

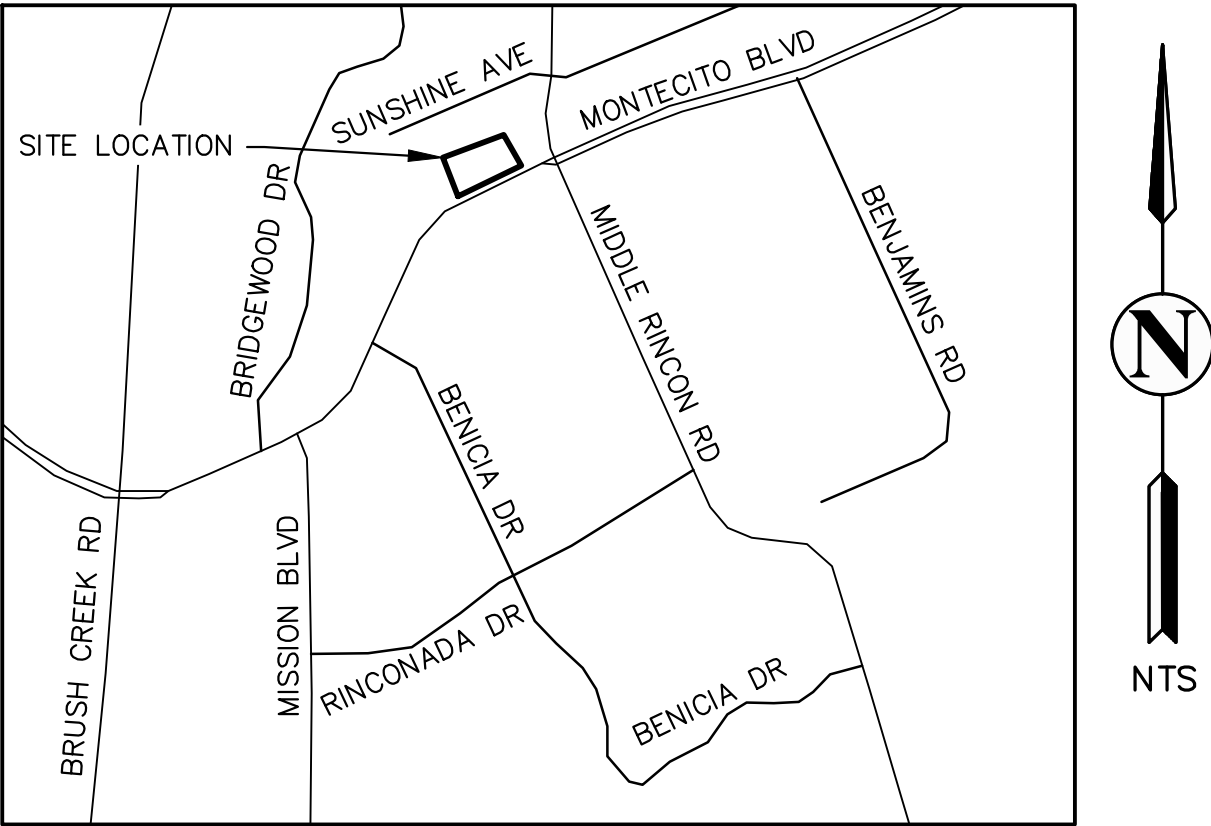
PROJECT INFORMATION

OWNER / SUBDIVIDER:	CHRIS SHAUGHNESSY 1879 ALAN DRIVE PENNGROVE, CA 94951 707-696-9611
ENGINEER:	ATTERBURY AND ASSOCIATES, INC. MATTHEW MACHI, P.E. C83663 16109 HEALDSBURG AVE SUITE D HEALDSBURG, CA 95448 707-433-0134
SURVEYOR:	DELTA SURVEYING, INC. RALPH MOODY, L.S. 5316 1616 CHIQUITA ROAD HEALDSBURG, CA 95448 707-575-0346
ARCHITECT:	INTEGRATED DESIGN, INC. DAVID COLOMBO, R.A. 20167 804 COLLEGE AVE SANTA ROSA, CA 95404 707-568-0108
GEOTECH:	PYRAMID GEOENGINEERING, INC. DON R. POINDEXTER, C.E. G.E. 2835 GRATON, CA 95444 (707)829-2396
PROJECT ADDRESS:	MONTECITO BLVD (BETWEEN 6515 AND 6543) SANTA ROSA, CA 95409
PROJECT APN:	182-120-052
LOT SIZE(AREA):	0.50 ACRES
PRESENT ZONING:	R-3-18 MULTI FAMILY RESIDENTIAL
PROPOSED ZONING:	R-3-18 MULTI FAMILY RESIDENTIAL
EXISTING USE:	VACANT RESIDENTIAL LOT/UNDEVELOPED
PROPOSED USE:	8 SINGLE FAMILY DETACHED HOMES
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (8.0-18.0 UNITS PER ACRE)
LOT BREAKDOWN:	RESIDENTIAL: 8 LOTS (0.33 ACRES TOTAL) COMMON USE: 1 PARCEL (0.17 ACRES TOTAL) LARGEST LOT: 2,437 SF (LOT 7) SMALLEST LOT: 1,500 SF (LOTS 2, 3, 4, & 5) AVERAGE LOT: 1,803 SF
HIGH FIRE SEVERITY ZONE:	N/A
SEWER:	CITY OF SANTA ROSA
WATER:	CITY OF SANTA ROSA
STREET LIGHTING:	CITY OF SANTA ROSA
PARK FEES AREA:	SERVICE AREA NO.3 - NORTHEAST
FIRE PROTECTION DISTRICT:	SANTA ROSA FIRE - STATION 6
SCHOOL DISTRICTS:	BINKLEY/RINCON VALLEY MIDDLE SCHOOL/MARIA CARRILLO HIGH SCHOOL
STORM DRAIN:	CITY OF SANTA ROSA
ELECTRICITY:	PG&E
GAS:	PG&E
SPECIAL STUDY ZONES:	-
FLOOD ZONE:	ZONE X
GARBAGE COLLECTION:	SANTA ROSA RECYCLING & COLLECTION
HILLSIDE/SMALL LOT ID:	N/A
PLANNED DEVELOPMENT:	N/A
SEISMIC ZONE:	5
WIND ZONE:	EXPOSURE B
NEIGHBORHOOD REVITALIZATION PROGRAM:	N/A
AREA PLAN:	N/A
PENDING DEVELOPMENT NUMBER:	N/A
UTILITY SERVICE AGREEMENT:	N/A
HISTORIC DISTRICT:	N/A
ORGANIZED NEIGHBORHOOD:	N/A
DENSITY:	16 UNITS/ACRE (18 UNITS/ACRE MAX)
LOT COVERAGE:	39% (60% MAX PER ZONING CODE, 65% MAX PER SUBDIVISION CODE)
PROPOSED HEIGHT:	25'-3" (45' MAX PER ZONING CODE, 35' MAX PER SUBDIVISION CODE)
SETBACKS:	
FRONT:	10'
SIDES:	10' FOR TWO STORIES (0' WHEN ABUTTING R-3)
REAR:	15' (0' WHEN ABUTTING R-3 & 20' WHEN ABUTTING RR OR R-1)
MINIMUM OPEN SPACE:	400 SF PER UNIT (15' MINIMUM DIMENSION)
PARKING REQUIRED:	
COVERED:	8-9.5'x19' SPACES (1 PER UNIT)
VISITORS:	12-9'x19' SPACES (1.5 PER UNIT)
BIKE:	0 (PRIVATE GARAGES)
TOTAL:	20 SPACES

