

ADJACENT SITE IMPROVEMENTS

- THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (2022-0016) ARE COMPLETED PER APPROVED PLANS ON FILE WITH THE CITY OF SANTA ROSA AND ARE DEPICTED AS EXISTING IMPROVEMENTS.

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PRELIMINARY SITE PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

LEGEND

- AC PAVEMENT
- PERMEABLE PAVER SIDEWALKS
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- SITE LANDSCAPING
- IMPERVIOUS SURFACE AREA PER A.106.4
- BIO-RETENTION PLANTER

PHASE 3 IMPERVIOUS IMPERVIOUS SURFACES = 6,330 SF
PERVIOUS PAVERS = 1,505 SF (23.8%) (SIDEWALKS)

PROJECT INFORMATION

ADDRESS: 2660 PETALUMA HILL ROAD
SANTA ROSA, CA
SONOMA COUNTY

APN: 044-051-055

PROPERTY AREA: ±10.87 AC (GROSS)
±9.62 AC (NET)

PROJECT AREA: ±1.04 AC (NET)
±1.29 AC (GROSS)

(NET AREA SUBTRACTS PUBLIC RIGHT OF WAY DEDICATIONS.)

BUILDING DESCRIPTION

20-PLEX 3 STORY: 1 BUILDING	
1 BEDROOM	10
2 BEDROOM	8
3 BEDROOM	2
10-PLEX 3 STORY: 3 BUILDINGS	
1 BEDROOM	5
2 BEDROOM	5
TOTAL UNIT	
1 BEDROOM UNITS	15
2 BEDROOM UNITS	13
3 BEDROOM UNITS	2
TOTAL UNITS	
30	

- NOTES:**
1. 38° NORTH (PHASE 2) AND 38° NORTH (PHASE 3) ARE LOCATED ON THE SAME LEGAL PARCEL AND WILL BE OWNED, MAINTAINED, AND OPERATED UNDER THE SAME OWNERSHIP.
 2. 38° NORTH (PHASE 2) AND 38° NORTH (PHASE 3) ARE LOCATED ON THE SAME LEGAL PARCEL AND THERE IS NO LOT LINE ADJUSTMENT OR PARCEL MAP PLANNED WITH THIS PROJECT.
 3. THE MAINTENANCE AND HEALTH OF TREES ARE TO BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT AS PER CITY OF SANTA ROSA CITY CODE 15.32.010.

PARKING

REQUIRED PARKING
1 BEDROOM (1.5 STALLS PER UNIT) = 22.5 STALLS
2+ BEDROOM (2.5 STALLS PER UNIT) = 37.5 STALLS
TOTAL PARKING REQUIRED = 60 STALLS
ZONING CODE ALLOWS FOR 25% REDUCTION = 45 STALLS

PROVIDED PARKING RATIO
1 BEDROOM = 1 STALL (15x1 = 15 STALLS)
2+ BEDROOM = 2 STALLS (15x2 = 30 STALLS)

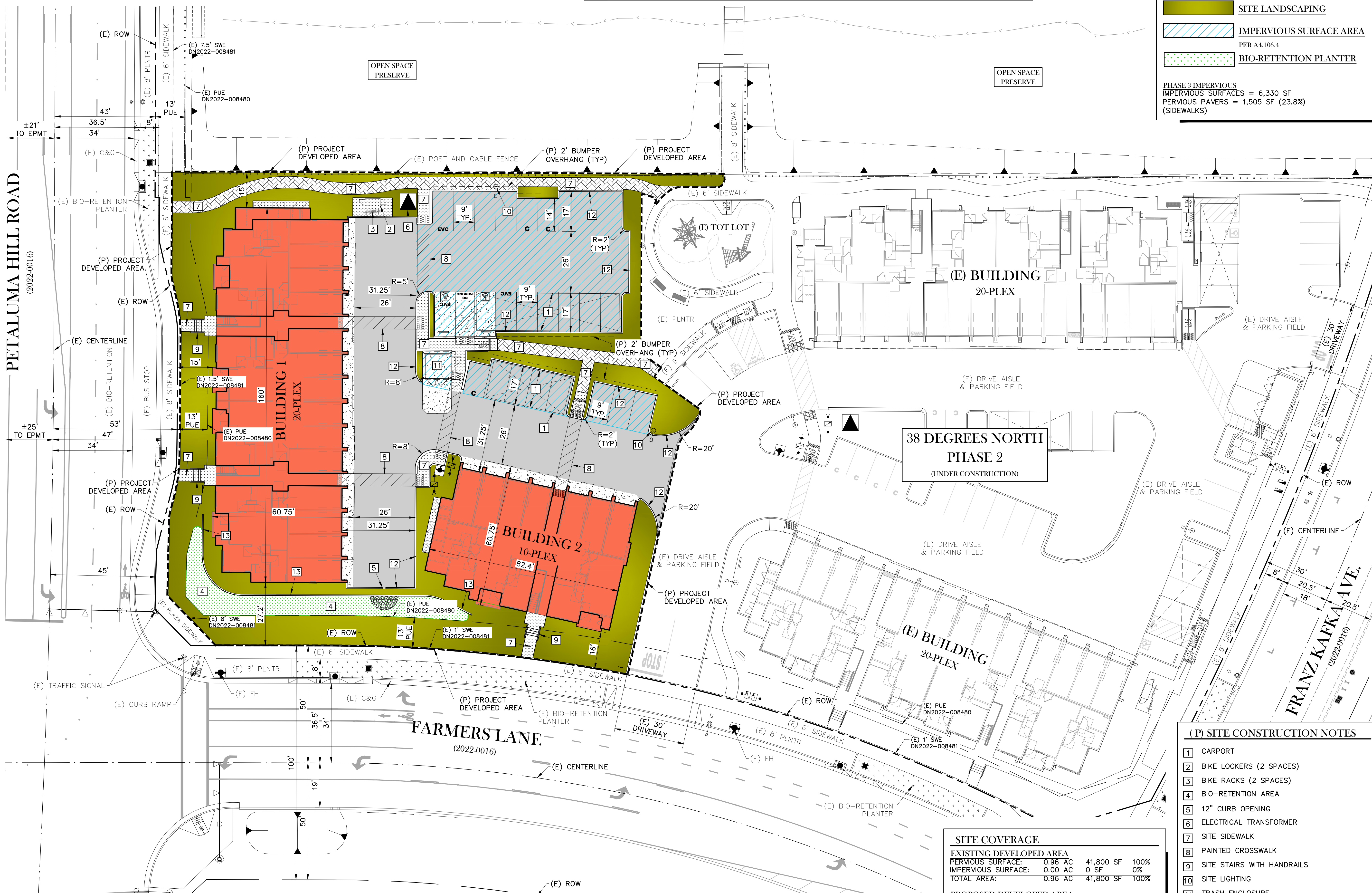
PROVIDED PARKING
COVERED STALLS = 31
SURFACE STALLS = 15
TOTAL PARKING PROVIDED = 46

