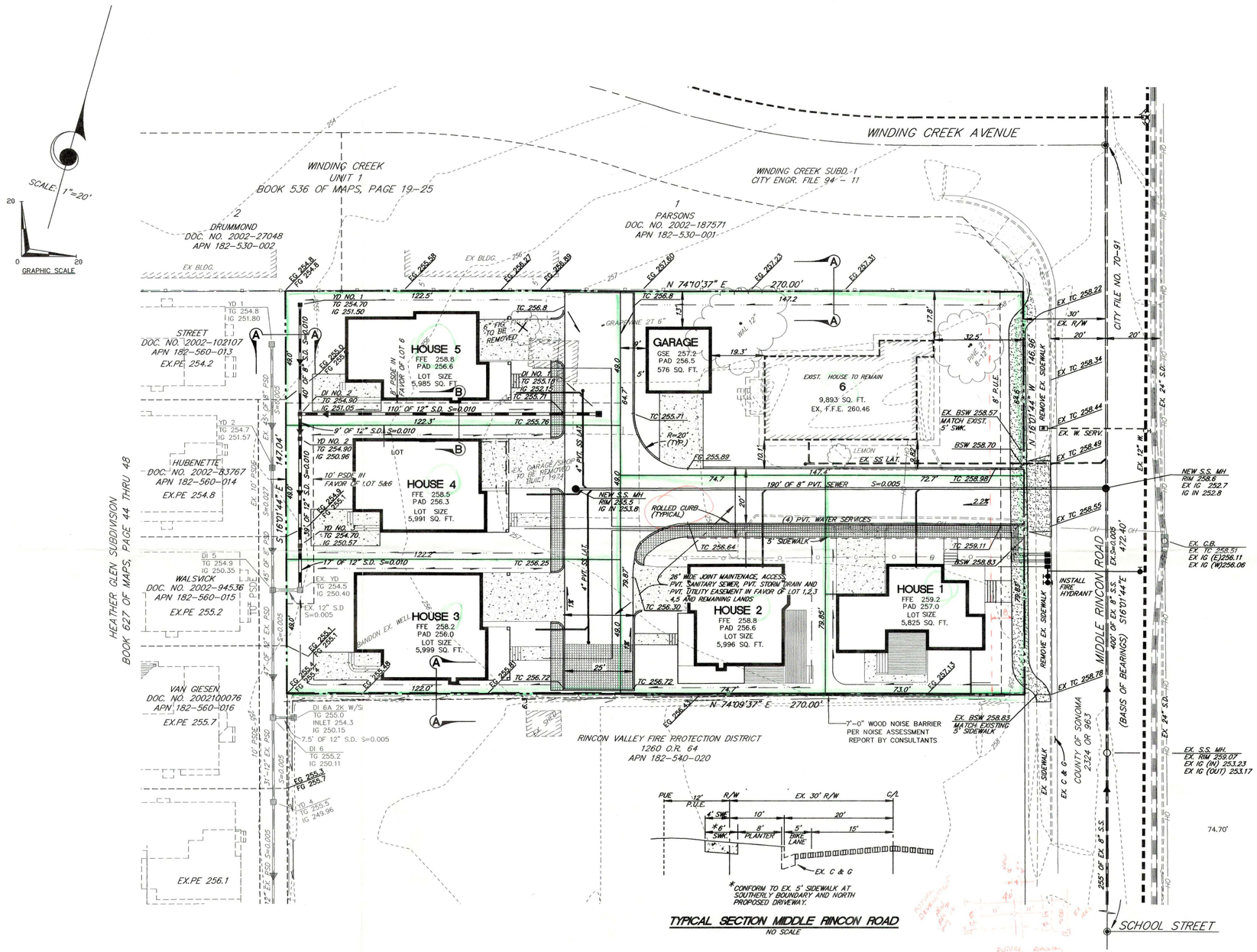
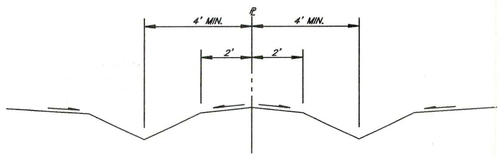
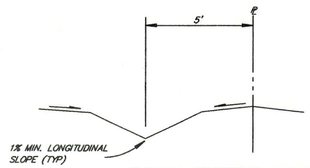


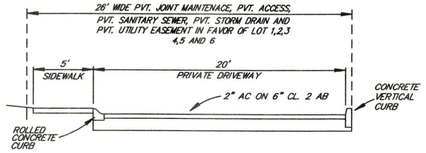
TYPICAL SECTION MIDDLE RINCON ROAD
NO SCALE



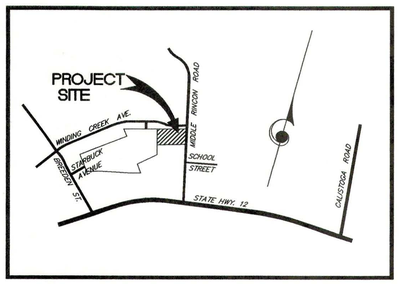
TYPICAL INTERIOR LOT SECTION B-B
NO SCALE



