

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:

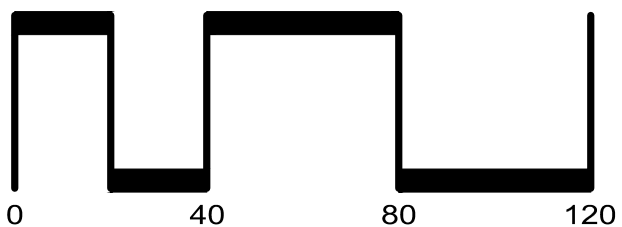
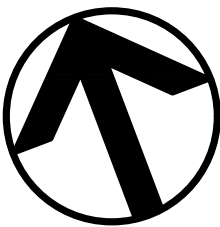
- PROVIDING A CONNECTION TO HOPPER STREET IN THE NORTHEAST CORNER OF THE SITE
- PROVIDING A SECONDARY CONNECTION TO D STREET SOUTH OF BUILDING 2 AND FILING A PROVISIONAL AMMR
- FILING A FIRE PROTECTION AMMR

LEGEND

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

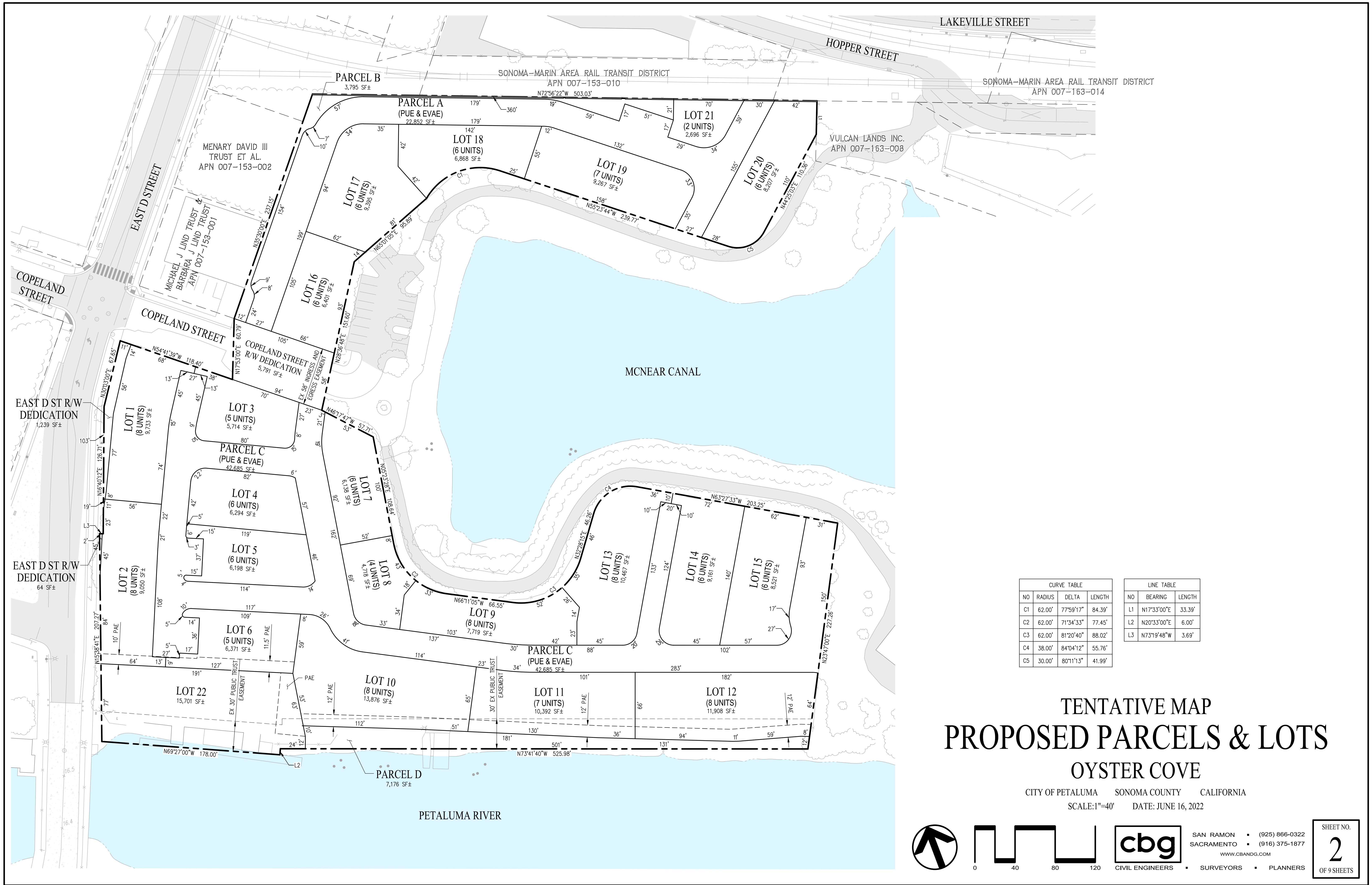
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
OVERALL SITE PLAN
OYSTER COVE

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



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SACRAMENTO (916) 375-1877
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 9 SHEETS

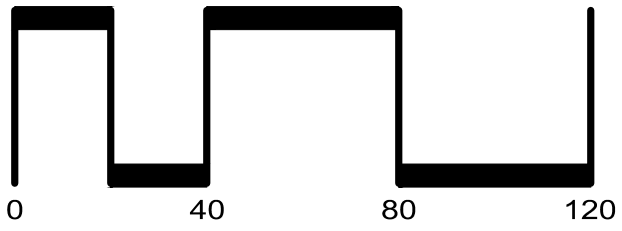
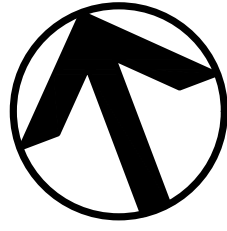


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	62.00'	77°59'17"	84.39'
C2	62.00'	71°34'33"	77.45'
C3	62.00'	81°20'40"	88.02'
C4	38.00'	84°04'12"	55.76'
C5	30.00'	80°11'13"	41.99'

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'

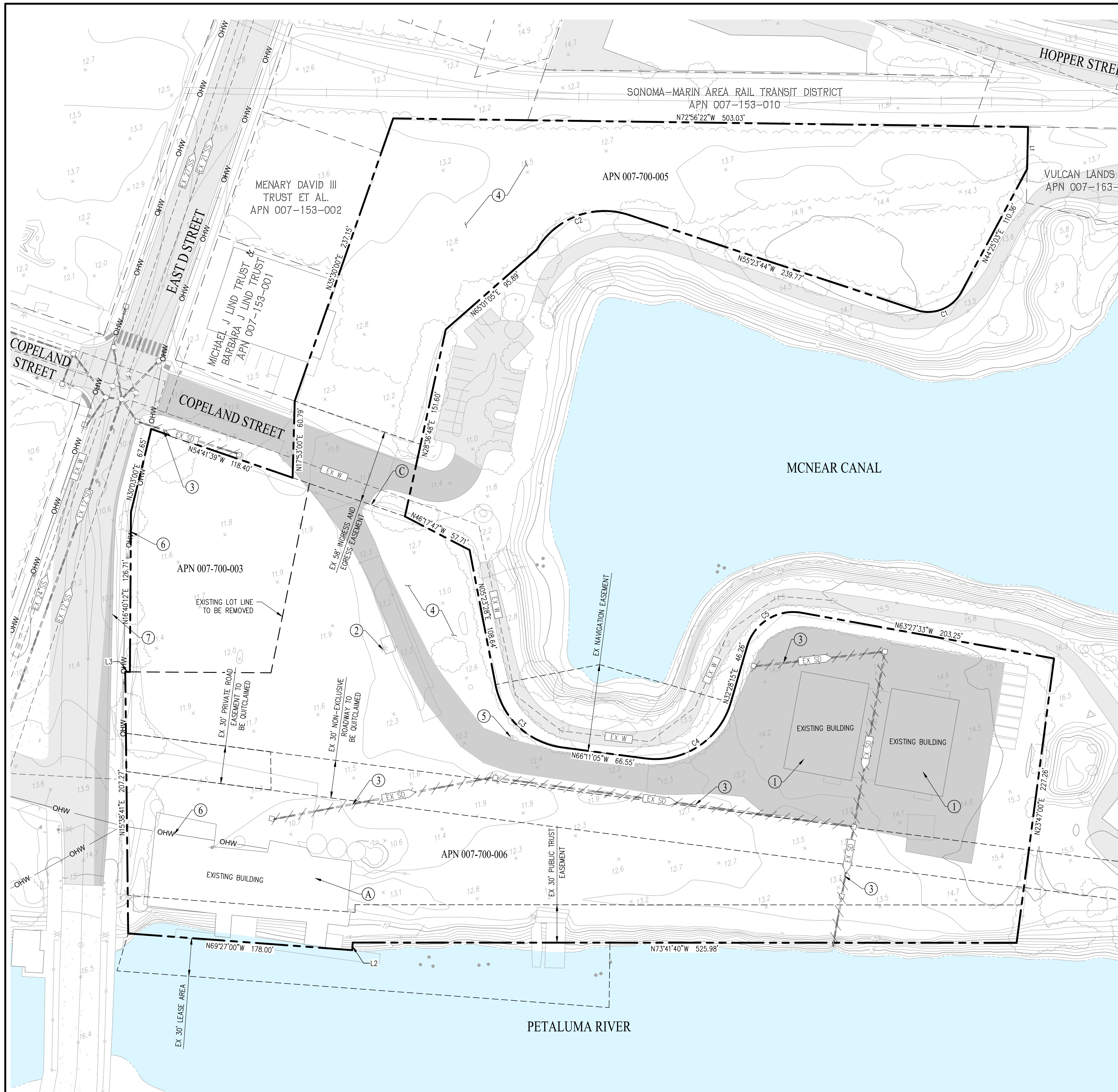
TENTATIVE MAP
PROPOSED PARCELS & LOTS
OYSTER COVE

