

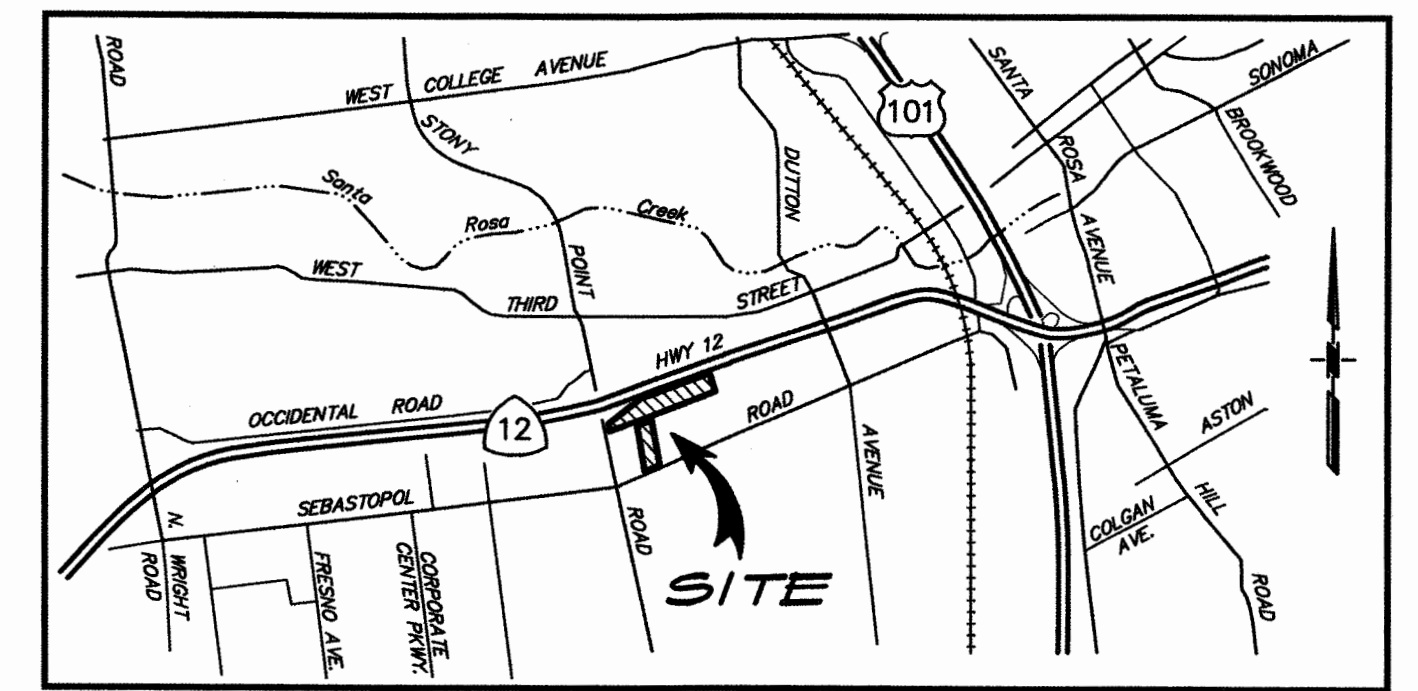
LEGEND

SUBDIVISION BOUNDARY	---
STREET GRADE	0.50%
STREET LIGHT	☼
WATER (PVC), FIRE HYDRANT, BLOWOFF	—●—
SEWER (PVC), MANHOLE, CLEAN OUT	—○—
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	—□—
RETAINING WALL	—
SLOPE	—
PAD GRADE	P

