

**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
		DROP INLET/YARD DRAIN

**GENERAL NOTES**

GRADING SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE CHAPTER 18 AND APPENDIX J, LATEST EDITION.

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

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

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

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

HOUSES TO BE SAVED WILL NEED TO BE INSPECTED.

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.

BENCHMARK: CITY OF SANTA ROSA B128: Calistoga Rd., 370 Ft. S/o Monte Verde Dr.; City disk in well monument, 17 ft. W/o CL Calistoga Rd. (Coordinate monument G-97)

BOUNDARY IS BASED ON A FIELD SURVEY BY DELTA SURVEYING IN AUGUST 2021

**PROJECT DATA**

OWNER/DEVELOPER  
WRI 408 CALISTOGA LLC  
7710 Bell Road  
Windsor, Ca 95492  
707-536-3026

ENGINEER: T.D.G. CONSULTING CIVIL ENGINEERS, INC.  
883 THIRD ST.  
SANTA ROSA, CA 95404  
707-577-0425

SITE ADDRESS:  
408 CALISTOGA ROAD  
SANTA ROSA, CA 95409

A.P. NO. 153-430-032

DOC. NO. 2013-35441

SITE AREA: 0.96 ACRES

PRESENT ZONING - R-1-6

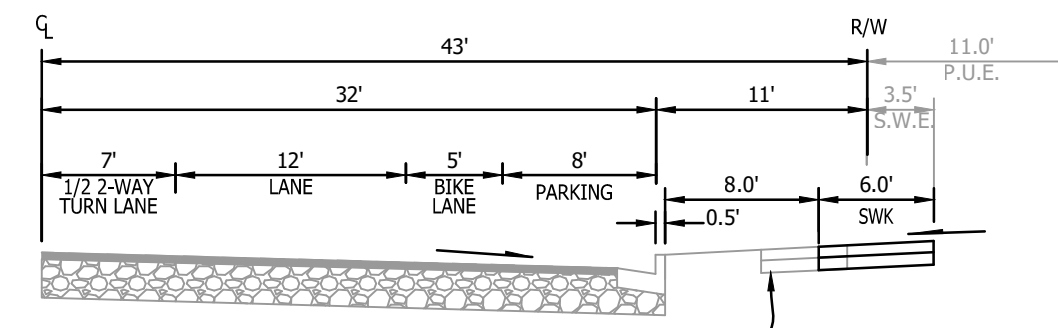
PROPOSED ZONING - R-1-6

NUMBER OF LOTS = 4

MINIMUM LOT SIZE: 7,794 S.F.  
MAXIMUM LOT SIZE: 13,563 S.F.  
AVERAGE LOT SIZE: 10,492 S.F.

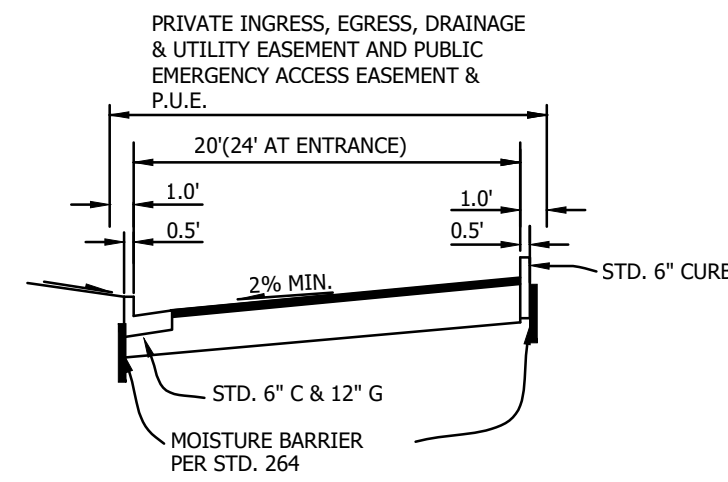
NUMBER OF UNITS = 1 EXISTING AND 3 FUTURE CUSTOM HOMES

