

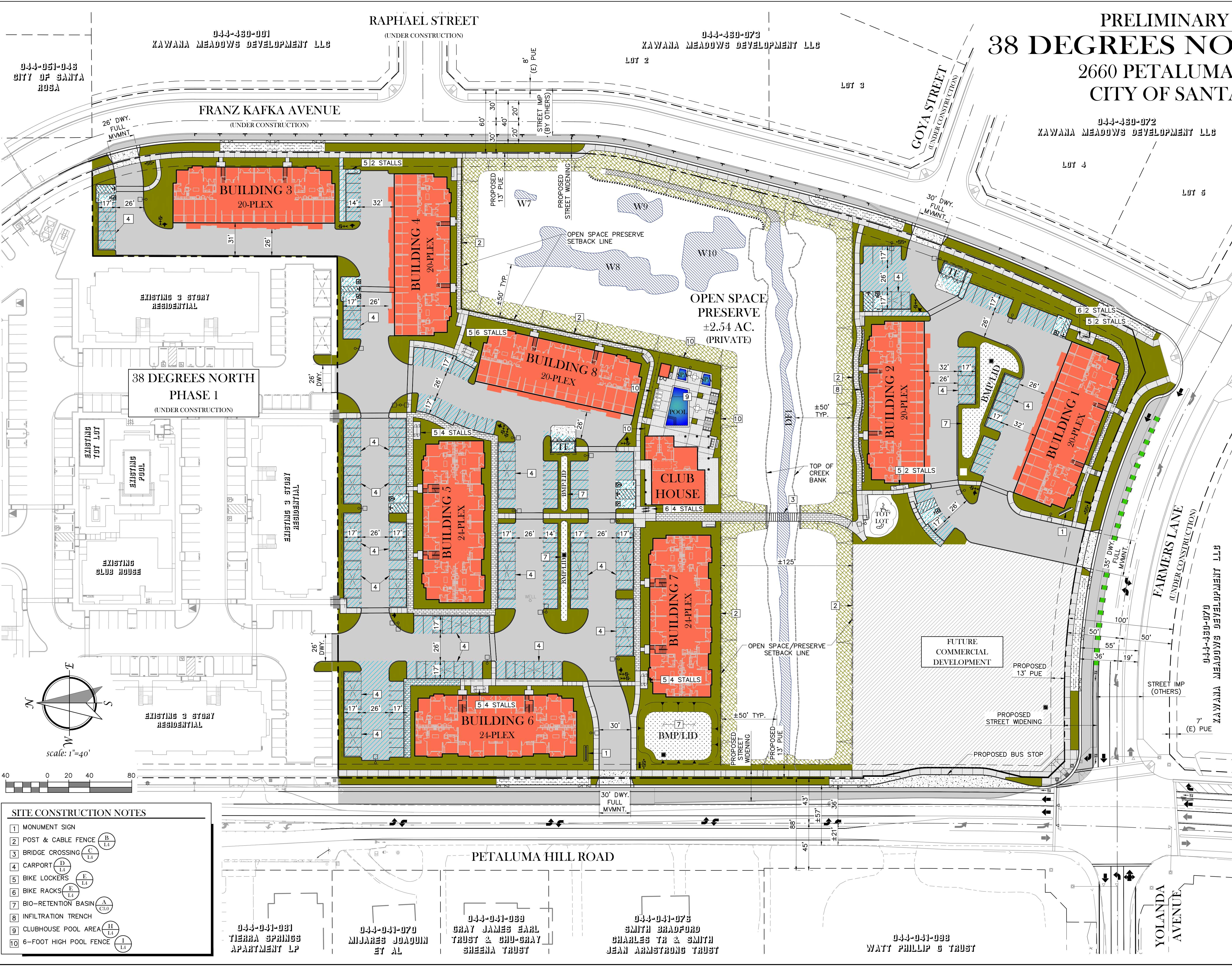
PRELIMINARY SITE PLAN

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	CARPORT
5	BIKE LOCKERS
6	BIKE RACKS
7	BIO-RETENTION BASIN
8	INFILTRATION TRENCH
9	CLUBHOUSE POOL AREA
10	6-FOOT HIGH POOL FENCE

PRELIMINARY SITE PLAN
JANUARY 27, 2020

TSD ENGINEERING, INC.
expect more.

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C1.0

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