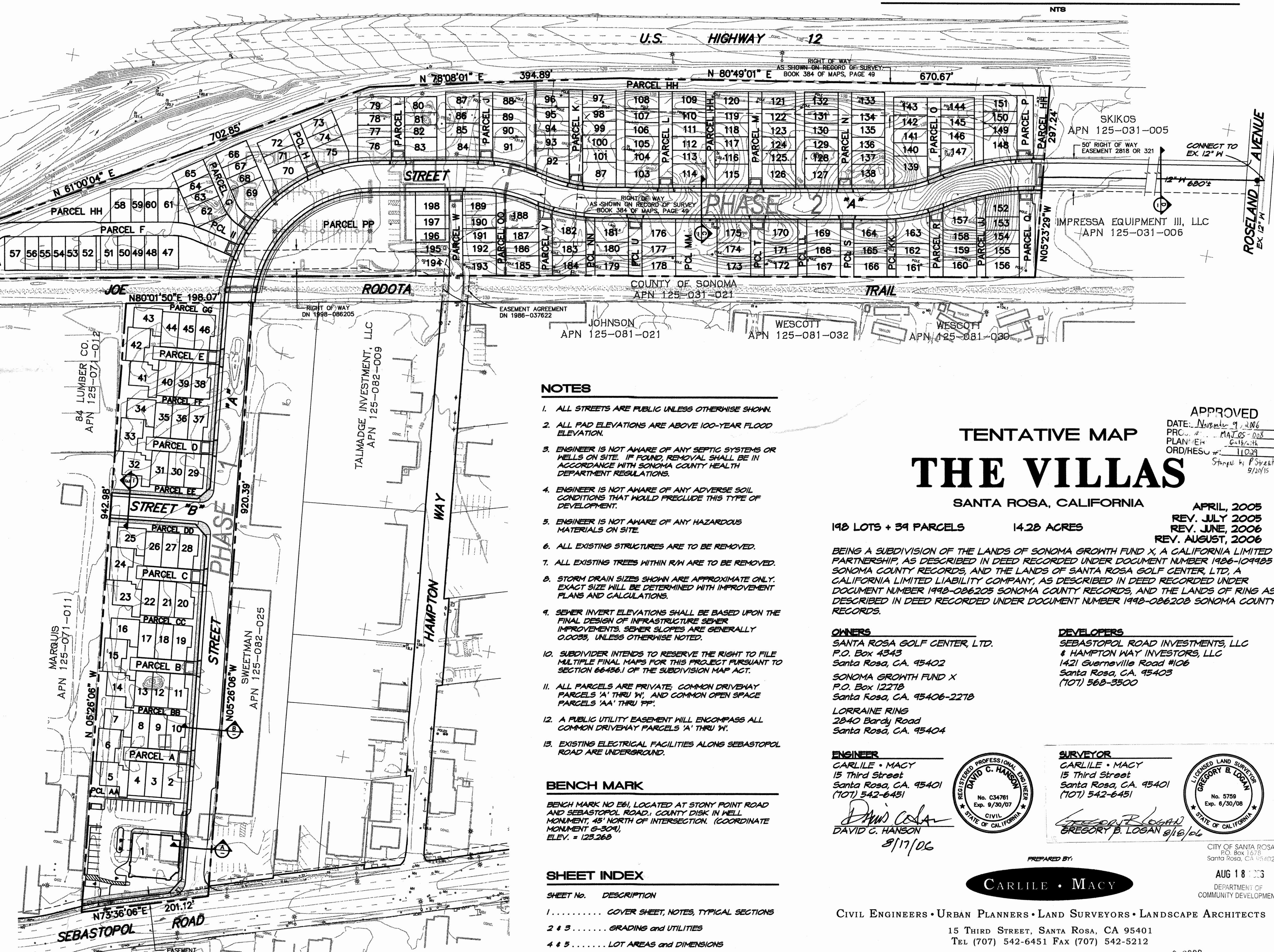
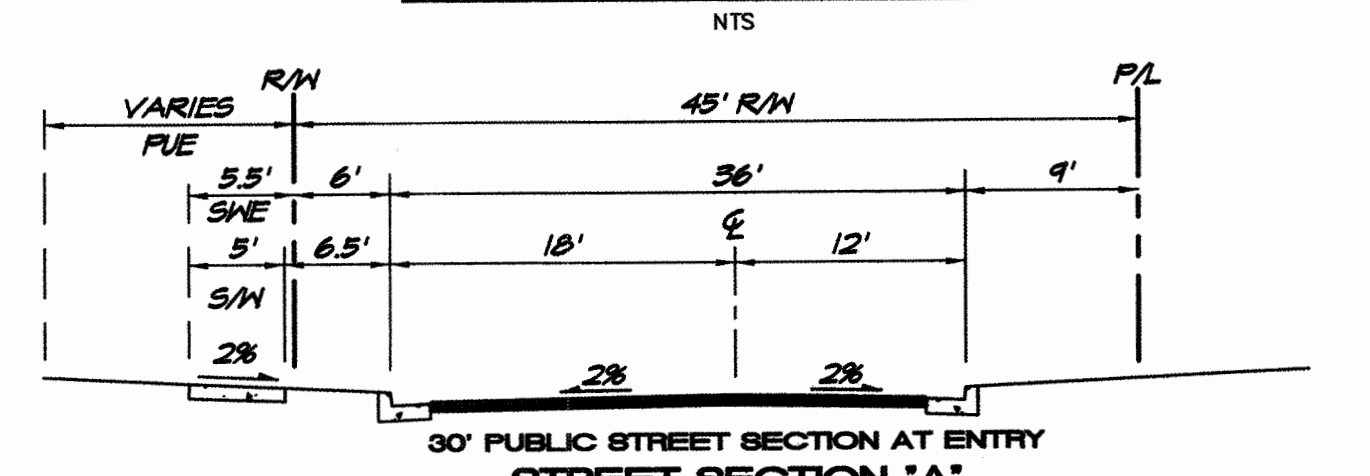
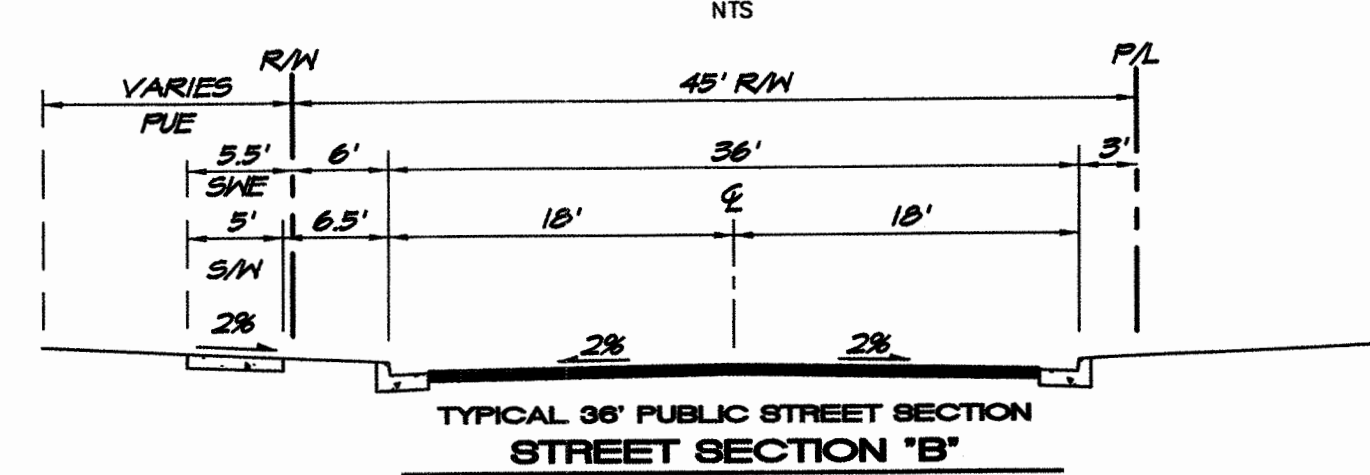
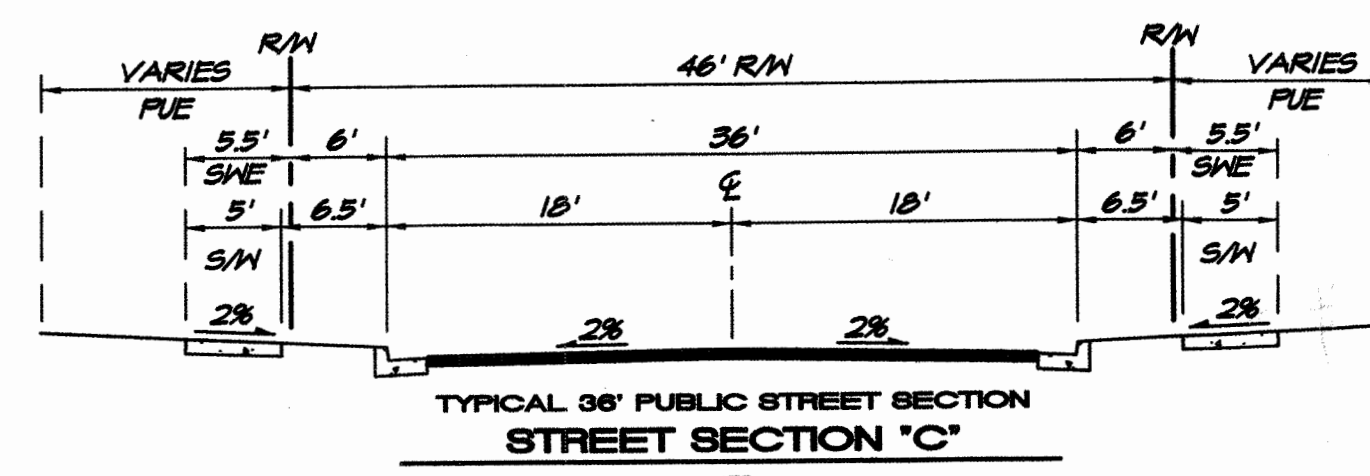
