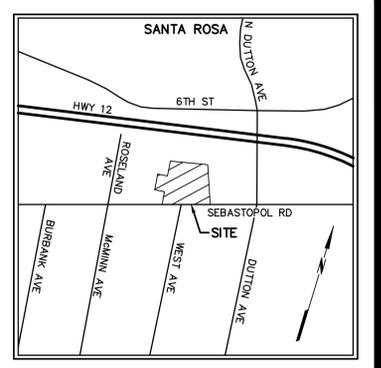


OWNER/DEVELOPER: SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION
 1440 GUERNEVILLE ROAD
 SANTA ROSA, CA 95403
 PH: (707) 565-7500

MIDPEN HOUSING CORPORATION
 350 COLLEGE AVE, STE. 250
 SANTA ROSA, CA 95401
 PH: (707) 398-2369

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

ARCHITECT: URBAN DESIGN ASSOCIATES
 3 PPG PLACE, 3RD FLOOR
 PITTSBURGH, PA 15222
 PH: (412) 263-5200



VICINITY MAP
 NOT TO SCALE

City of Santa Rosa
 Planning & Economic
 Development Department
 Dec 16, 2022
 RECEIVED

SYMBOLS & LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	BENCHMARK
(Symbol)	(Symbol)	IRON PIPE CENTERLINE MONUMENT
(Symbol)	(Symbol)	VALVE
(Symbol)	(Symbol)	BACKFLOW PREVENTION DEVICE
(Symbol)	(Symbol)	FIRE DEPARTMENT CONNECTION
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	STREET SIGN
(Symbol)	(Symbol)	STREET LIGHT
(Symbol)	(Symbol)	UTILITY POLE
(Symbol)	(Symbol)	GUY ANCHOR
(Symbol)	(Symbol)	CATCH BASIN
(Symbol)	(Symbol)	MONITORING WELL
(Symbol)	(Symbol)	TREE
(Symbol)	(Symbol)	TREE CLUSTER
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	GRADE BREAK
(Symbol)	(Symbol)	FLOW LINE
(Symbol)	(Symbol)	FENCE
(Symbol)	(Symbol)	GUARDRAIL
(Symbol)	(Symbol)	SIZE" SS-LENGTH' SANITARY SEWER
(Symbol)	(Symbol)	SIZE" SD-LENGTH' STORM DRAIN
(Symbol)	(Symbol)	SIZE" W-LENGTH' WATER
(Symbol)	(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	(Symbol)	UNDERGROUND GAS LINE
(Symbol)	(Symbol)	ASPHALT
(Symbol)	(Symbol)	CONCRETE
(Symbol)	(Symbol)	DETECTABLE WARNING

BOUNDARY LEGEND

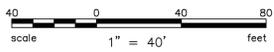
EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTOR	PAE	PUBLIC ACCESS EASEMENT
BLDG	BUILDING	PG&E	PACIFIC GAS & ELECTRIC
BLRD	BOLLARD	PUE	PUBLIC UTILITY EASEMENT
BM	BENCHMARK	PTC	PROJECTED TOP OF CURB
CB	CATCH BASIN	PWE	PRIVATE WATER EASEMENT
CO	CLEAN OUT	SD	STORM DRAIN
CONC	CONCRETE	SDCO	STORM DRAIN CLEAN OUT
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DN	DOCUMENT NUMBER	SL	STREETLIGHT
DYL	DOUBLE YELLOW LINE	SS	SANITARY SEWER
E	ELECTRIC	SSCO	SANITARY SEWER CLEAN OUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	TB	TOP OF BOX
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FRP	FIBERGLASS REINFORCED PIPE	TE	TRASH ENCLOSURE
G	GAS	TEL	TELECOMMUNICATION LINE
GB	GRADE BREAK	TG	TOP OF GRATE
GI	GRATE INLET	TS	TRAFFIC SIGNAL
HB	HOSE BIB	TV	TELEVISION
HDRL	HANDRAIL	TYP	TYPICAL
HDWL	HEADWALL	UB	UTILITY BOX
		VL	VAULT
		W	WATER
		WL	WHITE LINE

- KEYNOTES**
- ① EXISTING EASEMENT TO BE EXTINGUISHED.
 - ② EXISTING UTILITY TO BE REMOVED.
 - ③ EXISTING PROPERTY LINE TO BE EXTINGUISHED.
 - ④ EXISTING BUILDING TO BE REMOVED.
 - ⑤ EXISTING SEWER LATERAL TO BE ABANDONED.

