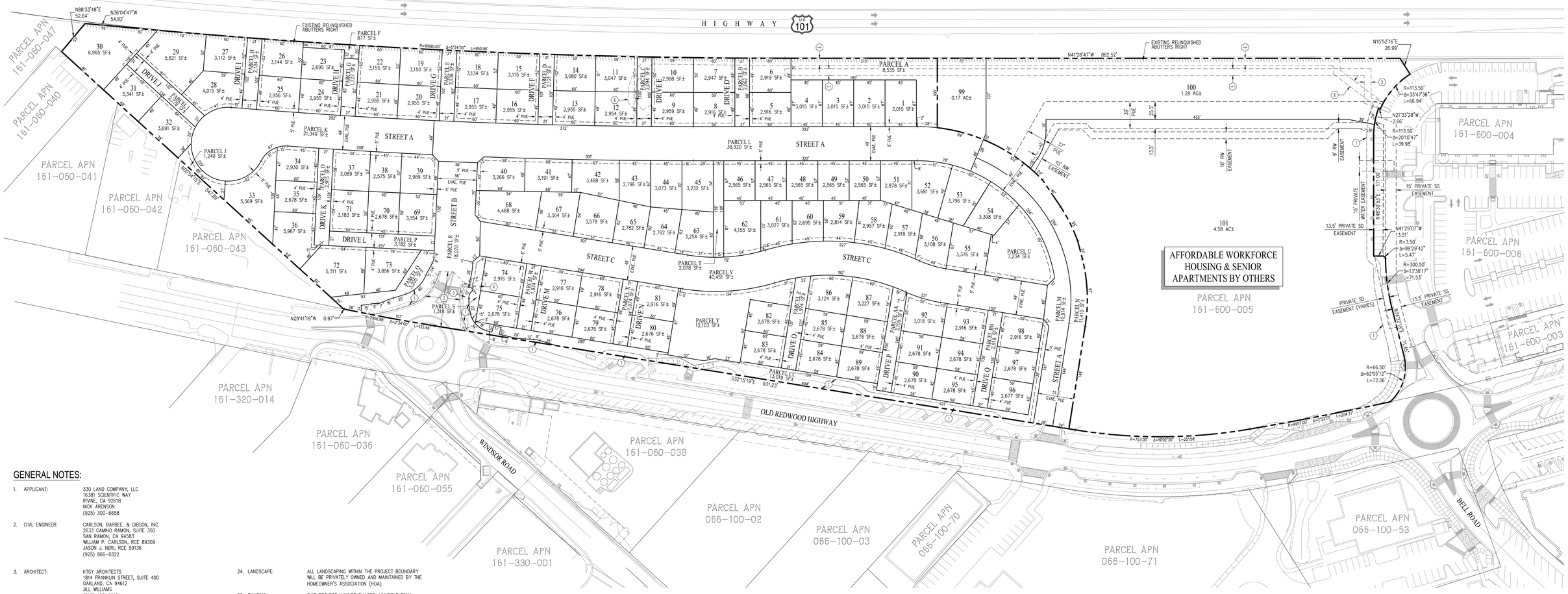


GENERAL NOTES:

1. APPLICANT: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
NICK ARENSON
(925) 300-6658

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
WILLIAM P. CARLSON, RCE 89309
JASON J. NERI, RCE 59136
(925) 866-0322

3. ARCHITECT: KTGY ARCHITECTS
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
JILL WILLIAMS
(510) 463-2018

4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
1655 N. MAIN ST, SUITE 365
WALNUT CREEK, CA
CASEY CASE
(925) 360-8411

5. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OLD REDWOOD HIGHWAY, THE BEARING BEING NORTH 32 15 19 WEST PER THAT MAP ENTITLED 'BELL VILLAGE COMMERCIAL CENTER MJS 09-17 PHASE 1' (778 M 1)

6. FEMA FLOOD ZONE: ZONE X (UNSHADED): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

FLOOD INSURANCE RATE MAP NO. 06097C0562E DATED DEC 2, 2008.

7. A.P.N: 161-060-005

8. EXISTING ZONING: COMPACT RESIDENTIAL (CR-32)

9. PROPOSED ZONING: COMPACT RESIDENTIAL (CR-32)

10. PROPOSED LAND USE: RESIDENTIAL

11. CONTOUR INTERVAL: 1 FOOT (EXISTING)

12. SITE AREA: 18.24± ACRES (GROSS)

13. RESIDENTIAL UNITS:

SINGLE FAMILY FEE SIMPLE (LOTS 1-98):	98
APARTMENTS (LOTS 100 & 101):	210
TOTAL:	308
PARCELS (A-BB & LOT 99):	29

14. UTILITY PROVIDERS:

SANITARY SEWER:	TOWN OF WINDSOR
STORM DRAIN:	TOWN OF WINDSOR
WATER:	TOWN OF WINDSOR
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE:	AT&T
CABLE TV:	COMCAST
SOLID WASTE:	SONOMA COUNTY RESOURCE RECOVERY

19. ONSITE UTILITIES: ONSITE STORM DRAIN, SANITARY SEWER, WATER, AND IRRIGATION TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). UTILITY AND STORM WATER DESIGN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

20. FIRE DEPARTMENT: SONOMA COUNTY FIRE DISTRICT.

21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS AND FINAL MAP.

22. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED BY SEPARATE INSTRUMENT.

23. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ACCESS EASEMENTS WILL BE PROVIDED FOR EMERGENCY ACCESS AND TO UTILITY OWNERS AS NECESSARY.

24. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

25. PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THE VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENTATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).

26. PARCEL MAP: A LARGE LOT PARCEL MAP, FOR FINANCE AND CONVEYANCE PURPOSES, MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.

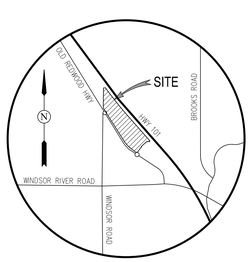
27. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY. GRADING AND ELEVATIONS ARE SUBJECT TO FINAL DESIGN.

28. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND STANDARD BMP'S.

29. TREES: ALL EXISTING TREES WITHIN THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. FOR TREES TO BE PRESERVED ON LOTS 99-101 SEE PLANS BY BRELJA & RACE.

EXISTING EASEMENTS:

1. EXISTING EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AND PUBLIC UTILITIES (PER 778 M 1) TO REMAIN
2. EXISTING EASEMENT FOR PUBLIC VEHICULAR ACCESS, PUBLIC PEDESTRIAN ACCESS, PUBLIC UTILITES, PUBLIC ROADWAY MAINTENANCE AND WINDSOR WATER DISTRICT FACILITIES (PER 778 M 1) TO REMAIN
3. EXISTING PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION (PER 2016017289 O.R.) TO BE PARTIALLY REMOVED
4. EXISTING 15' WIDE PUBLIC WATER EASEMENT (PER DOC NO. 2016-017289) TO BE REMOVED/QUITCLAIMED
5. EXISTING 10' WIDE IRRIGATION EASEMENT (PER DOC NO. 2017-025575) TO BE REMOVED/QUITCLAIMED
6. EXISTING 10' WIDE IRRIGATION EASEMENT (PER DOC NO. 2017-025576) TO BE REMOVED/QUITCLAIMED



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
BD	BOUNDARY
BGL	BOTTOM OF GRAVEL LAYER
BM	BENCHMARK
BR#	BIORETENTION AREA
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
DI	DROP INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRES
P	PAD
PAE	PRIVATE ACCESS EASEMENT
PAV	PAVEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
R/W	RIGHT OF WAY
RW	RECYCLED WATER
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWE	SIDEWALK EASEMENT
TBC	TOP OF BEVELED CURB
TC	TOP OF CURB
TGL	TOP OF GRAVEL LAYER
TSL	TOP OF SOIL LAYER
TSD	TREATED STORM DRAIN
TYP	TYPICAL
W	WATER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PHASE LINE
		CENTERLINE
		LOT LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB & SIDEWALK
		ASPHALT PAVEMENT
		GRIND AND OVERLAY WITH GLASGRID
		BIORETENTION AREA
		RETAINING WALL
		RELINQUISHED ABUTTERS RIGHT

SHEET LIST TABLE

SHEET NO.	DESCRIPTION
TM-01	VESTING TENTATIVE MAP
TM-02	EXISTING CONDITIONS AND EASEMENTS
TM-03	PRELIMINARY SITE PLAN
TM-04	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-05	PRELIMINARY UTILITY PLAN
TM-06	PRELIMINARY STORMWATER MANAGEMENT PLAN AND DETAILS
TM-07	PRELIMINARY FIRE ACCESS PLAN

