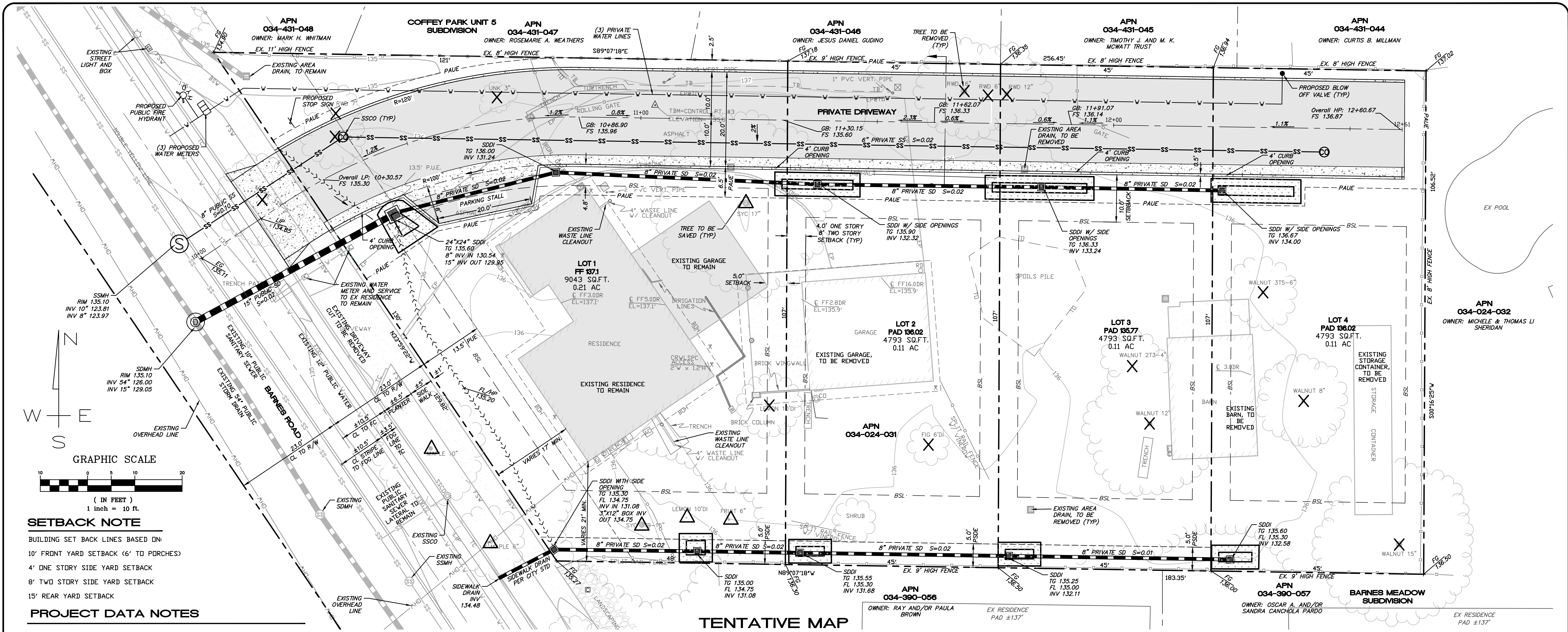


P:\WCE JOBS\2016\122-16 BARNES RD SUBDIVISION\DWGS\122-16 T.M.DWG 01/11/2017



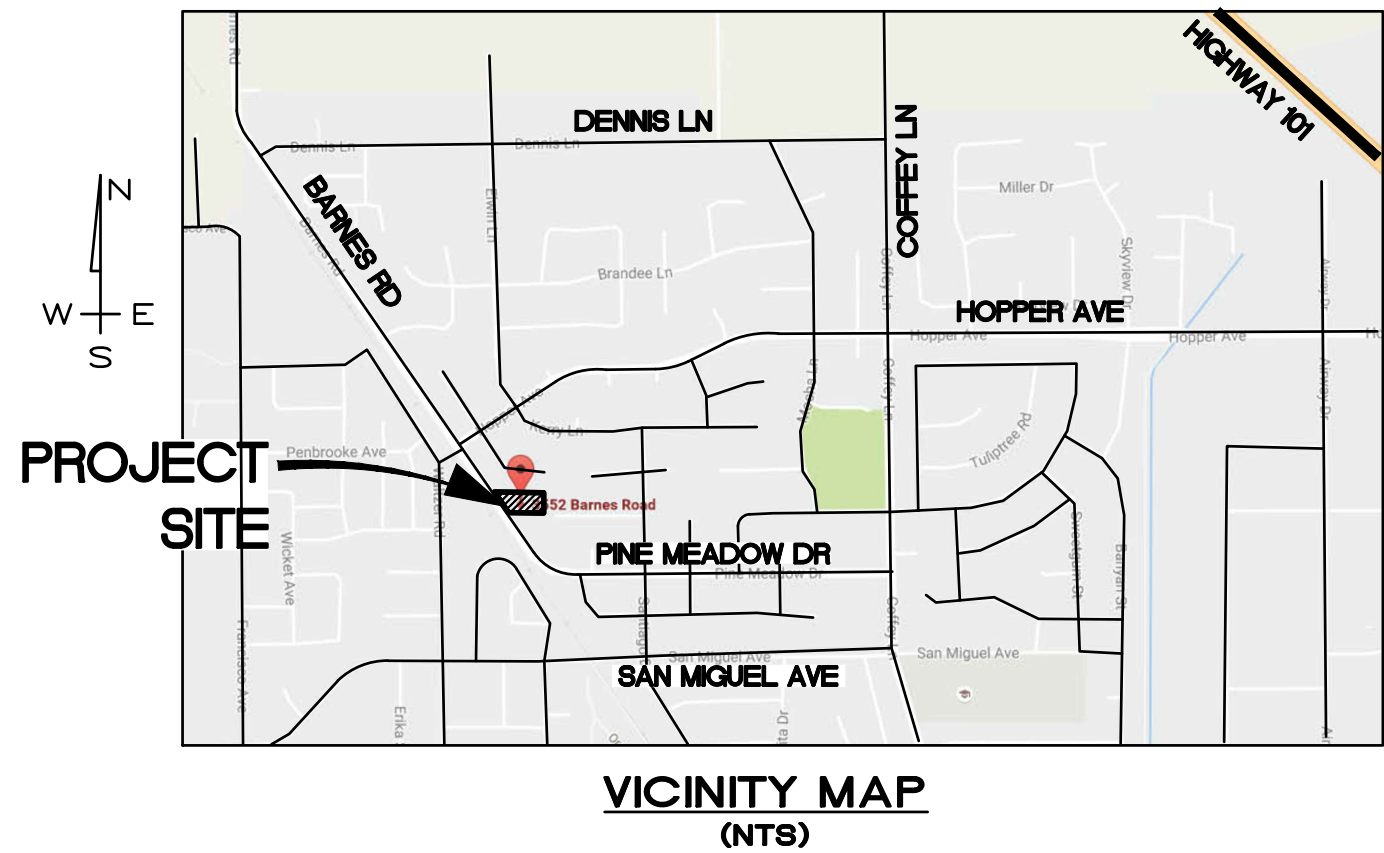
SETBACK NOTE

BUILDING SET BACK LINES BASED ON:
10' FRONT YARD SETBACK (6' TO PORCHES)
4' ONE STORY SIDE YARD SETBACK
8' TWO STORY SIDE YARD SETBACK
15' REAR YARD SETBACK

PROJECT DATA NOTES

EXISTING ZONING PD 3081 RESIDENTIAL, LOW DENSITY
PROPOSED ZONING CITY SMALL LOT SUBDIVISION
EXISTING PARCEL SIZE APN 034-024-031 0.54 AC (23,423 SF)
AVERAGE LOT SIZE 5,856 SF
SMALLEST LOT SIZE 4,519 SF
LARGEST LOT SIZE 9,083 SF
THIS PROJECT IS NOT LOCATED IN HIGH FIRE SEVERITY ZONE

