

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	5,855 SF
SMALLEST LOT SIZE	4,793 SF
LARGEST LOT SIZE	9,043 SF

GENERAL PLAN DESIGNATION	RESIDENTIAL LOW DENSITY
GENERAL PLAN DENSITY	2.0-8.0 UNITS PER ACRE
PROPOSED DENSITY	7.4 UNITS PER ACRE

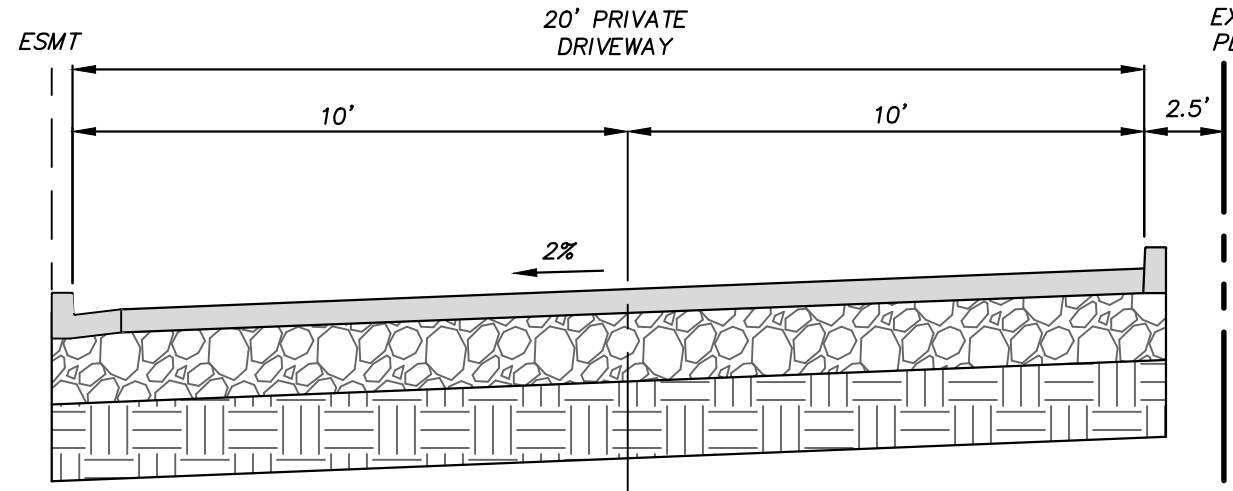
PARKING	
GARAGE SPACES	8
ON-LOT PARKING	6
STREET PARKING	0
TOTAL PARKING SPACES	14

