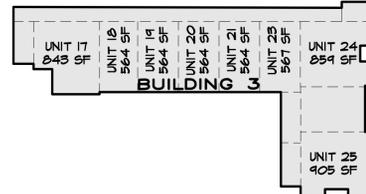
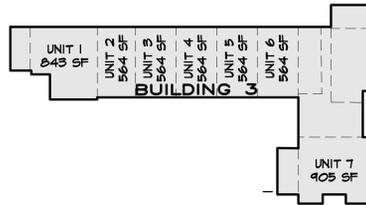
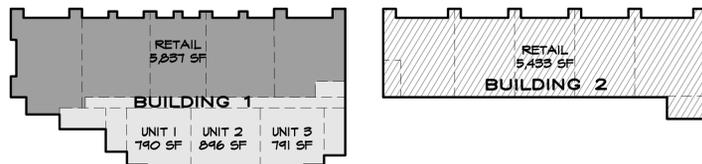


**STREET AND UTILITY NOTES**

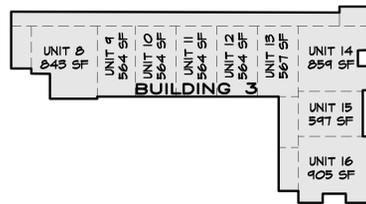
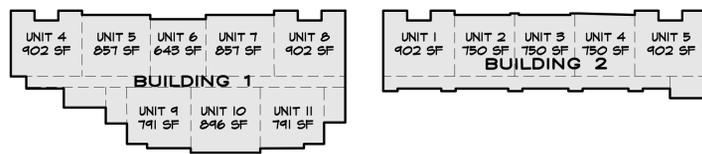
1. ALL UTILITY AND STREET WORK FOR BOXHEART DRIVE AND DOVETAIL LANE TO BACK OF SIDEWALK TO BE COMPLETED BY COMSTOCK HOMES.
2. FOR GRADING AND UTILITY DESIGN SEE DESIGN REVIEW PLAN SET.
3. RECOMMENDED BUILDING SETBACK ZONE PER GEOTECHNICAL INVESTIGATION PREPARED BY KLEINFELDER, DATED 9/15/17, JOB NO. 20181540.001A.
4. ALL STORM DRAIN IS PRIVATE, UNLESS NOTED OTHERWISE.

**LEGEND**

- SUBDIVISION BOUNDARY .....
- EXISTING EASEMENT .....
- PROPOSED EASEMENT .....
- PAVING .....
- EXISTING CONTOUR .....
- PROPOSED CONTOUR .....
- SWALE .....
- TREE PROTECTION FENCE .....
- TREE TO BE SAVED .....
- TREE TO BE REMOVED .....
- TREE MAY BE REMOVED .....
- EXISTING BOXHEART DRIVE AND DOVETAIL LN IMPROVEMENTS:
- EX CURB & GUTTER .....
- WATER (PVC), FIRE HYDRANT, GATE VALVE, BLOWOFF .....
- SEWER (PVC), MANHOLE, CLEAN OUT .....
- STORM DRAIN (RCP), CATCH BASIN, MANHOLE, FIELD DRAIN, FLARED END SECTION .....
- ELECTRICAL TRANSFORMER, VAULT AND BOXES .....

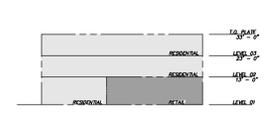


**LEVEL 1**



**LEVEL 2**

**LEVEL 3**



**SECTION A-A**

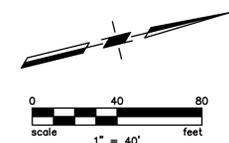


**SECTION B-B**

**AIRSPACE PARCEL KEY**

- PARCEL 1 .....
- PARCEL 2 .....
- PARCEL 3 .....