CITY OF PETALUMA SONOMA COUNTY CALIFORNIA
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SHEET NO.
2
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LEGEND

---	SUBDIVISION BOUNDARY
---	LOT PARCEL BOUNDARY
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CURB
---	EXISTING PAVEMENT TO REMAIN
---	EXISTING PAVEMENT TO BE REMOVED

CURVE TABLE			
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DEMOLITION MEASURES

- 1 DEMOLISH AND REMOVE EXISTING BUILDING
- 2 DEMOLISH AND REMOVE EXISTING DRY UTILITY FACILITIES
- 3 DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
- 4 CLEAR AND GRUB EXISTING LANDSCAPING
- 5 DEMOLISH AND REMOVE EXISTING UTILITY BOX
- 6 UNDERGROUND EXISTING OVERHEAD LINES AND POLE FACILITIES
- 7 REMOVE EXISTING CURB, GUTTER, AND SIDEWALK

NOTE: ALL TREES ONSITE TO BE REMOVED

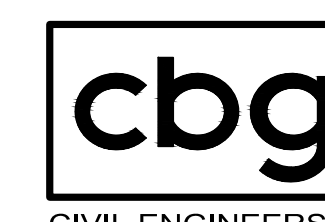
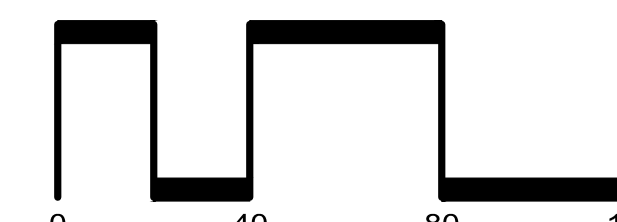
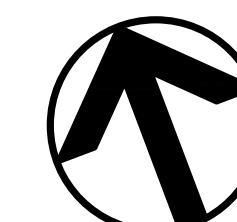
PRESERVATION MEASURES

- A PRESERVE AND PROTECT EXISTING BUILDING
- B PRESERVE AND PROTECT EXISTING STORM DRAIN FACILITIES
- C PRESERVE AND PROTECT EXISTING WATER FACILITIES

TENTATIVE MAP EXISTING CONDITIONS & DEMOLITION PLAN OYSTER COVE

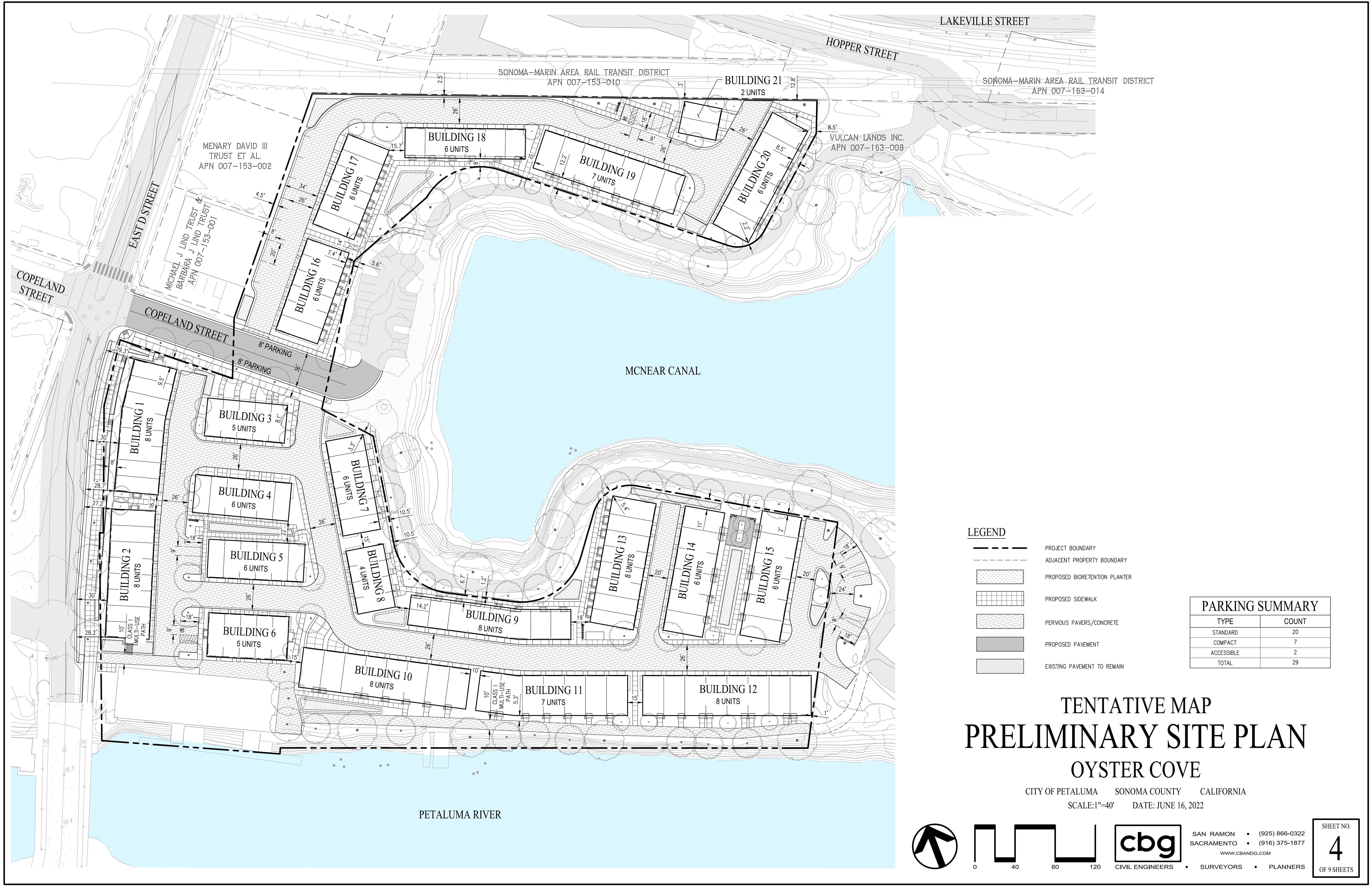
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SHEET NO.
3
OF 9 SHEETS



LEGEND

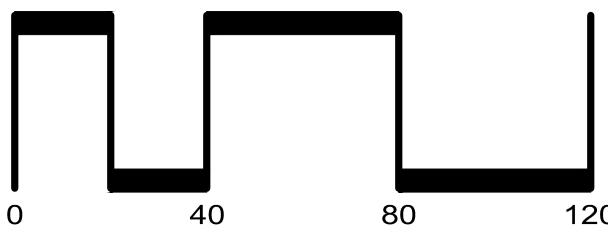
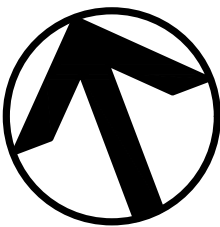
- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED BIORETENTION PLANTER
- PROPOSED SIDEWALK
- PERVIOUS PAVERS/CONCRETE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

