

**TABULATIONS**

GROSS SITE AREA:	2.61± ACRES
NUMBER OF UNITS:	50 UNITS
DENSITY:	19.2 UNITS/ACRE

PLAN 1-1	12	1BR/1BA	539 S.F.
PLAN 1-2	6	1BR/1BA	612 S.F.
PLAN 2-1	12	2BR/1BA	736 S.F.
PLAN 2-2	4	2BR/1BA	718 S.F.
PLAN 2-2A	2	2BR/1BA	758 S.F.
PLAN 3-1	10	3BR/2BA	964 S.F.
PLAN 3-1A	4	3BR/2BA	1004 S.F.

**Parking Summary:**

ON STREET PARKING:	9
ON SITE PARKING:	31
COMPACT PARKING:	6
ADA PARKING:	37
STANDARD:	74
TOTAL PARKING:	74

**ABBREVIATIONS**

AAI	ADOBE ASSOCIATES, INC.	EL	ELEVATION	RCE	REGISTERED CIVIL ENGINEER
AB	AGGREGATE BASE	ESMT	EASEMENT	R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE	EX	EXISTING	S	SLOPE
AD	AREA DRAIN	FL	FLOWLINE	SAD	SEE ARCHITECTURAL DRAWINGS
BDD	BUILDING	FG	FINISH GRADE	SD	STORM DRAIN
BM	BENCH MARK	FH	FIRE HYDRANT	SS	SANITARY SEWER
BSL	BUILDING SETBACK LINE	FS	FINISHED SURFACE	STD	STANDARD
C	COMPACT PARKING	FSS	FIRE SAFE STANDARD	TC	TOP OF CURB
CD	CHANNEL DRAIN	GB	GRADE BREAK	TYP	TYPICAL
CL	CLASS	GR	GRATE	W	WATER
CO	CENTERLINE	MH	MANHOLE	WM	WATER METER
CO	CLEANOUT	MIN	MINIMUM	WV	WATER VALVE
CONC	CONCRETE	NTS	NOT TO SCALE		
DI	DROP INLET	PL	PROPERTY LINE		
DWG	DRAWING	PP	POWER POLE		
DWY	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT		
EG	EXISTING GROUND				
EP	EDGE OF PAVEMENT				

**OWNER INFO**  
 MILESTONE HOUSING GROUP LP  
 481 N. SANTA CRUZ AVE. STE. #310  
 LOS GATOS CA, 95030  
 PHONE: (727) 204-8128  
 EMAIL: MARCUS@MILESTONEHOUSING.COM

**ARCHITECT**  
 KTG ARCHITECTURE & PLANNING  
 1814 FRANKLIN STREET, SUITE 400  
 OAKLAND, CA 94612  
 TEL: (888) 546-5849

**LANDSCAPE ARCHITECT**  
 INTEGRA PLANNING & LANDSCAPE ARCHITECTURE  
 5128 DUPONT DRIVE  
 SANTA ROSA, CA 95409  
 TEL: (707) 545-5235

**SHEET INDEX**

C1.0	OVERALL SITE PLAN
C1.1	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE
C3.0	PRELIMINARY UTILITY PLAN
C4.0	RIDLEY AVE & WYNGATE CROSS SECTIONS
C4.1	SITE SECTIONS & DETAIL

**HATCHING LEGEND:**

[Hatch Pattern]	ASPHALT CONCRETE	[Hatch Pattern]	BIORETENTION AREA
[Hatch Pattern]	LANDSCAPE SURFACE (TBD, SLP)	[Hatch Pattern]	HARDSCAPE (SLP)
[Hatch Pattern]	DECORATIVE PAVING (SLP)	[Hatch Pattern]	TURF (SLP)

**LEGEND**

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

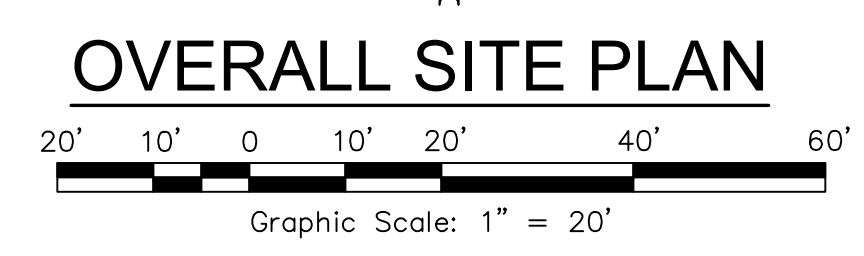
THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED, AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

