

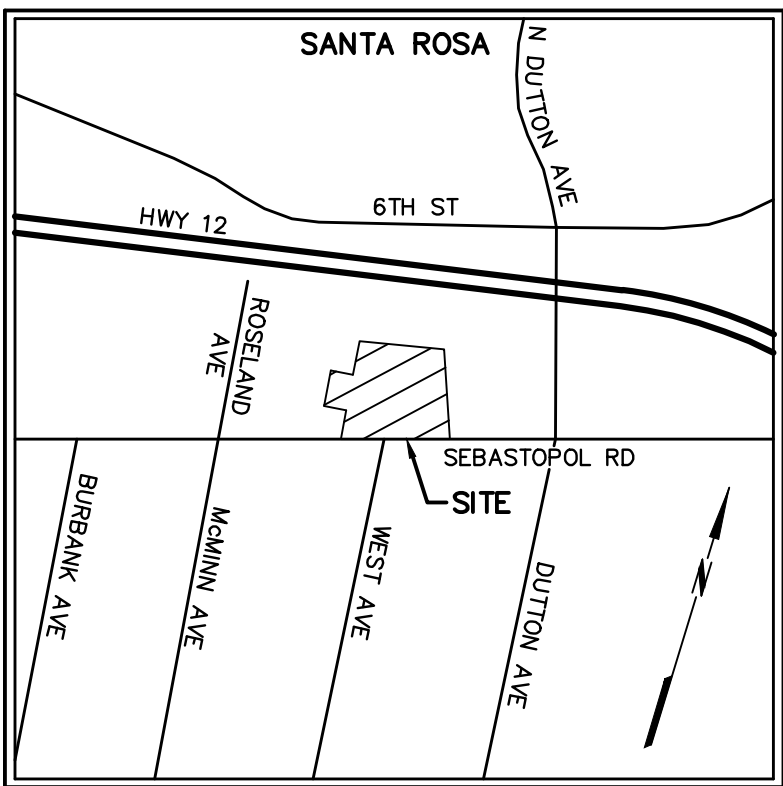
Attachment 10

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

SYMBOLS & LEGEND	
EXISTING	PROPOSED

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

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.

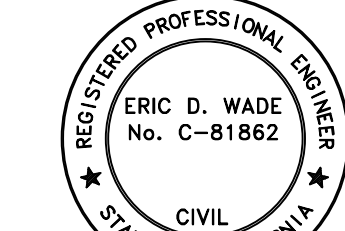
675 AND 883 SEBASTOPOL ROAD, SANTA ROSA, CALIFORNIA
APN 125-111-037 AND 125-101-031
7.41± ACRES
FEBRUARY 2019

