJECT DENSITY		7.2 DUA
(61) STD. LOTS	50'-0" X 76'-0"	3,800 SQ. FT.
(75) ALLEY LOADED LOTS	33'-6" X 68'-0" MIN.	2,285 SQ. FT.

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

SITE PLAN

0.3

SCALE: 1" = 60'-0"

DATE: 11.17.2015

PROJECT: 317024

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PROJECT SUMMARY:

SETBACKS:

INTERIOR	PERIMETER
FRONT 4'-9" - 17'-3" TO PORCH 10'-11" - 17'-3" TO LIVING SPACE	FRONT 20'-4" TO GARAGE 10'-0" - 15'-8" TO PORCH 10'-0" TO LIVING SPACE 18'-8" - 29'-2" TO 2ND STORY
SIDE 4'-0" - 19'-0" TO LIVING SPACE	SIDE 5'-0" - 30'-0" TO LIVING SPACE 5'-0" - 15'-0" TO 2ND STORY
REAR 3'-0" - 26'-0" TO GARAGE	REAR 10'-0" - 38'-0" TO LIVING SPACE

UNIT COUNT:

PERIMETER:

PLAN 1 UNIT (P1)-	17
PLAN 2 UNIT (P2)-	22
PLAN 3 UNIT (P3)-	22

INTERIOR:

PLAN 4 UNIT (P4)	26
PLAN 5 UNIT (P5) (UNIT W/ SECONDARY DWELLING UNIT)	21
PLAN 6 UNIT (P6)	28
TOTAL	136

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

SITE DEVELOPMENT

0.4

SCALE: 1" = 50'-0"

DATE: 11.17.2015

PROJECT: 317024

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

STREETSCAPES

0.5

SCALE: 1/8" = 1'-0"

DATE: 11.17.2015

PROJECT: 317024

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

MAIN FLOOR SETBACKS

0.51

SCALE: 1/8" = 1'-0"

DATE: 11.17.2015

PROJECT: 317024

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

UPPER FLOOR SETBACKS

0.52

SCALE: 1/8" = 1'-0"

DATE: 11.17.2015

PROJECT: 317024

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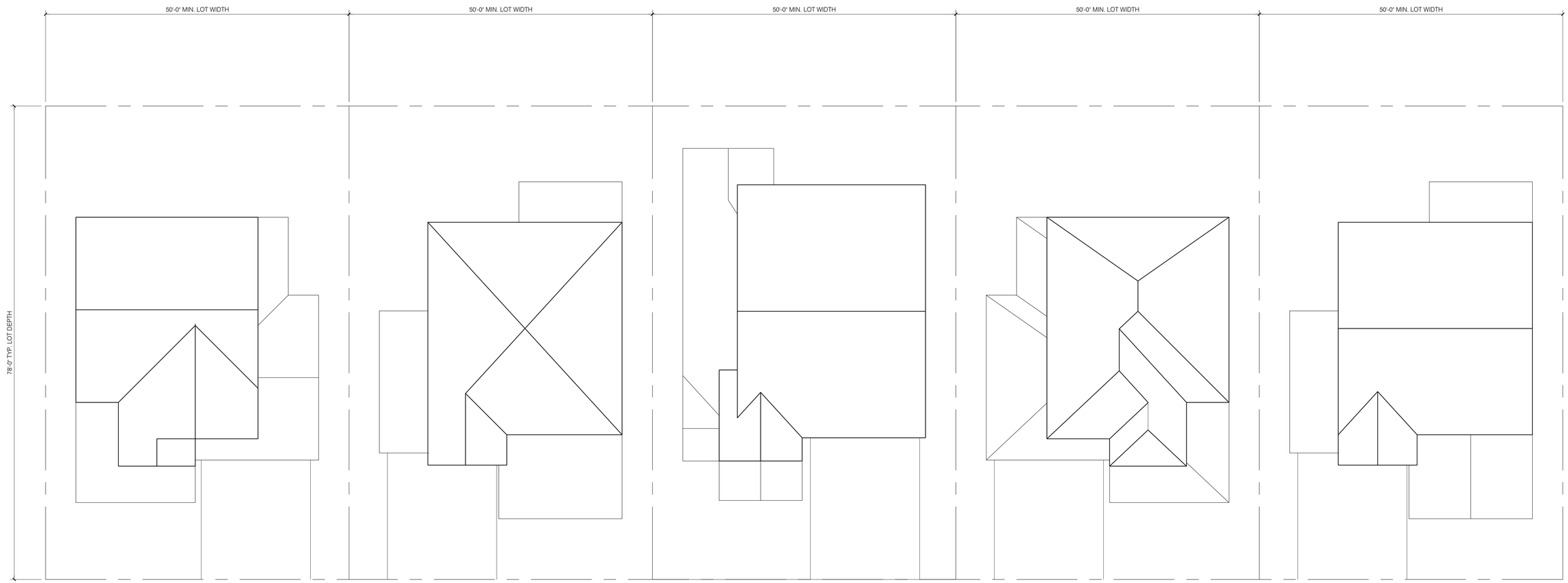

PLAN 1 PLAN 2 PLAN 3 PLAN 1 PLAN 2

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

ROOF SETBACKS

0.53

SCALE: 1/8" = 1'-0"
DATE: 11.17.2015
PROJECT: 317024

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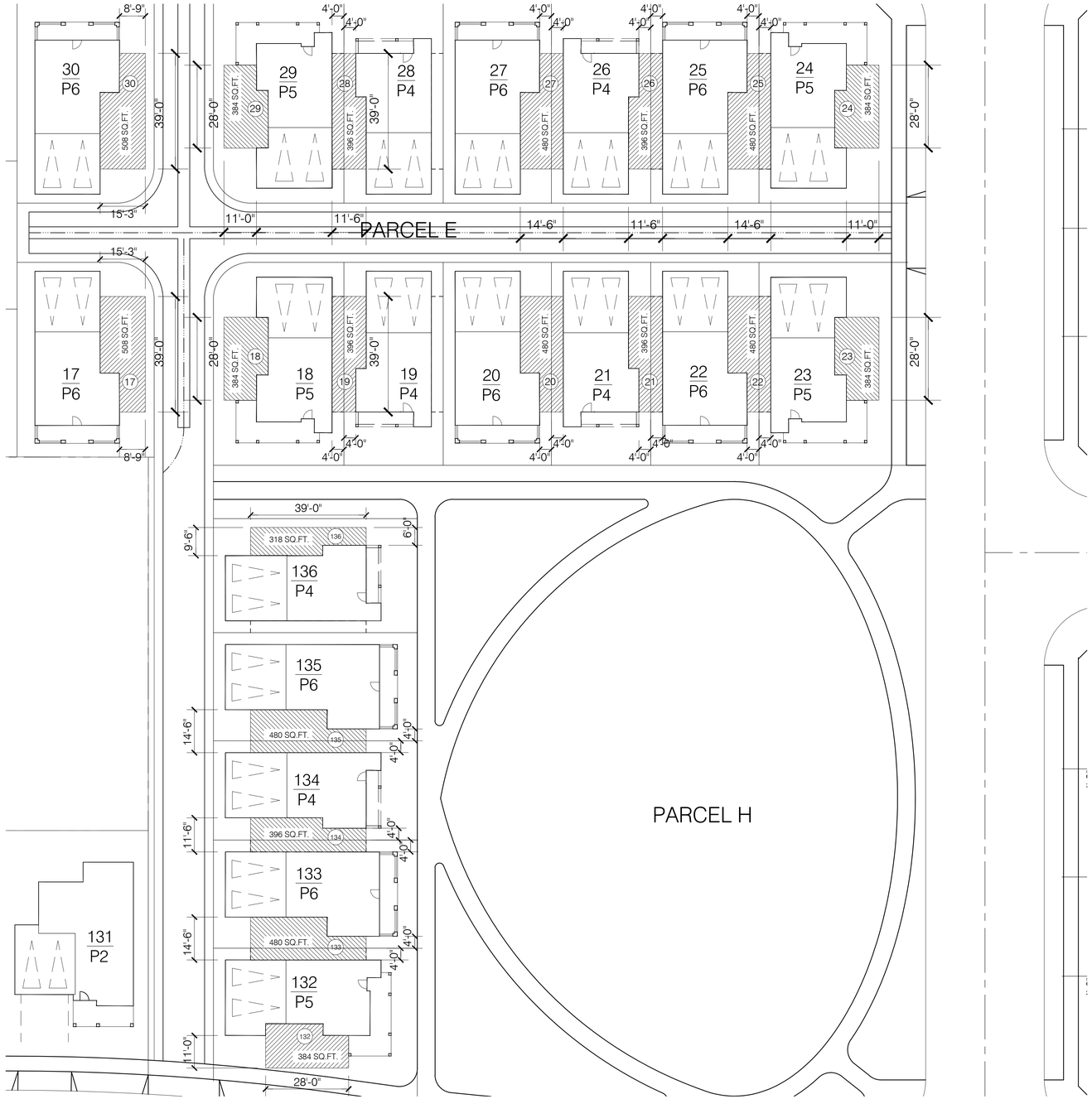

LOT	OPEN SPACE AREA
LOT 17	508 SQ. FT.
LOT 18	384 SQ. FT.
LOT 19	396 SQ. FT.
LOT 20	480 SQ. FT.
LOT 21	396 SQ. FT.
LOT 22	480 SQ. FT.
LOT 23	384 SQ. FT.
LOT 24	384 SQ. FT.
LOT 25	480 SQ. FT.
LOT 26	396 SQ. FT.
LOT 27	480 SQ. FT.
LOT 28	396 SQ. FT.
LOT 29	384 SQ. FT.
LOT 30	508 SQ. FT.
LOT 132	384 SQ. FT.
LOT 133	480 SQ. FT.
LOT 134	396 SQ. FT.
LOT 135	480 SQ. FT.
LOT 136	318 SQ. FT.

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

OPEN SPACE DIAGRAM 1

0.60

SCALE: 1" = 20'-0"

DATE: 11.17.2015

PROJECT: 317024

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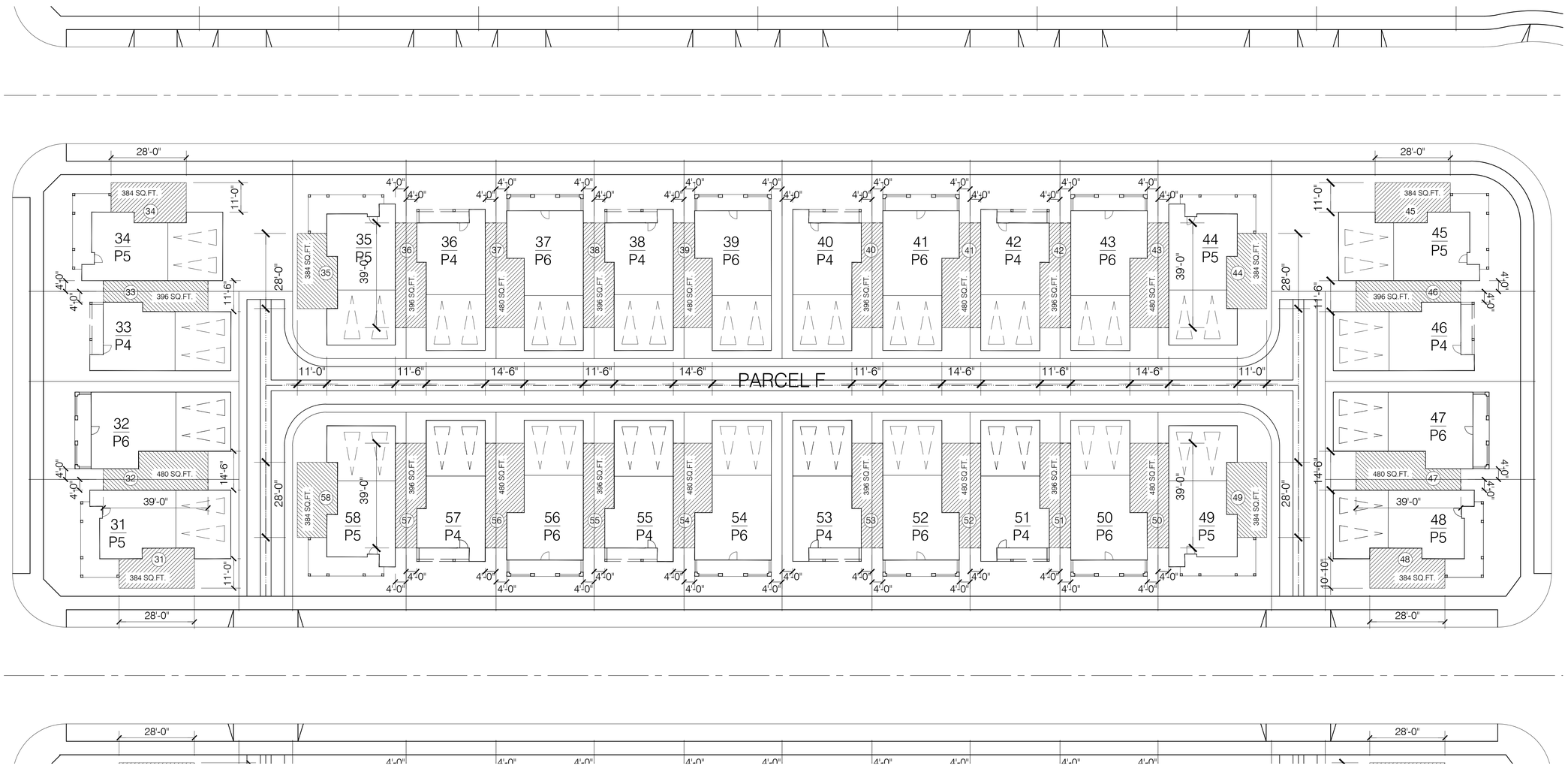

LOT	OPEN SPACE AREA
LOT 31	384 SQ. FT.
LOT 32	480 SQ. FT.
LOT 33	396 SQ. FT.
LOT 34	384 SQ. FT.
LOT 35	384 SQ. FT.
LOT 36	396 SQ. FT.
LOT 37	480 SQ. FT.
LOT 38	396 SQ. FT.
LOT 39	480 SQ. FT.
LOT 40	396 SQ. FT.
LOT 41	480 SQ. FT.
LOT 42	396 SQ. FT.
LOT 43	480 SQ. FT.
LOT 44	384 SQ. FT.
LOT 45	384 SQ. FT.
LOT 46	396 SQ. FT.
LOT 47	480 SQ. FT.
LOT 48	384 SQ. FT.
LOT 49	384 SQ. FT.
LOT 50	480 SQ. FT.
LOT 51	396 SQ. FT.
LOT 52	480 SQ. FT.
LOT 53	396 SQ. FT.
LOT 54	480 SQ. FT.
LOT 55	396 SQ. FT.
LOT 56	480 SQ. FT.
LOT 57	396 SQ. FT.
LOT 58	384 SQ. FT.