TYPICAL EXTERIOR SECTION A-A
NO SCALE



TYPICAL PRIVATE DRIVEWAY SECTION
NO SCALE



LOCATION MAP
NO SCALE

PROJECT DATA:

OWNER :	THE THEODORE TRUST DATED 1/15/04 ELIZABETH A. FISHER, TRUSTEE 1287 BARLOW LANE SEBASTOPOL, CALIFORNIA 95472 (707) 540-9292
PROJECT ADDRESS :	117 MIDDLE RINCON ROAD
ASSESSOR PARCEL NUMBER :	182-560-031
DEED REFERENCE :	DOC. NO. 2005-004719
TOTAL ACREAGE :	0.91 ACRES
PRESENT ZONING :	R-1-6
PROPOSED ZONING :	R-1-6(SL)
TOTAL NUMBER OF LOTS :	6 LOTS
AVERAGE LOT SIZE:	6,615 SQ.FT.
MAXIMUM LOT SIZE:	9,893 SQ.FT.
MINIMUM LOT SIZE:	5,825 SQ.FT.
SEWER AND WATER:	CITY OF SANTA ROSA

GENERAL NOTES:

1. THERE ARE NO UNUSUAL SOILS CONDITIONS IN THIS SUBDIVISION.
2. THE AREA SHOWN ON THIS TENTATIVE MAP DOES NOT SHOW ON ANY FEMA FLOOD MAP
3. ALL PROPOSED UTILITIES (SEWER, WATER, STREET LIGHTING, FIRE HYDRANT, ETC.) AND PROPOSED CULVERTS AND UNDERGROUND STORM DRAINAGE SHALL BE BUILT TO CITY STDS.
4. THIS OFFICE HAS BEEN ADVISED BY THE OWNER THAT TO THE BEST OF HIS KNOWLEDGE THERE ARE NO HAZARDOUS MATERIALS PRESENT ON THIS SITE.
5. THIS SITE IS NOT IN A HIGH FIRE SEVERITY ZONE.
6. SHARED DRIVEWAY AND REQUIRED TURNAROUND SHALL HAVE CURBS PAINTED RED AND SHALL BE SIGNED "NO PARKING – FIRE LANE" PER CURRENT FIRE DEPARTMENT STANDARDS.

BENCH MARK:

BENCH MARK: LOCATED IN A CITY MONUMENT WELL AT THE INTESECTION OF SCHOOL STREET AND MIDDLE RINCON ROAD– ELEVATION = 259.424 AND ALSO BEING CITY COORDINATE MONUMENT NO. B – 190.

BASIS OF BEARINGS:

BETWEEN TWO FOUND CITY MONUMENTS MARKING THE CENTERLINE OF MIDDLE RINCON ROAD. AS SHOWN ON THE FINAL MAP OF HEATHER GLEN SUBDIVISION FILED FOR RECORD IN BOOK 627 OF MAPS AT PAGES 45 SONOMA COUNTY RECORDS AS S 16° 01'44" E 472.40'.

LEGEND:

EXISTING SANITARY SEWER MANHOLE	○
EXISTING SANITARY SEWER	
SANITARY SEWER	
DOUBLE WATER SERVICE	
SINGLE WATER SERVICE	
EXISTING WATER	
EXISTING SANITARY SEWER LATERAL	
SANITARY SEWER LATERAL	
PUBLIC UTILITY EASEMENT	P.U.E.
PRIVATE STORM DRAIN EASEMENT	PSDE
PRIVATE	PVT.
EXISTING GRADE	EG
FINISH GRADE	FG
TOP OF CURB	TC
EXIST STREET LIGHT	
SUBDIVISION BOUNDARY	

APPROVED
DATE: 5/8/08
PROJ. #: MJP06-097
PLANNER: N. Housh
ORD/RESO #: 11298/11297

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402
APR 07 2008
DEPARTMENT OF COMMUNITY DEVELOPMENT

Revisions	By

REGISTERED PROFESSIONAL ENGINEER GORDON BAECHTEL No. 20160 Exp. 6/30/08 STATE OF CALIFORNIA

SUBMITTED

BAECHTEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS
2360 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95403
(707) 542-8795

TENTATIVE MAP FOR
MIDDLE RINCON SUBDIVISION
117 MIDDLE RINCON ROAD, SANTA ROSA, CALIFORNIA
THE THEODORE TRUST DATED 1/15/04, DOCUMENT NO. 2005-004719
APN 182-560-031

Date	FEB. 12, 2008
Scale	1"=20'
Drawn	D.R.B.
Design	K.C.
SHEET	1 of 1 Sheets
Job	05008

TM1.DWG 1-13-06 2:12:43 pm EST