

APN 059-340-037
PACATTE
PROPERTIES LLC

EXISTING NEILMED WAREHOUSE
APN 059-271-044
ALISHA & NATASHA PROPERTIES LLC

EXISTING NEILMED WAREHOUSE
APN 059-271-042
551 AVIATION LP

NEILMED WAREHOUSE
UNDER CONSTRUCTION
APN 059-340-056
ALISHA & NATASHA
PROPERTIES LLC

PRIVATE DRIVEWAY

NEILMED 2
OFFICE AND WAREHOUSE
FF 108.01
PAD 107.01

APN 059-271-006
AIRPORT BUSINESS
CENTER

TRUCK DOCK

APN
059-340-055
KARROB LLC

APN 059-430-006
AIRPORT BUSINESS CENTER

APN 059-430-005
AIRPORT BUSINESS CENTER

01-19-22 p:\projects\16452\16452.dwg 01/19/22 09:42:05 DELSTAR

EASEMENT NOTES

- 1 AVIGATION AND CLEARANCE EASEMENT PER DOCUMENT NUMBER 1893-120124.
- 2 POST CONSTRUCTION STORMWATER EASEMENT IN FAVOR OF COUNTY OF SONOMA PER BOOK 796, PAGES 44-48.
- 3 PUBLIC STORM DRAIN EASEMENT PER BOOK 796, PAGES 44-48.
- 4 15' PUBLIC STORM DRAIN EASEMENT IN FAVOR OF COUNTY OF SONOMA PER DOCUMENT NUMBER 2009-078951.
- 5 PUBLIC SEWER EASEMENT IN FAVOR OF COUNTY OF SONOMA PER DOCUMENT NUMBER 2018-016467.
- 6 PUBLIC STREET LIGHT EASEMENT PER BOOK 796, PAGES 44-48.
- 7 STREET LIGHT EASEMENT IN FAVOR OF COUNTY OF SONOMA PER DOCUMENT NUMBER 2009-078950.
- 8 WATER EASEMENT IN FAVOR OF TOWN OF WINDSOR PER DOCUMENT NUMBER 1994-0113366.

PARKING PROVIDED

STANDARD	TOTAL
ADA	53
FUTURE EV CHARGING	4
CLEAN AIR VANPOOL/ EV	3
TOTALS	64

LEGEND

LINES		
BOUNDARY	---	
PARCEL	---	
CENTER	---	
EASEMENT	---	
UTILITY LINES		
	EXISTING	PROPOSED
STORM DRAIN	---	---
WATER	---	---
SEWER	---	---
GAS	---	---
ELECTRICAL	---	---
TELEPHONE	---	---
TELEVISION	---	---
JOINT TRENCH	---	---
TOPOGRAPHY		
DROP INLET	---	---
DROP INLET WITH SIDE OPENINGS	---	---
WATER METER	---	---
WATER VALVE	---	---
BLOWOFF	---	---
FIRE HYDRANT	---	---
THRUST BLOCK	---	---
GAS METER	---	---
STORM DRAIN MANHOLE	---	---
STORM DRAIN CATCH BASIN	---	---
SEWER MANHOLE	---	---
SEWER CLEANOUT	---	---
JOINT POLE	---	---
LIGHT STANDARD	---	---
GUY/ANCHOR	---	---
CURB & GUTTER	---	---
AC DIKE	---	---
FENCE	---	---
CHAIN LINK FENCE	---	---
DITCH/SWALE	---	---
MONUMENT	---	---
TREE PROTECTION	---	---
TREE TO BE SAVED	---	---
TREE TO BE REMOVED	---	---



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SEAL

**PRELIMINARY DRAWING
SUBJECT TO CHANGE**

**NEILMED 2
WAREHOUSE**
LOT 7
AVIATION BLVD
SANTA ROSA, CA

REV	DATE	DESCRIPTION
	10/1/21	REDESIGN SITE
		PROJECT NO: 1904/4542.05
		CAD DWG FILE: 4542_05.NOTE
		DRAWN BY: PTT
		SCALE: AS SHOWN

