

## PROJECT AND SITE DATA

## OWNER/DEVELOPER

KERRY RANCH LLC  
238 BORN AND CENTER, BOX 115  
OAKEN, CA 94944  
(415) 473-1088

## ENGINEER

CIVIL DESIGN CONSULTANTS, INC.  
2220 RANCHO AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
(707) 543-4830

## SURVEYOR

CELESTIA & PARRANOS, INC.  
1302 NORTH BUTTERN AVE., STE. 130  
SANTA ROSA, CA 95401  
(707) 543-6398

## SITE DATA

GROSS SITE AREA 3.88 ACRES  
SITE AREA WITH VACATION OF R/W (NET) 4.14 ACRES  
NET PROJECT DENSITY 6.04 UNITS/ACRE  
EXISTING ZONING ODC  
PROPOSED ZONING R-1-S

## LOT DETAILS

SMALLEST LOT SIZE - 3,830 SF  
LARGEST LOT SIZE - 6,832 SF  
AVERAGE LOT SIZE - 4,610 SF  
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZE  
PRIVATE STORMWATER TREATMENT POND - PARCEL 'A' 30,294 SF

## SETBACKS

FRONT 8 FT.  
REAR BUILDING 10 FT.  
REAR BUILDING 18 FT.  
FRONT GARAGE 18 FT.  
REAR GARAGE 4 FT.  
INTERIOR SIDE (1 STORY ELEMENT) 4 FT.  
INTERIOR SIDE (2 STORY ELEMENT) 8 FT.  
EXTERIOR SIDE 10 FT.  
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE

## LOT AREAS

LOT NO.	LOT SIZE SF	LOT COVERAGE
1	4,148	463
2	4,183	365
3	4,188	365
4	4,133	482
5	4,156	425
6	4,908	703
7	6,880	385
8	4,301	328
9	5,377	355
10	3,830	305
11	5,328	268
12	4,488	365
13	4,218	348
14	4,040	428
15	4,622	525
16	4,883	348
17	4,883	338
18	4,183	345
19	4,205	415
20	4,280	425
21	5,117	285
22	4,398	295
23	4,425	335
24	4,648	375
25	6,832	285

## UNIT TYPES

PLAN 1 (2-CAR)	7 UNITS
PLAN 2 (3-CAR)	9 UNITS
PLAN 3 (3-CAR)	3 UNITS
PLAN 4 (3-CAR)	3 UNITS
PLAN 5 (3-CAR)	3 UNITS
PLAN 6 (3-CAR)	1 UNIT
<b>TOTAL</b>	<b>28 RESIDENTIAL UNITS</b>
	<b>12 SECONDARY UNITS</b>

## PARKING

GARAGE SPACES	80
ON-STREET PARKING	10
ON-STREET PARKING	38
<b>TOTAL PARKING SPACES</b>	<b>128</b>
<b>PARKING SPACES PER UNIT</b>	<b>6.52</b>



TYPICAL UNIT

NO SCALE

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

SEP 25 2007

DEPARTMENT OF  
COMMUNITY DEVELOPMENT



CIVIL DESIGN CONSULTANTS, INC.  
2220 RANCHO AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
(707) 543-4830