SETBACK NOTE

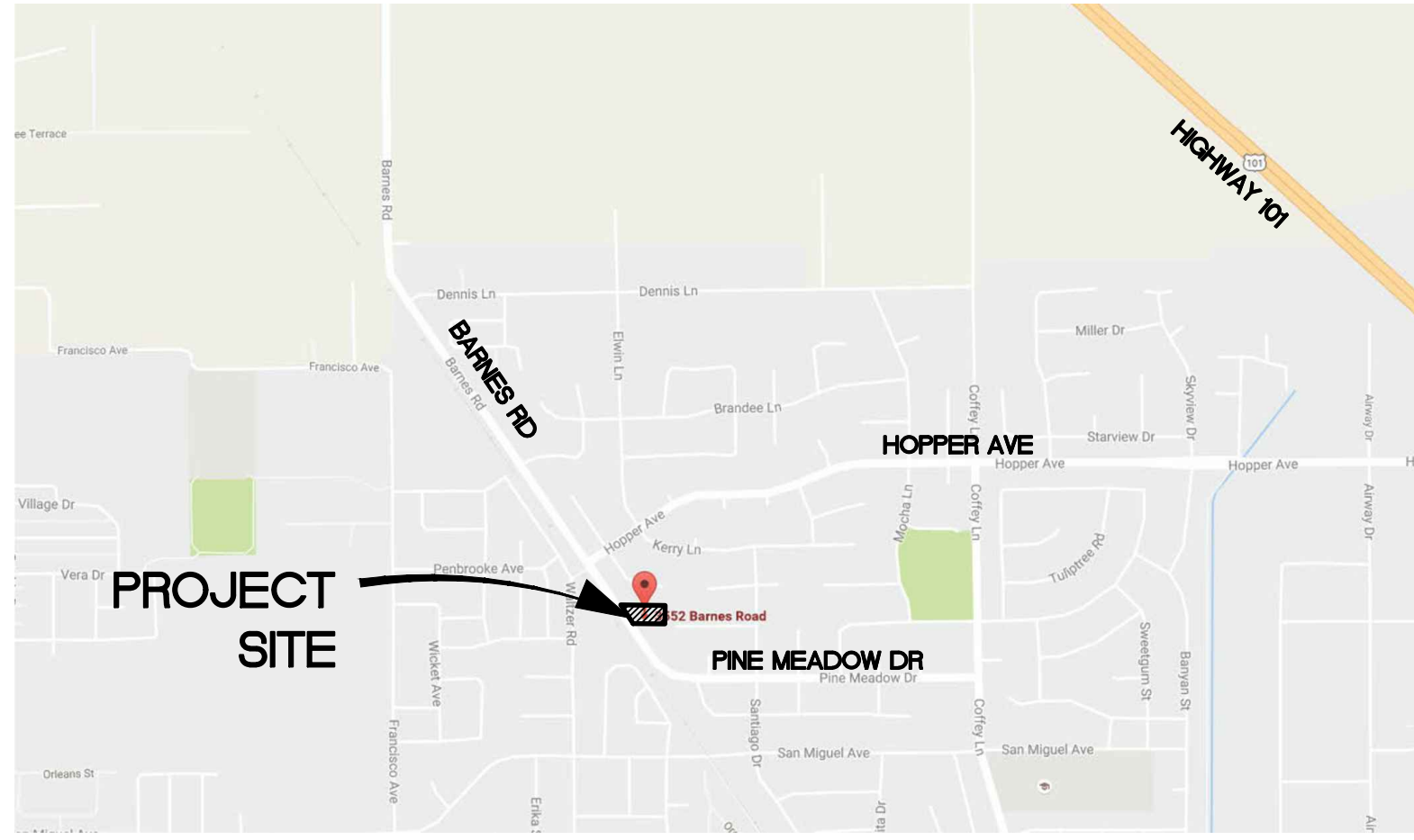
BUILDING SET BACK LINES BASED ON:
10' FRONT YARD SETBACK (6' TO PORCHES)
4' ONE STORY SIDE YARD SETBACK
8' TWO STORY SIDE YARD SETBACK
15' REAR YARD SETBACK

BOUNDARY NOTE

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



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

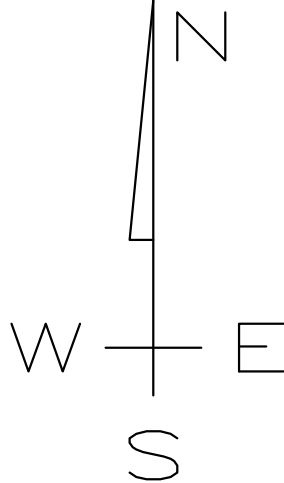
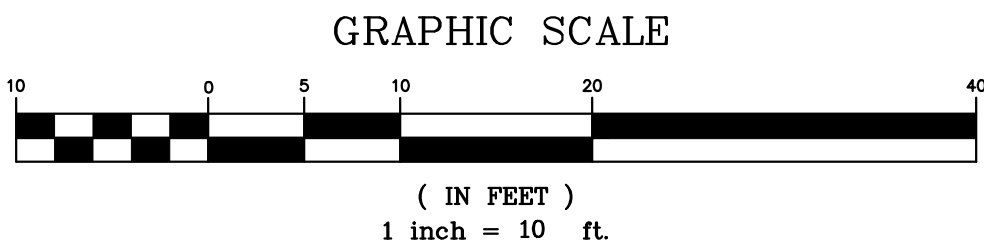


VICINITY MAP

NO SCALE



SUBDIVISION EXHIBIT



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
519 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968



CORT L. MUNSELLE
No. 69941
Exp. 9-30-18
FCE 69941

DATE
DATE

3552 BARNES ROAD SUBDIVISION
SUBDIVISION EXHIBIT
APN 034-024-031
3552 BARNES RD
SANTA ROSA, CA

APRIL 10, 2017
JOB NO.
122-16
SHEET NO.

1
OF 1 SHEETS