

PROJECT TEAM

OWNER
 EMI SANTA ROSA LIMITED PARTNERSHIP
 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204-3438
 CONTACT: MARK LINGELBACH
 PHONE: 317.263.7992

ARCHITECT
 ZEBRA
 14614 N KIERLAND BLVD
 SUITE N300
 SCOTTSDALE, AZ 85254
 PHONE: 480.912.1169

CIVIL ENGINEER
 N CONSULTING ENGINEERS, INC.
 17780 FITCH
 IRVINE, CA 92614
 CONTACT: DEREK H. KARIMOTO P.E., QSD
 PHONE: 714.514.8858

PROJECT INFORMATION

ADDRESS
 1071 SANTA ROSA PLAZA, SANTA ROSA, CA 95401

APN(S)
 010-660-001

SITE AREA
 0.45 AC

FLOOD ZONE
 ZONE "X" - MAP 06097C0729E

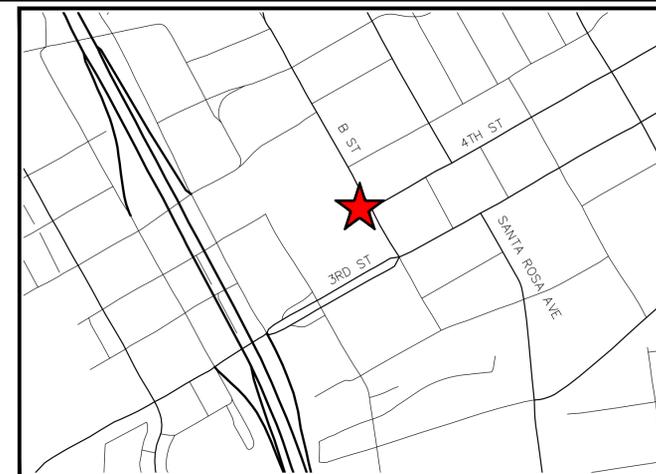
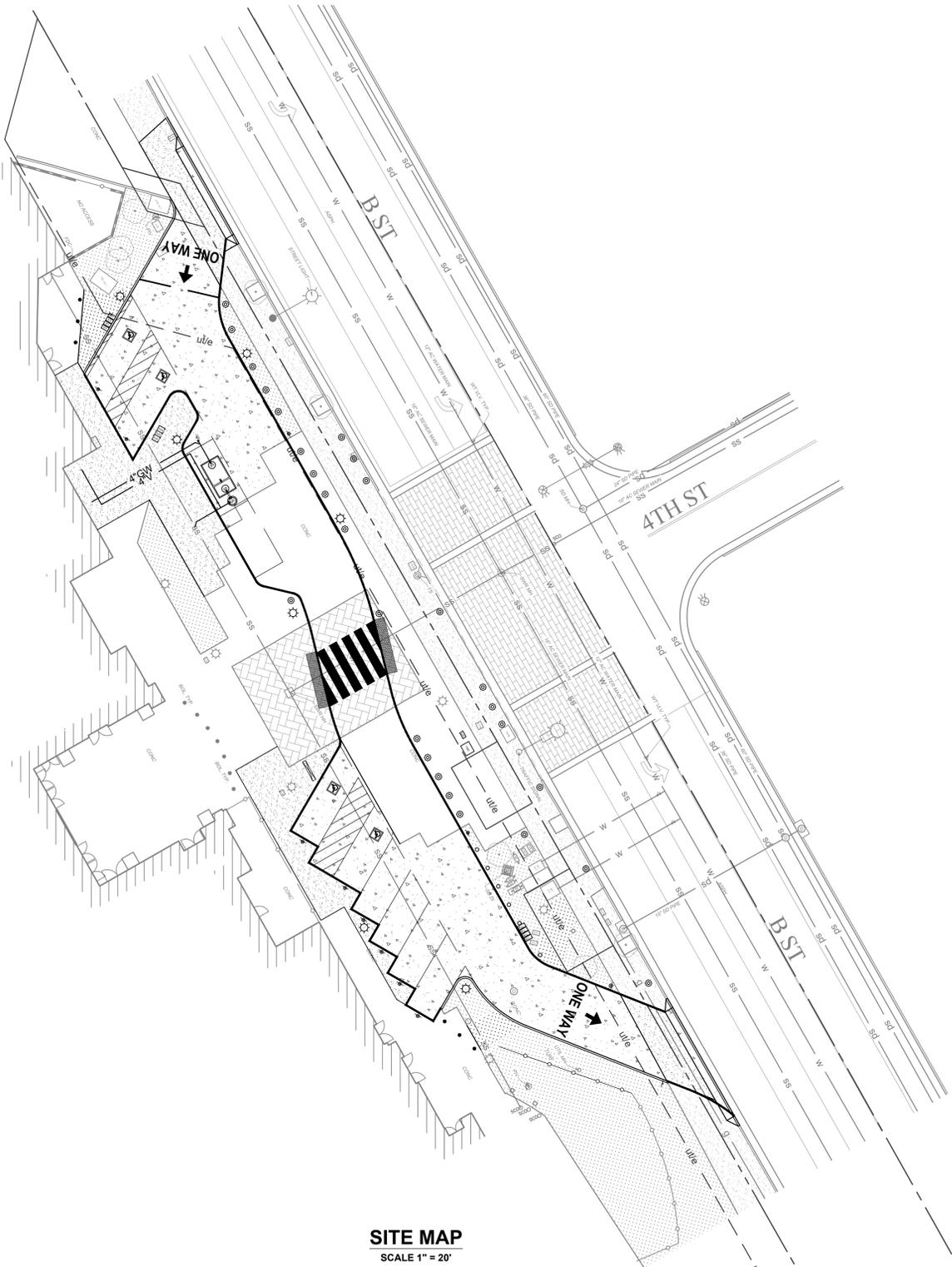
ZONING
 CMU-DSA (CORE MIXED USE)

GENERAL NOTES

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SANTA ROSA CODE OF ORDINANCES AND THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTED OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE CITY OF SANTA ROSA BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE CITY OF SANTA ROSA OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF SONOMA OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE CITY OF SANTA ROSA CODE OF ORDINANCES THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 7:00 PM TO 7:00 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
 - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMP SITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
- NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY PROTECTED TREES AS REQUIRED PER THE COUNTY OF SONOMA COMPREHENSIVE TREE ORDINANCE.
- THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS. NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
- TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.
- NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM SANTA ROSA, DEPARTMENT OF PUBLICS WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
- IN AREAS WHERE NEW PAVEMENT WILL BE PLACED, EXISTING VEGETATION, TOPSOIL, AND ROOTS SHOULD BE REMOVED COMPLETELY.
- IF FILL IS NEEDED BELOW NEW PAVEMENTS FOR BACKFILL/TRENCHING IT MUST BE STRUCTURAL FILL (LOW PL OR GRANULAR NON-PLASTIC), FILL WITHIN ONE FOOT OF PAVEMENT SUBGRADE MUST BE COMPACTED TO 95%, ALL OTHER FILL TO 90%.

SANTA ROSA PLAZA

LOCATED AT 1071 SANTA ROSA PLAZA, SANTA ROSA, CA 95401



SHEET INDEX

SHEET	DESCRIPTION
C1.0	TITLE
C2.0	DEMOLITION PLAN
C2.1	EROSION CONTROL
C3.0	PROPOSED SITE
C3.1	PROPOSED SITE WITH BACKGROUND
C4.0	SITE GRADING
C5.0	COMPOSITE UTILITY PLAN
C5.1	SEWER AND WATER PLAN
C6.0	DETAILS
C7.0	FIRE ACCESS

UTILITY STATEMENT
 THE LOCATIONS OF THE UTILITIES SHOWN HEREON ARE BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM THE RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

NO.	DATE	REVISION DESCRIPTION	BY	DATE

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SURVEYOR'S BENCHMARK
 THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE II, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH AND WERE DETERMINED BY STATE GPS TIES TO TWO CONTIGUOUS GPS STATIONS (COP) REFERRED TO AS "P201" AND "P202" BEARING BETWEEN BOTH STATIONS BEING NORTH 42°42'30" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

BASIS OF BEARINGS
 BENCHMARK: CHB STATION 18-99
 DESCRIPTION: THIRD ST AND 16TH ST 2ND BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT G-919) 104"

