

RIVERBEND

VESTING TENTATIVE MAP A PLANNED UNIT DISTRICT SPAR

27 LOTS
529 MADISON STREET
APN 007-041-006
PETALUMA, CALIFORNIA

PROJECT DATA

SITE DATA: 529 MADISON STREET
APN 007-041-006

EXISTING ZONING: RESIDENTIAL R3

PROPOSED ZONING: PLANNED UNIT DISTRICT (PUD)

EXISTING LAND USE: DIVERSE LOW DENSITY RESIDENTIAL (DLDR)
(6.1 TO 12.0 UNITS/ACRE)

TOTAL LOTS: 27 LOTS (115,218 S.F.)

GROSS AREA: 3.36 ACRES (146,379 S.F.)

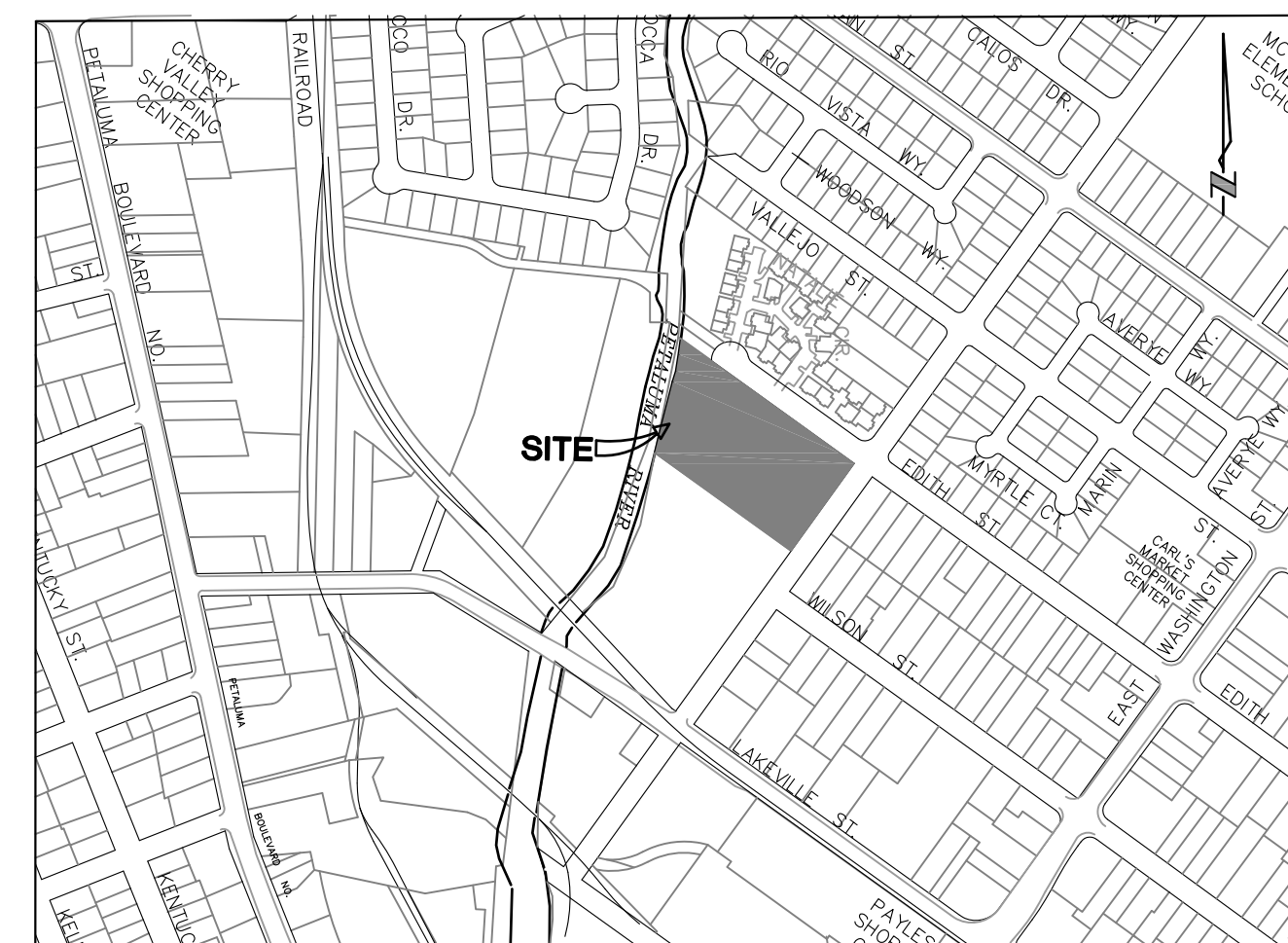
NET AREA: 2.25 ACRES (98,236 S.F.)

PROJECT DENSITY: 11.97 UNITS/ACRE

MINIMUM LOT SIZE: 2,044 S.F. GROSS (LOT 4,5)

MAXIMUM LOT SIZE: 10,764 S.F. GROSS (LOT 19)
5,826 S.F. NET

AVERAGE LOT SIZE: 4,431 S.F. GROSS



VICINITY MAP
N.T.S.

CONSULTANTS

CIVIL ENGINEER: STEVEN J. LAFRANCHI & ASSOCIATES, INC.
STEVEN LAFRANCHI
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andrea@jla.com

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SANTA ROSA, CA 954011
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dwhitlock@w-trans.com



SITE DIAGRAM
SCALE: 1"=200'

OWNER/APPLICANT

UGI RIVERBEND CROSSING, LLC
1746 UNION STREET
SAN FRANCISCO, CALIFORNIA 94123
415-659-8806 VOICE
barrett.eimer@urbangreeninv.com

UTILITIES

FIRE PROTECTION CITY OF PETALUMA
WATER CITY OF PETALUMA
SANITARY SEWER CITY OF PETALUMA
STORM DRAIN CITY OF PETALUMA

SHEET INDEX

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- * C-2 CONTEXT PLAN
- * C-3 EXISTING CONDITIONS EXHIBIT
- C-3A EXISTING CONDITIONS LYNCH CREEK TRAIL
- * C-4 DEMOLITION AND PRESERVATION PLAN
- C-4A DEMOLITION AND PRESERVATION LYNCH CREEK TRAIL
- * C-5 DENSITY LAND USE PLAN
- * C-6 PUD TENTATIVE MAP
- * C-7 PUD SITE DEVELOPMENT PLAN
- * C-8 PARKING PLAN
- * C-9 CIRCULATION PLAN
- * C-10 PRELIMINARY GRADING AND DRAINAGE PLAN
- * C-11 PRELIMINARY UTILITY PLAN
- * C-12 TYPICAL LOT GRADING AND UTILITY DETAILS
- * C-13 SECTIONS
- C-14 PROFILES
- * C-15 DETAILS
- * C-16 POST CONSTRUCTION STORM WATER CONTROL & TREATMENT PLAN
- * C-17 MAINTENANCE EXHIBIT
- * C-18 FIRE ACCESS EXHIBIT - INGRESS
- * C-19 FIRE ACCESS EXHIBIT - EGRESS
- * L-1 LANDSCAPE PLAN
- L-2 TYPICAL LOT LANDSCAPE PLAN
- L-3 MULTI-USE RECREATIONAL PATH AND EXTENSION PLAN
- L-4 LANDSCAPE PALETTE
- L-5 LANDSCAPE SECTIONS AND DETAILS
- * L-6 TRAIL AND PARK EXHIBIT
- * L-7 PUBLIC PARK RENDERED EXHIBIT
- * L-8 OAK PRESERVATION EXHIBIT

* DENOTES REVISED OR NEW DRAWING

REVISIONS	BY

COVER SHEET

RIVERBEND
529 MADISON STREET APN 007-041-006
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: 2020.10.07
SCALE: AS SHOWN
DESIGN: S.J.L. ADF
DRAWN: GRK HSM AC
CHECK: S.J.
JOB: RIVERBEND
JOB No: 182043
SHEET
C-1
OF 26 SHEETS

OCTOBER 2020 SUBMITTAL

REVISIONS	BY

PRELIMINARY GRADING PLAN
 RIVERBEND
 529 MADISON STREET APN 007-041-006
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - LANDSCAPE ARCHITECTS
 148 SECOND STREET, SUITE 312
 PETALUMA, CALIFORNIA 94954
 (707) 762-3122 FAX (707) 762-3239

DATE: 2020.10.07
 SCALE: 1"=20'
 DESIGN: S.J.L., ADF
 DRAWN: CRK, HSM, AC
 CHECK: S.J.L.
 JOB: RIVERBEND
 JOB No.: 182043
 SHEET
C-10
 OF 26 SHEETS



LEGEND

- | | | |
|---|--|-----------------------------|
| EXISTING | PROPOSED | CONTOUR |
| TOE/TOP OF SLOPE | FENCE | EXTERIOR PROPERTY LINE |
| LOT LINE | CONCRETE | CURB & GUTTER |
| ASPHALT CONCRETE | LANDSCAPE AREA | BIORETENTION/LANDSCAPE AREA |
| MULTI-USE PATH | STORM DRAIN | STORM DRAIN MANHOLE |
| DROP INLET/TURNING STRUCTURE | WATER LINE | JOINT TRENCH |
| SANITARY SEWER MANHOLE | CATCH BASIN | WATER METER |
| CANOPY (SEE ARBORIST REPORT DATED 3-18-2019 FOR TREE INFORMATION) | TREE TO BE SAVED | TREE TO BE REMOVED |
| SURFACE FLOW | LIMITS OF FLOODWAY PER FIRM OCTOBER 2015 | SIGN |
| FIRE HYDRANT | JOINT POLE | GATE VALVE |
| STREET LIGHT | GUJY | 3" UNDERSIDEWALK DRAIN |
| OVERFLOW STRUCTURE AT BIORETENTION TRENCH (DROP INLET OR TURNING STRUCTURE) | | |

***EARTHWORK QUANTITIES**

** CUT=	2,370 CY
TRENCH SPOILS =	500 CY
TOTAL CUT=	2,870 CY
** FILL=	2,600 CY
NET CUT =	270 CY

** CUT & FILL VOLUMES BASED ON BUILDING PADS AND ROADWAY SUBGRADE

PAVEMENT STRUCTURAL SECTIONS

	AREA	AC	VOL.(CY)	AB	VOL.(CY)
PRIVATE STREET	15344 SF	3"	142.1	9"	426.2
PRIVATE DRIVeways	10304 SF	4" P.C.C.	125.9	4"	125.9
CONCRETE SIDEWALK	9846.7 SF	4" P.C.C.	120.4	4"	120.4
VALLEY GUTTERS	817.8 SF	6" P.C.C.	15.1	8"	20.3
LOT WALKWAYS	2895 SF	4" P.C.C.	35.4	4"	35.4
TRAIL CONCRETE	16972 SF	4" P.C.C.	207.4	4"	207.4
TRAIL GRAVEL	1896.1	0	0	4"	23.2

SUMMARY TOTALS (CY)

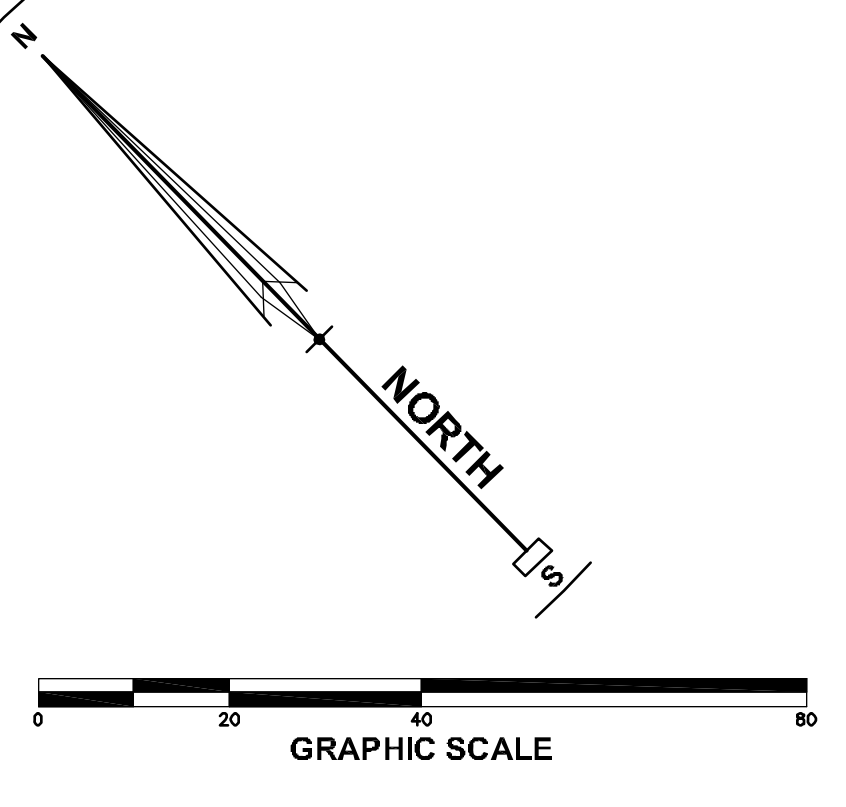
959	CLASS II AGGREGATE BASE
142	ASPHALT CONCRETE
504	PORTLAND CEMENT CONCRETE
1605	CY

KEYNOTES

- HALF-STEEL PAVEMENT CRACK SEAL AND MICROSURFACING FOR EDITH AND MADISON STREETS.
- REMOVE AND RECONSTRUCT CURB AND GUTTER AND ADA COMPLIANT CURB RAMPS.
- CONCRETE VALLEY GUTTER PER CITY STANDARDS.
- REMOVE MEANDERING CONCRETE SIDEWALK ALONG EDITH STREET AND CONSTRUCT 5' WIDE CONCRETE SIDEWALK ALONG EDITH AND MADISON STREETS AND IN PRIVATE STREET PER CITY STANDARDS.
- BIORETENTION BASIN. SEE DETAILS SHEET C-15.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- DRAINAGE SWALE. SEE DETAIL SHEET C-15
- 1-2 2"x12" RETAINING KICKER BOARDS.
- LIMITS FLOODWAY AS INDICATED ON FLOOD RATE INSURANCE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 060379 0982 F REVISED OCTOBER 2015. THIS AREA IS "ZONE AE"
- 50' DEVELOPMENT SETBACK FROM TOP OF RIVER BANK.
- PARCEL TO BE DEDICATED TO THE CITY.
- NEW 10' WIDE PEDESTRIAN WALKWAY. SEE LANDSCAPE PLANS FOR DETAILS.
- PROPOSED TRANSFORMER LOCATION
- STREETLIGHT, LOCAL STREET PER C.O.P. STD. 602.
- STREETLIGHT, HISTORIC WITH ACORN FIXTURE PER C.O.P. STD. 609.
- MAILBOX CLUSTER, SEE LANDSCAPE PLANS.
- CASE "A" ADA RAMP.
- TREE PRESERVATION PAVEMENT SECTION. SEE DETAIL ON SHEET C-15, SECTIONS ON SHEET C-13.
- NO GRADING WITHIN TREE ROOT ZONE AREA UNLESS APPROVED AND MONITORED BY ARBORIST. SEE SHEET L-8 FOR DETAILED TREE PRESERVATION MEASURES RELATED TO GRADING AND PROTECTION WITHIN TREE ROOT ZONE PER ARBORIST TREE PRESERVATION LETTER.
- CONSTRUCT PROTECTIVE FENCING AROUND ROOT ZONES AS DIRECTED BY ARBORIST PRIOR TO ANY CONSTRUCTION.

