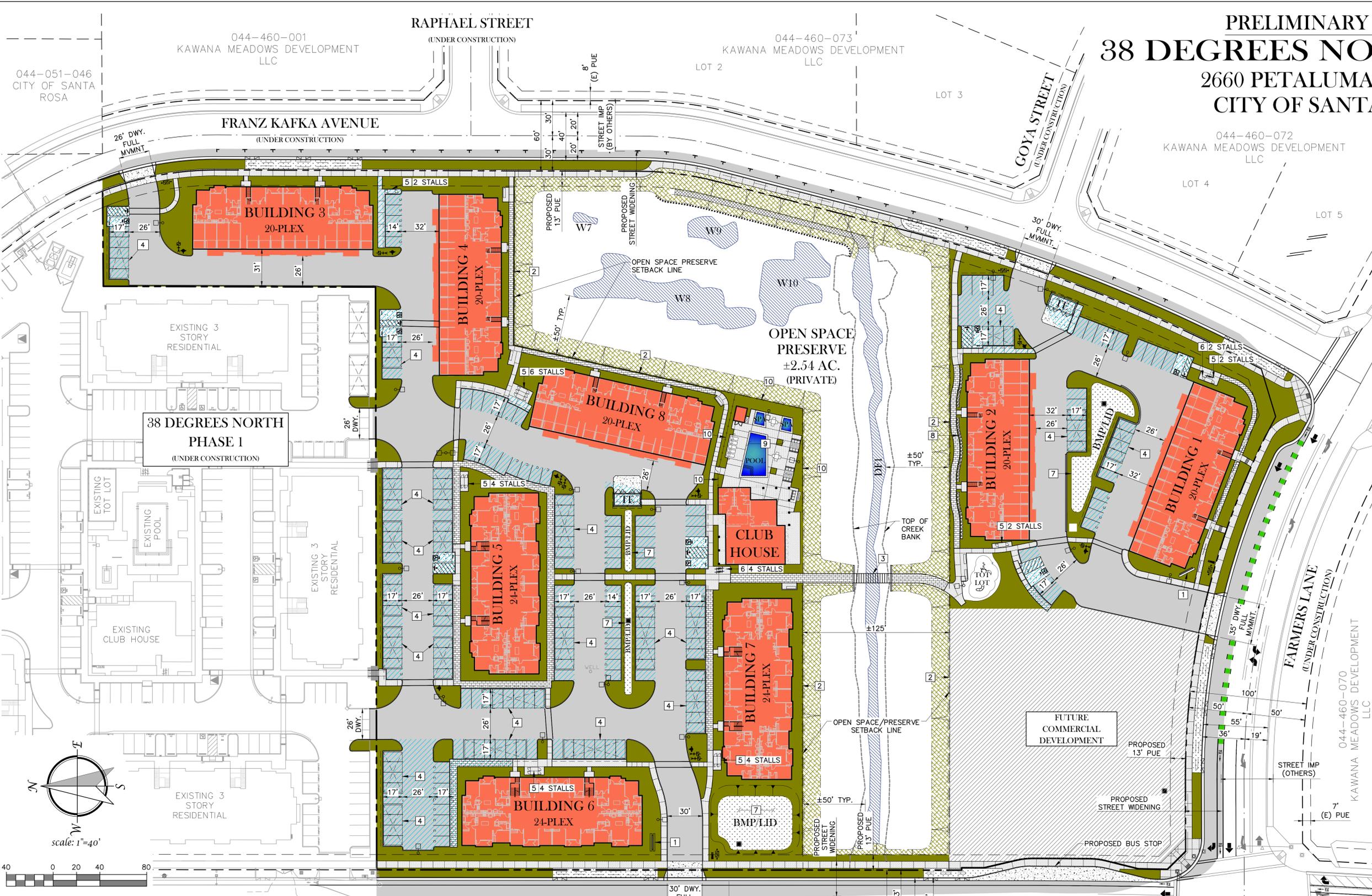


PRELIMINARY SITE PLAN 38 DEGREES NORTH PHASE 2 2660 PETALUMA HILL ROAD CITY OF SANTA ROSA, CA

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)
RESIDENTIAL AREA:	±9.58 AC (GROSS) ±8.58 AC (NET)
COMMERCIAL AREA:	±1.29 AC (GROSS) ±1.04 AC (NET)
BUILDING DESCRIPTION	
20-PLEX 3 STORY: 5 BUILDINGS	
1 BEDROOM	10
2 BEDROOM	8
3 BEDROOM	2
24-PLEX 3 STORY: 3 BUILDINGS	
1 BEDROOM	10
2 BEDROOM	14
TOTAL UNIT	
1 BEDROOM UNITS	80
2 BEDROOM UNITS	82
3 BEDROOM UNITS	10
TOTAL UNITS	172
CLUBHOUSE 2 STORY	4,300 SF
NOTES:	
1. THE ADJACENT KAWANA SPRINGS APARTMENTS (PHASE 1), AND 38° NORTH (PHASE 2) WILL ENTER INTO A RECIPROCAL ACCESS AND PARKING AGREEMENT.	
2. THERE IS NO LOT LINE ADJUSTMENT OR MERGER PLANNED WITH THIS PROJECT.	
3. PROJECT DRIVEWAYS WILL REQUIRE AN ENGINEERING VARIANCE.	
4. 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 13.32.010.	