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GROVE VILLAGE

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

OPEN SPACE DIAGRAM 2

0.61

SCALE: 1" = 20'-0"

DATE: 11.17.2015

PROJECT: 317024

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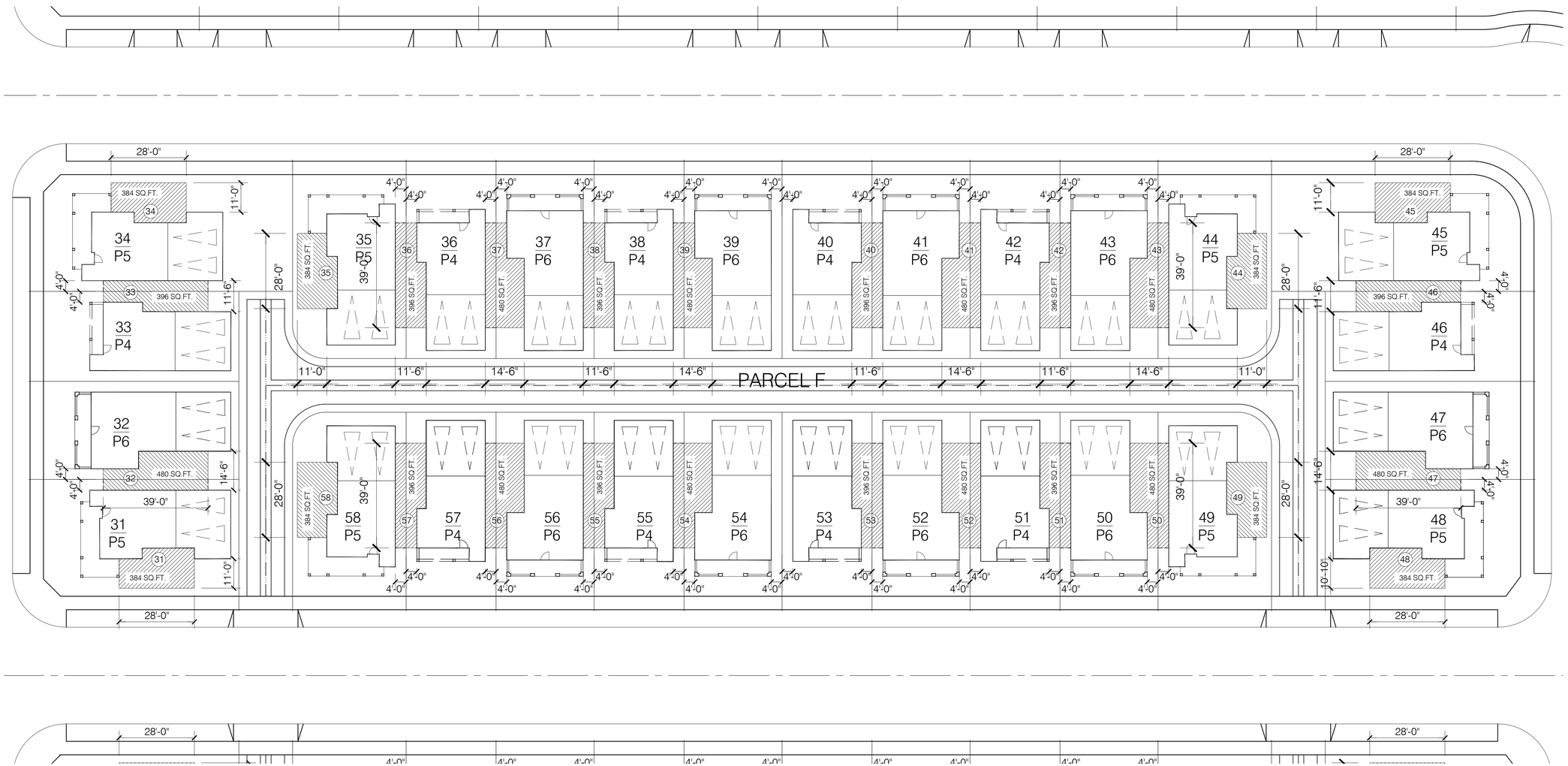

LOT	OPEN SPACE AREA
LOT 31	384 SQ. FT.
LOT 32	480 SQ. FT.
LOT 33	396 SQ. FT.
LOT 34	384 SQ. FT.
LOT 35	384 SQ. FT.
LOT 36	396 SQ. FT.
LOT 37	480 SQ. FT.
LOT 38	396 SQ. FT.
LOT 39	480 SQ. FT.
LOT 40	396 SQ. FT.
LOT 41	480 SQ. FT.
LOT 42	396 SQ. FT.
LOT 43	480 SQ. FT.
LOT 44	384 SQ. FT.
LOT 45	384 SQ. FT.
LOT 46	396 SQ. FT.
LOT 47	480 SQ. FT.
LOT 48	384 SQ. FT.
LOT 49	384 SQ. FT.
LOT 50	480 SQ. FT.
LOT 51	396 SQ. FT.
LOT 52	480 SQ. FT.
LOT 53	396 SQ. FT.
LOT 54	480 SQ. FT.
LOT 55	396 SQ. FT.
LOT 56	480 SQ. FT.
LOT 57	396 SQ. FT.
LOT 58	384 SQ. FT.

City Ventures

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CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

OPEN SPACE DIAGRAM 2

0.61

SCALE: 1" = 20'-0"

DATE: 11.17.2015

PROJECT: 317024

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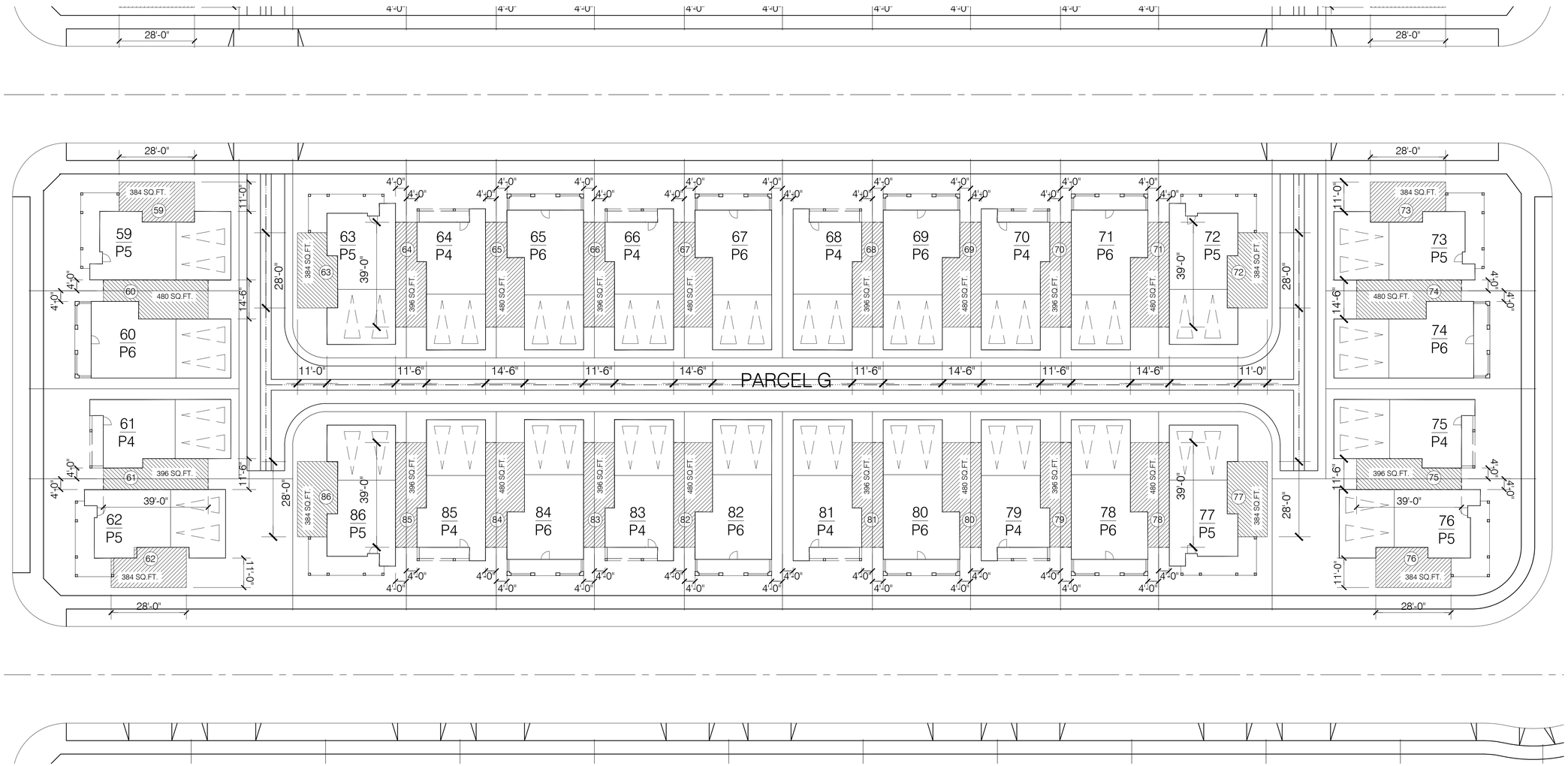

LOT	OPEN SPACE AREA
LOT 59	384 SQ. FT.
LOT 60	480 SQ. FT.
LOT 61	396 SQ. FT.
LOT 62	384 SQ. FT.
LOT 63	384 SQ. FT.
LOT 64	396 SQ. FT.
LOT 65	480 SQ. FT.
LOT 66	396 SQ. FT.
LOT 67	480 SQ. FT.
LOT 68	396 SQ. FT.
LOT 69	480 SQ. FT.
LOT 70	396 SQ. FT.
LOT 71	480 SQ. FT.
LOT 72	384 SQ. FT.
LOT 73	384 SQ. FT.
LOT 74	480 SQ. FT.
LOT 75	396 SQ. FT.
LOT 76	384 SQ. FT.
LOT 77	384 SQ. FT.
LOT 78	480 SQ. FT.
LOT 79	396 SQ. FT.
LOT 80	480 SQ. FT.
LOT 81	396 SQ. FT.
LOT 82	480 SQ. FT.
LOT 83	396 SQ. FT.
LOT 84	480 SQ. FT.
LOT 85	396 SQ. FT.
LOT 86	384 SQ. FT.

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

OPEN SPACE DIAGRAM 3

0.62

SCALE: 1" = 20'-0"

DATE: 11.17.2015

PROJECT: 317024

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SCHEME 1

BODY COLOR 1
SHERWIN WILLIAMS
PURE WHITE SW7005

TRIM COLOR
SHERWIN WILLIAMS
PURE WHITE SW7005

ACCENT COLOR
SHERWIN WILLIAMS
TRICORN BLACK

ROOF
CERTAINTEED LANDMARK
HEATHER BLEND

SCHEME 2

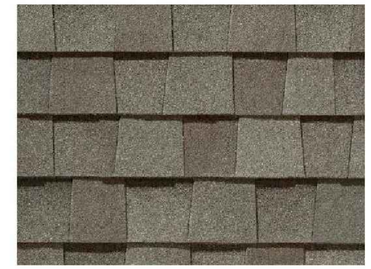
BODY COLOR 1
SHERWIN WILLIAMS
RED BARN SW7591

BODY COLOR 2
SHERWIN WILLIAMS
ANTIQUE WHITE SW6119

TRIM COLOR
SHERWIN WILLIAMS
ANTIQUE WHITE SW6119

ACCENT COLOR
SHERWIN WILLIAMS
IRON ORE SW7069

ROOF
CERTAINTEED LANDMARK
WEATHERED WOOD



SCHEME 3

BODY COLOR 1
SHERWIN WILLIAMS
MORRIS ROOM GREY SW0037

BODY COLOR 2
SHERWIN WILLIAMS
SANDBAR SW7547

TRIM COLOR
SHERWIN WILLIAMS
PEARLY WHITE SW7009

ACCENT COLOR
SHERWIN WILLIAMS
MAROONED SW6020

ROOF
CERTAINTEED LANDMARK
HEATHER BLEND

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

COLORS AND MATERIALS 1

0.7

SCALE: N.T.S.
DATE: 11.17.2015
PROJECT: 317024

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SCHEME 4

BODY COLOR 1
SHERWIN WILLIAMS
DOWNING STONE SW2821

BODY COLOR 2
SHERWIN WILLIAMS
GRECIAN IVORY SW7541

TRIM COLOR
SHERWIN WILLIAMS
ANTIQUE WHITE SW6119

ACCENT COLOR
SHERWIN WILLIAMS
MAROONED SW6020

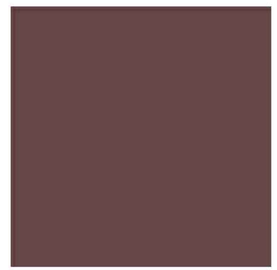
ROOF
CERTAINTEED LANDMARK
WEATHERED WOOD

SCHEME 5

BODY COLOR 1
SHERWIN WILLIAMS
ROYCROFT SUEDE SW2842

BODY COLOR 2
SHERWIN WILLIAMS
CREWEL TAN SW0011

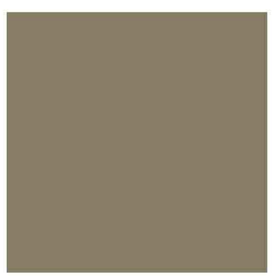
TRIM COLOR
SHERWIN WILLIAMS
ANTIQUE WHITE SW6119



ACCENT COLOR
SHERWIN WILLIAMS
SOMMELIER SW7595

ROOF
CERTAINTEED LANDMARK
WEATHERED WOOD

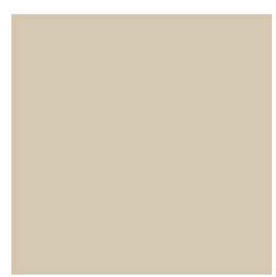
SCHEME 6



BODY COLOR 1
SHERWIN WILLIAMS
DOWNING EARTH SW2820

BODY COLOR 2
SHERWIN WILLIAMS
DOWNING STONE SW2821

TRIM COLOR
SHERWIN WILLIAMS
SAND BEACH SW7529



ACCENT COLOR
SHERWIN WILLIAMS
SAND BEACH SW7529

ROOF
CERTAINTEED LANDMARK
HEATHER BLEND

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SANTA ROSA, CALIFORNIA

COLORS AND MATERIALS 2

0.8

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SCHEME 7

BODY COLOR 1
SHERWIN WILLIAMS
BASKET BEIGE SW6143

BODY COLOR 2
SHERWIN WILLIAMS
BUNGLEHOUSE GRAY SW2845

TRIM COLOR
SHERWIN WILLIAMS
LOTUS POD SW7572

ROOF
EAGLE ROOFING
HILO SUNSET NO. 3124

SCHEME 8

BODY COLOR 1
SHERWIN WILLIAMS
SAN ANTONIO SAGE SW7731

BODY COLOR 2
SHERWIN WILLIAMS
RICE GRAIN SW6155

TRIM COLOR
SHERWIN WILLIAMS
RICE GRAIN SW6155

ROOF
EAGLE ROOFING
SUNRISE BLEND NO. 3645

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.
2860-2894 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

