

SYMBOL LEGEND

	R4 - SINGLE FAMILY RESIDENTIAL Land Use - Medium Density Residential
	R7 - MULTI-FAMILY RESIDENTIAL Land Use - High Density Residential
	PC - PLANNED COMMUNITY Land Use - High Density Residential
	CO - OFFICE COMMERCIAL Land Use - Commercial Office
	CG - GENERAL COMMERCIAL Land Use - Commercial Office
	CF - COMMUNITY FACILITY Land Use - Community Facility

NOTES
 1. Land use designation is according to General Plan Land Use Map.

HEALTHY BUILDINGS
 630 AIRPARK ROAD, SUITE A
 NAPA, CA 94559
 T. 707.676.8999
 F. 707.676.8998
 WWW.HBUSA.NET

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HUNTLEY SQUARE MINI HOME VILLAGE
 7960 BODEGA AVE.
 SEBASTOPOL, CA 95472
 A.P.N. 004-350-024-000

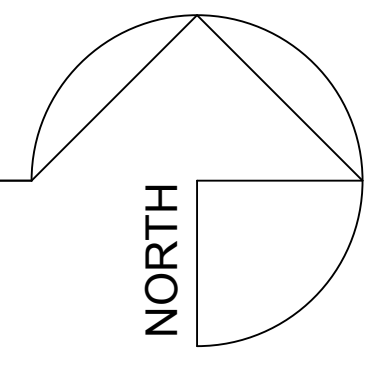
AREA DEVELOPMENT MAP

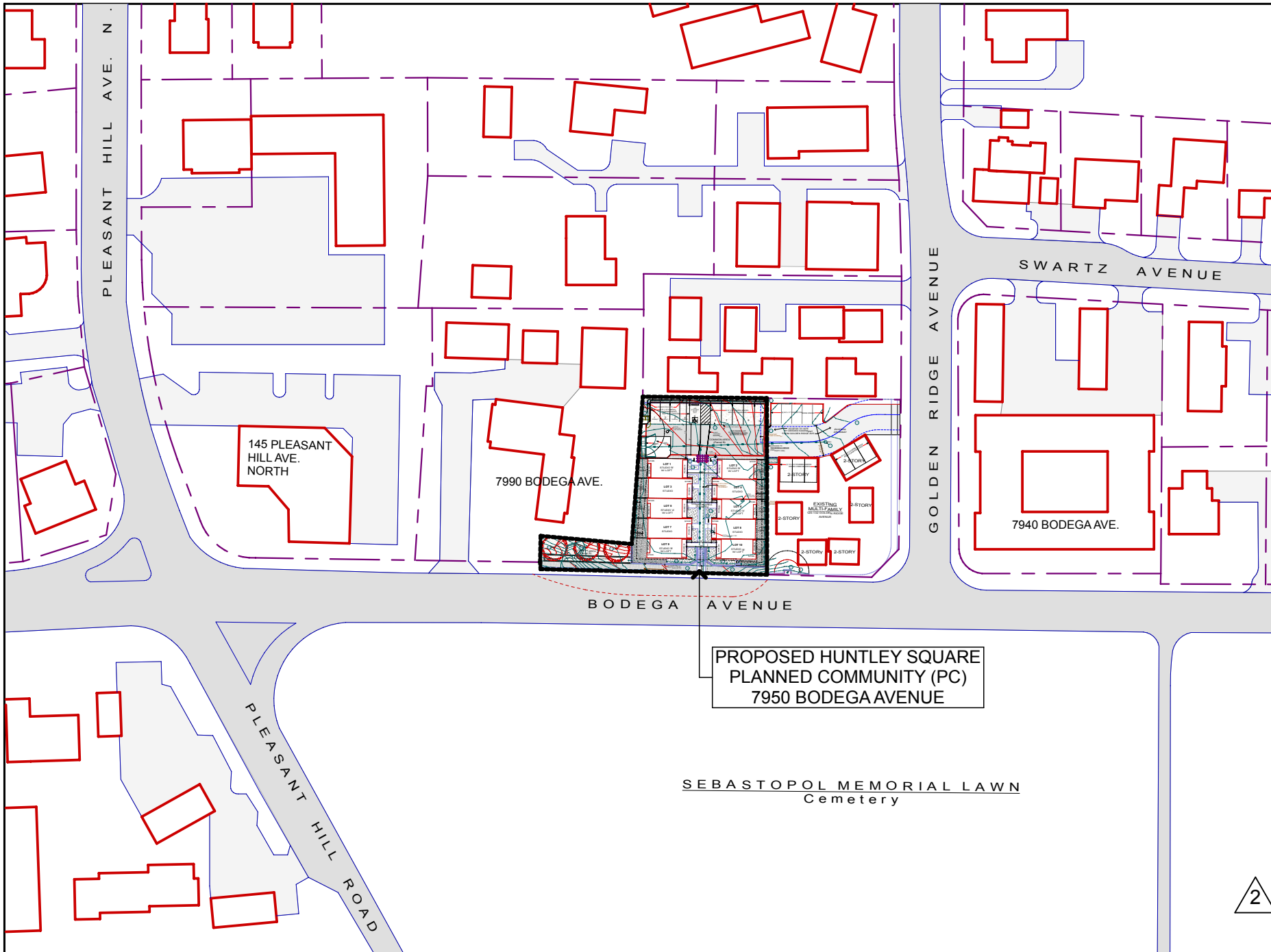
ISSUE/REVISIONS:
 REV. 9-10-20 / 2

DRAWN BY: AJL
SCALE: AS NOTED

SHEETNO.:
A1.4
 (NEW SHEET)

1 AREA DEVELOPMENT PLAN
 SCALE: 1" = 40'





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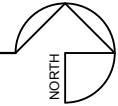
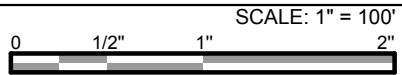
LOCATION MAP

2

DATE: REV. 9-1-20
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 DRAWING: AJL

