

# Attachment 3

DEVELOPER: AMERICAN RECESS, LLC  
85 KEYSTONE AVE, SUITE E  
RENO, NEVADA 89503  
PH: (775) 357-9206

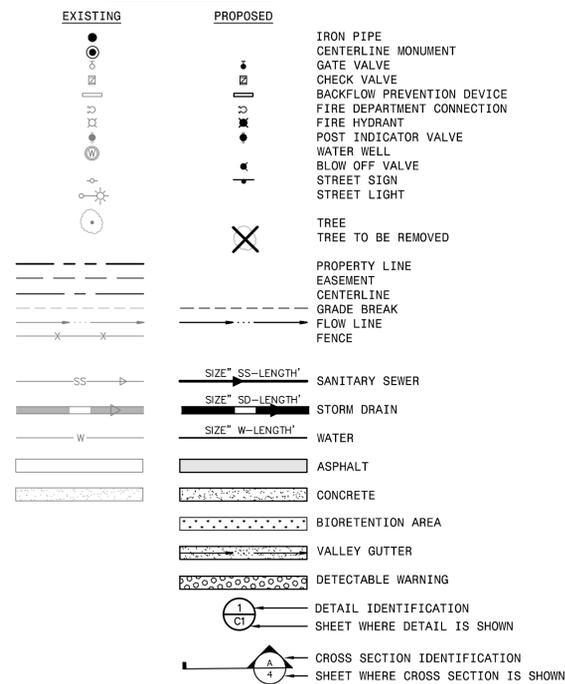
OWNER: CALLERI MARK TR  
30356 RIVER RD  
CLOVERDALE, CA 9542  
PH: (707) 849-4157

CIVIL ENGINEER: BKF ENGINEERS  
200 4TH ST, STE. 300  
SANTA ROSA, CA. 95401  
PH: (707) 583-8500  
FAX: (707) 583-8539

GEOTECHNICAL ENGINEER: PRA GROUP, INC.  
496 BUSKIRK AVE, STE 100  
PLEASANT HILL CA 9452  
PH: (925) 938-2801  
FAX: (925) 932-2795

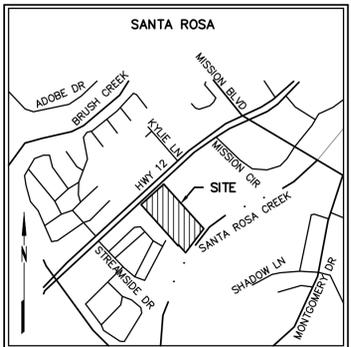
PROJECT ARBORIST: JOSHUA TALLIS  
ARCADIS U.S., INC  
2300 CLAYTON ROAD, STE. 400  
CONCORD, CA. 94520  
PH: (925) 274-1100

## SYMBOLS & LEGEND



## ABBREVIATIONS

± MORE OR LESS  
A AREA  
AC ASPHALT CONCRETE  
APN ASSESSOR'S PARCEL NUMBER  
BFP BACKFLOW PREVENTER  
BLDG BUILDING  
CB CATCH BASIN  
CDF CONTROL DENSITY FILL  
CONC CONCRETE  
D DEPTH  
DI DROP INLET  
DN DOCUMENT NUMBER  
DW DRIVEWAY  
EP EDGE OF PAVEMENT  
E ELECTRIC  
EG EXISTING GRADE  
FDC FIRE DEPARTMENT CONNECTION  
FG FINISHED GRADE  
FF FINISHED FLOOR ELEVATION  
FL FLOWLINE  
G GAS  
GB GRADE BREAK  
INV INVERT-BOTTOM INSIDE OF PIPE  
IP IRON PIPE  
MH MANHOLE  
MON MONUMENT  
O.R. OFFICIAL RECORD  
PDE PRIVATE DRAINAGE EASEMENT  
PSE PRIVATE SEWER EASEMENT  
ROW RIGHT OF WAY  
RTWL RETAINING WALL  
S= SLOPE  
SS SANITARY SEWER  
SSCO SANITARY SEWER CLEANOUT  
SSMH SANITARY SEWER MANHOLE  
SD STORM DRAIN  
SF SQUARE FEET  
SDMH STORM DRAIN MANHOLE  
SW SIDEWALK  
TB TOP OF BOX  
TC TOP FACE OF CURB  
TEL TELEPHONE/COMMUNICATIONS  
TW TOP OF WALL  
TY TYPICAL  
UB UTILITY BOX  
W WATER



VICINITY MAP  
NOT TO SCALE

## INDEX OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS SHEET
3. BOUNDARY SHEET
4. GRADING & DRAINAGE SHEET
5. CROSS SECTIONS SHEET
6. TRUCK TURNING MOVEMENTS SHEET

## PARKING REQUIREMENTS

USE	RATIO	NO. SPACES REQUIRED	NO. SPACES PROVIDED
STORAGE, PERSONAL STORAGE FACILITIES	5 CUSTOMER PARKING SPACES	5 SPACES	5
RESIDENTIAL ROW HOUSE 1 BEDROOM UNITS	1 COVERED SPACE PER UNIT	4 SPACES	4
	0.5 VISITOR SPACES PER UNIT. VISITOR SPACES MAY BE IN TANDEM WITH SPACES FOR THE UNIT	2 SPACES	2
RESIDENTIAL ROW HOUSE 2 OR MORE BEDROOMS UNITS	1 COVERED SPACE PER UNIT	10 SPACES	10
	1.5 VISITOR SPACES PER UNIT. VISITOR SPACES MAY BE IN TANDEM WITH SPACES FOR THE UNIT	15 SPACES	15
TOTAL PARKING SPACES			36

## GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

WATER SUPPLY ----- CITY OF SANTA ROSA  
SEWAGE DISPOSAL ----- CITY OF SANTA ROSA  
PRE-ZONING DESIGNATION ----- GENERAL COMMERCIAL (CG)

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

THE RESIDENTIAL UNITS MAY BE CONVERTED TO AIRSPACE CONDOMINIUMS AT A LATER DATE BY A SEPARATE INSTRUMENT.