NOTE: SEE SHEET 2 FOR GENERAL NOTES



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

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TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

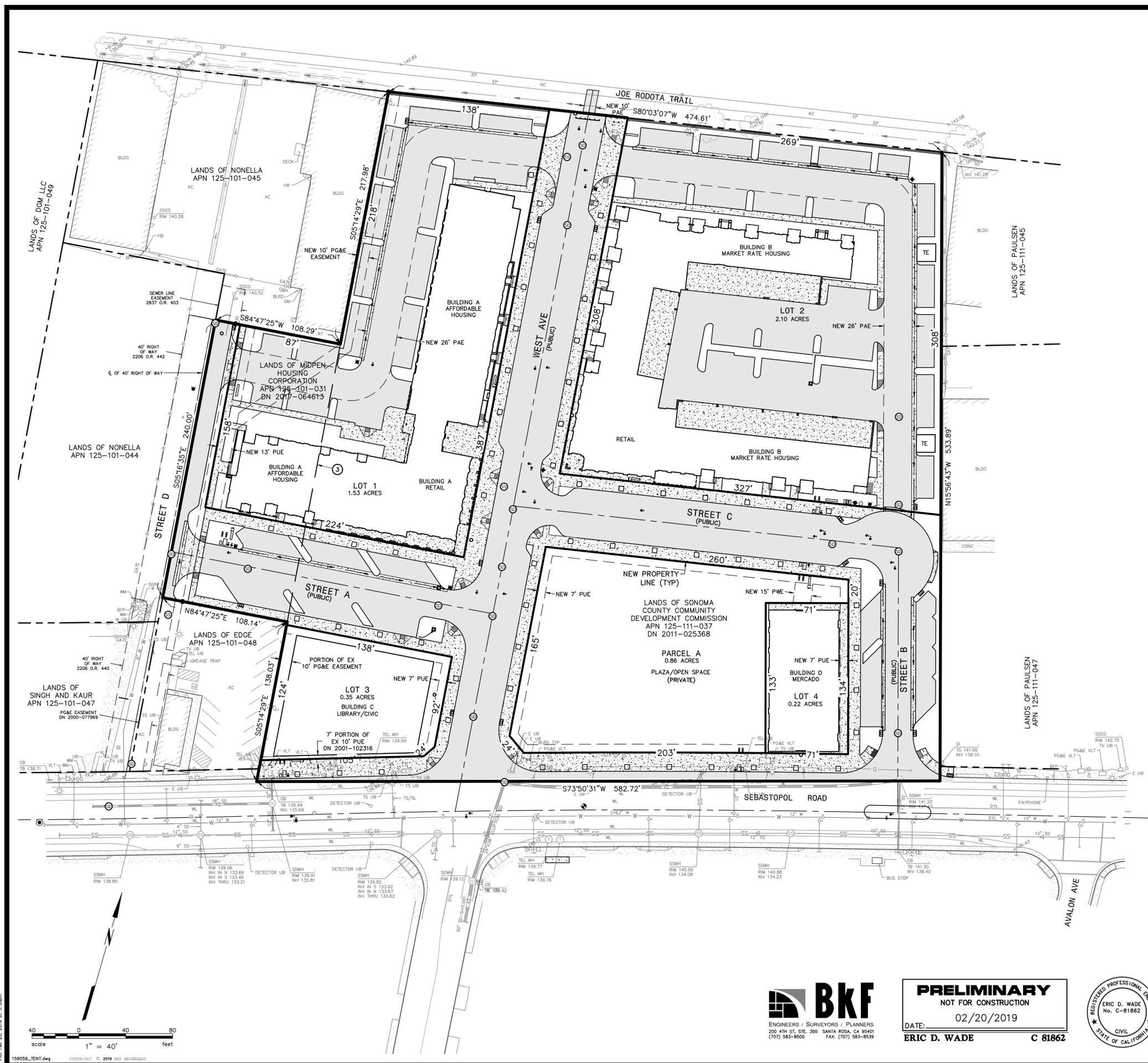
EXISTING CONDITIONS SHEET
 4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
 AND 1 COMMON PARCEL

BEING A SUBDIVISION OF THE LANDS OF SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2011-025368, SONOMA COUNTY RECORDS, AND THE LANDS OF MIDPEN HOUSING CORPORATION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2017-064613, SONOMA COUNTY RECORDS.