1

LOCATION MAP



LM

ABBREVIATIONS

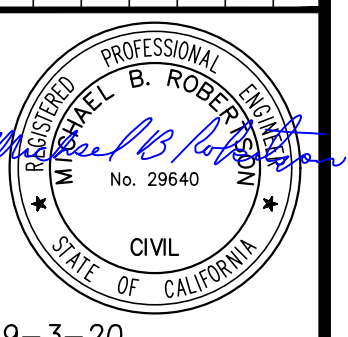
AC	ASPHALT CONCRETE
AP	ANGLE POINT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CNC	CONCRETE
CL	CENTERLINE
COR	CORNER
CP	CONTROL POINT
DI	DROP INLET
DWY	DRIVEWAY
EBX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX, (E)	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FL	FLOWLINE
FND	FOUND
G	EX GROUND SPOT ELEVATION
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
IG	INVERT GRADE
(max)	MAXIMUM
(min)	MINIMUM
(N)	NEW
R/W	RIGHT OF WAY
SD	STORM DRAIN
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STRP	STRIFE
SUD	SIDEWALK UNDERDRAIN
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOE OF SLOPE
(typ)	TYPICAL
USA-Y	YELLOW MARKING - GAS/JT
WM	WATER METER
WV	WATER VALVE

SYMBOLS LEGEND

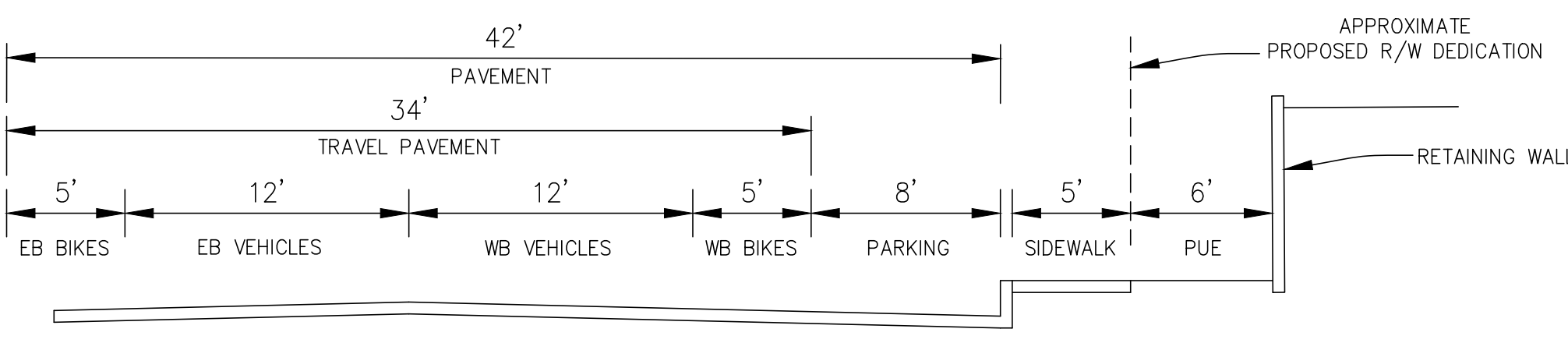
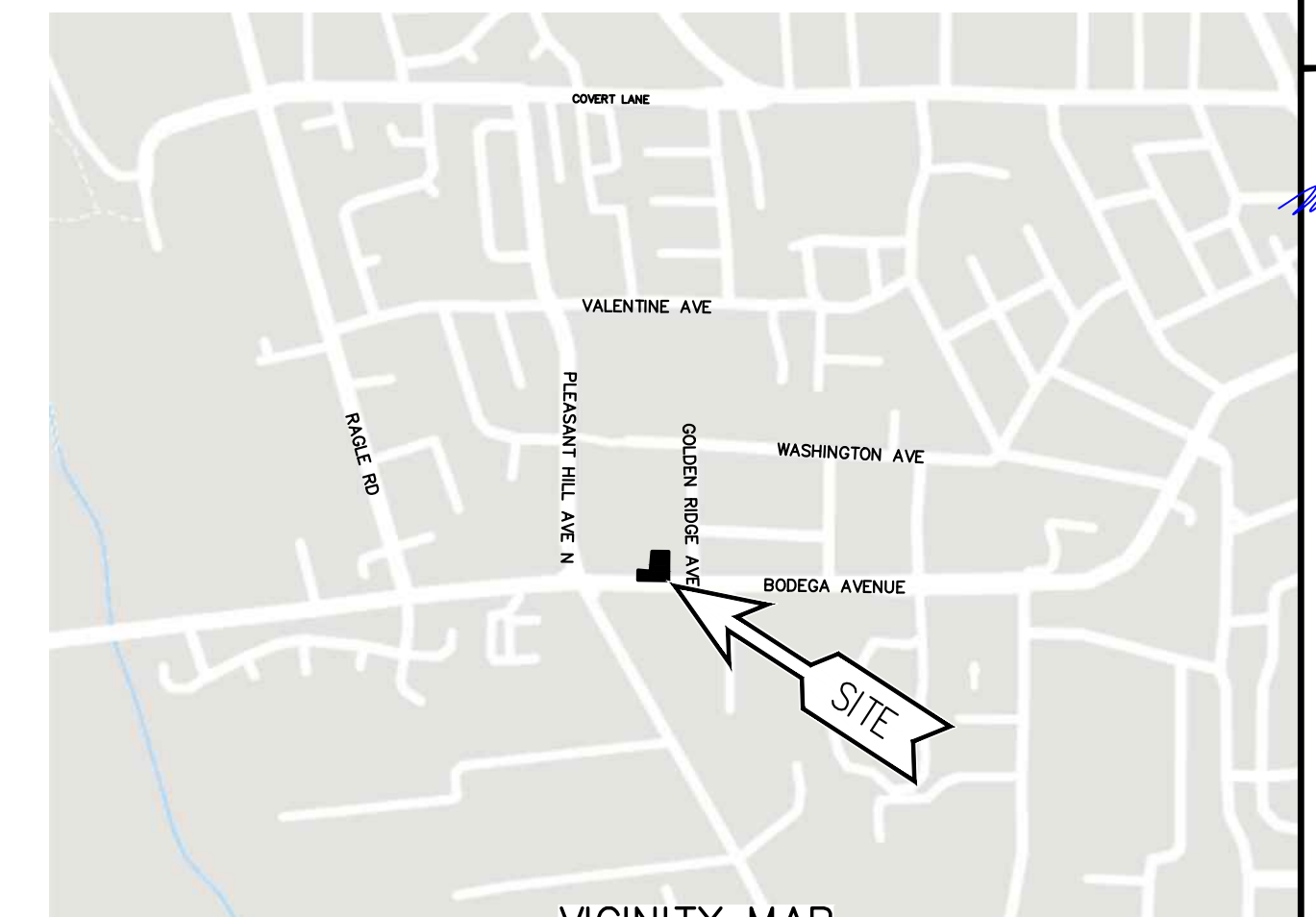
SCREENED AND/OR lower case DENOTES EXISTING FEATURES	PROPERTY LINE	_____
	CENTERLINE	_____
	CONTOUR & ELEVATION	---35---
	SETBACK LINE	-----
	SWALE	-----
	DROP INLET	■
	SANITARY SEWER CLEANOUT	SS
	SANITARY SEWER MANHOLE	SSMH
	JOINT UTILITY POLE	⊕
	TELEPHONE MANHOLE	⊙
	GAS VALVE	⊙GV
	FIRE HYDRANT	⊙FH
	WATER METER	⊙WM
	WATER VALVE	⊙WV
	STREET LIGHT	⊙SL
	ELECTRIC POLE & ANCHOR	⊙EPA
	FND IRON PIPE, AS NOTED	⊙FIP
	ELECTRIC METER	⊙EM
	SURVEY CONTROL POINT	⊙SCP