5. THE OPEN SPACE PRESERVE WILL NOT BE DEEDED OR DEDICATED TO THE CITY OF SANTA ROSA. THE OWNER OR OWNER'S AGENT IS RESPONSIBLE FOR MAINTENANCE AND IRRIGATION OF THE TREES WITHIN THE OPEN SPACE PRESERVE.	
6. FOR SITE PARKING TOTALS SEE SHEET C1.1	

LEGEND	
	AC PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	SITE LANDSCAPING
	IMPERVIOUS SURFACES PER A4.106.4
	SIDEWALK PERVIOUS PAVERS
PHASE 2 NORTH AREA IMPERVIOUS SURFACES = 330,296 SF PERVIOUS PAVERS = 6,428 SF (21.2%)	
PHASE 2 SOUTH AREA IMPERVIOUS SURFACES = 8,625 SF PERVIOUS PAVERS = 1,860 SF (21.6%)	



SITE CONSTRUCTION NOTES	
1	MONUMENT SIGN
2	POST & CABLE FENCE
3	BRIDGE CROSSING
4	CARPURT
5	BIKE LOCKERS
6	BIKE RACKS
7	BIO-RETENTION BASIN
8	INFILTRATION TRENCH
9	CLUBHOUSE POOL AREA
10	6-FOOT HIGH POOL FENCE

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By Andrew Trippel at 4:41 pm, Feb 19, 2020

