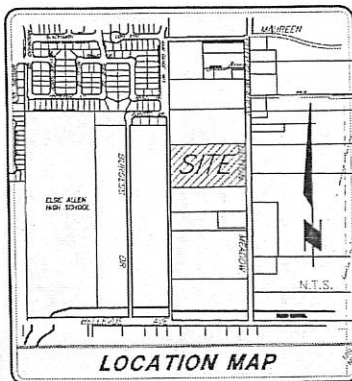
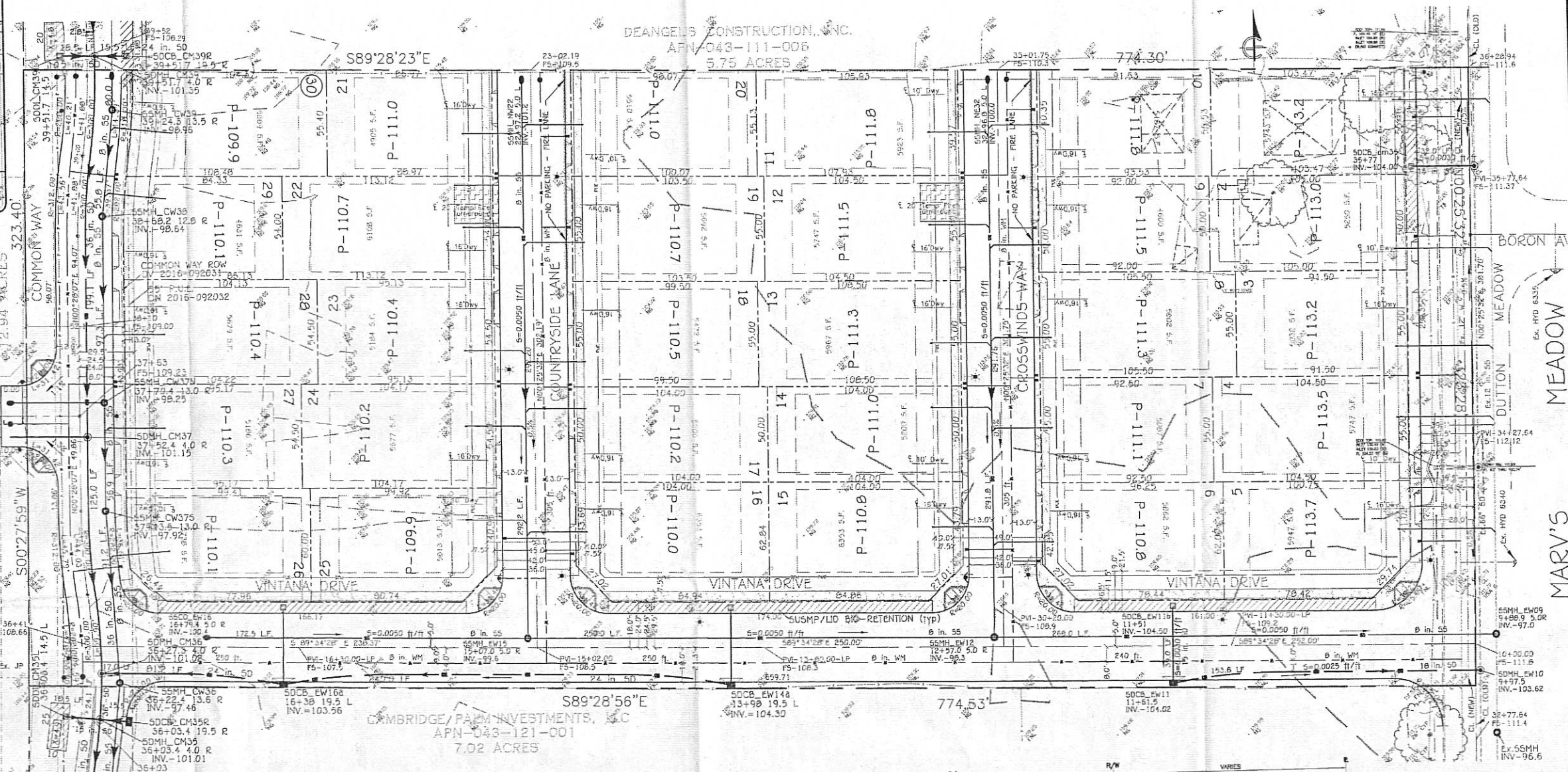




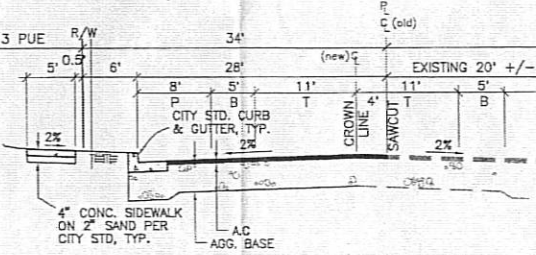
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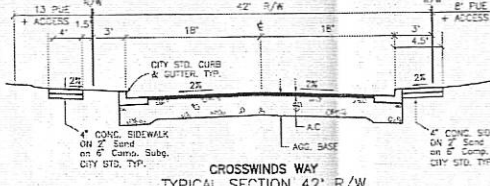
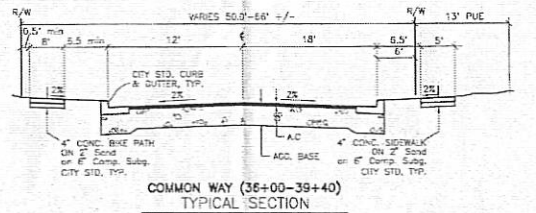
SEE SHEET 2 OF 2
BOTTOM RIGHT

LEGEND

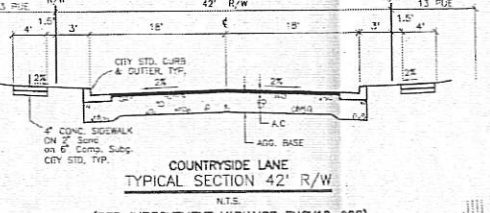
PROPOSED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	SIDEWALK
---	---	SANITARY SEWER & MANHOLE
---	---	SANITARY SEWER & CLEANOUT
---	---	SANITARY SEWER LATERAL (4")
---	---	STORM DRAIN & MANHOLE
---	---	STORM DRAIN & STD. CURB INLET
---	---	STORM DRAIN & GATED INLET
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	BLOW-OFF (STD. 851 or AS SHOWN)
---	---	WATER SERVICE (SINGLE) 1 1/2"
---	---	WATER SERVICE (DUAL) 1 1/2"
---	---	CENTERLINE MONUMENT
---	---	STREET BARRICADE
---	---	STREET LIGHT
---	---	PEDESTRIAN RAMP
---	---	RETAINING WALL
---	---	FENCE
---	---	DRAINAGE SWALE
---	---	SLOPE
---	---	EXISTING CONTOUR
---	---	TREE TO REMAIN
---	---	TREE TO BE REMOVED



