

VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	CENTERLINE
---	---	ADJACENT PROPERTY BOUNDARY
---	---	TOP OF BANK
---	---	EASEMENT LINE
---	---	EMERGENCY VEHICLE ACCESS EASEMENT
---	---	EXISTING
---	---	PUBLIC ACCESS EASEMENT
---	---	SANITARY SEWER EASEMENT
---	---	PUBLIC SERVICE EASEMENT
---	---	RIGHT OF WAY
---	---	PUBLIC WATER EASEMENT
---	---	EVAE
---	---	EX
---	---	PAE
---	---	SSE
---	---	PSE
---	---	R/W
---	---	PWE

SHEET INDEX

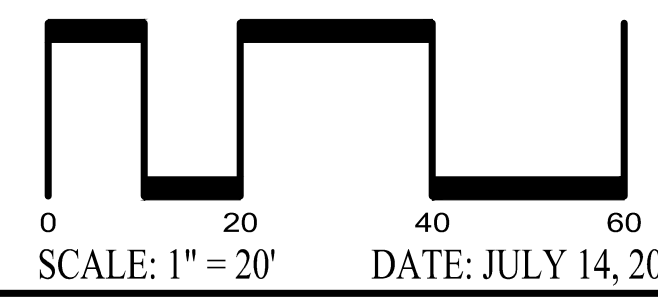
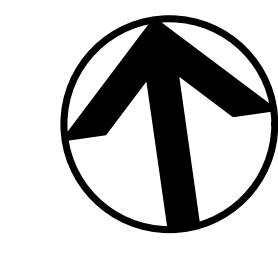
SHEET NO.	DESCRIPTION
TM 1.0	VESTING TENTATIVE MAP
TM 2.0	EXISTING CONDITIONS
TM 3.0	SITE PLAN
TM 4.0	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
TM 5.0	PRELIMINARY STORMWATER CONTROL PLAN
TM 6.0	PRIVATE OPEN SPACE

GENERAL NOTES:

- OWNER: COMPASS
552 BROADWAY, SONOMA, CA 95476
- SUBDIVIDER: DENOVA HOMES
1500 WILLOW PASS COURT, CONCORD, CA 94520
TRENT SAMSON
PHONE: (925) 852-0541
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583
RYAN HANSEN, RCE #80557
PHONE: (925) 866-0322
- GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1500 WILLOW PASS COURT, CONCORD, CA 94520
KEN FERRONE
PHONE: (925) 688-1001
- ARCHITECT: WHA ARCHITECTS
5000 EXECUTIVE PARKWAY, SUITE 375, SAN RAMON, CA 94583
ROBERT LEE
PHONE: (925) 463-1700
- CONTOUR INTERVAL: 1 FOOT (EXISTING)
- PROPERTY ADDRESS: 19910 5TH STREET WEST
SONOMA, CA 95476
- APN: 128-061-001-000
- LAND AREA SUMMARY: GROSS AREA = 1.50 AC±, 65,477 SF±
- DENSITY: 10.0 DU/AC
- FLOOR AREA RATIO (FAR): 32,607 SF / 65,477 SF = 0.50
- SITE COVERAGE: 33,191 SF / 65,477 SF = 49.3%
- EXISTING LOTS: 1
PROPOSED LOTS: 1
- NUMBER OF UNITS: 15
- EXISTING ZONING: SONOMA RESIDENTIAL
PROPOSED ZONING: SONOMA RESIDENTIAL (R-S)
- EXISTING USE: OPEN LOT
PROPOSED USE: RESIDENTIAL
- UTILITIES: EACH UNIT WILL BE SERVED WITH ONE WATER LATERAL AND ONE SANITARY SEWER LATERAL.
WATER: CITY OF SONOMA
SEWER: SONOMA COUNTY WATER AGENCY
STORM DRAIN: CITY OF SONOMA
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- TRASH: INDIVIDUAL UNIT CAN PICKUP TO BE PROVIDED BY SONOMA GARBAGE COLLECTORS.
- STREETS: ALL PROPOSED ON-SITE STREETS ARE PRIVATE. PUBLIC ACCESS FOR TRASH COLLECTION, UTILITY SERVICE, AND OTHER CITY SERVICES SHALL BE GRANTED OVER THE PRIVATE STREETS.
- GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN CONCRETE POST, DESIGNATION R 205, PID J70238, HAVING AN NGVD29 PUBLISHED ELEVATION OF 40.83 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WEST MCARTHUR STREET, BEING N82°30'00"W PER THE MAP OF MOCKINGBIRD LANE (809 M 4).
- FLOOD ZONE DESIGNATION: ZONE X: AREAS OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 0609C0936E & 0609C0937E, DATED DECEMBER 2, 2018.
- LANDSCAPING: FRONT YARD LANDSCAPING IMPROVEMENTS ARE TO BE DESIGNED WITH FUTURE DESIGN REVIEW APPLICATION, SUBJECT TO PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE MAP.
- EASEMENTS: THE PRIVATE EASEMENTS SHALL BE DEDICATED TO OWNERS AND/OR THE HOMEOWNER ASSOCIATION OF THIS SUBDIVISION. RECIPROCAL ON LOT DRAINAGE EASEMENTS WILL BE DEFINED IN THE CC&R'S.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS SHALL BE NO MORE THAN 15 RESIDENTIAL CONDOMINIUM UNITS.

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

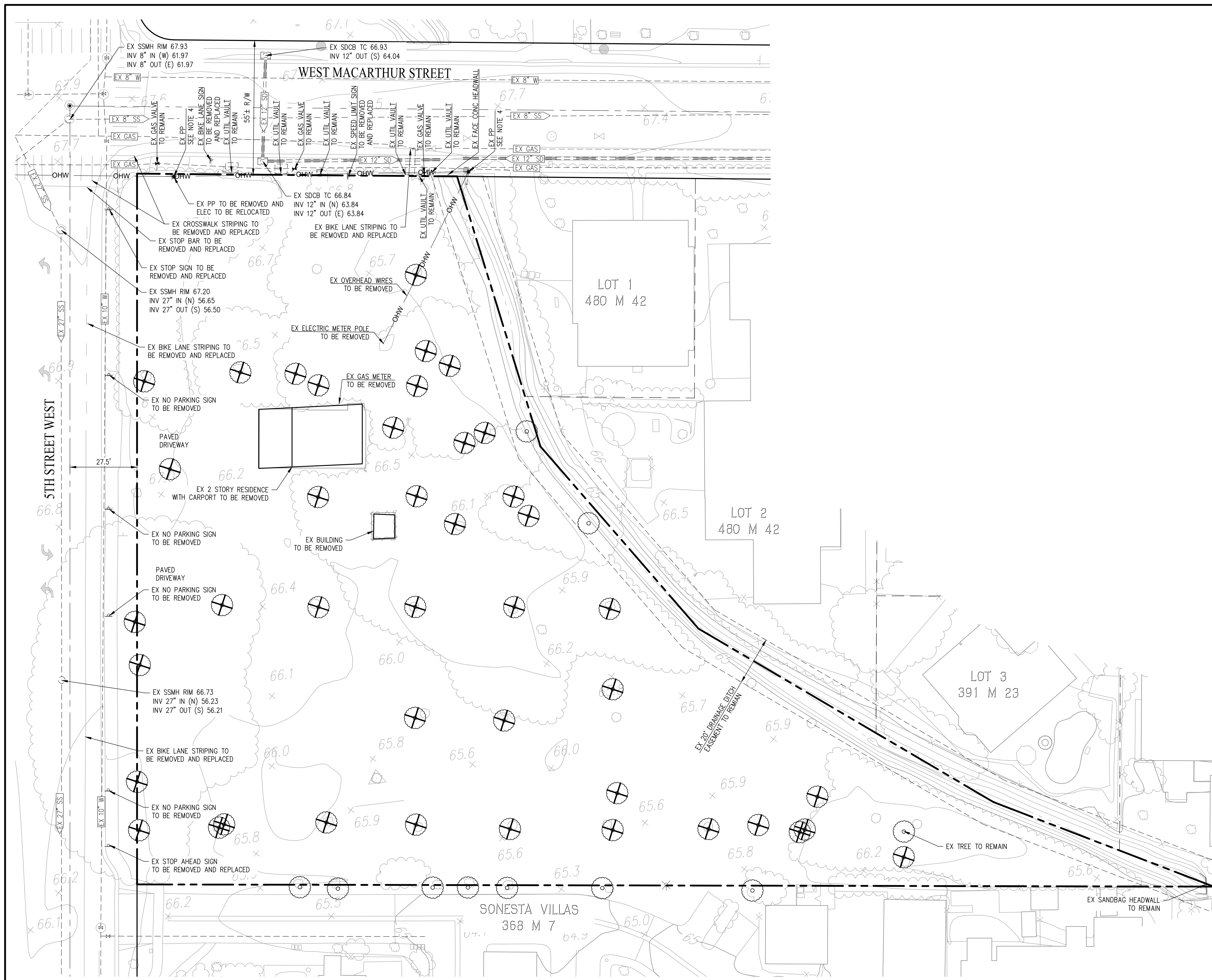
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SHEET NO.
TM 1.0
OF 6 SHEETS

