

PROJECT AND SITE DATA

OWNER/DEVELOPER

KERRY RANCH LLC
238 BORN AND CENTER, BOX 115
OAKEN, CA 94944
(415) 473-1088

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2220 RANCHO AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 543-4830

SURVEYOR

COLUMBIA & PARRANOS, INC.
1302 NORTH BUTTERN AVE., STE. 130
SANTA ROSA, CA 95401
(707) 543-6398

SITE DATA

GROSS SITE AREA 3.88 ACRES
SITE AREA WITH VACATION OF R/W (NET) 4.14 ACRES
NET PROJECT DENSITY 6.04 UNITS/ACRE
EXISTING ZONING ODC
PROPOSED ZONING R-1-S

LOT DETAILS

SMALLEST LOT SIZE - 3,830 SF
LARGEST LOT SIZE - 6,832 SF
AVERAGE LOT SIZE - 4,610 SF
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZE
PRIVATE STORMWATER TREATMENT POND - PARCEL 'A' 30,284 SF

SETBACKS

FRONT 8 FT.
REAR BUILDING 10 FT.
REAR BUILDING 18 FT.
FRONT GARAGE 18 FT.
REAR GARAGE 4 FT.
INTERIOR SIDE (1 STORY ELEMENT) 4 FT.
INTERIOR SIDE (2 STORY ELEMENT) 8 FT.
EXTERIOR SIDE 10 FT.
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE

LOT AREAS

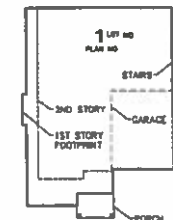
LOT NO.	LOT SIZE SF	LOT COVERAGE
1	4,148	483
2	4,183	385
3	4,188	385
4	4,133	482
5	4,156	425
6	4,908	705
7	6,880	385
8	4,301	328
9	5,377	355
10	3,830	305
11	5,328	288
12	4,488	385
13	4,218	348
14	4,040	428
15	4,622	525
16	4,883	348
17	4,883	328
18	4,183	348
19	4,205	418
20	4,280	425
21	5,117	288
22	4,398	285
23	4,425	338
24	4,648	378
25	6,832	285

UNIT TYPES

PLAN 1 (2-CAR)	7 UNITS
PLAN 2 (3-CAR)	9 UNITS
PLAN 3 (3-CAR)	3 UNITS
PLAN 4 (3-CAR)	3 UNITS
PLAN 5 (3-CAR)	3 UNITS
PLAN 6 (3-CAR)	1 UNIT
TOTAL	28 RESIDENTIAL UNITS
	12 SECOND UNITS

PARKING

GARAGE SPACES	80
ON-STREET PARKING	10
ON-STREET PARKING	38
TOTAL PARKING SPACES	128
PARKING SPACES PER UNIT	6.52



TYPICAL UNIT

NO SCALE

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

SEP 25 2007

DEPARTMENT OF
COMMUNITY DEVELOPMENT



CIVIL DESIGN CONSULTANTS, INC.
2220 RANCHO AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 543-4830