MAJOR CONDITIONAL USE PERMIT FOR
MONTECITO TOWNHOMES

MONTECITO BLVD (BETWEEN 6515 & 6543)
SANTA ROSA, CA 95409
APN 182-120-052
8 LOTS ON 0.50 ACRES

DESIGN CONCEPT NARATIVE:
THE DEVELOPER WILL SUBDIVIDE THE CURRENT R-3 MULTI-FAMILY LOT INTO 8 FEE SIMPLE LOTS. EACH LOTS WILL HAVE A "ZERO LOT LINE" SINGLE FAMILY UNIT. THE PROJECT IS LOCATED BEHIND AN EXISTING R-3-18 LOT ON MONTECITO BLVD AND WILL ACCESS THE PUBLIC RIGHT-OF-WAY VIA A PRIVATE RIGHT-OF-WAY EASEMENT SHARED WITH THE FRONTING LOT. UTILITIES WILL BE SERVED BY EXISTING PUBLIC MAINS IN MONTECITO BLVD.



LOCATION MAP
NTS



NEIGHBORHOOD CONTEXT MAP
1" = 100'

SHEET INDEX

1. TITLE SHEET
2. SITE PLAN
3. GRADING, DRAINAGE AND STORMWATER CONTROL PLAN
4. UTILITY PLAN
- A1. SITE DEVELOPMENT PLAN
- A2. BUILDING ELEVATIONS
- A3. FLOOR PLANS

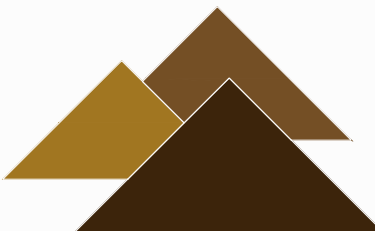
TITLE SHEET

CONDITIONAL USE PERMIT FOR
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SANTA ROSA, CA 95409
APN 182-120-052
8 LOTS ON 0.50 ACRES

May 15, 2018

SHEET 1 OF 4



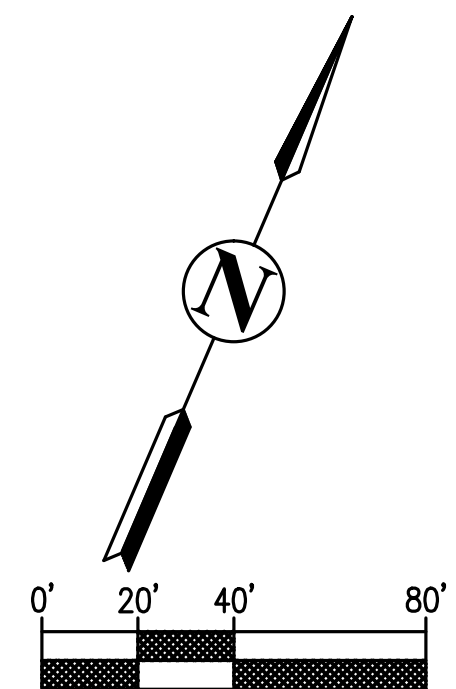
Atterbury & Associates, Inc.

Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0135





Know what's below.
Call before you dig.



