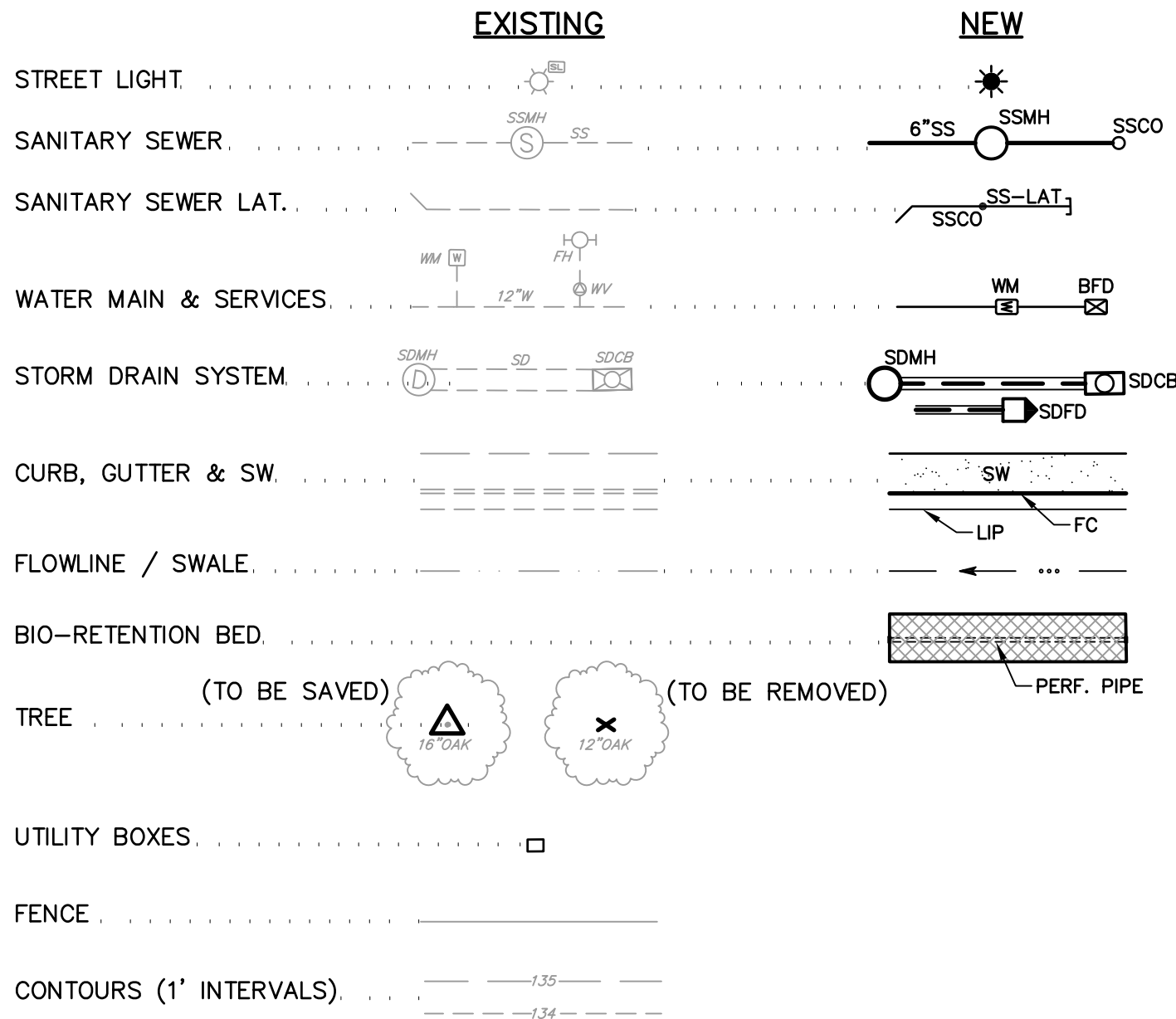


BAGGETT COTTAGES

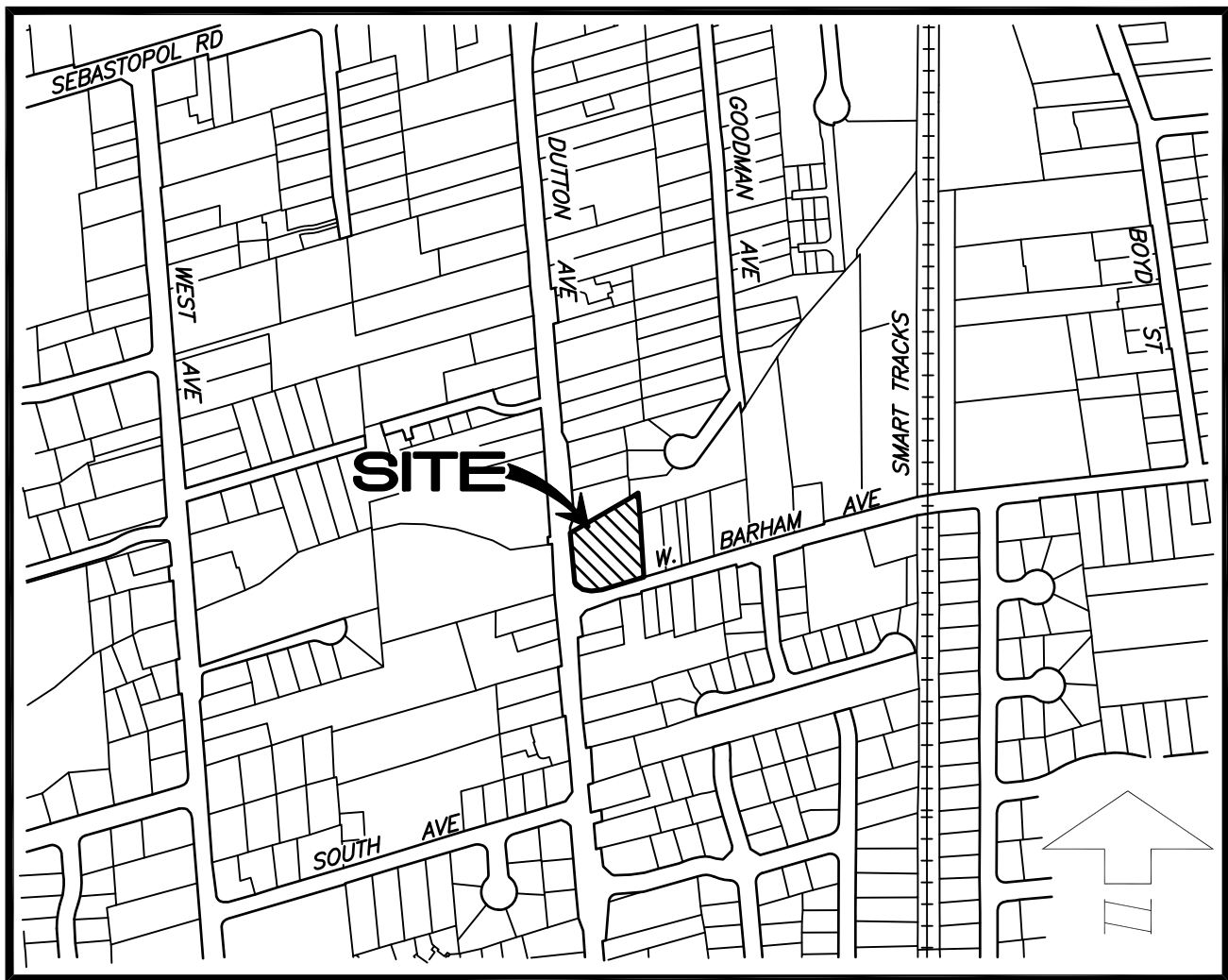
TENTATIVE MAP

LEGEND



ABBREVIATIONS

AB	AGGREGATE BASE	ME	PRIVATE MAINTENANCE ESMT.
AC	ASPHALT CONCETE	NO	NUMBER
ADU	ACCESSORY DWELLING UNIT	P	PARKING
APN	ASSESSOR'S PARCEL NUMBER	PAE	PRIVATE ACCESS EASEMENT
BFD	BACK FLOW DEVICE	PL	PROPERTY LINE
BLDG	BUILDING	PLNTR	PLANTER
BO	BLOWOFF	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	R	RADIUS
CL	CENTERLINE	R/W	RIGHT OF WAY
CONC	CONCRETE	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDCB	STORM DRAIN CATCH BASIN
DN	DOCUMENT NUMBER	SDMH	STORM DRAIN MANHOLE
EX	EXISTING	SS	SANITARY SEWER
EG	EXISTING GRADE	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	ST	STREET
FD	FIELD DRAIN	STD	STANDARD
FG	FINISHED GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	SWE	SIDEWALK EASEMENT
FL	FLOWLINE	T	TRAVEL WAY
GB	GRADE BREAK	T	TOP OF CURB
GV	GATE VALVE	TYP	TYPICAL
HP	HIGH POINT	VERT	VERTICAL
IG	INVERT GRADE	W	WATER MAIN
L	LENGTH	WM	WATER METER
LAT	LATERAL	WS	WATER SERVICE
LL	LOT LINE	WV	WATER VALVE
LP	LOW POINT		
LT	LIGHT		



LOCATION MAP

NO SCALE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK D372. BEING A FOUND 2-1/2" COUNTY DISK IN WELL MONUMENT ON THE CENTERLINE OF DUTTON AVENUE, APPROXIMATELY 100' SOUTH OF THE CENTERLINE OF BARHAM AVENUE. ELEVATION 138.342

SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY SITE PLAN
- 3 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
- 4 ROSELAND CREEK CROSS SECTIONS