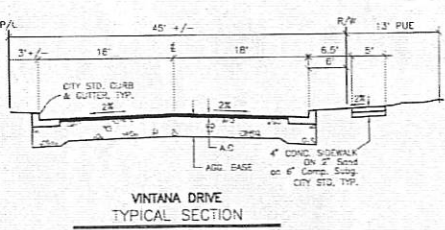
PROPOSED DUTTON MEADOW
HALF-SECTION R/W
(PER IMPROVEMENT VARIANCE ENG13-006)



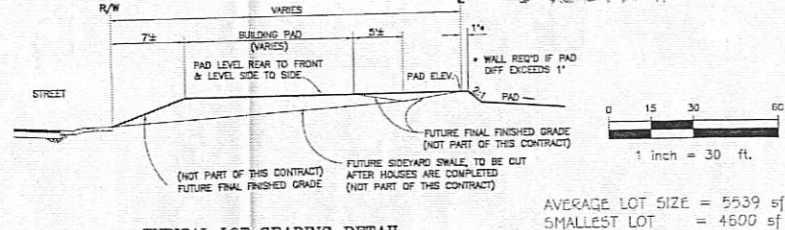
CROSSWINDS WAY
TYPICAL SECTION 42' R/W
(PER IMPROVEMENT VARIANCE ENG18-008)



COUNTRYSIDE LANE
TYPICAL SECTION 42' R/W
(PER IMPROVEMENT VARIANCE ENG18-008)



VINTANA DRIVE
TYPICAL SECTION



TYPICAL LOT GRADING DETAIL

A.P. NUMBER: 043-111-007
DOC # 2001-003406
2903 DUTTON MEADOW, SANTA ROSA, CA 95407
PROPERTY LOCATED APPROXIMATELY 1200 FEET NORTH OF BELLEVUE AVE
ON THE WEST SIDE OF DUTTON MEADOW IN SANTA ROSA, CALIFORNIA
APPLICANT: RYDER HOMES OF CALIFORNIA
1425 TREAT BLVD.
WALNUT CREEK, CA 94596
(925) 937-4373
ENGINEER: GODFREY ENGINEERING
P. O. Box 2171
Windsor, CA 95492-2171
(707) 837-8836

WATER AND SEWER SUPPLY: CITY OF SANTA ROSA
SEWER TO BELLEVUE AVENUE TRUNK
STORM DRAINAGE: CLOSED CONDUIT
GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
PRESENT LAND USE: AGRICULTURE/RESIDENTIAL
EXISTING BUILDINGS: VARIOUS SHEDS (TO BE REMOVED)
EXISTING TREES AND BUSHES TO BE REMOVED
EXISTING ZONING: R-1
PROPOSED ZONING: SMALL LOT - R1/6
PROPOSED PUBLIC AREAS: STREET RIGHTS-OF-WAY
PRODUCT AREA: 5.72
TOTAL NUMBER OF LOTS: 30 SINGLE
(LOT NUMBERS ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY)
A 7.5 FOOT P.U.L. STRIP OF LAND LIES OUTSIDE OF AND CONTIGUOUS
WITH THE BACK OF SIDEWALK.
SUSMP/LID TREATMENT SHALL BE BIO-RETENTION PER P2-04 FROM
THE CITY OF SANTA ROSA - LID MANUAL
BENCHMARK: CITY OF SANTA ROSA BENCH MARK E-56 BRASS DISK IN STANDARD
MONUMENT WELL AT THE INTERSECTION OF NORTH POINT PARKWAY AND
STONY POINT ROAD. ELEVATION = 112.587

SOILS REPORT STATEMENT:
THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE PRELIMINARY SOILS REPORT
AND RECOMMENDATIONS PREPARED BY GELB ASSOCIATES, DATED AUGUST 20, 1997.
(RESEE & ASSOCIATES)
THE TENTATIVE MAP EXTERIOR BOUNDARIES HAVE BEEN ESTABLISHED PER
CINQUINI & PASSARINO AS SHOWN. THE TENTATIVE MAP
INTERIOR BOUNDARIES WITHIN THE OWNERS PROPERTY ARE APPROXIMATE AND
SUBJECT TO CHANGE UPON FILING OF THE FINAL MAP.
THE GRADING OF THE SITE AND THE LOCATIONS OF THE PROPOSED IMPROVEMENTS
ARE TENTATIVE ONLY AND ARE SUBJECT TO CHANGE UPON FILING OF THE
IMPROVEMENT PLANS FOR THIS PROJECT.
THE PROPOSED STREET TREES ARE AS FOLLOWS:
INTERIOR STREETS - FICUS CALLENSIA 'ARISTOCRAT' (BRADFOOT PEAR)
BURGESS DRIVE - PLATANUS ACERIFOLIA 'BLOODGOOD' (SYCAMORE)
THERE IS NO FLOODING ON THE PROPERTY IN THE DESIGN STORM.
THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF:
GODFREY ENGINEERING
CINQUINI & PASSARINO INC.

E. ROBERT GODFREY RCE 40044
EXPIRATION DATE: 12/31/17
ANTHONY G. CINQUINI LS 8614
EXPIRATION DATE: 12/31/17
BEING THE APPLICANT OF THIS PROPERTY, THE UNDERSIGNED GIVES THEIR
PERMISSION TO FILE THIS TENTATIVE MAP.