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED AC PAVEMENT
- SUSMP BASIN
- PROPOSED STORMWATER OVERLAND RELEASE ROUTE

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
C.U.E.	COMMON USE EASEMENT
E.P.	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
E.V.A	EMERGENCY VEHICLE ACCESS EASEMENT
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
INV.	INVERT
S.F.	SQUARE FEET
MAX.	MAXIMUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
P.L.	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
TYP.	TYPICAL

- NOTE:
1. ALTERNATIVE FIRE ACCESS HAS BEEN APPROVED PER JUNE 14, 2017 EMAIL FROM THE FIRE MARSHALL'S OFFICE.
 2. CONTROL POINT IS CITY OF SANTA ROSA MONUMENT C-338, ELEVATION = 263.867, INTERSECTION OF MIDDLE RINCON RD AND MONTECITO BLVD.
 3. ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO STORAGE OR CONSTRUCTION OF ANY COMBUSTIBLE MATERIALS.
 4. BUILDING PERMITS SHALL BE OBTAINED FOR THE PROPOSED PROJECT PRIOR TO CONSTRUCTION
 5. PARKS ACQUISITION AND/PR PARK DEVELOPEMENT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. THE FEE AMOUNT SHALL BE DETERMINED BY THE RESOLUTION IN EFFECT AT THE TIME.

SITE PLAN

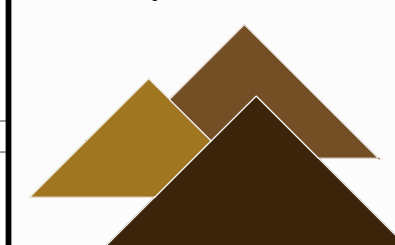
CONDITIONAL USE PERMIT FOR MONTECITO TOWNHOMES

MONTECITO BLVD (BETWEEN 6515 & 6543)
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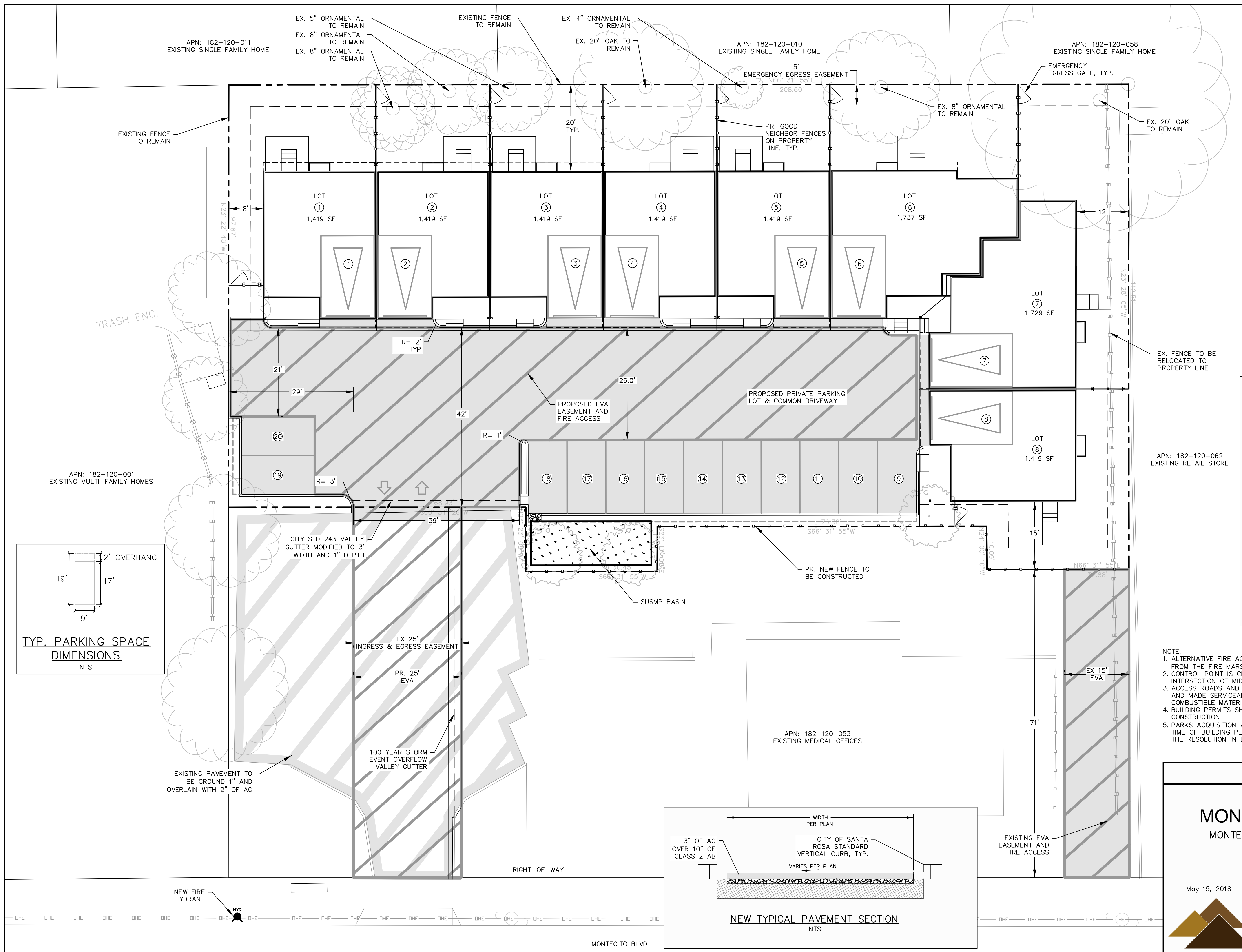
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SHEET 2 OF 4



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TYP. PARKING SPACE
DIMENSIONS
NTS