PARKING SUMMARY

TYPE	COUNT
STANDARD	20
COMPACT	7
ACCESSIBLE	2
TOTAL	29

TENTATIVE MAP
PRELIMINARY SITE PLAN
OYSTER COVE

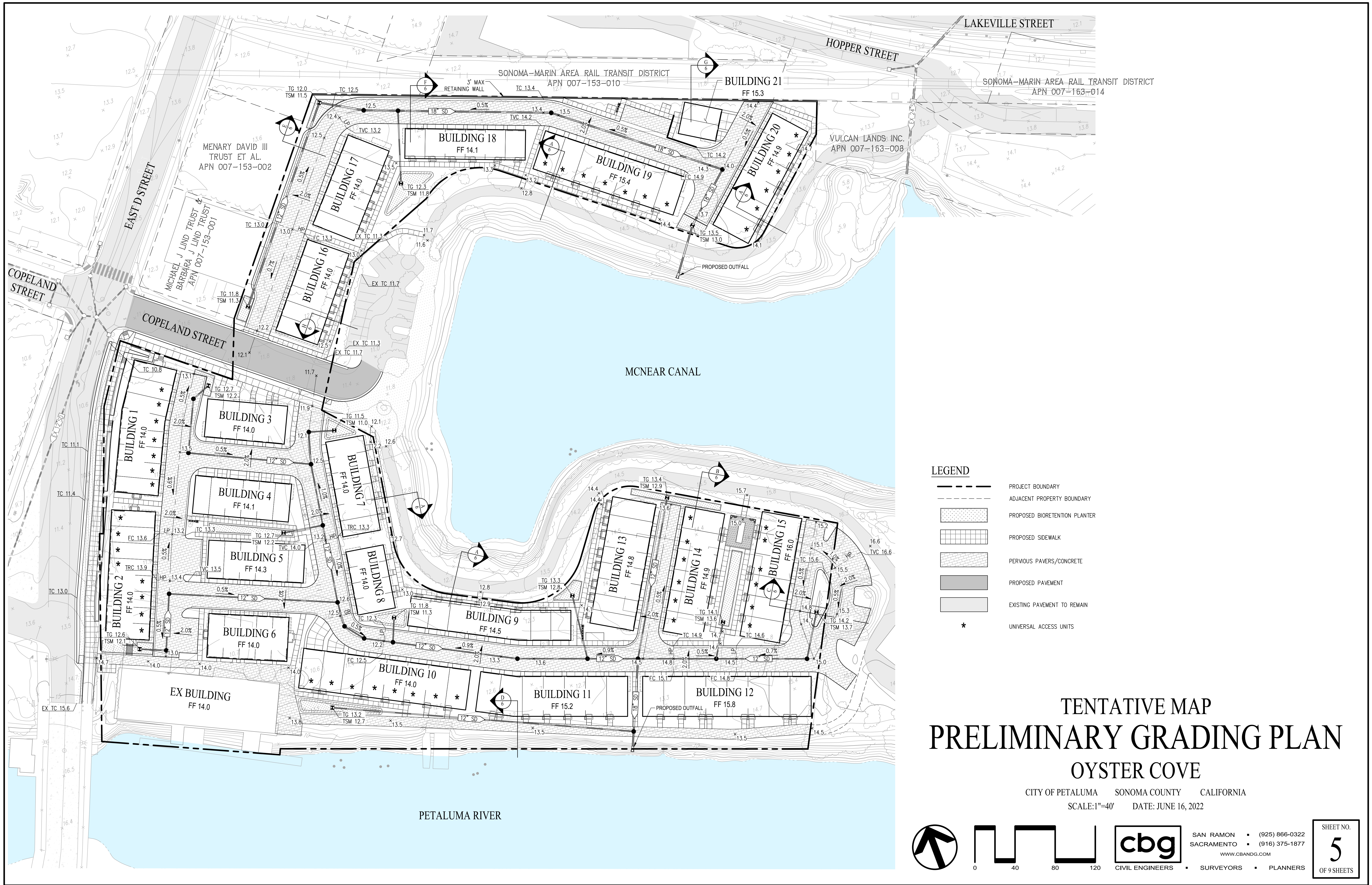
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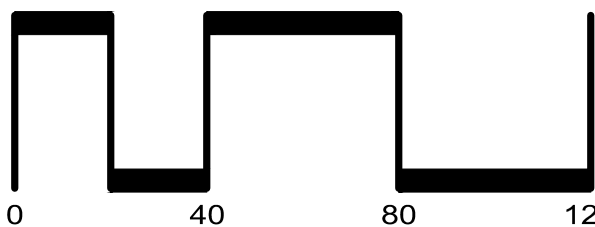
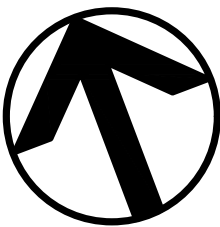
SHEET NO.
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OF 9 SHEETS



- LEGEND**
- PROJECT BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED BIORETENTION PLANTER
 - PROPOSED SIDEWALK
 - PERVIOUS PAVERS/CONCRETE
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT TO REMAIN
 - UNIVERSAL ACCESS UNITS

TENTATIVE MAP
PRELIMINARY GRADING PLAN
OYSTER COVE

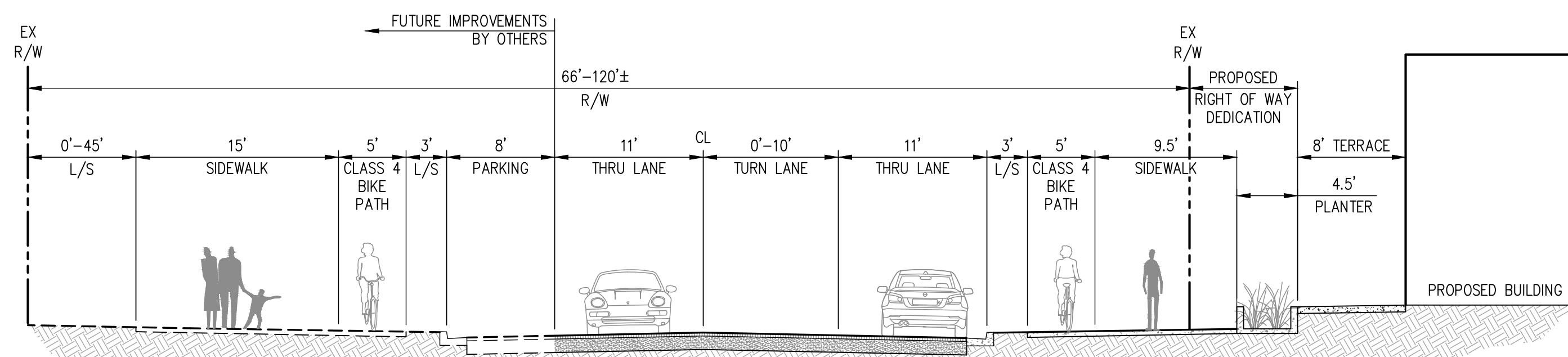
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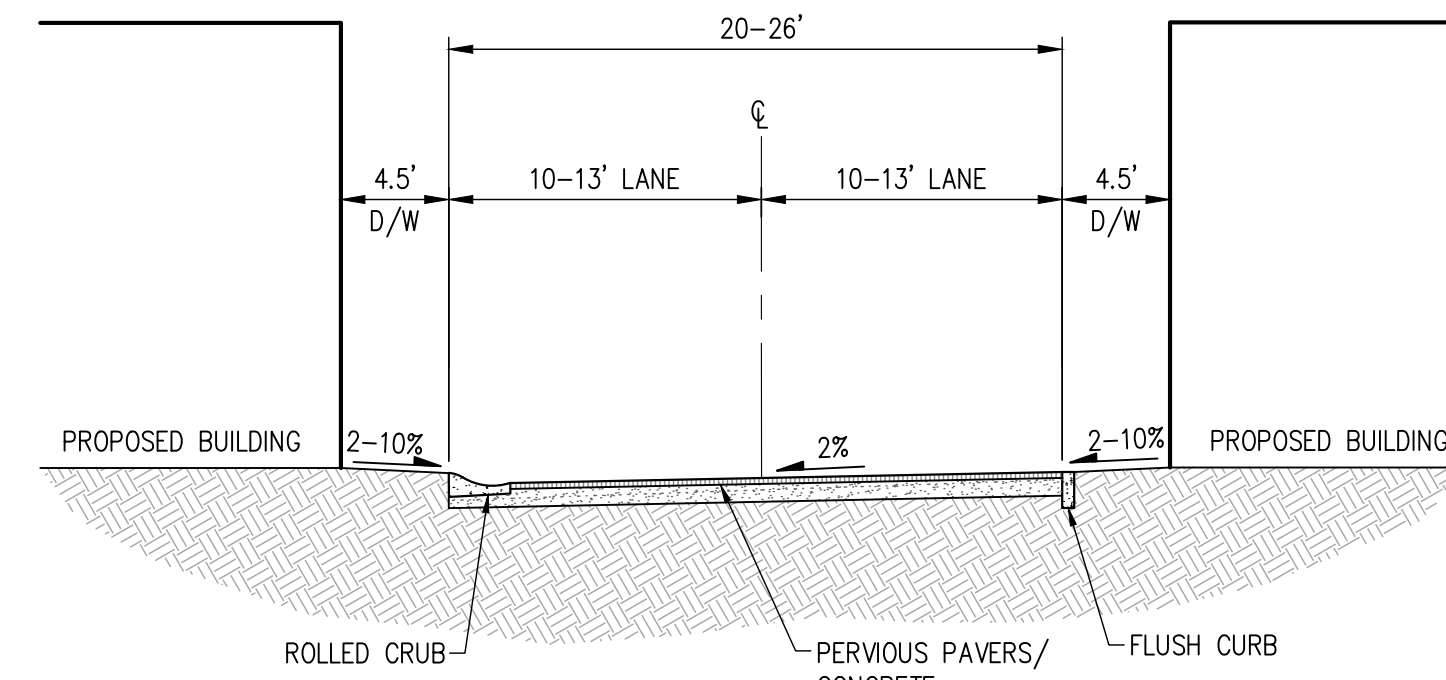
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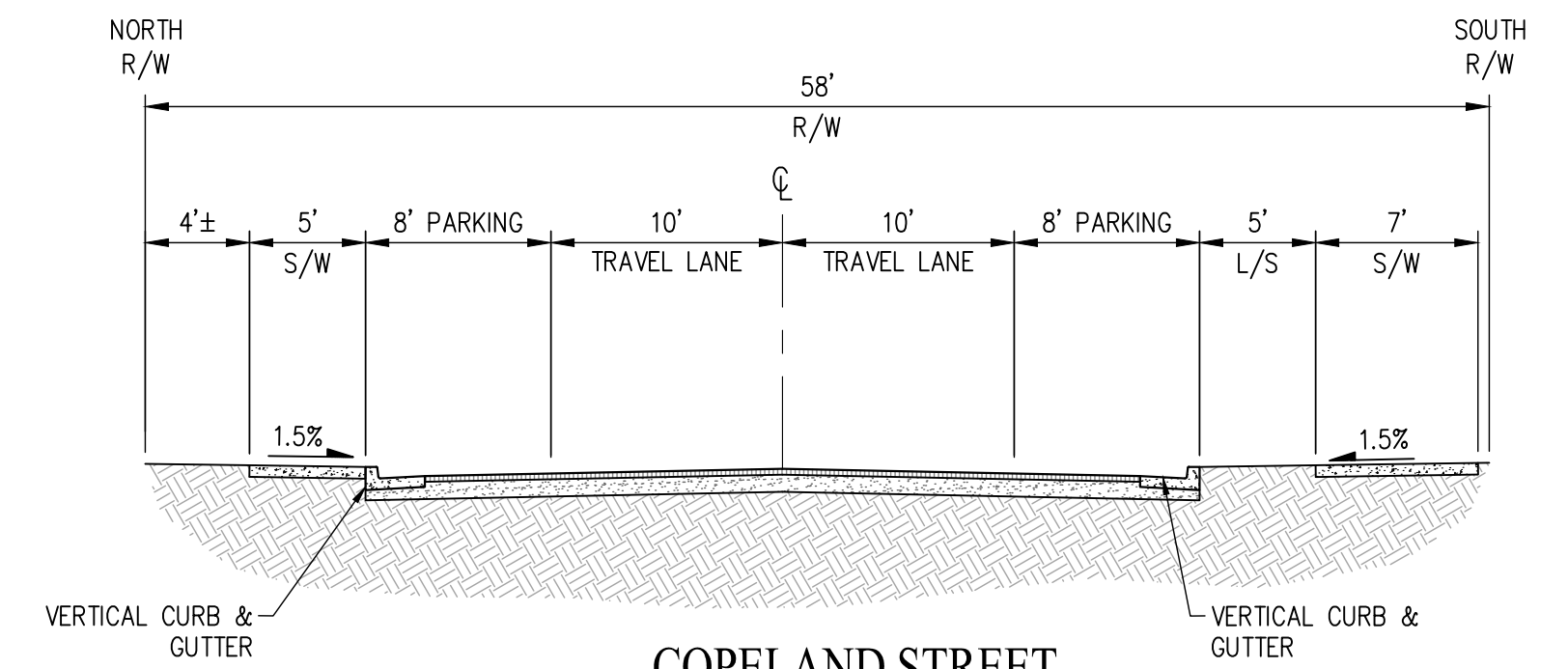
SHEET NO.
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OF 9 SHEETS