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LEGEND

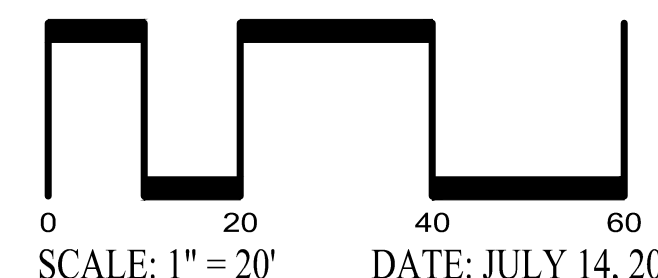
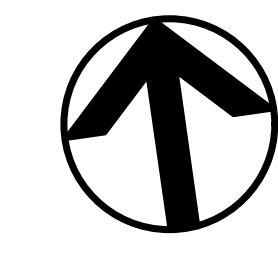
SYMBOL	DESCRIPTION
---	BOUNDARY
- - - -	RIGHT OF WAY
- · - · -	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
OHW	EXISTING OVERHEAD WIRES
EX SD	EXISTING STORM DRAIN LINE
EX SS	EXISTING SANITARY SEWER LINE
EX W	EXISTING WATER LINE
EX GAS	EXISTING GAS LINE
⊕	EXISTING FIRE HYDRANT
○	EXISTING MANHOLE
⊗	EXISTING FIELD INLET
⊕	EXISTING METER
⊕	EXISTING GUY WIRE
⊕	EXISTING POWER POLE
⊕	EXISTING SIGN
⊗	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO REMAIN
BLDG	BUILDING
CB	CATCH BASIN
EP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
FI	FIELD INLET
INV	INVERT
MH	MANHOLE
PP	POWER POLE
RW	RECYCLED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

NOTE:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL EXISTING TREES LOCATED ON PROPERTY ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
3. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION; FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POT HOLE INVESTIGATIONS.
4. PROPOSED JOINT TRENCH RELOCATION SUBJECT TO FINAL PG&E APPROVAL.
5. EXISTING WATER SERVICE AND SANITARY SERVICE LOCATIONS ARE UNKNOWN. IT IS UNKNOWN IF THE EXISTING PARCEL IS SERVED BY AN EXISTING WELL AND/OR SEPTIC SYSTEM.

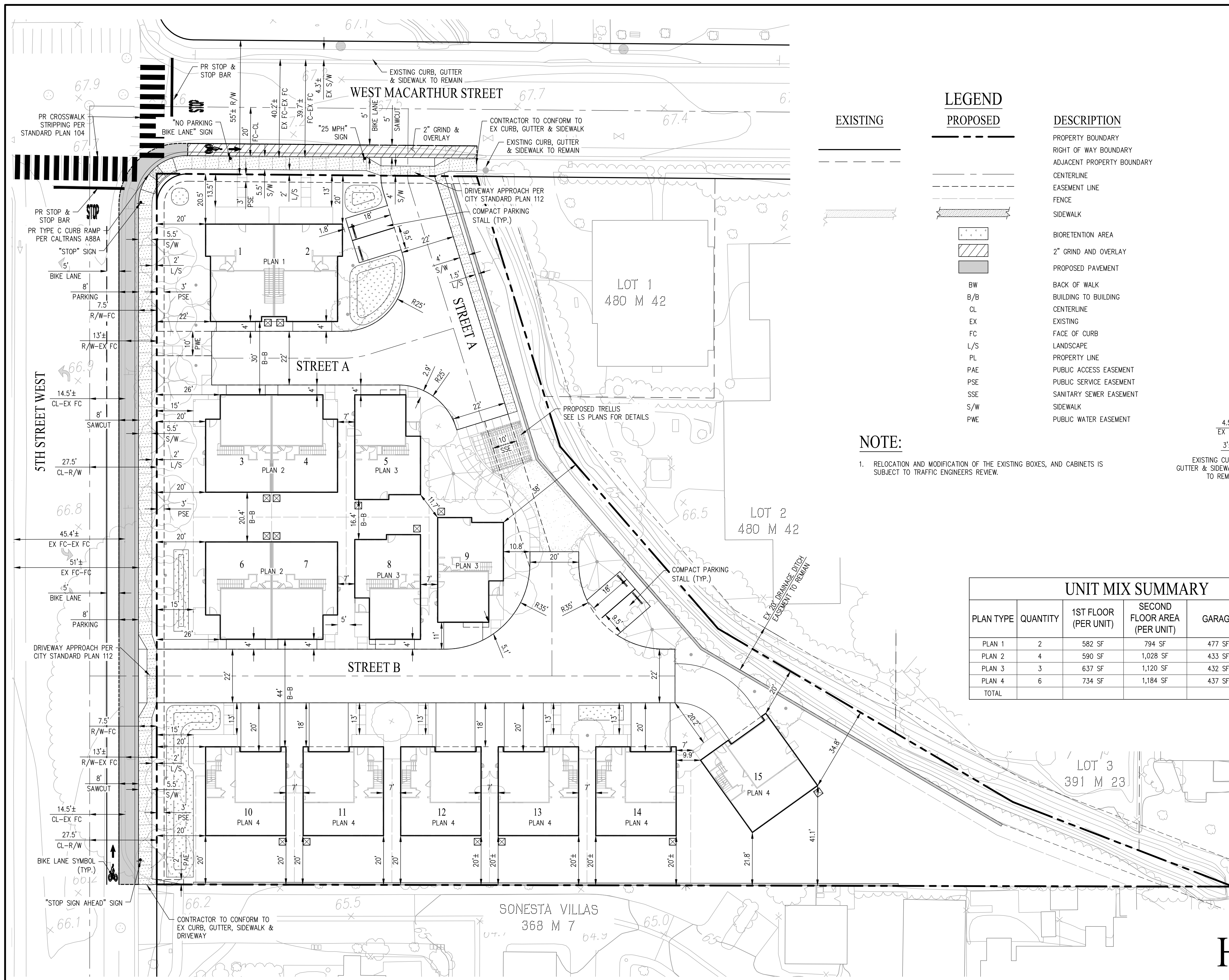
EXISTING CONDITIONS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

