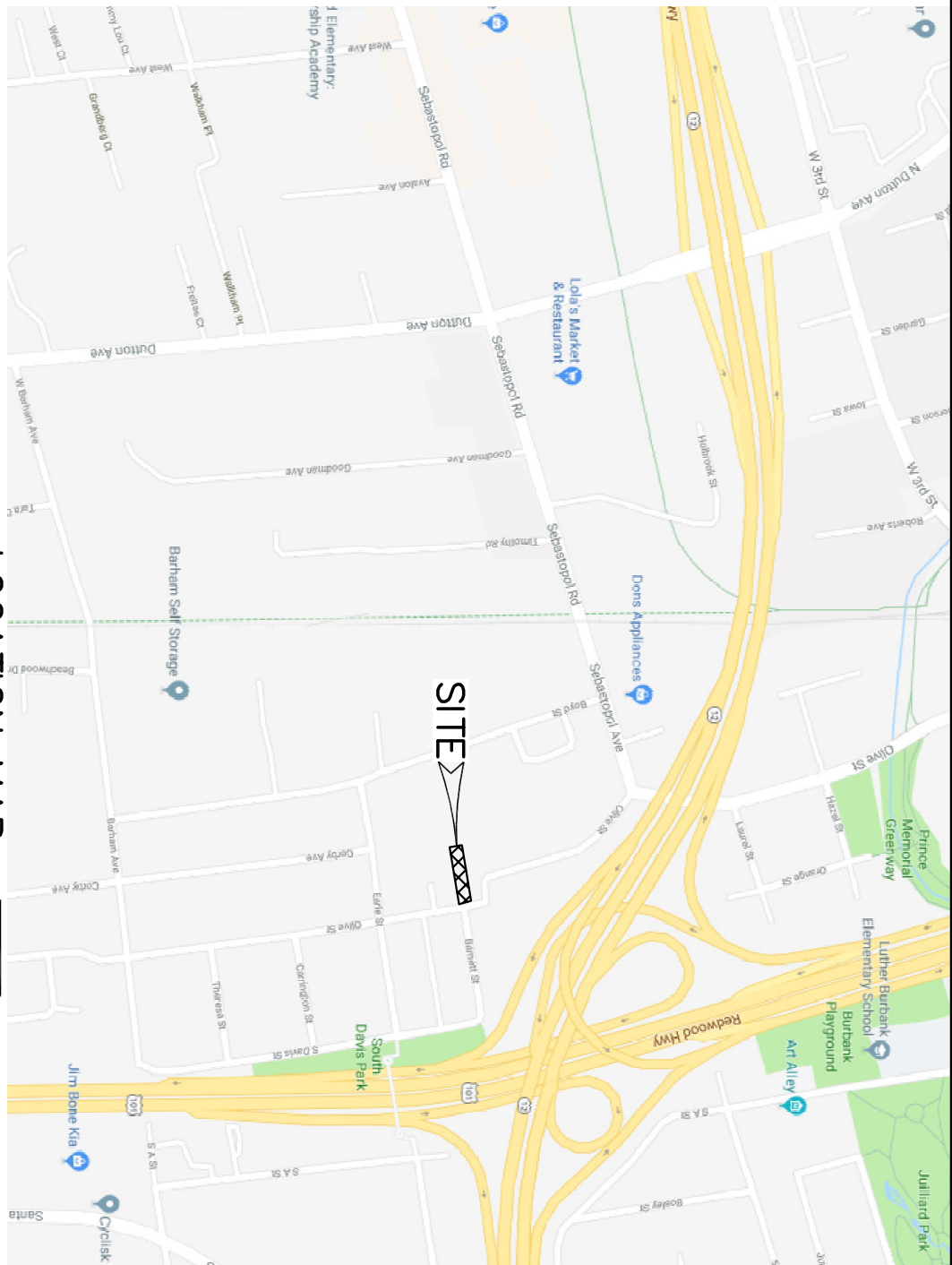
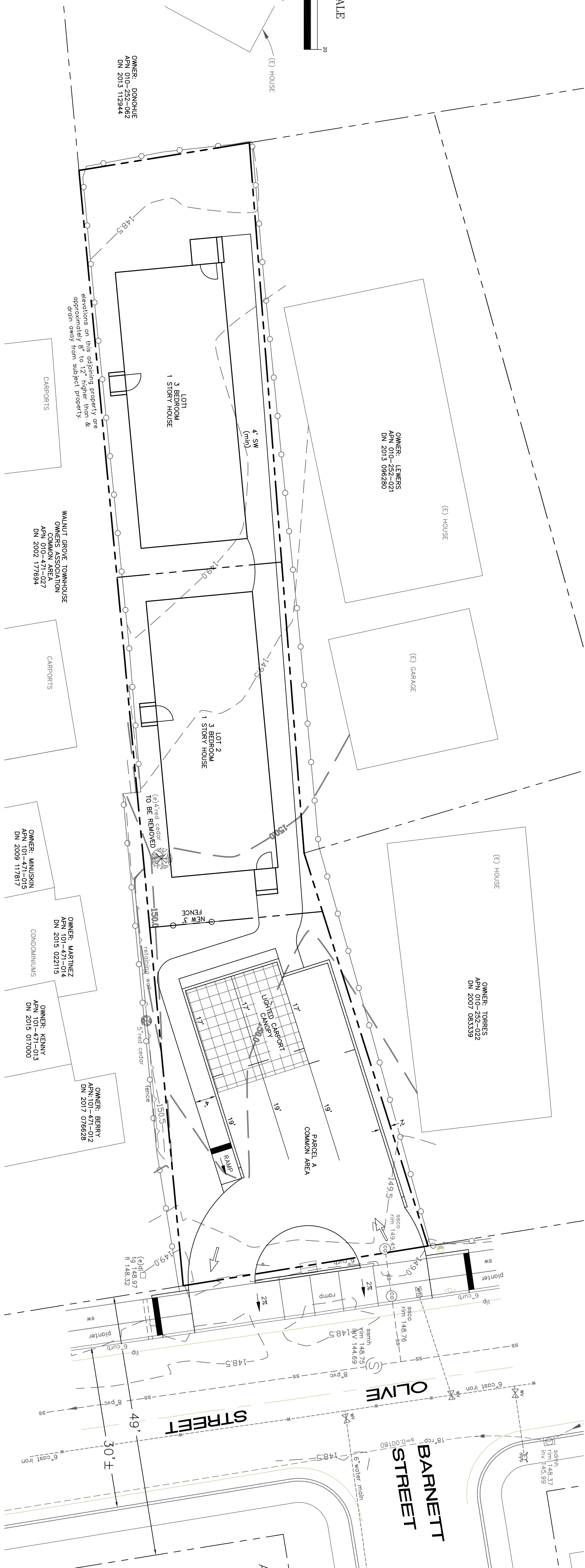
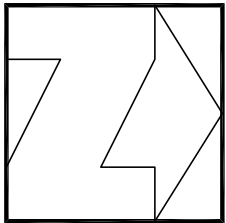