**KEY NOTES:**

1 REMOVE & RELOCATE EXISTING FIRE HYDRANT (SEE C3.0)

**DEMOLITION LEGEND:**

⊗ EX TREE TO BE REMOVED



SEE SHEET C1.1 FOR EXISTING CONDITIONS PLAN

**RECEIVED**  
 By Susie Murray at 5:55 pm, Nov 02, 2022

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**DESIGN REVIEW**

Timothy L. Schram, RCE #7890  
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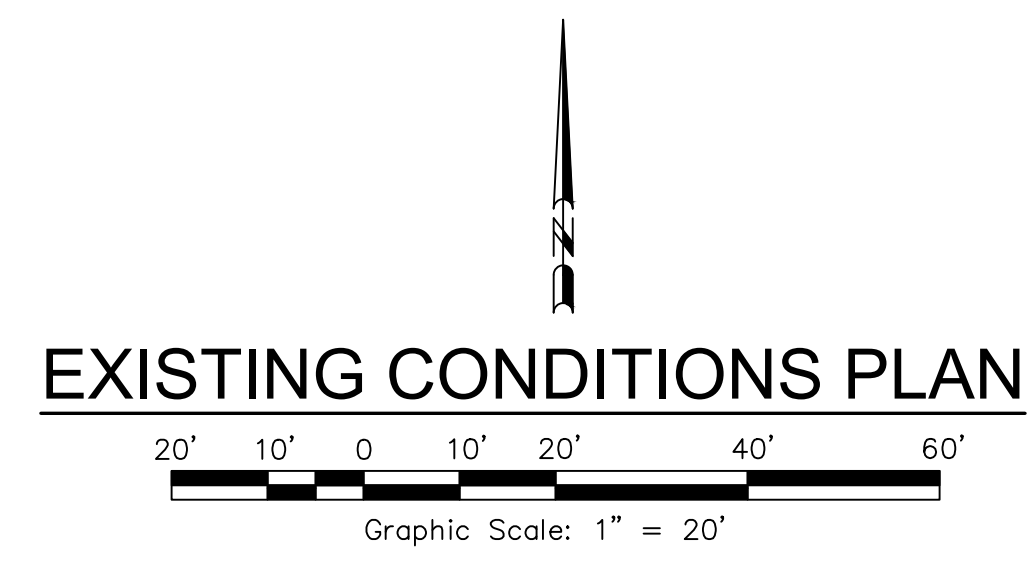
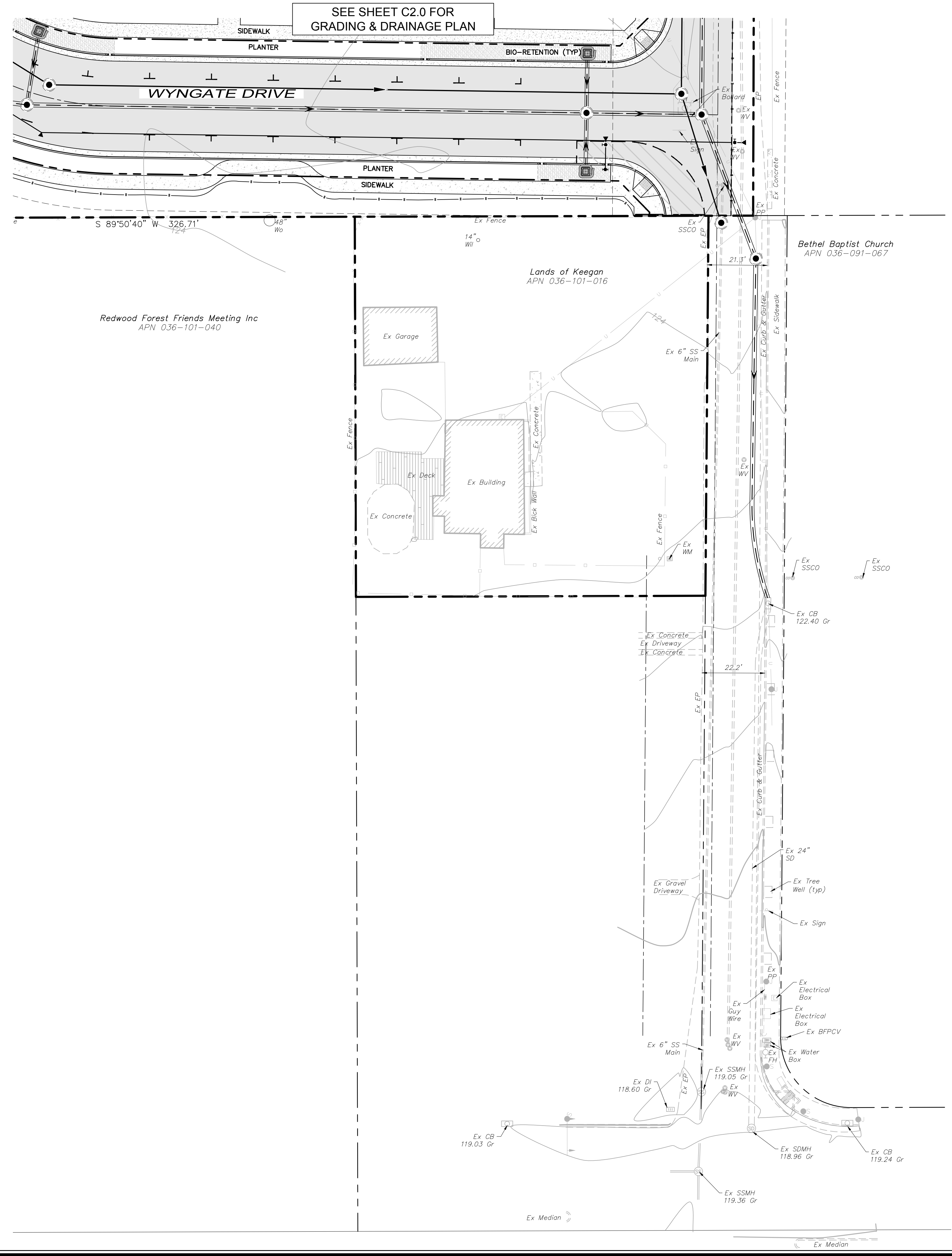
**RIDLEY AVENUE APARTMENTS**  
**OVERALL SITE PLAN**  
 1801 Ridley Avenue  
 Santa Rosa, California  
 APN 036-091-051

SCALE: AS SHOWN  
 Date: April 20, 2022  
 Design by: AP/3R/s  
 Drawn by: AP/TRG  
 Checked by: DM

Sheet **C1.0**  
 1 of 6 Sheets  
 Job 21088



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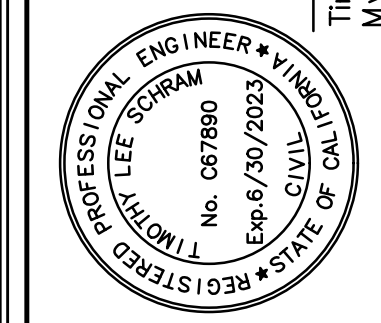


**EXISTING CONDITIONS PLAN**

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 Date: April 20, 2022  
 Design by: AP/3R's  
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 Checked by: CM

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**C1.1**  
 2 of 6 Sheets  
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**RIDLEY AVENUE APARTMENTS  
 EXISTING CONDITIONS PLAN**  
 1801 Ridley Avenue  
 Santa Rosa, California  
 APN 036-091-051