TENTATIVE MAP FOR 7950 BODEGA AVE SEBASTOPOL CALIFORNIA

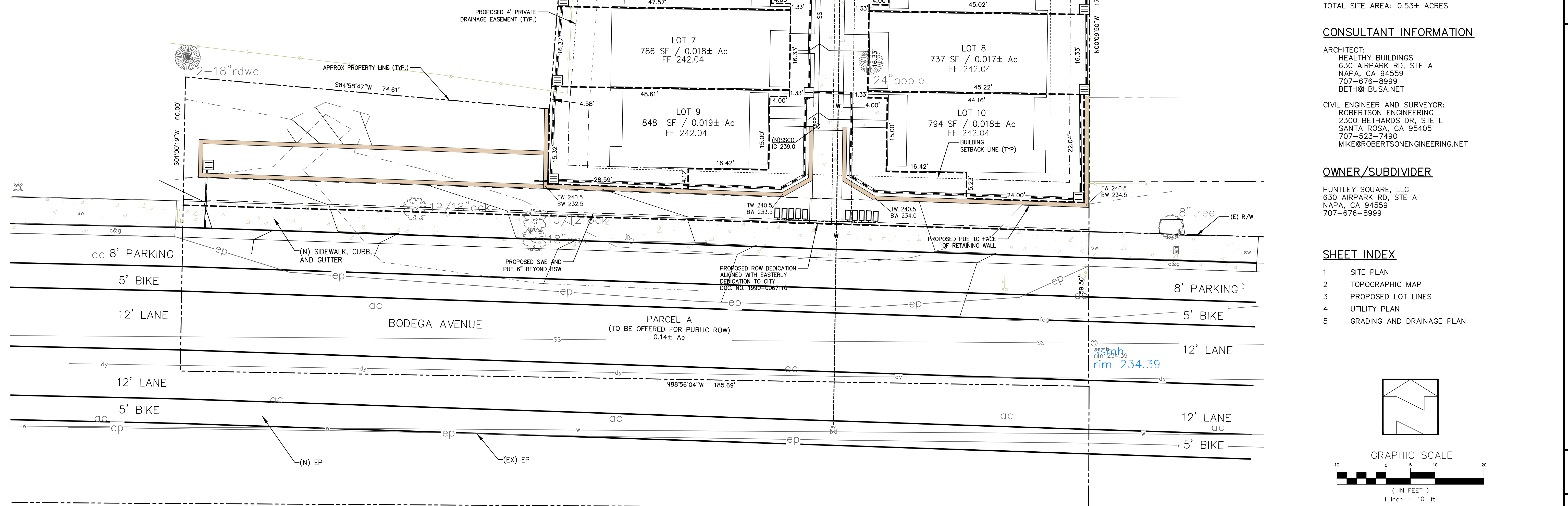
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SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	KF
CHECKED:	MBR
PROJ. ENGR.:	MBR
PROJ. MGR.:	MBR
NO. / DATE	REVISION



9-3-20
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel: 707.523.7490 Fax: 707.523.7499
E-mail: office@robertsonengineering.net



BODEGA AVENUE CROSS SECTION (LOOKING WEST)
NTS



NOTES

1. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
2. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THE SITE. PROPOSED STRUCTURES TO BE CONNECTED TO CITY UTILITIES.
3. THERE ARE NO WATER COURSES OR OPEN DRAINAGE CHANNELS, EXISTING OR PROPOSED ON OR NEAR THE SITE.
4. THERE ARE NO AREAS ON THE SITE SUBJECT TO INUNDATION.

SITE INFORMATION

TOTAL SITE AREA: 0.53± ACRES

CONSULTANT INFORMATION

ARCHITECT:
HEALTHY BUILDINGS
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999
BETH@HBUSA.NET

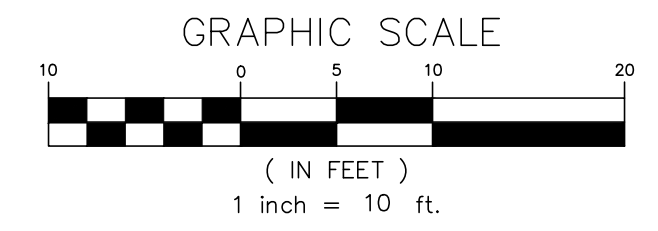
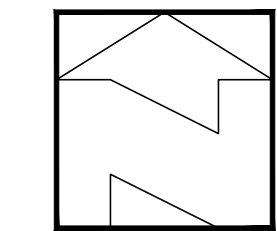
CIVIL ENGINEER AND SURVEYOR:
ROBERTSON ENGINEERING
2300 BETHARDS DR, STE L
SANTA ROSA, CA 95405
707-523-7490
MIKE@ROBERTSONENGINEERING.NET