**PRELIMINARY**  
FOR STUDY PURPOSES ONLY  
DATE: 12/16/2022



TENTATIVE  
AIRSPACE AND PARCEL MAP  
UTILITY PLAN

**NORTH VILLAGE PARCEL 4**

CITY OF HEALDSBURG, COUNTY OF SONOMA  
STATE OF CALIFORNIA

1 COMMON GROUND LOT      3 AIRSPACE PARCELS  
BEING A RE-SUBDIVISION OF RESULTANT PARCEL 'C' (PORTION TWO) OF THE LANDS OF CCS HEALDSBURG LLC, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2020-060528 OF OFFICIAL RECORDS OF SONOMA COUNTY,



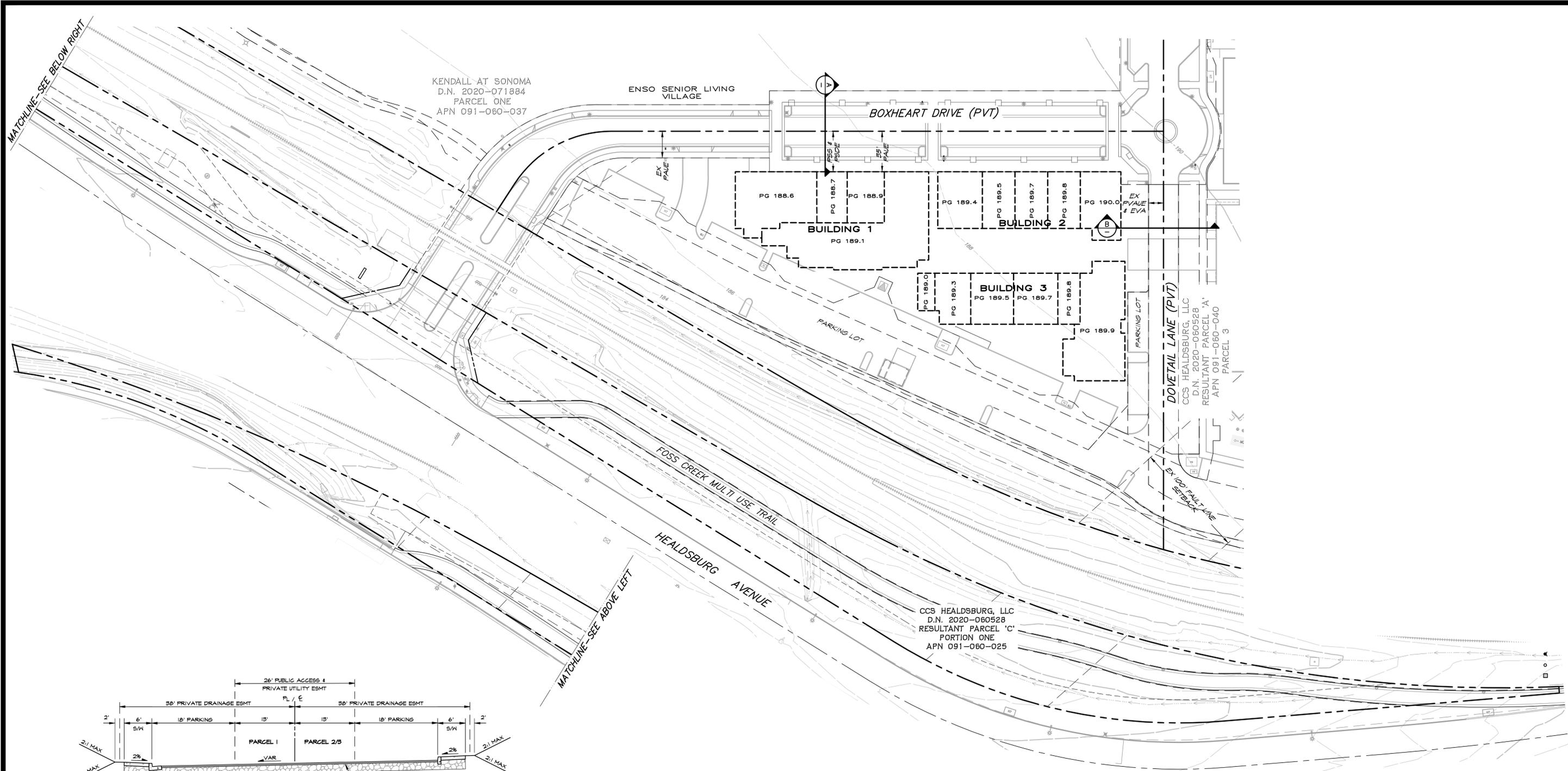
CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2002008.D0