THE "STATE WATER RESOURCES CONTROL BOARD'S "GEOTRACKER" SYSTEM WAS OBSERVED AND DOES NOT REPORT GROUNDWATER CONTAMINATION WITHIN 50FT OF PROPOSED STORM WATER TREATMENT AREAS.

THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NUMBER 0609700733E, AND LIES WITHIN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.

## GRADING NOTES

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

## UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED WITH PERMITS FROM THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

ANY EXISTING WELLS ARE TO BE ABANDONED IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS ARE REQUIRED FROM THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.

## GENERAL MAP INFORMATION

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BENCHMARK: A WELL MONUMENT AT THE INTERSECTION OF STREAMSIDE DR AND CALLOWAY DR, ELEVATION 232.53 (DATUM ASSUMED).

BASIS OF BEARINGS: RECORD OF SURVEY, SHOWING THE PROPOSED RIGHT OF WAY FOR THE CITY OF SANTA ROSA CREEK TRAIL BETWEEN STREAMSIDE DRIVE AND MISSION CIRCLE, FILED IN BOOK 732 MAPS 6-7, SONOMA COUNTY RECORDS.

FIELD SURVEY DATE: AUGUST 23, 2017 BY BKF ENGINEERS.

# TENTATIVE PARCEL MAP FOR RECESS STORAGE

## COVER SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.

4224 SONOMA HWY, SANTA ROSA, CALIFORNIA

APN 032-010-005

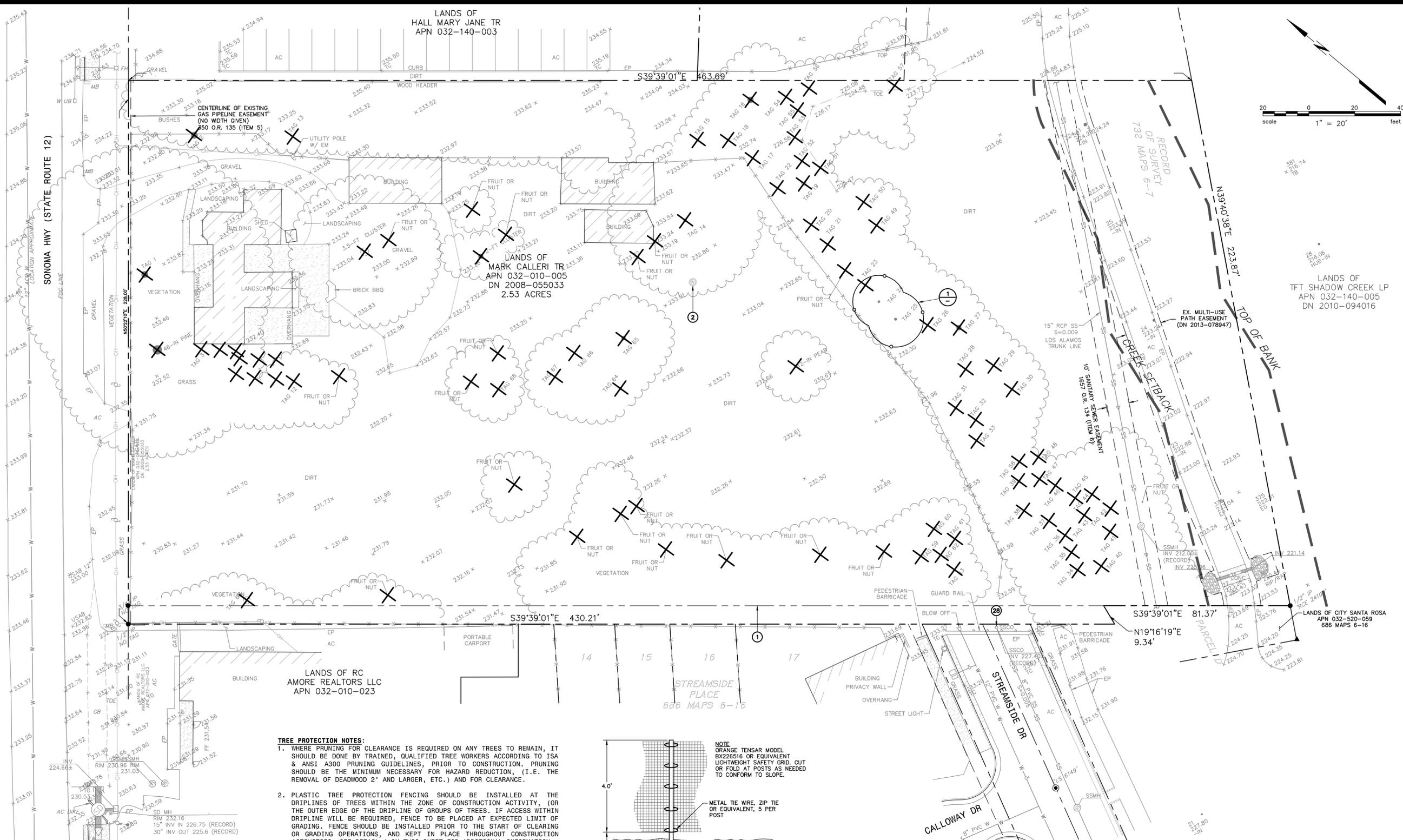
2.68± ACRES

JULY 2019



BKF REF NO. C20169139-10

SHEET 1 OF 6



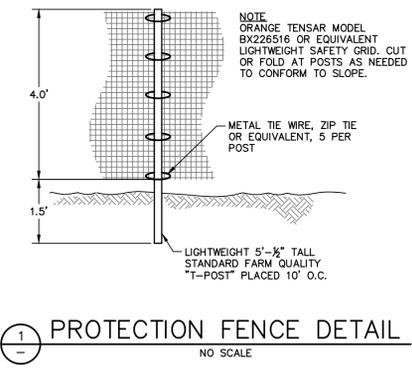
**KEYNOTES**

- ① PARCEL LINE TO BE EXTINGUISHED.
- ② EXISTING WELL & SEPTIC TO BE ABANDONED UNDER PERMIT FROM SONOMA COUNTY. REFER TO GENERAL NOTES FOR MORE INFORMATION.
- ⑳ REMOVE SANITARY SEWER CLEANOUT.

**NOTE:**  
REFER TO THE 'CERTIFIED ARBORIST REPORT: 4224 HIGHWAY 12, SANTA ROSA, CA' DATED NOVEMBER 21, 2018, PREPARED BY JOSHUA TALLIS FOR TREE TAG IDENTIFICATION AND ADDITIONAL INFORMATION.

**TREE PROTECTION NOTES:**

1. WHERE PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA & ANSI A300 PRUNING GUIDELINES, PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.) AND FOR CLEARANCE.
