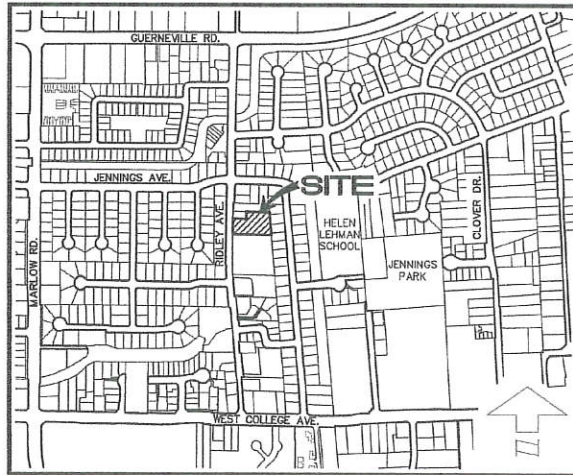


OAK PARK VILLAGE

TENTATIVE MAP



LOCATION MAP

BENCHMARK

CITY OF SANTA ROSA BENCHMARK D53 (COORDINATE MONUMENT G-141) BEING AN IRON PIN IN A MONUMENT WELL ALONG THE CENTERLINE OF MANHATTAN WAY, 150 FEET SOUTH OF JENNINGS AVENUE.
ELEVATION = 123.40'

OWNER

PHIL NATOLI
3724 HADLEY HILL DR.
SANTA ROSA, CA 95404
(707) 292-4114

DEVELOPER

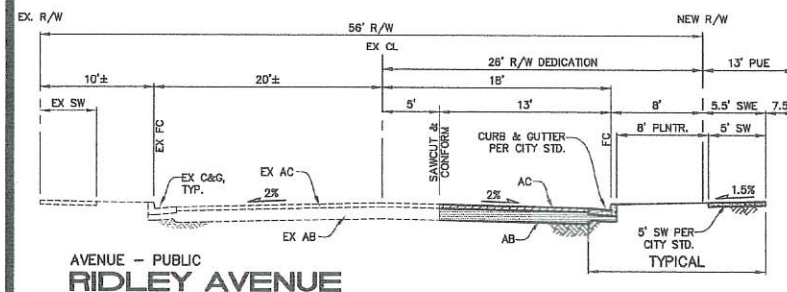
NATOLI GROUP 1, LLC
3724 HADLEY HILL DR.
SANTA ROSA, CA 95404
(707) 292-4114

ENGINEER

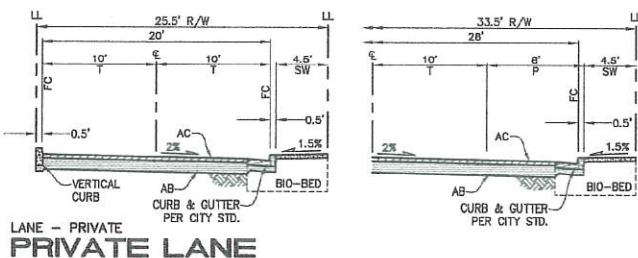
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