OWNER/SUBDIVIDER

HUNTLEY SQUARE, LLC
630 AIRPARK RD, STE A
NAPA, CA 94559
707-676-8999

SHEET INDEX

- 1 SITE PLAN
- 2 TOPOGRAPHIC MAP
- 3 PROPOSED LOT LINES
- 4 UTILITY PLAN
- 5 GRADING AND DRAINAGE PLAN



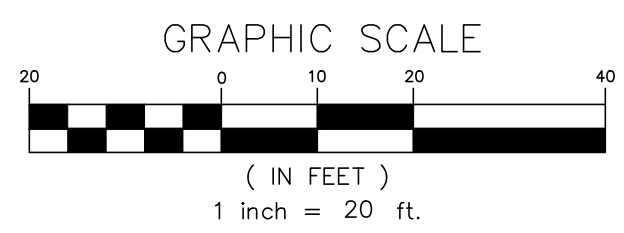
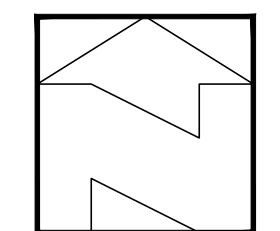
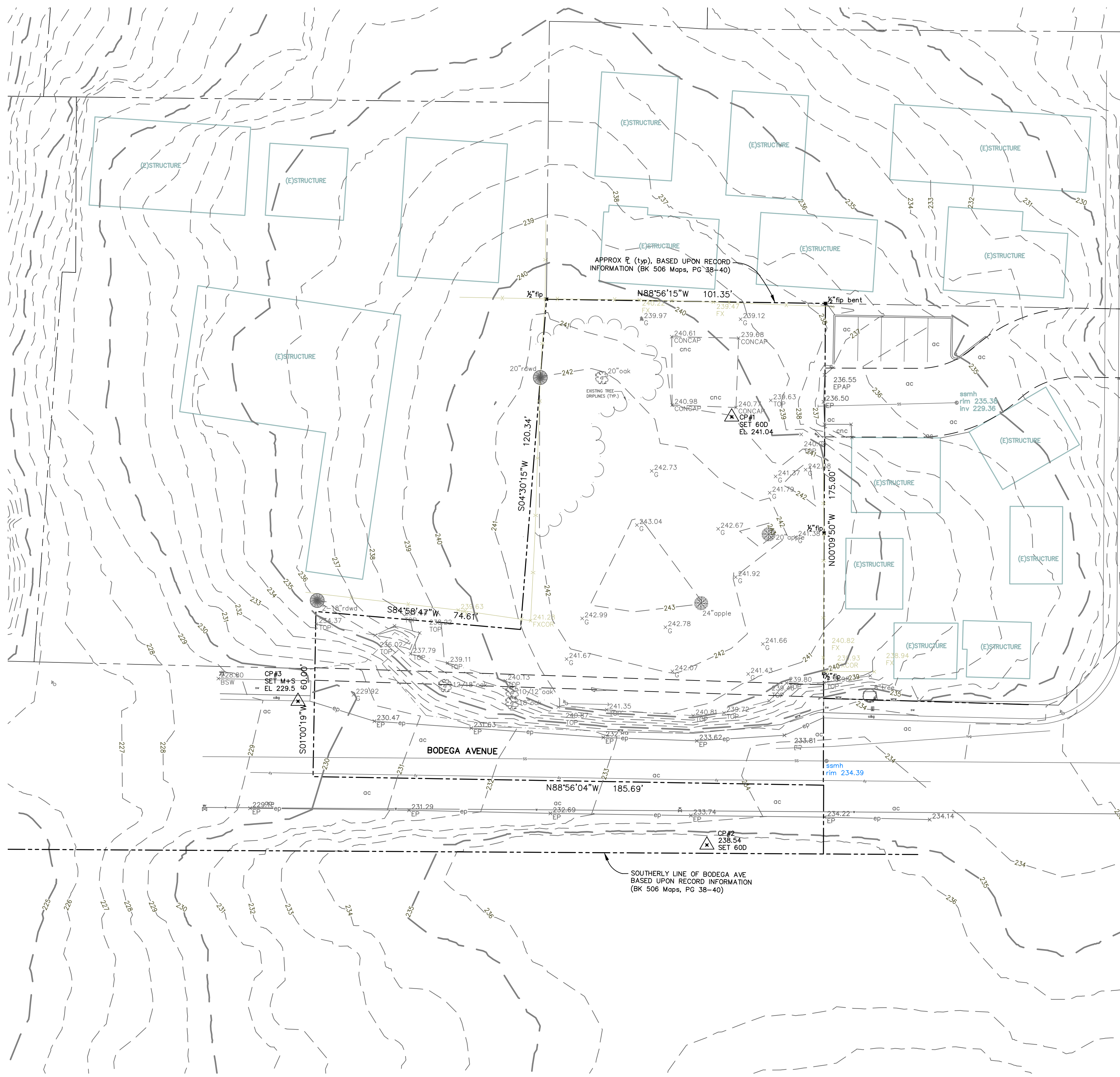
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CALIFORNIA

SITE PLAN
7950 BODEGA AVE
SONOMA COUNTY

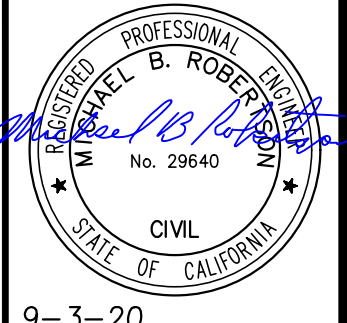
SEBASTOPOL

SHEET 1 OF 5 SHEETS
JOB No. 18165



DATE:	Aug 2020
SCALE:	As Shown
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DRAWN:	KF
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION



9-3-20
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TOPOGRAPHIC NOTES

1. TOPOGRAPHIC SURVEY SHOWN ON PLAN PROVIDED BY ROBERTSON ENGINEERING, INC., FIELD SURVEYED 9/14/15.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
3. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
4. COUNTY LINES BEYOND THE PROJECT SITE ARE BASED ON COUNTY LIDAR DATA

BENCHMARK

STANDARD STREET MONUMENT AT P.I. OF CURVE APPROXIMATELY 200' NORTH OF BODEGA AVENUE ON PLEASANT HILL AVENUE NORTH.
 TOP OF MONUMENT = 211.70
 CP# 1 ELEVATION = 241.04
 CP# 2 ELEVATION = 238.54
 CP# 3 ELEVATION = 229.50
 (BASED UPON THE ELEVATIONS FROM THE BODEGA FLATS IMPROVEMENT PLANS)

