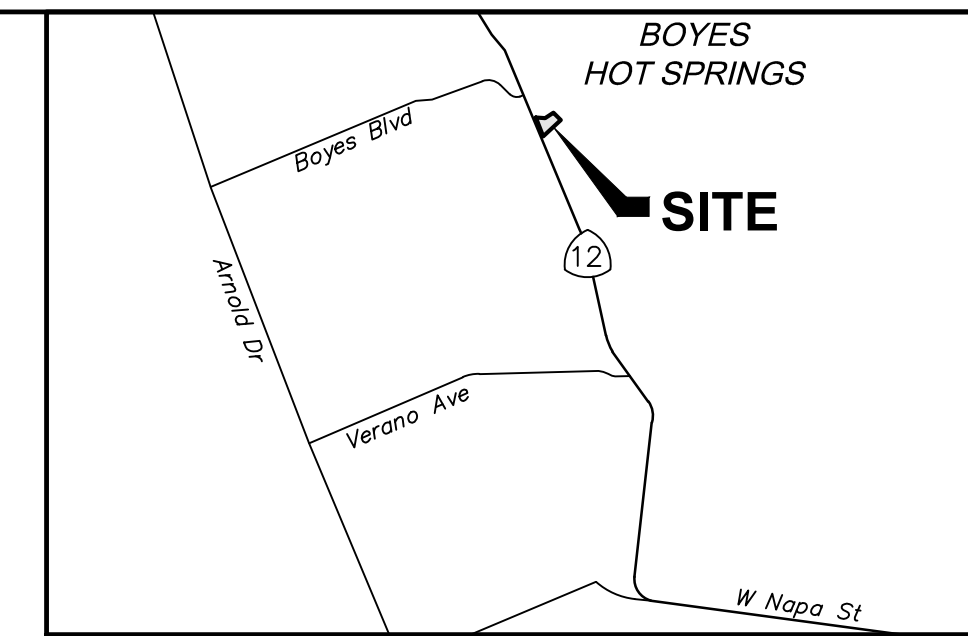
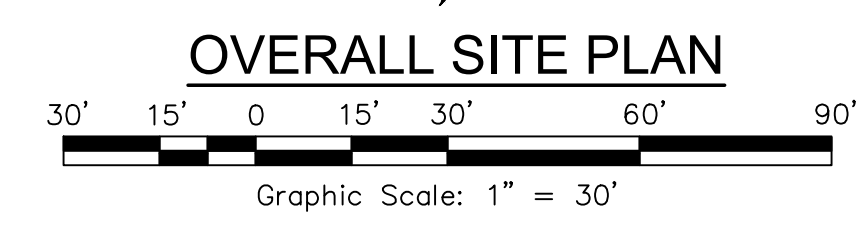
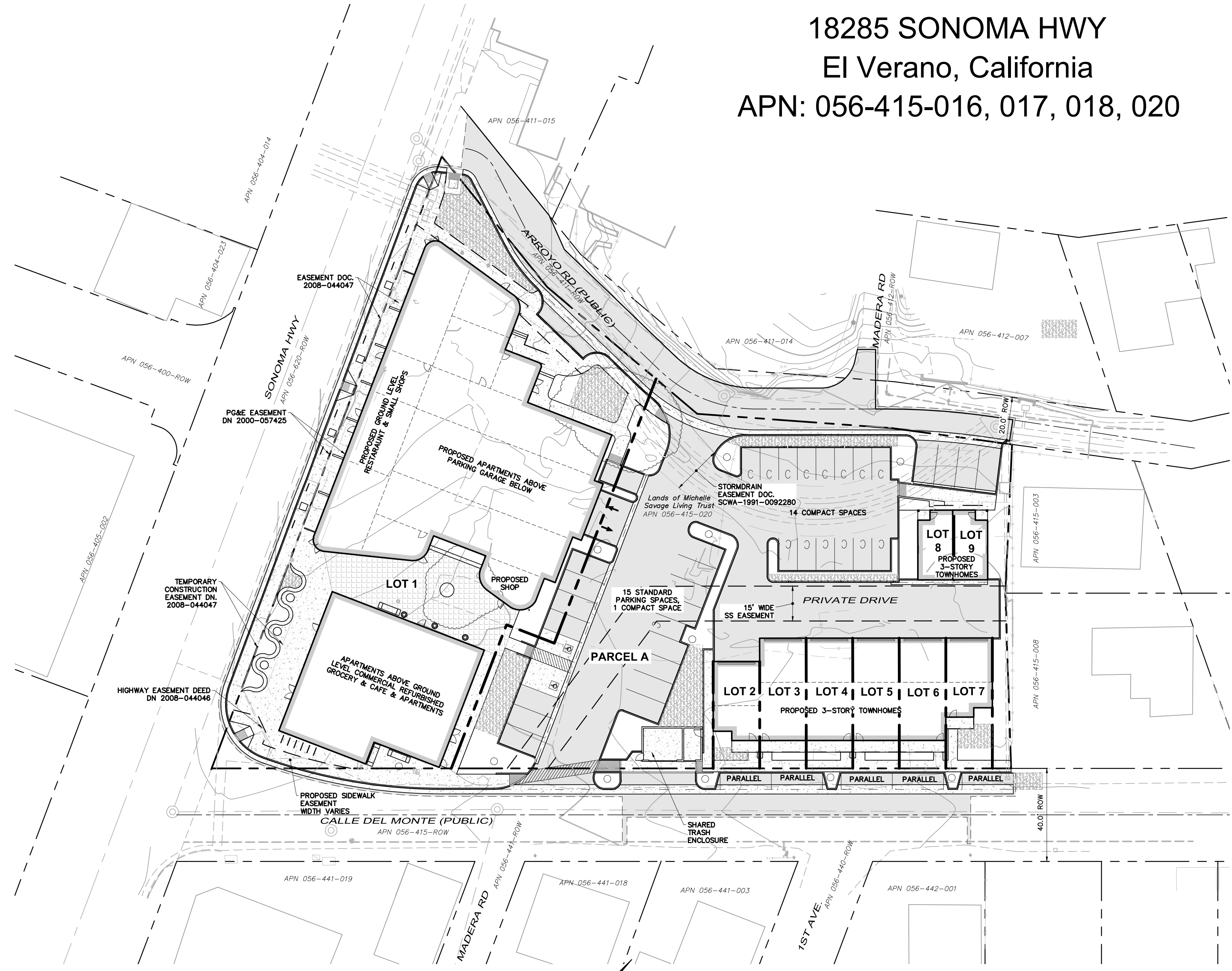


PRECISE DEVELOPMENT PLAN BOYES FOOD CENTER MIXED USE

18285 SONOMA HWY
El Verano, California
APN: 056-415-016, 017, 018, 020



LOCATION MAP
NOT TO SCALE



- LOT 1:**
21 APARTMENT UNITS ABOVE GROUND
LEVEL COMMERCIAL USES & PARKING
GARAGE &
8 APARTMENT UNITS ABOVE GROUND
LEVEL COMMERCIAL REFURBISHED GROCERY
& CAFE.
- LOT 2-9:**
3-STORY TOWNHOMES
- SITE AREA:**
54,902.81 SF = 1.26 ACRES
- MIXED USE LOT SIZE:**
LOT 1: 25,662 SF = 0.59 ACRES
- RESIDENTIAL LOT SIZE:**
LOT 2: 919.6 SF = 0.021 ACRES
LOT 3: 1,119.8 SF = 0.026 ACRES
LOT 4: 1,119.8 SF = 0.026 ACRES
LOT 5: 1,119.8 SF = 0.026 ACRES
LOT 6: 1,119.8 SF = 0.026 ACRES
LOT 7: 1,120.9 SF = 0.026 ACRES
LOT 8: 416.0 SF = 0.01 ACRES
LOT 9: 416.0 SF = 0.01 ACRES
- PARCEL A:**
21,891.8 SF = 0.50 ACRES
- COMMON PARCEL FOR UTILITY
DRAINAGE, ACCESS AND PARKING EASEMENTS**