SITE PLAN
KERRY RANCH I

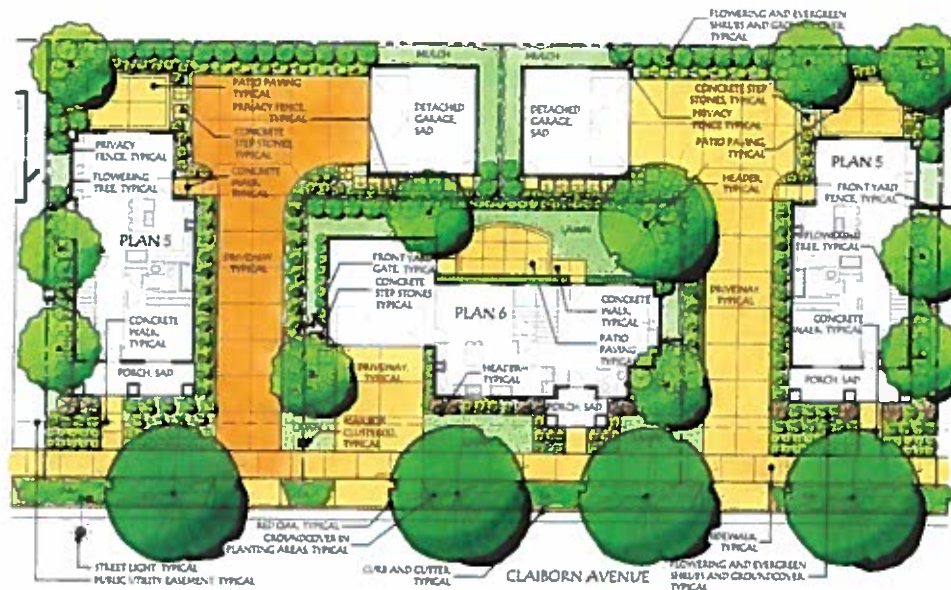
2220 RANCHO AVENUE
SANTA ROSA, CALIFORNIA

2220 RANCHO AVENUE
SANTA ROSA, CALIFORNIA

JOB NO. 04-108

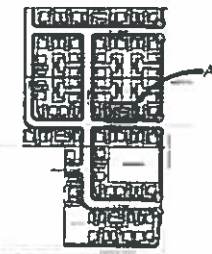
SHEET NO. 1

OF 3 SHEETS



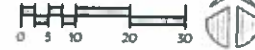
A TYPICAL LANDSCAPE PLANS 5 AND 6
SCALE 1"=10'

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES			
10 ft	<i>Lagerströmia indica</i>	Cape Myrtle	
10 ft	<i>Rapanea hirsuta</i>	Saucer Magnolia	
10 ft	<i>Prunus</i> (various)	Purple-Leaf Plum	
10 ft	<i>Prunus</i> (various)	Bradford Pear	
SHRUBS			
1 ft	<i>Agave</i> (various)	Agave	
1 ft	<i>Adiantum</i> (various)	Adiantum	
1 ft	<i>Begonia</i> (various)	Begonia	
1 ft	<i>Calceolaria</i> (various)	Calceolaria	
1 ft	<i>Chamaecyparis</i> (various)	Chamaecyparis	
1 ft	<i>Conium</i> (various)	Conium	
1 ft	<i>Delphinium</i> (various)	Delphinium	
1 ft	<i>Epilobium</i> (various)	Epilobium	
1 ft	<i>Galium</i> (various)	Galium	
1 ft	<i>Geranium</i> (various)	Geranium	
1 ft	<i>Hebe</i> (various)	Hebe	
1 ft	<i>Hydrangea</i> (various)	Hydrangea	
1 ft	<i>Impatiens</i> (various)	Impatiens	
1 ft	<i>Jasminum</i> (various)	Jasminum	
1 ft	<i>Lonicera</i> (various)	Lonicera	
1 ft	<i>Lythrum</i> (various)	Lythrum	
1 ft	<i>Malva</i> (various)	Malva	
1 ft	<i>Marigold</i> (various)	Marigold	
1 ft	<i>Monarda</i> (various)	Monarda	
1 ft	<i>Nasturtium</i> (various)	Nasturtium	
1 ft	<i>Ornithoglossum</i> (various)	Ornithoglossum	
1 ft	<i>Panicle</i> (various)	Panicle	
1 ft	<i>Phlox</i> (various)	Phlox	
1 ft	<i>Primula</i> (various)	Primula	
1 ft	<i>Rosa</i> (various)	Rosa	
1 ft	<i>Salvia</i> (various)	Salvia	
1 ft	<i>Scilla</i> (various)	Scilla	
1 ft	<i>Senecio</i> (various)	Senecio	
1 ft	<i>Spigelia</i> (various)	Spigelia	
1 ft	<i>Stachys</i> (various)	Stachys	
1 ft	<i>Thalictrum</i> (various)	Thalictrum	
1 ft	<i>Verbena</i> (various)	Verbena	
1 ft	<i>Viola</i> (various)	Viola	
1 ft	<i>Yucca</i> (various)	Yucca	
GROUND COVERS			
1 ft	<i>Asiaticum</i> (various)	Asiaticum	
1 ft	<i>Barbarea</i> (various)	Barbarea	
1 ft	<i>Campanula</i> (various)	Campanula	
1 ft	<i>Chrysanthemum</i> (various)	Chrysanthemum	
1 ft	<i>Delphinium</i> (various)	Delphinium	
1 ft	<i>Epilobium</i> (various)	Epilobium	
1 ft	<i>Galium</i> (various)	Galium	
1 ft	<i>Geranium</i> (various)	Geranium	
1 ft	<i>Hebe</i> (various)	Hebe	
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1 ft	<i>Phlox</i> (various)	Phlox	
1 ft	<i>Primula</i> (various)	Primula	
1 ft	<i>Rosa</i> (various)	Rosa	
1 ft	<i>Salvia</i> (various)	Salvia	
1 ft	<i>Scilla</i> (various)	Scilla	
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1 ft	<i>Stachys</i> (various)	Stachys	
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1 ft	<i>Verbena</i> (various)	Verbena	
1 ft	<i>Viola</i> (various)	Viola	
1 ft	<i>Yucca</i> (various)	Yucca	