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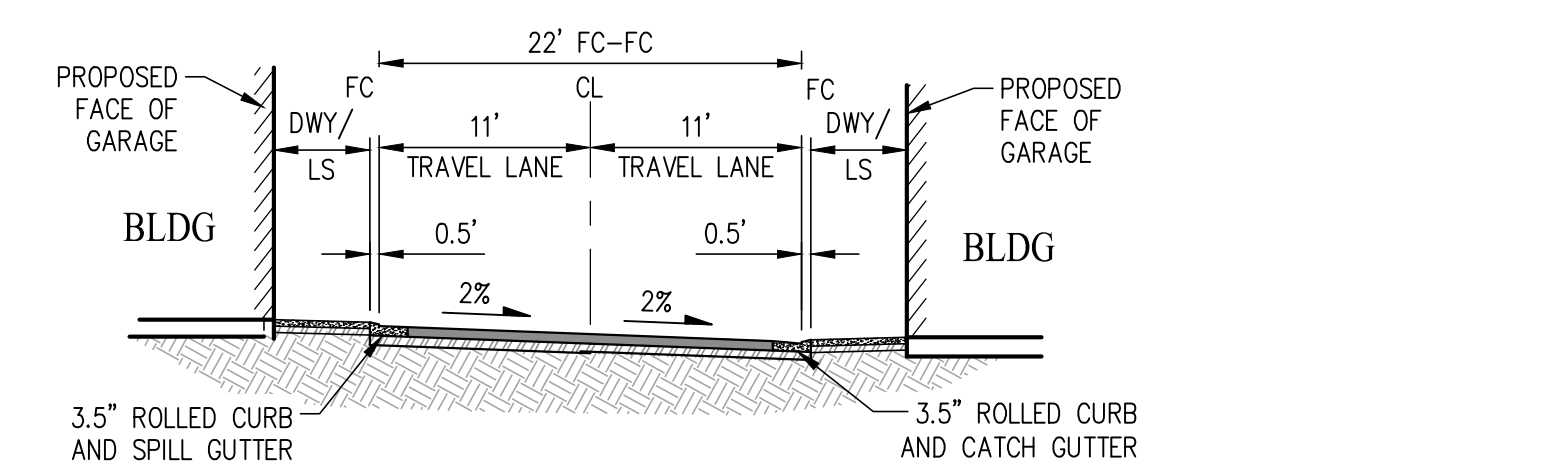
SHEET NO.
TM 2.0
 OF 6 SHEETS



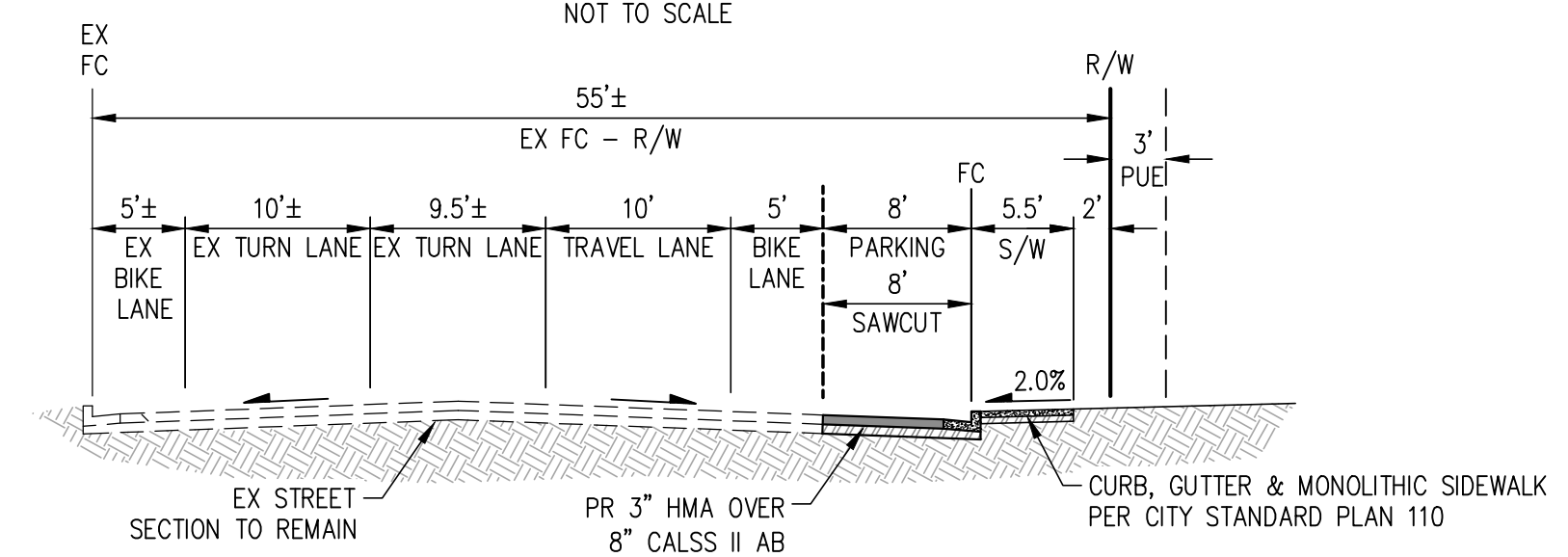
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	FENCE
---	---	BIOWALK
---	---	BIOWALK AREA
---	---	2" GRIND AND OVERLAY
---	---	PROPOSED PAVEMENT
---	---	BACK OF WALK
---	---	BUILDING TO BUILDING
---	---	CENTERLINE
---	---	EXISTING
---	---	FACE OF CURB
---	---	LANDSCAPE
---	---	PROPERTY LINE
---	---	PUBLIC ACCESS EASEMENT
---	---	PUBLIC SERVICE EASEMENT
---	---	SANITARY SEWER EASEMENT
---	---	BIOWALK
---	---	PUBLIC WATER EASEMENT

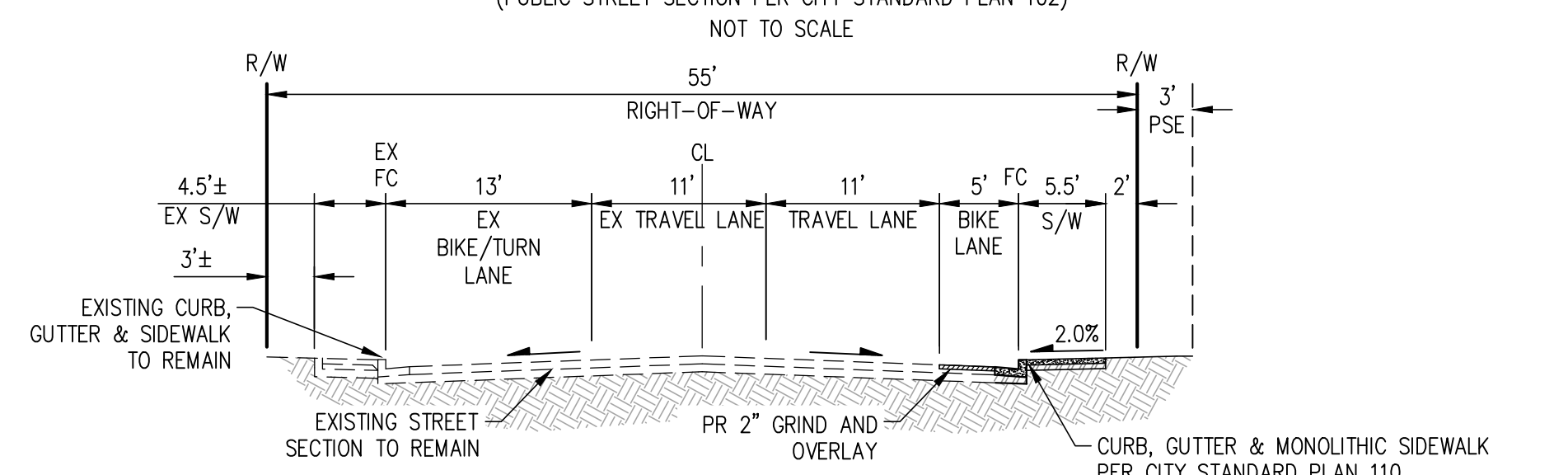
NOTE:
 1. RELOCATION AND MODIFICATION OF THE EXISTING BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.



