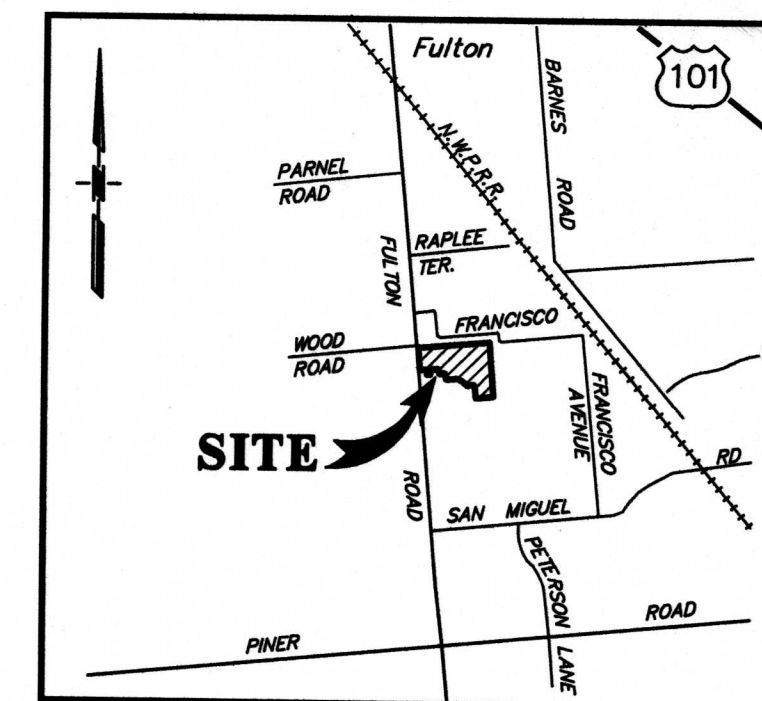


LAWRENCE
DN 2004-071494
APN 034-030-068

CARINALLI
DN 2004-110156
APN 034-030-030

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	33.00	25°03'27"	14.43'
C2	52.00	140°06'54"	127.16'
C3	33.00	25°03'27"	14.43'
C4	9.50	92°02'30"	15.26'
C5	105.50	13°30'52"	24.88'
C6	199.50	10°27'04"	36.39'
C7	25.50	88°58'42"	39.60'
C8	25.50	71°09'28"	31.67'
C9	115.50	27°39'17"	55.75'
C10	49.50	18°01'38"	15.57'
C11	9.50	80°47'06"	13.39'
C12	9.50	83°59'11"	13.93'
C13	199.50	16°28'21"	57.36'
C14	25.50	100°27'33"	44.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°32'41"W	21.97'
L2	N00°27'19"E	13.96'
L3	N89°32'41"W	17.57'
L4	N89°32'41"W	101.00'
L5	N89°32'41"W	48.47'
L6	N32°01'27"E	22.95'
L7	N00°10'33"E	44.49'
L8	S89°48'54"E	32.36'



VICINITY MAP

NTS

PROJECT DATA

ADDRESS 2406 FULTON ROAD, SANTA ROSA, CA 95403
ASSESSORS PARCEL NUMBER 034-030-092 & 093
TOTAL GROSS ACREAGE 17.81 ACRES
GENERAL PLAN LAND USE LOW DENSITY RESIDENTIAL
ZONING: EXISTING ZONING PD PROPOSED ZONING PD
DENSITY 6.71 DU/AC.
LOT SIZE: SMALLEST- 1,700 SF, LARGEST- 4,400 SF, AVERAGE- 2,400 SF
WATER SUPPLY CITY OF SANTA ROSA
SEWAGE DISPOSAL CITY OF SANTA ROSA

