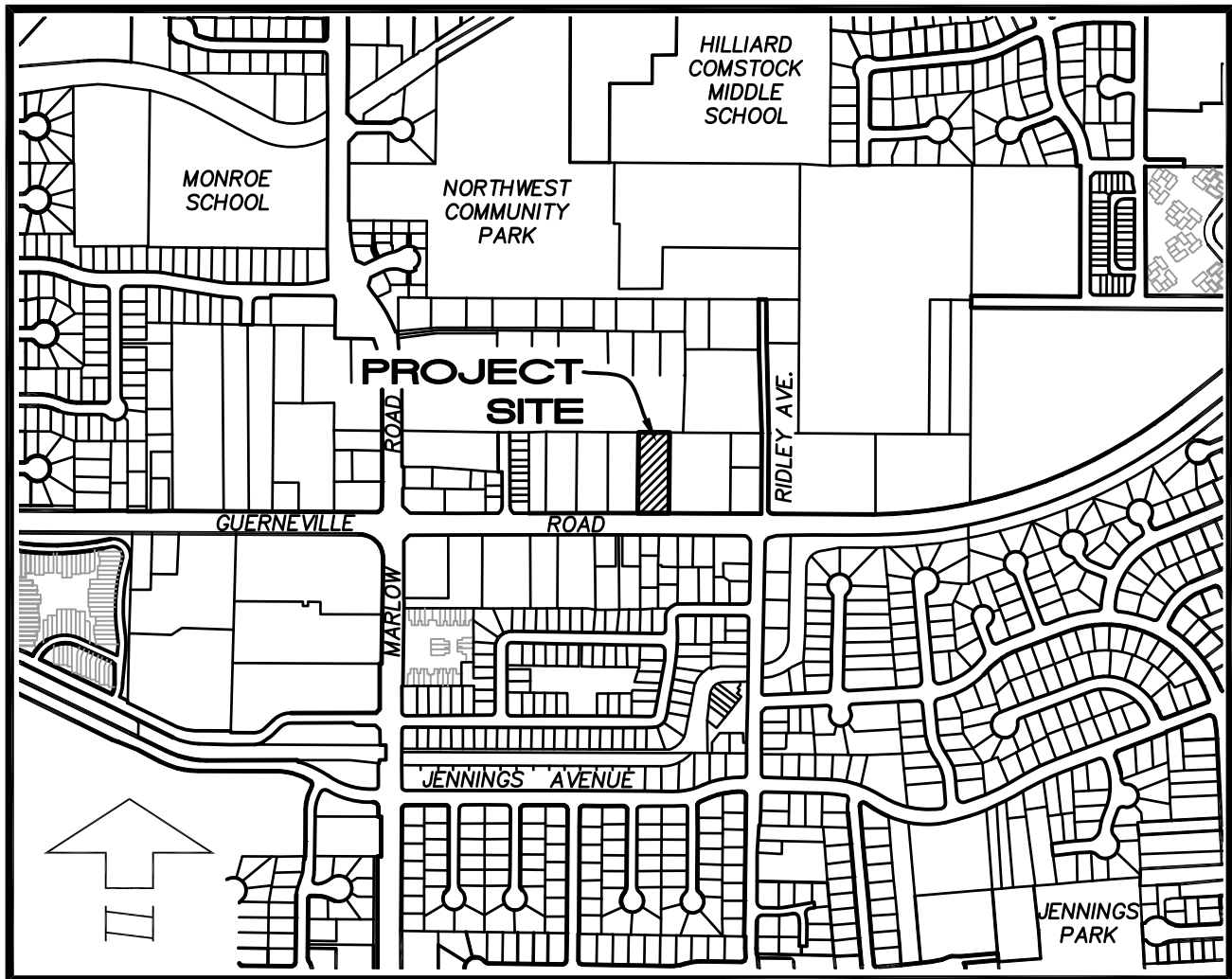


GUERNEVILLE ROAD HOMES

TENTATIVE MAP



LOCATION MAP

NO SCALE

BENCHMARK

CITY MONUMENT G-144 ON GUERNEVILLE ROAD 679.88' WEST OF RIDLEY AVE.
SONOMA COUNTY STATION 107+55.87
NAVD 1929 ELEVATION=125.78
CITY OF SANTA ROSA DATUM

