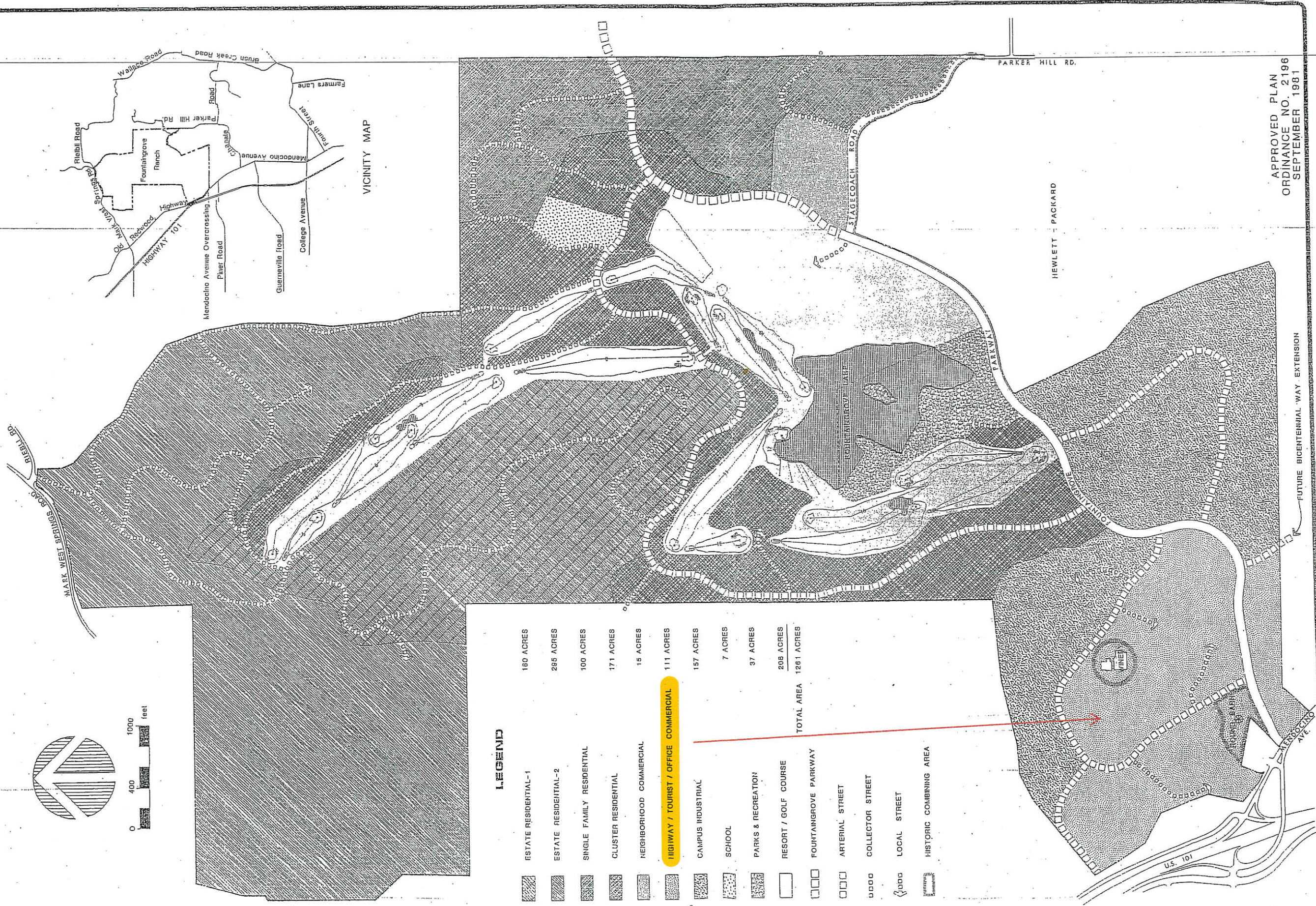


0 400 1000 feet



VICINITY MAP

LEGEND

- ESTATE RESIDENTIAL-1 180 ACRES
- ESTATE RESIDENTIAL-2 285 ACRES
- SINGLE FAMILY RESIDENTIAL 100 ACRES
- CLUSTER RESIDENTIAL 171 ACRES
- NEIGHBORHOOD COMMERCIAL 15 ACRES
- HIGHWAY / TOURIST / OFFICE COMMERCIAL 111 ACRES
- CAMPUS INDUSTRIAL 157 ACRES
- SCHOOL 7 ACRES
- PARKS & RECREATION 97 ACRES
- RESORT / GOLF COURSE 208 ACRES
- TOTAL AREA 1261 ACRES
- FOUNTAINGROVE PARKWAY
- ARTERIAL STREET
- COLLECTOR STREET
- LOCAL STREET
- HISTORIC COMBINING AREA