COLORS AND MATERIALS 3

0.9

SCALE: N.T.S.
DATE: 11.17.2015
PROJECT: 317024

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FRONT ELEVATION

PLAN 1D

FRONT ELEVATION

PLAN 1A

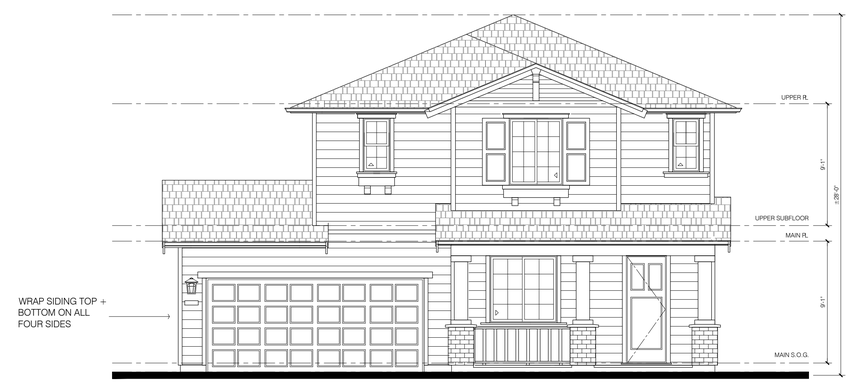
ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 1C



FRONT ELEVATION

PLAN 1B

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 1

1.0

SCALE: 3/16"=1'-0"
DATE: 11.17.2015
PROJECT: 317024

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LEFT ELEVATION

PLAN 1A

FRONT ELEVATION

PLAN 1A

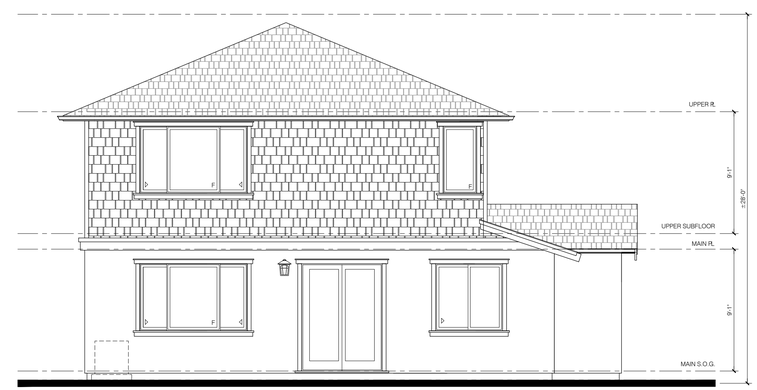
ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

RIGHT ELEVATION

PLAN 1A



REAR ELEVATION

PLAN 1A

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 1

1.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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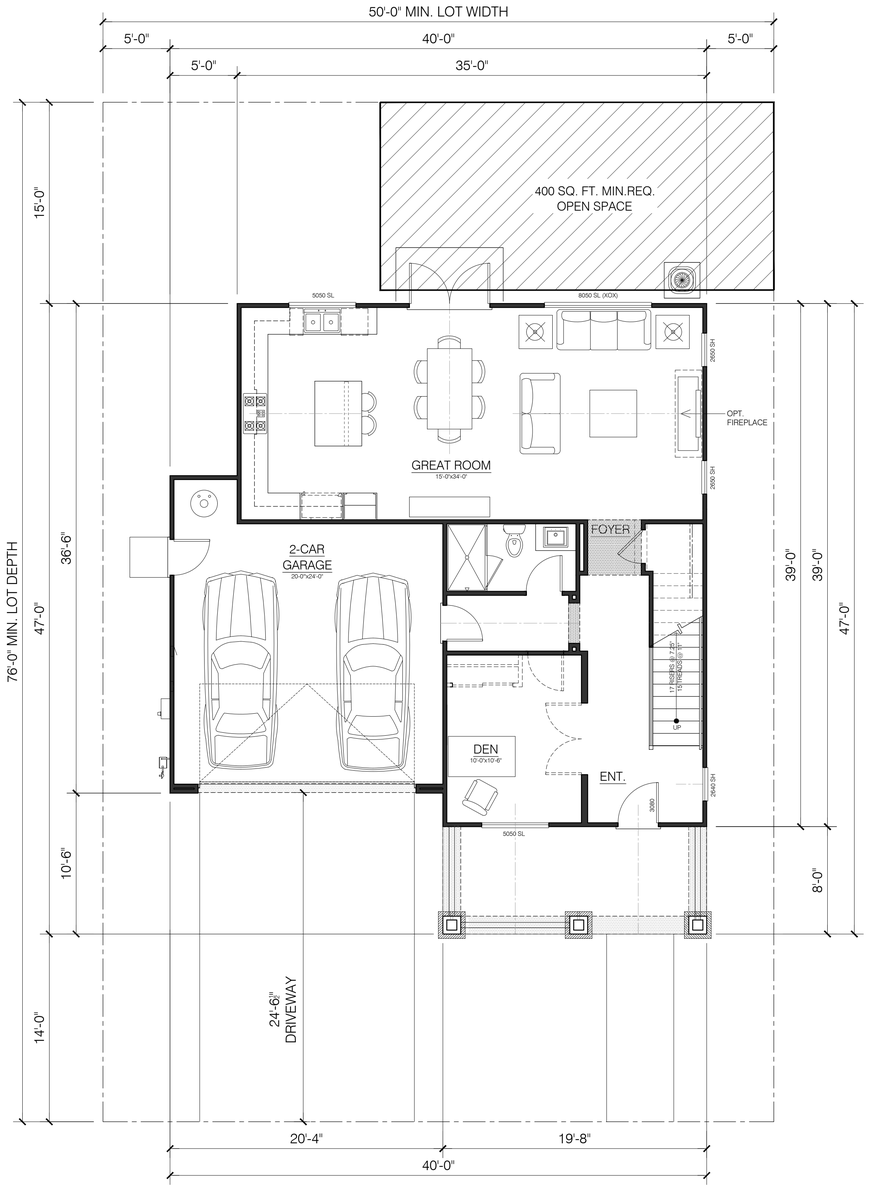
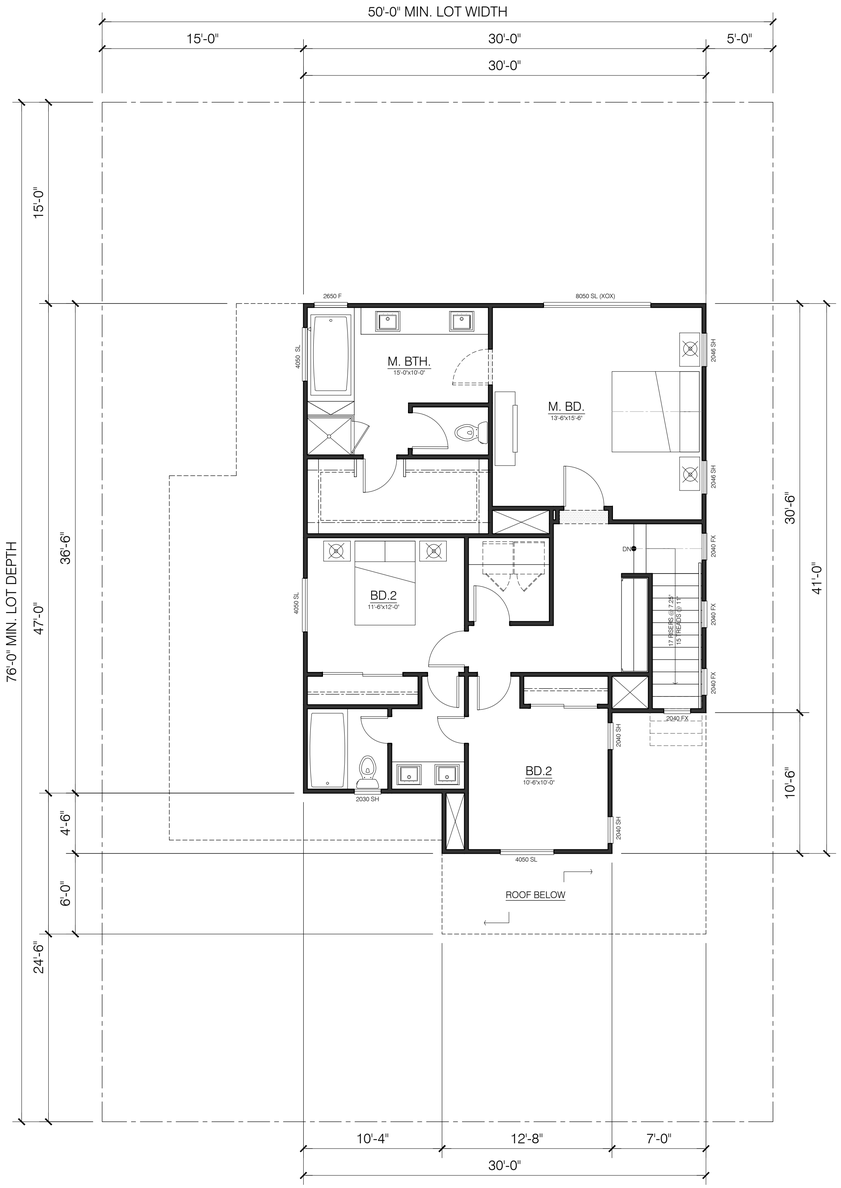


MAIN FLOOR PLAN

PLAN 1

42 % LOT COVERAGE

MAIN FLOOR:	959 SQ. FT.
UPPER FLOOR:	1093 SQ. FT.
TOTAL LIVING:	2052 SQ. FT.
GARAGE:	436 SQ. FT.



UPPER FLOOR PLAN

PLAN 1

1093 SQ. FT.

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 1

1.2

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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FRONT ELEVATION

PLAN 2D

FRONT ELEVATION

PLAN 2A

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR

FRONT ELEVATION

PLAN 2B

FRONT ELEVATION

PLAN 2C

City Ventures

GROVE VILLAGE

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 2

2.0

SCALE: 3/16"=1'-0"
DATE: 11.17.2015
PROJECT: 317024

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LEFT ELEVATION

PLAN 2B

FRONT ELEVATION

PLAN 2B

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 2B

REAR ELEVATION

PLAN 2B

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 2

2.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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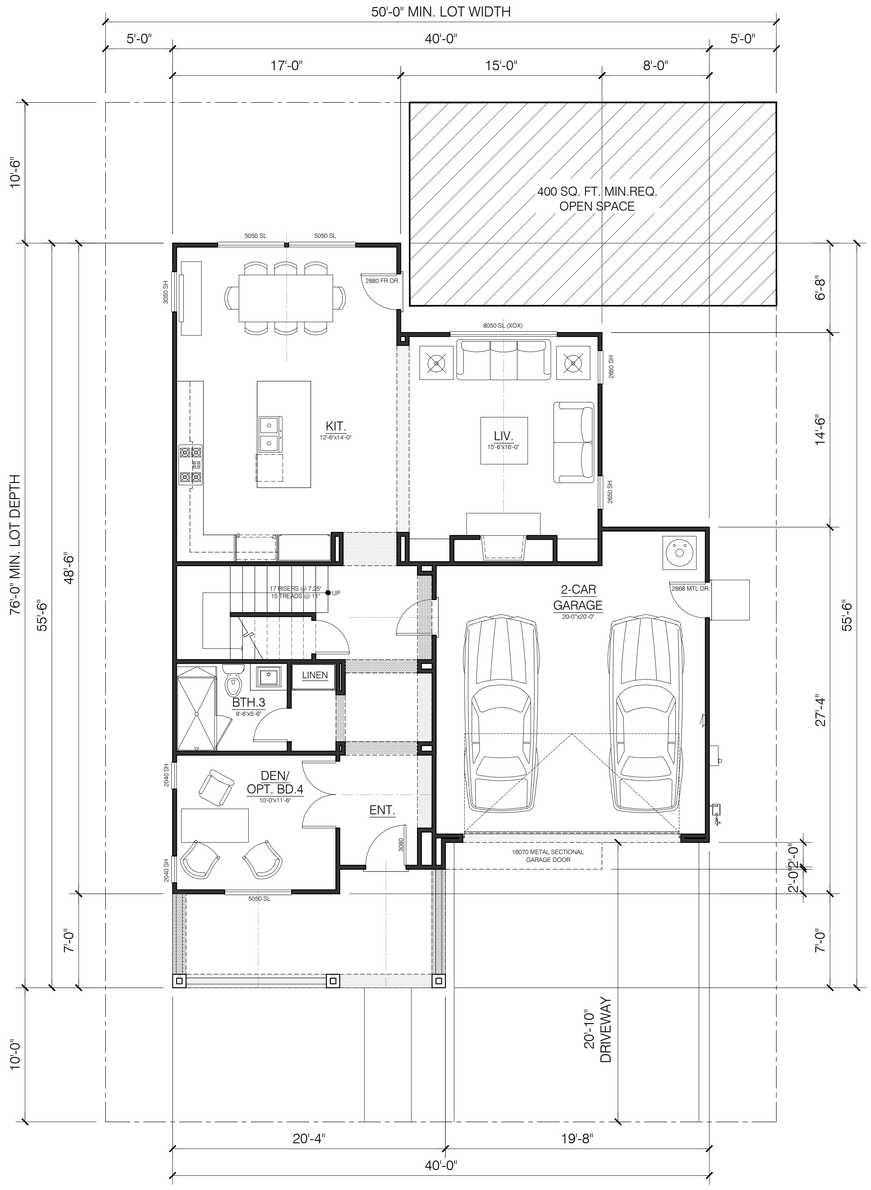
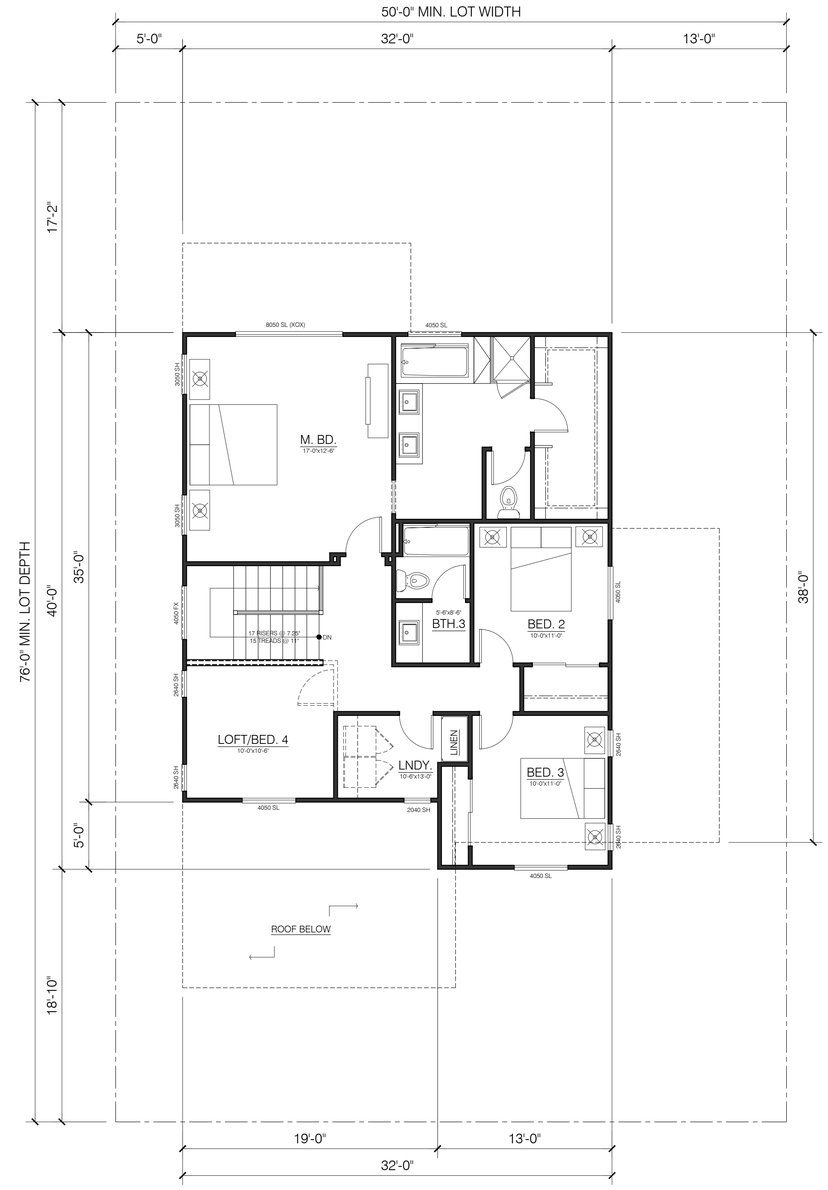


MAIN FLOOR PLAN

PLAN 2

MAIN FLOOR:	1064 SQ. FT.
UPPER FLOOR:	1185 SQ. FT.
TOTAL LIVING:	2250 SQ. FT.
GARAGE:	454 SQ. FT.