2. PLASTIC TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIPLINES OF TREES WITHIN THE ZONE OF CONSTRUCTION ACTIVITY, (OR THE OUTER EDGE OF THE DRIPLINE OF GROUPS OF TREES. IF ACCESS WITHIN DRIPLINE WILL BE REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING. FENCE SHOULD BE INSTALLED PRIOR TO THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES WHICH CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW, PAST ANY DAMAGED PORTIONS.
4. WOOD CHIP MULCH SHOULD BE SPREAD 2-3" DEEP UNDER PRESERVED TREES WITHIN THE BUILDING ENVELOPE WHERE THE SOIL HAS BEEN DISTURBED TO SERVE AS A PERMANENT TOP DRESSING.
5. NO PARKING, OPERATION OF EQUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF PROTECTED HERITAGE TREES.
6. IF ANY ISSUES ARISE DURING CONSTRUCTION RELATING TO TREES, PROJECT ARBORIST SHALL BE NOTIFIED TO VISIT SITE AND/OR PROVIDE RECOMMENDATIONS.



① PROTECTION FENCE DETAIL  
NO SCALE

# TENTATIVE PARCEL MAP FOR RECESS STORAGE

EXISTING CONDITIONS SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.

4224 SONOMA HWY, SANTA ROSA, CALIFORNIA  
APN 032-010-005  
2.68± ACRES  
JULY 2019



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 07/18/2019  
ERIC D. WADE  
C 81862



BKF REF NO. C20169139-10

SONOMA HWY (STATE ROUTE 12)

LANDS OF HALL MARY JANE TR APN 032-140-003

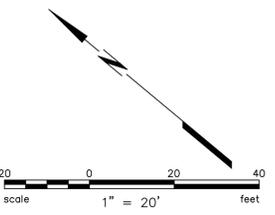
LANDS OF MARK CALLERI TR APN 032-010-005 DN 2008-055033 2.53 ACRES

LOT 1 1.49 ACRES

LOT 2 0.57 ACRES

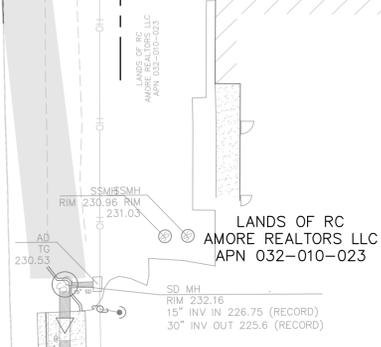
LOT 3 0.32 ACRES

STREAMSIDE PLACE 686 MAPS 6-16



LANDS OF TFT SHADOW CREEK LP APN 032-140-005 DN 2010-094016

SANTA ROSA CREEK



- SYMBOLS & LEGEND**
- NEW SIDEWALK EASEMENT
  - NEW PUBLIC UTILITY AND ACCESS EASEMENT
  - NEW PRIVATE DRAINAGE EASEMENT IN FEE TITLE
  - NEW FEE TITLE RIGHT OF WAY DEDICATION FOR PUBLIC STREET EXTENSION
  - NEW PUBLIC UTILITY EASEMENT
  - NEW WELL EASEMENT
  - NEW SEWER EASEMENT
  - EXISTING SEWER EASEMENT
  - EXISTING PUBLIC MULTI-USE PATH EASEMENT

# TENTATIVE PARCEL MAP FOR RECESS STORAGE

BOUNDARY SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

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APN 032-010-005  
2.68± ACRES  
JULY 2019