OWNER / DEVELOPER

ROD BAGGETT
BAGGETT BUILDING ENTERPRISES
P.O. BOX 9338
SANTA ROSA, CA 95405
(707) 495-3477

ENGINEER

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

SURVEYOR

DELTA SURVEYING
1016 CHIQUITA ROAD
HEALDSBURG, CA 95448
(707) 433-9109

GENERAL NOTES

1. EXISTING ZONING IS PD 96-002. PROPOSED ZONING IS R-1-6 SMALL LOT
2. WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
3. PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
4. RESIDENTIAL LOT AREAS:
SMALLEST 2,804 SF (LOT 5)
LARGEST 12,323 SF (LOT 2)
AVERAGE 5,804 SF
5. ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
6. REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED. EXISTING HOMES SHALL REMAIN (TO BE RELOCATED ON-SITE).
7. THERE ARE NO KNOWN EXISTING LEACHFIELDS ONSITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
8. THERE IS ONE EXISTING WELL ONSITE, TO BE ABANDONED.
9. ALL PROPOSED UTILITIES WITHIN THE DUTTON AVENUE AND BARHAM AVENUE RIGHT-OF-WAY SHALL BE PUBLIC
10. UTILITIES WITHIN THE PRIVATE DRIVEWAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. A HOMEOWNER'S ASSOCIATION IS NOT PROPOSED FOR THIS SUBDIVISION. COMMON DRIVEWAYS WILL BE MAINTAINED THROUGH A DRIVEWAY MAINTENANCE AGREEMENT AS PART OF THE CC&R'S
12. ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
13. PORTIONS OF THIS SITE ARE SUBJECT TO INUNDATION. THE 100-YEAR FLOOD ELEVATIONS SHOWN ARE BASED ON FIRM PANEL NO. 06097C0736F, EFFECTIVE 10/16/2012 (NAVD 88 DATUM). THE 100-YEAR FLOOD ELEVATIONS SHOWN ON THIS TENTATIVE MAP HAVE BEEN ADJUSTED BY -2.81' TO MATCH THE CITY OF SANTA ROSA'S NGVD 29 DATUM. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
14. SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
15. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS.
16. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
17. SEWER LINE THAT DEVELOPMENT IS TRIBUTARY =
SOUTH PARK TRUNK LINE
EXISTING SEWAGE GENERATION - 813 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 2,844 GALLONS PER DAY
18. THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE
19. BUILDING PAD SHOWN INCLUDES PORCH AREA.

TENTATIVE MAP - COVER SHEET
BAGGETT COTTAGES
106 ACRES
6 LOTS
MAY 2018
1084 AND 1086 DUTTON AVENUE
SANTA ROSA, CALIFORNIA
APN 125-281-045
DOC. NO. 2015-025658

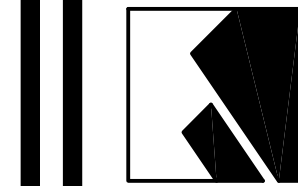
JOB NO.

17-116

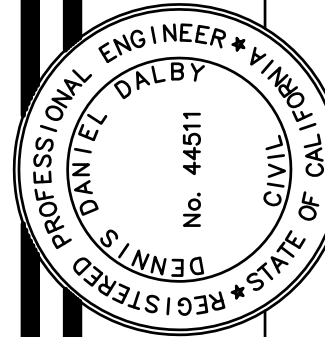
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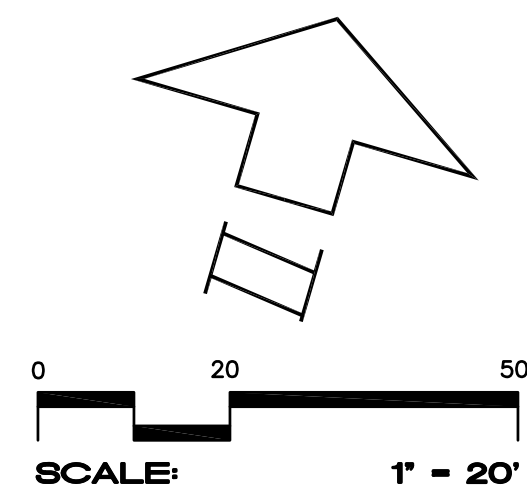
OF 4 SHEETS



