

VICINITY MAP  
NOT TO SCALE

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	CENTERLINE
---	---	ADJACENT PROPERTY BOUNDARY
---	---	TOP OF BANK
---	---	EASEMENT LINE
---	---	EMERGENCY VEHICLE ACCESS EASEMENT
---	---	EXISTING
---	---	PAE PUBLIC ACCESS EASEMENT
---	---	SCWA SONOMA COUNTY WATER AGENCY
---	---	SSE SANITARY SEWER EASEMENT (PUBLIC-SCWA)
---	---	PSE PUBLIC SERVICE EASEMENT
---	---	R/W RIGHT OF WAY
---	---	PWE PUBLIC WATER EASEMENT

**SHEET INDEX**

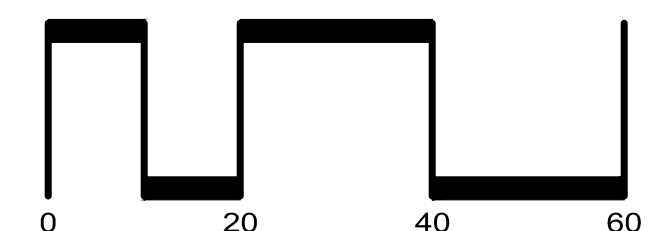
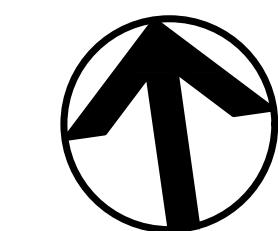
SHEET NO.	DESCRIPTION
TM 1.0	VESTING TENTATIVE MAP
TM 2.0	EXISTING CONDITIONS
TM 3.0	SITE PLAN
TM 4.0	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
TM 5.0	PRELIMINARY STORMWATER CONTROL PLAN
TM 6.0	PROPOSED OPEN SPACE
TM 7.0	PROPOSED SETBACKS
TM 8.0	F.A.R. & SITE COVERAGE
TM 9.0	PROPOSED PARKING

**GENERAL NOTES:**

- OWNER: ANNA MARIA SABLAN
- 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 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: 19910 5TH STREET WEST  
SONOMA, CA 95476
- APN: 128-061-001-000
- LAND AREA SUMMARY:  
GROSS AREA = 65,477 SF±, 1.50 AC±,  
NET AREA = 65,443 SF±, 1.50 AC±  
(LESS R/W DEDICATION, 34 SF)
- DENSITY: 10.0 DU/AC
- FLOOR AREA RATIO (FAR): 31,277 SF / 65,443 SF = 0.498  
(SEE SHEET TM 8.0)
- SITE COVERAGE: 32,511 SF / 65,443 SF = 49.7%  
(SEE SHEET TM 8.0)
- EXISTING LOTS: 1  
PROPOSED LOTS: 1
- NUMBER OF UNITS: 15 CONDOMINIUM UNITS
- EXISTING ZONING: MEDIUM RESIDENTIAL (RM)  
PROPOSED ZONING: MEDIUM RESIDENTIAL (RM)
- EXISTING USE: OPEN LOT  
PROPOSED USE: RESIDENTIAL
- UTILITIES:  
EACH UNIT WILL BE SERVED WITH ONE WATER LATERAL AND ONE SANITARY SEWER LATERAL.  
WATER: CITY OF SONOMA  
SEWER: SONOMA COUNTY WATER AGENCY (TO BE ANNEXED)  
STORM DRAIN: CITY OF SONOMA  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- TRASH: INDIVIDUAL UNIT CAN PICKUP TO BE PROVIDED BY SONOMA GARBAGE COLLECTORS.
- 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 VIA EASEMENT DEDICATION.
- 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 BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WEST MCARTHUR STREET, BEING N82°30'00"W PER THE MAP OF MOCKINGBIRD LANE (809 M 4).
- FLOOD ZONE DESIGNATION: ZONE X: AREAS OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 0609C0936E & 0609C0937E, DATED DECEMBER 2, 2018.
- LANDSCAPING: FRONT YARD LANDSCAPING IMPROVEMENTS ARE TO BE DESIGNED WITH FUTURE DESIGN REVIEW APPLICATION, SUBJECT TO PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE MAP.
- EASEMENTS: ANY PRIVATE EASEMENTS SHALL BE DEDICATED TO OWNERS AND/OR THE HOMEOWNER ASSOCIATION OF THIS SUBDIVISION. RECIPROCAL ON LOT DRAINAGE EASEMENTS WILL BE DEFINED IN THE CC&R'S.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1 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 UNITS SHALL BE NO MORE THAN 15 RESIDENTIAL CONDOMINIUM UNITS.

VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

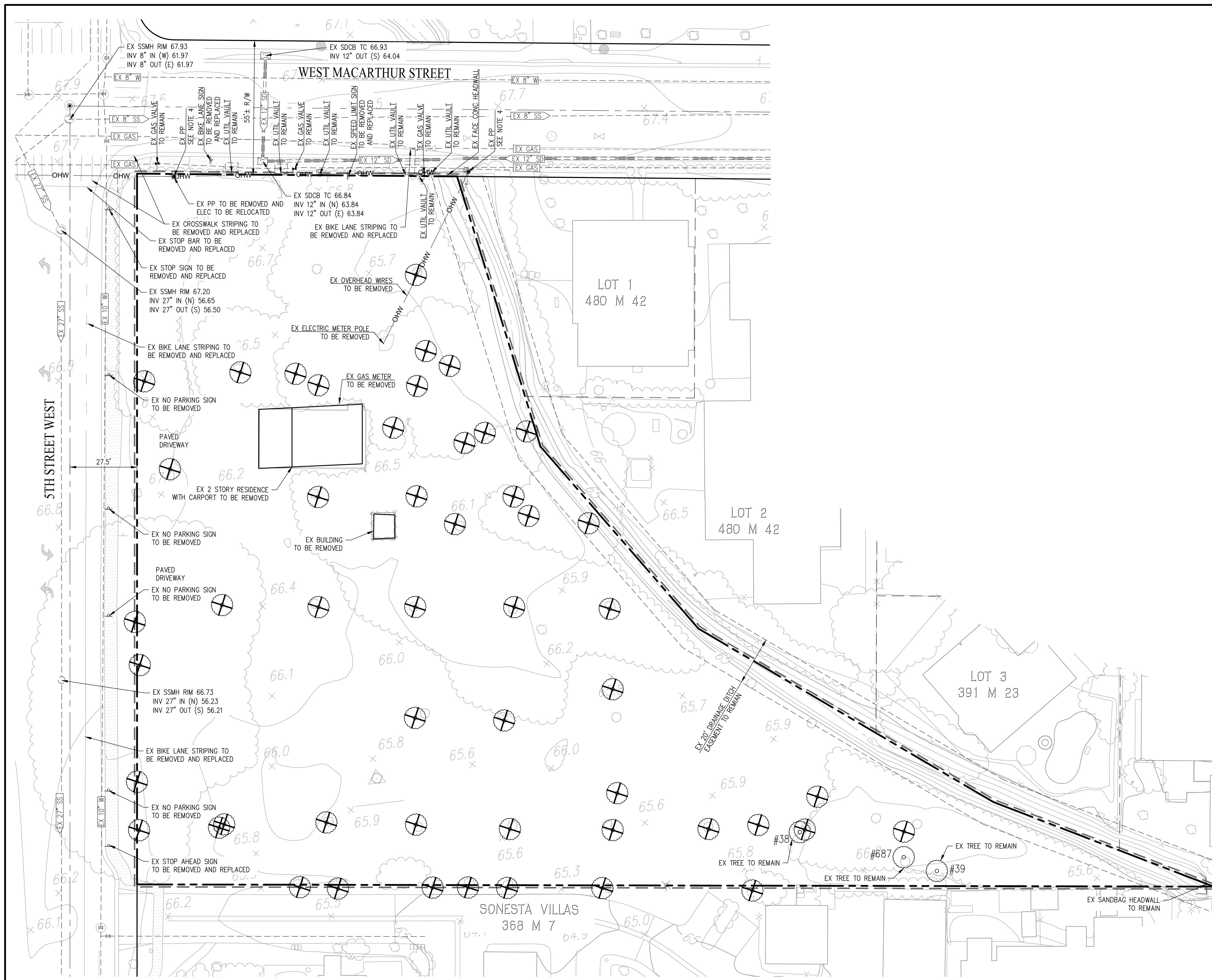


SCALE: 1" = 20' DATE: OCTOBER 29, 2021



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM 1.0**  
OF 6 SHEETS



**LEGEND**

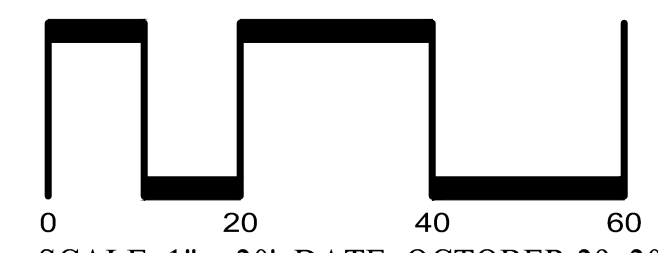
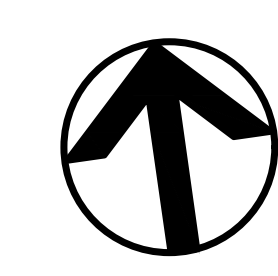
SYMBOL	DESCRIPTION
---	BOUNDARY
- - - -	RIGHT OF WAY
- · - · -	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
- - - -	SONOMA VALLEY COUNTY SANITATION DISTRICT BOUNDARY (SEE NOTE 6)
OHW	EXISTING OVERHEAD WIRES
EX SD	EXISTING STORM DRAIN LINE
EX SS	EXISTING SANITARY SEWER LINE
EX W	EXISTING WATER LINE
EX GAS	EXISTING GAS LINE
⊕	EXISTING FIRE HYDRANT
⊙	EXISTING MANHOLE
⊕	EXISTING FIELD INLET
⊕	EXISTING METER
⊕	EXISTING GUY WIRE
⊕	EXISTING POWER POLE
⊕	EXISTING SIGN
⊕	EXISTING TREE TO BE REMOVED
⊕ #7	EXISTING TREE TO REMAIN
BLDG	BUILDING
CB	CATCH BASIN
EP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FI	FIELD INLET
INV	INVERT
MH	MANHOLE
PP	POWER POLE
RW	RECYCLED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

**NOTE:**

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL EXISTING TREES LOCATED ON PROPERTY ARE TO BE REMOVED UNLESS OTHERWISE NOTED. TREE LOCATIONS TO BE FIELD VERIFIED.
3. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POT HOLE INVESTIGATIONS.
4. PROPOSED JOINT TRENCH RELOCATION SUBJECT TO FINAL PG&E APPROVAL.
5. EXISTING WATER SERVICE AND SANITARY SERVICE LOCATIONS ARE UNKNOWN. IT IS UNKNOWN IF THE EXISTING PARCEL IS SERVED BY AN EXISTING WELL AND/OR SEPTIC SYSTEM.
6. SITE TO BE ANNEXED IN TO THE SONOMA VALLEY COUNTY SANITATION DISTRICT.