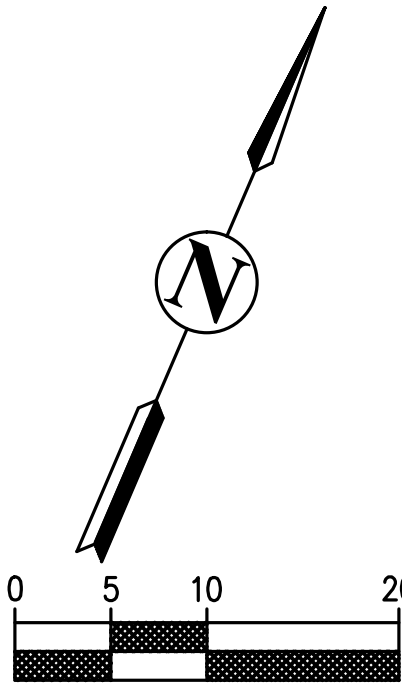
NEW TYPICAL PAVEMENT SECTION
NTS

MONTECITO BLVD

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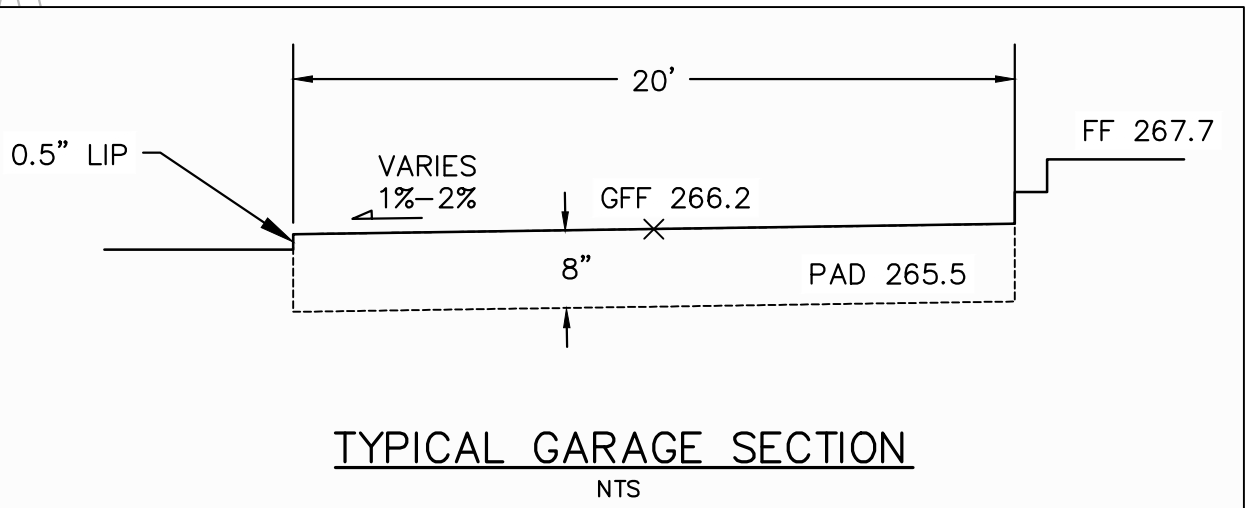
Know what's below.
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LEGEND

- EXISTING EDGE OF PAVEMENT/STRUCTURE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED AC PAVEMENT
- PROPOSED STORMWATER OVERLAND RELEASE ROUTE

APN: 182-120-062



EARTHWORK QUANTITIES			
DESCRIPTION	CUT	FILL	NET
ROUGH GRADE	20	470	450<F>
FOUNDATION CUT	190	0	190<C>
PAVEMENT SECTION	260	0	260<C>
TOTAL	470	470	BALANCED

GRADING, DRAINAGE, & SWC PLAN

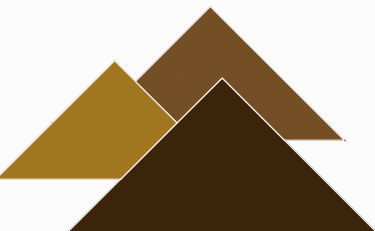
CONDITIONAL USE PERMIT FOR
MONTECITO TOWNHOMES

