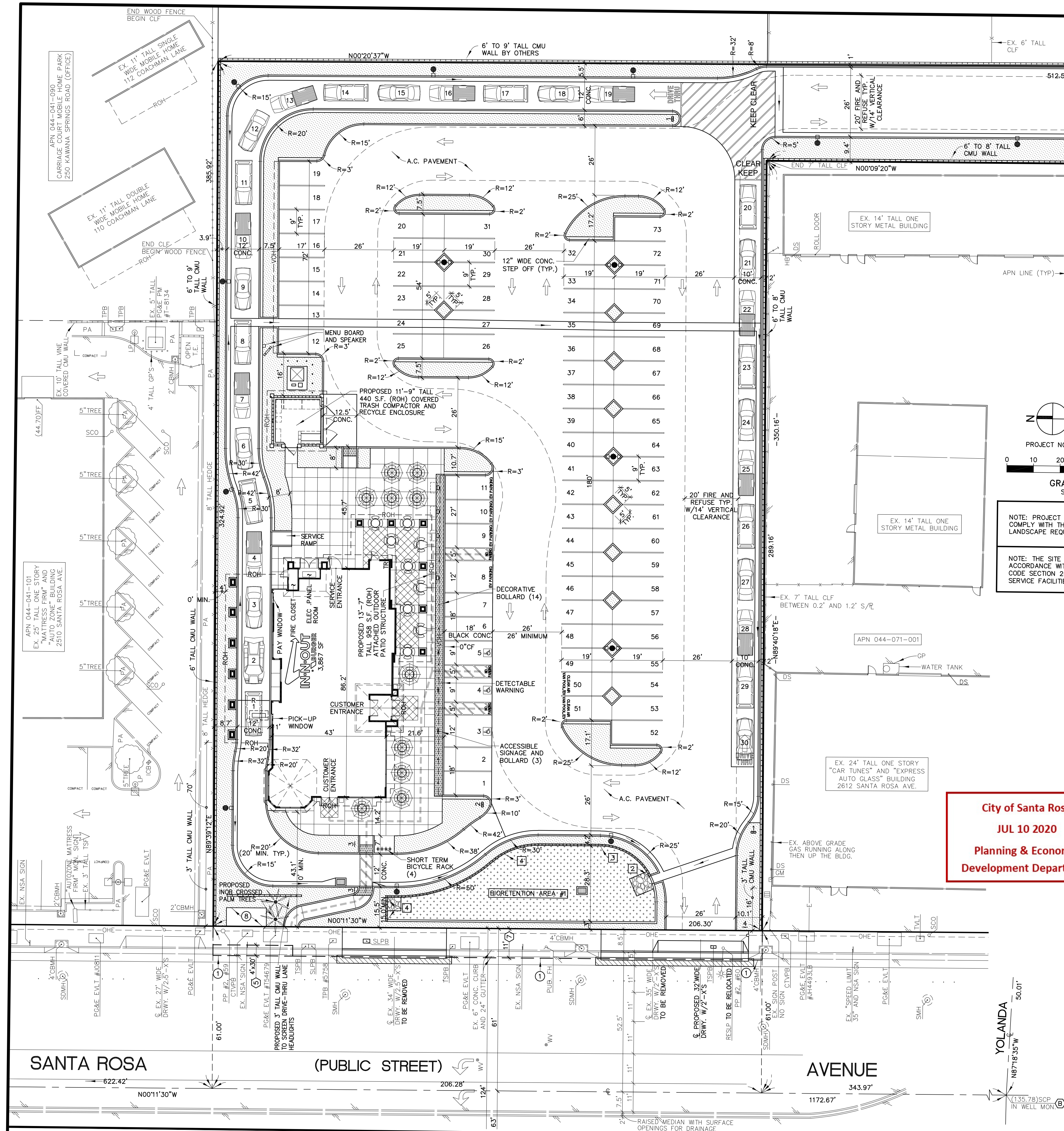
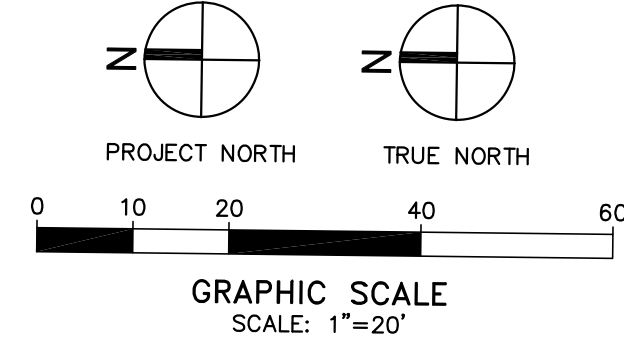