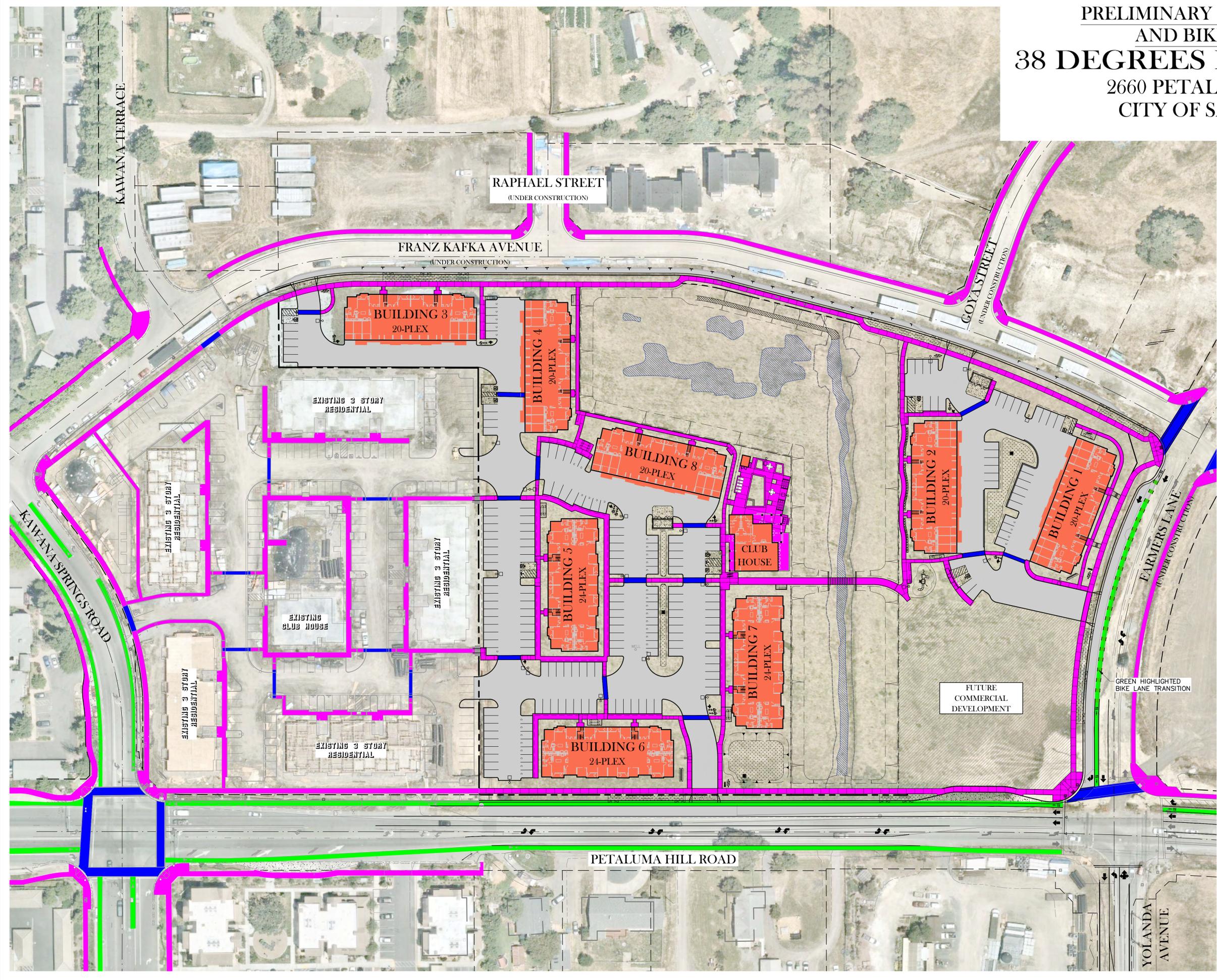
PRELIMINARY SITE PLAN
FEBRUARY 10, 2020

TSD ENGINEERING, INC.
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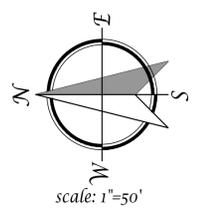
PRELIMINARY PEDESTRIAN ROUTE
AND BIKE ROUTE PLAN
38 DEGREES NORTH PHASE 2
2660 PETALUMA HILL ROAD
CITY OF SANTA ROSA, CA



LEGEND

	SIDEWALK
	BIKE LANE
	CROSSWALK

GENERAL ACCESSIBLE NOTE
ALL SIDEWALKS AND CROSSWALKS ARE TO CONFORM WITH CBC 2019 SECTIONS: 11B-206, 11B-402, 11B-403 AND ALL OTHER APPLICABLE SECTIONS.