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(707) 542-4820

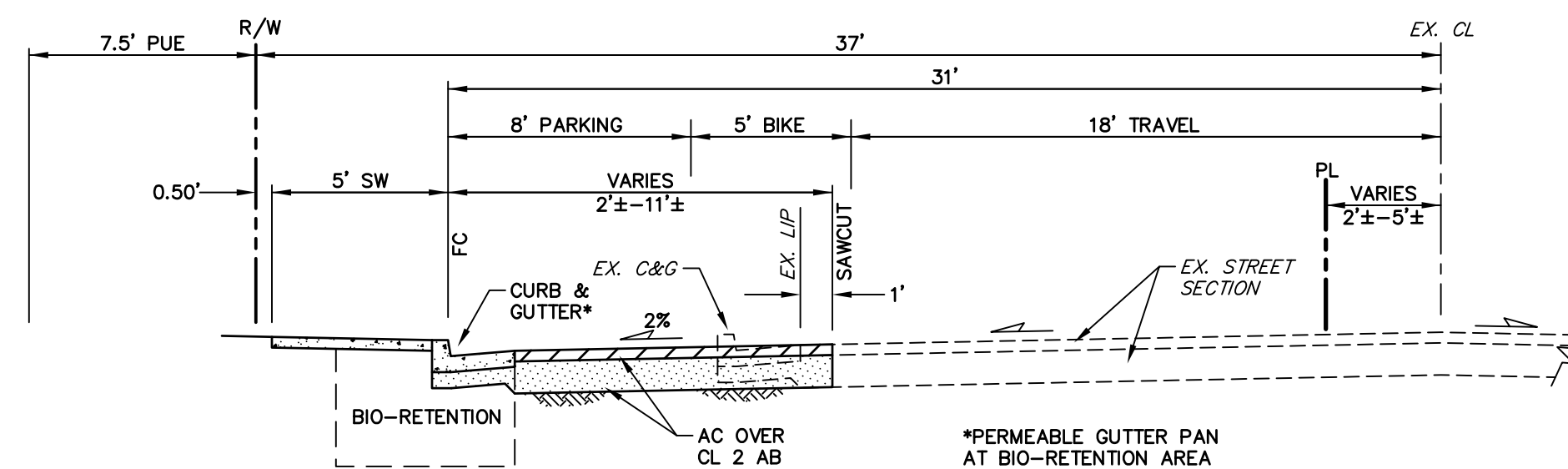
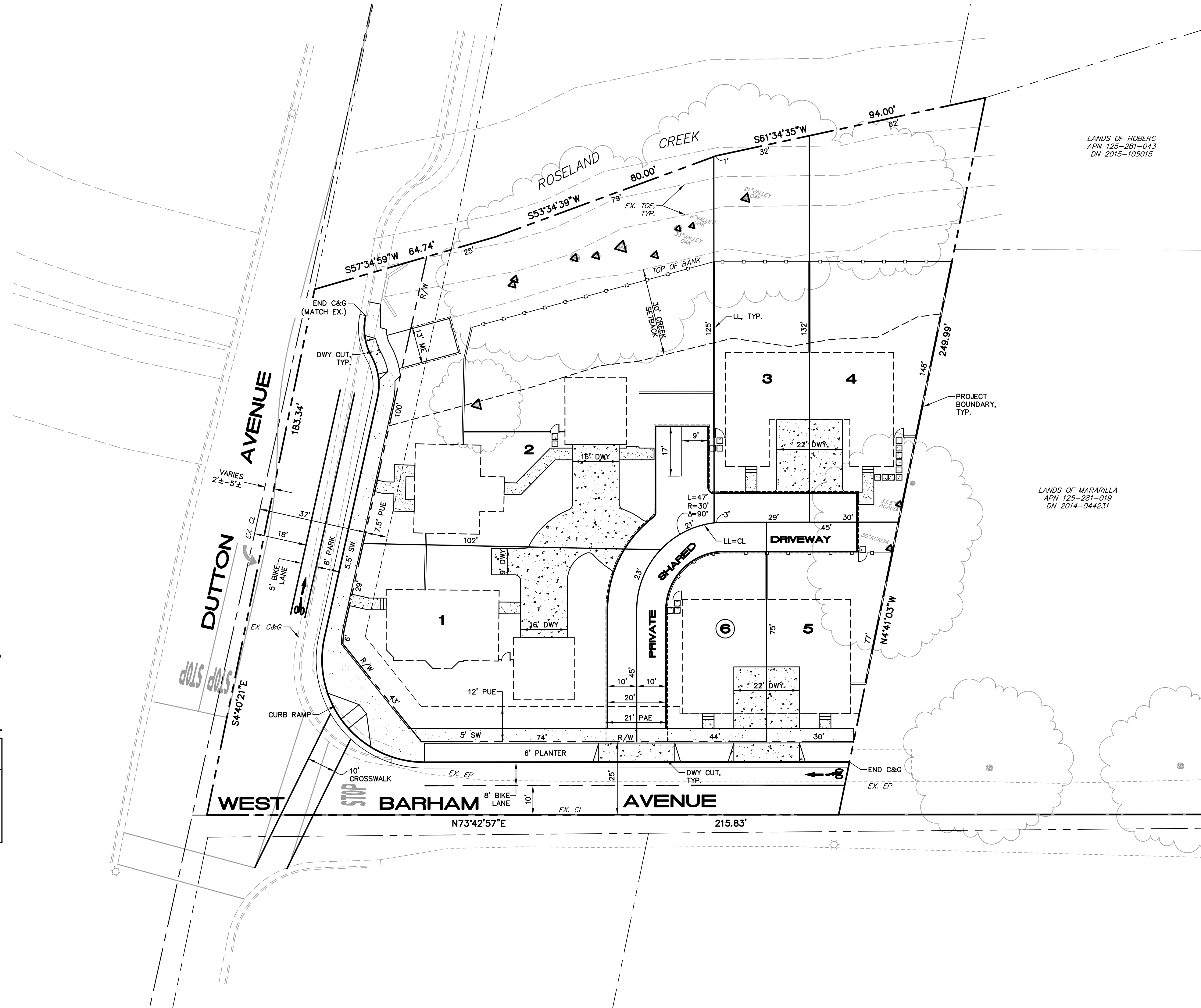