MONTECITO BLVD (BETWEEN 6515 & 6543)
SANTA ROSA, CA 95409

APN 182-120-052
8 LOTS ON 0.50 ACRES

May 15, 2018

SHEET 3 OF 4

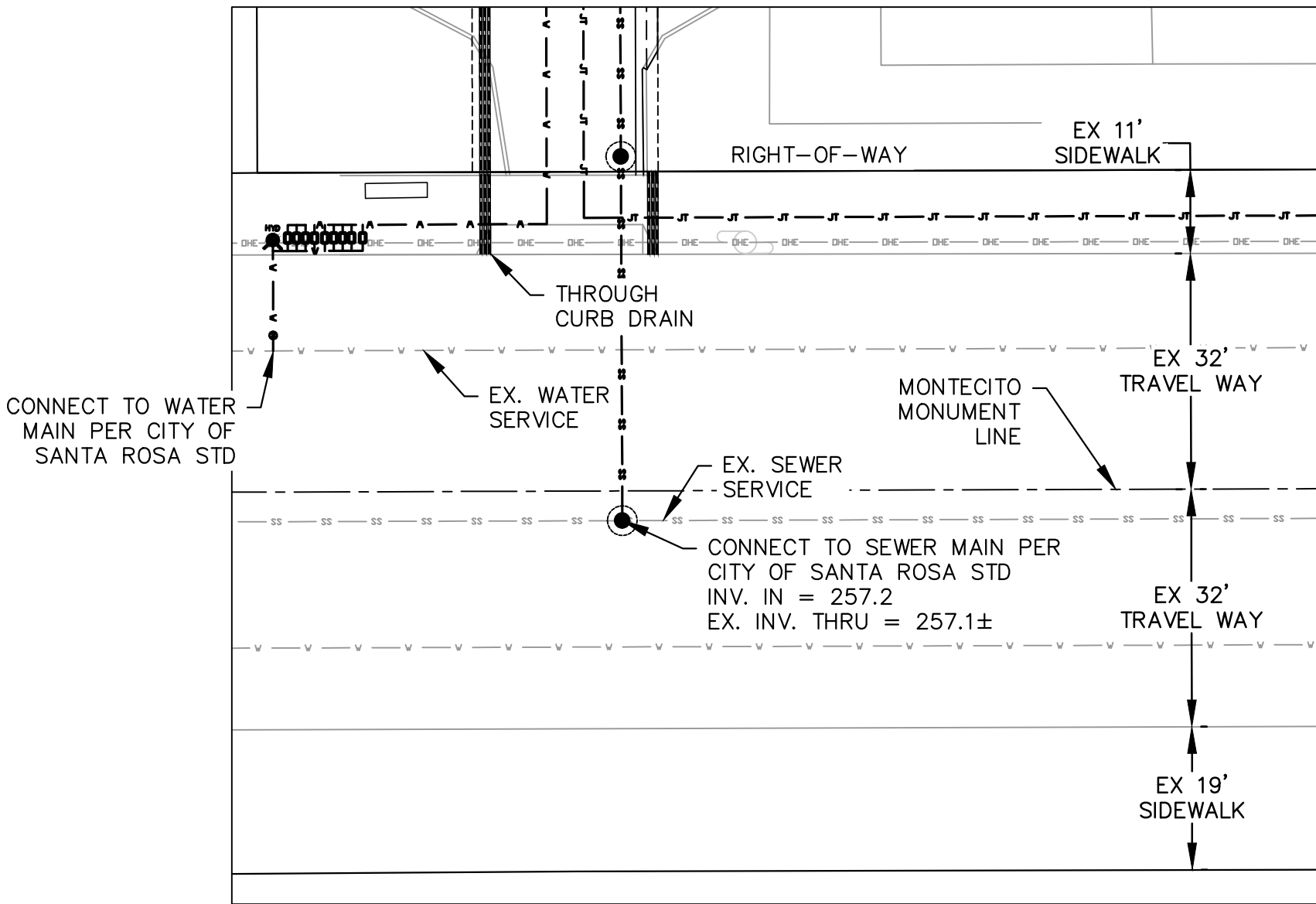
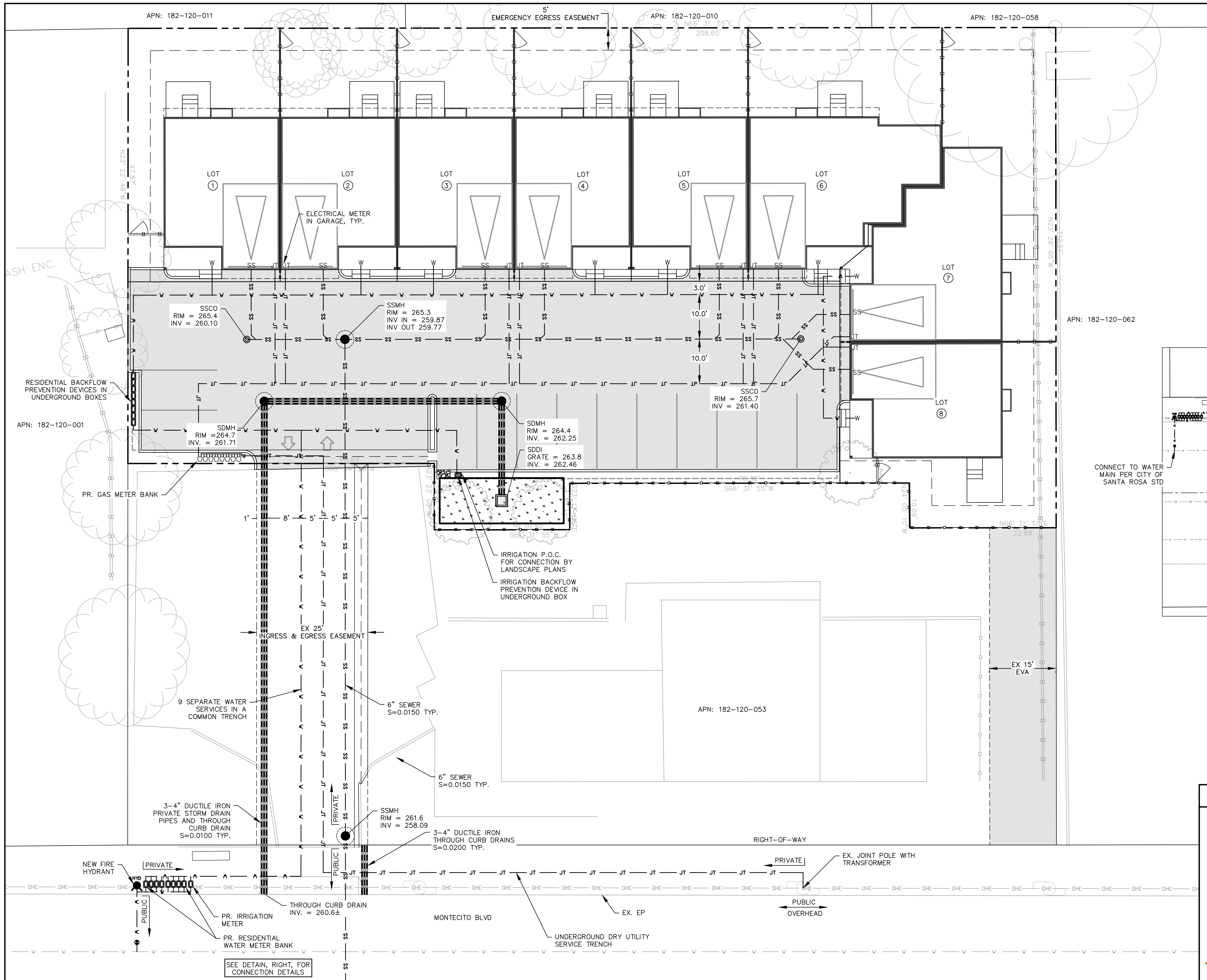
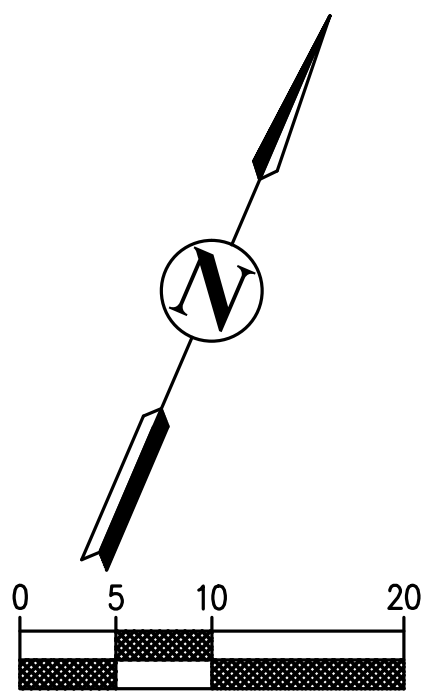


