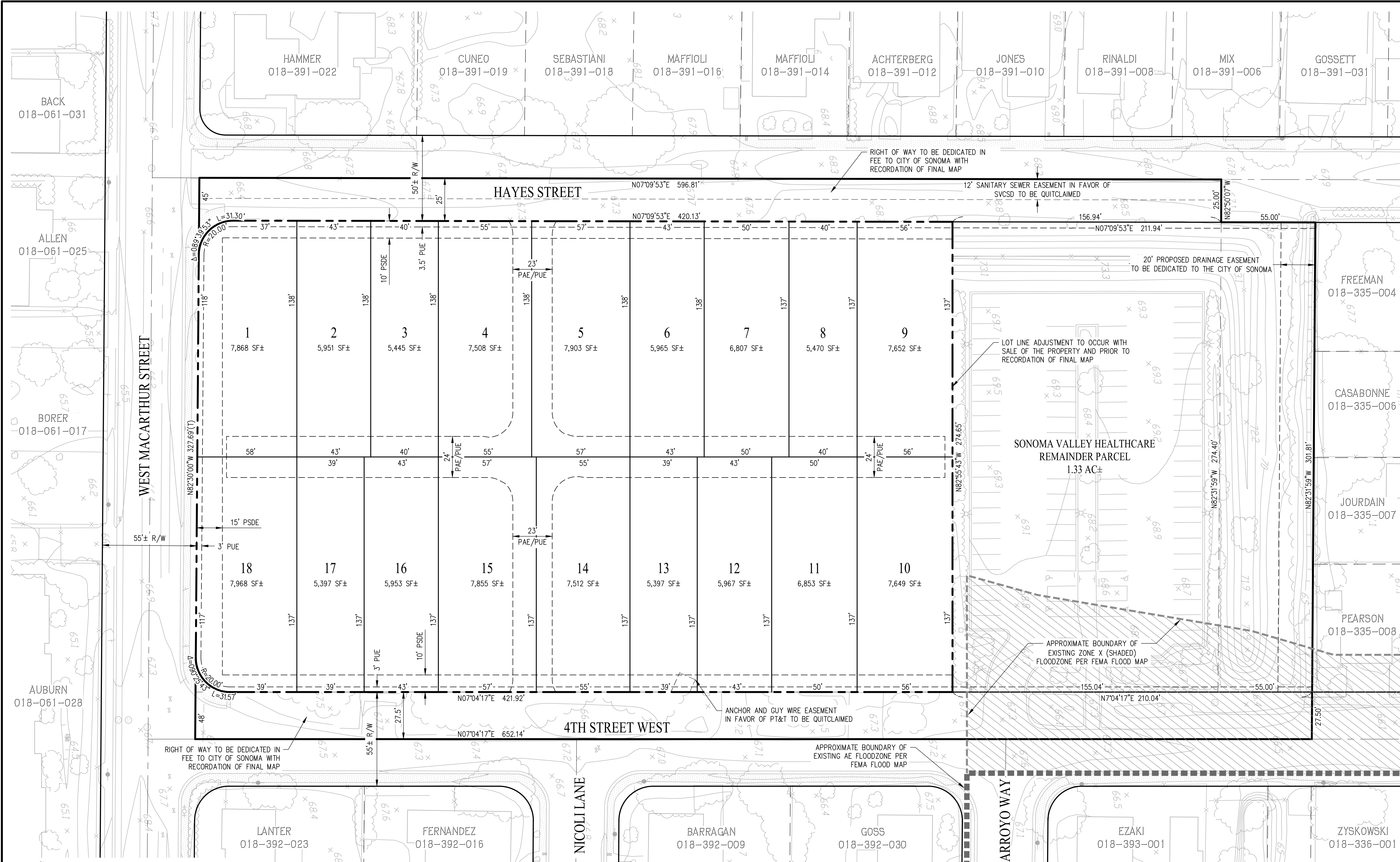




GENERAL NOTES:

- OWNER: SONOMA VALLEY HEALTHCARE
853 4TH STREET, SONOMA, CA 95476
- SUBDIVIDER: DENOVA HOMES
1500 WILLOW PASS COURT, CONCORD, CA 94520
TRENT SANSON
PHONE: (925) 852-0541
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583
RYAN T. HANSEN, RCE #80557
PHONE: (925) 866-0322
- GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT, CONCORD, CA 94520
KEN FERRONE
PHONE: (925) 688-1001
- ARCHITECT: WHA ARCHITECTS
5000 EXECUTIVE PARKWAY, SUITE 375, SAN RAMON, CA 94583
ROBERT LEE
PHONE: (925) 463-1700
- CONTOUR INTERVAL: 1 FOOT (EXISTING)
- PROPERTY ADDRESS: 853 4TH STREET
SONOMA, CA 95476
- APN: 018-392-001
018-392-045
- LAND AREA SUMMARY: GROSS AREA = 4.87 AC±

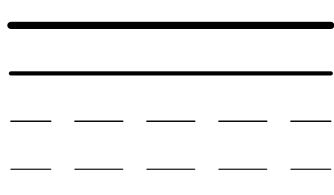
NET AREA
LESS R/W DEDICATION = 0.76 AC±
LESS REMAINDER PARCEL = 1.33 AC±
TOTAL = 2.78 AC±
- DENSITY: 7.2 DU/AC (NET)
- EXISTING LOTS: 2
PROPOSED LOTS: 18
- NUMBER OF UNITS: 20
- LOT SIZE: MIN = 5,397 SF±, MAX = 7,968 SF±, AVG = 6,729 SF±
- FLOOR AREA RATIO: 0.35
- EXISTING ZONING: SONOMA RESIDENTIAL
PROPOSED ZONING: SONOMA RESIDENTIAL (R-S)
- EXISTING USE: OPEN LOT
PROPOSED USE: RESIDENTIAL
- UTILITIES: EACH LOT WILL BE SERVED WITH ONE WATER LATERAL AND ONE
SANITARY SEWER LATERAL.
CITY OF SONOMA
SONOMA COUNTY WATER AGENCY
CITY OF SONOMA
PACIFIC GAS & ELECTRIC
- TRASH: INDIVIDUAL UNIT CAN BE SERVED WITH ONE SONOMA
GARBAGE COLLECTORS ALONG 'A' STREET.
- STREETS: ALL PROPOSED ON-SITE STREETS ARE PRIVATE. PUBLIC ACCESS
FOR TRASH COLLECTION, UTILITY SERVICE, AND OTHER CITY
SERVICES SHALL BE GRANTED OVER THE PRIVATE STREETS.
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED
GRADING IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS
AND ABAG RECOMMENDATIONS.
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN
CONCRETE POST, DESIGNATION R 205, PID JT0238, HAVING AN
NGVD29 PUBLISHED ELEVATION OF 40.83 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE
OF WEST MACARTHUR STREET, BEING S82°30'00"E PER PARCEL
MAP NUMBER 41 (391 M 23).
- FLOOD ZONE DESIGNATION: ZONE X/ZONE X (SHADED): AREAS OUTSIDE THE 1% AND 0.2%
ANNUAL CHANCE FLOODPLAINS.
- LANDSCAPING: FRONT YARD LANDSCAPING IMPROVEMENTS ARE TO BE DESIGNED
WITH FUTURE DESIGN REVIEW APPLICATION, SUBJECT TO
PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE MAP.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 9 AND 10.
AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED
IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF
THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE
SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM
DWELLING UNITS SHALL BE NO MORE THAN 4 RESIDENTIAL
CONDOMINIUM UNITS FOR LOTS 9 AND 10.

SHEET INDEX

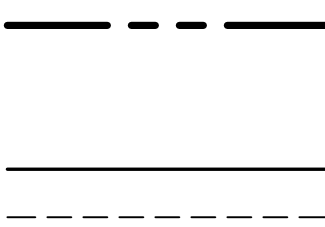
- | | |
|--------|--|
| TM 1.0 | VESTING TENTATIVE MAP |
| TM 2.0 | SITE PLAN |
| TM 3.0 | PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN |
| TM 4.0 | PRELIMINARY STORMWATER CONTROL PLAN |
| TM 5.0 | PROJECT NARRATIVE AND SITE DATA |
| TM 6.0 | PRIVATE OPEN SPACE |

LEGEND

EXISTING



PROPOSED



DESCRIPTION

- PROPERTY BOUNDARY
RIGHT OF WAY BOUNDARY
ADJACENT PROPERTY BOUNDARY
LOT LINE
EASEMENT LINE
EXISTING
PUBLIC ACCESS EASEMENT
PRIVATE STORM DRAIN EASEMENT
PUBLIC UTILITY EASEMENT
RIGHT OF WAY