**DESIGN  
 REVIEW**

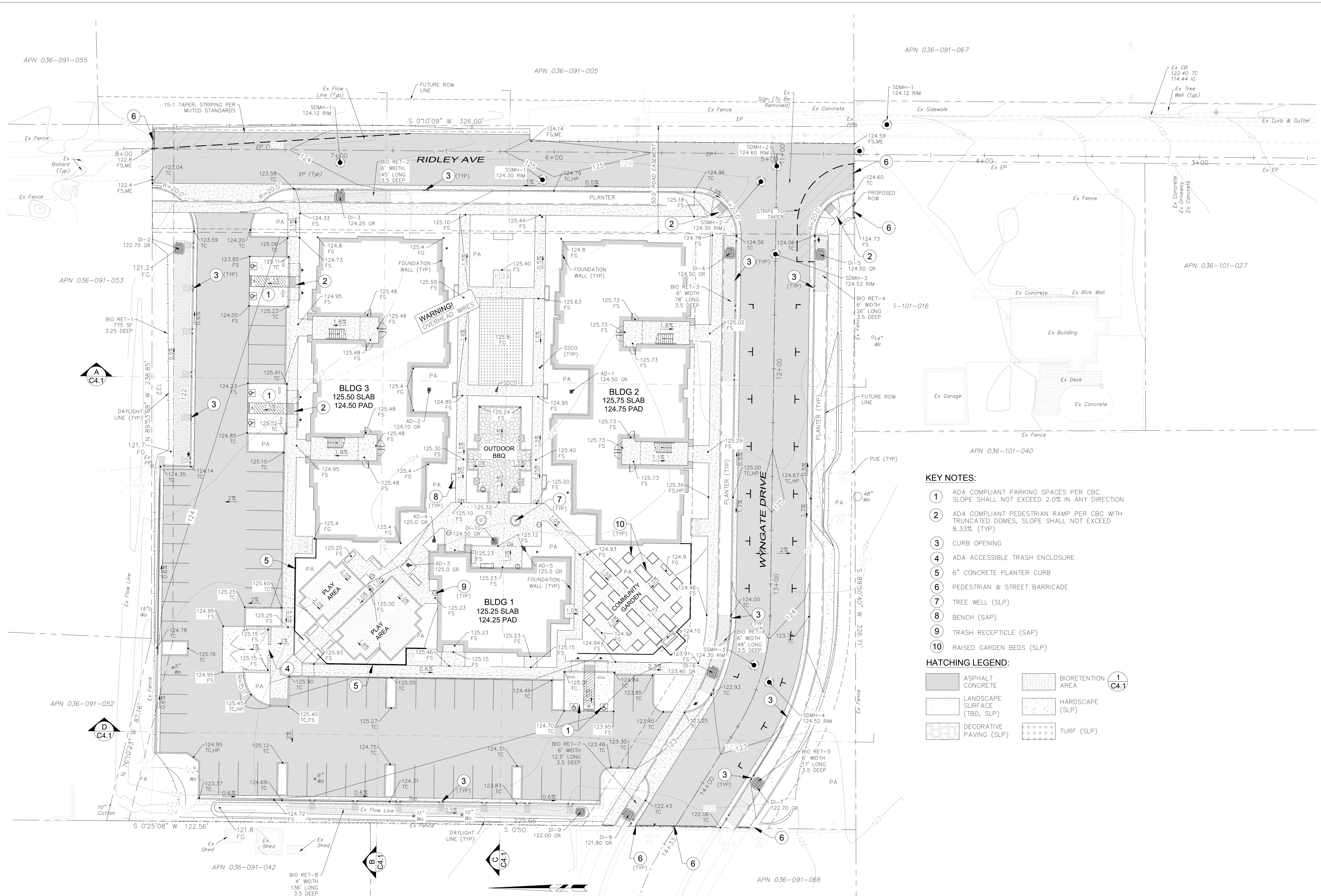
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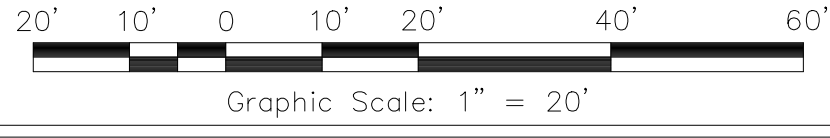
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### PRELIMINARY GRADING & DRAINAGE



- KEY NOTES:**
- 1 ADA COMPLIANT PARKING SPACES PER CBC. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION
  - 2 ADA COMPLIANT PEDESTRIAN RAMP PER CBC WITH TRUNCATED DOMES, SLOPE SHALL NOT EXCEED 8.33% (TYP)
  - 3 CURB OPENING
  - 4 ADA ACCESSIBLE TRASH ENCLOSURE
  - 5 6" CONCRETE PLANTER CURB
  - 6 PEDESTRIAN & STREET BARRICADE
  - 7 TREE WELL (SLP)
  - 8 BENCH (SAP)
  - 9 TRASH RECEPTACLE (SAP)
  - 10 RAISED GARDEN BEDS (SLP)

- HATCHING LEGEND:**
- |  |                              |  |                   |
|--|------------------------------|--|-------------------|
|  | ASPHALT CONCRETE             |  | BIORETENTION AREA |
|  | LANDSCAPE SURFACE (TBD, SLP) |  | HARDSCAPE (SLP)   |
|  | DECORATIVE PAVING (SLP)      |  | TURF (SLP)        |