675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA
 APN 125-111-037 AND 125-101-031
 7.41± ACRES
 FEBRUARY 2019

JOB NO. 20159059

SHEET 1 OF 6



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 SOUTH PARK COUNTY SANITATION DISTRICT

PRESENT ZONING GENERAL COMMERCIAL (CG)

PROPOSED ZONING GENERAL COMMERCIAL (CG)

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

GRADING NOTES

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

REMEDICATION IS BEING PREPARED BY GEOSYNTEC CONSULTANTS TO MITIGATE THE POTENTIAL FOR HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THIS SITE LIES WITHIN THE 'OTHER AREAS - ZONE X', OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH MUNICIPAL STANDARDS.

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 IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

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

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

ALL OVERHEAD WIRES WILL BE UNDERGROUNDED IN ACCORDANCE WITH THE CITY OF SANTA ROSA'S UNDERGROUNDING ORDINANCE. THIS INCLUDES ALL OVERHEAD WIRES ALONG THE JOE RODOTA TRAIL.

DESIGN AND CONSTRUCTION WILL BE COORDINATED WITH ALL UTILITY COMPANIES TO MINIMIZE DISRUPTION TO EXISTING IMPROVEMENTS, LOCAL BUSINESSES AND TRAFFIC.

RECORD INFORMATION FOR THE DOWNSTREAM STORM DRAIN SYSTEMS HAS BEEN REVIEWED AT A PRELIMINARY LEVEL AND THEY APPEAR TO HAVE SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED DEVELOPMENT. IF THE DOWNSTREAM STORM DRAIN SYSTEMS ARE DETERMINED TO BE DEFICIENT THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL DRAINAGE IMPROVEMENTS.

STRIPING NOTES

ALL PAVEMENT MARKINGS WILL BE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS AND THE 2014 CA MUTCD.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS FOLLOWING A FIELD SURVEY ON MARCH 1, 2016.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS: BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SEBASTOPOL ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 588 OF MAPS, AT PAGES 18-25, SONOMA COUNTY RECORDS.

BENCHMARK: 3 1/2" BRASS DISK IN WELL MONUMENT, STAMPED "SONOMA COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS" IN SEBASTOPOL ROAD, APPROXIMATELY 100 FEET EAST OF WEST AVENUE - ELEV. 139.95 (DATUM NGVD 1929).

BOUNDARY LEGEND

EXISTING SUBDIVISION BOUNDARY

PROPOSED PROPERTY LINE

..... PROPERTY LINE TO BE EXTINGUISHED

KEYNOTES

Ⓢ EXISTING PROPERTY LINE TO BE EXTINGUISHED.

TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

BOUNDARY SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS AND 1 COMMON PARCEL

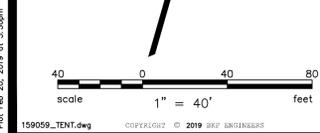
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675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA

APN 125-111-037 AND 125-101-031

7.41± ACRES

FEBRUARY 2019



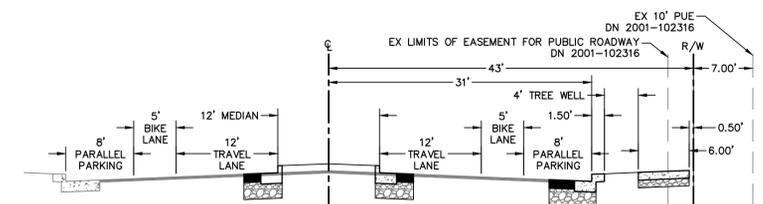
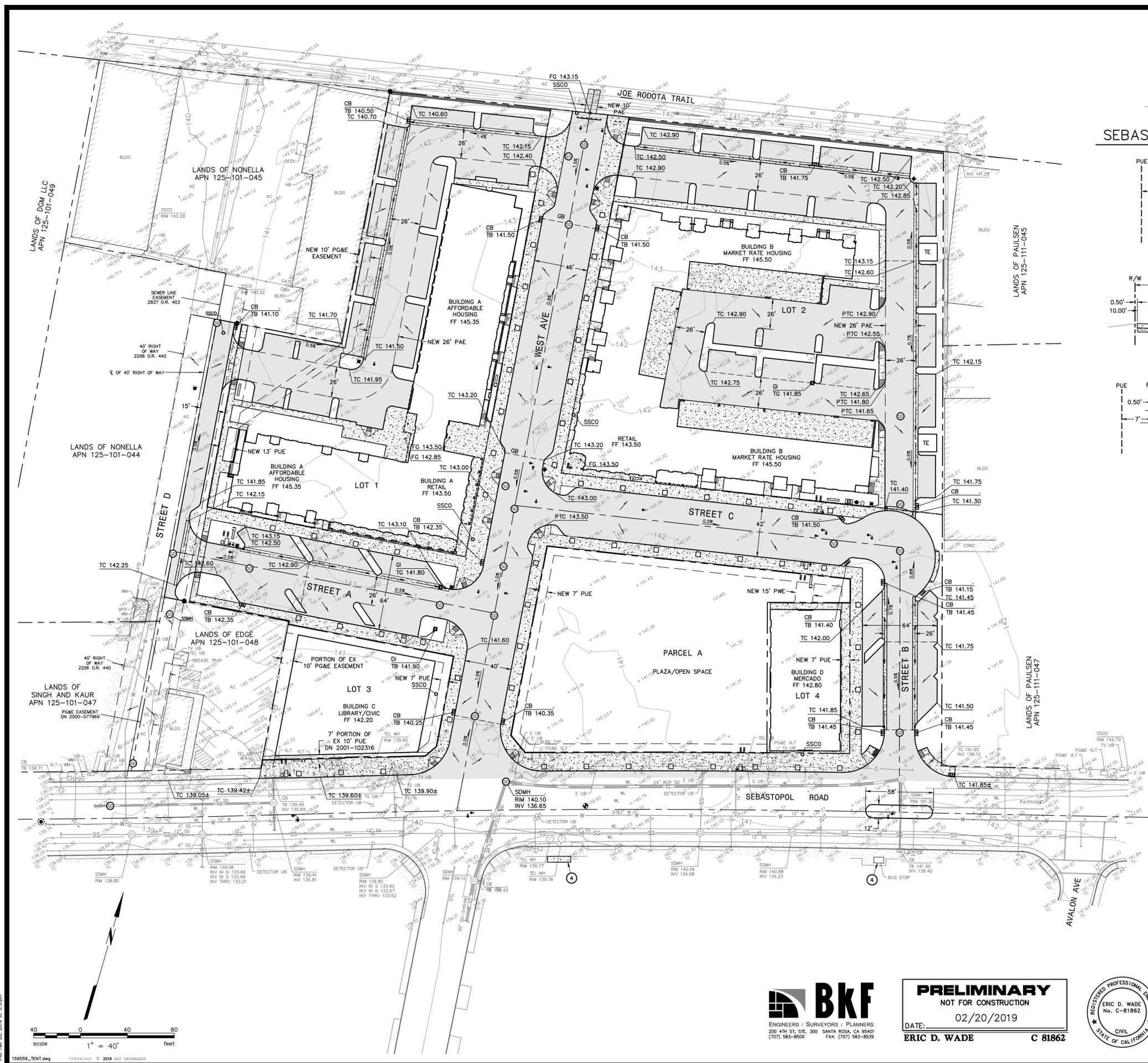
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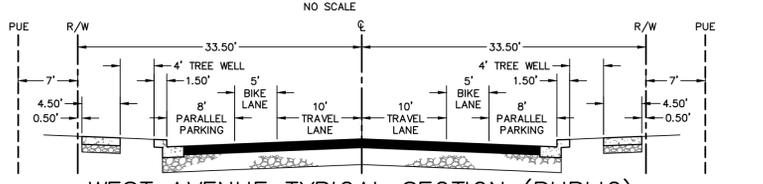
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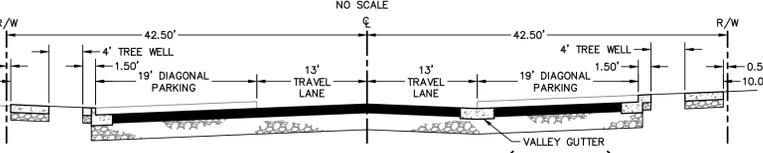




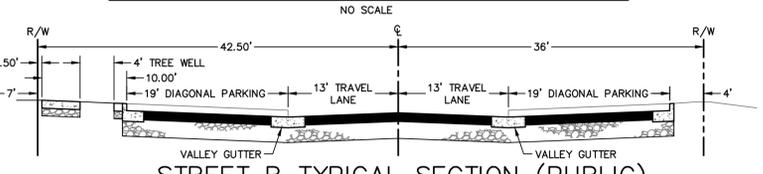
SEBASTOPOL ROAD TYPICAL SECTION AT PLAZA (PUBLIC)