**EXISTING CONDITIONS  
VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
HUMMINGBIRD COTTAGES**

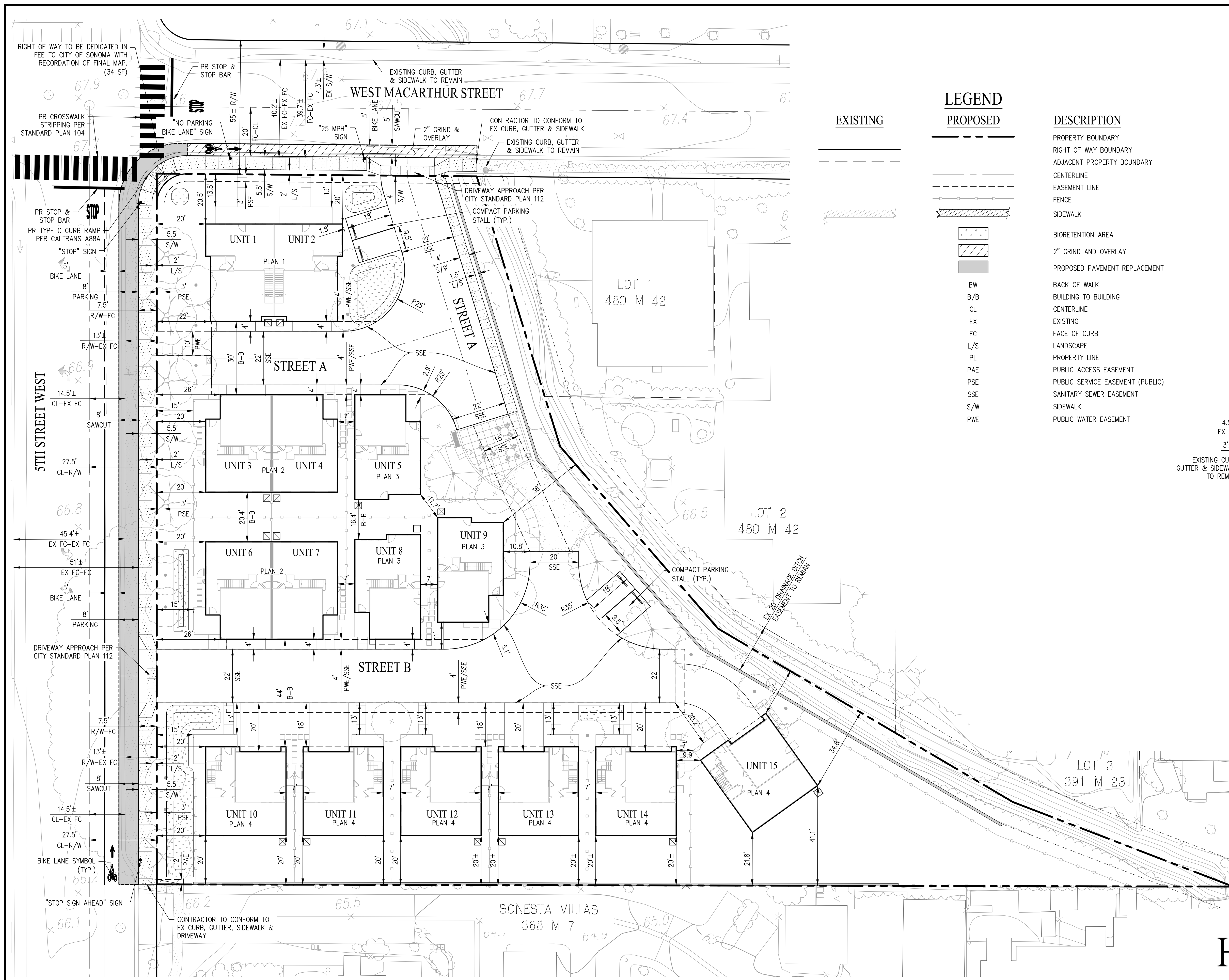
CITY OF SONOMA SONOMA COUNTY CALIFORNIA



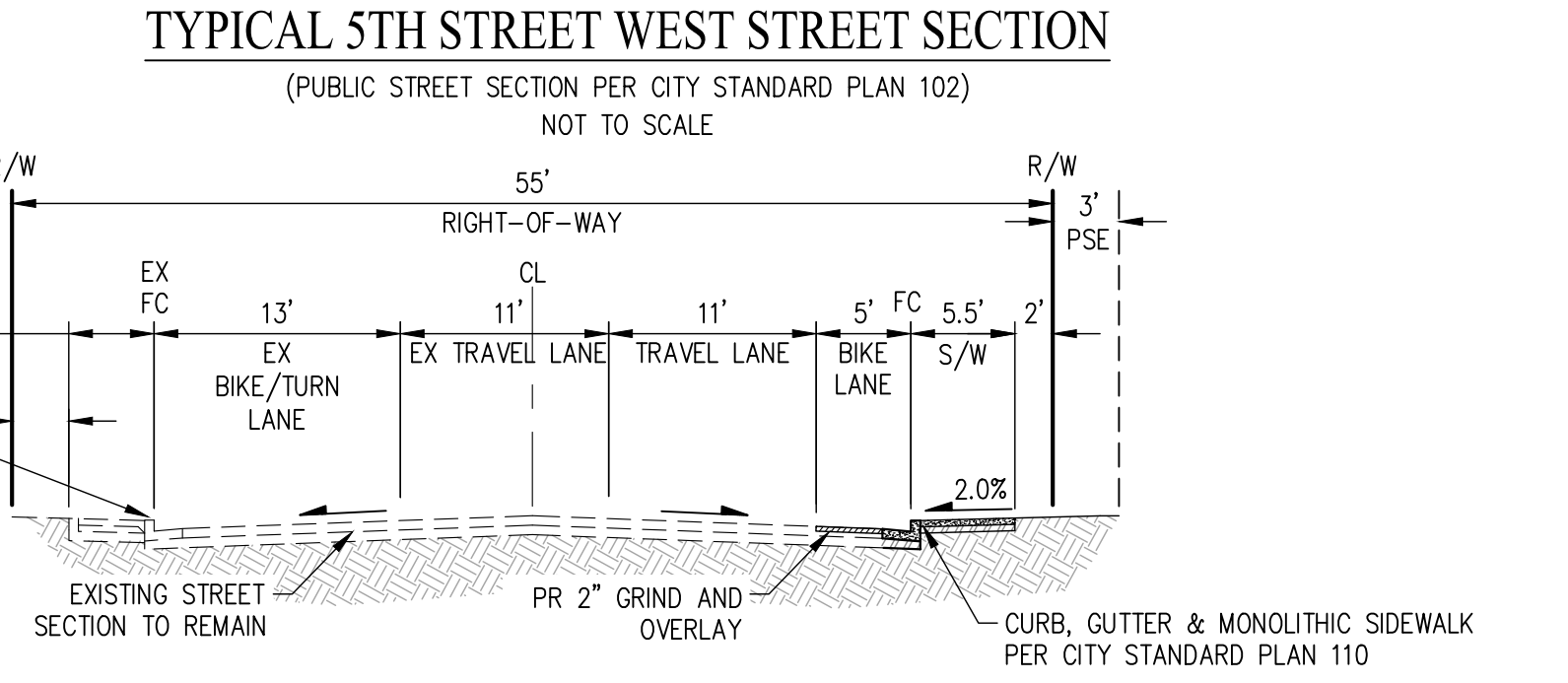
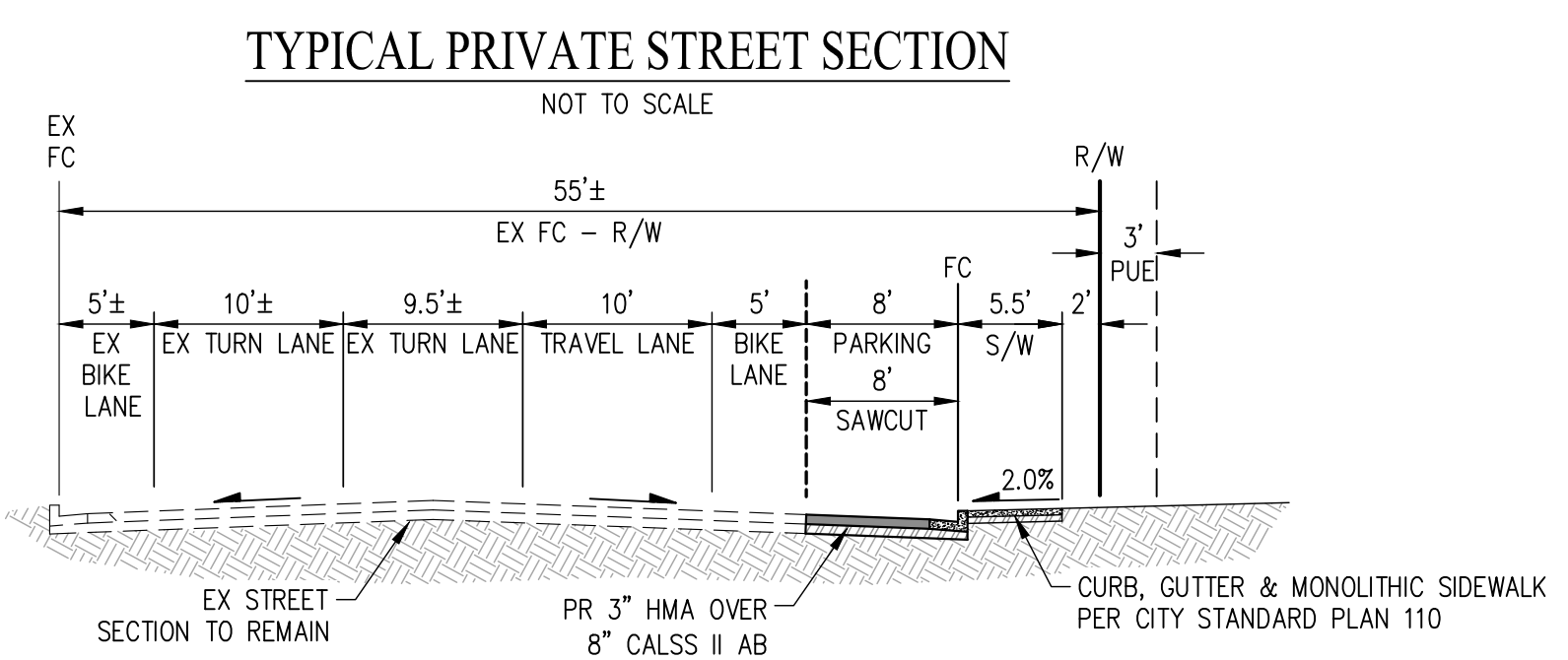
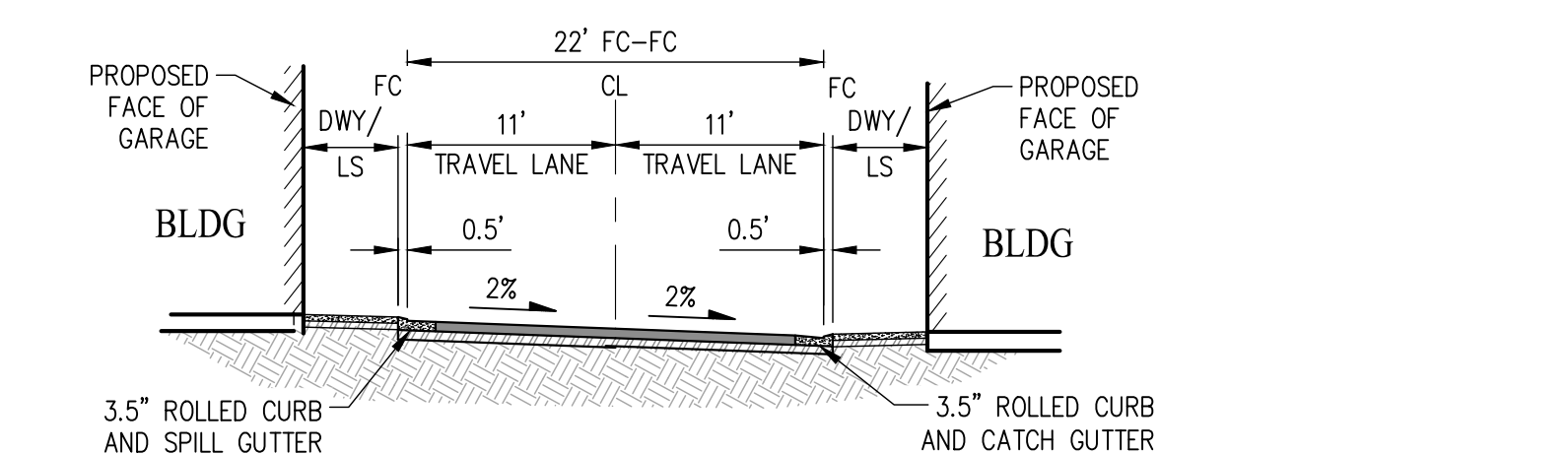
SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM 2.0**  
OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021