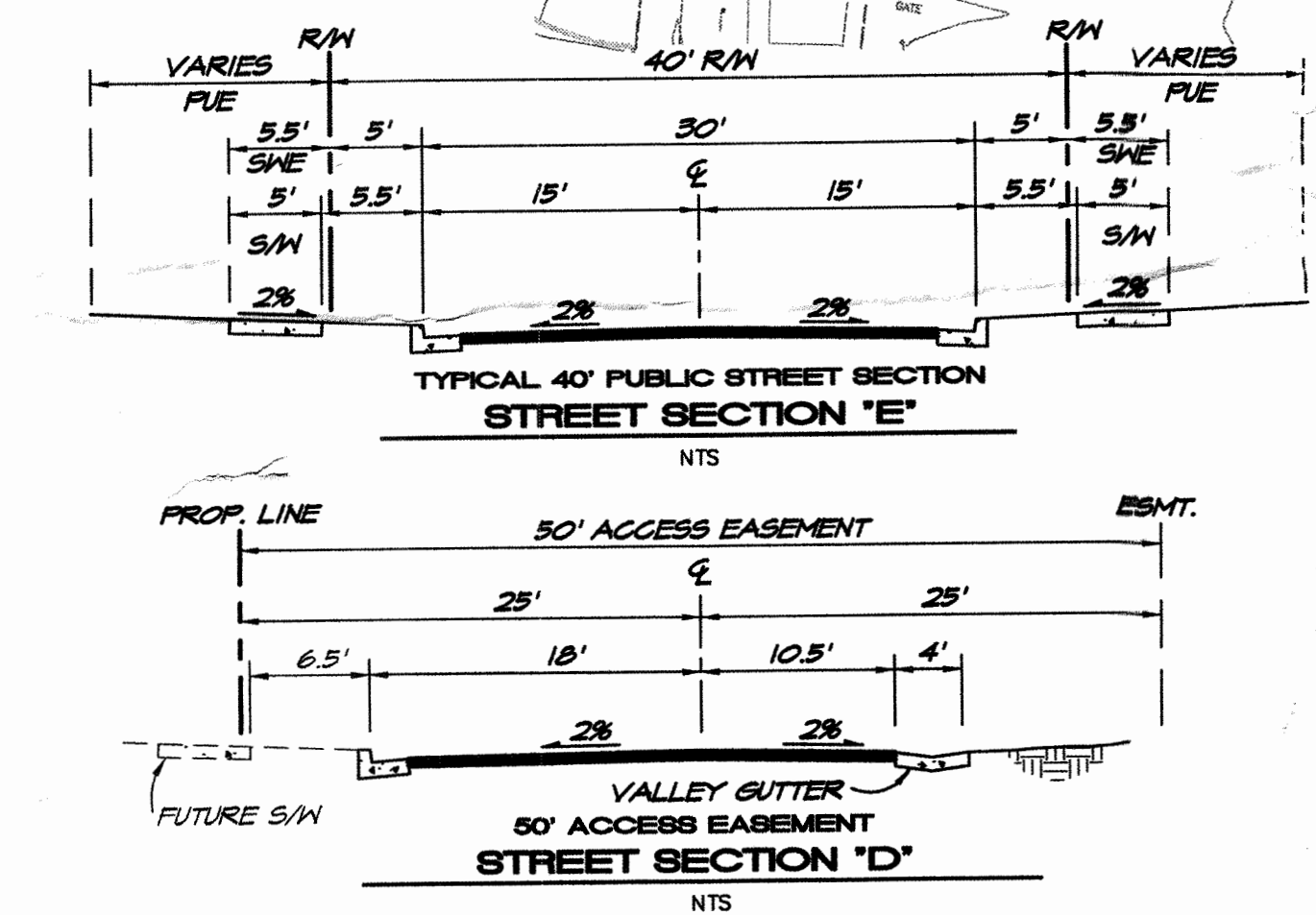
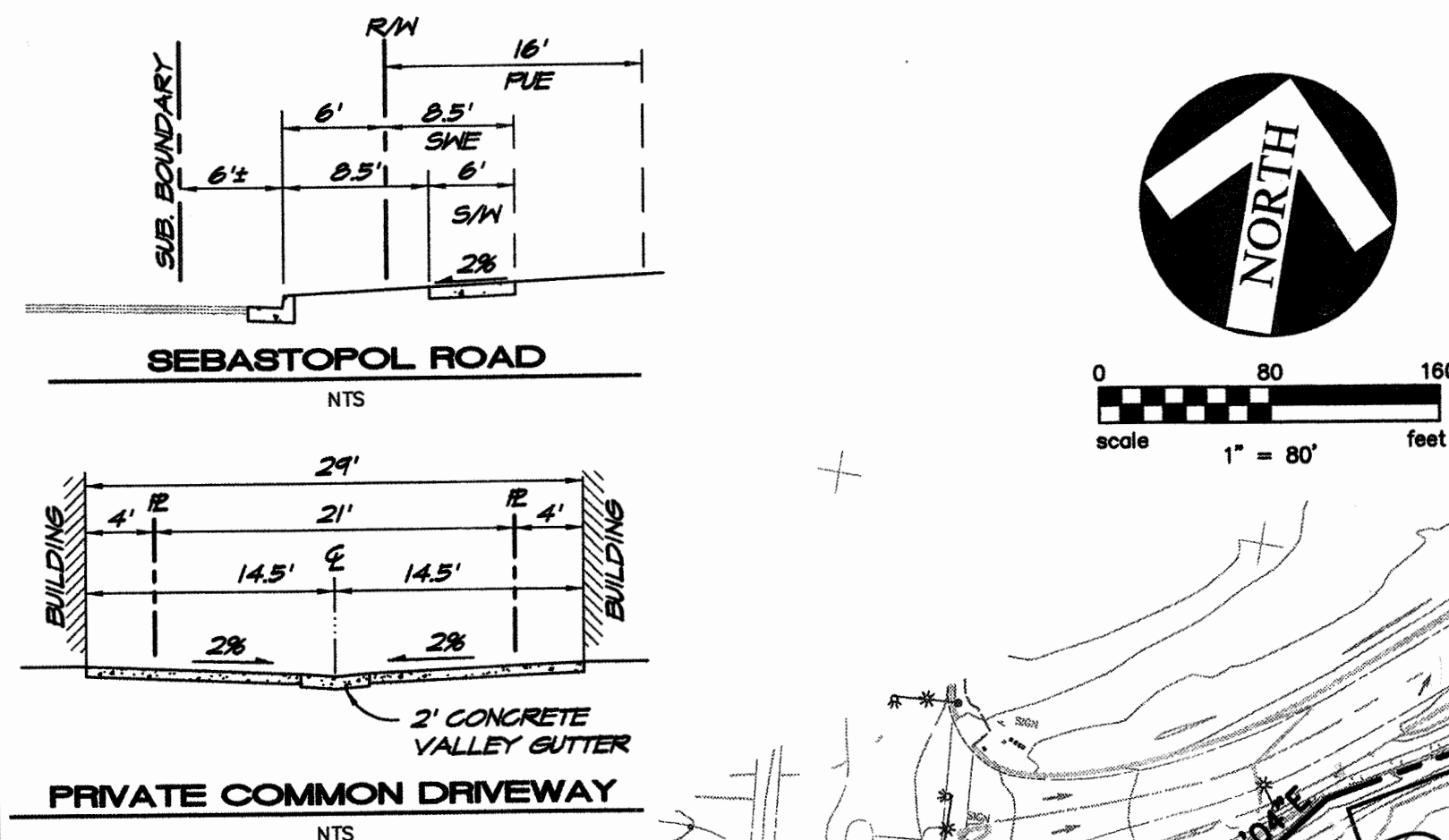
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
VEGETATIVE SHALE	---
PRIVATE STORM DRAIN EASEMENT	---
PUBLIC UTILITY EASEMENT	---
EXISTING TREES: SAVE	△
REMOVE	⊙
MAY REMOVE	⊕
EXISTING SEPTIC AND LEACH LINES APPROXIMATE LOCATION	---
EXISTING WELL APPROXIMATE LOCATION	⊕