SITE PLAN  
KERRY RANCH I

2220 RANCHO AVENUE  
SANTA ROSA, CALIFORNIA

2220 RANCHO AVENUE  
SANTA ROSA, CALIFORNIA

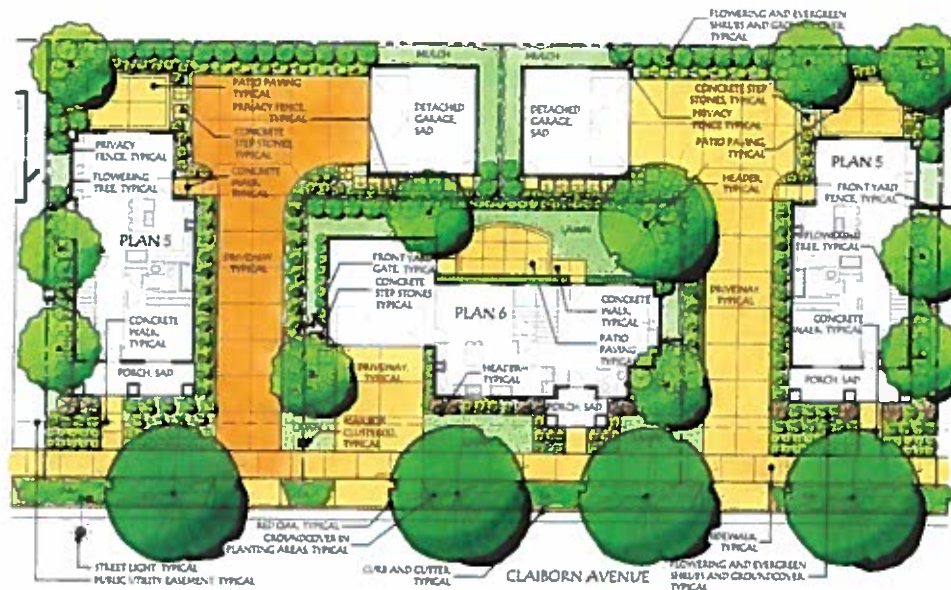
JOB NO. 04-108

SHEET NO. 1

OF 3 SHEETS

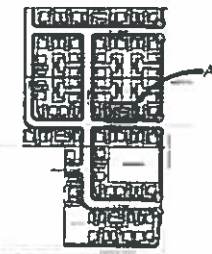






A TYPICAL LANDSCAPE PLANS 5 AND 6  
SCALE 1"=10'

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>			
10' pt	<i>Lagerflora indica</i> Calophy	Coast Myrtle	
10' pt	<i>Rapanea hirsuta</i>	Coast Myrtle	
10' pt	<i>Phoradendron</i>	Purple-Leaf Plum	
10' pt	<i>Persea</i>	Claytonia	
<b>SHRUBS</b>			
1' pt	<i>Agave</i>	Agave	
1' pt	<i>Adiantum</i>	Adiantum	
1' pt	<i>Baccharis</i>	Baccharis	
1' pt	<i>Calliandra</i>	Calliandra	
1' pt	<i>Chamaecyparis</i>	Chamaecyparis	
1' pt	<i>Conocarpus</i>	Conocarpus	
1' pt	<i>Dracaena</i>	Dracaena	
1' pt	<i>Eucalyptus</i>	Eucalyptus	
1' pt	<i>Hebe</i>	Hebe	
1' pt	<i>Juniperus</i>	Juniperus	
1' pt	<i>Leucosiphon</i>	Leucosiphon	
1' pt	<i>Myrica</i>	Myrica	
1' pt	<i>Phoradendron</i>	Phoradendron	
1' pt	<i>Quercus</i>	Quercus	
1' pt	<i>Rapanea</i>	Rapanea	
1' pt	<i>Santalum</i>	Santalum	
1' pt	<i>Wrightia</i>	Wrightia	
<b>GROUND COVERS</b>			
1' pt	<i>Centrosema</i>	Centrosema	
1' pt	<i>Leucaena</i>	Leucaena	
1' pt	<i>Phoradendron</i>	Phoradendron	
1' pt	<i>Quercus</i>	Quercus	
1' pt	<i>Wrightia</i>	Wrightia	