SHEET 2 OF 3

12/16/2022 4:31:57 PM Roseville, Street1\_0\_12022\2002008.D0\Drawings\Parcel 4\1202008.D0-TM-512.dwg



KENDALL AT SONOMA  
D.N. 2020-071884  
PARCEL ONE  
APN 091-060-037

ENSO SENIOR LIVING VILLAGE

BOXHEART DRIVE (PVT)

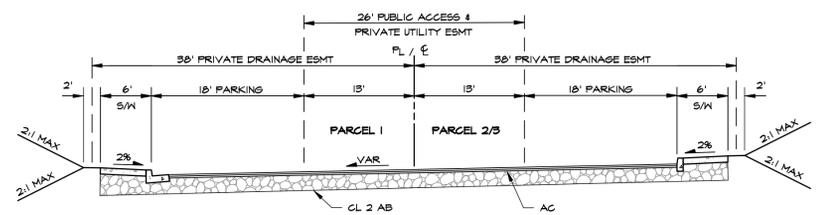
BUILDING 1  
PG 189.1

BUILDING 2  
PG 189.5, PG 189.7, PG 189.8

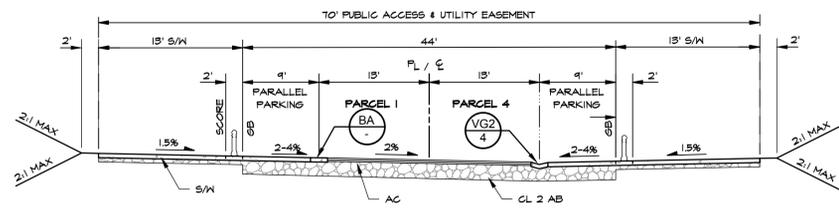
BUILDING 3  
PG 189.5, PG 189.7, PG 189.8

DOVETAIL LANE (PVT)  
CCS HEALDSBURG, LLC  
D.N. 2020-060528  
RESULTANT PARCEL 'A'  
APN 091-060-040  
PARCEL 3

CCS HEALDSBURG, LLC  
D.N. 2020-060528  
RESULTANT PARCEL 'C'  
PORTION ONE  
APN 091-060-025

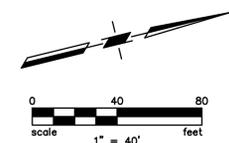


B-B  
EXISTING DOVETAIL LANE  
PER NORTH VILLAGE PUBLIC IMPROVEMENTS &  
NORTH VILLAGE HOTEL GRADING AND UTILITY PLAN  
NO SCALE



A-A  
EXISTING BOXHEART DRIVE  
PER NORTH VILLAGE PUBLIC IMPROVEMENTS  
NO SCALE

**PRELIMINARY**  
FOR STUDY PURPOSES ONLY  
DATE: 12/16/2022



TENTATIVE  
AIRSPACE PARCEL MAP  
STREET and GRADING IMPROVEMENTS  
**NORTH VILLAGE PARCEL 4**  
CITY OF HEALDSBURG, COUNTY OF SONOMA  
STATE OF CALIFORNIA

1 COMMON GROUND LOT      3 AIRSPACE PARCELS  
BEING A RE-SUBDIVISION OF RESULTANT PARCEL 'C' (PORTION TWO) OF THE LANDS OF CCS HEALDSBURG LLC, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2020-060528 OF OFFICIAL RECORDS OF SONOMA COUNTY,

**CARLILE • MACY**

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
15 THIRD STREET, SANTA ROSA, CA 95401  
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2002008.D0

SHEET 3 OF 3

12/16/2022 4:33:34 PM Rosalind Stewart G:\2020\2002008.D0\Drawings\Grading\_TWP\CL 4\2002008-01-013.dwg