THE PARCEL IS APPROXIMATELY A 0.16 ACRE SITE WITH FRONTAGE ON THE WESTERLY SIDE OF OLIVE STREET. THIS SITE IS CURRENTLY A VACANT LOT, MULTI-FAMILY RESIDENCES ADJON THE NORTHERN SIDE OF THE PARCEL. MEDIUM DENSITY RESIDENTIAL PROPERTY IS LOCATED ON THE OPPOSITE SIDE OF OLIVE STREET. SOUTH DAVIS PARK IS LOCATED NEARBY, SOUTHEAST OF THE SITE AND ON THE OPPOSITE SIDE OF OLIVE STREET. THE SITE IS CLOSE TO SHOPPING, PARKS AND PUBLIC TRANSPORTATION.

THE PROPOSED ADDITION OF TWO SINGLE FAMILY RESIDENCES WILL FIT WELL WITH THE EXISTING USES WITHIN THIS NEIGHBORHOOD. EXISTING UTILITY SERVICES ALONG OLIVE STREET CAN ACCOMMODATE THE SERVICE. THE PROPOSED PROJECT, AND THE CURRENT R-3-18 ZONING WILL ALLOW A DENSITY OF 13 UNITS PER ACRE. THE PROPOSED PROJECT WILL BE A 10,000 S.F. ADDITION TO THE EXISTING RESIDENCES ON THE PARCEL. THE SITE IS PLANNED TO BE A SINGLE-LEVEL DETACHED HOME WITH EXISTING GRASSES & ONE EXISTING CEDAR TREE IS LOCATED IN THE CENTER PORTION OF THE SITE. NEAR THE SOUTHERLY PROPERTY LINE, THE SITE HAS A VERY NARROW WIDTH, ONLY 22.25 FEET IN THE BACK THAT MEANS TO 46.5 FEET IN THE FRONT OF THE PROPERTY. THE LOT IS APPROXIMATELY 210 FEET LONG.

1. CREATE MODERATELY PRICED HOUSING.
2. PROVIDE A SAFE USABLE SOLUTION FOR A LONG, NARROW SITE.
3. SITE LAYOUT SHALL PROVIDE ACCESS TO THE REAR UNIT WITH MINIMAL IMPACT TO SURROUNDING HOMES IN THE NEIGHBORHOOD.
4. MAINTAIN THE RESIDENTIAL CHARACTER OF THE AREA.
5. PROVIDE SAFE PEDESTRIAN AND VEHICLE CIRCULATION.
6. PROVIDE SOME OUTDOOR YARD SPACE FOR RESIDENTS.

1. CREATE MODERATELY PRICED HOUSING WITH COVERED PARKING AND PROVIDING YARDS FOR EACH HOME.
2. ARRANGE FOR WINDOW PLACEMENT TO PROVIDE LIGHT AND PRIVACY BY OFFSETTING THEM FROM EXISTING NEIGHBOR'S WINDOWS.
3. DESIGNATING THE PRIVATE DRIVEWAY AS A ONE WAY DRIVEWAY TO PROVIDE INGRESS AND EGRESS TO THE UNITS FROM OLIVE STREET. PARKING WILL BE IN THE FRONT OF THE LOT.
4. DESIGNING LANDSCAPING TO PREVENT HEADLIGHT INTRUSION INTO FRONT HOUSE FROM VISITOR PARKING SPACES.
5. DESIGNING STRATEGIC WINDOW PLACEMENT TO INSURE PRIVACY FOR RESIDENTS.



SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

[illegible]

613 OLIVE STREET, SANTA ROSA, CA

APN 010-252-023 2 LOTS & COMMON AREA 0.16 ACRE JUNE 2018
 BEING A PORTION OF THE LANDS OF JOYCE S. MILLS AS DESCRIBED IN THAT DEED RECORDED AS
 DOCUMENT No. 201501054 OF OFFICIAL RECORDS, COUNTY OF SONOMA, ON FEBRUARY 11, 2015

OWNER/SUBDIVIDER
JOYCE S. MILKS/OLIVE COMMONS AFFORDABLE HOUSING, LL
2300 BEHARDS DR., SUITE F
SANTA ROSA, CA. 95405
PHONE: (707) 526-9587

OLIVE COMMONS
SITE ANALYSIS PLAN
OLIVE COMMONS AFFORDABLE HOUSING, LLC
613 OLIVE STREET
SONOMA COUNTY
CALIFORNIA 94963

ROBERTSON
RENGiNEERINGnc
2300 BETHARDS DRIVE, SUITE L,
Tel 707.523.7490
E-mail office@robertsonnc.com

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

DATE:	June 2018
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ. ENGR.:	MBR
PROJ. MGR.:	MBR
No.	DATE
	REVISION

SHEET 1
OF
1 SHEETS

17023