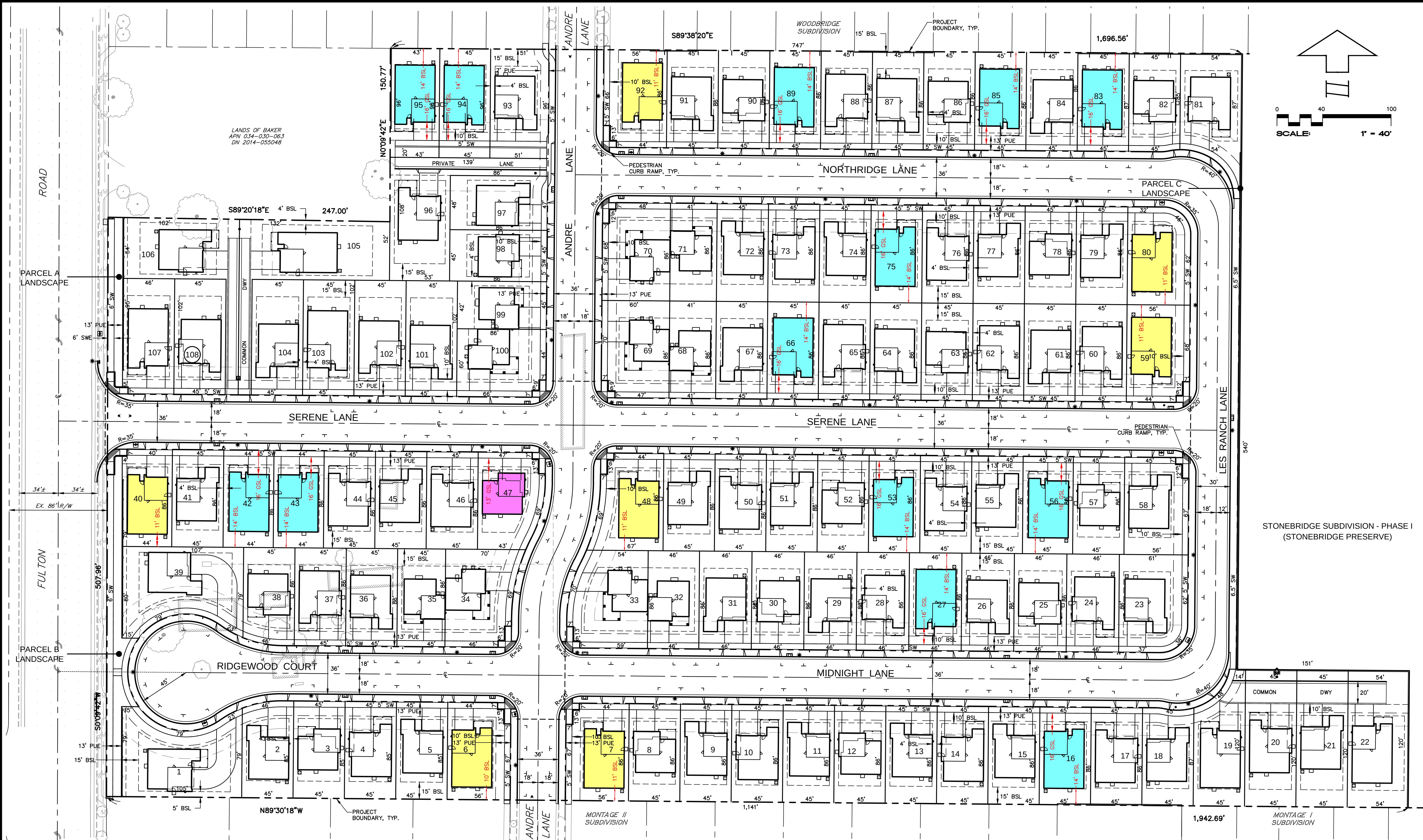




OWNER / DEVELOPER

D.R. HORTON BAY, INC.
3000 EXECUTIVE PARKWAY, SUITE 100
SAN RAMON, CA 94583
(925) 225-7400

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVENUE, SUITE 150
SANTA ROSA, CA 95401
(707) 542-6268

