

LEGEND

PROPOSED	EXISTING

WATER MAIN
GATE VALVE
BLOW OFF
FIRE HYDRANT
SANITARY SEWER
SEWER MANHOLE
SEWER CLEAN-OUT
STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN
YARD DRAIN

PROJECT DATA

OWNER/DEVELOPER
MONTGOMERY CREEK LLC
4732 STARBUCK AVENUE
SANTA ROSA, CA 95409
707-539-4265

PLANNER
BRUCE ASPINALL
703 SECOND ST. STE 200
SANTA ROSA, CA 95404
707-526-1111

ENGINEER:
T.D.G. CONSULTING CIVIL ENGINEERS, INC.
3289 REGIONAL PARKWAY
SANTA ROSA, CA 95473
707-829-8257

ARCHITECT:
KATHY AUSTIN
P.O. BOX 2302
SEBASTOPOL, CA 95473
707-829-8257

BENCHMARK: CITY OF SANTA ROSA DATUM

SITE ADDRESS:
4743 MONTGOMERY DRIVE
SANTA ROSA, CA 95409
DOC. NO. 2005-45438
A.P. NO. 031-140-023

AREA: 1.15 ACRES
NUMBER OF LOTS = 6
NUMBER OF UNITS = 6
DENSITY 5.22 UNITS PER ACRE
MINIMUM LOT SIZE = 3,773 S.F.
MAXIMUM LOT SIZE = 8,857 S.F.
AVERAGE LOT SIZE = 5,316 S.F.

PRESENT ZONING - R-1-6
PROPOSED ZONING - R-1-6

WATER
CITY OF SANTA ROSA

SEWER
CITY OF SANTA ROSA
SEWAGE GENERATION:
6 x 3.25 PERSONS x 125 GALLONS
= 2,437.5 GALLONS PER DAY

GENERAL NOTES

PUBLIC IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARD PLANS AND SPECIFICATIONS.

GRADING SHALL BE IN ACCORDANCE WITH CHAPTERS 18 & 33 AND APPENDIX 33 OF THE C.B.C.

EXISTING WELLS AND OR SEPTIC SYSTEMS TO BE ABANDONED AS REQUIRED BY THE SONOMA COUNTY HEALTH DEPARTMENT.

ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

ENGINEER IS NOT AWARE OF ANY ADVERSE SOILS CONDITION THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT. A SOILS REPORT SHALL BE DONE PRIOR TO FINAL DESIGN STAGE.

THERE IS NO HOMEOWNER'S ASSOCIATION PROPOSED FOR THIS SUBDIVISION. COMMON DRIVEWAYS WILL BE MAINTAINED THROUGH A DRIVEWAY MAINTENANCE.

ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.

ENGINEER IS NOT AWARE OF ANY FLOODING CONDITION ON THIS SITE.

ENGINEER IS NOT AWARE OF ANY UNUSUAL SOILS CONDITIONS ON THIS SITE.

THIS SITE LIES WITHIN A HIGH FIRE RISK ZONE

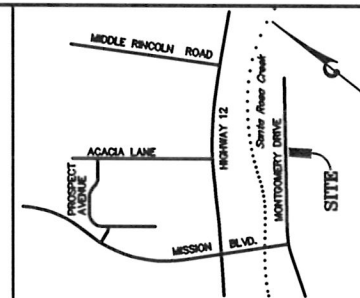
OUTFALL TO CREEK SHALL REQUIRE 401 AND 404 PERMITS PRIOR TO CONSTRUCTION.

ALL OVERHEAD UTILITY LINES SHALL BE UNDERGROUND.

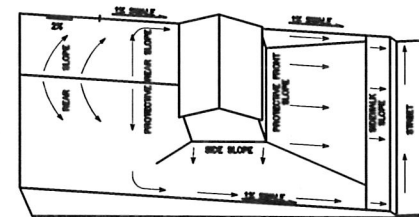
RIGHT-OF-WAY WIDTH FOR PUBLIC LANE SHALL INCLUDE WATER METER LOCATIONS.

EXISTING TREE CHART

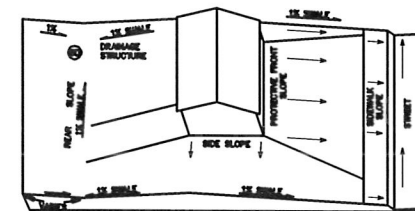
TREE#	TREE NAME	TRUNK SIZE	PLANS
1	OREGON ASH	21"	REMOVE
2	APPLE	11" 9"	REMOVE
3	FRUIT TREE	4" 4"	REMOVE
4	FRUIT TREE	6" 6"	REMOVE
5	OREGON ASH	11"	REMOVE
6	CALIFORNIA BAY	33/20/16/9	REMOVE
7	CALIFORNIA BAY	9" 5"	REMOVE
8	CALIFORNIA BAY	20"	REMOVE
9	CA BUCKEYE	9"7"7"	SAVE
10	COAST LIVE OAK	23.5"	SAVE
11	CALIFORNIA BAY	15" 13"	SAVE
12	COAST LIVE OAK	9"	SAVE
13	DOUGLAS FIR	12"	SAVE
14	COAST LIVE OAK	4"	SAVE
15	COAST LIVE OAK	11"	SAVE
16	CALIFORNIA BAY	13" 16"	SAVE
17	SAUCER MAGNOLIA	4"	REMOVE
18	COAST LIVE OAK	29"	SAVE
19	ITALIAN CYPRESS	12"	REMOVE
20	ITALIAN CYPRESS	12"	REMOVE
21	MONTEREY PINE	24"	SAVE
22	RED ALDER	6"6"6"	SAVE
23	COAST LIVE OAK	8"8"8"	SAVE
24	WESTERN COTTONWOOD	20"	SAVE
25	RED ALDER	14"	SAVE
26	RED ALDER	10"6"6"	SAVE
27	WESTERN COTTONWOOD	16"	SAVE