17780 Fitch
 Irvine, CA 92614
 PHONE: 949.396.1161
 www.nconsulteng.com

2025-12-18
 DEREK H. KARIMOTO DATE

ISSUE: PLANNING SUBMITTAL

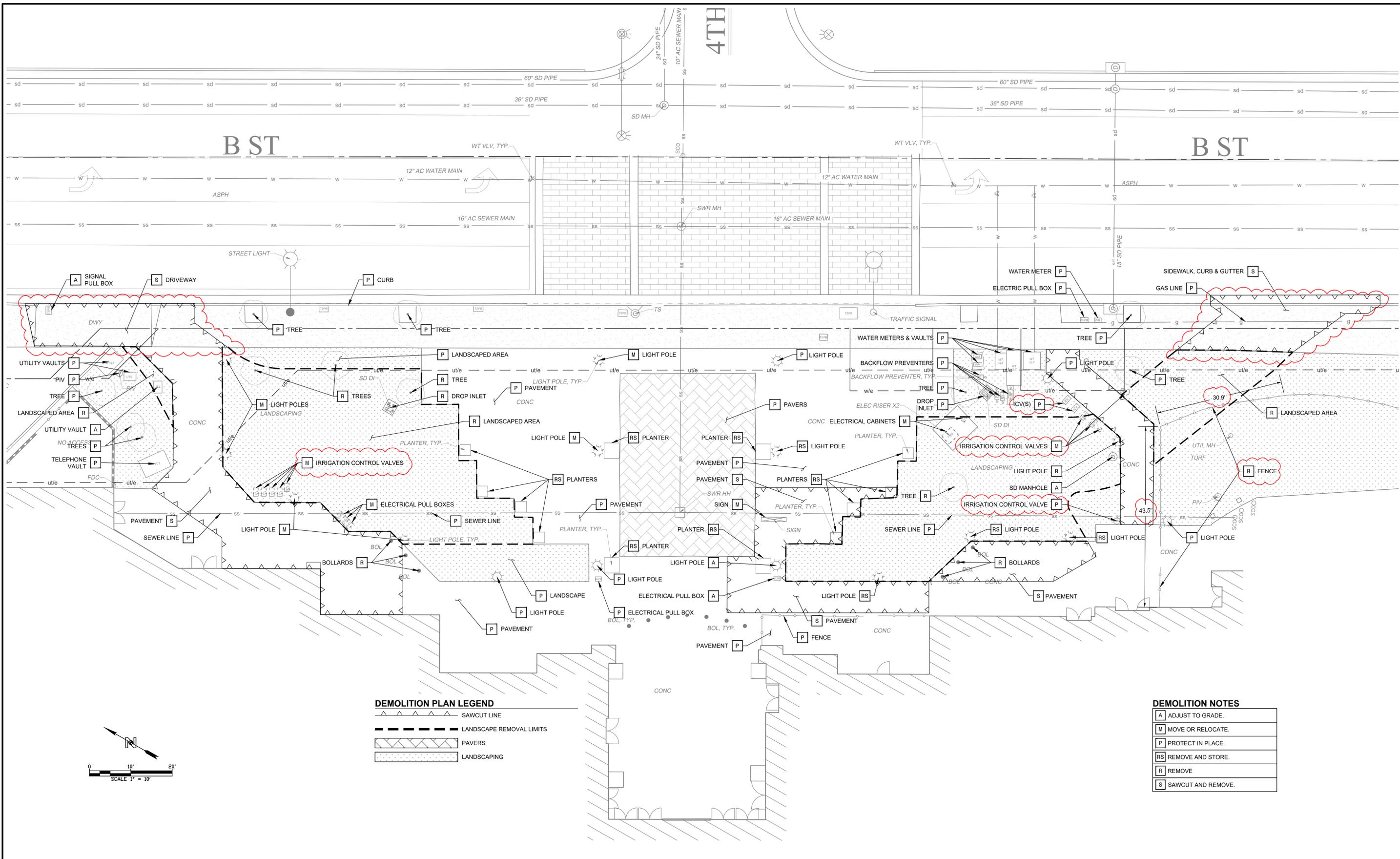
PROJECT ADDRESS:
 1071 SANTA ROSA PLAZA
 SANTA ROSA, CA 95401

CLIENT:
 SIMON PROPERTY GROUP
 225 WEST WASHINGTON ST
 INDIANAPOLIS, IL 46204-3438

SITE: SANTA ROSA PLAZA

TITLE: TITLE

DRAWN: S.Q.	SCALE AT D: SHOWN	DATE: 12/9/2025	PROJECT NO: 22-007
CHECKED: S.S.	REV: ---	COUNT: 1 OF 10 SHEETS	SHEET: C1.0



DEMOLITION PLAN LEGEND

	SAWCUT LINE
	LANDSCAPE REMOVAL LIMITS
	PAVERS
	LANDSCAPING

DEMOLITION NOTES

A	ADJUST TO GRADE.
M	MOVE OR RELOCATE.
P	PROTECT IN PLACE.
RS	REMOVE AND STORE.
R	REMOVE.
S	SAWCUT AND REMOVE.

NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT

 DIAL TOLL FREE
811
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLE GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999748832.

BASIS OF BEARINGS
 BENCHMARK: CURB ELEVATION: 159.59
 DESCRIPTION: THIRD ST. AND 16th ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G:919 704

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DEREK H. KARIMOTO
 2025-12-18
 DATE

ISSUE: **PLANNING SUBMITTAL**
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 SANTA ROSA, CA 95401

