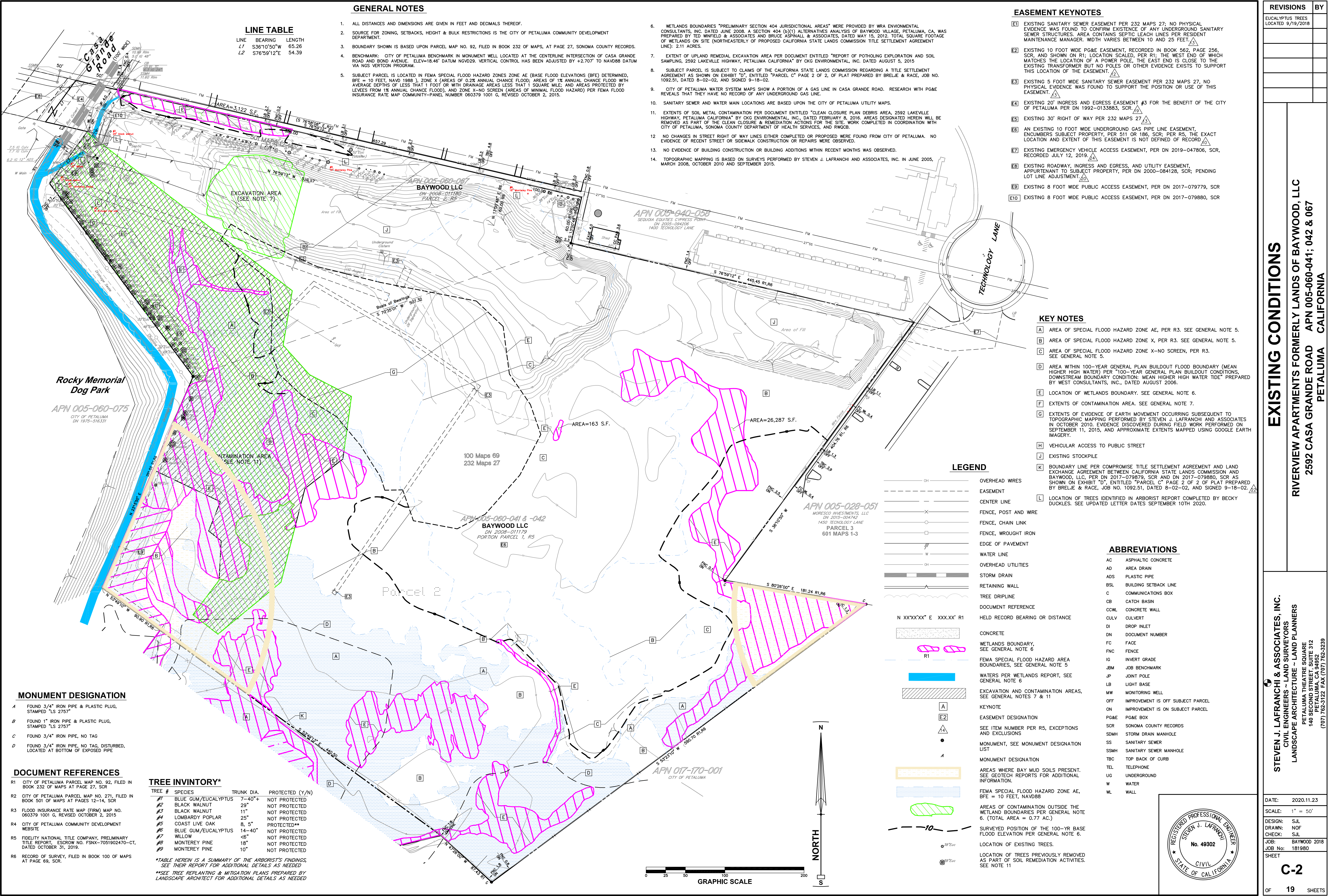


AERIAL CONTEXT MAP MAP
SCALE: 1"=200'

SOURCE: GOOGLE EARTH PRO



REVISIONS		BY
NEIGHBORHOOD CONTEXT PLAN		
RIVERVIEW APARTMENTS FORMERLY LANDS OF BAYWOOD, LLC		
2592 CASA GRANDE ROAD APN 005-060-041; 042 & 067		
PETALUMA CALIFORNIA		
STEVEN J. LAFRANCHI & ASSOCIATES, INC.		
CIVIL ENGINEERS - LAND SURVEYORS		
LANDSCAPE ARCHITECTURE - LAND PLANNERS		
PETALUMA THEATRE SQUARE		
140 SECOND STREET, SUITE 312		
PETALUMA, CA 94952		
(707) 782-5122 FAX (707) 782-3239		
DATE: 2020.11.23		
SCALE: 1" = 200'		
DESIGN: S.J.L.		
DRAWN: N.O.F.		
CHECK: S.J.L.		
JOB: BAYWOOD 2018		
JOB No: 181980		
SHEET		
C-1		
OF	19	SHEETS