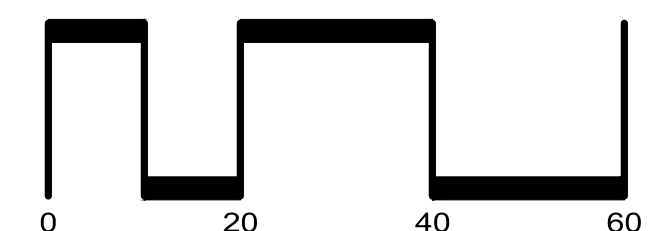
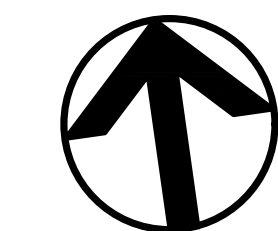
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	FENCE
---	---	SIDEWALK
---	---	BIORETENTION AREA
---	---	2" GRIND AND OVERLAY
---	---	PROPOSED PAVEMENT REPLACEMENT
---	---	BACK OF WALK
---	---	BUILDING TO BUILDING
---	---	CENTERLINE
---	---	EXISTING
---	---	FACE OF CURB
---	---	LANDSCAPE
---	---	PROPERTY LINE
---	---	PUBLIC ACCESS EASEMENT
---	---	PUBLIC SERVICE EASEMENT (PUBLIC)
---	---	SANITARY SEWER EASEMENT
---	---	SIDEWALK
---	---	PUBLIC WATER EASEMENT



- NOTE:**
1. RELOCATION AND MODIFICATION OF THE EXISTING BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.
  2. NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.
  3. UNIT MIX SUMMARY ON SHEET TM 8.0.
  4. PARKING SUMMARY ON SHEET TM 9.0.

**SITE PLAN**  
**VESTING TENTATIVE MAP**  
**FOR CONDOMINIUM PURPOSES**  
**HUMMINGBIRD COTTAGES**

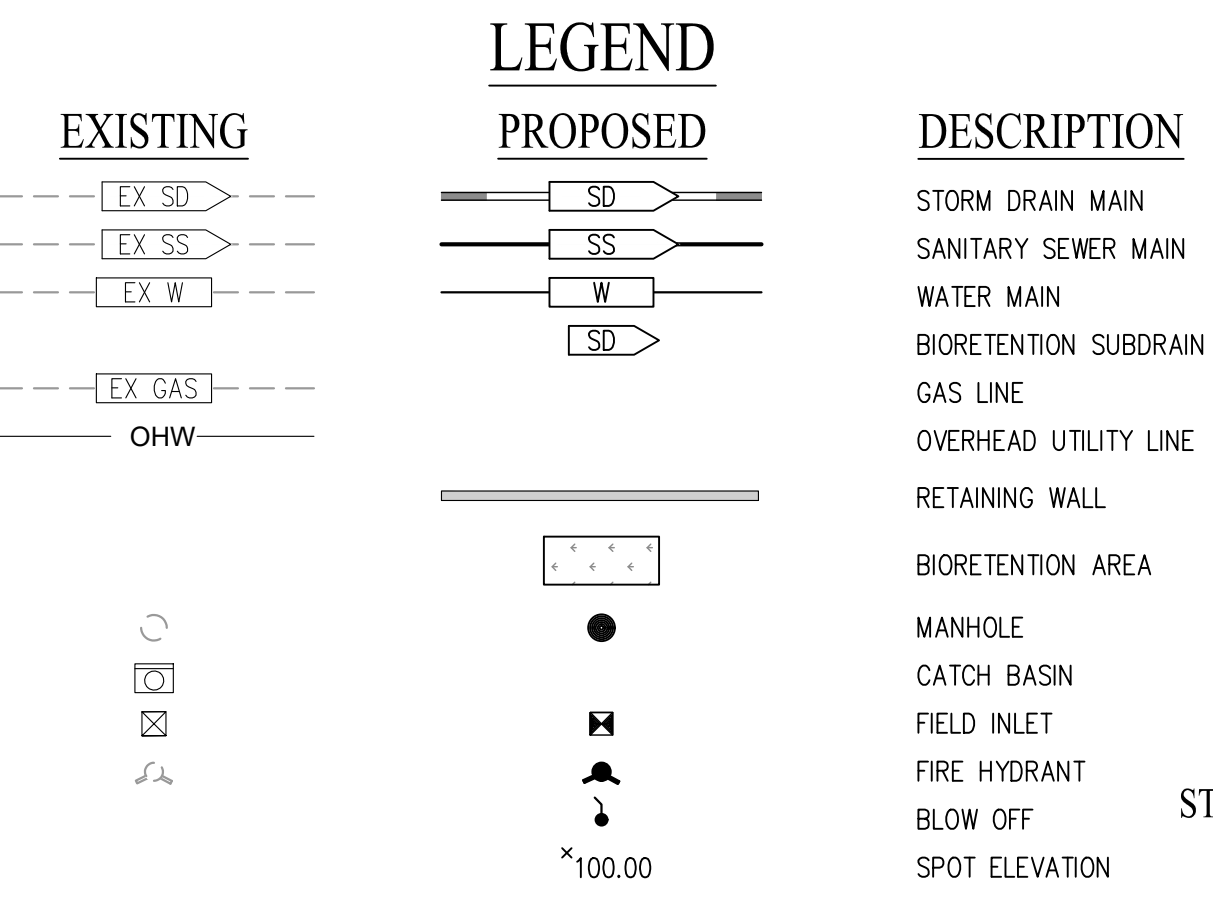
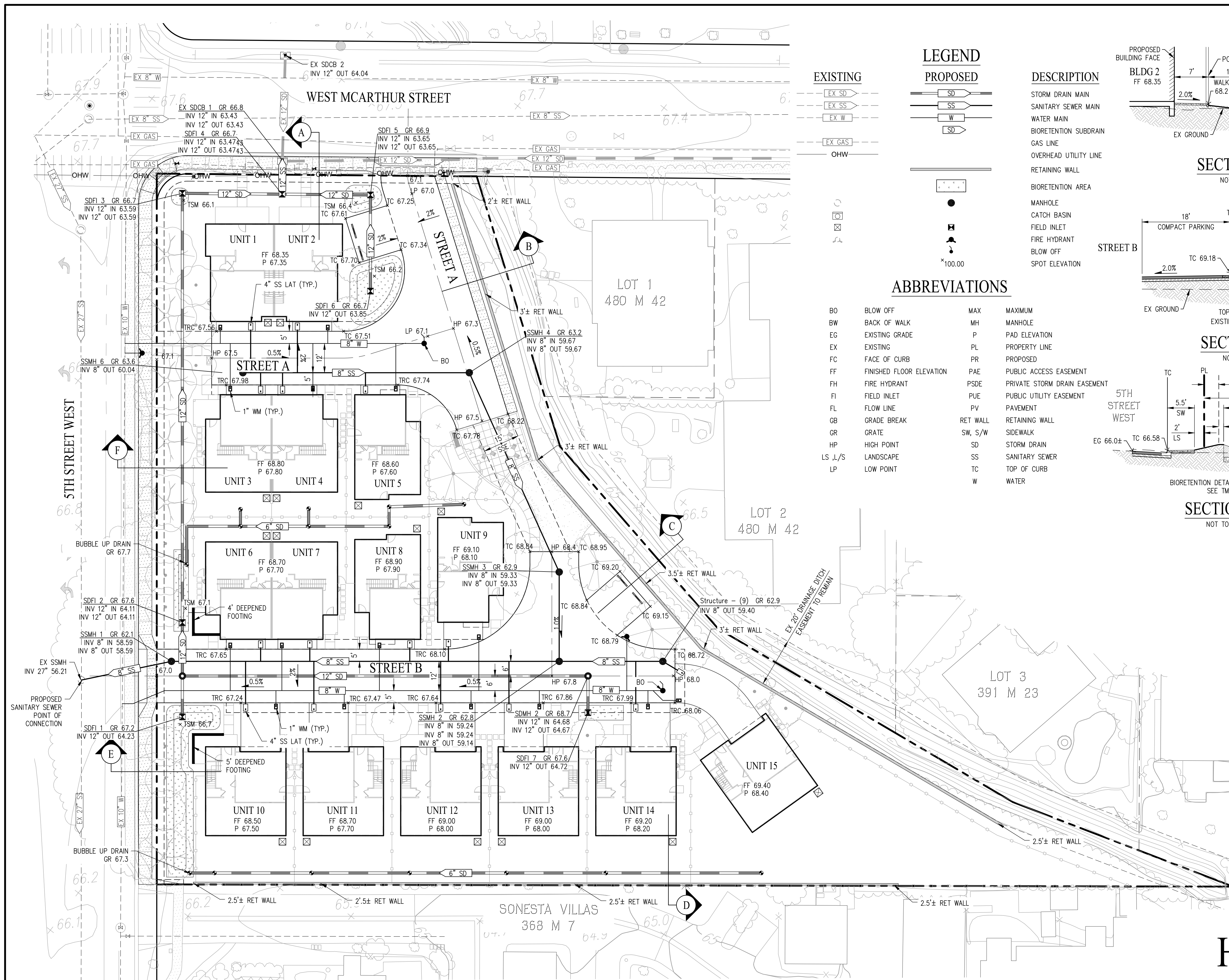
CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CBANDG.COM