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CALIFORNIA

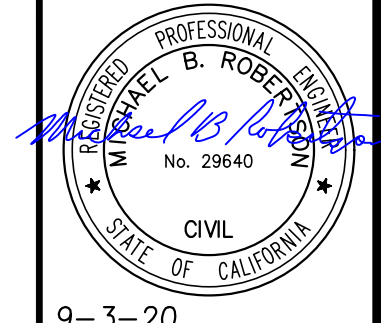
TOPOGRAPHIC MAP

7950 BODEGA AVE
 SONOMA COUNTY

SEBASTOPOL

SHEET	2
OF	5
SHEETS	
JOB No.	18165

DATE:	Aug 2020	
SCALE:	As Shown	
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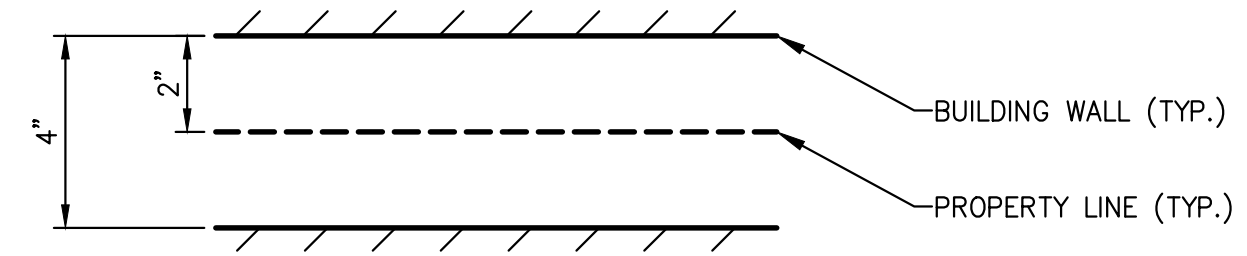
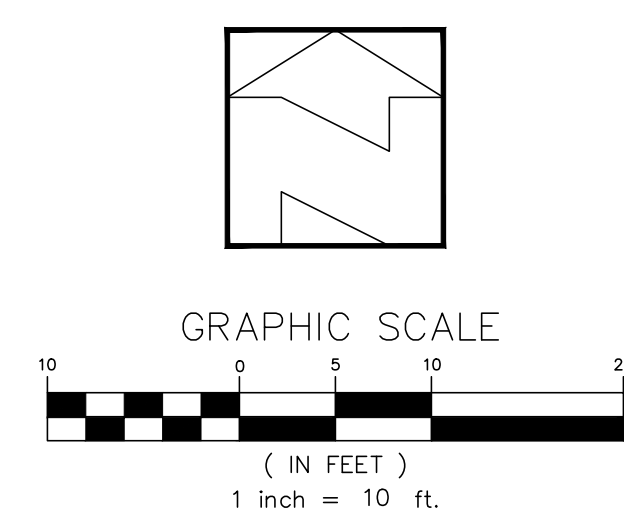
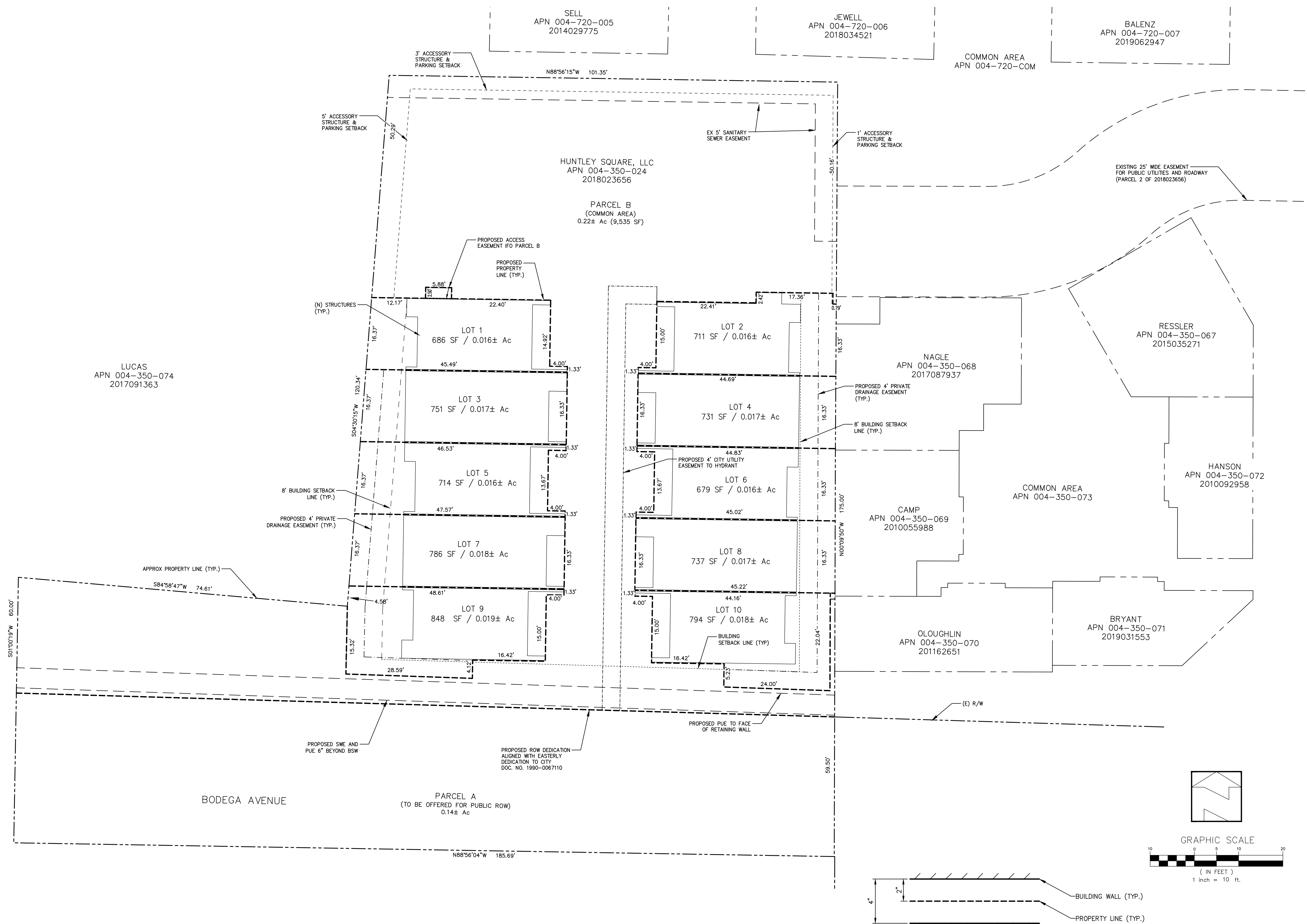
PROPOSED LOT LINES