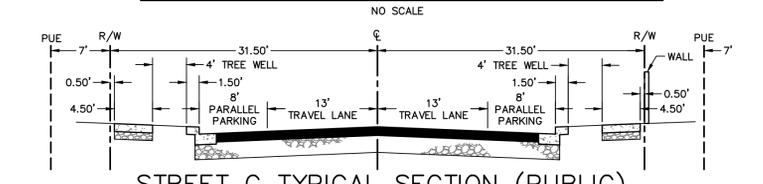
WEST AVENUE TYPICAL SECTION (PUBLIC)



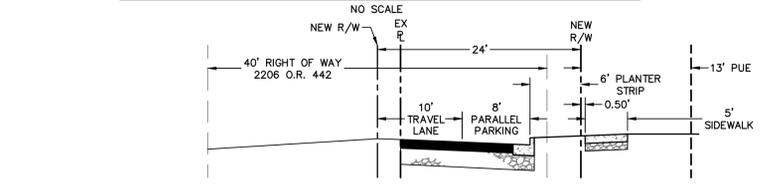
STREET A TYPICAL SECTION (PUBLIC)



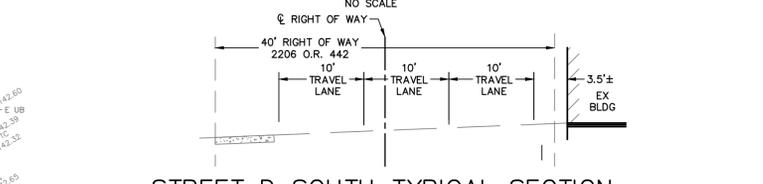
STREET B TYPICAL SECTION (PUBLIC)



STREET C TYPICAL SECTION (PUBLIC)



STREET D NORTH TYPICAL SECTION



STREET D SOUTH TYPICAL SECTION

TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER GRADING SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
AND 1 COMMON PARCEL

BEING A SUBDIVISION OF THE LANDS OF SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2011-025368, SONOMA COUNTY RECORDS, AND THE LANDS OF MIDPEN HOUSING CORPORATION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2017-064613, SONOMA COUNTY RECORDS.

675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA
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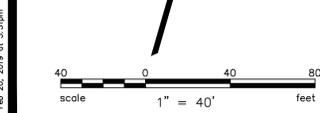
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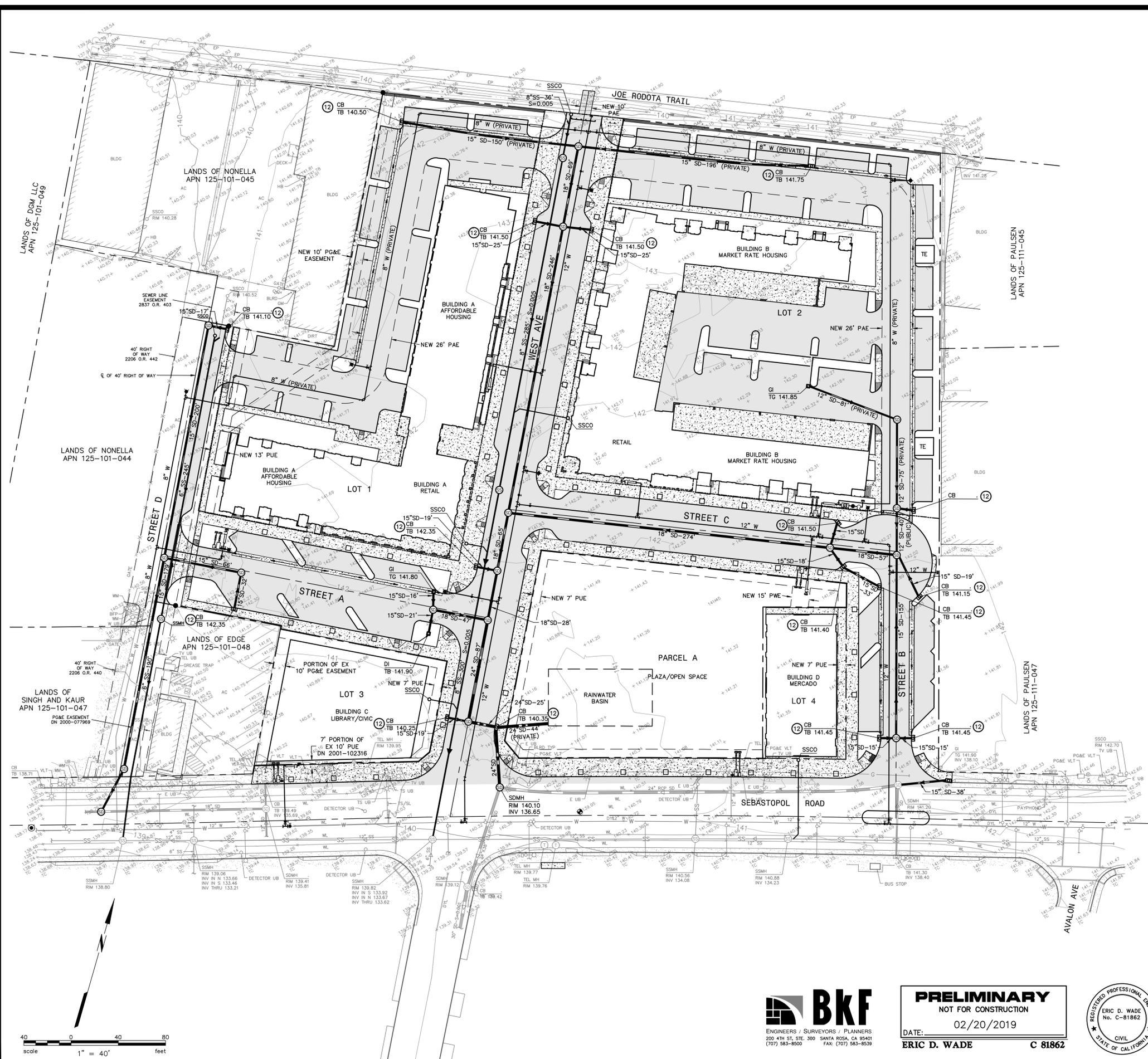
FEBRUARY 2019