PROVIDED PARKING - FACILITY SCHEDULE
GARAGE STALLS = 21
CARPORT STALLS = 8
CARPORT ACCESSIBLE STALL = 1
SURFACE ACCESSIBLE STALL = 1
EVC CAPABLE CARPORT STALL = 1
EVC CAPABLE SURFACE STALL = 1
COMPACT SURFACE STALLS = 3
COMPACT STANDARD STALLS = 10
TOTAL PARKING STALL = 46

BICYCLE PARKING

BIKE PARKING REQUIRED
1 SPACE PER 4 UNITS, WITHOUT PRIVATE GARAGE.
UNITS WITHOUT PRIVATE GARAGE = 9
TOTAL BIKE PARKING REQUIRED = 3

BIKE PARKING PROVIDED - 4
SHORT TERM = 2; LONG TERM = 2



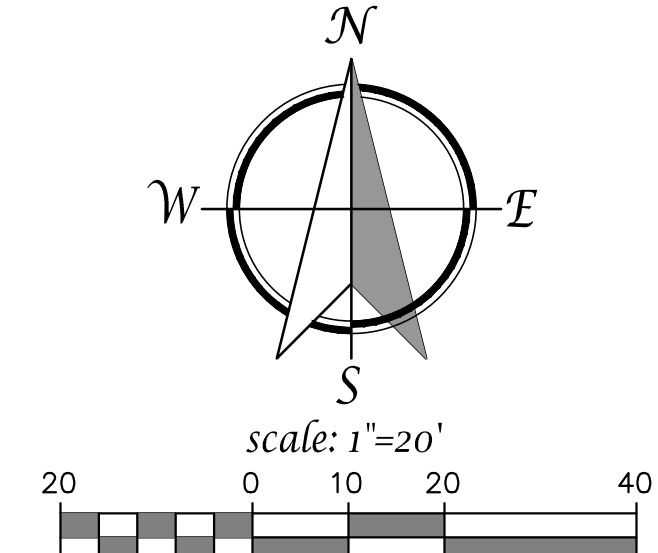
38 DEGREES NORTH
PHASE 2
(UNDER CONSTRUCTION)

(P) SITE CONSTRUCTION NOTES

- 1 CARPORT
- 2 BIKE LOCKERS (2 SPACES)
- 3 BIKE RACKS (2 SPACES)
- 4 BIO-RETENTION AREA
- 5 12" CURB OPENING
- 6 ELECTRICAL TRANSFORMER
- 7 SITE SIDEWALK
- 8 PAINTED CROSSWALK
- 9 SITE STAIRS WITH HANDRAILS
- 10 SITE LIGHTING
- 11 TRASH ENCLOSURE
- 12 CONCRETE PARKING BARRIER CURB
- 13 RETAINING WALL

SITE COVERAGE

EXISTING DEVELOPED AREA			
PERVIOUS SURFACE:	0.96 AC	41,800 SF	100%
IMPERVIOUS SURFACE:	0.00 AC	0 SF	0%
TOTAL AREA:	0.96 AC	41,800 SF	100%
PROPOSED DEVELOPED AREA			
PERVIOUS SURFACE:	0.33 AC	14,170 SF	34%
IMPERVIOUS SURFACE:	0.63 AC	27,630 SF	66%
TOTAL AREA:	0.96 AC	41,800 SF	100%