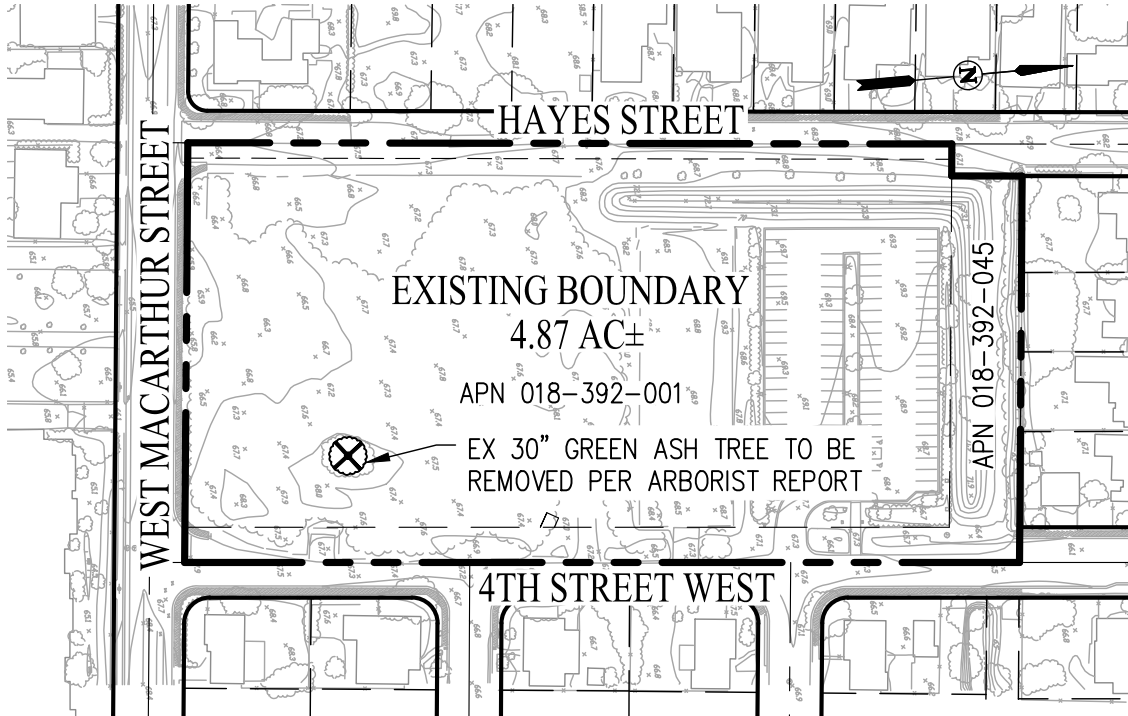
EX

PAE

PSDE

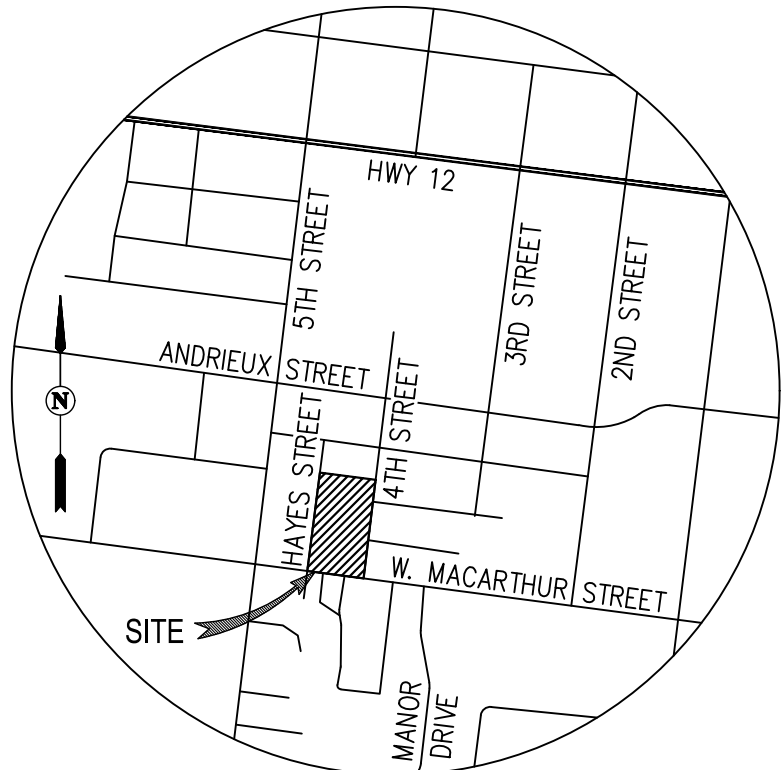
PUE

R/W



EXISTING CONDITIONS MAP

NOT TO SCALE

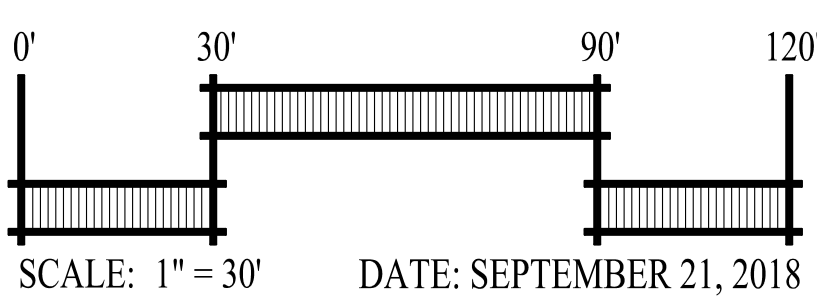
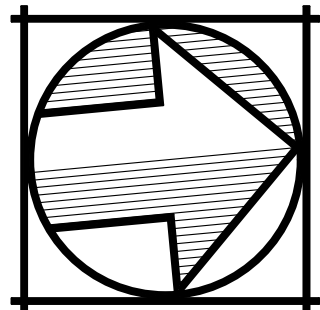


VICINITY MAP

NOT TO SCALE

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MOCKINGBIRD LANE

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



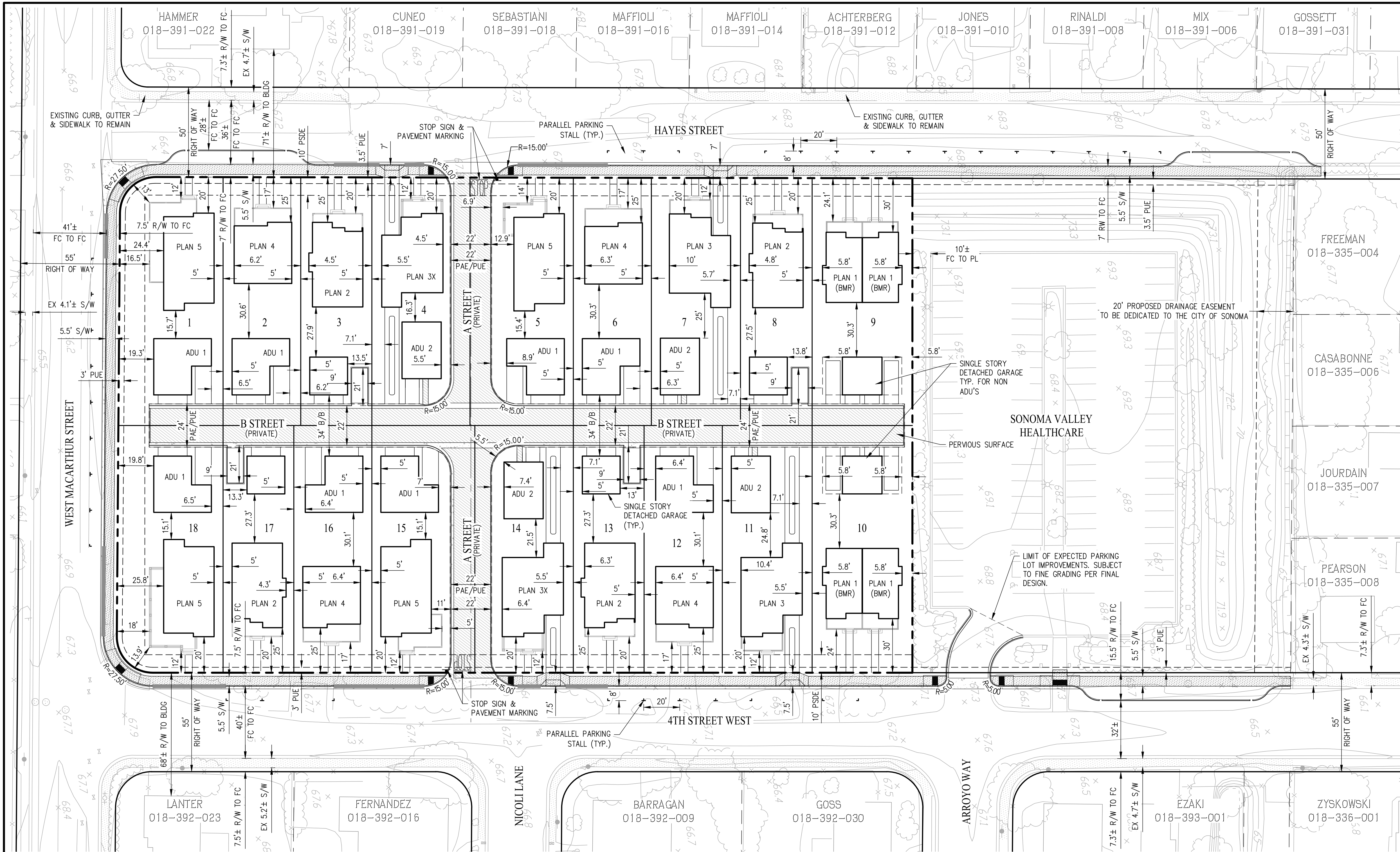
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
WWW.CBANDG.COM

SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.