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	6" SANITARY SEWER (0.003 MIN SLOPE) & MANHOLE
SSCO	---	4" SANITARY SEWER LATERAL (0.02 MIN SLOPE) & CLEANOUT
DI	---	STORM DRAIN & DRAIN INLET (DI)
GV	---	GATE VALVE
DCV	---	DOUBLE DETECTOR CHECK VALVE
WM	---	WATER METER
HP	---	FIRE HYDRANT
RP	---	REDUCED PRESSURE BACKFLOW PREVENTER
FC	---	FIRE DEPARTMENT CONNECTION
RIP	---	ROCK RIP-RAP

HATCHING	DESCRIPTION
AC OVER CL II AB	AC OVER CL II AB
HARDSCAPE (SLD)	HARDSCAPE (SLD)
EASEMENT	EASEMENT
PERMEABLE PAVING (SLD)	PERMEABLE PAVING (SLD)
BIORETENTION AREA	BIORETENTION AREA

ABBREVIATIONS	DESCRIPTION
AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BM	BENCH MARK
C	COMPACT PARKING
CB	CATCH BASIN
CL	CLASS
CO	CENTERLINE CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EL	ELEVATION
EX	EXISTING
FL	FLOWLINE
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FSS	FIRE SAFE STANDARD
GB	GRADE BREAK
GR	GRATE
HC	HANDICAPPED
IG	INVERT GRATE
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MRR	MEN'S RESTROOM
NTS	NOT TO SCALE
NO	NUMBER
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TYP	TYPICAL
USP	UNDER SEPARATE PERMIT
W	WATER
WM	WATER METER
WRR	WOMEN'S RESTROOM
WV	WATER VALVE

OWNER
MICHELLE SAVAGE LIVING TRUST

SUBDIVIDER
KS MATTSON PARTNERS LP
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VACAVILLE CA 95696
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ARCHITECT
TLCD ARCHITECTURE
520 THIRD STREET, #250
SANTA ROSA, CA 95401
PHONE: (707) 525-5600
CONTACT: DANIEL BACKMAN

LANDSCAPE ARCHITECT
QUADRIGA LANDSCAPE ARCHITECTURE & PLANNING, INC.
1212 FOURTH STREET, STUDIO K
SANTA ROSA, CA 95404
PHONE: (707) 548-3561
CONTACT: CHRISTINE TALBOT

PROJECT DESCRIPTION
THE PROJECT IS A REDEVELOPMENT OF AN EXISTING DEVELOPED SITE BOUNDED BY HIGHWAY 12 ON THE EASTERLY PROPERTY LINE, CALLE DEL MONTE ON THE SOUTHERLY PROPERTY LINE AND ARROYO ROAD ON THE NORTHERLY PROPERTY LINE. THE SITE IS SUBDIVIDED INTO FOUR PARCELS TOTALING TO APPROXIMATELY 1.26 ACRES.

THE PROPOSED REDEVELOPMENT OF THE PROJECT SITE CONSISTS OF 37 RESIDENTIAL UNITS OF APARTMENTS AND TOWNHOMES THAT WILL SERVE A BROAD MIX OF FAMILY SIZES AND INCOME. RESIDENTIAL UNITS WILL SHARE COMMON AMENITIES WHICH INCLUDES PEDESTRIAN PROMENADE, PUBLIC PLAZA, PARKING GARAGE, AND OUTDOOR RECREATION SPACE.

THE SITE ALSO CONSISTS OF 7,000 SQUARE FEET OF COMMERCIAL RETAIL INCLUDING GENERAL RETAIL BUSINESSES, PERSONAL SERVICE ESTABLISHMENTS, AND RESTAURANT USES THAT WILL SERVE THE LOCAL COMMUNITY AND PROVIDE LOCAL JOBS, PEDESTRIAN AMENITIES, PARKING, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS.

THE RESIDENTIAL, RETAILS, AND RESTAURANT USES WILL SHARE COMMON PARKING FACILITIES LOCATED AT THE REAR OF THE EXISTING MIXED USE BUILDINGS.

LOT 1 CONSISTS OF 21 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL USES & PARKING GARAGE & 8 APARTMENT UNITS ABOVE GROUND LEVEL COMMERCIAL REFURBISHED GROCERY & CAFE.

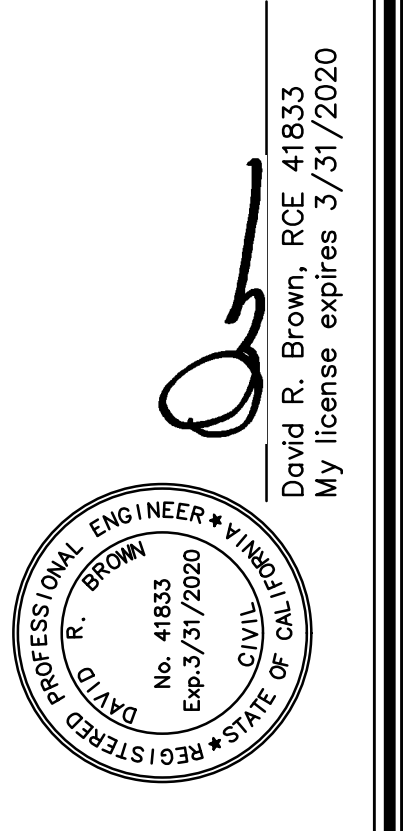
LOTS 2-9 CONSISTS OF THREE-STORY TOWNHOMES.

SHEET INDEX

- C1.0 PRECISE DEVELOPMENT PLAN
- C1.1 EXISTING CONDITIONS MAP
- C1.2 SITE PLAN
- C2.0 MIXED USE/ RESIDENTIAL UNITS PLAN & TABLE
- C2.1 MIXED USE/ RESIDENTIAL UNITS TABLE
- C3.0 EXISTING LAND USE & ZONING
- C3.1 PROPOSED LAND USE & ZONING
- C4.0 VEHICULAR & PEDESTRIAN CIRCULATION & PARKING PLAN
- C5.0 PRELIMINARY GRADING & DRAINAGE PLAN

Revisions	Date	Description	Approved

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**PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE**