NOTES

- SEE SHEET C-11 FOR PRELIMINARY UTILITY PLAN.
- SEE SHEET C-12 FOR TYPICAL LOT GRADING AND UTILITY DETAILS
- SEE SHEET C-13 FOR SECTIONS.
- SEE SHEET C-14 FOR PROFILES.
- SEE SHEET C-15 FOR DETAILS
- SEE SHEET C-16 FOR STORM WATER CONTROL & TREATMENT PLAN

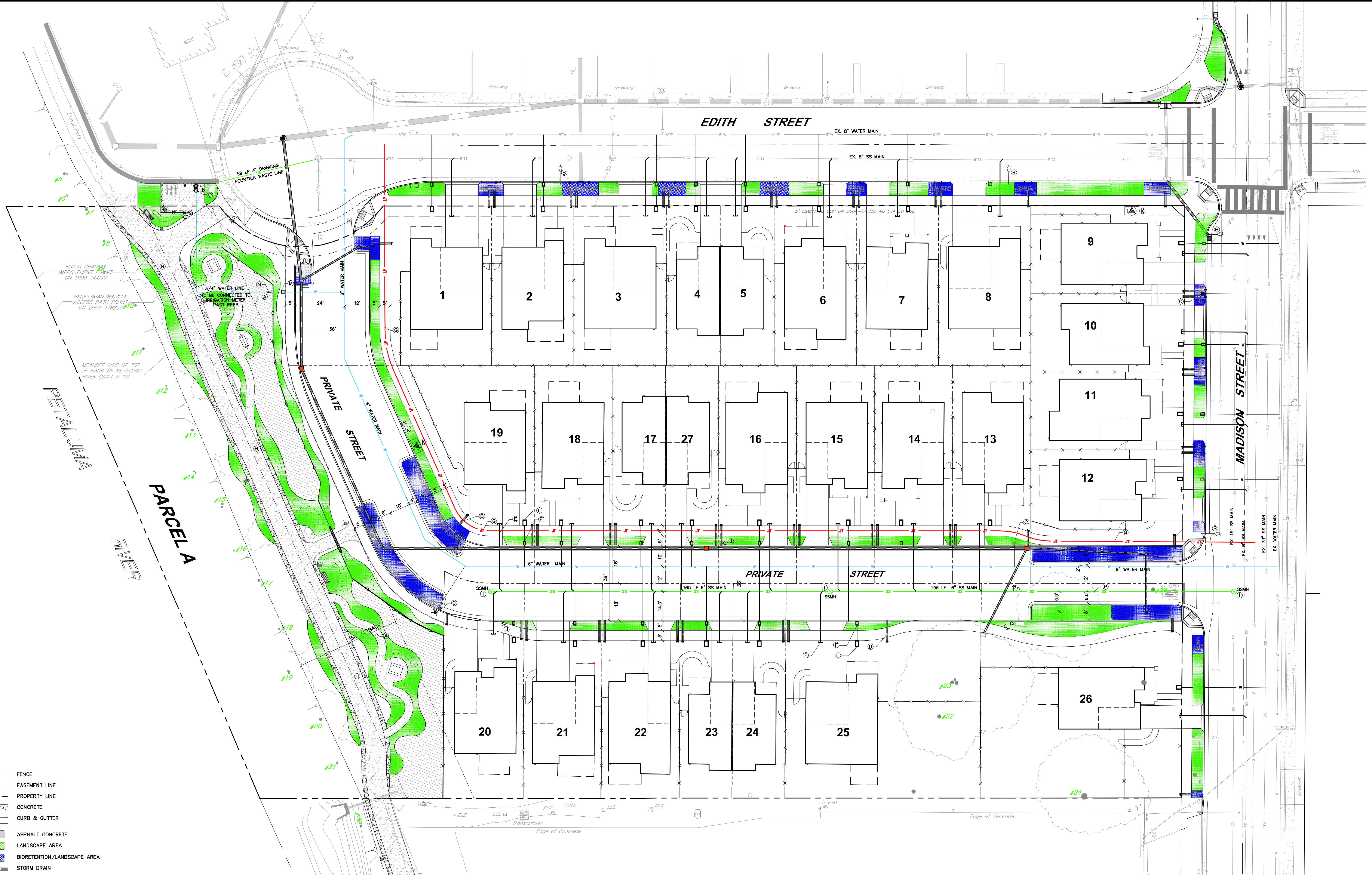


REVISIONS	BY

PRELIMINARY UTILITY PLAN
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 SHEET
C-11
 OF 26 SHEETS



LEGEND

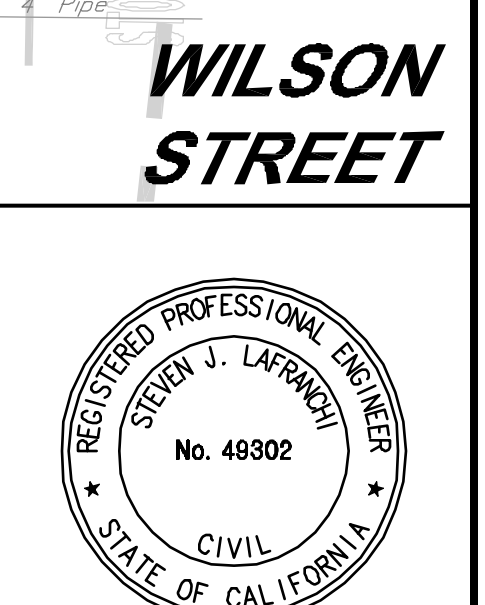
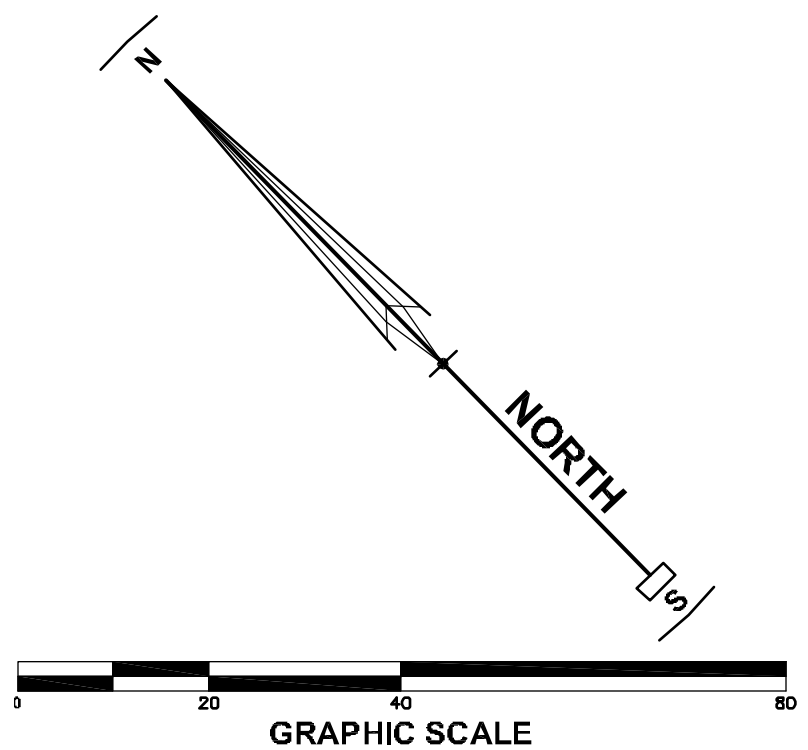
EXISTING	PROPOSED	DESCRIPTION
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[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CURB & GUTTER
[Symbol]	[Symbol]	ASPHALT CONCRETE
[Symbol]	[Symbol]	LANDSCAPE AREA
[Symbol]	[Symbol]	BIORETENTION/LANDSCAPE AREA
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	DROP INLET/TURNING STRUCTURE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	JOINT TRENCH
[Symbol]	[Symbol]	SANITARY SEWER LINE/MANHOLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	GAS
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	WATER METERS
[Symbol]	[Symbol]	RESIDENTIAL DOUBLE CHECK VALVE
[Symbol]	[Symbol]	JOINT POLE
[Symbol]	[Symbol]	STREET LIGHT
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	GUY
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	MULTI-USE PATH
[Symbol]	[Symbol]	CANOPY (SEE ARBORIST REPORT DATED XXX FOR TREE INFORMATION)
[Symbol]	[Symbol]	TREE TO BE REMOVED
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	4" SSS LATERAL
[Symbol]	[Symbol]	3" UNDERSIDEWALK DRAIN
[Symbol]	[Symbol]	OVERFLOW STRUCTURE AT BIORETENTION TRENCH (DROP INLET OR TURNING STRUCTURE)

ABBREVIATIONS

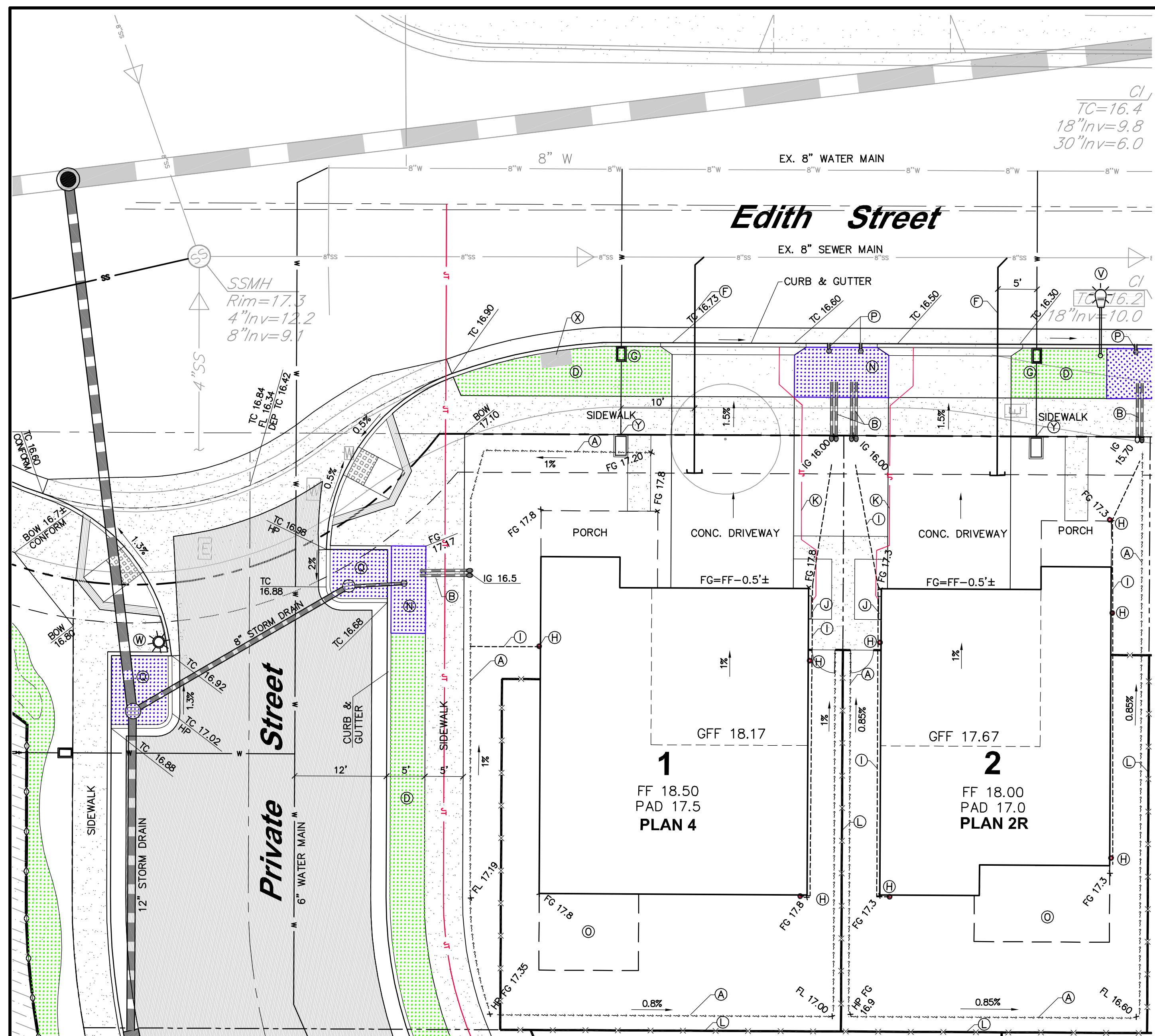
BOW	BACK OF WALK	OHL	OVERHEAD LINES
CB	CATCH BASIN	W	WATER
CL	CENTERLINE	SS	SANITARY SEWER
DI	DROP INLET	TC	TOP OF CURB
FG	FINISHED GRADE	TW	TOP OF WALL
HP	HIGH POINT	INV/G	INVERT/INVERT GRADE
LM	LOW POINT	WM	WATER METER
LID	LOW IMPACT DEVELOPMENT	WV	WATER VALVE
LP	LOW POINT	FH	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE	SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB	SD	STORM DRAIN
TG	TOP OF GRATE	SSCO	SANITARY SEWER CLEAN OUT
RPPB	REDUCED PRESSURE BACKFLOW PREVENTER	LE	LANDSCAPE EASEMENT

- KEYNOTES**
- 50' SETBACK LINE FROM TOP OF BANK.
 - STREET LIGHT PER C.O.P., STD. 602 & 605.
 - FIRE HYDRANT PER CITY STANDARDS.
 - 3" UNDER SIDEWALK DRAIN PER CITY STANDARDS.
 - 4" SANITARY SEWER LATERAL.
 - WATER METER PER C.O.P., STD. 862, TYPICAL.
 - JOINT TRENCH LINE, SEE PLANS BY OTHERS.
 - 10' WIDE PEDESTRIAN WALKWAY.
 - SANITARY SEWER MANHOLE PER COP STANDARDS.
 - HISTORIC STYLE STREET LIGHT PER C.O.P., STD. 609.
 - PROPOSED TRANSFORMER LOCATION.
 - RESIDENTIAL DOUBLE CHECK VALVE PER C.O.P., STD. 875.
 - IRRIGATION METER.
 - IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
 - DRINKING FOUNTAIN WITH BOTTLE FILLER, ELKAY MODEL LK442810108 OR APPROVED ALTERNATE.
 - SECTION OF SANITARY SEWER AND ASSOCIATED TRENCH WITHIN ROOT ZONE AREA OF OAK TREE TO BE PRESERVED TO BE EXCAVATED AND INSTALLED UNDER THE DIRECTION AND SUPERVISION OF ARBORIST.

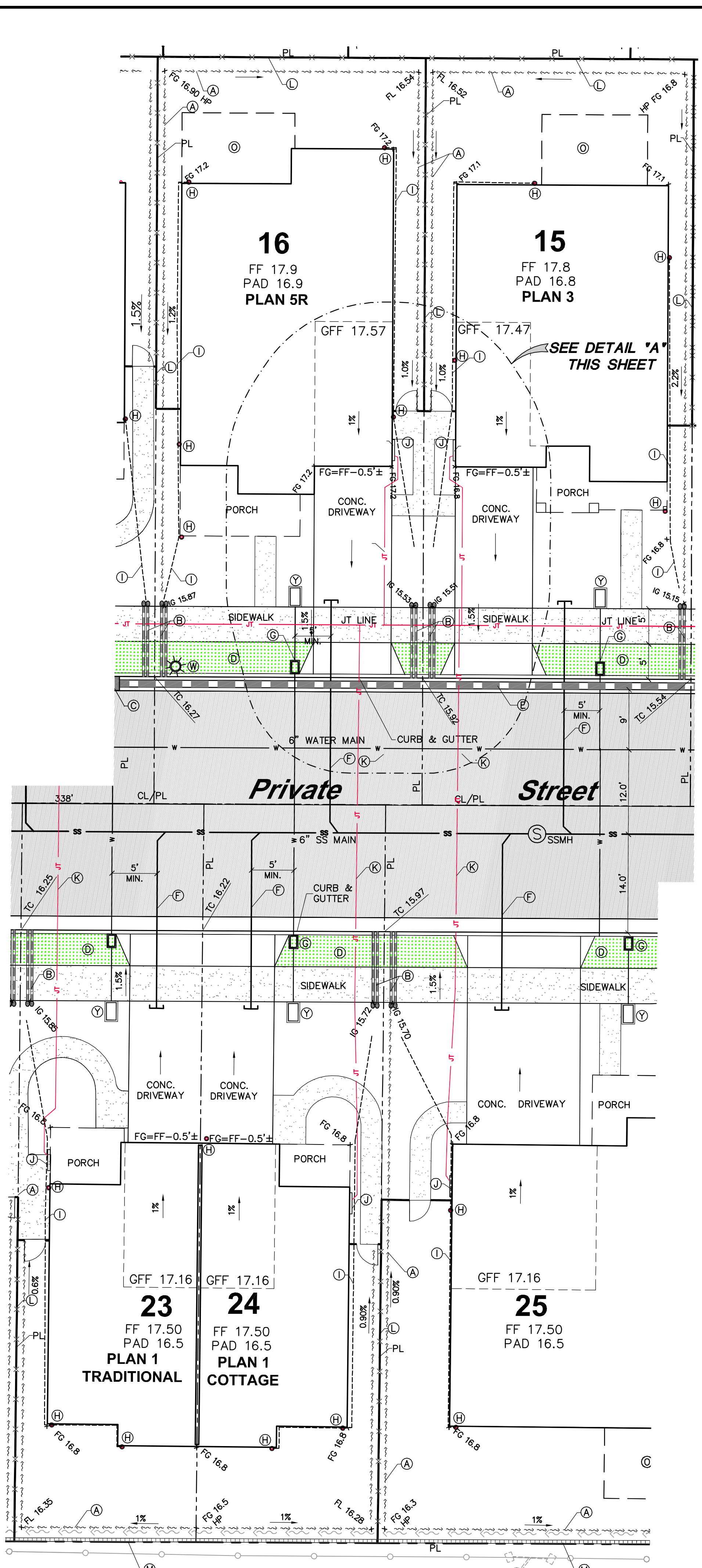
- NOTES**
- SEE SHEET C-10 FOR PRELIMINARY GRADING AND DRAINAGE PLAN.
 - SEE SHEET C-12 FOR TYPICAL LOT GRADING AND UTILITY DETAILS.
 - SEE SHEET C-13 FOR SECTIONS.
 - SEE SHEET C-14 FOR PROFILES.
 - SEE SHEET C-15 FOR DETAILS.
 - SEE SHEET C-16 FOR STORM WATER CONTROL & TREATMENT PLAN.