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MONTECITO BLVD

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CONNECTION TO EXISTING UTILITIES
1" = 20'

DESCRIPTION	SIZE	TYPE
SEWER MAIN	6"	PVC-SDR-35
SEWER SERVICE	4"	PVC-SDR-35
WATER SERVICE	1"	HDPE
PRIVATE STORM DRAIN	3-3"	HDPE

NOTE:
1. UTILITY COMPANIES WERE CONTACTED FOR PROVISIONS FOR SEWER AND WATER SERVICE. THE REPRESENTATIVE STATED THAT THERE ARE NO CAPACITY ISSUES IN THIS AREA AND WILL SERVE LETTERS ARE NOT NECESSARY.

UTILITY PLAN

CONDITIONAL USE PERMIT FOR MONTECITO TOWNHOMES

MONTECITO BLVD (BETWEEN 6515 & 6543)

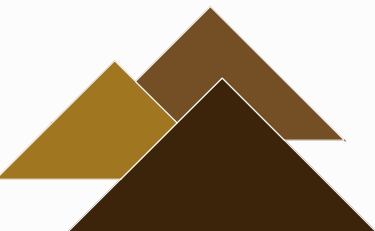
SANTA ROSA, CA 95409

APN 182-120-052

8 LOTS ON 0.50 ACRES

May 15, 2018

SHEET 4 OF 4



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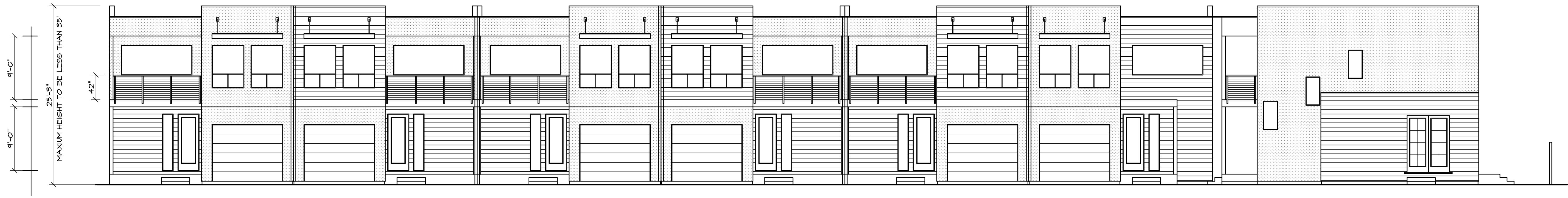
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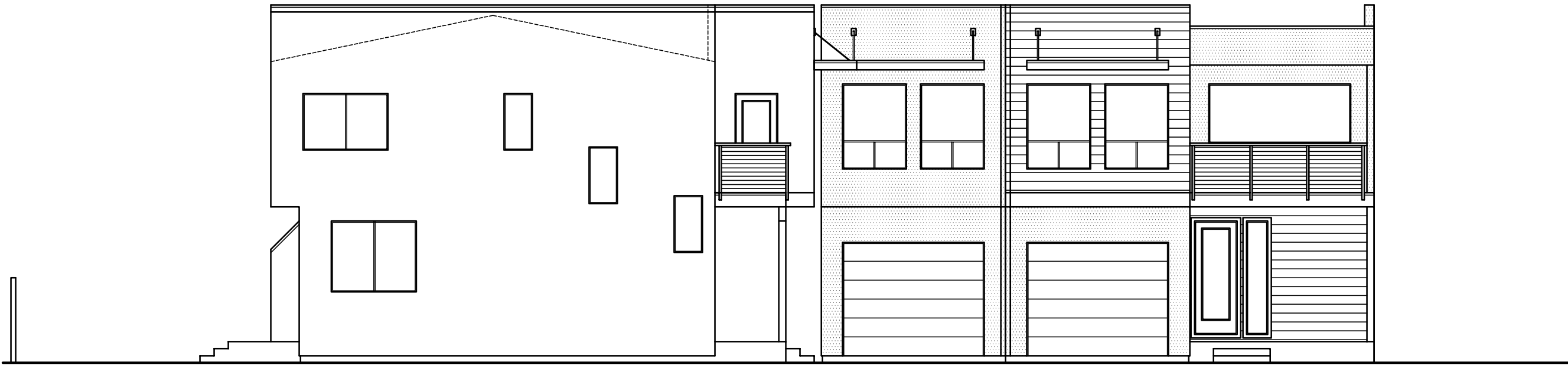
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\\17-03\Tentative Map\17-03-CUP.DWG 5/15/2018 2:36pm

