

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. APPLICANT: URBANMIX DEVELOPMENT
149 NEW MONTGOMERY STREET, 4TH FLOOR
SAN FRANCISCO, CA 94105
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. LAND AREA: 6.13 ACRES
4. PROPOSED LOTS: 22 LOTS
5. TOTAL RESIDENTIAL UNITS: 132 UNITS
6. EXISTING ZONING: D-3, T-5
7. EXISTING GENERAL PLAN LAND USE: MIXED USE / RIVER DEPENDENT INDUSTRIAL (CPSP)
8. UTILITIES:
SEWER: CITY OF PETALUMA
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
GARBAGE: RECOLOGY
WATER: CITY OF PETALUMA
7. APN: 007-700-003, 007-700-005, 007-700-006
8. FEMA FLOOD ZONE:
ZONE AE: SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATIONS DETERMINED (ELEV. 10')

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD INSURANCE RATE MAP NO. 06097C0982G DATED DECEMBER 2, 2015.
9. RECIPROCAL UTILITY AND ACCESS EASEMENTS WILL BE EXECUTED CONCURRENTLY WITH RECORDING OF THE FINAL MAP.
10. BENCHMARK: THE BENCHMARK IS A BRASS DISK IN MONUMENT WELL, HAVING NGS DESIGNATION CAULFIELD, PID DR5649.

ELEV. 11.6 FT (NAVD 88)
11. BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON LAKEVILLE STREET, THE BEARING BEING S58°51'03"E PER RECORD OF SURVEY (683 M 13).
12. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
13. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	OVERALL SITE PLAN
2	PROPOSED PARCELS & LOTS
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING PLAN
6	GRADING SECTIONS
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN
9	FIRE ACCESS PLAN

SECONDARY FIRE ACCESS NOTE:

THE FINAL SITE DESIGN WILL MEET THE SECONDARY FIRE ACCESS REQUIREMENTS WITH ONE OF THE FOLLOWING OPTIONS:

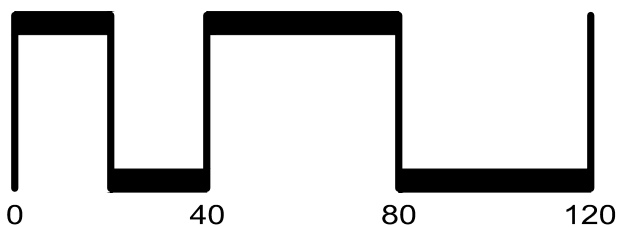
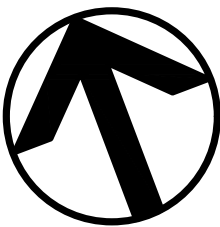
- PROVIDING A CONNECTION TO HOPPER STREET IN THE NORTHEAST CORNER OF THE SITE
- PROVIDING A SECONDARY CONNECTION TO D STREET SOUTH OF BUILDING 2 AND FILING A PROVISIONAL AMMR
- FILING A FIRE PROTECTION AMMR