NOTES

- ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
- ALL LIVING UNITS ARE ABOVE 100-YEAR FLOOD ELEVATION.
- ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
- ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
- ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- ALL EXISTING TREES WITHIN R/W ARE TO BE REMOVED.
- ALL STREET SLOPES ARE 0.5% UNLESS OTHERWISE NOTED.
- SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
- SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PRIVATE STORM WATER DETENTION EASEMENT MAY BE REDUCED IN SIZE BASED ON HYDROLOGICAL FINDINGS.
- PROJECT IS NOT WITHIN HIGH FIRE SEVERITY ZONE. ALL STRUCTURES WILL REQUIRE FIRE SPRINKLER SYSTEMS.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT UNDER THE STATE PERMIT STREAMLINING ACT.
- PARK FEES SHALL BE REDUCED BY 45% IN RECOGNITION OF PRIVATE FACILITIES, AS PROVIDED UNDER CITY CODE.
- PARCELS A, F, G, H, J, K, AND L SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION(S) AND SHALL INCLUDE THE EASEMENTS AS SHOWN ON THE TYPICAL SECTIONS.
- PARCELS B, C, D, E AND M SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION(S) AS COMMON OPEN SPACE.
- SIDEWALK EASEMENTS, AS SHOWN ON SHEET 2, SHALL BE GRANTED IN FAVOR OF A HOME OWNER'S ASSOCIATION.
- INCLUSIONARY HOUSING PROVIDED (32 UNITS) SUBJECT TO REGULATORY AGREEMENT WITH THE CITY OF SANTA ROSA.

TENTATIVE MAP NORTH VILLAGE II SANTA ROSA, CALIFORNIA

TO LOTS, 11 PARCELS 17.81 ACRES JANUARY 24, 2011
BEING A SUBDIVISION OF THE LANDS OF FULTON ROAD INVESTORS AS RECORDED IN DOCUMENT NUMBER 2005070104 OF OFFICIAL RECORDS OF SONOMA COUNTY.

OWNER / SUBDIVIDER
FULTON ROAD INVESTORS
200 Fourth Street, Suite 250
Santa Rosa, CA 95401
(707) 568-3482

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

MARK R. HALE 1/25/2011

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

JAMES L. SMITH 1/25/2011

PREPARED BY:

