LEGEND

PROPOSED	EXISTING	
		WATER MAIN
		GATE VALVE
		BLOW OFF
		FIRE HYDRANT
		SANITARY SEWER
		SEWER MANHOLE
		SEWER CLEAN-OUT
		STORM DRAIN
		STORM DRAIN MANHOLE
		CATCH BASIN
		YARD DRAIN

PROJECT DATA

OWNER/DEVELOPER
ZINA NAHAS
755 CROSSBROOK DRIVE
MORAGA, CA 94556
925-376-0265

PLANNER

BRUCE ASPINALL
2200 RANGE AVENUE, STE 201
SANTA ROSA, CA 95403
707-526-1111

ENGINEER:

BAECHTAL HUDIS
2360 PROFESSIONAL DRIVE
SANTA ROSA, CA 95403
707-542-8795

ARCHITECT:

FARRELL FABER
1022 MENDOCINO AVENUE
SANTA ROSA, CA 95403
707-579-3811

SITE ADDRESS:
1520 DITTY AVENUE
SANTA ROSA, CA 95403
A.P. NO. 148-083-009
DOC. NO. 2005-189355

SITE AREA: 0.51 ACRES
PRESENT ZONING – RR-20
PROPOSED ZONING – R-1-6

NUMBER OF LOTS = 4
NUMBER OF UNITS = 4
DENSITY 7.84 UNITS PER ACRE

MINIMUM LOT SIZE = 4794 S.F.
MAXIMUM LOT SIZE = 7866 S.F.

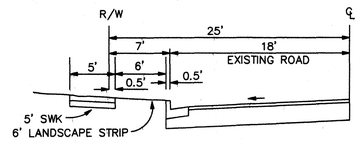
AVERAGE LOT SIZE = 5603 S.F.

WATER: CITY OF SANTA ROSA

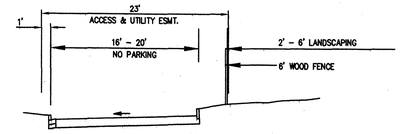
SEWER: CITY OF SANTA ROSA

SEWAGE GENERATION:
4 x 3.25 PERSONS x 125 GALLONS
= 1,625.00 GALLONS PER DAY

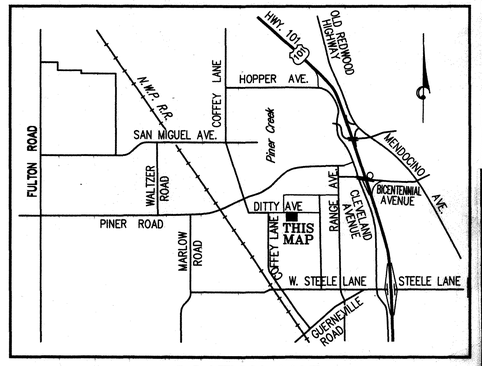
BENCHMARK: CITY OF SANTA ROSA DATUM
D151 Ditty Ln., 1100 ft. W/o Hardies Ln.;;
City disk in well monument, on CL Ditty Ln., 10 ft. E/o a fence common to #1463 and #1467
ELE.128.756



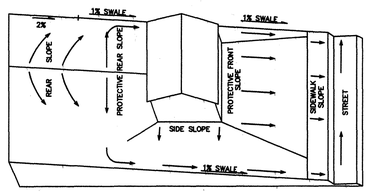
TYPICAL EX. SECTION – DITTY AVE.
NO SCALE



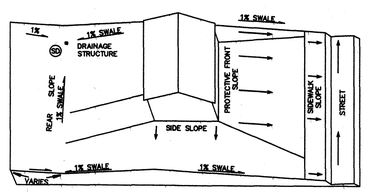
TYPICAL SECTION - PRIVATE ACCESS DRIVE
NO SCALE