JOB NO. 20159059

SHEET 1 OF 6

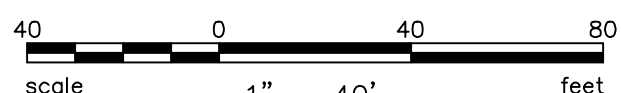


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C 81862

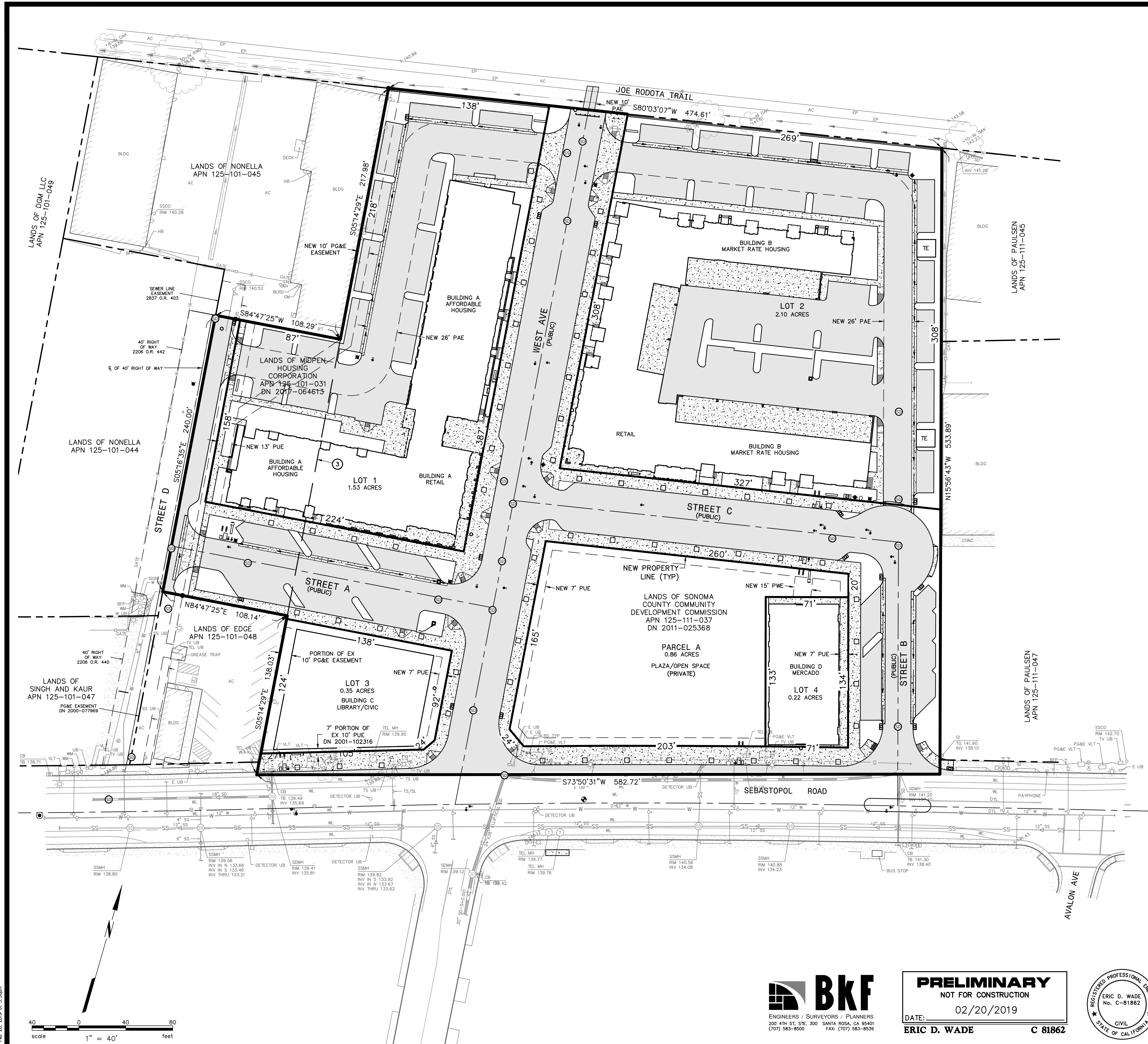


- KEYNOTES**
- ① EXISTING EASEMENT TO BE EXTINGUISHED.
 - ② EXISTING UTILITY TO BE REMOVED.
 - ③ EXISTING PROPERTY LINE TO BE EXTINGUISHED.
 - ④ EXISTING BUILDING TO BE REMOVED.
 - ⑪ EXISTING SEWER LATERAL TO BE ABANDONED.

NOTE: SEE SHEET 2 FOR GENERAL NOTES



Plot Feb 20, 2019 at 3:22pm
159059_TENT.dwg
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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.

REMEDIATION 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 PROPOSED
..... SUBDIVISION BOUNDARY
..... PROPERTY LINE
..... PROPERTY LINE TO BE EXTINGUISHED

KEYNOTES

③ EXISTING PROPERTY LINE TO BE EXTINGUISHED.

TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

BOUNDARY 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

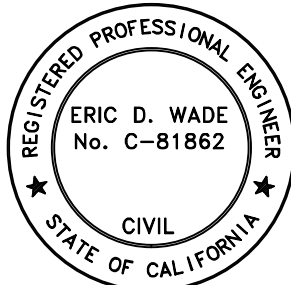
APN 125-111-037 AND 125-101-031

7.41± ACRES

FEBRUARY 2019

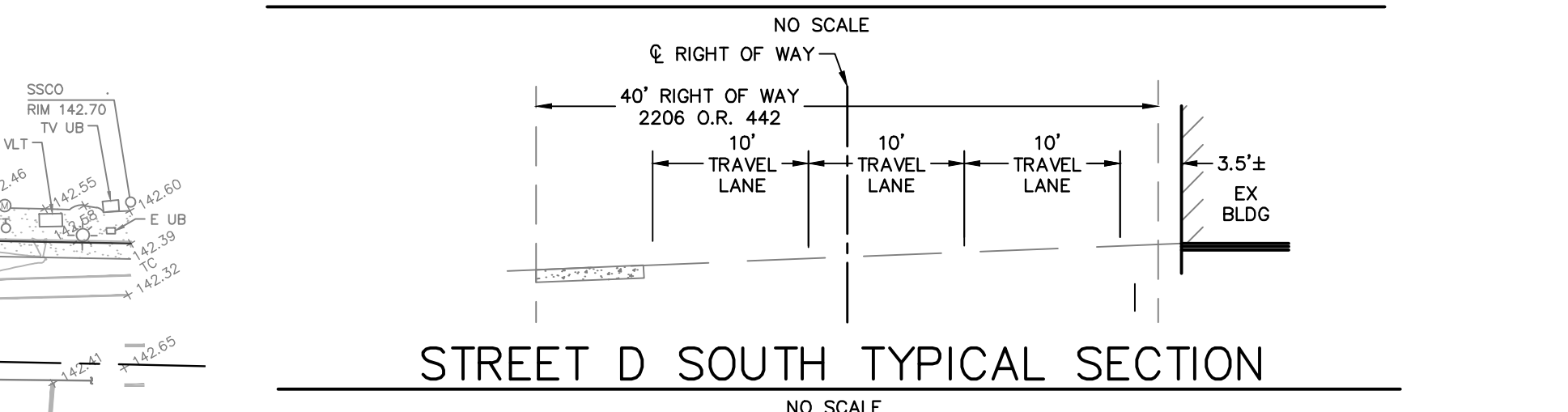
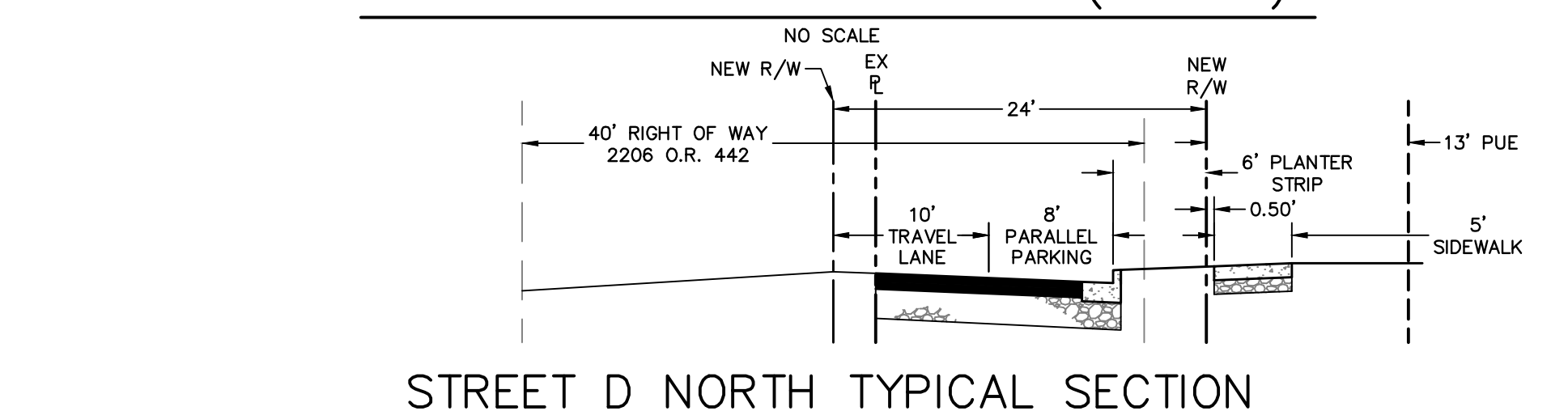
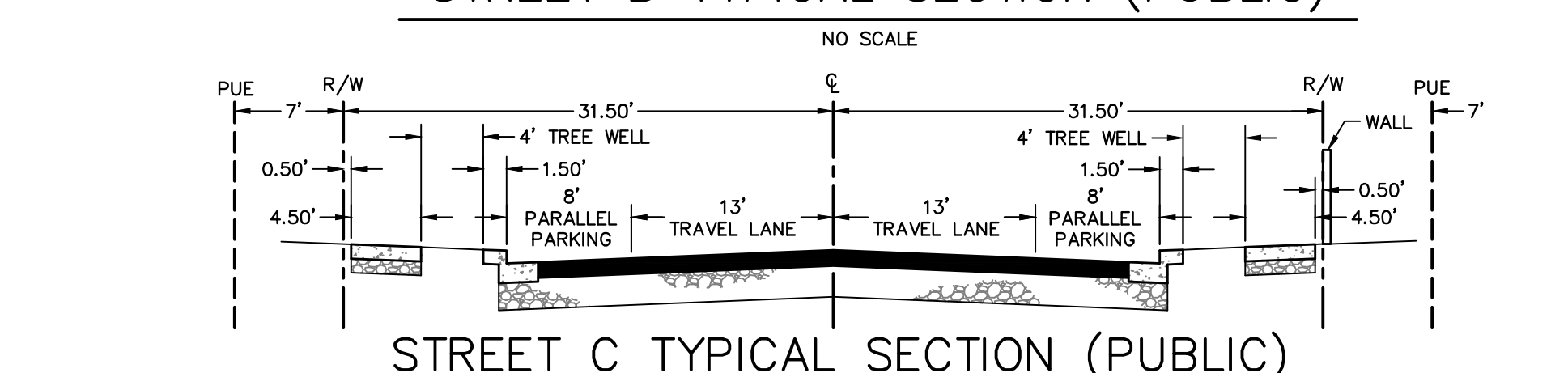
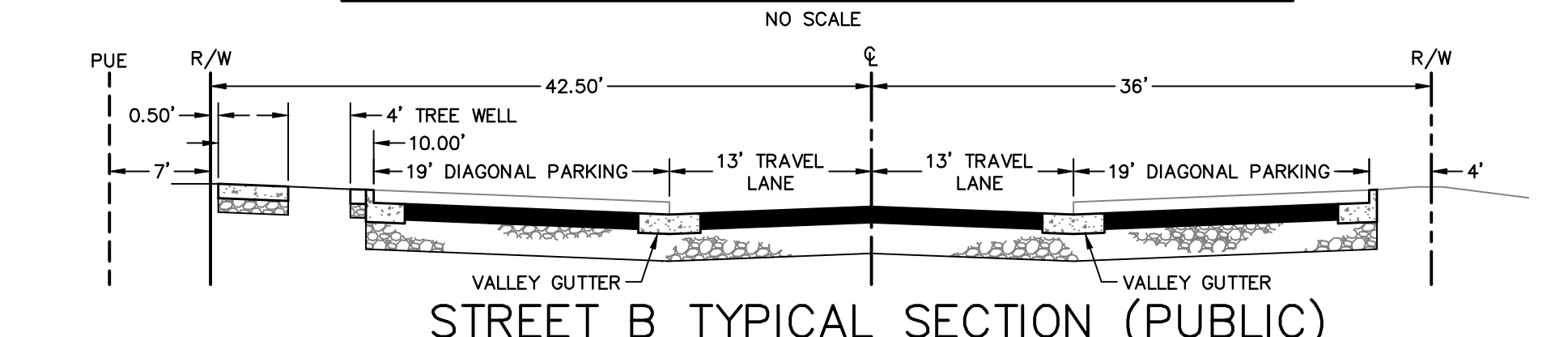