KEY MAP
NTS

SCALE 1"=10'-0"



DATE: DECEMBER 11, 2006



CAPE MYRTLE



SAUCER MAGNOLIA



PURPLE-LEAF PLUM

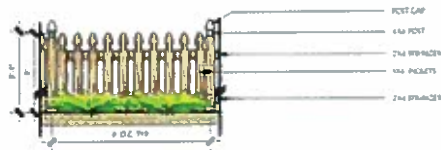


BRADFORD PEAR

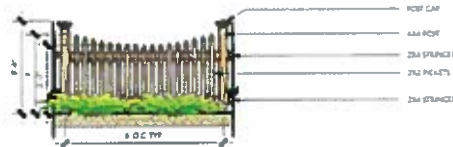
PLANS 5 AND 6 TYPICALS KERRY RANCH SANTA ROSA, CALIFORNIA

OWNER / DEVELOPER
KERRY RANCH LLC
336 Bon Air Circle
Bon Air
Greenbrae, CA 94034
415-473-1086

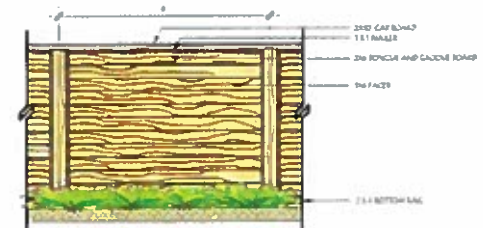
LANDSCAPE ARCHITECT / LAND PLANNER
RANDALL PLANNING & DESIGN INC.
Landscape Architecture • Civil Engineering
2000 S. University Ave. Suite 200
San Jose, CA 95128
Office: (408) 293-8888
Fax: (408) 293-8889



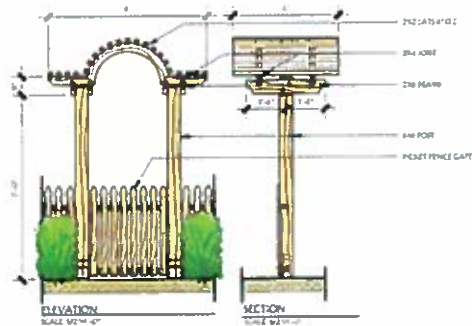
PICKET FENCE A
SCALE: 1/2"=1'-0"