PRELIMINARY SITE PLAN
APRIL 22, 2022

TSD ENGINEERING, INC.
expect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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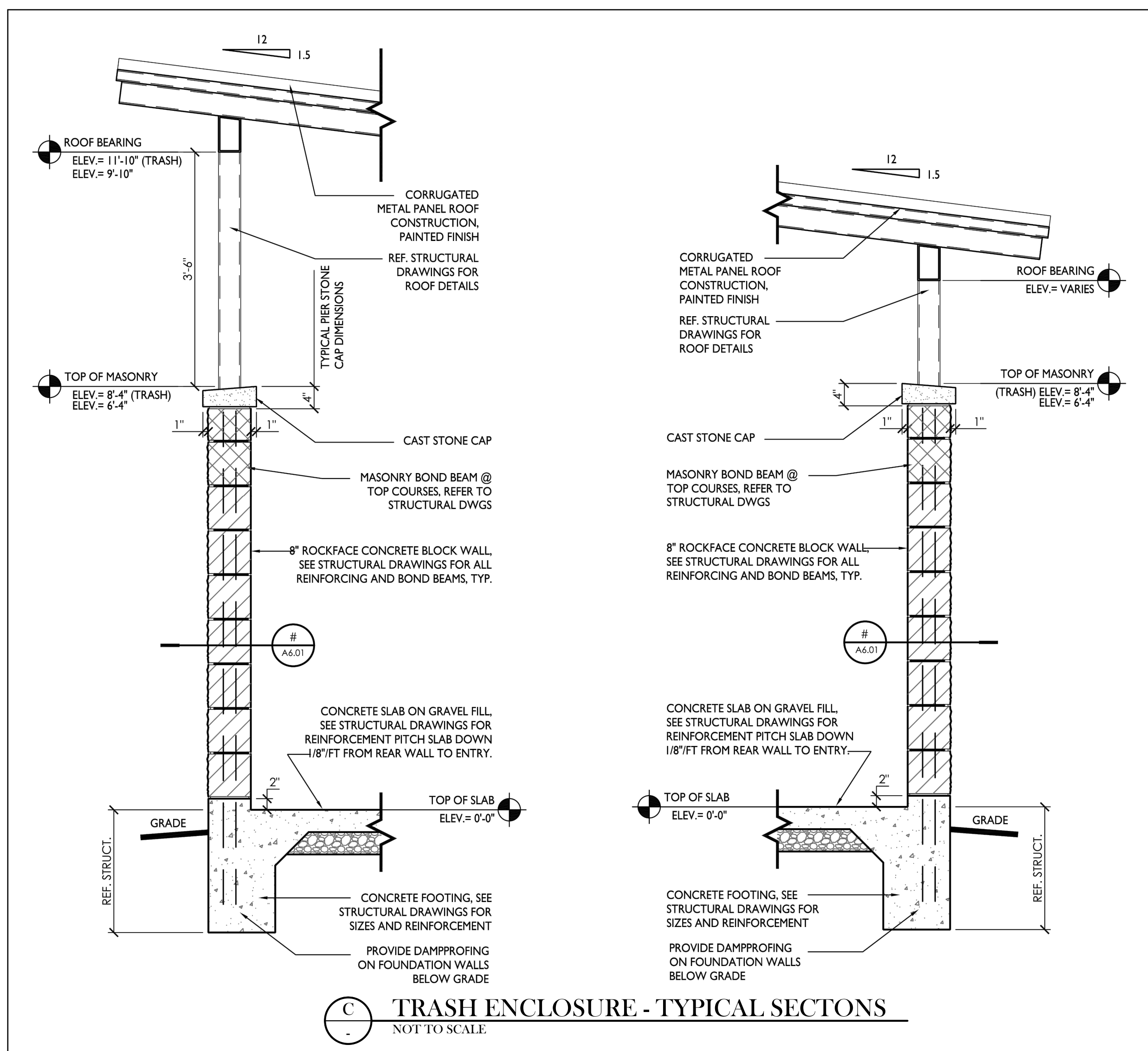
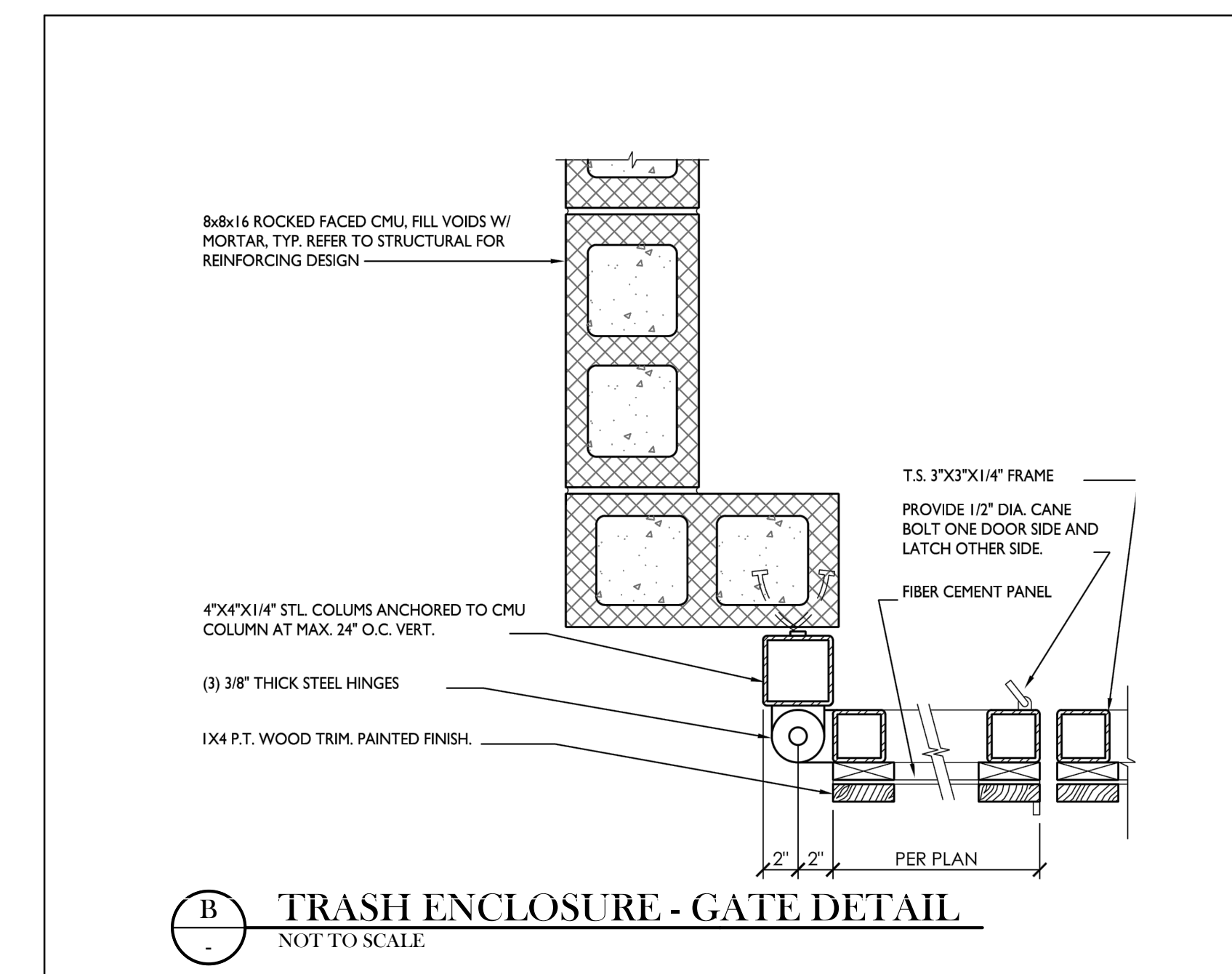
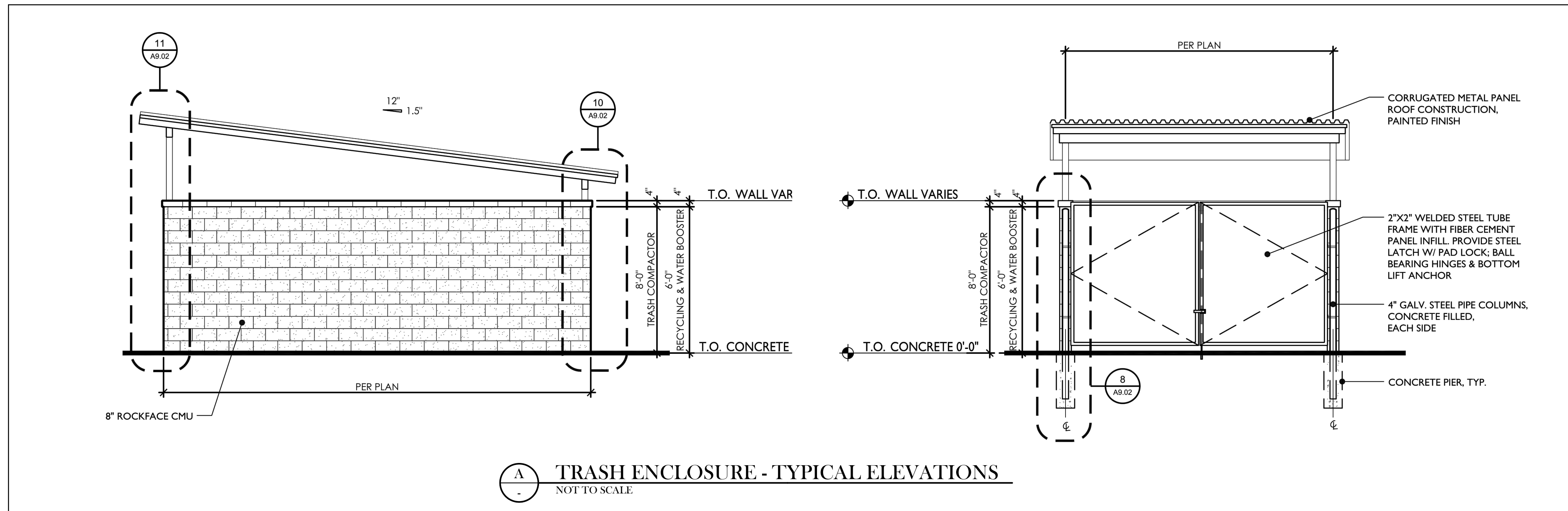
PETALUMA HILL ROAD
(2022-0016)

FARMERS LANE
(2022-0016)