DENNIS D. DALBY
PCE 44511
DATE



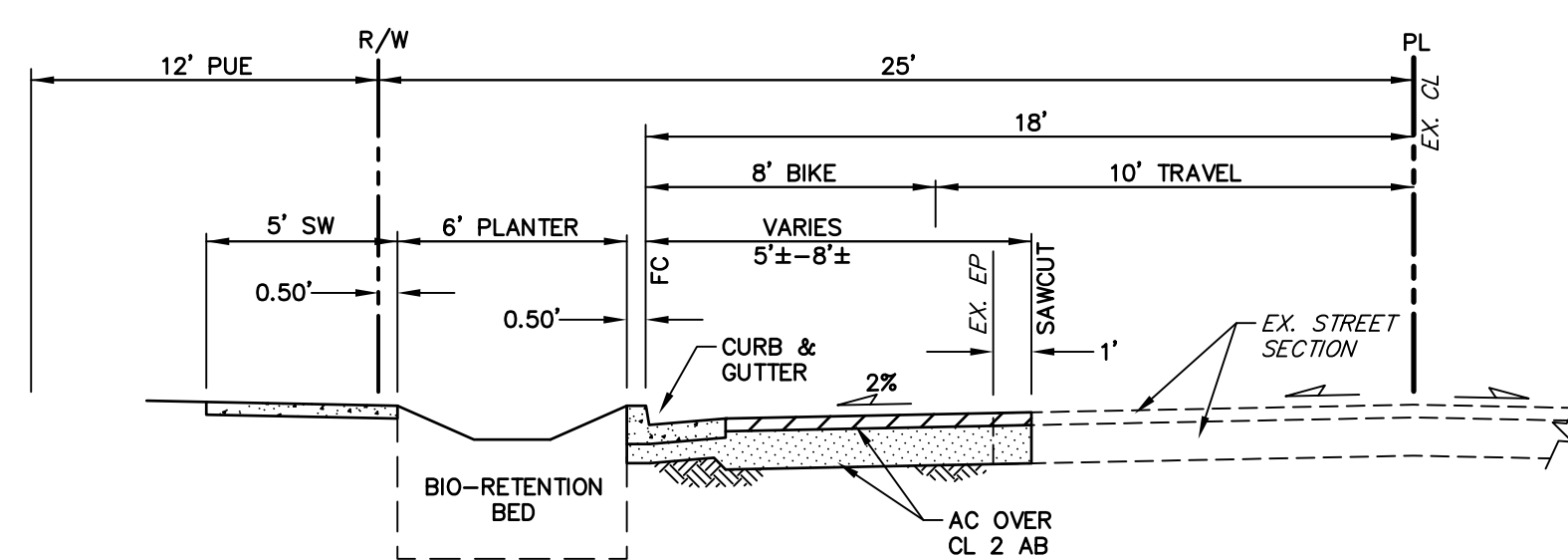
LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	6,199	21.4%
2	12,323	11.1%
3	4,193	21.2%
4	6,174	14.4%
5	2,804	31.7%
6	3,132	28.4%



