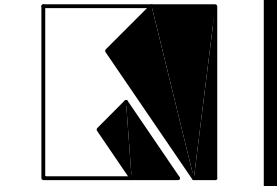


City of Santa Rosa
 Planning & Economic
 Development Department
 10/12/2020
 RECEIVED

DATE
 ANDREW BORDESSA
 No. 34368
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER



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

DN 2018-060765
 APN 035-101-004

SITE DEVELOPMENT PLAN
CHERRY RANCH
 960 FRESNO AVENUE
 SANTA ROSA, CALIFORNIA

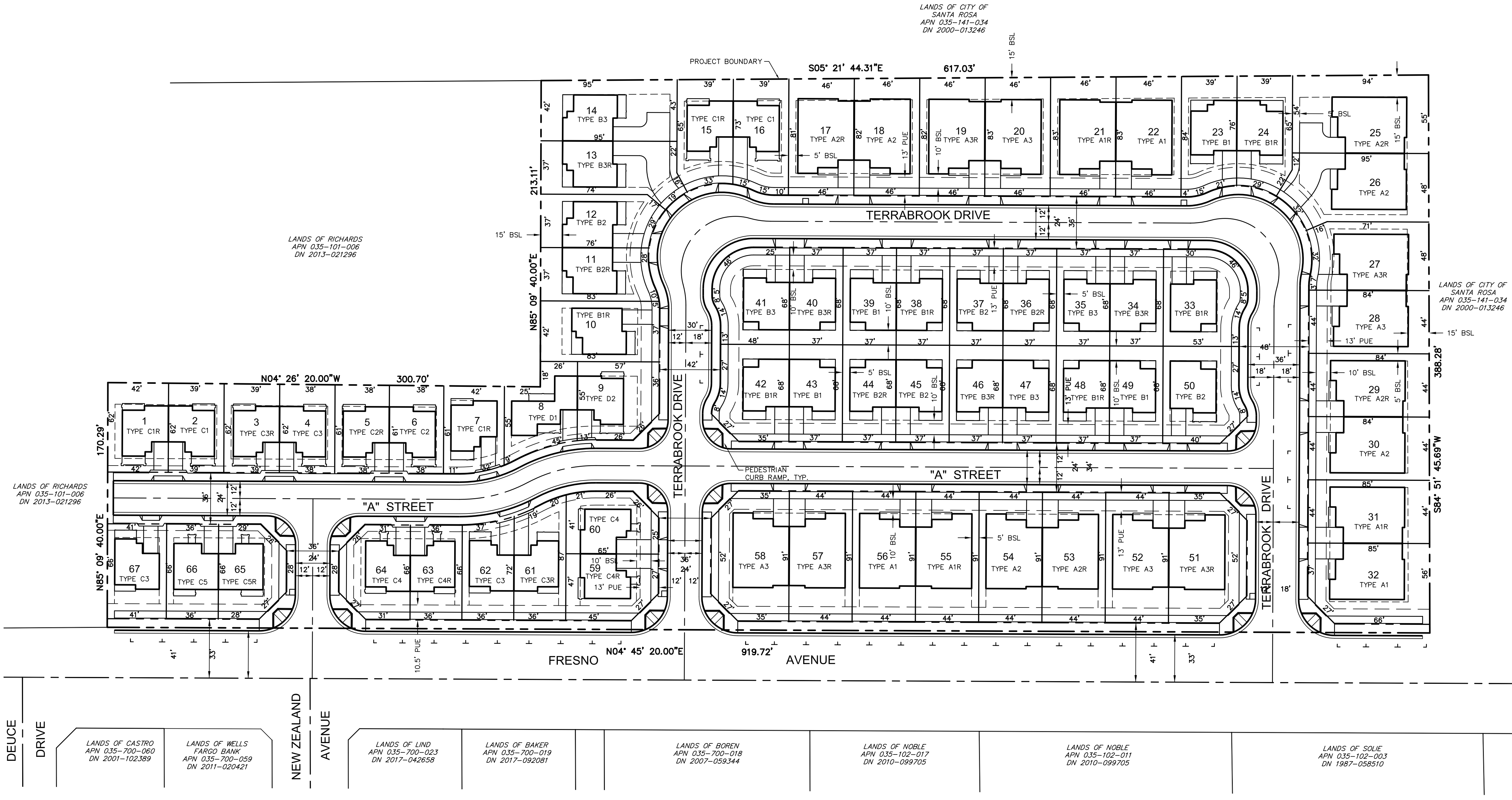
6.87 ACRES
 67 LOTS
 OCTOBER 2020

JOB NO.
 18-103

SHEET NO.

1

OF 1 SHEETS



LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	2,619	35	2,516
2	2,391	36	2,516
3	2,383	37	2,516
4	2,366	38	2,516
5	2,316	39	2,516
6	2,301	40	2,516
7	2,508	41	3,333
8	2,700	42	3,243
9	2,940	43	2,516
10	3,499	44	2,516
11	2,885	45	2,516
12	2,965	46	2,516
13	3,697	47	2,516
14	4,010	48	2,516
15	2,871	49	2,516
16	3,027	50	3,580
17	3,699	51	4,587
18	3,721	52	4,004
19	3,743	53	4,004
20	3,765	54	4,004
21	3,787	55	4,004
22	3,809	56	4,004
23	3,108	57	4,004
24	2,996	58	4,587
25	5,129	59	2,826
26	4,705	60	2,621
27	3,918	61	2,894
28	3,689	62	2,462
29	3,702	63	2,383
30	3,715	64	2,937
31	3,727	65	2,787
32	4,594	66	2,387
33	3,670	67	2,715
34	2,516		

PROJECT AND SITE DATA

OWNER / DEVELOPER

JOHN COPPIELLO
 CRC DEVELOPMENT, LLC
 P.O. BOX 472230
 SAN FRANCISCO, CA 94147-2230
 (415) 441-7411

ENGINEER

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

SURVEYOR

CINQUINI & PASSARINO, INC.
 1360 NORTH DUTTON AVE., STE 104
 SANTA ROSA, CA 95401
 (707) 542-6268

RESIDENTIAL SITE DATA

SITE AREA 6.87 ACRES
 TOTAL UNITS 67
 PROJECT DENSITY 9.75 UNITS/ACRE
 EXISTING AND PROPOSED ZONING R-1-6-SR

LOT DETAILS

SMALLEST LOT SIZE = 2,301 SQ. FT. (LOTS 6)
 LARGEST LOT SIZE = 5,129 SQ. FT. (LOT 25)
 AVERAGE LOT SIZE = 3,187 SQ. FT.
 SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

SETBACKS

PORCH 6 FT.
 BUILDING - FRONT 10 FT.
 BUILDING - REAR 15 FT. (TYPICAL)
 10 FT. (LOTS 7-9, 41-50, & 59-60)
 BUILDING - SIDE 5 FT.
 GARAGE - FRONT 19 FT.
 SETBACKS MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE, WHICH EVER IS MOST RESTRICTIVE.

UNIT TYPES

TYPE A DUPLEX UNITS: 22 UNITS
 TYPE B DUPLEX UNITS: 22 UNITS
 TYPE B SINGLE FAM. RES. UNITS: 3 UNITS
 TYPE C DUPLEX UNITS: 16 UNITS
 TYPE C SINGLE FAM. RES. UNITS: 2 UNITS
 TYPE D DUPLEX UNITS: 2 UNITS
 TOTAL: 67 UNITS

PARKING

89 GARAGE SPACES
 67 DRIVEWAY SPACES
 38 STREET SPACES
 194 TOTAL SPACES