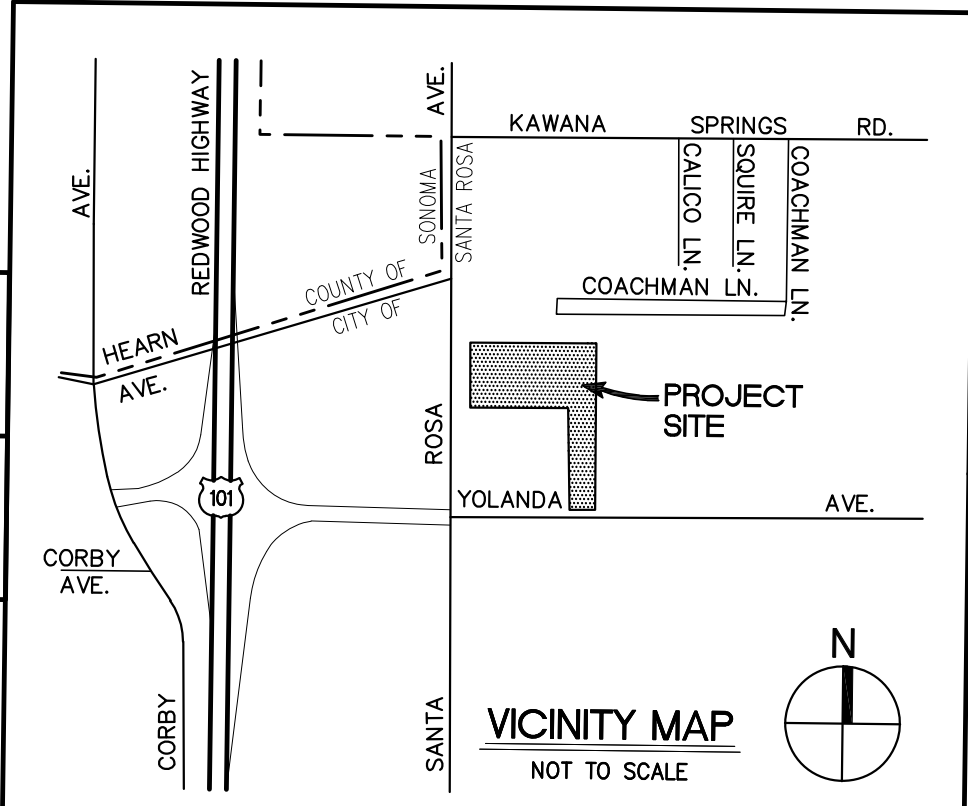


City of Santa Rosa
JUL 10 2020
Planning & Economic
Development Department



NOTE: PROJECT LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH THE CITY OF SANTA ROSA'S WATER EFFICIENT LANDSCAPE REQUIREMENT.

NOTE: THE SITE LAYOUT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF SANTA ROSA'S ZONING CODE SECTION 20-42.064 "DRIVE-THRU RETAIL AND SERVICE FACILITIES."



GENERAL NOTES

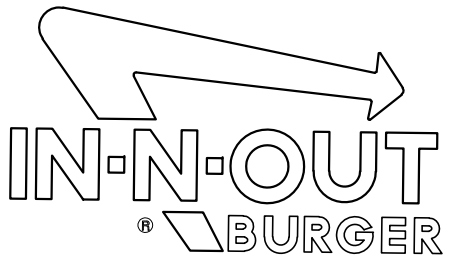
- IN-N-OUT BURGER GROSS SITE AREA = 81,386 S.F. OR 1.868 ACRES. EXISTING SANTA ROSA AVENUE STREET EASEMENT (7) = 2,269 S.F. OR 0.235 ACRES. PROPOSED YOLANDA AVE STREET EASEMENT = 728 S.F. OR 0.167 ACRES. IN-N-OUT BURGER NET SITE AREA = 78,389 S.F. OR 1.800 ACRES.
- EXISTING CITY ZONE: CG (GENERAL COMMERCIAL).
- GENERAL PLAN LAND USE DESIGNATION: RETAIL AND BUSINESS SERVICES.
- EXISTING LAND USE: VACANT LAND.
- CITY REQUIRED NUMBER OF PARKING IS 1 SPACE PER 75 SQUARE FEET OF BUILDING AREA (52) + 1 SPACE PER 75 SQUARE FEET OF OUTDOOR SEATING AREA (17) = 69 TOTAL PARKING SPACES.
- IN-N-OUT BURGER BUILDING AREA = 3,867 S.F. INDOOR SEATING = 76 SEATS. OUTDOOR SEATING = 76 SEATS (19 TABLES). OUTDOOR SEATING AREA = 64 S.F. FOR 19 TABLES = 1,216 S.F.
- CITY MAXIMUM FLOOR AREA RATIO (FAR) = 1.00 FAR PROVIDED = 0.05
- REQUIRED LANDSCAPE AREA WITHIN PROPERTY = N/A
- LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 12,024 S.F. (15.3%)

IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE		
DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x19')	60	52
2. STANDARD SPACE (9'x17' OR 9'x18' PLUS A 2' VOH)	0	12
3. CLEAN AIR/VAN POOL/EV (9'x19')	2	2
4. ACCESSIBLE VAN (12'x18' PLUS A 2' VOH)	1	1
5. ACCESSIBLE SPACE (9'x18' PLUS A 2' VOH)	2	2
6. VAN EV PARKING (12'x18' PLUS A 2' VOH)	1	1
7. EV PARKING (9'x18' PLUS A 2' VOH)	3	3
8. COMPACT SPACE (8'x17')	0	0
9. TOTAL	69	73
10. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE)	--	30
11. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK (1 SPACE PER 4,000 SQUARE FEET OF BUILDING)	1	4
12. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY.	0	0

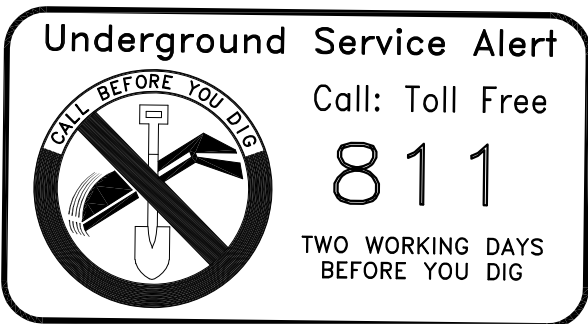
11. ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
12. ASSESSOR PARCEL NUMBER: PORTION OF 044-041-010 AND 044-071-002.

- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX OVERFLOW INLET.
 - PROPOSED INOB INSTALLED AND MAINTAINED 15'-6" TALL LED FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 16' TALL.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON SITE CONSISTING OF APPROXIMATELY 9,064 SQUARE FEET (11.6%).
 - PROPOSED INOB INSTALLED AND MAINTAINED RETENTION BASIN ON SITE CONSISTING OF APPROXIMATELY 2,670 SQUARE FEET (3.4%).
 - YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
 - PROPERTY LINE.
 - EXPOSED HEIGHT OF CMU RETAINING WALL IN FEET.
 - WEST PROPERTY LINE OF DEED RECORDED FEBRUARY 10, 1964 IN BOOK 2021, PAGE 418 OF OFFICIAL RECORDS OF SONOMA COUNTY AS SHOWN ON PARCEL MAP NO. 580 FILED NOVEMBER 23, 1998 IN BOOK 587 OF MAPS, PAGES 5, 6, AND 7, RECORDS OF SONOMA COUNTY.
 - PROPOSED 7'X15' ON SITE EASEMENT TO THE CITY FOR PEDESTRIAN SIDEWALK PURPOSES; PROPOSED CONCRETE SIDEWALK AND SIGN POST FOR A FUTURE BUS STOP SIGN, BENCH AND POSSIBLE SHELTER TO BE INSTALLED AND MAINTAINED BY THE CITY.
 - NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - IN-N-OUT BURGER.
 - 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - INOB LIMITS OF PROPOSED CONSTRUCTION.
 - ADA ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C32 FOR SPECIFIC SLOPES AND GRADES.
 - PG&E ELECTRIC PAD MOUNT TRANSFORMER.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - UNGRADED RIP RAP.
 - CMU BLOCK WALL.
 - CMU BLOCK WALL WITH 42" TALL TSF ON TOP.
 - NEW CONCRETE SIDEWALK.
 - SANTA ROSA 20' WIDE FIRE ACCESS ROAD ENVELOPE WITH 20' INSIDE RADIUS.
 - CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS	
NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
C31	CITY ENTITLEMENT DEMOLITION PLAN
C32	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C33	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C34	CITY ENTITLEMENT LOW IMPACT DEVELOPMENT PLAN (LID)
C35	CITY ENTITLEMENT EXISTING SITE PLAN
LPP-1	CITY ENTITLEMENT LANDSCAPE PLANNING PLAN



DEVELOPER:
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BALDWIN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: (626) 813-8289



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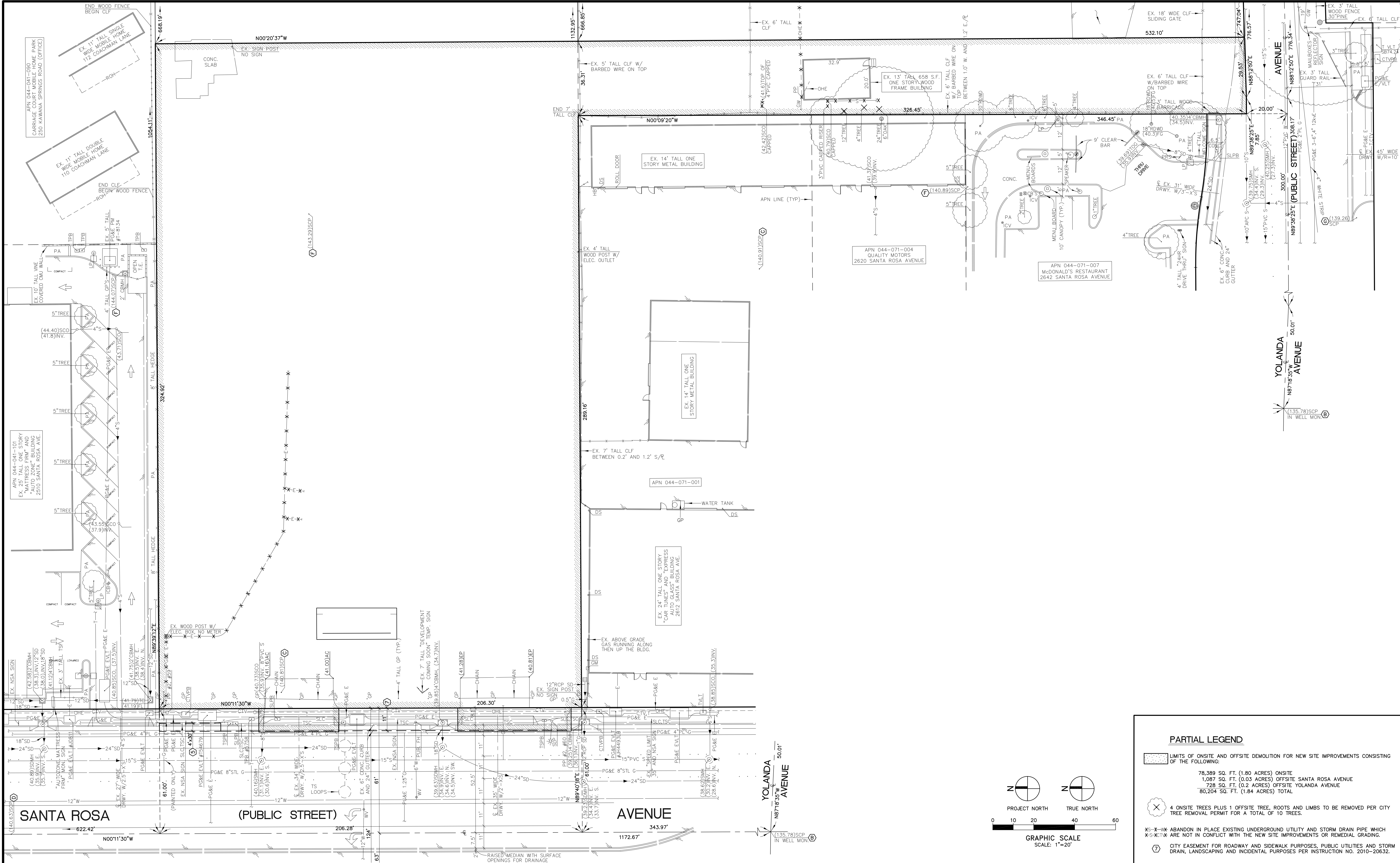
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(909) 305-2395 FAX (909) 305-2397
Mark S. Lamoureux
MARK S. LAMOUREUX
R.C.E. 38382