SHEET TITLE

**PROPOSED
SITE PLAN**

SHEET NUMBER

C2

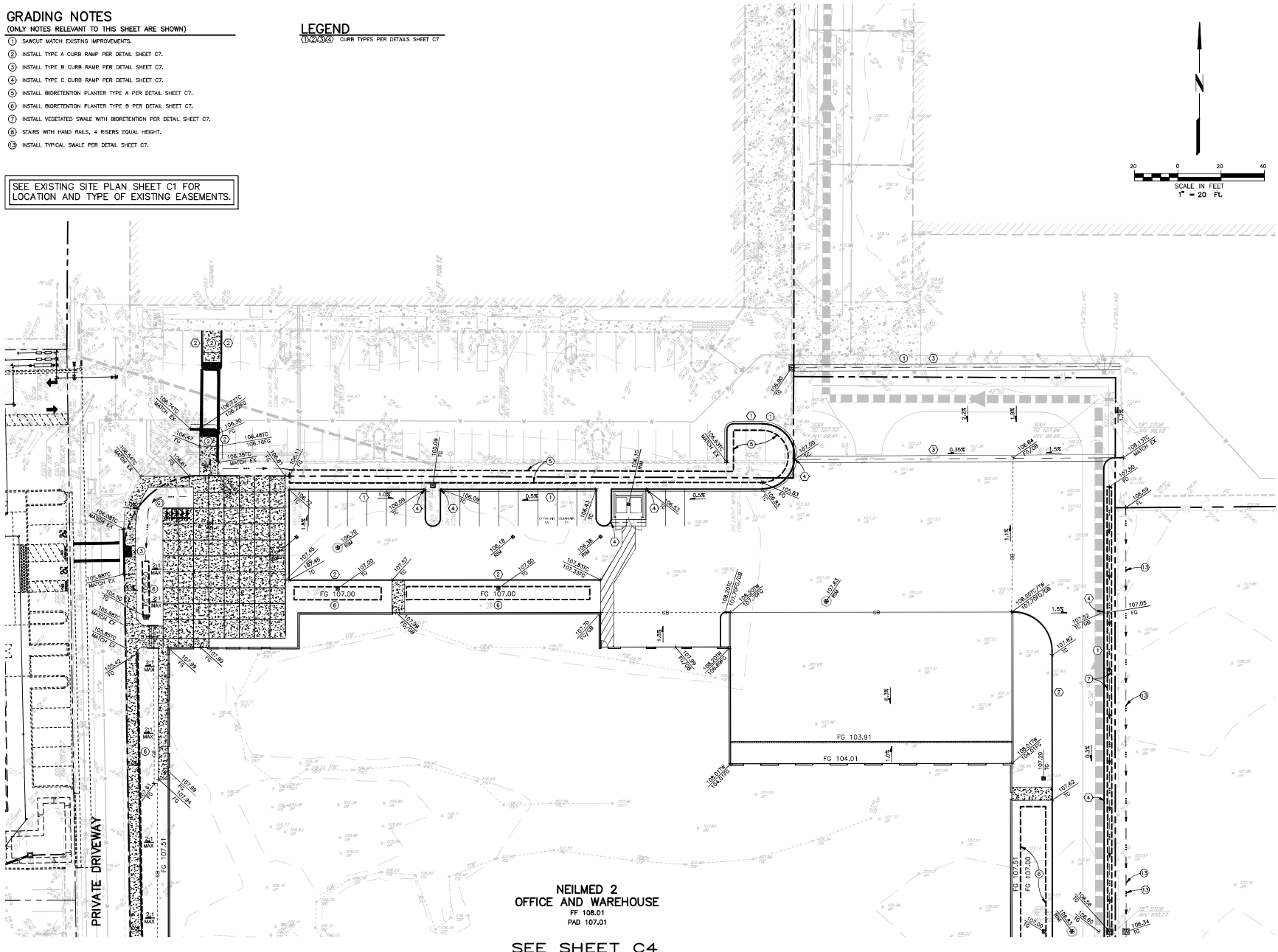
GRADING NOTES
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① SAWCUT MATCH EXISTING IMPROVEMENTS.
- ② INSTALL TYPE A CURB RAMP PER DETAIL SHEET C7.
- ③ INSTALL TYPE B CURB RAMP PER DETAIL SHEET C7.
- ④ INSTALL TYPE C CURB RAMP PER DETAIL SHEET C7.
- ⑤ INSTALL BIORETENTION PLANTER TYPE A PER DETAIL SHEET C7.
- ⑥ INSTALL BIORETENTION PLANTER TYPE B PER DETAIL SHEET C7.
- ⑦ INSTALL VEGETATED SWALE WITH BIORETENTION PER DETAIL SHEET C7.
- ⑧ STAIRS WITH HAND RAILS, 4 RISERS EQUAL HEIGHT.
- ⑨ INSTALL TYPICAL SWALE PER DETAIL SHEET C7.