UPPER FLOOR PLAN

PLAN 2

1185 SQ. FT.

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 2

2.2

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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FRONT ELEVATION

PLAN 3D

FRONT ELEVATION

PLAN 3B

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 3C

FRONT ELEVATION

PLAN 3A

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 3

3.0

SCALE: 3/16"=1'-0"
DATE: 11.17.2015
PROJECT: 317024

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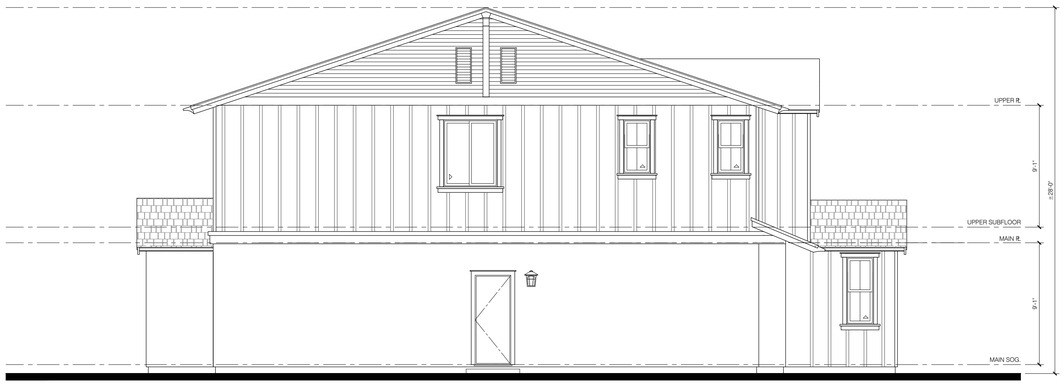

LEFT ELEVATION

PLAN 3C

FRONT ELEVATION

PLAN 3C

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

RIGHT ELEVATION

PLAN 3C

REAR ELEVATION

PLAN 3C

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 3

3.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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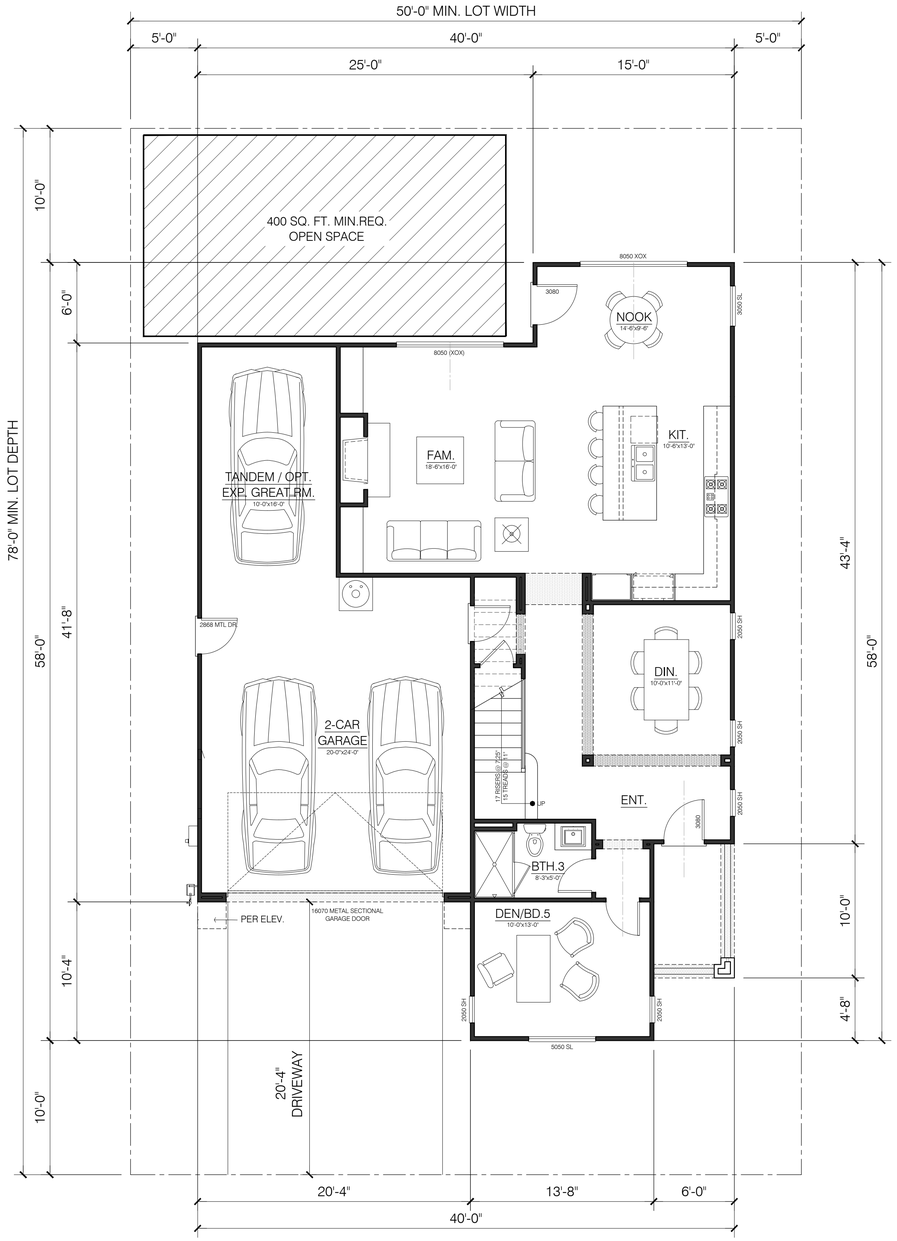

MAIN FLOOR PLAN

PLAN 3

MAIN FLOOR:	1141 SQ. FT.
UPPER FLOOR:	1375 SQ. FT.
TOTAL LIVING:	2516 SQ. FT.
GARAGE:	502 SQ. FT.

UPPER FLOOR PLAN

PLAN 3

1375 SQ. FT.

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GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 3

3.2

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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FRONT ELEVATION

PLAN 4D

FRONT ELEVATION

PLAN 4B

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 4C

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 4

4.0

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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LEFT ELEVATION

PLAN 4B

MATERIALS

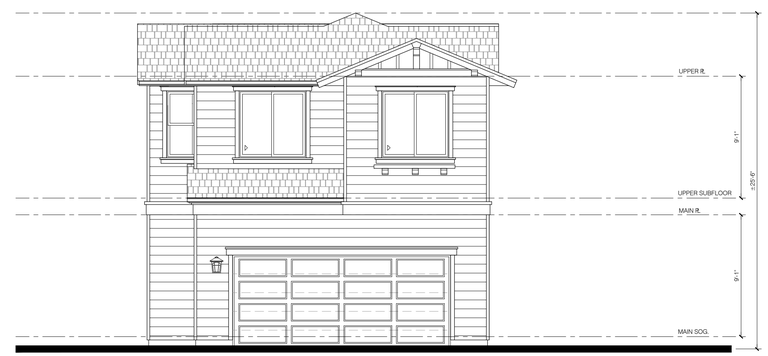
1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 4B

RIGHT ELEVATION

PLAN 4B



REAR ELEVATION

PLAN 4B

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 4

4.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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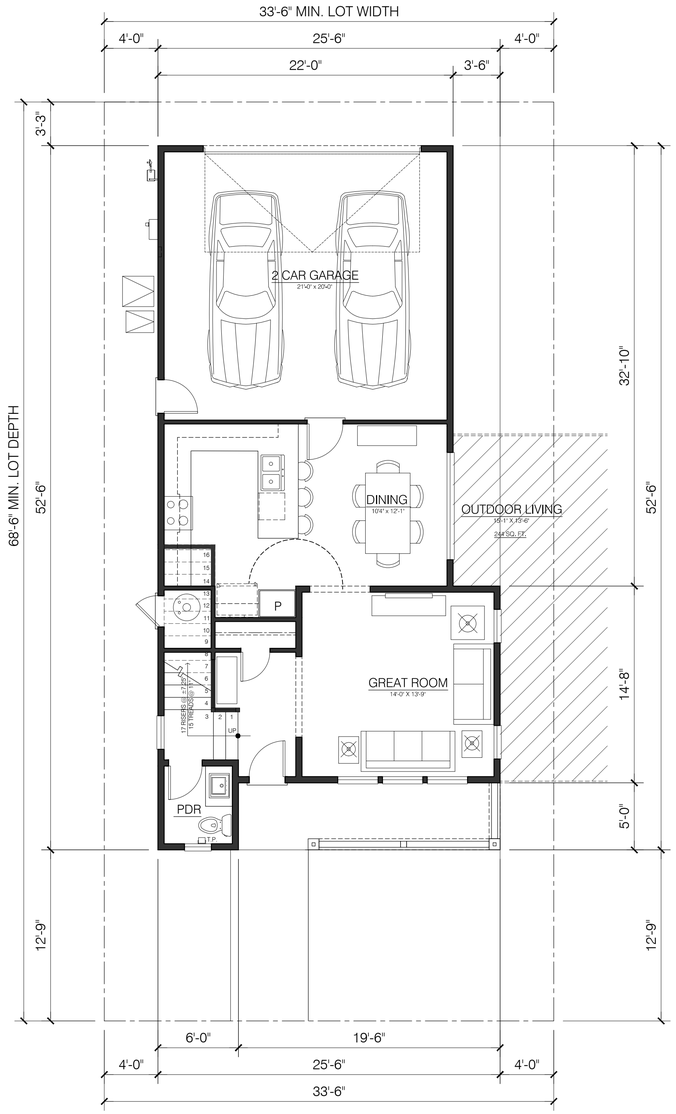


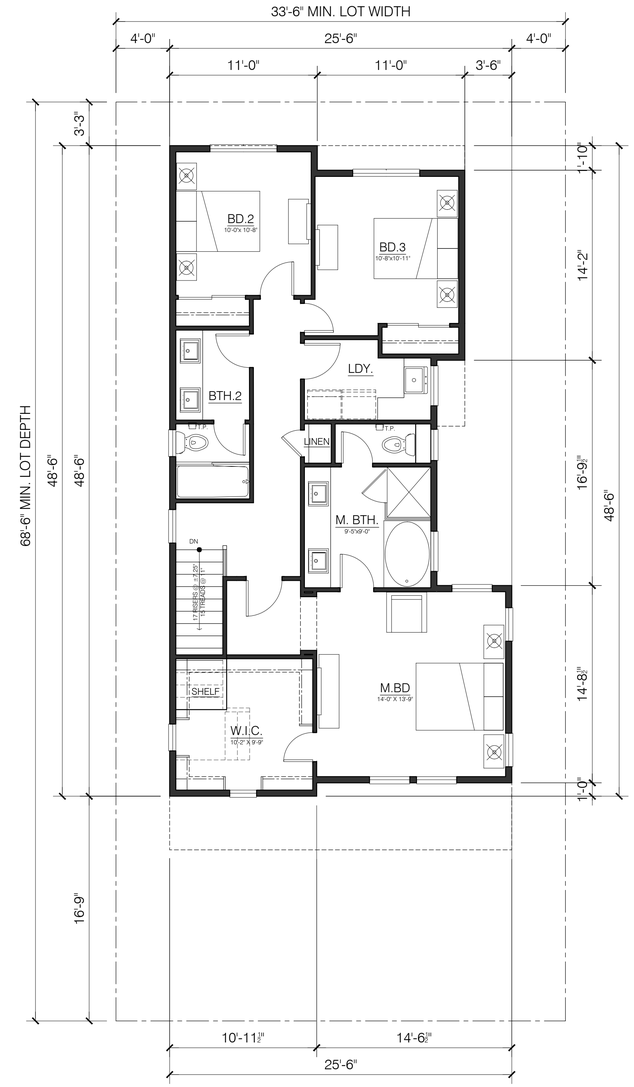
MAIN FLOOR PLAN

PLAN 4 (3 BD)

54 % LOT COVERAGE

MAIN FLOOR:	668 SQ. FT.
UPPER FLOOR:	1052 SQ. FT.
TOTAL LIVING:	1720 SQ. FT.
GARAGE:	457 SQ. FT.

NOTE: OPEN SPACE AREA= 244 SF



UPPER FLOOR PLAN

PLAN 4 (3 BD)

1052 SQ. FT.

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 4 - ALLEY LOADED

4.2

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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FRONT ELEVATION

PLAN 5A

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 5B

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 5

5.0

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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LEFT ELEVATION

PLAN 5B

MATERIALS

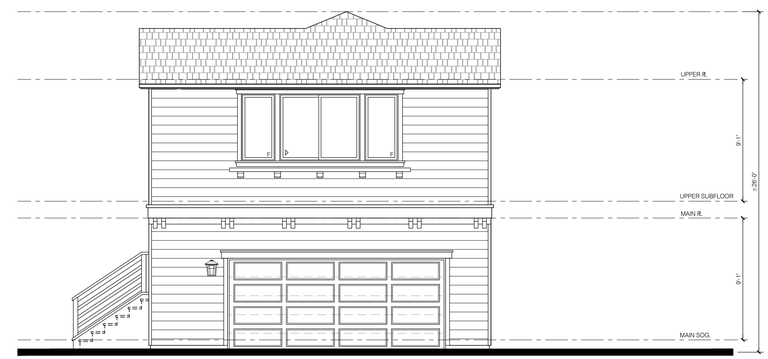
1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 5B