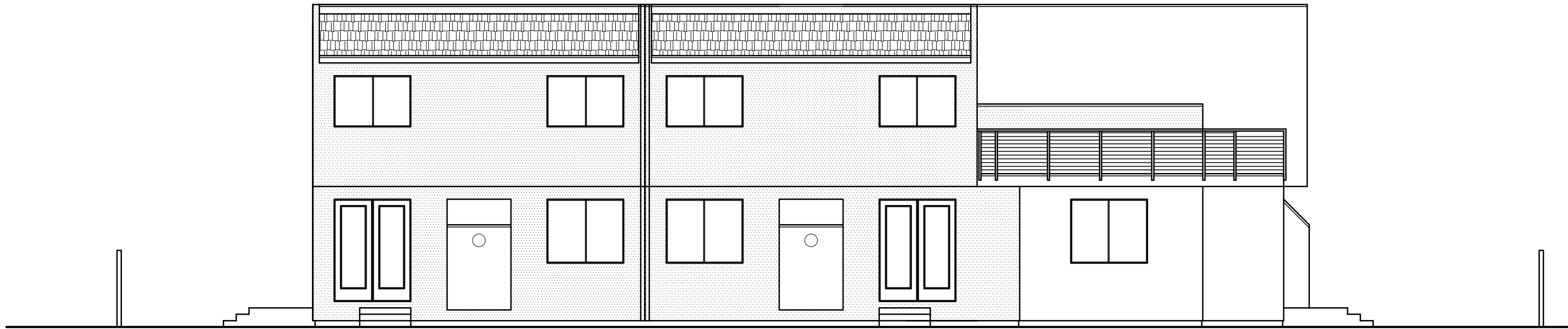
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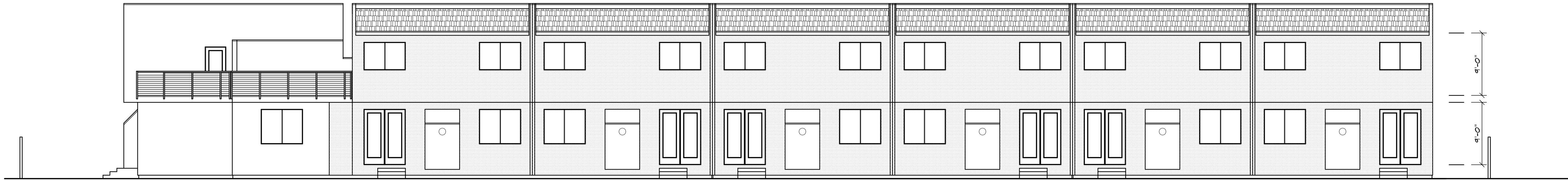
FRONT ELEVATION
SCALE 1/8"=1'-0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



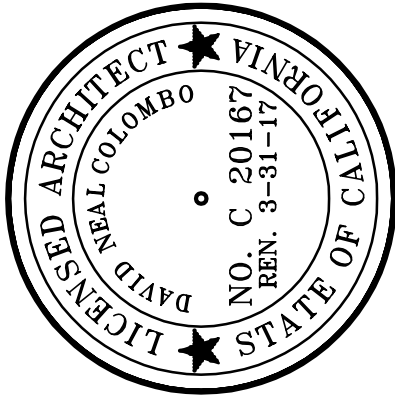
RIGHT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

SITE DEVELOPMENT

REVISIONS:
NOTES:



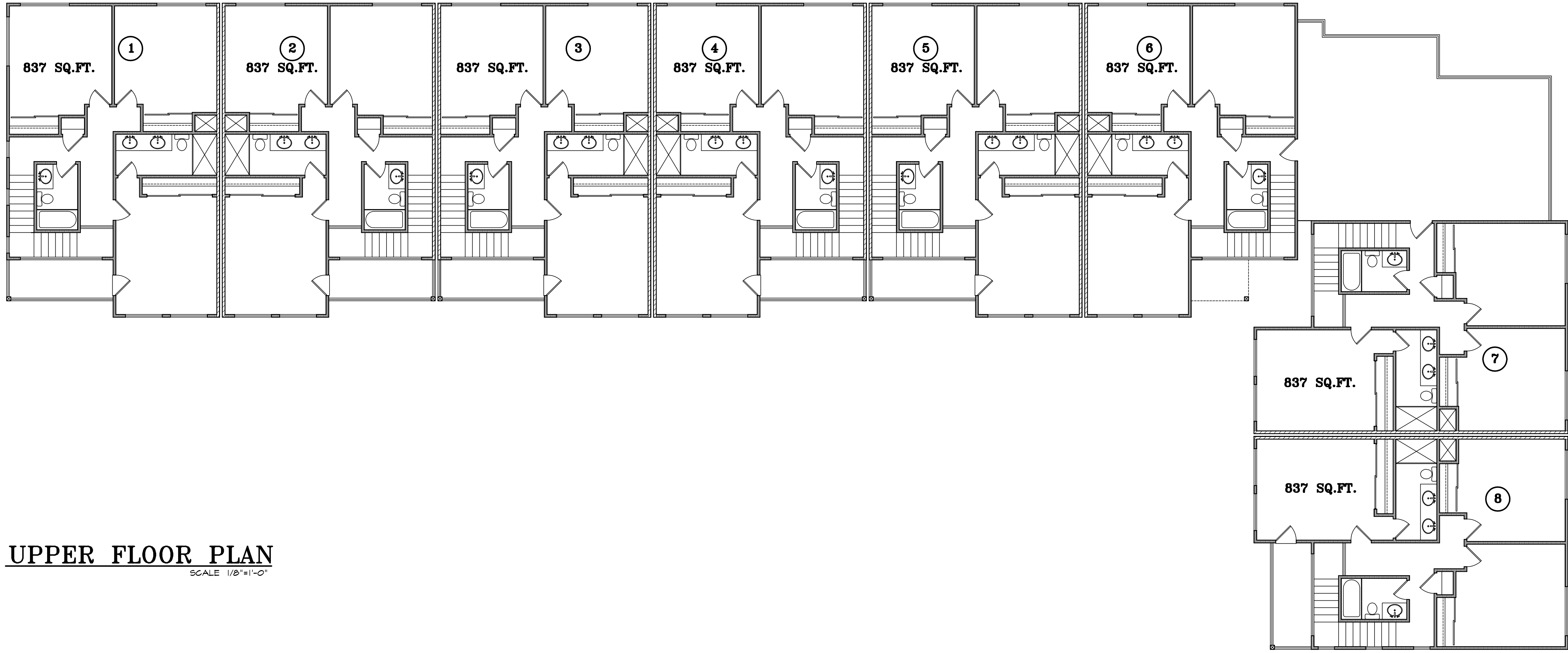
PROJECT JOB NAME:
MONTECITO TOWNHOMES
182-120-052 MONTECITO AVE., SR, CA.