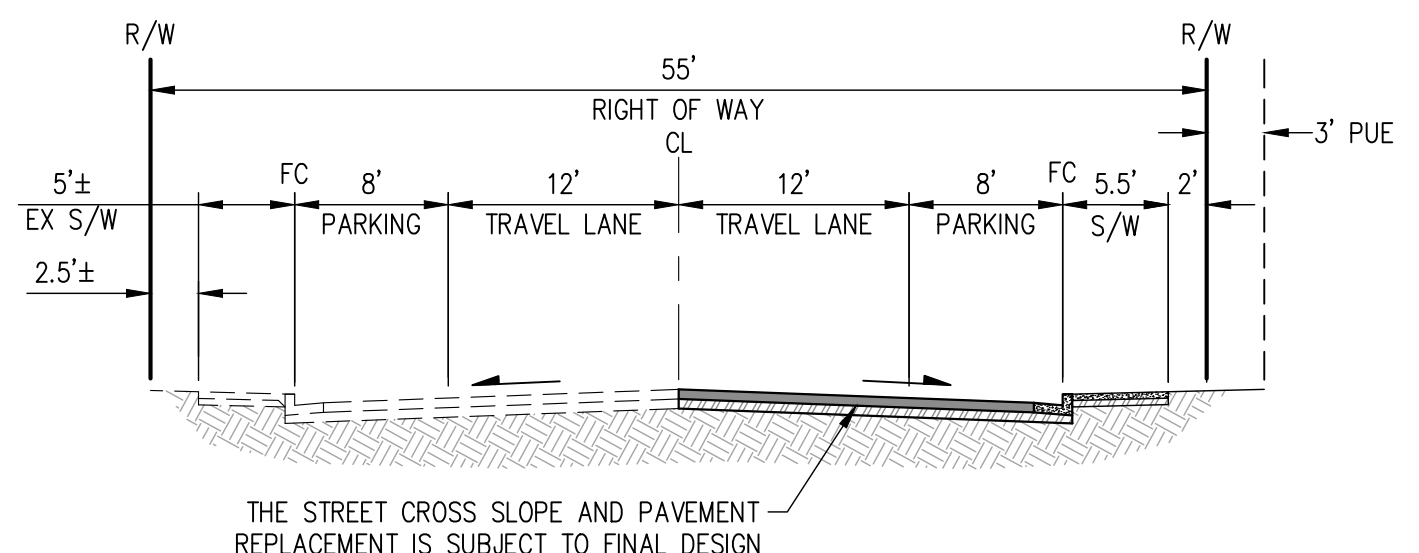
TM 1.0

OF 6 SHEETS

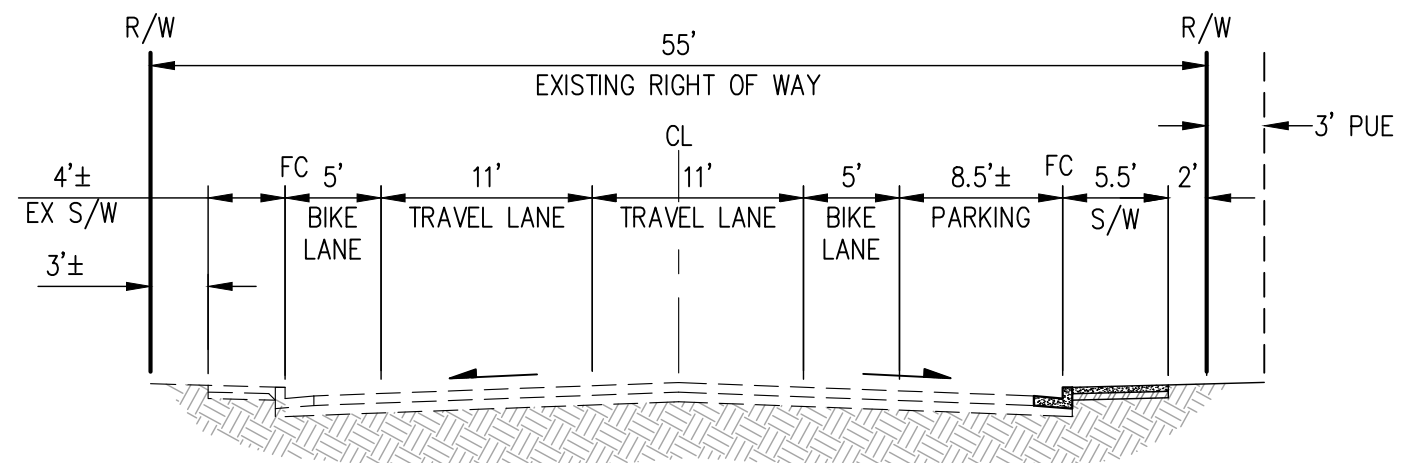


PARKING SUMMARY						
BUILDING TYPE	# UNITS	REQUIRED PARKING STALLS	PROPOSED COVERED GARAGE STALLS	PROPOSED COVERED CARPORT STALLS	PROPOSED UNCOVERED OFF-STREET STALLS	PROPOSED UNCOVERED ON-STREET STALLS
DUPLEX	4	6	4	4	-	-
SINGLE FAMILY	16	16	32	-	16 ⁴	-
ACCESSORY DWELLING UNIT	12	12	4	-	8	12
GUEST	-	-	-	-	-	29
SUBTOTAL	32	34	40	4	24	29
TOTAL			44		68	29

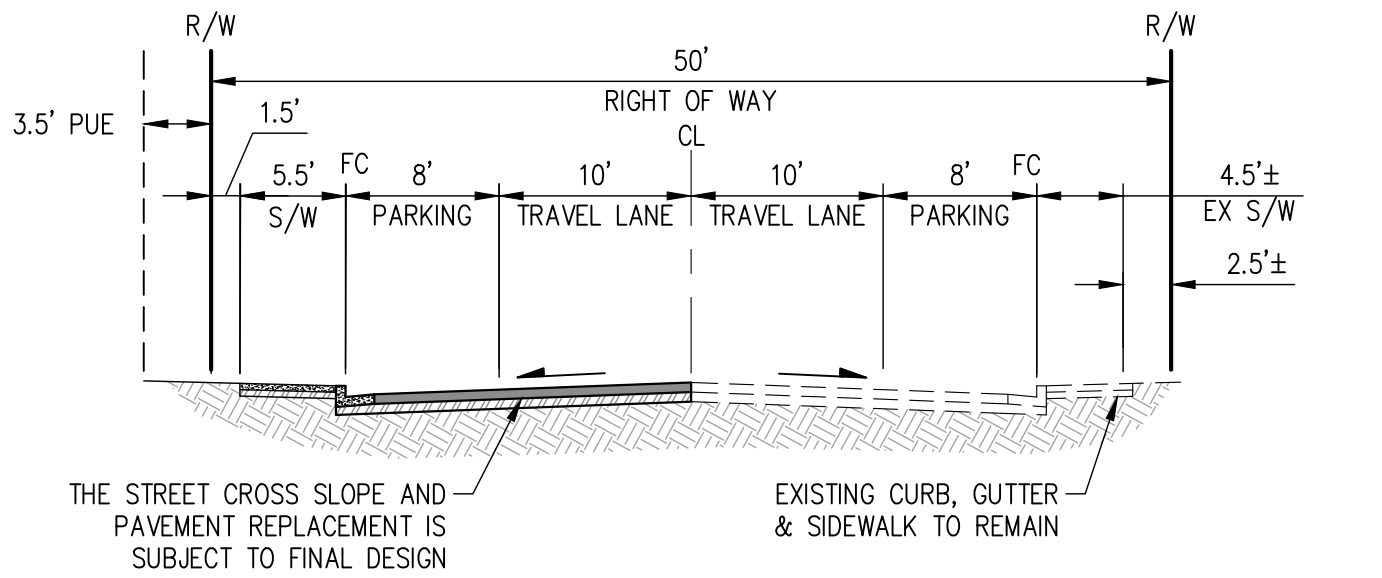
- NOTES:
- SEE PLAN TYPE/ADU PARKING STALL BREAKDOWN ON PROJECT DATA SHEET TM 5.0.
 - NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.
 - REQUIRED NUMBER OF PARKING STALLS FOR DUPLEX PLAN TYPE IS 1.5 STALLS PER UNIT. REQUIRED NUMBER OF PARKING STALLS FOR ALL OTHER PLAN TYPES AND ACCESSORY DWELLING UNITS IS 1 STALL PER UNIT.
 - UNCOVERED OFF-STREET PARKING STALLS INCLUDES PLAN 3 AND PLAN 3X DRIVEWAYS (12 STALLS TOTAL) AND UNCOVERED PLAN 2 PARKING STALLS (4 TOTAL).