PROJECT DATA

ADDRESS	1735 SEBASTOPOL ROAD & 1700 HAMPTON WAY
ASSESSORS PARCEL NUMBER	010-311-028, 125-031-022, 125-071-014
TOTAL GROSS ACREAGE	14.28 ACRES
LAND USE	MEDIUM DENSITY RESIDENTIAL, AND RETAIL & BUSINESS SERVICES (FRONTING SEBASTOPOL ROAD)
ZONING	EXISTING - IS, PROPOSED - (13.61 AC) R-3-B AND (0.52 AC) CS
DENSITY	14.0 DU/AC
RESIDENTIAL LOT SIZE	SMALLEST 1,000 S.F., LARGEST 2,500 S.F., AVE. - 1,300 S.F.
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA



VICINITY MAP



NOTES

1. ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
2. ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
3. ENGINEER IS NOT AWARE OF ANY SEPTIC SYSTEMS OR WELLS ON SITE. IF FOUND, REMOVAL SHALL BE IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
4. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
5. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
6. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
7. ALL EXISTING TREES WITHIN R/W ARE TO BE REMOVED.
8. STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
9. SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS. SEWER SLOPES ARE GENERALLY 0.0035, UNLESS OTHERWISE NOTED.
10. SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 66436.1 OF THE SUBDIVISION MAP ACT.
11. ALL PARCELS ARE PRIVATE, COMMON DRIVEWAY PARCELS 'A' THRU 'W', AND COMMON OPEN SPACE PARCELS 'AA' THRU 'FF'.
12. A PUBLIC UTILITY EASEMENT WILL ENCOMPASS ALL COMMON DRIVEWAY PARCELS 'A' THRU 'W'.
13. EXISTING ELECTRICAL FACILITIES ALONG SEBASTOPOL ROAD ARE UNDERGROUND.