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

PROJECT NO. 1444000.00

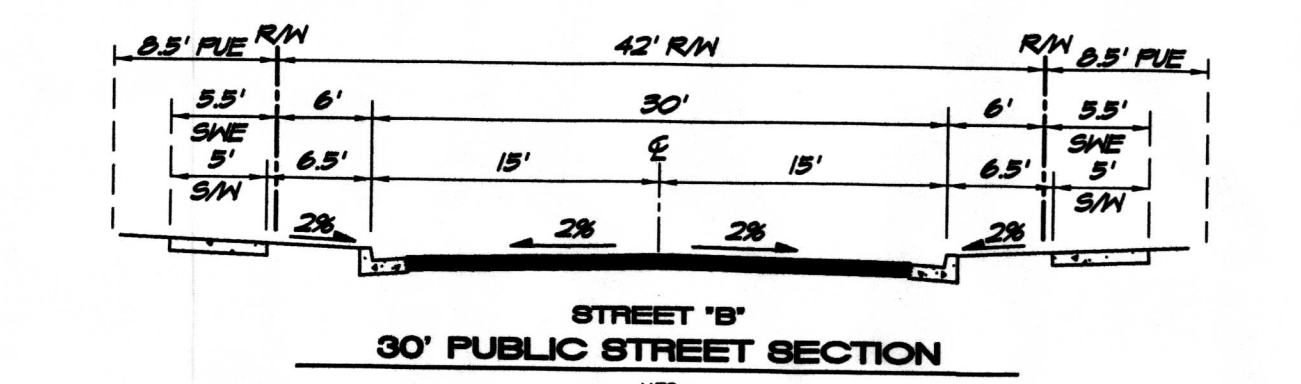
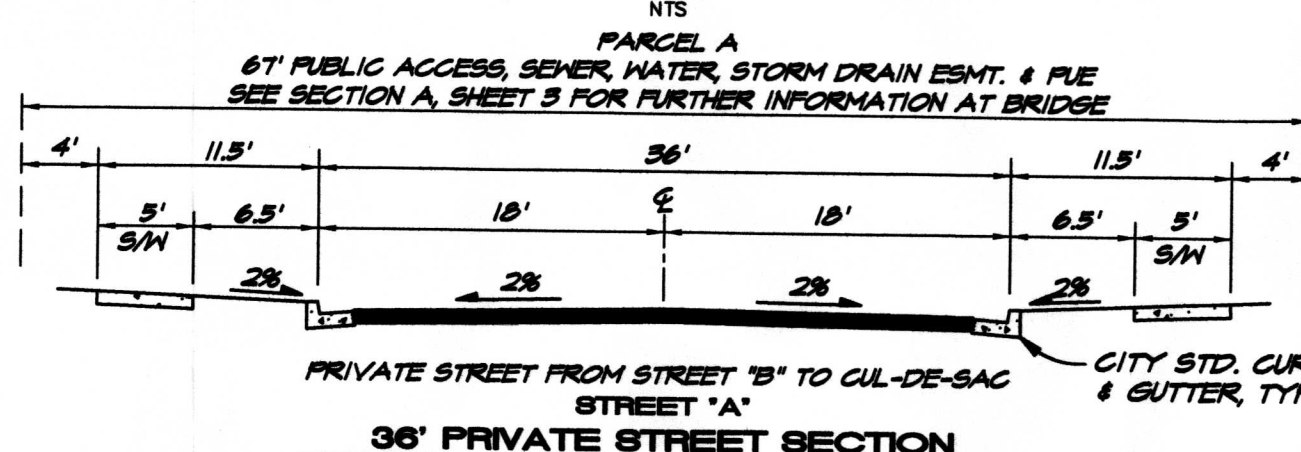
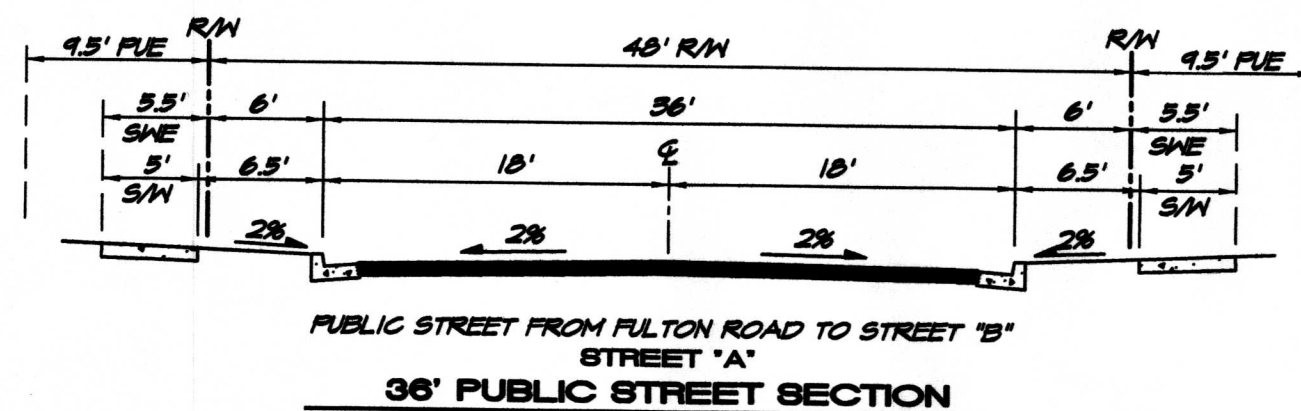
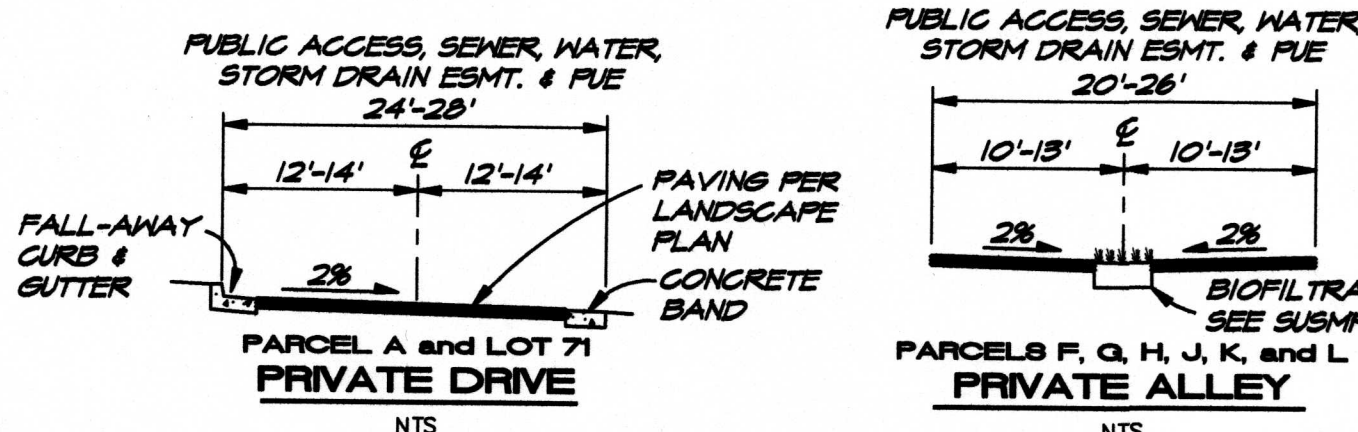
SHEET 1 OF 4

