

Attachment 3



NEIGHBORHOOD CONTEXT and VICINITY MAP WITH NORTH ARROW

SCALE: NOT TO SCALE

AERIAL IMAGE PROVIDED BY:
GOOGLE EARTH
DOWNLOAD DATE: JUNE 24, 2015



REVISIONS:	BY:

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GENERAL PLAN
AMENDMENT

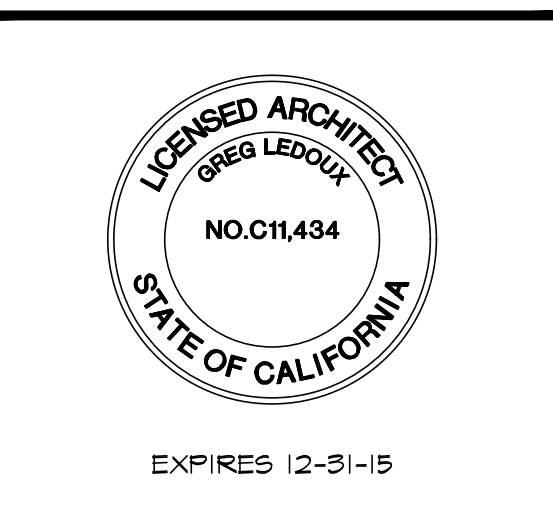
A PROPOSED INDUSTRIAL
DEVELOPMENT FOR:

**2960-2970
DUTTON AVE**

SANTA ROSA, CALIFORNIA

APN: 043-134-053

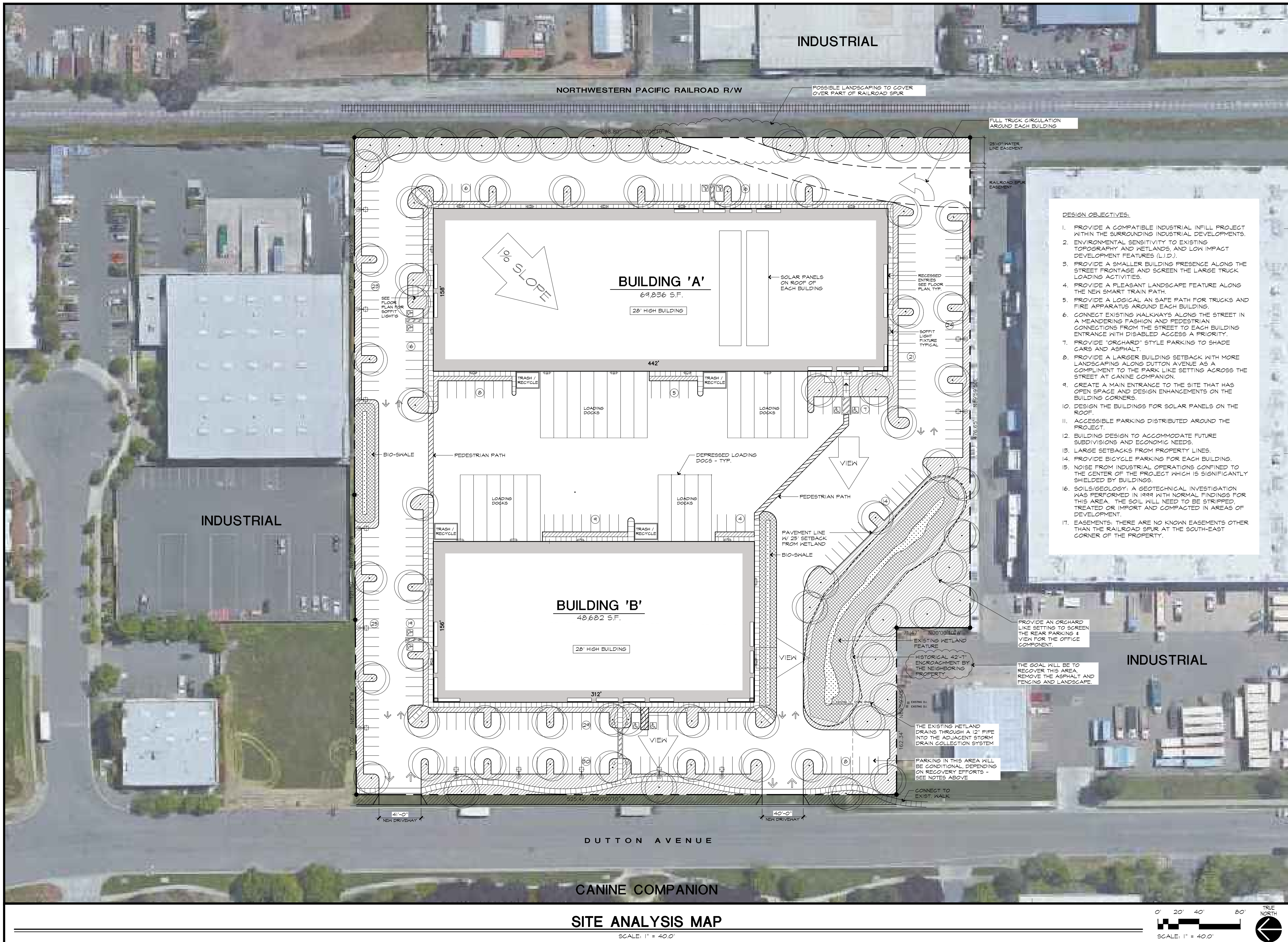
NEIGHBORHOOD
CONTEXT and VICINITY
MAP W/ NORTH
ARROW