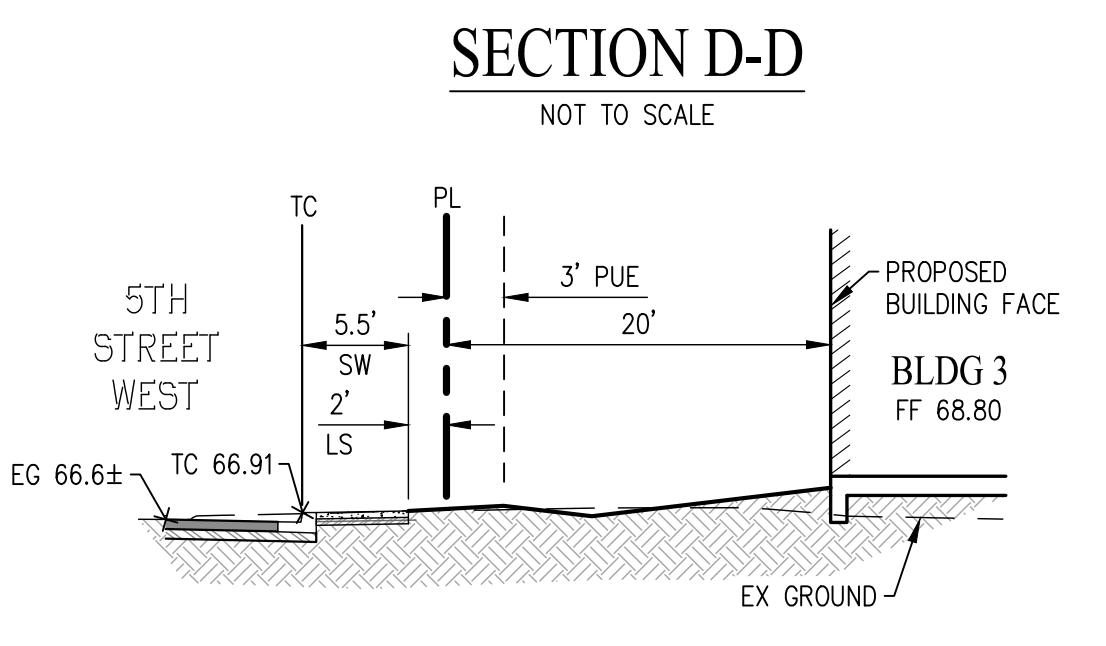
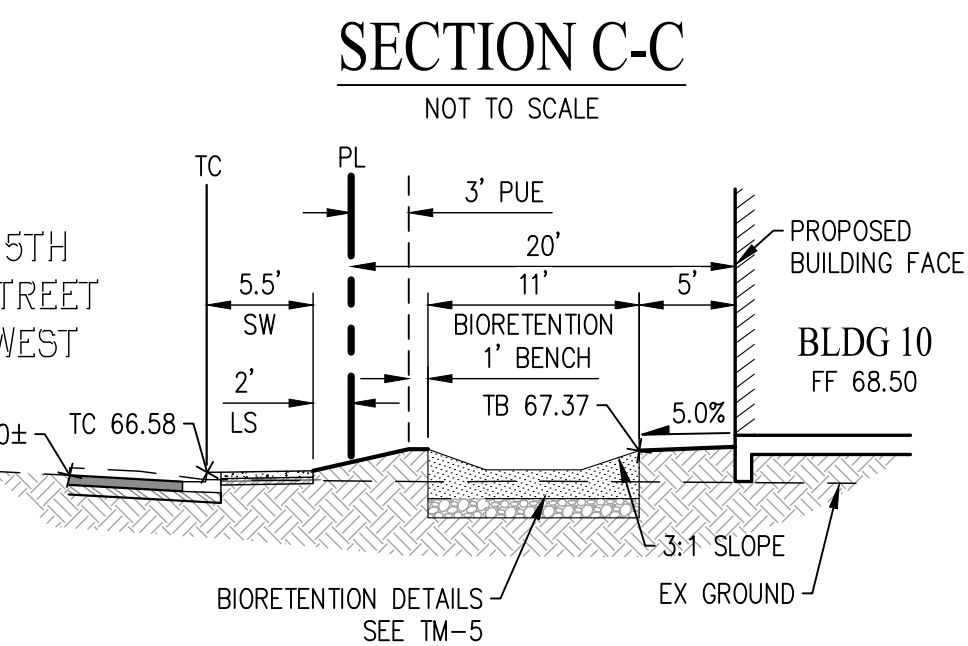
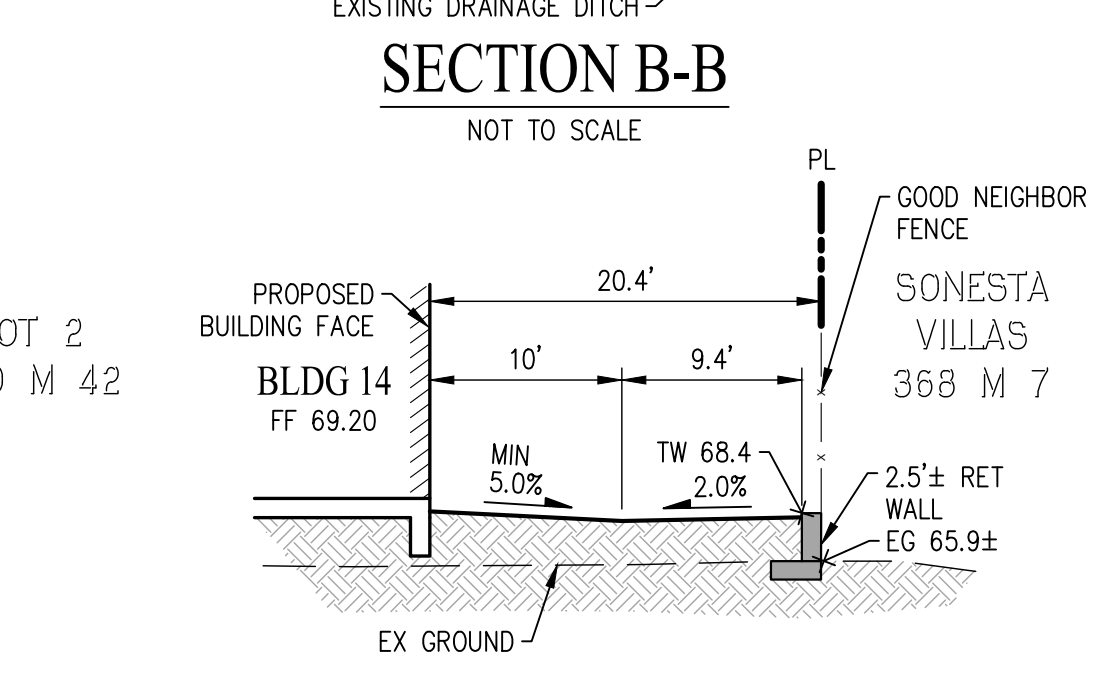
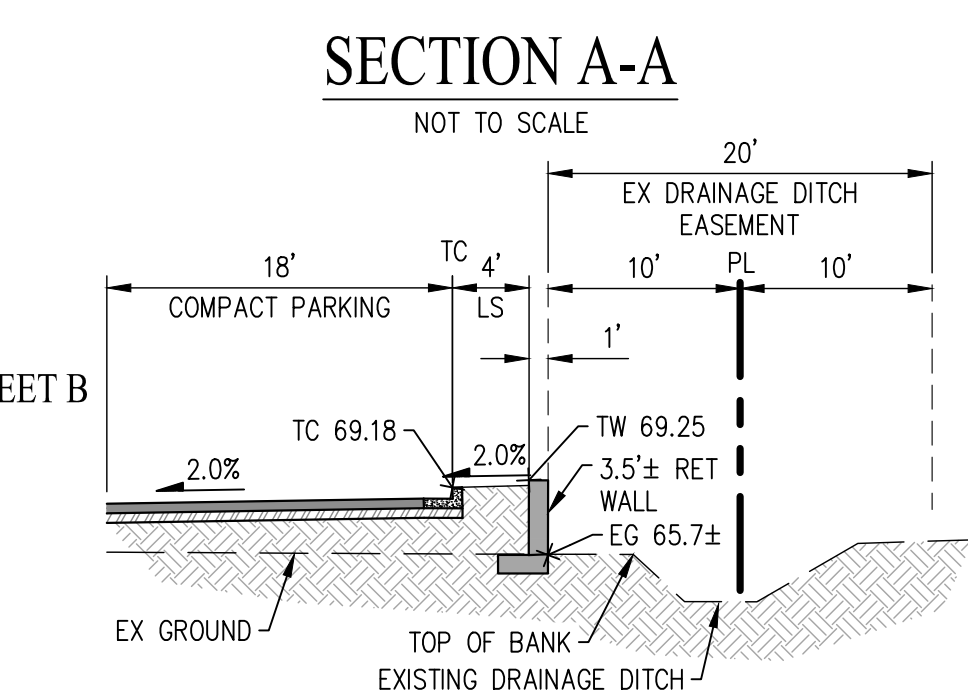
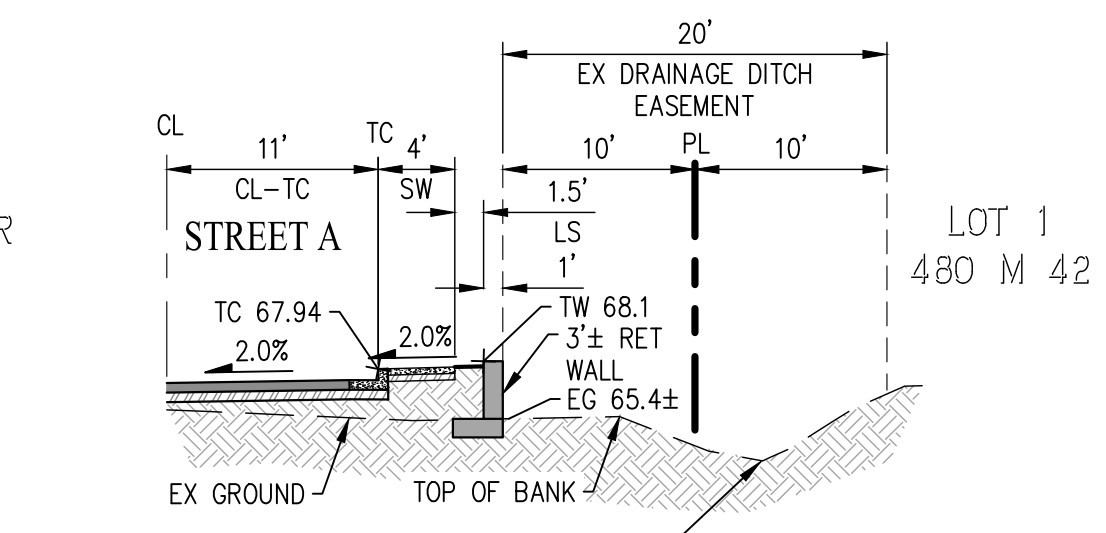
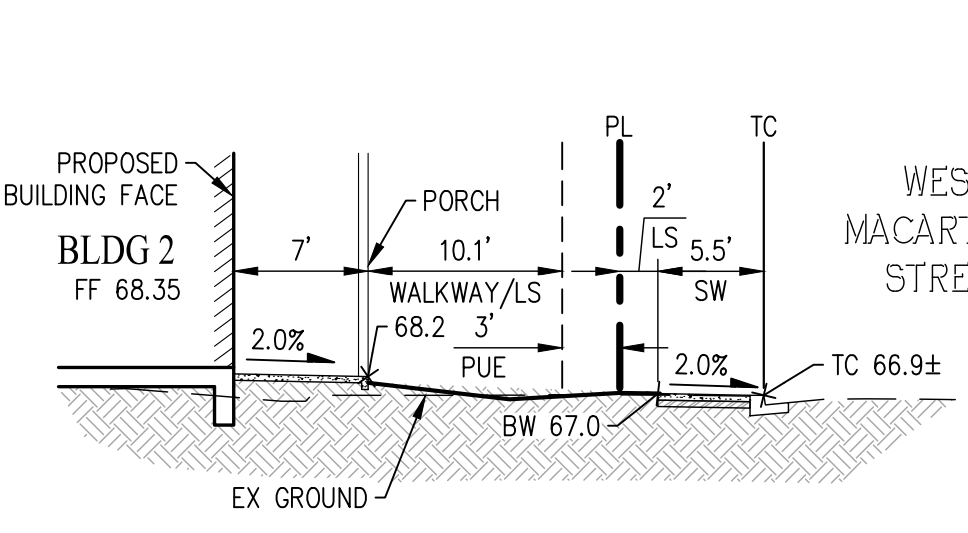
SHEET NO.  
**TM 3.0**  
 OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021