SHEET 3 OF 6



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KEYNOTES
 12 INSTALL FLOGARD FILTER INSERT AT STORMWATER CATCH BASIN.

TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

UTILITY SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
 AND 1 COMMON PARCEL

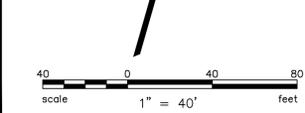
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675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA
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FEBRUARY 2019

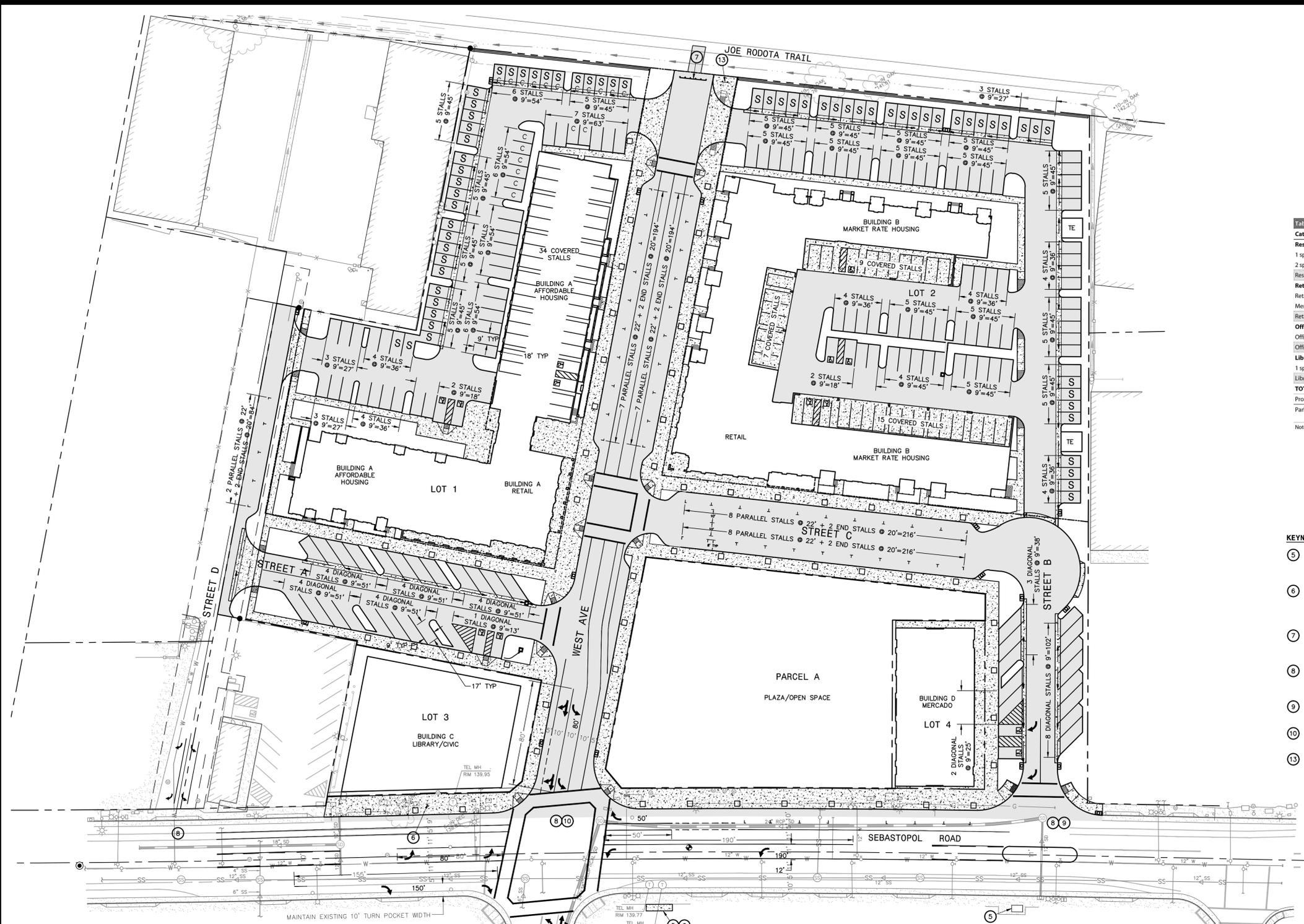
JOB NO. 20159059

SHEET 4 OF 6



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LEGEND

S LOT 1 SHARED PARKING=33 SPACES
 LOT 2 SHARED PARKING=31 SPACES
 TOTAL SHARED PARKING=64 SPACES

C COMPACT PARKING

Table 12 - Parking Requirements

Category	Quantity	Unit	Ratio	Required
Residential				
1 space per 1BD	70	1-BD units	1.0 per BD	70
2 spaces per 2BD or 3BD	105	2-3BD units	2.0 per BD	210
Residential Total				280
Retail				
Retail	1,000	square feet	1 per 250 sf	4
Mercado	7,000	square feet	1 per 250 sf	28
Retail Total				32
Office				
Office	11,000	square feet	1 per 250 sf	44
Office Total				44
Library				
1 space per 300 sf	11,000	square feet	1 per 300 sf	37
Library Total				37