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**RIDLEY AVENUE APARTMENTS**  
**PRELIMINARY GRADING & DRAINAGE**

1801 Ridley Avenue  
Santa Rosa, California  
APN 036-091-051

**DESIGN REVIEW**

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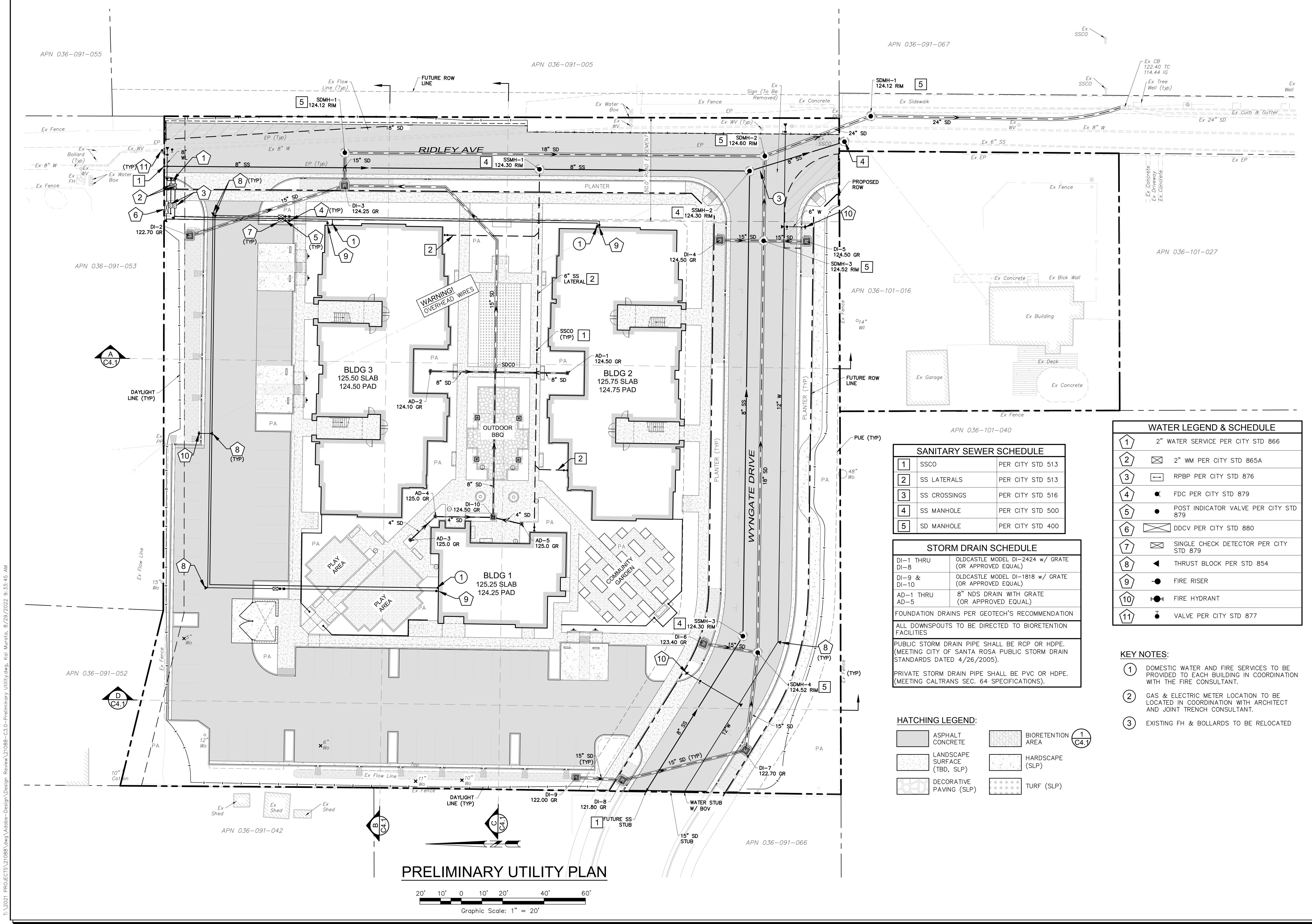
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**SANITARY SEWER SCHEDULE**

1	SSCO	PER CITY STD 513
2	SS LATERALS	PER CITY STD 513
3	SS CROSSINGS	PER CITY STD 516
4	SS MANHOLE	PER CITY STD 500
5	SD MANHOLE	PER CITY STD 400

**STORM DRAIN SCHEDULE**

DI-1 THRU DI-8	OLDCASTLE MODEL DI-2424 w/ GRATE (OR APPROVED EQUAL)
DI-9 & DI-10	OLDCASTLE MODEL DI-1818 w/ GRATE (OR APPROVED EQUAL)
AD-1 THRU AD-5	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)

FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION  
 ALL DOWNSPOUTS TO BE DIRECTED TO BIORETENTION FACILITIES  
 PUBLIC STORM DRAIN PIPE SHALL BE RCP OR HDPE. (MEETING CITY OF SANTA ROSA PUBLIC STORM DRAIN STANDARDS DATED 4/26/2005).  
 PRIVATE STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).

**HATCHING LEGEND:**

[Hatch Pattern]	ASPHALT CONCRETE	[Hatch Pattern]	BIORETENTION AREA
[Hatch Pattern]	LANDSCAPE SURFACE (TBD, SLP)	[Hatch Pattern]	HARDSCAPE (SLP)
[Hatch Pattern]	DECORATIVE PAVING (SLP)	[Hatch Pattern]	TURF (SLP)

**WATER LEGEND & SCHEDULE**

1	2" WATER SERVICE PER CITY STD 866
2	2" WM PER CITY STD 865A
3	RPBP PER CITY STD 876
4	FDC PER CITY STD 879
5	POST INDICATOR VALVE PER CITY STD 879
6	DDCV PER CITY STD 880
7	SINGLE CHECK DETECTOR PER CITY STD 879
8	THRUST BLOCK PER STD 854
9	FIRE RISER
10	FIRE HYDRANT
11	VALVE PER CITY STD 877

- KEY NOTES:**
- DOMESTIC WATER AND FIRE SERVICES TO BE PROVIDED TO EACH BUILDING IN COORDINATION WITH THE FIRE CONSULTANT.
  - GAS & ELECTRIC METER LOCATION TO BE LOCATED IN COORDINATION WITH ARCHITECT AND JOINT TRENCH CONSULTANT.
  - EXISTING FH & BOLLARDS TO BE RELOCATED