LEGEND

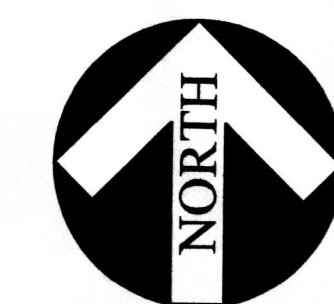
- SUBDIVISION BOUNDARY 0.50%
- STREET GRADE 0.50%
- STREET LIGHT 0.50%
- WATER (PVC), FIRE HYDRANT, BLOWOFF 0.50%
- SEWER (PVC), MANHOLE, CLEAN OUT 0.50%
- STORM DRAIN (RCP), CATCH BASIN, DROP INLET 0.50%
- RETAINING WALL 0.50%
- SLOPE 0.50%
- EXISTING CONTOUR 0.50%
- PROPOSED CONTOUR 0.50%
- VEGETATIVE SHALE 0.50%
- PUBLIC STORM DRAIN EASEMENT SDE
- EXISTING TREES: SAVE REMOVE MAY REMOVE 0.50%
- EXISTING SEPTIC AND LEACH LINES APPROXIMATE LOCATION 0.50%
- EXISTING WELL APPROXIMATE LOCATION 0.50%
- EXISTING WETLAND DELINEATION 0.50%

BENCH MARK

CITY OF SANTA ROSA BENCHMARK NO. E-108
SAN MIGUEL AVENUE AND FRANCISCO AVENUE, CITY DISK IN MONUMENT 10 FEET W/6 AND
8 FEET N/6 CENTERLINE INTERSECTION (COORDINATE MONUMENT G-383)
ELEV. = 136.784 (NSVD-24)