**PRELIMINARY**  
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C 81862

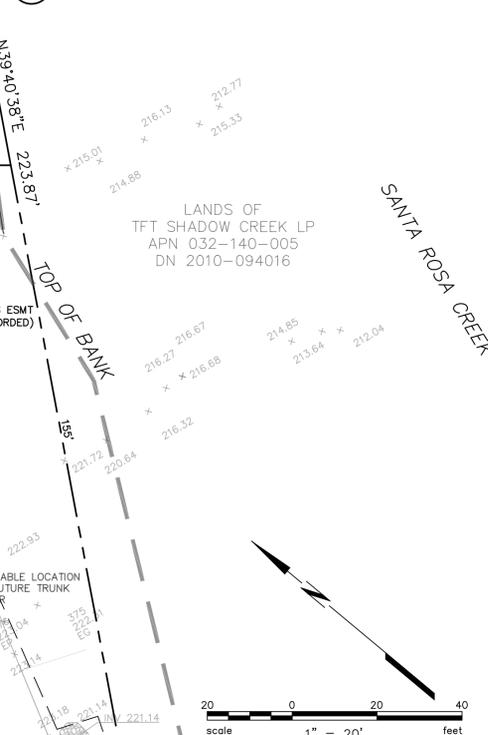
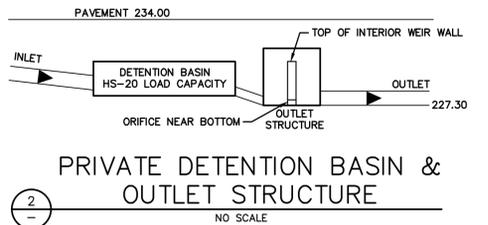
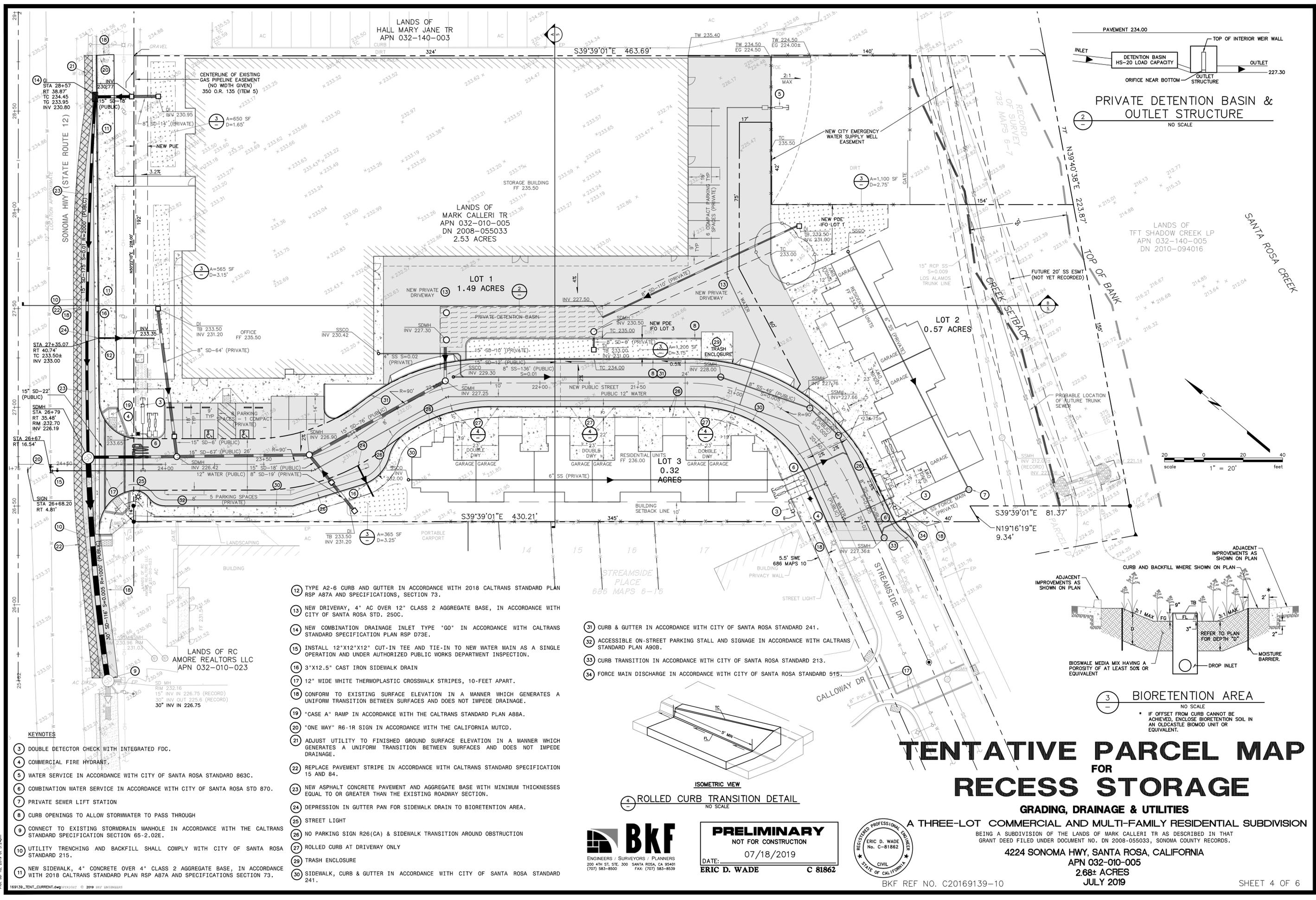