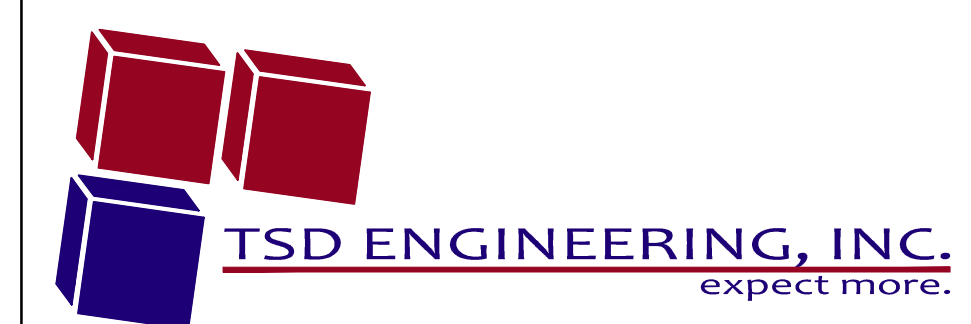
FRANZ KAFKA AVE.
(2022-0016)

KAWANA MEADOWS DEVELOPMENT LLC
APN: 044-430-070

PRELIMINARY SITE DETAILS
38 DEGREES NORTH - PHASE 3
 DESIGN REVIEW
 CITY OF SANTA ROSA, CA



PRELIMINARY SITE DETAILS
 APRIL 22, 2022



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NEIGHBORHOOD CONTEXT MAP

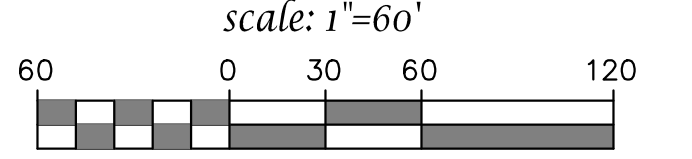
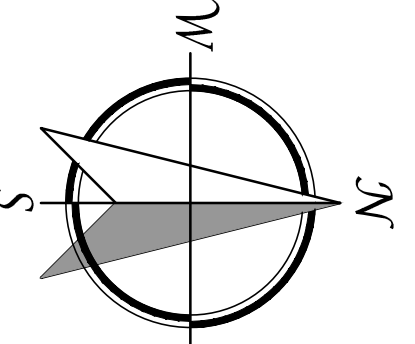
38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

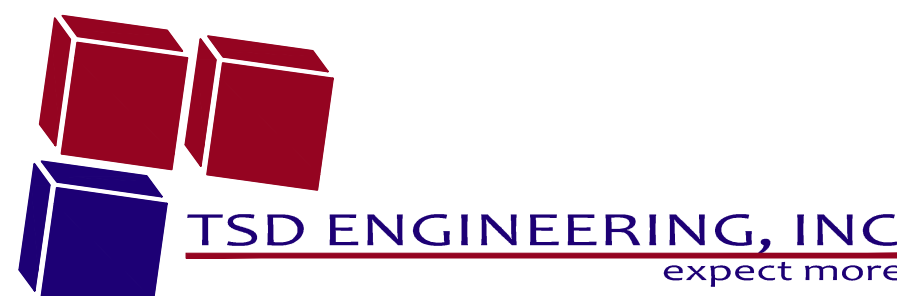
CITY OF SANTA ROSA, CA



LEGEND	
	AC PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	SITE LANDSCAPING



NEIGHBORHOOD CONTEXT MAP
APRIL 22, 2022



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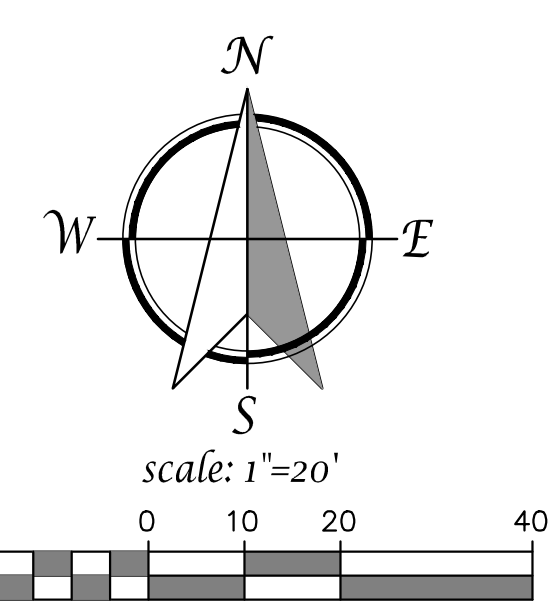
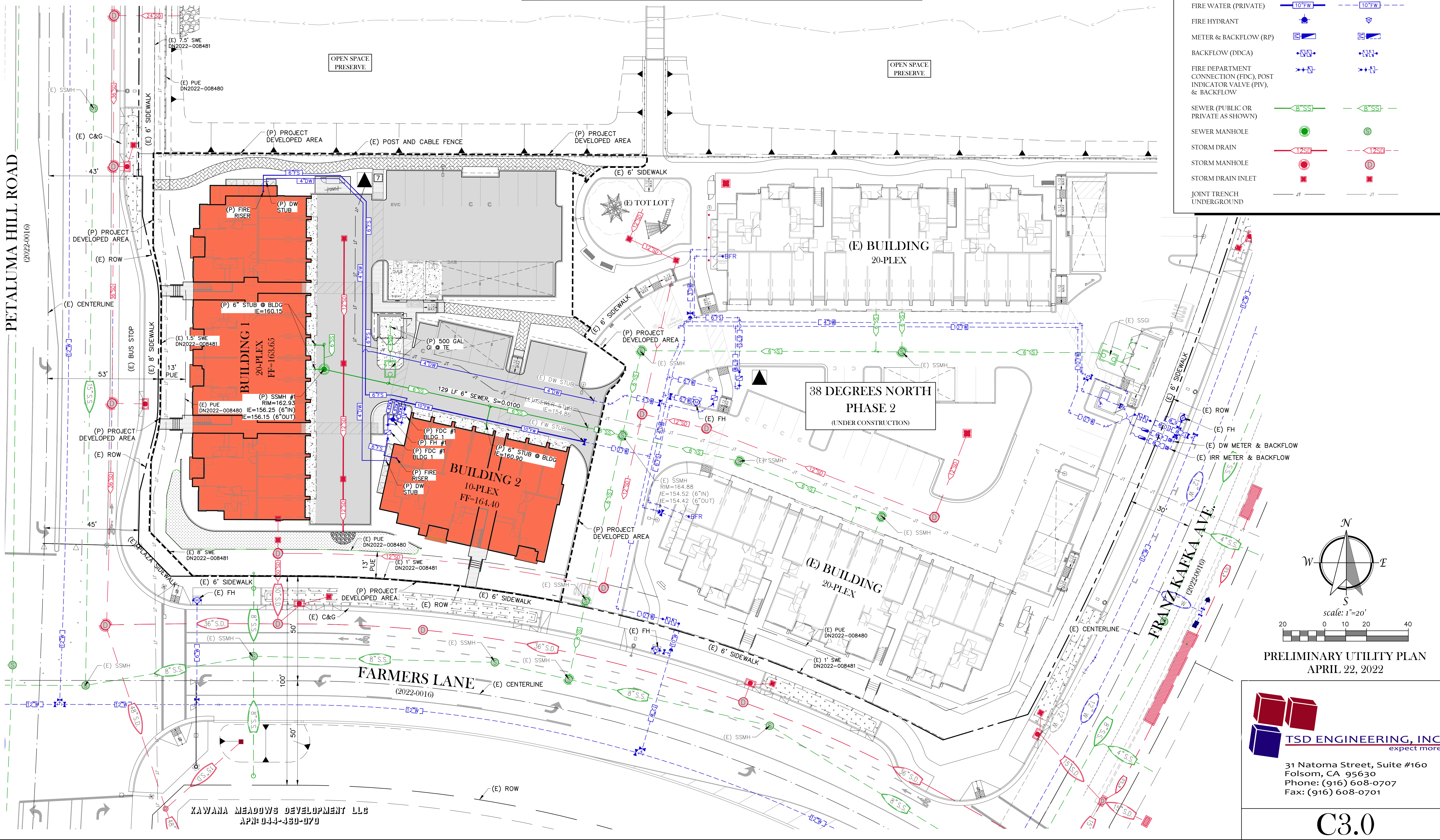
PRELIMINARY UTILITY PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

