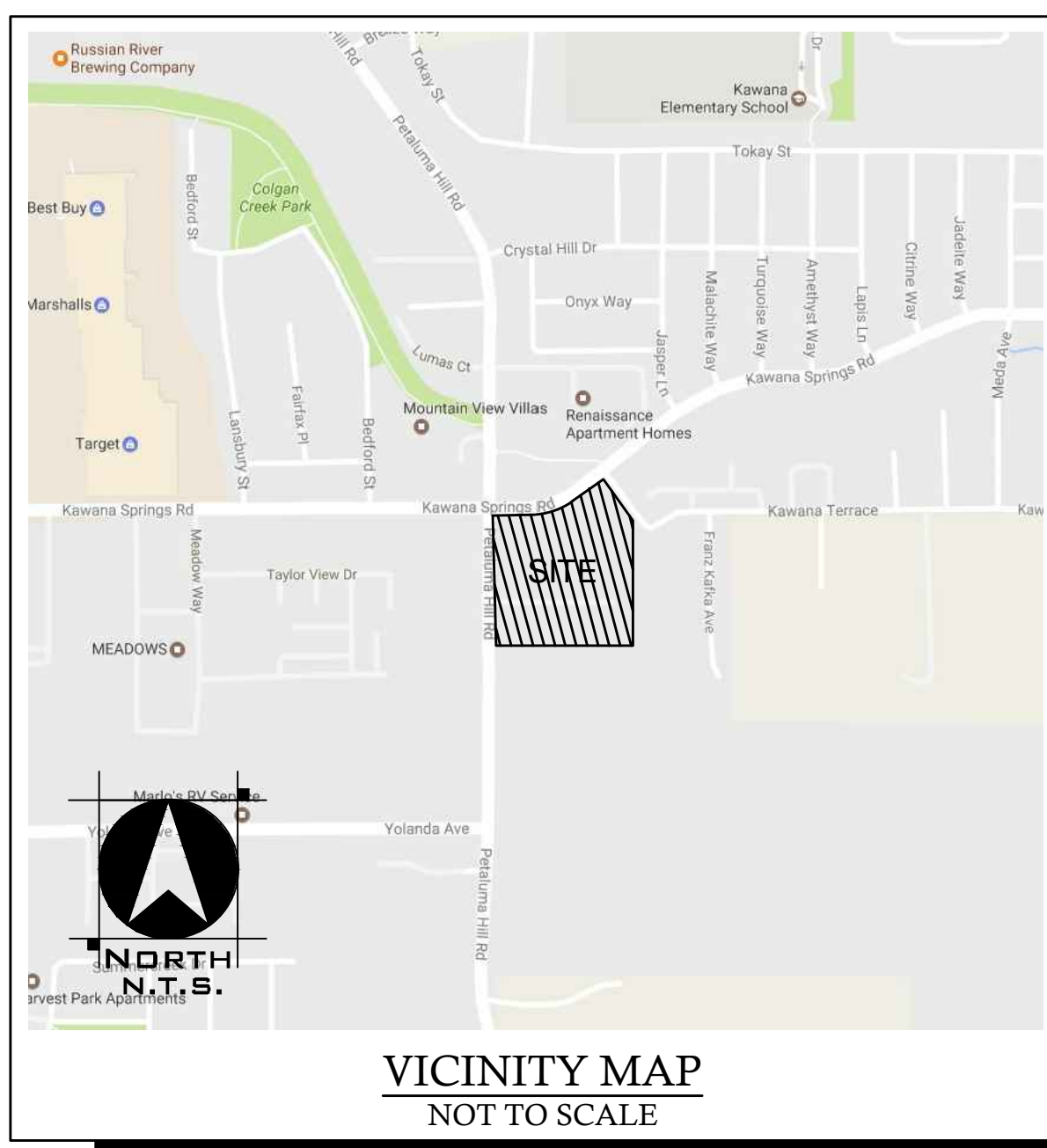


PRELIMINARY SITE PLAN

KAWANA SPRINGS APARTMENT HOMES

SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD

SANTA ROSA, CA



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

ADDRESS: 2604 PETALUMA HILL ROAD
SANTA ROSA, CA
SONOMA COUNTY
APN: 044-031-032, 035, 036, 039, 043,
APO: 048, 049, & 054
PROPERTY AREA: 4.87 AC (212,137 SF)

BUILDING DESCRIPTION

3-STORY APARTMENT BUILDING
ONE-BEDROOM UNITS 50
TWO-BEDROOM UNITS 70
TOTAL UNITS 120
(15% AFFORDABLE - 18 UNITS)
CLUBHOUSE 3,419 SF

PRELIMINARY PARKING SUMMARY

REQUIRED PARKING (BASED ON AFFORDABLE CONCESSION)

1 BEDROOM = 1 STALL = 50
2 BEDROOM = 2 STALLS = 140

TOTAL REQUIRED PARKING 190

PROPOSED PARKING

ASSIGNED COVERED STALL (CARPORT) 120
ASSIGNED SURFACE STALL 70
GUEST SURFACE STALL (UNASSIGNED) 17

TOTAL PROPOSED PARKING 207

ACCESSIBLE PARKING

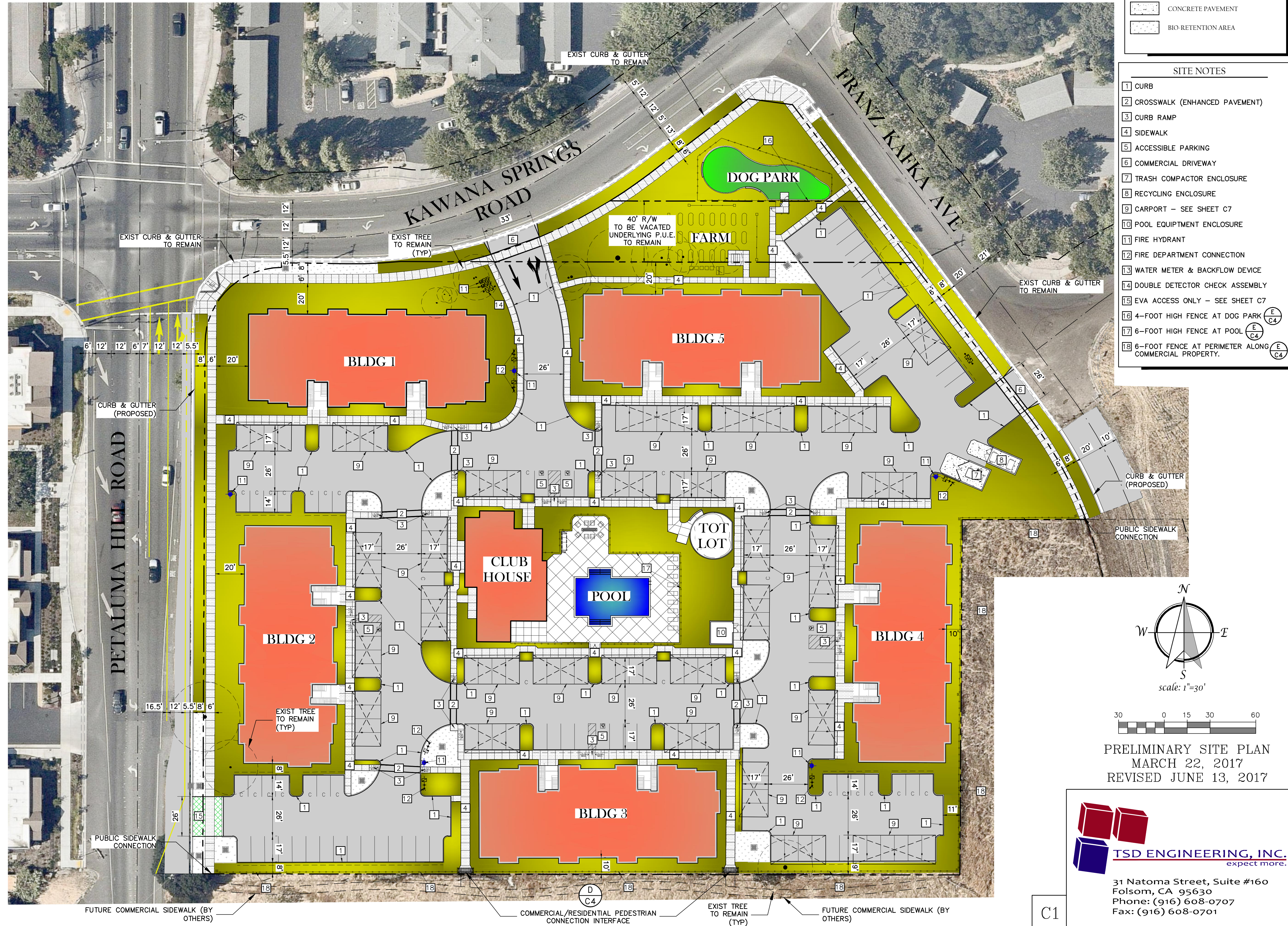
ASSIGNED (2% MIN.) 4
GUEST (UNASSIGNED-5% MIN.) 1