**SCALE:** AS SHOWN  
**Date:** April 20, 2022  
**Design by:** AP/3R's  
**Drawn by:** AP/TRG  
**Checked by:** CM

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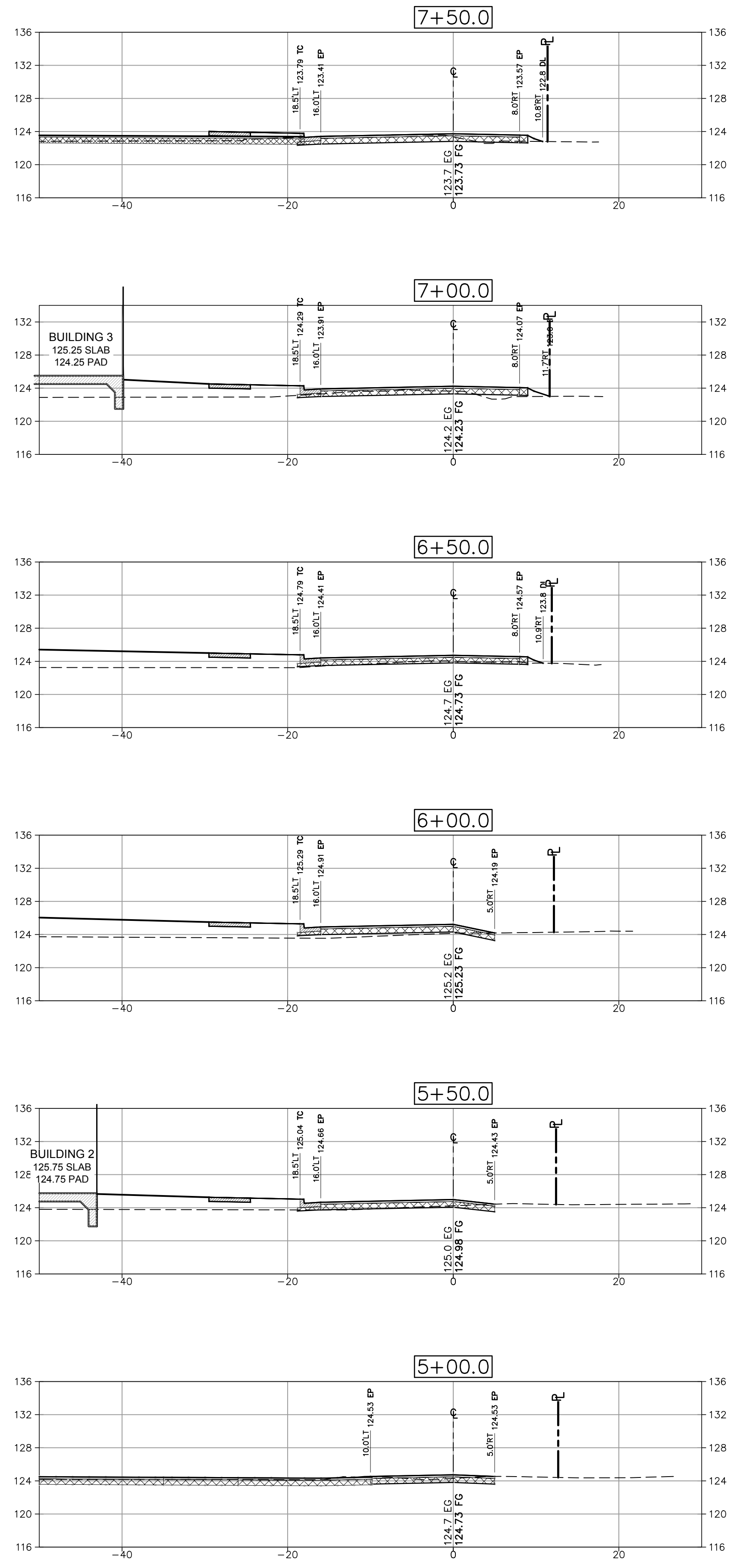
**REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR**  
 TIMOTHY L. SCHRAM  
 No. 087890  
 Exp. 6/30/2023  
 CIVIL ENGINEER & LAND SURVEYOR STATE OF CALIFORNIA