RESIDENTIAL SITE DATA

SITE AREA 14.6 ACRES
TOTAL UNITS 108
PROJECT DENSITY 7.40 UNITS/ACRE
EXISTING AND PROPOSED ZONING PD-04-007-SR

LOT DETAILS

SMALLEST LOT SIZE = 3,516 SQ. FT. (LOT 71)
LARGEST LOT SIZE = 8,144 SQ. FT. (LOT 105)
AVERAGE LOT SIZE = 4,254 SQ. FT.
SEE TENTATIVE MAP FOR INDIVIDUAL LOT SIZES

SETBACKS

PORCH 7.5 FT.
BUILDING - FRONT 10 FT.
BUILDING - REAR 15 FT.
BUILDING - SIDE 0 FT. OR 4 FT.
GARAGE - FRONT 19 FT.

SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE, WHICHEVER IS MOST RESTRICTIVE.

SETBACK/UNIT CHANGE TYPE

REAR BSL DECREASED BY 4' (5' ON LOT 6)
GSL DECREASED BY 3' AND
REAR BSL DECREASED BY 1'
GSL DECREASED BY 6'

PARKING

131 ON STREET SPACES
216 COVERED SPACES (GARAGE)
216 UNCOVERED SPACES (DRIVEWAY)
TOTAL PROVIDED = 563 SPACES
TOTAL SPACES PER UNIT = 5.2

STONEBRIDGE SUBDIVISION - PHASE II
(STONEBRIDGE PRESERVE)

PROPOSED SETBACK EXHIBIT
STONEBRIDGE SUBDIVISION - PHASE II

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

JANUARY 2024

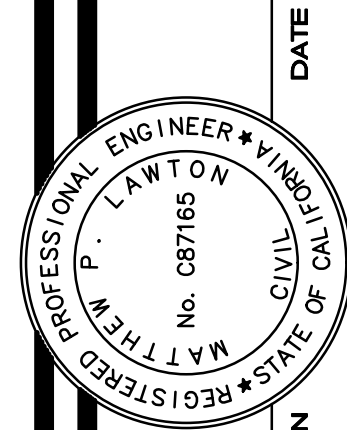
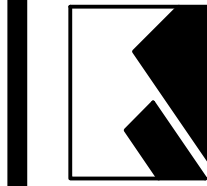
JOB NO.
23-117
SHEET NO.