GENERAL NOTES

- ALL DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- BOUNDARY SHOWN IS BASED UPON PARCEL MAP NO. 92, FILED IN BOOK 232 OF MAPS, AT PAGE 27, SONOMA COUNTY RECORDS.
- WETLANDS BOUNDARIES "PRELIMINARY SECTION 404 JURISDICTIONAL AREAS" WERE PROVIDED BY WRA ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2008. A SECTION 404 (b)(1) ALTERNATIVES ANALYSIS OF BAYWOOD VILLAGE, PETALUMA, CA, WAS PREPARED BY TED WINFIELD & ASSOCIATES AND BRUCE ASPINALL & ASSOCIATES, DATED MAY 15, 2012. TOTAL SQUARE FOOTAGE OF WETLANDS ON SITE (NORTHEASTERLY OF PROPOSED CALIFORNIA STATE LANDS COMMISSION TITLE SETTLEMENT AGREEMENT LINE): 2.11 ACRES. SUBSEQUENTLY THIS JURISDICTIONAL WETLANDS DELINEATION WAS RE-VERIFIED BY USACE JANUARY 29TH 2015.

KEYNOTES

- WP** WETLAND AREA TO BE PRESERVED POST SITE DEVELOPMENT. SEE TABLES THIS SHEET FOR GROSS AREAS AND SUMMARY.
- WR** WETLAND AREA TO BE REMOVED POST SITE DEVELOPMENT. SEE TABLES THIS SHEET FOR GROSS AREAS AND SUMMARY.
- CR** EXISTING ONSITE CULVERT & SWALE TO BE FILLED AS PART OF SITE IMPROVEMENTS.

AREA I.D.	Gross Area (ft ²)	Gross Area (acre)
WR1	3,122	0.07
WR2	25,472	0.58
WR3	3,275	0.08
WR4	5,375	0.12
WR5	10,238	0.24
WR6	913	0.02
WR7	2,881	0.07
WR8	580	0.01
WR9	13,537	0.31
WR10	163	0.00
WR11	447	0.01
TOTAL WETLAND AREAS REMOVED	66,002	1.52

AREA I.D.	Gross Area (ft ²)	Gross Area (acre)
WP1	11,758	0.27
WP2	3,445	0.08
WP3	12,165	0.28
TOTAL WETLAND AREAS PRESERVED	27,368	0.63

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
AD AREA DRAIN
ADS PLASTIC PIPE
BSL BUILDING SETBACK LINE
C COMMUNICATIONS BOX
CB CATCH BASIN
CCWL CONCRETE WALL
CULV CULVERT
DI DROP INLET
DN DOCUMENT NUMBER
FC FACE
FNC FENCE
IG INVERT GRADE
JBM JOB BENCHMARK
JP JOINT POLE
LB LIGHT BASE
MW MONITORING WELL
OFF IMPROVEMENT IS OFF SUBJECT PARCEL
ON IMPROVEMENT IS ON SUBJECT PARCEL
PG&E PG&E BOX
SCR SONOMA COUNTY RECORDS
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
TBC TOP BACK OF CURB
TEL TELEPHONE
UG UNDERGROUND
W WATER
WL WALL

LEGEND

- OH OVERHEAD WIRES
EASEMENT
CENTER LINE
FENCE, POST AND WIRE
FENCE, CHAIN LINK
FENCE, WROUGHT IRON
EDGE OF PAVEMENT
WATER LINE
OVERHEAD UTILITIES
STORM DRAIN
RETAINING WALL
DOCUMENT REFERENCE
R1
N XXX'XX" E XXX'XX" R1
CONCRETE
WATERS PER WETLANDS REPORT, SEE GENERAL NOTE 6
DRAINAGE CHANNEL TO BE FILLED AS PART OF DEVELOPMENT.
KEYNOTE
IMPACTED WETLAND AREAS TO BE REMOVED AS PART OF DEVELOPMENT SEE TABLE THIS SHEET FOR AREAS
WETLAND AREAS TO BE PRESERVED POST SITE DEVELOPMENT. SEE TABLE THIS SHEET FOR AREAS
LIMITS OF DEVELOPMENT & EARTHWORK
TREE TO BE REMOVED FOR SITE IMPROVEMENTS
TREE TO BE REMOVED PRIOR TO SITE DEVELOPMENT AS PART OF SEPARATE SOIL REMEDIATION PROJECT
TREE TO BE SAVED