JUL20 Revamped Drawing, L:\Drawing\10152843 C-11 Preliminary Utility Plan.dwg, 10/20/2020 11:37:44 AM, C:\Users\slafra\OneDrive



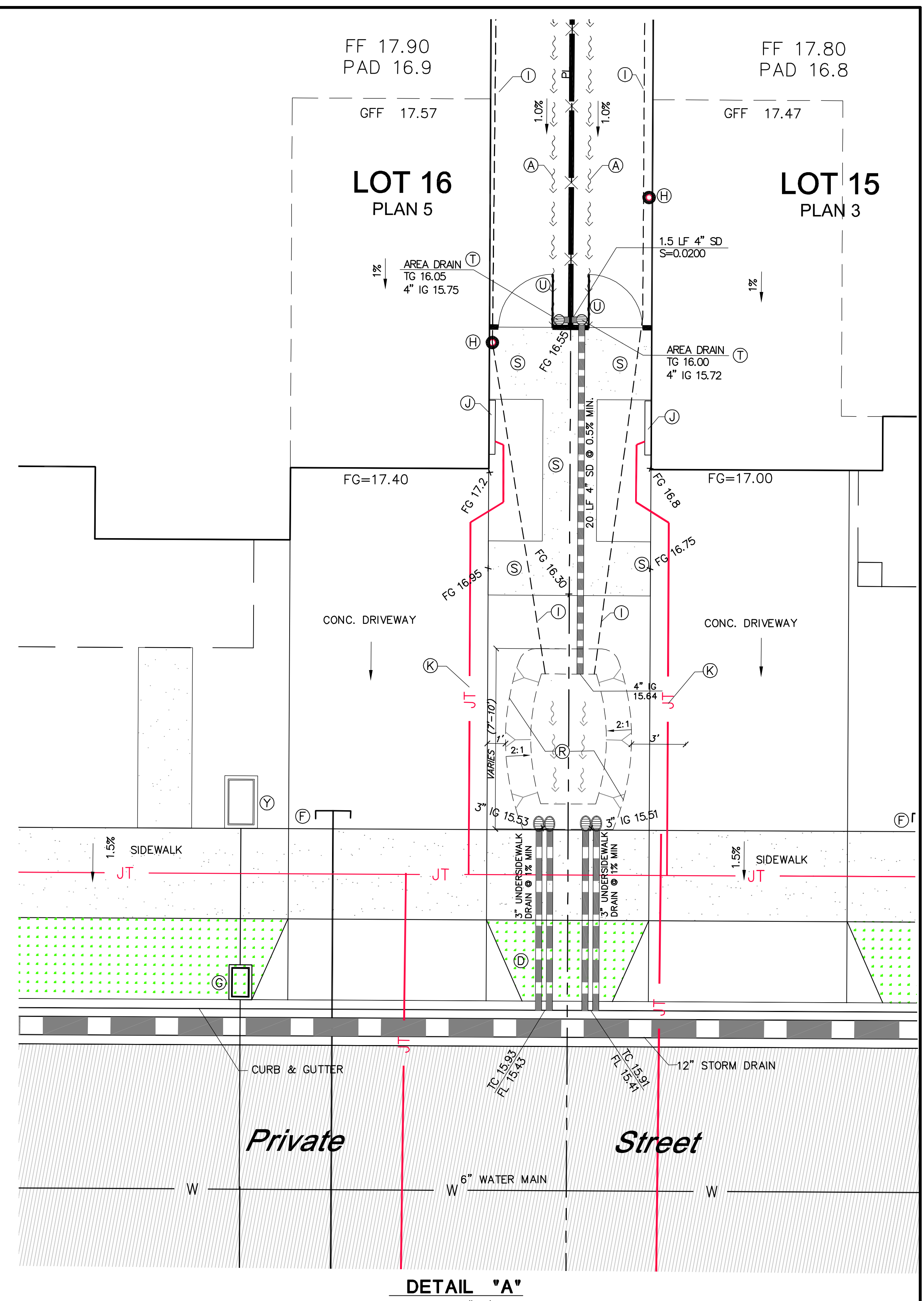
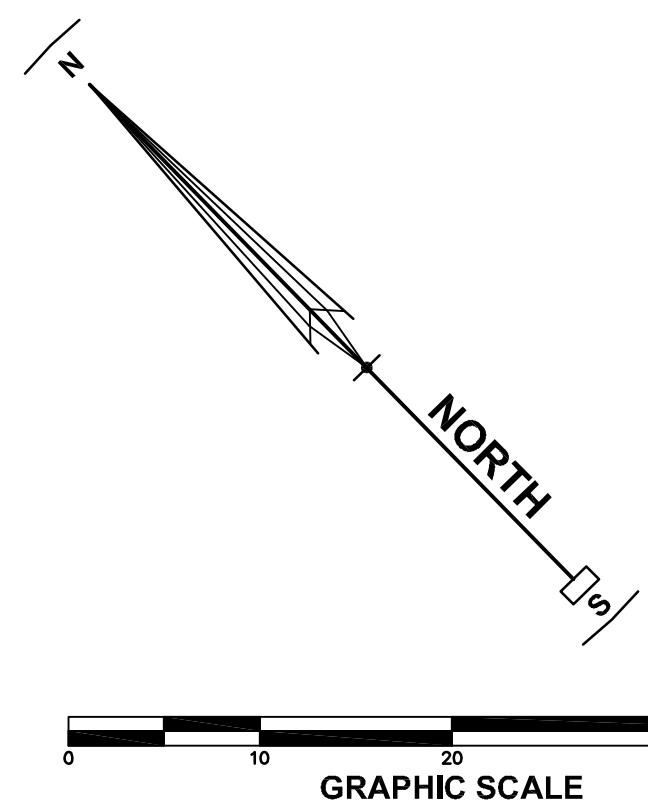
LOTS 1 AND 2
SCALE: 1"=10'



LOTS 15, 16, 23, 24 AND 25
SCALE: 1"=10'

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- APN ASSESSOR PARCEL NUMBER
- BLDG BUILDING
- BOW BACK OF WALK
- CL CENTERLINE
- CONC CONCRETE
- EX EXISTING
- FG FINISH GRADE
- FF FINISHED FLOOR
- FL FLOWLINE
- G GAS
- GFF GARAGE FINISH FLOOR
- HP HIGH POINT
- IG INVERT GRADE
- JP JOINT POLE
- JT JOINT TRENCH
- LP LOW POINT
- OH OVERHEAD UTILITIES
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- W WATER



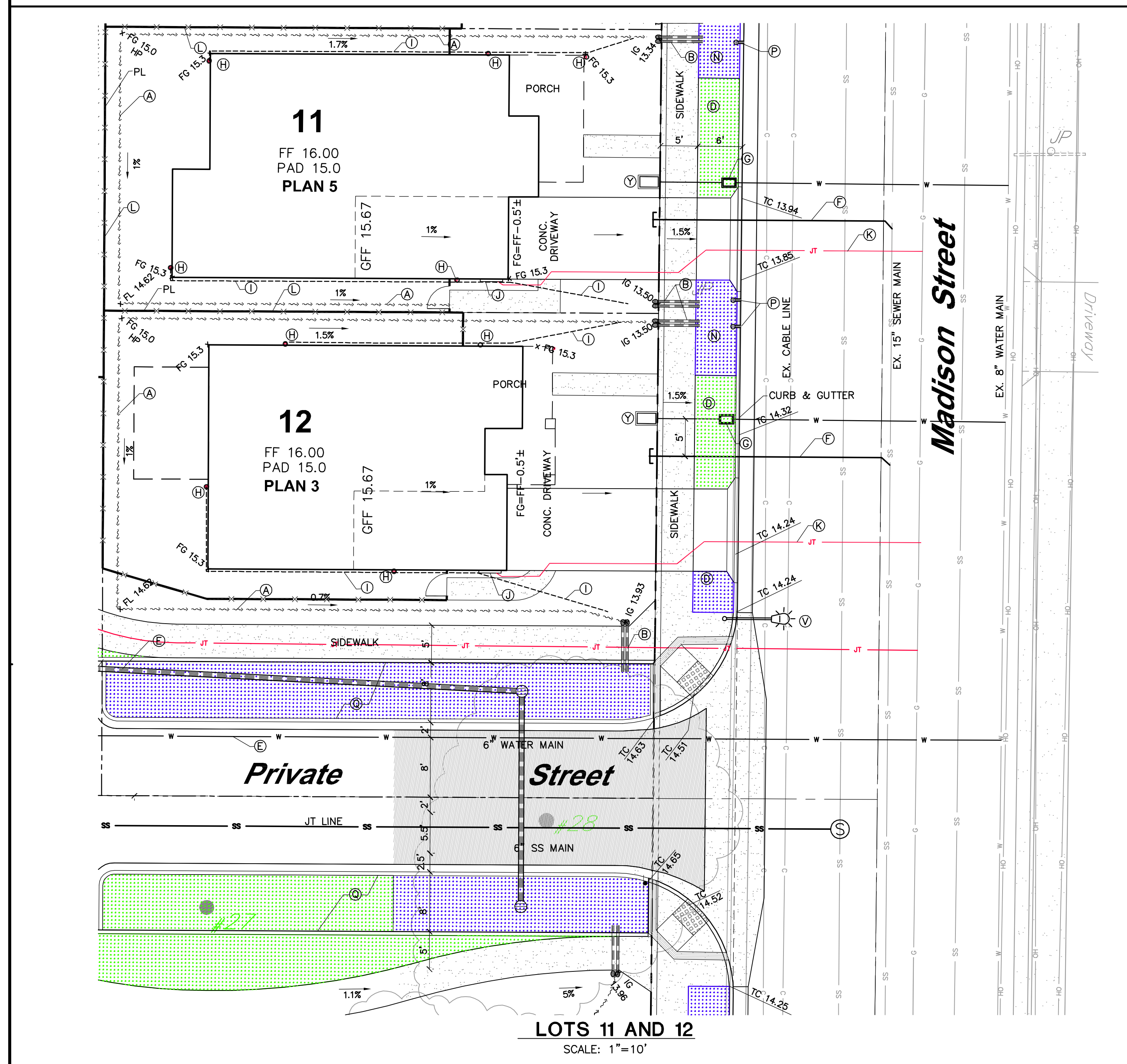
DETAIL "A"
SCALE: 1"=4'

KEYNOTES

- (A) DRAINAGE SWALE @ 0.5% MIN. SLOPE. (FOR SURFACE DRAINAGE COLLECTION ONLY) OUTLET AT EXPANDED SWALE AT END BEHIND BACK OF WALK.
- (B) 3" UNDERSIDEWALK DRAIN
- (C) TURNING STRUCTURE/DROP INLET
- (D) PLANTER STRIP. SEE LANDSCAPE PLANS.
- (E) 8"-12" SOLID PIPE TO CATCH BASIN OR APPROPRIATE DISCHARGE POINT.
- (F) 4" SANITARY SEWER LATERAL
- (G) WATER METER
- (H) DOWNSPOUTS. SEE ARCH PLANS FOR FINAL LOCATIONS.
- (I) 4" DOWNSPOUT COLLECTOR PIPE TO OUTLET AT EXPANDED SWALE AT END BEHIND BACK OF WALK. SEE DETAILS SHEET C-15
- (J) GAS AND ELECTRICAL METERS, TYPICAL
- (K) GAS AND ELECTRIC SERVICES. SEE JT PLANS BY OTHERS.
- (L) FENCELINE. SEE LANDSCAPE PLANS. INSTALL KICKERBOARD IF THE FINISH GROUND ELEVATION DIFFERENCE BETWEEN ADJOINING LOTS IS 6" OR GREATER.
- (M) 1-2 2"x12" REDWOOD KICKERBOARD AT THE SOUTHERLY PROPERTY LINE.
- (N) BASIN RETENTION AREA OR FACILITY. SEE SHEET C-15 FOR DETAILS.
- (O) "OPTIONAL" CALIFORNIA ROOM. SEE ARCHITECTURAL PLANS.
- (P) 4" PVC THRU CURB PIPE WITH ROUND GRATE. SEE LOT DRAINAGE DETAIL 1 SHEET C-15
- (Q) CURB POP OUT FOR BIO BASIN RETENTION AND LANDSCAPING.
- (R) STORMWATER DETENTION BASIN TO ACCEPT LOTS' SURFACE FLOW AND ROOF DRAINS.
- (S) SIDEYARD ACCESS PATH. SEE LANDSCAPE PLANS.
- (T) 4" IN-LINE DRAINS, DROP-IN GRATES AND PVC FITTINGS BY NYLOPLAST OR EQUIVALENT.
- (U) YARD GATE. SEE LANDSCAPE PLANS.
- (V) STREET LIGHT PER C.O.P. STD 602 & 605.
- (W) HISTORIC STYLE STREET LIGHT WITH ACORN FIXTURE PER C.O.P. STD 609.
- (X) MAILBOX CLUSTER. SEE LANDSCAPE PLANS.
- (Y) RESIDENTIAL DOUBLE CHECK VALVE

NOTES

1. SEE SHEET C-10 FOR PRELIMINARY GRADING AND DRAINAGE PLAN.
2. SEE SHEET C-11 FOR PRELIMINARY UTILITY PLAN
3. SEE SHEET C-13 FOR SECTIONS.
4. SEE SHEET C-14 FOR PROFILES.
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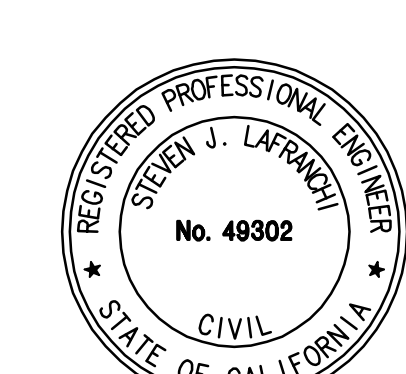


LOTS 11 AND 12
SCALE: 1"=10'

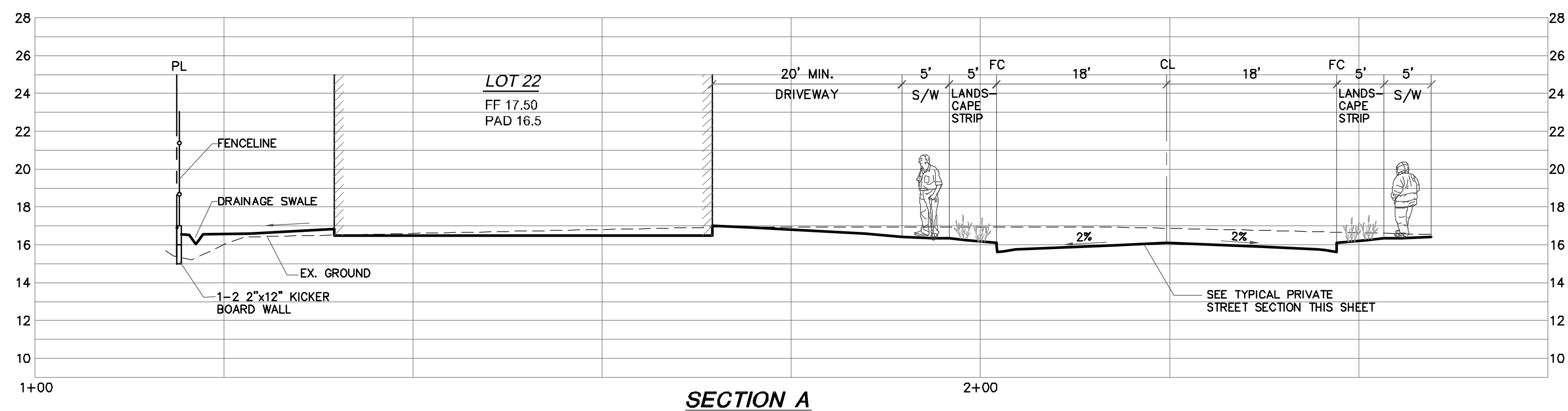
REVISIONS	BY

TYPICAL LOT GRADING AND UTILITY DETAILS
RIVERBEND
529 MADISON STREET APN 007-041-006
PETALUMA CALIFORNIA

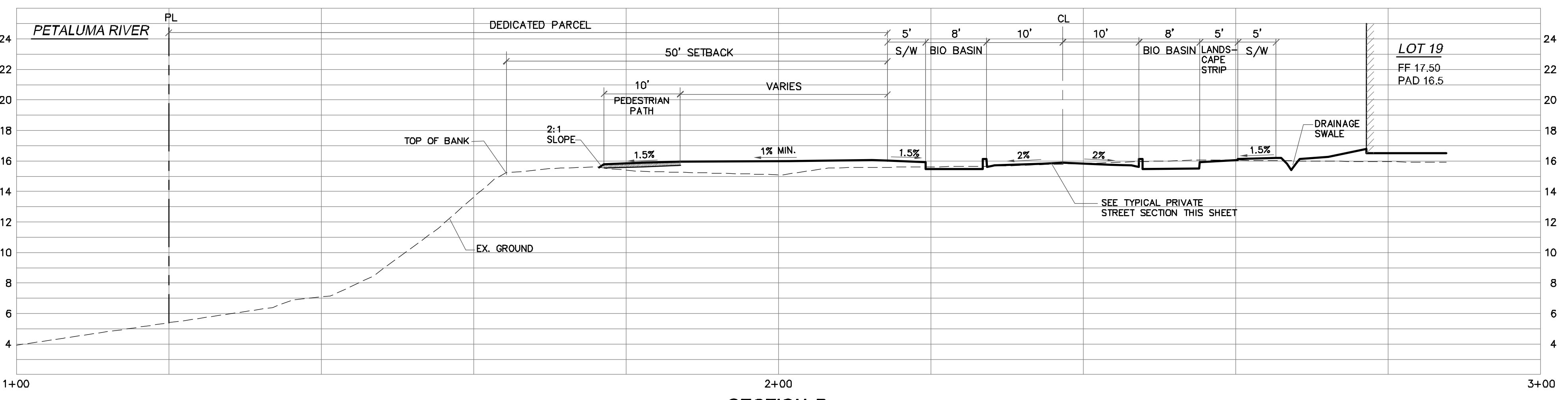
STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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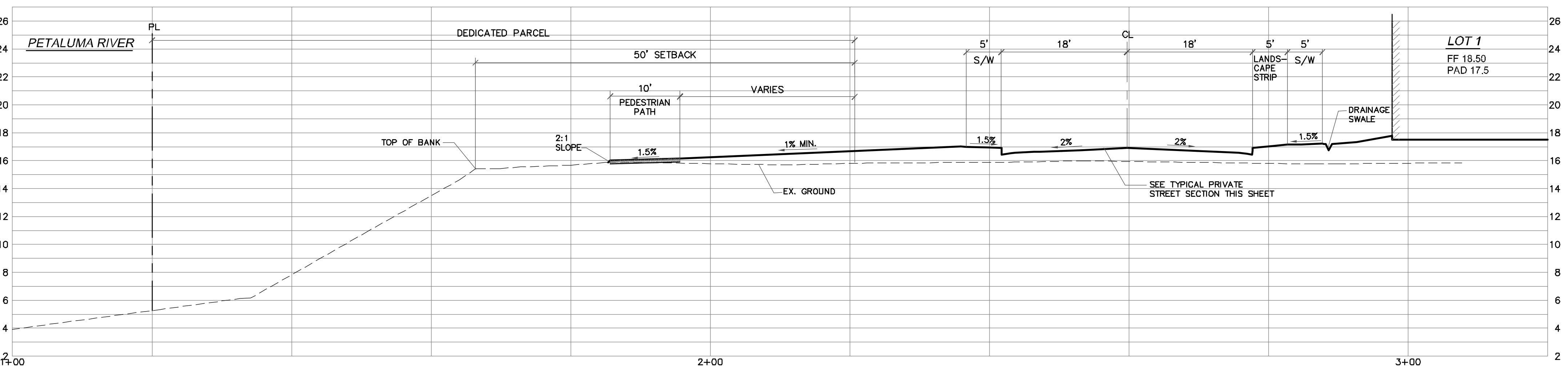
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DRAWN: CRK, H.S.M., A.C.
CHECK: S.J.L.
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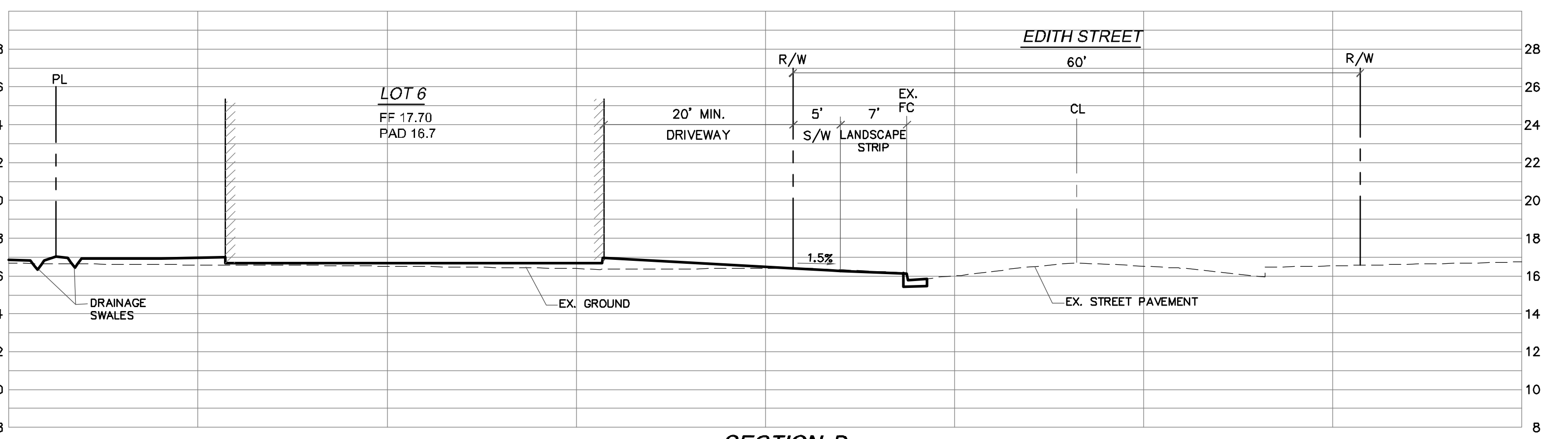
SECTION A
SCALE: 1"=10' H, 1"=5' V