BKF REF NO. C20169139-10

SHEET 3 OF 6

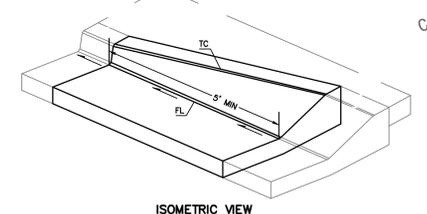
Plot Jul 18, 2019 at 3:28pm

169139\_TENT\_CURRENT.dwg



- 12 TYPE A2-6 CURB AND GUTTER IN ACCORDANCE WITH 2018 CALTRANS STANDARD PLAN RSP A87A AND SPECIFICATIONS, SECTION 73.
- 13 NEW DRIVEWAY, 4" AC OVER 12" CLASS 2 AGGREGATE BASE, IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 250C.
- 14 NEW COMBINATION DRAINAGE INLET TYPE "G0" IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION PLAN RSP D73E.
- 15 INSTALL 12"x12"x12" CUT-IN TEE AND TIE-IN TO NEW WATER MAIN AS A SINGLE OPERATION AND UNDER AUTHORIZED PUBLIC WORKS DEPARTMENT INSPECTION.
- 16 3"x12.5" CAST IRON SIDEWALK DRAIN
- 17 12" WIDE WHITE THERMOPLASTIC CROSSWALK STRIPES, 10-FOOT APART.
- 18 CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
- 19 "CASE A" RAMP IN ACCORDANCE WITH THE CALTRANS STANDARD PLAN A88A.
- 20 "ONE WAY" R6-1R SIGN IN ACCORDANCE WITH THE CALIFORNIA MUTCD.
- 21 ADJUST UTILITY TO FINISHED GROUND SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
- 22 REPLACE PAVEMENT STRIPE IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION 15 AND 84.
- 23 NEW ASPHALT CONCRETE PAVEMENT AND AGGREGATE BASE WITH MINIMUM THICKNESSES EQUAL TO OR GREATER THAN THE EXISTING ROADWAY SECTION.
- 24 DEPRESSION IN GUTTER PAN FOR SIDEWALK DRAIN TO BIORETENTION AREA.
- 25 STREET LIGHT
- 26 NO PARKING SIGN R26(CA) & SIDEWALK TRANSITION AROUND OBSTRUCTION
- 27 ROLLED CURB AT DRIVEWAY ONLY
- 29 TRASH ENCLOSURE
- 30 SIDEWALK, CURB & GUTTER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 241.

- 31 CURB & GUTTER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 241.
- 32 ACCESSIBLE ON-STREET PARKING STALL AND SIGNAGE IN ACCORDANCE WITH CALTRANS STANDARD PLAN A90B.
- 33 CURB TRANSITION IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 213.
- 34 FORCE MAIN DISCHARGE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.



- KEYNOTES**
- 3 DOUBLE DETECTOR CHECK WITH INTEGRATED FDC.
  - 4 COMMERCIAL FIRE HYDRANT.
  - 5 WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863C.
  - 6 COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STD 870.
  - 7 PRIVATE SEWER LIFT STATION
  - 8 CURB OPENINGS TO ALLOW STORMWATER TO PASS THROUGH
  - 9 CONNECT TO EXISTING STORMDRAIN MANHOLE IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATION SECTION 65-2.02E.
  - 10 UTILITY TRENCHING AND BACKFILL SHALL COMPLY WITH CITY OF SANTA ROSA STANDARD 215.
  - 11 NEW SIDEWALK, 4" CONCRETE OVER 4" CLASS 2 AGGREGATE BASE, IN ACCORDANCE WITH 2018 CALTRANS STANDARD PLAN RSP A87A AND SPECIFICATIONS SECTION 73.

# TENTATIVE PARCEL MAP FOR RECESS STORAGE

**GRADING, DRAINAGE & UTILITIES**

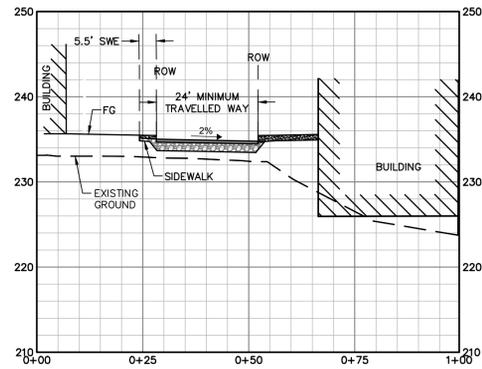
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 BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.  
 4224 SONOMA HWY, SANTA ROSA, CALIFORNIA  
 APN 032-010-005  
 2.68± ACRES  
 JULY 2019



**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 DATE: 07/18/2019  
 ERIC D. WADE C 81862

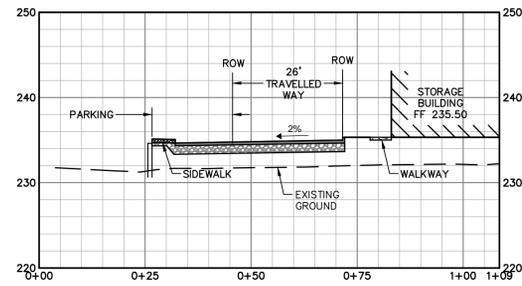


BKF REF NO. C20169139-10



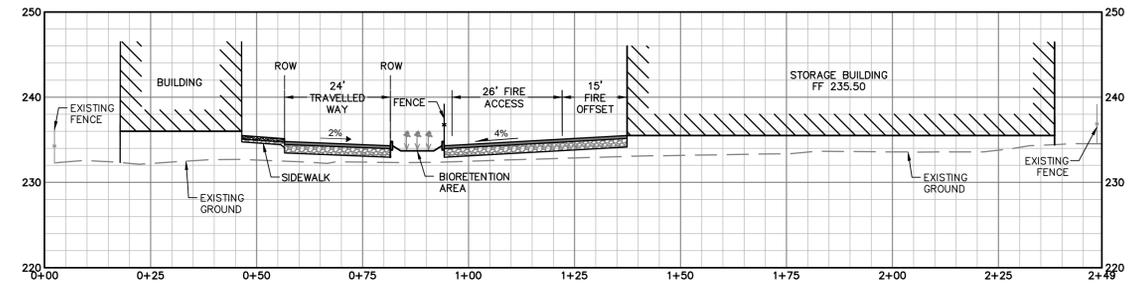
TYPICAL PUBLIC STREET SECTION  
STATION 20+50 TO 23+00

H: 1"=20'  
V: 1"=10'