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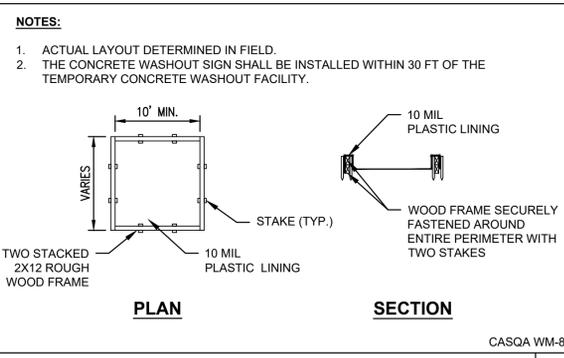
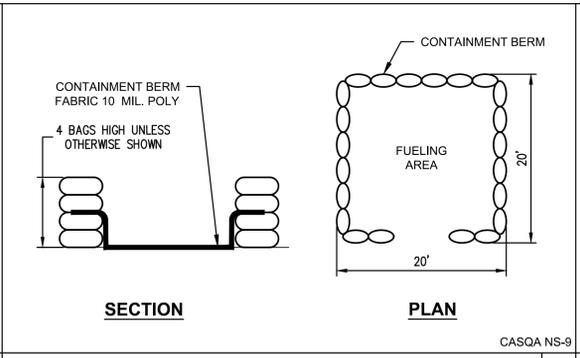
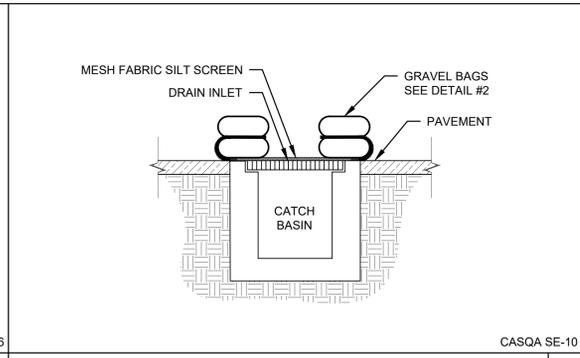
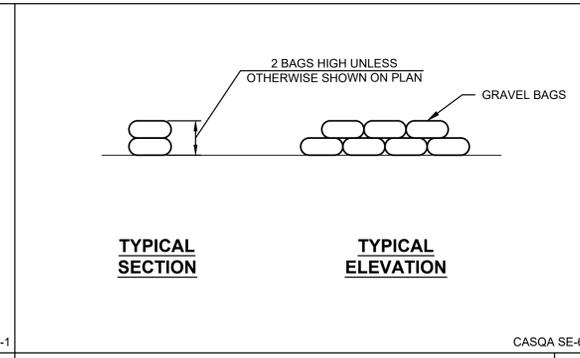
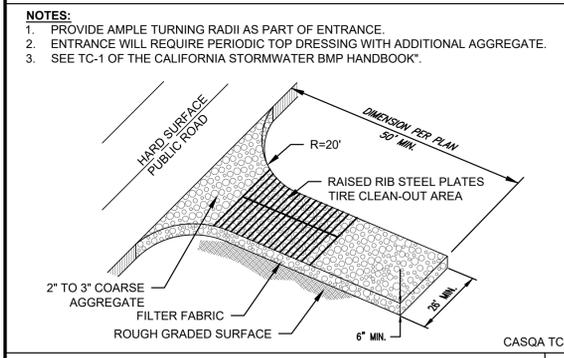
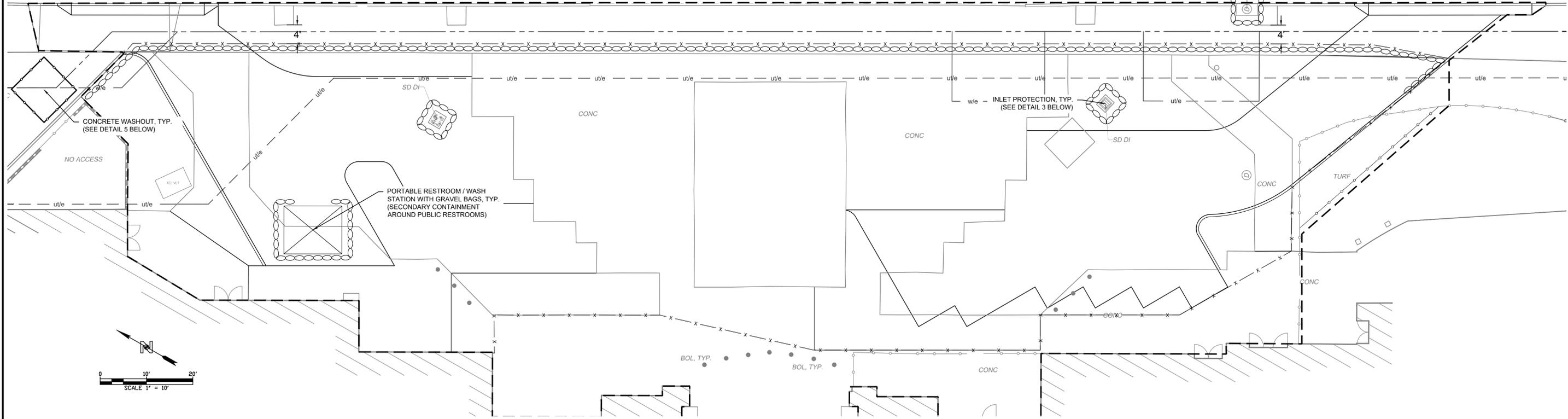
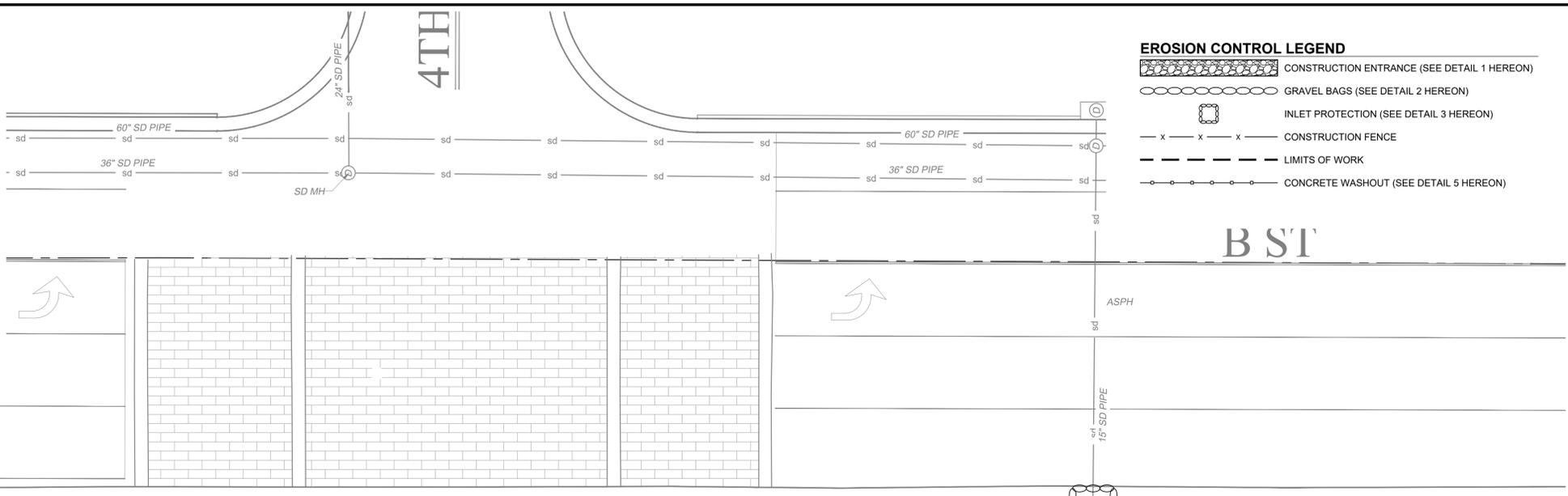
SITE: SANTA ROSA PLAZA	
TITLE: EXISTING CONDITIONS & DEMOLITION PLAN	
DRAWN: D.M.	SCALE AT D: 1" = 10'
CHECKED: S.S.	REV: ---
DATE: 12/9/2025	COUNT: 2 OF 10 SHEETS
PROJECT NO: 22-007	SHEET: C2.0

EROSION CONTROL NOTES

1. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT _____ AT _____ PHONE NO. _____
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER, INCLUDING SILT AND OTHER DEBRIS REMOVAL, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR AFTER EACH RUN-OFF PRODUCING RAINFALL.
5. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
7. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
8. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
9. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
10. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4" INCH MINIMUM AGGREGATE.
11. SHOULD GERMINATION OF HYDROSEEDDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
12. CONTRACTOR TO PROVIDE GRAVEL BAG INLET PROTECTION ON ALL STORM DRAIN INLETS WITHIN 500' OF CONSTRUCTION SITE.
13. PORTABLE RESTROOM / WASH STATION TO BE LOCATED 100' AWAY FROM ANY CATCH BASIN OR DRAIN INLETS.
14. PROTECT ALL DRAIN INLETS LOCATED WITHIN 200 FEET WITH GRAVEL BAGS AND FABRIC PER DETAIL 3 HEREON.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE (SEE DETAIL 1 HEREON)
- GRAVEL BAGS (SEE DETAIL 2 HEREON)
- INLET PROTECTION (SEE DETAIL 3 HEREON)
- CONSTRUCTION FENCE
- LIMITS OF WORK
- CONCRETE WASHOUT (SEE DETAIL 5 HEREON)



NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTICE TO CONTRACTOR:

1. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. N CONSULTING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF N CONSULTING.

SURVEYOR'S BENCHMARK
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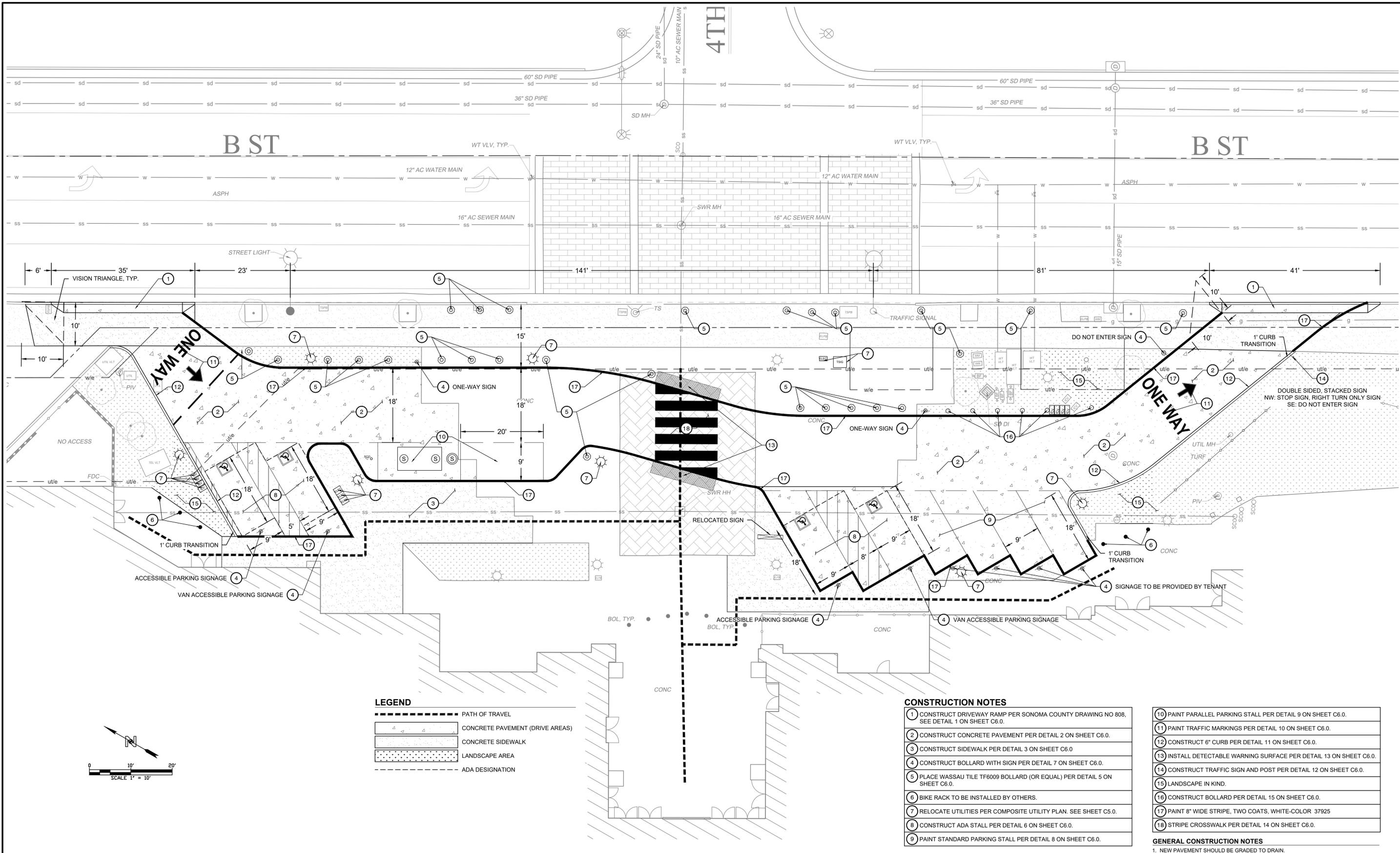
BASIS OF BEARINGS
BENCHMARK: CHB ELEVATION: 158.99
DESCRIPTION: THIRD ST. AND "B" ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G-919 704