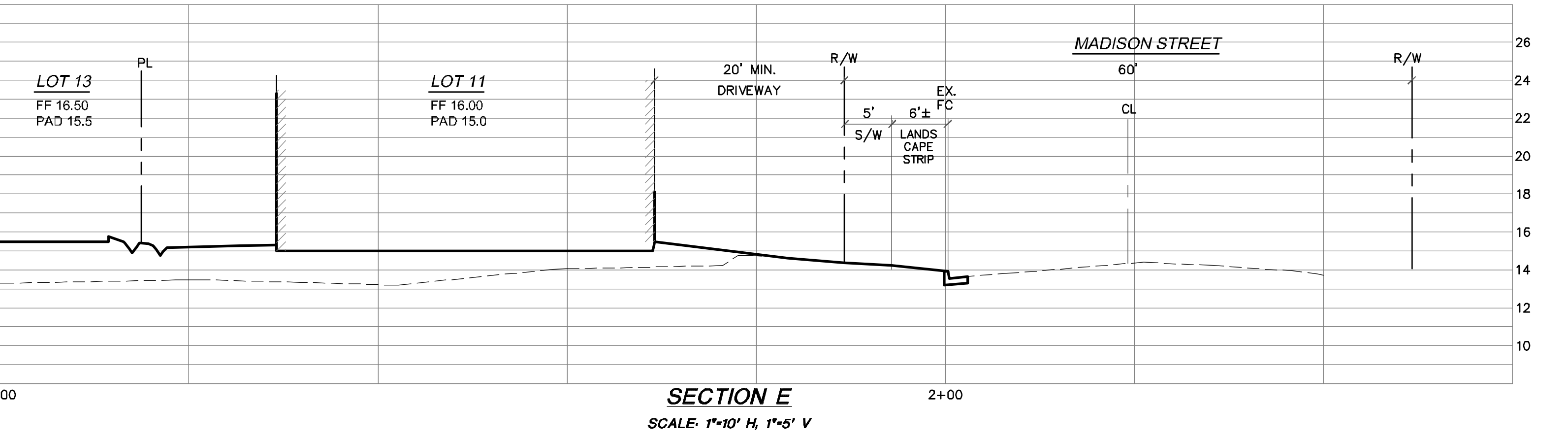
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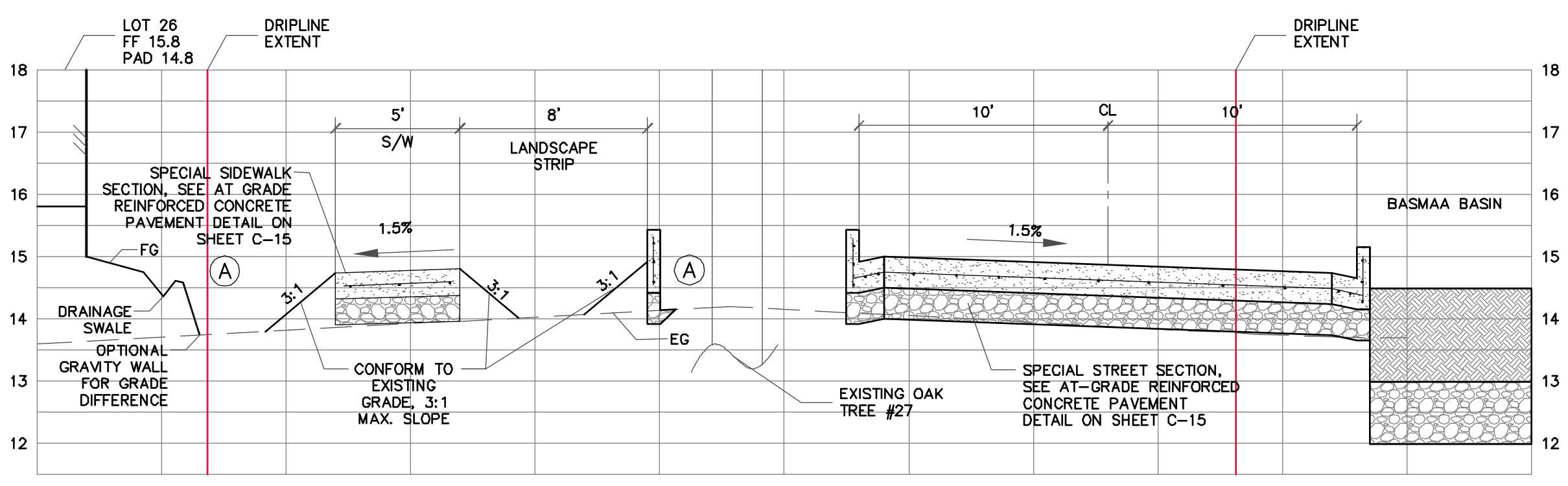
SECTION C
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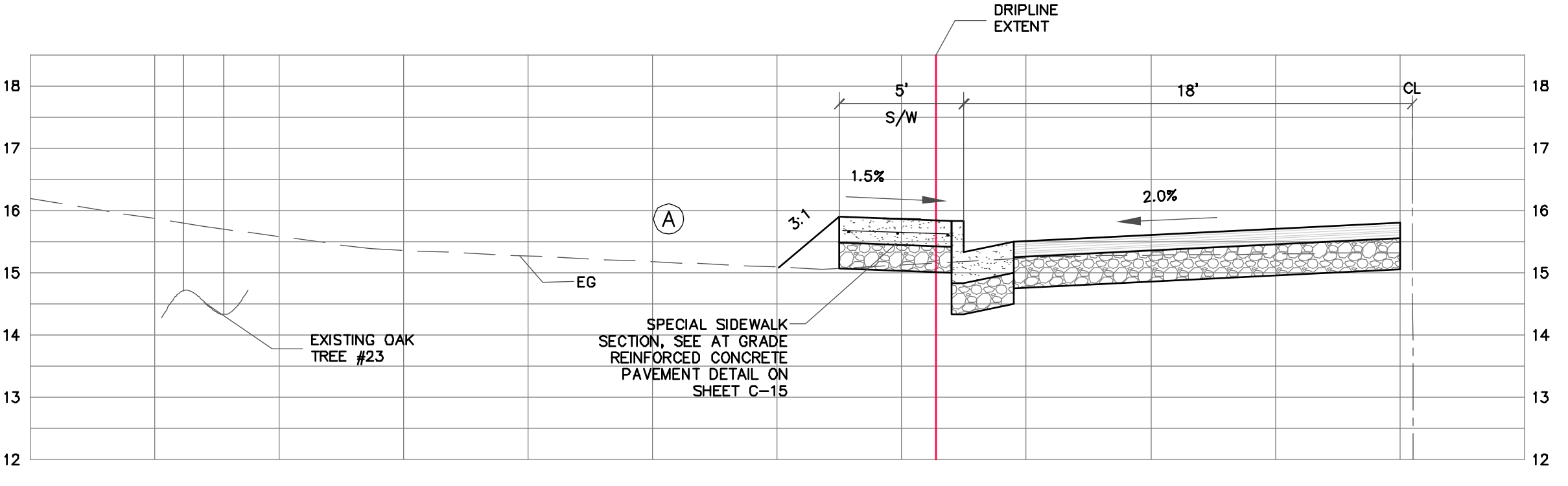
SECTION D
SCALE: 1"=10' H, 1"=5' V



SECTION E
SCALE: 1"=10' H, 1"=5' V



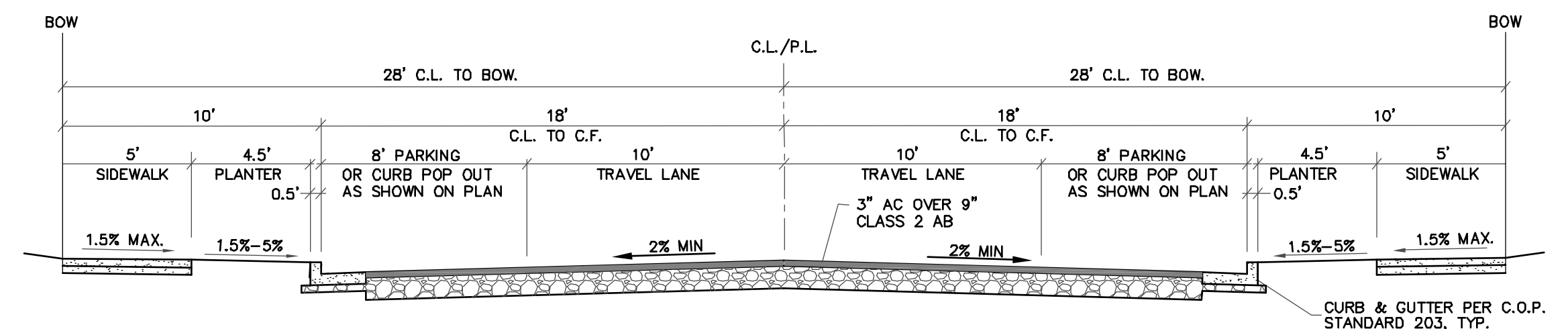
SECTION F
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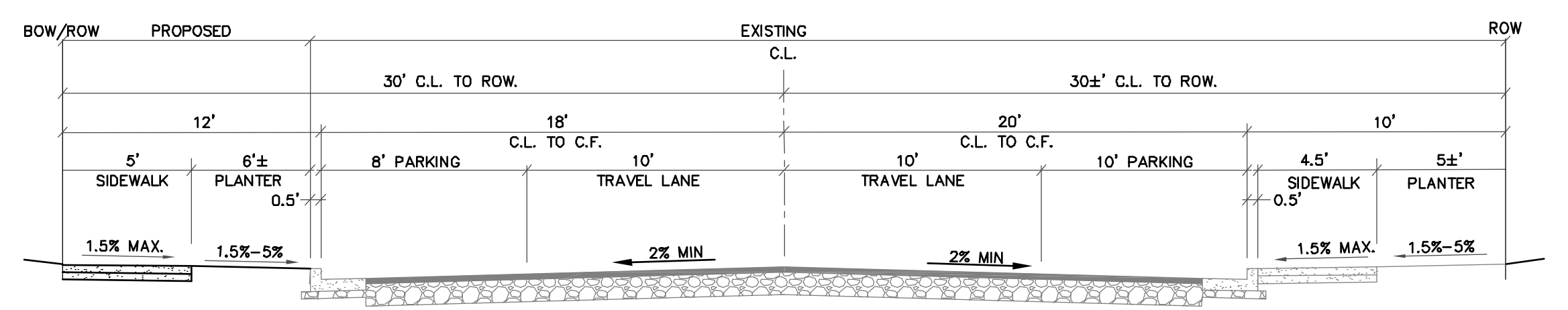
SECTION G
SCALE: 1"=5' H, 1"=2' V

KEY NOTES

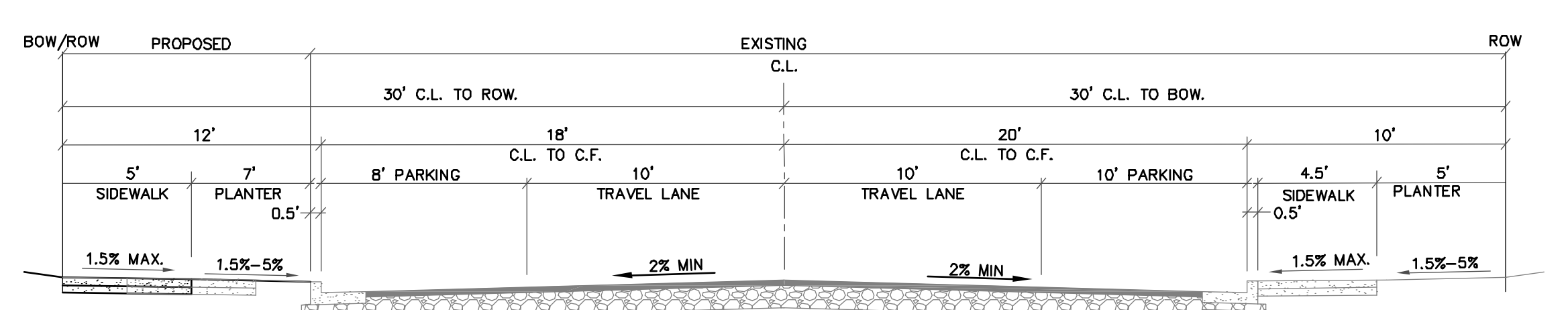
- (A) NO GRADING WITHIN TREE ROOT ZONE AREA UNLESS APPROVED AND MONITORED BY ARBORIST. SEE SHEET L-6 FOR DETAILED TREE PRESERVATION MEASURES RELATED TO GRADING AND PROTECTION WITHIN TREE ROOT ZONE PER ARBORIST TREE PRESERVATION LETTER.



TYPICAL PRIVATE STREET SECTION
NO SCALE



TYPICAL SECTION MADISON STREET
NO SCALE



TYPICAL SECTION EDITH STREET
NO SCALE

NOTES

- SEE SHEET C-10 FOR PRELIMINARY GRADING AND DRAINAGE PLAN.
- SEE SHEET C-12 FOR TYPICAL LOT GRADING AND UTILITY DETAILS
- SEE SHEET C-14 FOR PROFILES.
- SEE SHEET C-15 FOR DETAILS
- SEE SHEET C-16 FOR STORM WATER CONTROL & TREATMENT PLAN



REVISIONS	BY

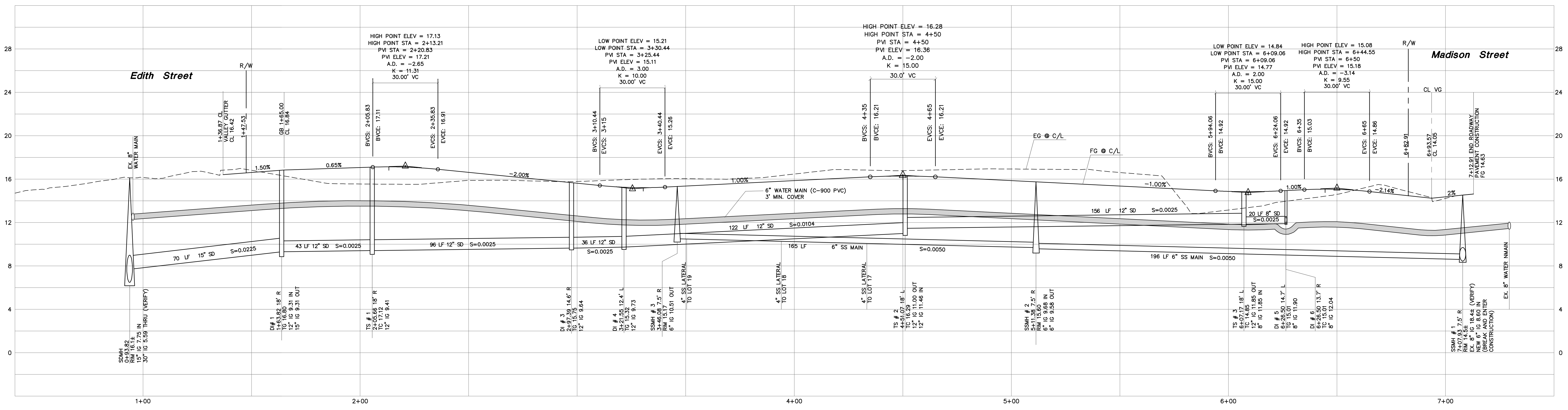
SECTIONS
 RIVERBEND
 529 MADISON STREET APN 007-041-006
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
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 148 SECOND STREET, SUITE 312
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 (707) 762-3122 FAX (707) 762-3239