IN-N-OUT BURGER
2532 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

CITY ENTITLEMENT NEW SITE PLAN

C30



PARTIAL LEGEND

LIMITS OF ONSITE AND OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS CONSISTING OF THE FOLLOWING:

- 78,389 SQ. FT. (1.80 ACRES) ONSITE
- 1,087 SQ. FT. (0.03 ACRES) OFFSITE SANTA ROSA AVENUE
- 728 SQ. FT. (0.2 ACRES) OFFSITE YOLANDA AVENUE
- 80,204 SQ. FT. (1.84 ACRES) TOTAL

4 ONSITE TREES PLUS 1 OFFSITE TREE, ROOTS AND LIMBS TO BE REMOVED PER CITY TREE REMOVAL PERMIT FOR A TOTAL OF 10 TREES.

X-S-X-X ABANDON IN PLACE EXISTING UNDERGROUND UTILITY AND STORM DRAIN PIPE WHICH X-S-X-T-X ARE NOT IN CONFLICT WITH THE NEW SITE IMPROVEMENTS OR REMEDIAL GRADING.

7 CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

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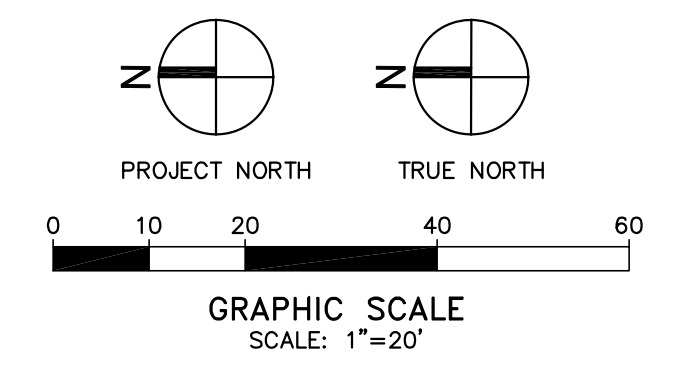
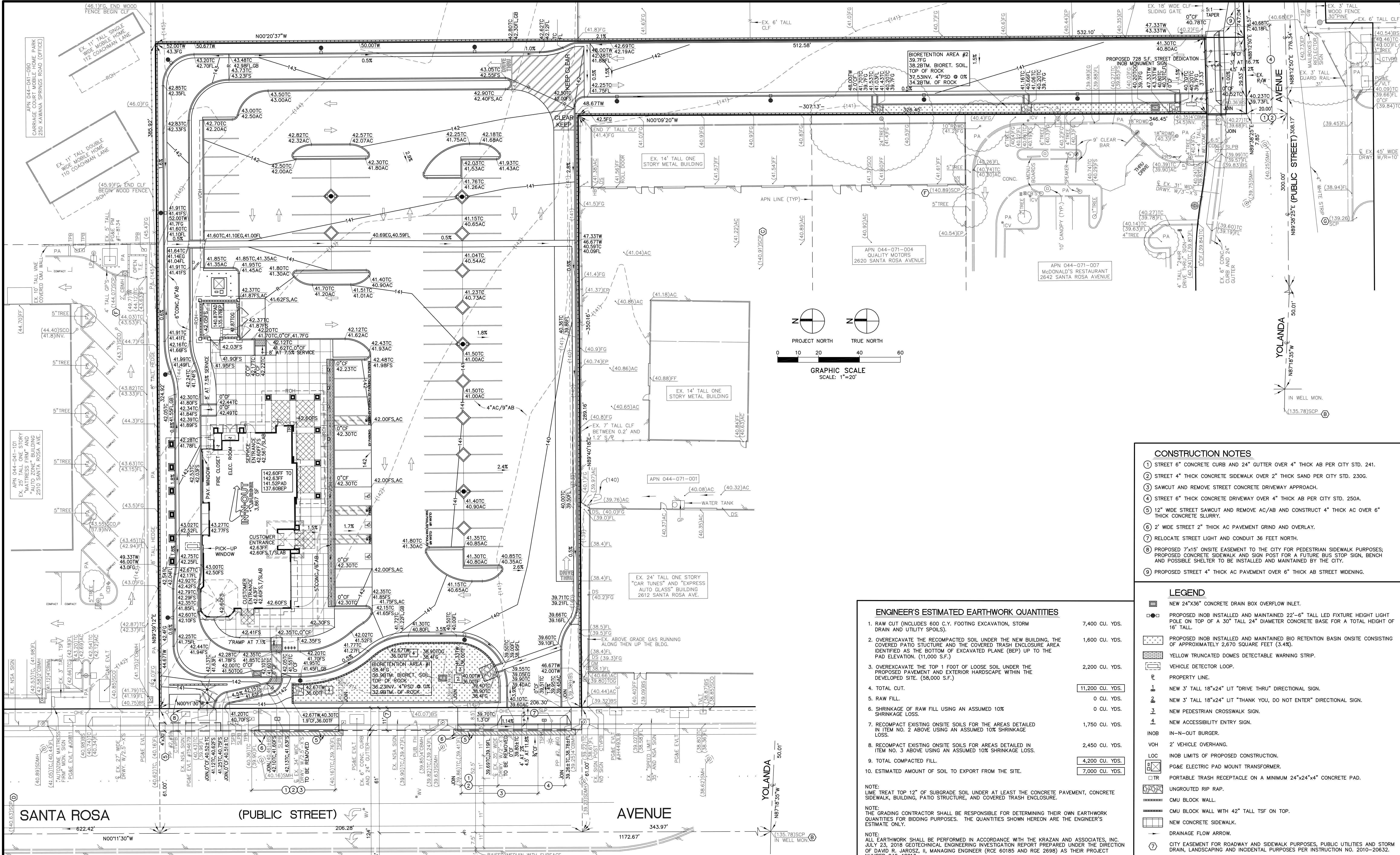
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**CITY ENTITLEMENT
DEMOLITION PLAN**