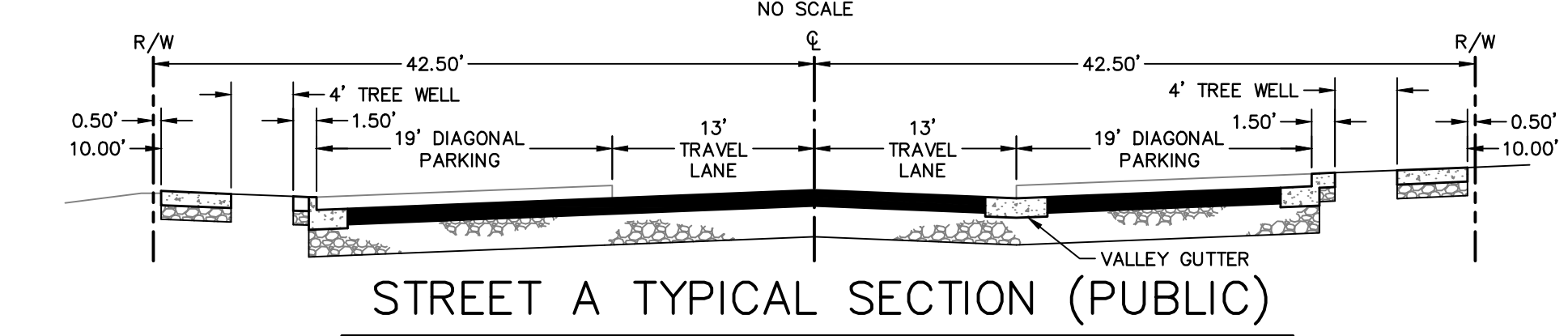
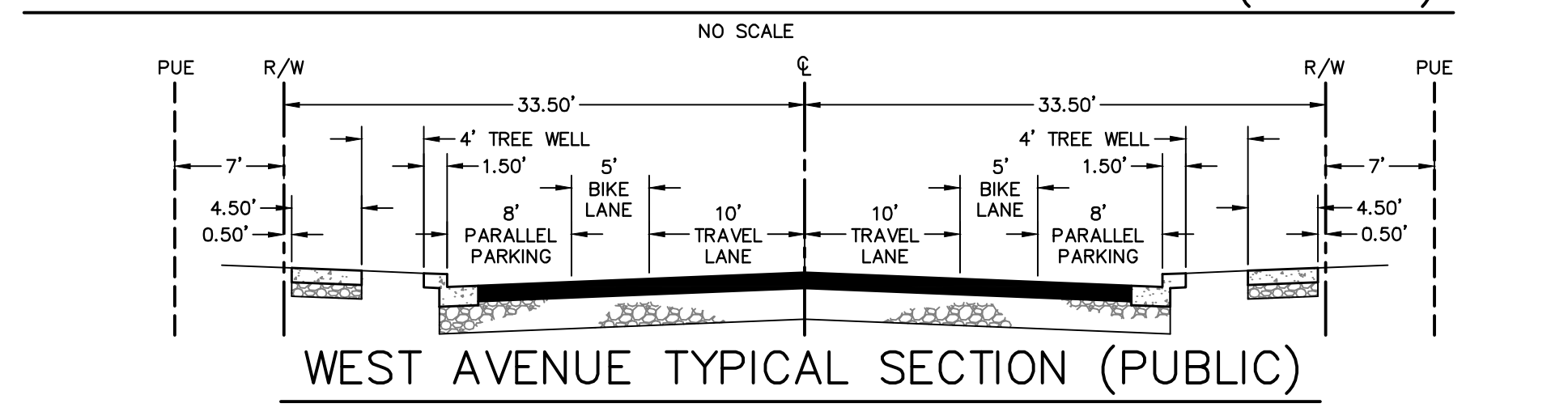
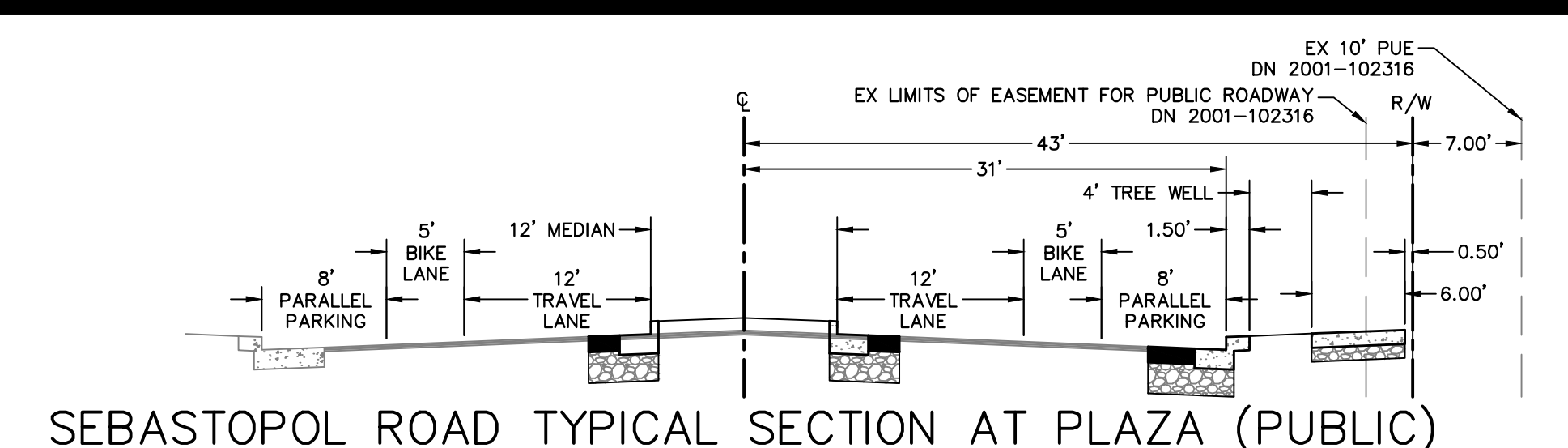
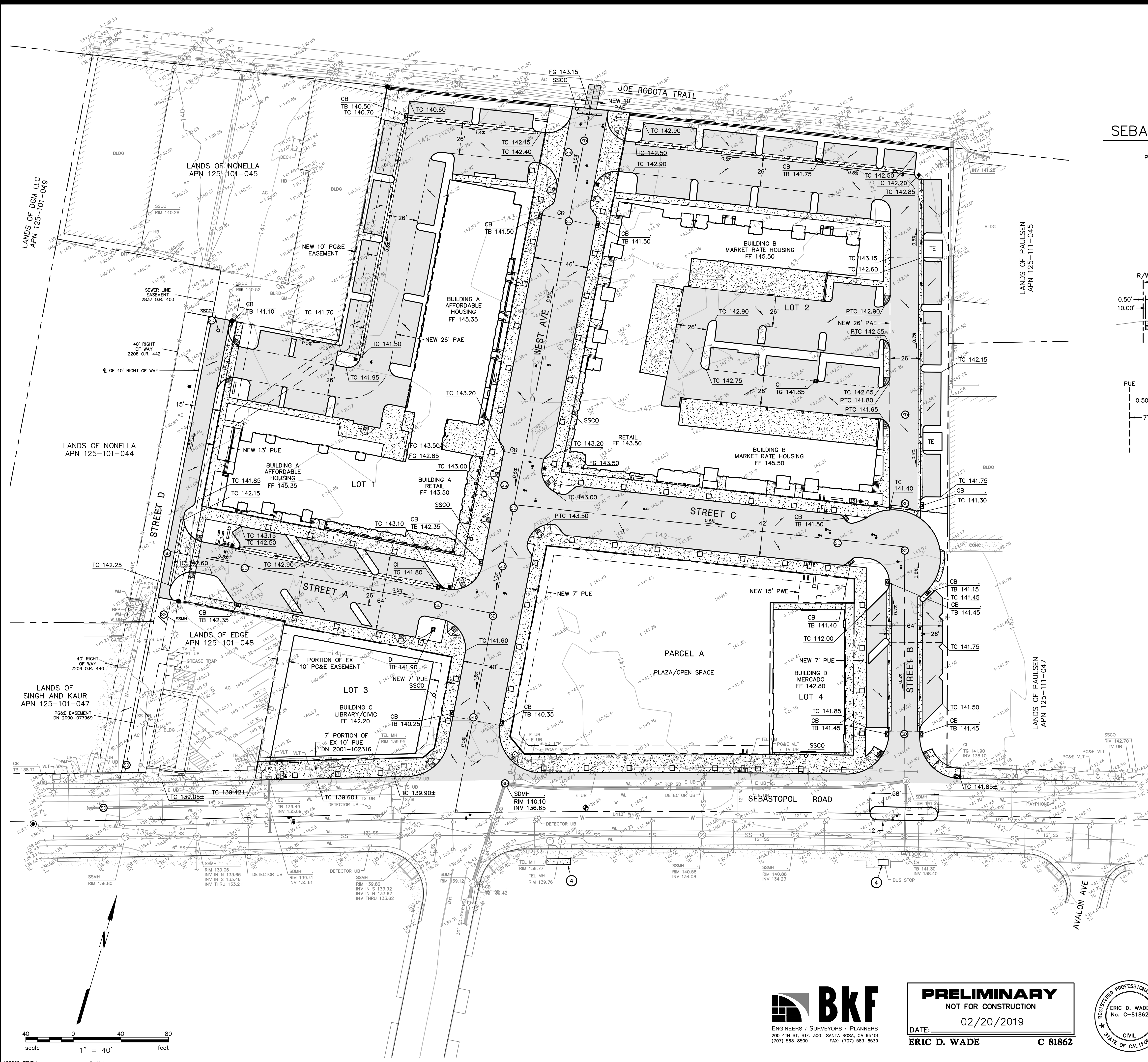


