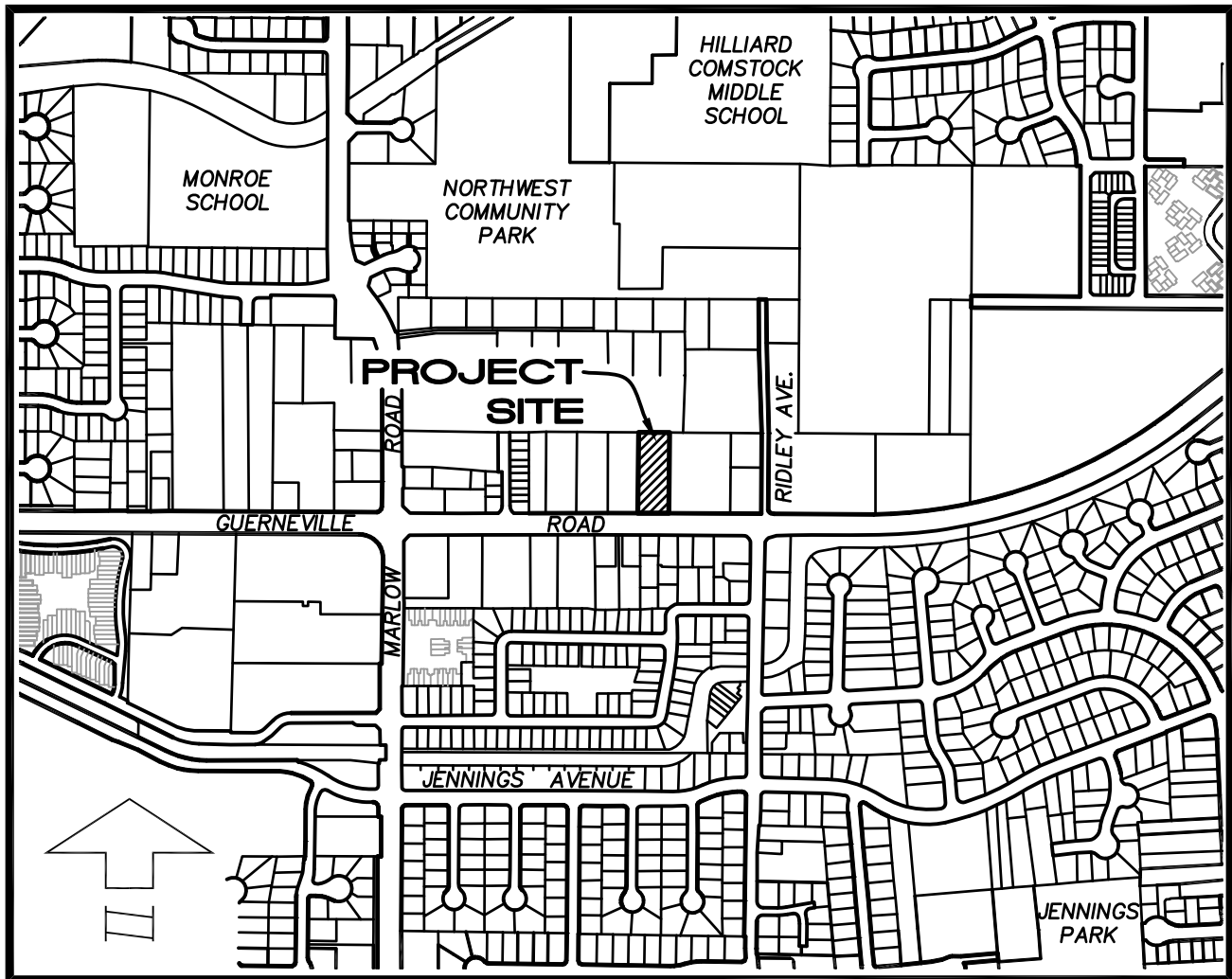


# GUERNEVILLE ROAD HOMES

## 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

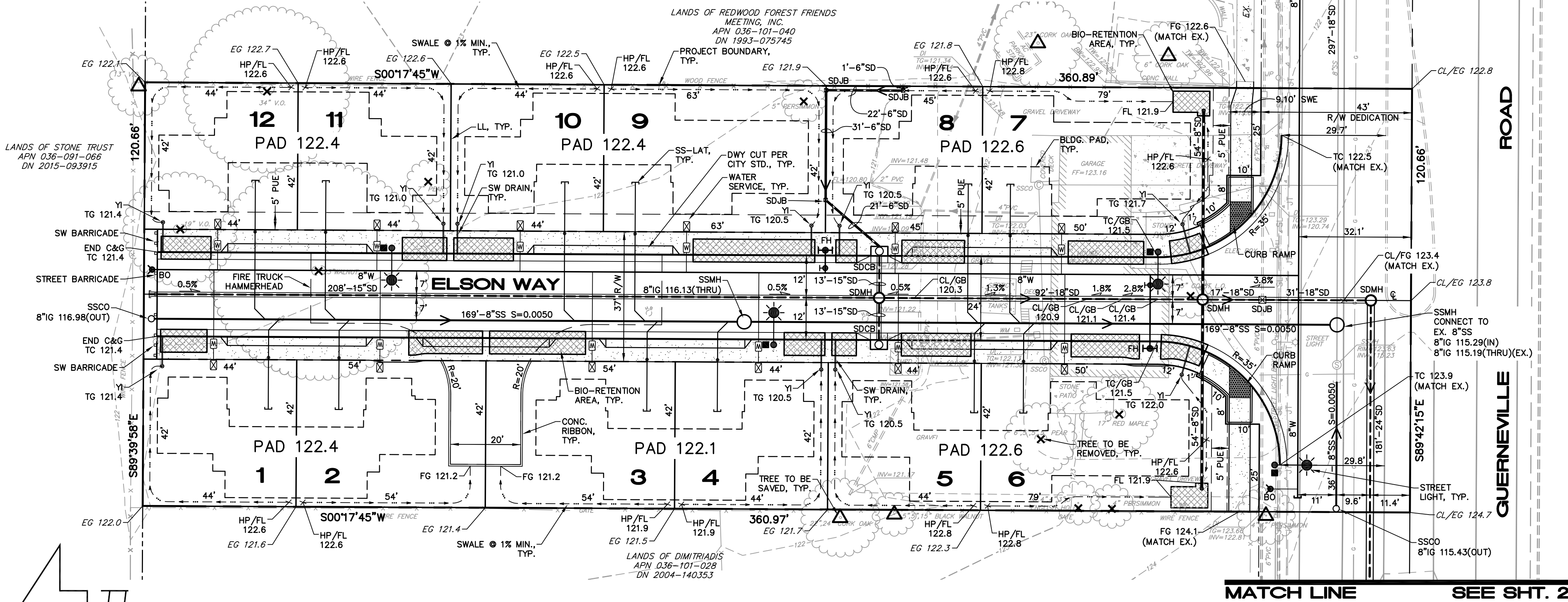
CINQUINI & PASSARINO, INC.  
1360 NORTH DUTTON AVE., STE 150  
SANTA ROSA, CA 95401  
(707) 542-6268

### 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<br>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) |

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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

JOB NO.