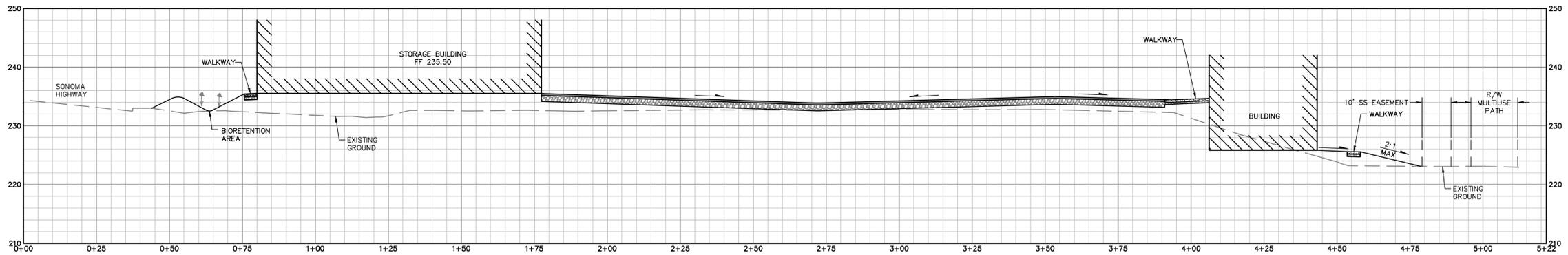
TYPICAL PUBLIC STREET SECTION  
STATION 23+00 TO 24+00

H: 1"=20'  
V: 1"=10'



SECTION A

H: 1"=20'  
V: 1"=10'



SECTION B

H: 1"=20'  
V: 1"=10'

# TENTATIVE PARCEL MAP FOR RECESS STORAGE

CROSS SECTIONS SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

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BKF REF NO. C20169139-10

SHEET 5 OF 6

SONOMA HWY (STATE ROUTE 12)

LANDS OF HALL MARY JANE TR APN 032-140-003

LANDS OF MARK CALLERI TR APN 032-010-005 DN 2008-055033 2.53 ACRES

LOT 1 1.49 ACRES

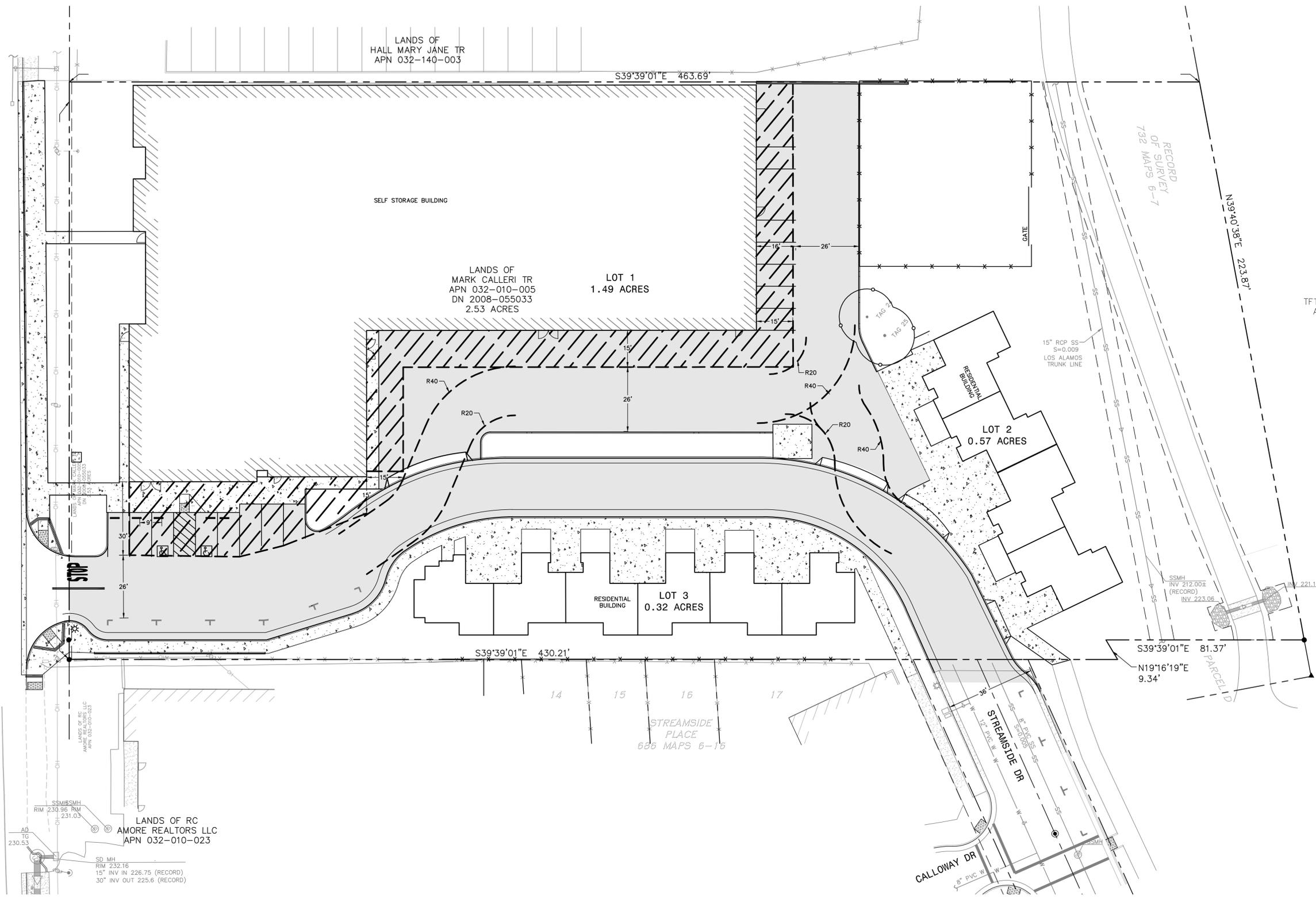
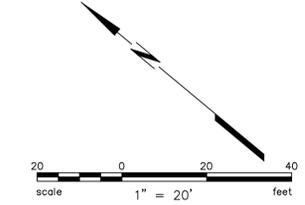
LOT 2 0.57 ACRES