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SHEET 2 OF 6



TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

GRADING SHEET

4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS
AND 1 COMMON PARCEL

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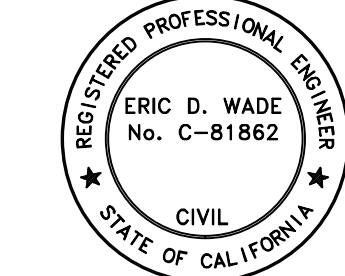
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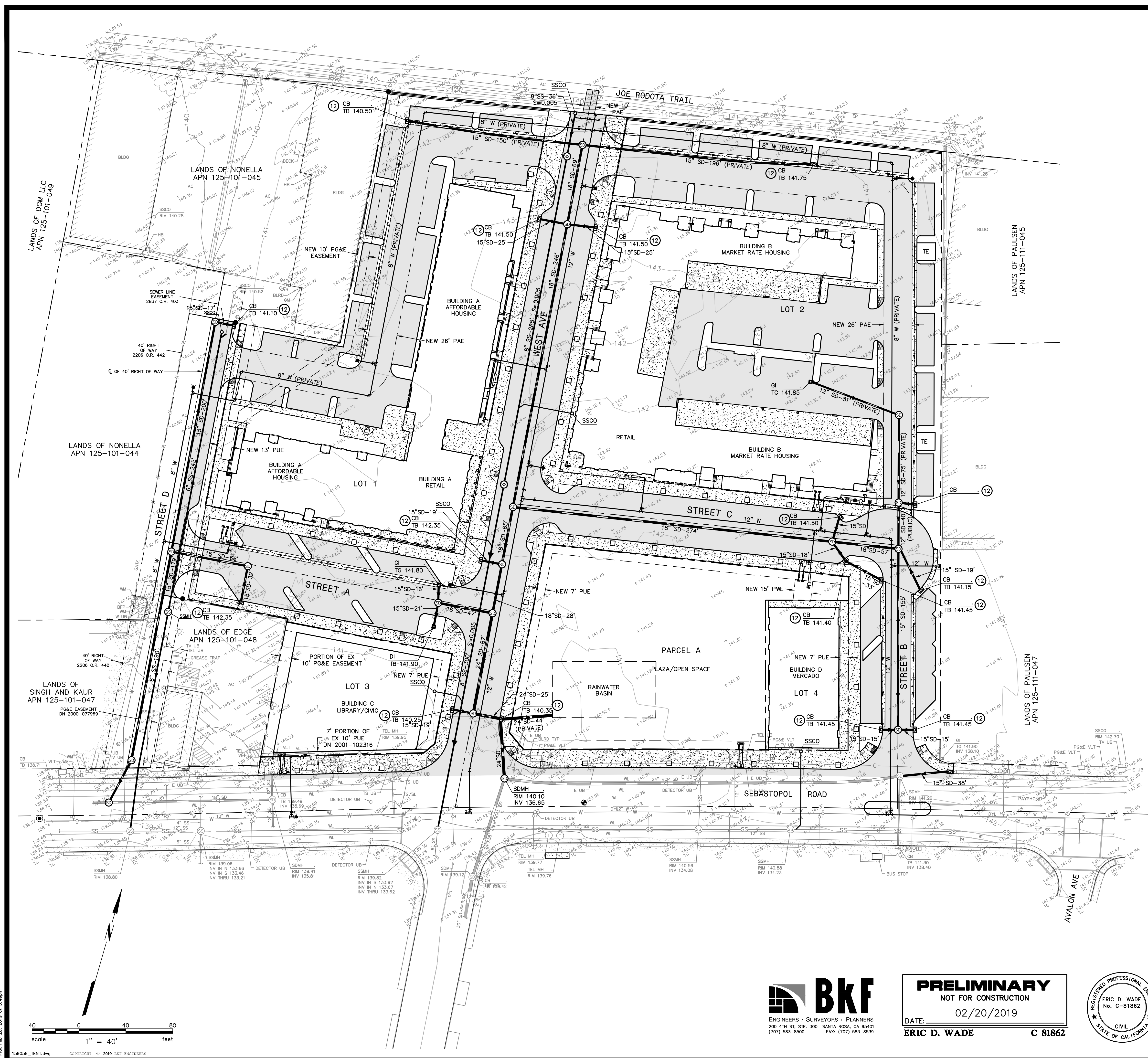


