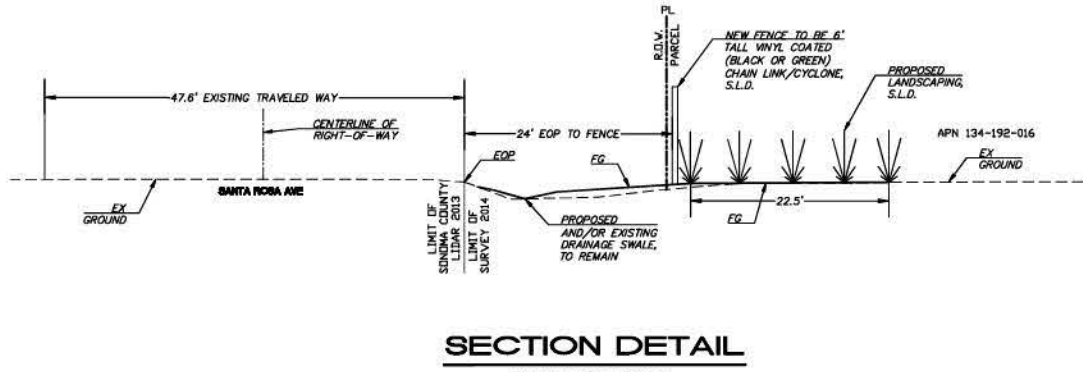


D:\MUNSELLE CIVIL DROPPBOX\LEIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2019\245-19 4040 SANTA ROSA AVE\DWGS\245-19 SITE PLAN\DWG 5/3/2023 9:42 AM EL



SECTION DETAIL

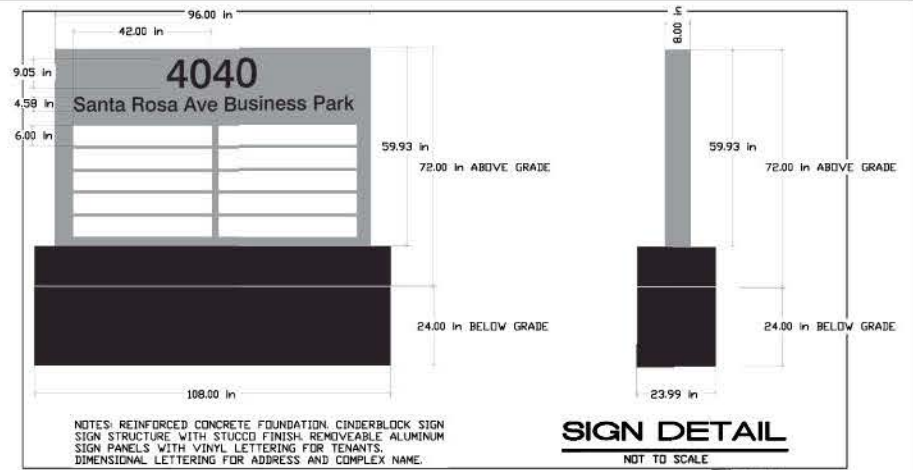
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'

NOTE 1B: NUMBER OF PARKING SPACES SHOWN ON PLAN BASED ON SONOMA COUNTY CODE CHAPTER 26, ARTICLE 86. MAJORITY OF PARKING IS TO BE PROVIDED IN EXISTING PARKING AREAS ADJACENT TO THE PROPERTY FRONTAGE AND SANTA ROSA AVE. ALTHOUGH PARKING LOCATIONS MAY VARY ON-SITE ON A DAY TO DAY BASIS DEPENDING ON TENANT OR EMPLOYEE NEEDS, THE SITE PLAN SHOWS THE SITE CAN ACCOMMODATE 78 PARKING SPACES AS REQUIRED BY ARTICLE 86, FAR EXCEEDING THE AMOUNT OF PARKING SPACES NEEDED ON-SITE TO ACCOMMODATE EMPLOYEE PARKING AND TRAFFIC DURING PEAK HOURS (PLEASE REFER TO TRAFFIC STUDY BY W-TRANS DATED JULY 7, 2021).