TOTAL ACCESSIBLE PARKING 5

BIKE PARKING SUMMARY

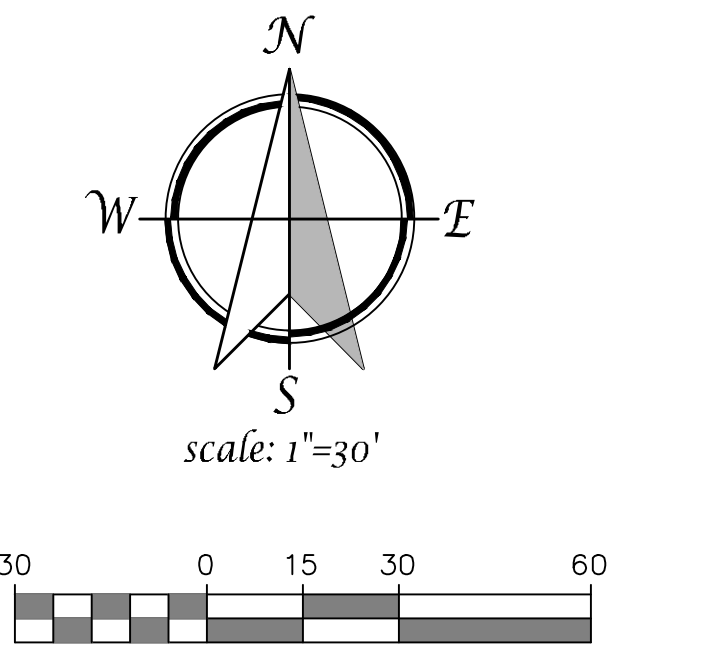
LONG TERM 25
SHORT TERM 5

TOTAL BICYCLE PARKING (REQUIRED) 30
(1 PER 4 UNITS PER DEVELOPMENT STANDARDS 20-36)

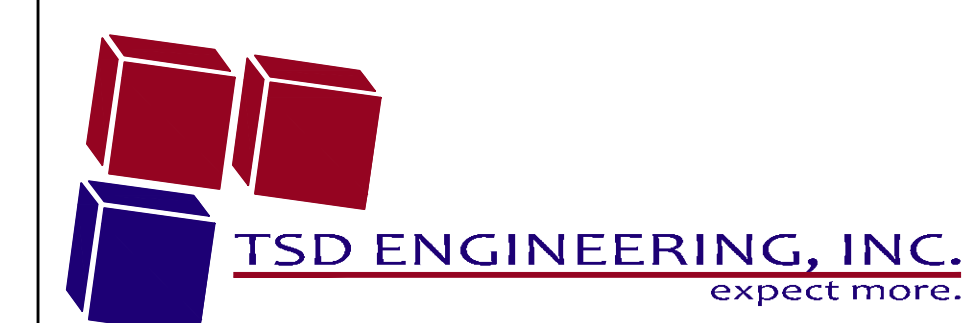


SITE LEGEND	
	ASPHALT PAVEMENT
	LANDSCAPE AREA
	DOG PARK
	BUILDING AREA
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	BIO-RETENTION AREA

SITE NOTES	
1	CURB
2	CROSSWALK (ENHANCED PAVEMENT)
3	CURB RAMP
4	SIDEWALK
5	ACCESSIBLE PARKING
6	COMMERCIAL DRIVEWAY
7	TRASH COMPACTOR ENCLOSURE
8	RECYCLING ENCLOSURE
9	CARPORT - SEE SHEET C7
10	POOL EQUIPMENT ENCLOSURE
11	FIRE HYDRANT
12	FIRE DEPARTMENT CONNECTION
13	WATER METER & BACKFLOW DEVICE
14	DOUBLE DETECTOR CHECK ASSEMBLY
15	EVA ACCESS ONLY - SEE SHEET C7
16	4-FOOT HIGH FENCE AT DOG PARK (E C4)
17	6-FOOT HIGH FENCE AT POOL (E C4)
18	6-FOOT FENCE AT PERIMETER ALONG COMMERCIAL PROPERTY. (E C4)



PRELIMINARY SITE PLAN
MARCH 22, 2017
REVISED JUNE 13, 2017



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C1

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PRELIMINARY GRADING PLAN

KAWANA SPRINGS APARTMENT HOMES

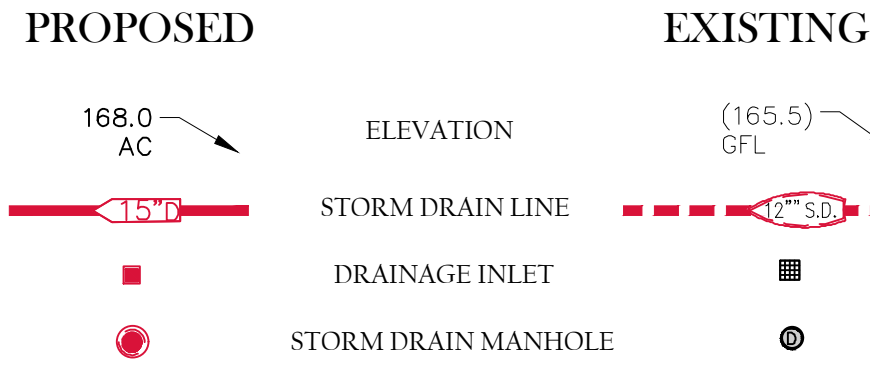
SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD

SANTA ROSA, CA

GRADING CONSTRUCTION NOTES

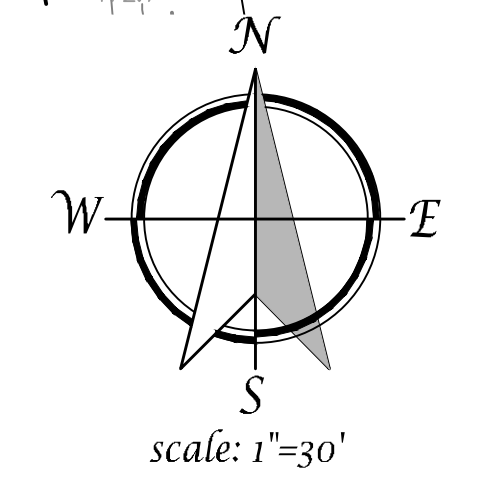
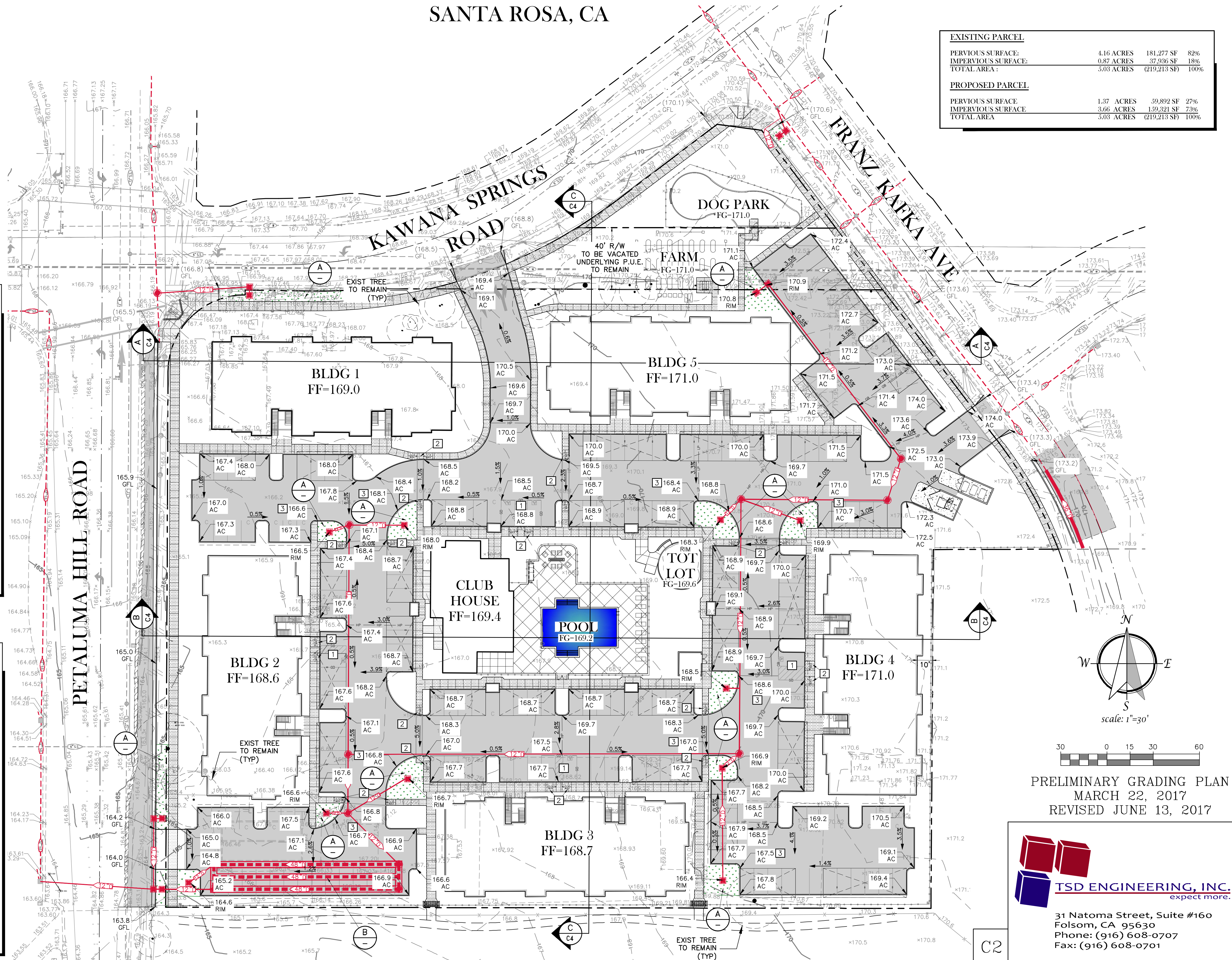
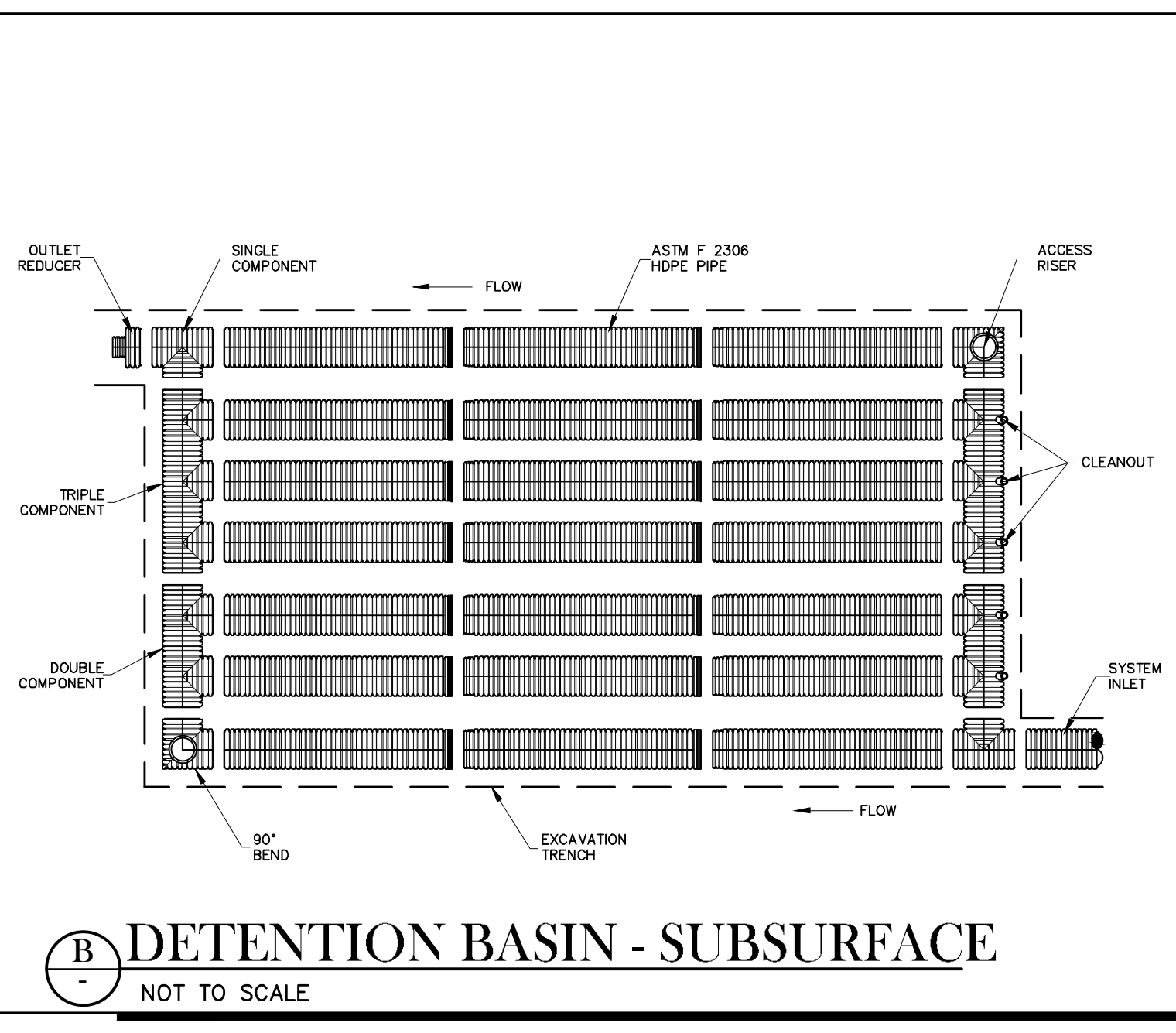