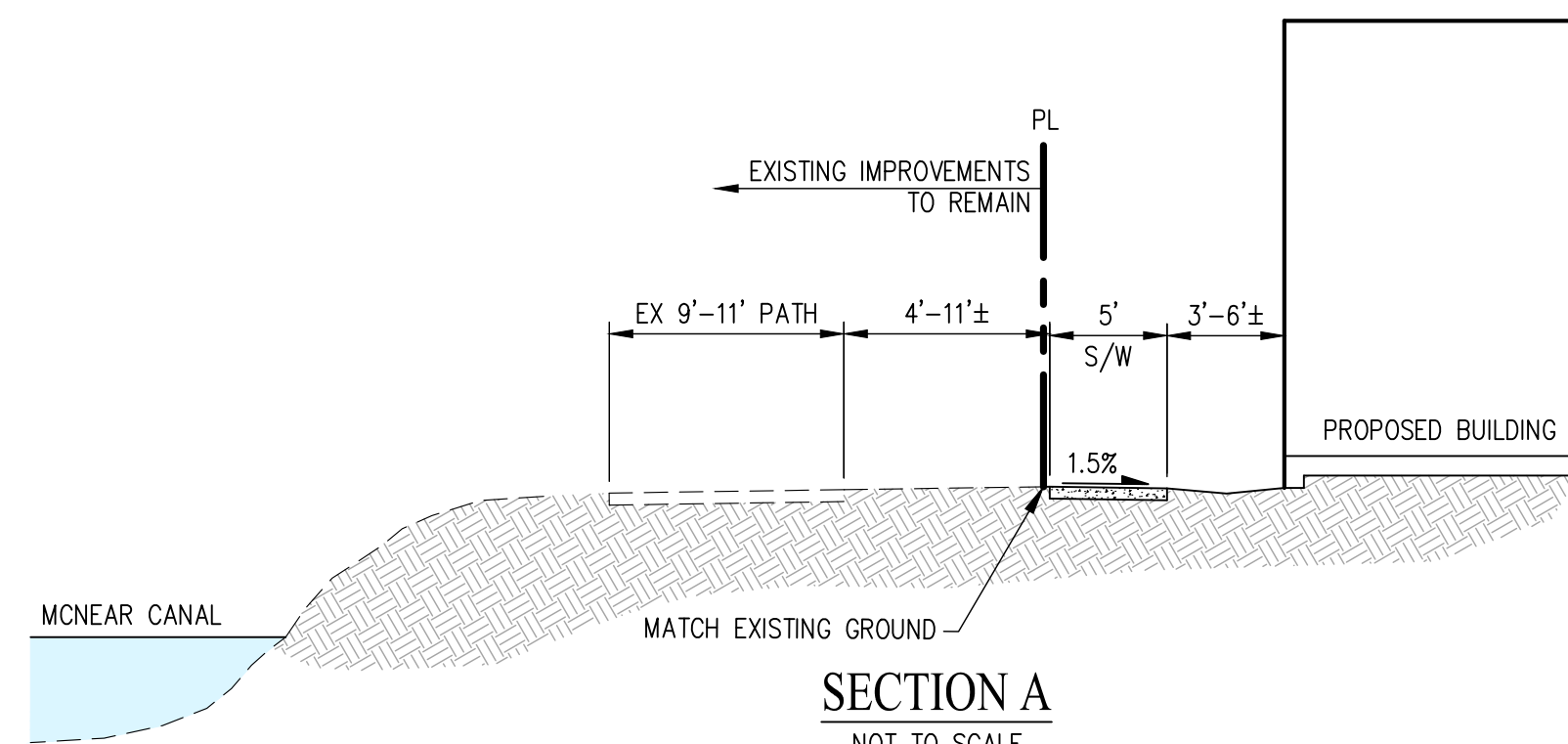
EAST D STREET
NOT TO SCALE



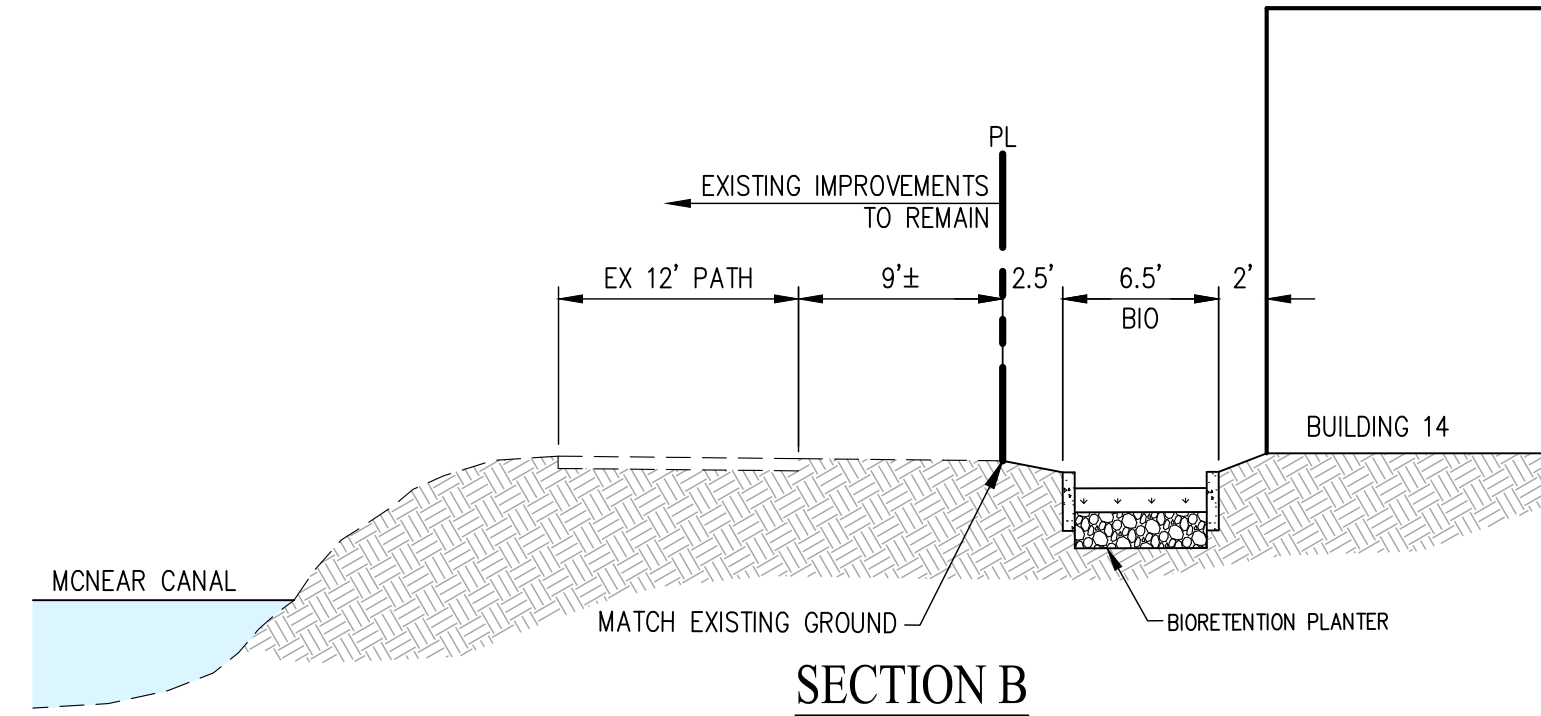
TYPICAL ALLEY
NOT TO SCALE



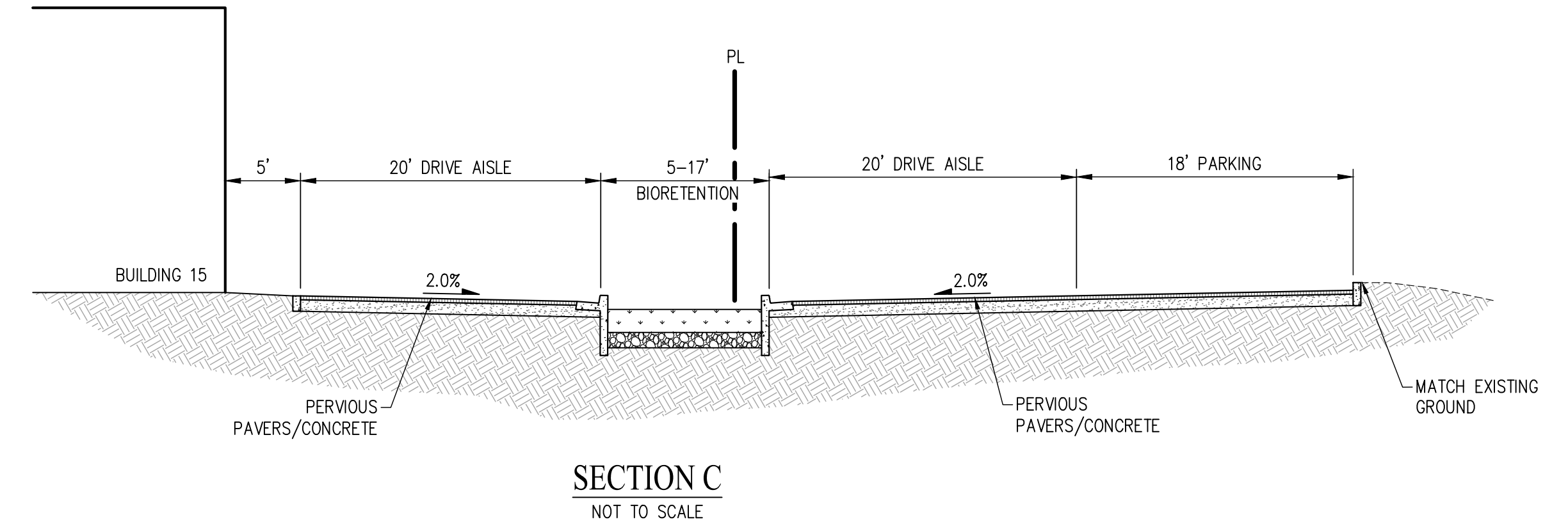
COPELAND STREET