EARTHWORK:

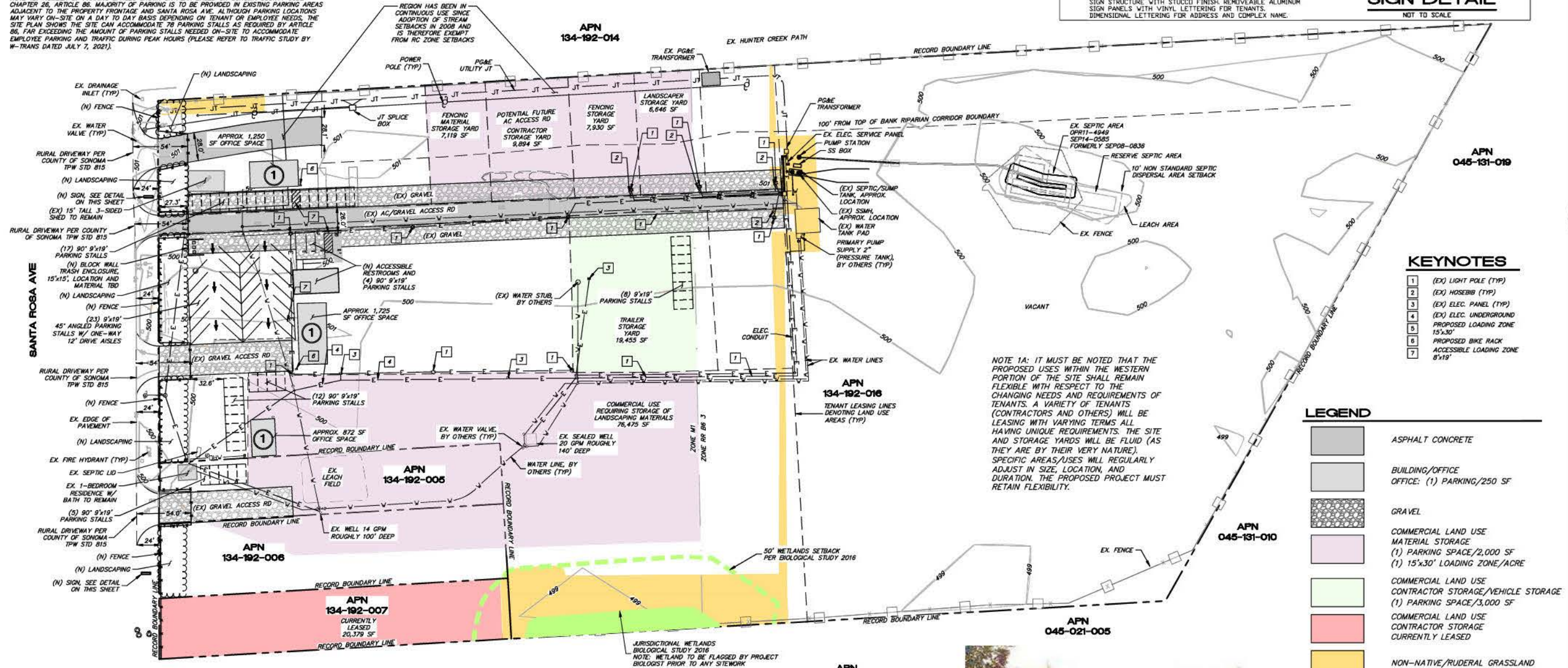
	CUT	FILL	NET
SITE	800 CY	800 CY	0 CY
TOTAL	800 CY	800 CY	0 CY <BALANCED>

- NOTES:
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR UTILITY TRENCHES, BENCHING, KEYWAYS, OVER EXCAVATION, IMPORT FILL, ETC AND/OR OTHER MEASURES DEEMED NECESSARY.
 2. CONTRACTOR IS RESPONSIBLE FOR HIS OWN EARTHWORK QUANTITIES.
 3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.
 4. APPROXIMATE DISTURBED AREA OF SITE = 0.20 ACRES (+8500 SF)



SIGN DETAIL

NOT TO SCALE



NOTE 1A: IT MUST BE NOTED THAT THE PROPOSED USES WITHIN THE WESTERN PORTION OF THE SITE SHALL REMAIN FLEXIBLE WITH RESPECT TO THE CHANGING NEEDS AND REQUIREMENTS OF TENANTS. A VARIETY OF TENANTS (CONTRACTORS AND OTHERS) WILL BE LEASING WITH VARYING TERMS. ALL HAVING UNIQUE REQUIREMENTS. THE SITE AND STORAGE YARDS WILL BE FLUID (AS THEY ARE BY THEIR VERY NATURE). SPECIFIC AREAS/USES WILL REGULARLY ADJUST IN SIZE, LOCATION, AND DURATION. THE PROPOSED PROJECT MUST RETAIN FLEXIBILITY.