TYPICAL 4TH STREET WEST SECTION
(PUBLIC STREET SECTION PER CITY STANDARD PLAN 102)
NOT TO SCALE



TYPICAL WEST MACARTHUR STREET SECTION
(PUBLIC STREET SECTION PER CITY STANDARD PLAN 102)
NOT TO SCALE



TYPICAL HAYES STREET SECTION
(PUBLIC STREET SECTION PER CITY STANDARD PLAN 101)
NOT TO SCALE

EXISTING

PROPOSED

ADU

BMR

BW

B/B

CL

EX

FC

L/S

LL

PL

PAE

PUE

S/W

DESCRIPTION

PROPERTY BOUNDARY

RIGHT OF WAY BOUNDARY

ADJACENT PROPERTY BOUNDARY

LOT LINE

CENTERLINE

EASEMENT LINE

RED CURB

SIDEWALK

PERVIOUS SURFACE

ACCESSORY DWELLING UNIT

BELOW-MARKET RATE UNIT

BACK OF WALK

BUILDING TO BUILDING

CENTERLINE

EXISTING

FACE OF CURB

LANDSCAPE

LOT LINE

PROPERTY LINE

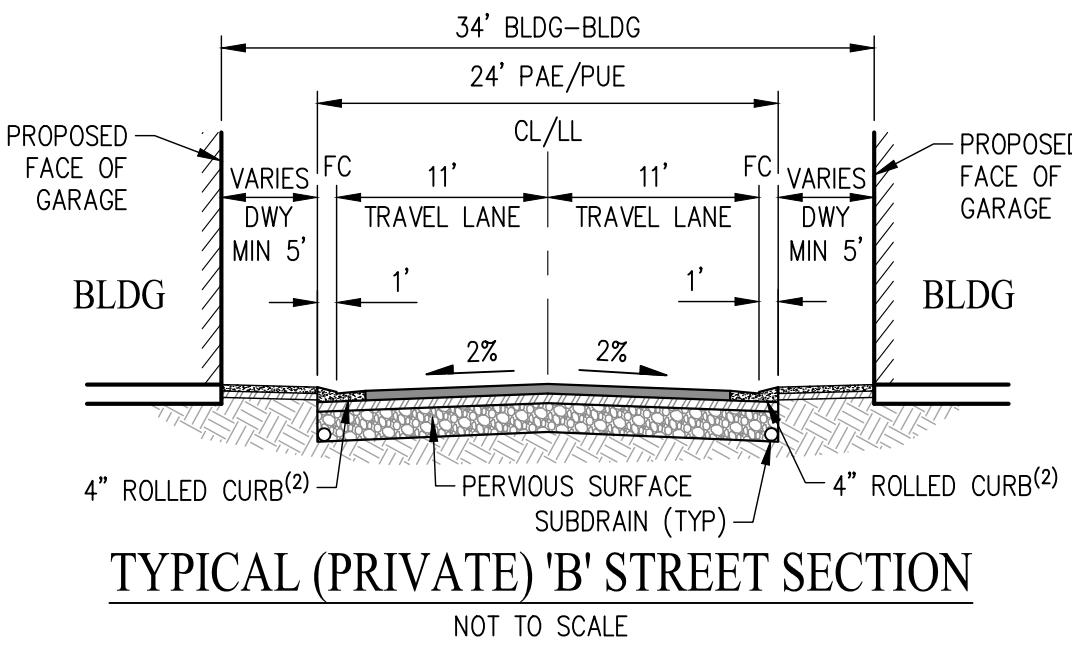
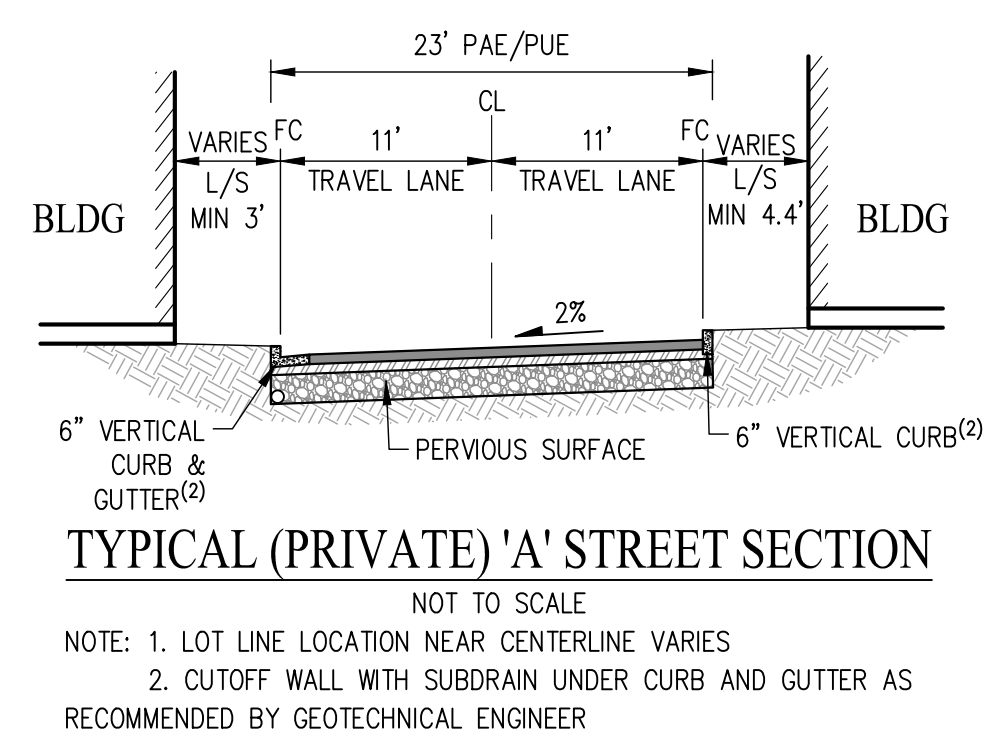
PAE

PUE

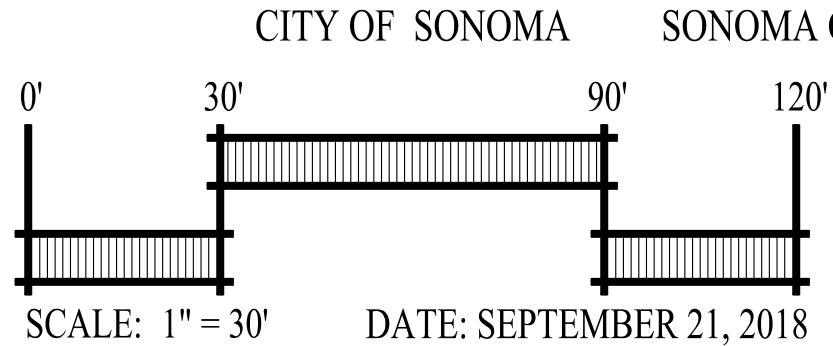
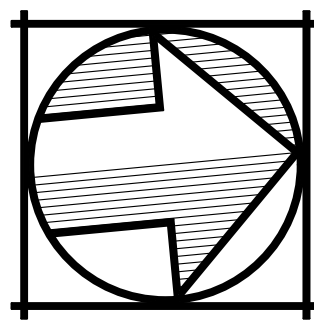
SIDEWALK

NOTE:

- ALL PRIMARY RESIDENCE BUILDINGS AND ADU BUILDINGS ARE TO BE TWO-STORY STRUCTURES. DETACHED GARAGES ARE TO BE SINGLE-STORY STRUCTURES.