OWNER

BARRY FREELAND
18469 MEADOW RIDGE ROAD
PRUNEDDALE, CA 93907
(831) 449-4642

DEVELOPER

1665 GUERNEVILLE ROAD, LLC
18469 MEADOW RIDGE ROAD
PRUNEDDALE, CA 93907
(831) 449-4642

ENGINEER

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

SURVEYOR

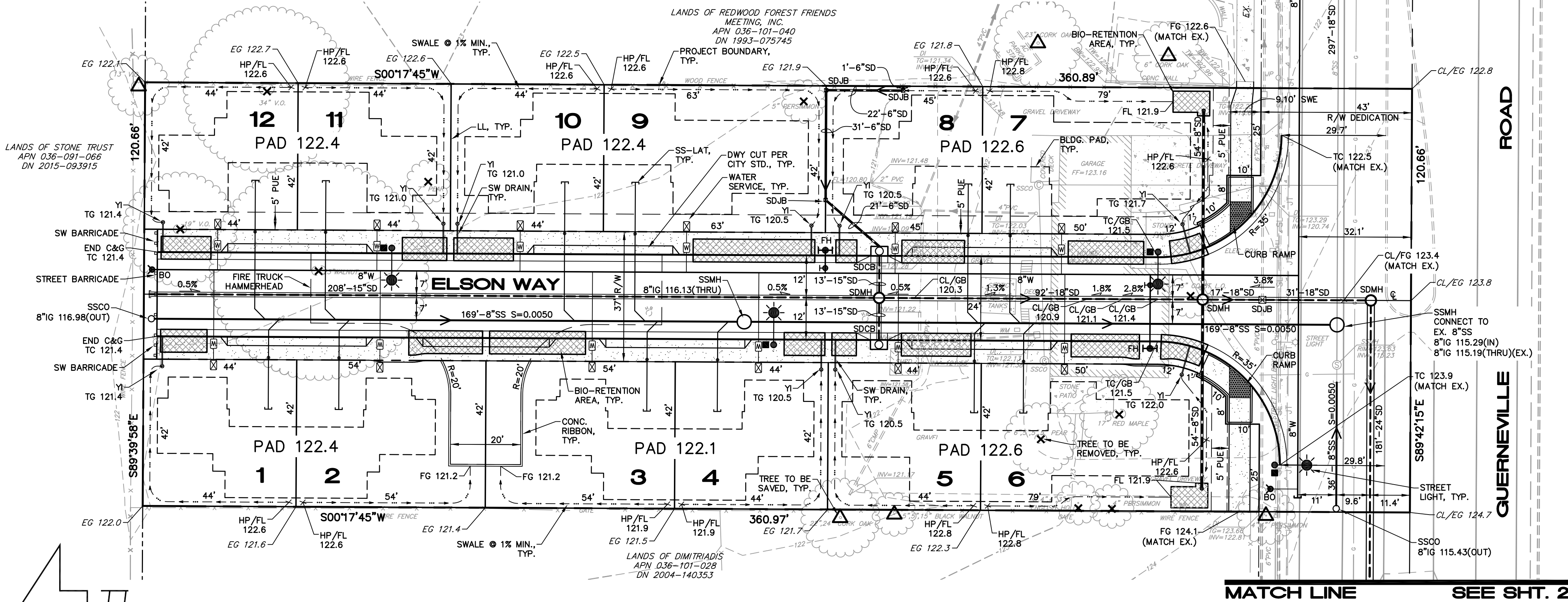
CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	P	PARKING
ADU	ACCESSORY DWELLING UNIT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PLNTR	PLANTER
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BO	BLOWOFF	R	RADIUS
BSL	BUILDING SETBACK LINE	R/W	RIGHT OF WAY
CL	CENTERLINE	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
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST	STREET
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOWLINE	SW	SIDEWALK
GB	GRADE BREAK	SWE	SIDEWALK EASEMENT
GSL	GARAGE SETBACK LINE	T	TRAVEL WAY
GV	GATE VALVE	TC	TOP OF CURB
HP	HIGH POINT	TYP	TYPICAL
IG	INVERT GRADE	W	WATER MAIN
L	LENGTH	WM	WATER METER
LAT	LATERAL	WS	WATER SERVICE
LL	LOT LINE		
LP	LOW POINT		
LT	LIGHT		