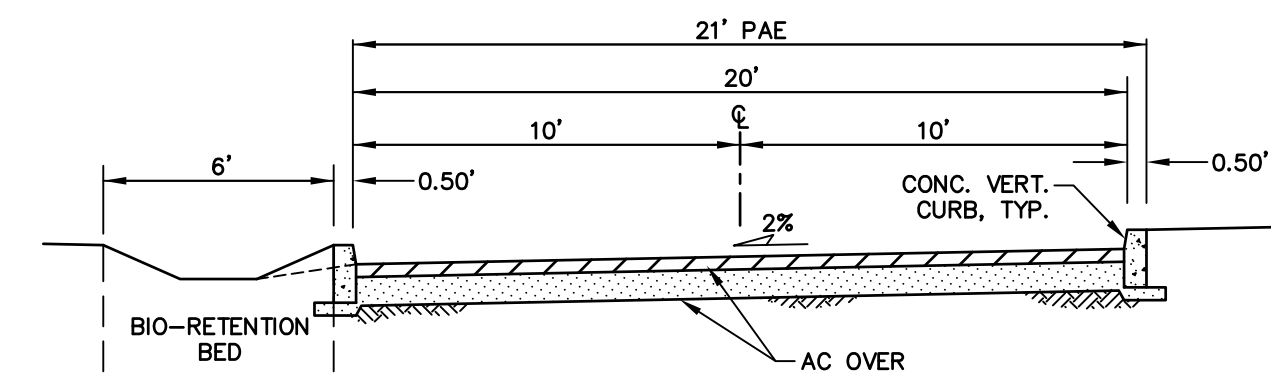
AVENUE - PUBLIC
DUTTON AVENUE

NO SCALE



AVENUE - PUBLIC
BARHAM AVENUE

NO SCALE



DRIVEWAY - PRIVATE
DRIVEWAY

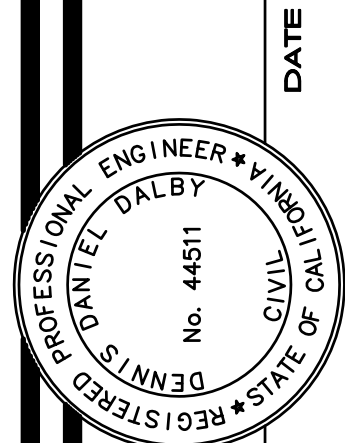
NO SCALE

PRELIMINARY SITE PLAN
BAGGETT COTTAGES
106 ACRES
6 LOTS
MAY 2018

1084 AND 1086 DUTTON AVENUE
SANTA ROSA, CALIFORNIA

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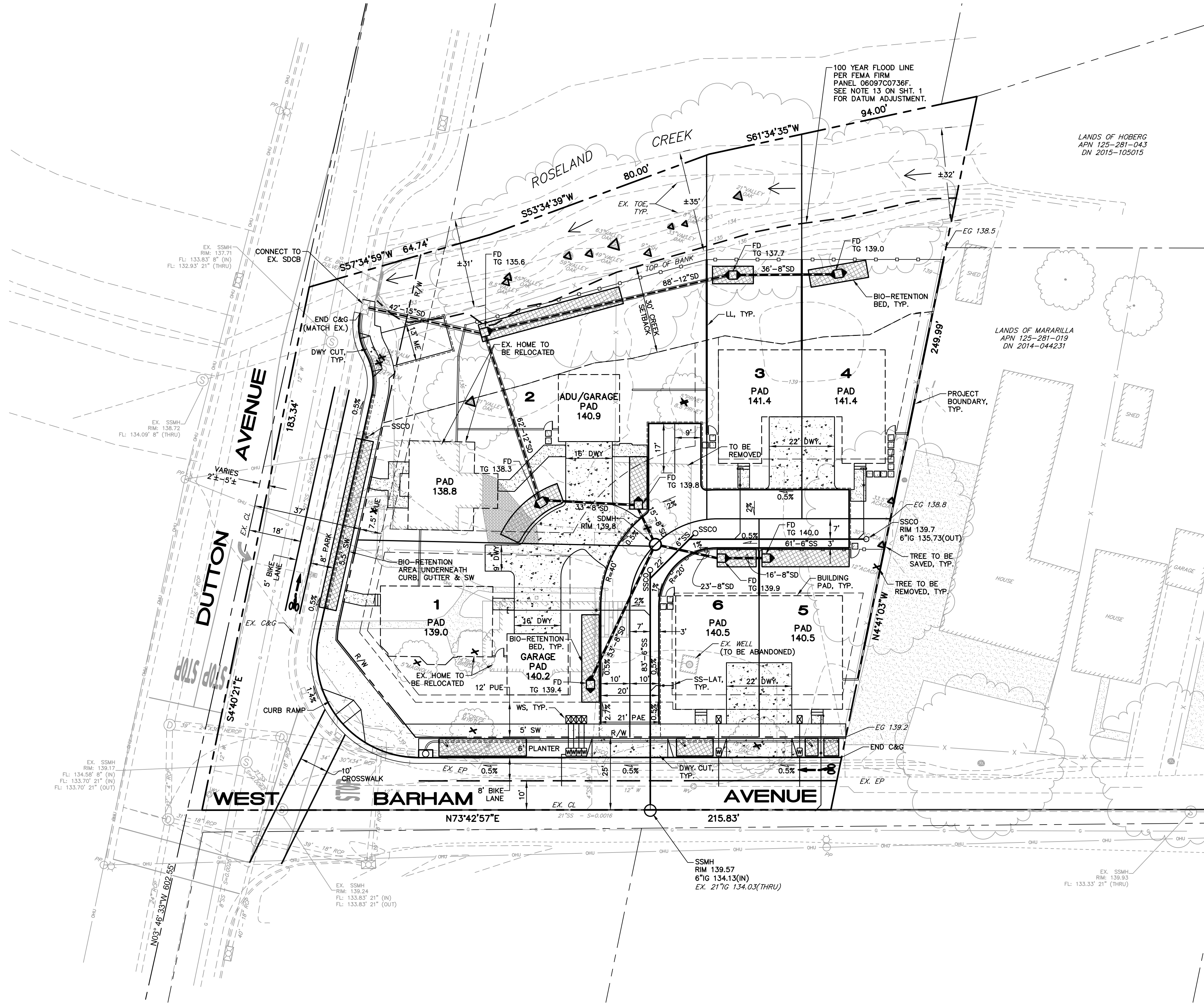
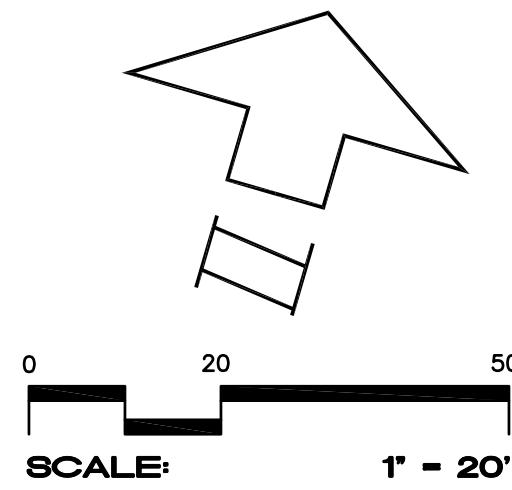


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PCE 44511
DATE

JOB NO.
17-116
SHEET NO.