C31



- ### CONSTRUCTION NOTES
- STREET 6" CONCRETE CURB AND 24" GUTTER OVER 4" THICK AB PER CITY STD. 241.
 - STREET 4" THICK CONCRETE SIDEWALK OVER 2" THICK SAND PER CITY STD. 230G.
 - SAWCUT AND REMOVE STREET CONCRETE DRIVEWAY APPROACH.
 - STREET 6" THICK CONCRETE DRIVEWAY OVER 4" THICK AB PER CITY STD. 250A.
 - 12" WIDE STREET SAWCUT AND REMOVE AC/AB AND CONSTRUCT 4" THICK AC OVER 6" THICK CONCRETE SLURRY.
 - 2' WIDE STREET 2" THICK AC PAVEMENT GRIND AND OVERLAY.
 - RELOCATE STREET LIGHT AND CONDUIT 36 FEET NORTH.
 - PROPOSED 7'x15' ONSITE EASEMENT TO THE CITY FOR PEDESTRIAN SIDEWALK PURPOSES. PROPOSED CONCRETE SIDEWALK AND SIGN POST FOR A FUTURE BUS STOP SIGN, BENCH AND POSSIBLE SHELTER TO BE INSTALLED AND MAINTAINED BY THE CITY.
 - PROPOSED STREET 4" THICK AC PAVEMENT OVER 6" THICK AB STREET WIDENING.

- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX OVERFLOW INLET.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22"-6" TALL LED FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 16' TALL.
 - PROPOSED INOB INSTALLED AND MAINTAINED BIO RETENTION BASIN ONSITE CONSISTING OF APPROXIMATELY 2,670 SQUARE FEET (3.4%).
 - YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - NEW 3' TALL 18"x24" UT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" UT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - INOB IN-N-OUT BURGER.
 - 2' VEHICLE OVERHANG.
 - INOB LIMITS OF PROPOSED CONSTRUCTION.
 - PG&E ELECTRIC PAD MOUNT TRANSFORMER.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - UNGRADED RIP RAP.
 - CMU BLOCK WALL.
 - CMU BLOCK WALL WITH 42" TALL TSF ON TOP.
 - NEW CONCRETE SIDEWALK.
 - DRAINAGE FLOW ARROW.
 - CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

1. RAW CUT (INCLUDES 600 C.Y. FOOTING EXCAVATION, STORM DRAIN AND UTILITY SPOILS).	7,400 CU. YDS.
2. OVEREXCAVATE THE RECOMPACTED SOIL UNDER THE NEW BUILDING, THE COVERED PATIO STRUCTURE AND THE COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (BEP) UP TO THE PAD ELEVATION. (11,000 S.F.).	1,600 CU. YDS.
3. OVEREXCAVATE THE TOP 1 FOOT OF LOOSE SOIL UNDER THE PROPOSED PAVEMENT AND EXISTING HARDSCAPE WITHIN THE DEVELOPED SITE. (58,000 S.F.).	2,200 CU. YDS.
4. TOTAL CUT.	11,200 CU. YDS.
5. RAW FILL.	0 CU. YDS.
6. SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS.	0 CU. YDS.
7. RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	1,750 CU. YDS.
8. RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	2,450 CU. YDS.
9. TOTAL COMPACTED FILL.	4,200 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE.	7,000 CU. YDS.

NOTE: LIME TREAT TOP 12" OF SUBGRADE SOIL UNDER AT LEAST THE CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING, PATIO STRUCTURE, AND COVERED TRASH ENCLOSURE.

NOTE: THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

NOTE: ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE KRAZAN AND ASSOCIATES, INC. JULY 23, 2018 GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED UNDER THE DIRECTION OF DAVID R. JAROSZ, II, MANAGING ENGINEER (RCE 60185 AND RGE 2698) AS THEIR PROJECT NUMBER 042-18013.