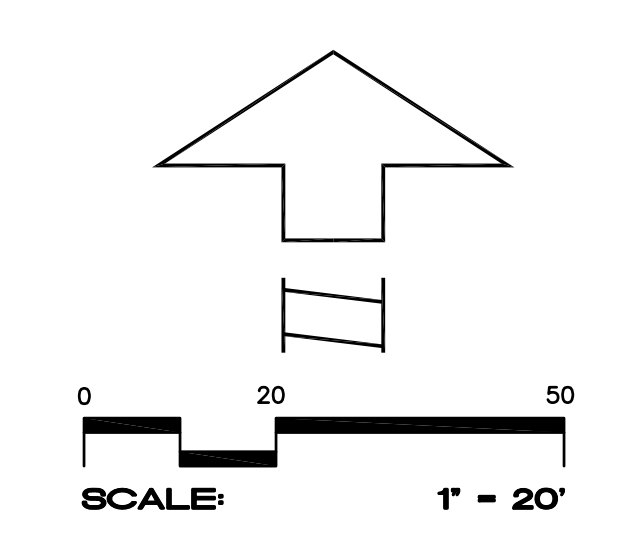
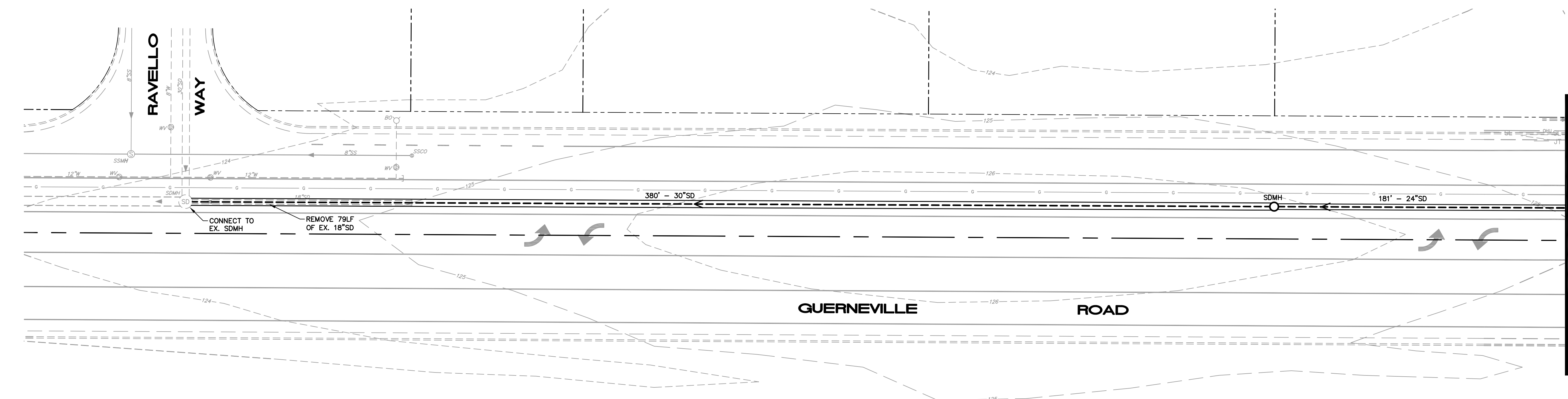
18-131

SHEET NO.