RIGHT ELEVATION

PLAN 5B



REAR ELEVATION

PLAN 5B

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 5

5.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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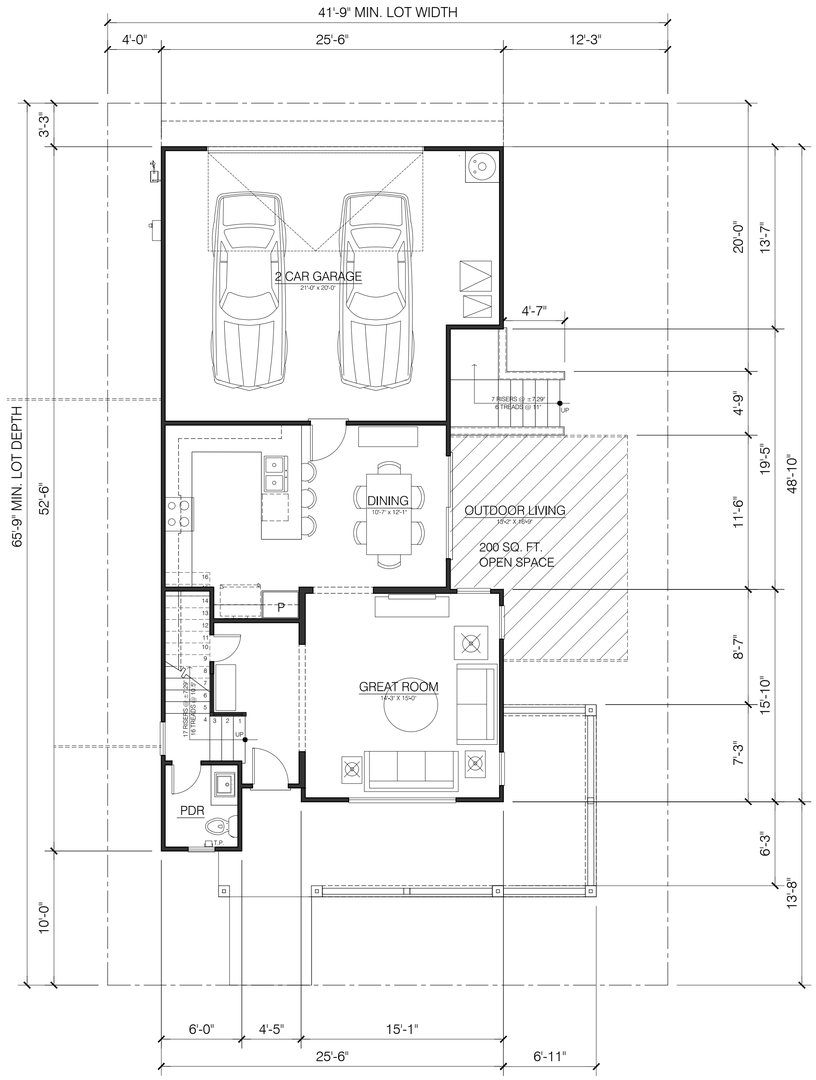
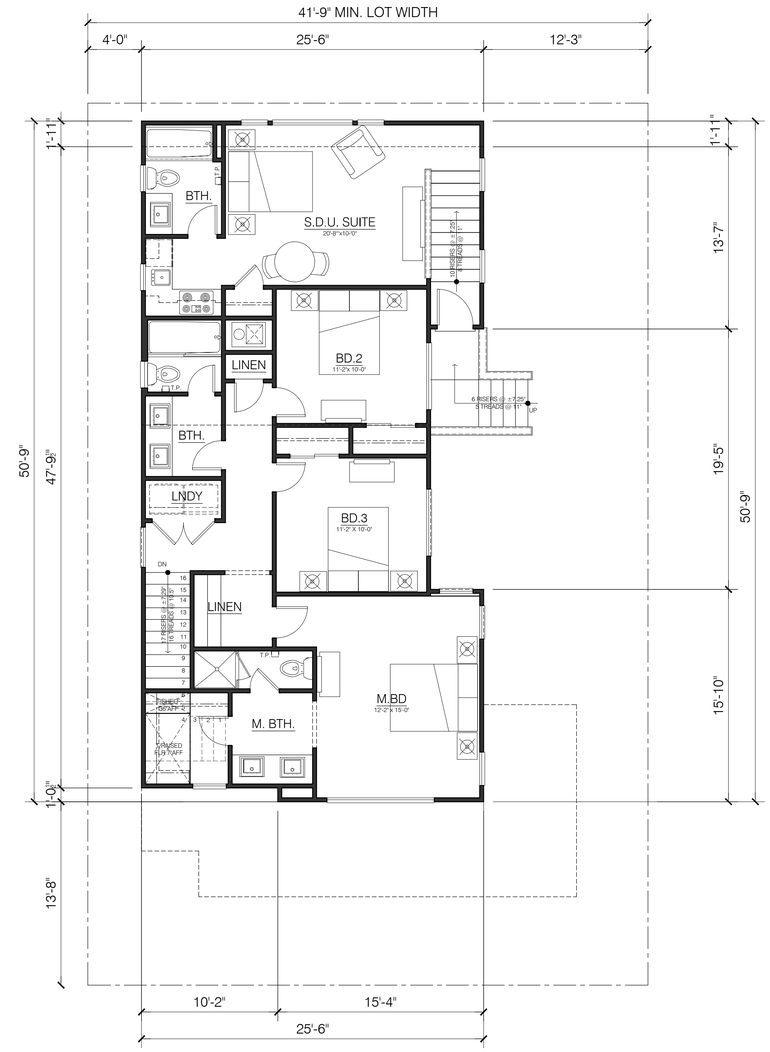


MAIN FLOOR PLAN

PLAN 5 (3 BD) W/SECONDARY DWELLING UNIT

52 % LOT COVERAGE

MAIN FLOOR:	685 SQ. FT.
UPPER FLOOR:	1173 SQ. FT.
TOTAL LIVING:	1857 SQ. FT.
GARAGE:	501 SQ. FT.



UPPER FLOOR PLAN

PLAN 5 (3BD) W/ SECONDARY DWELLING UNIT

TOTAL UPPER FLOOR: 1173 SQ. FT.

City Ventures

GROVE VILLAGE

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 5 - ALLEY LOADED

5.2

SCALE: 3/16"=1'-0"
DATE: 11.17.2015
PROJECT: 317024

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FRONT ELEVATION

PLAN 6D

FRONT ELEVATION

PLAN 6C

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH

FRONT ELEVATION

PLAN 6B

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SANTA ROSA, CALIFORNIA

EXTERIOR FRONT ELEVATIONS - PLAN 6

6.0

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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LEFT ELEVATION

PLAN 6B

FRONT ELEVATION

PLAN 6B

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 6B

REAR ELEVATION

PLAN 6B

City Ventures

GROVE VILLAGE

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2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

EXTERIOR ELEVATIONS - PLAN 6

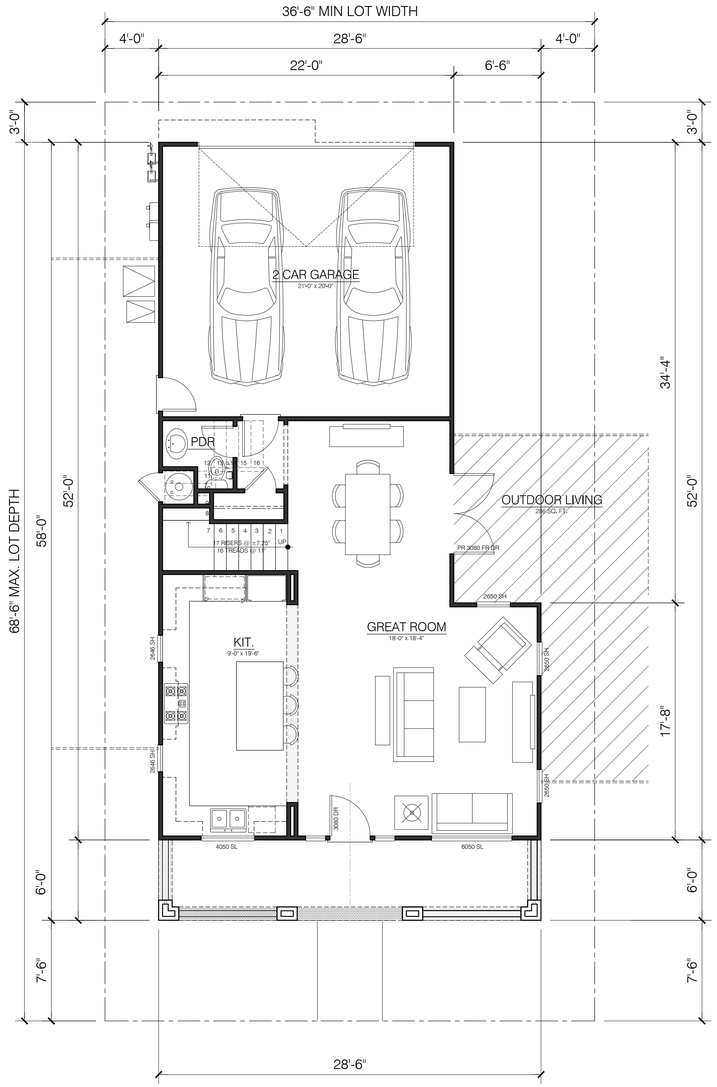
6.1

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

©HUNT HALE JONES ARCHITECTS



MAIN FLOOR PLAN

PLAN 6 (4 BD)

44 % LOT COVERAGE

NOTE: OPEN SPACE AREA= 286 SF

MAIN FLOOR:	802 SQ. FT.
UPPER FLOOR:	1147 SQ. FT.
TOTAL LIVING:	1950 SQ. FT.
GARAGE:	435 SQ. FT.

UPPER FLOOR PLAN

PLAN 6 (4 BD)

1147 SQ. FT.

City Ventures

GROVE VILLAGE

CITY VENTURES, INC.

2860-2894 STONY POINT ROAD

SANTA ROSA, CALIFORNIA

FLOOR PLANS - PLAN 6 - ALLEY LOADED

6.2

SCALE: 3/16"=1'-0"

DATE: 11.17.2015

PROJECT: 317024

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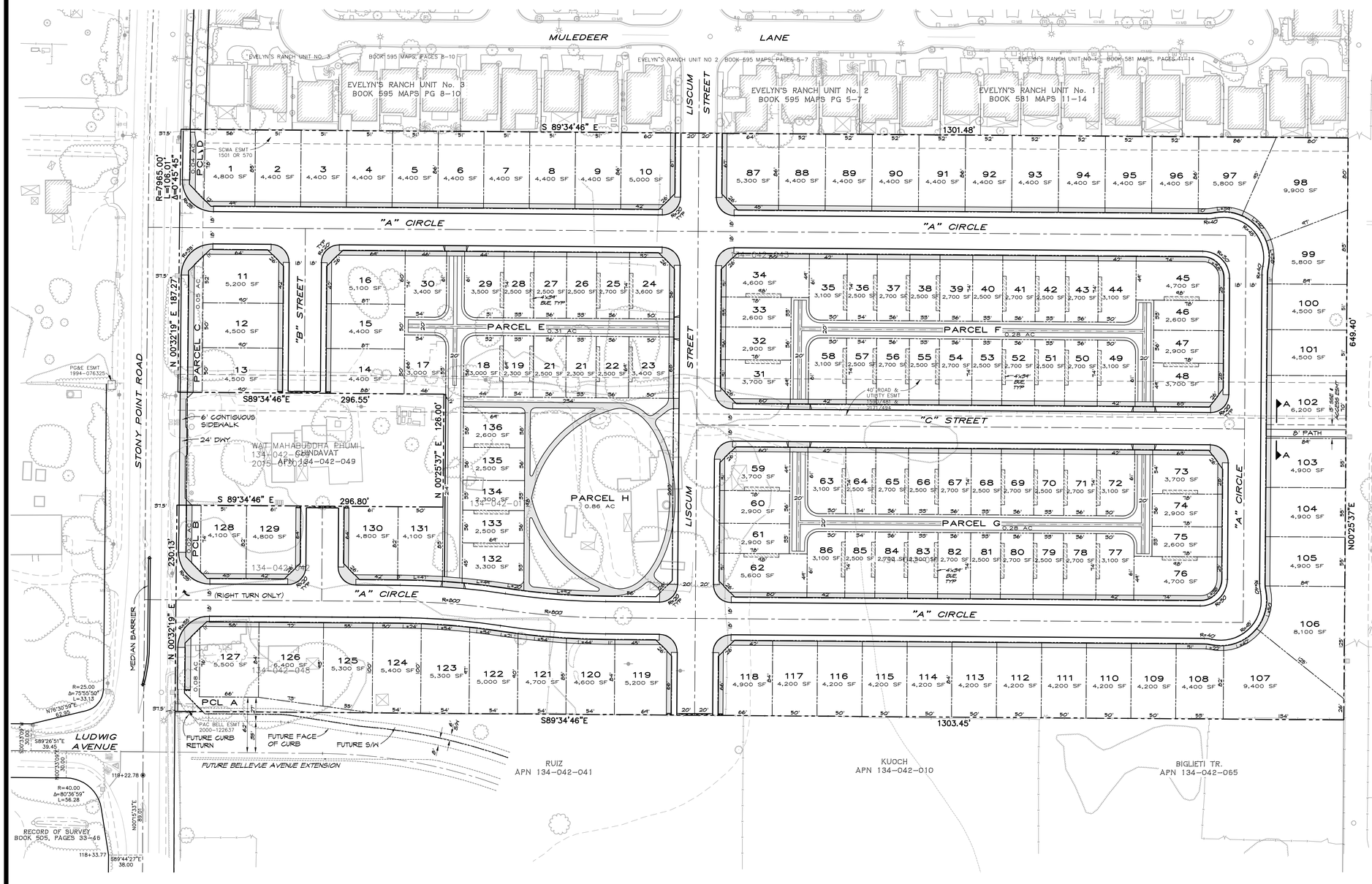
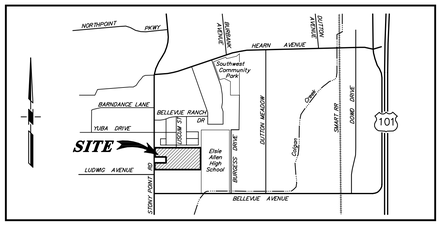
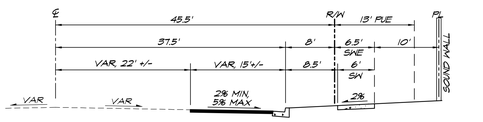




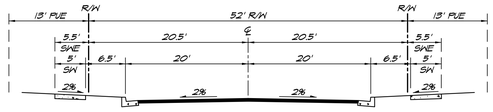
VICINITY MAP

NTS



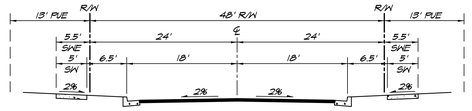
1/2 STREET SECTION
STONY POINT ROAD

NTS



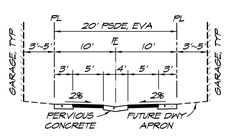
LISCUM STREET

NTS



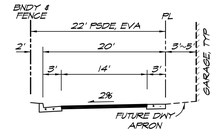
"A" CIRCLE, "B" and "C" STREET

NTS



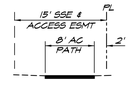
TYPICAL 20' ALLEY SECTION
PARCELS E, F, G

NTS



TYPICAL ALLEY SECTION
PARCEL E at LOTS 132-136

NTS



LOT 102 PATH
SECTION A-A

NTS

LEGEND

- SUBDIVISION BOUNDARY
- STREET GRADE 0.50%
- STREET LIGHT
- WATER (PVC), FIRE HYDRANT, BLOWOFF
- SEWER (PVC), MANHOLE, CLEAN OUT
- STORM DRAIN (RCP), CATCH BASIN, DROP INLET
- RETAINING WALL
- SLOPE
- EXISTING CONTOUR 256
- PROPOSED CONTOUR 256
- VEGETATIVE SWALE
- PRIVATE STORM DRAIN EASEMENT ..... PSDE
- PUBLIC STORM DRAIN EASEMENT ..... SDE
- PUBLIC SANITARY SEWER EASEMENT ..... SSE
- PUBLIC WATER EASEMENT ..... WE
- EXISTING TREES: SAVE ..... REMOVE ..... MAY REMOVE .....
- EXISTING SEPTIC AND LEACH LINES APPROXIMATE LOCATION
- EXISTING WELL APPROXIMATE LOCATION
- DESIGNATED WETLANDS
- SUSMP BMP P2-02, P2-06, P2-01
- NON-EXCLUSIVE BENEFIT USE EASEMENT (BUE)

PROJECT DATA

ADDRESS ..... 2872, 2882, 2844 STONY POINT ROAD

ASSESSORS PARCEL NUMBER .. 134-042-011-000, 134-042-017-000, 134-042-042-000, 134-042-043-000, 134-042-048-000

TOTAL GROSS ACREAGE ..... 18.56 ACRES

GENERAL PLAN LAND USE ..... LOW DENSITY/OPEN SPACE

ZONING: EXISTING ZONING ..... RR-40 & R-1-6 PROPOSED ZONING R-1-6

DENSITY ..... 7.38 DU/AC.