TYPICAL PRIVATE STREET SECTION
NOT TO SCALE



TYPICAL 5TH STREET WEST STREET SECTION
(PUBLIC STREET SECTION PER CITY STANDARD PLAN 102)
NOT TO SCALE



TYPICAL WEST MACARTHUR STREET SECTION
(PUBLIC STREET SECTION PER CITY STANDARD PLAN 102)
NOT TO SCALE

UNIT MIX SUMMARY

PLAN TYPE	QUANTITY	1ST FLOOR (PER UNIT)	SECOND FLOOR AREA (PER UNIT)	GARAGE	TOTAL AREA
PLAN 1	2	582 SF	794 SF	477 SF	3,706 SF
PLAN 2	4	590 SF	1,028 SF	433 SF	8,204 SF
PLAN 3	3	637 SF	1,120 SF	432 SF	6,567 SF
PLAN 4	6	734 SF	1,184 SF	437 SF	14,130 SF
TOTAL					32,607 SF

PARKING SUMMARY

BUILDING TYPE	# UNITS	REQUIRED PARKING STALLS	PROPOSED COVERED GARAGE STALLS	PROPOSED ON-STREET STALLS
DUPLEX	6	9	12	-
SINGLE FAMILY	9	9	18	-
GUEST	-	-	-	4
SUBTOTAL	15	18	30	
TOTAL			30	34