**GREG
LEDOUX**
and
**ASSOCIATES,
INC.**

48 W. SIERRA AVE.
COTATI, CA
(707) 795-8855

DRAWN BY:	KEY	A0
DATE:	SEPT, 2015	
JOB NO.:	15.0103	
SCALE:	NONE	
	OF 3 ARCH SHTS.	



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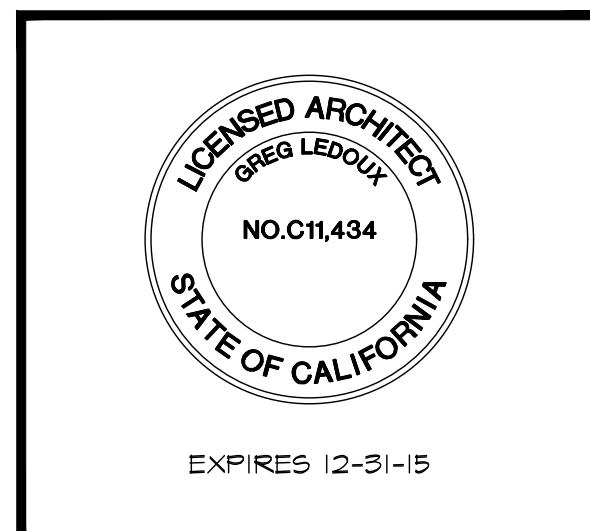
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DUTTON AVE**
SANTA ROSA, CALIFORNIA