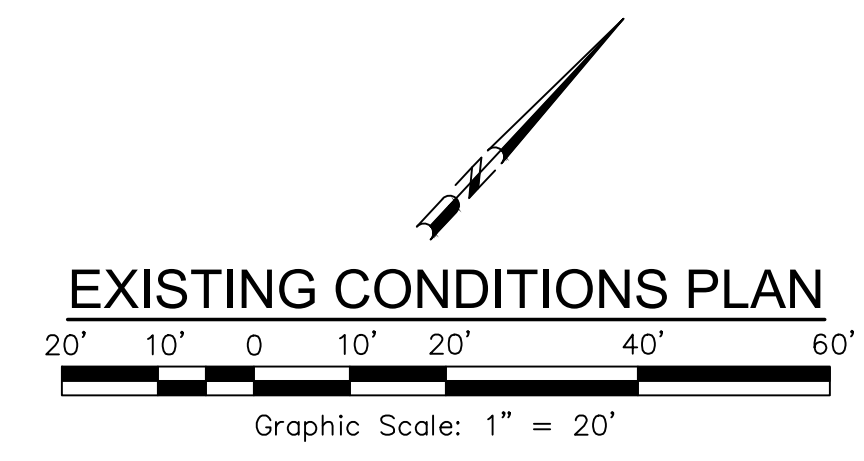
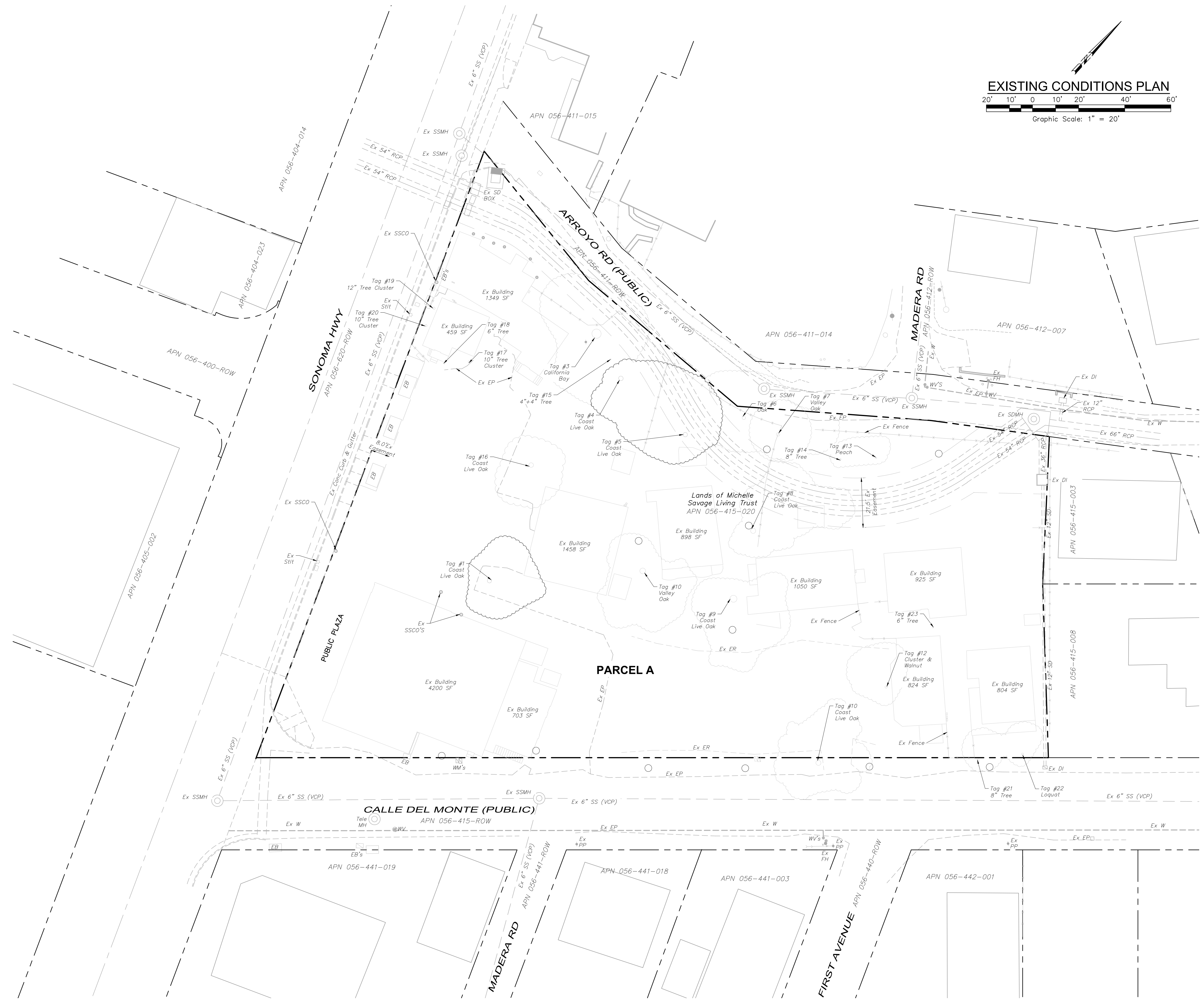
PRECISE DEVELOPMENT PLAN
18285 Sonoma Hwy
El Verano, California
APN 056-415-016, 017, 018, 020

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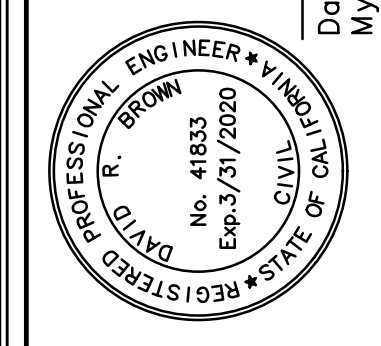
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PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE
EXISTING CONDITIONS PLAN
 18285 Sonoma Hwy
 El Verano, California
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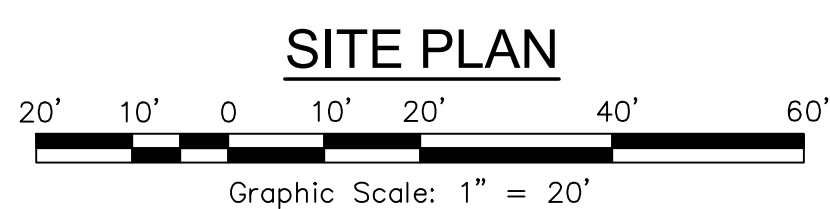
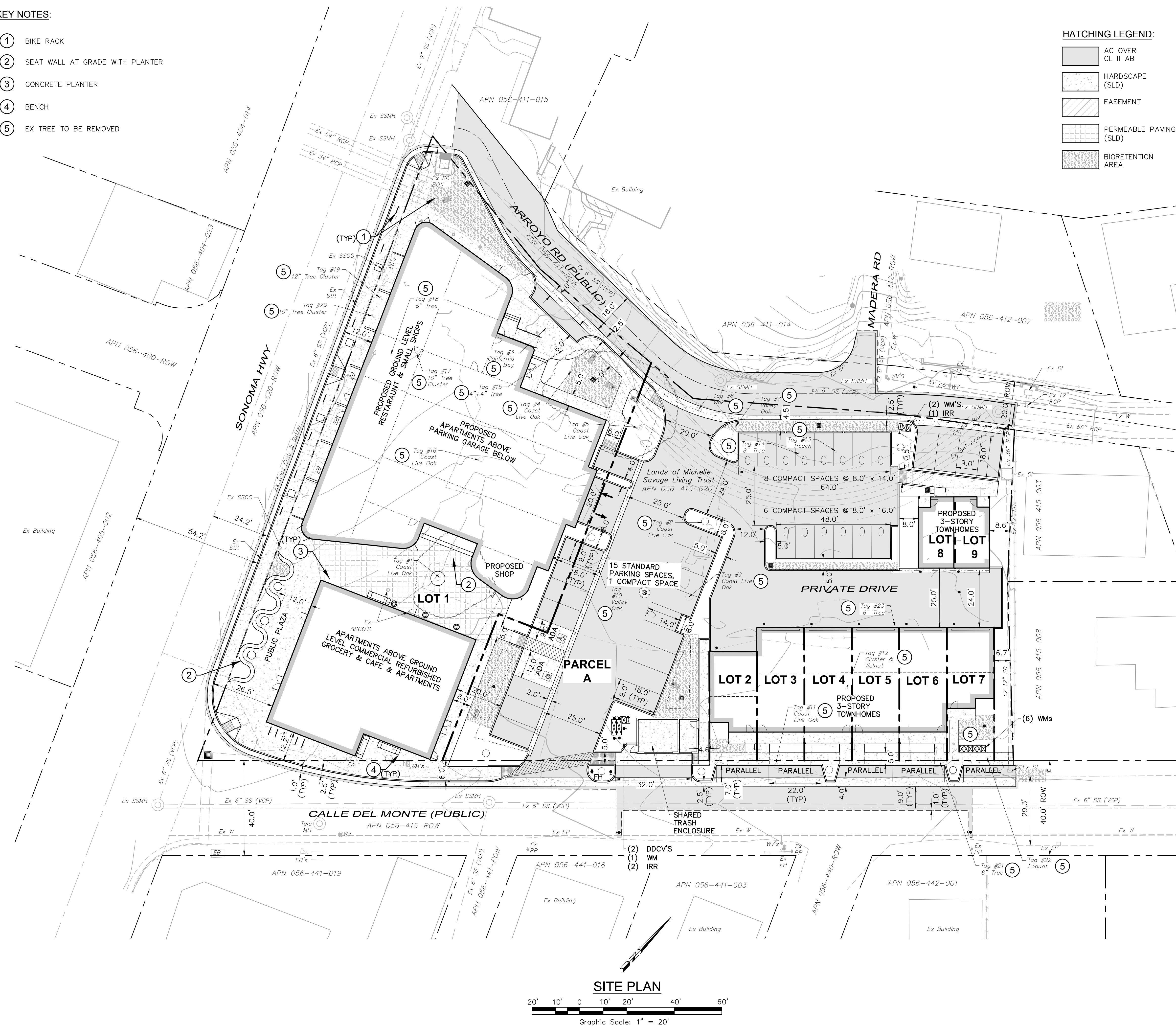
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KEY NOTES:

- ① BIKE RACK
- ② SEAT WALL AT GRADE WITH PLANTER
- ③ CONCRETE PLANTER
- ④ BENCH
- ⑤ EX TREE TO BE REMOVED

HATCHING LEGEND:

- AC OVER
CL II AB
- HARDSCAPE
(SLD)
- EASEMENT
- PERMEABLE PAVING
(SLD)
- BIORETENTION
AREA

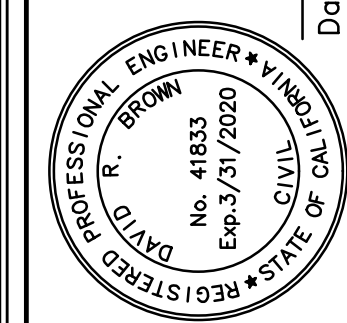


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PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE
SITE PLAN
18285 Sonoma Hwy
El Verano, California
APN 056-415-016, 017, 018, 020

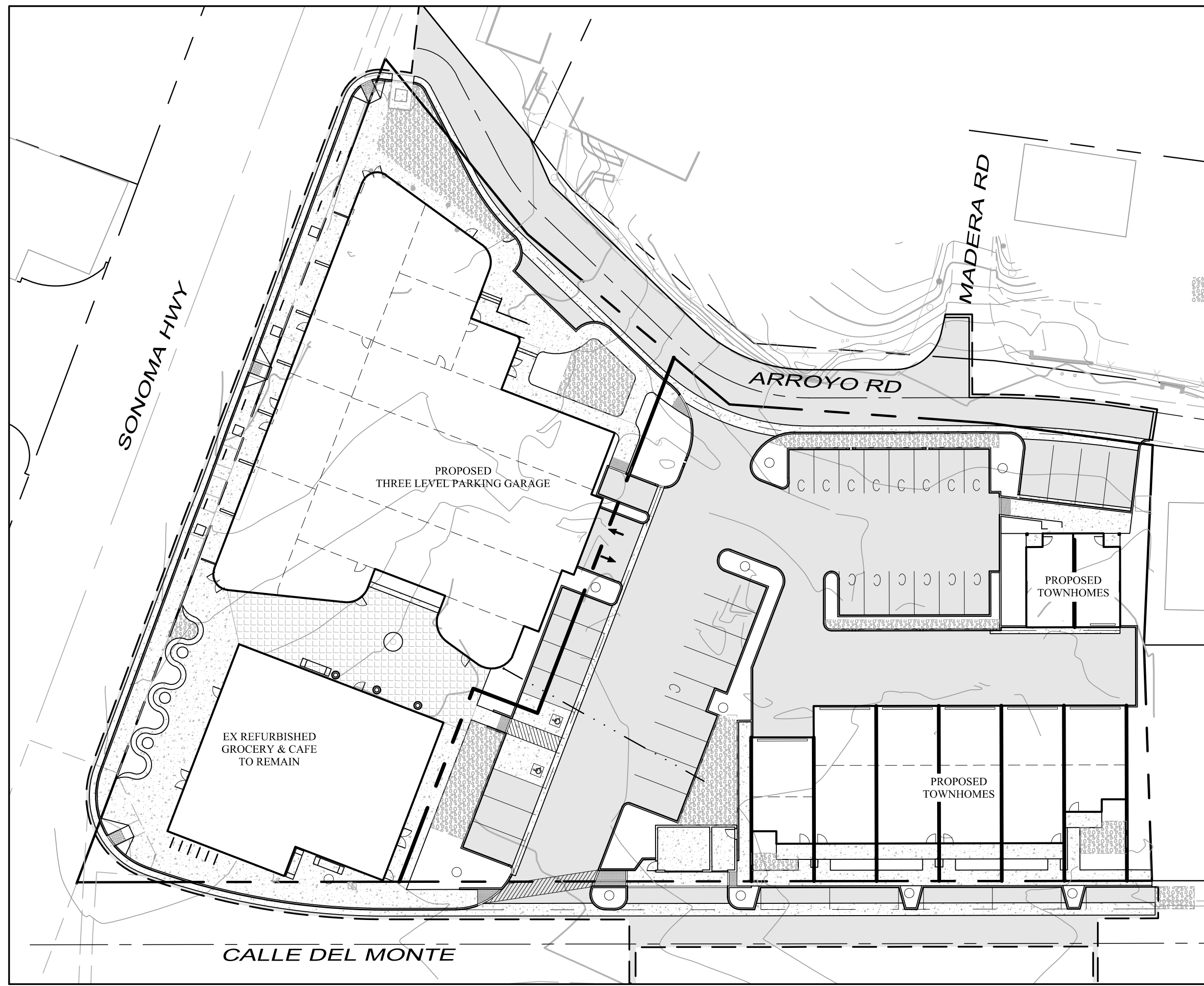


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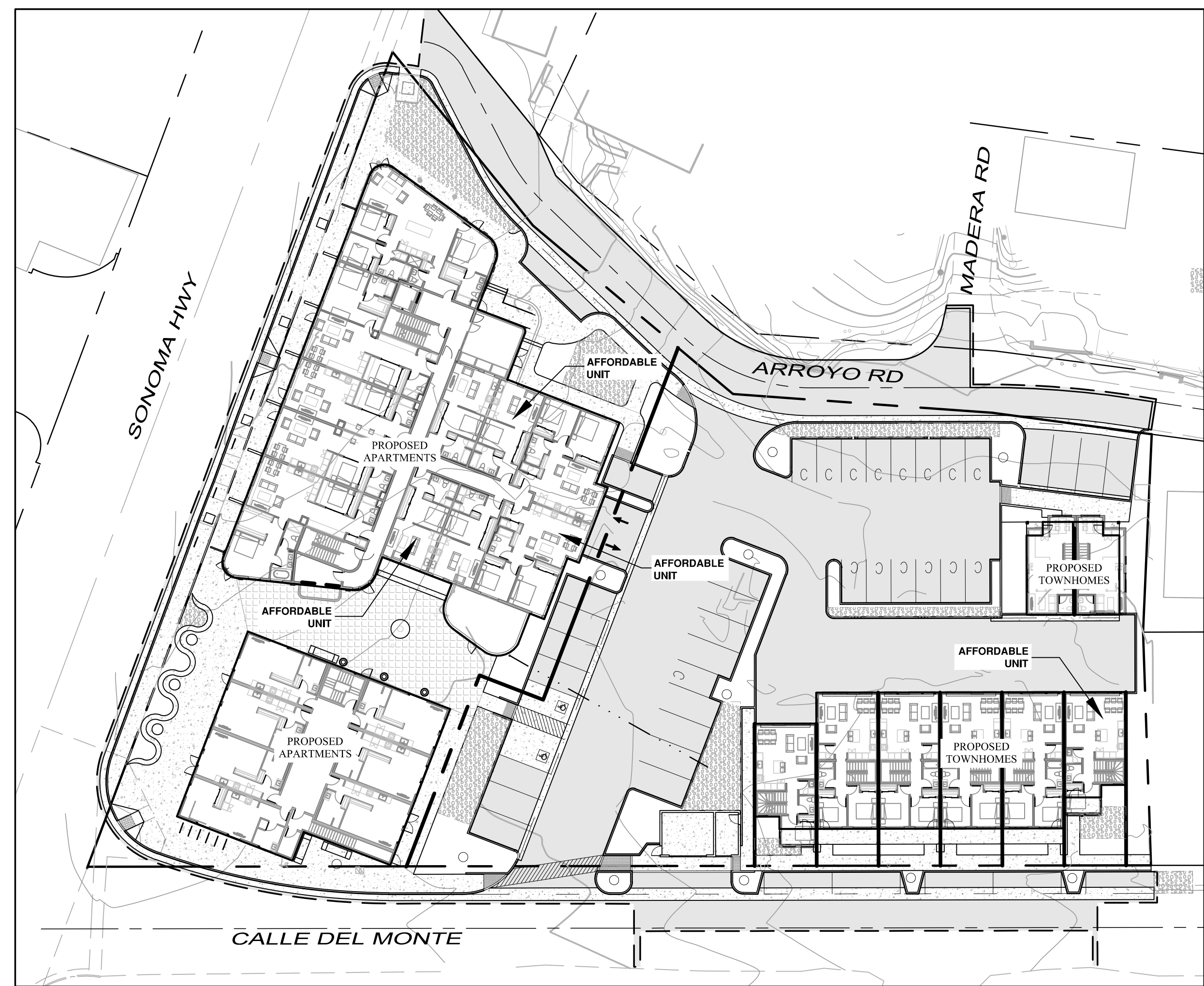
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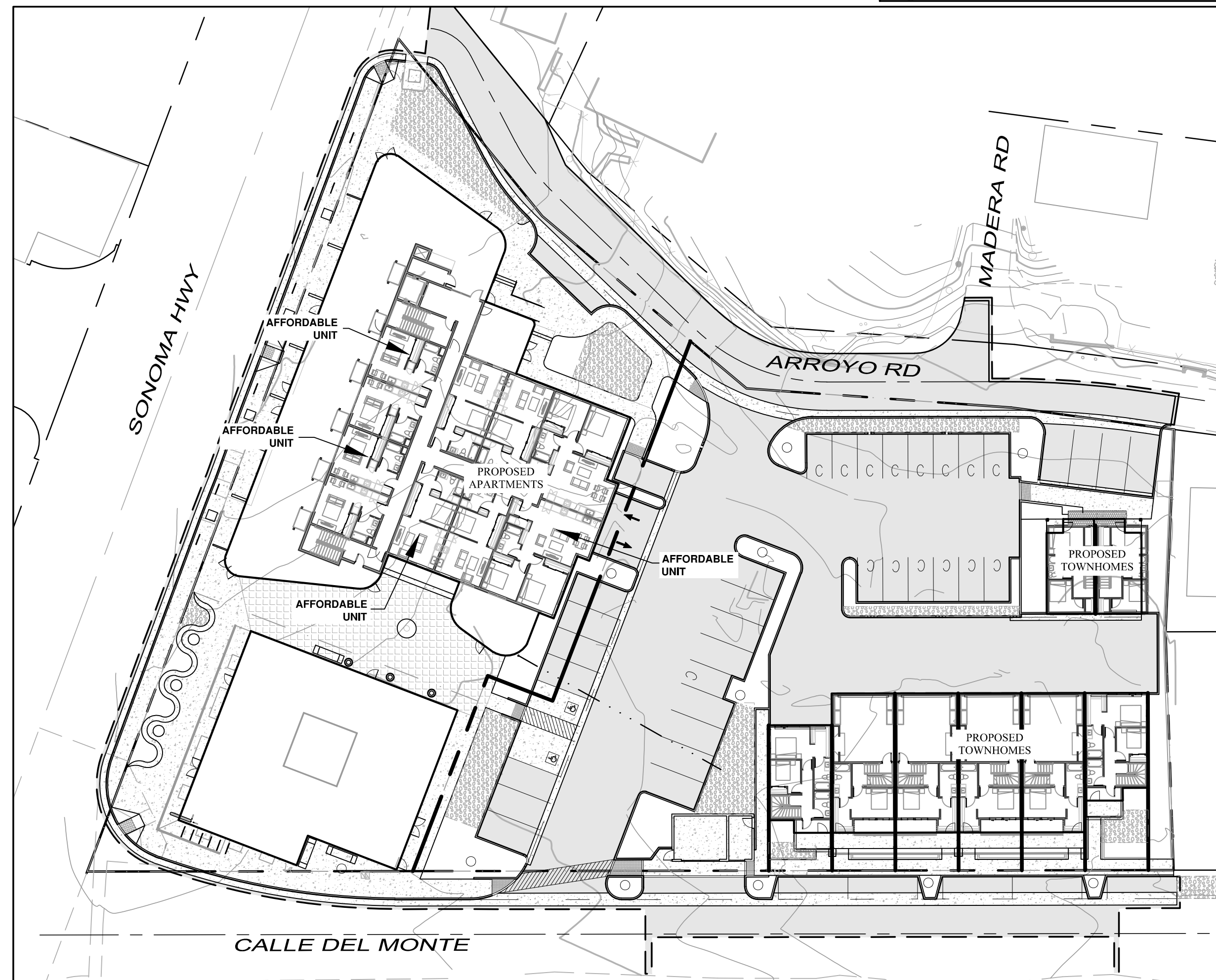
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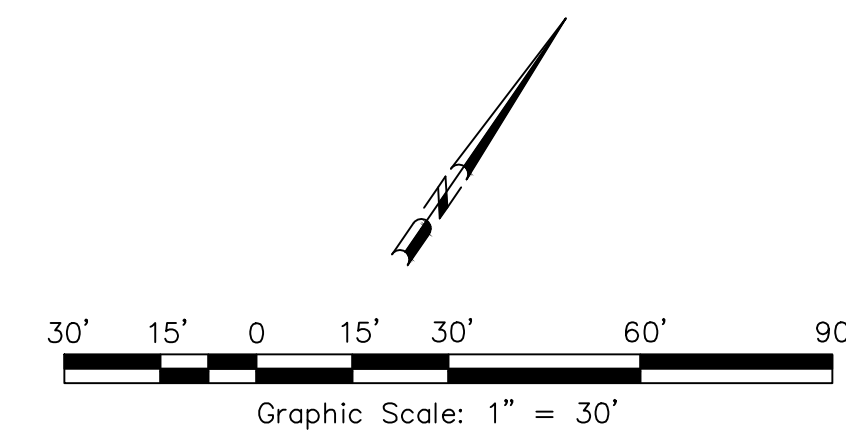
MIXED USE/ RESIDENTIAL
FIRST FLOOR PLAN



MIXED USE/ RESIDENTIAL
SECOND FLOOR PLAN



MIXED USE/ RESIDENTIAL
THIRD FLOOR PLAN

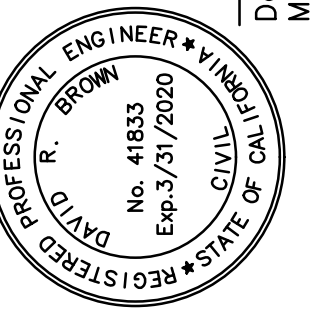


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PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE
MIXED USE/ RESIDENTIAL UNITS PLAN & TABLE

18285 Sonoma Hwy
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BOYES FOOD CENTER DEVELOPMENT

FOR-SALE HOMES	Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit 1	1 End Unit B		1,543	100	2.0	Private 2-car garage	3	0	2	0
Unit 2	1 Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 3	1 Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 4	1 Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 5	1 Middle Unit C		1,725	390	2.0	Private 2-car garage	3	1	2	1
Unit 6	1 End Unit B	yes	1,543	100	2.0	Private 2-car garage	3	0	2	0
Unit 7 (Arroyo Address)	1 Small Unit A		1,114	0	1.0	Private 1-car garage	1	1	1	1
Unit 8 (Arroyo Address)	1 Small Unit A		1,114	0	1.0	Private 1-car garage	1	1	1	1
Additional / Shared				400	3.0	Guest Parking				
SUB TOTALS:	8 TOTAL UNITS		12,214	2,160	17		20	6	14	6