1

OF 1 SHEETS

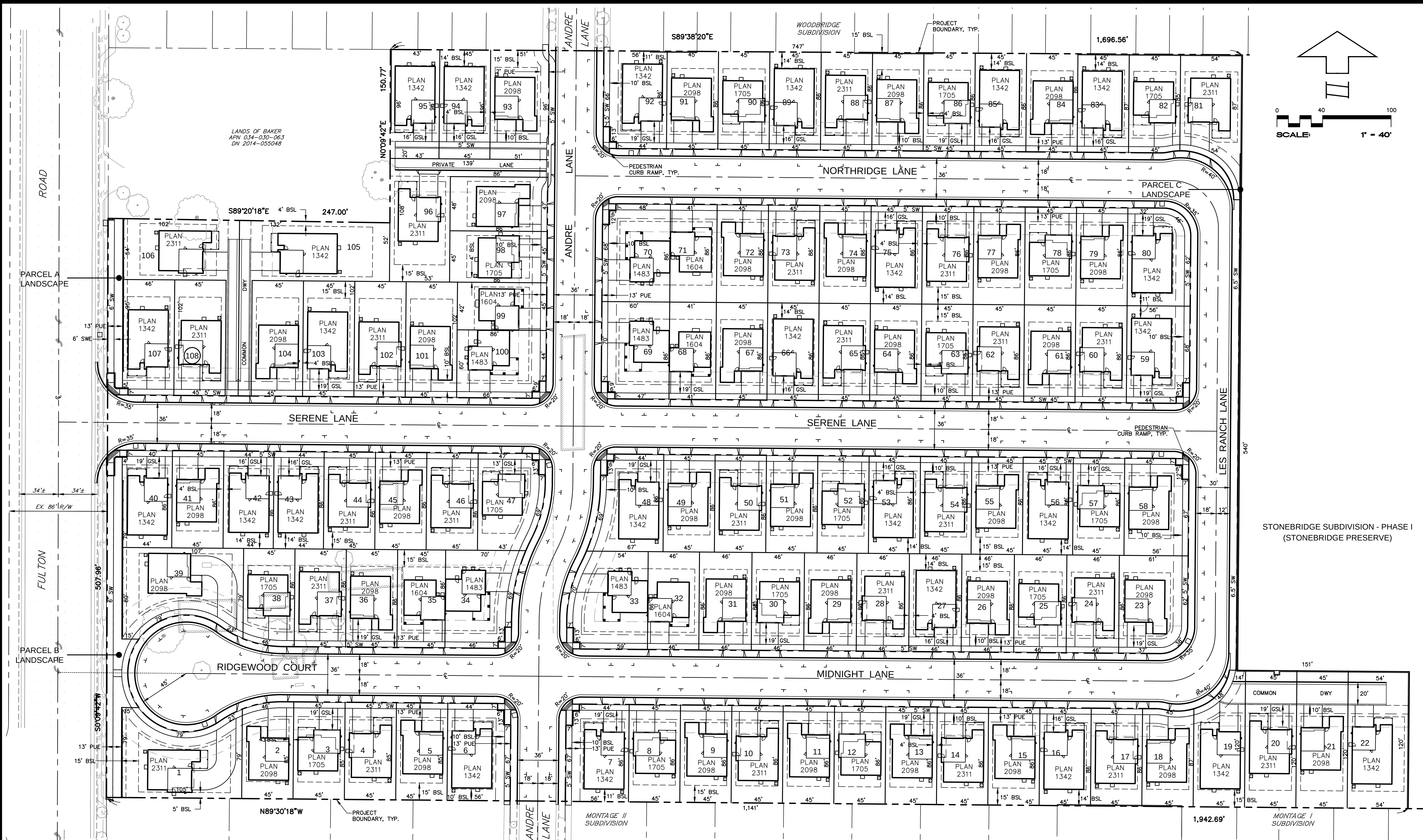
CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

APN 034-030-070



MATTHEW LAWTON
PCE C87165

DATE



OWNER / DEVELOPER

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3000 EXECUTIVE PARKWAY, SUITE 100
SAN RAMON, CA 94583
(925) 225-7400

ENGINEER

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SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVENUE, SUITE 150
SANTA ROSA, CA 95401
(707) 542-6268

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TOTAL UNITS 108
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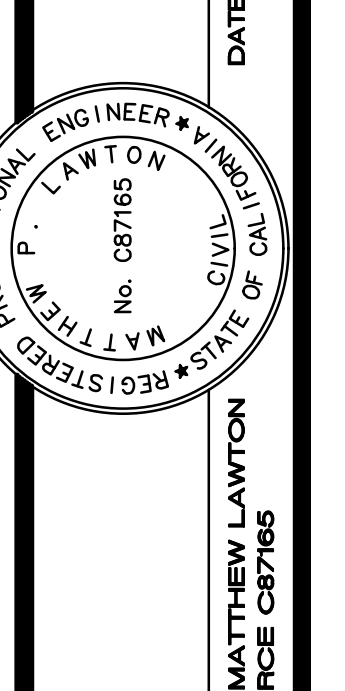
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BUILDING - SIDE 0 FT. OR 4 FT.
GARAGE - FRONT 19 FT. UNO
SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE, WHICH EVER IS MOST RESTRICTIVE.