SITE PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MOCKINGBIRD LANE



CITY OF SONOMA

SONOMA COUNTY

CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
WWW.CBANDG.COM

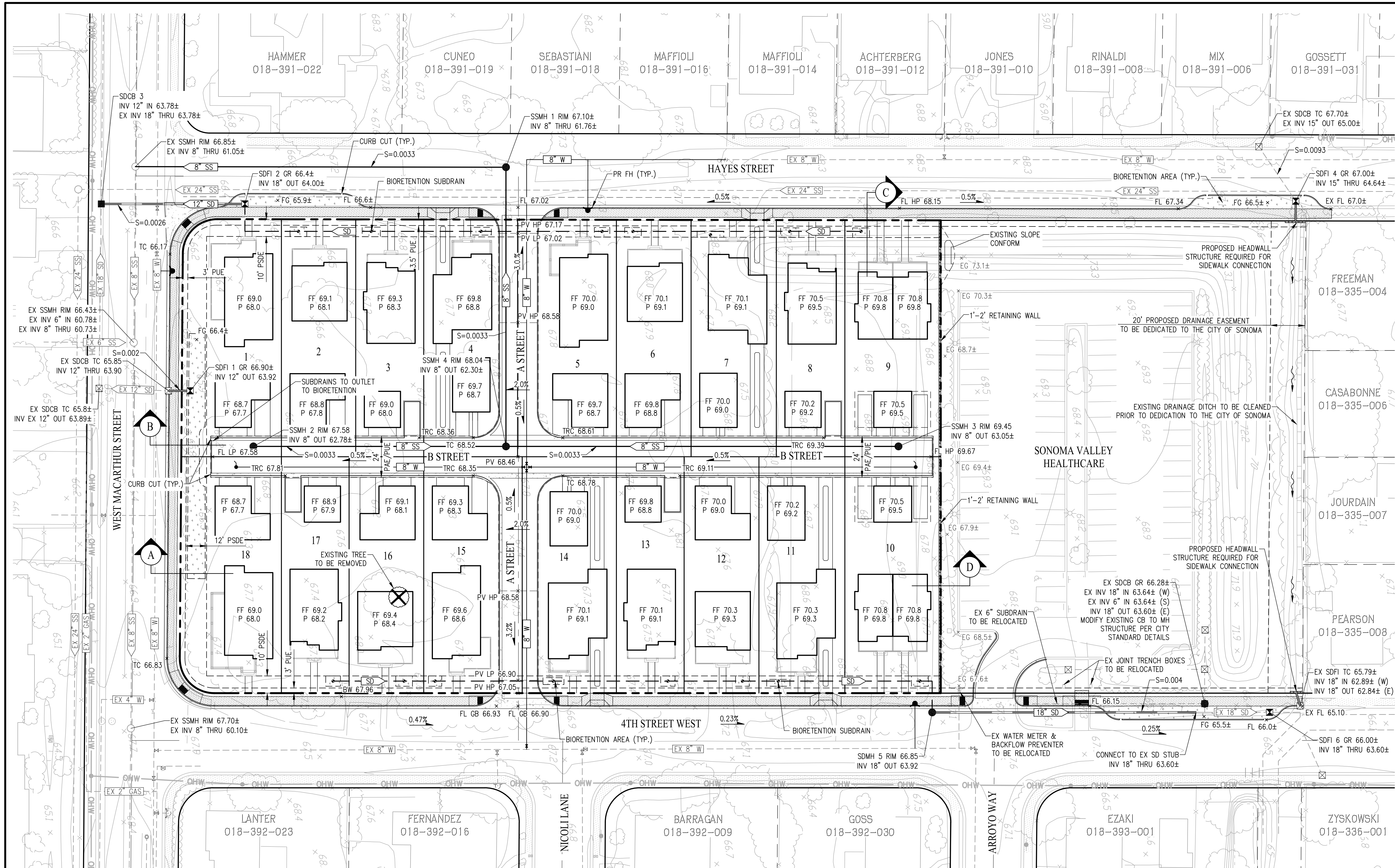
SAN RAMON, CALIFORNIA

SACRAMENTO, CALIFORNIA

(925) 866 - 0322

(916) 375 - 1877

SHEET NO.
TM 2.0
OF 6 SHEETS

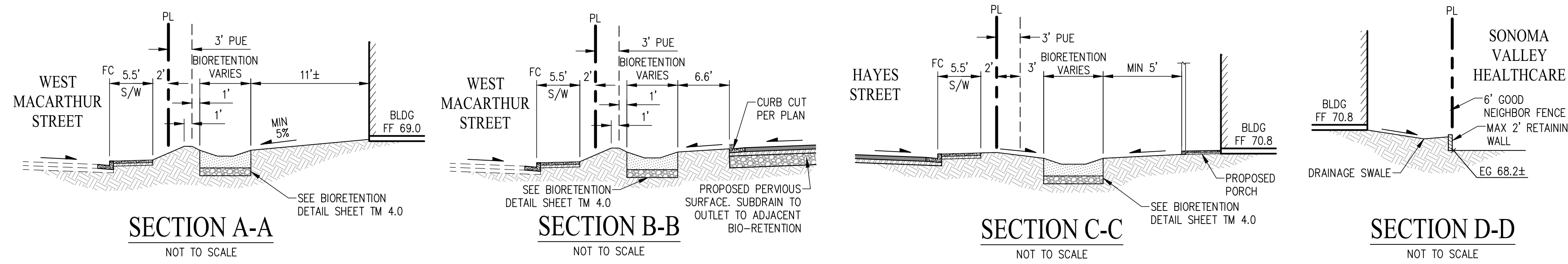


LEGEND
EXISTING
EX SD
EX SS
EX W
EX GAS
OHW
PROPOSED
SD
SS
W
SD
100.00
BO
BW
EG
EX
FC
FF
FG
FH
FI
FL
GB
GR
HP
L/S
LP
MAX
MH
P
PL
PR
PAE
PSDE
PUE
PV
S/W
SD
SS
TC
W

DESCRIPTION
STORM DRAIN MAIN
SANITARY SEWER MAIN
WATER MAIN
BIORETENTION SUBDRAIN
GAS LINE
OVERHEAD UTILITY LINE
BIORETENTION AREA
MANHOLE
CATCH BASIN
FIELD INLET
FIRE HYDRANT
BLOW OFF
SPOT ELEVATION
BLOW OFF
BACK OF WALK
EXISTING GRADE
EXISTING
FACE OF CURB
FINISHED FLOOR ELEVATION
FINISHED GRADE
FIRE HYDRANT
FIELD INLET
FLOW LINE
GRADE BREAK
GRATE
HIGH POINT
LANDSCAPE
LOW POINT
MAXIMUM
MANHOLE
PAD ELEVATION
PROPERTY LINE
PROPOSED
PUBLIC ACCESS EASEMENT
PRIVATE STORM DRAIN EASEMENT
PUBLIC UTILITY EASEMENT
PAVEMENT
SIDEWALK
STORM DRAIN
SANITARY SEWER
TOP OF CURB
WATER

ESTIMATED ROUGH GRADING EARTHWORK SUMMARY			
	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	400	3900	3500 (F)
SPOILS	1500	-	1500 (C)
TOTAL	1900	3900	2000 (F)

NOTES:
1. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
2. EARTHWORK SPOILS INCLUDES ESTIMATION FOR FOUNDATION, SANITARY SEWER TRENCH, WATER TRENCH, BIORETENTION, AND OFFSITE IMPROVEMENT CUT VOLUMES.



PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MOCKINGBIRD LANE

0' 30' 90' 120'
SCALE: 1" = 30' DATE: SEPTEMBER 21, 2018

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
WWW.CBANDG.COM

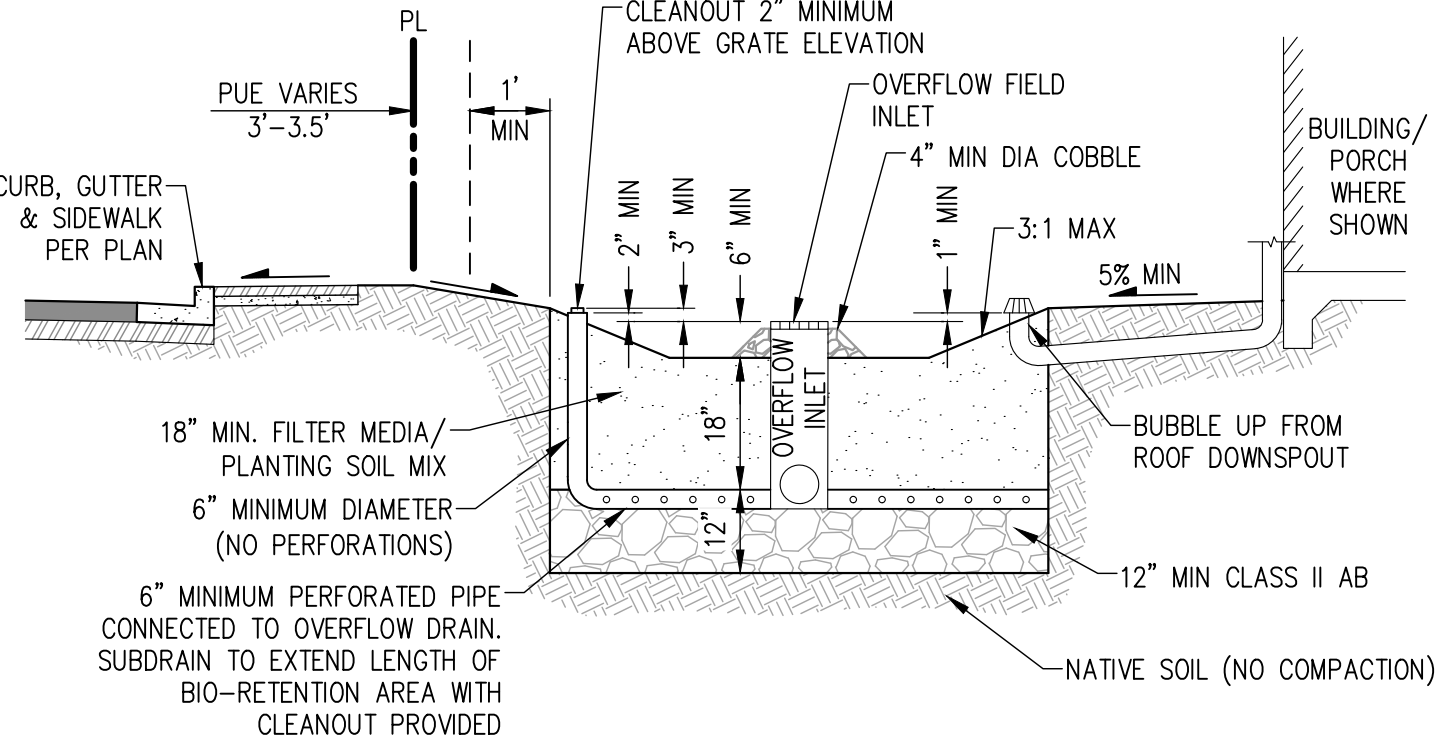
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM 3.0
OF 6 SHEETS