SCALE 1"=10'-0"  
0 5 10 20 30

DATE: DECEMBER 11, 2006



CRAP MYRTLE



SAUCER MAGNOLIA



PURPLE-LEAF PLUM

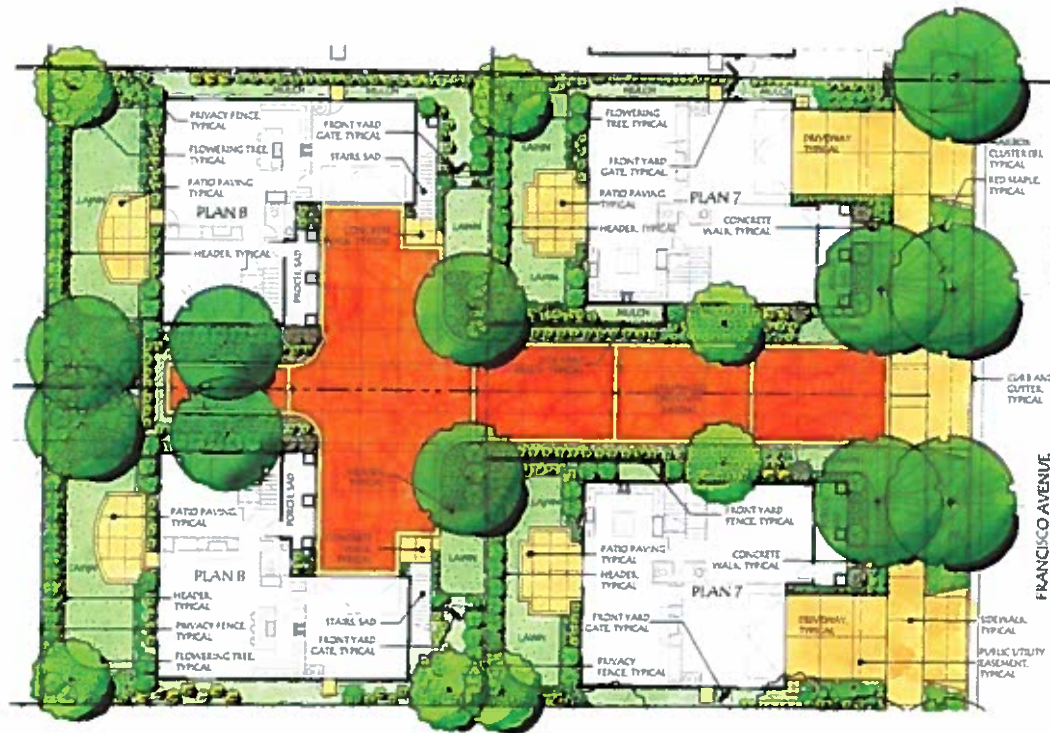


BRADFORD PEAR

OWNER / DEVELOPER  
KERRY RANCH LLC  
336 Bon Ave Center  
Box 113  
Greenbrae, CA 94034  
415-473-1086

LANDSCAPE ARCHITECT / LAND PLANNER  
RANDALL PLANNING & DESIGN INC.  
Landscape Architecture • Civil Engineering  
2000 S. University Ave. Suite 200  
San Jose, CA 95128  
Office: (408) 293-1000  
Fax: (408) 293-1001

# PLANS 5 AND 6 TYPICALS KERRY RANCH SANTA ROSA, CALIFORNIA



**(A) TYPICAL LANDSCAPE PLANS 7 AND 8**  
SCALE: 1"=30'

**PLANT PALETTE - TYPICALS**

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>			
10' x 12'	Argemonea robusta, Citrus	Large Maple	
10' x 12'	Wagyu (uncolored)	Small Magnolia	
10' x 12'	Prunus - Japanese	Japanese Maple	
10' x 12'	Prunus - Japanese	Japanese Maple	
<b>SHRUBS</b>			
4' x 6'	Agave americana	Agave	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
<b>GROUND COVERS</b>			
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	
4' x 6'	Abutilon	Flower of the Month	



KEY MAP  
N.T.S.

SCALE 1" = 10'-0"



DATE: DECEMBER 11, 2006



**CRAP MYRTLE**



**SALUCER MAGNOLIA**



**PURPLE-LEAF PLUM**



**BRADFORD PEAR**

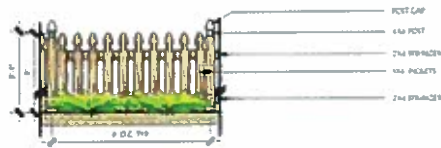
# PLANS 7 AND 8 TYPICALS **KERRY RANCH** SANTA ROSA, CALIFORNIA

**OWNER / DEVELOPER**  
KERRY RANCH LLC  
536 Bay Area Center  
Box 113  
Gardenside, CA 94904  
415-472-1081

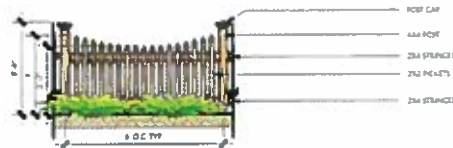
**LANDSCAPE ARCHITECT / LAND PLANNER**  
RANDALL PLANNING & DESIGN INC.  
Landscape Architecture • Civil Engineering  
Site and Environmental Planning  
444 S. Francisco Street, Suite 200  
San Francisco, CA 94104  
415-774-1111



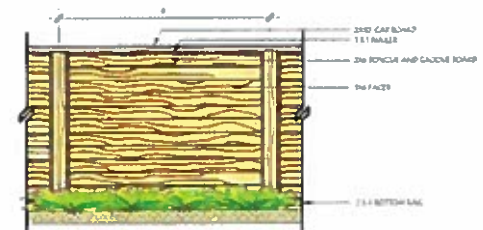




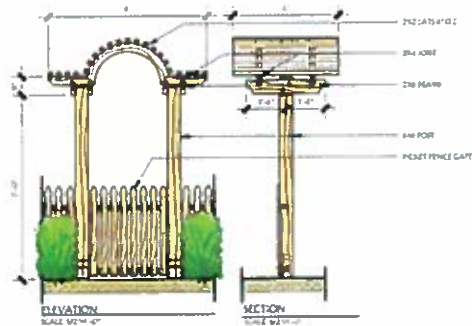
PICKET FENCE A  
SCALE: 1/2"=1'-0"