BENCH MARK

BENCH MARK NO. 661, LOCATED AT STONY POINT ROAD AND SEBASTOPOL ROAD. COUNTY DISK IN WELL MONUMENT, 45' NORTH OF INTERSECTION. (COORDINATE MONUMENT 6-50-11, ELEV. = 129.268)

SHEET INDEX

- | SHEET No. | DESCRIPTION |
|-----------|--------------------------------------|
| 1 | COVER SHEET, NOTES, TYPICAL SECTIONS |
| 2 & 3 | GRADINGS AND UTILITIES |
| 4 & 5 | LOT AREAS AND DIMENSIONS |

TENTATIVE MAP

THE VILLAS

SANTA ROSA, CALIFORNIA

198 LOTS + 34 PARCELS 14.28 ACRES

BEING A SUBDIVISION OF THE LANDS OF SONOMA GROWTH FUND X, A CALIFORNIA LIMITED PARTNERSHIP, AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 1986-104985 SONOMA COUNTY RECORDS, AND THE LANDS OF SANTA ROSA GOLF CENTER, LTD., A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 1998-086205 SONOMA COUNTY RECORDS, AND THE LANDS OF RING AS DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 1998-086203 SONOMA COUNTY RECORDS.

OWNERS
SANTA ROSA GOLF CENTER, LTD.
P.O. Box 4343
Santa Rosa, CA. 95402
SONOMA GROWTH FUND X
P.O. Box 12278
Santa Rosa, CA. 95406-2278
LORRAINE RING
2840 Bandy Road
Santa Rosa, CA. 95404

DEVELOPERS
SEBASTOPOL ROAD INVESTMENTS, LLC
& HAMPTON WAY INVESTORS, LLC
1421 Guerneville Road #106
Santa Rosa, CA. 95403
(707) 568-3500

ENGINEER
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

DAVID C. HANSON
8/17/06



SURVEYOR
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

GREGORY B. LOGAN
8/18/06



PREPARED BY:

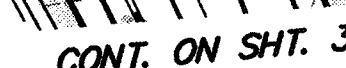
CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2004028.00