APARTMENT HOMES	Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit 201	1 1 Bed/micro		491		1.0	Shared Garage	1	0	1	0
Unit 202	1 1 Bed/micro	yes	492		1.0	Shared Garage	1	0	1	0
Unit 203	1 2 Bed		893		2.0	Shared Garage	2	0	1	0
Unit 204	1 2 Bed	yes	893		2.0	Shared Garage	2	0	1	0
Unit 205	1 1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 206	1 1 Bed/micro	yes	491		1.0	Shared Garage	1	0	1	0
Unit 207	1 2 Bed Deluxe Corner		1,197		2.0	Shared Garage	2	0	2	0
Unit 208	1 1 Bed Deluxe		715		1.5	Shared Garage	1	0	1	0
Unit 209	1 1 Bed Deluxe		715		1.5	Shared Garage	1	0	1	0
Unit 210	1 2 Bed Deluxe In-line		1,075		2.0	Shared Garage	2	0	2	0
Unit 211	1 3 Bed Double Corner		1,373		2.0	Shared Garage	3	0	2	1
Unit 301	1 1 Bed/micro		491		1.0	Shared Garage	1	0	1	0
Unit 302	1 1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 303	1 2 Bed		893		2.0	Shared Garage	2	0	1	0
Unit 304	1 2 Bed	yes	893		2.0	Shared Garage	2	0	1	0
Unit 305	1 1 Bed/micro		492		1.0	Shared Garage	1	0	1	0
Unit 306	1 1 Bed/micro	yes	491		1.0	Shared Garage	1	0	1	0
Unit 307	1 Studio/Micro		362		1.0	Shared Garage	2	0	1	0
Unit 308	1 Studio/Micro	yes	362		1.0	Shared Garage	1	0	1	0
Unit 309	1 Studio/Micro		362		1.0	Shared Garage	1	0	1	0
Unit 310	1 Studio/Micro	yes	363		1.0	Shared Garage	2	0	1	0
Additional / Shared				3,845						
SUB TOTALS:	21 TOTAL UNITS		14,028	3,845	29		29	0	24	1

STUDIOS @ FOOD CENTER	Unit Type	Affordable	Unit Sq.Ft.	Outdoor Sq.Ft.	Parking	Parking Type	Beds	Office	Full Baths	Half Baths
Unit D1 - Ground Level	1 Studio/Micro		498		1.0	Shared Garage	1	0	1	0
Unit D2 - Second Level	1 Studio/Micro		478		1.0	Shared Garage	1	0	1	0
Unit D3 - Second Level	1 Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D4 - Second Level	1 Studio/Micro		488		1.0	Shared Garage	1	0	1	0
Unit D5 - Second Level	1 Studio/Micro		499		1.0	Shared Garage	1	0	1	0
Unit D6 - Second Level	1 Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D7 - Second Level	1 Studio/Micro		474		1.0	Shared Garage	1	0	1	0
Unit D8 - Second Level	1 Studio/Micro		478		1.0	Shared Garage	1	0	1	0
Additional / Shared				0						
SUB TOTALS:	8 TOTAL UNITS		3,863	0	8		8	0	8	0
PHASE 2&3 SUB TOTAL:	0		17,891	3,845	37	GARAGE SPACES:	37	0	32	1
GRAND TOTALS:			30,105	6,005	54		57	6	46	7
						BEDS:	63	Baths:	53	

LIMIT COMMERCIAL BUILDING INTENSITY

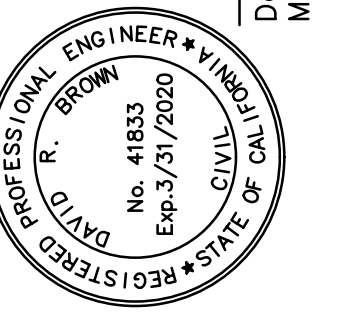
	Building Height	Lot Coverage Area (SF)	Building Height X SF	Weighted Building Height	Total Lot Coverage (%)	Building Intensity: Lot Coverage X Building Height
New Mixed Use Building						
	15 Feet	697 SF	10,455			
	25.5 Feet	3,684 SF	93,942			
	35 Feet	6,552 SF	229,320			
Subtotal		10,933 SF	333,717			
Refurbished Grocery/Café						
Subtotal	22 Feet	4,000 SF	88,000			
Total		14,933	421,717	28.24	58.19%	16.43

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PRECISE DEVELOPMENT PLAN
 BOYES FOOD CENTER MIXED USE
 MIXED USE/ RESIDENTIAL UNITS PLAN & TABLE
 18285 Sonoma Hwy
 El Verano, California
 APN 056-415-016, 017, 018, 020

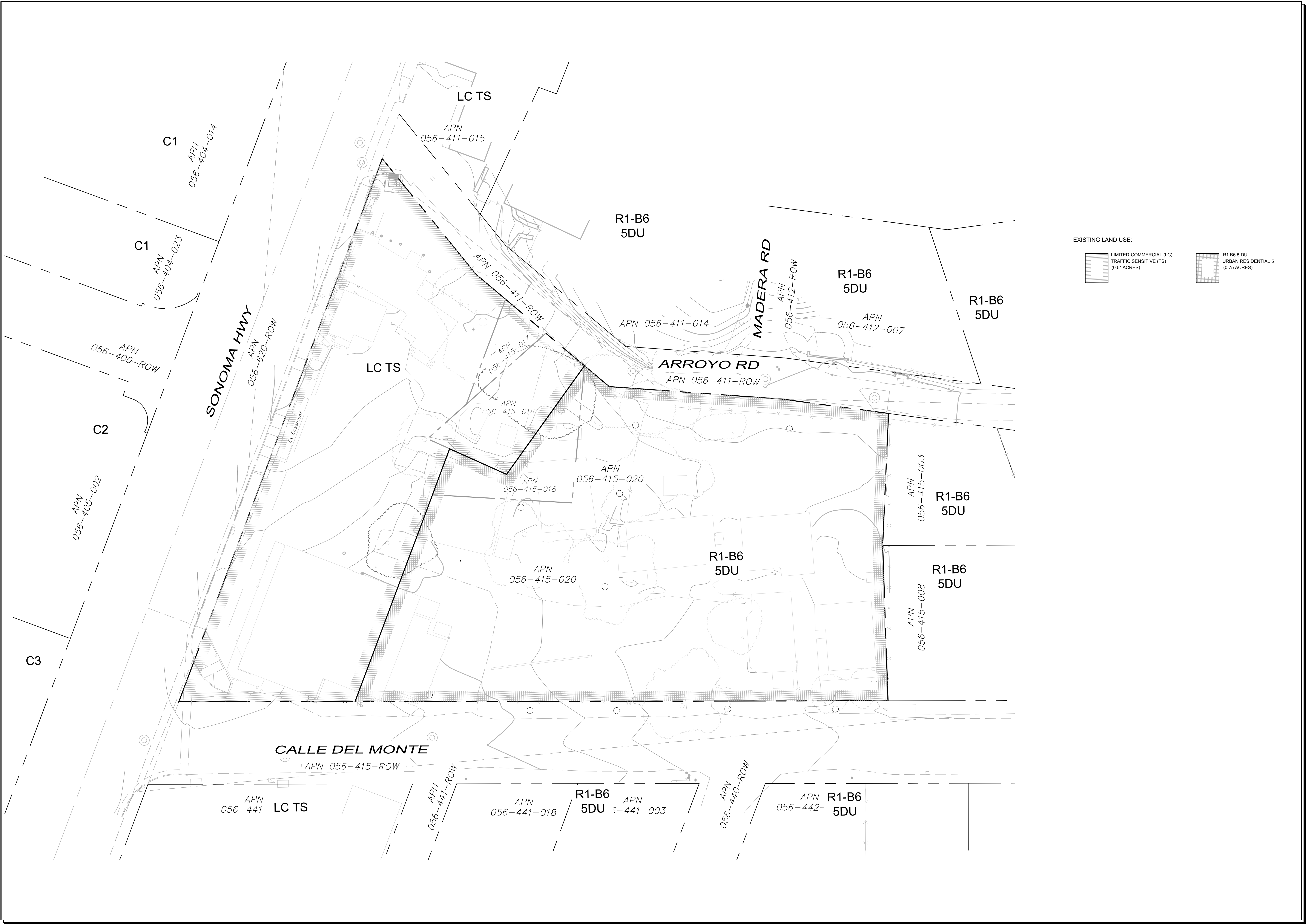


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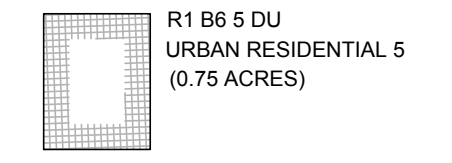
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Revisions	Description	Appr'd