APPROVED BY RESOLUTION NO. _____ ON _____ 20____

GODFREY ENGINEERING



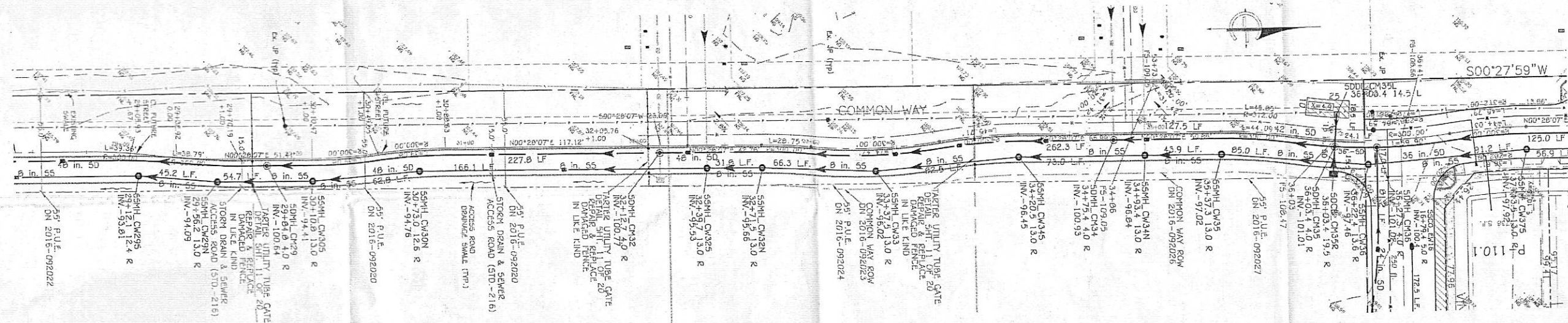
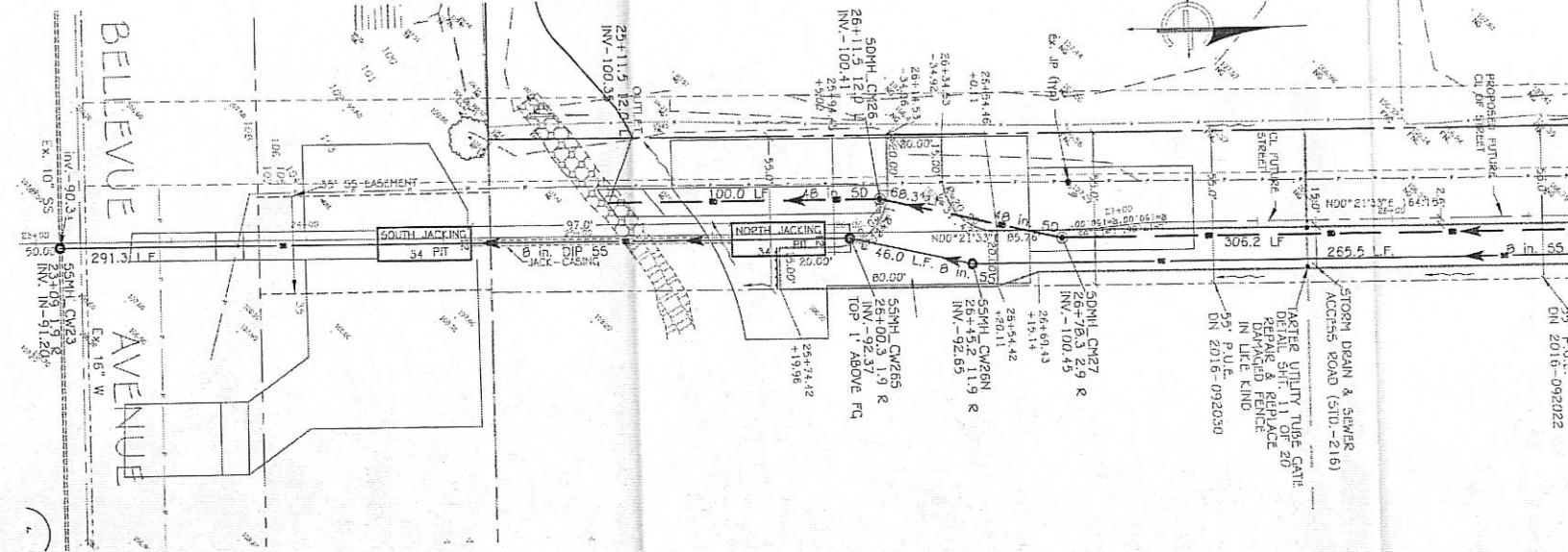
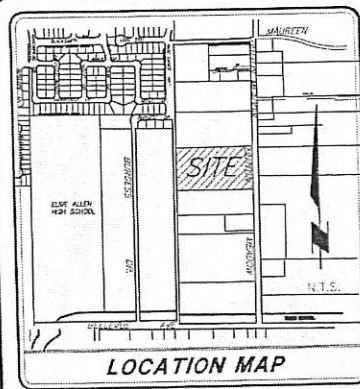
BELLEVUE RANCH
PHASE-7
Santa Rosa, Ca.

TENTATIVE MAP

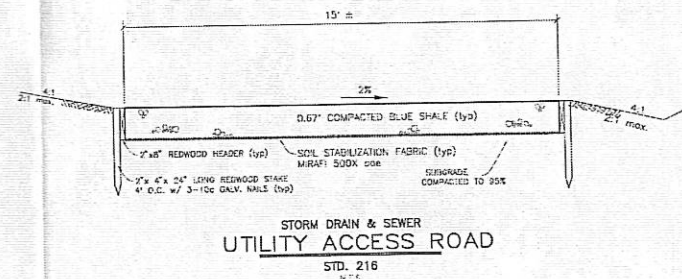
City of Santa Rosa
Planning & Economic
Development Department

JUL 17 2018

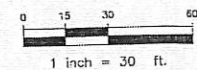
1 2



PROPOSED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		CURB & GUTTER
		SIDEWALK
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL (4")
		STORM DRAIN & MANHOLE
		STORM DRAIN & STD. CURB INLET
		STORM DRAIN & GRATED INLET
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		BLOW-OFF (STD. 561 or AS SHOWN)
		WATER SERVICE (SINGLE) 1 1/2"
		WATER SERVICE (DUAL) 1 1/2"
		CENTERLINE MONUMENT
		STREET BARRICADE
		STREET LIGHT
		PEDESTRIAN RAMP
		RETAINING WALL
		FENCE
		DRAINAGE SWALE
		SLOPE
		EXISTING CONTOUR
		TREE TO REMAIN
		TREE TO BE REMOVED



