

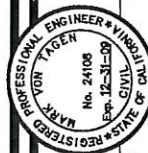
SOMERSET PLACE

TENTATIVE MAP

City of Santa Rosa

FEB 13 2017

Planning & Economic
Development Department



DATE
FEB 24/08
RCE 24108

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP
SOMERSET PLACE

2786 DUTTON MEADOW
SANTA ROSA, CALIFORNIA

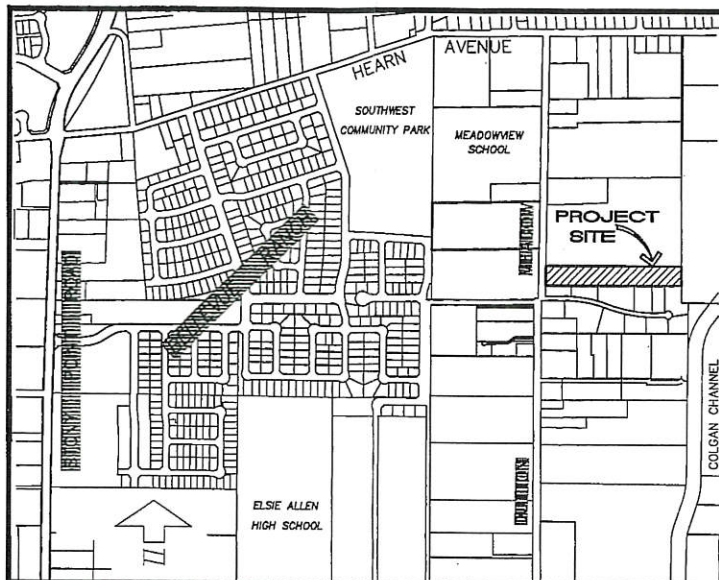
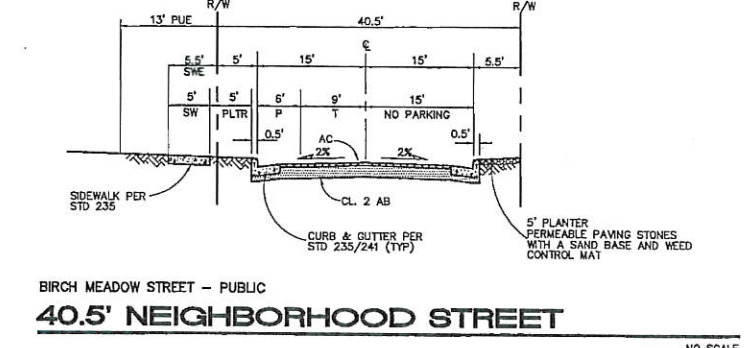
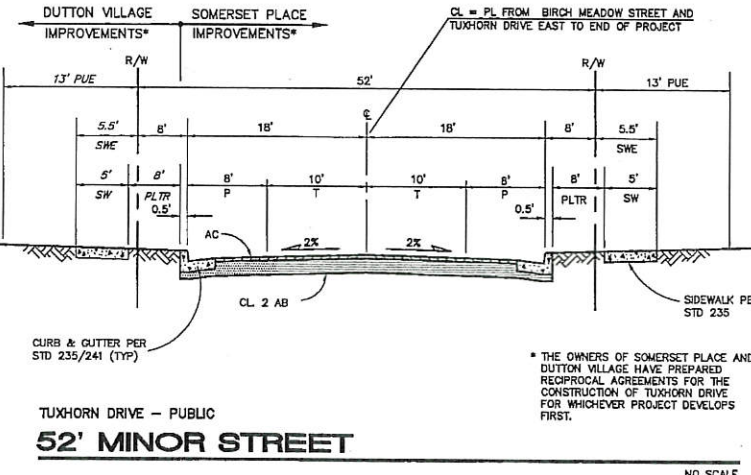
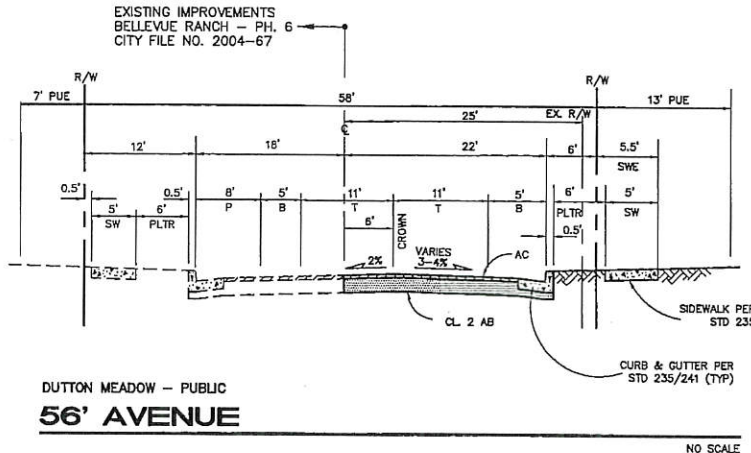
JANUARY 2008
32 RESIDENTIAL LOTS
2.55 ACRES