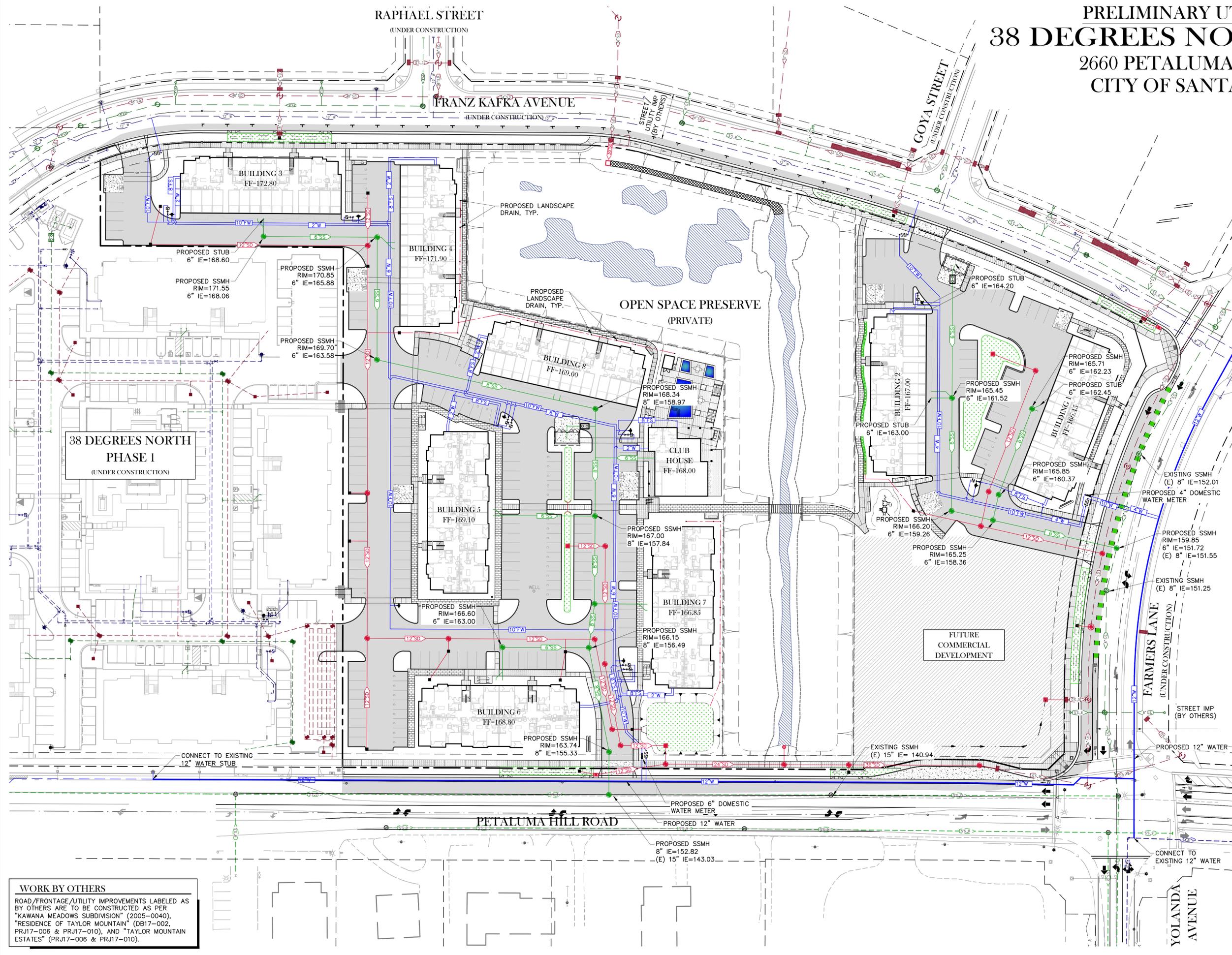


PRELIMINARY PEDESTRIAN ROUTE
AND BIKE ROUTE PLAN
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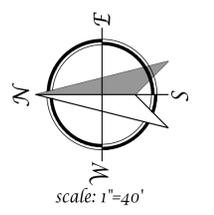
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PRELIMINARY UTILITY PLAN 38 DEGREES NORTH PHASE 2 2660 PETALUMA HILL ROAD CITY OF SANTA ROSA, CA