NOT TO SCALE



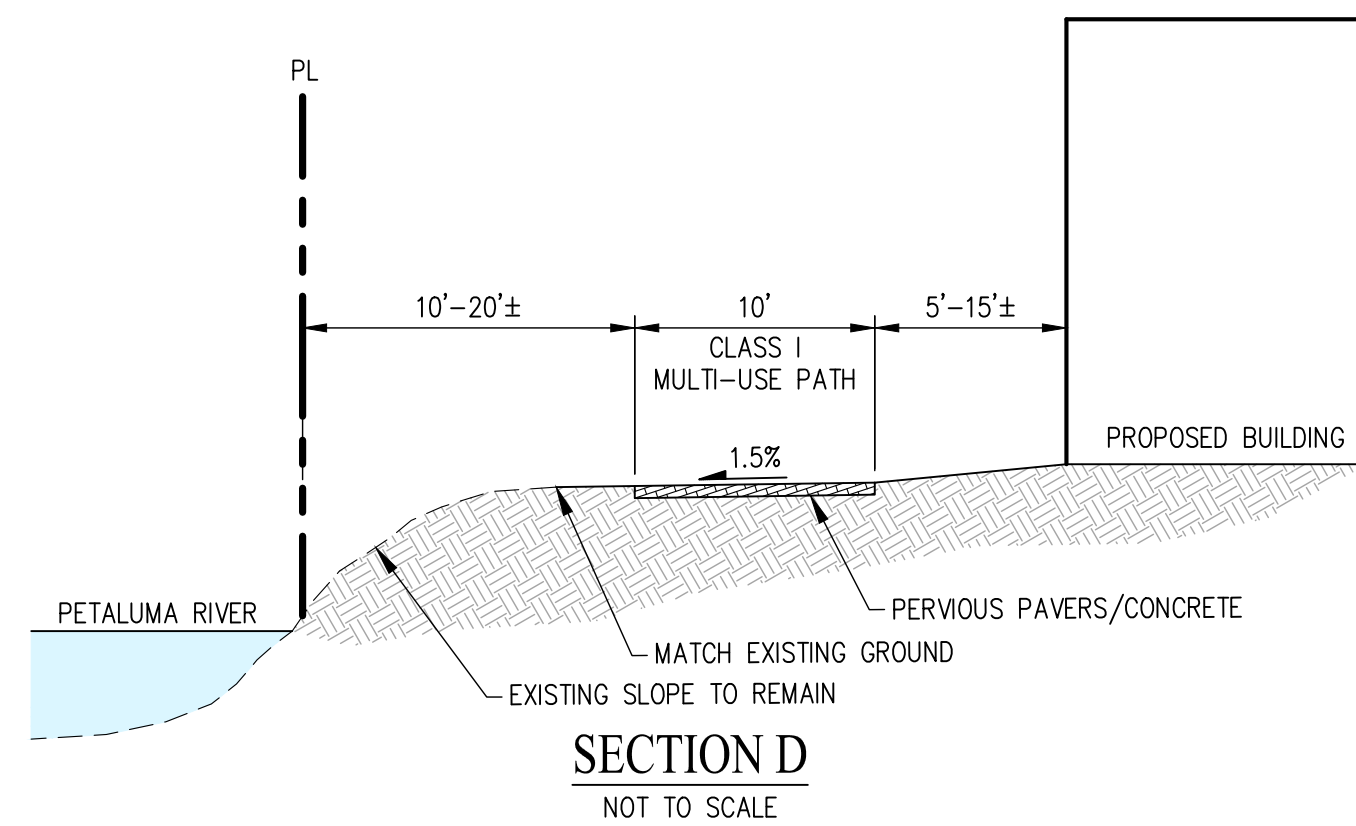
SECTION A
NOT TO SCALE



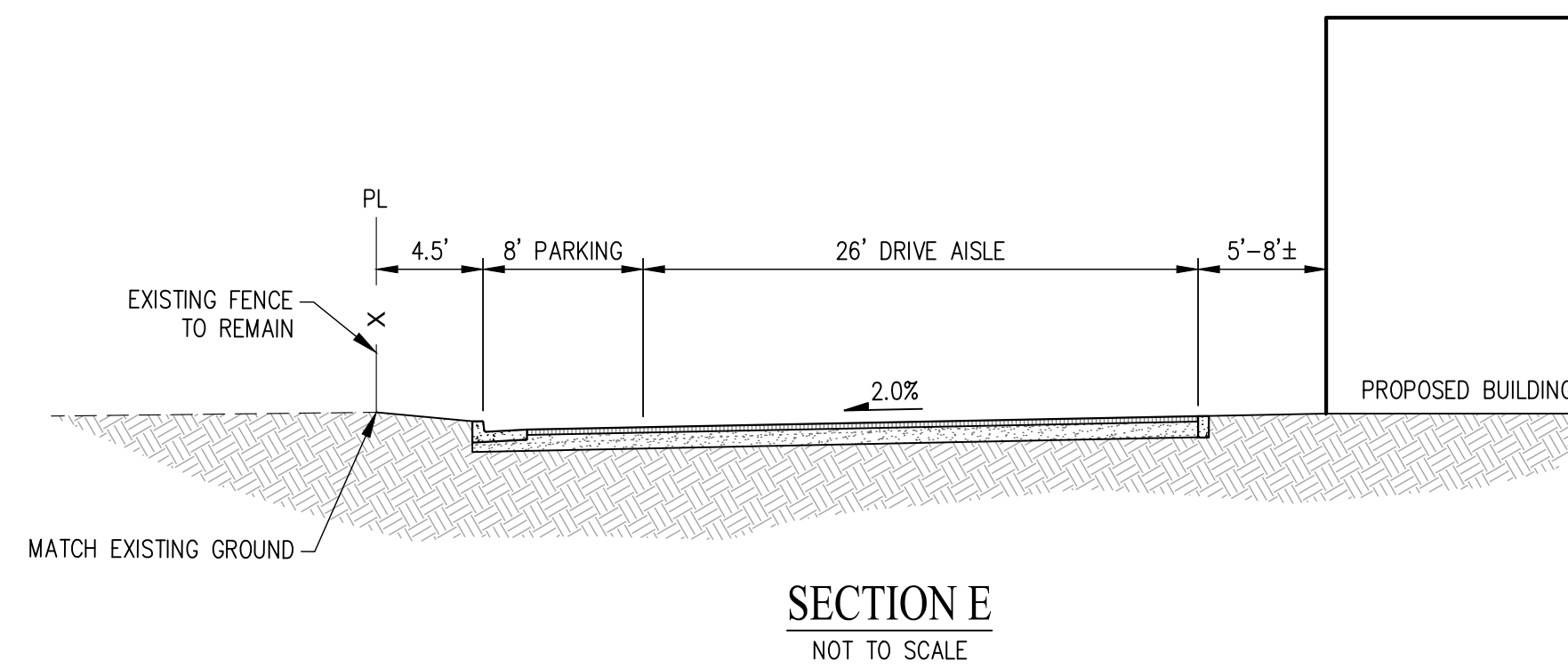
SECTION B
NOT TO SCALE



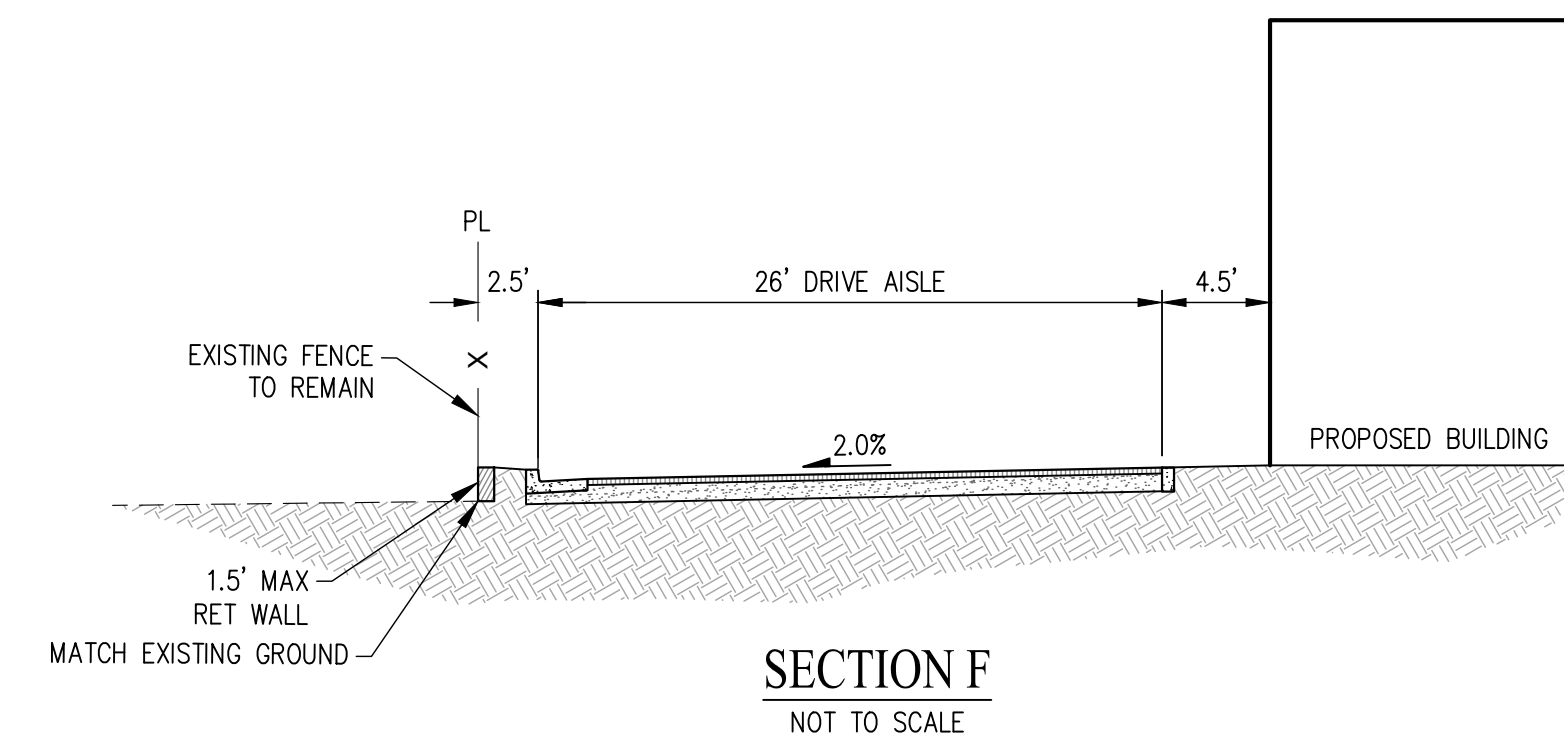