PARKING	GARAGE SPACES	ON-LOT DRIVEWAY SPACES	DESIGNATED SPACE
LOT 1	2	0	1 PARALLEL SPACE
LOT 2	2	0	ALONG PRIVATE DRIVEWAY
LOT 3	2	0	
LOT 4	2	0	
PROJECT TOTAL	15 SPACES		



TENTATIVE MAP

BOUNDARY NOTE

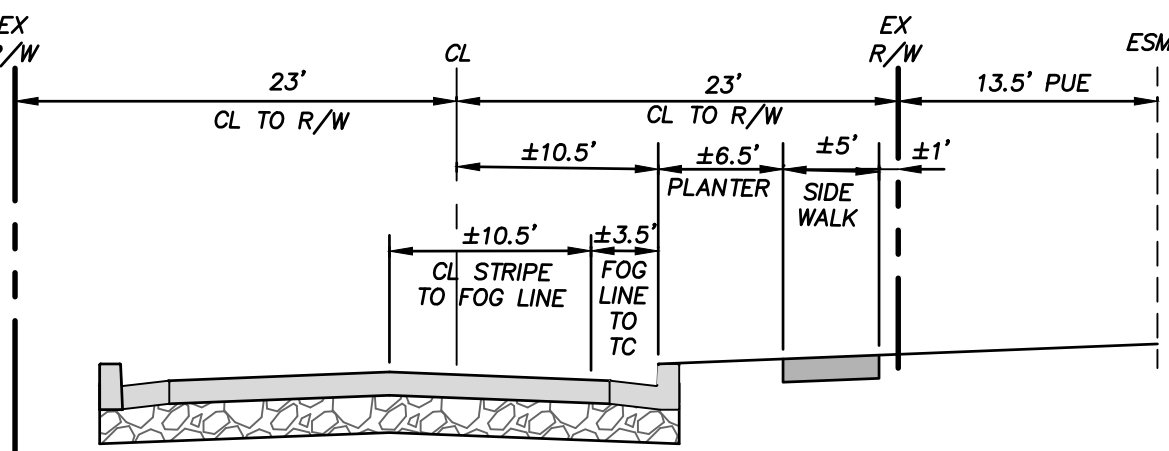
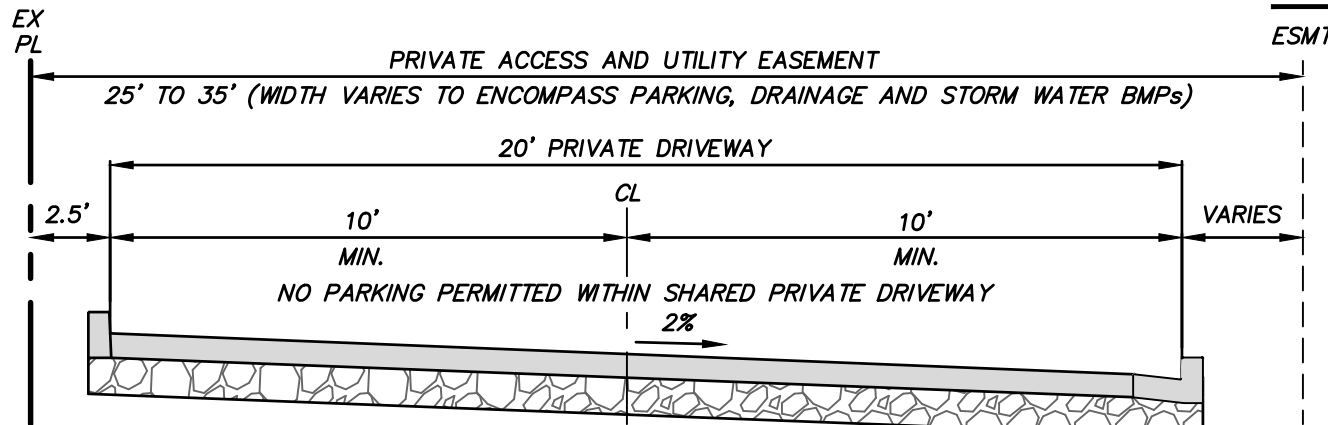
PROPOSED SUBDIVISION BEING OF LOT 1 AS NUMBERED AND DESIGNATED UPON PARCEL MAP NO. 555, FILED JULY 12, 1996 IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 553 OF MAPS, PAGES 13-15, SONOMA COUNTY RECORDS

PARCEL LINES SHOWN HEREON BASED ON RESOLVED BOUNDARY BY MICHAEL FORD, INC.