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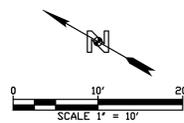
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PROJECT ADDRESS: 1071 SANTA ROSA PLAZA, SANTA ROSA, CA 95401
CLIENT: SIMON PROPERTY GROUP, 225 WEST WASHINGTON ST, INDIANAPOLIS, IL 46204-3438

SITE: SANTA ROSA PLAZA	
TITLE: EROSION CONTROL	
DRAWN: D.M.	SCALE AT D: 1" = 10'
CHECKED: S.S.	REV: ---
DATE: 12/9/2025	COUNT: 3 OF 10 SHEETS
PROJECT NO: 22-007	SHEET: C2.1



LEGEND

- PATH OF TRAVEL
- CONCRETE PAVEMENT (DRIVE AREAS)
- CONCRETE SIDEWALK
- LANDSCAPE AREA
- ADA DESIGNATION



CONSTRUCTION NOTES

- 1 CONSTRUCT DRIVEWAY RAMP PER SONOMA COUNTY DRAWING NO 808, SEE DETAIL 1 ON SHEET C6.0.
- 2 CONSTRUCT CONCRETE PAVEMENT PER DETAIL 2 ON SHEET C6.0.
- 3 CONSTRUCT SIDEWALK PER DETAIL 3 ON SHEET C6.0.
- 4 CONSTRUCT BOLLARD WITH SIGN PER DETAIL 7 ON SHEET C6.0.
- 5 PLACE WASSAU TILE TF6009 BOLLARD (OR EQUAL) PER DETAIL 5 ON SHEET C6.0.
- 6 BIKE RACK TO BE INSTALLED BY OTHERS.
- 7 RELOCATE UTILITIES PER COMPOSITE UTILITY PLAN. SEE SHEET C5.0.
- 8 CONSTRUCT ADA STALL PER DETAIL 6 ON SHEET C6.0.
- 9 PAINT STANDARD PARKING STALL PER DETAIL 8 ON SHEET C6.0.

- 10 PAINT PARALLEL PARKING STALL PER DETAIL 9 ON SHEET C6.0.
- 11 PAINT TRAFFIC MARKINGS PER DETAIL 10 ON SHEET C6.0.
- 12 CONSTRUCT 6" CURB PER DETAIL 11 ON SHEET C6.0.
- 13 INSTALL DETECTABLE WARNING SURFACE PER DETAIL 13 ON SHEET C6.0.
- 14 CONSTRUCT TRAFFIC SIGN AND POST PER DETAIL 12 ON SHEET C6.0.
- 15 LANDSCAPE IN KIND.
- 16 CONSTRUCT BOLLARD PER DETAIL 15 ON SHEET C6.0.
- 17 PAINT 8" WIDE STRIPE, TWO COATS, WHITE-COLOR 37925
- 18 STRIPE CROSSWALK PER DETAIL 14 ON SHEET C6.0.

GENERAL CONSTRUCTION NOTES
 1. NEW PAVEMENT SHOULD BE GRADED TO DRAIN.

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BASIS OF BEARINGS
 BENCHMARK: CURB STATION 158.99
 DESCRIPTION: THIRD ST. AND 16TH ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G-919) 704

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SITE: **SANTA ROSA PLAZA**
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 DRAWN: S.Q.
 CHECKED: S.S.
 SCALE AT D: 1" = 10'
 REV: ---
 DATE: 12/9/2025
 COUNT: 4 OF 10 SHEETS
 PROJECT NO: 22-007
 SHEET: C3.0



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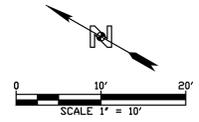
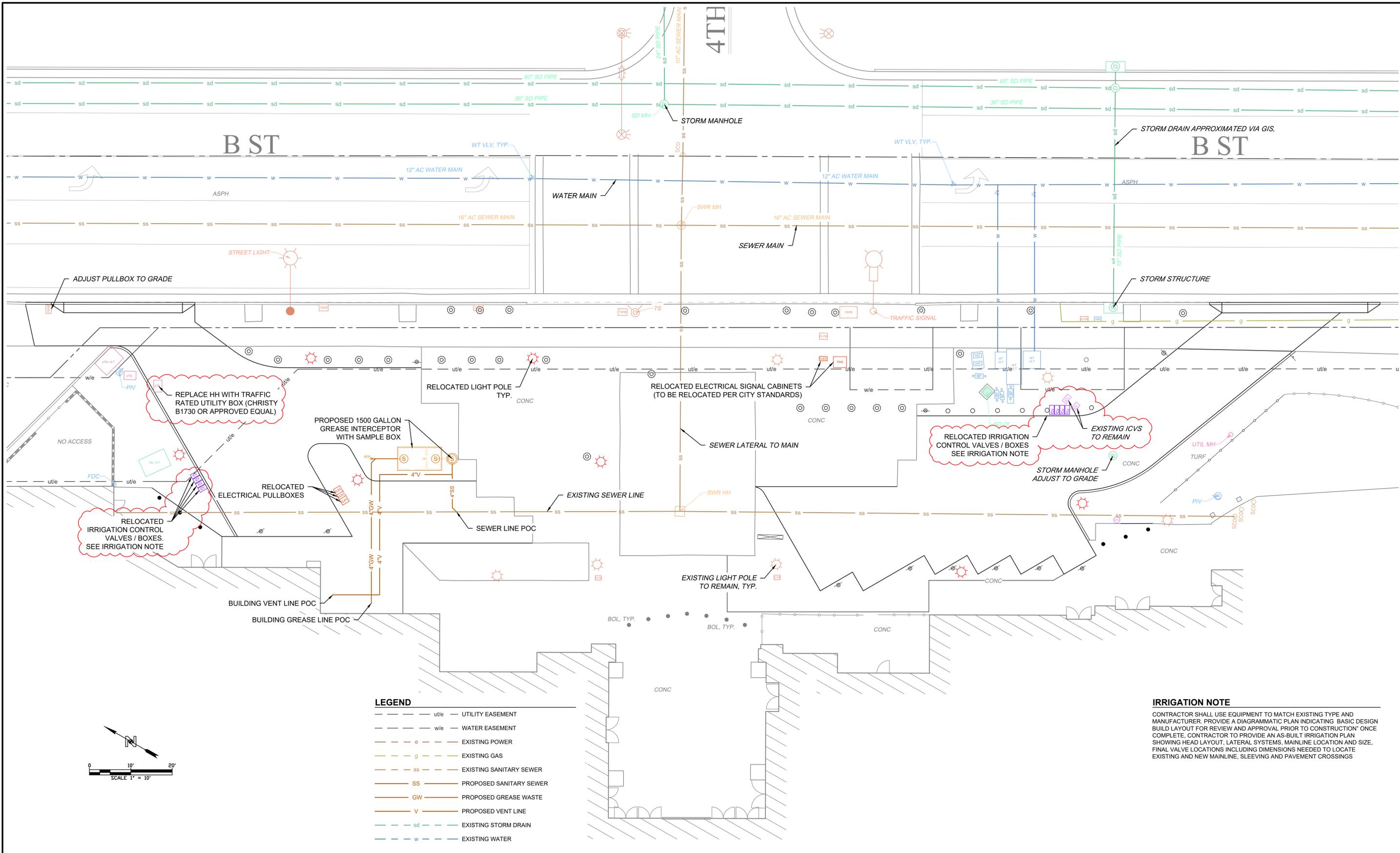
SURVEYOR'S BENCHMARK
 THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE II, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTIGUOUS GPS STATIONS (CGPS) REFERRED TO AS "P201" AND "P202" BEARING BETWEEN BOTH STATIONS BEING NORTH 42°42'30" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLE GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999748832.
BASIS OF BEARINGS
 BENCHMARK: CHB, ELEVATION: 158.959
 DESCRIPTION: THIRD ST. AND 16TH ST. 2ND BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT G-919) 704"