DESCRIPTION	PROPOSED	EXISTING
WATER (PUBLIC)		
DOMESTIC WATER (PRIVATE)		
FIRE SERVICE - SPRINKLERS (PRIVATE)		
FIRE WATER (PRIVATE)		
FIRE HYDRANT		
METER & BACKFLOW (RP)		
BACKFLOW (DDCA)		
FIRE DEPARTMENT CONNECTION (FDC), POST INDICATOR VALVE (PIV), & BACKFLOW		
SEWER (PUBLIC OR PRIVATE AS SHOWN)		
SEWER MANHOLE		
STORM DRAIN		
STORM MANHOLE		
STORM DRAIN INLET		
JOINT TRENCH UNDERGROUND		



PRELIMINARY UTILITY PLAN
 APRIL 22, 2022

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KAWANA MEADOWS DEVELOPMENT LLC
 APR 04-130-070

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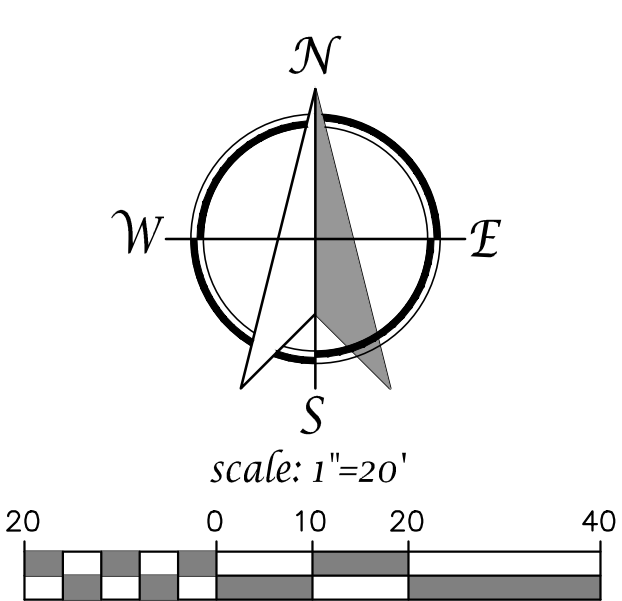
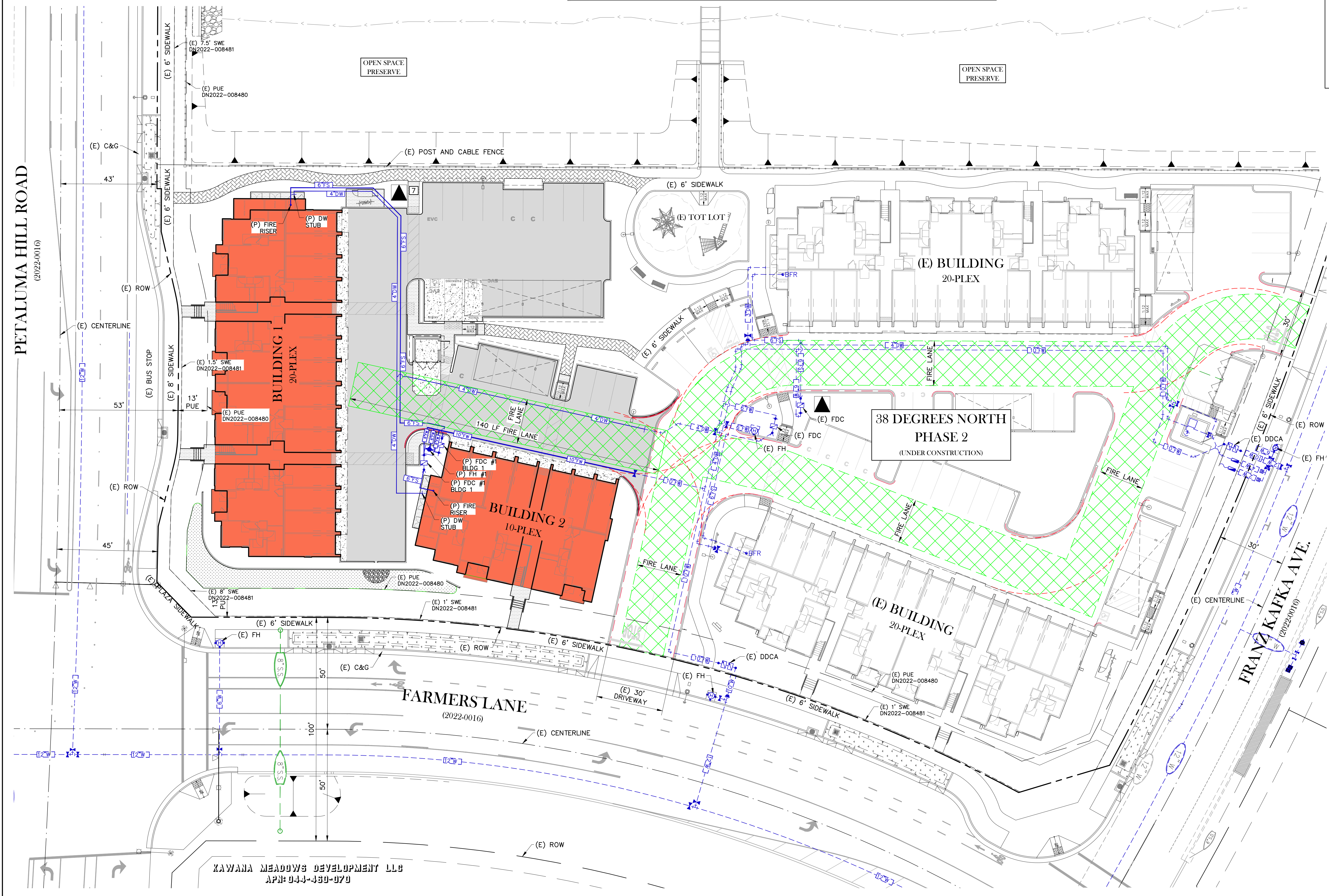
PRELIMINARY FIRE ACCESS PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