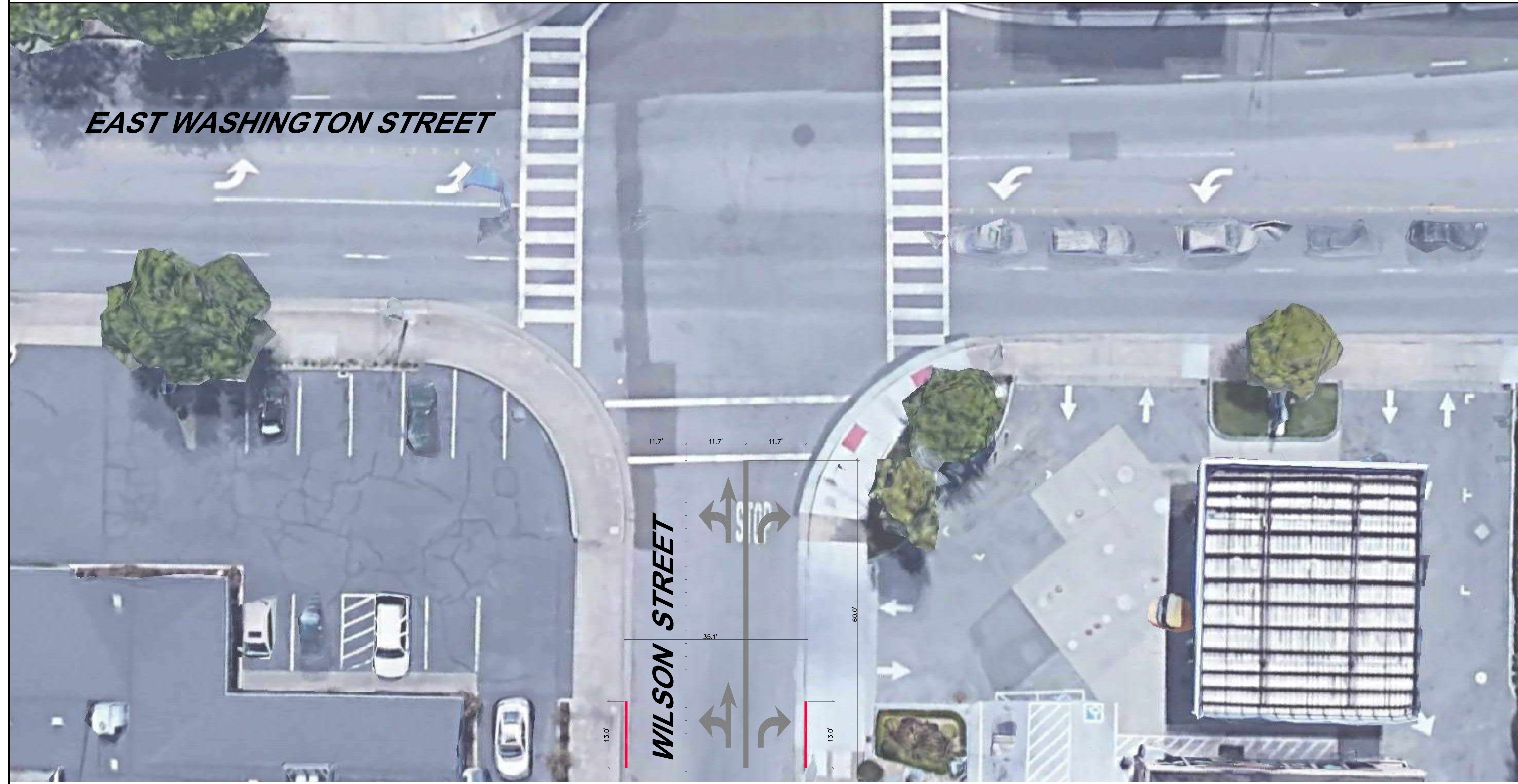
DATE: 2020.10.07
 SCALE: AS SHOWN
 DESIGN: S.J.L., ADF
 DRAWN: CRK, HSM, AC
 CHECK: S.J.L.
 JOB: RIVERBEND
 JOB No: 182043

SHEET
C-13
 OF 26 SHEETS

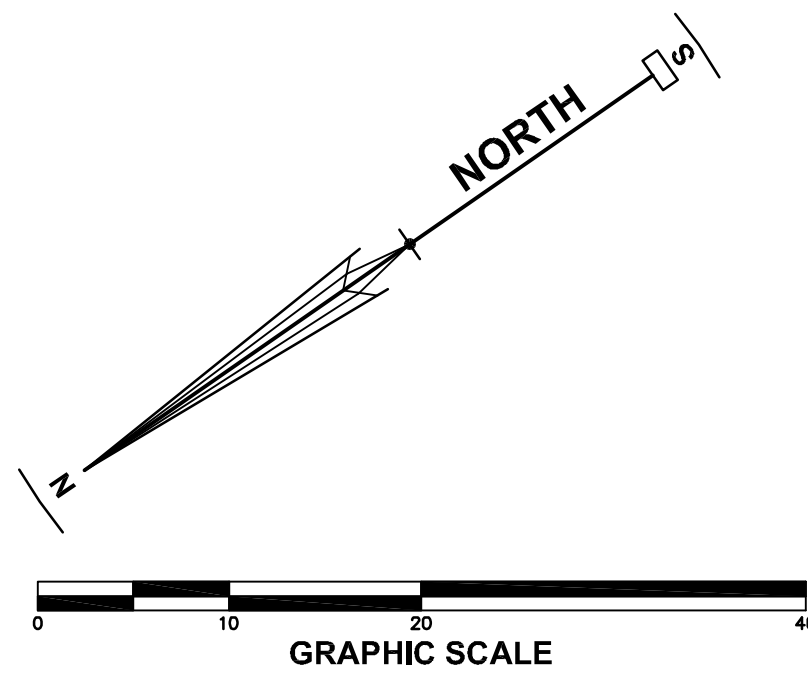
REVISIONS	BY



PRIVATE STREET PROFILE
SCALE: 1"=20' H, 1"=4' V



- LEGEND**
- RED STRIPE CURB - NO PARKING
 - ROAD DOTS
 - TURN LANE DIVISION STRIPING
 - TURN ARROWS PER MUTCD LATEST VERSION



PROFILES
RIVERBEND
529 MADISON STREET APN 007-041-006
PETALUMA CALIFORNIA

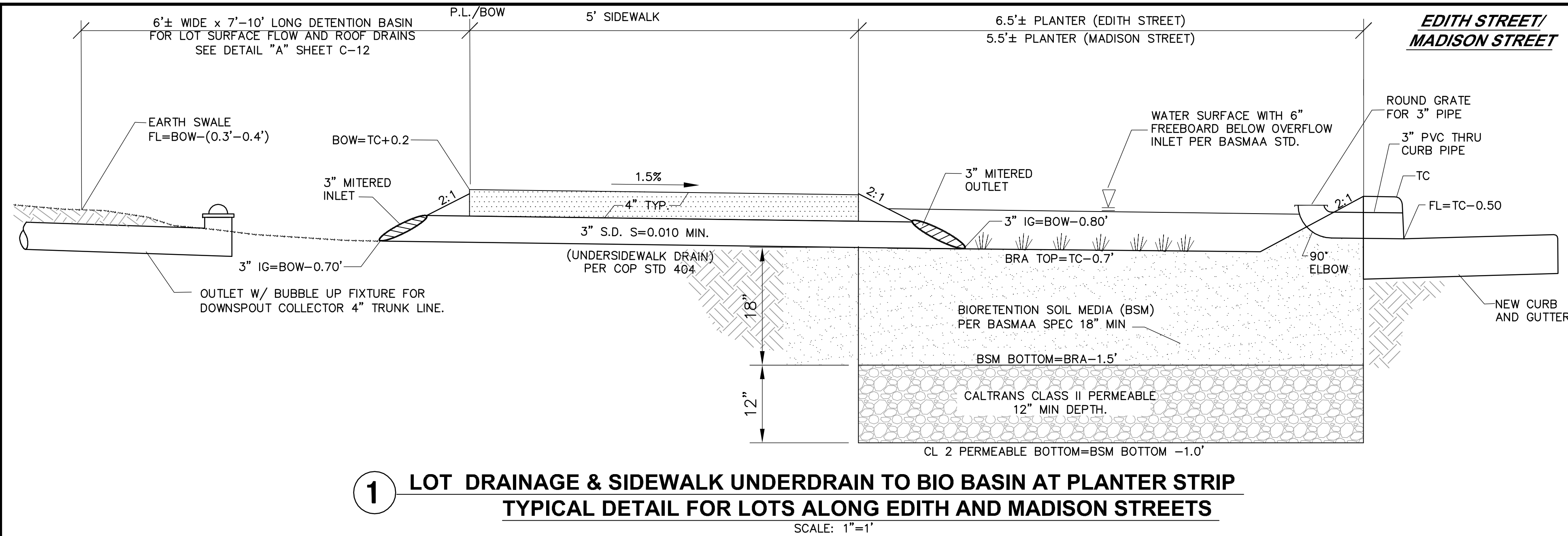
STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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JOB No: 182043

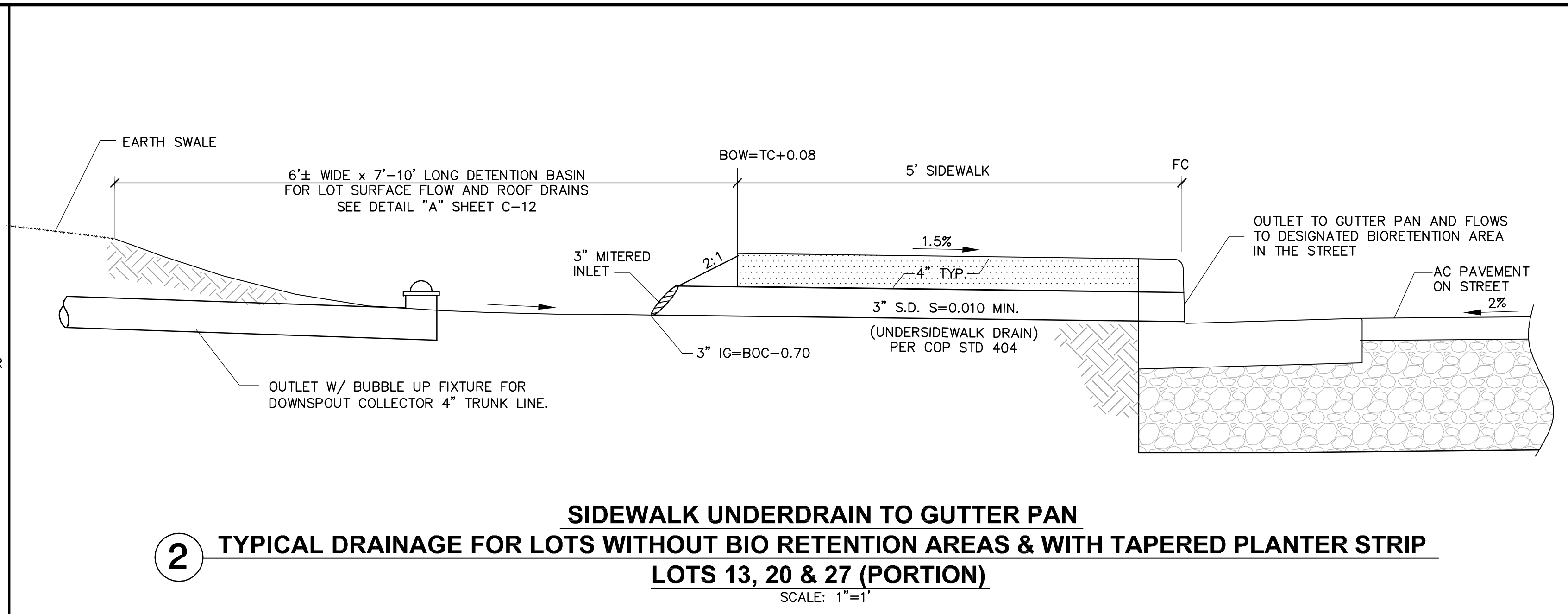
SHEET: **C-14**
OF 26 SHEETS

2/1/20 Riverbend Drawings, LLC/DP/PHD/BSM/CLC/PL/PROFILES/Reg. 10/20/20/4/26/28/PA/CLM

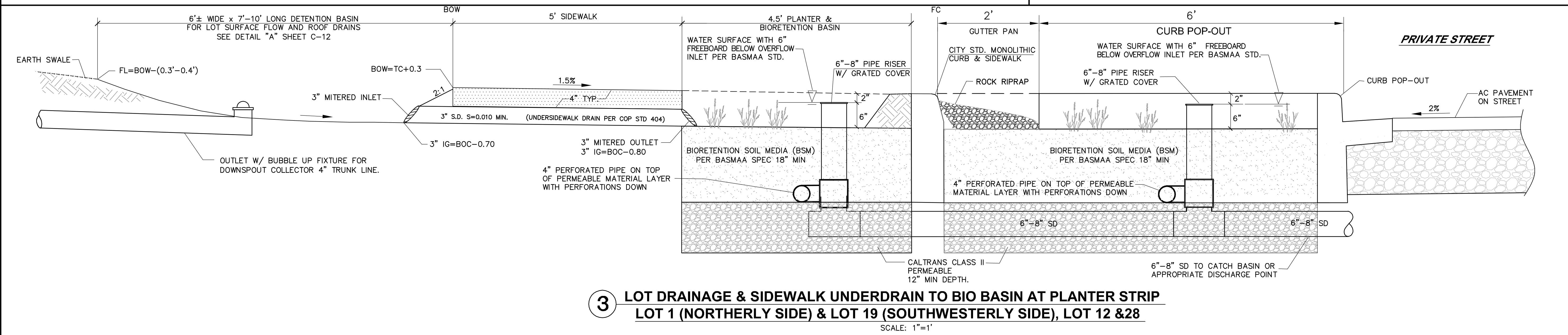
REVISIONS BY	DATE



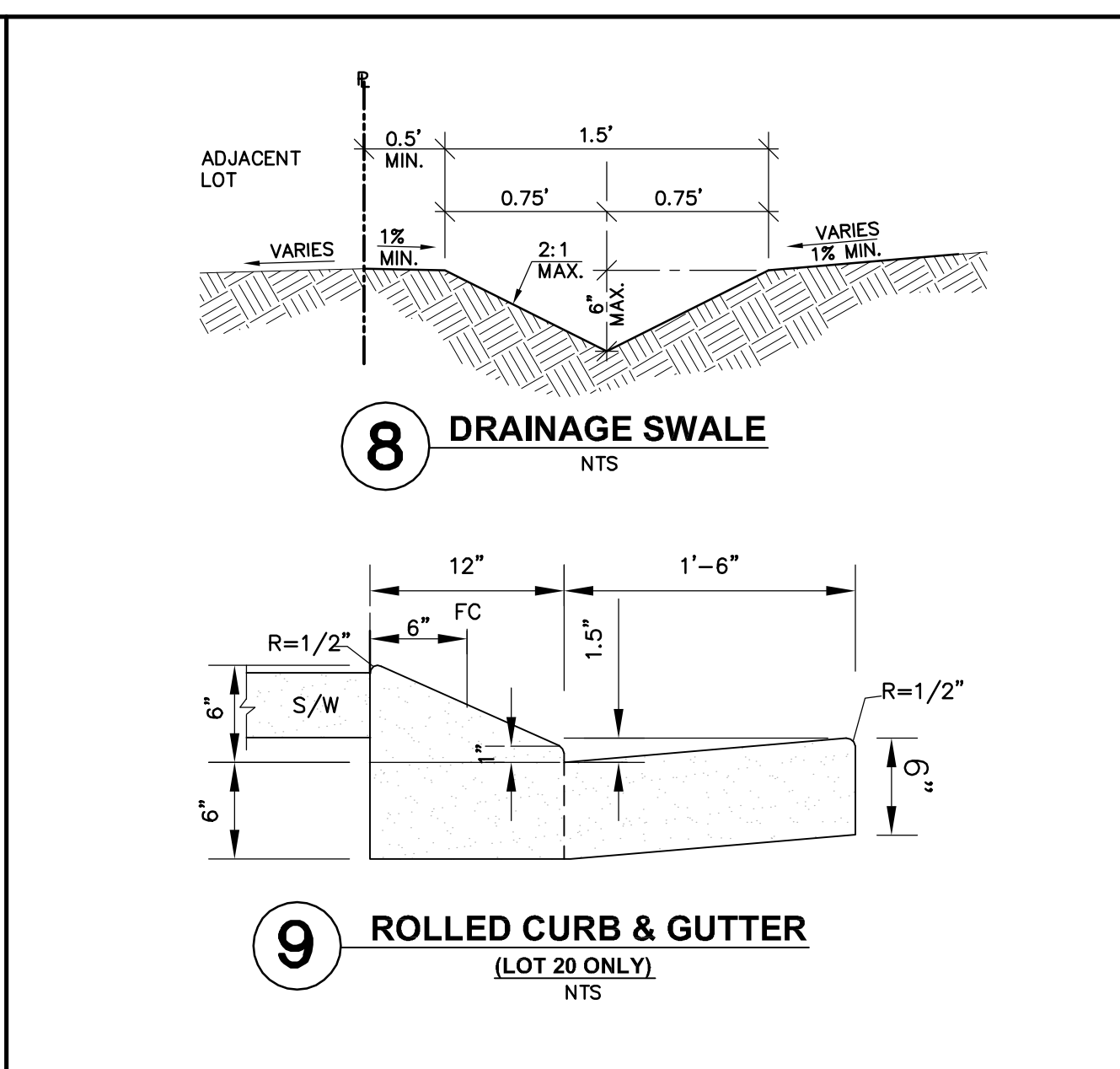
1 LOT DRAINAGE & SIDEWALK UNDERDRAIN TO BIO BASIN AT PLANTER STRIP
TYPICAL DETAIL FOR LOTS ALONG EDITH AND MADISON STREETS
SCALE: 1"=1'



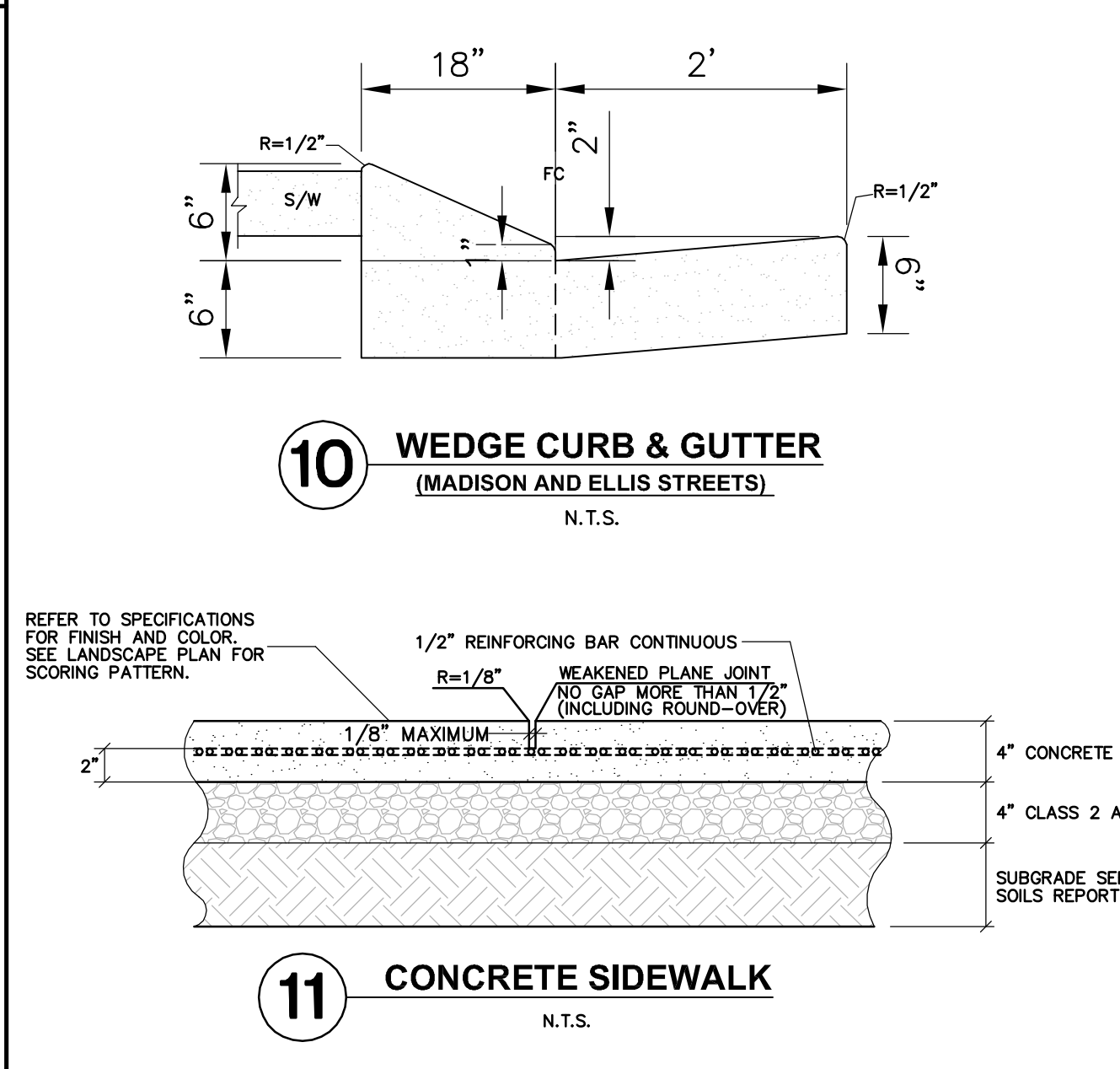
2 TYPICAL DRAINAGE FOR LOTS WITHOUT BIO RETENTION AREAS & WITH TAPERED PLANTER STRIP
LOTS 13, 20 & 27 (PORTION)
SCALE: 1"=1'



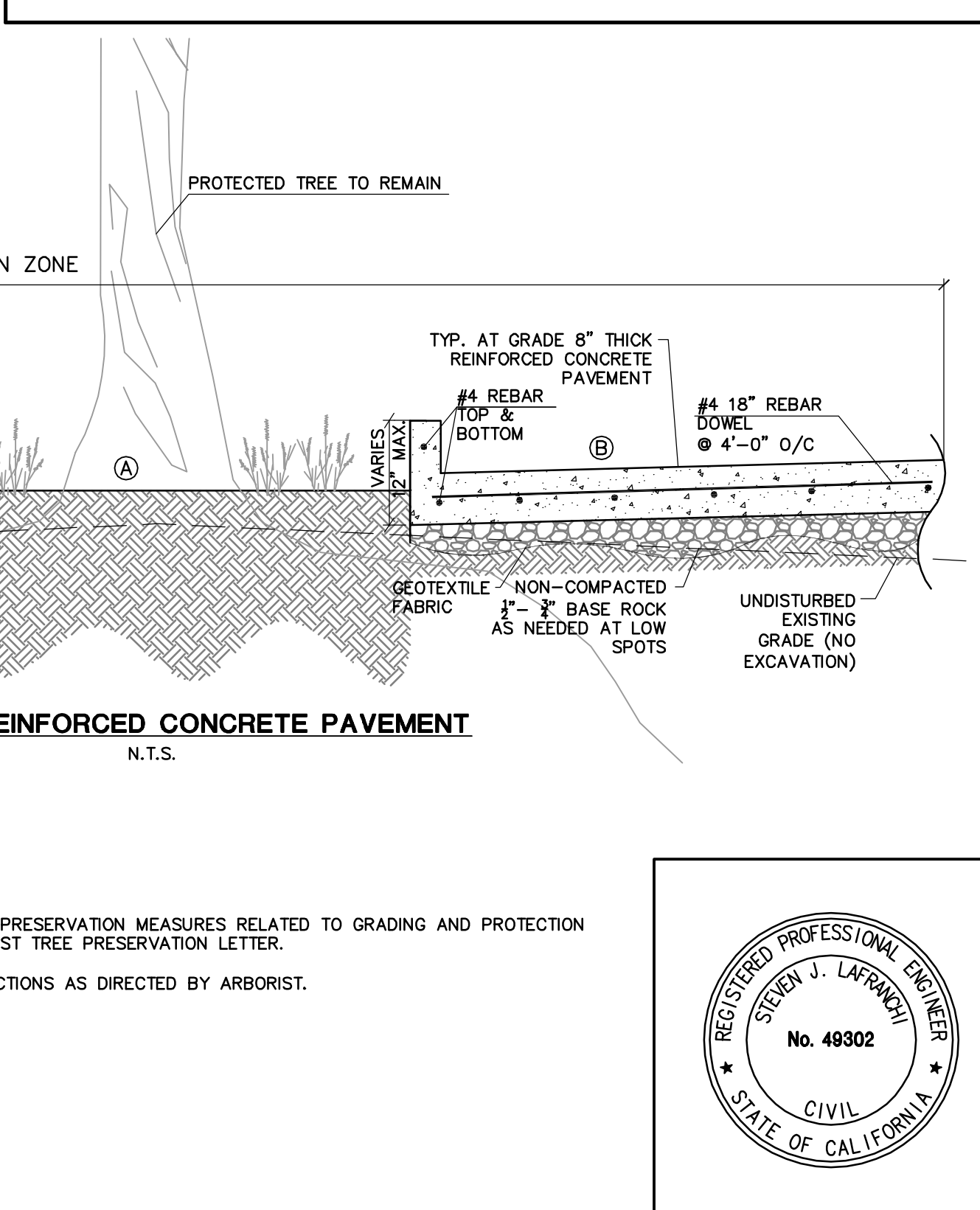
3 LOT DRAINAGE & SIDEWALK UNDERDRAIN TO BIO BASIN AT PLANTER STRIP
LOT 1 (NORTHERLY SIDE) & LOT 19 (SOUTHWESTERLY SIDE), LOT 12 & 28
SCALE: 1"=1'



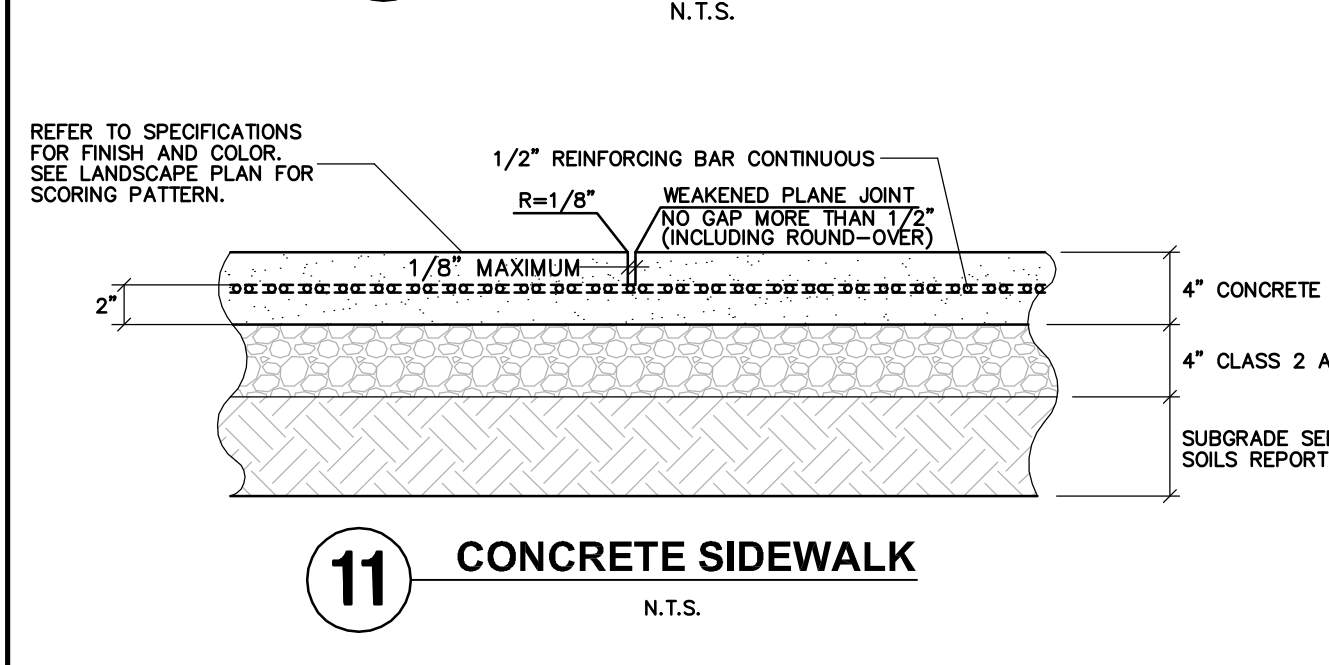
8 DRAINAGE SWALE
N.T.S.



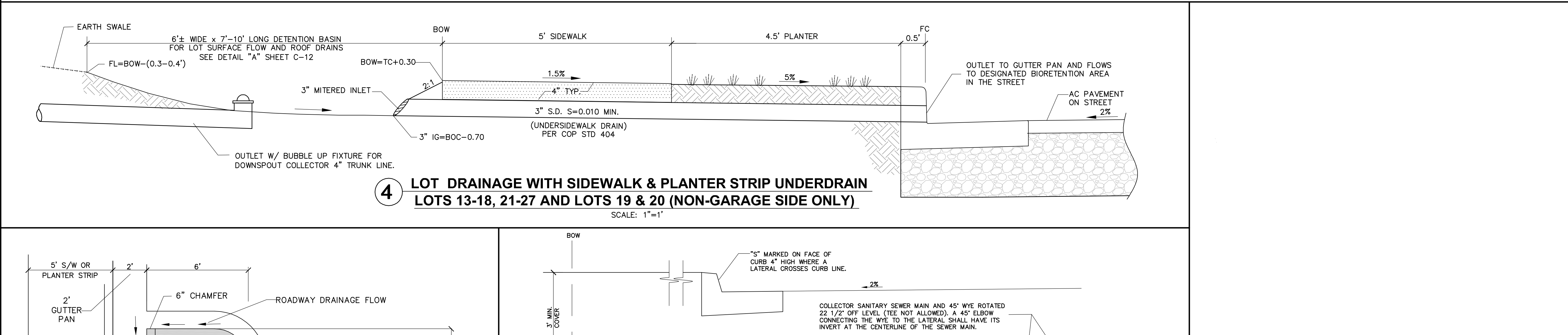
9 ROLLED CURB & GUTTER
(LOT 20 ONLY)
N.T.S.



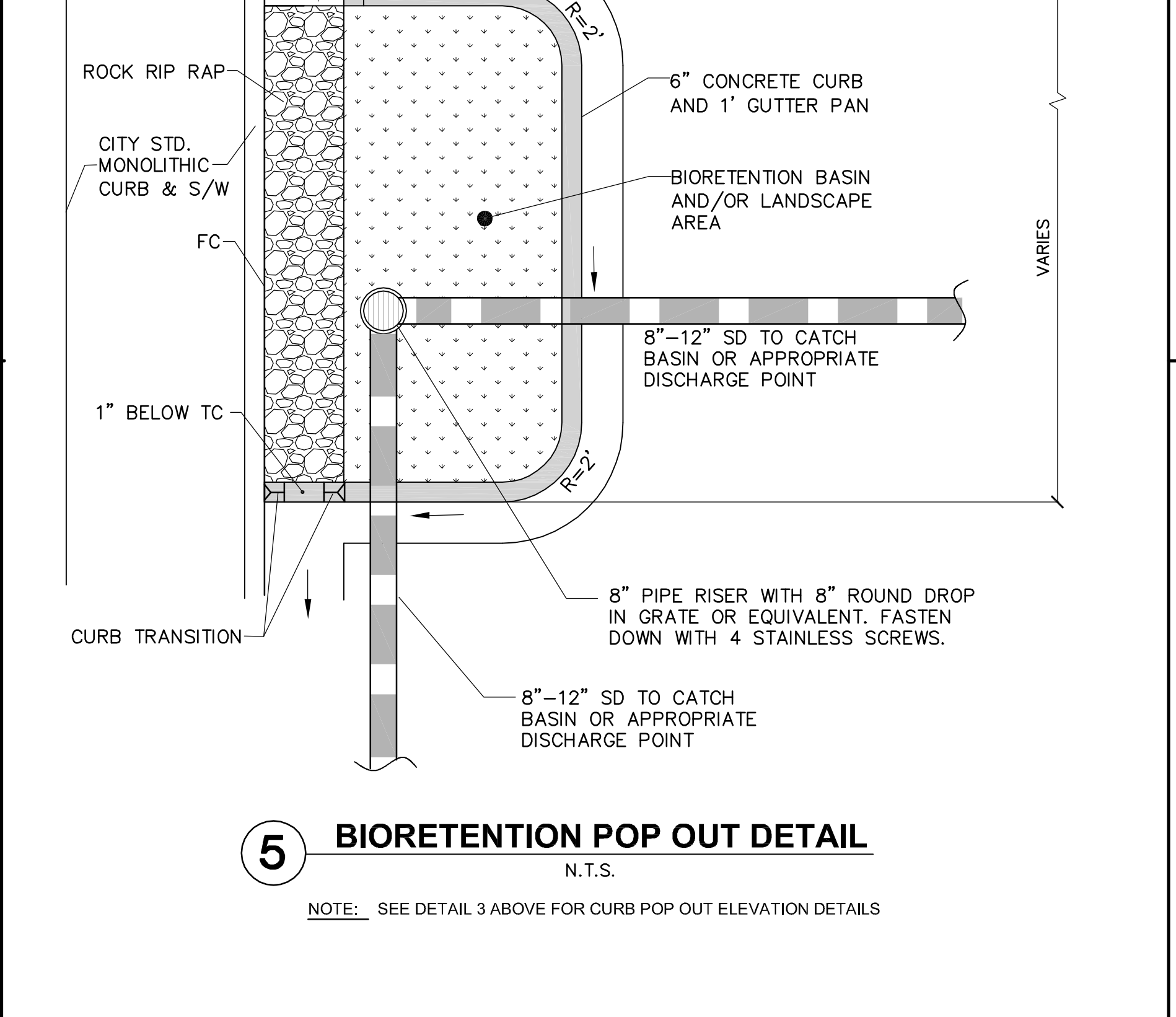
10 WEDGE CURB & GUTTER
(MADISON AND ELLIS STREETS)
N.T.S.



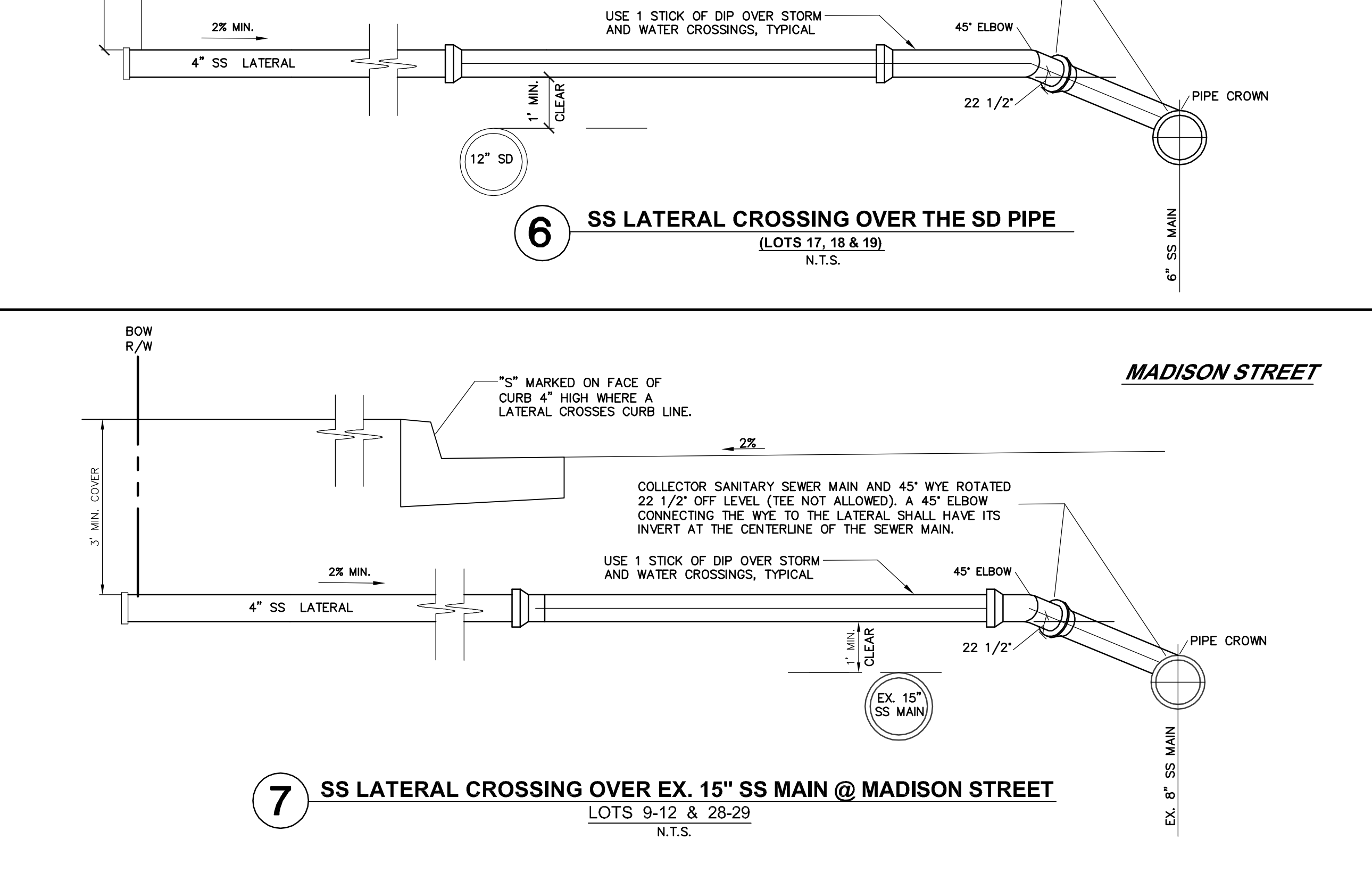
11 CONCRETE SIDEWALK
N.T.S.



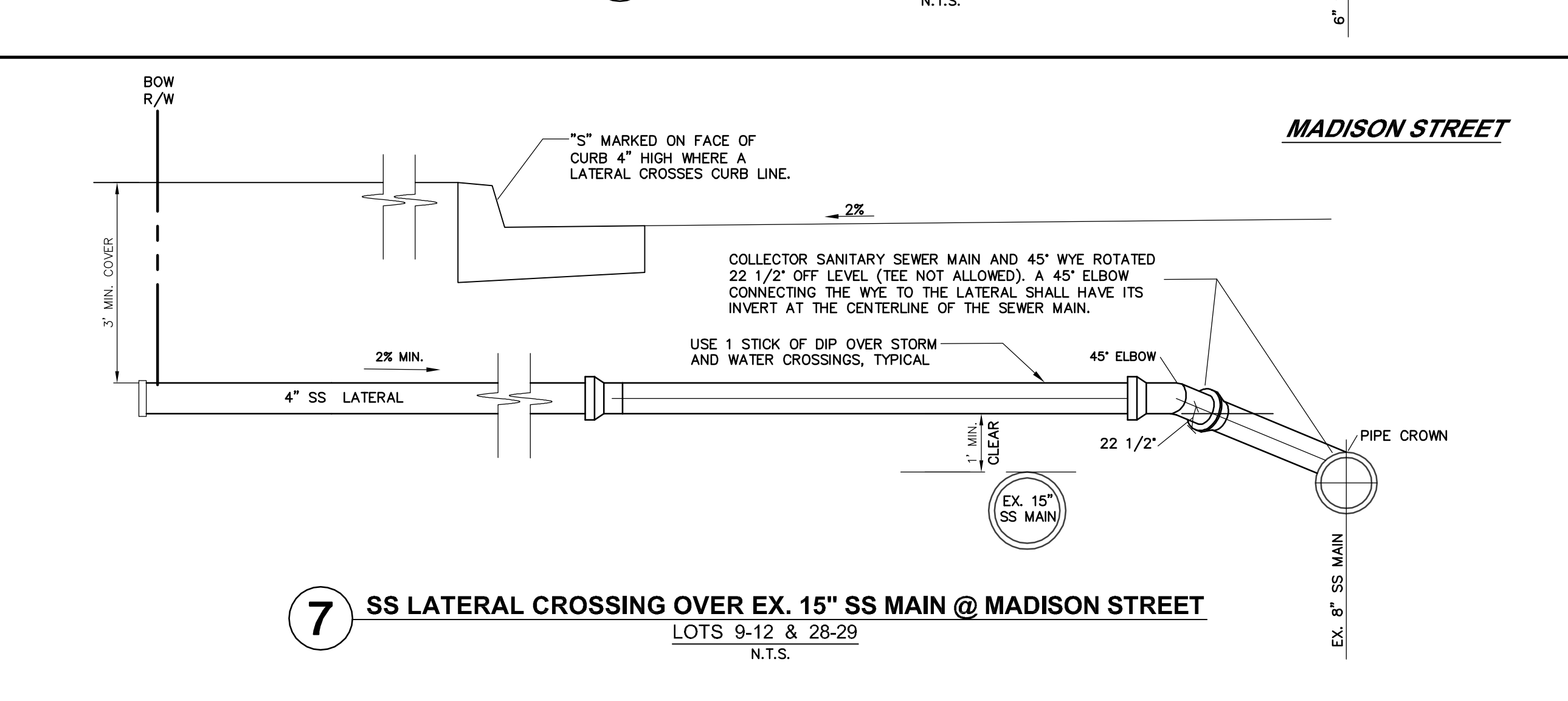
4 LOT DRAINAGE WITH SIDEWALK & PLANTER STRIP UNDERDRAIN
LOTS 13-18, 21-27 AND LOTS 19 & 20 (NON-GARAGE SIDE ONLY)
SCALE: 1"=1'



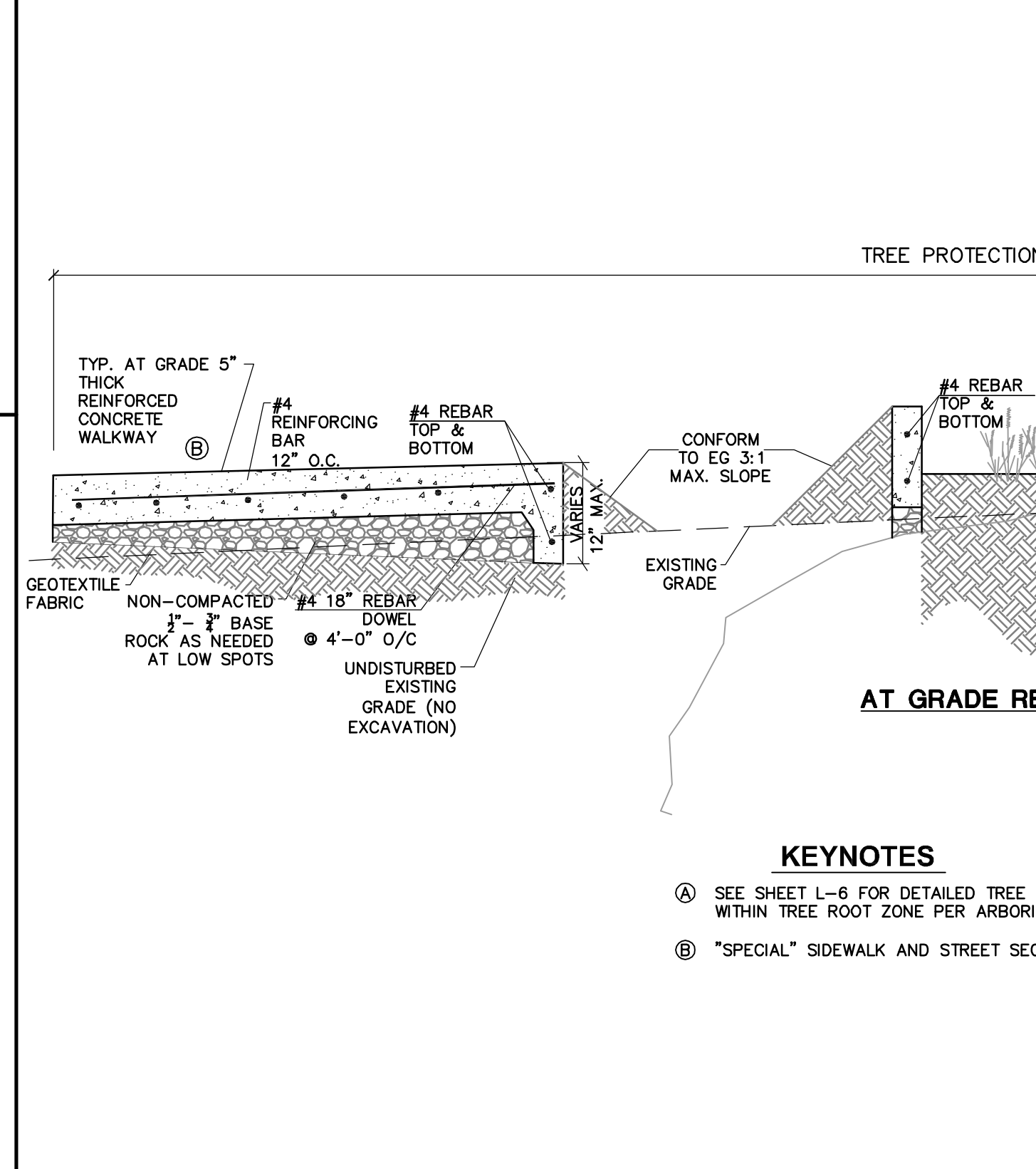
5 BIORETENTION POP OUT DETAIL
N.T.S.



6 SS LATERAL CROSSING OVER THE SD PIPE
(LOTS 17, 18 & 19)
N.T.S.



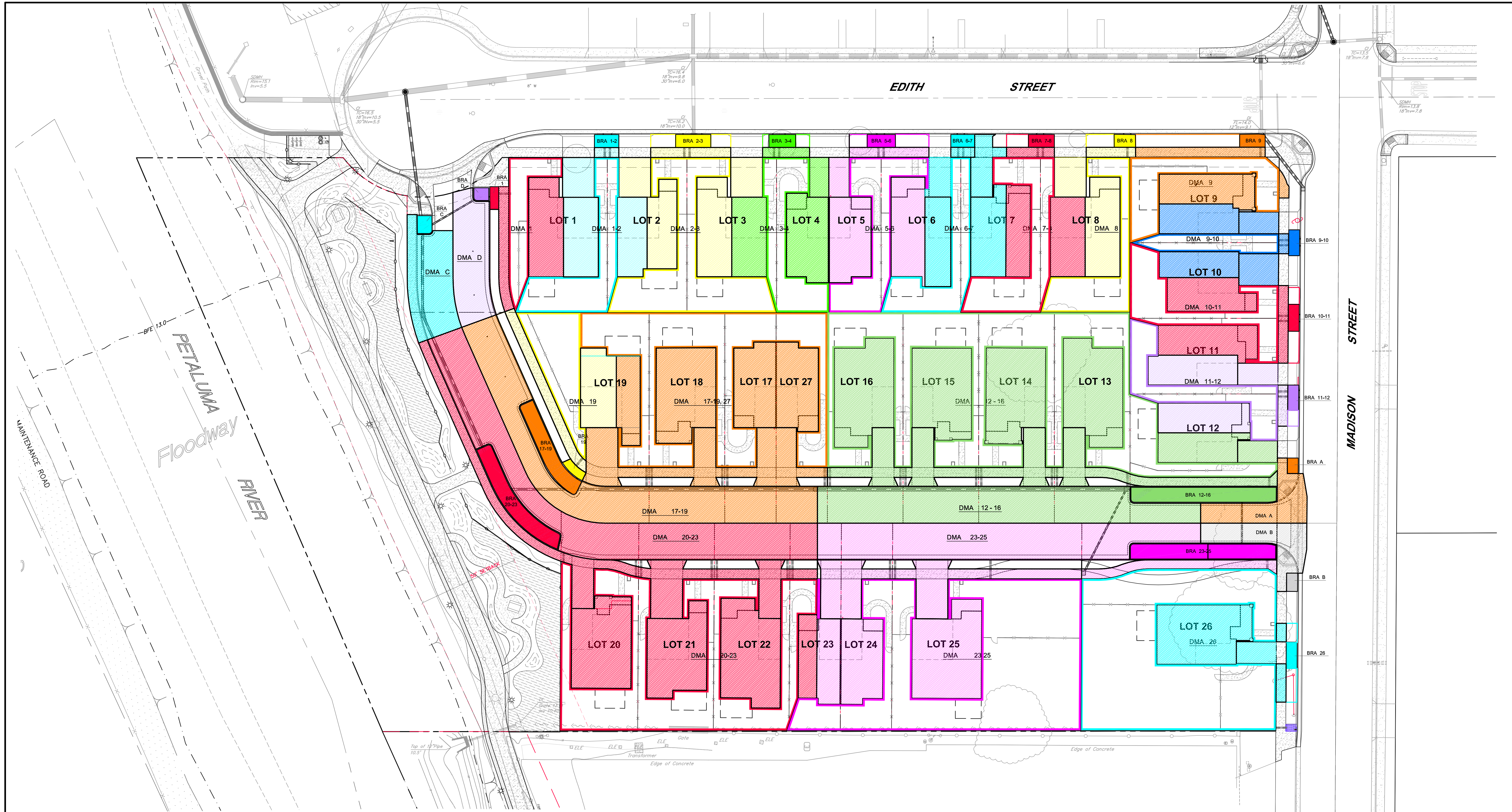
7 SS LATERAL CROSSING OVER EX. 15\"/>



KEYNOTES
④ SEE SHEET L-6 FOR DETAILED TREE PRESERVATION MEASURES RELATED TO GRADING AND PROTECTION WITHIN TREE ROOT ZONE PER ARBORIST TREE PRESERVATION LETTER.
⑥ *SPECIAL* SIDEWALK AND STREET SECTIONS AS DIRECTED BY ARBORIST.



REVISIONS BY
DETAILS
RIVERBEND
529 MADISON STREET APN 007-041-006
PETALUMA CALIFORNIA
STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 440 SECOND STREET, SUITE 312
 PETALUMA, CA 94954
 (707) 762-3122 FAX (707) 762-3289
 DATE: 2020.10.07
 SCALE: AS SHOWN
 DESIGN: S.J.L., ADF
 DRAWN: CRK HSM AC
 CHECK: S.J.L.
 JOB: RIVERBEND
 JOB No.: 182043
 SHEET
C-15
 OF 26 SHEETS

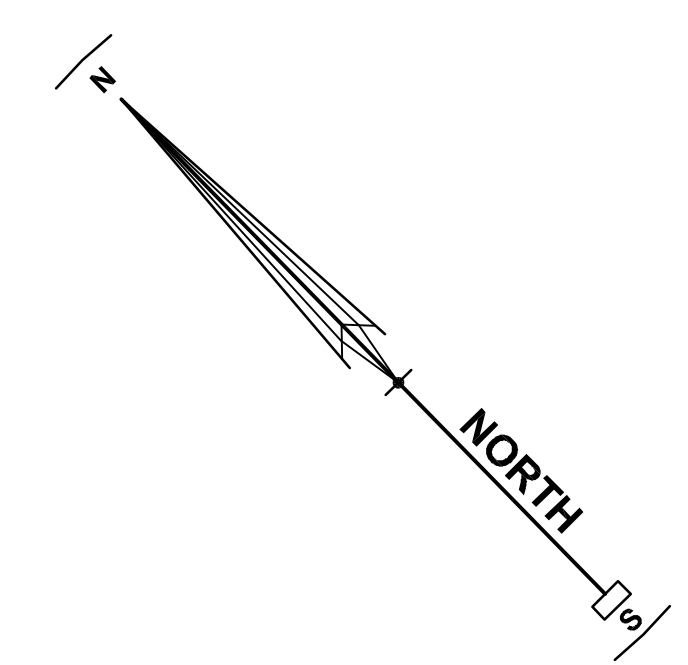


LEGEND	
	PROPERTY LINE
	STORM DRAIN LINE
	BRA BASIN RETENTION AREA. SEE DETAIL SHEET C-15.
	DMA DRAINAGE MANAGEMENT AREA (IMPERVIOUS SURFACES) ROOFS, AC PAVEMENT, SIDEWALK, DRIVEWAYS.
	DMA DRAINAGE MANAGEMENT AREA (PERVIOUS SURFACES) LANDSCAPE AREAS, TURFBLOCK OR GRAVEL, OPEN OR POROUS PAVERS, GRANULAR PAVEMENT, GROUND COVER

ABBREVIATION	
BRA	BASIN RETENTION AREA OR FACILITY
DMA	DRAINAGE MANAGEMENT AREA

- NOTES**
- SEE SHEET C-10 FOR PRELIMINARY GRADING AND DRAINAGE PLAN.
 - SEE SHEET C-11 FOR PRELIMINARY UTILITY PLAN.
 - SEE SHEET C-13 FOR SECTIONS
 - SEE SHEET C-15 FOR DETAILS.
 - SEE BASMAA STORM WATER CONTROL PLAN PREPARED BY SJLA AND DATED 03-19-2019 FOR BMP DESCRIPTIONS, SIZING CALCULATIONS, OPERATIONS AND MAINTENANCE.