N CONSULTING ENGINEERS

 17780 Fitch
 Irvine, CA 92614
 PHONE: 949.396.1161
 www.nconsultingeng.com
 DEREK H. KARIMOTO
 2025-12-18
 DATE

ISSUE: **PLANNING SUBMITTAL**
 PROJECT ADDRESS:
 1071 SANTA ROSA PLAZA
 SANTA ROSA, CA 95401
 CLIENT:
 SIMON PROPERTY GROUP
 225 WEST WASHINGTON ST
 INDIANAPOLIS, IL 46204-3438

SITE: **SANTA ROSA PLAZA**
 TITLE: **PROPOSED SITE WITH BACKGROUND**
 DRAWN: S.Q.
 CHECKED: S.S.
 SCALE AT D: 1" = 10'
 REV: ---
 DATE: 12/9/2025
 COUNT: 5 OF 10 SHEETS
 PROJECT NO: 22-007
 SHEET: C3.1



LEGEND

---	ut/e	UTILITY EASEMENT
---	w/e	WATER EASEMENT
---	e	EXISTING POWER
---	g	EXISTING GAS
---	ss	EXISTING SANITARY SEWER
---	ss	PROPOSED SANITARY SEWER
---	gw	PROPOSED GREASE WASTE
---	v	PROPOSED VENT LINE
---	sd	EXISTING STORM DRAIN
---	w	EXISTING WATER

RELOCATED IRRIGATION CONTROL VALVES / BOXES. SEE IRRIGATION NOTE

EXISTING ICVS TO REMAIN

STORM MANHOLE ADJUST TO GRADE

IRRIGATION NOTE

CONTRACTOR SHALL USE EQUIPMENT TO MATCH EXISTING TYPE AND MANUFACTURER. PROVIDE A DIAGRAMMATIC PLAN INDICATING BASIC DESIGN BUILD LAYOUT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ONCE COMPLETE, CONTRACTOR TO PROVIDE AN AS-BUILT IRRIGATION PLAN SHOWING HEAD LAYOUT, LATERAL SYSTEMS, MAINLINE LOCATION AND SIZE. FINAL VALVE LOCATIONS INCLUDING DIMENSIONS NEEDED TO LOCATE EXISTING AND NEW MAINLINE, SLEEVING AND PAVEMENT CROSSINGS

NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT

 DIAL TOLL FREE
811
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTICE TO CONTRACTOR:

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ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLE GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999748832.

BASIS OF BEARINGS

BENCHMARK: CURB ELEVATION: 159.59
 DESCRIPTION: THIRD ST. AND 16" ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G:919: 704

N CONSULTING ENGINEERS

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 www.nconsulteng.com

DEREK H. KARIMOTO
 2025-12-18
 DATE

ISSUE: **PLANNING SUBMITTAL**

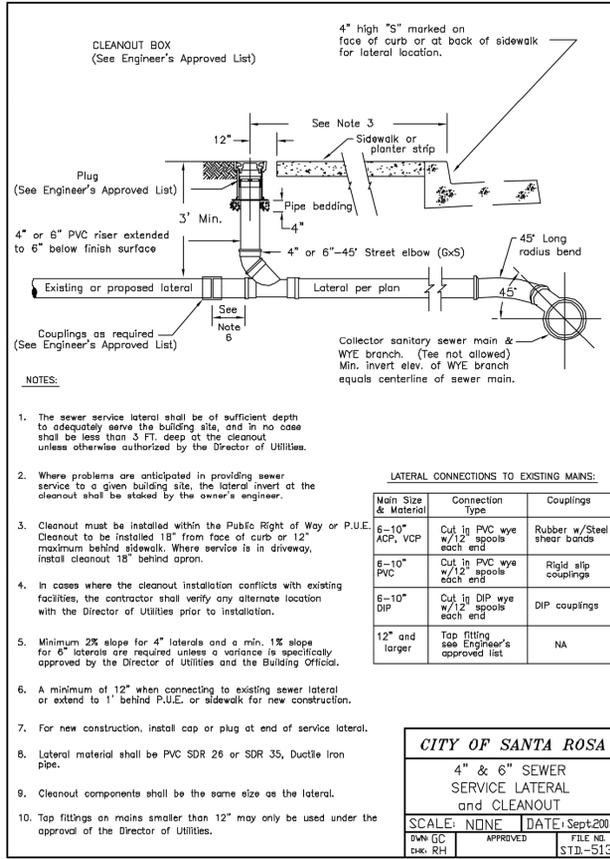
PROJECT ADDRESS:
 1071 SANTA ROSA PLAZA
 SANTA ROSA, CA 95401

CLIENT:
 SIMON PROPERTY GROUP
 225 WEST WASHINGTON ST
 INDIANAPOLIS, IL 46204-3438

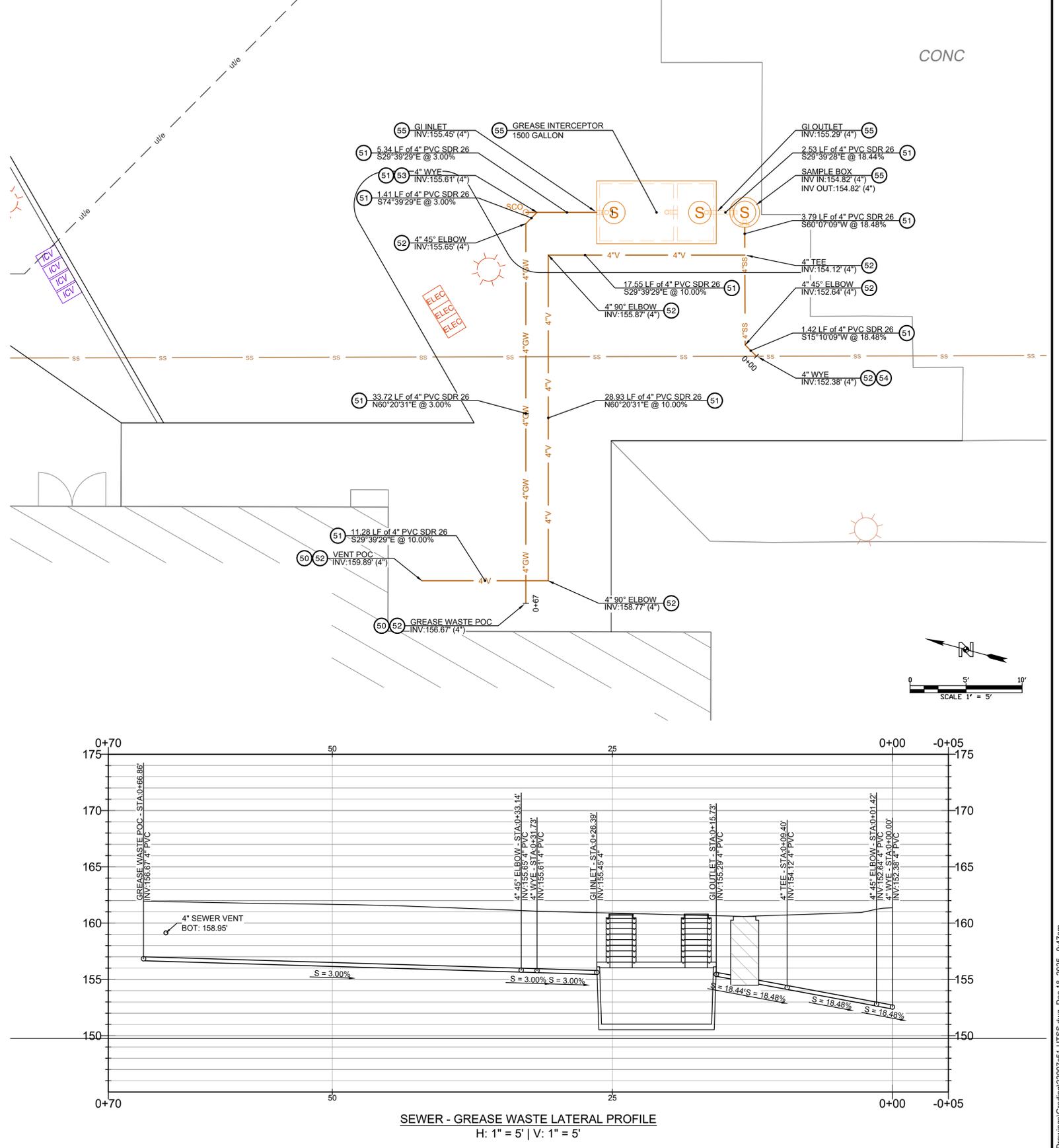
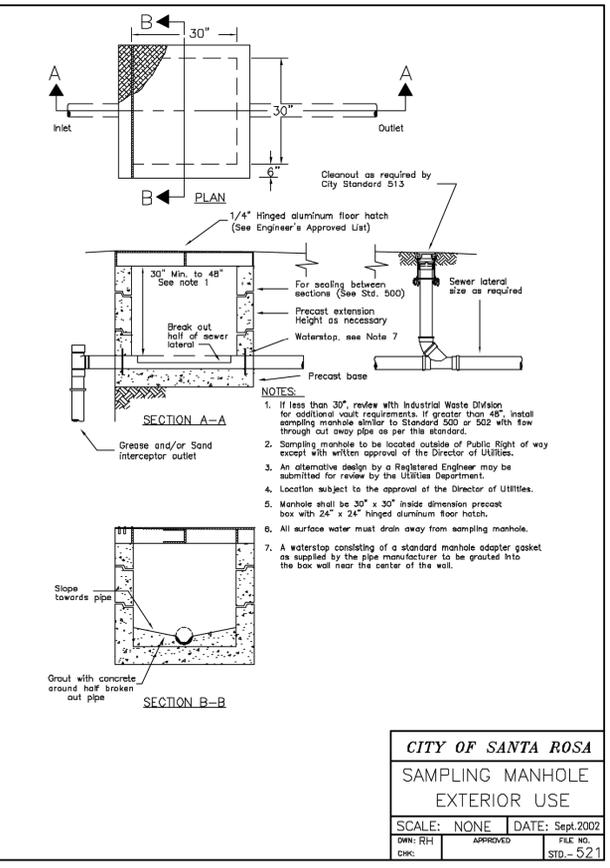
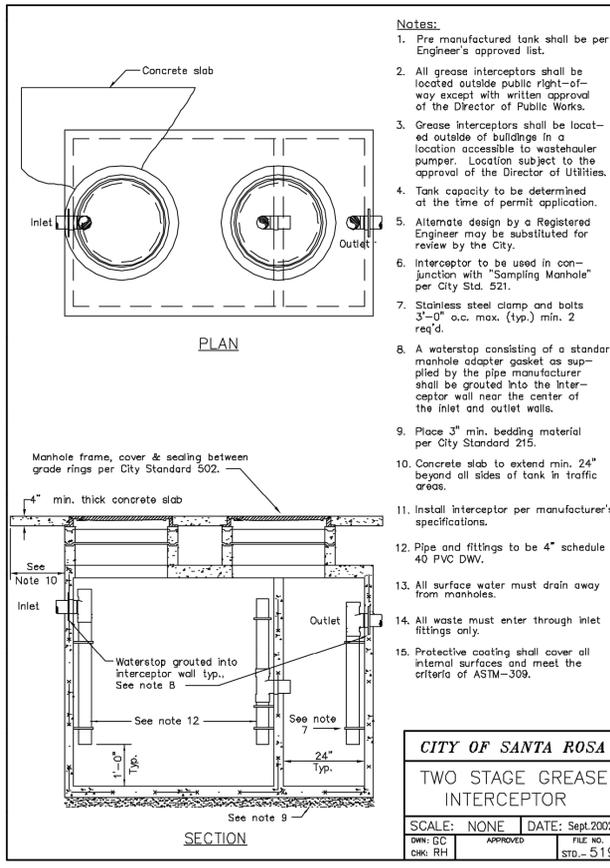
SITE: **SANTA ROSA PLAZA**