LEGEND	
PROPOSED	EXISTING
	AC PAVEMENT
	FIRE LANE
	WATER LINE
	FIRE SERVICE LINE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACKFLOW (DDCA)
	FIRE LANE STRIPING
	FIRE TRUCK TURNING RADIUS OUTSIDE = 50' INSIDE = 25'



PRELIMINARY FIRE ACCESS PLAN
APRIL 22, 2022

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 ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

PRELIMINARY GRADING & DRAINAGE PLAN

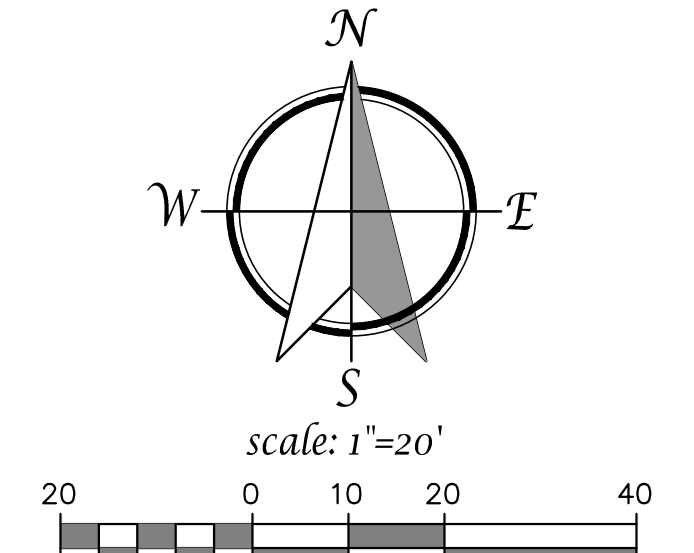
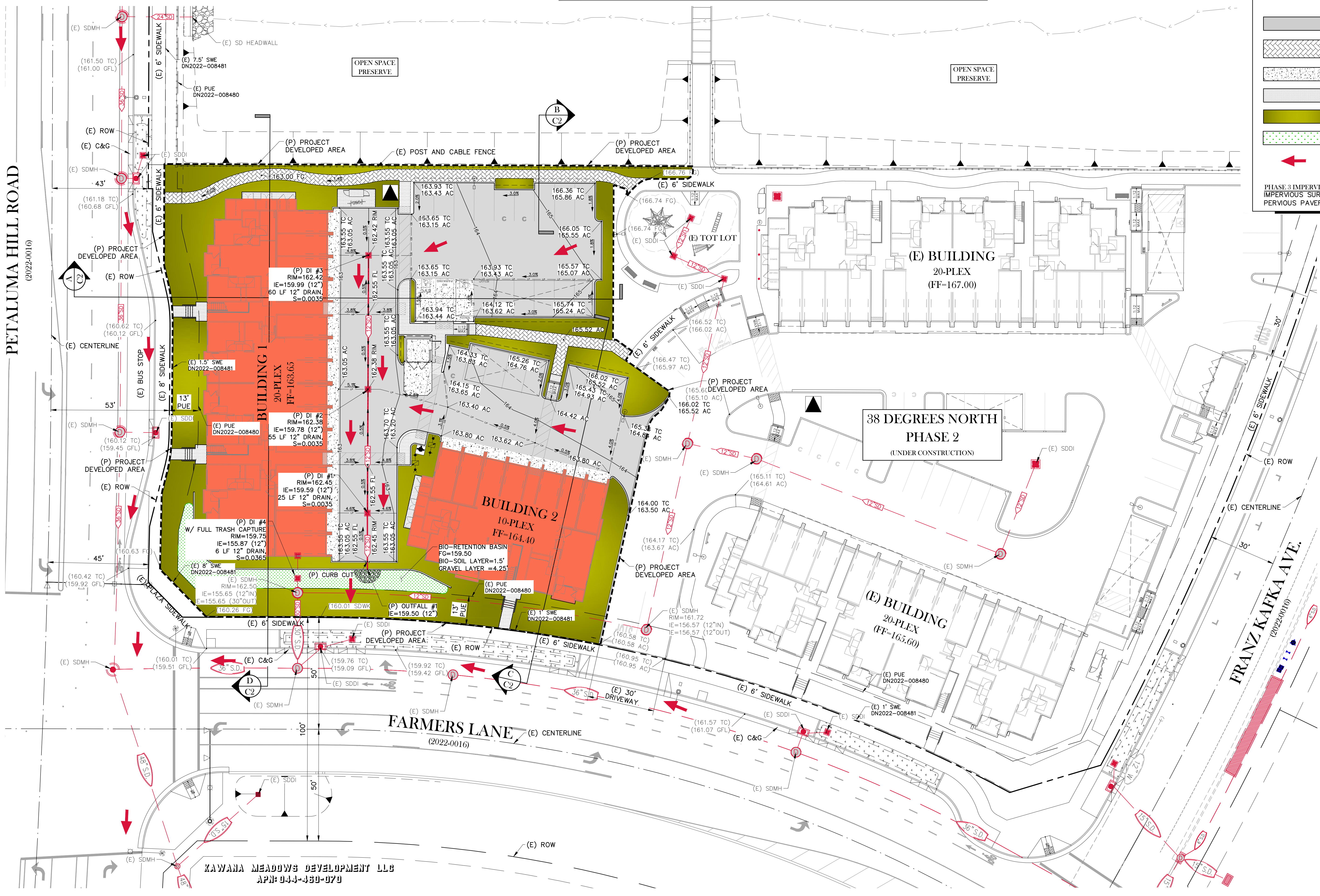
38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM MANHOLE		
ELEVATION	25.0 AC	(98.0) GFL
GRADE BREAK		
AC PAVEMENT		
PERMEABLE PAVER 'LID' TREATMENT AREA		
CONCRETE PAVEMENT		
CONCRETE SIDEWALK		
SITE LANDSCAPING		
BIO-RETENTION PLANTER		
100-YR OVERLAND RELEASE		

PHASE 3 IMPERVIOUS SURFACES = 6,315 SF
 IMPERVIOUS SURFACES = 1,504 SF (23.8%)
 * ELEVATIONS AT RELEASE POINTS AT LEAST 1.1' BELOW FINISH FLOOR