KEYNOTES

- 1 (EX) LIGHT POLE (TYP)
- 2 (EX) HOSEBB (TYP)
- 3 (EX) ELEC. PANEL (TYP)
- 4 (EX) ELEC. UNDERGROUND PROPOSED LOADING ZONE 15'x30'
- 5 PROPOSED BIKE RACK
- 6 ACCESSIBLE LOADING ZONE 8'x19'
- 7

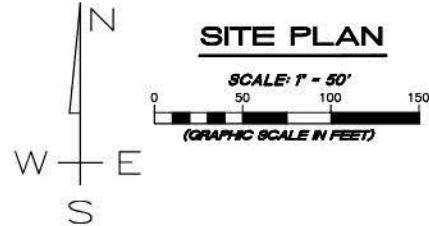
LEGEND

- ASPHALT CONCRETE
- BUILDING/OFFICE OFFICE: (1) PARKING/250 SF
- GRAVEL
- COMMERCIAL LAND USE MATERIAL STORAGE (1) PARKING SPACE/2,000 SF (1) 15'x30' LOADING ZONE/ACRE
- COMMERCIAL LAND USE CONTRACTOR STORAGE/VEHICLE STORAGE (1) PARKING SPACE/3,000 SF
- COMMERCIAL LAND USE CONTRACTOR STORAGE CURRENTLY LEASED
- NON-NATIVE/RUDERAL GRASSLAND
- WETLAND
- 50 FT WETLAND SETBACK
- WATER LINE/UTILITIES (BY OTHERS)
- ELECTRIC UTILITIES (BY OTHERS)
- JOINT TRENCH (BY OTHERS)
- PORTABLE OFFICE TRAILER, EXACT LOCATION(S) SUBJECT TO CHANGE BASED ON TENANTS OFFICE TRAILER DOES NOT PROPOSE TO HAVE SEWER OR WATER

PARKING:

REQUIRED PARKING PER SONOMA COUNTY CODE CHAPTER 26 ARTICLE 86.

LAND USE	TOTAL AREA (SF)	ARTICLE 86	PARKING SPACES
OFFICE	3,847	(1) PARKING SPACE/250 SF	15
COMMERCIAL MATERIAL	108,064	(1) PARKING SPACE/2,000 SF	54
COMMERCIAL TRAILER/VEHICLE STORAGE	19,455	N/A	N/A
COMMERCIAL LEASED, CONTRACTOR STORAGE	20,379	N/A	N/A
TOTAL CALCULATED	-	-	69
TOTAL PROVIDED	-	-	69



ABBREVIATIONS

- AC ASPHALT CONCRETE
- APPROX. APPROXIMATE
- BLDG BUILDING
- CL CENTERLINE
- ELEC. ELECTRIC
- (EX), EX. EXISTING
- (N) NEW
- RD ROAD
- SS SANITARY SEWER
- (TYP) TYPICAL
- W/ WITH

