

PROPOSED	EXISTING

LEGEND

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 PERM.

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 CORRS.

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.

PROJECT DATA

OWNER/DEVELOPER
REAL EQUITY PARTNERS LLC
1801 FARMERS LANE #302
SANTA ROSA, CA 95405
707-577-0425

PLANNER
SCOTT SCHELENGER, CSW LAND
P.O. BOX 921
SANTA ROSA, CA 95402
707-921-5030

ENGINEER: T.D.G. CONSULTING
SCOTT ENGINEERS, INC.
SANTA ROSA, CA 95403
707-577-4425

SITE ADDRESS:
408 CALISTOGA ROAD
SANTA ROSA, CA 95409

A.P. NO. 153-430-022

DOC. NO. 2013-35-441

SITE AREA: 0.99 ACRES

PRESENT ZONING - RR-40

PROPOSED ZONING - R-1-6

NUMBER OF LOTS = 4

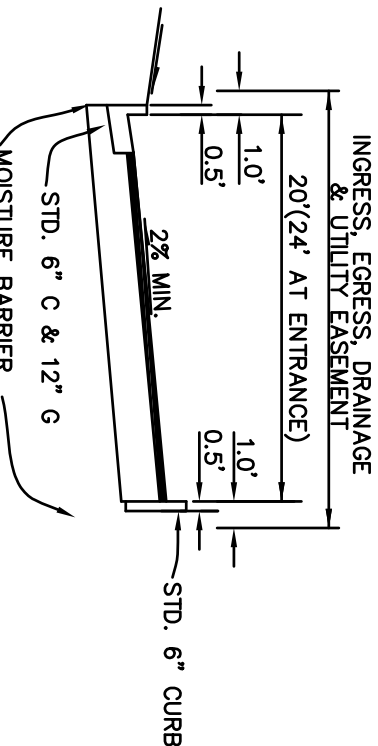
MINIMUM LOT SIZE: 7,833 S.F.

MAXIMUM LOT SIZE: 13,705 S.F.

AVERAGE LOT SIZE: 10,812 S.F.

NUMBER OF UNITS = 1 EXISTING AND 3 FUTURE CUSTOM HOMES

DENSITY 4.04 UNITS PER ACRE



TYPICAL SECTION - PRIVATE DRIVEWAY

PRIVATE DRIVEWAY
NO SCALE

LOCATION MAP