LOT SIZE: ..... SMALLEST - 2,300 S.F., LARGEST - 9,900 S.F., AVERAGE - 5,800 S.F.

WATER SUPPLY ..... CITY OF SANTA ROSA

SEWAGE DISPOSAL ..... CITY OF SANTA ROSA

BENCH MARK

CITY OF SANTA ROSA BENCHMARK D301 - 70 FT SOUTH OF YUBA DRIVE, A 3 INCH BRASS DISK MARKED "CITY OF SANTA ROSA" IN A MONUMENT WELL ON THE CENTERLINE OF STONY POINT ROAD. (CITY COORDINATE MONUMENT 6-2001)
DATUM: CITY OF SANTA ROSA

NOTES

1. ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
2. ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
3. ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
4. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
5. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
6. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
7. ALL EXISTING TREES WITHIN R/W AND SIDEWALK ARE TO BE REMOVED.
8. STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
9. SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
10. SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT, PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
11. THIS PROJECT IS NOT IN A HIGH FIRE ZONE AREA.
12. ALL LOT GRADING IS TO CONFORM TO EXISTING GRADES AT THE PROJECT BOUNDARY. ALL OVERLAND DRAINAGE IS TO BE CONTAINED ON SITE.
13. SEWER IN PARCEL E WILL BE PRIVATE.
14. WATER SERVICES TO LOTS 17-23 AND 132-136 WILL BE PLACED ON PARCEL H FRONTAGE WITH HOUSE LATERALS UNDER THE PARK SIDEWALK.
15. FINAL LOCATION OF BUE WILL BE DETERMINED AT THE TIME OF FINAL MAP.

NORTH

0 50 100
scale 1" = 50' feet

LICENSED PROFESSIONAL ENGINEER DAVID C. HANSON No. 34761 CIVIL STATE OF CALIFORNIA
7/15/2016
DAVID C. HANSON, PE 34761 DATE

LICENSED LAND SURVEYOR BRUCE E. JARVIS No. 5143 STATE OF CALIFORNIA
7/15/2016
BRUCE E. JARVIS, PLS 5143 DATE

TENTATIVE MAP

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

136 LOTS + 8 PARCELS 18.56 ACRES NOV 2015, REV. MAR 2016 REV. JULY 2016

BEING A SUBDIVISION OF TRACT FIVE OF THE LANDS OF CITY VENTURES COMMUNITIES, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2013-105402, OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA.

OWNER / DEVELOPER
CV SANTA ROSA INVESTMENTS, LLC
444 Spear Street, Suite 200
San Francisco, CA. 94105
(415) 730-6718

ENGINEER & SURVEYOR
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

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

SHEET 1 OF 2

PROJECT No. 2013024

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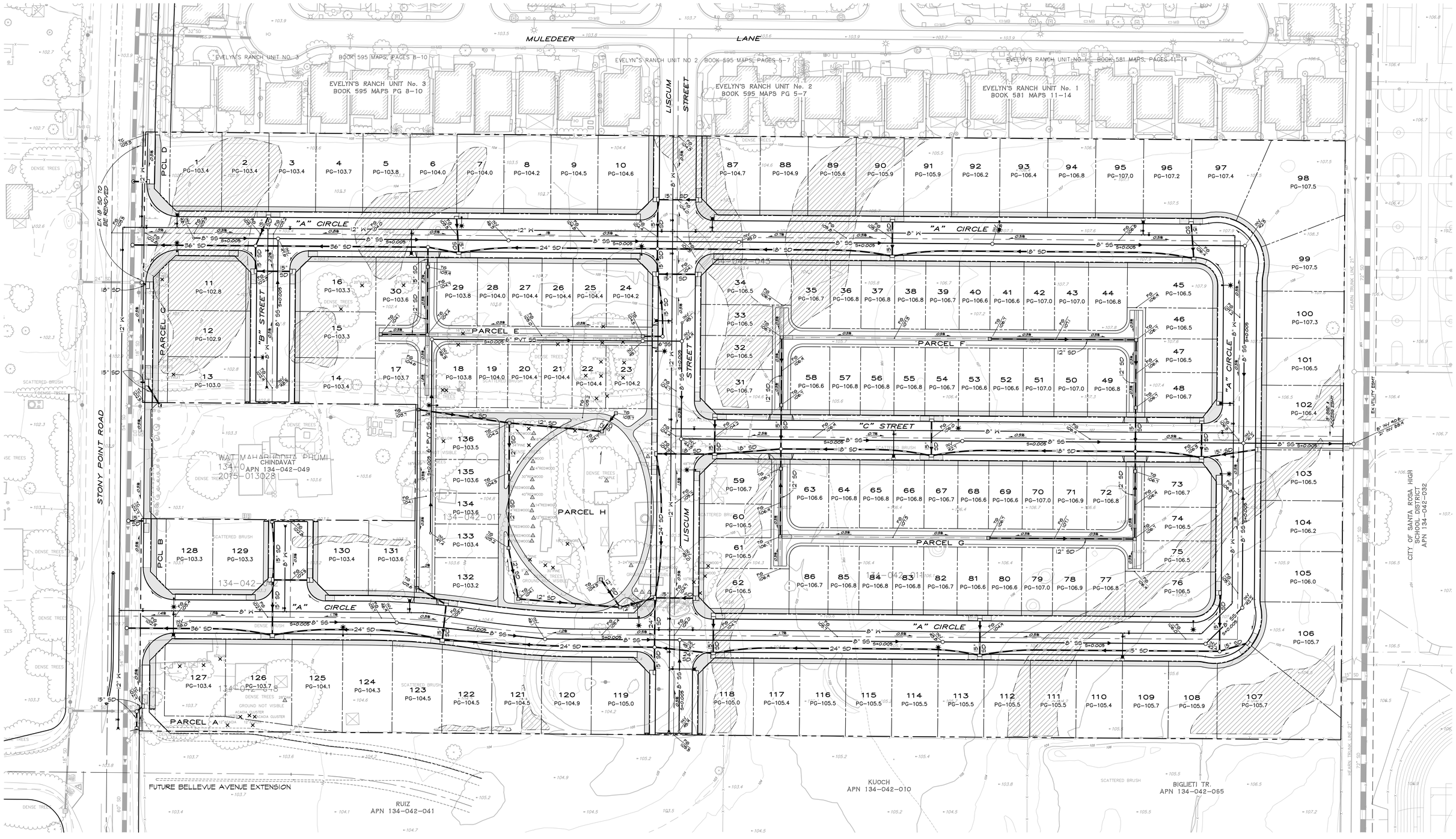

PRELIMINARY SUSMP DESIGN

1. THE PROJECT WILL FOLLOW ALL BMP DESIGN CRITERIA FROM THE CITY OF SANTA ROSA STORMWATER, LOW IMPACT DEVELOPMENT, TECHNICAL MANUAL. ALL SYSTEMS ARE PRIVATE.
2. LOTS WILL DRAIN TO THE STREET AND STREET SIDE DRAINAGE WILL BE CLEANED AND DETAINED BY ROADSIDE BIORETENTION FLUSH DESIGN.

NORTH

0 40 80
scale 1" = 40' feet

TENTATIVE MAP
GRADING and UTLIITES

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

NOV 2015, REV. MAR 2016, REV. JULY 2016

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PROJECT No. 2013024

SHEET 2 OF 2

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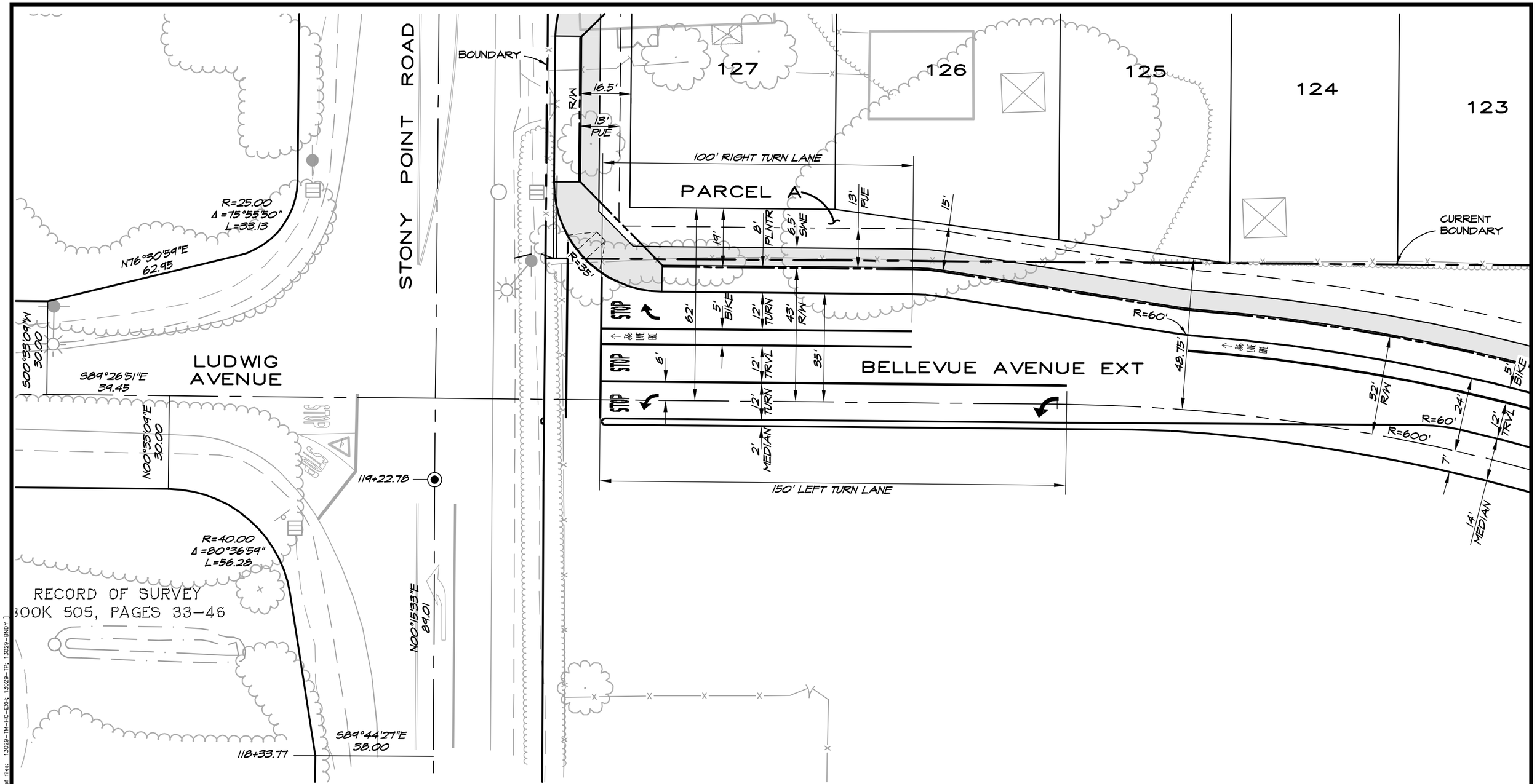

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NORTH

1" = 30'

LUDWIG/BELLEVUE @ STONY POINT
INTERSECTION EXHIBIT

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

FEBRUARY 18, 2016

PROJECT No. 20130029.00

SHEET 1 OF 1

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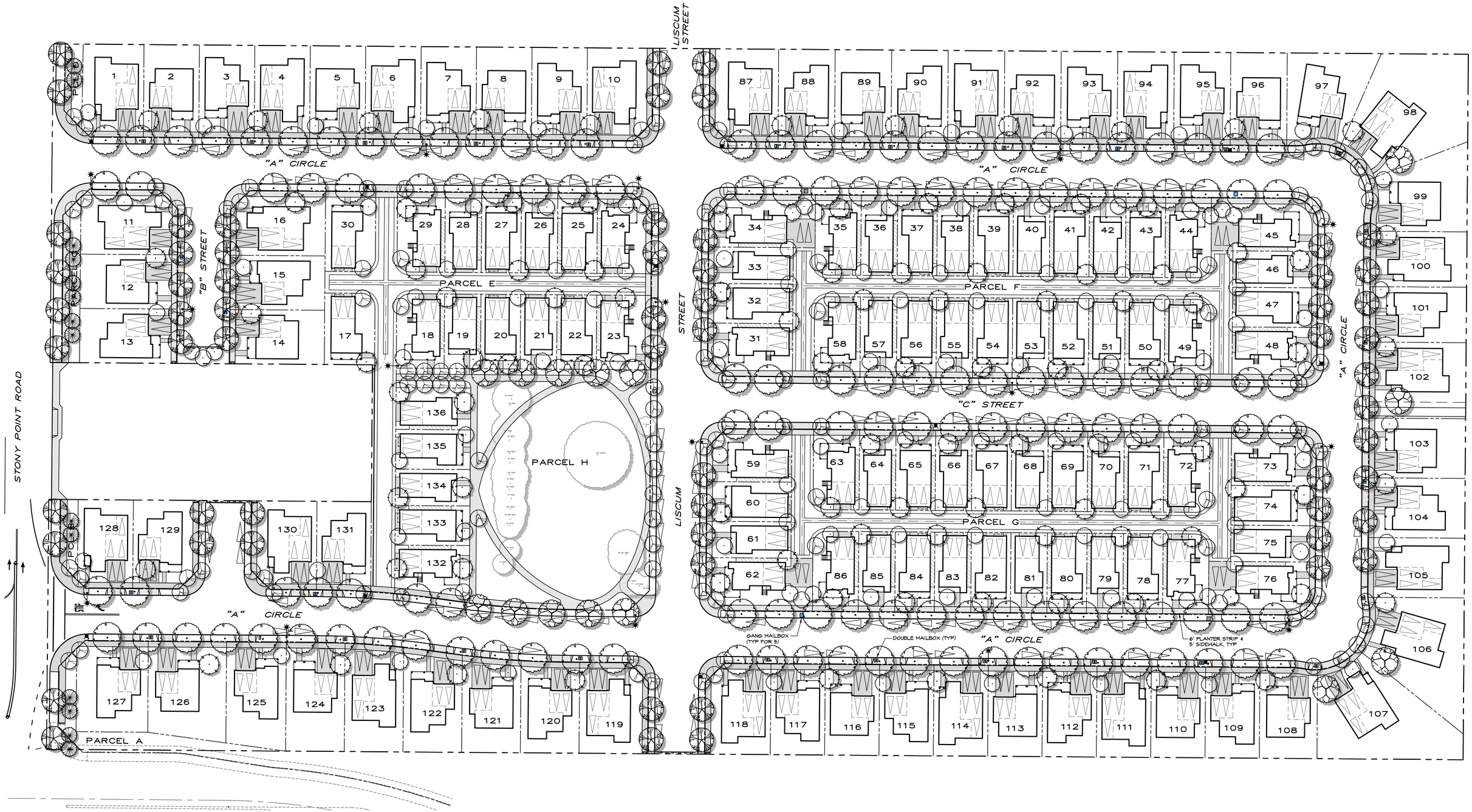