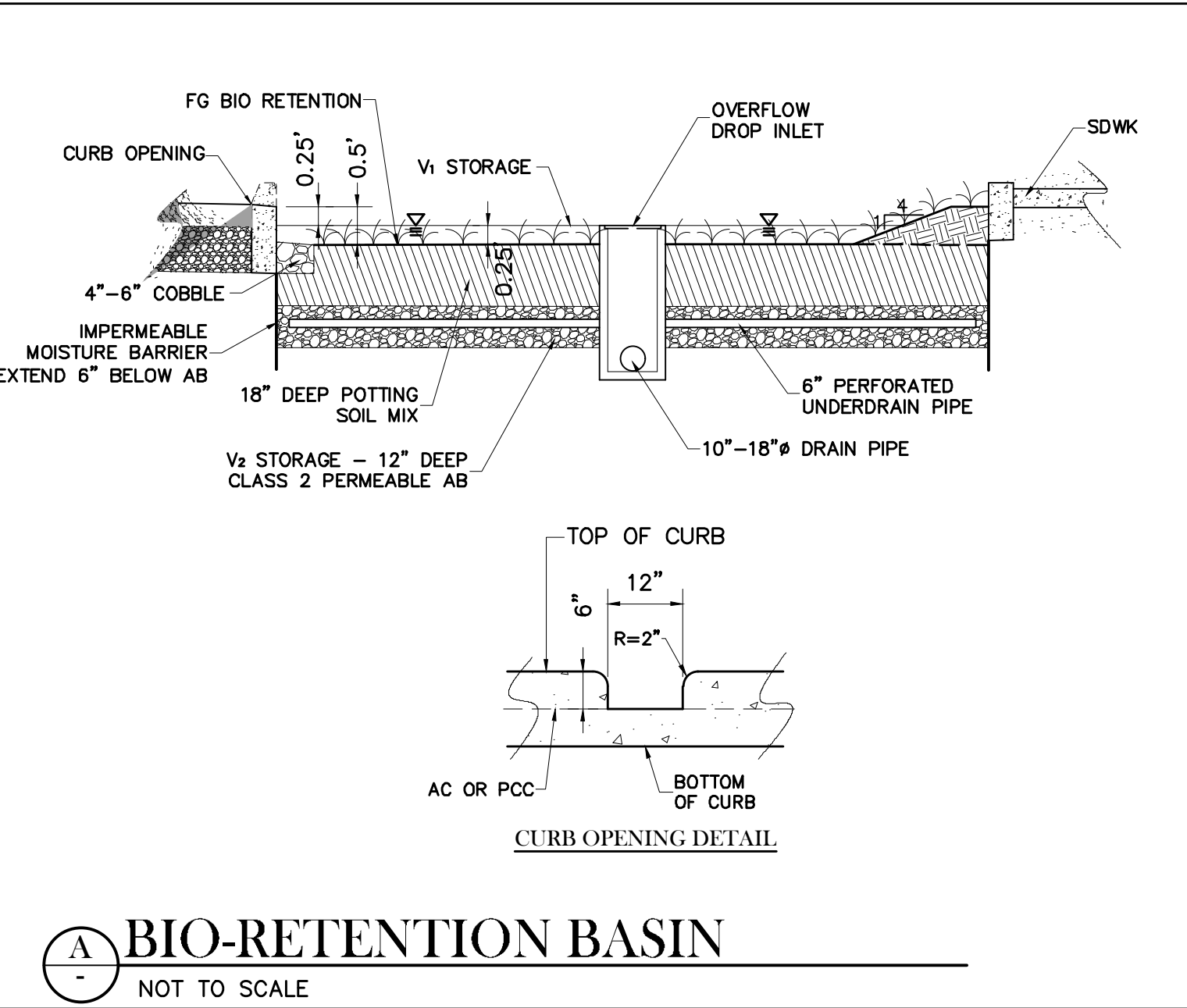
- 1 ACCESSIBLE PARKING/LOADING ZONE
- 2 ACCESSIBLE CURB RAMP
- 3 12" CURB OPENING INTO A C2