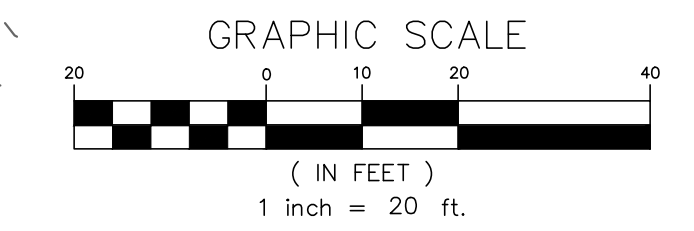
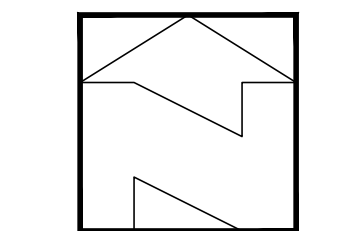
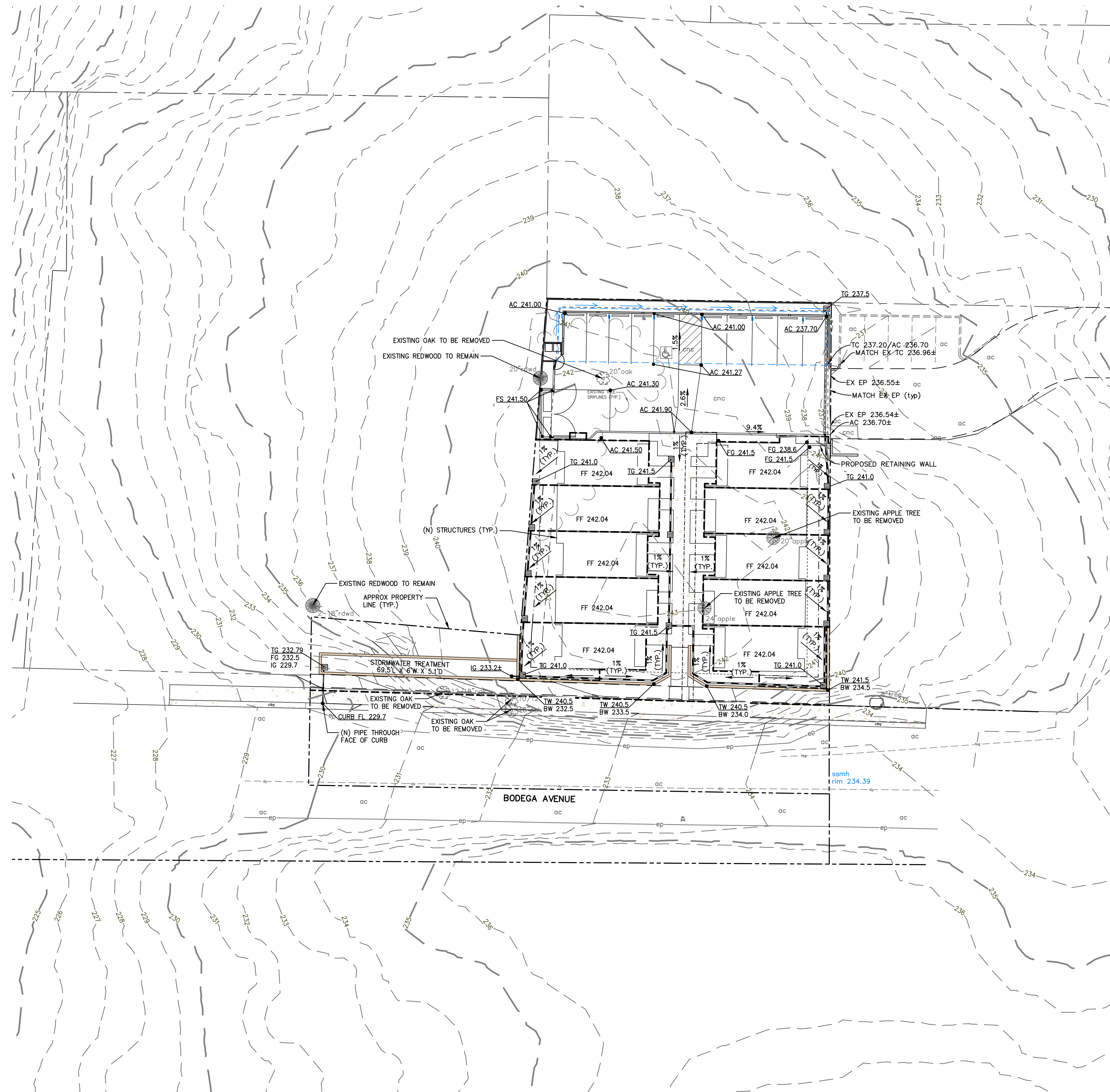
CALIFORNIA

7950 BODEGA AVE
 SONOMA COUNTY

SEBASTOPOL

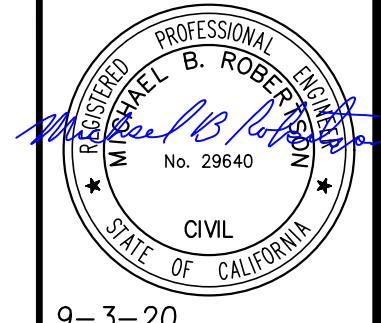
SHEET OF 3
 5 SHEETS
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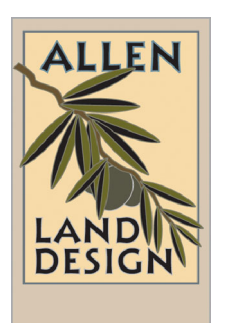


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GRADING AND DRAINAGE PLAN
 SEBASTOPOL
 7950 BODEGA AVE
 SONOMA COUNTY
 CALIFORNIA