**38 DEGREES NORTH
PHASE 1
(UNDER CONSTRUCTION)**

PROPOSED	EXISTING



PRELIMINARY UTILITY PLAN
FEBRUARY 19, 2020

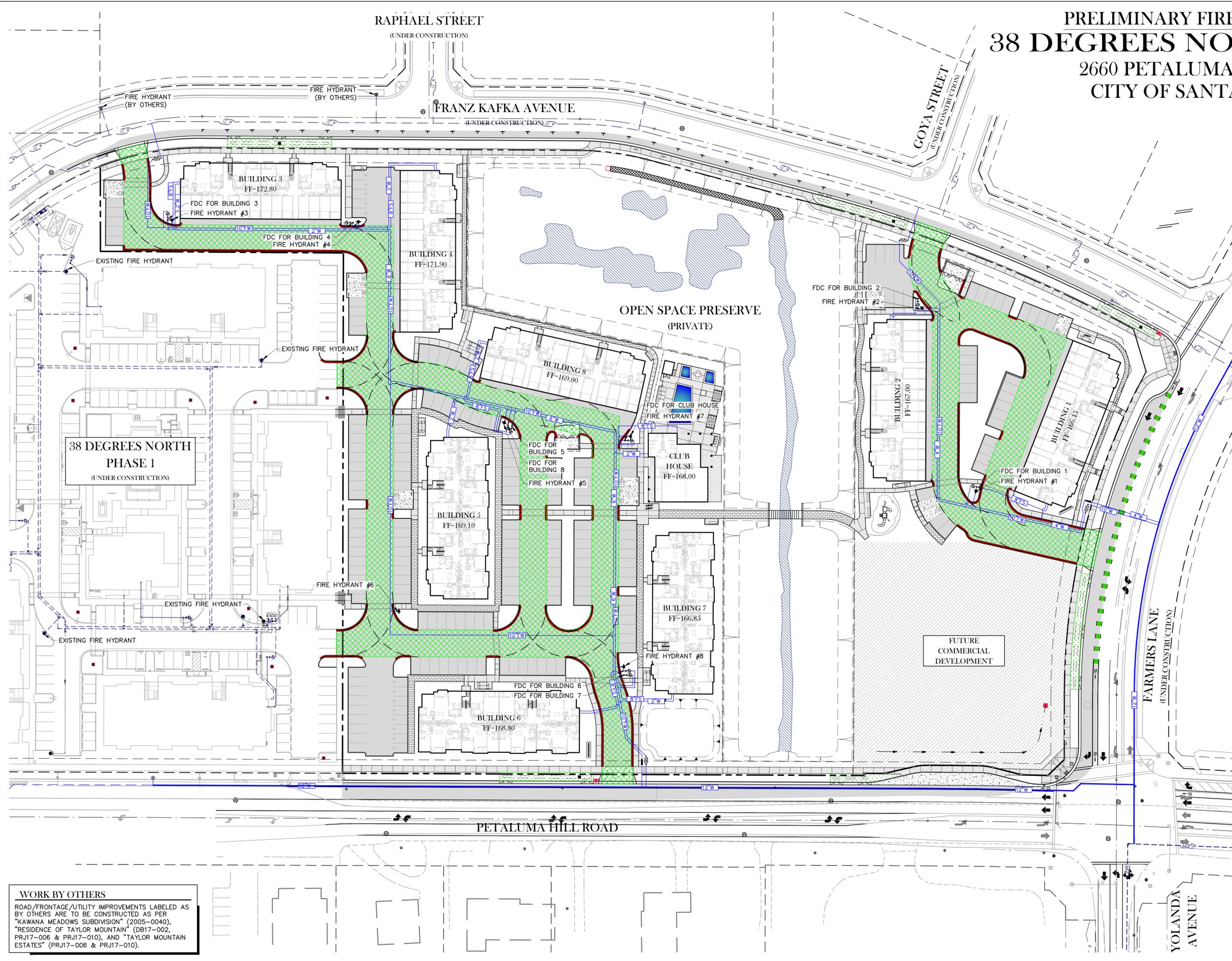
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WORK BY OTHERS
ROAD/FRONTAGE/UTILITY IMPROVEMENTS LABELED AS BY OTHERS ARE TO BE CONSTRUCTED AS PER "KAWANA MEADOWS SUBDIVISION" (2005-0040), "RESIDENCE OF TAYLOR MOUNTAIN" (DB17-002, PRJ17-006 & PRJ17-010), AND "TAYLOR MOUNTAIN ESTATES" (PRJ17-006 & PRJ17-010).

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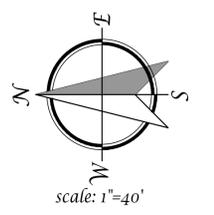
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PRELIMINARY FIRE ACCESS PLAN
38 DEGREES NORTH PHASE 2
 2660 PETALUMA HILL ROAD
 CITY OF SANTA ROSA, CA



**38 DEGREES NORTH
 PHASE 1**
 (UNDER CONSTRUCTION)

LEGEND	
PROPOSED	EXISTING
	AC PAVEMENT
	FIRE LANE
	WATER LINE
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	DOUBLE DETECTOR CHECK VALVE
	FIRE LANE STRIPING
	FIRE TRUCK TURNING RADIUS OUTSIDE = 50' INSIDE = 25'