LEGEND

①②③④ CURB TYPES PER DETAILS SHEET C7

SEE EXISTING SITE PLAN SHEET C1 FOR
LOCATION AND TYPE OF EXISTING EASEMENTS.



**NEILMED 2
OFFICE AND WAREHOUSE**
FF 108.01
PAD 107.01

SEE SHEET C4



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SUBJECT TO CHANGE

**NEILMED 2
WAREHOUSE**

LOT 7
AVIATION BLVD
SANTA ROSA, CA

REV	DATE	DESCRIPTION
10/1/21	REDESIGN SITE	
PROJECT NO:	1904/4542.05	
CAD DWG FILE:	4542_05 NOTE	
DRAWN BY:	PJT	
SCALE:	AS SHOWN	

SHEET TITLE

**PRELIMINARY
GRADING PLAN
NORTH**

SHEET NUMBER

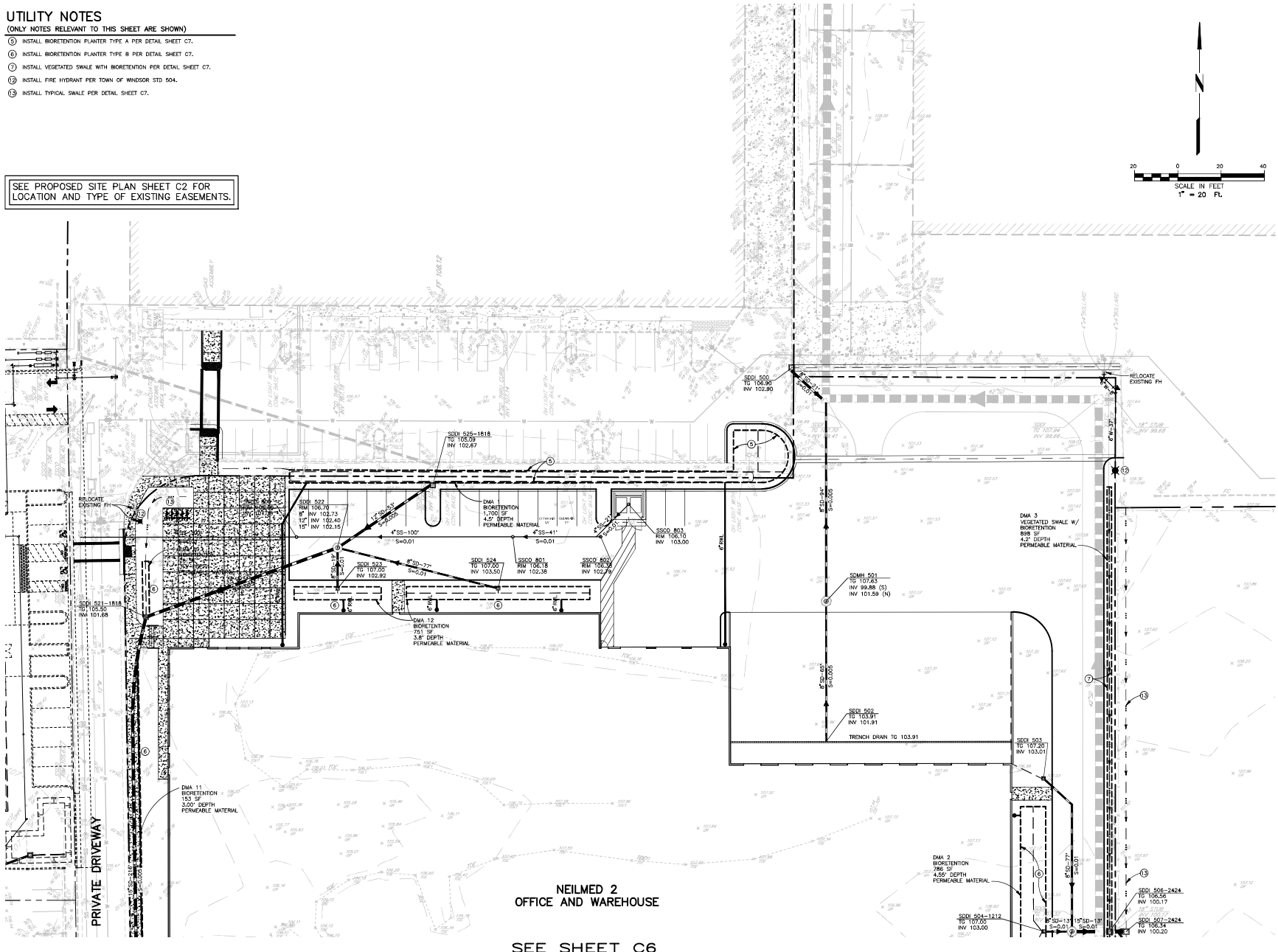
C3

UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① INSTALL BIORETENTION PLANTER TYPE A PER DETAIL SHEET C7.
- ② INSTALL BIORETENTION PLANTER TYPE B PER DETAIL SHEET C7.
- ③ INSTALL VEGETATED SWALE WITH BIORETENTION PER DETAIL SHEET C7.
- ④ INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STD 504.
- ⑤ INSTALL TYPICAL SWALE PER DETAIL SHEET C7.

SEE PROPOSED SITE PLAN SHEET C2 FOR LOCATION AND TYPE OF EXISTING EASEMENTS.



NEILMED 2
OFFICE AND WAREHOUSE

SEE SHEET C6



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SUBJECT TO CHANGE

**NEILMED 2
WAREHOUSE**

LOT 7
AVIATION BLVD
SANTA ROSA, CA

REV	DATE	DESCRIPTION
10/1/21		REDESIGN SITE
1904/4542.05		PROJECT NO.
4542.05 NOTE		CAD DWG FILE:
		DRAWN BY: PIT
		SCALE: AS SHOWN