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.
1	1,826
2	2,255
3	2,255
4	1,823
5	1,823
6	3,098
7	3,098
8	1,865
9	2,646
10	1,823
11	1,823
12	1,824



GENERAL NOTES

- PRESENT ZONING IS RR-20. PROPOSED ZONING IS R-3-18.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:
SMALLEST 1,823 SF (LOTS 4, 5, 10 & 11)
LARGEST 3,098 SF (LOTS 6 & 7)
AVERAGE 2,180 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
- REMOVE ALL ON-SITE EXISTING FEATURES INCLUDING: STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
- THE EXISTING LEACHFIELDS AND SEPTIC TANKS SHALL BE LOCATED AND ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- THERE IS AN EXISTING WELL ONSITE, AND IT SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES WITHIN RIGHT-OF-WAY SHALL BE PUBLIC.
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS ON GUERNEVILLE ROAD, AND IN THE FRONT YARDS OF LOTS BEHIND SIDEWALKS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = SOUTH FULTON TRUNK LINE
EXISTING SEWAGE GENERATION = 406 GALLONS PER DAY
PROJECTED SEWAGE GENERATION = 4,875 GALLONS PER DAY
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE
- BUILDING PAD SHOWN INCLUDES PORCH AREA.

LEGEND

EXISTING	NEW
STREET LIGHT	STREET LIGHT
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER LAT.	SANITARY SEWER LAT.
WATER MAIN & SERVICES	WATER MAIN & SERVICES
STORM DRAIN SYSTEM	STORM DRAIN SYSTEM
CURB & GUTTER	CURB & GUTTER
SIDEWALK	SIDEWALK
FLOWLINE / SWALE	FLOWLINE / SWALE
BIO-RETENTION BED	BIO-RETENTION BED
TREE (TO BE REMOVED)	TREE (TO BE SAVED)
OVERHEAD UTILITY	OVERHEAD UTILITY
JOINT TRENCH	JOINT TRENCH
ELECTRIC (STREET LIGHT)	ELECTRIC (STREET LIGHT)
GAS	GAS
UTILITY BOXES	UTILITY BOXES
FENCE	FENCE
CONTOURS (1' INTERVALS)	CONTOURS (1' INTERVALS)