PRELIMINARY FIRE ACCESS PLAN
 FEBRUARY 19, 2020

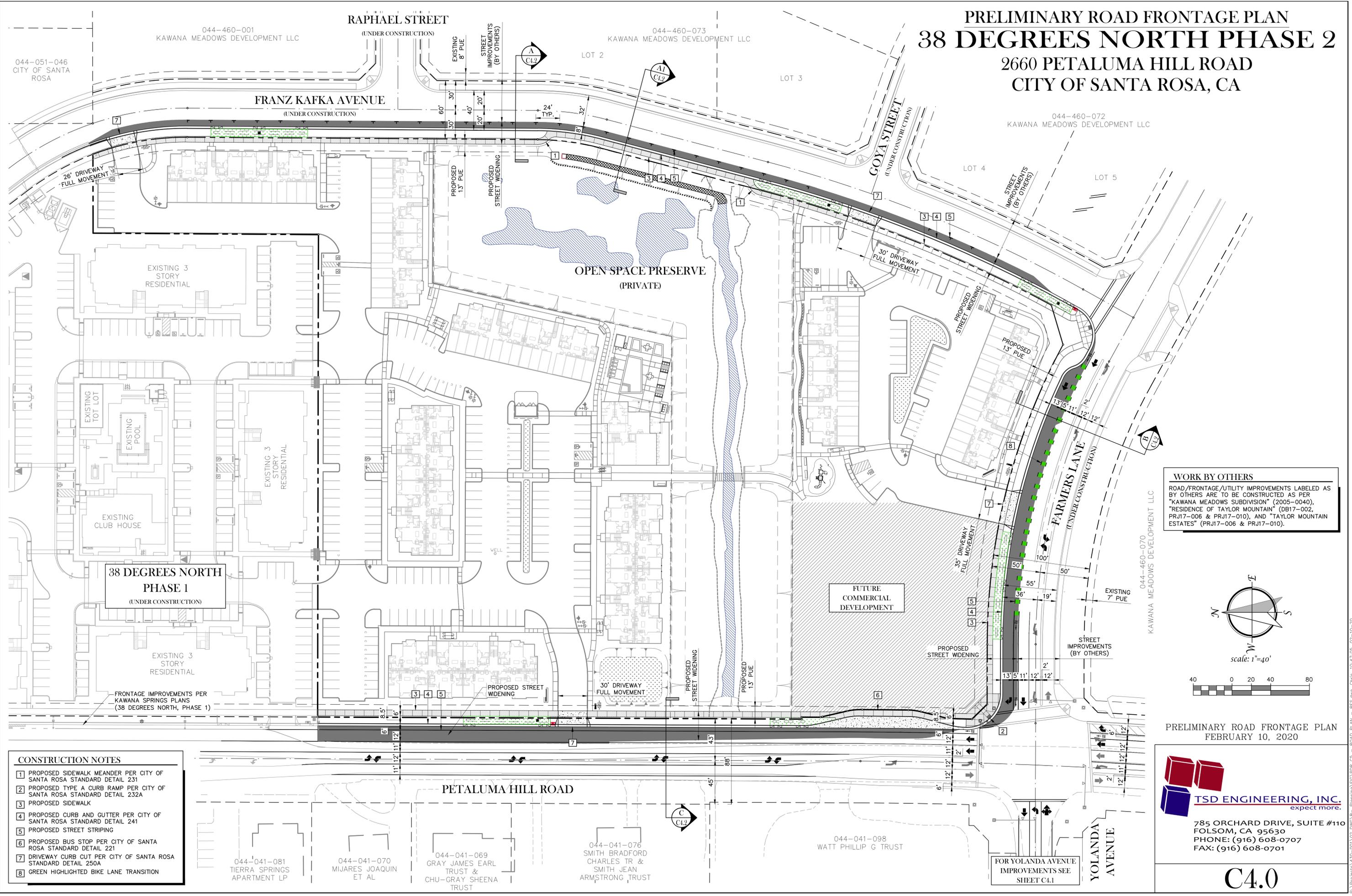
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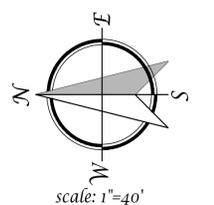
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PRELIMINARY ROAD FRONTAGE PLAN 38 DEGREES NORTH PHASE 2

2660 PETALUMA HILL ROAD
CITY OF SANTA ROSA, CA



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PRELIMINARY ROAD FRONTAGE PLAN
FEBRUARY 10, 2020