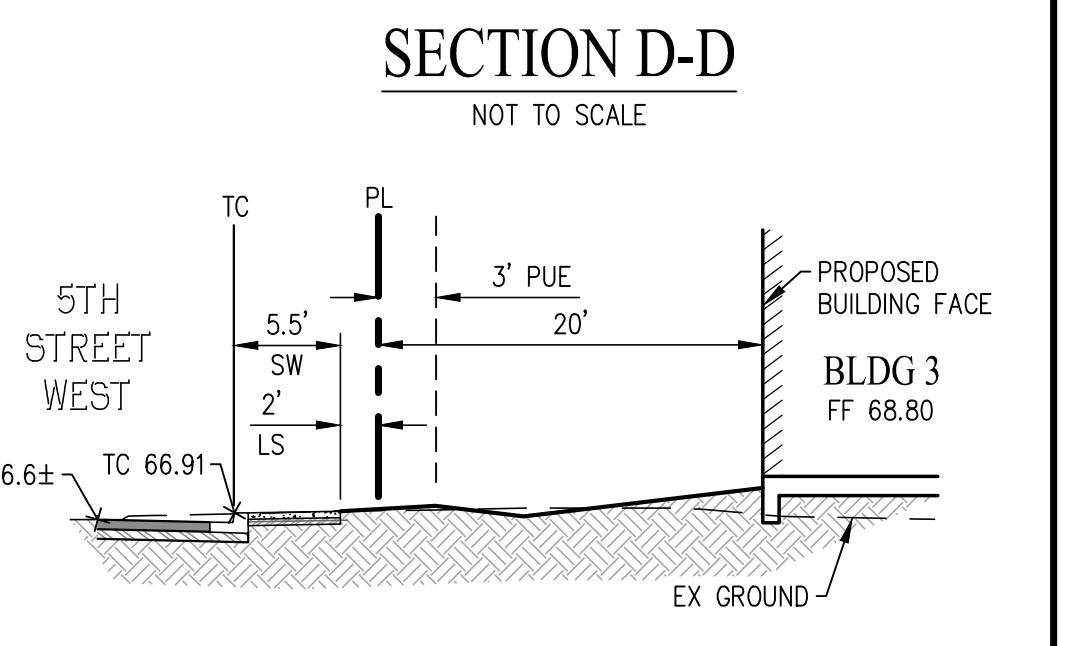
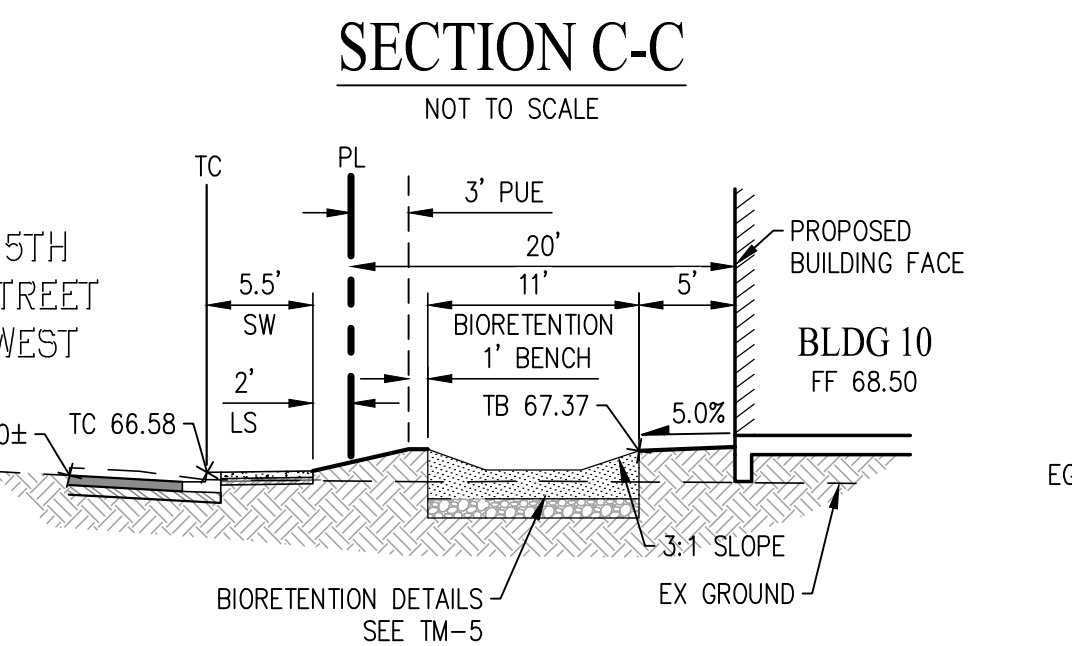
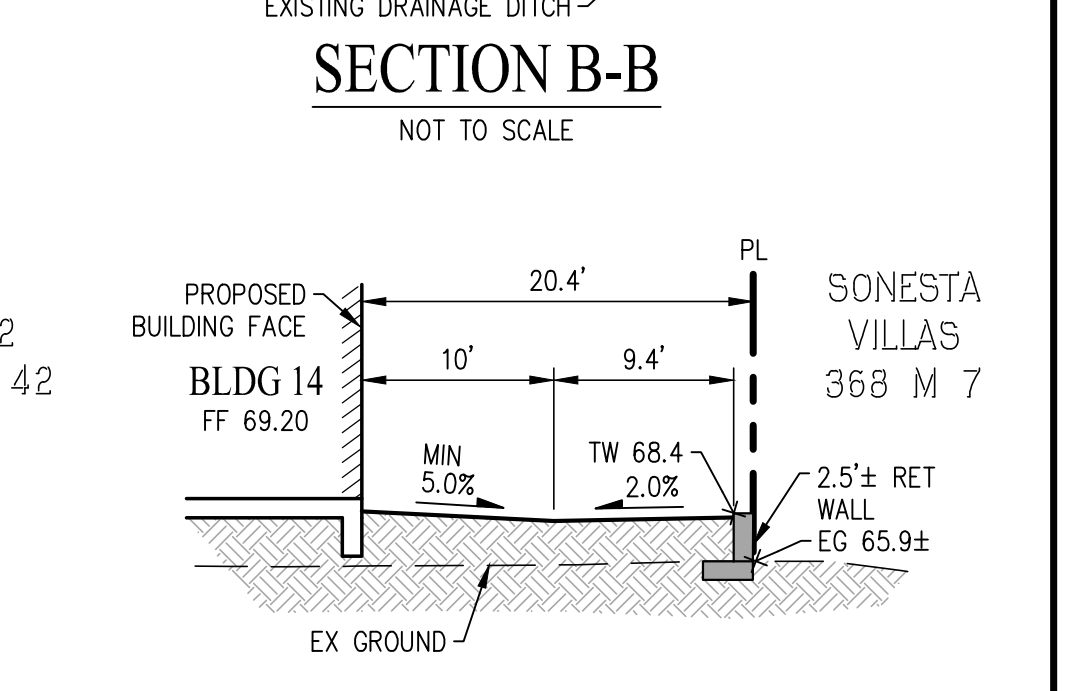
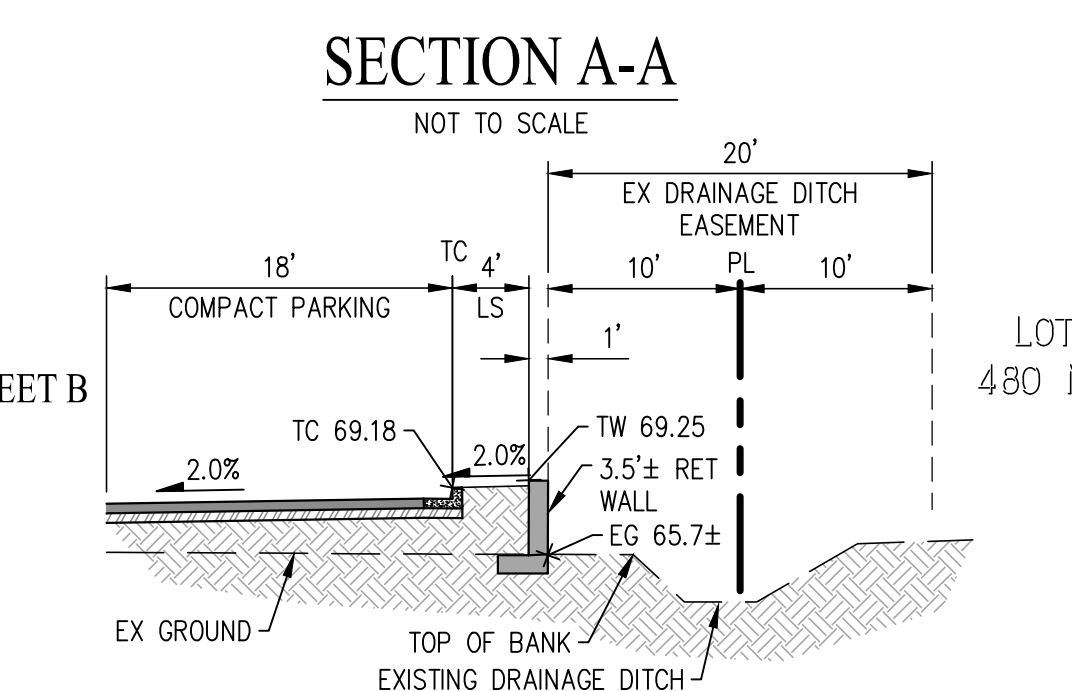
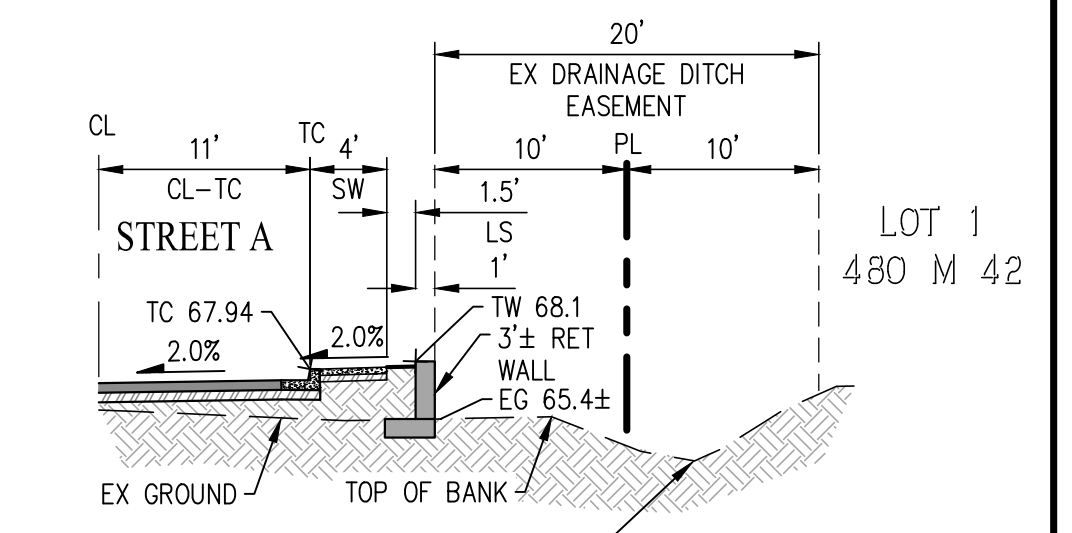
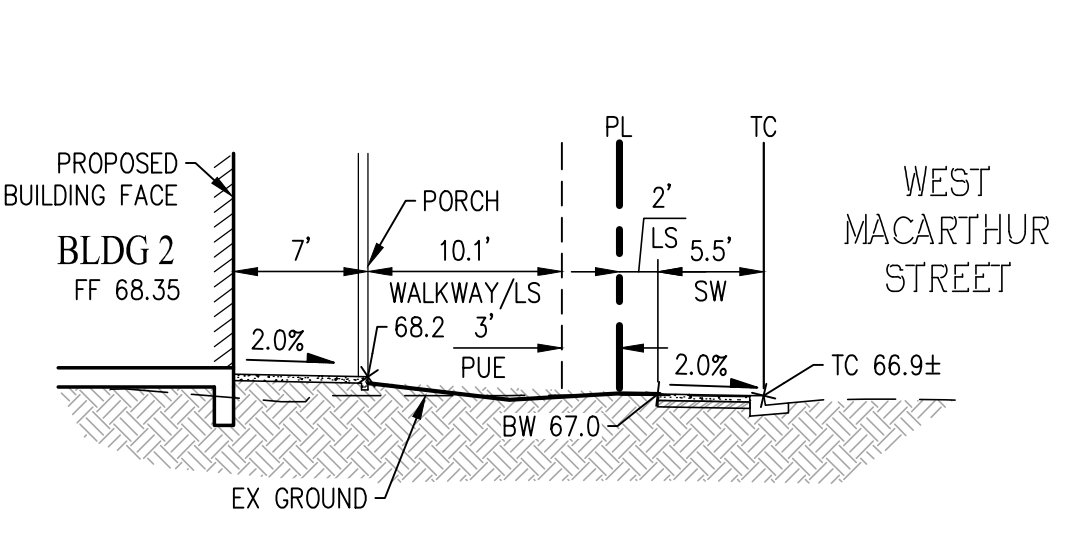
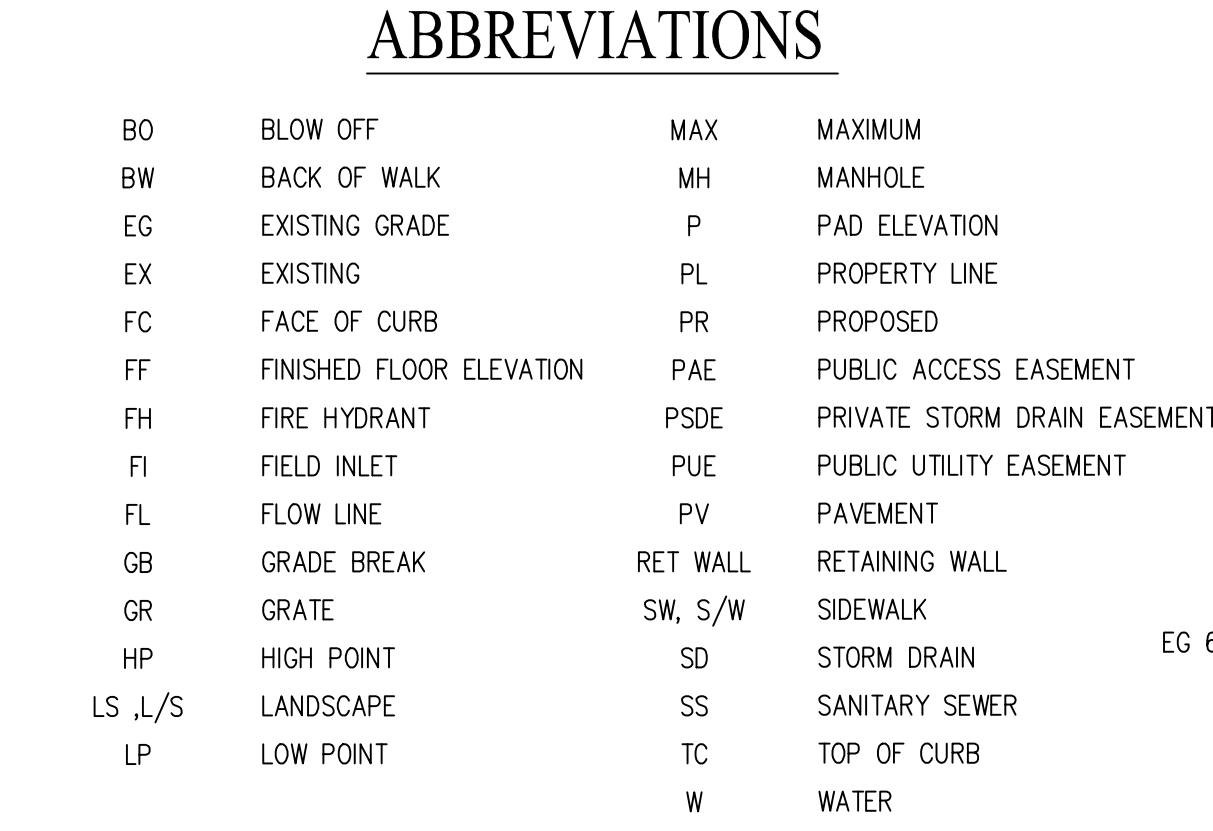