ABBREVIATIONS/LEGEND

ABBREVIATIONS/LEGEND	PROJECT PROPERTY LINE
BMP5 BEST MANAGEMENT PRACTICES	ADJACENT PROPERTY LINE
BSW BACK OF SIDEWALK	EXISTING EDGE OF PAVEMENT
CD CLEANTOUT	EXISTING / PROPOSED WATER
DIA DIAMETER	EXISTING / PROPOSED SANITARY SEWER
EG EXISTING GROUND	BUILDING SETBACK LINE
ELEV ELEVATION	PROPOSED PRIVATE ACCESS AND UTILITY EASEMENT
EP EDGE OF PAVEMENT	EXISTING OVERHEAD WIRES
(E), EX EXISTING	EXISTING FENCE LINE (TYPE VARIES)
FG FINISHED GRADE	EXISTING DRIP LINE OF TREE OR BRUSH LINE
FSW FRONT OF SIDEWALK	EXISTING / PROPOSED STORM DRAIN
INV INVERT	
IR IRRIGATION	
MB MAILBOX	
PAUE PRIVATE ACCESS AND UTILITY EASEMENT	
PSDE PRIVATE STORM DRAIN EASEMENT	
PUE PUBLIC UTILITY EASEMENT	
PVC POLYVINYL CHLORIDE	
R RADIUS	
R/W RIGHT OF WAY	
RWD REDWOOD	
SICB STORM DRAIN CATCH BASIN	
SDM STORM DRAIN MANHOLE	
SS SANITARY SEWER	
SSCO SANITARY SEWER CLEANTOUT	
SSMH SANITARY SEWER MANHOLE	
SYC SYCAMORE	
TC TOP OF CURB	
TG TOP OF GRATE	
TYP TYPICAL	
VERT VERTICAL	
UNK UNKNOWN	
W WATER METER	

TYPICAL DRIVEWAY SECTION



SURVEY NOTES

THE TOPOGRAPHIC INFORMATION AND PERIMETER BOUNDARY SURVEY AS SHOWN HEREON IS BASED ON A FIELD SURVEY BY MICHAEL E. FORD AND DATED OCTOBER 06, 2016.
CITY OF SANTA ROSA BENCHMARK NO. E104. 3" BRASS DISK IN CL WELL MONUMENT, LOCATED AT THE INTERSECTION OF SAN MIGUEL AVE. AND SANTIAGO DR. ELEVATION= 132.39' (NAVD. 29)

PROJECT NOTES

ENGINEER IS UNAWARE OF ANY ADVERSE SOIL CONDITIONS OR HAZARDOUS MATERIALS ON SITE THAT WOULD PREVENT THE PROPOSED DEVELOPMENT.
NO KNOWN WELLS OR SEPTIC SYSTEM EXIST ON SITE.
PROPOSED LOTS WILL BE SERVED BY CITY WATER AND SEWER.
ALL PAD ELEVATIONS ARE ABOVE THE 100 YEAR FLOOD ELEVATION.

OWNER/SUBDIVIDER

RAFAEL OCHOA
1736 WALNUT CREEK DR.
SANTA ROSA, CA 95403
(707) 494-3940

PROPOSED BARNES ROAD SUBDIVISION

PROPOSED TENTATIVE MAP - 4 LOTS

APN 034-024-031 3552 BARNES RD. SANTA ROSA, CALIF.	
COUNTY OF SONOMA STATE OF CALIFORNIA	
 CORT L. MUNSELLE RCE 69941	DATE
APN: 034-024-031	
FILE NO. 122-16	
DATE: DEC. 15, 2019	
SHEET 1 OF 1	
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