SEE SHEET 1 OF 2
BELLEVUE RANCH PH.7



SEE BELOW LEFT

SEE SHEET 1 OF 2
BOTTOM LEFT

GODFREY ENGINEERING

CIVIL ENGINEERING • LAND PLANNING
WINDSOR, CA 95492-2171
P. O. Box 2171
707-837-6688

P. O. Box 2171
CIV

707-837-8888



BELLEVUE RANCH

PHASE-7

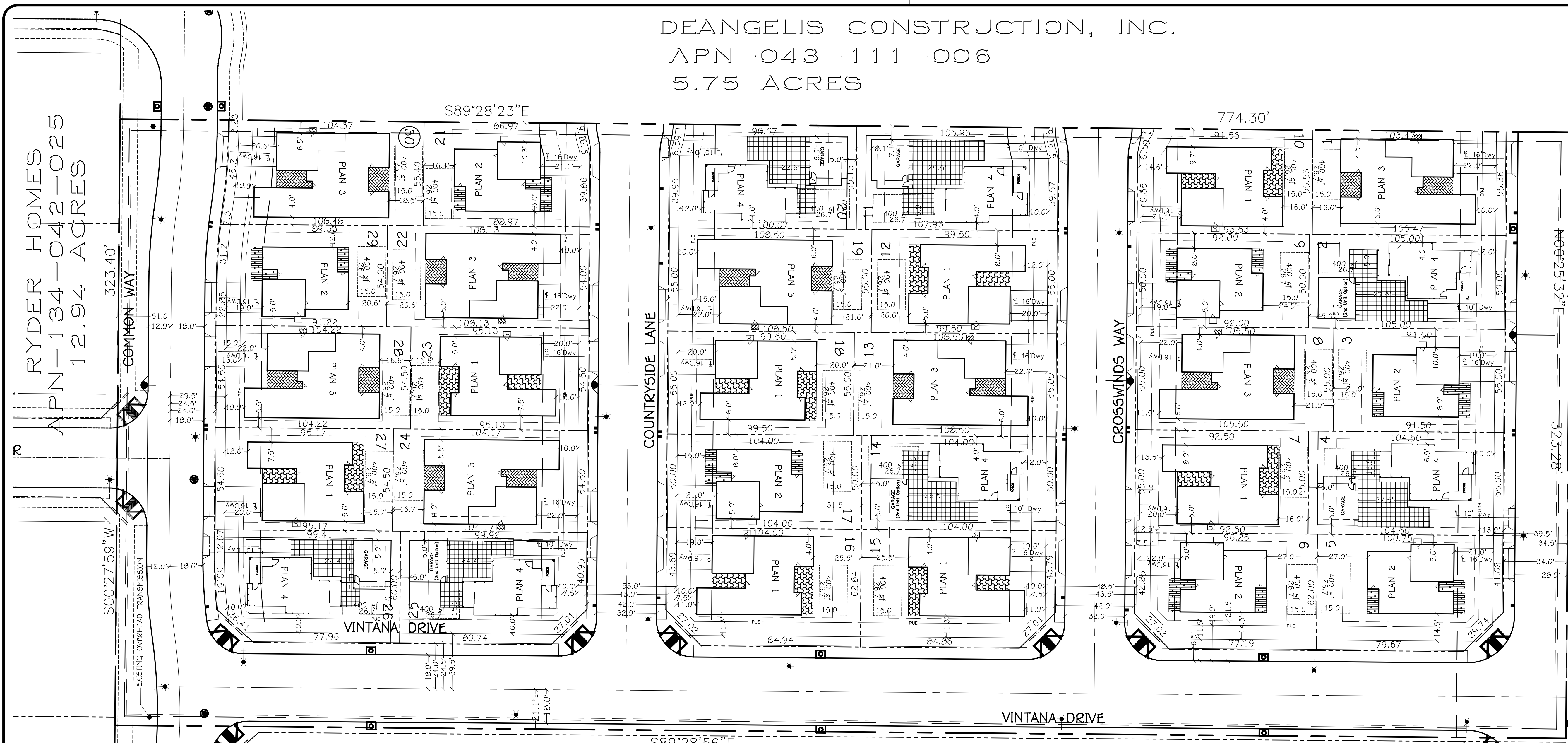
PHILADELPHIA, Pa.