UNIT TYPES

PLAN 1342 25
PLAN 1705 15
PLAN 2098 34
PLAN 2311 24
DUET 1604 5
DUET 1483 5
TOTAL 108

PARKING

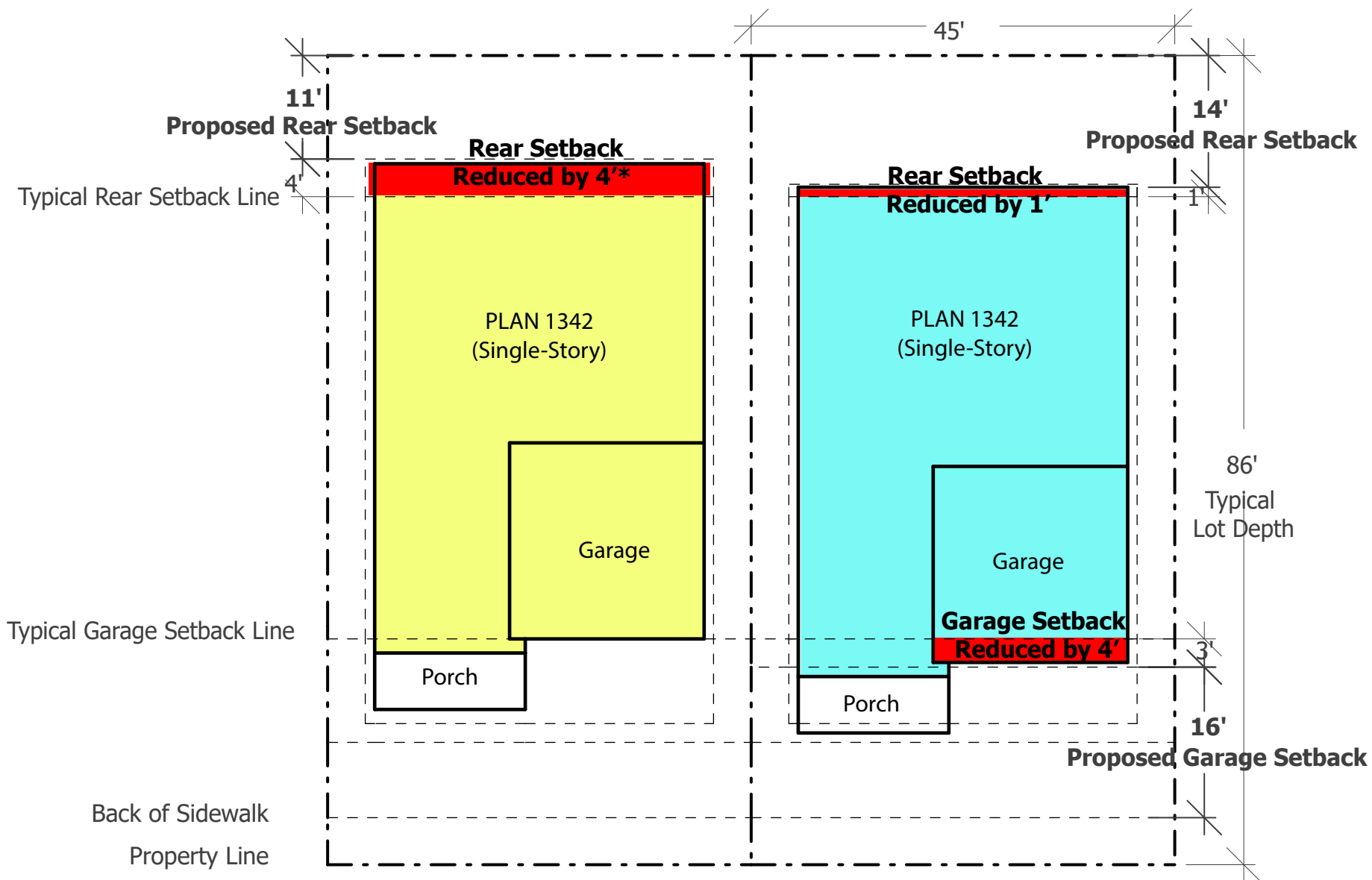
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Santa Rosa, CA 95403
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DEVELOPMENT SITE PLAN STONEBRIDGE SUBDIVISION - PHASE II

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA
JANUARY 2024
JOB NO. 23-117
SHEET NO. 1
OF 1 SHEETS



On 7 Lots:

Rear Setback
Reduced by 4' (to 11')