**INTEGRATED
DESIGN**

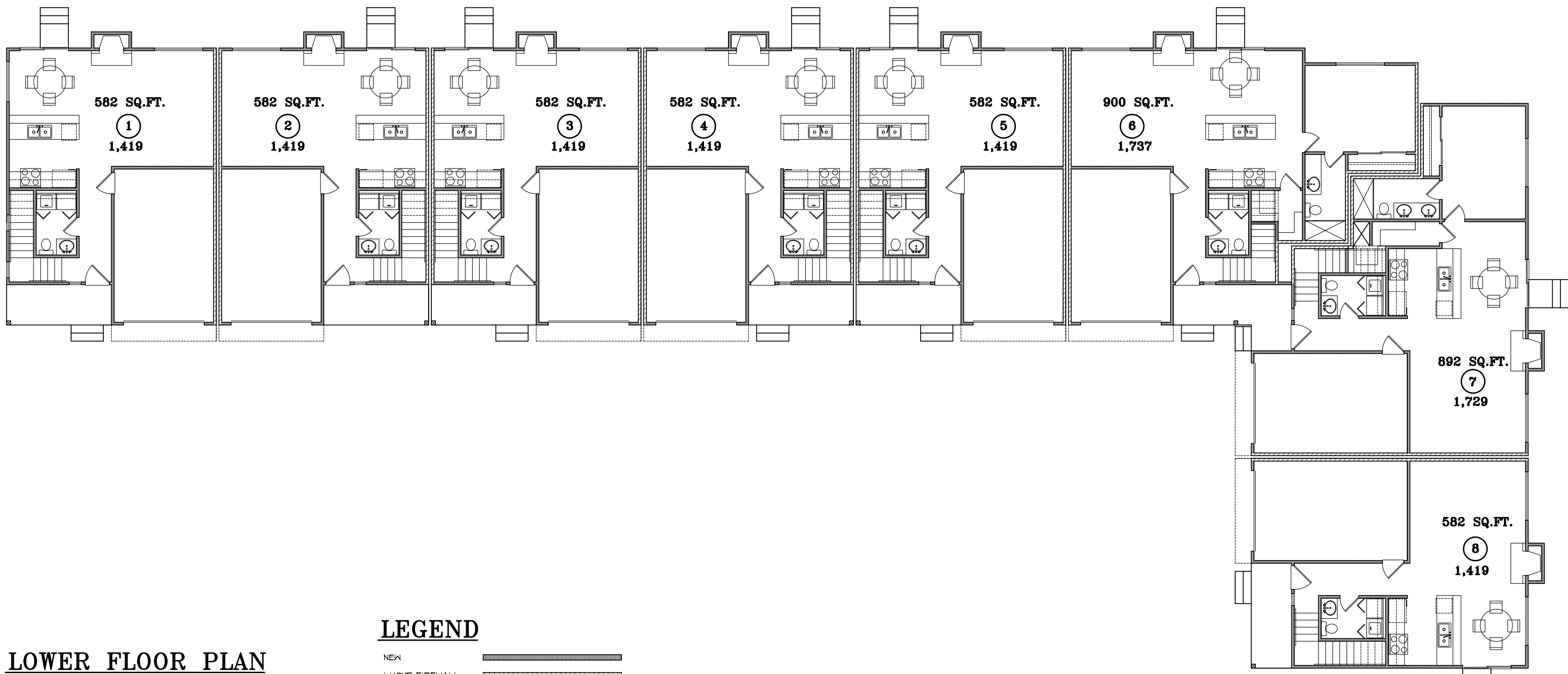


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(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A2
OF: 1
DATE: 11-15-17
JOB NO. 102015



UPPER FLOOR PLAN
SCALE 1/8"=1'-0"



LOWER FLOOR PLAN
SCALE 1/8"=1'-0"

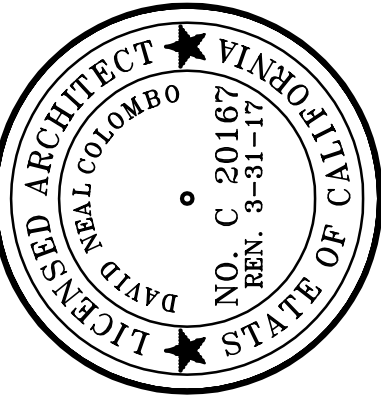
LEGEND

- NEW
1 HOUR FIREWALL

FLOOR PLANS

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REVISIONS:
NOTES:



PROJECT JOB NAME:
MONTECITO TOWNHOMES
182-120-052 MONTECITO AVE., SR, CA.

INTEGRATED
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