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP

GUERNEVILLE ROAD HOMES

1.00 ACRES
12.13 ACRES
MARCH 2019
1665 GUERNEVILLE ROAD
SANTA ROSA, CALIFORNIA
APN 036-101-010
DOC. NO. 2018-08820

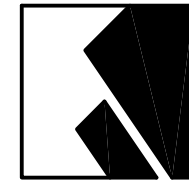
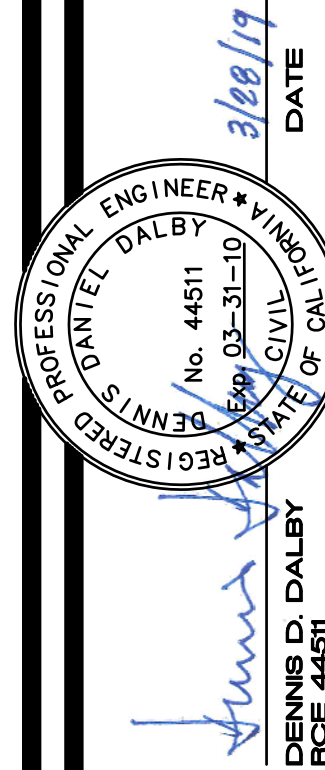
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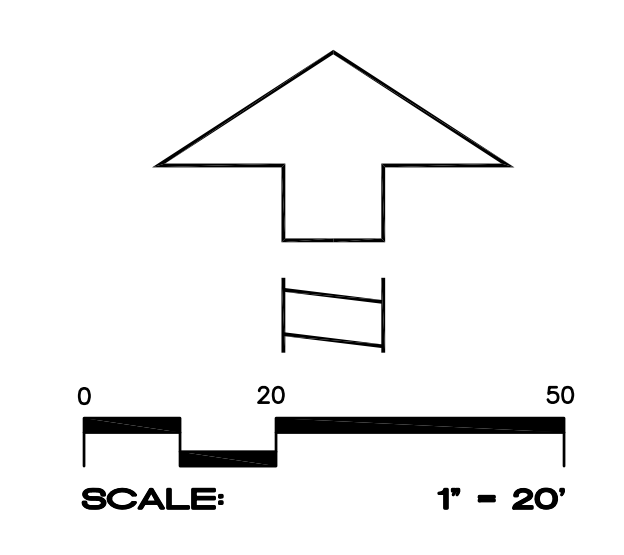
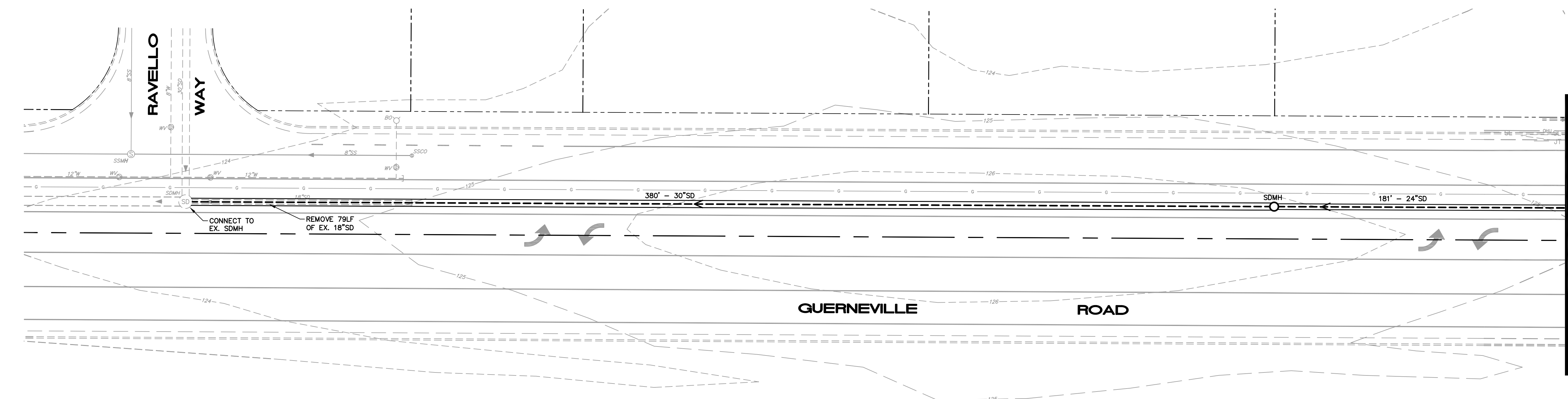
18-131

SHEET NO.