**RIDLAY AVENUE APARTMENTS**  
**PRELIMINARY UTILITY PLAN**

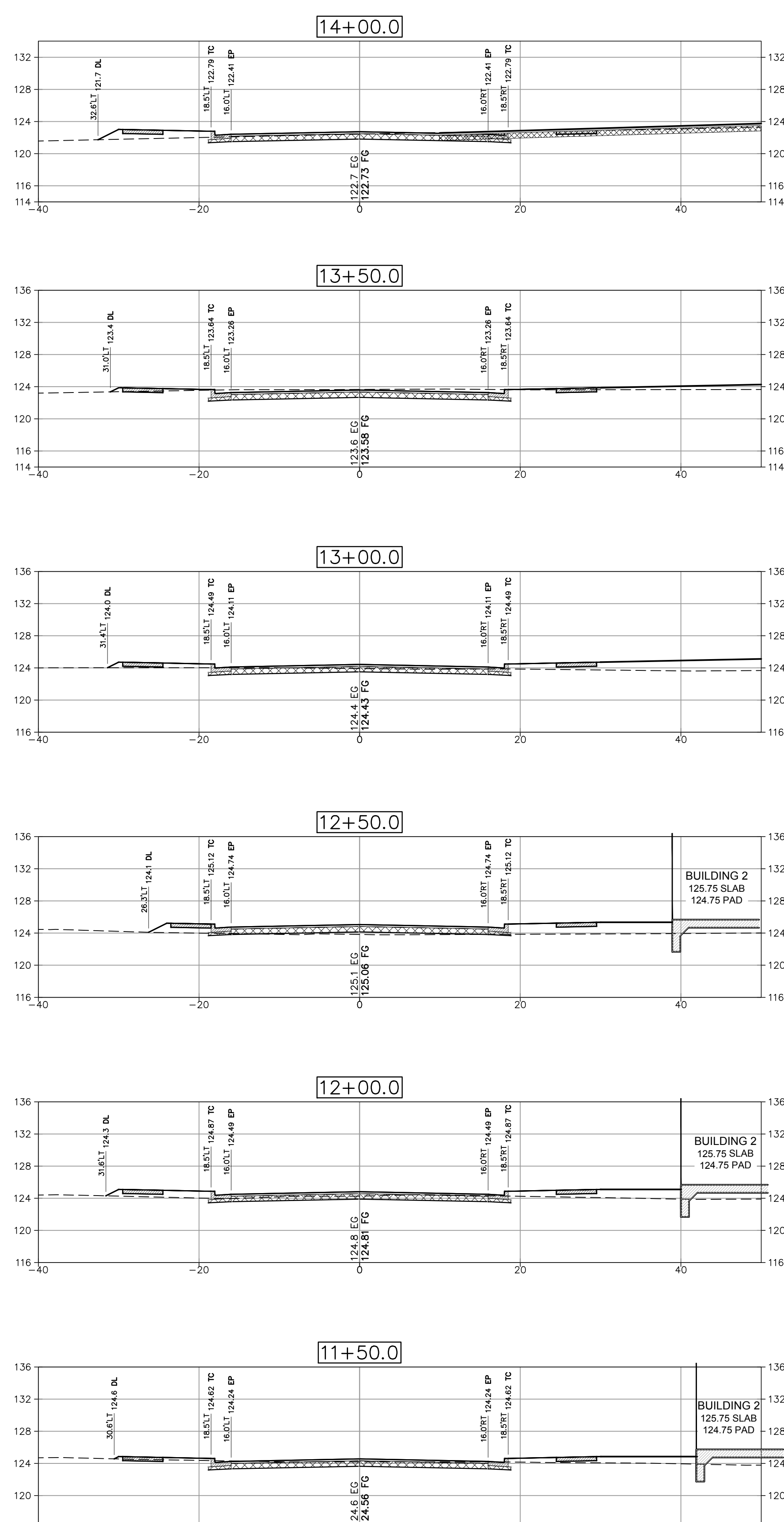
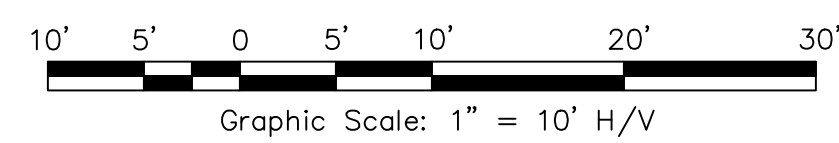
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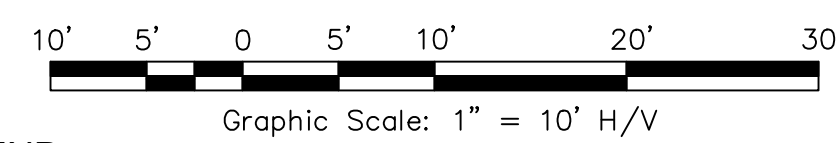
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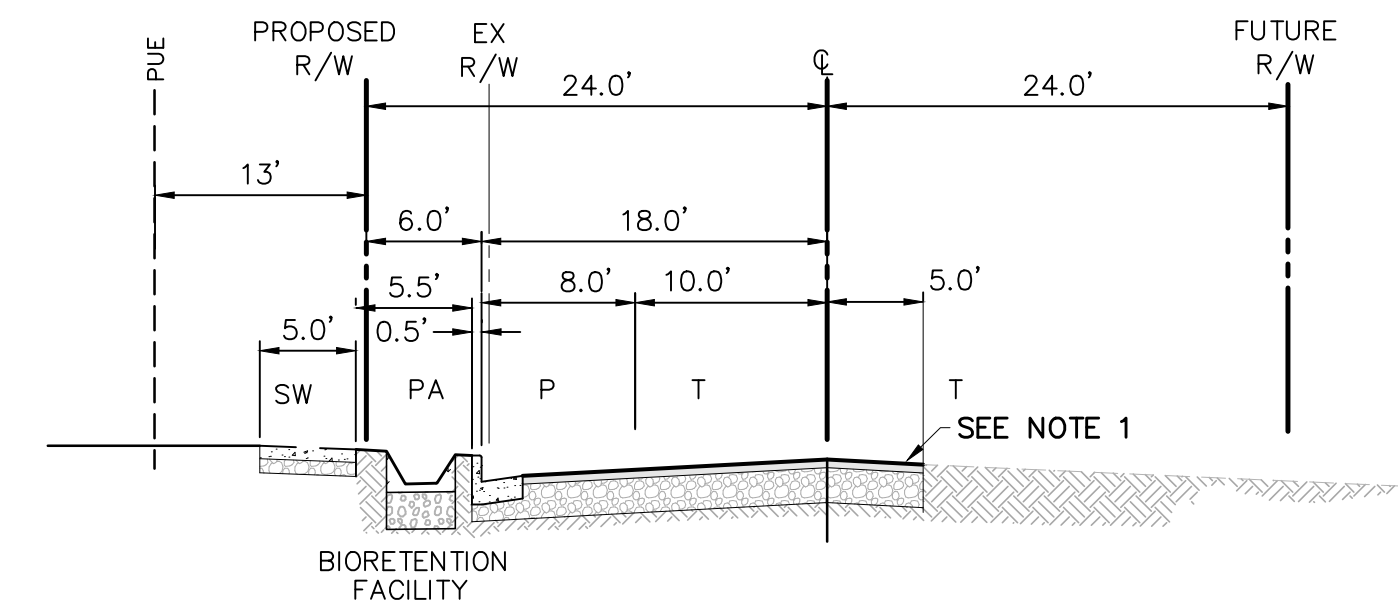
**RIDLEY AVE CROSS SECTIONS**