APN: 043-134-053

SITE
ANALYSIS
MAP

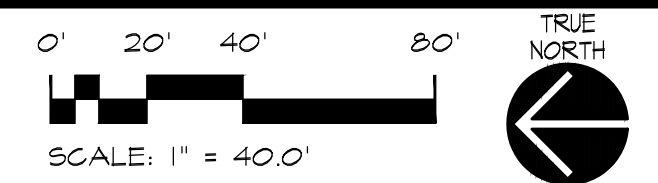


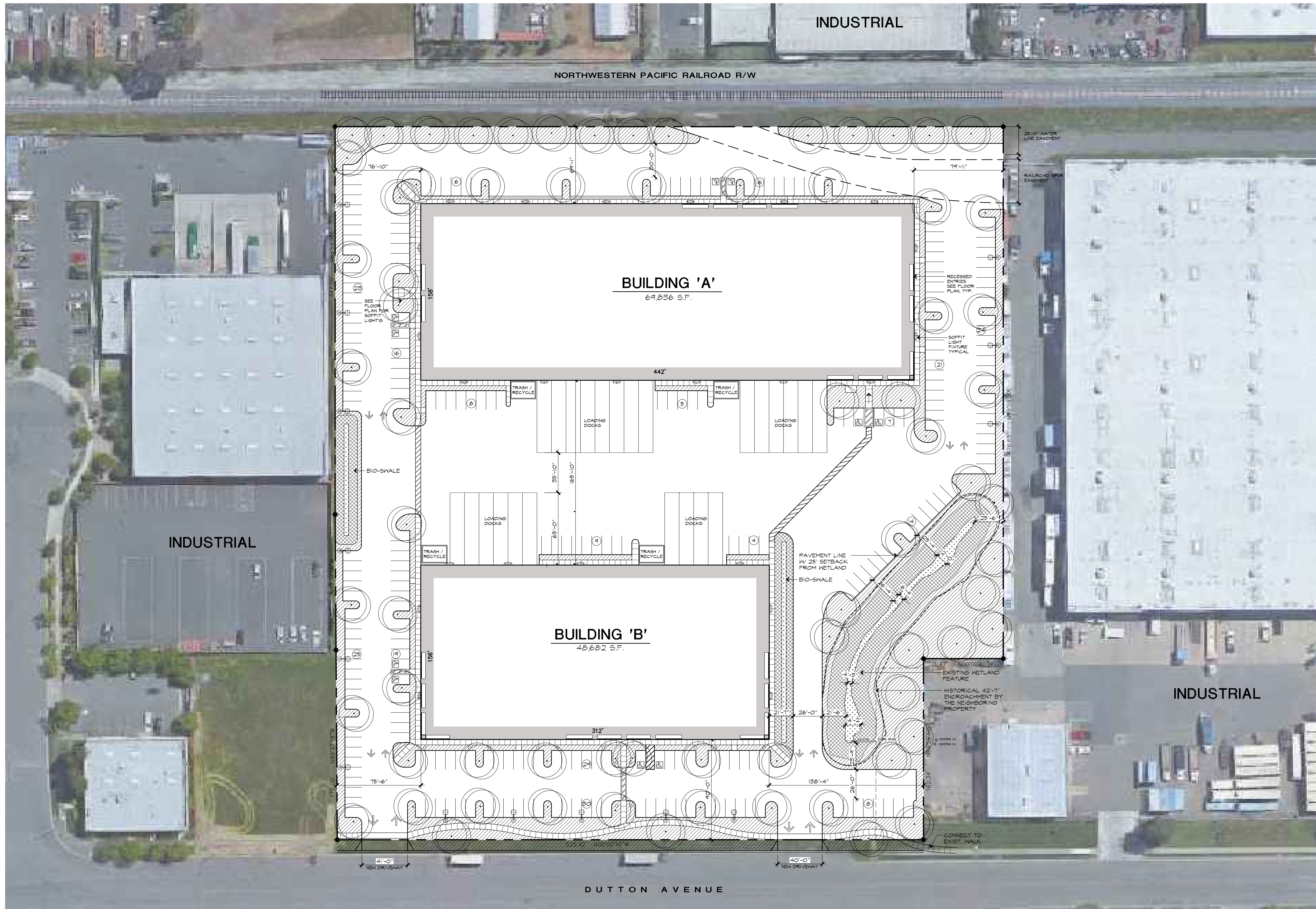
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COTATI, CA
(707) 795-8855

DRAWN BY:	KEY
DATE:	SEPT. 2015
JOB NO.:	15.0103
SCALE:	1" = 40.0'
A0.1	
OF 3 ARCH SHTS.	