LOT 3 0.32 ACRES

LANDS OF TFT SHADOW CREEK LP APN 032-140-005 DN 2010-094016

STREAMSIDE PLACE 686 MAPS 6-16

LANDS OF RC AMORE REALTORS LLC APN 032-010-023



# TENTATIVE PARCEL MAP FOR RECESS STORAGE

TRUCK TURNING MOVEMENTS SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

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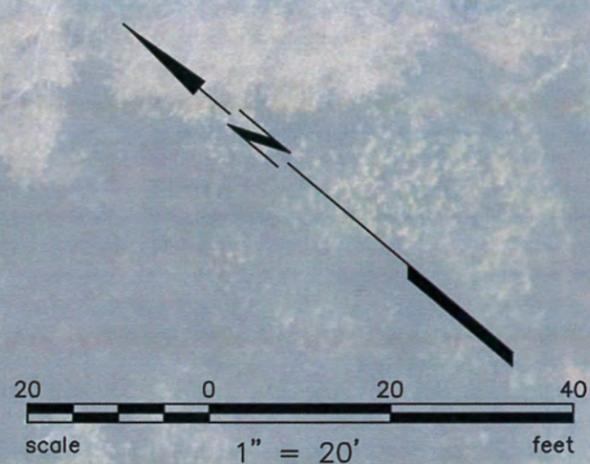


BKF REF NO. C20169139-10

SHEET 6 OF 6

Plot Jul 18, 2019 at 3:58pm

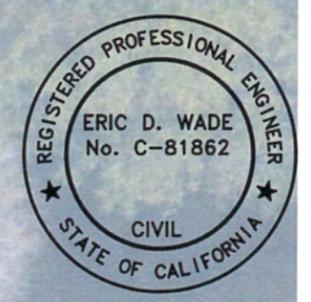
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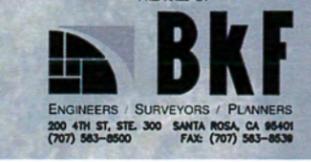
04/17/2019

*Eric D. Wade*

ERIC D. WADE C 81862



**CREEK SETBACK EXHIBIT**  
4224 HWY 12  
CITY OF SANTA ROSA, CALIFORNIA  
APRIL 2019



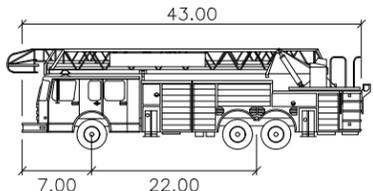
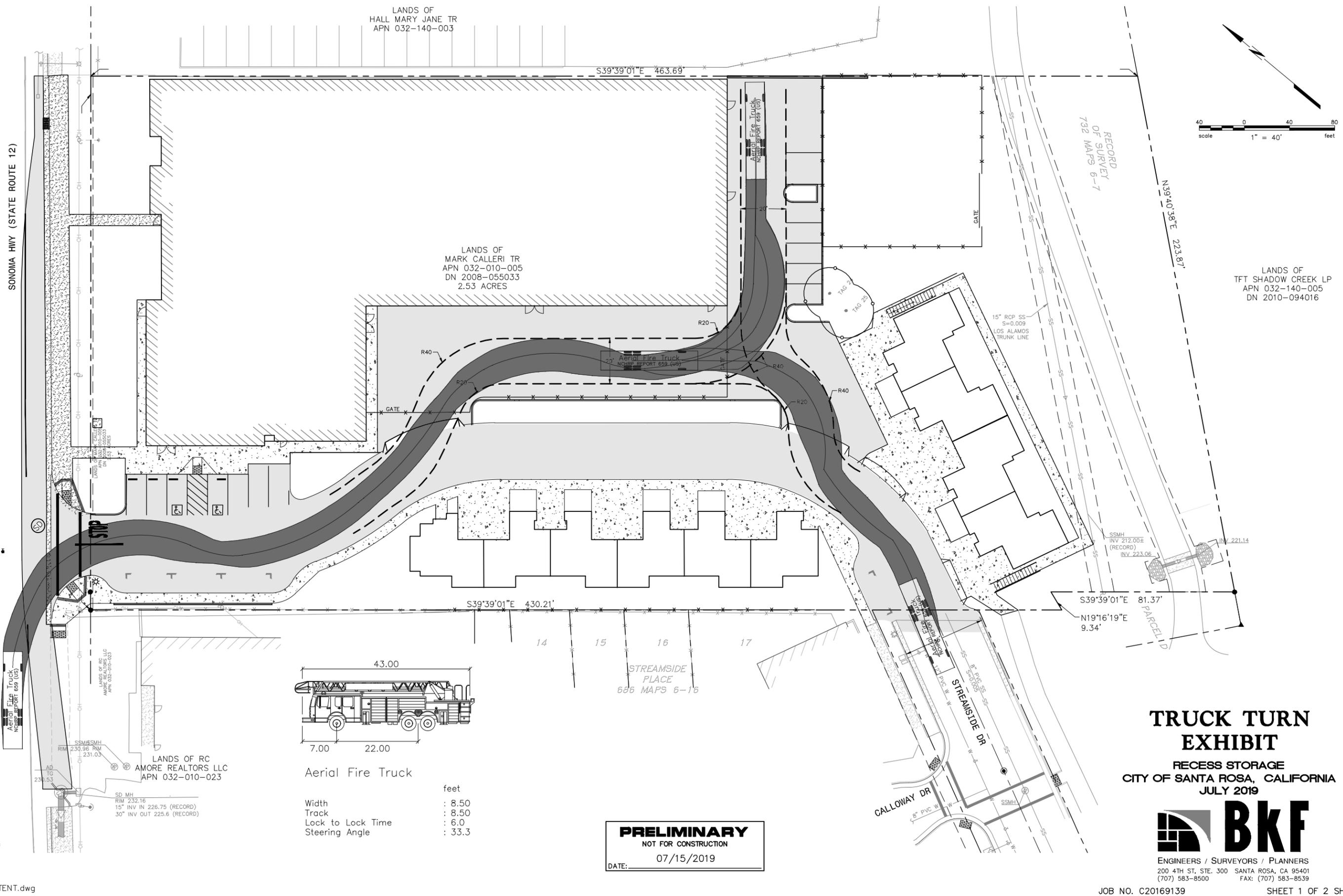
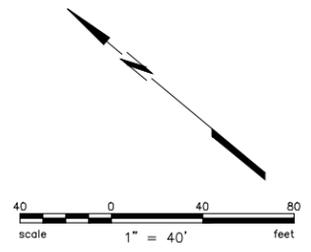
Plot Apr 17, 2019 at 9:45am