PREPARED BY:

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15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

LEGEND

- ON STREET PARKING: 20' END SPACE, 22' INTERIOR
- STREET LIGHT
- SINGLE MAILBOX
- DOUBLE MAILBOX
- GANG MAILBOX
- FIRE HYDRANT

PARKING SUMMARY:

ON STREET:	169
DRIVEWAY:	130
GARAGE:	294
TOTAL:	593
(REQUIRED:	564)

NORTH

0 40 80
scale 1" = 40' feet

STREETSCAPE and PARKING EXHIBIT

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

MAY 10, 2016

PROJECT No. 2013029.00

SHEET 1 OF 1

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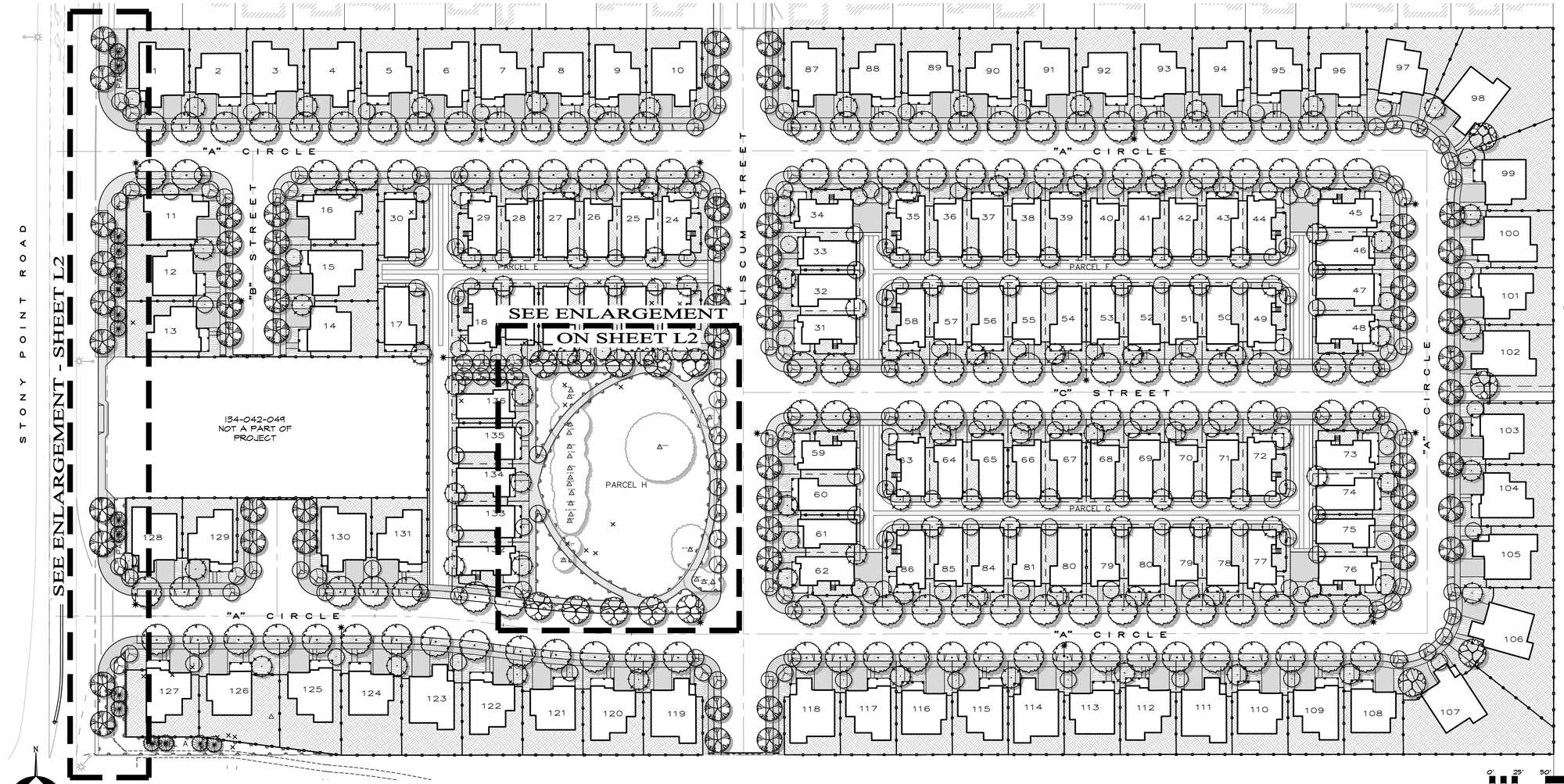


PRELIMINARY LANDSCAPE MASTER PLAN

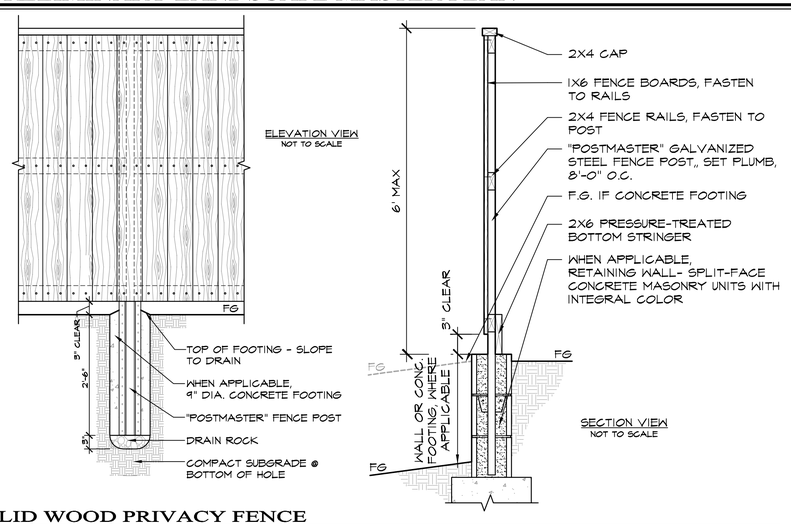
GENERAL NOTES

1. LANDSCAPE PLANTINGS & IRRIGATION WILL BE DESIGNED & INSTALLED IN COMPLIANCE WITH SANTA ROSA'S WATER EFFICIENT LANDSCAPE POLICY (ORDINANCE No. 3925).
2. ALL TREES TO BE FROM 15 GALLON CONTAINERS, UNLESS OTHERWISE NOTED.
3. STREET TREES WILL BE PLANTED PER CITY OF SANTA ROSA STANDARDS FOR PARKWAY TREE PLANTINGS.
4. STREET TREES WILL BE IRRIGATED BY BUBBLERS INCLUDED WITH PRIVATE LOT, FRONT YARD LANDSCAPE IRRIGATION SYSTEMS.
5. ROOT BARRIERS WILL BE INSTALLED PER CITY STANDARD.
6. NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES SHALL THEN BE STAKED AS SHOWN IN THE CITY STANDARD DETAIL. ANY TREE WHICH CAN NOT SUPPORT ITSELF WHEN STAKED IN THIS MANNER WILL BE REJECTED.
7. TREE LOCATIONS MAY BE ADJUSTED AS NEEDED TO ACCOMODATE UTILITIES.

LEGEND

LANDSCAPE AREAS

KEY	DESCRIPTION
	FRONT YARD LANDSCAPES (OPTIONAL BY HOMEOWNER) SEE SHEET L3 FOR TYP. FRONT YARD LANDSCAPES
	REAR YARD LANDSCAPES TO BE INSTALLED BY HOMEOWNERS
	COMMON OPEN SPACE AREAS (DEVELOPER INSTALLED) SEE SHEET L2 FOR LANDSCAPE PLANTING
	6' TALL SOLID WOOD PRIVACY FENCING (SEE DETAIL F1)
	6' TALL SOUND ATTENUATING FENCE (SEE DETAIL F2)



F1 SOLID WOOD PRIVACY FENCE

NO SCALE

F2 SOUND ATTENUATING FENCE

NO SCALE

TREE LEGEND

KEY	TREES (SYMBOLS IN LEGEND SHOWN AT REDUCED SIZE): BOTANICAL NAME/COMMON NAME	WATER USE CLASS.
T1	CELTIS SINENSIS / CHINESE HACKBERRY	LOW
T2	QUERCUS AGRIFOLIA / LIVE OAK	LOW
T3	CHITALPA TASHKANTENSIS 'PINK DAWN' / CHITALPA	LOW
T4	CERCIS RENIFORMIS / OKLAHOMA REDBUD	LOW
T5	LAGERSTROEMIA 'TUSCARORA' /CRAPE MYRTLE	LOW
T6	PISTACIA C. 'KEITH DAVEY' / CHINESE PISTACHE	LOW
T7	ARBUTUS 'MARINA' (STANDARD) / STRAWBERRY TREE	LOW
	EXISTING BROADLEAF TREES TO REMAIN	N/A
	EXISTING CONIFEROUS TREES TO REMAIN	N/A
X	TREES TO BE REMOVED	N/A

L-1
PRELIMINARY LANDSCAPE MASTER PLAN
GROVE VILLAGE

SANTA ROSA, CALIFORNIA

NOV. 2015, REV. MAR. 2016, REV. APRIL 2016, REV. JULY 2016

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15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2013029.00

SHEET 1 OF 3

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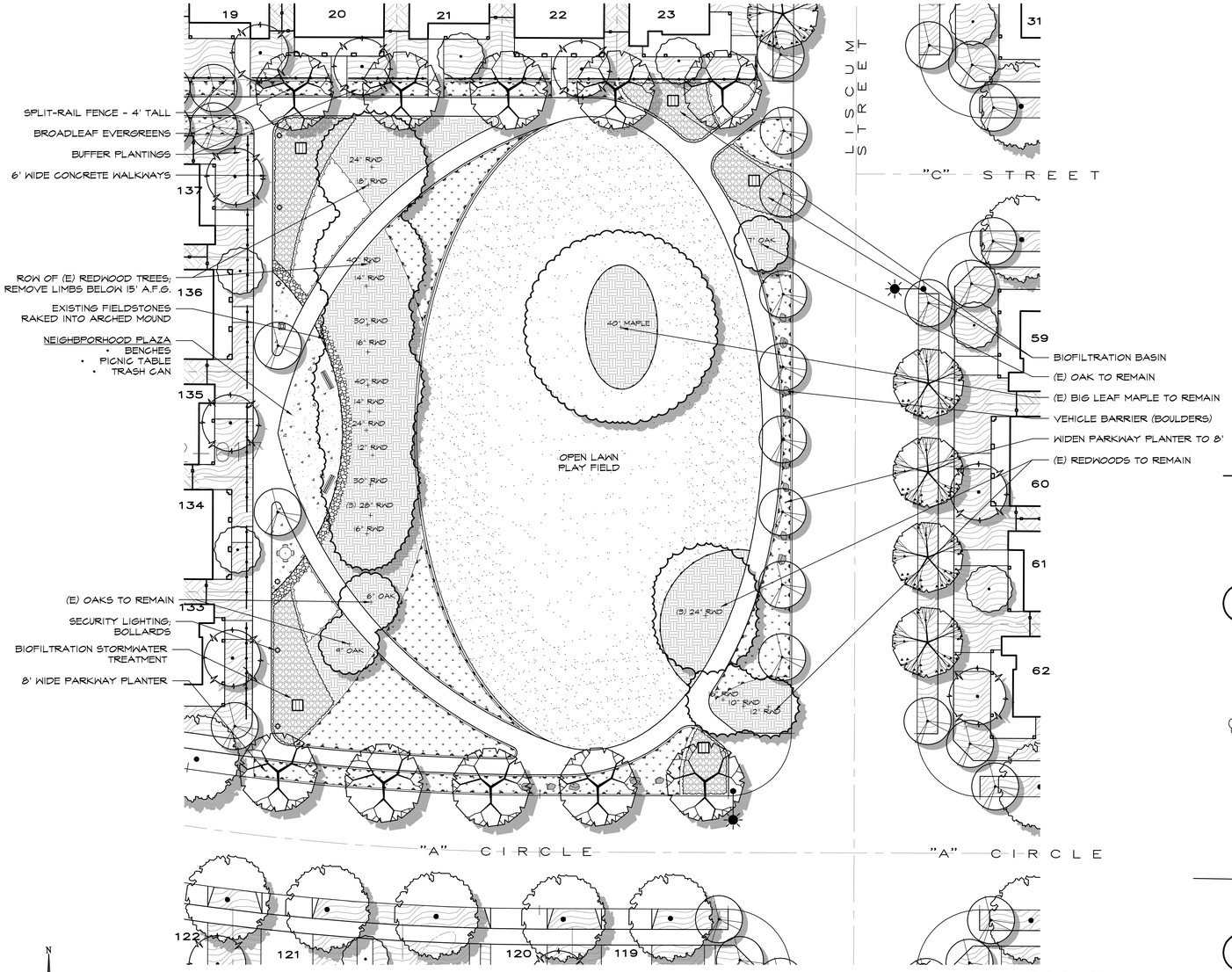
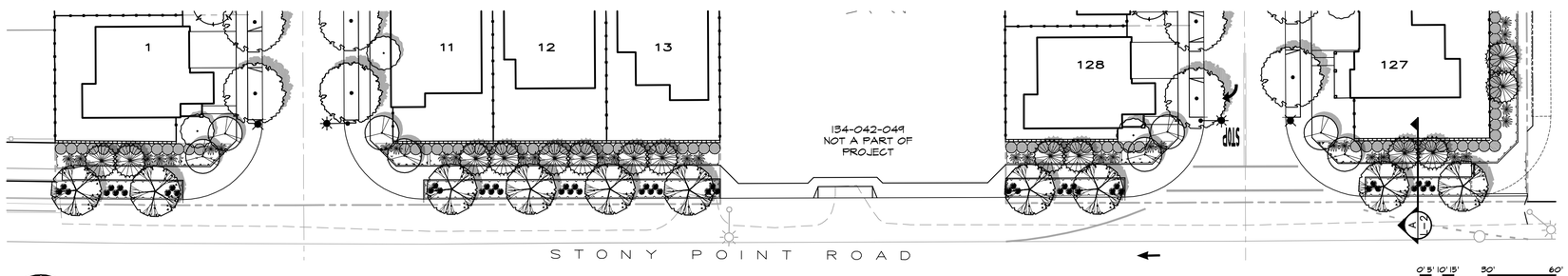


PARCEL H: POCKET PARK SITE PLAN

PLAN VIEW - 1"=20'

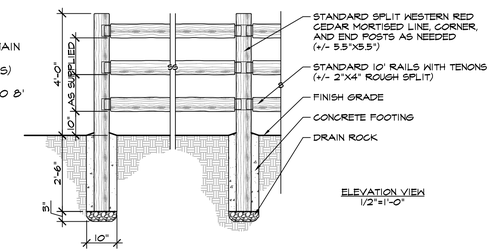


PARCELS A-D: FRONTAGE & ENTRANCE AT STONY POINT ROAD

PLAN VIEW - 1"=30'

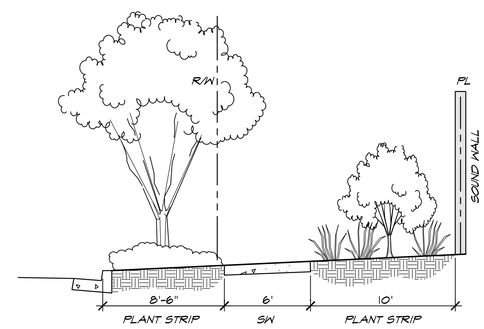
GENERAL NOTES

1. LANDSCAPE SHALL COMPLY WITH SANTA ROSA'S WATER EFFICIENT LANDSCAPE POLICY (ORDINANCE No. 3925).
2. ALL PLANTED AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC MULCH.
3. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM.
4. ALL TREES WILL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT WHERE NOTED.
5. A MINIMUM OF 8" DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS NEEDED.