TENTATIVE MAP

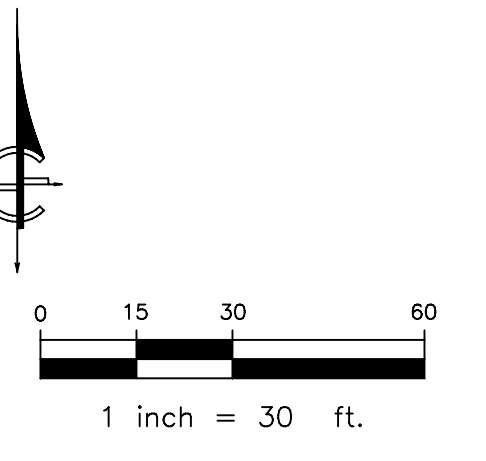
PROPOSED

PLOT SCALE:
1:1
DRAWING SCALE:
1" = 30'
DATE:
12/1/2017
JOB NO.:
9909-7

2 2

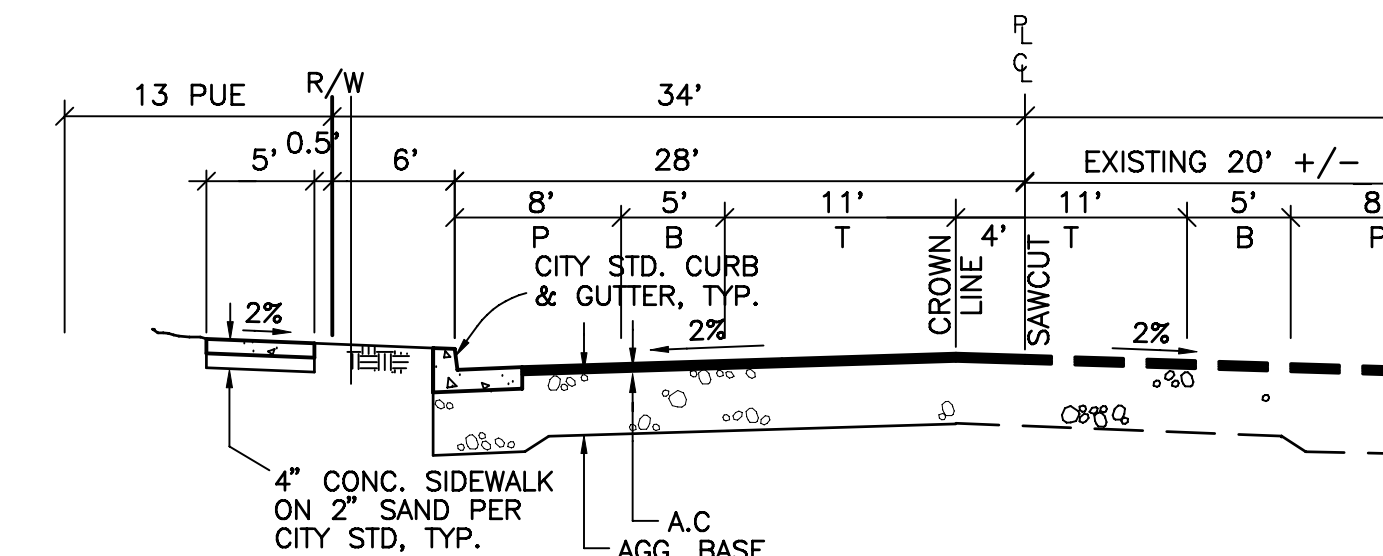
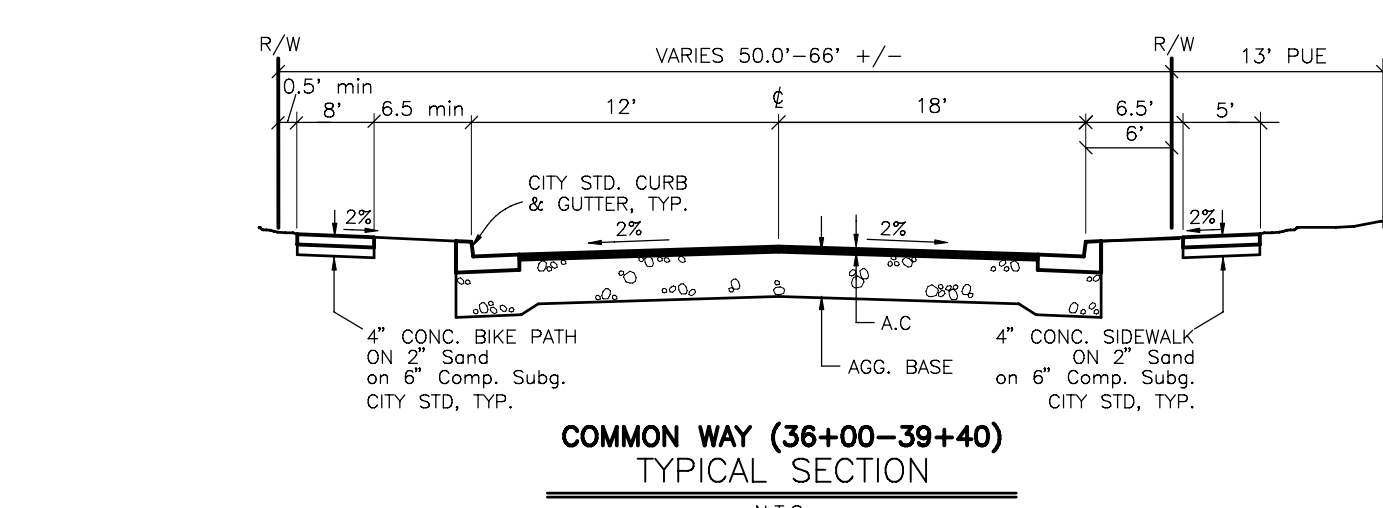
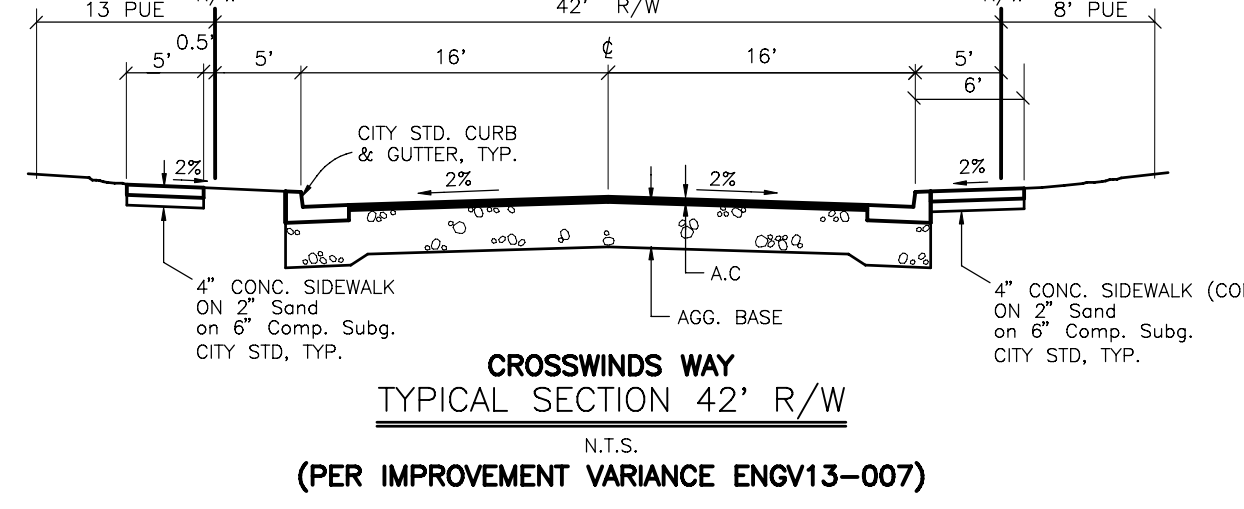
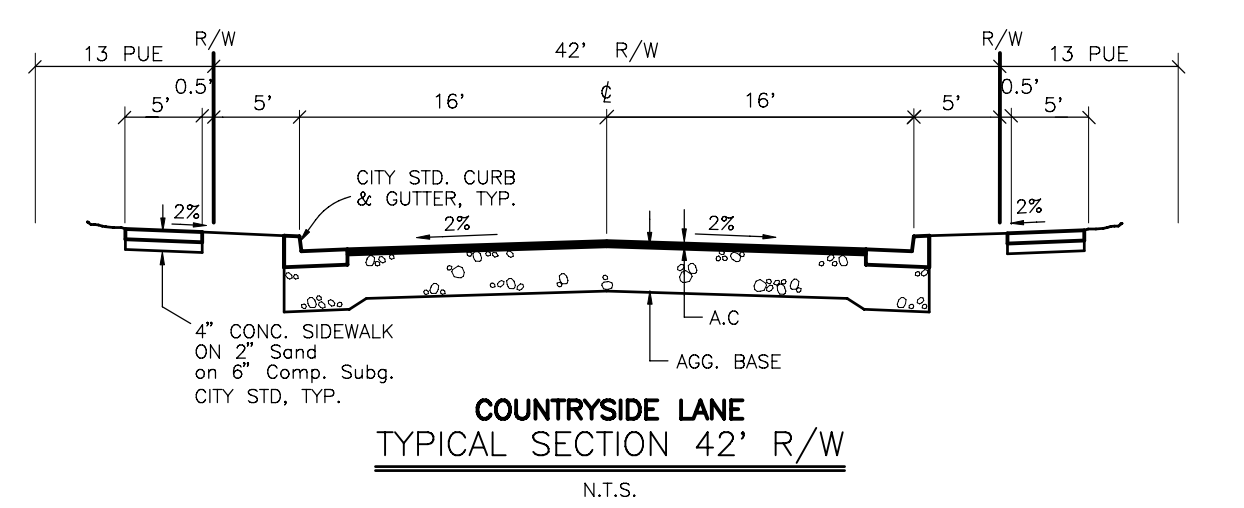
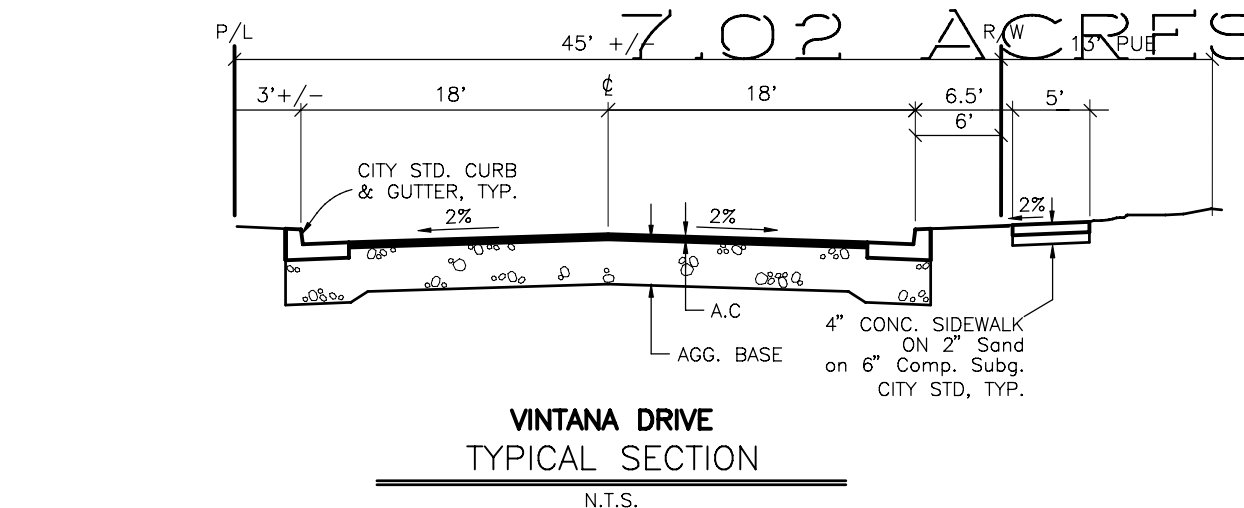