WETLAND PRESERVATION PLAN
RIVERVIEW APARTMENTS FORMERLY LANDS OF BAYWOOD, LLC
2592 CASA GRANDE ROAD
PETALUMA CALIFORNIA

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PETALUMA, CA 94952
(707) 762-3122 FAX (707) 762-3239



DATE: 2020.11.23
SCALE: 1" = 50'
DESIGN: SJL
DRAWN: NOF
CHECK: SJL
JOB: BAYWOOD 2018
JOB No: 181980
SHEET

C-3

APN 005-050-037
SKOFF, GAYLE L. TRUST
DN 2004-191824

Casa Grande Road
100' WIDE

LOT 5
531 Maps
12-14

APN
005-060-077
PAUL
DN 2002-168779

APN 005-060-075
CITY OF PETALUMA

APN 005-040-058
SEQUOIA EQUITIES CYPRESS POINT
TARRANT PATRICK
DN 2005-94206

APN 005-280-051
MORESCO INVESTMENTS, LLC

MULTI-FAMILY BUILDINGS*	
BLDG. 1	12 UNITS
BLDG. 2	10 UNITS
BLDG. 3	12 UNITS
BLDG. 4	7 UNITS
BLDG. 5	10 UNITS
BLDG. 6	7 UNITS
BLDG. 7	12 UNITS
BLDG. 8	12 UNITS
BLDG. 9	7 UNITS
BLDG. 10	12 UNITS
BLDG. 11	7 UNITS
BLDG. 12	7 UNITS
BLDG. 13	7 UNITS
BLDG. 14	10 UNITS
BLDG. 15	10 UNITS
BLDG. 16	10 UNITS
BLDG. 17	12 UNITS
BLDG. 18	12 UNITS
BLDG. 19	10 UNITS
BLDG. 20	7 UNITS
BLDG. 21	12 UNITS
BLDG. 22	10 UNITS
BLDG. 23	10 UNITS
BLDG. 24	10 UNITS
BLDG. 25	12 UNITS
BLDG. 26	10 UNITS
BLDG. 27	7 UNITS
TOTAL	264 UNITS

NOTES

- SEE ARCHITECTURAL PLANS FOR UNIT SQUARE FOOTAGE.
- SEE LANDSCAPE PLANS FOR LANDSCAPE AND FENCE INFORMATION.

PROPOSED PARKING COUNT	
COVERED SPACES (STANDARD)	
GARAGE SPACES	242
GARAGE SPACES DETACHED	41
UNCOVERED SPACES	
COMPACT SPACES	109
STANDARD SPACES	122
TOTAL SPACES	514

*GARAGE SPACES WILL BE ASSIGNED SPOTS. THERE ARE 46 ACCESSIBLE UNITS WITH ATTACHED GARAGES
** 38 GARAGE SPACES WILL BE PART OF A TANDUM GARAGE CONFIGURATION WITHIN THE 10 & 12 UNIT BLDG

KEYNOTES

- (A) PORTION OF PROJECT SITE TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY.
(B) PORTION OF CITY PROPERTY TO BE UTILIZED AS PART OF FRONTAGE IMPROVEMENTS.
(C) 12' WIDE CLASS I PATHWAY, SEE TYPICAL SECTIONS FOR ADDITIONAL DETAILS.
(D) 8' WIDE RECREATIONAL TRAIL, SEE TYPICAL SECTIONS, CONNECT TO MARSH TRAIL.
(E) 3 ADA PARKING WITH VAN ACCESSIBILITY.
(F) 4 ELECTRIC VEHICLE CHARGING STATIONS WITH VAN ACCESSIBILITY.
(G) 5' WIDE PEDESTRIAN WALKWAY. SEE LANDSCAPE PLANS.
(H) 5' CMU RETAINING WALL AT SOUTHERN LIMITS, SEE TYPICAL SECTION H & I SHEET C-8/9.
(I) BICYCLE PARKING SPACES AT RECREATION CENTER. SEE TABLE THIS SHEET FOR COUNT.
(J) 6' PARK BENCHES ALONG RECREATIONAL TRAIL. SEE LANDSCAPE PLANS.
(K) PEDESTRIAN INGRESS / EGRESS GATES, AT SITE PERIMETER.
(L) FUTURE ELECTRIC VEHICLE PARKING / CHARGING STATIONS.
(M) TRASH ENCLOSURE. SEE ARCHITECTURE / LANDSCAPE PLANS FOR DETAILS.
(N) DETACHED PARKING GARAGE. SEE ARCHITECTURE PLANS FOR DETAILS.
(O) LANDSCAPE STRIP ADJACENT TO CLASS I TRAIL, SEE LANDSCAPE PLANS FOR DETAILS.
(P) TENTATIVE LOCATION FOR GATE CONTROL & OPERATING EQUIPMENT.
(Q) 24"-30" CMU RETAINING WALL AT EASTERN LIMITS, SEE TYPICAL SECTIONS J & K SHEET C-8/9.
(R) VEHICULAR GATE FOR CONTROL OF SITE ACCESS DURING NIGHT HOURS.