LEGEND

- SUBDIVISION BOUNDARY
- PARCEL LOT LINE
- RIGHT OF WAY
- EASEMENT
- CURB

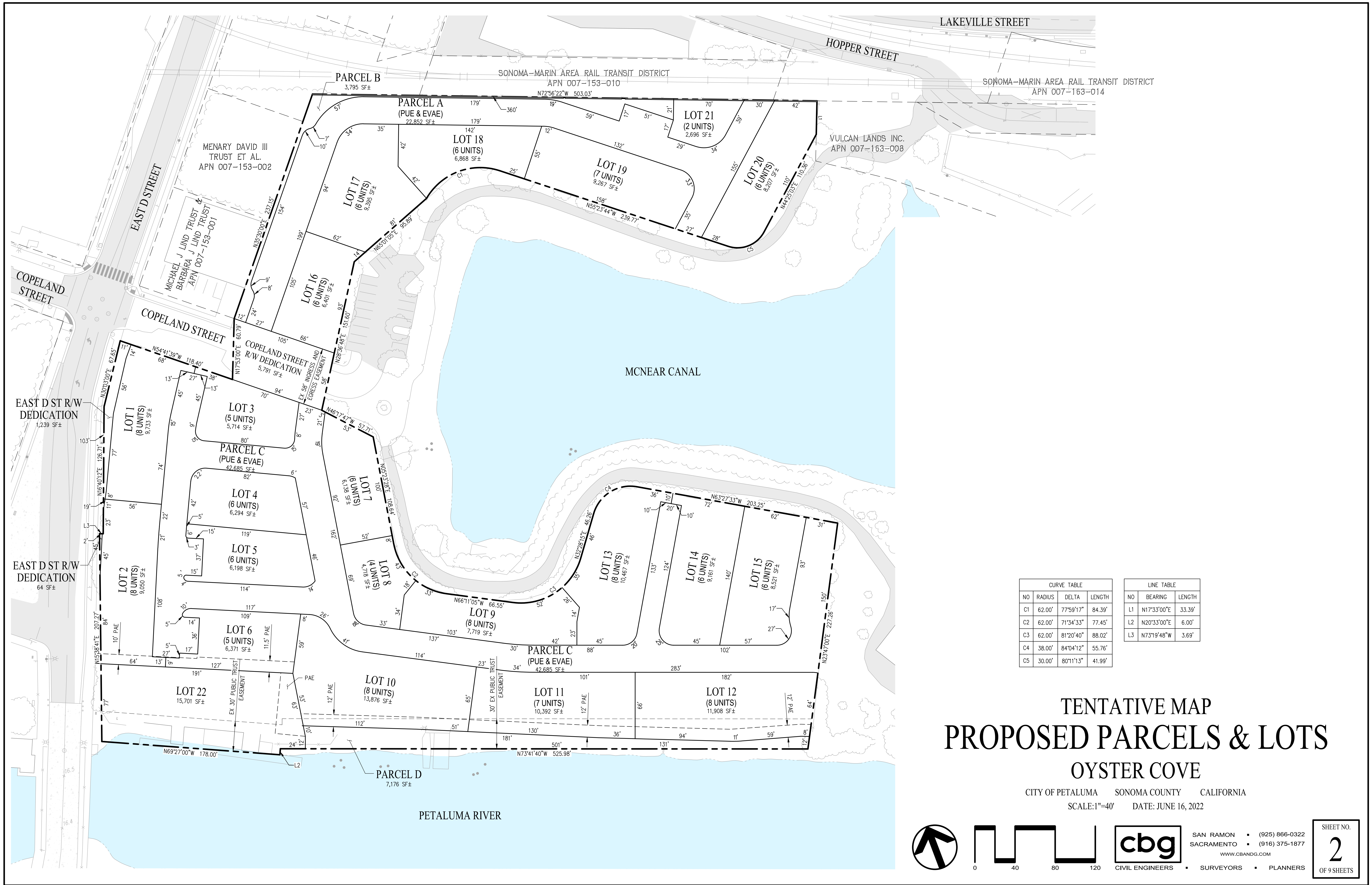
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
OVERALL SITE PLAN
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
SCALE:1"=40' DATE: JUNE 16, 2022



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
1
OF 9 SHEETS

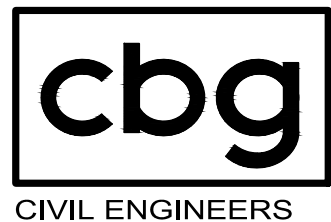
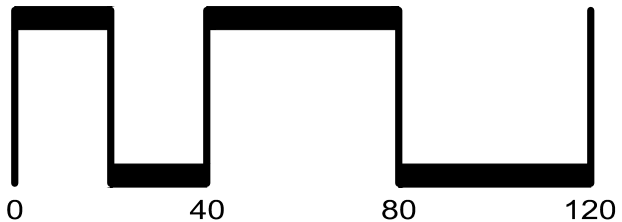
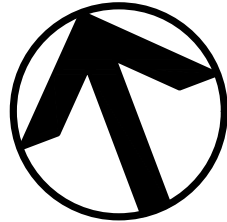


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	62.00'	77°59'17"	84.39'
C2	62.00'	71°34'33"	77.45'
C3	62.00'	81°20'40"	88.02'
C4	38.00'	84°04'12"	55.76'
C5	30.00'	80°11'13"	41.99'

LINE TABLE		
NO	BEARING	LENGTH
L1	N17°33'00"E	33.39'
L2	N20°33'00"E	6.00'
L3	N73°19'48"W	3.69'

TENTATIVE MAP
PROPOSED PARCELS & LOTS
OYSTER COVE

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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
2
OF 9 SHEETS