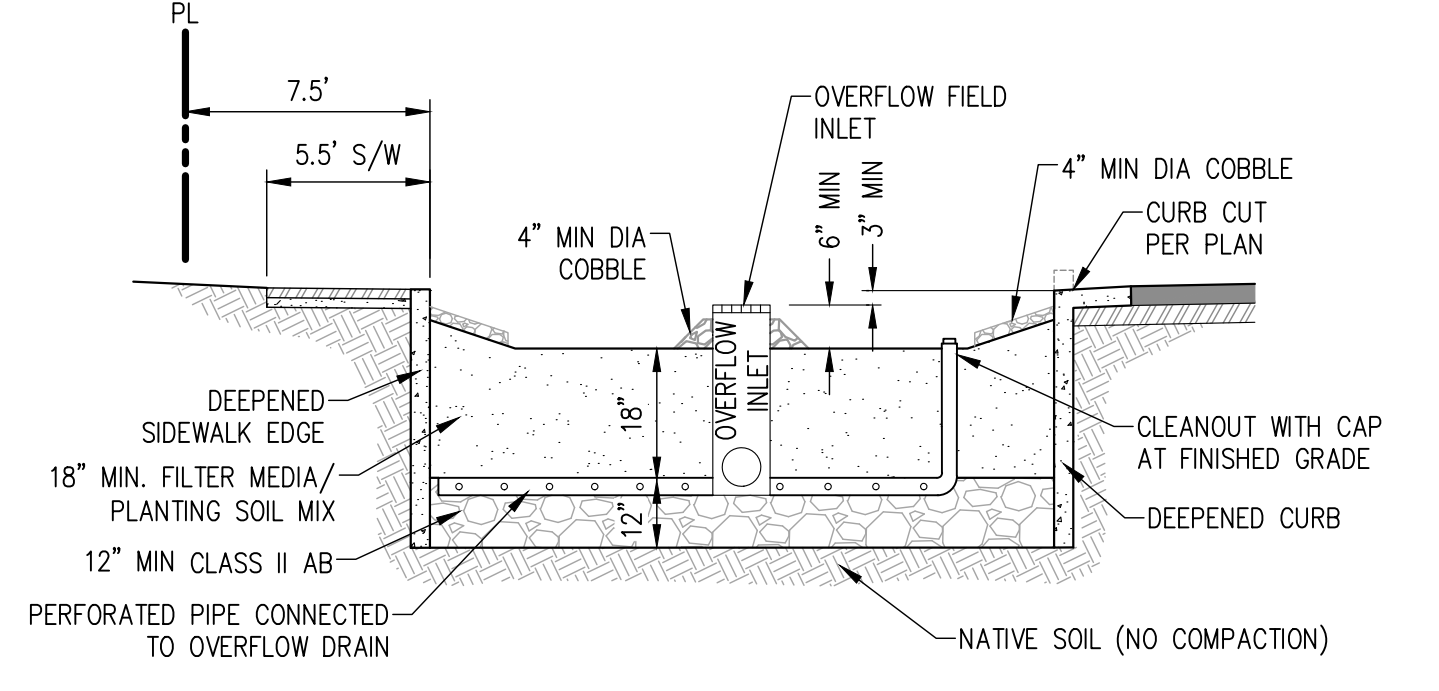


STORMWATER TREATMENT SUMMARY				
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	31574	55356	1263	1295
2	868	889	38	54
3	902	1013	40	59
4	1101	734	47	54
5	1140	957	49	50
6	868	890	38	54
7	1101	919	48	54
8	979	1045	43	59
9	805	1623	39	54
10	805	1622	39	59
11	1101	919	48	54
12	868	888	38	49
13	902	1014	40	50
14	1101	734	47	49
15	1041	925	45	46
16	868	888	38	58
17	902	1014	40	51
18	9980	1076	404	539
19	8013	1148	325	539
20	17306	1863	700	751
TOTAL	82225	75517	3978	4665

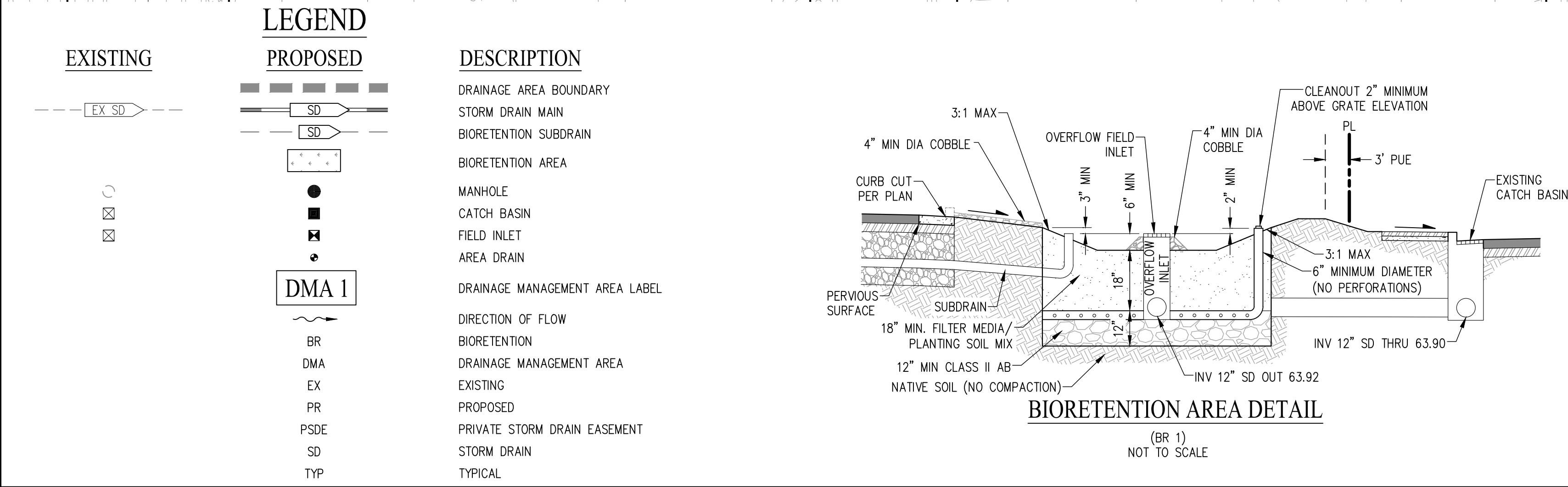
NOTE: BR 20 ACCOUNTS FOR 51 SF OF VEGETATED SWALE REPLACEMENT ON PARKING LOT IMPROVEMENTS.



TYPICAL FRONT OF LOT BIORETENTION AREA DETAIL
(BR 2-17)
NOT TO SCALE



TYPICAL OFF-SITE BIORETENTION AREA DETAIL
(BR 18-20)
NOT TO SCALE



PRELIMINARY STORMWATER CONTROL PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MOCKINGBIRD LANE

0'30'90'120'

SCALE: 1" = 30'

DATE: SEPTEMBER 21, 2018

CITY OF SONOMASONOMA COUNTYCALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
WWW.CBANDG.COM

SHEET NO.
TM 4.0
OF 6 SHEETS

Project Narrative for Mockingbird Lane (SVH South Lot)
Proposed Community by DeNova Homes

Mockingbird Lane is a proposed residential community designed to follow the Sonoma Residential land use and zoning guidelines, and mimic the existing character of the surrounding community and the City of Sonoma; just as mockingbirds mimic the songs and sounds of other birds.

Under Sonoma Residential the property can yield up to 8 units per net, developable acre; with +/- 2.78 net developable acres (remaining from the existing +/- 4.87 acres after the hospital parking lot and right of way/frontage improvements are removed). Resultantly, the property in question can yield a maximum of 22 primary residential units. Mockingbird Lane is a community proposed to contain 20 primary units on 18 residential lots, with 12 accessory dwelling units (“ADUs”) as allowed under the City’s Development Code.

For the inclusionary/workforce housing requirement of 20% of the total units (where half will be for low income and the other half will be moderate), DeNova Homes will be working with the Housing Land Trust of Sonoma County (“HLT”), who will act as the liaison for the City in finding qualified buyers for the 4 inclusionary/workforce housing units that are part of Mockingbird Lane.

Mockingbird Lane is a community primarily composed of alley style homes (garages accessed from rear, private alley way) with only 2 plans having front & rear loaded driveways (Plan 3 & 3x). With the implementation of front porch elements, this will allow for creative/drought tolerant designs that will be able to enhance the streetscape(s) the proposed homes will front on. The proposed ADUs will be on the rear of the residential lots, and access their parking from the private alley way that can be accessed from both Hayes Street & 4th Street West.

DeNova Homes will be assuming the obligations set forth in the Deferred Improvement Agreement that the City of Sonoma has in place with the Sonoma Valley Health Care District, and as a result will be completing the street/frontage improvements along the entire +/- 4.87 acre property frontages on Hayes Street & 4th Street West. Off-site C3 basins are to be located in 3 minimal/isolated areas in the City ROW, where all on-site C3 basins will be located in the front yards of each lot and be incorporated into the future landscape plans. All future/new dry utilities would be installed underground. During the Project Advisory Committee meeting, the Fire Department confirmed emergency fire services for these homes and ADUs will come from the street frontages on 4th Street West, Hayes Street, and W Macarthur Street.