**ABBREVIATIONS**

BO	BLOW OFF	MAX	MAXIMUM
BW	BACK OF WALK	MH	MANHOLE
EG	EXISTING GRADE	P	PAD ELEVATION
EX	EXISTING	PL	PROPERTY LINE
FC	FACE OF CURB	PR	PROPOSED
FF	FINISHED FLOOR ELEVATION	PAE	PUBLIC ACCESS EASEMENT
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT
FI	FIELD INLET	PUE	PUBLIC UTILITY EASEMENT
FL	FLOW LINE	PV	PAVEMENT
GB	GRADE BREAK	RET WALL	RETAINING WALL
GR	GRADE	SW, S/W	SIDEWALK
HP	HIGH POINT	SD	STORM DRAIN
LS, L/S	LANDSCAPE	SS	SANITARY SEWER
LP	LOW POINT	TC	TOP OF CURB
		W	WATER



**PRELIMINARY EARTHWORK SUMMARY**

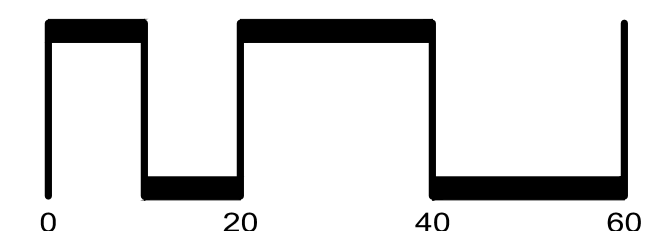
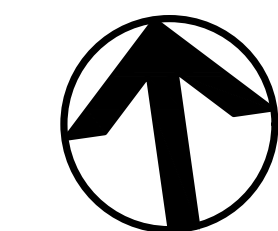
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
<b>ROUGH GRADING</b>			
ROUGH GRADING (FROM PROPOSED SUBGRADE TO EXISTING FINISHED GRADE)	50	3,250	3,200 (F)
<b>ROUGH GRADING SUB-TOTAL</b>	<b>50</b>	<b>3,250</b>	<b>3,200 (F)</b>
<b>SPOILS</b>			
UTILITY SPOILS	450	-	450 (C)
BIO-RETENTION SECTION SPOILS (AFTER ROUGH GRADE)	160	-	160 (C)
GARAGE SPOILS (AFTER ROUGH GRADE)	120	-	120 (C)
<b>SPOILS SUB-TOTAL</b>	<b>730</b>	<b>-</b>	<b>730 (C)</b>
<b>TOTAL</b>	<b>780</b>	<b>3,250</b>	<b>2,470 (F)</b>

NOTES:  
 1. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.  
 2. EARTHWORK SPOILS INCLUDES ESTIMATION FOR FOUNDATION, SANITARY SEWER TRENCH, WATER TRENCH, AND BIO-RETENTION.

**PRELIMINARY GRADING,  
 DRAINAGE AND UTILITY PLAN**  
 VESTING TENTATIVE MAP  
 FOR CONDOMINIUM PURPOSES  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