JOB NO.
02-127

SHEET NO.

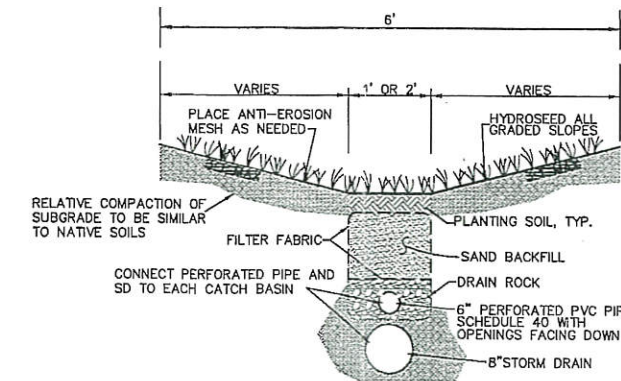
1

OF 2 SHEETS



BENCHMARK

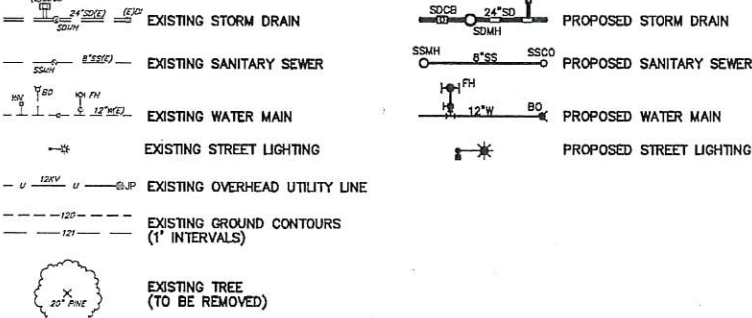
CITY OF SANTA ROSA BENCH MARK D-295 3" CITY DISK IN STANDARD MONUMENT WELL AT CENTERLINE INTERSECTION OF HEARN AVE AND WESTLAND DR. ELEVATION 116.844'



GENERAL NOTES

- PRESENT ZONING: R-1-B
PROPOSED ZONING: R-1-B (SMALL LOT).
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS SHALL BE NO LESS THAN THOSE PRESCRIBED BY SECTION 20-42.140-RESIDENTIAL SMALL LOT SUBDIVISIONS OF THE CURRENT CITY OF SANTA ROSA ZONING CODE.
- RESIDENTIAL LOT AREAS:
SMALLEST 2,328 SF
LARGEST 4,380 SF
AVERAGE 2,843 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS AND PLANTING WELLS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE TO WHICH THE DEVELOPMENT IS TRIBUTARY = HEARN INTERCEPTOR
EXISTING SEWAGE GENERATION - 408 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 0.013 MGD.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL DIMENSION AND AREAS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE.

LEGEND



ABBREVIATIONS

BO	BLOWOFF	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	RW	RIGHT OF WAY
(E)/EX./EXIST.	EXISTING	SDCB	STORM DRAIN CATCH BASIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE	SSCO	SANITARY SEWER CLEANOUT
P	PARKING LANE	SSMH	SANITARY SEWER MANHOLE
PL	PROPERTY LINE	SW	SIDEWALK
PLTR	PLANTER	SWE	PUBLIC SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT	T	TRAVEL LANE
		FD	FIELD DRAIN