AUG 18 2006 SHEET 1 OF 5

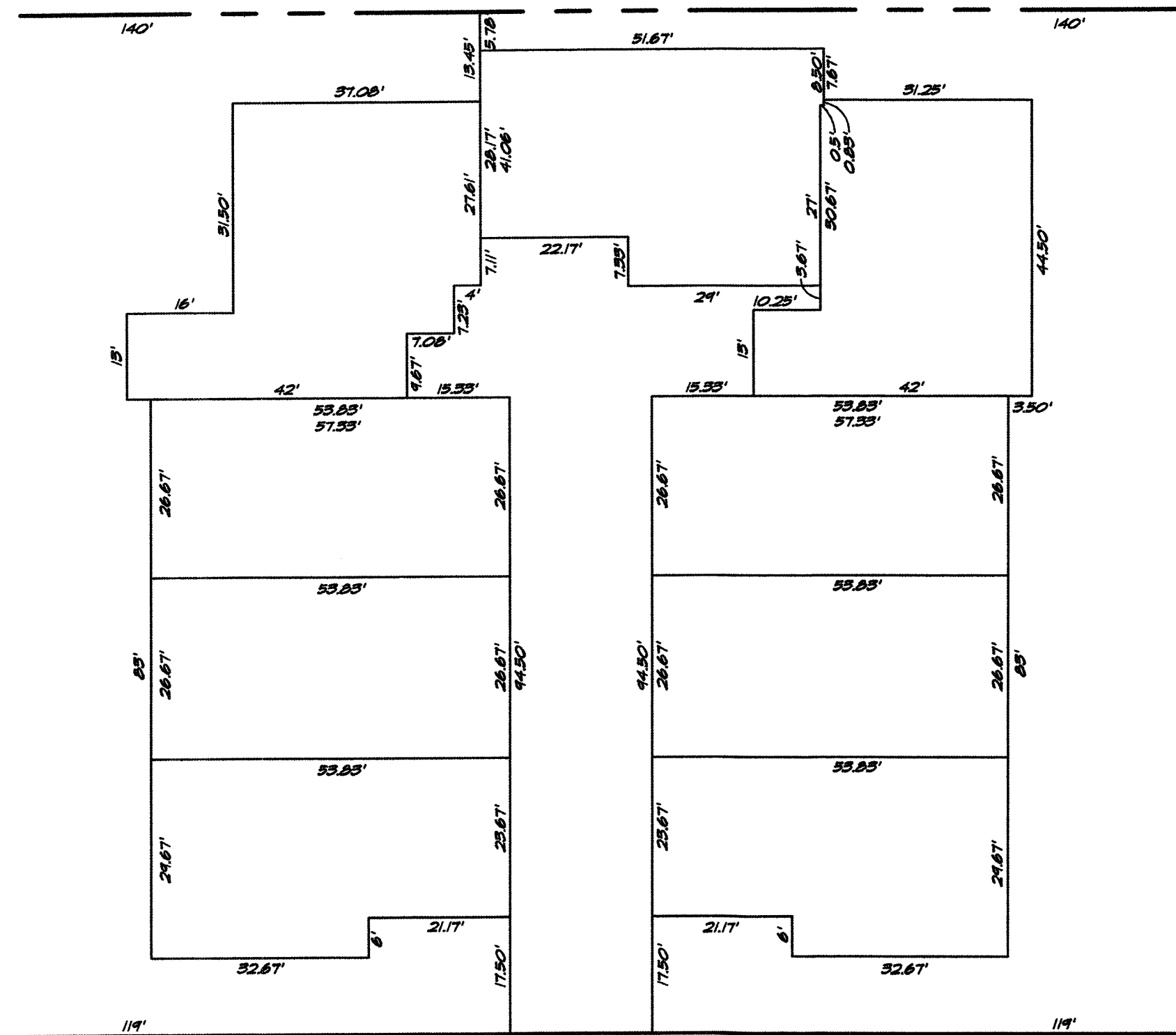


PROJECT No. 2004035.00

SHEET 2 OF 5

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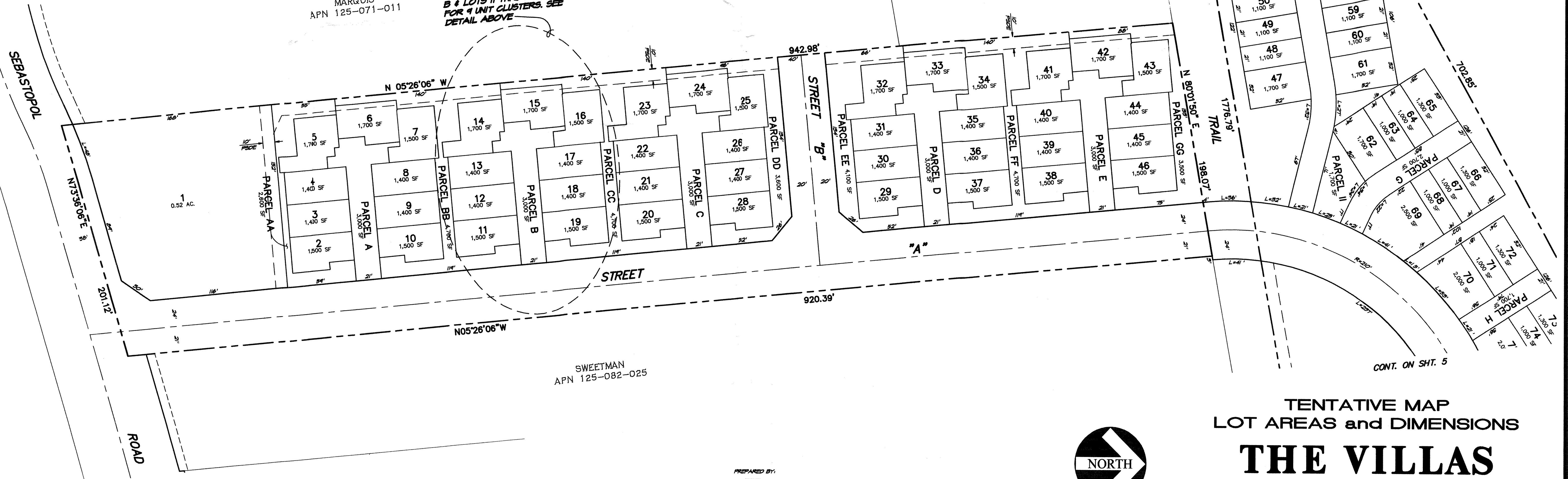


TYPICAL CLUSTER UNIT DIMENSIONS

1" = 20'

MARQUIS
APN 125-071-011

LOT SIZES AS SHOWN ON PARCEL
B & LOTS 11 THRU 19 ARE TYPICAL
FOR 4 UNIT CLUSTERS. SEE
DETAIL ABOVE



84 LUMBER CO.
APN 125-071-012

SWEETMAN
APN 125-082-025

PREPARED BY:

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TEL (707) 542-6451 FAX (707) 542-5212