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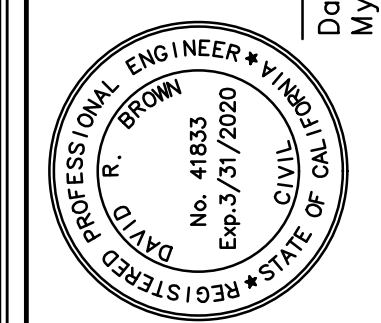


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PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE
EXISTING LAND USE & ZONING

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 El Verano, California
 APN 056-415-016, 017, 018, 020

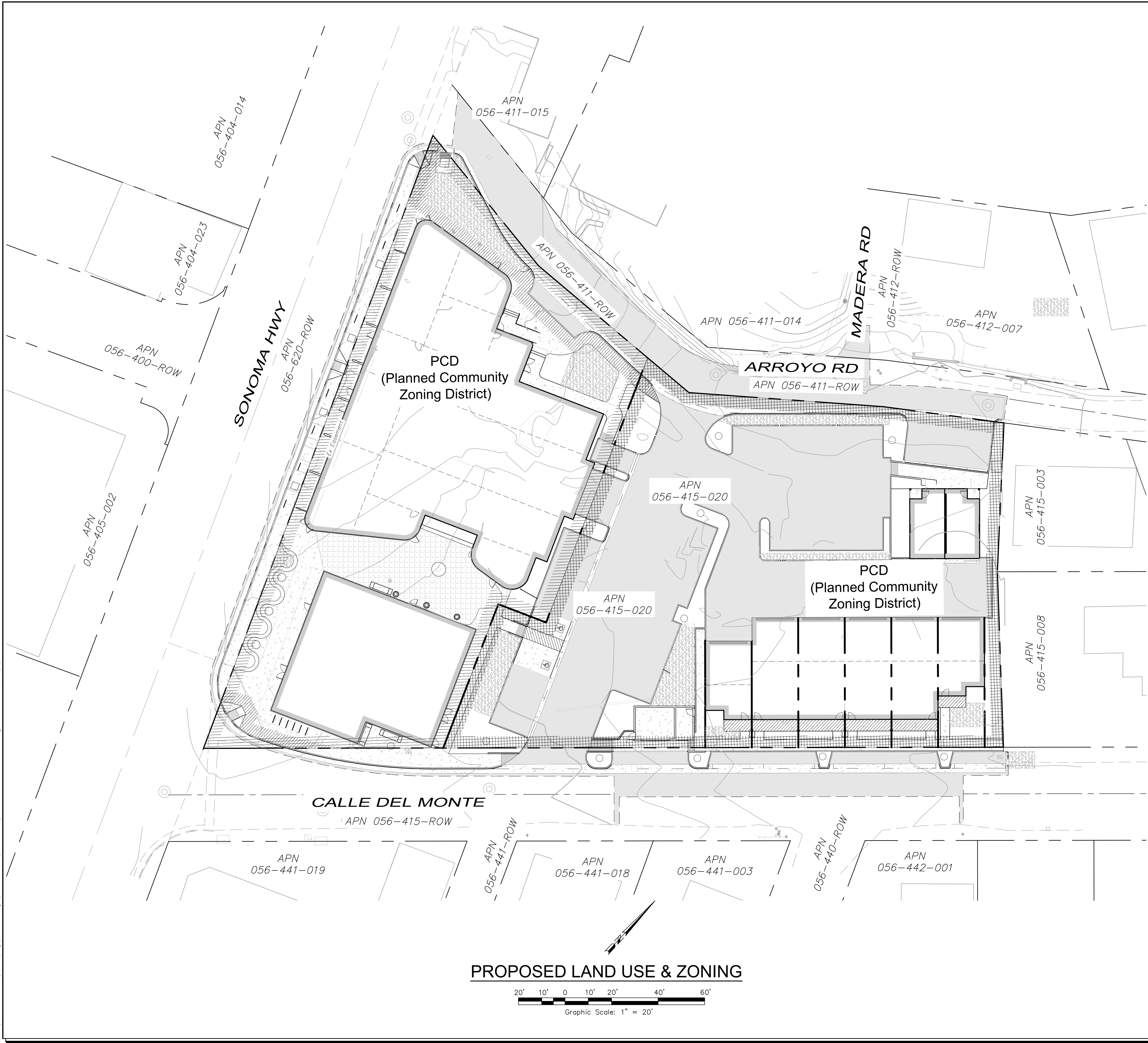


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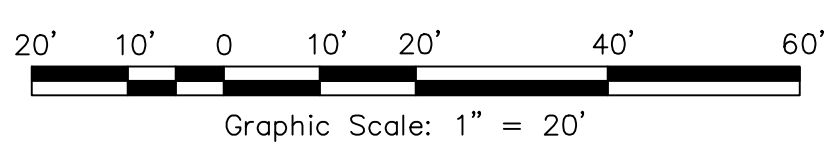
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PROPOSED LAND USE:
 LIMITED COMMERCIAL (LC)
 (0.59 ACRES)
 MEDIUM DENSITY RESIDENTIAL
 (0.67 ACRES)

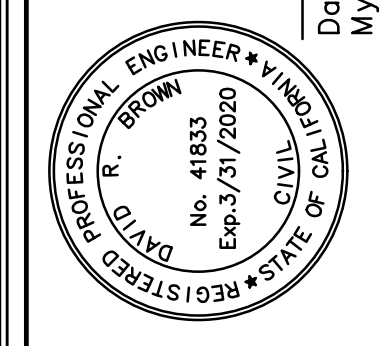
PROPOSED LAND USE & ZONING



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 7 of 9 Sheets
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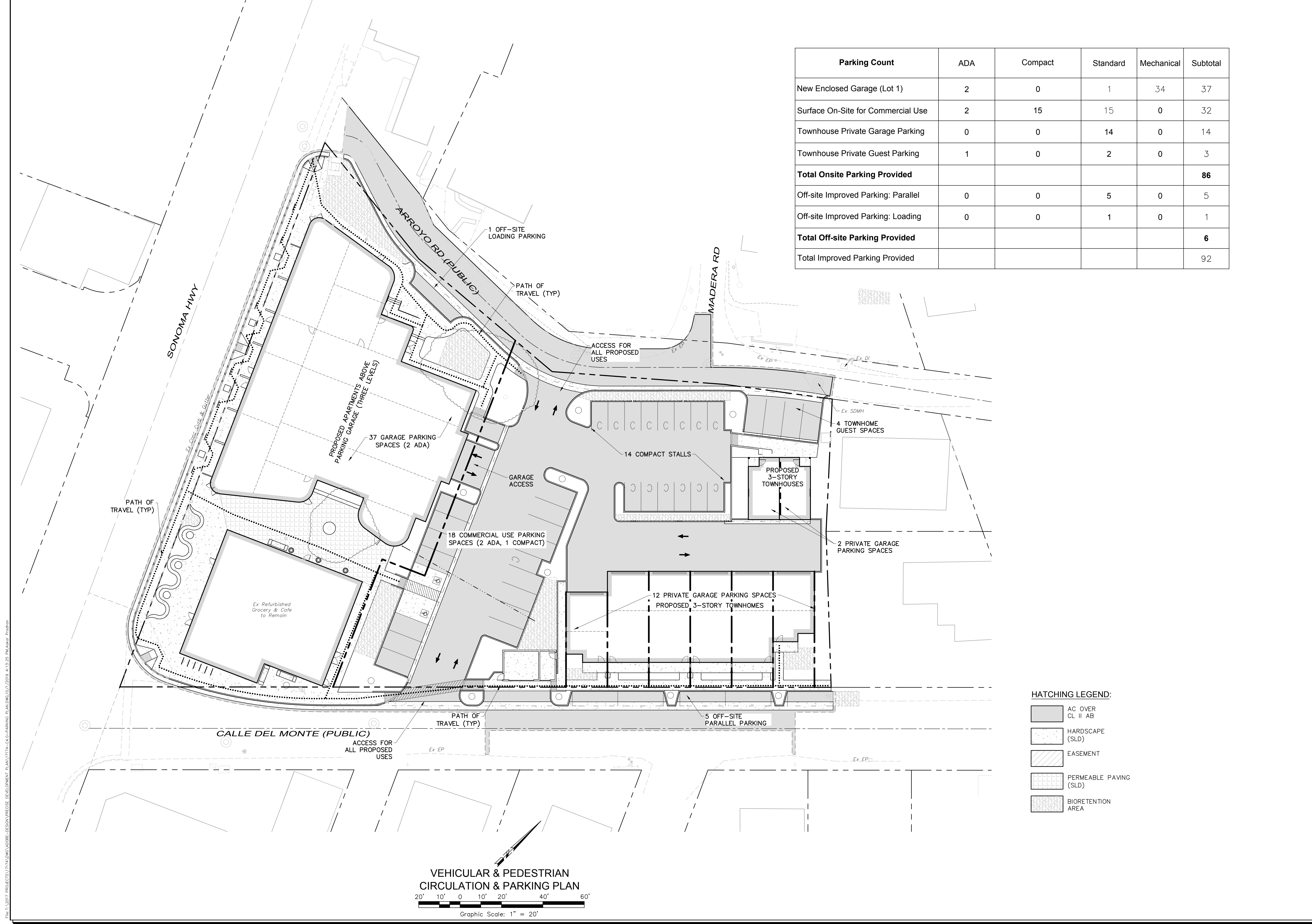
**PRECISE DEVELOPMENT PLAN
 BOYES FOOD CENTER MIXED USE
 PROPOSED LAND USE & ZONING**
 18285 Sonoma Hwy
 El Verano, California
 APN 056-415-016, 017, 018, 020



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 1220 N. Dutton Ave., Santa Rosa, CA 95401
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Rev	Date	Description	Approved



Parking Count	ADA	Compact	Standard	Mechanical	Subtotal
New Enclosed Garage (Lot 1)	2	0	1	34	37
Surface On-Site for Commercial Use	2	15	15	0	32
Townhouse Private Garage Parking	0	0	14	0	14
Townhouse Private Guest Parking	1	0	2	0	3
Total Onsite Parking Provided					86
Off-site Improved Parking: Parallel	0	0	5	0	5
Off-site Improved Parking: Loading	0	0	1	0	1
Total Off-site Parking Provided					6
Total Improved Parking Provided					92

HATCHING LEGEND:

- AC OVER CL II AB
- HARDSCAPE (SLD)
- EASEMENT
- PERMEABLE PAVING (SLD)
- BIORETENTION AREA

VEHICULAR & PEDESTRIAN
CIRCULATION & PARKING PLAN
20' 10' 0' 10' 20' 40' 60'
Graphic Scale: 1" = 20'

SCALE: AS NOTED

Date: October 1, 2019

Design by: *ESM*

Drawn by: *AA/SL*

Checked by: *PRP*

Sheet

C4.0

8 of 9 Sheets

Job 17174

APN 056-415-016, 017, 018, 020

El Verano, California

18285 Sonoma Hwy

CIRCULATION & PARKING PLAN

VEHICULAR & PEDESTRIAN

BOYES FOOD CENTER MIXED USE

PRECISE DEVELOPMENT PLAN

APR 2020 REGISTERED PROFESSIONAL ENGINEER

DAVID R. BROWN

No. 41833

Exp. 3/31/2020

STATE OF CALIFORNIA

My license expires 3/31/2020

David R. Brown, RCE 41833

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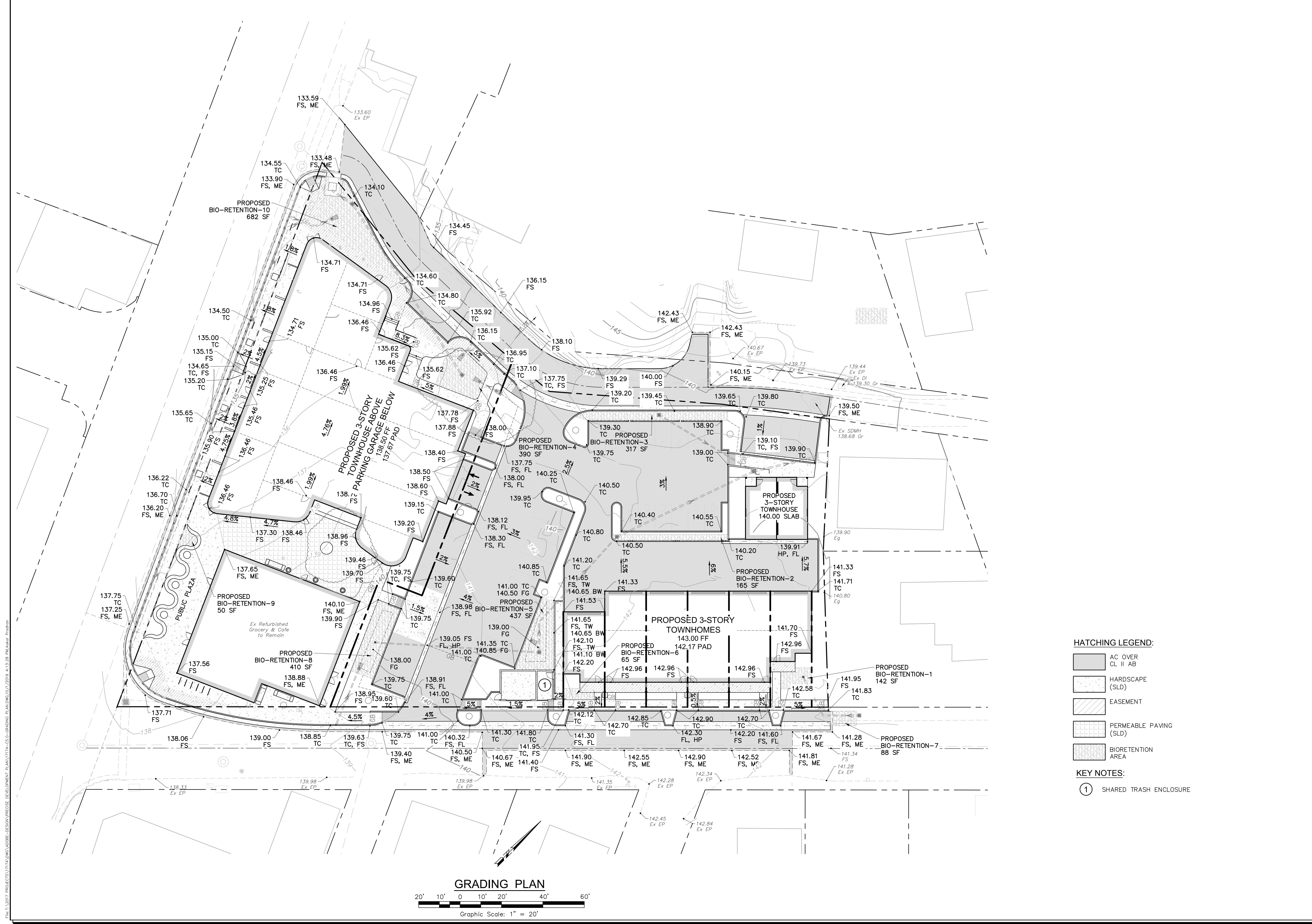
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Revisions

No.	Date	Description	Approved



File: I:\2017 PROJECTS\17174\WORKBOOK-DESIGN\PRECISE DEVELOPMENT PLAN\17174-C5-GRADING PLAN.dwg 10/17/2019 4:13:28 PM User: Pjones

Revisions	
Description	Date

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David R. Brown, RCE 41833
 My license expires 3/31/2020

PRECISE DEVELOPMENT PLAN
BOYES FOOD CENTER MIXED USE
PRELIMINARY GRADING & DRAINAGE PLAN
 18285 Sonoma Hwy
 El Verano, California
 APN 056-415-016, 017, 018, 020

SCALE: AS NOTED
 Date: October 1, 2019
 Design by: *[Signature]*
 Drawn by: AA/SL
 Checked by: PRP

Sheet
C5.0
 9 of 9 Sheets
 Job 17174

1 SHARED TRASH ENCLOSURE