SHEET 5 OF 5 SHEETS
 JOB No. 18165

REV	DATE	BY
1	9.08.2020	SH



1478 Olivet Road
 Santa Rosa, CA 95401
 (707) 526-5177
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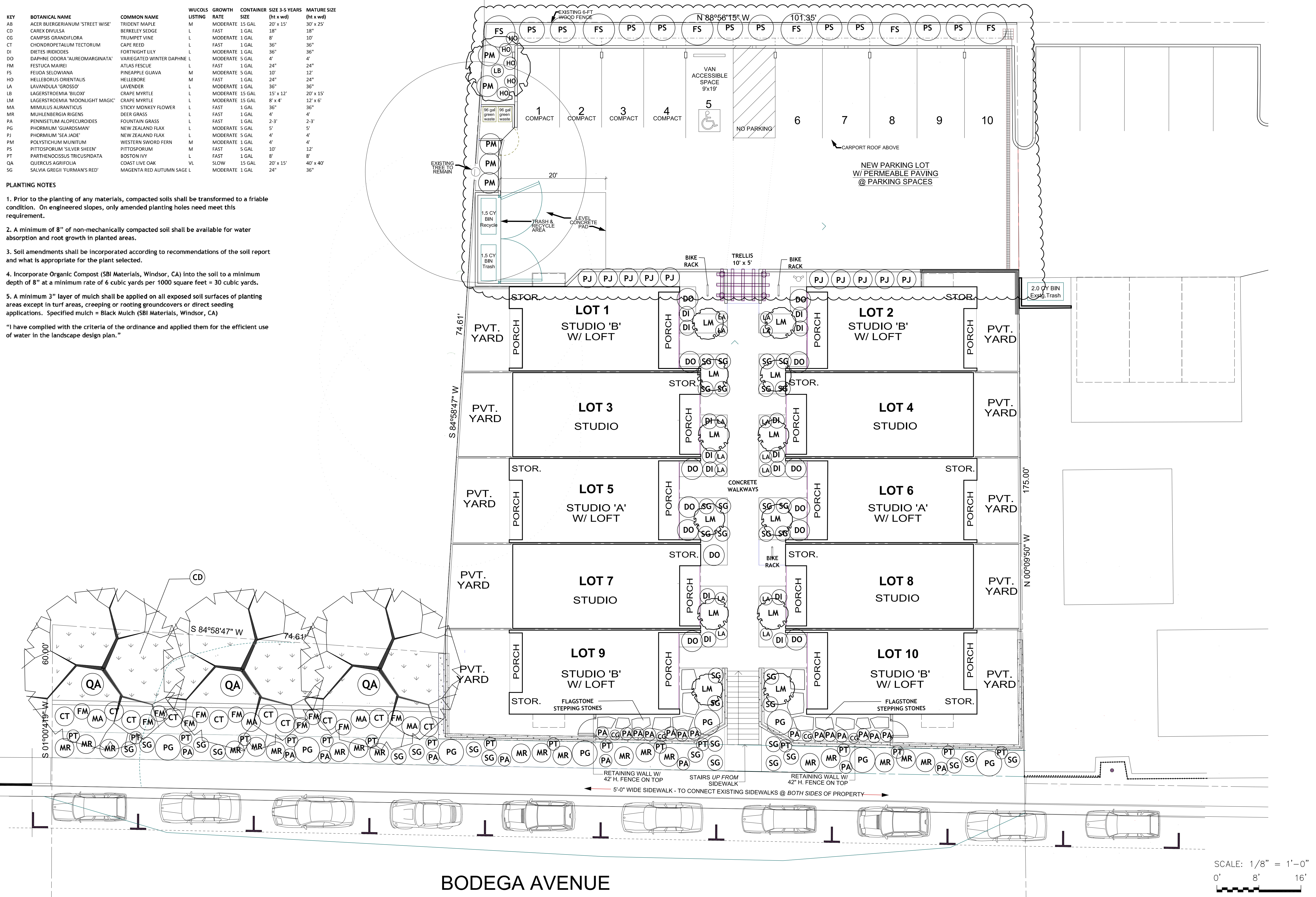
PRELIMINARY LANDSCAPE PLAN
 HUNTLEY SQUARE
 MINIHOME VILLAGE
 7990 BODEGA AVE
 SEASIDE, CA 95576

JOB NO.: _____
 DATE: 5/5/2020
 SCALE: 1/8" = 1'-0"
 DRAWN BY: SH
 CHECKED BY: _____
 CAD FILE: _____.DWG

L.1

KEY	BOTANICAL NAME	COMMON NAME	WUCOLS LISTING	GROWTH RATE	CONTAINER SIZE	SIZE 3-5 YEARS (ft x wd)	MATURE SIZE (ft x wd)
AB	ACER BUERGERIANUM 'STREET WISE'	TRIDENT MAPLE	M	MODERATE	15 GAL	20' x 15'	30' x 25'
CD	CAREX DIVULSA	BERKELEY SEDGE	L	FAST	1 GAL	18"	18"
CG	CAMPISIS GRANDIFLORA	TRUMPET VINE	L	MODERATE	1 GAL	8"	10"
CT	CHONDROPETALUM TECTORUM	CAPE REED	L	FAST	1 GAL	36"	36"
DI	DIETES IRIODIDES	FORTNIGHT LILY	L	MODERATE	1 GAL	36"	36"
DO	DAPHNE ODOREA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	L	MODERATE	5 GAL	4"	4"
FM	FESTUCA MAIREI	ATLAS FESCUE	L	FAST	1 GAL	24"	24"
FS	FEDIA SELAWIANA	PINEAPPLE GUAVA	M	MODERATE	5 GAL	10"	12"
HO	HELLEBORUS ORIENTALIS	HELLEBORE	M	FAST	1 GAL	24"	24"
LA	LAVANDULA 'GROSSO'	LAVENDER	L	MODERATE	1 GAL	36"	36"
LB	LAGERSTROEMIA 'BILOXI'	CRAPE MYRTLE	L	MODERATE	15 GAL	15' x 12'	20' x 15'
LM	LAGERSTROEMIA 'MOONLIGHT MAGIC'	CRAPE MYRTLE	L	MODERATE	15 GAL	8' x 4'	12' x 6'
MA	MIMULUS AURANTICUS	STICKY MONKEY FLOWER	L	FAST	1 GAL	36"	36"
MR	MUHLENBERGIA RIGENS	DEER GRASS	L	FAST	1 GAL	4"	4"
PA	PENNISETUM ALPECCUROIDES	FOUNTAIN GRASS	L	FAST	1 GAL	2-3"	2-3"
PG	PHORMIUM 'GUARDSMAN'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	5"	5"
PJ	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	L	MODERATE	5 GAL	4"	4"
PM	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	M	MODERATE	1 GAL	4"	4"
PS	PITTIOSPORUM 'SILVER SHEEN'	PITTIOSPORUM	M	FAST	5 GAL	10"	12"
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	L	FAST	1 GAL	8"	8"
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	SLOW	15 GAL	20' x 15'	40' x 40'
SG	SALVIA GREGGI 'FURMAN'S RED'	MAGENTA RED AUTUMN SAGE	L	MODERATE	1 GAL	24"	36"

- PLANTING NOTES**
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
 - A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
 - Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plant selected.
 - Incorporate Organic Compost (SBI Materials, Windsor, CA) into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet = 30 cubic yards.
 - A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. Specified mulch = Black Mulch (SBI Materials, Windsor, CA)
- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."