0 40 80
scale 1" = 40' feet

TENTATIVE MAP
LOT AREAS and DIMENSIONS

THE VILLAS

SANTA ROSA, CALIFORNIA

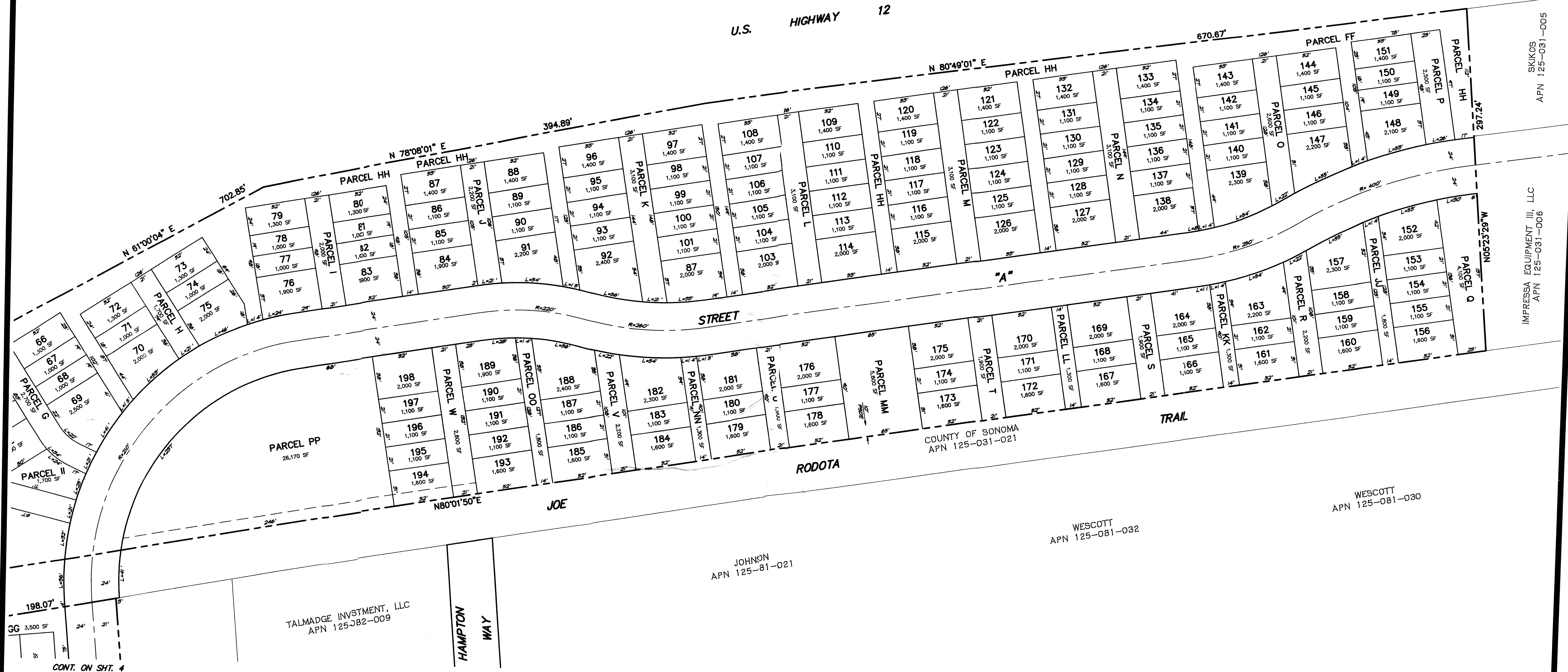
APRIL, 2005
REV. JULY 2005, JUNE 2006
REV. AUGUST 2006

PROJECT No. 2004028.00

SHEET 4 OF 5

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U.S. HIGHWAY 12



TALMADGE INVESTMENT, LLC
APN 125-382-009

JOHNSON
APN 125-81-021

WESCOTT
APN 125-081-032

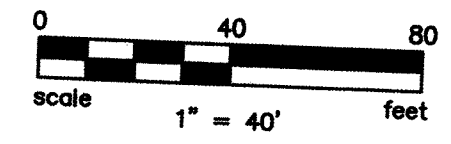
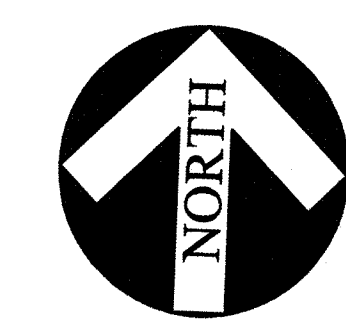
WESCOTT
APN 125-081-030

IMPRESSA EQUIPMENT, III, LLC
APN 125-031-006

SKIKOS
APN 125-031-005

PREPARED BY:
CARILE • MACY

CIVIL ENGINEERS • URBAN PLANNIS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 5-6451 FAX (707) 542-5212



TENTATIVE MAP
LOT AREAS and DIMENSIONS

THE VILLAS

SANTA ROSA, CALIFORNIA

APRIL, 2005
REV. JULY, 2005, JUNE 2006
REV. AUGUST 2006

PROJECT No. 2004088.00

SHEET 5 OF 5

AutoCAD 2004, MicroStation 2004, ArcView 3.2a, MapInfo 12.0, GeoMedia 12.0, etc.