SITE LEGEND



EXISTING PARCEL			
PERVIOUS SURFACE:	4.16 ACRES	181,277 SF	82%
IMPERVIOUS SURFACE:	0.87 ACRES	37,936 SF	18%
TOTAL AREA:	5.03 ACRES	(219,213 SF)	100%

PROPOSED PARCEL			
PERVIOUS SURFACE:	1.37 ACRES	59,892 SF	27%
IMPERVIOUS SURFACE:	3.66 ACRES	159,321 SF	73%
TOTAL AREA:	5.03 ACRES	(219,213 SF)	100%



PRELIMINARY GRADING PLAN
MARCH 22, 2017
REVISED JUNE 13, 2017

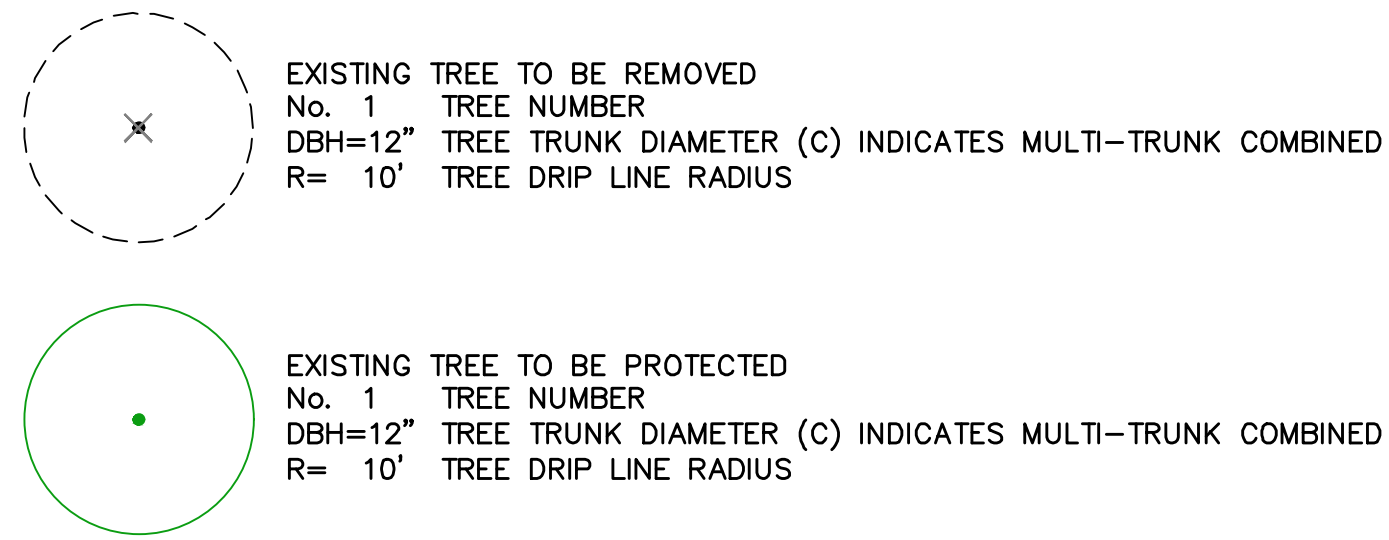
TSD ENGINEERING, INC.
expect more.

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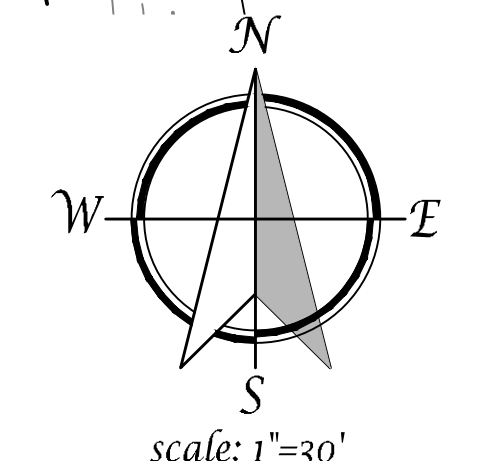
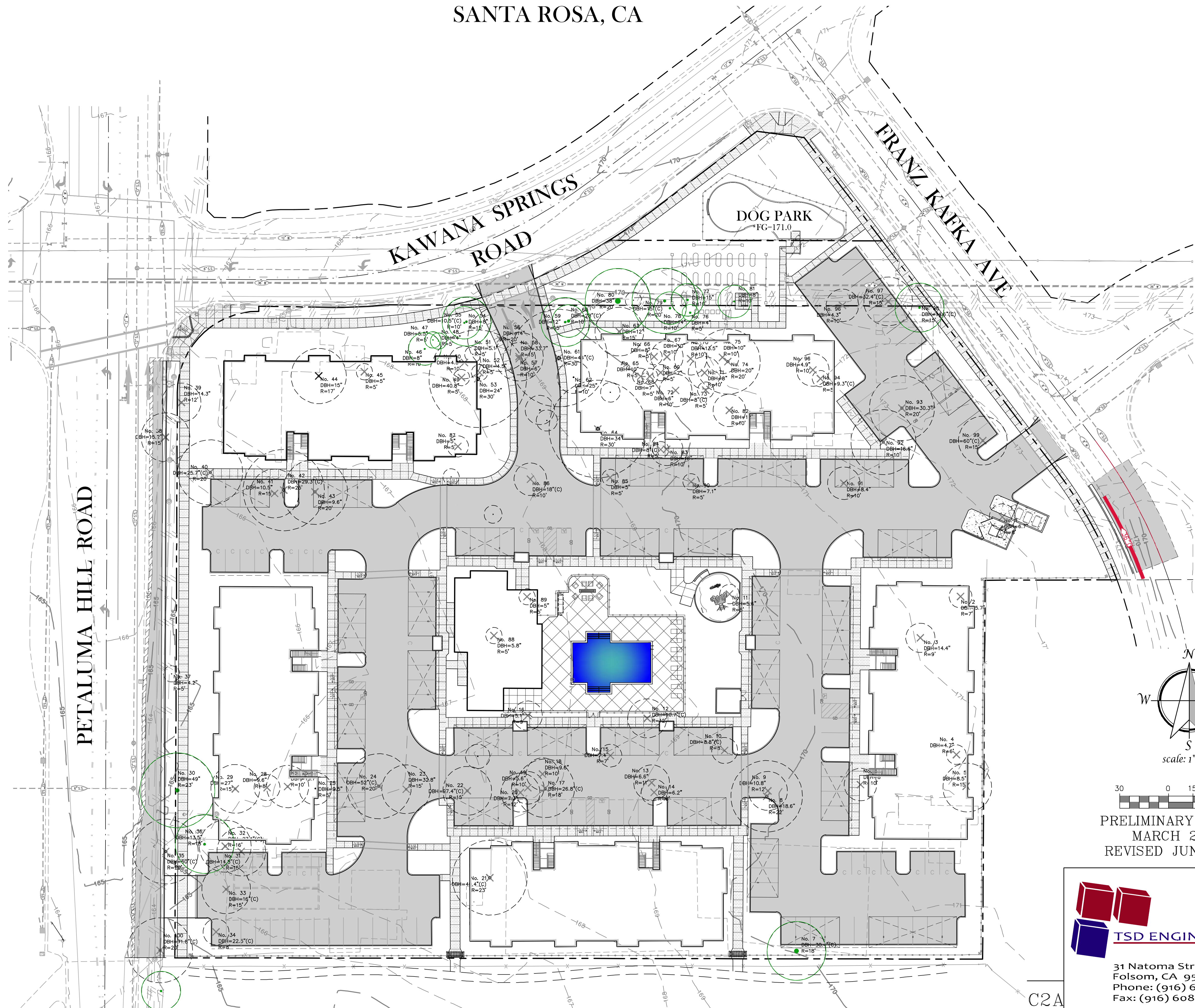
PRELIMINARY TREE PLAN
KAWANA SPRINGS APARTMENT HOMES
 SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD
 SANTA ROSA, CA

TREE LEGEND



TREE REMOVAL/PROTECTED SCHEDULE
 (REFERENCE ARBORIST REPORT FOR TREE INFORMATION)

TREE IDENTIFIED FOR REMOVAL	TREE IDENTIFIED TO BE PROTECTED
1-6	7
8-29	30
31-35	36
37-45	46-48
49-53	54-55
56-58	59-60
61-76	76-79
80	81
82-97	98
99-100	98
TOTAL TREES	16



PRELIMINARY TREE PLAN
 MARCH 22, 2017
 REVISED JUNE 28, 2017

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 expect more.