TITLE: **COMPOSITE UTILITY PLAN**

DRAWN: D.M.	SCALE AT D: 1" = 10'	DATE: 12/9/2025	PROJECT NO: 22-007
CHECKED: D.H.K.	REV: ---	COUNT: 7 OF 10 SHEETS	SHEET: C5.0



- SANITARY SEWER CONSTRUCTION NOTES**
- REFERENCE M.E.P. PLANS FOR BUILDING CONTINUATION.
 - INSTALL 4" P.V.C. SDR 26 (OR APPROVED EQUAL) PER CITY OF SANTA ROSA STANDARDS.
 - INSTALL FITTING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS. SIZE AND DESCRIPTION PER PLAN.
 - INSTALL CLEANOUT PER CITY OF SANTA ROSA STD 513.
 - CONNECT TO EXISTING SEWER LATERAL PER CITY OF SANTA ROSA STD 513.
 - INSTALL 1500 GALLON GREASE INTERCEPTOR WITH SAMPLE BOX PER CITY OF SANTA ROSA STD 519 AND 521.



NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIG ALERT

DIAL TOLL FREE 811

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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BASIS OF BEARINGS

BENCHMARK: CHB ELEVATION: 159.99
DESCRIPTION: THIRD ST. AND "P" ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G:19: 104

SURVEYOR'S BENCHMARK

ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLE GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999748832.

N CONSULTING ENGINEERS

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DEREK H. KARIMOTO
2025-12-18

PLANNING SUBMITTAL

PROJECT ADDRESS:
1071 SANTA ROSA PLAZA
SANTA ROSA, CA 95401

CLIENT:
SIMON PROPERTY GROUP
225 WEST WASHINGTON ST
INDIANAPOLIS, IL 46204-3438

DATE: 12/9/2025

COUNT: 8 OF 10 SHEETS

SANTA ROSA PLAZA

SEWER PLAN

SCALE AT D: 1" = 5'

DATE: 12/9/2025

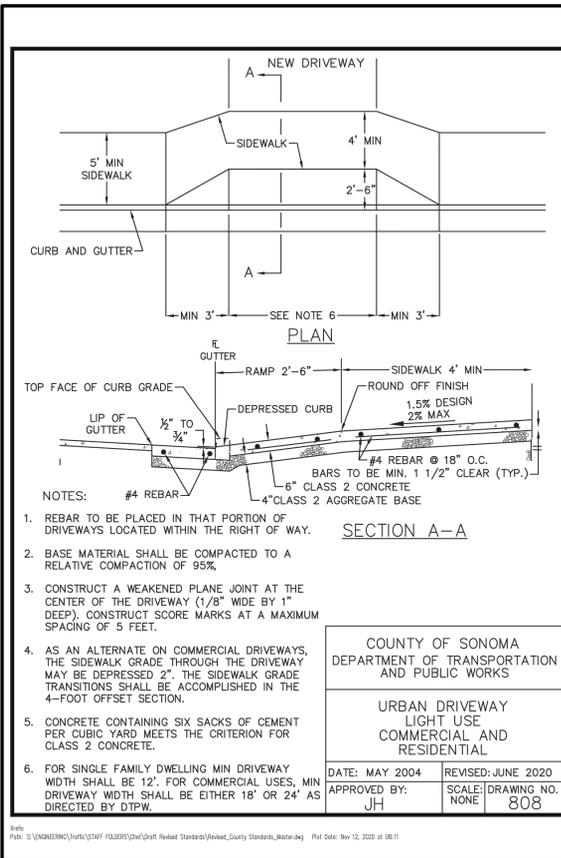
PROJECT NO: 22-007

CHECKED: S.S.