1

OF 2 SHEETS

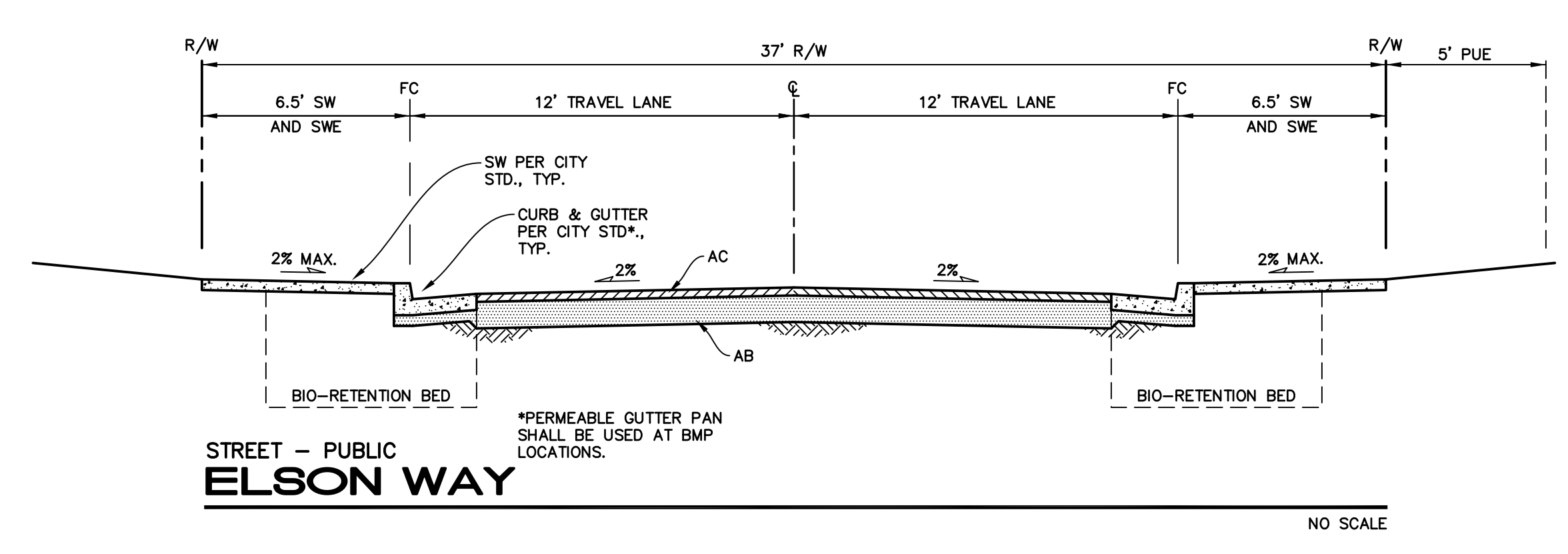
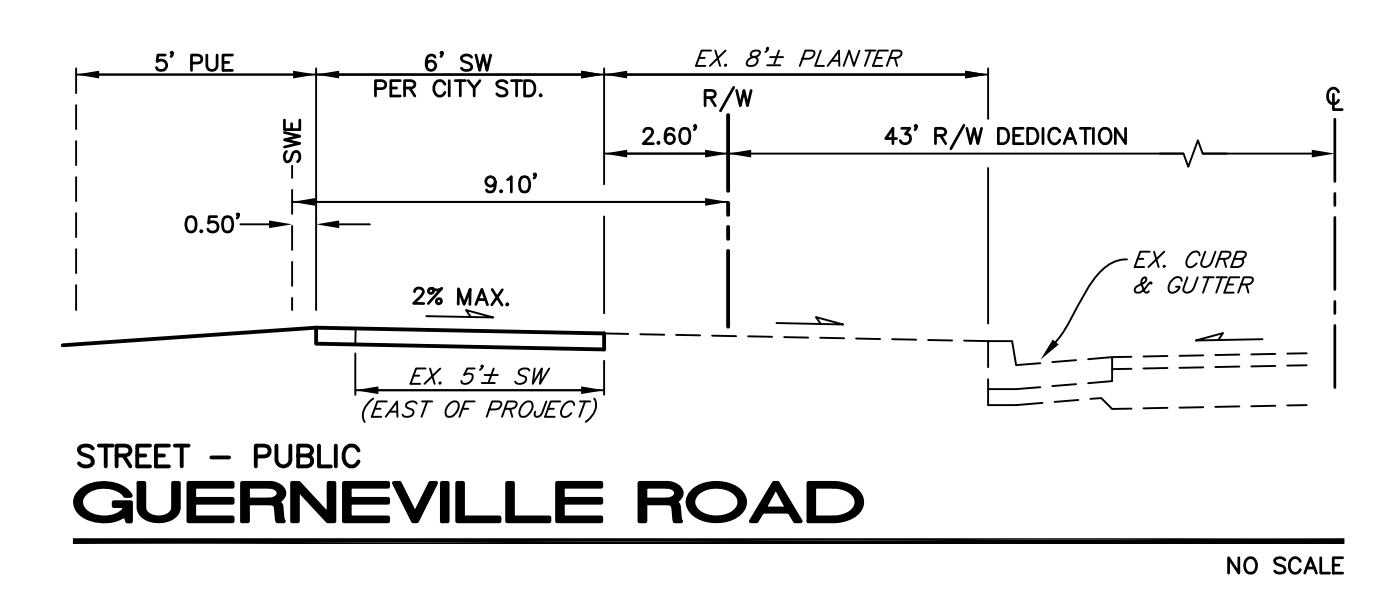