VESTING TENTATIVE MAP

VESTING TENTATIVE MAP

THE COTTAGES ON THE TOWN GREEN

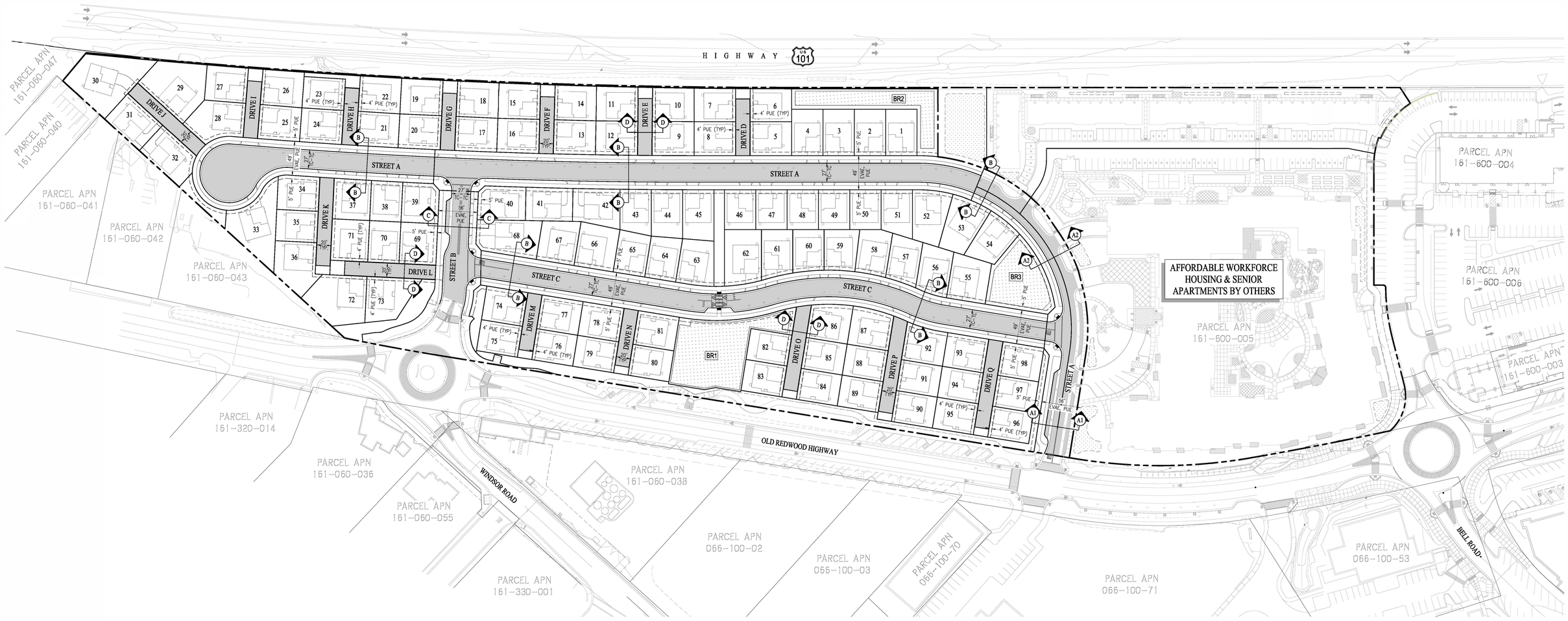
TOWN OF WINDSOR SONOMA COUNTY CALIFORNIA

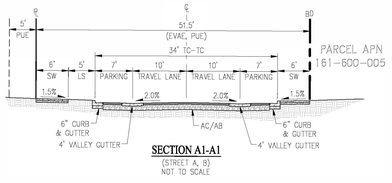
SCALE: 1' = 50' DATE: APRIL 21, 2025

0 50 100 150

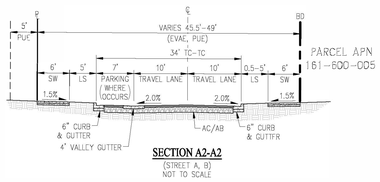
cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO. TM-01 OF 7 SHEETS

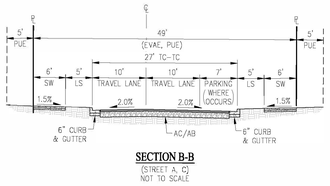




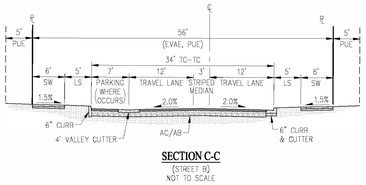
SECTION A1-A1
(STREET A, B)
NOT TO SCALE



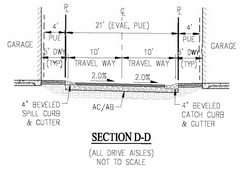
SECTION A2-A2
(STREET A, B)
NOT TO SCALE



SECTION B-B
(STREET A, C)
NOT TO SCALE



SECTION C-C
(STREET B)
NOT TO SCALE



SECTION D-D
(ALL DRIVE AISLES)
NOT TO SCALE

PARKING SUMMARY	
DESCRIPTION	**PROVIDED**
GARAGE	196 SPACES
SURFACE/PARALLEL (STREETS A, B & C)	60 SPACES
TOTAL PARKING	256 SPACES

NOTES:
1. TYPICAL PARALLEL PARKING SPOTS SHALL BE 7'X22' TYPICAL PER TOWN OF WINDSOR STANDARDS.

PRELIMINARY SETBACK SUMMARY	
SIDE (INTERNAL)	4' MIN
SIDE (STREET)	8' MIN
REAR	10' MIN
GARAGE (ALLEY)	4' MIN
GARAGE (STREET)	6' MIN

PRELIMINARY SITE PLAN
VESTING TENTATIVE MAP
THE COTTAGES ON THE TOWN GREEN

TOWN OF WINDSOR SONOMA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: APRIL 21, 2025

0 50 100 150

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

SHEET NO. TM-03 OF 7 SHEETS



PLAN LEGEND

1. Paseo, See Enlargement B
2. Entry Sign and Plaza, See Enlargement A
3. Accent Trees
4. Street Trees
5. Bio-Retention Area



GALLAHER SENIOR LIVING
9240 OLD REDWOOD HIGHWAY
WINDSOR, CA (707) 535-3200

THE CUNNINGHAM

MARCH 2025 — WINDSOR, CA — DEVELOPMENT PLAN — LANDESIGN GROUP

0 15' 30' 60'
SCALE: 1"=30'

SHEET: 1