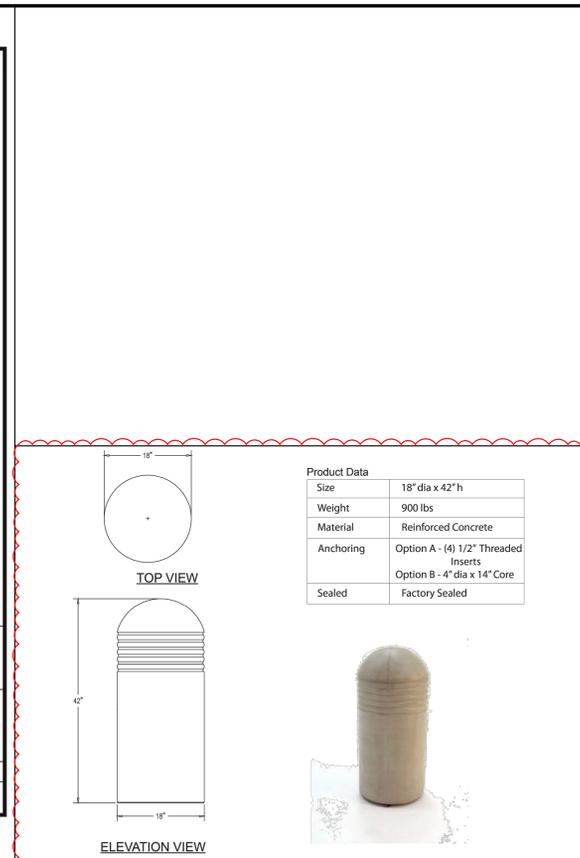
REV: ---

COUNT: 8 OF 10 SHEETS

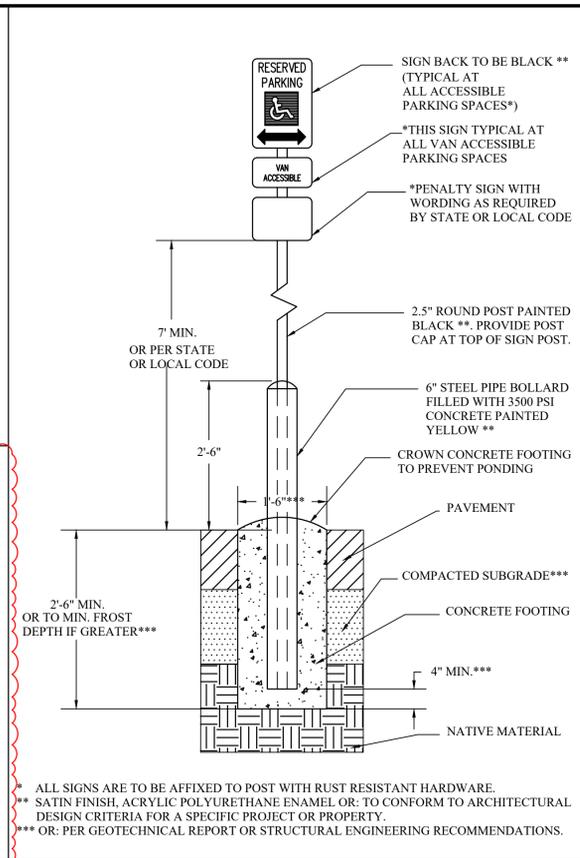
SHEET: C5.1



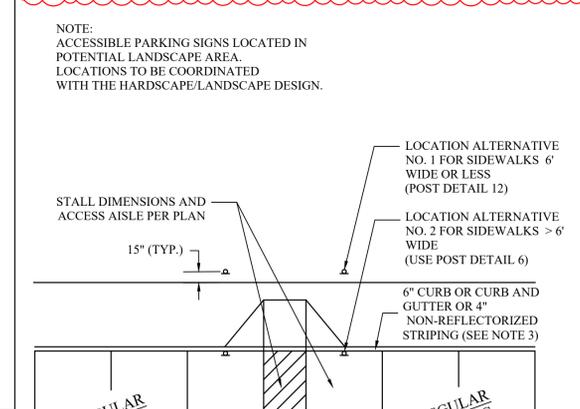
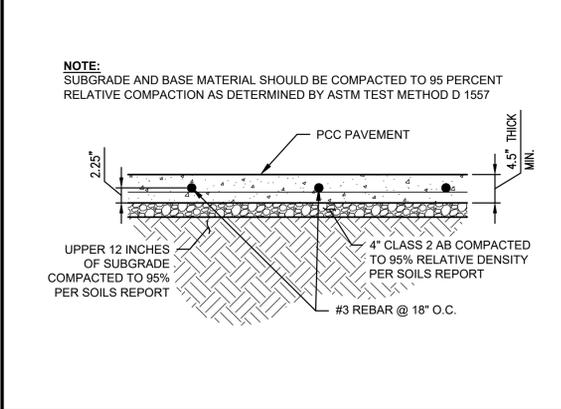
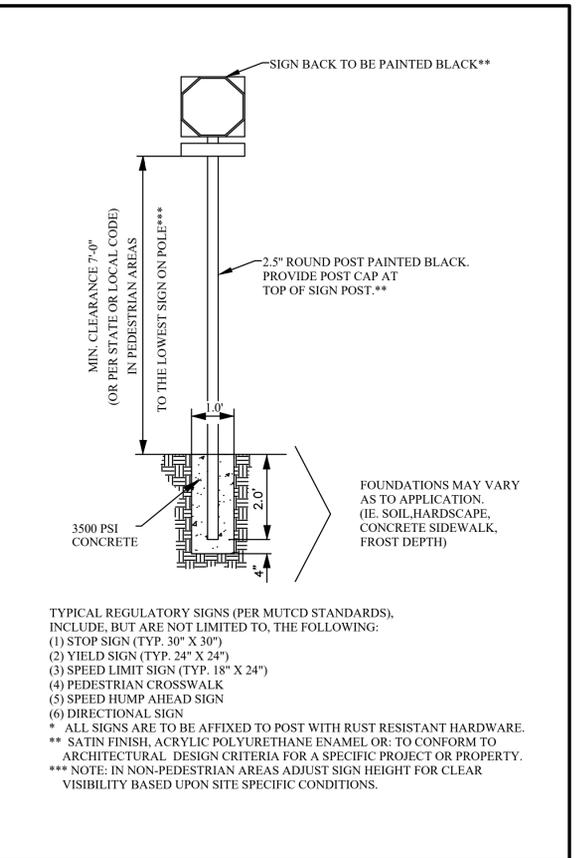
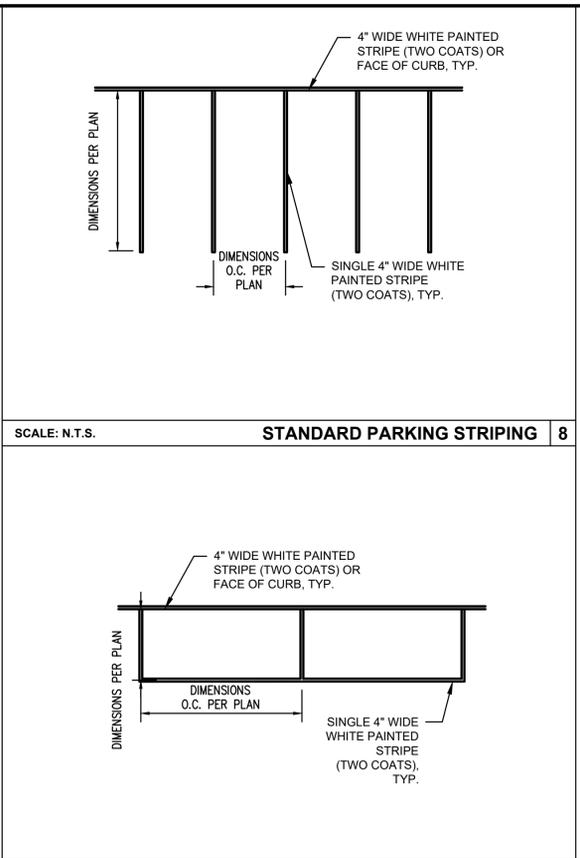
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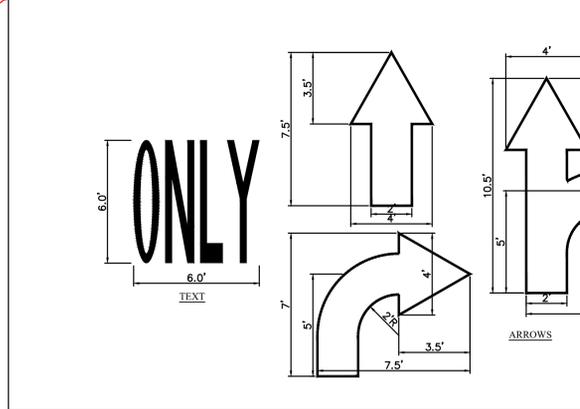
SCALE: N.T.S. **CONCRETE BOLLARD TF6009 5**



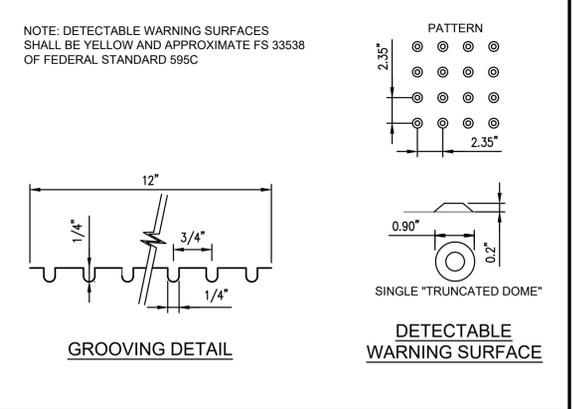
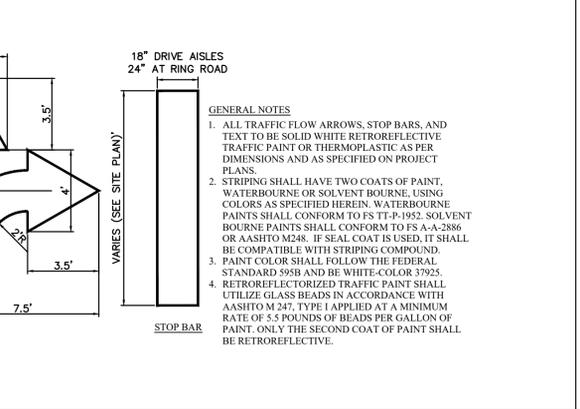
SCALE: N.T.S. **SIGN ASSEMBLY WITH BOLLARD 7**