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Del Starrett Architect

SHEET TITLE

PRELIMINARY
UTILITY PLAN
NORTH

SHEET NUMBER

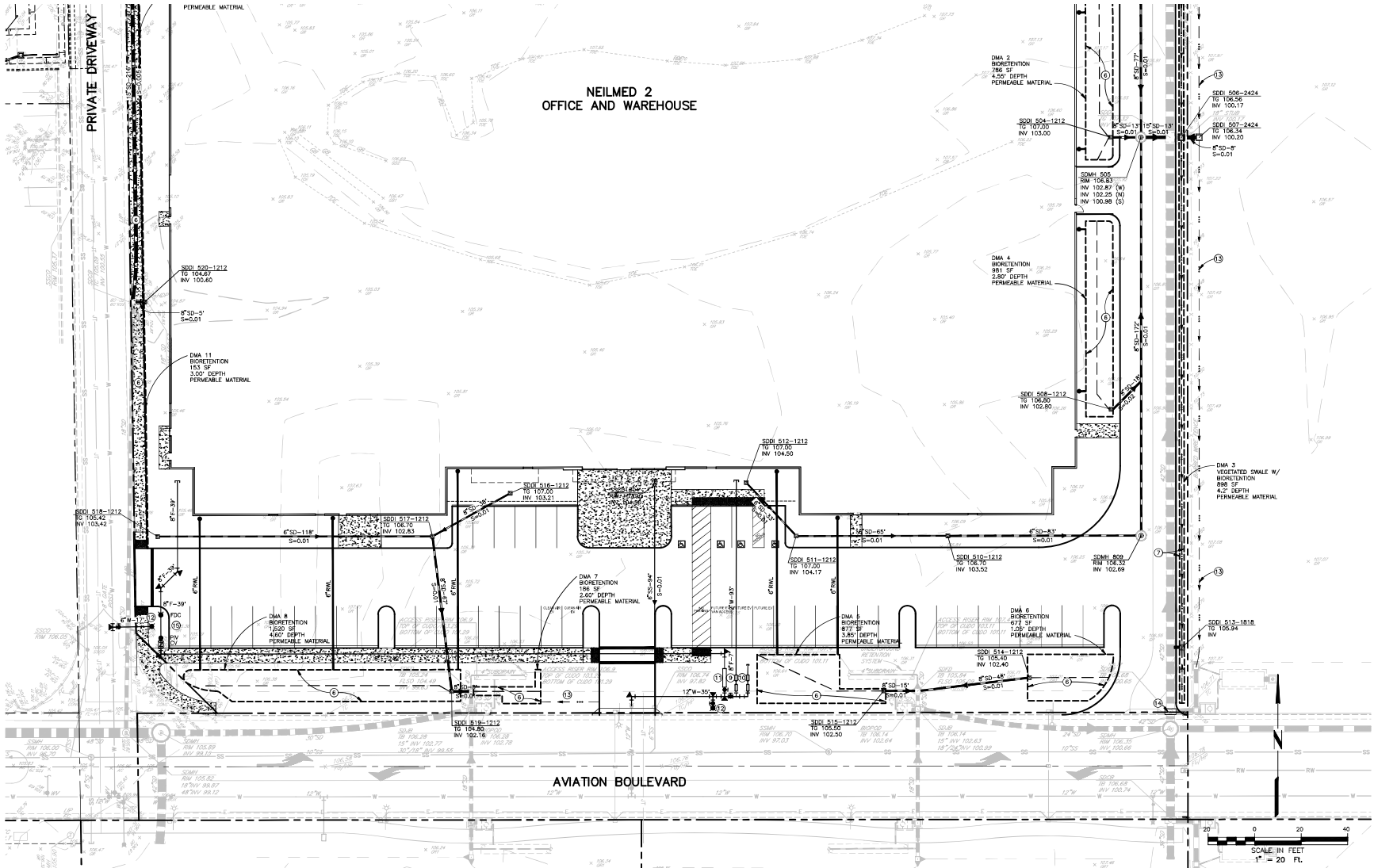
C5

01-19-22 ghawar V:\4542\4542_20\4542.05_P\Utility.dwg

SEE SHEET C5

NEILMED 2
OFFICE AND WAREHOUSE

AVIATION BOULEVARD



UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- 1) INSTALL BIORETENTION PLANTER TYPE A PER DETAIL SHEET C7.
- 2) REMOVE EXISTING CATCH BASIN TOP, INSTALL NEW 24"x48" H20 TRAFFIC RATED GALVANIZED STEEL GRATED INLET TOP ON EXISTING CATCH BASIN BASE.
- 3) INSTALL BIORETENTION PLANTER TYPE B PER DETAIL SHEET C7.
- 4) REMOVE EXISTING CATCH BASIN TOP, INSTALL NEW 24"x48" H20 TRAFFIC RATED GALVANIZED STEEL GRATED INLET TOP ON EXISTING CATCH BASIN BASE.
- 5) INSTALL VEGETATED SWALE WITH BIORETENTION PER DETAIL SHEET C7.
- 6) INSTALL CV/PP/ADC PER DETAIL SHEET C7.
- 7) WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER TOWN OF WINDSOR STD 509 AND 510.
- 8) 1-1/2" IRRIGATION METER AND REDUCED PRESSURE BACKFLOW PREVENTER PER TOWN OF WINDSOR STD 506 AND 510.
- 9) DOUBLE DETECTOR CHECK AND FIRE DEPARTMENT CONNECTION PER TOWN OF WINDSOR STD 511.
- 10) INSTALL FIRE HYDRANT PER TOWN OF WINDSOR STD 504.
- 11) INSTALL TYPICAL SWALE PER DETAIL SHEET C7.