DEVELOPER:
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13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
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PHONE: (626) 813-8289

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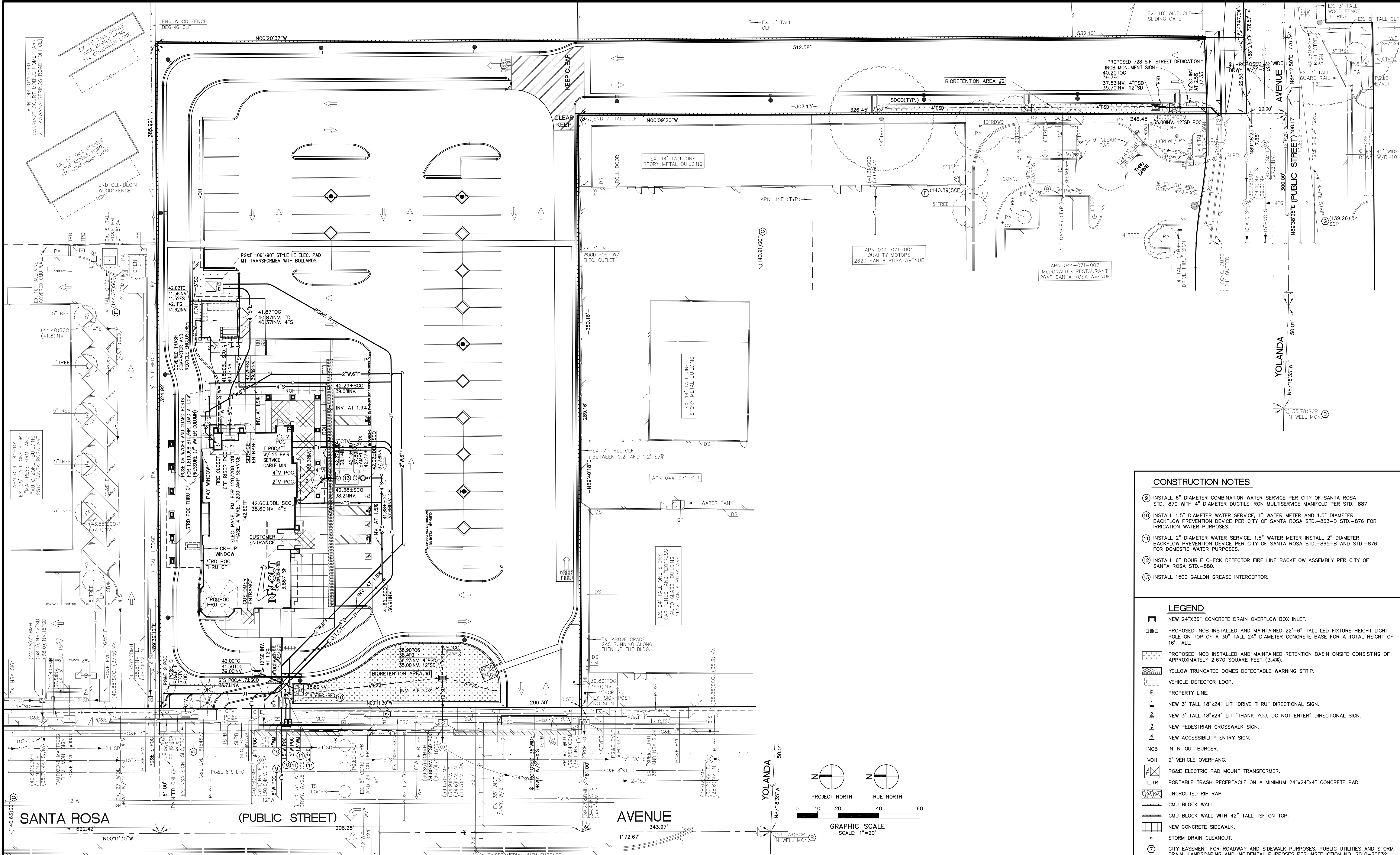
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R.C.E. 38382

04-16-19
DATE

IN-N-OUT BURGER
2532 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

**CITY ENTITLEMENT
GRADING AND
DRAINAGE PLAN**

C32



CONSTRUCTION NOTES

- INSTALL 6" DIAMETER COMBINATION WATER SERVICE PER CITY OF SANTA ROSA STD.-870 WITH 4" DIAMETER DUCTILE IRON MULTISERVICE MANHOLE PER STD.-887
- INSTALL 1.5" DIAMETER WATER SERVICE, 1" WATER METER AND 1.5" DIAMETER BACKFLOW PREVENTION DEVICE PER CITY OF SANTA ROSA STD.-863-D STD.-876 FOR IRRIGATION WATER PURPOSES.
- INSTALL 2" DIAMETER WATER SERVICE, 1.5" WATER METER INSTALL 2" DIAMETER BACKFLOW PREVENTION DEVICE PER CITY OF SANTA ROSA STD.-865-B AND STD.-876 FOR DOMESTIC WATER PURPOSES.
- INSTALL 6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY PER CITY OF SANTA ROSA STD.-880.
- INSTALL 1500 GALLON GREASE INTERCEPTOR.