SINGLE FAMILY DISTRIBUTION		
PLAN	% (UNITS)	
1	27	(8)
2	23	(7)
3	27	(8)
4	23	(7)
TOTAL	100	(30)



PARKING SPACES
HOUSE FRONTS - 32
VINTANA WAY - 26
TOTAL - 58

PROPOSED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	SIDEWALK
---	---	SANITARY SEWER & MANHOLE
---	---	SANITARY SEWER & CLEANOUT
---	---	SANITARY SEWER LATERAL (4")
---	---	STORM DRAIN & MANHOLE
---	---	STORM DRAIN & STD. CURB INLET
---	---	STORM DRAIN & GRATED INLET
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	BLOW-OFF (STD. 861 or AS SHOWN)
---	---	WATER SERVICE (SINGLE) 3/4"
---	---	WATER SERVICE (DUAL) 1"
---	---	CENTERLINE MONUMENT
---	---	STREET BARRICADE
---	---	STREET LIGHT
---	---	PEDESTRIAN RAMP
---	---	RETAINING WALL
---	---	FENCE
---	---	DRAINAGE SWALE
---	---	SLOPE
---	---	EXISTING CONTOUR
---	---	TREE TO REMAIN
---	---	TREE TO BE REMOVED

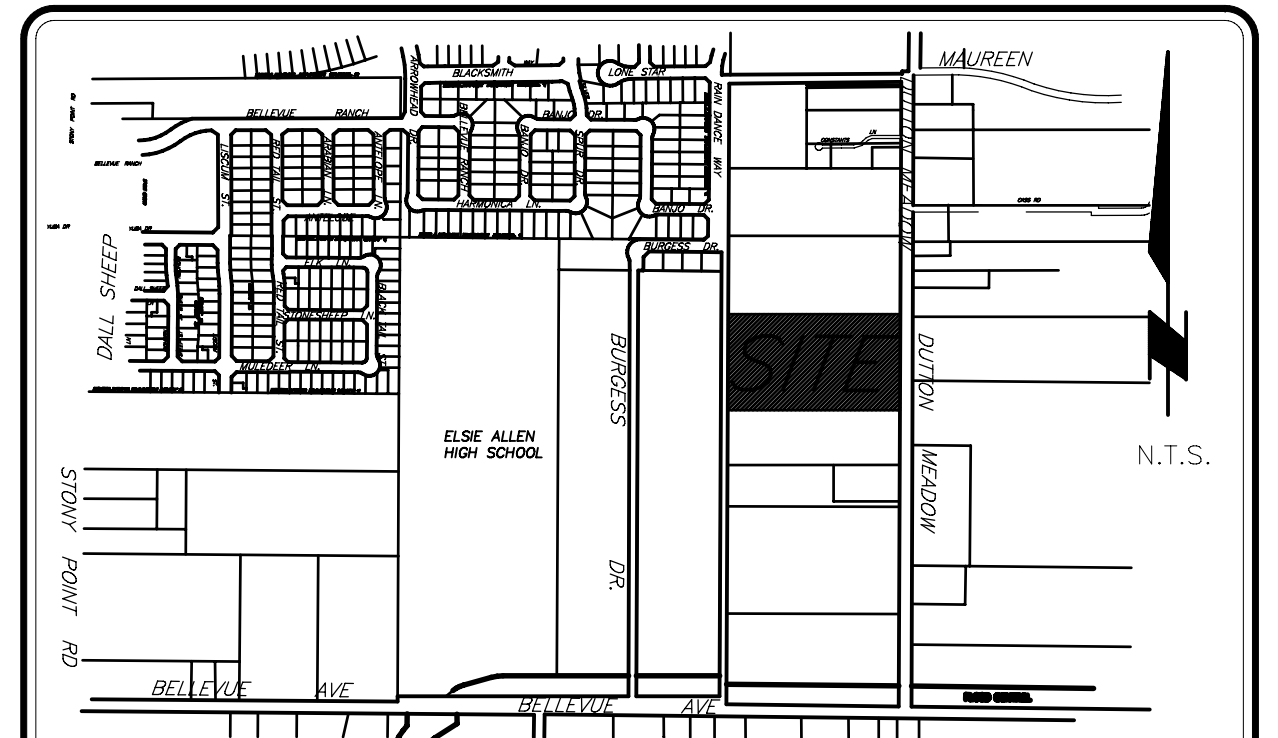
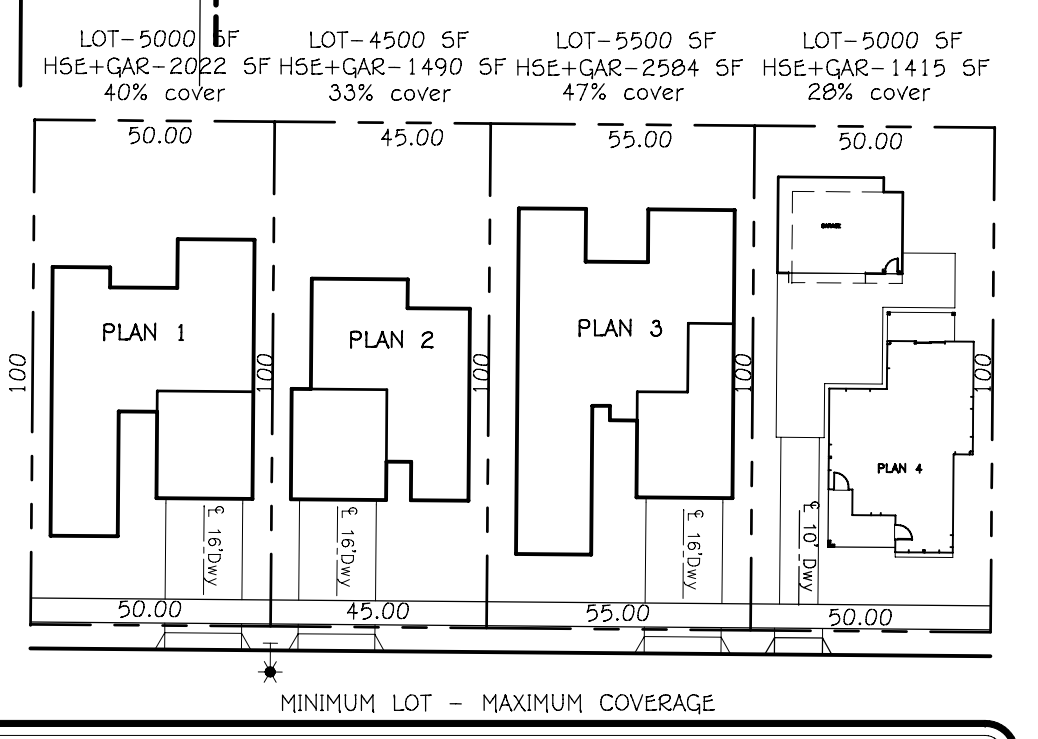
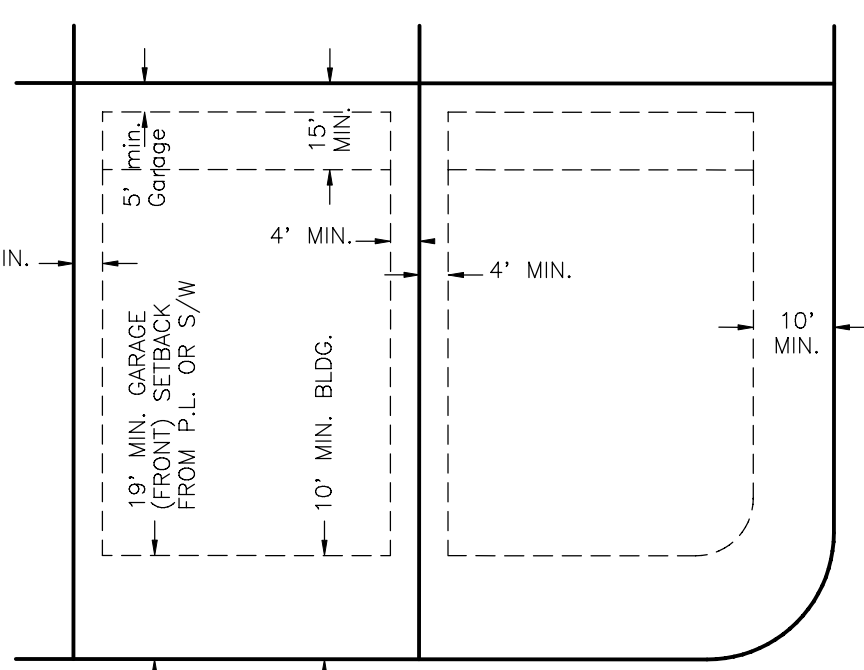