SEE PROPOSED SITE PLAN SHEET C2 FOR LOCATION AND TYPE OF EXISTING EASEMENTS.



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10/1/21		REDESIGN SITE
PROJECT NO:	1904/4542.05	
CAD DWG FILE:	4542.05 NOTE	
DRAWN BY:	PJT	
SCALE:	AS SHOWN	

SHEET TITLE

PRELIMINARY
UTILITY PLAN
SOUTH

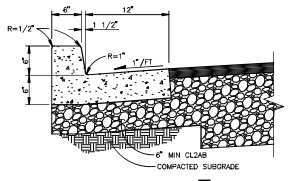
SHEET NUMBER

C6

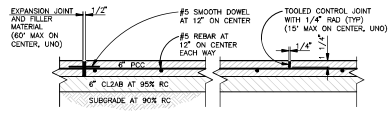
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CURB AND GUTTER NOTES

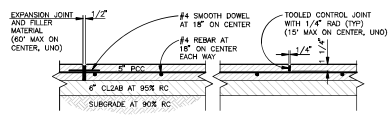
1. SURGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
3. CONCRETE SHALL BE CLASS B, CONTAINING NOT LESS THAN 5 SACKS CEMENT PER CUBIC YARD.
4. FINISHED PAVEMENT SURFACE SHALL BE 1/4" ABOVE LIP OF GUTTER.
5. EXPANSION JOINTS, 1/4" INCH WIDE, SHALL BE INSTALLED AT EACH SIDE OF STRUCTURES, AT ENDS OF CURBS RETURNING AND AT THE TOP OF DRIVEWAY TAPERES.
6. EXPANSION JOINTS SHALL BE INSTALLED AT 50 FOOT INTERVALS, WITH WEADED FLANGE JOINTS EVERY 15 FEET.
7. GUTTER SLOPE SHALL BE 3/8" MAXIMUM (3/16" PER FOOT) AT ALL WALKWAYS FOR ADA COMPLIANCE.



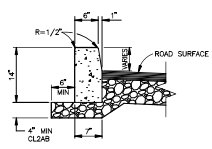
**TYPE ①
CURB AND GUTTER**
NOT TO SCALE



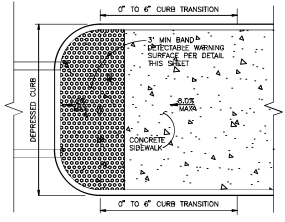
CONCRETE (HEAVY DUTY)
NOT TO SCALE



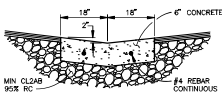
CONCRETE (LIGHT DUTY-ADA)
NOT TO SCALE



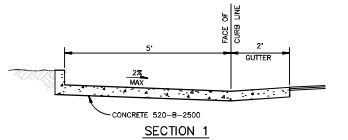
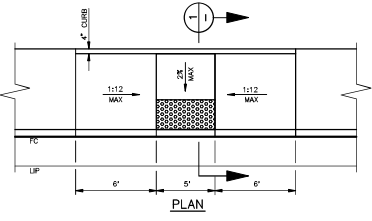
**TYPE ②
STANDARD VERTICAL CURB**
NOT TO SCALE



PEDESTRIAN CURB RAMP TYPE A
NOT TO SCALE



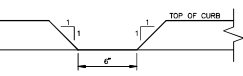
**TYPE ③
VALLEY GUTTER**
NOT TO SCALE



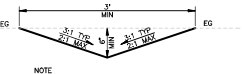
NOTES

1. THE BOTTOM OF THE RAMP SHALL BE FLUSH WITH THE GUTTER. NO LIP SHALL BE USED.
2. SIDEWALK AND RAMP THICKNESS SHALL BE 4".
3. 8.33% SLOPE EQUALS 1 IN 12.