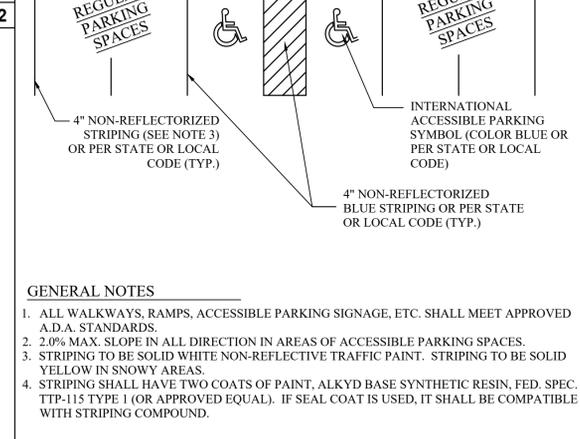
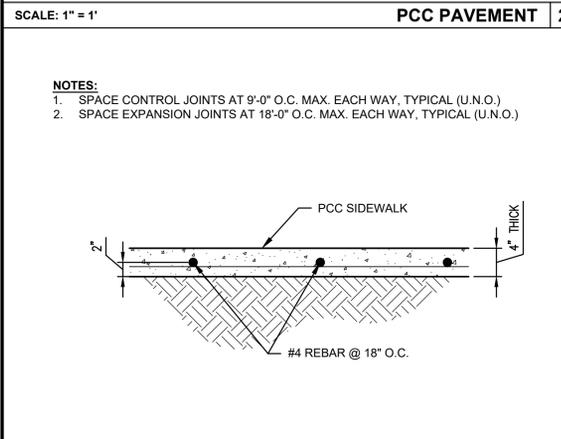
SCALE: N.T.S. **ACCESSIBLE PARKING LAYOUT 6**



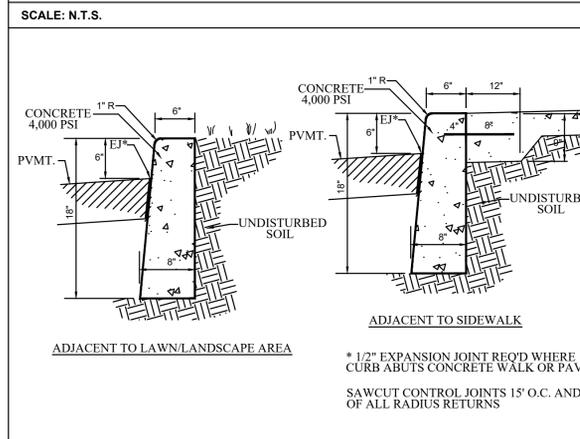
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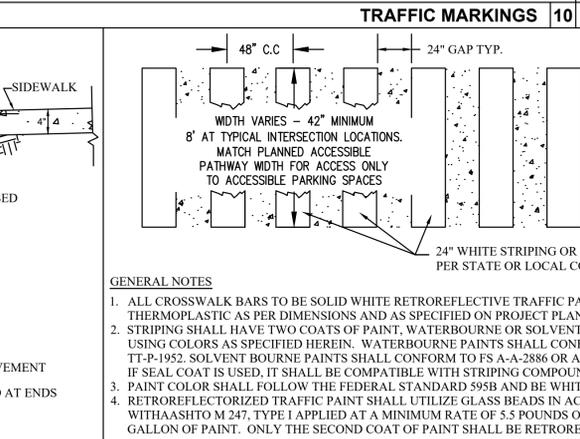
SCALE: N.T.S. **DETECTABLE WARNING SURFACE 13**



SCALE: 1" = 1' **6 INCH CURB 11**



SCALE: N.T.S. **CROSSWALK STRIPING 14**



SCALE: 1" = 2' **BOLLARD 15**

NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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SURVEYOR'S BENCHMARK

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BASIS OF BEARINGS

BENCHMARK: CURB ELEVATION: 169.59
DESCRIPTION: THIRD ST. AND 16" ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT. 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT) G:19:104

N CONSULTING ENGINEERS

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Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulting.com

DEREK H. KARIMOTO
2025-12-18

ISSUE: **PLANNING SUBMITTAL**

PROJECT ADDRESS: **1071 SANTA ROSA PLAZA SANTA ROSA, CA 95401**

CLIENT: **SIMON PROPERTY GROUP 225 WEST WASHINGTON ST INDIANAPOLIS, IL 46204-3438**

SITE: **SANTA ROSA PLAZA**

TITLE: **DETAILS**

SCALE AT D: **AS SHOWN**

DATE: **8/4/2025**

PROJECT NO: **22-007**

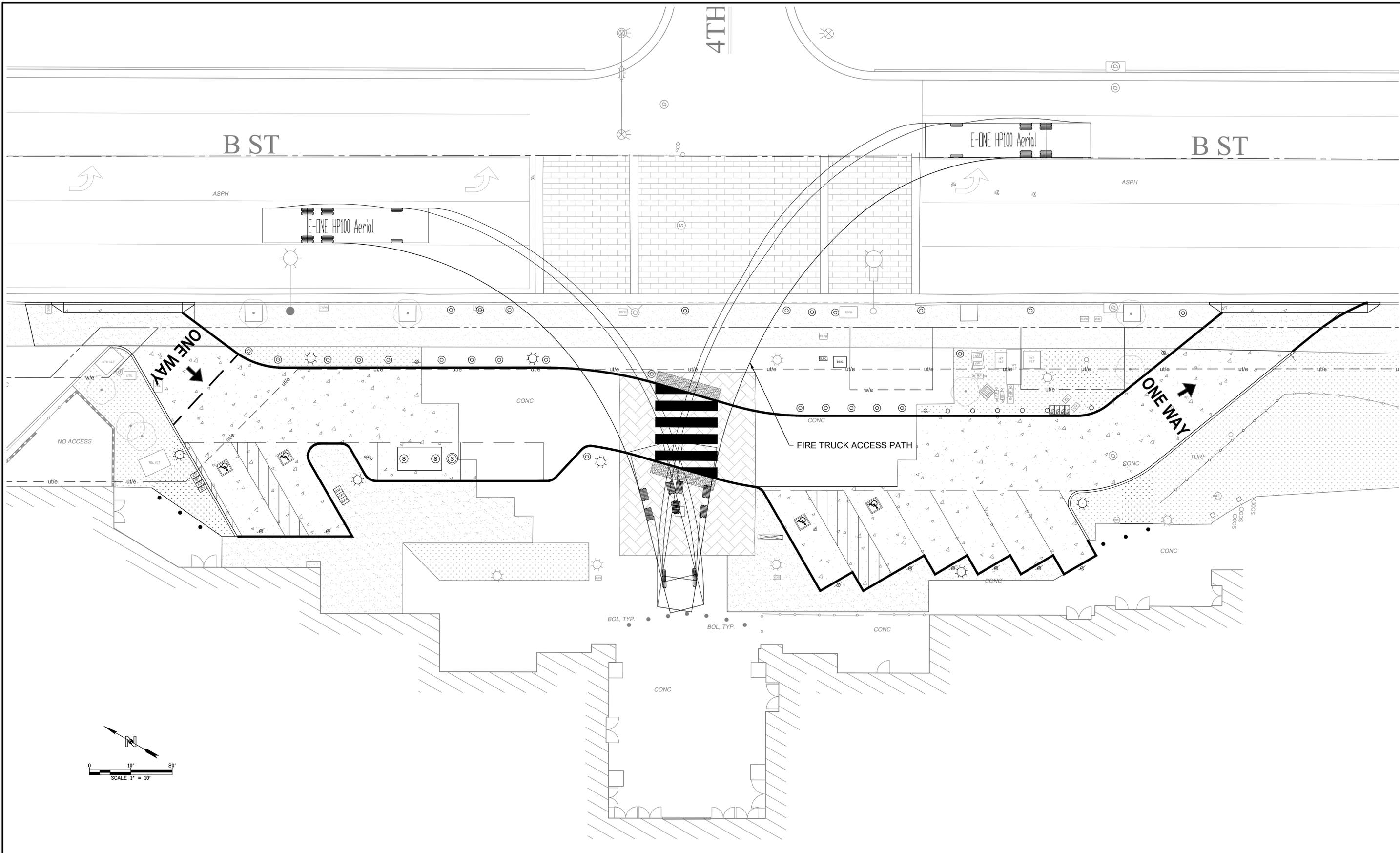
CHECKED: **D.H.K.**

REV: **---**

COUNT: **9**

OF 10 SHEETS

SHEET: **C6.0**



NO.	DATE	REVISION DESCRIPTION	BY	DATE

DIGALERT

 DIAL TOLL FREE
811
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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BASIS OF BEARINGS
 BENCHMARK: CURB ELEVATION: 159.59
 DESCRIPTION: THIRD ST. AND "B" ST. 2" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT, 30 FT. W/O CL INTERSECTION. (COORDINATE MONUMENT G-919) 704

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 DEREK H. KARIMOTO DATE

ISSUE: **PLANING SUBMITTAL**
 PROJECT ADDRESS:
 1071 SANTA ROSA PLAZA
 SANTA ROSA, CA 95401
 CLIENT:
 SIMON PROPERTY GROUP
 225 WEST WASHINGTON ST
 INDIANAPOLIS, IL 46204-3438

SITE:		SANTA ROSA PLAZA	
TITLE:		FIRE PATH PLAN	
DRAWN:	SCALE AT D:	DATE:	PROJECT NO:
D.M.	1" = 10'	8/4/2025	22-007
CHECKED:	REV:	COUNT:	SHEET:
D.H.K.	---	10 OF 10 SHEETS	C7.0