MINIMUM BUILDING SETBACK	
GARAGE FRONT	19 FEET
FRONT	10 FEET
REAR	15 FEET
REAR GARAGE	5 FEET
INTERIOR SIDE	4 FEET
EXTERIOR SIDE	10 FEET

BUILDING SETBACKS ARE TO MAIN STRUCTURES, INCLUDING ANY SUBSEQUENT ADDITIONS. ACCESSORY BUILDINGS, INCLUDING DETACHED GARAGES, AND PATIO STRUCTURES MAY BE PLACED (3) FEET OFF THE SIDE OR REAR PROPERTY LINE. GARAGE DOOR MUST BE A MINIMUM OF 19 FEET FROM THE BACK OF WALK IF THE GARAGE DOORS ARE FACING THE STREET.

ONSITE PARKING - TWO (2) COVERED
OFFSITE (STREET) - ONE (1) UNCOVERED

AVERAGE LOT SIZE = 5539 sf
SMALLEST LOT = 4600 sf
LARGEST LOT = 6353 sf
MINIMUM LOT WIDTH = 45 ft.
MAXIMUM BLDG/LOT COVERAGE = 46%
SINGLE FAMILY DETACHED AREA = 0.43 Ac. +/-
SINGLE FAMILY DETACHED DENSITY = 5.7 UNITS/AC.



DWG FILE:
9909dp72
XREF FILE:
9909a09a-7_150901
9909btop

DOWN BY:
SG
CHK BY:
ERG
DSGN BY:
SG

GODFREY ENGINEERING

CIVIL ENGINEERING • LAND PLANNING

P. O. BOX 2171, WINDSOR, CA 95495-2171 707-837-8888

BELLEVUE RANCH
PHASE 7
Santa Rosa, Ca.