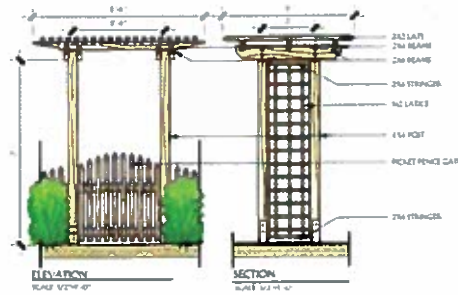
PICKET FENCE B  
SCALE: 1/2"=1'-0"



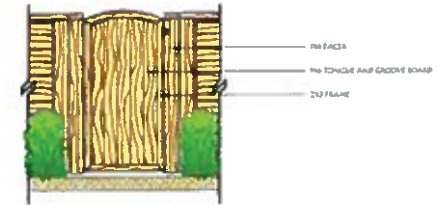
FRONT YARD FENCE  
SCALE: 1/2"=1'-0"



ARCHED ENTRY TRELLIS A  
SCALE: AS SHOWN



ENTRY TRELLIS B  
SCALE: AS SHOWN



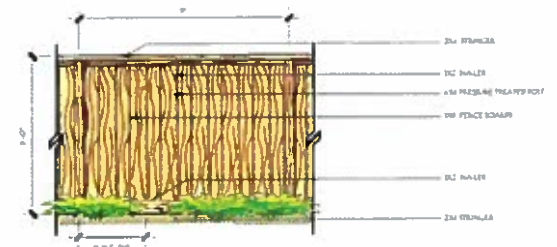
FRONT YARD GATE  
SCALE: 1/2"=1'-0"



PICKET FENCE OPTION A



PICKET FENCE OPTION B



PRIVACY FENCE  
SCALE: 1/2"=1'-0"

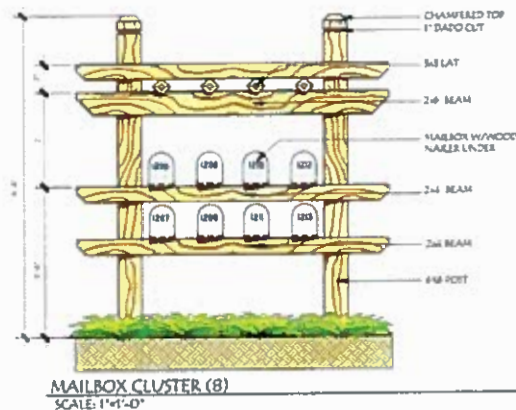
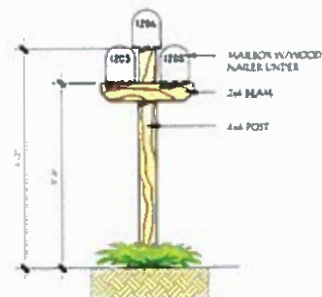
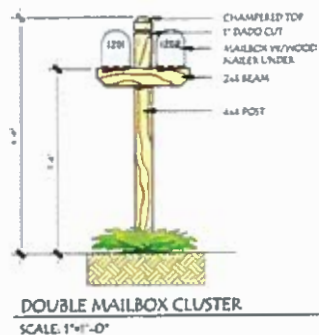
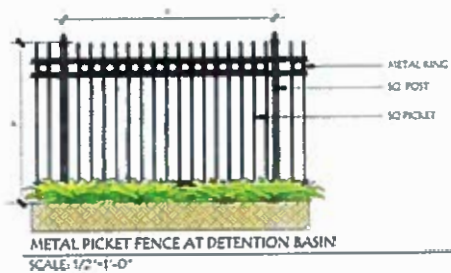
OWNER / DEVELOPER  
KERRY RANCH LLC  
356 Bon Air Center  
Box 115  
Crescent, CA 94904  
415-472-1086

LANDSCAPE ARCHITECT / LAND PLANNER  
SANDHILL PLANNING & DESIGN INC.  
Landscape Architecture • Civil Engineer  
Site and Environmental Planning  
4475 S. Greenway Blvd., Ste. 200  
San Jose, CA 95128  
Phone: (408) 293-1111  
Fax: (408) 293-1112

ILLUSTRATIVE DETAILS  
**KERRY RANCH**  
SANTA ROSA, CALIFORNIA

DATE: DECEMBER 11, 2006

SCALE: AS NOTED



OWNER / DEVELOPER  
KERRY RANCH LLC  
536 San Air Center  
Box 113  
Greenbrae, CA 94904  
415-472-8088

LANDSCAPE ARCHITECT / LAND PLANNER  
BANDALL PLANNING & DESIGN INC.  
Landscape Architecture • Civil Engineer  
10000 S. Dufferin Ave. Suite 200  
San Diego, CA 92121  
619-594-8888

ILLUSTRATIVE DETAILS  
**KERRY RANCH**  
SANTA ROSA, CALIFORNIA

DATE: DECEMBER 11, 2006  
SCALE: AS NOTED