WOODBRIDGE
CITY FILE 2005-125



0 60 120
scale 1" = 60' feet

SHEET INDEX

- COVER SHEET
- LAYOUT PLAN
- GRADING PLAN
- UTILITY PLAN

CARINALLI
DN 2004-110156
APN 034-030-030



TENTATIVE MAP LAYOUT PLAN NORTH VILLAGE II

SHEET 2 OF 4

CARLILE • MACY

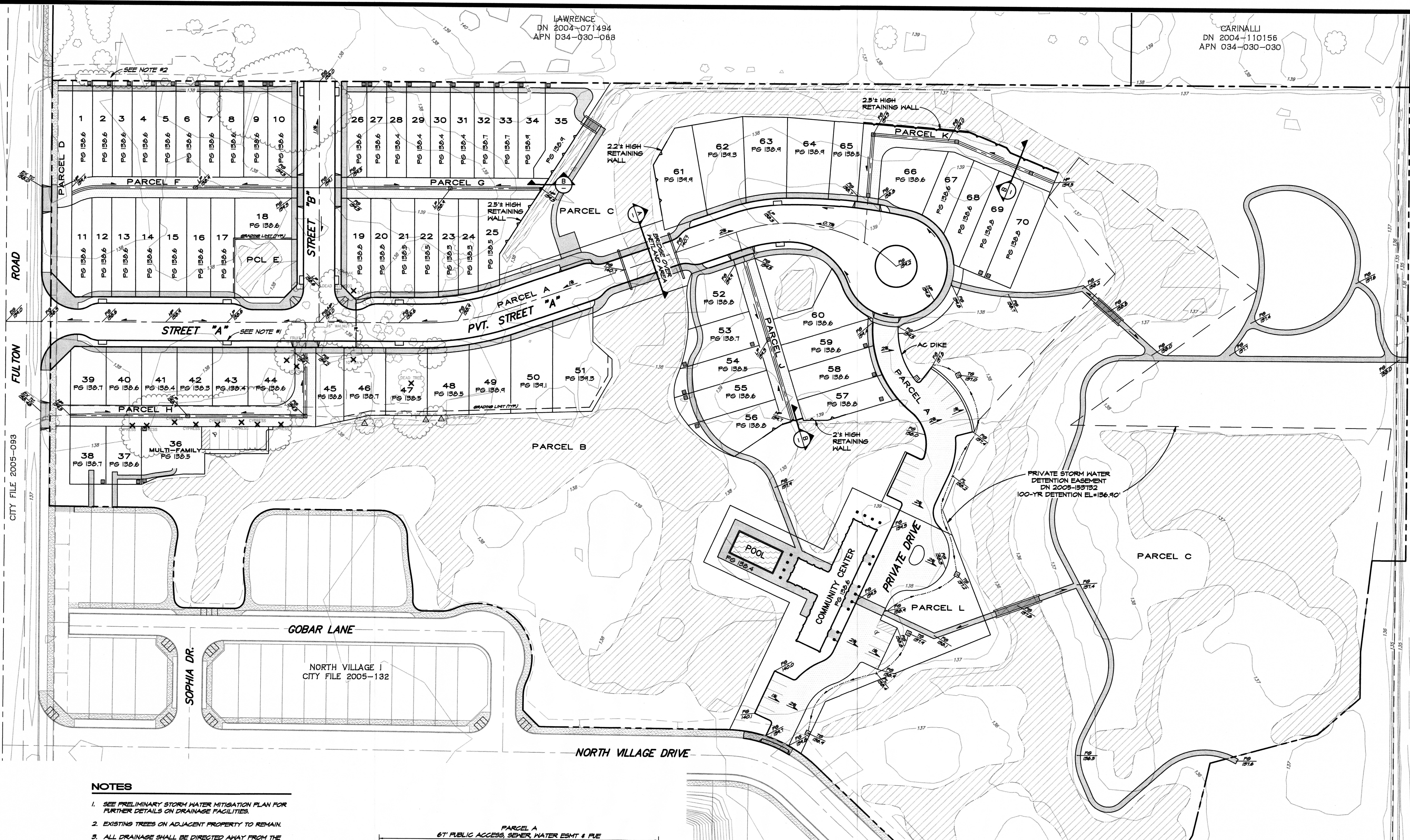
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 1999003.00

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 00003.DWG N1/2 T14 U/C 00003.MIL U/C 00003B-U/C N1/2 T14 SW-HATCH 00003D1 1
 00003.DWG

LAWRENCE
DN 2004-071494
APN 034-030-068

CARINALLI
DN 2004-110156
APN 034-030-030



NOTES

1. SEE PRELIMINARY STORM WATER MITIGATION PLAN FOR FURTHER DETAILS ON DRAINAGE FACILITIES.
2. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
3. ALL DRAINAGE SHALL BE DIRECTED AWAY FROM THE JURISDICTIONAL WETLAND AREAS, EXCEPT WITHIN THE LIMITS OF THE DETENTION EASEMENT.