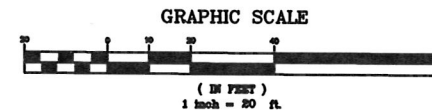
LOCATION MAP
NO SCALE



NORMAL LOT GRADING PLAN

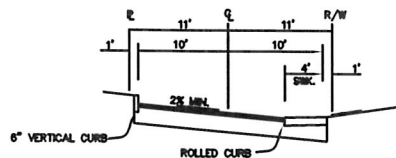
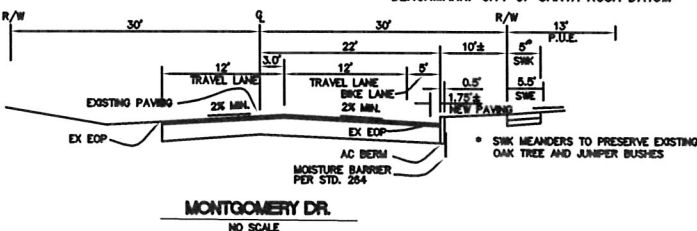


REAR YARD- LOT GRADING PLAN

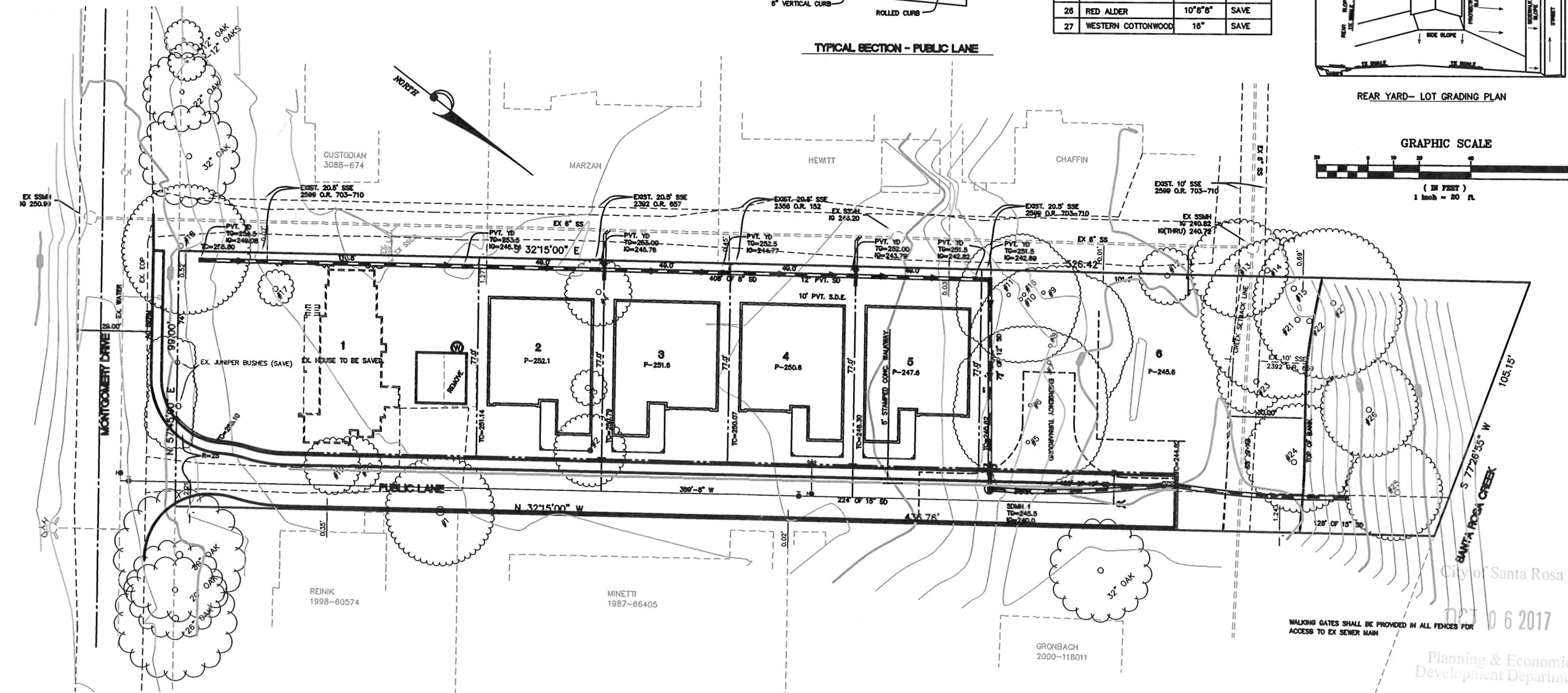


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



TYPICAL SECTION - PUBLIC LANE



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(707) 877-0485

MONTGOMERY CREEK
TENTATIVE MAP
SANTA ROSA, CALIFORNIA

Date	OCT 15, 2007
Scale	1"=20'
Drawn	DVS
Designed	JBM/CCT
Job No.	25106
Sheet	1

of 1 Sheets