- STORM WATER TREATMENT NOTES**
- THE STORM WATER TREATMENT AND CONTROL PLAN IS BASED ON POST-CONSTRUCTION MANUAL GUIDELINES PREPARED BY THE BAY AREA STORM WATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PHASE II COMMITTEE.
 - THE PRELIMINARY STORM WATER CONTROL PLAN EXHIBIT IDENTIFIES DRAINAGE MAINTENANCE AREAS (DMA) WITH CORRESPONDING BASIN RETENTION AREAS (BRA). THE BRA'S HAVE BEEN SIZED PER BASMAA TABLE 4.1 THROUGH 4.5. THE CALCULATIONS REQUIRE A BRA SIZE TO BE 4% OF THE CORRESPONDING DMA.
 - THE STORM WATER CONTROL PLAN IS SUBJECT TO REVISION BASED ON FINAL APPROVED CONSTRUCTION DOCUMENTS.

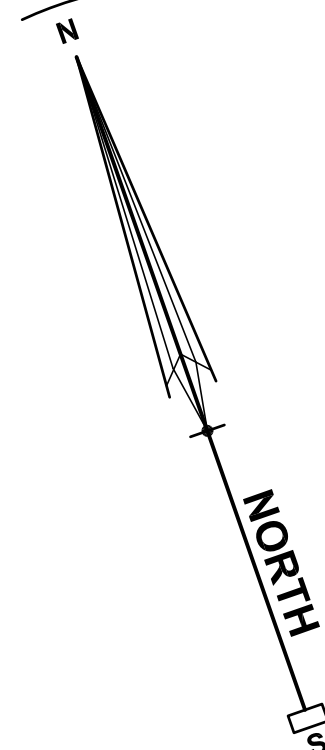


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POST CONSTRUCTION STORMWATER CONTROL PLAN
 RIVERBEND
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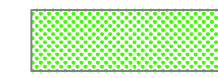
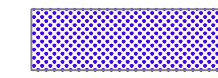

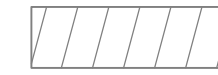

DATE:	2020.10.07
SCALE:	1"=20'
DESIGN:	S.J.L. ADP
DRAWN:	CRK HSM AC
CHECK:	S.J.L.
JOB:	RIVERBEND
JOB No:	182043
SHEET:	C-16
OF	26 SHEETS

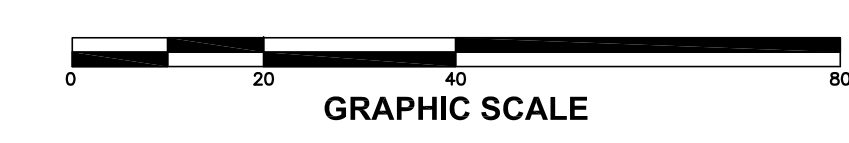


NOTES

1. HOA SHALL MAINTAIN THE AREAS AS SHOWN IN THE MAINTENANCE LEGEND
2. HOME OWNER SHALL MAINTAIN DRIVEWAYS, WALKWAYS, STRUCTURES & BACKYARDS.

MAINTENANCE LEGEND

-  CURB, CUTTER, SIDEWALKS, ASPHALT, STORM DRAIN & SANITARY SEWER
-  LANDSCAPE
-  LANDSCAPE WITH BIORETENTION FACILITY
-  FRONT YARD LANDSCAPE & IRRIGATION
-  MULTI-USE PATH, LANDSCAPE & IRRIGATION
-  OAK TREES

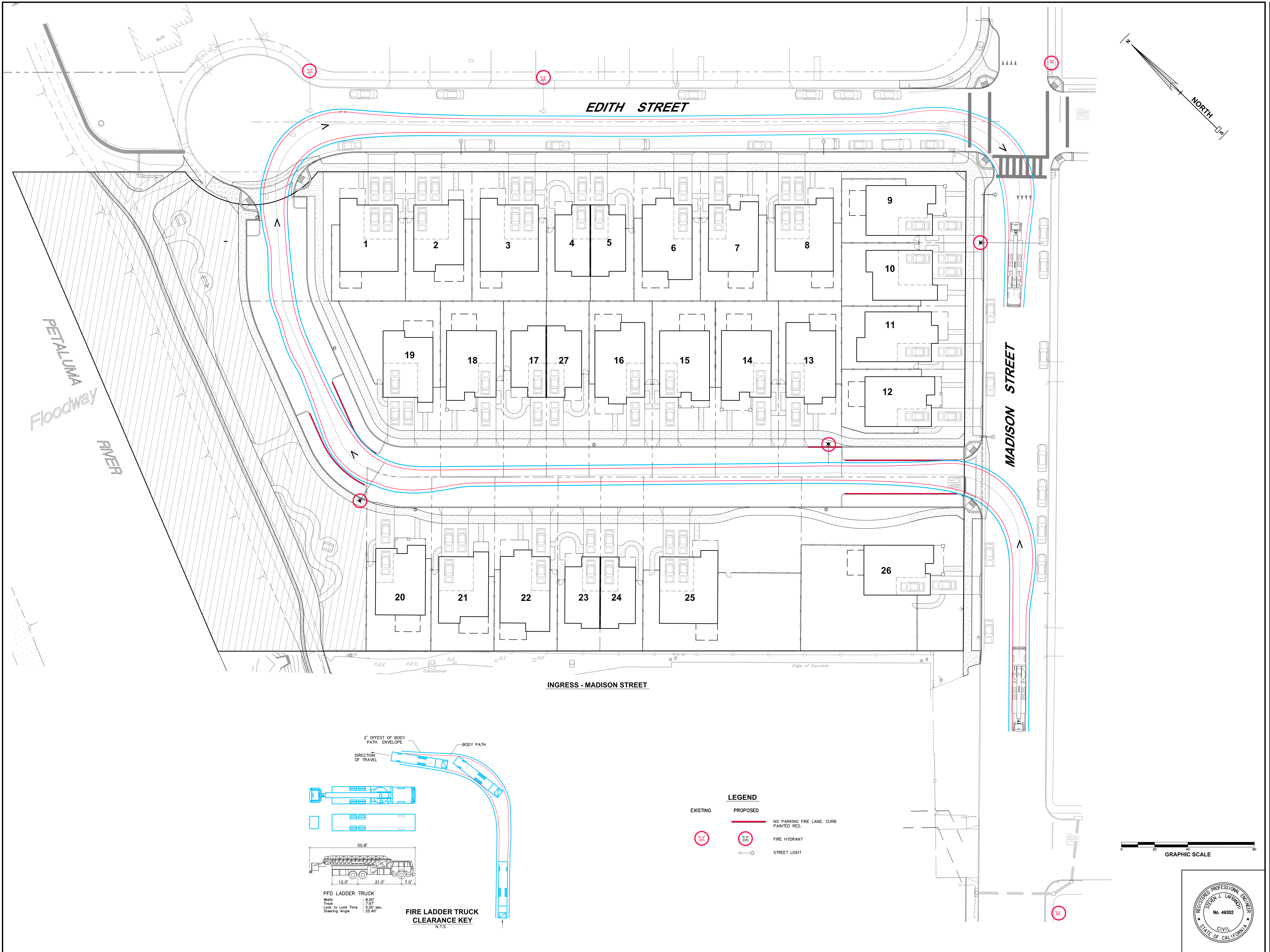


REVISIONS	BY

MAINTENANCE EXHIBIT
 RIVERBEND
 529 MADISON STREET APN 007-041-006
 PETALUMA CALIFORNIA

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

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 DESIGN: S.J.L, ADF
 DRAWING: CRK, HSM, AC
 CHECK: S.J.L
 JOB: RIVERBEND
 JOB No: 182043
 SHEET
C-17
 OF 26 SHEETS

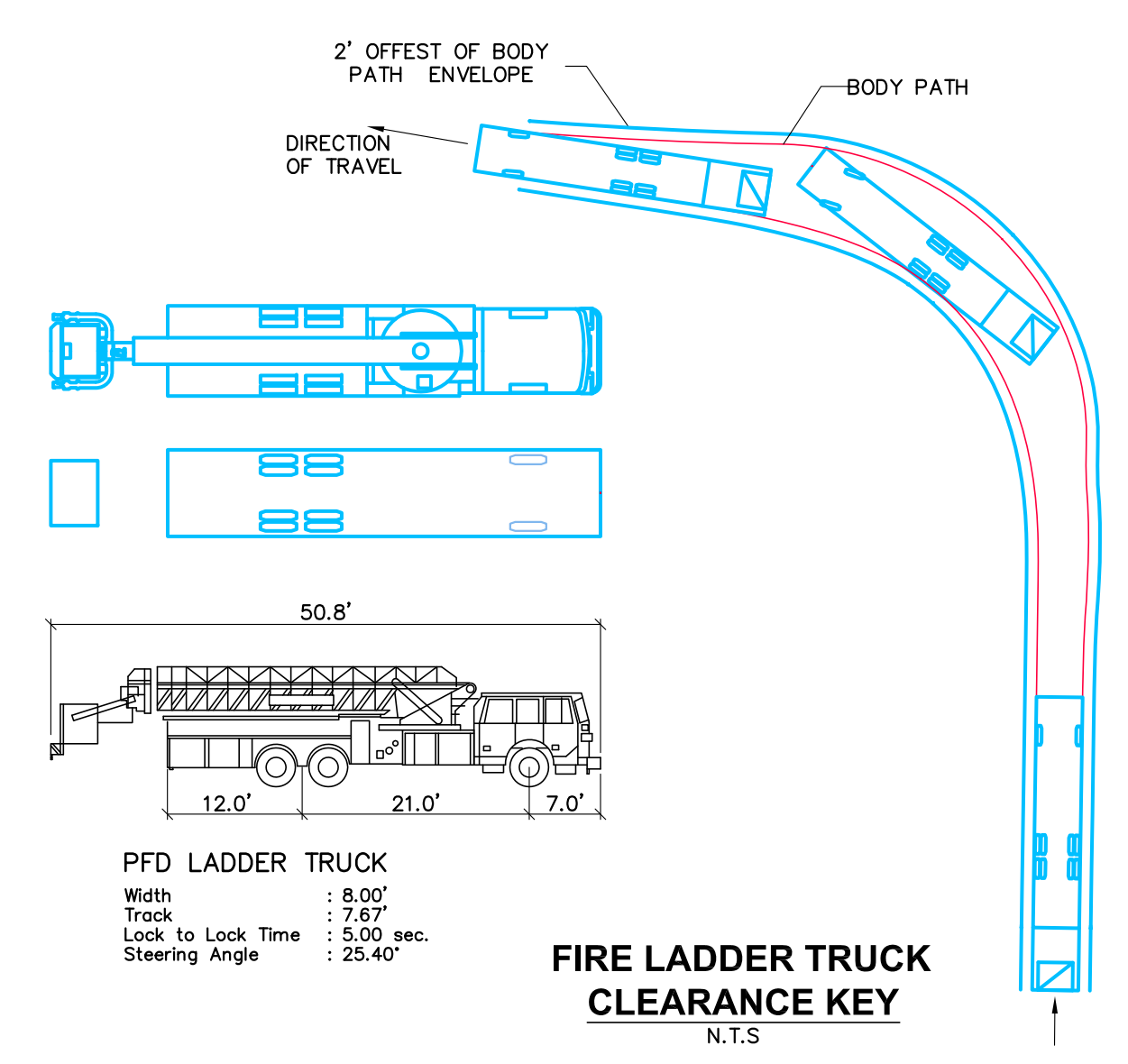
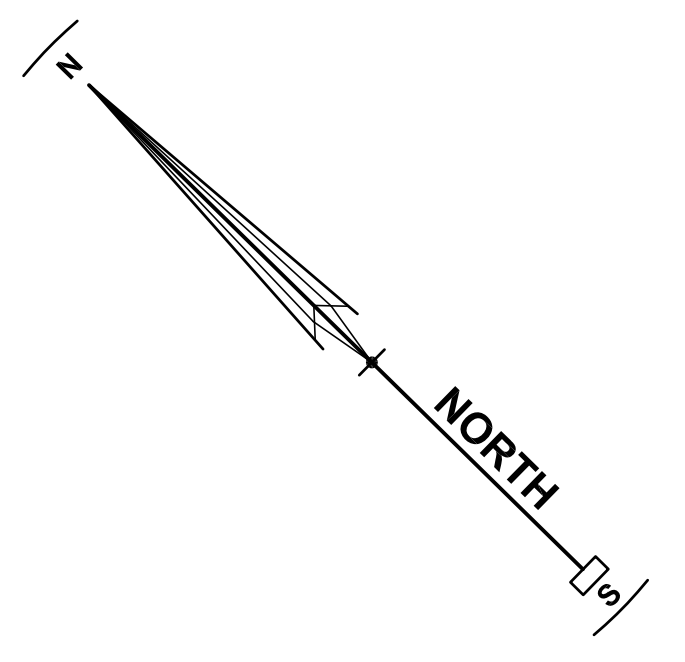


PETALUMA
Floodway
RIVER

EDITH STREET

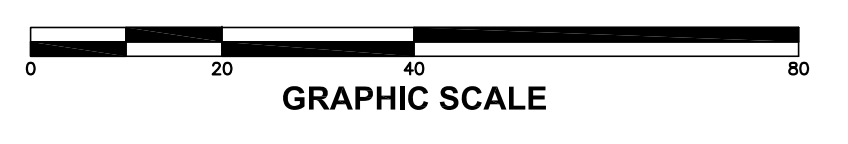
MADISON STREET

INGRESS - MADISON STREET



LEGEND

EXISTING	PROPOSED	
		NO PARKING FIRE LANE. CURB PAINTED RED.
		FIRE HYDRANT
		STREET LIGHT

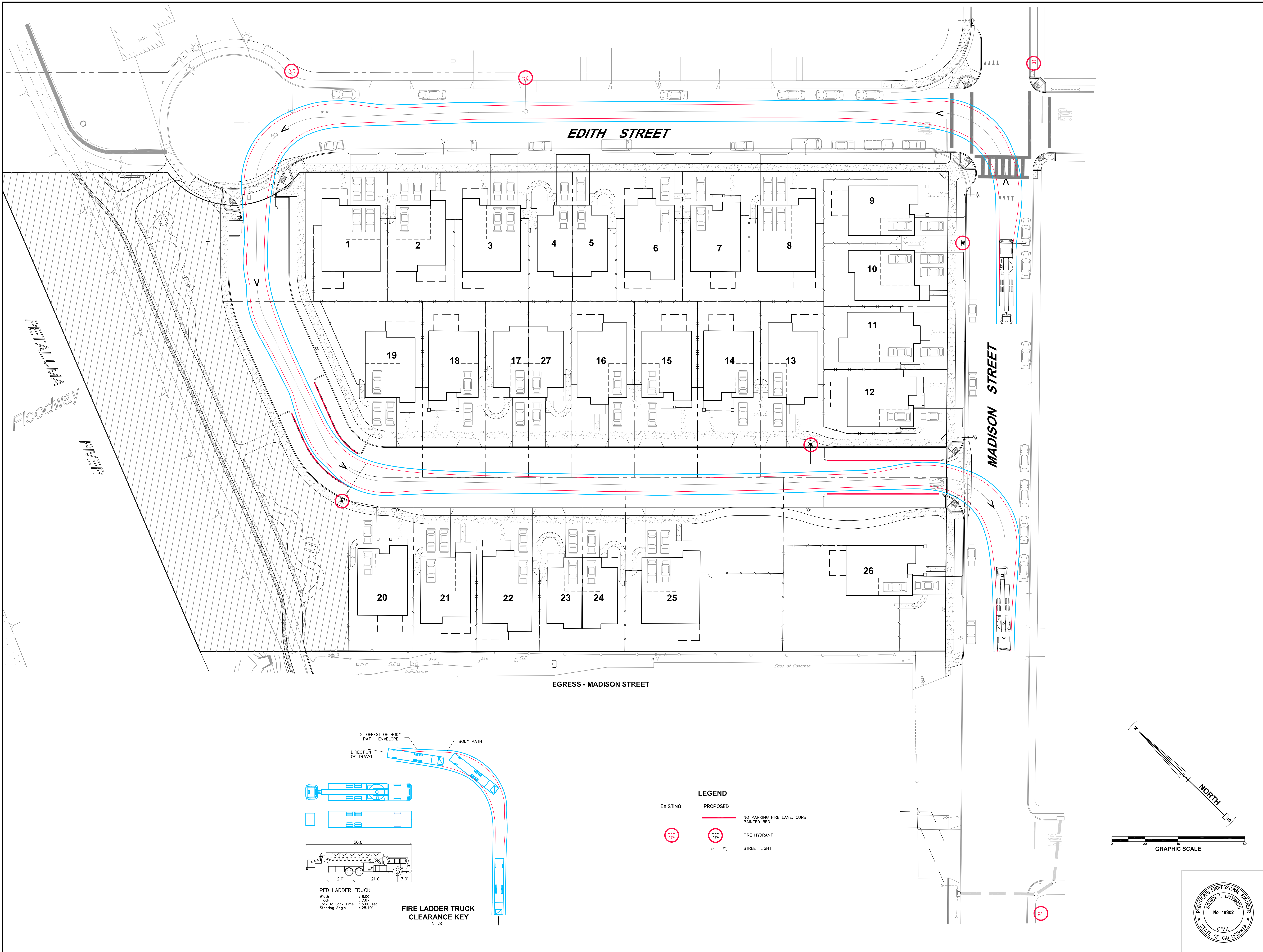


REVISIONS	BY

FIRE ACCESS EXHIBIT - INGRESS
RIVERBEND
529 MADISON STREET APN 007-041-006
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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SHEET
C-18
OF 26 SHEETS



REVISIONS	BY

FIRE ACCESS EXHIBIT - EGRESS
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 SHEET
C-19
 OF 26 SHEETS