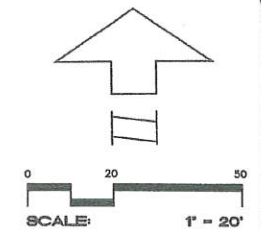
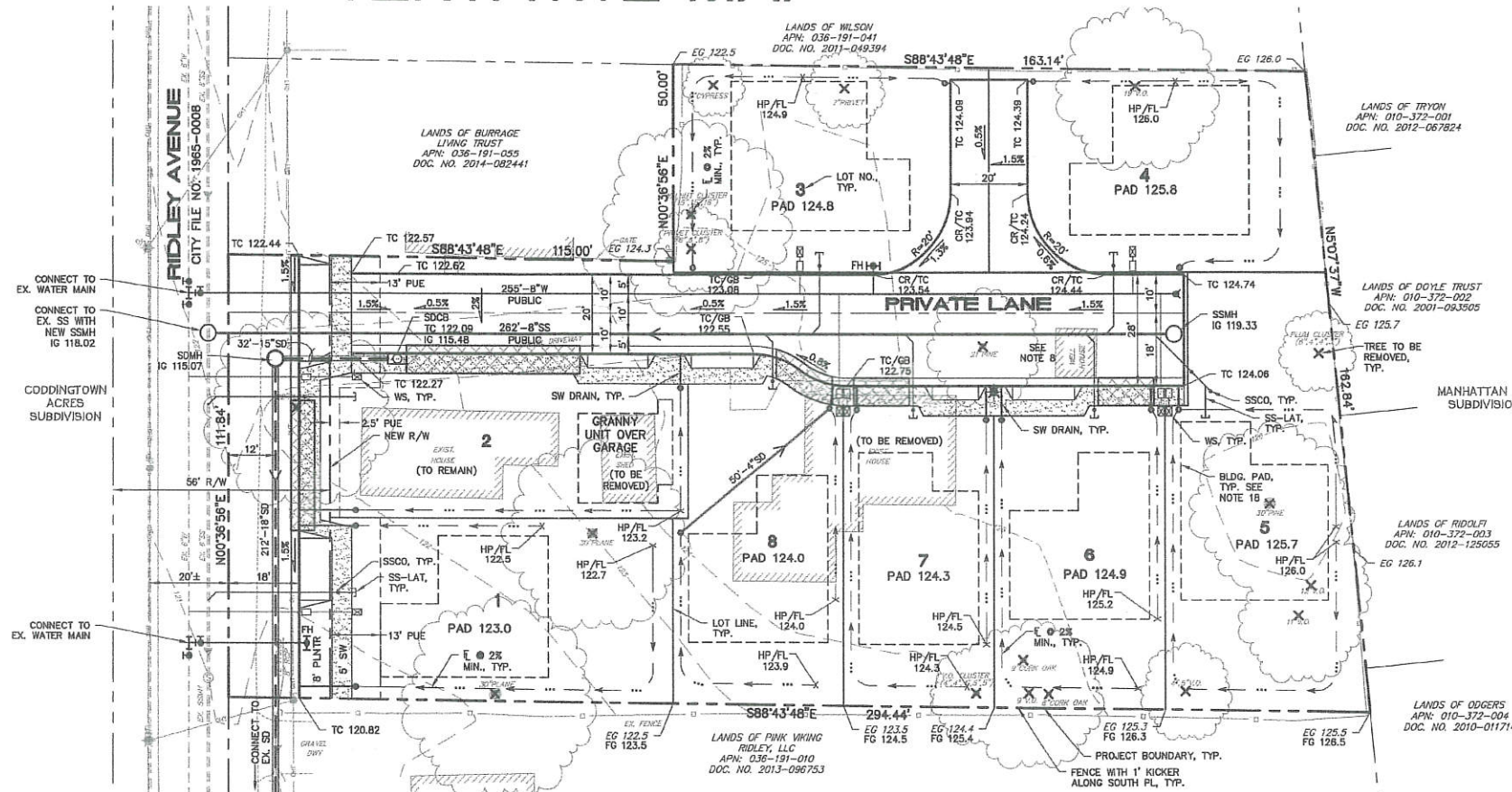
CINQUINI AND PASSARINO, INC.
1360 NO. DUTTON AVENUE, #150
SANTA ROSA, CA 95401
(707) 542-6268

AVENUE - PUBLIC
RIDLEY AVENUE

NO SCALE

LANE - PRIVATE
PRIVATE LANE

NO SCALE



LOT AREAS

LOT NO.	LOT SIZE SQ. FT.
1	4,112
2	3,349
3	4,248
4	4,301
5	5,034
6	3,328
7	2,937
8	3,406

GENERAL NOTES

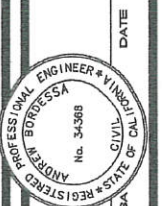
- PRESENT AND PROPOSED ZONING IS R-1-6.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:
SMALLEST 2,937 SF
LARGEST 5,034 SF
AVERAGE 3,839 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
- REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS ON-SITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED.
- THERE IS ONE EXISTING WELL ON-SITE, TO BE ABANDONED.
- ALL PROPOSED UTILITIES 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.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = NORTH TRUNK LINE
EXISTING SEWAGE GENERATION - 160 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 1,040 GALLONS PER DAY
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE
- SEWER AND WATER MAIN WITHIN THE PRIVATE LANE SHALL BE PUBLIC AND CONTAINED WITHIN PUBLIC EASEMENTS
- 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	TREE (TO BE REMOVED)
UTILITY BOXES	UTILITY BOXES
FENCE	FENCE
CONTOURS (1' INTERVALS)	CONTOURS (1' INTERVALS)

ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCETE	P	PARKING
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BLDG	BUILDING	PLNTR	PLANTER
BO	BLOWOFF	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	R	RADIUS
CL	CENTERLINE	R/W	RIGHT OF WAY
C&G	CURB AND GUTTER	SD	STORM DRAIN
DN	DOCUMENT NUMBER	SDCB	STORM DRAIN CATCH BASIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EC	EXISTING GRADE	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
FL	FLOWLINE	STD	STANDARD
GB	GRADE BREAK	SW	SIDEWALK
GV	GATE VALVE	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	T	TRAVEL WAY
IG	INVERT GRADE	TC	TOP OF CURB
L	LENGTH	TYP	TYPICAL
LAT	LATERAL	W	WATER MAIN
LL	LOT LINE	WM	WATER METER
LP	LOW POINT	WS	WATER SERVICE
LT	LIGHT		



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

TENTATIVE MAP
OAK PARK VILLAGE

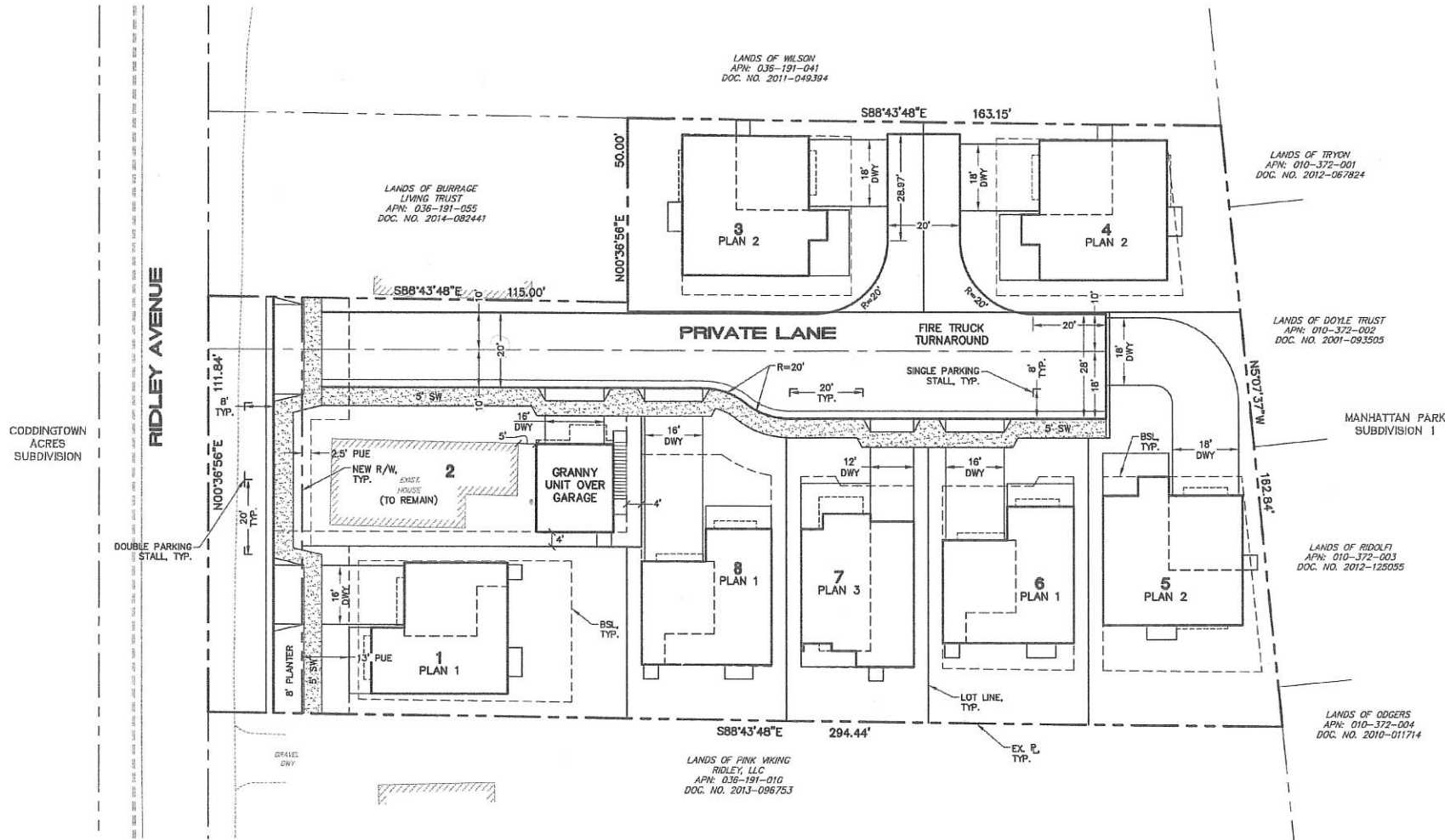
1550 RIDLEY AVENUE
SANTA ROSA, CALIFORNIA
APN 036-191-010
DOC. NO. 2013-096753