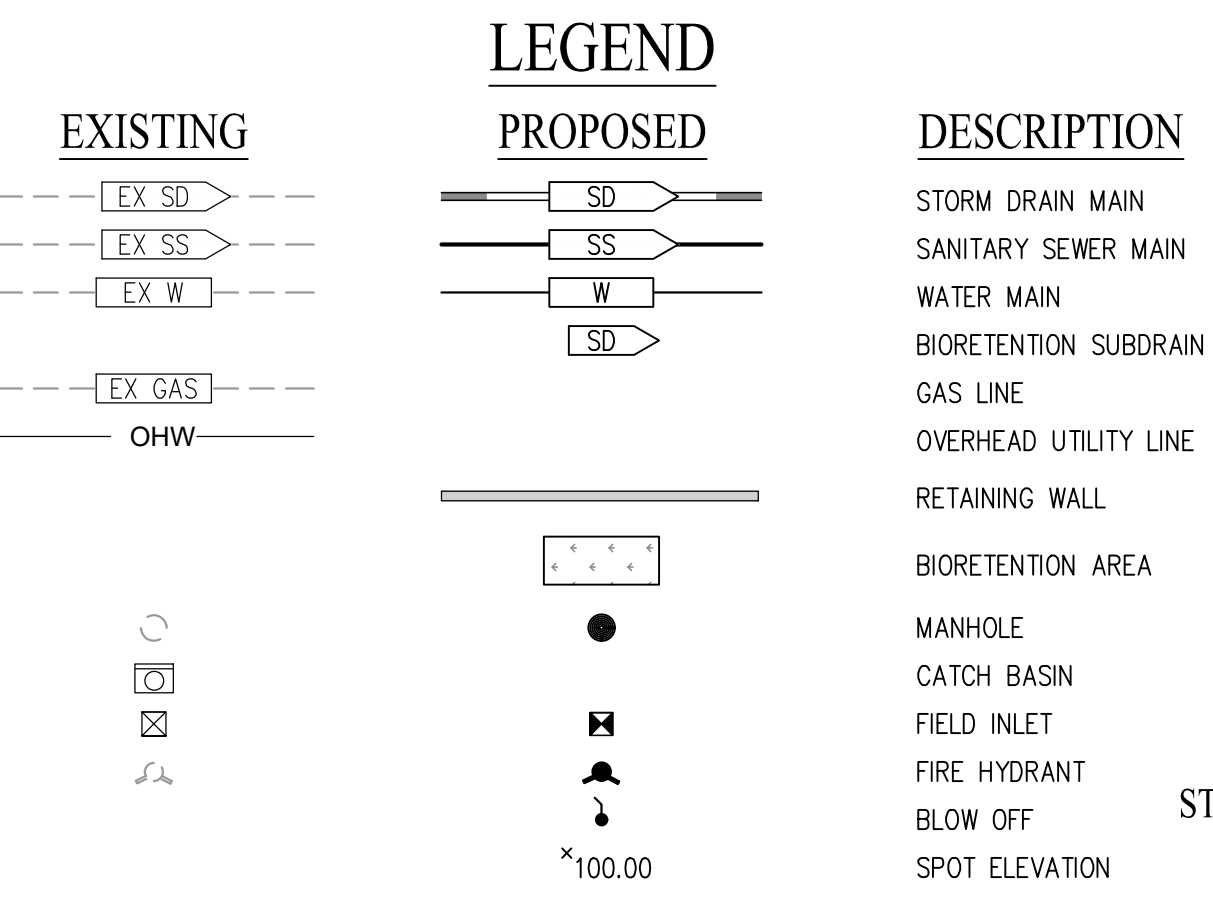
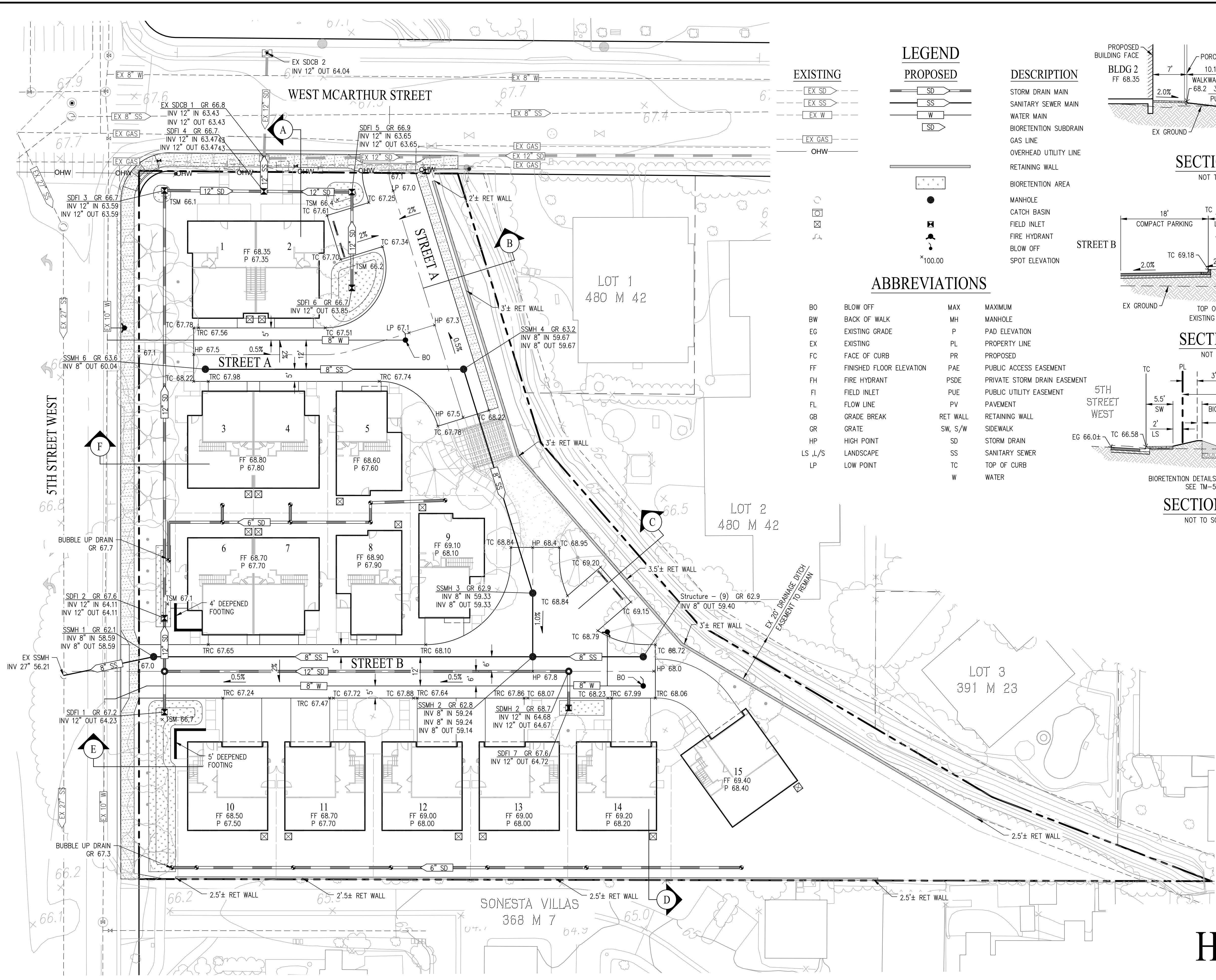
NOTES:
 1. NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.
 2. REQUIRED NUMBER OF PARKING STALLS FOR DUPLEX PLAN TYPE IS 1.5 STALLS PER UNIT. REQUIRED NUMBER OF PARKING STALLS FOR ALL OTHER PLAN TYPE UNITS IS 1 STALL PER UNIT.