The following is a summary of the architectural design & site planning efforts:

- Sonoma/California Craftsman inspired architecture**
 - Unified theme with wide variation in plans, design unifying elements such as porches, and several color schemes, to create unique plan layouts paired with variable lot/plan widths and configurations, and varying setbacks to provide a variety in massing along the streetcapes
 - 6 plans for with 4 color schemes for 20 homes; ADU and garage elevations design to match/follow this architectural theme
- Plan 1 - Duplex Building for Inclusionary/Workforce Housing Units**
 - Two story homes, +/- 26' tall
 - 1,305 sq. ft. with 3 beds & 2 baths
 - garage/carport accessed from the private alley (no ADU with this plan)
- Plan 2**
 - “1.5 Story” home design; master bedroom down, with 2nd floor built in roof line, +/- 26' tall
 - 1,846 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 2.5 baths (3rd bath to replace half bath when 4th bedroom option is chosen)
 - Garage/parking accessed from the private alley (no ADU with this plan)
- Plan 3**
 - Two story home, +/- 30' tall
 - 1,949 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 3 baths
 - Tandem/pass-through garage that can be accessed from the front, or from private alley
 - 460 sq. ft., single story ADU in rear of lot that can be accessed from the private alley
- Plan 3x - slight variation to previous Plan 3**
 - Two story home, +/- 30' tall
 - 2,195 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 3 baths standard
 - Contains bonus area that can be either a bonus room or optional 5th bed and 4th bath
 - Tandem/pass-through garage that can be accessed from the front, or from private alley
 - 460 sq. ft., single story ADU in rear of lot that can be accessed from the private alley
- Plan 4**
 - Two story home, +/- 30' tall
 - 2,044 sq. ft. with 3 beds & 2.5 baths, standard den
 - Garage accessed from the private alley, with 396 sq. ft. within a single story structure
- Plan 5**
 - Two story home, +/- 29' tall with a front, wrapped porch (designed for W Macarthur Street)
 - 2,708 sq. ft. with 4 beds standard (optional 5th in the loft) & 3 baths
 - Bed. 4 is an optional den area
 - Garage accessed from the private alley with , with 396 sq. ft. within a single story structure
 - Will have two elevations: one with wrapped porch for W Macarthur Street and a second with a smaller porch that is plotted on the interior of Mockingbird Lane

- Setbacks**
 - Front* - variety of setbacks approved at discretion of Planning Commission; average of 25' front setback provided with front porches encroaching +/- 8' into the setback (10' allowed)
 - Side* - as approved by the Planning Commission, but no less than 3'; a variety of setbacks is provided with a minimum of 3' in minimal areas for the primary structure. ADU side setbacks are 5' minimum.
 - Rear* - 20' minimum; all rear setbacks are well over 20' with all proposed ADUs being over 20' away from the primary residence (except in the case of Plan 5 where it is just under 20')
 - Garage front* - 20' from the front of the primary structure; majority of garages are hidden in the rear of the lots and accessed by the private alley, Plan 3/3x are the exception with the tandem garage that is set 20' back from the front elevation of the home.
 - Internal Garage/ADU front* - 5' minimum from back of curb to garage or ADU building face

- FAR** - .35 max; lots/homes designed to be within the allowed FAR
 - ADUs, porches, and up to 400 sq. ft. of a detached garage are excluded

- Site/Lot Coverage** - 40% max; lots/homes designed to be within the allowed FAR
 - Porches and up to 400 sq. ft. of a detached garage are excluded
 - Includes impervious surfaces, but excludes pervious surfaces

- Lot Size** - minimum 5,000 square feet; proposed lot sizes range from 5,397 sq. ft. to 7,968 sq. ft.
 - Lot widths vary from 37' to 57' and have a fairly standard depth of +/- 117' to 118'

- Duplex Condo Plan** - should Mockingbird Lane be approved, a Condo Plan/Map will be prepared and recorded over lots 9 & 10 in order to allow each duplex to be sold and individually owned; this will be done with future Final Map preparations to create the future lots and community.

- Solar Panels** - all future homes at Mockingbird Lane will have solar panels installed as standard features

PARKING PROJECT DATA TABLE					
PLAN & LOT INFO		PARKING INFO			
PLAN #	LOT #	GARAGE STALLS	COVERED STALLS	UNCOVERED/ DRIVEWAY STALLS	ON-STREET PARKING
1 (BMR)	9	2	2	0	29
	10	2	2	0	
	3	2	0	1	
2	8	2	0	1	
	13	2	0	1	
	17	2	0	1	
	7	3	0	3	
3	11	3	0	3	
	4	3	0	3	
3X	14	3	0	3	
	2	2	0	1	
4	6	2	0	1	
	12	2	0	1	
	16	2	0	1	
	1	2	0	1	
5	5	2	0	1	
	15	2	0	1	
	18	2	0	1	
TOTALS PER CATEGORY		40	4	24	29
ALL PARKING TOTAL				97	
PRIVATE PARKING TOTAL				68	
SPACES PER LOT				5.39	
PRIVATE SPACES PER LOT				3.78	

Notes:

Plan 1: All garage stalls and covered carports are for the primary residence. No ADU.

Plan 2: Both garage stalls are for the primary residence. The uncovered parking stall is also assigned to the primary unit. It is not for the entire community to use as a guest space. No ADU.

Plan 3/3XPlan 3/3X: Have an attached 2 car tandem garage with a pull through driveway that exits onto the alley. All driveway stalls included are for the primary residence. In total - there are 3 driveway stalls. 1 in front of the house, 2 in the back. The ADU 2 is only allocated the 1-car garage within its structure.

Plan 4 / 5: Both garage stalls within the ADU 1 structure are allocated for the primary residence. The uncovered carport is allocated for the ADU. On-street parking are unassigned guest stalls.

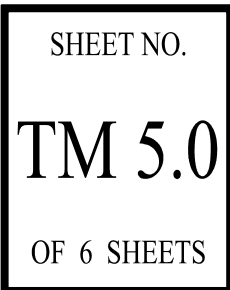
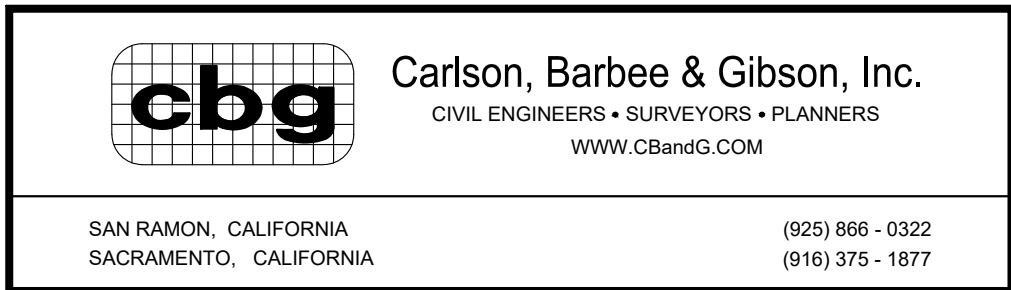
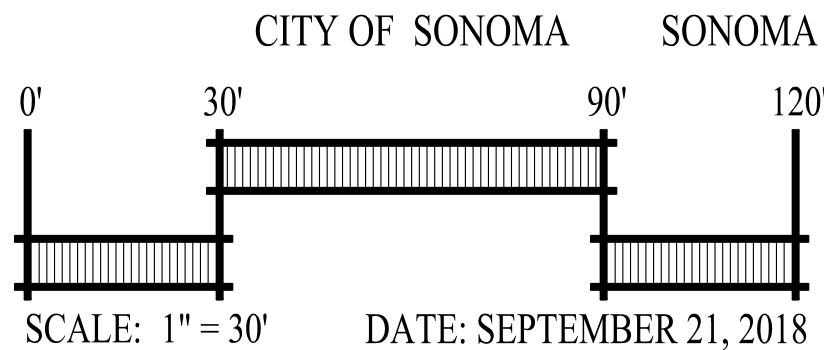
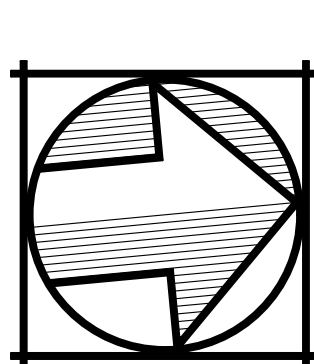
FAR & SITE COVERAGE PROJECT DATA TABLE																
PLAN & LOT INFO						PRIMARY UNIT INFO				SECONDARY UNIT INFO					FAR & SITE COVERAGE	
PLAN #	LOT #	TOTAL LOT SQUARE FOOTAGE	FLATWORK SQUARE FOOTAGE	IMPERVIOUS/ PAVED ROAD AREA SQUARE FOOTAGE	PERVIOUS SURFACE AREA SQUARE FOOTAGE	PRIMARY UNIT TYPE	PRIMARY UNIT STORIES	PRIMARY UNIT TOTAL SQUARE FOOTAGE	PRIMARY UNIT FOOTPRINT SQUARE FOOTAGE	SECONDARY UNIT TYPE	SECONDARY UNIT STORIES	ADU /CARPORT TOTAL SQUARE FOOTAGE	GARAGE SQUARE FOOTAGE	*SECONDARY UNIT FOOTPRINT SQUARE FOOTAGE*	**FAR**	***SITE COVERAGE***
1 (BMR)	9	7,652	338	134	483	DUPLEX	2	2,610	1,554	PLAN 1 GARAGE	1	462	463	63	0.341	27.3%
	10	7,649	338	134	483	DUPLEX	2	2,610	1,554	PLAN 1 GARAGE	1	462	463	63	0.341	27.3%
2	3	5,445	153	304	376	SFD HOME	2	1,846	1,267	PLAN 2 GARAGE	1	0	441	41	0.339	32.4%
	8	5,470	153	305	379	SFD HOME	2	1,846	1,267	PLAN 2 GARAGE	1	0	441	41	0.337	32.3%
	13	5,397	153	304	374	SFD HOME	2	1,846	1,267	PLAN 2 GARAGE	1	0	441	41	0.342	32.7%
	17	5,397	153	304	374	SFD HOME	2	1,846	1,267	PLAN 2 GARAGE	1	0	441	41	0.342	32.7%
	7	6,807	572	124	471	SFD HOME	2	2,380	1,433	ADU 2 W/ GARAGE	1	491	240	491	0.350	38.5%
3	11	6,853	570	125	475	SFD HOME	2	2,380	1,433	ADU 2 W/ GARAGE	1	491	240	491	0.347	38.2%
	4	7,508	643	408	1,673	SFD HOME	2	2,626	1,433	ADU 2 W/ GARAGE	1	491	240	491	0.350	39.6%
3X	14	7,512	596	209	1,681	SFD HOME	2	2,626	1,433	ADU 2 W/ GARAGE	1	491	240	491	0.350	36.3%
	2	5,951	330	108	410	SFD HOME	2	2,044	1,051	ADU 1 W/ GARAGE	1	345	439	384	0.343	31.5%
4	6	5,965	330	109	412	SFD HOME	2	2,044	1,051	ADU 1 W/ GARAGE	1	345	439	384	0.343	31.4%
	12	5,967	330	109	413	SFD HOME	2	2,044	1,051	ADU 1 W/ GARAGE	1	345	439	384	0.343	31.4%
	16	5,953	330	109	412	SFD HOME	2	2,044	1,051	ADU 1 W/ GARAGE	1	345	439	384	0.343	31.5%
	1	7,868	310	108	386	SFD HOME	2	2,708	1,413	ADU 1 W/ GARAGE	1	345	439	384	0.344	28.2%
5	5	7,903	308	222	2,014	SFD HOME	2	2,708	1,413	ADU 1 W/ GARAGE	1	345	439	384	0.343	29.4%
	15	7,855	304	419	2,031	SFD HOME	2	2,708	1,413	ADU 1 W/ GARAGE	1	345	439	384	0.345	32.1%
	18	7,968	310	108	386	SFD HOME	2	2,708	1,413	ADU 1 W/ GARAGE	1	345	439	384	0.340	27.8%
CALCULATION NOTES:																
1. * = 400 SQ. FT. OF DETACHED GARAGE IS EXCLUDED																
2. ** = FAR CALCULATIONS EXCLUDE ADUS, PORCHES & DETACHED GARAGES UP TO 400 SQ. FT.																
3. *** = SITE COVERAGE CALCULATIONS EXCLUDED PORCHES & DETACHED GARAGES UP TO 400 SQ. FT.																
4. FLATWORK SQ. FT. INCLUDES ON LOT SIDEWALKS/WALKWAYS AND DRIVEWAYS																