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KEYNOTES

12 INSTALL FLOGARD FILTER INSERT AT STORMWATER CATCH BASIN.

TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

UTILITY SHEET

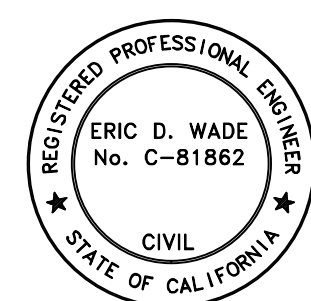
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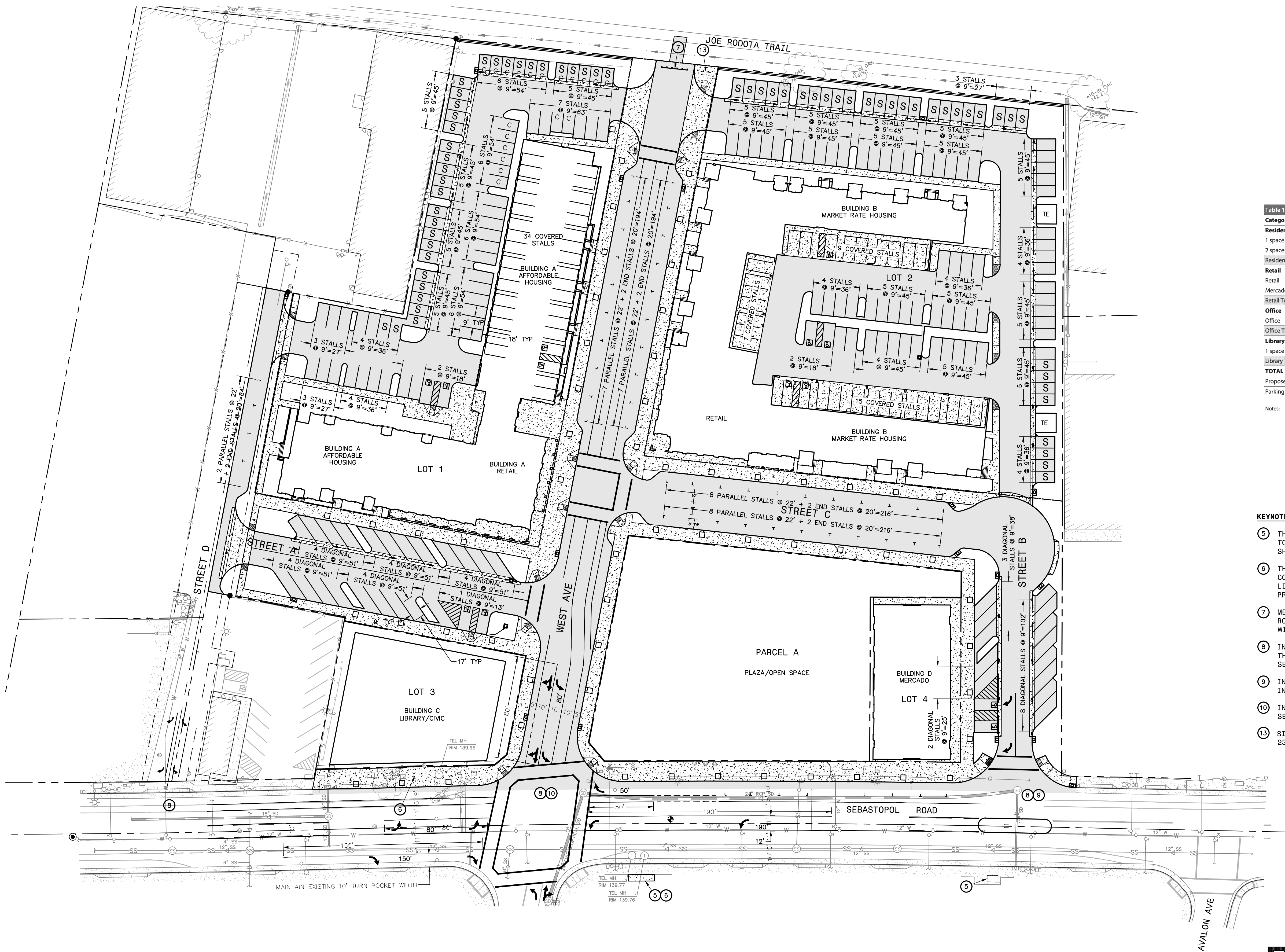