PRELIMINARY GRADING & DRAINAGE PLAN
 APRIL 22, 2022

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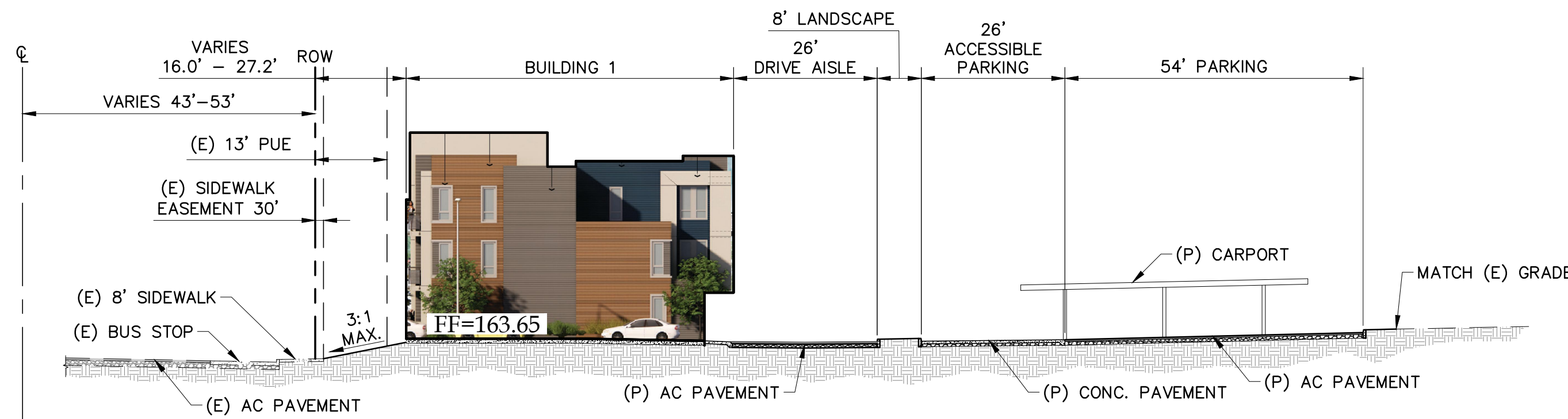
PRELIMINARY GRADING SECTIONS

38 DEGREES NORTH - PHASE 3

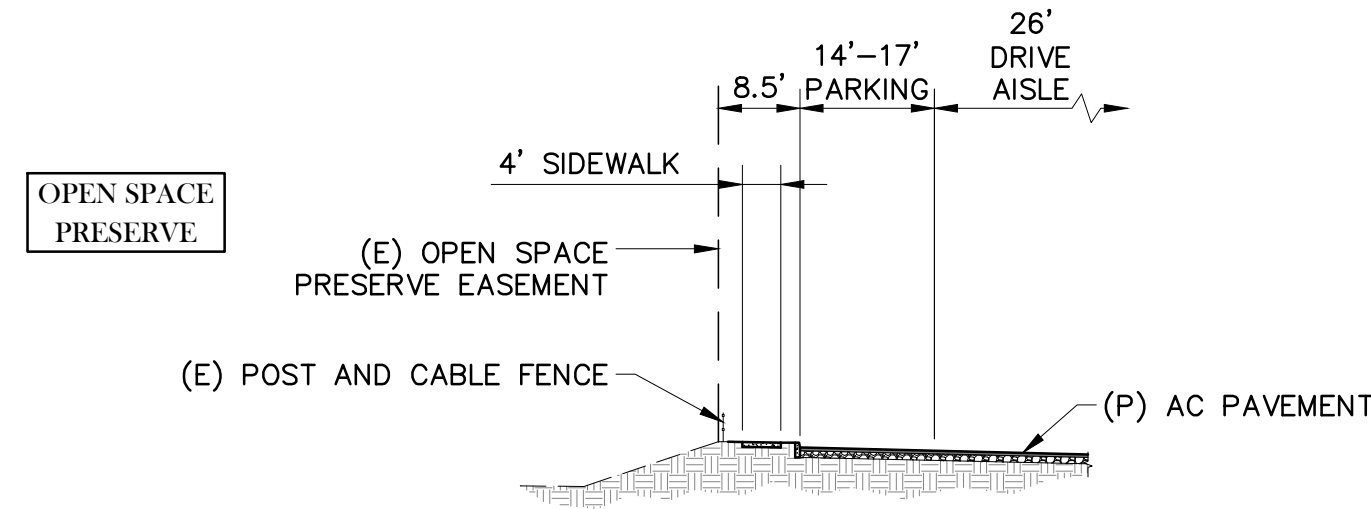
DESIGN REVIEW

CITY OF SANTA ROSA, CA

PETALUMA HILL ROAD



A GRADING SECTION
SCALE: 1" = 20'



B GRADING SECTION
SCALE: 1" = 20'