SECTION C
NOT TO SCALE



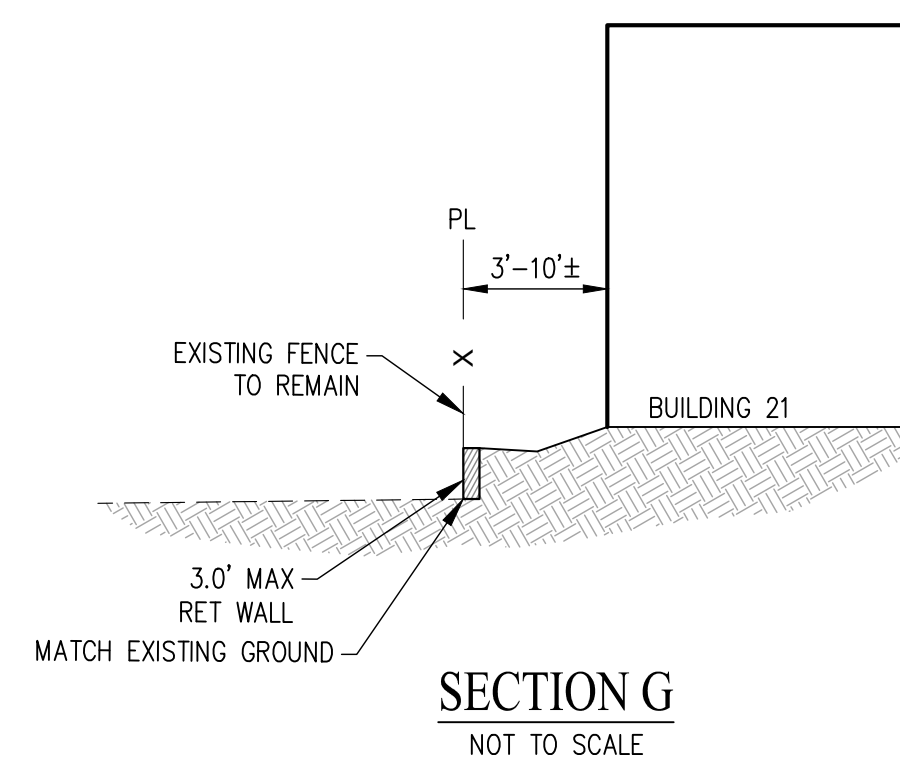
SECTION D
NOT TO SCALE



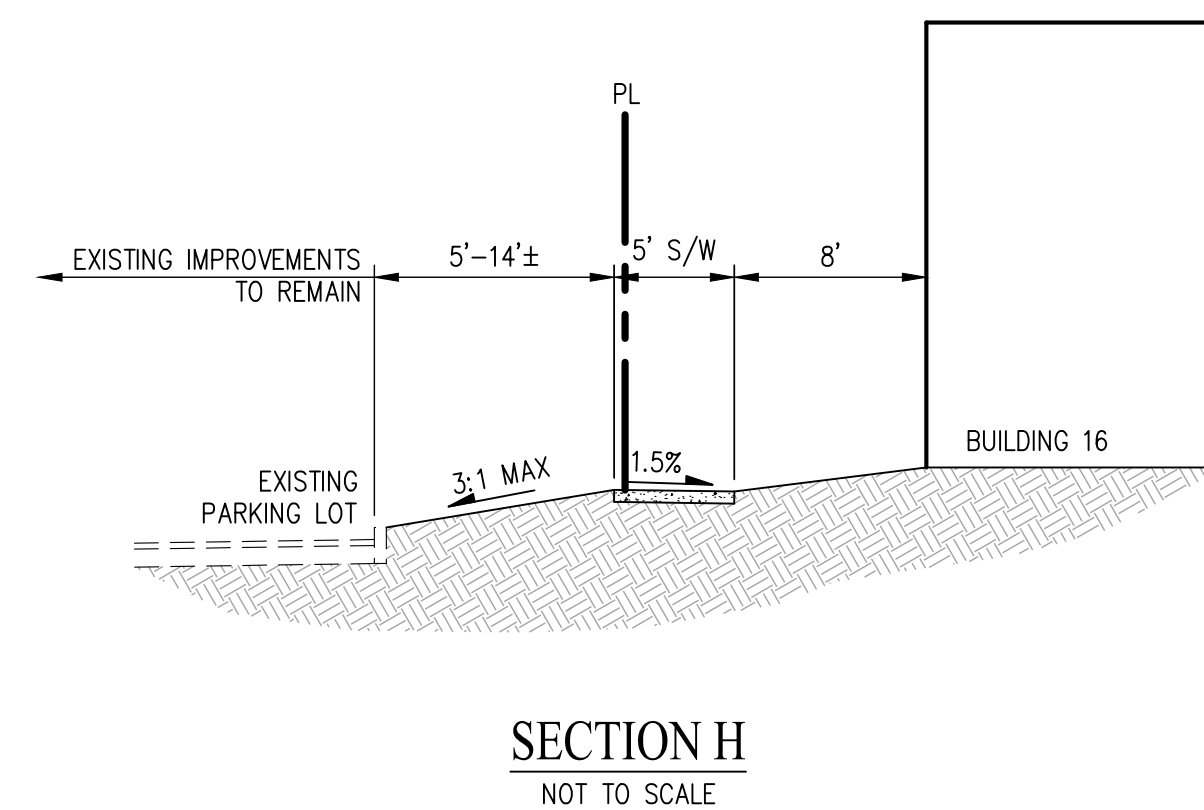
SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE



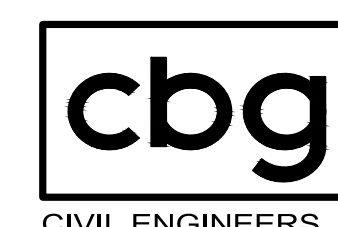
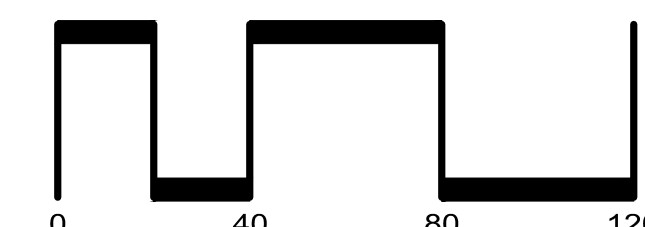
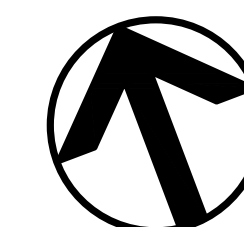
SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE

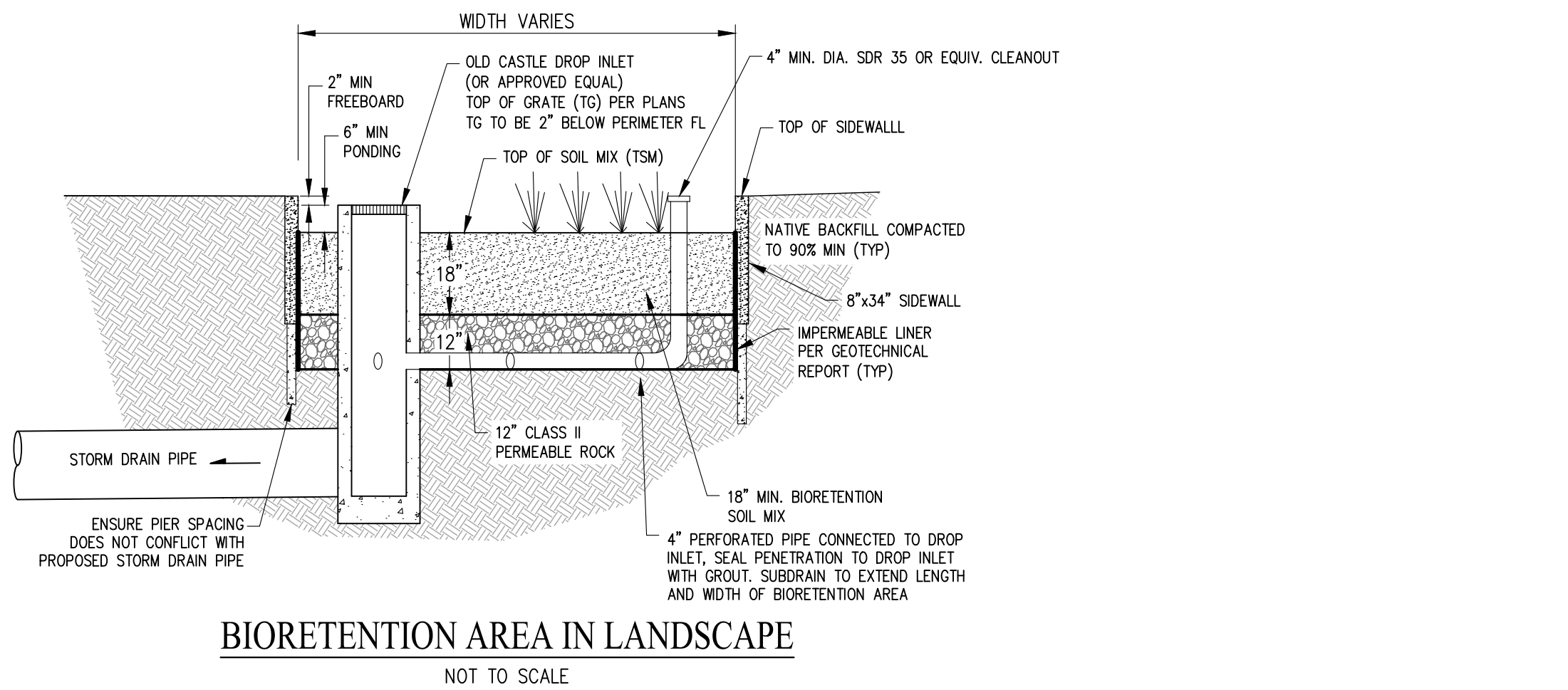
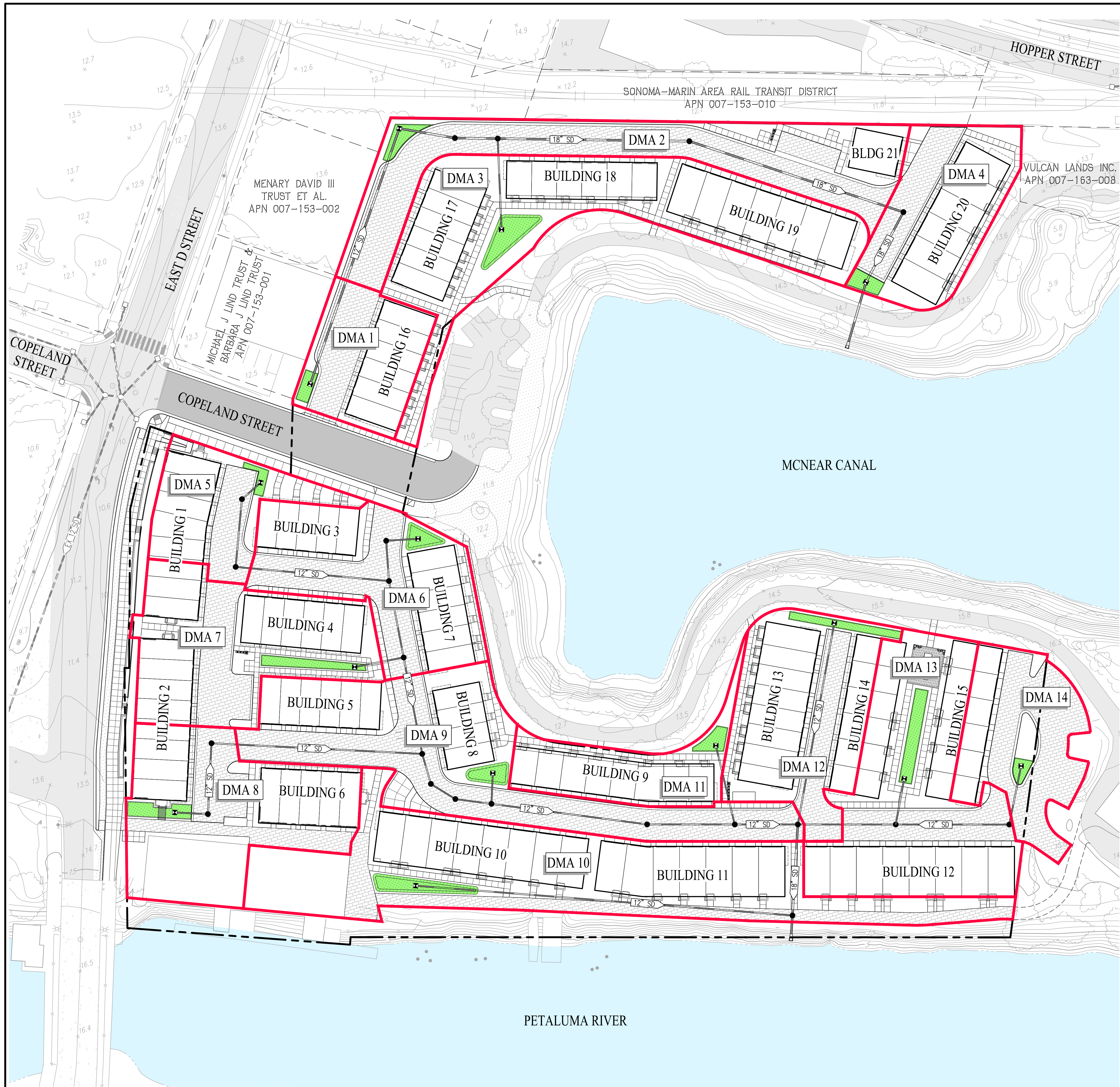
TENTATIVE MAP GRADING SECTIONS OYSTER COVE