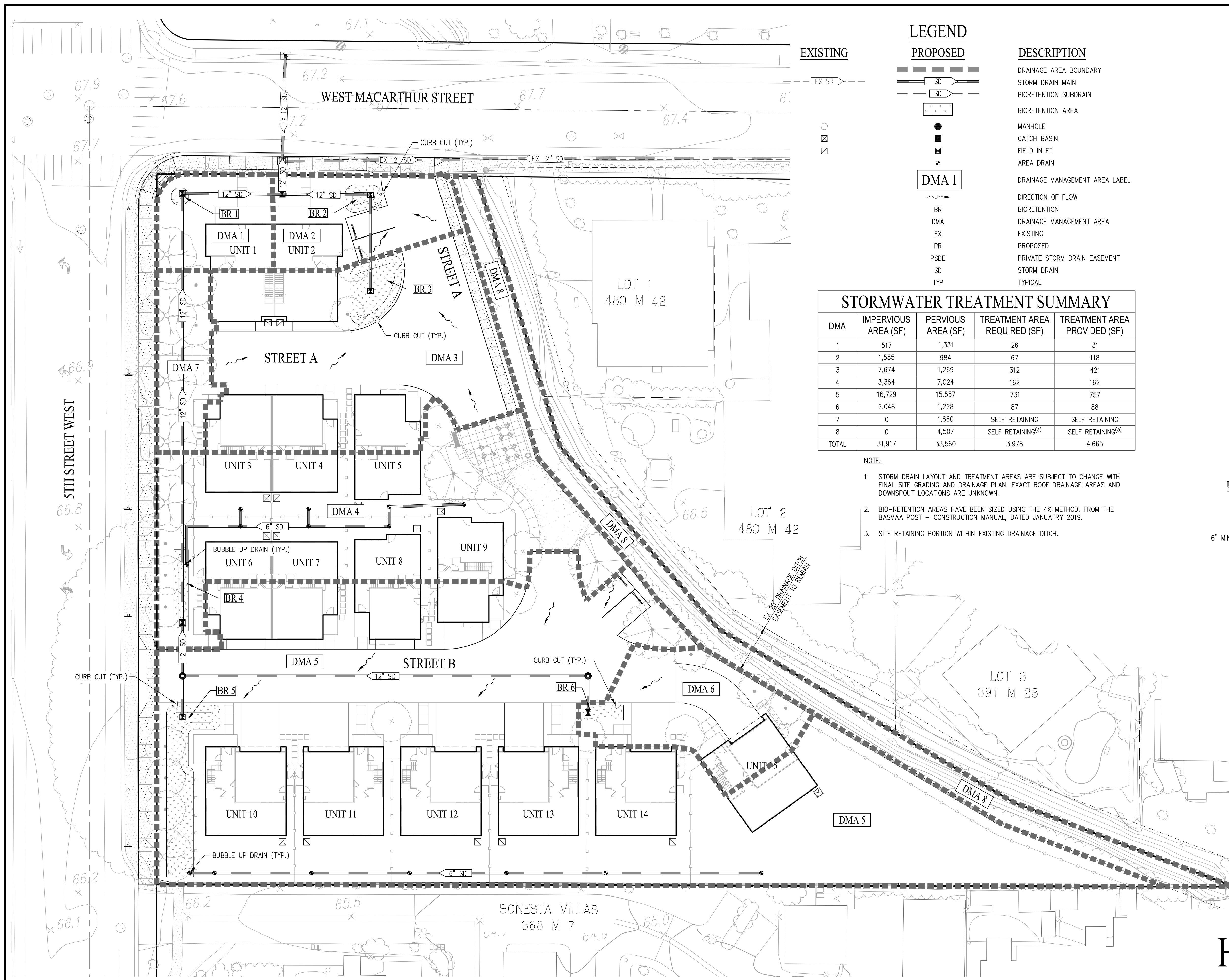
**NOTE:**  
 1. EXISTING OVERHEAD WIRES TO BE UNDERGROUNDED PER JOINT TRENCH PLANS.  
 2. ALL NEW PROPOSED UTILITIES REQUIRED TO BE UNDERGROUNDED BY GOVERNING AGENCY TO BE DETAILED IN THE IMPROVEMENT PLANS.



SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM 4.0**  
 OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021



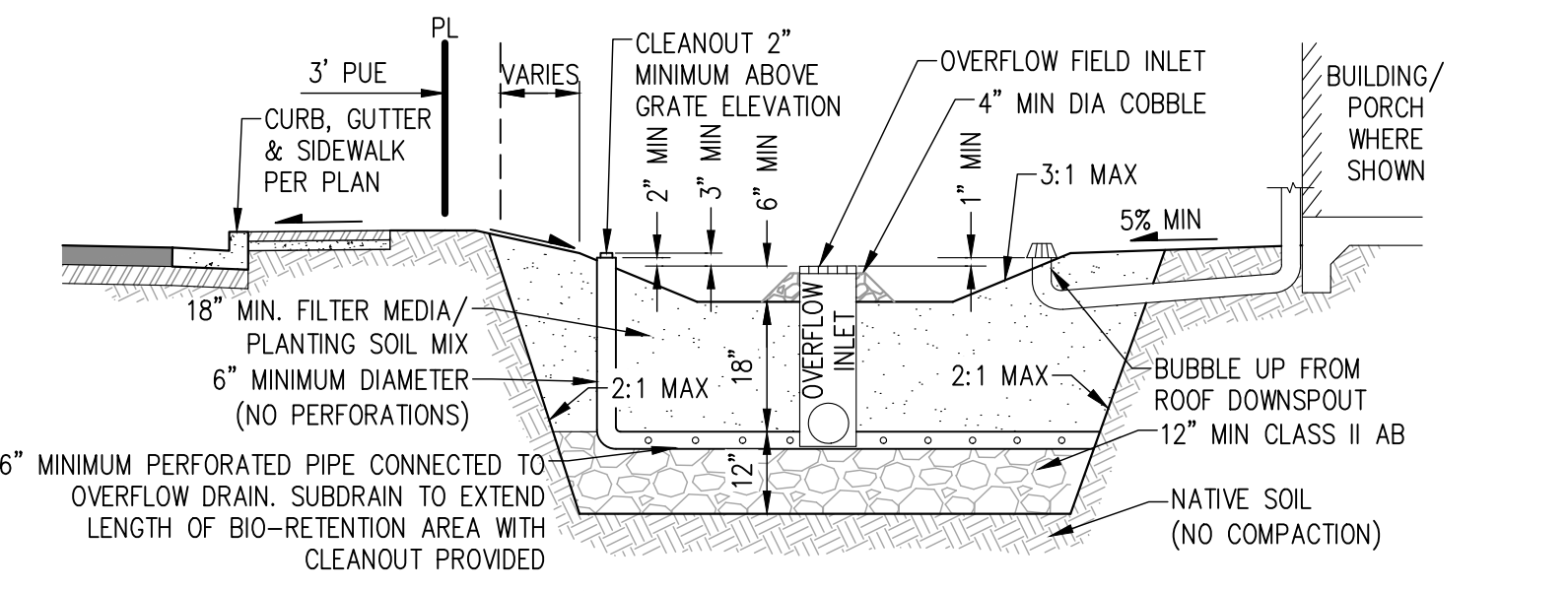
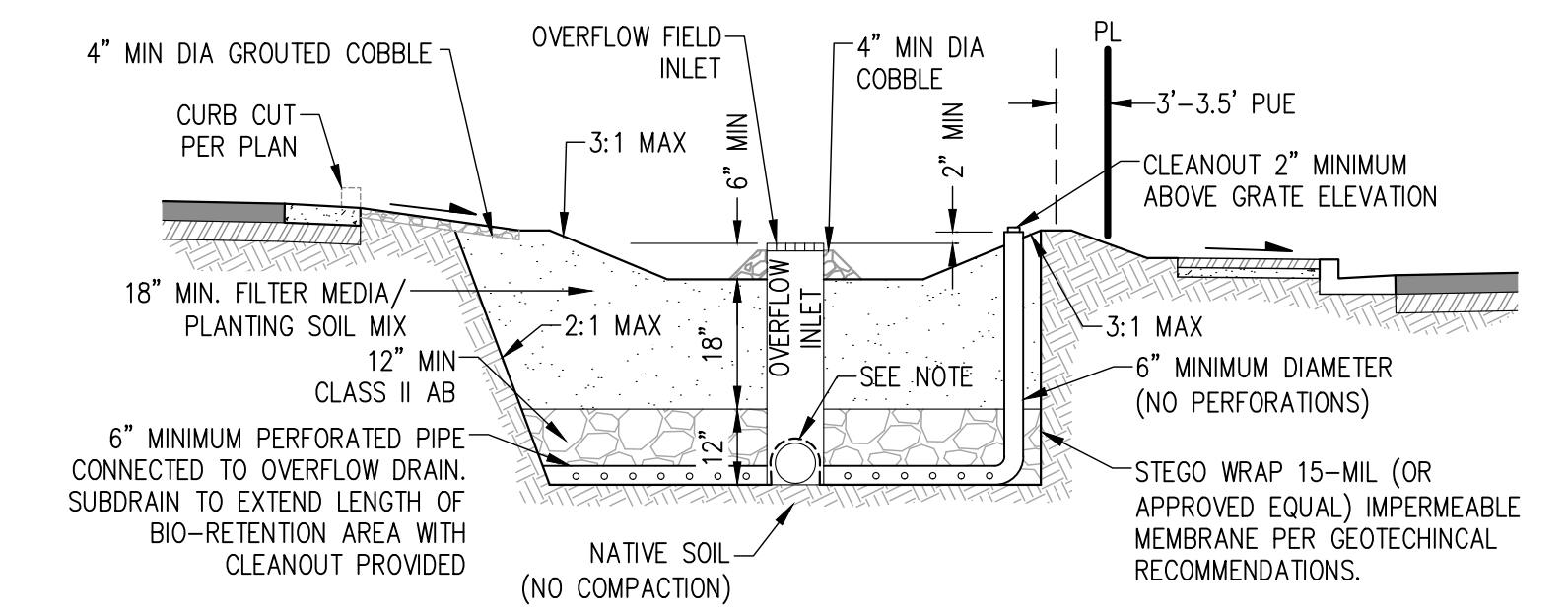
**LEGEND**

PROPOSED	DESCRIPTION
--- (dashed line)	DRAINAGE AREA BOUNDARY
SD (line with 'SD')	STORM DRAIN MAIN
SD (line with 'SD')	BIORETENTION SUBDRAIN
--- (dotted line)	BIORETENTION AREA
● (circle)	MANHOLE
■ (square)	CATCH BASIN
⊕ (circle with cross)	FIELD INLET
⊖ (circle with dot)	AREA DRAIN
DMA 1 (label)	DRAINAGE MANAGEMENT AREA LABEL
→ (arrow)	DIRECTION OF FLOW
BR (label)	BIORETENTION
DMA (label)	DRAINAGE MANAGEMENT AREA
EX (label)	EXISTING
PR (label)	PROPOSED
PSDE (label)	PRIVATE STORM DRAIN EASEMENT
SD (label)	STORM DRAIN
TYP (label)	TYPICAL

**STORMWATER TREATMENT SUMMARY**

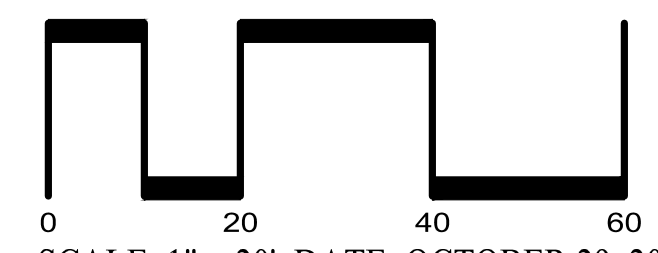
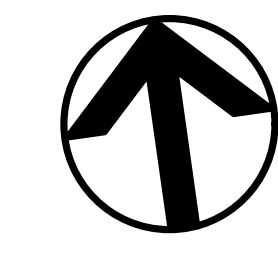
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	517	1,331	26	31
2	1,585	984	67	118
3	7,674	1,269	312	421
4	3,364	7,024	162	162
5	16,729	15,557	731	757
6	2,048	1,228	87	88
7	0	1,660	SELF RETAINING	SELF RETAINING
8	0	4,507	SELF RETAINING <sup>(3)</sup>	SELF RETAINING <sup>(3)</sup>
TOTAL	31,917	33,560	3,978	4,665

- NOTE:**
- STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT ROOF DRAINAGE AREAS AND DOWNSPOUT LOCATIONS ARE UNKNOWN.
  - BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD, FROM THE BASMAA POST - CONSTRUCTION MANUAL, DATED JANUARY 2019.
  - SITE RETAINING PORTION WITHIN EXISTING DRAINAGE DITCH.