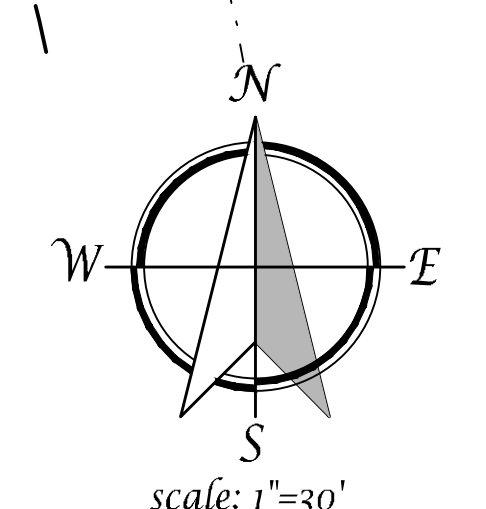
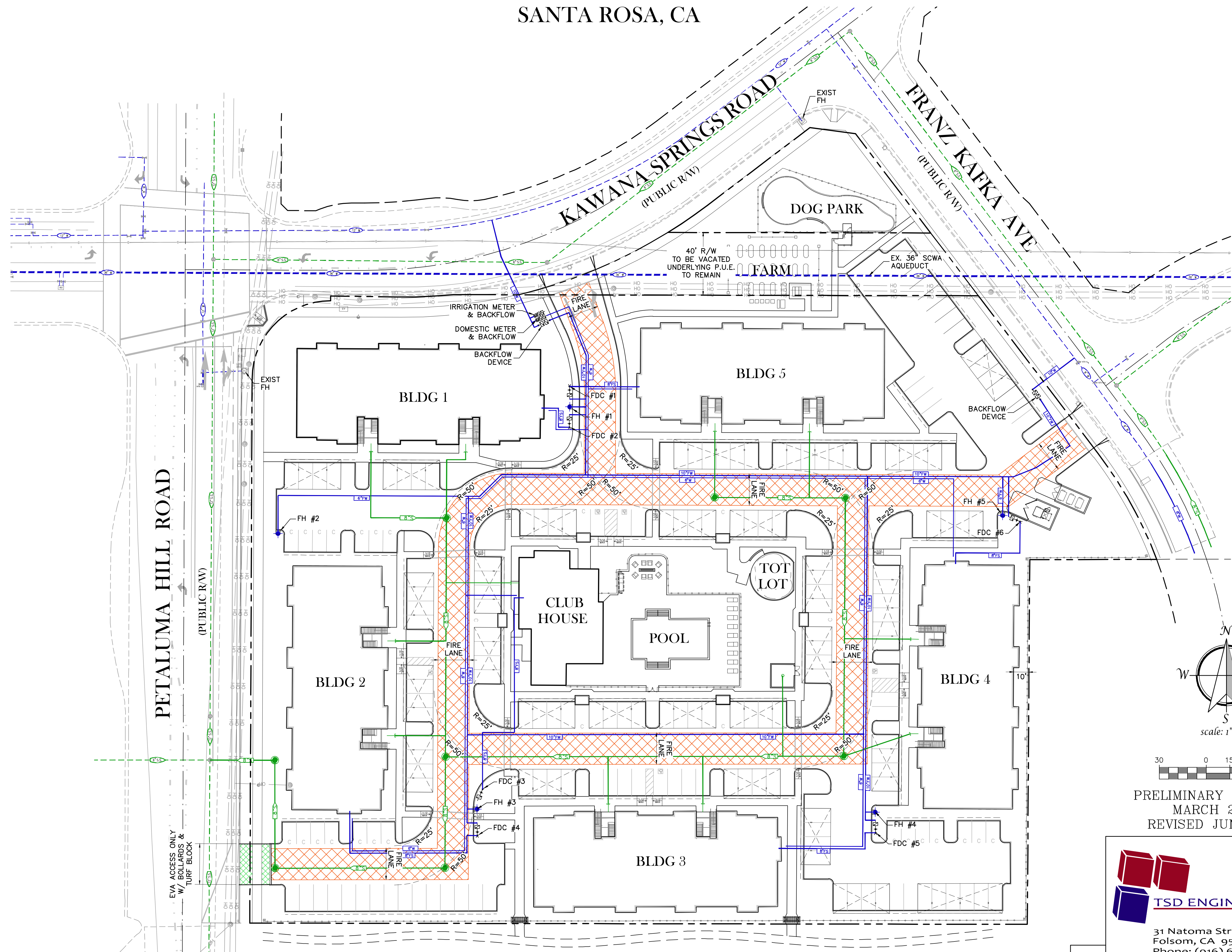
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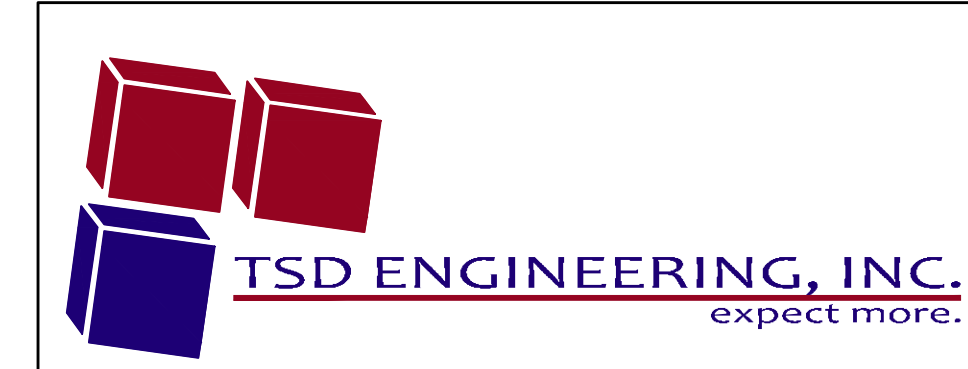
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PRELIMINARY UTILITY PLAN
KAWANA SPRINGS APARTMENT HOMES
 SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD
 SANTA ROSA, CA