OWNER/DEVELOPER

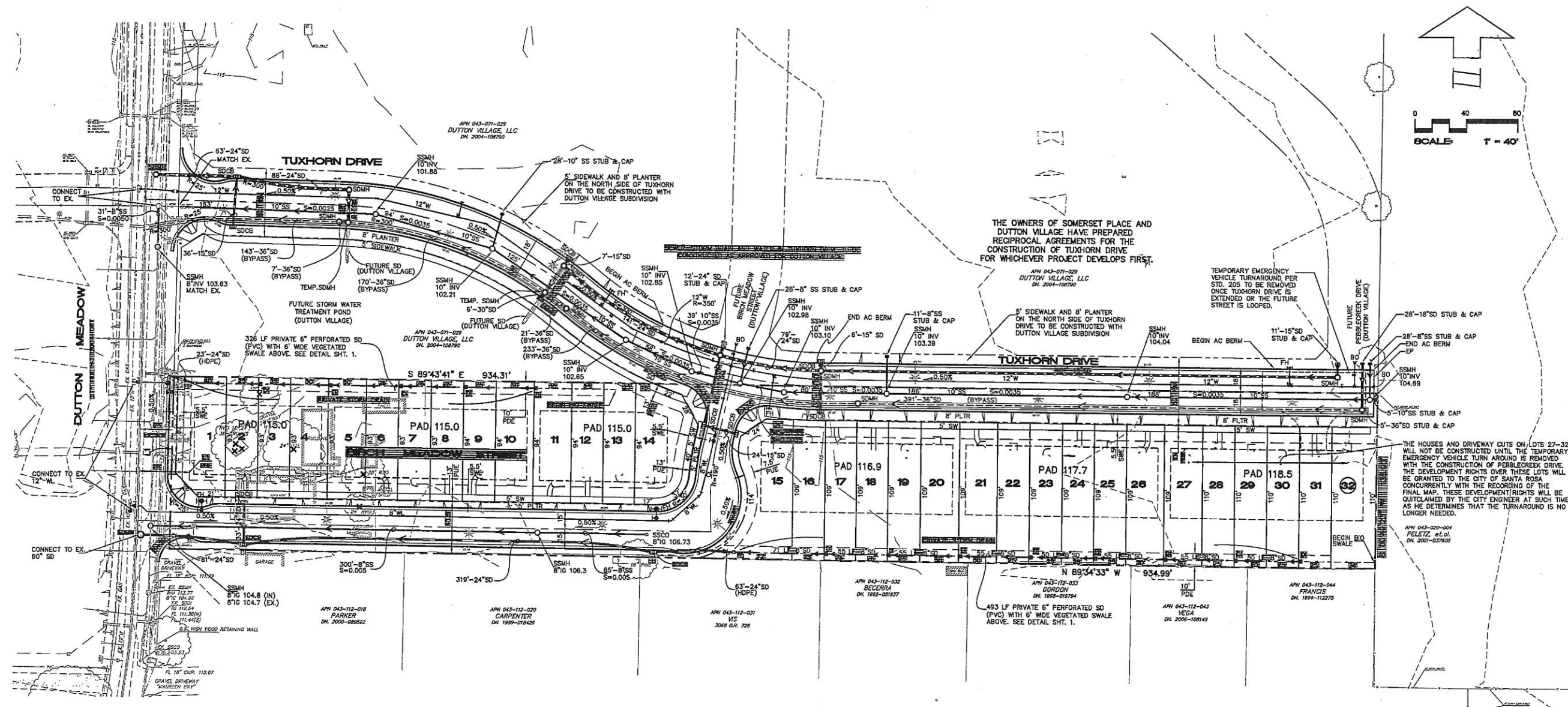
KEITH C. CARINALLI
520 MENDOCINO AVE., SUITE 250
SANTA ROSA, CA 95401
(707) 578-0111

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

INDEX OF DRAWINGS

- TENTATIVE MAP COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- TENTATIVE MAP GRADING, DRAINAGE & UTILITY PLAN



PROJECT BOUNDARY LINE DATA

No.	Bearing	Length
L1	N 01°07'22" E	133.42'

LOT AREAS

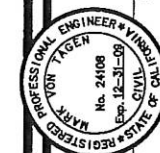
CIVIL DESIGN CONSULTANTS, INC.

JOB NO.
02-127

SHEET NO.

JANUARY 2008
332 RESIDENTIAL
27/09 ACPR

SHEETS



2200 Range Avenue, Suite 204
Santa Rosa, CA 95403

100

2786 DUTTON MEADOW

JANUARY 2008

2