LANDS OF  
HALL MARY JANE TR  
APN 032-140-003

LANDS OF  
MARK CALLERI TR  
APN 032-010-005  
DN 2008-055033  
2.53 ACRES

LANDS OF  
TFT SHADOW CREEK LP  
APN 032-140-005  
DN 2010-094016

SONOMA HWY (STATE ROUTE 12)



Aerial Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

feet

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 07/15/2019

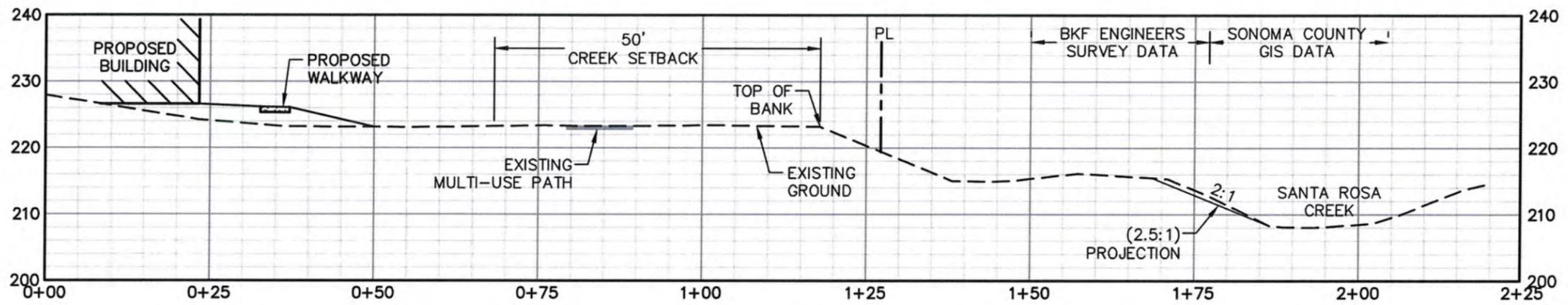
**TRUCK TURN EXHIBIT**  
RECESS STORAGE  
CITY OF SANTA ROSA, CALIFORNIA  
JULY 2019



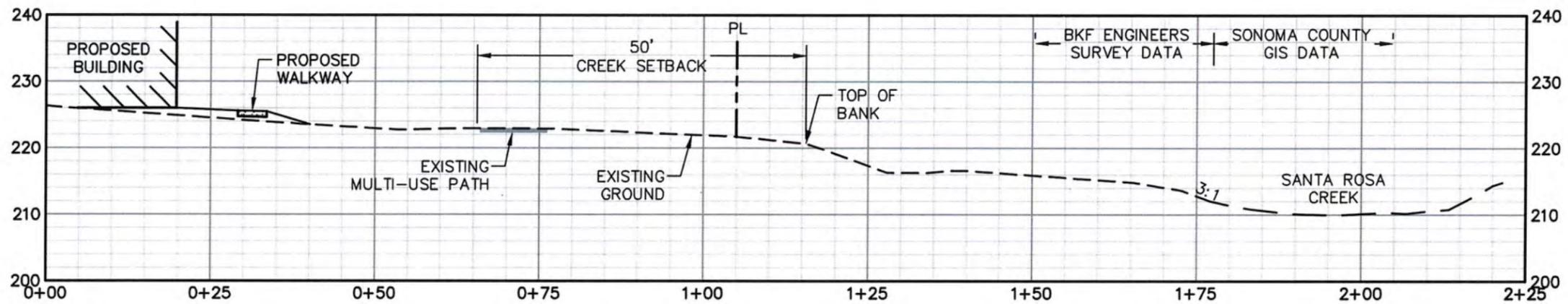
ENGINEERS / SURVEYORS / PLANNERS  
200 4TH ST, STE. 300 SANTA ROSA, CA 95401  
(707) 583-8500 (707) 583-8539

Plot Jul 15, 2019 at 3:31pm

169139\_TENT.dwg



SECTION 1  
 H: 1"=20'  
 V: 1"=20'



SECTION 2  
 H: 1"=20'  
 V: 1"=20'

**CREEK SETBACK SECTIONS**

4224 HWY 12  
 CITY OF SANTA ROSA, CALIFORNIA  
 APRIL 2019