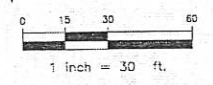
DEVELOPMENT PLAN

PROPOSED

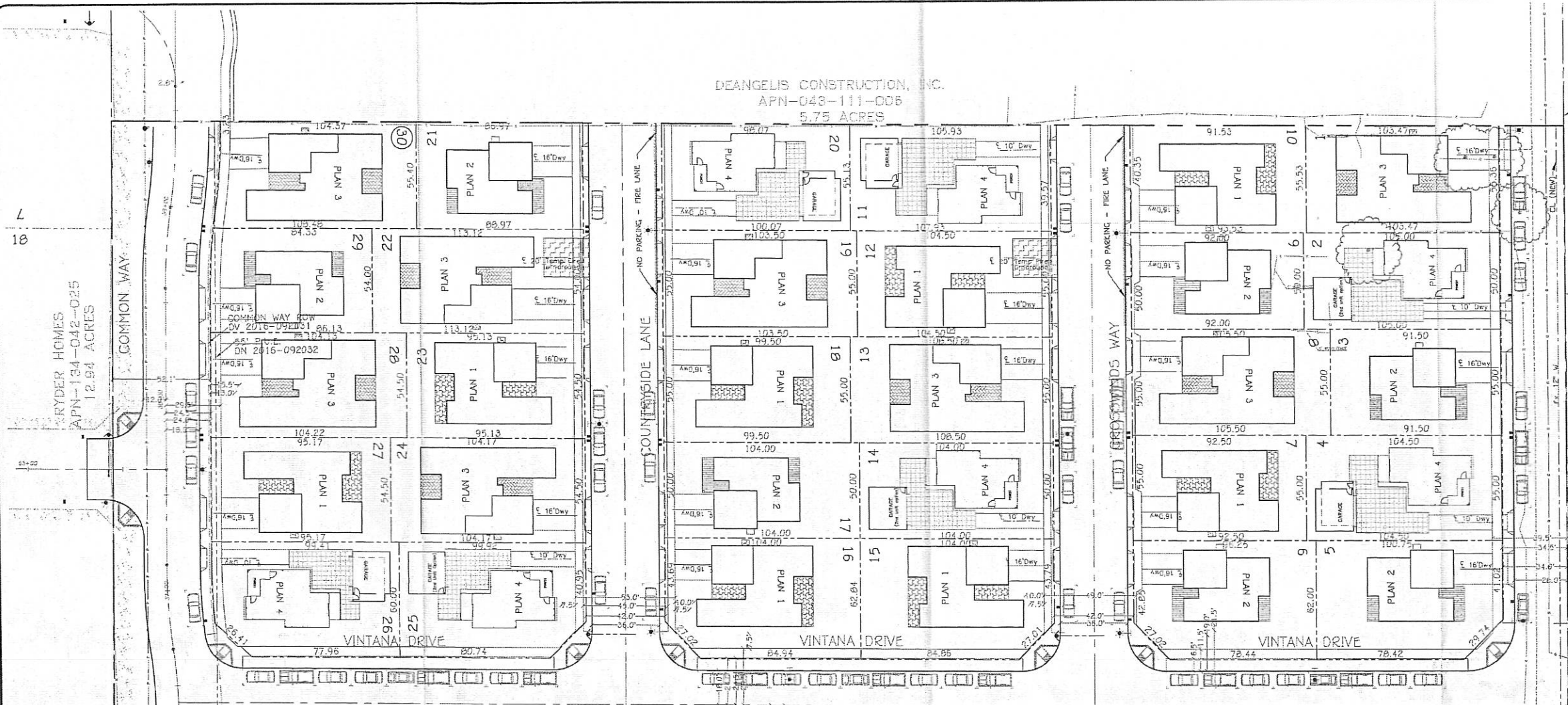
PLOT SCALE:
1:1
DRAWING SCALE:
1" = 30'
DATE:
10/1/15
JOB NO:
9909-7
SHEET:

1
OF
1

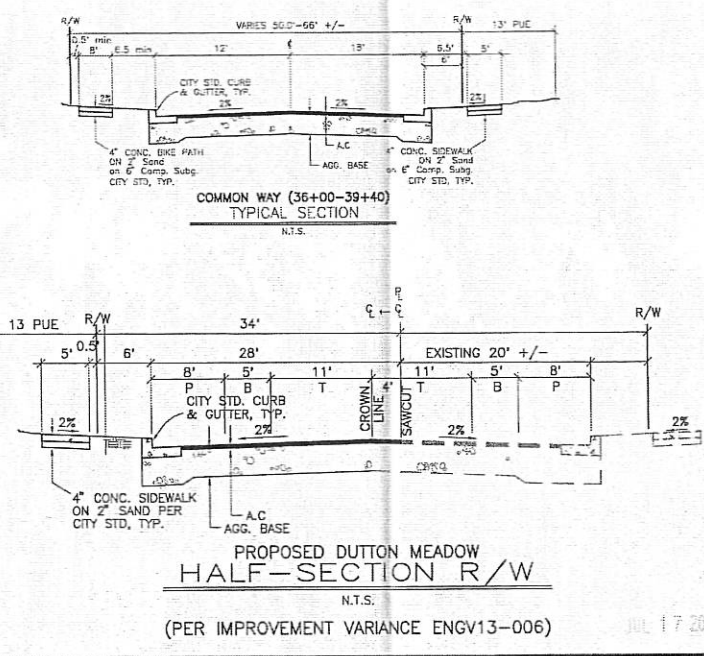
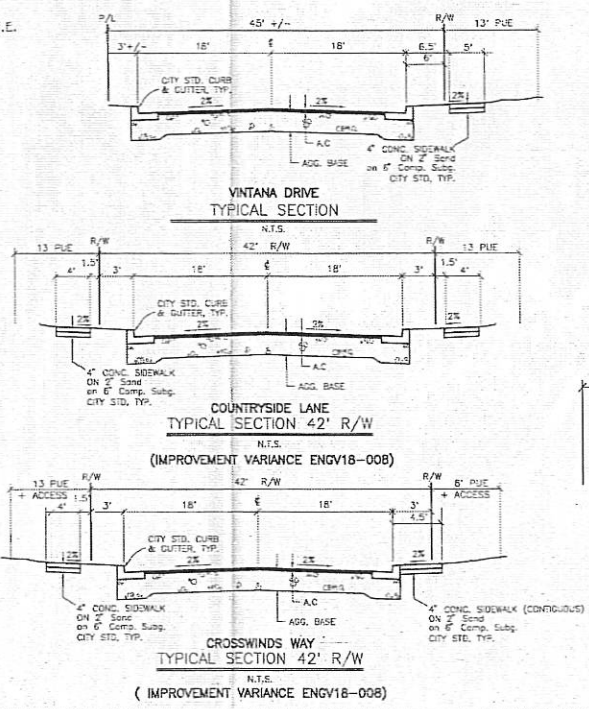
SINGLE FAMILY DISTRIBUTION		
PLAN	%	(UNITS)
1	27	(8)
2	23	(7)
3	27	(8)
4	23	(7)
TOTAL	100	(30)



PARKING SPACES
HOUSE FRONTS - 31
VINTANA WAY - 26
TOTAL - 57



PROPOSED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	SIDEWALK
---	---	SANITARY SEWER & MANHOLE
---	---	SANITARY SEWER & CLEANOUT
---	---	SANITARY SEWER LATERAL (4")
---	---	STORM DRAIN & MANHOLE
---	---	STORM DRAIN & STD. CURB INLET
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---	---	PEDESTRIAN RAMP
---	---	RETAINING WALL
---	---	FENCE
---	---	DRAINAGE SWALE
---	---	SLOPE
---	---	EXISTING CONTOUR
---	---	TREE TO REMAIN
---	---	TREE TO BE REMOVED



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FRONT 10 FEET
REAR 15 FEET
REAR GARAGE 5 FEET
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ONE (1) UNCOVERED
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SINGLE FAMILY DETACHED DENSITY = 5.7 UNITS/AC.

