

VICINITY MAP
NO SCALE

PROJECT DATA

ADDRESS: PASSALACQUA DRIVE and PARKLAND FARMS BLVD
 ASSESSORS PARCEL NUMBER: 091-310-005, 006
 TOTAL GROSS ACREAGE: 12.36 ACRES
 GENERAL PLAN LAND USE: AFFORDABLE HOUSING
 ZONING: AFFORDABLE HOUSING
 WATER SUPPLY: CITY OF HEALDSBURG
 SEWAGE DISPOSAL: CITY OF HEALDSBURG

BENCH MARK

BM RY 141 MONEL METAL RIVET AT SOUTH END OF NEST HEADWALL AT RAIL LINE STATION 5659+11, 19 FEET WEST OF MAIN TRACK (NUPRR) (DATUM) ELEV. = 175.88 NGVD-29

NOTES

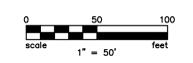
- ENGINEER IS NOT AWARE OF ANY WELLS OR SEPTIC SYSTEMS ON SITE.
- ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
- ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE SHOWN REMOVED.
- SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT, PURSUANT TO SECTION 66486.1 OF THE SUBDIVISION MAP ACT.
- LOTS 4-13 RESERVE THE RIGHT TO BE AIR SPACE PARCELS WITH HOA AND ACCORDINGLY COULD BE SERVED WITH A SINGLE WATER AND SEWER SERVICE.
- LOT 1 AND PARCELS A AND B OWNERSHIP TO BE BY HOA.

SHEET INDEX

SHEET 1: BOUNDARY and LOT LAYOUT
 SHEET 2: STREET and GRADING IMPROVEMENTS
 SHEET 3: UTILITY PLAN

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY BOUNDARY
- STREET GRADE: 0.50%
- STREET LIGHT
- SIDENWALK
- CURB RAMP
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SWALE
- TREE PROTECTION FENCE
- TREE TO BE SAVED
- TREE TO BE REMOVED
- TREE MAY BE REMOVED
- DOCUMENT NUMBER: DN
- PUBLIC ACCESS EASEMENT: PAE
- PUBLIC UTILITY EASEMENT: PUE
- PUBLIC WATER EASEMENT: PWE
- PUBLIC STORM DRAIN EASEMENT: SDE
- RIGHT OF WAY DEDICATION: RW DEDICATION
- VARIABLES: VAR
- EXISTING PASSALACQUA DR AND PARKLAND FARMS BLVD 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



TENTATIVE MAP
 BOUNDARY and LOT LAYOUT
SAGGIO AFFORDABLE HOUSING
 HEALDSBURG, CALIFORNIA

15 LOTS + 2 PARCELS + 18 AIR SPACE CONDOMINIUMS 12.36 ACRES JULY 2022

BEING A SUBDIVISION OF THE LANDS OF SONOMA LUXURY RESORT, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT No. 2005R13474, OF OFFICIAL RECORDS OF SONOMA, STATE OF CALIFORNIA.

OWNER / DEVELOPER
 SONOMA LUXURY RESORT LLC
 1491 BROOKDALE SA, WOOD
 REDWOOD CITY, CA 94063
 (650) 471-1728

ENGINEER & SURVEYOR
 CARLILE & MACY
 15 THIRD STREET
 SANTA ROSA, CA 95401
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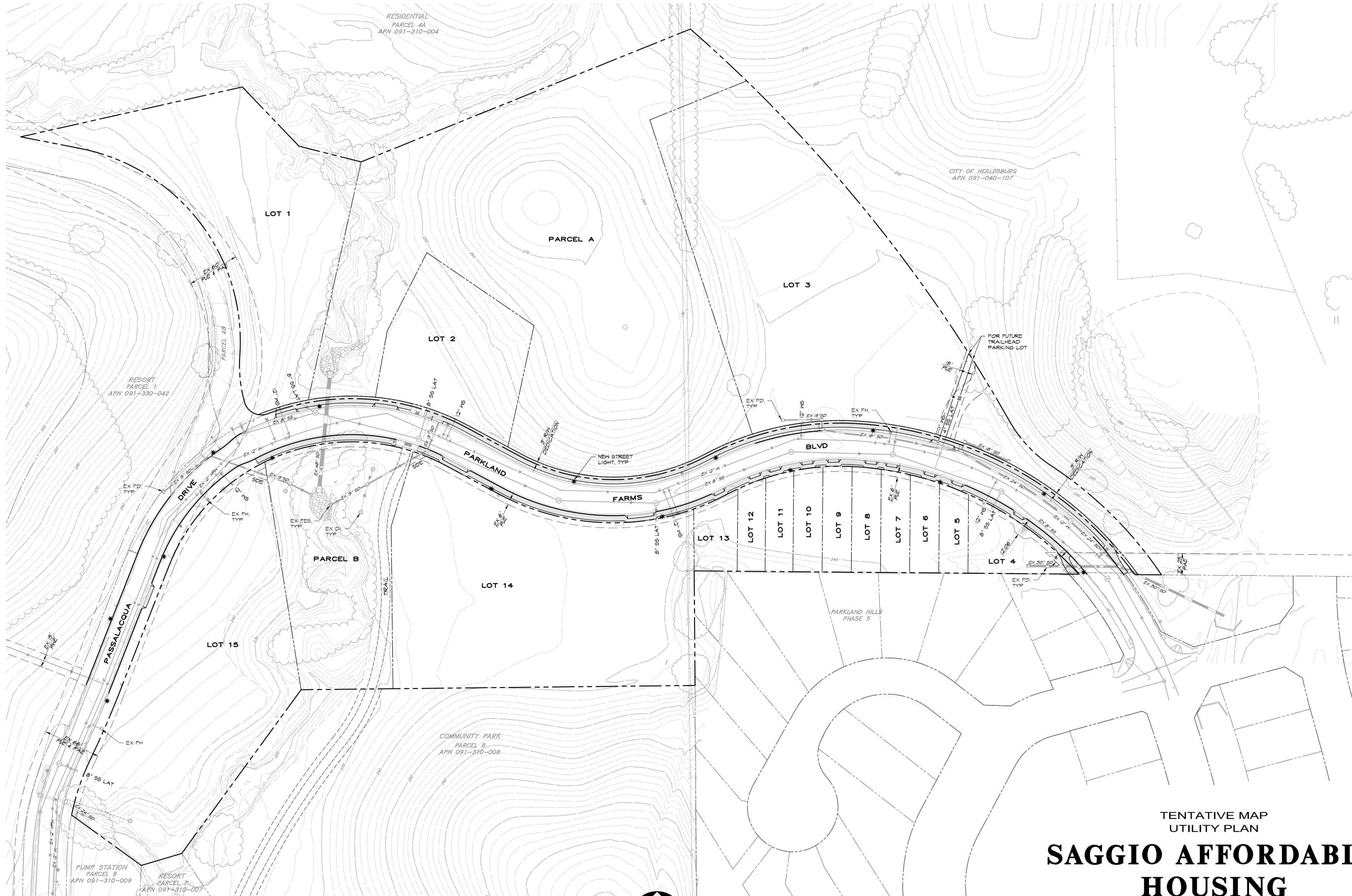
DATE
P.L.S. 8185



DATE
P.E. 62074

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 15 THIRD STREET, SANTA ROSA, CA 95401
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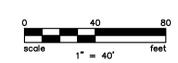


TENTATIVE MAP
UTILITY PLAN

SAGGIO AFFORDABLE HOUSING

CARLILE • MACY

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