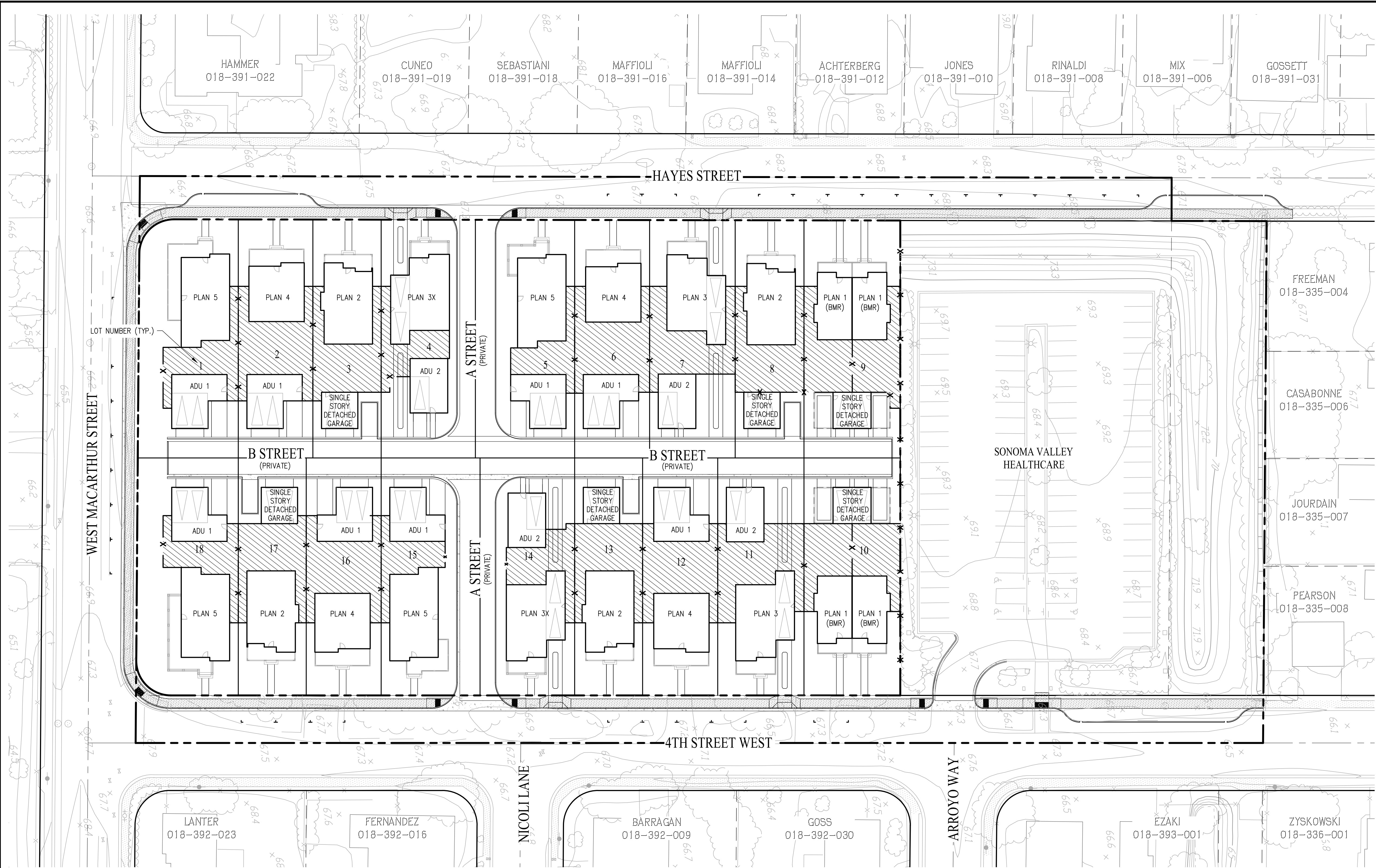
PROJECT NARRATIVE AND SITE DATA

VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

MOCKINGBIRD LANE





EXISTING

PROPOSED

PROPERTY BOUNDARY

RIGHT OF WAY BOUNDARY

ADJACENT PROPERTY BOUNDARY

LOT LINE

CENTERLINE

EASEMENT LINE

GOOD NEIGHBOR FENCE

SIDEWALK

PRIVATE YARD OPEN SPACE

ACCESSORY DWELLING UNIT

BELOW-MARKET RATE UNIT

PRIVATE OPEN SPACE PROJECT DATA TABLE				
PLAN & LOT INFO		PRIVATE AREA ON LOTS		
PLAN #	LOT #	PORCH AREA SQUARE FOOTAGE	YARD SPACE SQUARE FOOTAGE	TOTAL PRIVATE AREA
1 (BMR)	9	259	2,180	2,439
	10	259	1,962	2,221
	3	192	1,488	1,680
2	8	192	1,470	1,662
	13	192	1,391	1,583
	17	192	1,414	1,606
3	7	184	1,602	1,786
	11	184	1,760	1,944
	4	184	915	1,099
3X	14	184	1,075	1,259
	2	289	1,718	2,007
	6	289	1,668	1,957
4	12	289	1,618	1,907
	16	289	1,665	1,954
	1	498	1,122	1,620
5	5	223	8,67	1,090
	15	266	858	1,124
	18	431	1,022	1,453

PRIVATE OPEN SPACE
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
MOCKINGBIRD LANE

0'30'90'120'

SCALE: 1" = 30'

DATE: SEPTEMBER 21, 2018

cbg

Civil Engineers • Surveyors • Planners

www.cbandg.com

SAN RAMON, CALIFORNIA

SACRAMENTO, CALIFORNIA

(925) 866 - 0322

(916) 375 - 1877

SHEET NO.

TM 6.0

OF 6 SHEETS

F:\2018\2000ACAD\TMT\TM06.DWG 9/21/2018 8:35:AM