2

OF 4 SHEETS



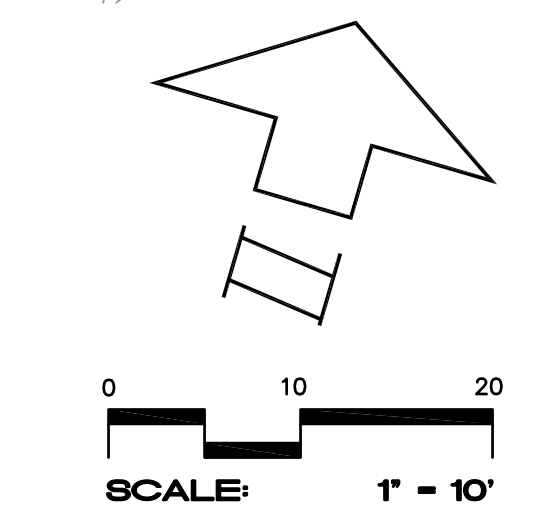
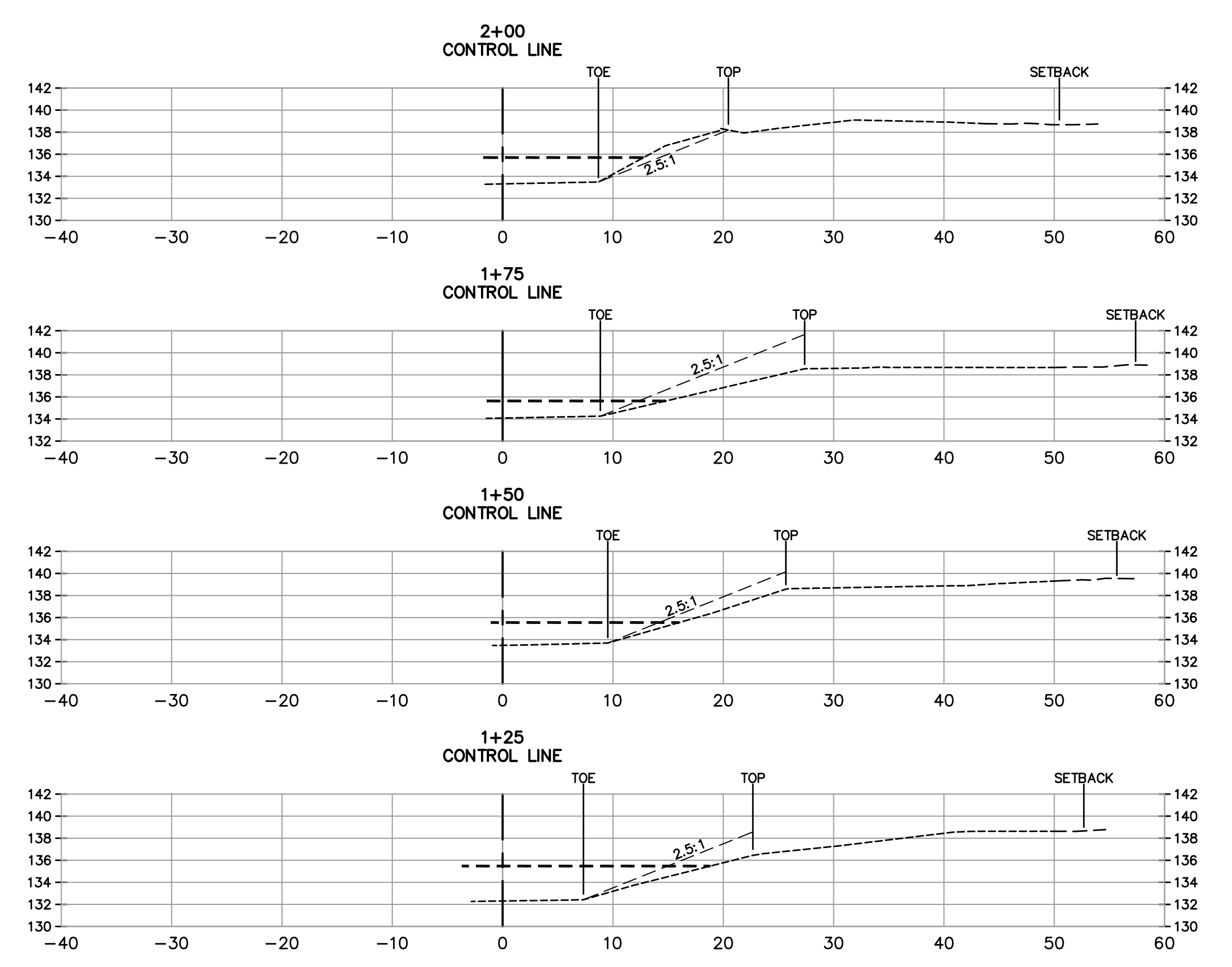
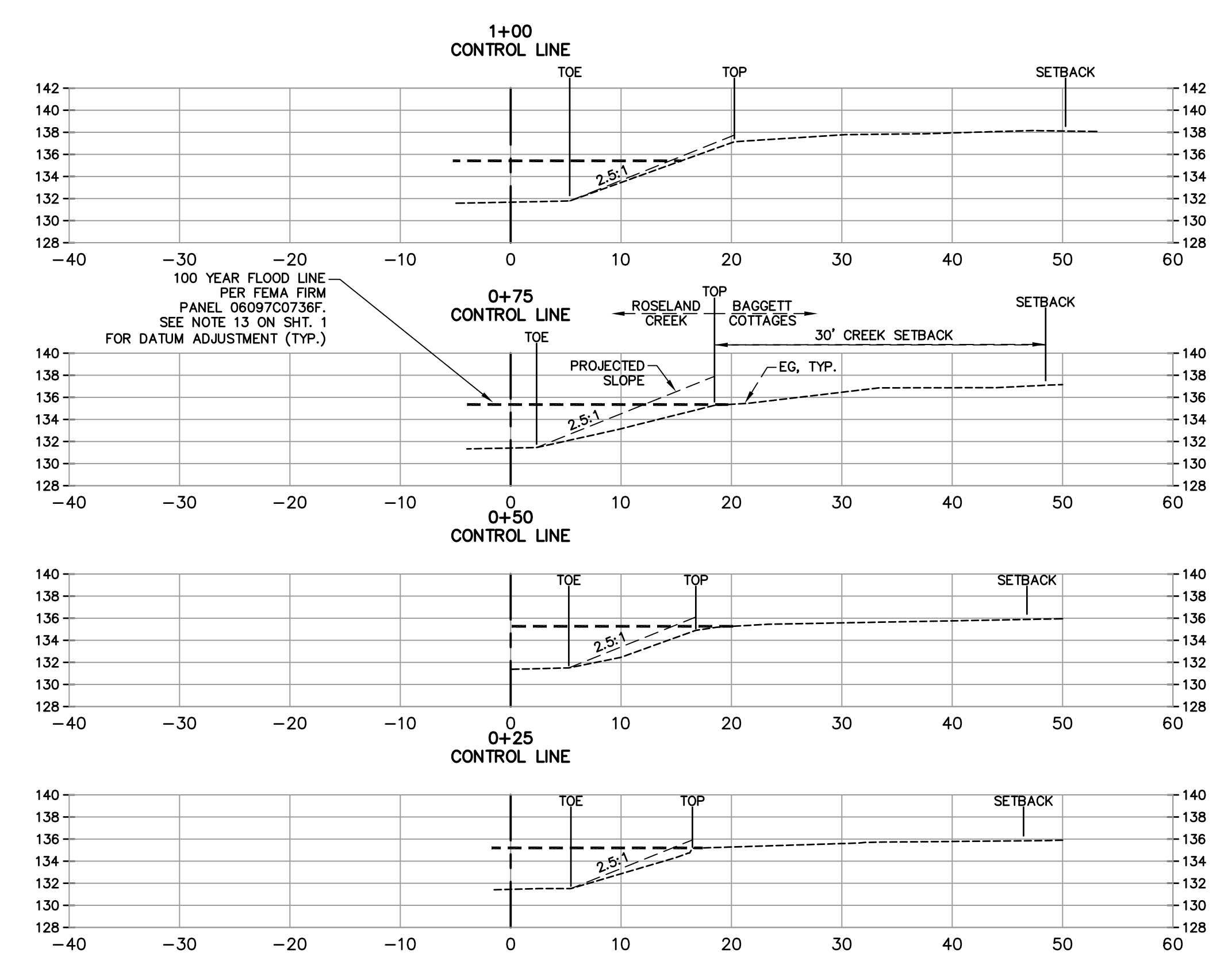
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
BAGGETT COTTAGES
106 ACRES
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(707) 542-4820

PROFESSIONAL ENGINEER • VINCE DALBY
DENNIS D. DALBY
RCE 44511
DATE

JOB NO.
17-116
SHEET NO.
3
OF 4 SHEETS



ROSELAND CREEK CROSS SECTIONS
HORIZ. 1" = 10'
VERT. 1" = 10'

PROFESSIONAL ENGINEER • VINCE BORDESSA
No. 34368
REGISTERED CIVIL ENGINEER
STATE OF CALIFORNIA
ANDREW BORDESSA
PCE 34368

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ROSELAND CREEK CROSS SECTIONS
BAGGETT COTTAGES
106 ACRES
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OF 4 SHEETS