ROCKY MEMORIAL
DOG PARK

LEGEND

EXISTING	PROPOSED	
	---	PROPERTY LINE
	---	CONCRETE
	---	CURB & GUTTER
	---	RED CURB - NO PARKING
(S)	(S)	STANDARD PARKING
(S)	(S)	STANDARD ATTACHED GARAGE SPACE
(S)	(S)	STANDARD DETACHED GARAGE SPACE
(C)	(C)	COMPACT PARKING
→	→	VEHICLE DIRECTIONAL ARROW
---	---	4FT PICKET STYLE METAL FENCE
---	---	SINGLE / DOUBLE PEDESTRIAN ACCESS GATE
---	---	VEHICULAR ACCESS GATE(S) AT EVA & SITE ENTRANCE

(S) 4FT PICKET STYLE METAL FENCE AT PROJECT EXTERIOR. SEE TYPICAL SECTION LAYOUTS C-8 & 9 FOR ADDITIONAL DETAIL.

(T) TENTATIVE LOCATION FOR WAYFINDING SIGNS ALONG RECREATIONAL AND CLASS I PATHS. FINAL SIGNAGE DESIGN TO BE CONSISTENT WITH LYNCH CREEK TRAIL PROJECT. FINAL LOCATIONS TO BE COORDINATED WITH COP.

(U) PARK BENCHES LOCATED ALONG RECREATIONAL TRAIL. TWO ON SITE, THIRD TO BE PLACED AT EASTERN TERMINUS OF RECREATIONAL TRAIL.

(V) TRASH ENCLOSURE ALONG CLASS I & RECREATIONAL TRAILS

(W) ACCESSIBLE WATER FOUNTAIN WITH DOG BOWL AT RECREATIONAL TRAIL

(X) EVA GATES AT EASTERLY LIMITS. SEE EXHIBIT ON SHEET C-9 FOR ADDITIONAL DETAIL OF TRANSITION BACK TO TECHNOLOGY LANE & EXISTING EVA ACCESS EASEMENT THROUGH ADJACENT PARCEL.

(Y) CURB PAINTED RED, STRIPING ON PAVEMENT STATING TO DESIGNATE NO PARKING AND FIRE LANE. SEE FIRE STAGING EXHIBIT FOR DETAILS.

APN 005-060-042
BAYWOOD LLC

(TO BE DEDICATED TO CITY
FOR OPEN SPACE PURPOSES)

DOCUMENT REFERENCES

- R1 CITY OF PETALUMA PARCEL MAP NO. 92, FILED IN BOOK 232 OF MAPS AT PAGE 27, SCR
R2 CITY OF PETALUMA PARCEL MAP NO. 271, FILED IN BOOK 501 OF MAPS AT PAGES 12-14, SCR
R3 FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 060379 1001 G, REVISED OCTOBER 2, 2015
R4 CITY OF PETALUMA COMMUNITY DEVELOPMENT WEBSITE
R5 WFG NATIONAL TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT, ORDER NO. 9810001-DTS, DATED SEPTEMBER 09, 2015.
R6 RECORD OF SURVEY, FILED IN BOOK 100 OF MAPS AT PAGE 69, SCR.

RIGHT OF WAY LINE DATA		
LINE	BEARING	LENGTH
L1	S 36°10'50" W	65.26'
L2	S 76°59'12" E	54.39'
L3	N 36°10'50" E	81.31'

PROPOSED SITE BIKE PARKING COUNT	
BUILDING ATRIUM (2 EACH)	54
OPEN SPACE PLAZA (10 EACH)	20
RECREATION CENTER	20
RECREATIONAL TRAIL AREAS	12
TOTAL SPACES	106

APN 017-170-001
CITY OF PETALUMA

GRAPHIC SCALE
0 40 80 160



REVISIONS	BY

PRELIMINARY SITE PLAN
RIVERVIEW APARTMENTS FORMERLY LANDS OF BAYWOOD, LLC
2592 CASA GRANDE ROAD APN 005-060-041; 042 & 067
PETALUMA CALIFORNIA

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JOB NO: 181980
SHEET

C-4

OF 19 SHEETS