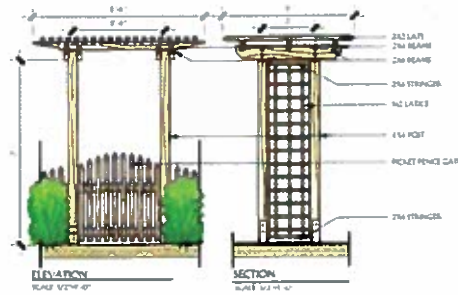
PICKET FENCE B
SCALE: 1/2"=1'-0"



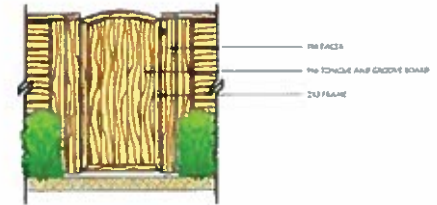
FRONT YARD FENCE
SCALE: 1/2"=1'-0"



ARCHED ENTRY TRELLIS A
SCALE: AS SHOWN



ENTRY TRELLIS B
SCALE: AS SHOWN



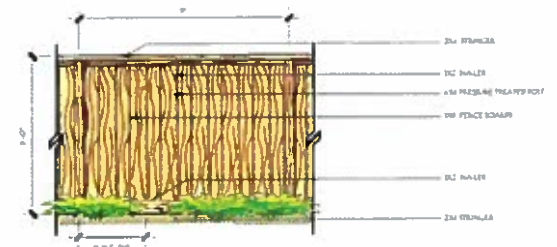
FRONT YARD GATE
SCALE: 1/2"=1'-0"



PICKET FENCE OPTION A



PICKET FENCE OPTION B



PRIVACY FENCE
SCALE: 1/2"=1'-0"

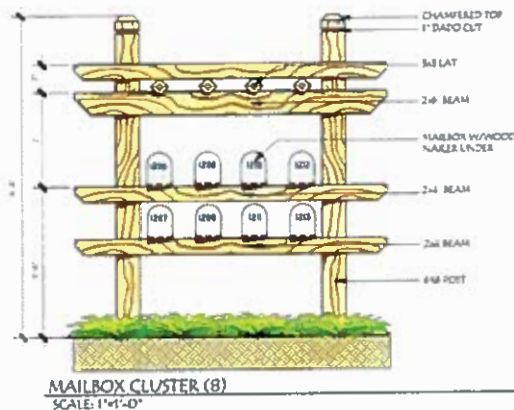
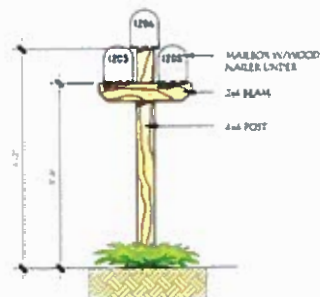
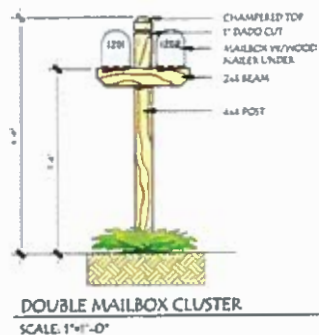
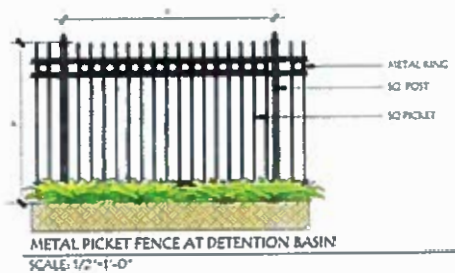
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ILLUSTRATIVE DETAILS
KERRY RANCH
SANTA ROSA, CALIFORNIA

DATE: DECEMBER 11, 2006

SCALE: AS NOTED



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