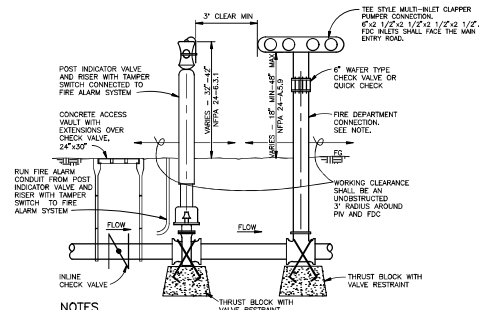
PEDESTRIAN RAMP TYPE B
NOT TO SCALE



**TYPE ④
CURB OPENING**
NOT TO SCALE

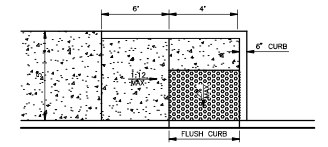


TYPICAL SWALE
NOT TO SCALE

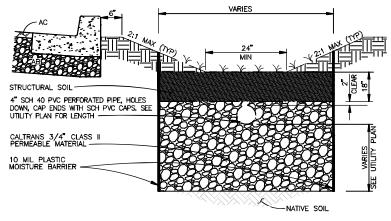


- NOTES**
1. ALL BELOW GRADE PIPE SHALL BE DUCTILE IRON.
 2. FROSTIC SINK (DEPICTING THAT TWO TROUS SERIES THE BRANDING SPRINKLERS). SINKS SHALL HAVE A MINIMUM DIMENSION OF 18" BY 18" AND BE CONSTRUCTED OF STEEL OR ALUMINUM AND HAVE A RED REFLECTIVE BACKGROUND AND WHITE REFLECTIVE LETTERS AND A 3/4" WIDE WHITE REFLECTIVE BORDER. FDC SINK SHALL BE INSTALLED NEAR THE FDC BUT SHALL NOT BE PLACED IN A AREA THAT WOULD INTERFERE WITH THE OPERATION OF THE FDC. FDC SINK SHALL BE INSTALLED TO FACE THE MAIN ENTRY ROAD.
 3. RESTRAINED JOINTS ARE REQUIRED FOR ALL NEW CONSTRUCTION FROM DATE VALUE TO FDC. JOINTS SHALL BE RESTRAINED WITH EBM HORN SERIES 20000P OR EBM HORN NEOLINE SERIES 1100 PIPE RESTRAINTS AND EBM HORN SERIES 1500TD BELL RESTRAINT WARRNS.

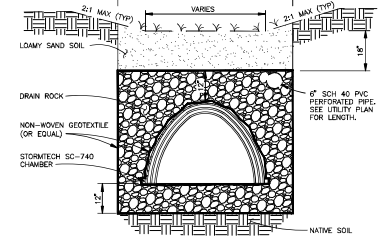
CV/PIV/FDC
NOT TO SCALE



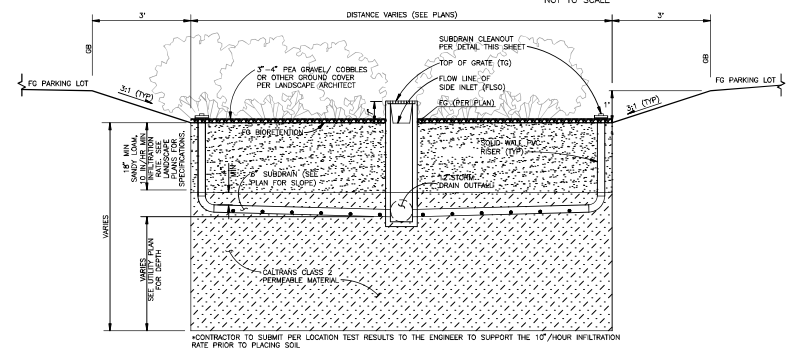
PEDESTRIAN CURB RAMP TYPE C
NOT TO SCALE



VEGETATED SWALE WITH BIORETENTION
NOT TO SCALE



BIORETENTION PLANTER TYPE A
NOT TO SCALE



BIORETENTION PLANTER TYPE B
NOT TO SCALE



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DETAILS

SHEET NUMBER

C7