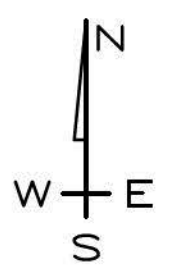
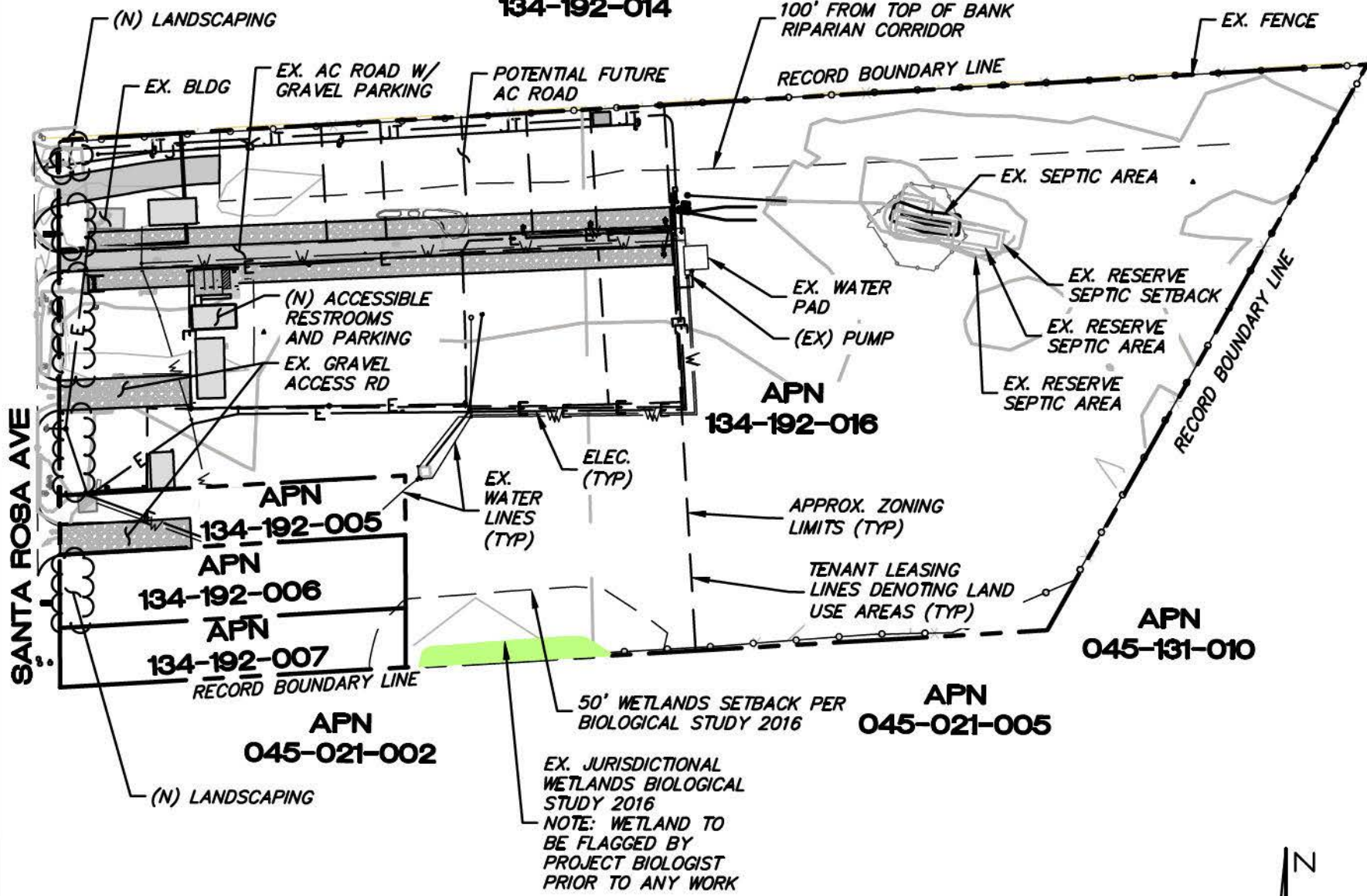


OFFICE TRAILER EXAMPLE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & SURVEYING
 PLANNING & CONSTRUCTION MANAGEMENT
 919 CENTER STREET
 HEADQUARTERS, CA 96448
 (707) 968-0868

4020, 4028, 4034, 4040, 4060 SANTA ROSA AVE
 SITE PLAN
 APN 134-192-005, 006, 007, 014
 4020, 4028, 4034, 4040, 4060 SANTA ROSA AVE
 SANTA ROSA, CA