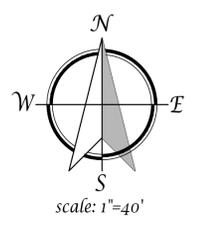
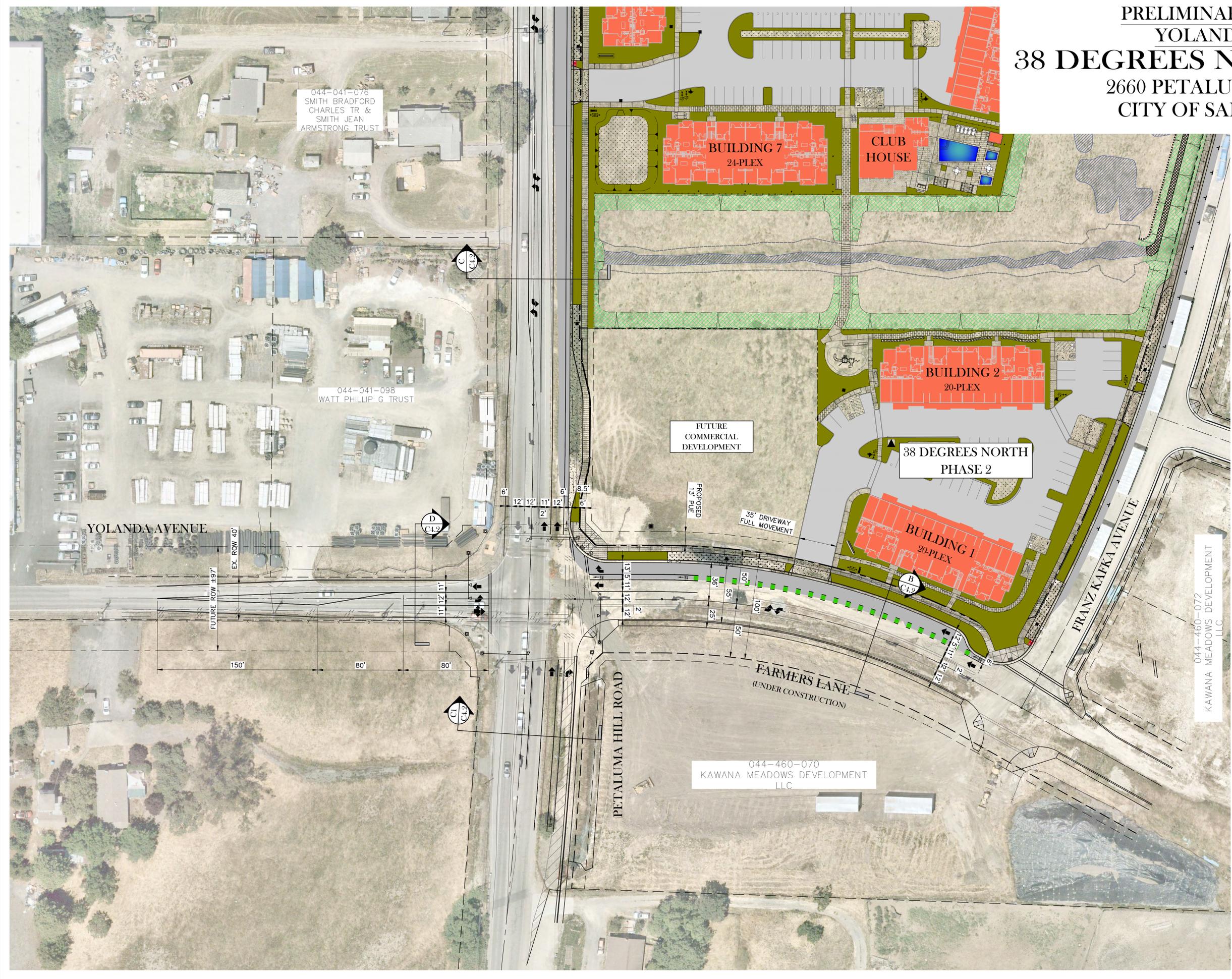
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- CONSTRUCTION NOTES**
- 1 PROPOSED SIDEWALK MEANDER PER CITY OF SANTA ROSA STANDARD DETAIL 231
 - 2 PROPOSED TYPE A CURB RAMP PER CITY OF SANTA ROSA STANDARD DETAIL 232A
 - 3 PROPOSED SIDEWALK
 - 4 PROPOSED CURB AND GUTTER PER CITY OF SANTA ROSA STANDARD DETAIL 241
 - 5 PROPOSED STREET STRIPING
 - 6 PROPOSED BUS STOP PER CITY OF SANTA ROSA STANDARD DETAIL 221
 - 7 DRIVEWAY CURB CUT PER CITY OF SANTA ROSA STANDARD DETAIL 250A
 - 8 GREEN HIGHLIGHTED BIKE LANE TRANSITION

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PRELIMINARY ROAD PLAN
 YOLANDA AVENUE
38 DEGREES NORTH PHASE 2
 2660 PETALUMA HILL ROAD
 CITY OF SANTA ROSA, CA