**WYNGATE DRIVE CROSS SECTIONS**



**LEGEND:**  
 — FINISHED GRADE  
 - - - EXISTING GRADE

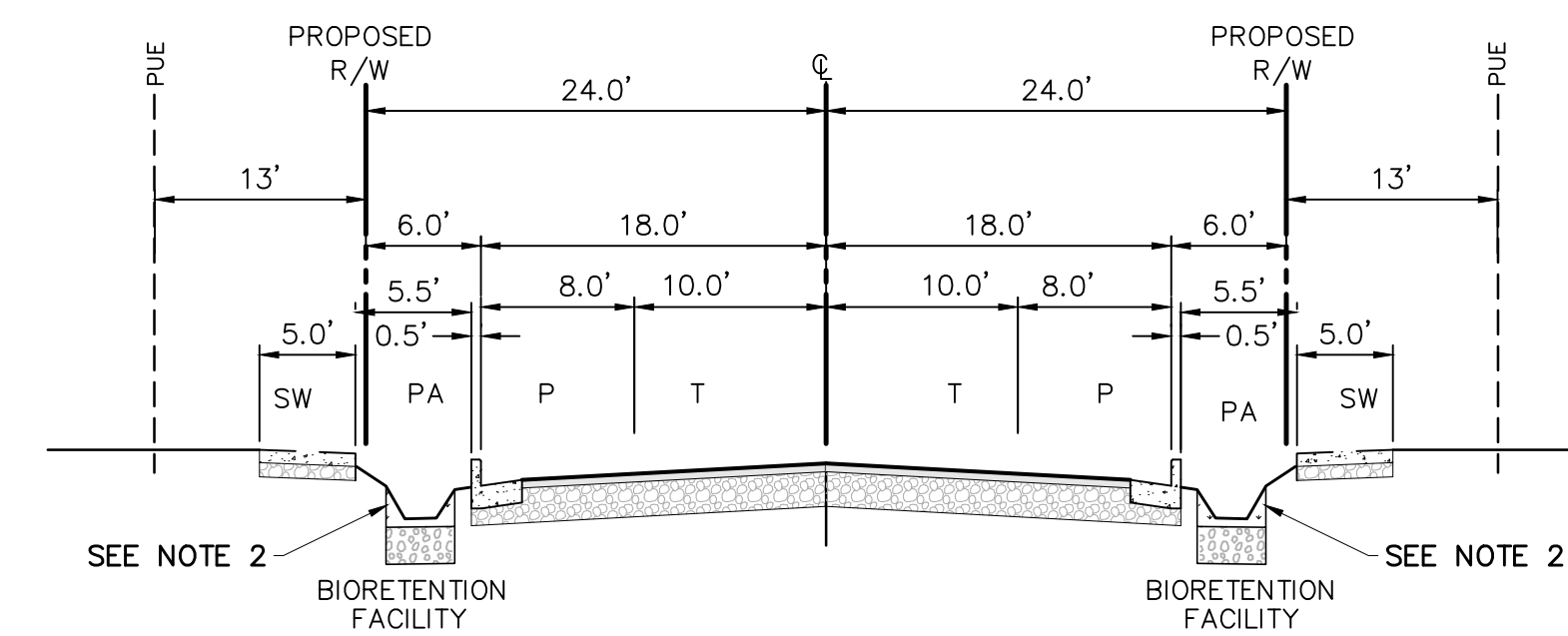


**RIDLEY TYPICAL SECTION (NORTH)**

Not To Scale

**NOTES:**

1. A COMPLETE 20' ALL WEATHER WIDTH IS REQUIRED ALONG PROJECT FRONTAGE FOR THE MOST NORTHERLY 200'±LF OF RIDLEY AVE.



**WYNGATE DRIVE TYPICAL SECTION**

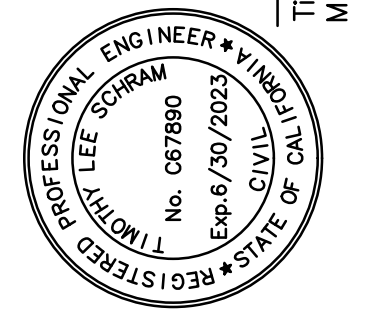
Not To Scale

2. BIO-RETENTION & CONTIGUOUS SIDEWALK WHERE OCCURS

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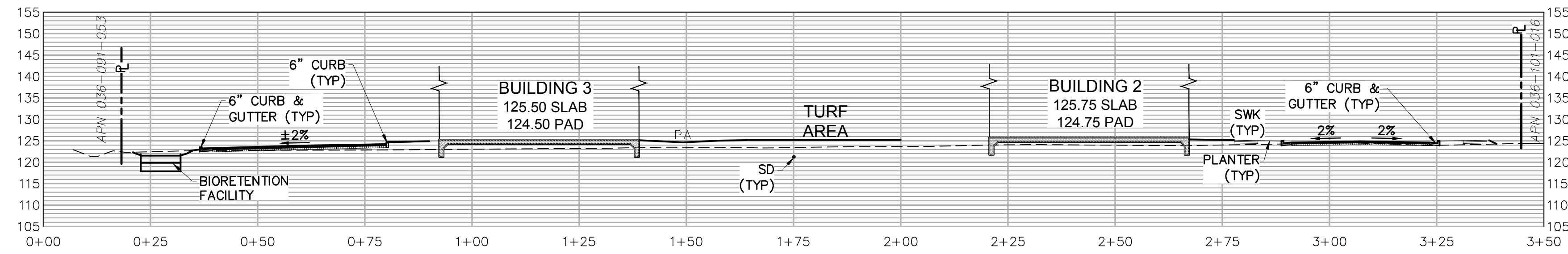
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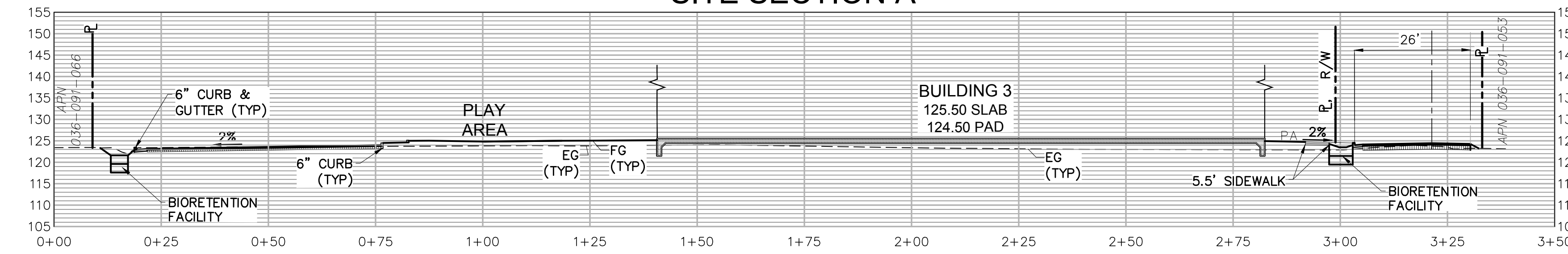
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**RIDLEY AVE & WYNGATE CROSS SECTIONS**  
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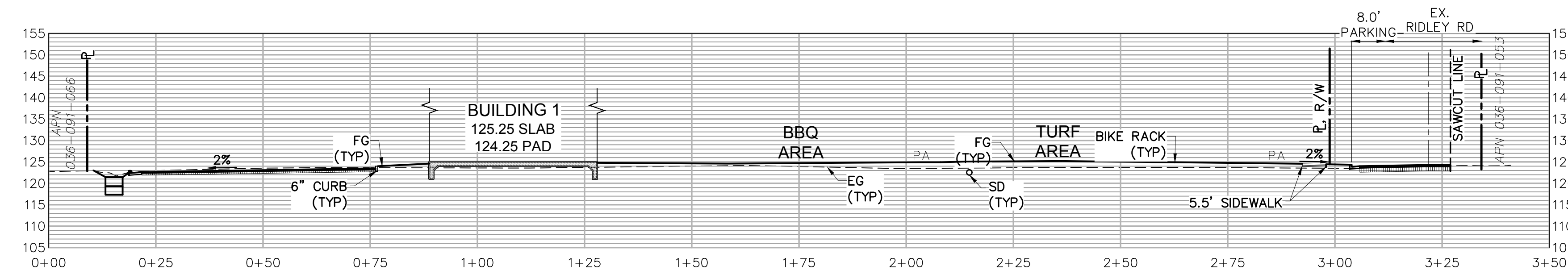
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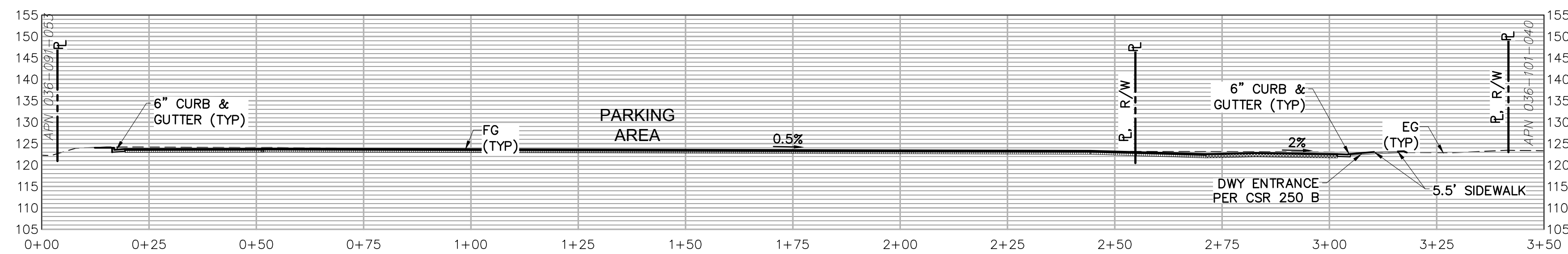
SITE SECTION A