FARMERS LANE

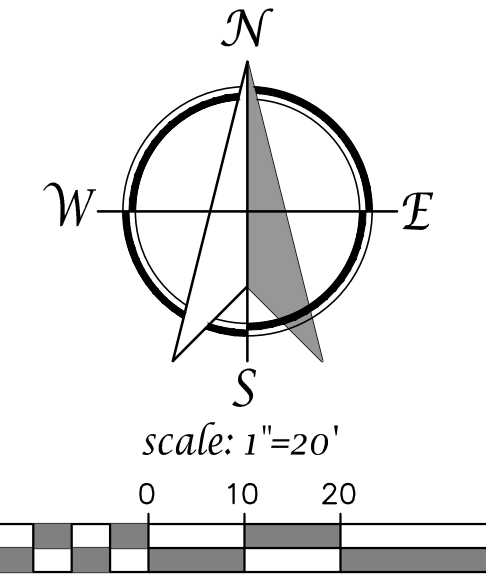
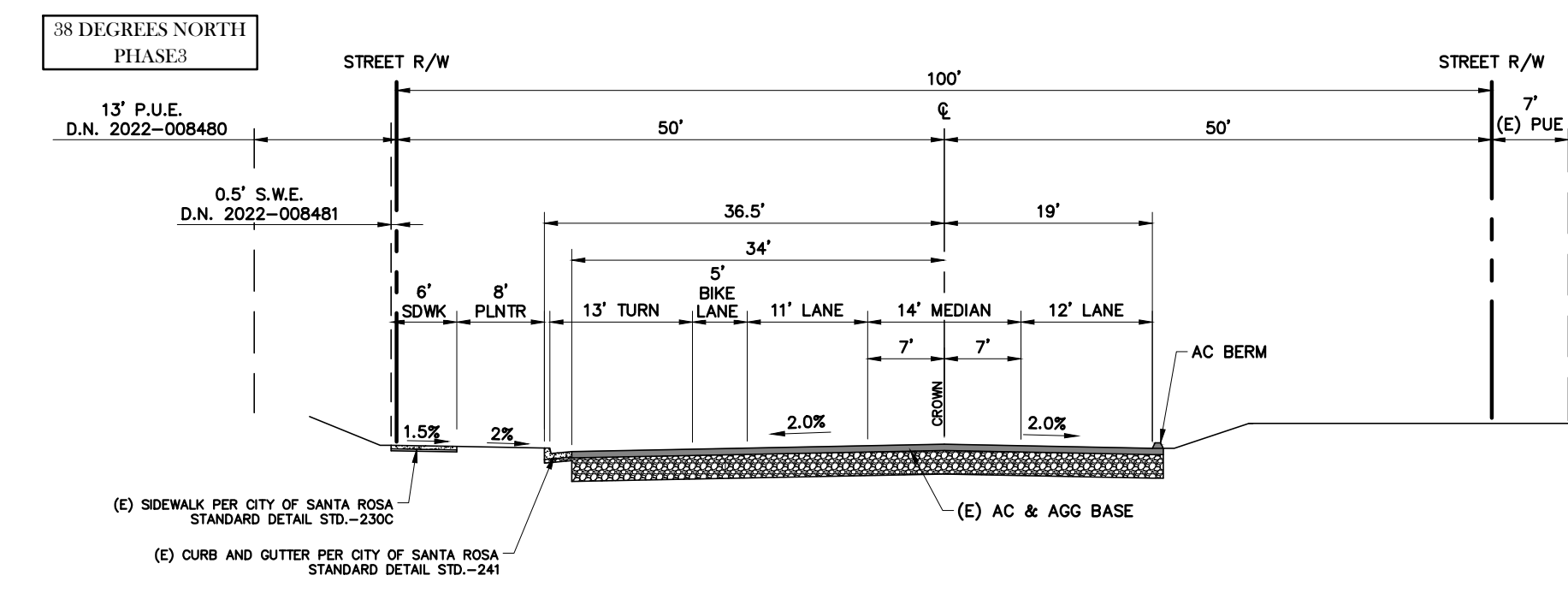
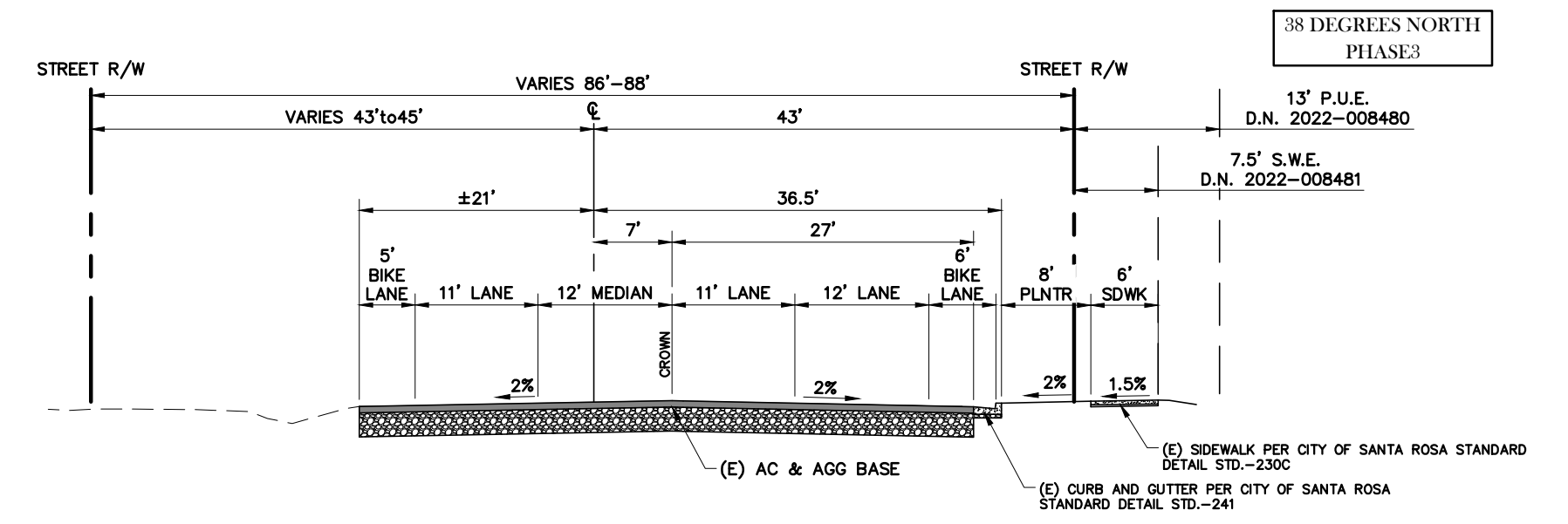
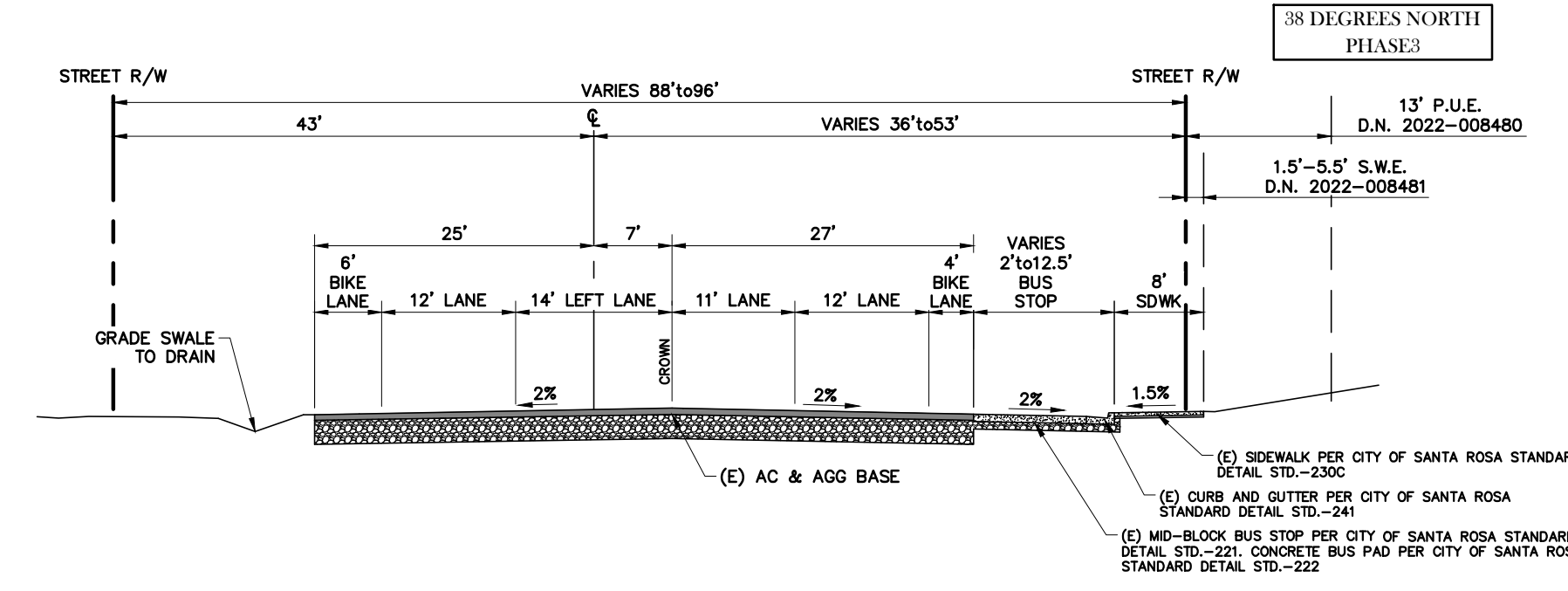


C GRADING SECTION
SCALE: 1" = 20'

FARMERS LANE



D GRADING SECTION
SCALE: 1" = 20'



PRELIMINARY GRADING SECTIONS
APRIL 22, 2022

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