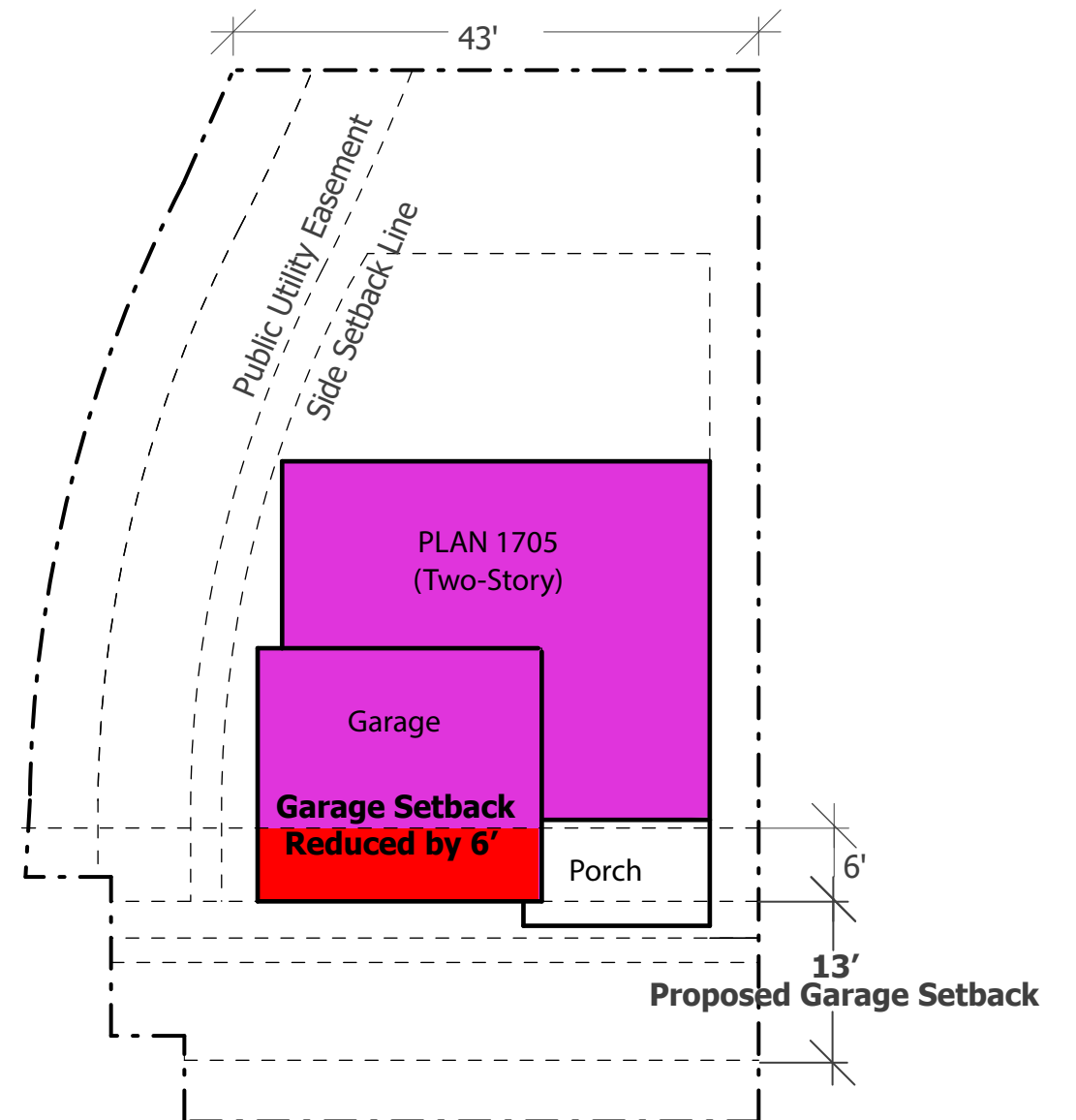
*On Lot 6 only
Reduced by 5' (to 10')

On 13 Lots:

Rear Setback
Reduced by 1' (to 14')

+

Garage Setback
Reduced by 4' (to 15')



On Lot 47

Garage Setback
Reduced by 6' (to 13')