SITE SECTION B

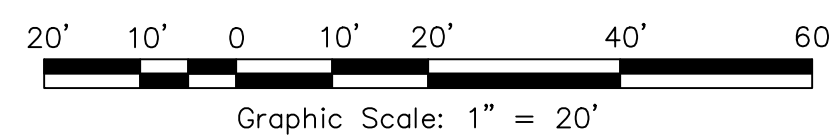


SITE SECTION C



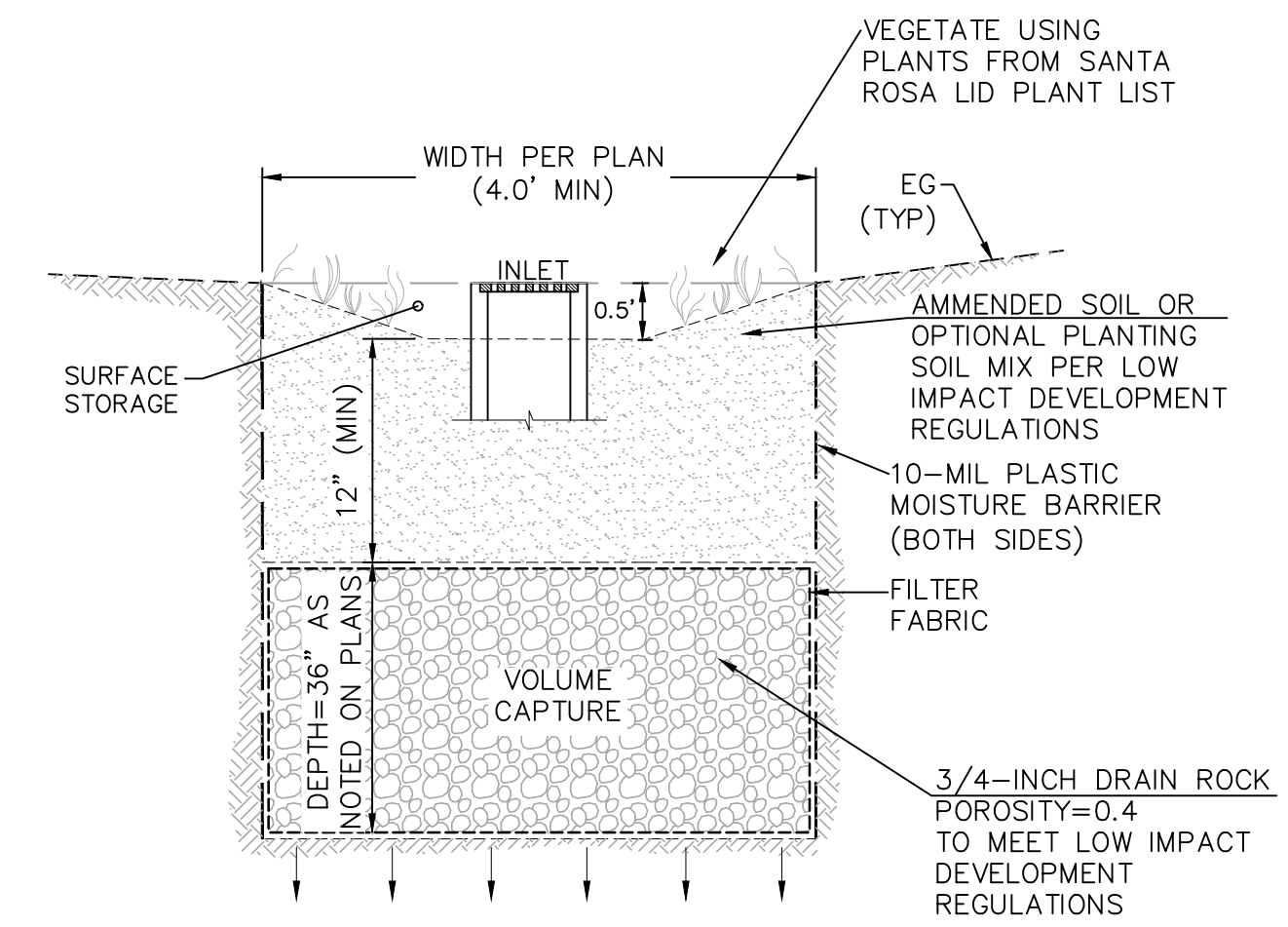
SITE SECTION D

SITE SECTIONS & DETAIL



LEGEND:

- FINISHED GRADE
- EXISTING GRADE



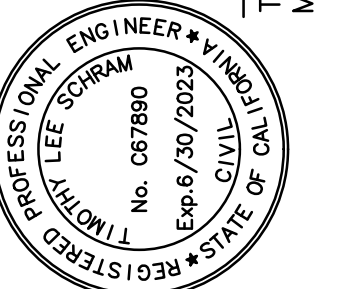
1 BIORETENTION FACILITY  
NTS

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**DESIGN REVIEW**



Timothy L. Schram, P.E. #87890  
My license expires 6/20/2025

**RIDLEY AVENUE APARTMENTS  
SITE SECTIONS & DETAIL**

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