DENSITY 4.15 UNITS PER ACRE



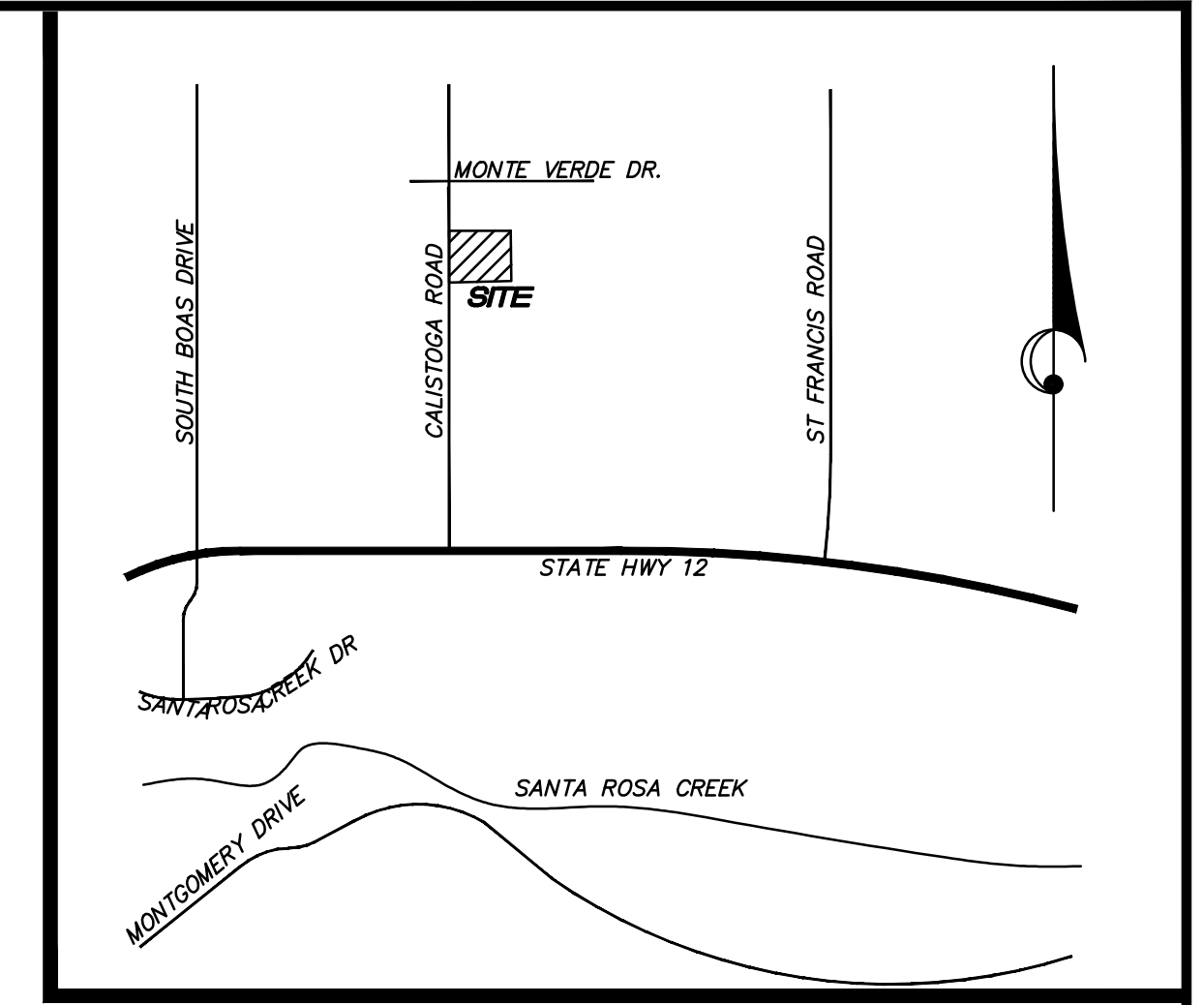
**TYPICAL HALF SECTION - CALISTOGA ROAD**

ALL IMPROVEMENTS EXIST, ADDING JUST THE SIDEWALK, S.W.E. & P.U.E.