SITE LEGEND	
PROPOSED	EXISTING



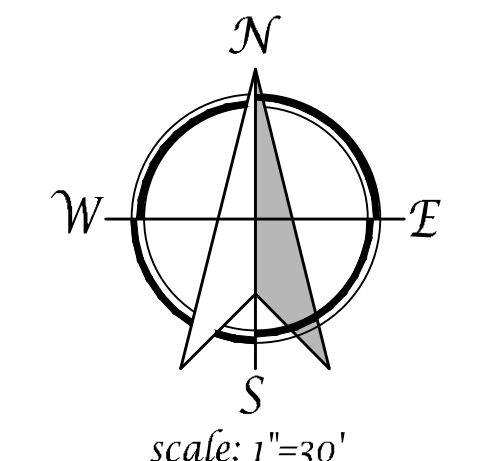
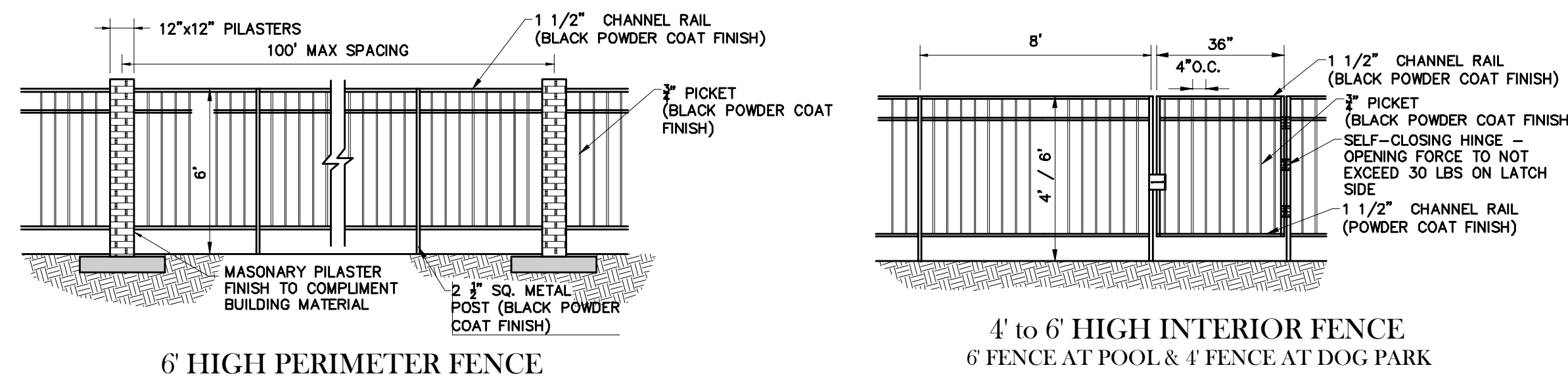
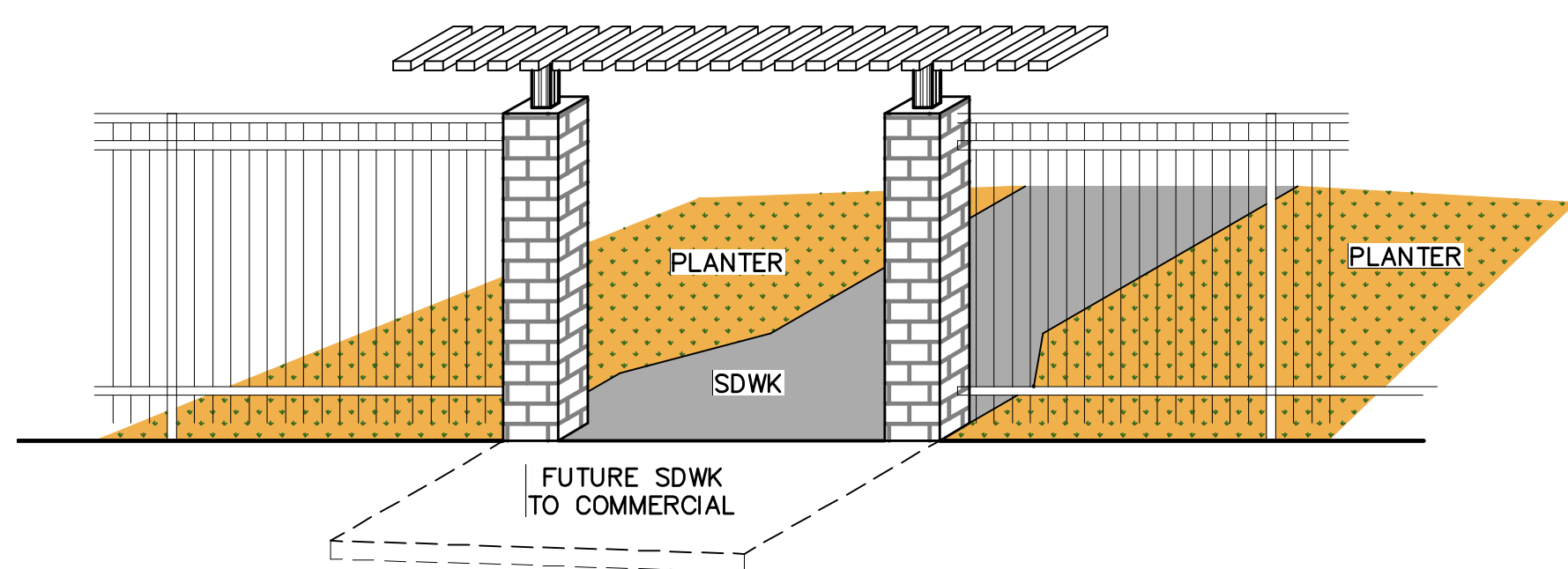
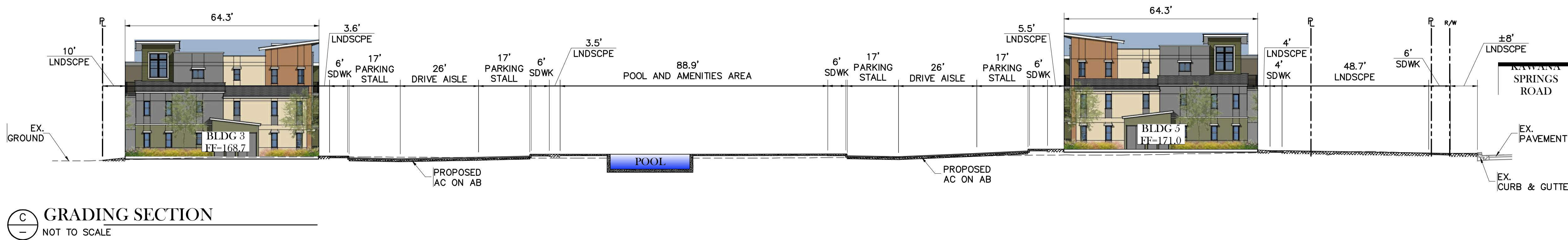
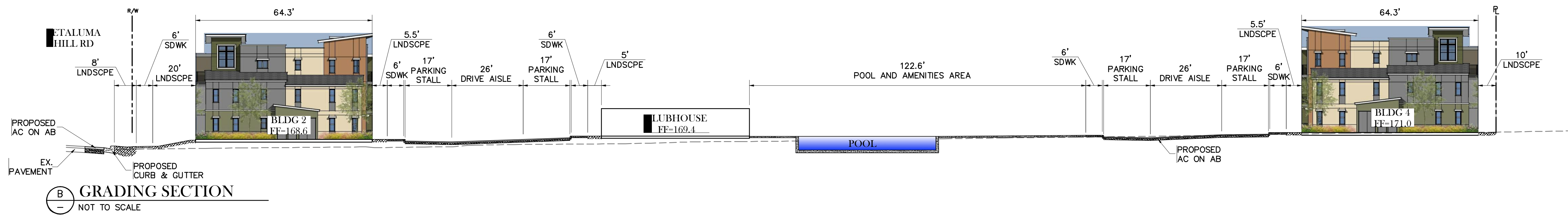
PRELIMINARY UTILITY PLAN
 MARCH 22, 2017
 REVISED JUNE 13, 2017