05-03-2023
 JOB NO. 245-19
 SHEET NO. 1
 OF 3 SHEETS



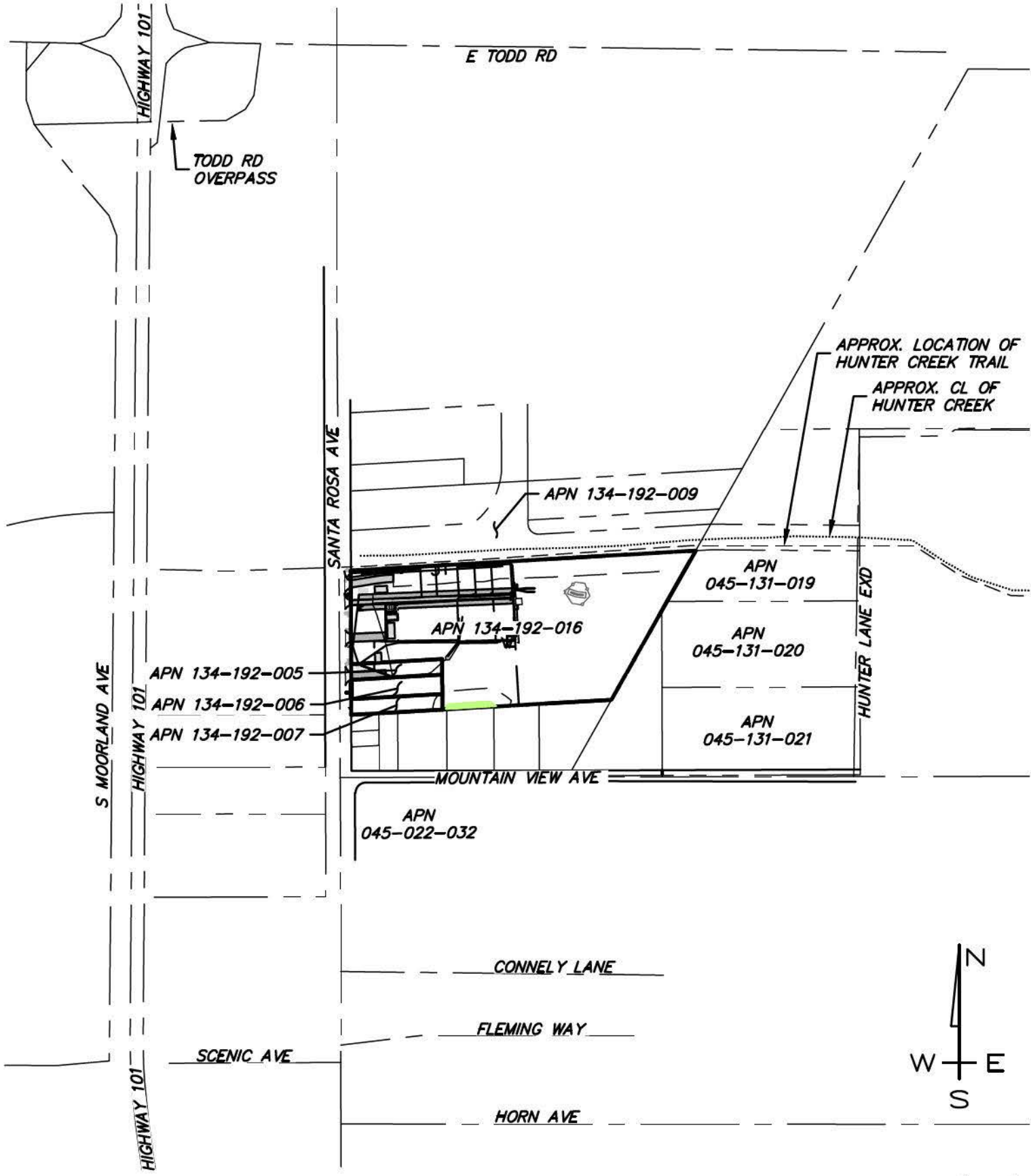
MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING ♦ SURVEYING ♦
 PLANNING ♦ CONST. MANAGEMENT ♦
 619 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 995-0968



MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING LAND SURVEYING

SITE MAP
 APN 134-192-005, -006, -007, -016
 4020, 4026, 4034, 4040, 4060 SANTA
 ROSA AVE
 SANTA ROSA, CA

DATE: 05-03-2023
JOB NO. 245-19
SHEET 2 OF 3



SCALE: 1"=500'

DATE:
05-03-2023

JOB NO.
245-19

SHEET 3 OF 3

LOCATION MAP

APN 134-192-005, -006, -007, -016

4020, 4028, 4084, 4040, 4060 SANTA ROSA AVE

SANTA ROSA, CA



MUNSELLE CIVIL ENGINEERING

◆ CIVIL ENGINEERING ◆ SURVEYING ◆
◆ PLANNING ◆ CONST. MANAGEMENT ◆

513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968