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SHEET 4 OF 6



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 REQUIRMENTS

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

KEYNOTES

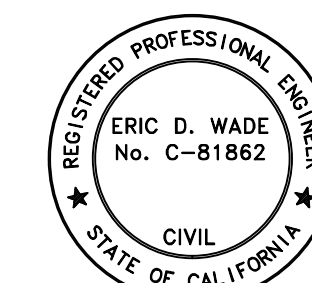
- THE PROJECT APPLICANTS SHALL COORDINATE WITH SANTA ROSA CITY BUS TO RELOCATE THE EXISTING EAST BOUND BUS STOP TO THE LOCATION SHOWN.
- THE PROJECT APPLICANTS SHALL BE RESPONSIBLE FOR CONSTRUCTION OR CONTRIBUTING FUNDS TOWARDS THE INSTALLATION OF PEDESTRIAN STYLE LIGHTING AT THE EASTBOUND AND WESTBOUND CITY BUS STOPS NEAR THE PROJECT SITE.
- 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.
- INTERSECTION SHALL BE POSTED AS "NO PARKING" IN ACCORDANCE WITH THE CALTRANS SITE DISTANCE REQUIREMENTS IN EACH DIRECTION ALONG SEBASTOPOL ROAD.
- INSTALL RIGHT TURN IN AND RIGHT TURN OUT ONLY SIGNAGE AT THIS INTERSECTION.
- INSTALL ADVANCE STREET NAME SIGNS FOR WEST AVENUE ALONG SEBASTOPOL ROAD.
- 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

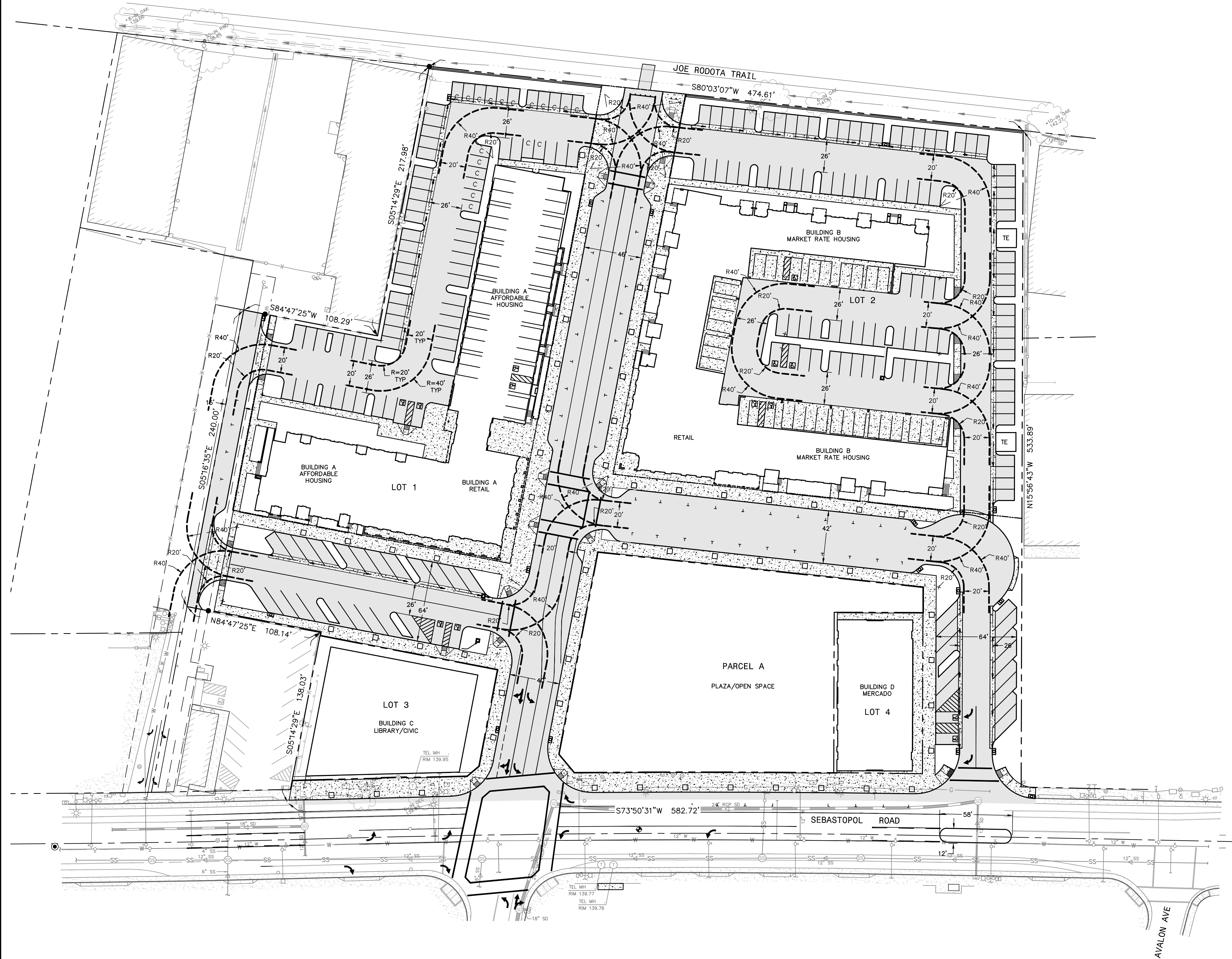
SIGNING AND STRIPING SHEET 4 MULTIFAMILY RESIDENTIAL/COMMERCIAL LOTS AND 1 COMMON PARCEL

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SHEET 5 OF 6



TENTATIVE MAP FOR ROSELAND VILLAGE NEIGHBORHOOD CENTER

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

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SHEET 6 OF 6



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