1

OF 2 SHEETS



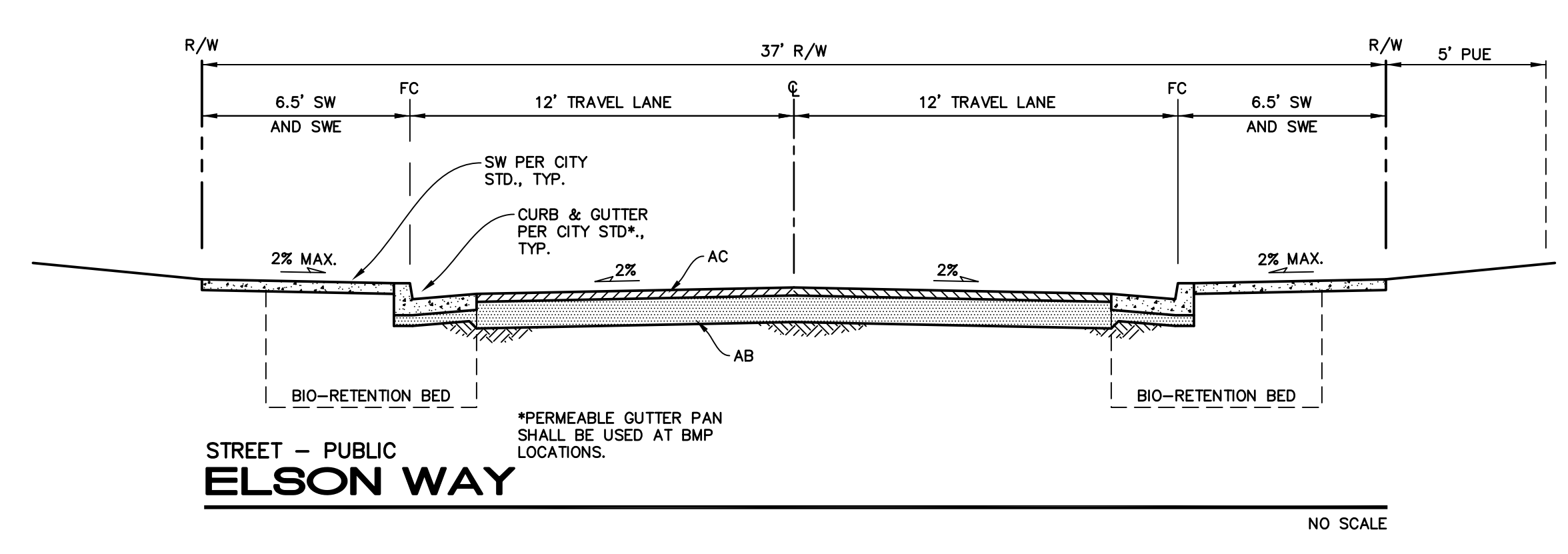
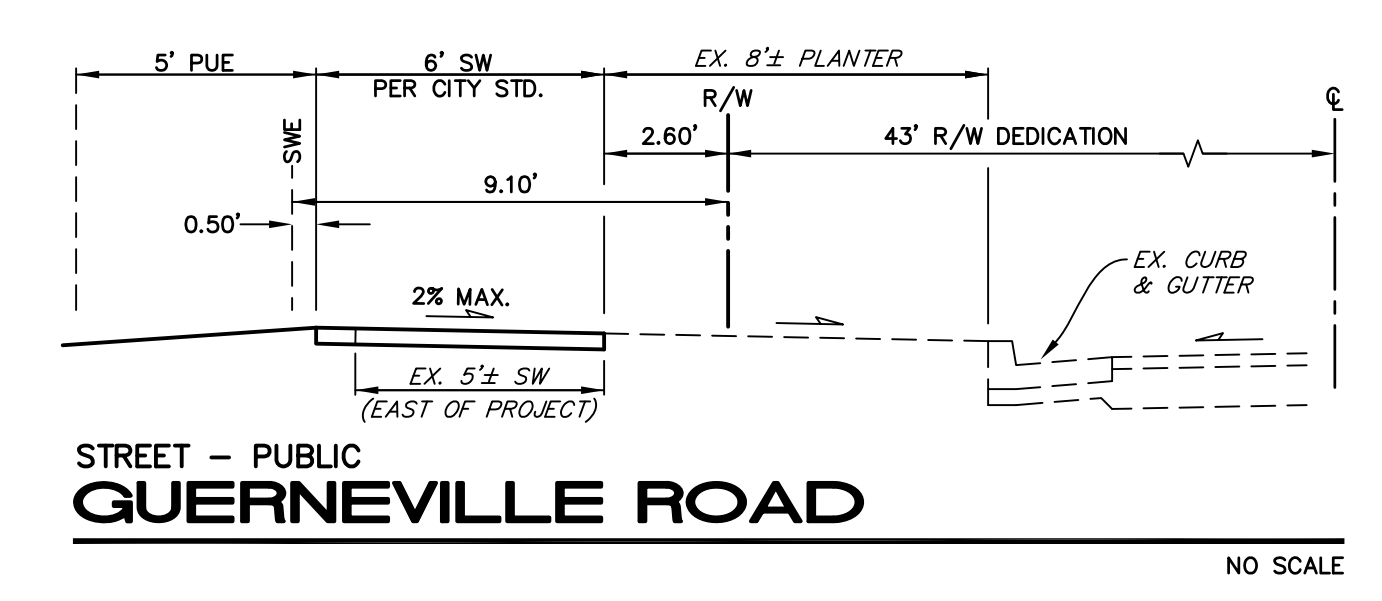


**TREE MITIGATION TABLE<sup>1</sup>**

| TREE ID NO.             | TREE SPECIES<br>(EXISTING - REMOVED) | TOTAL INCHES<br>(DIAMETER) | MITIGATION TREES REQUIRED <sup>2</sup><br>(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.



PROFESSIONAL ENGINEER • CIVIL  
DANIEL DALBY  
No. 44511  
Exp. 03-31-19  
3/28/19  
DATE

DENNIS D. DALBY  
PCE 44511

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TENTATIVE MAP  
GUERNEVILLE ROAD HOMES  
1.00 ACRES  
12 MONTHS  
MARCH 2019

1665 GUERNEVILLE ROAD  
SANTA ROSA, CALIFORNIA  
APN 036-101-010  
DOC. NO. 2018-008920

JOB NO.  
18-131

SHEET NO.  
2  
OF 2 SHEETS