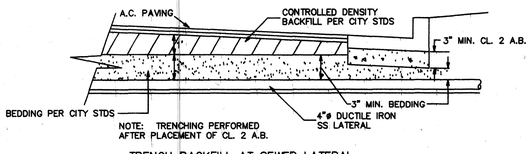
LOCATION MAP
NO SCALE



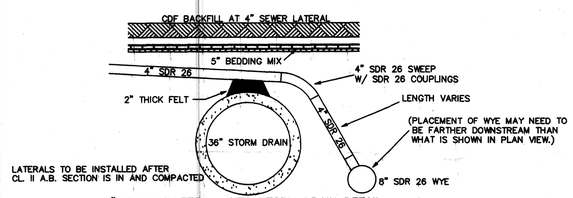
NORMAL LOT GRADING PLAN



REAR DRAINAGE LOT GRADING PLAN

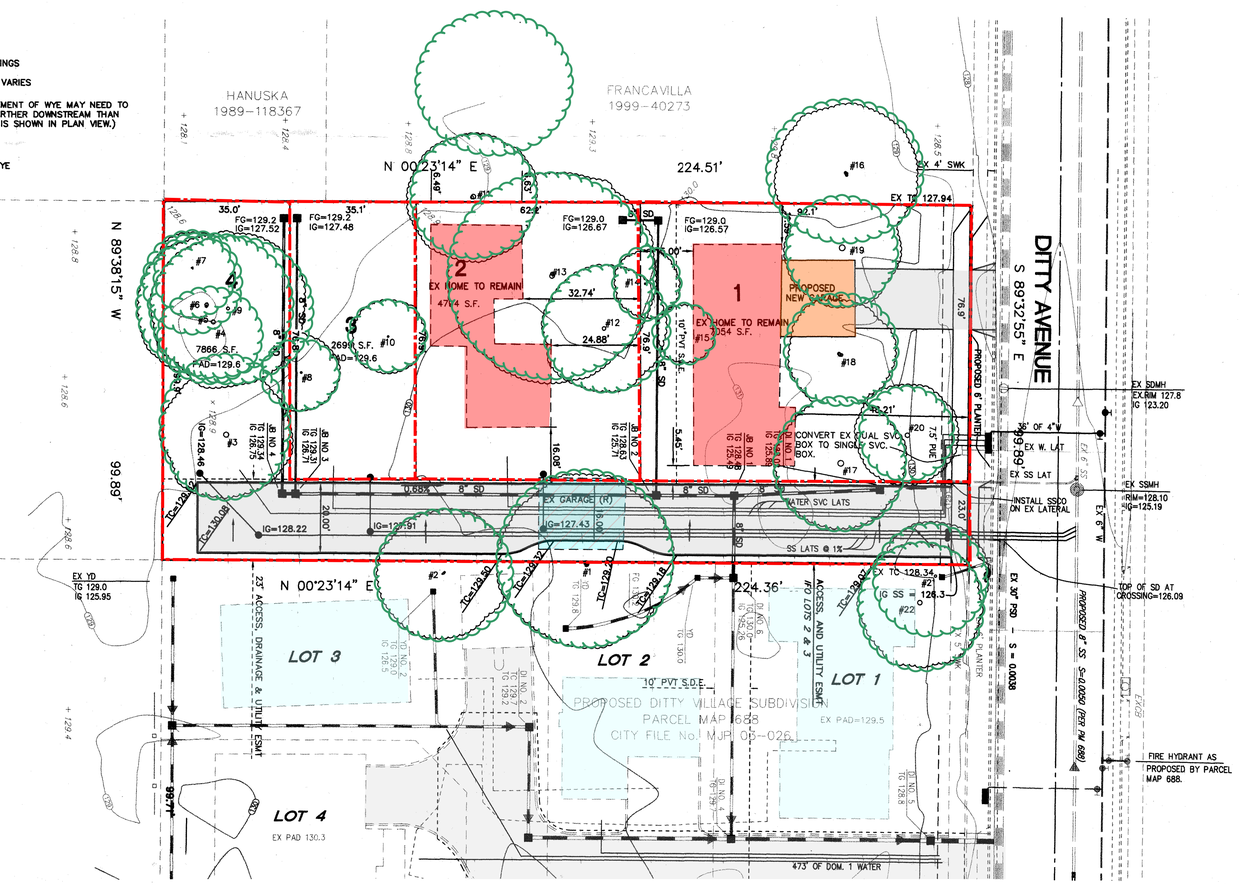


TRENCH BACKFILL AT SEWER LATERAL
NTS



4" SEWER LATERAL OVER STORM DRAIN DETAIL
NTS

TREE#	TREE NAME	TRUNK SIZE	PLANS
1	VALLEY OAK	20"	SAVE
2	WILLOW	6"-4"-5"	SAVE
3	VALLEY OAK	17.5"	REMOVE
4	COAST LIVE OAK	5"	REMOVE
5	COAST LIVE OAK	13"	REMOVE
6	COAST LIVE OAK	12.5"-3.5"-7.8"	REMOVE
7	CHERRY PLUM	3"-4"-3"-3"	REMOVE
8	SCOTCH PINE	6"	REMOVE
9	VALLEY OAK	10.5"	REMOVE
10	HONEY LOCUST	5"	REMOVE
11	CATALPA	15"-10"	SAVE
12	HONEY LOCUST	11.3"	REMOVE
13	CATALPA	10.8"-13.3"-14.8"	SAVE
14	EVERGREEN EUONYMUS	5"-3.2"-3"	REMOVE
15	EVERGREEN EUONYMUS	5"-2.2"	REMOVE
16	ENGLISH WALNUT	8"-8"-10"-4"	SAVE
17	LONDON PLANE TREE	19.5"	SAVE
18	LONDON PLANE TREE	9"-9.5"-11"	SAVE
19	LONDON PLANE TREE	19.5"	SAVE
20	COAST LIVE OAK	15.5"	SAVE
21	ASH	8"	SAVE
22	AMERICAN SWEET GUM	15"	SAVE



GENERAL NOTES

PUBLIC IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARD PLANS AND SPECIFICATIONS.

GRADING SHALL BE IN ACCORDANCE WITH THE C.B.C. CHAPTERS 18, 33 AND APPENDIX 33.

EXISTING WELLS AND OR SEPTIC SYSTEMS TO BE ABANDONED AS REQUIRED BY THE SONOMA COUNTY HEALTH DEPARTMENT.

ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA RECREATION AND PARKS DEPARTMENT REQUIREMENTS.

ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.

THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.

CONTOURS SHOWN ARE FOR REFERENCE PURPOSES ONLY

THERE IS NO HOMEOWNER'S ASSOCIATION PROPOSED FOR THIS SUBDIVISION.

COMMON DRIVEWAYS WILL BE MAINTAINED THROUGH A DRIVEWAY MAINTENANCE AGREEMENT AS PART OF THE CC&R'S.

HOUSES TO BE SAVED WILL NEED TO BE INSPECTED AND WILL BE REQUIRED TO HAVE PARKING IN ACCORDANCE WITH CITY STANDARDS.

ENGINEER IS NOT AWARE OF ANY ADVERSE SOILS CONDITION THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.

A SOILS REPORT SHALL BE DONE PRIOR TO FINAL DESIGN STAGE.

THIS SUBDIVISION DOES NOT LIE WITHIN A SEVERE FIRE ZONE.

TWO-WAY CLEANOUTS MAY BE USED ON LATERALS IF NECESSARY.

EXISTING 30" S.D. IN DITTY AVENUE MUST BE POT-HOLED PRIOR TO SUBMITTAL OF IMPROVEMENT PLANS.

APPROVED
OFFICIAL EXHIBIT
FILE # MJP07-026
DATE 10-9-2008
ORD/RES # PC
PLANNER Erin Morris
Dept. of Community Development

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402
SEP 15 2008
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Revisions	By

REGISTERED PROFESSIONAL ENGINEER BAECHTEL CONDON No. 20150 Exp. 9/30/07 STATE OF CALIFORNIA

SUBMITTED

BAECHTEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS
2360 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95403
(707) 542-8795

TENTATIVE MAP FOR
1520 DITTY AVENUE – DITTY DOWNS
SANTA ROSA, CALIFORNIA

Date	SEPT. 12, 2008
Scale	1" = 20'
Drawn	RRR
Design	RRR
SHEET	1
of	1 Sheets
Job	27121

Plotted: 09/12/2008