- DESIGN OBJECTIVES:**
1. PROVIDE A COMPATIBLE INDUSTRIAL INFILL PROJECT WITHIN THE SURROUNDING INDUSTRIAL DEVELOPMENTS.
 2. ENVIRONMENTAL SENSITIVITY TO EXISTING TOPOGRAPHY AND WETLANDS, AND LOW IMPACT DEVELOPMENT FEATURES (L.I.D.).
 3. PROVIDE A SMALLER BUILDING PRESENCE ALONG THE STREET FRONTAGE AND SCREEN THE LARGE TRUCK LOADING ACTIVITIES.
 4. PROVIDE A PLEASANT LANDSCAPE FEATURE ALONG THE NEW SMART TRAIN PATH.
 5. PROVIDE A LOGICAL AND SAFE PATH FOR TRUCKS AND FIRE APPARATUS AROUND EACH BUILDING.
 6. CONNECT EXISTING WALKWAYS ALONG THE STREET IN A MEANDERING FASHION AND PEDESTRIAN CONNECTIONS FROM THE STREET TO EACH BUILDING ENTRANCE WITH DISABLED ACCESS A PRIORITY.
 7. PROVIDE "ORCHARD" STYLE PARKING TO SHADE CARS AND ASPHALT.
 8. PROVIDE A LARGER BUILDING SETBACK WITH MORE LANDSCAPING ALONG DUTTON AVENUE AS A COMPLIMENT TO THE PARK LIKE SETTING ACROSS THE STREET AT CANINE COMPANION.
 9. CREATE A MAIN ENTRANCE TO THE SITE THAT HAS OPEN SPACE AND DESIGN ENHANCEMENTS ON THE BUILDING CORNERS.
 10. DESIGN THE BUILDINGS FOR SOLAR PANELS ON THE ROOF.
 11. ACCESSIBLE PARKING DISTRIBUTED AROUND THE PROJECT.
 12. BUILDING DESIGN TO ACCOMMODATE FUTURE SUBDIVISIONS AND ECONOMIC NEEDS.
 13. LARGE SETBACKS FROM PROPERTY LINES.
 14. PROVIDE BICYCLE PARKING FOR EACH BUILDING.
 15. NOISE FROM INDUSTRIAL OPERATIONS CONFINED TO THE CENTER OF THE PROJECT WHICH IS SIGNIFICANTLY SHIELDED BY BUILDINGS.
 16. SOILS/GEOLOGY: A GEOTECHNICAL INVESTIGATION WAS PERFORMED IN 1999 WITH NORMAL FINDINGS FOR THIS AREA. THE SOIL WILL NEED TO BE STRIPPED, TREATED OR IMPORT AND COMPACTED IN AREAS OF DEVELOPMENT.
 17. EASEMENTS: THERE ARE NO KNOWN EASEMENTS OTHER THAN THE RAILROAD SPUR AT THE SOUTH-EAST CORNER OF THE PROPERTY.





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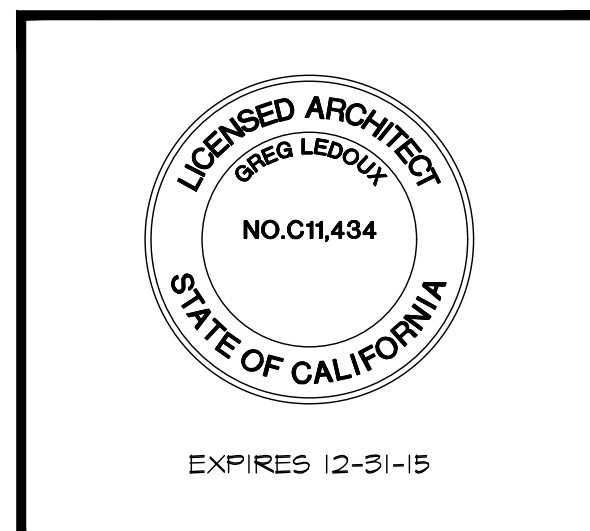
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SITE
DEVELOPMENT
PLAN



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A1	
OF 3 ARCH SHTS.	

SITE DEVELOPMENT PLAN
SCALE: 1" = 40.0'