APPROVED PLAN
ORDINANCE NO. 2196
SEPTEMBER 1981

FOUNTAINGROVE RANCH

AMENDED PLANNED COMMUNITY MAP

LAND USE & CIRCULATION PLAN

FOUNTAINGROVE, LTD.
A LIMITED PARTNERSHIP
BY
TEACHERS MANAGEMENT & INVESTMENT CORPORATION
GENERAL PARTNERS

BRUCE ASPINALL / ASSOCIATES
Urban Planners

LUIS MANZANO & ASSOCIATES, INC.
Civil and Sanitary Engineers / Land Surveyors / Planners
Land Planning Consultants

SEPTEMBER 1980

FUTURE BICENTENNIAL WAY EXTENSION

PARKER HILL RD.

HEWLETT - PACKARD

STAGECOACH ROAD

MARK WEST SPRINGS ROAD

U.S. 101

MARK WEST SPRINGS ROAD

MARK WEST SPRINGS ROAD

ROUND BARN VILLAGE

GENERAL PLAN AMENDMENT & REZONE

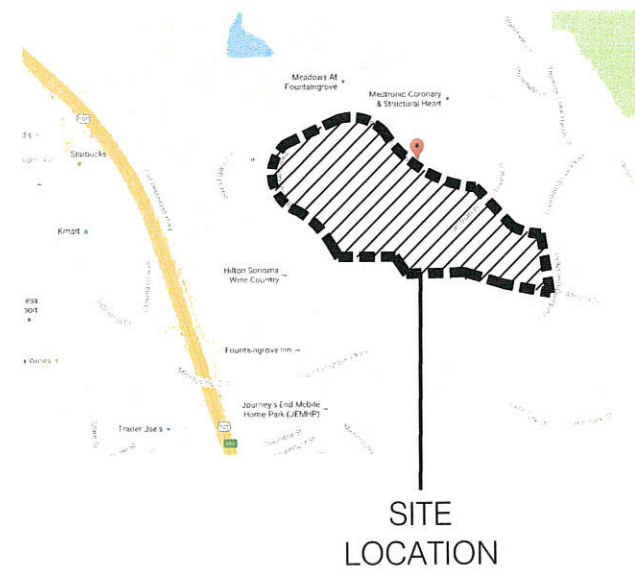
APPLICANT:
CITY VENTURES
 444 SPEAR STREET, SUITE 200,
 SAN FRANCISCO, CA 94105
 CONTACT: CHARITY WAGNER
DIRECTOR OF DEVELOPMENT
 PHONE: 415.730.6718
 E-MAIL: charity@cityventures.com
www.cityventures.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
 444 SPEAR STREET, SUITE 105
 SAN FRANCISCO, CA 94105
 CONTACT: DAN HALE
Architect
 PHONE: 415.568.3833
 E-MAIL: dhale@hhja.com
www.hhja.com

CIVIL:
C&V Consulting Inc
 6 ORCHARD SUITE 200
 LAKE FOREST, CA 92630
 CONTACT: RYAN BITTNER, P.E.
President
 PHONE: 949.916.3800
 EMAIL: rbittner@cvc-inc.net
www.cvc-inc.net

SUBMITTAL DATE: February 1, 2017; Revised June 2017; Revised September 2017

LOCATION MAP



SHEET INDEX

SHEET 1	NEIGHBORHOOD CONTEXT MAP
SHEET 2	SITE ANALYSIS MAP
SHEET 3	EXISTING GENERAL PLAN & ZONING
SHEET 4	PROPOSED GENERAL PLAN & ZONING
SHEET 5	DRAFT DEVELOPMENT PLAN