F3 SPLIT RAIL WOOD FENCE

NO SCALE



A SECTION A
STONY POINT ROAD

NO SCALE

TREES

KEY:	DESCRIPTION:	SIZE:	WATER USE:
	SMALL FLOWERING ACCENT TREES CHITALPA T. 'MORNING CLOUD' (STDS) / CHITALPA LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	15 GAL.	LOW 314 S.F. EACH
	BROADLEAF DECIDUOUS CANOPY/SHADETREES CELTIS SINENSIS / CHINESE HACKBERRY PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	LOW 706 S.F. EACH
	BROADLEAF EVERGREEN SHADE TREES QUERCUS AGRIFOLIA / LIVE OAK	15 GAL.	LOW 962 S.F. EACH
	BROADLEAF EVERGREEN SCREENING TREES LAURUS 'SARATOGA' / BAY LAUREL ARBUTUS 'MARINA' / STRAWBERRY MADRONE	15 GAL.	LOW 314 S.F. EACH
10" OAK	EXISTING BROADLEAF TREES TO REMAIN SEE PLAN FOR DESCRIPTION	N/A	N/A
10" RWD	EXISTING CONIFEROUS TREES TO REMAIN SEE PLAN FOR DESCRIPTION	N/A	N/A

UNDERSTORY PLANTS AND GROUNDCOVERS

SYMBOL:	DESCRIPTION:
	LOW GROUNDCOVER PLANTING (LOW WATER USE) CORREA 'WYNN'S WONDER', ARCTOSTAPHYLOS 'EMERALD CARPET', COTONEASTER 'LOWFAST' ROSMARINUS O. 'PROSTRATUS' - 1 GALLON
	ORNAMENTAL GRASS GROUNDCOVERS/MEADOWS (LOW WATER USE) FESTUCA 'ELIJAH'S BLUE', HELICTOTRICHON 'SAPHIRE', FESTUCA MAIREI, FESTUCA CALIFORNICA, PENNISETUM ALOPCUROIDES 'HAMELN', FESTUCA RUBRA 4" POTS, 1 GALLON, SOD
	BIOFILTRATION BASIN PLANTINGS - (MEDIUM WATER USE) JUNCUS EFFUSUS, CAREX SPP., IRIS 'PACIFIC COAST HYBRIDS', CHONDROPETALUM TECTORUM, BAUMEA RUBIGINOSA, LOMANDRA SPP., DIANELLA SPP., SISYRINCHIUM SPP., EPILOBIUM, POTENTILLA SPP., FESTUCA RUBRA - SOD, LINERS, 4" POTS AND 1 GALLON
	LAWN AREA - PLAYFIELD - DROUGHT TOLERANT DWARF FESCUE ORDINANCE 3925 "SPECIAL LANDSCAPE AREA" - HIGH WATER USE
	HEDGES AND SCREEN PLANTINGS - (LOW WATER USE) RHAMNUS ALATERNUS, ARBUTUS U. 'OKTOBERFEST', DODONEA 'PURPUREA', MYRTUS C. 'COMPACTA', NANDINA D. 'COMPACTA', EUONYMUS 'SILVER QUEEN', XYLOSMA, PYRACANTHA, BERBERIS, PRUNUS C. 'COMPACTA' IN COLUMNAR FORM - 1 AND 5 GALLON
	LARGE FOCAL ACCENT PLANTS (LOW WATER USE) AGAVE A. 'MARGINATA', PHORMIUM VARIETIES - 5 GALLON
	SMALL AND MEDIUM ACCENTS AND TEXTURE PLANTS (LOW WATER USE) DIETES, ALOE, KNIPHOFIA, YUCCAS, CORDYLINE, PHORMIUMS - 5 GALLON
	DECOMPOSED GRANITE SURFACE
	MULCH ONLY BENEATH TREES IN THESE AREAS
	ENGINEERED WOOD FIBER PLAY SURFACE
	SOLID WOOD FENCE (SEE DETAIL F1 ON SHEET L1)
	SPLIT RAIL FENCE
	METAL EDGING
	CONCRETE MOW STRIP
	FRONT YARD LANDSCAPES (OPTIONAL BY HOMEOWNER) SEE SHEET L3 FOR TYPICAL FRONT YARD LANDSCAPES
	REAR YARD LANDSCAPES TO BE INSTALLED BY HOMEOWNERS

L-2
FRONTAGE + OPEN SPACE
CONCEPTUAL LANDSCAPE PLANS

GROVE VILLAGE

SANTA ROSA, CALIFORNIA

JULY 2016

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15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SHEET 2 OF 3

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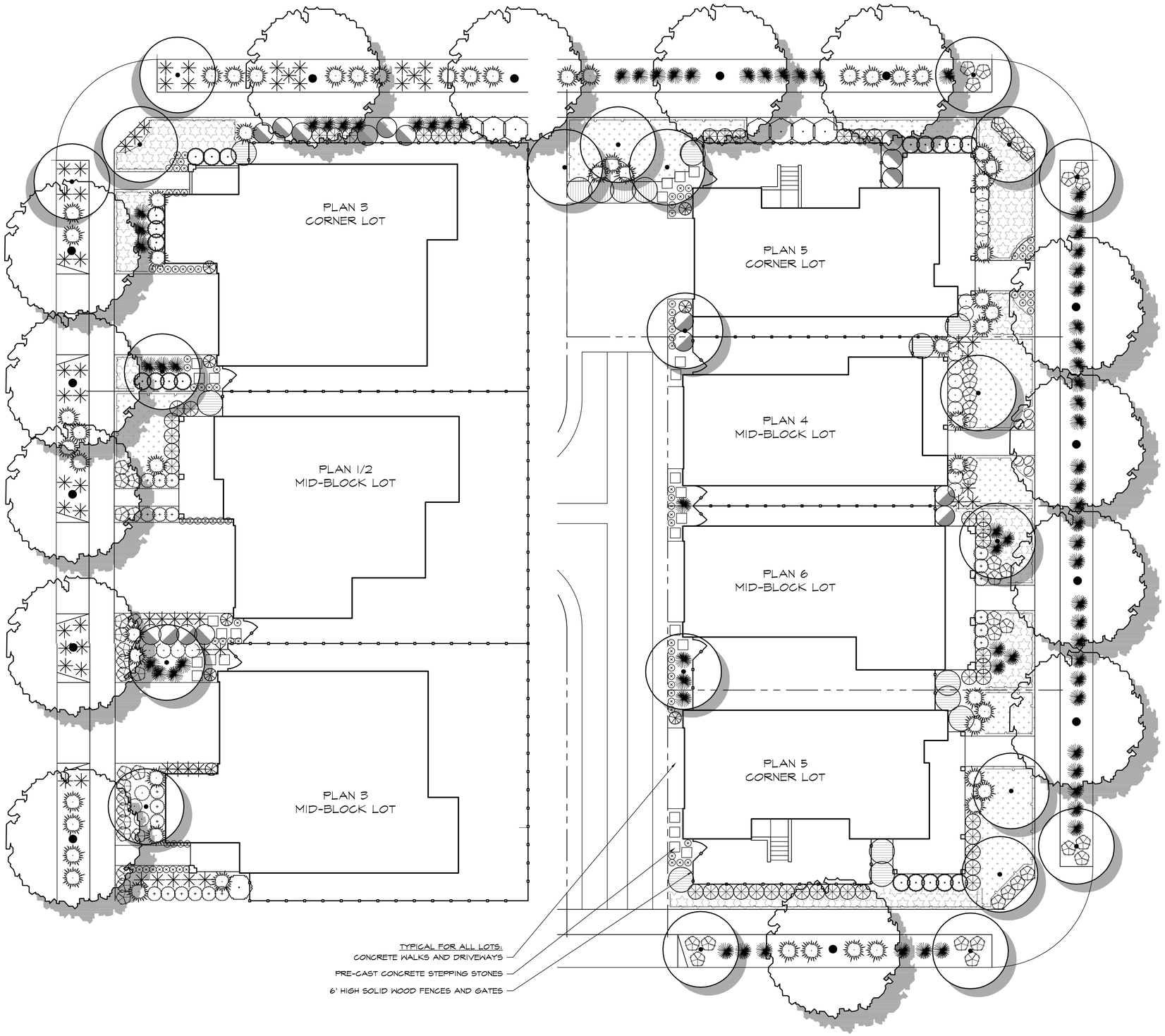

GENERAL NOTES

1. STREET TREES LOCATIONS ARE SHOWN FOR REFERENCE. REFER TO SHEET L1 FOR OVERALL STREET TREE MASTER PLAN. EXACT LOCATIONS ARE TO BE CONFIRMED BY THE CITY ARBORIST.
2. STREET TREES SHALL BE INSTALLED WITH ROOT BARRIERS, PER CITY OF SANTA ROSA STANDARD DETAIL.
3. THIS PLAN SUGGESTS APPROXIMATE QUANTITIES OF SHRUBS, PERENNIALS, AND TURF GRASS TO BE PROVIDED FOR LOTS OF VARIOUS SIZES. THE OWNER'S REPRESENTATIVE MAY ADJUST QUANTITIES AND ARRANGEMENTS.
4. WHEN TWO SPECIES ARE LISTED FOR A SYMBOL, THE FIRST SPECIES LISTED SHALL BE USED IN SUNNY, SOUTH AND WEST EXPOSURES, AND THE SECOND SPECIES TO BE USED IN SHADY, NORTH AND EAST EXPOSURES.
5. PLANTING ARRANGEMENTS SHOWN REPRESENT TYPICAL SPACINGS FOR SELECTED SPECIES, AND SITUATIONS IN WHICH EACH CAN BE USED.
6. TREE HYDROZONE AREAS ARE BASED ON AVERAGE MATURE SIZE FOR THE SPECIES IN SONOMA COUNTY.
7. ANY SUBSTITUTIONS TO SPECIFIED PLANT MATERIAL WILL REQUIRE A PLAN REVISION TO BE APPROVED BY THE CITY OF SANTA ROSA. SUBSTITUTIONS MUST FALL WITHIN THE SAME WATER USE CATEGORY IN THE CURRENT EDITION OF THE W.U.C.O.L.S. DOCUMENT. REFER PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR VERIFICATION OF DESIGN INTENT AND WATER USE CLASSIFICATION.
8. NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES THAT CAN NOT SUPPORT THEMSELVES WHEN STAKED PER DETAIL SHALL BE REJECTED.
9. 21 GRAM FERTILIZER TABLETS (20-10-5) SHALL BE ADDED TO ALL PLANTINGS AT THE FOLLOWING RATES:

   15 GALLON PLANTS.....6 TABLETS
   5 GALLON PLANTS.....4 TABLETS
   1 GALLON PLANTS.....2 TABLETS
10. TREES WHICH HAVE BEEN "TOPPED" OR CUT ALONG THE LEAD TRUNK WILL BE REJECTED.
11. FENCE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES AND ARCHITECTURAL DETAILS.

PLANT LEGEND

TREES: (SYMBOLS SHOWN HALF SIZE) KEY	BOTANICAL NAME/COMMON NAME	SIZE	WATER USE
T1	STREET TREES - SEE STREET TREE MASTER PLAN - SHEET L1	15 GAL.	LOW
T2	ACCENT TREES- SEE STREET TREE MASTER PLAN - SHEET L1	15 GAL.	LOW

SHRUBS, PERENNIALS, AND VINES KEY	BOTANICAL NAME/COMMON NAME	SIZE	WATER USE
	CAREX TUMULICOLA / BERKELEY SEDGE TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.	LOW
	ACHILLEA TOMENTOSA 'MOONSHINE' / MOONSHINE YARROW TEUCRIUM CHAMAEDRYS 'NANUM' / GERMANDER	1 GAL.	LOW
	EUONYMUS J. 'SILVER PRINCESS' / VARIEGATED EUONYMUS MYRTUS COMMUNIS COMPACTA / TRUE MYRTLE	5 GAL.	LOW
	LANTANA MONTEVIDENSIS 'DWARF WHITE' / WHITE LANTANA ILEX VOMITORIA 'NANA' / DWARF YAUPON	5 GAL.	LOW
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / LAVENDER ERIGERON K. 'MOERHEIMII' / BLUE SANTA BARBARA DAISY	1 GAL.	LOW
	WESTRINGIA F. 'MORNING LIGHT' / VAR. COAST ROSEMARY RHAPHIOLEPIS OVATA 'MINOR' / INDIAN HAWTHORN	5 GAL.	LOW
	PHORMIUM T. 'FIREBIRD' / RED STRIPED DWARF FLAX DIETES BICOLOR 'LEMON DROP' / FORTNIGHT LILY	5 GAL.	LOW
	ALYOGYNE HUEGLII 'SANTA CRUZ' / BLUE HIBISCUS NANDINA D. 'MOYER'S RED' / HEAVENLY BAMBOO	5 GAL.	LOW
	PRUNUS CAROLINIANA 'MONUS' / BRIGHT 'N TIGHT LAUREL ARBUTUS UNEDO 'OKTOBERFEST'/DWARF STRAWBERRY TREE	5 GAL.	LOW
	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEE BERRY XYLOSMA CONGESTUM / XYLOSMA	5 GAL.	LOW
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS PENSTEMON 'MARGARITA B.O.P.' / MARGARITA B.O.P.	1 GAL.	LOW
	JUNIPERUS C. 'SPARTAN' / SPARTAN JUNIPER JUNIPERUS VIRGINIANA 'BLUE ARROW' / BLUE ARROW JUNIPER	5 GAL.	LOW
	CALLISTEMON CITRINUS 'LITTLE JOHN' / BOTTLEBRUSH	1 GAL.	LOW
	SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE FESTUCA MAIREI / ATLAS FESCUE	1 GAL.	LOW

GROUNDCOVERS KEY	BOTANICAL NAME/COMMON NAME	SIZE	WATER USE
	ROSMARINUS O. 'HUNTINGTON CARPET' / ROSEMARY	1 GAL @ 5' O.C.	LOW
	ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA MYOPORUM P. 'PINK' / CREEPING MYOPORUM	1 GAL @ 6' O.C.	LOW

L-3
TYPICAL
FRONTYARD LANDSCAPE PLANS
GROVE VILLAGE

SANTA ROSA, CALIFORNIA

JULY 2016

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

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PROJECT No. 2015029.00

SHEET 3 OF 3

TYPICAL FRONT YARD LANDSCAPES

0' 5' 10' 20'
PLAN VIEW - 1"=10'

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