**PRELIMINARY STORMWATER CONTROL PLAN**  
**VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES**  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**TM 5.0**  
 OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021

F:\3384-000\ACAD\TM\TM05.DWG



EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		RIGHT OF WAY BOUNDARY
		ADJACENT PROPERTY BOUNDARY
		CENTERLINE
		EASEMENT LINE
		GOOD NEIGHBOR FENCE
		SIDEWALK
		BIORETENTION AREA
		COMMON OPEN SPACE
		PRIVATE YARD OPEN SPACE
		PRIVATE PORCH OPEN SPACE

**REQUIRED OPEN SPACE (PER SONOMA MUNI CODE 19.40.070)**

COMMON SPACE:	300 SQUARE FEET PER DWELLING UNIT
PRIVATE SPACE:	
STUDIO AND ONE-BEDROOM UNITS	75 SQUARE FEET PER DWELLING UNIT
TWO-BEDROOM UNITS	150 SQUARE FEET PER DWELLING UNIT
THREE-BEDROOM UNITS AND LARGER	225 SQUARE FEET PER DWELLING UNIT

COMMON OPEN SPACE CALCULATION		
REQUIRED		4,500 SF
PROVIDED		9,324 SF

NOTE:  
1. COMMON OPEN SPACE AREAS SHALL HAVE A MINIMUM DIMENSION OF FIFTEEN FEET

PRIVATE OPEN SPACE CALCULATION						
PLAN & UNIT INFO				PROVIDED OPEN SPACE		
PLAN #	UNIT #	BEDROOMS	REQUIRED PRIVATE OPEN SPACE	PORCH AREA SQUARE FOOTAGE	YARD SPACE SQUARE FOOTAGE	TOTAL PRIVATE AREA
1	1	2	150	154	0	154
	2		150	154	0	154
	3		225	102	396	498
2	4	3	225	48	370	418
	6		225	103	396	499
	7		225	48	370	418
	5		225	60	470	530
	8		225	60	460	520
3	9	3	225	60	518	578
	10		225	125	1,000	1,125
	11		225	65	1,007	1,072
	12		225	65	1,011	1,076
	13		225	65	1,014	1,079
	14		225	65	1,135	1,200
	15		225	65	5,722	5,787
TOTAL			3,075	1,239	13,869	15,108

NOTE:  
1. PRIVATE OPEN SPACE AREAS SHALL HAVE A MINIMUM DIMENSION OF SEVEN FEET

**PROPOSED OPEN SPACE**  
**VESTING TENTATIVE MAP**  
**FOR CONDOMINIUM PURPOSES**  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: OCTOBER 29, 2021

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CBANDG.COM

SHEET NO.  
**TM 6.0**  
OF 6 SHEETS

WEST MACARTHUR STREET

5TH STREET WEST

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FRONT SET BACK LINE
- REAR SET BACK LINE

SETBACK REQUIREMENT (PER SONOMA MUNI CODE 19.26.020)

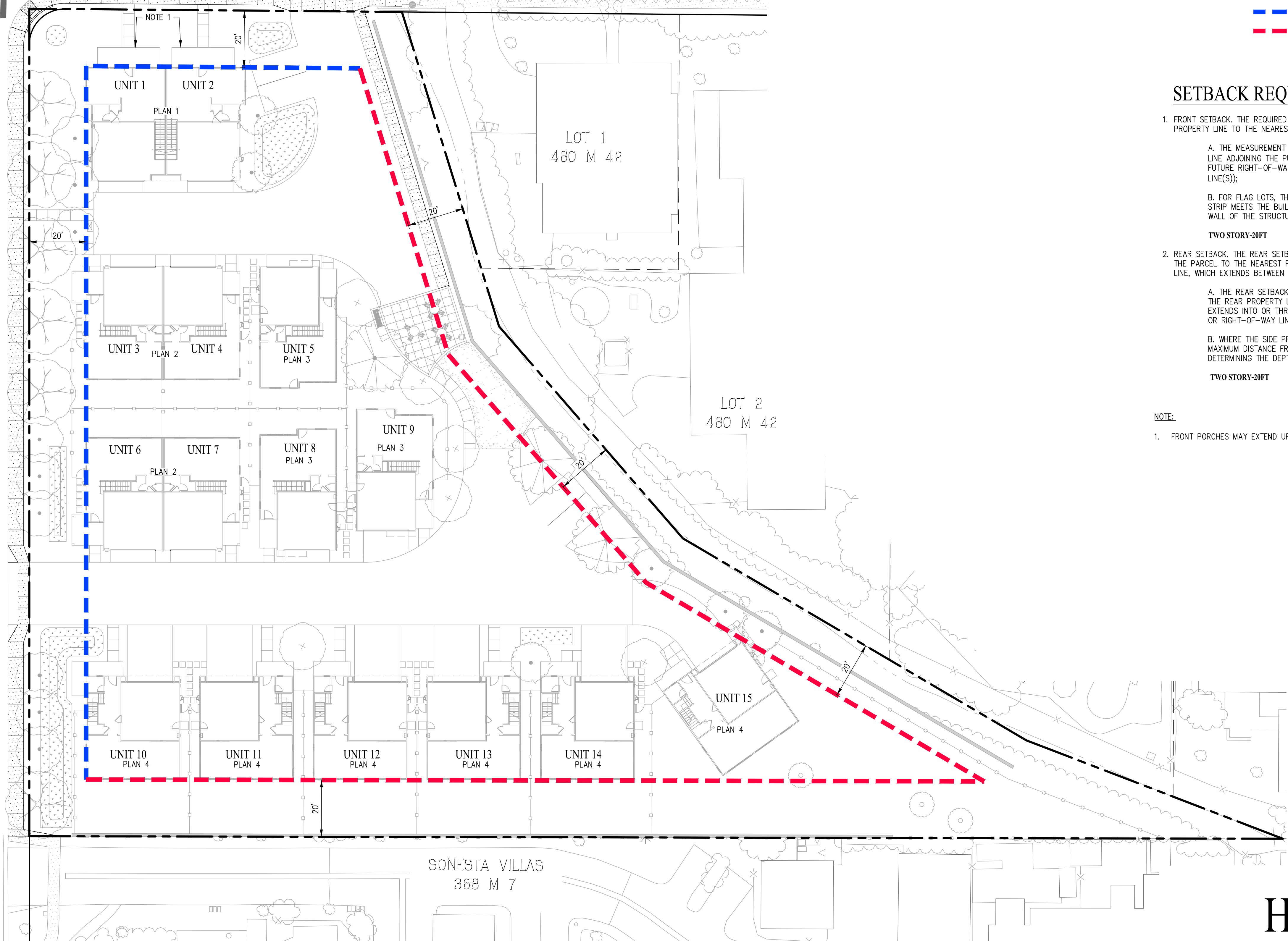
1. FRONT SETBACK. THE REQUIRED FRONT SETBACK SHALL BE MEASURED AT RIGHT ANGLES FROM THE NEAREST POINT ON THE FRONT PROPERTY LINE TO THE NEAREST POINT OF THE WALL OF THE STRUCTURE, EXCEPT AS FOLLOWS:
  - A. THE MEASUREMENT SHALL BE TAKEN FROM THE NEAREST POINT OF THE STRUCTURE TO THE NEAREST POINT OF THE PROPERTY LINE ADJOINING THE PUBLIC RIGHT-OF-WAY DETERMINED BY THE CITY PLANNER TO CONSTITUTE THE FRONT YARD. (WHENEVER A FUTURE RIGHT-OF-WAY LINE IS OFFICIALLY ESTABLISHED, REQUIRED SETBACKS SHALL BE MEASURED FROM THE ESTABLISHED LINE(S));
  - B. FOR FLAG LOTS, THE MEASUREMENT SHALL NORMALLY BE TAKEN FROM A PARALLEL LINE ESTABLISHED WHERE THE ACCESS STRIP MEETS THE BUILDABLE AREA OF THE PARCEL CLOSEST TO THE PUBLIC RIGHT-OF-WAY TO THE NEAREST POINT OF THE WALL OF THE STRUCTURE.

**TWO STORY-20FT**
2. REAR SETBACK. THE REAR SETBACK SHALL BE MEASURED AT RIGHT ANGLES FROM THE NEAREST POINT ON THE REAR PROPERTY LINE OF THE PARCEL TO THE NEAREST POINT OF THE WALL OF THE STRUCTURE, ESTABLISHING A SETBACK LINE PARALLEL TO THE REAR PROPERTY LINE, WHICH EXTENDS BETWEEN THE SIDE YARDS, EXCEPT:
  - A. THE REAR SETBACK ON THE STREET SIDE OF A DOUBLE FRONTAGE LOT SHALL BE MEASURED FROM THE NEAREST POINT OF THE REAR PROPERTY LINE ADJOINING THE PUBLIC RIGHT-OF-WAY. IF AN ACCESS EASEMENT OR PUBLIC RIGHT-OF-WAY LINE EXTENDS INTO OR THROUGH A REAR SETBACK, THE MEASUREMENT SHALL BE TAKEN FROM THE NEAREST POINT OF THE EASEMENT OR RIGHT-OF-WAY LINE; AND
  - B. WHERE THE SIDE PROPERTY LINES CONVERGE TO A POINT, A LINE FIVE FEET LONG WITHIN THE PARCEL, PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT PROPERTY LINE, SHALL BE DEEMED TO BE THE REAR PROPERTY LINE FOR THE PURPOSE OF DETERMINING THE DEPTH OF THE REQUIRED REAR SETBACK.