City of Santa Rosa
Engineering Division

SEP 11 2017

Planning & Economic
Development Department



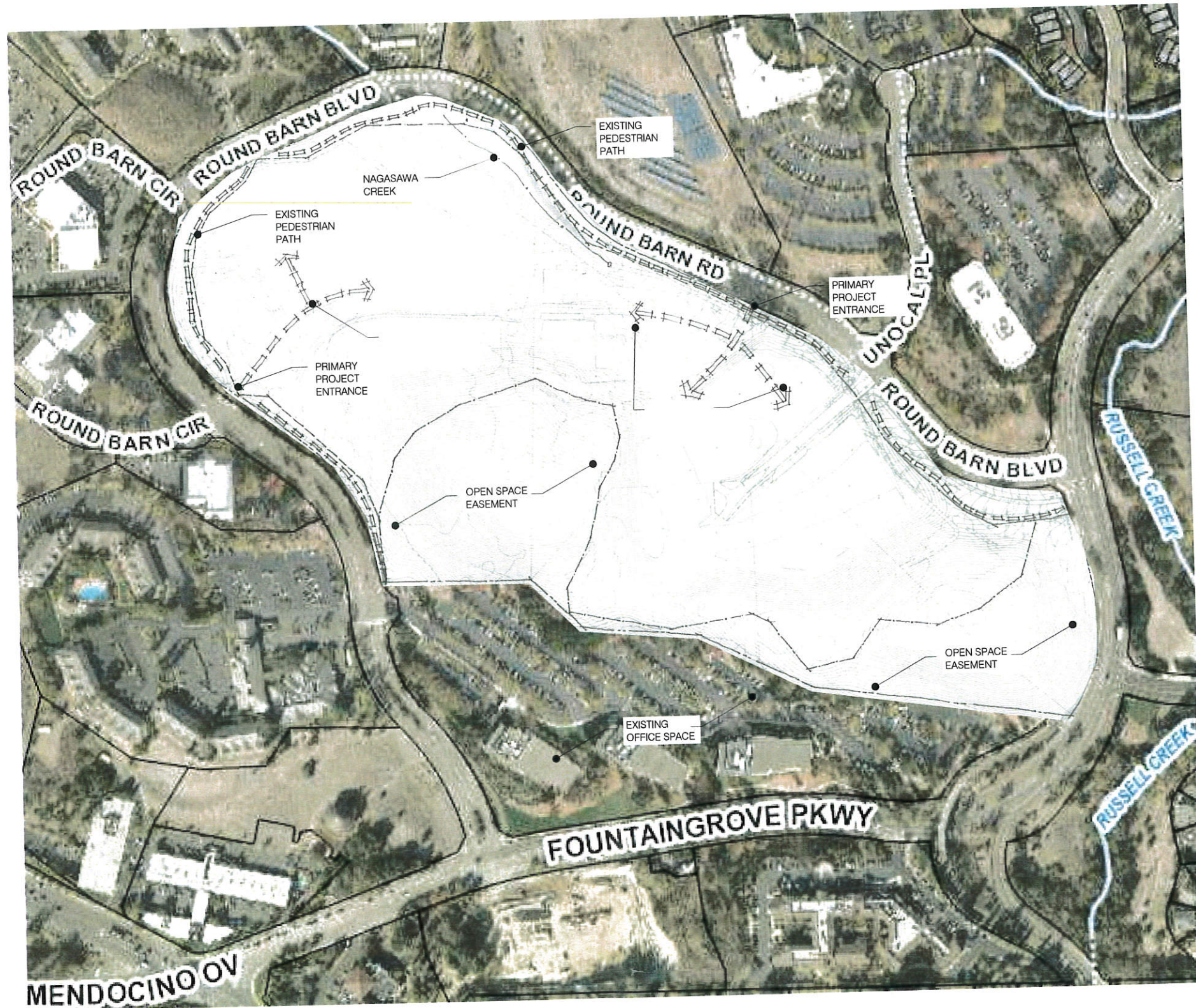
ROUND BARN VILLAGE
 CITY VENTURES
 SANTA ROSA, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 105
 San Francisco, CA 94105
 www.hunthalejones.com
 t. 415-512-1300
 f. 415-288-0288

NEIGHBORHOOD CONTEXT MAP
SHEET 1

SCALE: NTS
 DATE: 01.09.2017
 PROJECT:



City Ventures

ROUND BARN VILLAGE
CITY VENTURES

SANTA ROSA, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

SITE ANALYSIS MAP
SHEET 2

SCALE: NTS
DATE: 01.09.2017
PROJECT: