

REVISIONS	BY

TENTATIVE PARCEL MAP
LANDS OF PROPERTY OWLS, LLC
23, 25 & 27 BERGER LANE APN 150-043-018
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 PETALUMA, CALIFORNIA 94952
 (707) 762-3122 FAX (707) 762-3239

DATE: 2023.06.19
 SCALE: 1" = 10'
 DESIGN: S.J.L, A.J.C
 DRAWN: D.D., J.C.K
 CHECK: S.J.L, A.J.C
 JOB: PROPERTY OWLS
 JOB No: 222351
 SHEET:
TPM-5
 OF 6 SHEETS

LEGEND

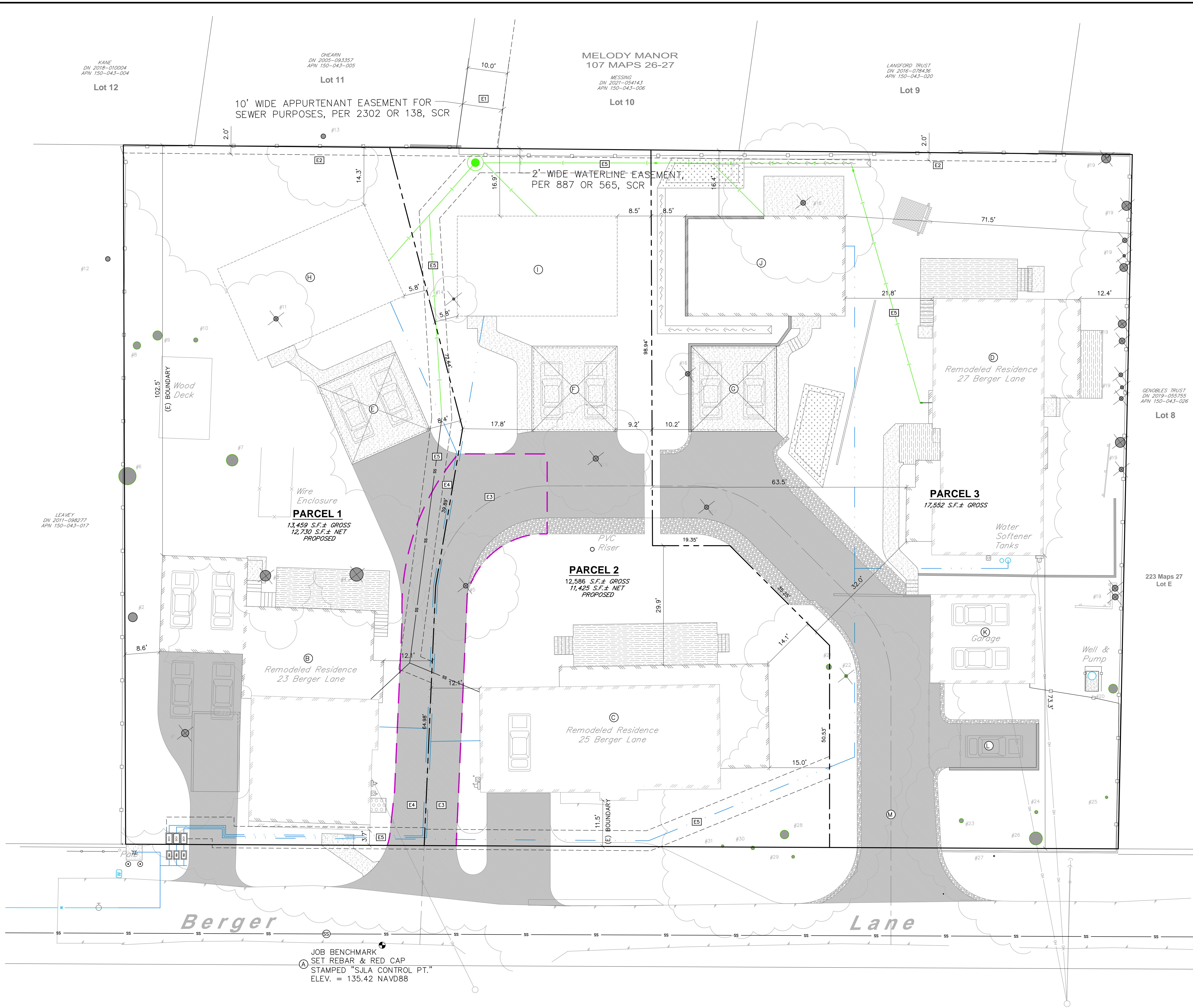
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ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
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- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
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- W WATER
- WF WOOD BOARD FENCE
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- NOTES**
- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN NOVEMBER 2022.
 - VERTICAL DATUM: NAVD 1988.
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 - TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
 - ROCK OUTCROPPINGS ARE SHOWN WHERE VISIBLE. ROCKS MAY EXIST UNDER THE SURFACE THAT ARE NOT VISIBLE AND ARE THUS NOT SHOWN ON THIS MAP.
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No. 1



BASIS OF BEARINGS
 BEING NORTH 8°01'00" EAST BETWEEN FOUND 2-INCH BRASS DISKS WITH PUNCH, IN STANDARD WELL MONUMENTS, PER MAP OF MELODY MANOR, FILED IN BOOK 107 OF MAPS, AT PAGES 26-27, SCR
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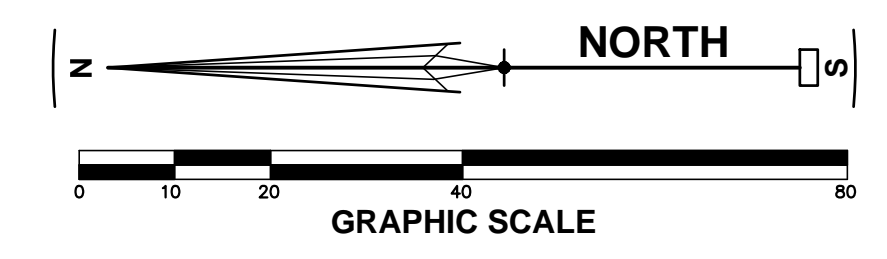
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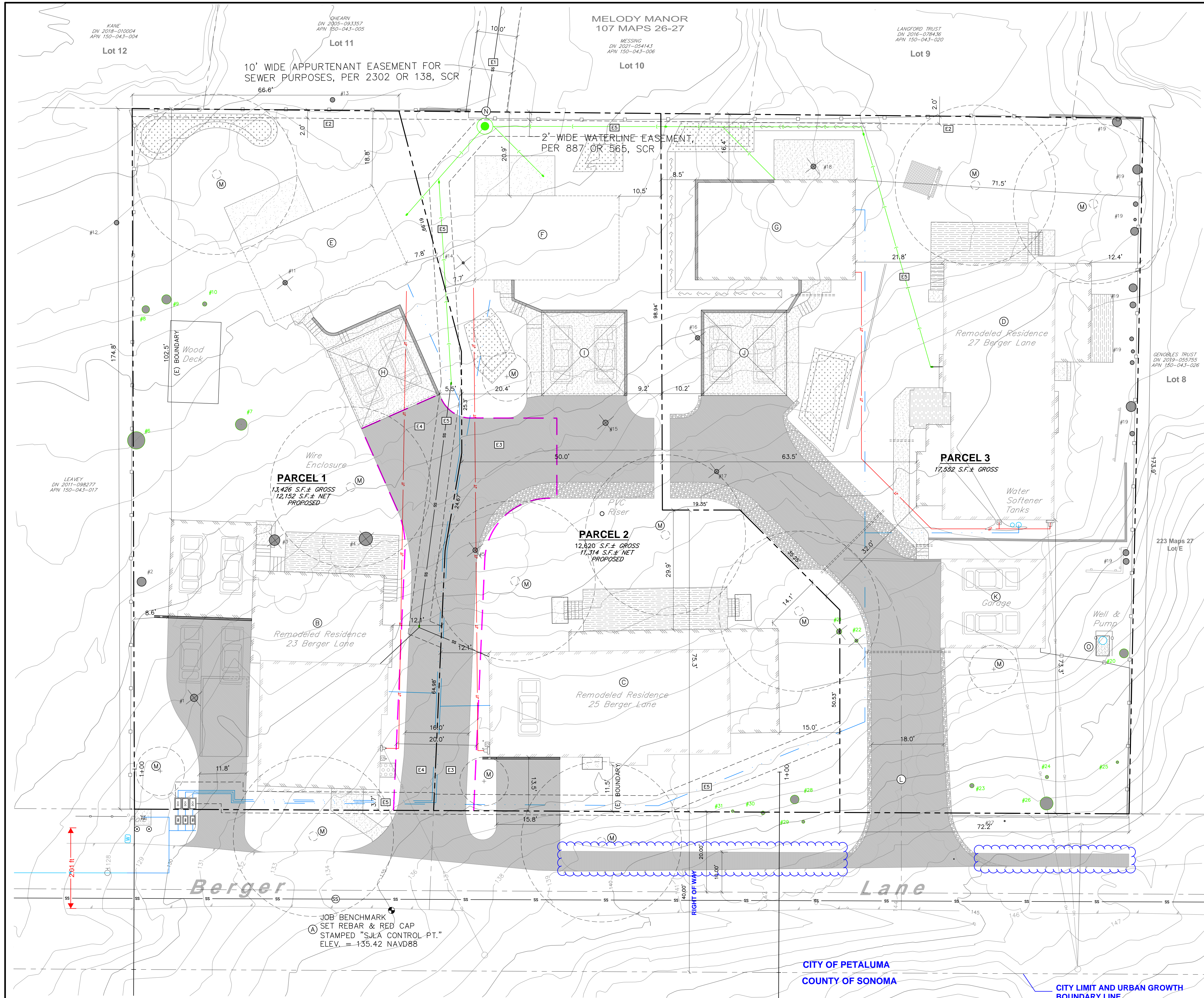
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- E3 PROPOSED PRIVATE ACCESS EASEMENT, PARCEL 1, 16' WIDE.
- E4 PROPOSED PRIVATE ACCESS EASEMENT, PARCEL 2, 16' WIDE.
- E5 PROPOSED PRIVATE UTILITY EASEMENTS FOR SEWER LINES, WATER SERVICES AND DRY UTILITIES SHALL BE A MINIMUM OF 5' IN WIDTH OR APPROVED EQUAL. FINAL LOCATIONS TO BE SHOWN ON PARCEL MAP.

TENTATIVE PARCEL MAP KEY NOTES

- (A) JOB BENCHMARK. ELEVATION = 135.42 NAVD88
- (B) SINGLE FAMILY RESIDENCE (23 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-XXXX
- (C) SINGLE FAMILY RESIDENCE (25 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-0132
- (D) SINGLE FAMILY RESIDENCE (27 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-0013
- (E) PROPOSED LOCATION FOR FUTURE ADU (23 BERGER LANE)
- (F) PROPOSED LOCATION FOR FUTURE ADU (25 BERGER LANE)
- (G) PROPOSED ADU (27 BERGER LANE), PERMIT BLDR-2023-0175
- (H) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 1 (23 BERGER LANE), PERMIT BLDR-2023-XXXX. PARKING SURFACE TO BE DETERMINED.
- (I) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 2 (25 BERGER LANE), PERMIT BLDR-2023-XXXX. PARKING SURFACE TO BE DETERMINED.
- (J) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 3 (27 BERGER LANE), PERMIT BLDR-2023-0178. PARKING SURFACE TO BE DETERMINED.
- (K) TWO EXISTING COVERED PARKING SPACES IN GARAGE FOR USE BY PROPOSED PARCEL 3 (27 BERGER LANE).
- (L) ONE PROPOSED UN-COVERED PARKING SPACE FOR USE BY PARCEL 3 (27 BERGER LANE).
- (M) REMOVE EXISTING DRIVEWAY AND REPLACE WITH PROPOSED AC DRIVEWAY OR APPROVED EQUAL FOR USE TO ACCESS PROPOSED PARCEL 3. THE PROPOSED DRIVEWAY SHALL BE CONSTRUCTED TO MEET STRUCTURAL SECTION STANDARDS AS DIRECTED BY THE CITY OF PETALUMA.

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No. 2

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DOCUMENT REFERENCES
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EASEMENT DESIGNATIONS

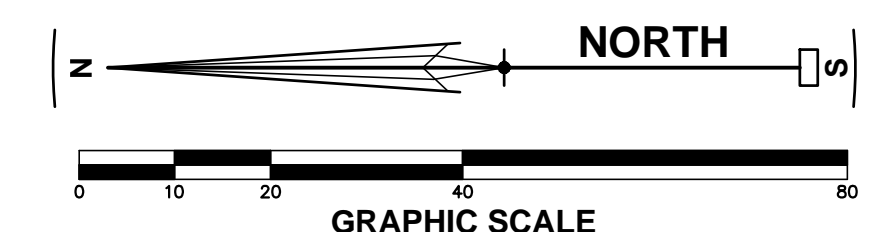
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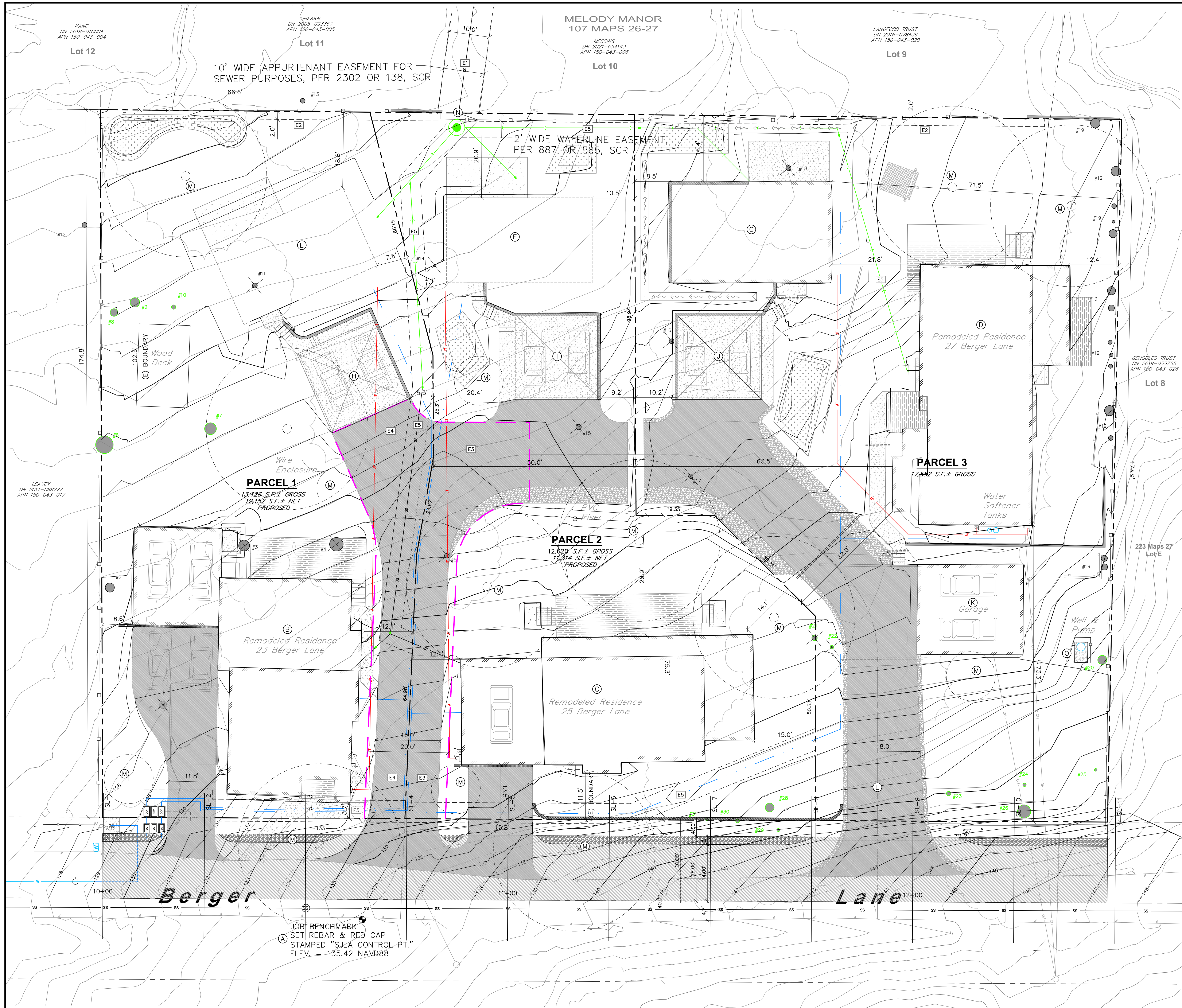
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- (J) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 3 (27 BERGER LANE), PERMIT BLDR-2023-0178. PARKING SURFACE TO BE DETERMINED.
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- (M) MITIGATION TREES PER BLGR-2023-0005.

- (N) POINT OF CONNECTION BETWEEN NEW PRIVATE SEWER AND EXISTING SYSTEM, SEE GRADING PERMIT PLAN SETS FOR MORE INFORMATION, BLGR-2023-0008 (23 BERGER LANE), BLGR-2023-0007 (25 BERGER LANE), AND BLGR-2023-0005 (27 BERGER LANE).
- (O) EXISTING WELL TO REMAIN FOR FUTURE IRRIGATION USE. EXISTING DOMESTIC SERVICE TO 27 BERGER TO BE DISCONNECTED AND REMOVED TO WELL PUMP. SEE GRADING PERMIT PLAN SETS FOR MORE INFORMATION, BLGR-2023-0008 (23 BERGER LANE), BLGR-2023-0007 (25 BERGER LANE), AND BLGR-2023-0005 (27 BERGER LANE).



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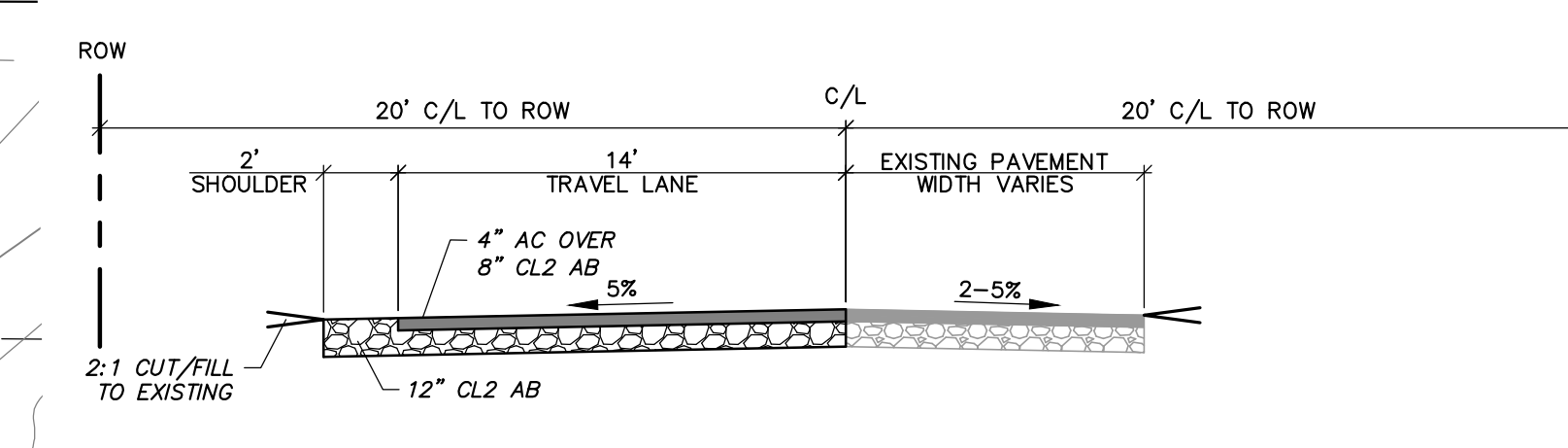
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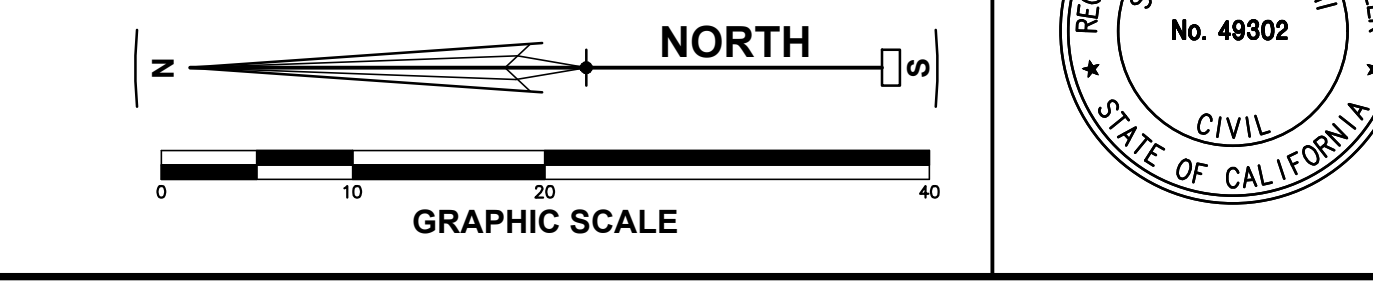
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R1 MAP OF MELODY MANOR, FILED IN BOOK 107 OF MAPS, AT PAGES 26-27, SCR
 R2 GRANT DEED TO HOY, RECORDED UNDER DOCUMENT NUMBER 2124 OR 527, SCR
 R3 GRANT DEED TO GOODWINT, RECORDED UNDER DOCUMENT NUMBER 2124 OR 529, SCR

EASEMENT DESIGNATIONS

E1 EXISTING 10' WIDE APPURTENANT EASEMENT FOR SEWER PURPOSES, PER 2302 OR 138, SCR
 E2 EXISTING 2' WIDE WATER PIPELINE EASEMENT PER 887 OR 565, SCR
 E3 PROPOSED PRIVATE ACCESS EASEMENT, PARCEL 1, 10' WIDE
 E4 PROPOSED PRIVATE ACCESS EASEMENT, PARCEL 2, 10' WIDE
 E5 PROPOSED PRIVATE UTILITY EASEMENTS FOR SEWER LINES, WATER SERVICES AND DRY UTILITIES SHALL BE A MINIMUM OF 5' IN WIDTH OR APPROVED EQUAL. FINAL LOCATIONS TO BE SHOWN ON PARCEL MAP.

TENTATIVE PARCEL MAP KEY NOTES

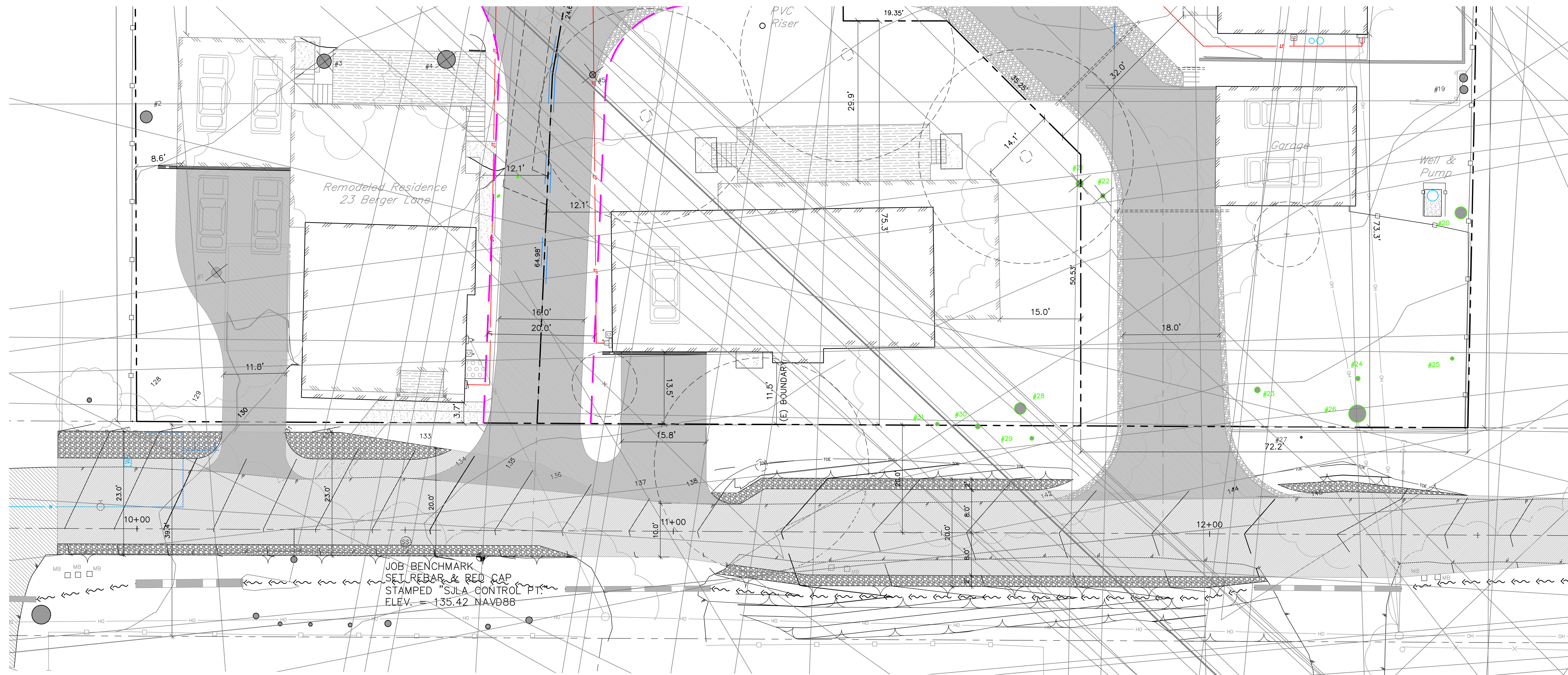
(A) JOB BENCHMARK. ELEVATION = 135.42 NAVD88
 (B) SINGLE FAMILY RESIDENCE (23 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-XXXX (PENDING), PARKING SURFACE TO BE DETERMINED.
 (C) SINGLE FAMILY RESIDENCE (25 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-0132.
 (D) SINGLE FAMILY RESIDENCE (27 BERGER LANE), REMODEL UNDER PERMIT BLDR-2023-0133.
 (E) PROPOSED LOCATION FOR FUTURE ADU (23 BERGER LANE).
 (F) PROPOSED LOCATION FOR FUTURE ADU (25 BERGER LANE).
 (G) PROPOSED ADU (27 BERGER LANE), PERMIT BLDR-2023-0175
 (H) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 1 (23 BERGER LANE), PERMIT BLDR-2023-XXXX (PENDING), PARKING SURFACE TO BE DETERMINED.
 (I) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 2 (25 BERGER LANE), PERMIT BLDR-2023-XXXX (PENDING), PARKING SURFACE TO BE DETERMINED.
 (J) TWO PROPOSED COVERED PARKING SPACES IN CARPORT FOR USE BY PROPOSED PARCEL 3 (27 BERGER LANE), PERMIT BLDR-2023-0178. PARKING SURFACE TO BE DETERMINED.
 (K) TWO EXISTING COVERED PARKING SPACES IN GARAGE FOR USE BY PROPOSED PARCEL 3 (27 BERGER LANE).
 (L) REMOVE EXISTING DRIVEWAY AND REPLACE WITH PROPOSED AC DRIVEWAY OR APPROVED EQUAL FOR USE TO ACCESS PROPOSED PARCEL 3. THE PROPOSED DRIVEWAY SHALL BE CONSTRUCTED TO MEET STRUCTURAL SECTION STANDARDS AS DIRECTED BY THE CITY OF PETALUMA.
 (M) MITIGATION TREES PER BLDG-2023-0005.

(N) POINT OF CONNECTION BETWEEN NEW PRIVATE SEWER AND EXISTING SYSTEM, SEE GRADING PERMIT PLAN SETS FOR MORE INFORMATION, BLDG-2023-0008 (23 BERGER LANE), BLDG-2023-0007 (25 BERGER LANE), AND BLDG-2023-0005 (27 BERGER LANE)
 (O) EXISTING WELL TO REMAIN FOR FUTURE IRRIGATION USE. EXISTING DOMESTIC SERVICE TO 27 BERGER TO BE DISCONNECTED AND REMOVED TO WELL PUMP. SEE GRADING PERMIT PLAN SETS FOR MORE INFORMATION, BLDG-2023-0008 (23 BERGER LANE), BLDG-2023-0007 (25 BERGER LANE), AND BLDG-2023-0005 (27 BERGER LANE)

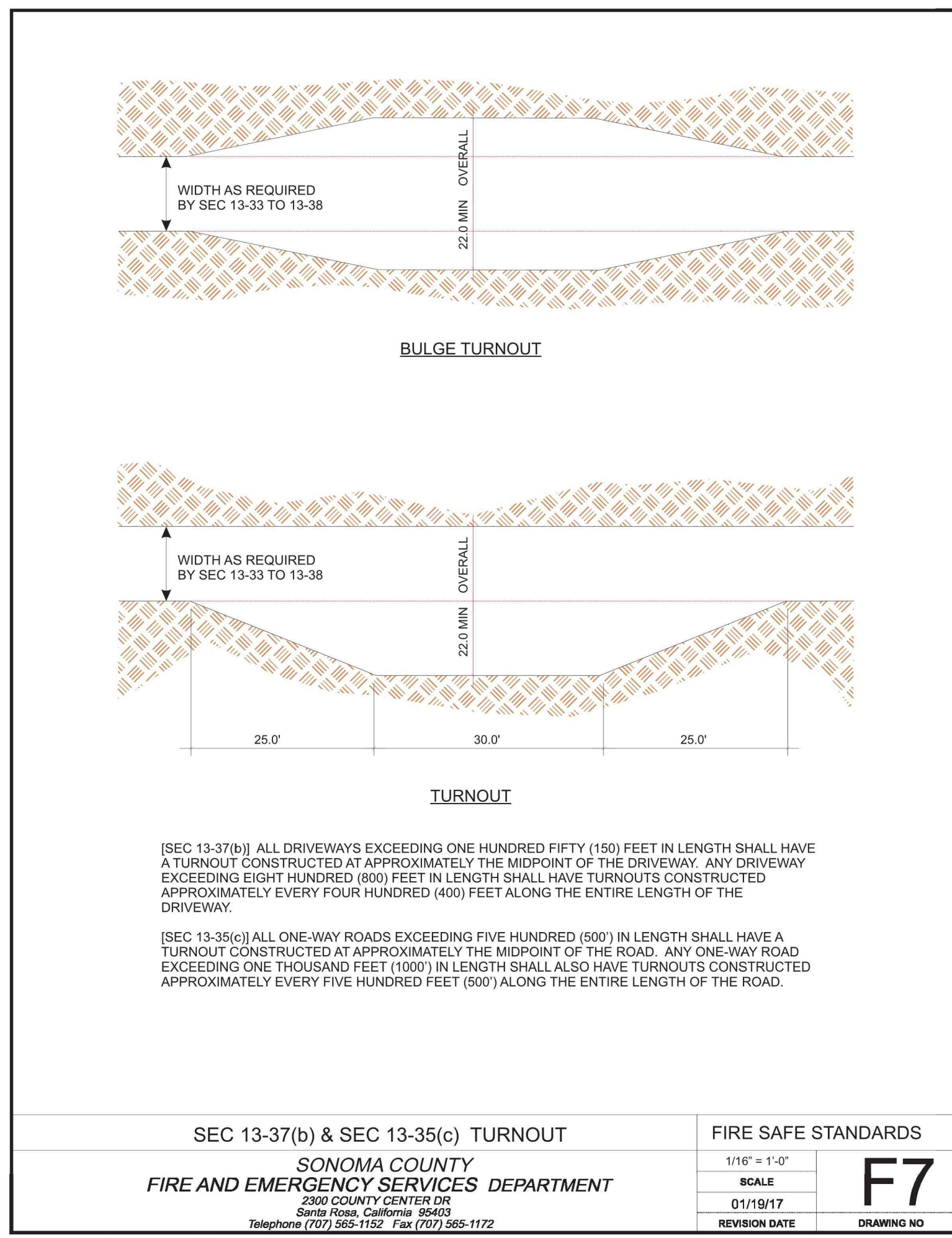
DATE: 2023.08.15
 SCALE: 1" = 10'
 DESIGN: S.J.L, A.J.C
 DRAWING: D.D., J.CK
 CHECK: S.J.L, A.J.C
 JOB: PROPERTY OWLS
 JOB No: 222351
 SHEET
EX-1
 OF 6 SHEETS

BERGER LANE IMPROVEMENT FEASIBILITY
 LANDS OF PROPERTY OWLS, LLC
 23, 25 & 27 BERGER LANE APN 150-043-018
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 PETALUMA, CALIFORNIA 94952
 (707) 762-3122 FAX (707) 762-3239



No. 5

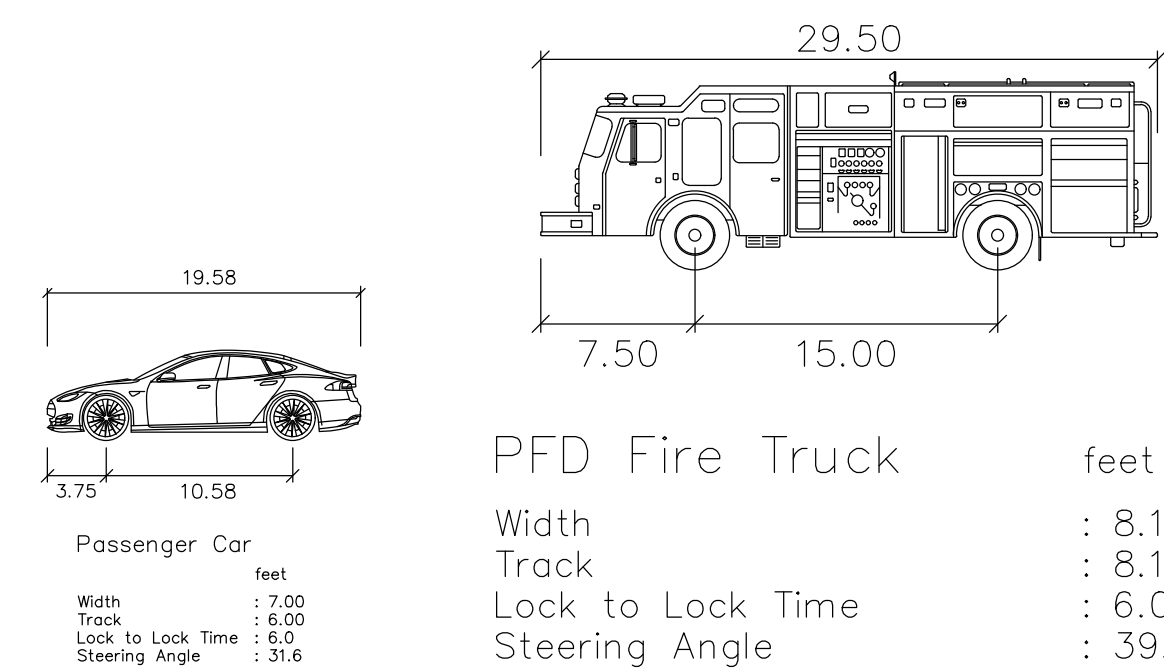
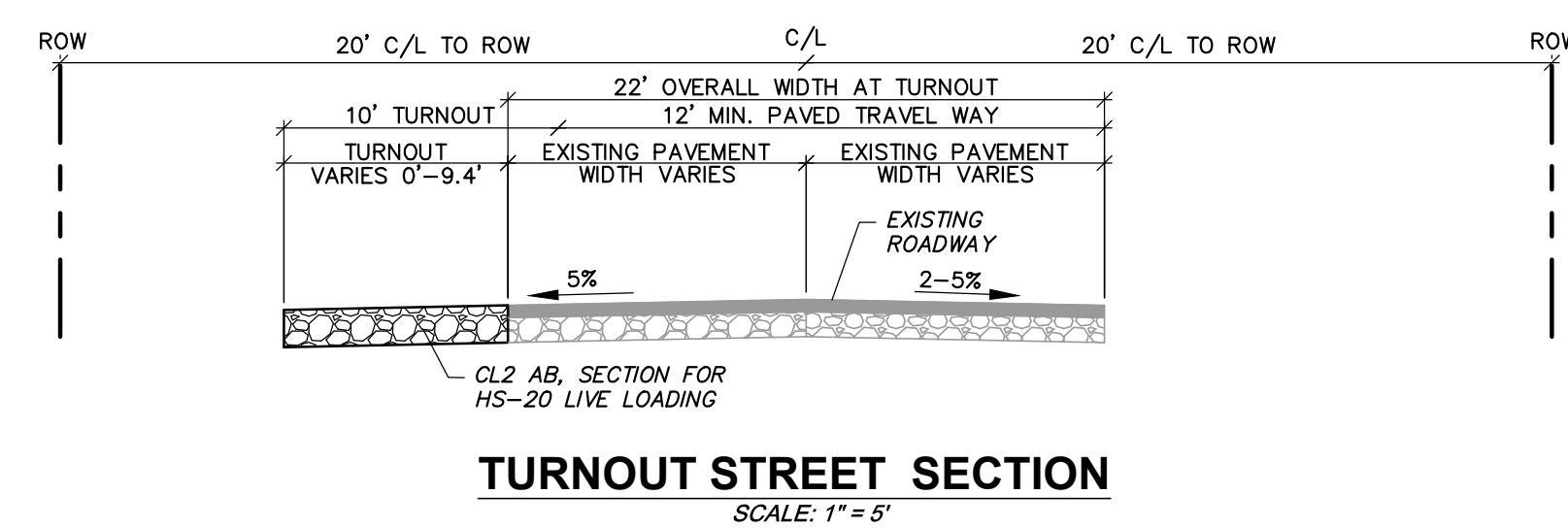


GROUND MOUNTING EXAMPLE



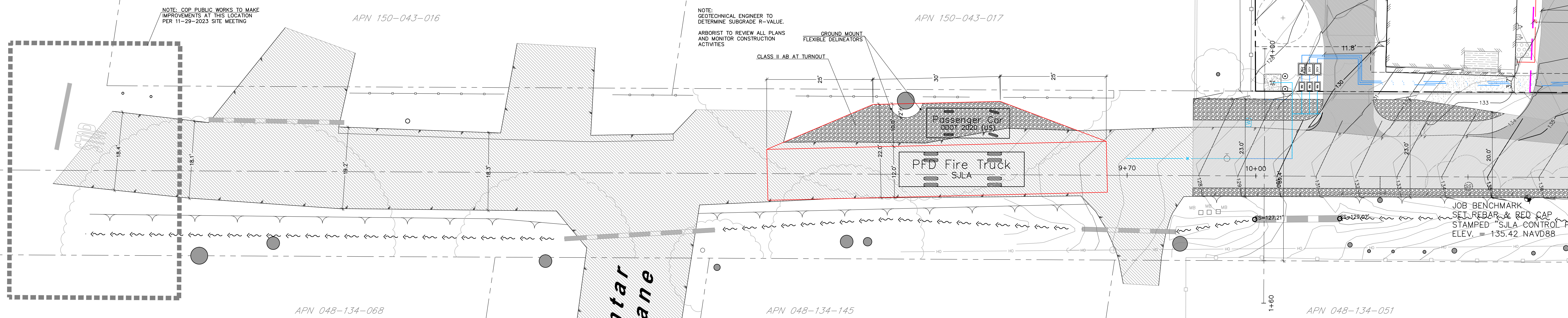
REFLECTOR ENLARGEMENT

GROUND MOUNT FLEXIBLE DELINEATOR

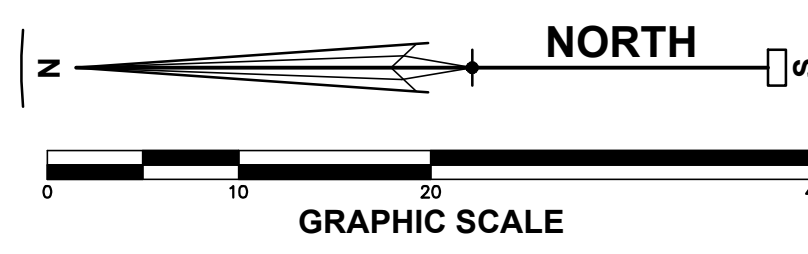


Magnolia Ave

Hontar Lane



No. 6



REVISIONS	BY

BERGER LANE IMPROVEMENT - TURNOUT

LANDS OF PROPERTY OWLS, LLC

23, 25 & 27 BERGER LANE APN 150-043-018

PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS

LAND PLANNERS - LANDSCAPE ARCHITECTS

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PETALUMA, CALIFORNIA 94952

(707) 762-3122 FAX (707) 762-3239

DATE: 2023.08.15

SCALE: 1"= 10'

DESIGN: S.J.L, A.J.C

DRAWN: D.D, J.C.K

CHECK: S.J.L, A.J.C

JOB: PROPERTY OWLS

JOB No: 222351

SHEET

EX-

OF 6 SHEETS