BODEGA AVENUE

PRELIMINARY LANDSCAPE PLAN



1 Looking NE across Bodega Ave., toward 120-132 Golden Ridge Ave.



2 Looking NW across Bodega Ave., from intersection @ Golden Ridge Ave.



3 Looking north along east side of 120-132 Golden Ridge Ave.



4 Driveway entrance to parking behind 120-132 Golden Ridge Ave.



5 Looking west behind 120-132 Golden Ridge Ave. to rear of subject parcel



6 Looking NE across Bodega Ave. toward front of site



7 Looking north across Bodega Ave. toward front of site



8 Looking NW across Bodega Ave. toward front of site



9



10



11

11 Composite panorama of the site



13 Oak tree at west end of site frontage on Bodega Ave.



14 Other oak trees on site frontage on Bodega Ave.



15

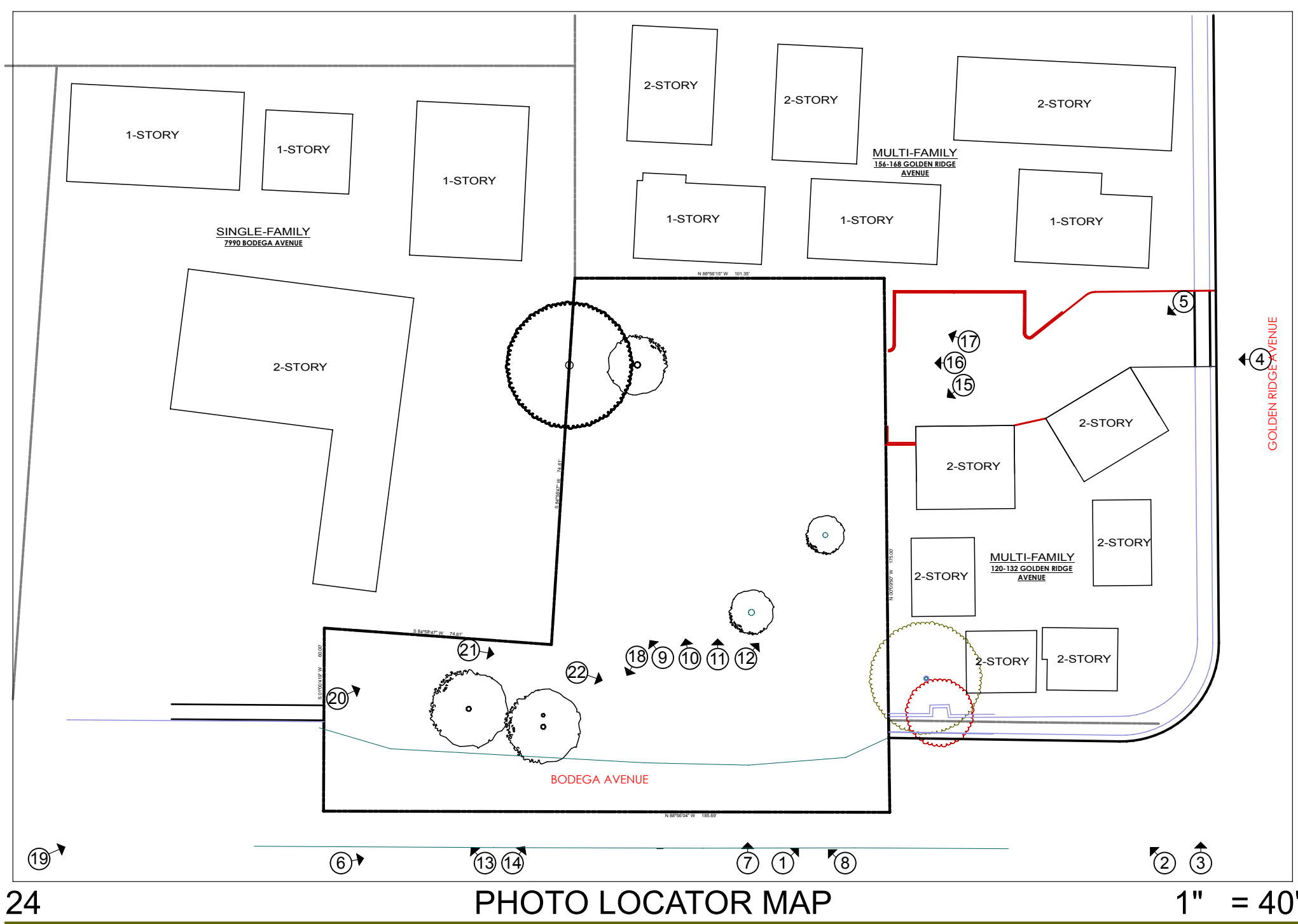
16 Location of proposed vehicle access to on-site parking



17 Western end of neighboring parking, looking into NE corner of site



18 Power pole @ front of site



AERIAL VIEW OF SITE

1:1.28



19 Street frontage & end of sidewalk at 7990 Bodega Ave.



20 Dirt path going up from end of sidewalk at west end of site



21 Dirt path along front fence of 7990 Bodega Ave.



22 Dirt path across front of site



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 MINI HOME VILLAGE**
 7950 BODEGA AVE.
 SEBASTOPOLE, CA 95472
 A.P.N. 004-350-024-000

**SUBDIVISION:
 EXISTING SITE PHOTOS**

ISSUE/REVISIONS:
 REV. 11-12-19

DRAWN BY: AJL
 SCALE: 1" = 40'

SHEETNO.:

A0.1