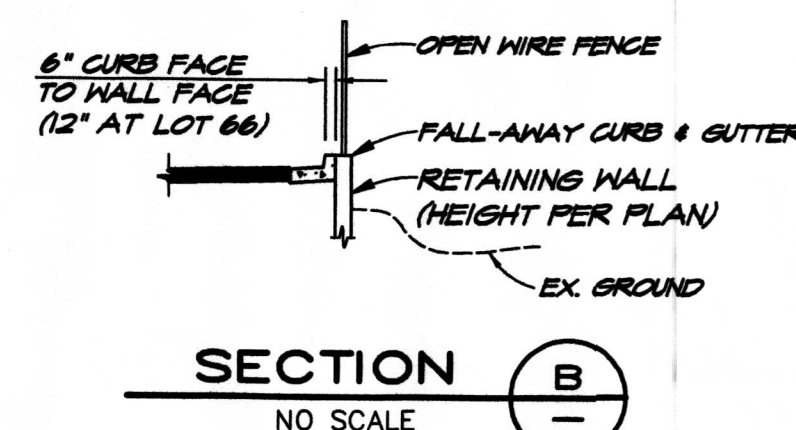
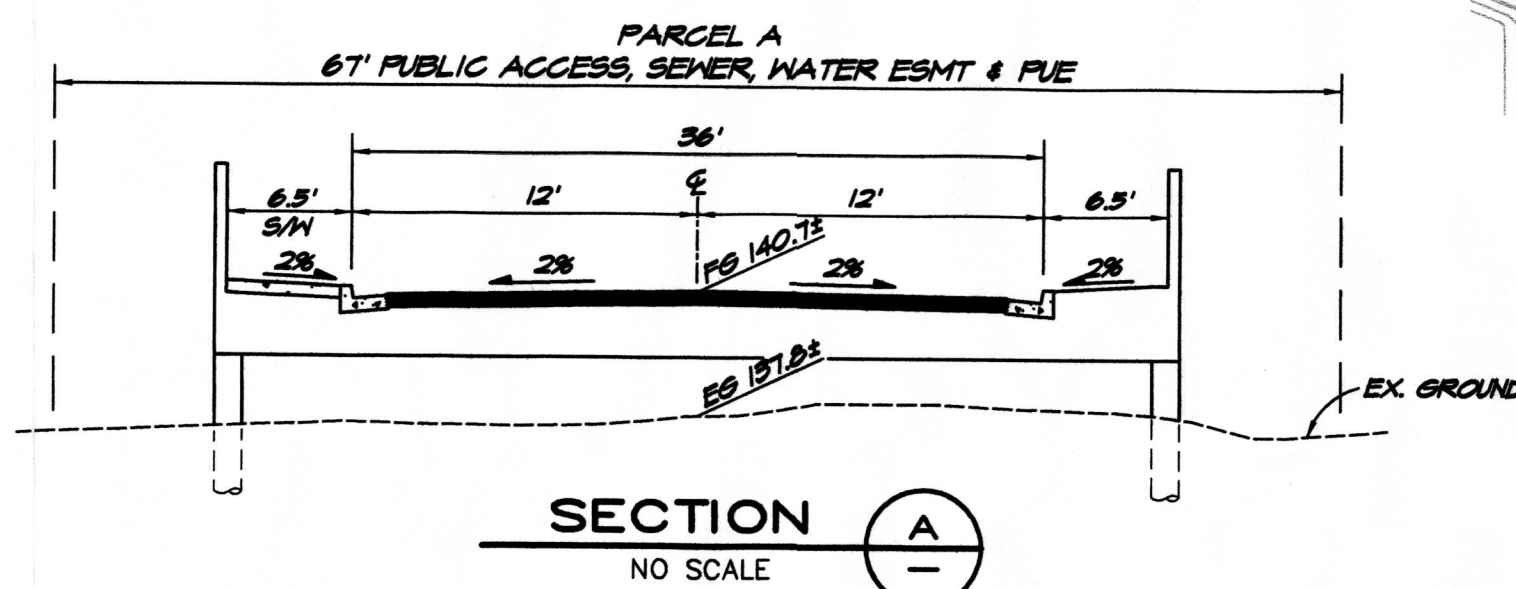
PREPARED BY:

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

PROJECT NO. 1449003.00



0 40 80
scale 1" = 40' feet

TENTATIVE MAP
GRADING PLAN
NORTH VILLAGE II
SANTA ROSA, CALIFORNIA
JANUARY 24, 2011

LAWRENCE
DN 2004-071494
APN 034-030-068

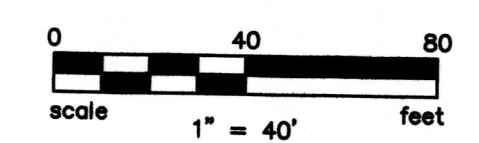
CARINALLI
DN 2004-110156
APN 034-030-030

FULTON ROAD

GOBAR LANE

NORTH VILLAGE I
CITY FILE 2005-132

NORTH VILLAGE DRIVE



TENTATIVE MAP
UTILITY PLAN

NORTH VILLAGE II

SANTA ROSA, CALIFORNIA

JANUARY 24, 2011

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

PROJECT No. 1111003.00

NOTES

1. ALL WATER MAINS AND SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL STORM DRAIN IS PRIVATE UNLESS OTHERWISE NOTED.
3. SEE PRELIMINARY STORM WATER MITIGATION PLAN FOR FURTHER INFORMATION.

1/25/2011 11:04:32 AM Jennifer_Robinson C:\Users\Jennifer_Robinson\Documents\Projects\North Village 2\Planning\NW2-TM.dwg
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