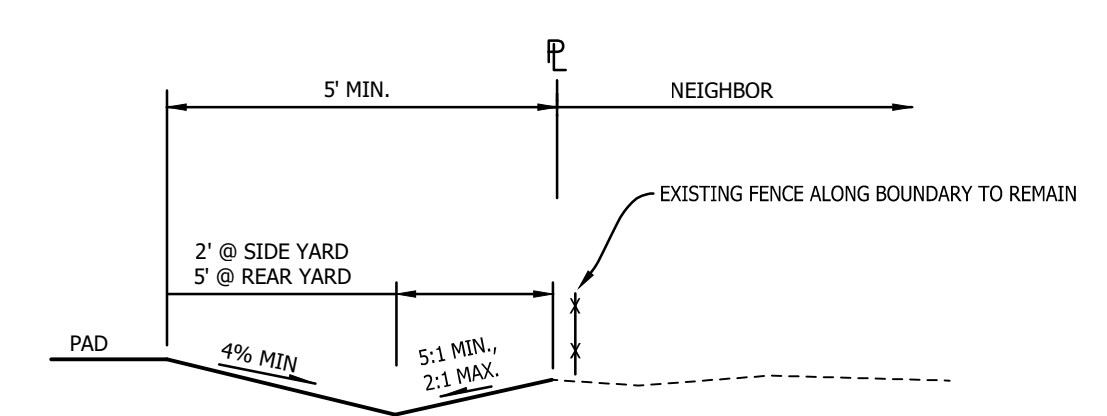
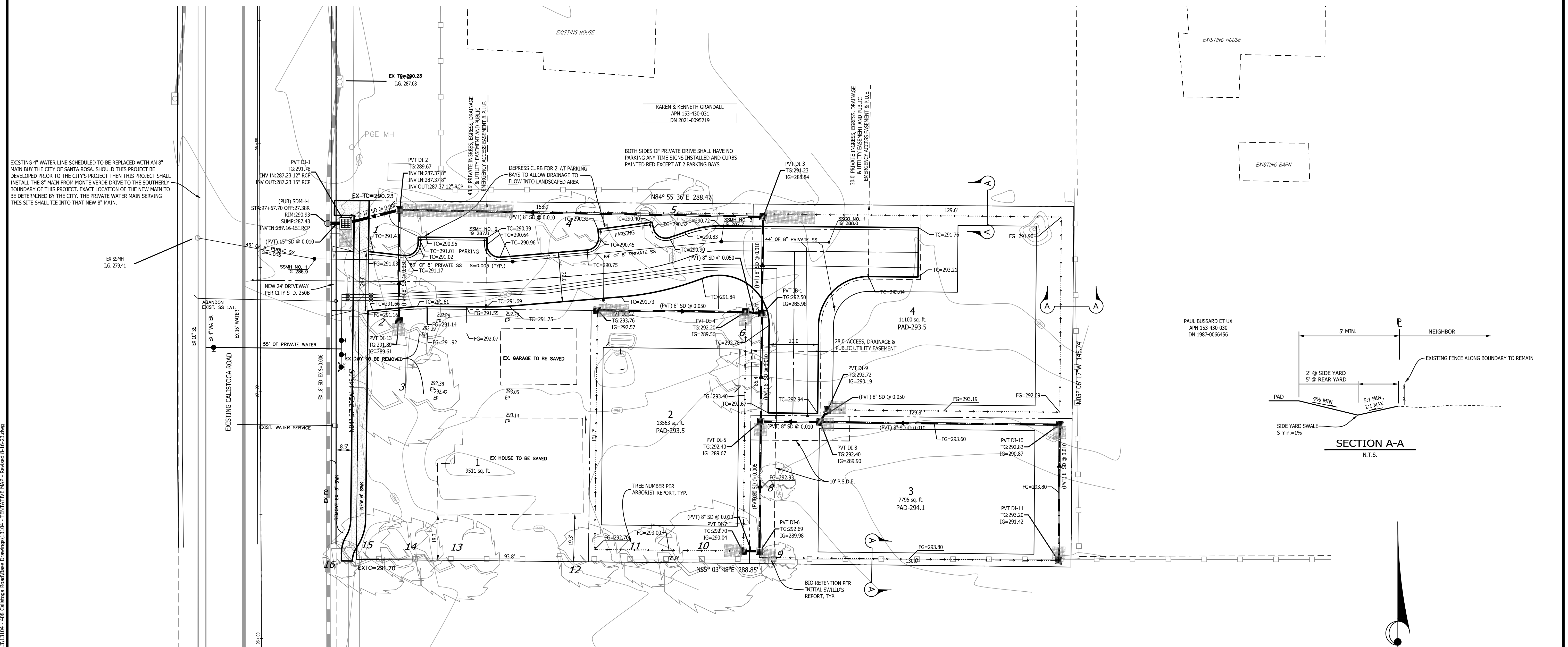
**TYPICAL SECTION - PRIVATE DRIVEWAY**