**TWO STORY-20FT**

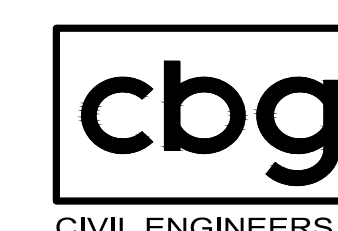
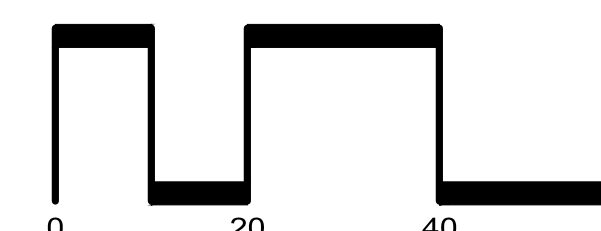
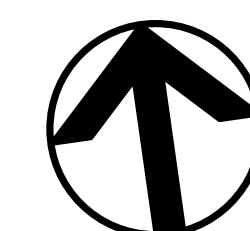
NOTE:

1. FRONT PORCHES MAY EXTEND UP TO 10' INTO THE FRONT SETBACK.



PROPOSED SETBACKS  
 VESTING TENTATIVE MAP  
 FOR CONDOMINIUM PURPOSES  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**TM 7.0**  
 OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021



**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY BOUNDARY
- ADJACENT PROPERTY BOUNDARY

**SITE SUMMARY**

GROSS AREA	65,477 SF±
NET AREA	65,443 SF±

**F.A.R. CALCULATION**

UNIT MIX SUMMARY					
PLAN TYPE	QUANTITY	1ST FLOOR (PER UNIT)	SECOND FLOOR AREA (PER UNIT)	GARAGE	TOTAL AREA
PLAN 1	2	582 SF	794 SF	477 SF	3,706 SF
PLAN 2	4	590 SF	1,028 SF	433 SF	8,204 SF
PLAN 3	3	637 SF	1,120 SF	432 SF	6,567 SF
PLAN 4	6	734 SF	1,184 SF	437 SF	14,130 SF
TOTAL	15				32,607 SF

FLOOR AREA RATIO = 32,607/65,443 SF = **0.498**

- NOTE:**
- THROUGH STATE AND DENSITY BOND LAWS AND THE PROJECT PROVIDING 20% AFFORDABLE HOUSING THE APPLICANT IS ENTITLED TO A WAIVER/EXCEPTION FOR APPLICABLE ZONING STANDARDS. (RESIDENTIAL MEDIUM F.A.R. MAX = 0.45)

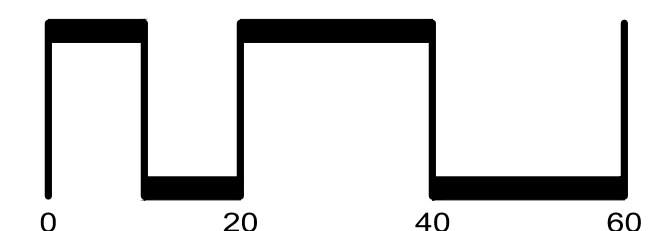
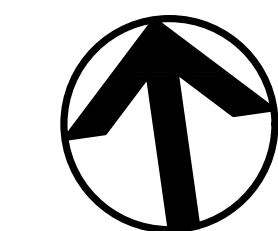
**SITE COVERAGE CALCULATION**

- BUILDINGS, ROADS, DRIVEWAYS, SIDEWALKS, PORCHES: 32,511/65,443 SF = 49.7%
- OPEN SPACE/LANDSCAPING: 32,932/65,443 SF = 50.3%

- NOTE:**
- MAXIMUM SITE COVERAGE ALLOWED = 50% PER SONOMA MUNI CODE 19.26.020, TABLE 3-16

**F.A.R. & SITE COVERAGE  
VESTING TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

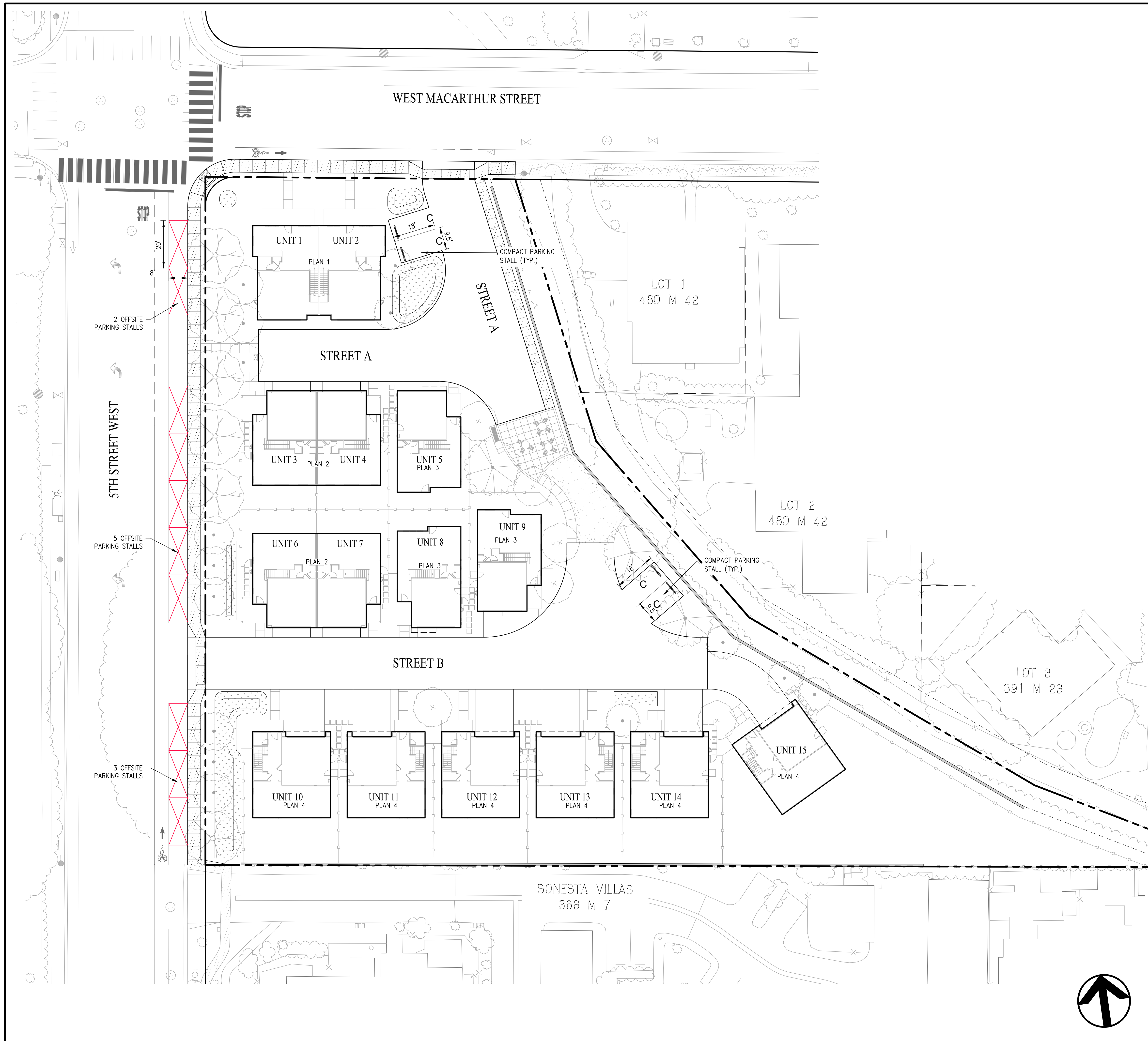


SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS




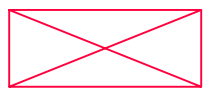

SHEET NO.  
**TM 8.0**  
OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021





**LEGEND**

-  PROPERTY BOUNDARY
-  RIGHT OF WAY BOUNDARY
-  ADJACENT PROPERTY BOUNDARY
-  OFF-SITE PARALLEL PARKING STALL
-  ONSITE COMPACT GUEST PARKING STALL

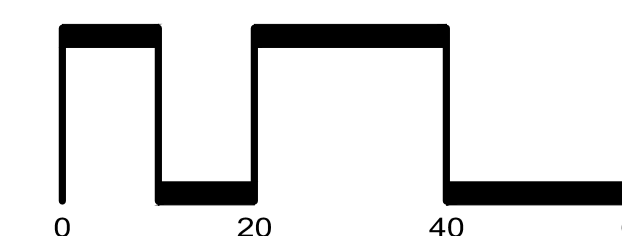
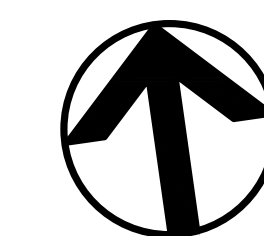
**PARKING SUMMARY**

BUILDING TYPE	# UNITS	REQUIRED PARKING STALLS	PROPOSED COVERED GARAGE STALLS	PROPOSED ON-STREET STALLS
DUPLEX	6	9	12	-
SINGLE FAMILY	9	9	18	-
GUEST	-	N/A	-	4
OFF-SITE PARKING	-	N/A	-	10
<b>SUBTOTAL</b>	<b>15</b>	<b>18</b>	<b>30</b>	<b>14</b>
<b>TOTAL</b>			<b>30</b>	<b>44</b>

- NOTES:**
- NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.  
 SINGLE FAMILY HOUSING: ONE SPACE IN A GARAGE OR CARPORT PER UNIT  
 DUPLEX HOUSING: ONE AND ON-HALF SPACE FOR EACH UNIT
  - OFF-SITE PARKING STALLS HAVE BEEN INCLUDED IN THE PROJECT TOTAL BUT ARE NOT NEEDED TO MEET THE MINIMUM SINGLE FAMILY AND DUPLEX REQUIREMENTS.

**PROPOSED PARKING**  
**VESTING TENTATIVE MAP**  
**FOR CONDOMINIUM PURPOSES**  
**HUMMINGBIRD COTTAGES**

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**TM 9.0**  
 OF 6 SHEETS

SCALE: 1" = 20' DATE: OCTOBER 29, 2021