0.88 ACRES
JUNE 2016

JOB NO.
15-107
SHEET NO.
1
OF 1 SHEETS

CITY OF SANTA ROSA
100 SANTA ROSA AVENUE RM 3
SANTA ROSA, CA 95404

AUG 22 2016
COMMUNITY DEVELOPMENT
DEPARTMENT



PROJECT AND SITE DATA

OWNER	DEVELOPER
PHIL NATOLI 3724 HADLEY HILL DR. SANTA ROSA, CA 95404 (707) 292-4114	NATOLI GROUP 1, LLC 3724 HADLEY HILL DR. SANTA ROSA, CA 95404 (707) 292-4114
ENGINEER	SURVEYOR
CIVIL DESIGN CONSULTANTS, INC. 2200 RANGE AVENUE, SUITE 204 SANTA ROSA, CA 95403 (707) 542-4820	CINQUINI AND PASSARINO, INC. 1360 NO. DUTTON AVENUE, #150 SANTA ROSA, CA 95401 (707) 542-6268

SITE DATA
GROSS SITE AREA = 0.93 ACRES
GROSS PROJECT DENSITY = 8.60 UNITS/ACRE
EXISTING ZONING = R-1-6
PROPOSED ZONING = R-1-6

LOT DETAILS
SMALLEST LOT SIZE = 2,937 SQ. FT.
LARGEST LOT SIZE = 5,034 SQ. FT.
AVERAGE LOT SIZE = 3,839 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

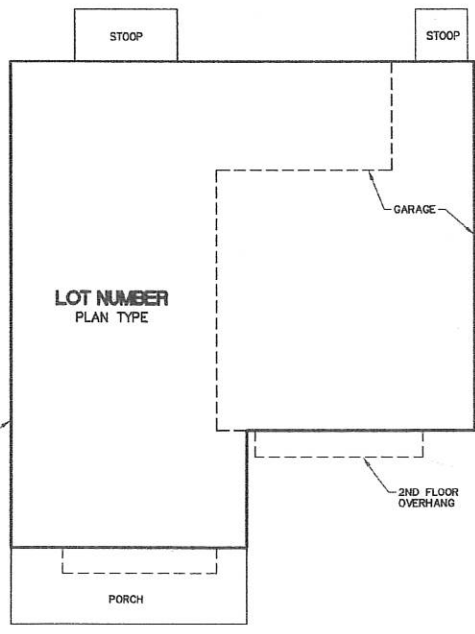
SETBACKS
PORCH = 4 FT.
BUILDING - FRONT = 10 FT.
BUILDING - REAR = 15 FT.
BUILDING - SIDE = 4 FT.
GARAGE - FRONT = 19 FT.
GARAGE - REAR = 5 FT.
GARAGE - SIDE = 4 FT.

PARKING
GARAGE SPACES = 16
OFF-STREET PARKING SPACES = 13
ON-STREET PARKING = 4
TOTAL PARKING SPACES = 33
PARKING SPACES PER UNIT = 4.13

UNIT TYPES
EXISTING = 1 UNIT
GRANNY UNIT = 1 UNIT
PLAN 1 = 3 UNITS
PLAN 2 = 3 UNITS
PLAN 3 = 1 UNITS
TOTAL = 9 UNITS

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	4,112	32%
2	3,349	48%
3	4,248	33%
4	4,301	37%
5	5,034	31%
6	3,328	40%
7	2,937	49%
8	3,406	39%



LEGEND
CURB & GUTTER
SIDEWALK
EXISTING
NEW

ANDREW BORDEGA
No. 34388
CIVIL ENGINEER
STATE OF CALIFORNIA

CML DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

SITE PLAN
OAK PARK VILLAGE
1550 RIDLEY AVENUE
SANTA ROSA, CALIFORNIA
0.93 ACRES
8 LOTS
JUNE 2016

JOB NO.
15-107

SHEET NO.
1

OF 1 SHEETS