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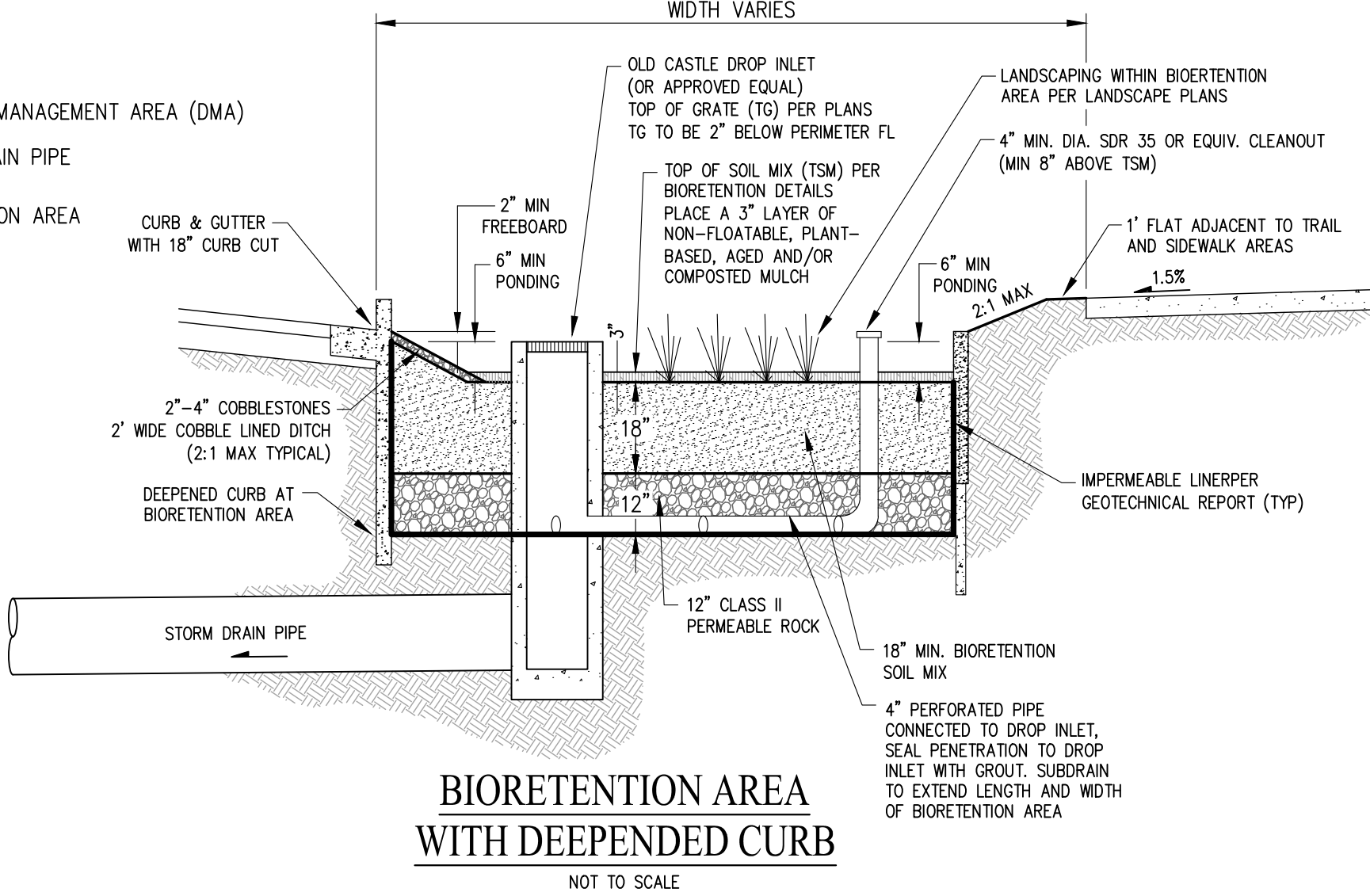
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SHEET NO.
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OF 9 SHEETS



LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- 18" SD — STORM DRAIN PIPE
- BIORETENTION AREA



DMA SUMMARY TABLE					
DMA	TOTAL AREA	TOTAL IMPERVIOUS AREA	TOTAL PERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
1	9,201	5,020	4,181	218	228
2	20,610	3,306	17,304	201	383
3	27,606	18,578	9,028	779	935
4	12,668	7,019	5,649	303	327
5	8,694	4,172	4,522	185	190
6	17,063	9,311	7,752	403	407
7	18,172	10,766	7,406	460	500
8	19,091	11,182	7,909	479	495
9	25,246	9,611	15,635	447	463
10	32,805	18,568	14,237	800	841
11	8,215	6,359	1,856	262	308
12	16,915	10,382	6,533	441	495
13	22,961	14,465	8,496	613	712
14	11,881	3,364	8,517	167	200
TOTAL	251,128	132,103	119,025	5,758	6,484

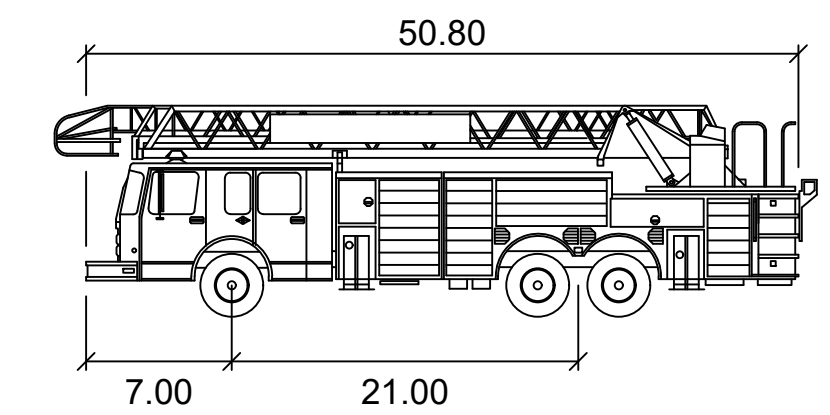
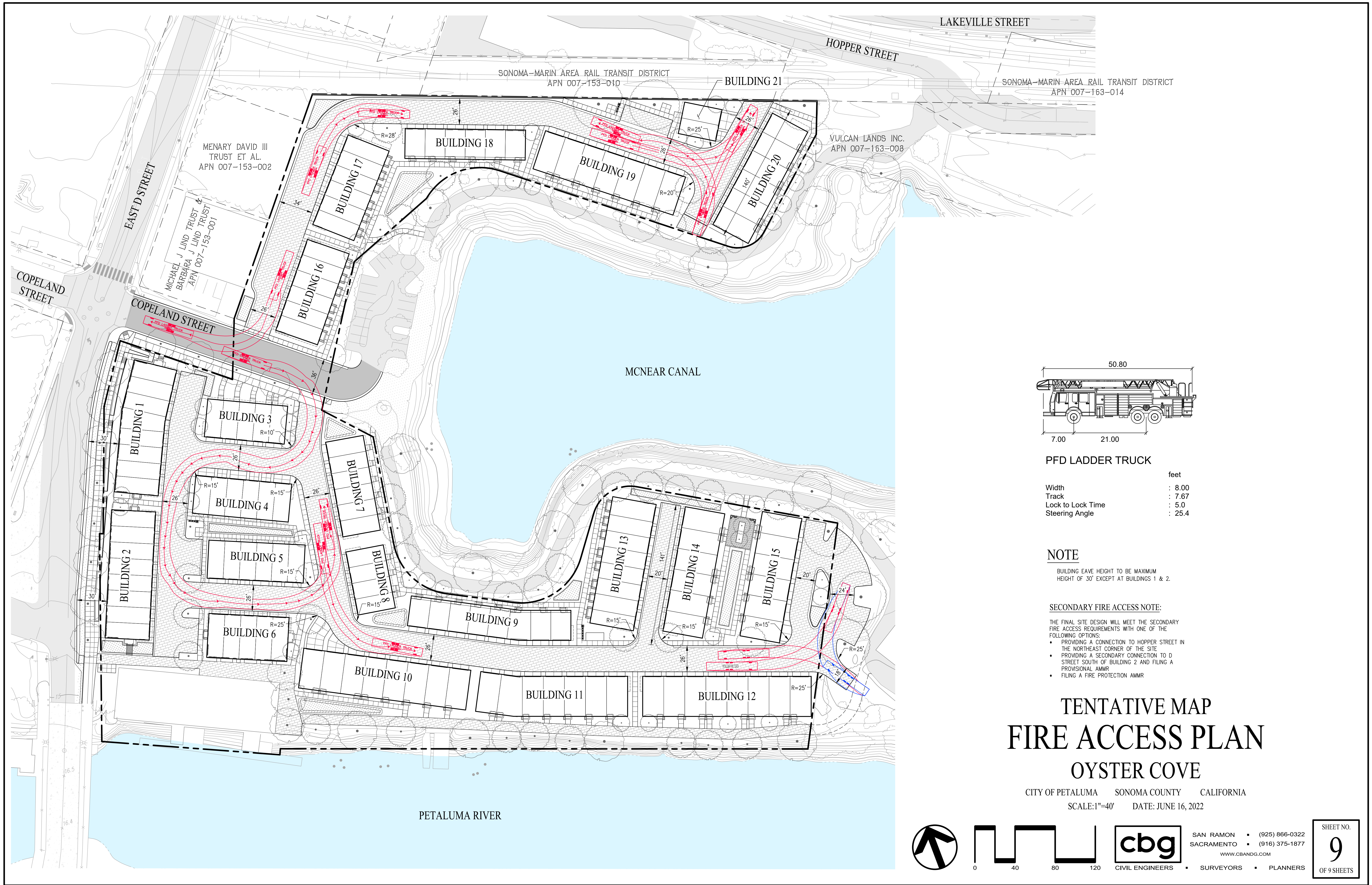
TENTATIVE MAP
PRELIMINARY STORMWATER
CONTROL PLAN
OYSTER COVE

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SHEET NO.
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PFD LADDER TRUCK

	feet
Width	: 8.00
Track	: 7.67
Lock to Lock Time	: 5.0
Steering Angle	: 25.4

NOTE
BUILDING EAVE HEIGHT TO BE MAXIMUM HEIGHT OF 30' EXCEPT AT BUILDINGS 1 & 2.

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

TENTATIVE MAP FIRE ACCESS PLAN OYSTER COVE

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