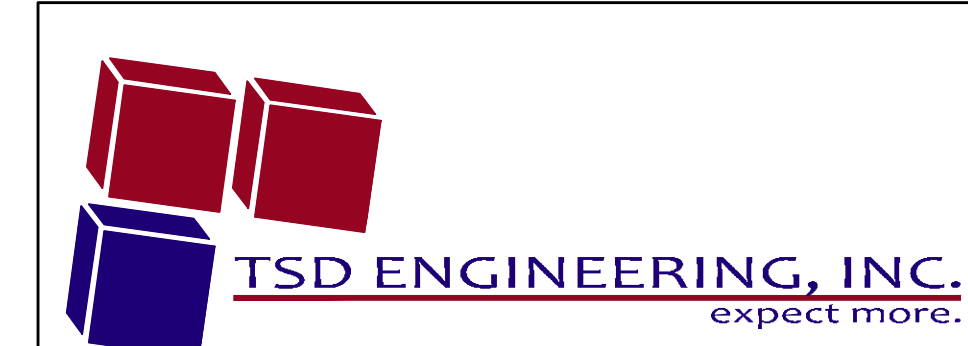
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PRELIMINARY SITE SECTIONS
KAWANA SPRINGS APARTMENT HOMES
 SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD
 SANTA ROSA, CA



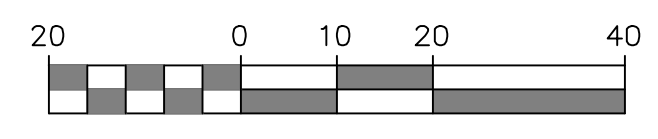
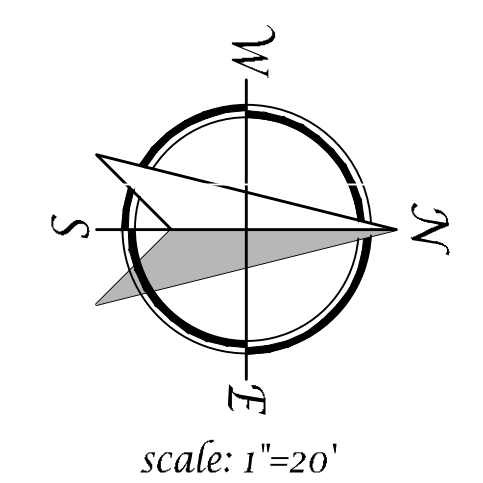
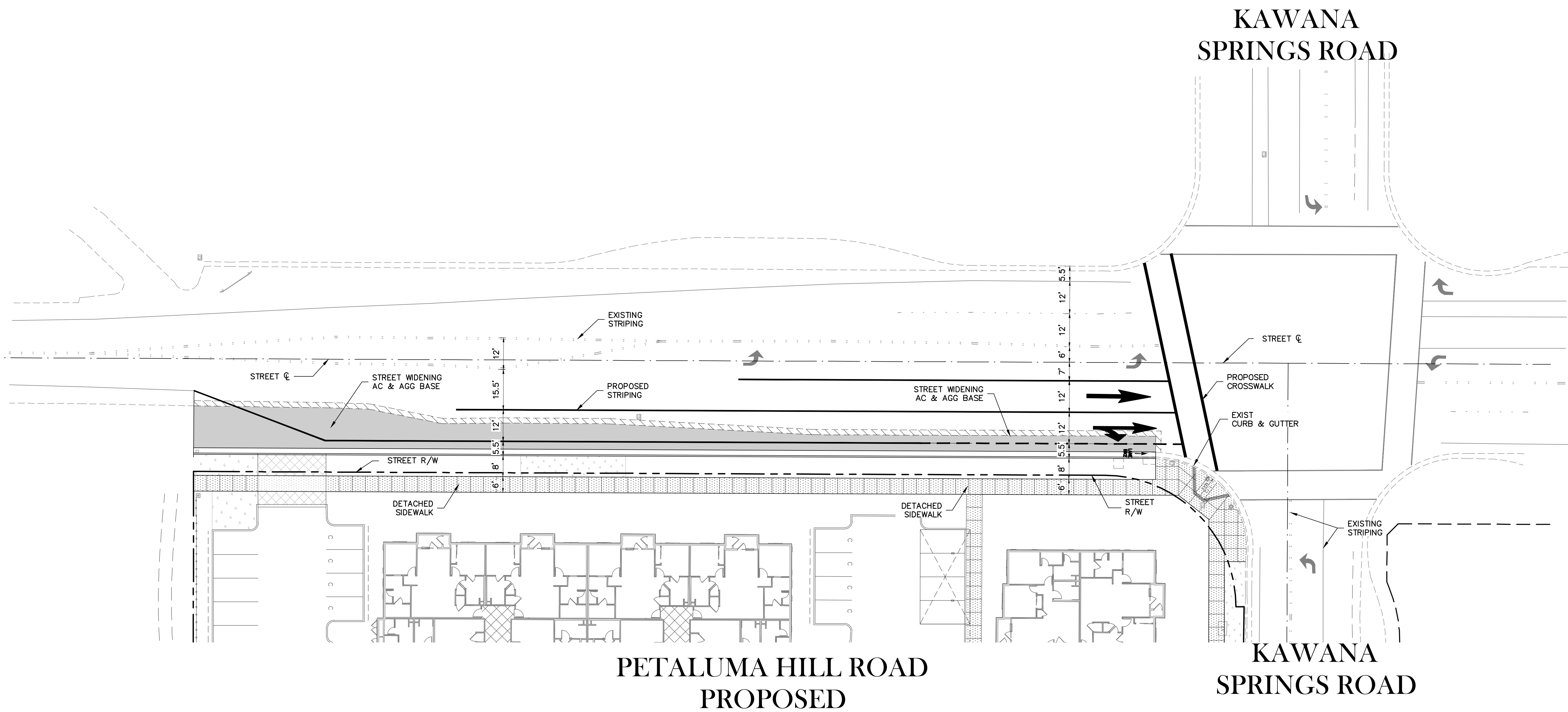
PRELIMINARY SITE SECTIONS
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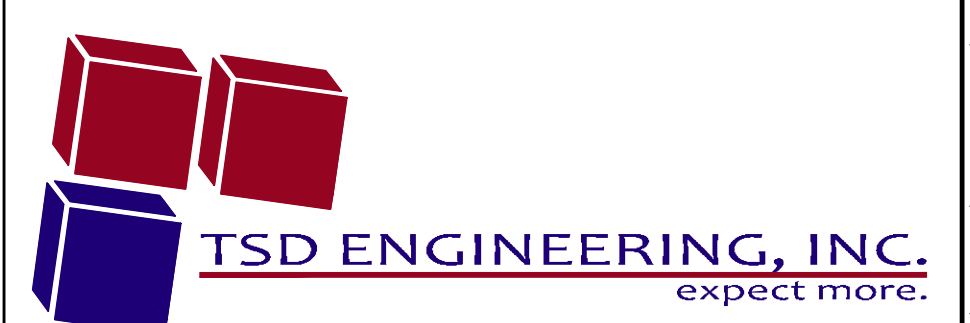
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PRELIMINARY FRONTAGE PLAN - PETALUMA HILL ROAD
KAWANA SPRINGS APARTMENT HOMES
 SEC - PETALUMA HILL ROAD & KAWANA SPRINGS ROAD
 SANTA ROSA, CA



PRELIMINARY FRONTAGE PLAN
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