PRIVATE DRIVEWAY NO SCALE



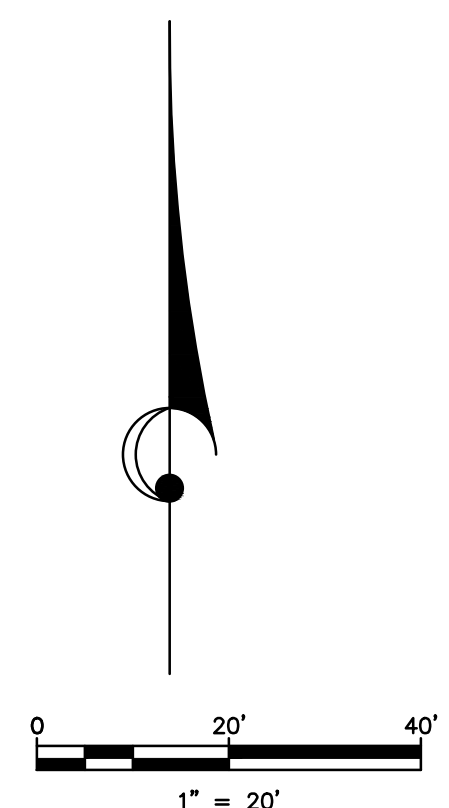
**LOCATION MAP**

NO SCALE

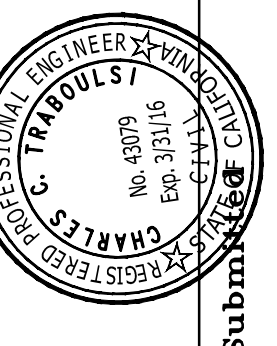


**SECTION A-A**

N.T.S.



L:\2013\13104 - 408 Calistoga Road\Drawings\13104 - TENTATIVE MAP - Revised 8-16-23.dwg 10/14/2023



**T.D.G. CONSULTING CIVIL ENGINEERS, INC.**  
883 THIRD STREET  
SANTA ROSA, CALIF. 95404  
(707) 577-0425

**LANDS OF CALISTOGA COTTAGES**  
408 CALISTOGA ROAD  
TENTATIVE PARCEL MAP  
SANTA ROSA, CA

Date	10/14/2023
Scale	1"=20'
Drawn	DVS/JMM
Designed	CCT
Job No.	13104
Sheet	<b>1</b>
of 1	Sheets

R.C.E. 43079