TREE MITIGATION TABLE¹

TREE ID NO.	TREE SPECIES (EXISTING - REMOVED)	TOTAL INCHES (DIAMETER)	MITIGATION TREES REQUIRED ² (QUANTITY)
1	RED MAPLE	17"	6
2	PEAR	21"	EXEMPT FROM MITIGATION
3	BLACK WALNUT	25"	TO REMAIN, NO MITIGATION REQUIRED
4	CORK OAK	46"	TO REMAIN, NO MITIGATION REQUIRED
5	BLACK WALNUT	23"	8
6	VALLEY OAK	19"	7
7	VALLEY OAK	13"	TO REMAIN, NO MITIGATION REQUIRED
8	VALLEY OAK	34"	12
9	PEAR	7"	EXEMPT FROM MITIGATION
10	PERSIMMON	5"	EXEMPT FROM MITIGATION
11	ENGLISH HOLLY	18"	6
12	PERSIMMON	4"	EXEMPT FROM MITIGATION
13	PERSIMMON	8"	TO REMAIN, NO MITIGATION REQUIRED
14	COAST LIVE OAK	5"	2
15	CORK OAK	6"	TO REMAIN, NO MITIGATION REQUIRED
16	COARK OAK	23"	TO REMAIN, NO MITIGATION REQUIRED
41 TOTAL TREES REQUIRED			

FOOTNOTES
 1. TREE INFORMATION FROM ARBORIST'S REPORT: TREE PRESERVATION AND MITIGATION REPORT FOR 1665 GUERNEVILLE ROAD BY HORTICULTURAL ASSOCIATES, DATED DECEMBER 7, 2018.
 2. TREES REQUIRED = (REMOVED TREE DIAMETER/6") * (2 TREES) [EQ PER ARBORIST'S REPORT]
TREE NOTES:
 1. MITIGATION TREES SHALL BE IN 15 GAL SIZE CONTAINERS. LARGER SIZES MAY BE ALLOWED TO REDUCE THE NUMBER OF REQUIRED TREES.
 2. STREET TREES DO NOT REDUCE THE NUMBER OF REQUIRED MITIGATION TREES.
 3. THE DEVELOPER WILL PAY THE CITY OF SANTA ROSA AN IN-LIEU FEE FOR THE 41 REQUIRED MITIGATION TREES.



CIVIL DESIGN CONSULTANTS, INC.
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 (707) 542-4820

DATE: 3/28/19
 CIVIL
 DENNIS D. DALBY
 PCE 44511

TENTATIVE MAP
GUERNEVILLE ROAD HOMES
 1.00 ACRES
 12 ACRES
 12 MARCH 2019

JOB NO.
 18-131
 SHEET NO.
2
 OF 2 SHEETS