SITE PLAN
 VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

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OF 6 SHEETS



PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING			
ROUGH GRADING (FROM PROPOSED SUBGRADE TO EXISTING FINISHED GRADE)	50	3,250	3,200 (F)
ROUGH GRADING SUB-TOTAL	50	3,250	3,200 (F)
SPOILS			
UTILITY SPOILS	450	-	450 (C)
BIO-RETENTION SECTION SPOILS (AFTER ROUGH GRADE)	160	-	160 (C)
GARAGE SPOILS (AFTER ROUGH GRADE)	120	-	120 (C)
SPOILS SUB-TOTAL	730	-	730 (C)
TOTAL	780	3,250	2,470 (F)

NOTES:
 1. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
 2. EARTHWORK SPOILS INCLUDES ESTIMATION FOR FOUNDATION, SANITARY SEWER TRENCH, WATER TRENCH, AND BIO-RETENTION.

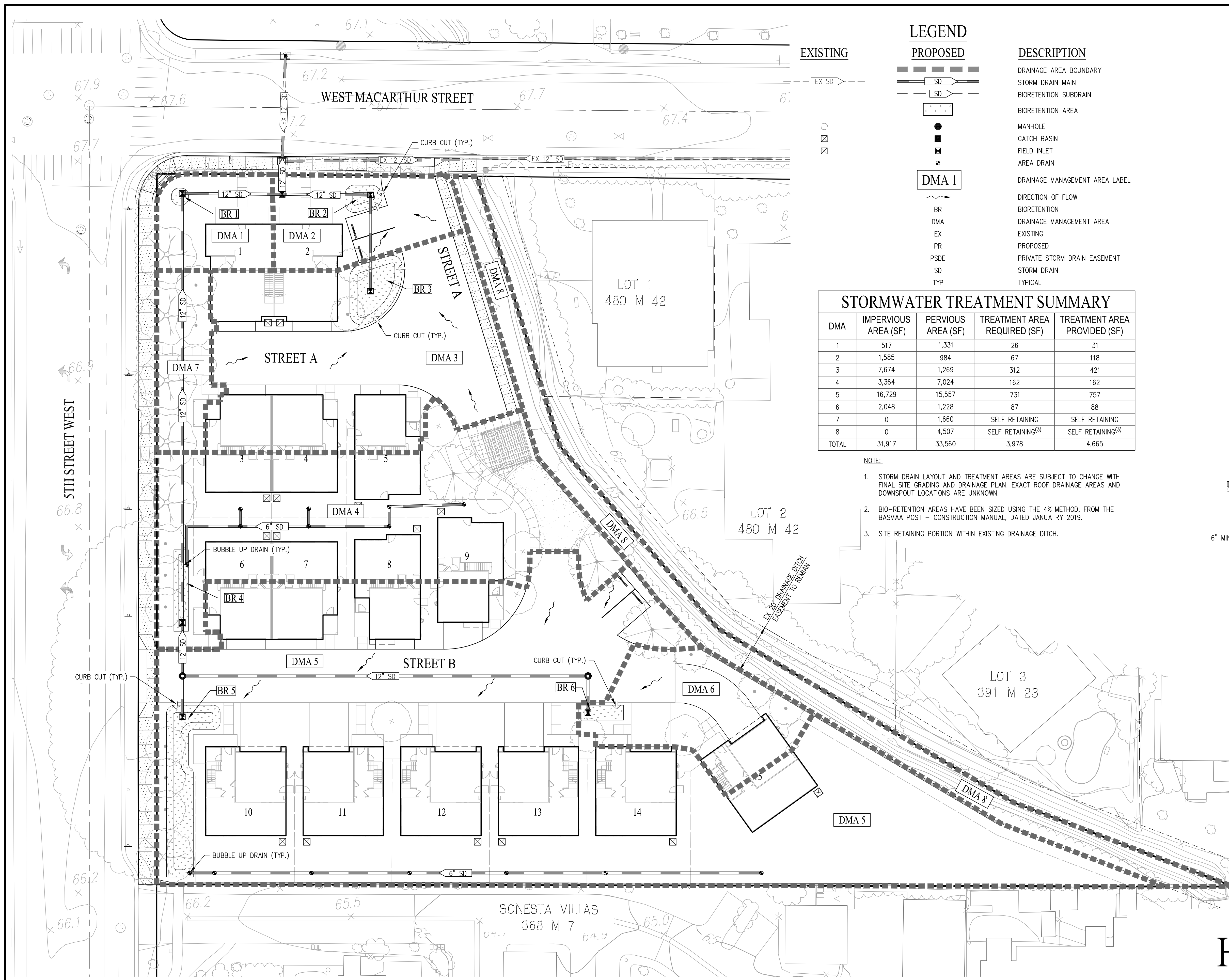
**PRELIMINARY GRADING,
 DRAINAGE AND UTILITY PLAN**
 VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

NOTE:
 1. EXISTING OVERHEAD WIRES TO BE UNDERGROUNDED PER JOINT TRENCH PLANS.
 2. ALL NEW PROPOSED UTILITIES REQUIRED TO BE UNDERGROUNDED BY GOVERNING AGENCY TO BE DETAILED IN THE IMPROVEMENT PLANS.