TOTAL SPACES REQUIRED				393
Proposed Spaces				324
Parking Reduction Needed				69 spaces 18%

Notes: BD=bedroom; sf=square feet

PARKING REQUIREMENTS
 TRAFFIC IMPACT STUDY BY W-TRANS DATED JUNE 14, 2018
 AND UPDATED AUGUST 14, 2018

KEYNOTES

- 5 THE PROJECT APPLICANTS SHALL COORDINATE WITH SANTA ROSA CITY BUS TO RELOCATE THE EXISTING EAST BOUND BUS STOP TO THE LOCATION SHOWN.
- 6 THE PROJECT APPLICANTS SHALL BE RESPONSIBLE FOR CONSTRUCTION OR CONTRIBUTING FUNDS TOWARDS THE INSTALLATION OF PEDESTRIAN STYLE LIGHTING AT THE EASTBOUND AND WESTBOUND CITY BUS STOPS NEAR THE PROJECT SITE.
- 7 METAL BEAM STREET BARRICADE IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 211 AND "FUTURE ROAD EXTENSION" SIGN IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 206.
- 8 INTERSECTION SHALL BE POSTED AS "NO PARKING" IN ACCORDANCE WITH THE CALTRANS SITE DISTANCE REQUIREMENTS IN EACH DIRECTION ALONG SEBASTOPOL ROAD.
- 9 INSTALL RIGHT TURN IN AND RIGHT TURN OUT ONLY SIGNAGE AT THIS INTERSECTION.
- 10 INSTALL ADVANCE STREET NAME SIGNS FOR WEST AVENUE ALONG SEBASTOPOL ROAD.
- 13 SIDEWALK BARRICADE IN ACCORDANCE WITH CITY OF SANTA ROSA STD. 236.

NOTE:
 ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE CURRENT CALIFORNIA MUTCD MANUAL.