LEGEND

- NEW 24"x36" CONCRETE DRAIN OVERFLOW BOX INLET.
- PROPOSED INOB INSTALLED AND MAINTAINED 22"-6" TALL LED FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 16' TALL.
- PROPOSED INOB INSTALLED AND MAINTAINED RETENTION BASIN ONSITE CONSISTING OF APPROXIMATELY 2,670 SQUARE FEET (3.4%).
- YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PROPERTY LINE.
- NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- NEW PEDESTRIAN CROSSWALK SIGN.
- NEW ACCESSIBILITY ENTRY SIGN.
- IN-N-OUT BURGER.
- 2' VEHICLE OVERHANG.
- PG&E ELECTRIC PAD MOUNT TRANSFORMER.
- PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- UNROUTED RIP RAP.
- CMU BLOCK WALL.
- CMU BLOCK WALL WITH 42" TALL TSF ON TOP.
- NEW CONCRETE SIDEWALK.
- STORM DRAIN CLEANOUT.
- CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

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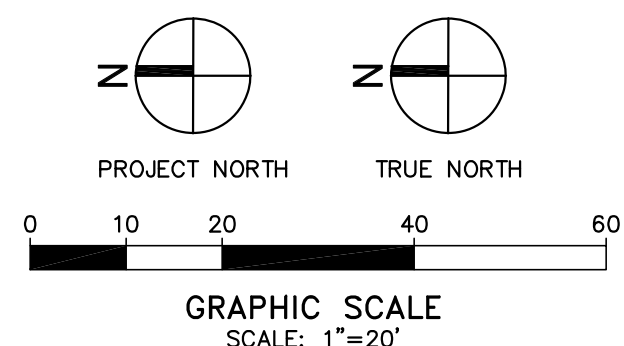
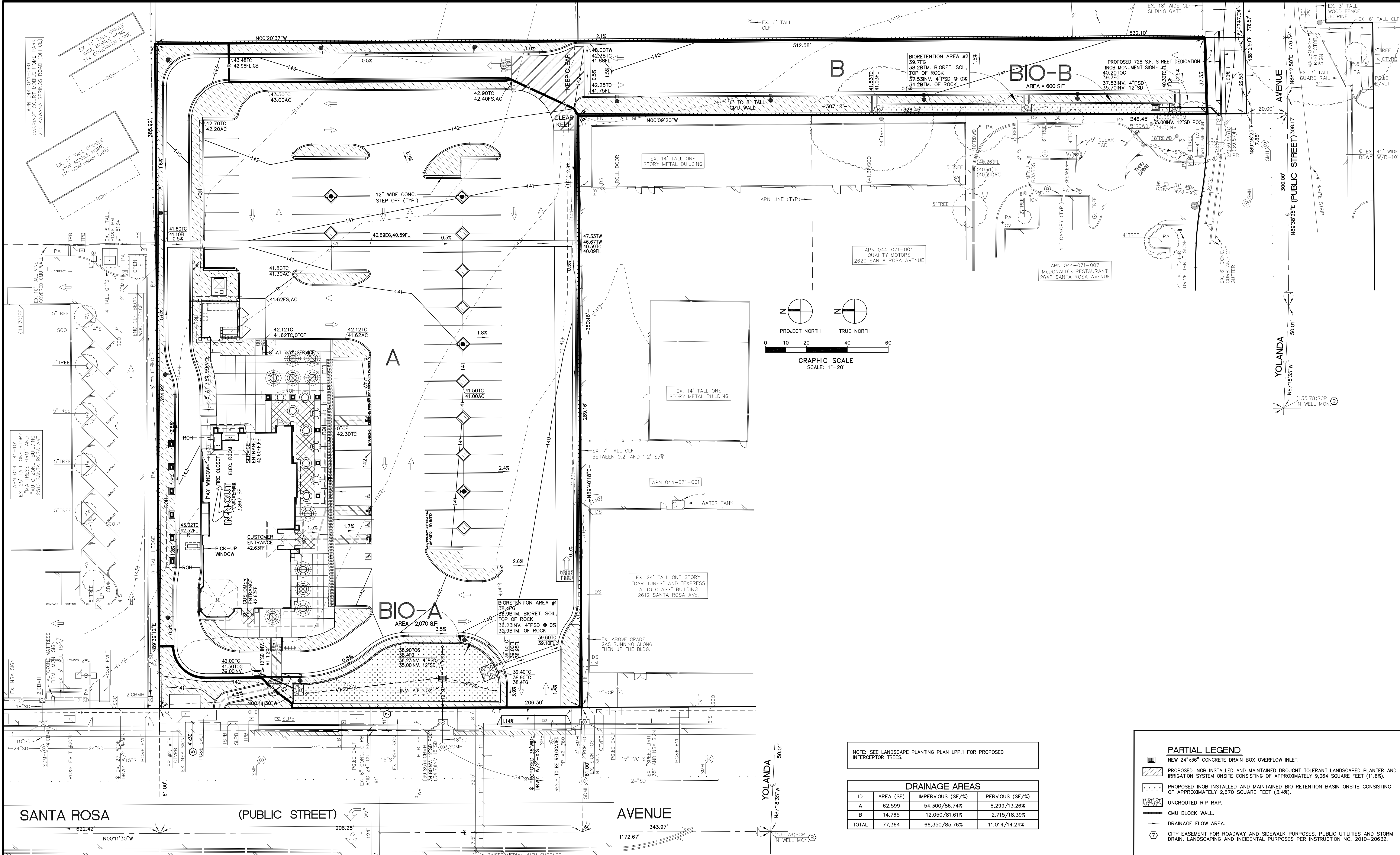
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DATE

CIVIL
No. 38382
STATE OF CALIFORNIA

IN-N-OUT BURGER
2532 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

**CITY ENTITLEMENT
STORM DRAIN AND
UTILITY PLAN**

C33



NOTE: SEE LANDSCAPE PLANTING PLAN LPP-1 FOR PROPOSED INTERCEPTOR TREES.