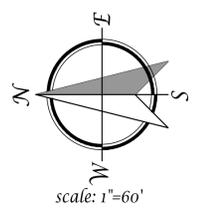
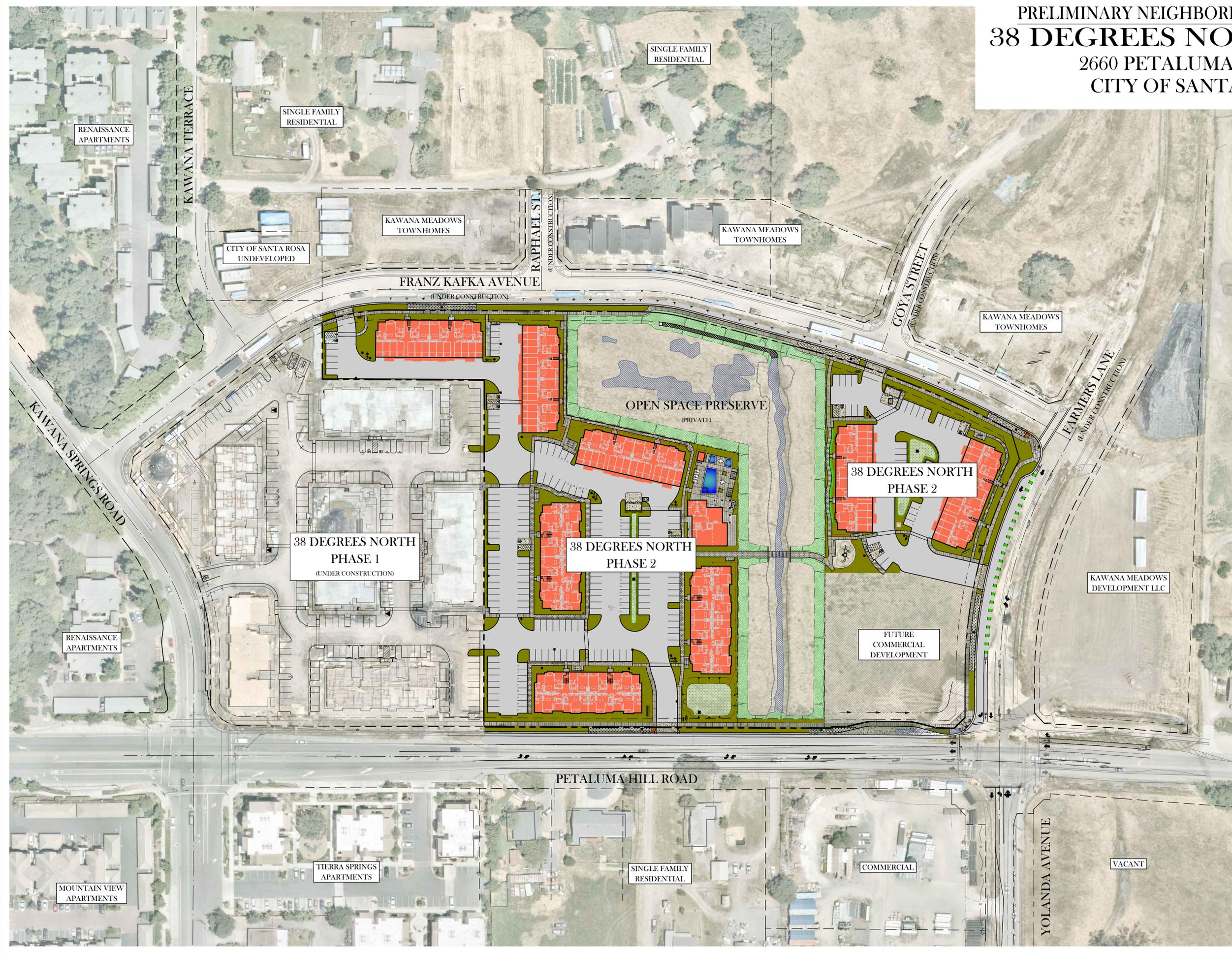


PRELIMINARY ROAD PLAN
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PRELIMINARY NEIGHBORHOOD CONTEXT MAP
38 DEGREES NORTH PHASE 2
 2660 PETALUMA HILL ROAD
 CITY OF SANTA ROSA, CA



PRELIMINARY NEIGHBORHOOD
 CONTEXT MAP
 FEBRUARY 19, 2020

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