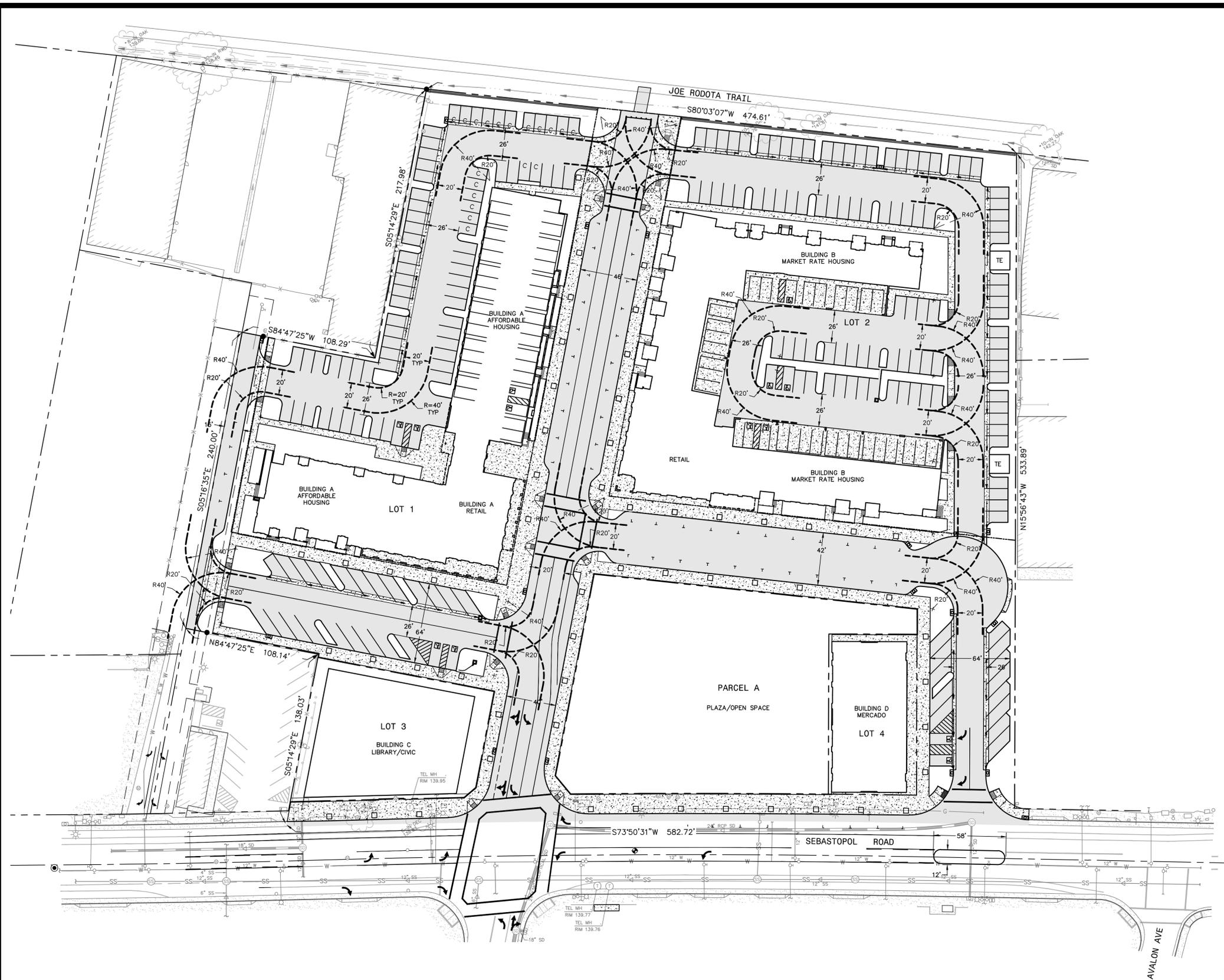


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TENTATIVE MAP
 FOR
ROSELAND VILLAGE
NEIGHBORHOOD CENTER

SIGNING AND STRIPING SHEET
 4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
 AND 1 COMMON PARCEL
 BEING A SUBDIVISION OF THE LANDS OF SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2011-025368, SONOMA COUNTY RECORDS, AND THE LANDS OF MIDPEN HOUSING CORPORATION AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2017-064613, SONOMA COUNTY RECORDS.
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TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

TRUCK TURNING MOVEMENTS SHEET
4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
AND 1 COMMON PARCEL

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