DRAINAGE AREAS			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A	62,599	54,300/86.74%	8,299/13.26%
B	14,765	12,050/81.61%	2,715/18.39%
TOTAL	77,364	66,350/85.76%	11,014/14.24%

- PARTIAL LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX OVERFLOW INLET.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE CONSISTING OF APPROXIMATELY 9,064 SQUARE FEET (11.6%).
 - PROPOSED INOB INSTALLED AND MAINTAINED BIO RETENTION BASIN ONSITE CONSISTING OF APPROXIMATELY 2,670 SQUARE FEET (3.4%).
 - UNROUTED RIP RAP.
 - CMU BLOCK WALL.
 - DRAINAGE FLOW AREA.
 - CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

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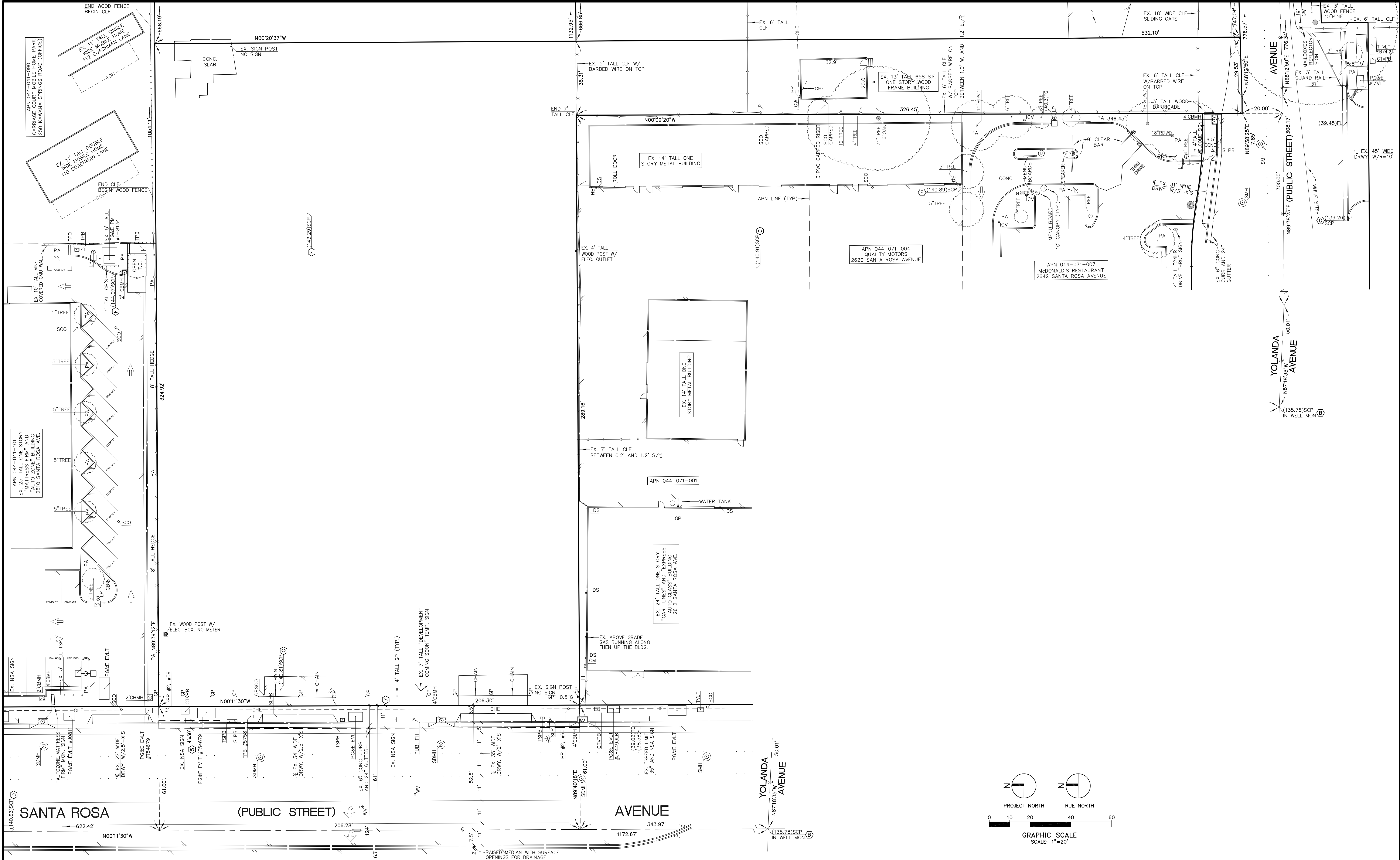
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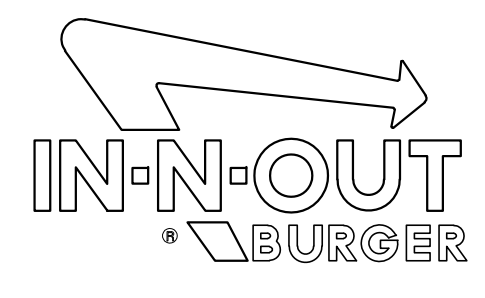
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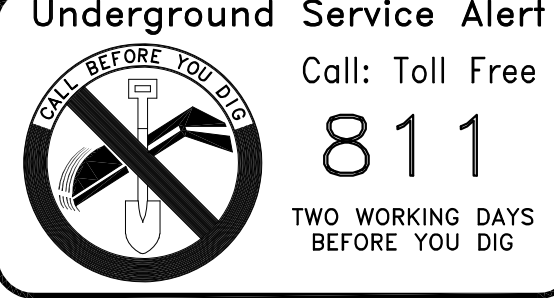
CITY ENTITLEMENT LOW
IMPACT DEVELOPMENT
PLAN

C34





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04-16-19
DATE

IN-N-OUT BURGER
2532 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

EXISTING SITE PLAN



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