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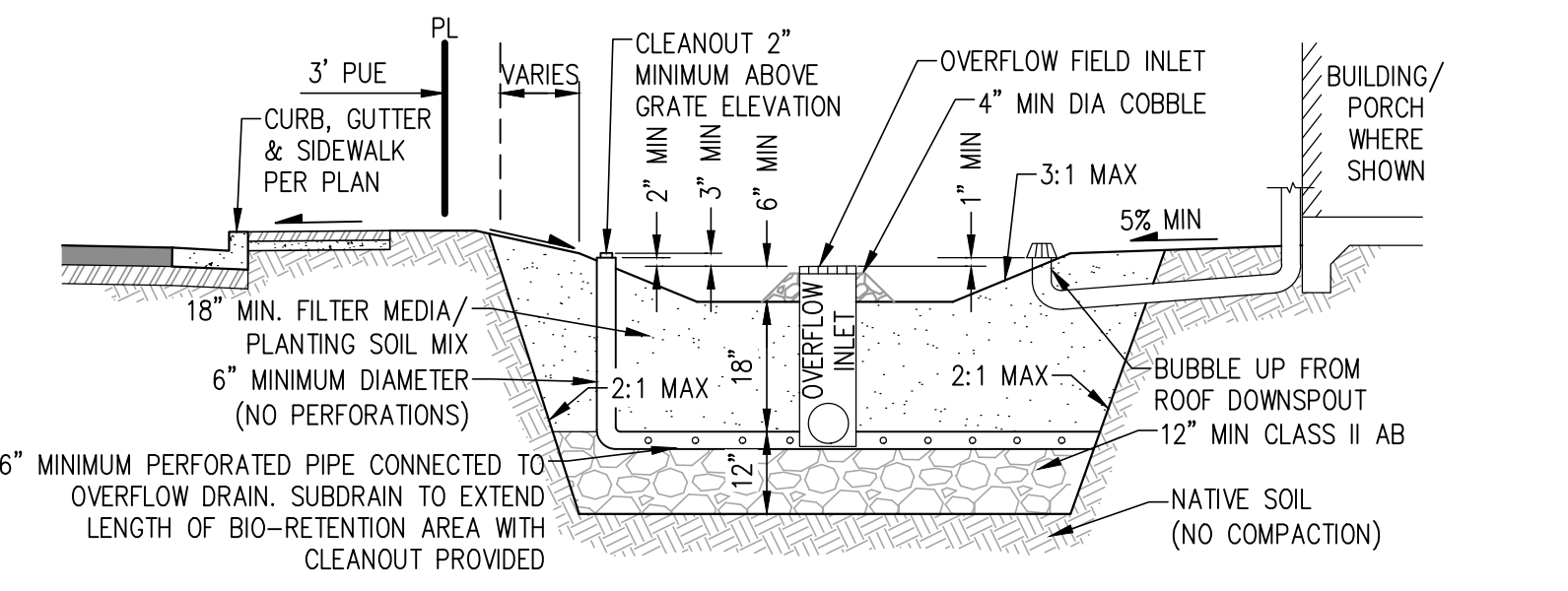
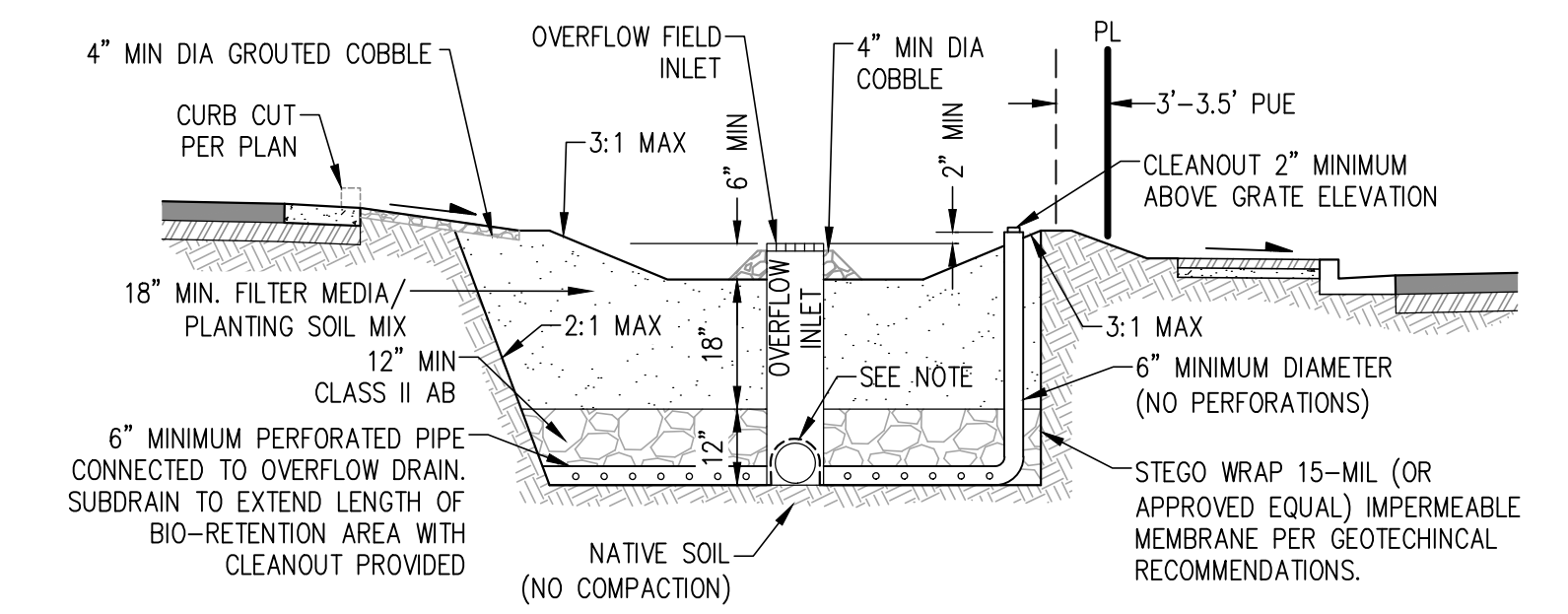
LEGEND

PROPOSED	DESCRIPTION
--- (dashed line)	DRAINAGE AREA BOUNDARY
SD (line with 'SD')	STORM DRAIN MAIN
SD (line with 'SD')	BIORETENTION SUBDRAIN
□ (dotted pattern)	BIORETENTION AREA
● (circle)	MANHOLE
■ (square)	CATCH BASIN
⊕ (circle with cross)	FIELD INLET
⊖ (circle with dot)	AREA DRAIN
DMA 1 (label)	DRAINAGE MANAGEMENT AREA LABEL
→ (arrow)	DIRECTION OF FLOW
□ (dotted pattern)	BIORETENTION
--- (dashed line)	DRAINAGE MANAGEMENT AREA
--- (dashed line)	EXISTING
--- (solid line)	PROPOSED
--- (dashed line)	PRIVATE STORM DRAIN EASEMENT
SD (line with 'SD')	STORM DRAIN
TYP (line)	TYPICAL

STORMWATER TREATMENT SUMMARY

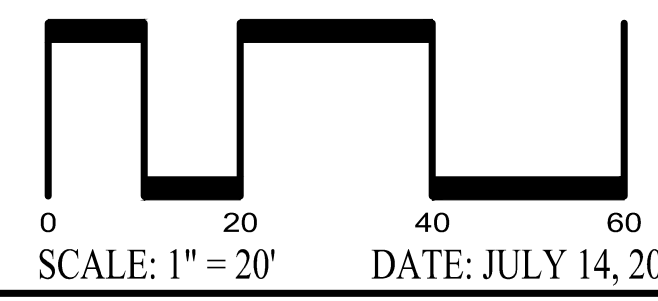
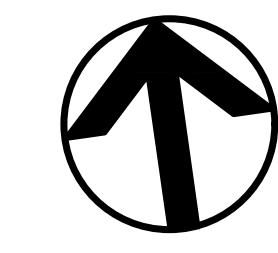
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	517	1,331	26	31
2	1,585	984	67	118
3	7,674	1,269	312	421
4	3,364	7,024	162	162
5	16,729	15,557	731	757
6	2,048	1,228	87	88
7	0	1,660	SELF RETAINING	SELF RETAINING
8	0	4,507	SELF RETAINING ⁽³⁾	SELF RETAINING ⁽³⁾
TOTAL	31,917	33,560	3,978	4,665

- NOTE:**
- STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT ROOF DRAINAGE AREAS AND DOWNSPOUT LOCATIONS ARE UNKNOWN.
 - BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD, FROM THE BASMAA POST - CONSTRUCTION MANUAL, DATED JANUARY 2019.
 - SITE RETAINING PORTION WITHIN EXISTING DRAINAGE DITCH.



PRELIMINARY STORMWATER CONTROL PLAN
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

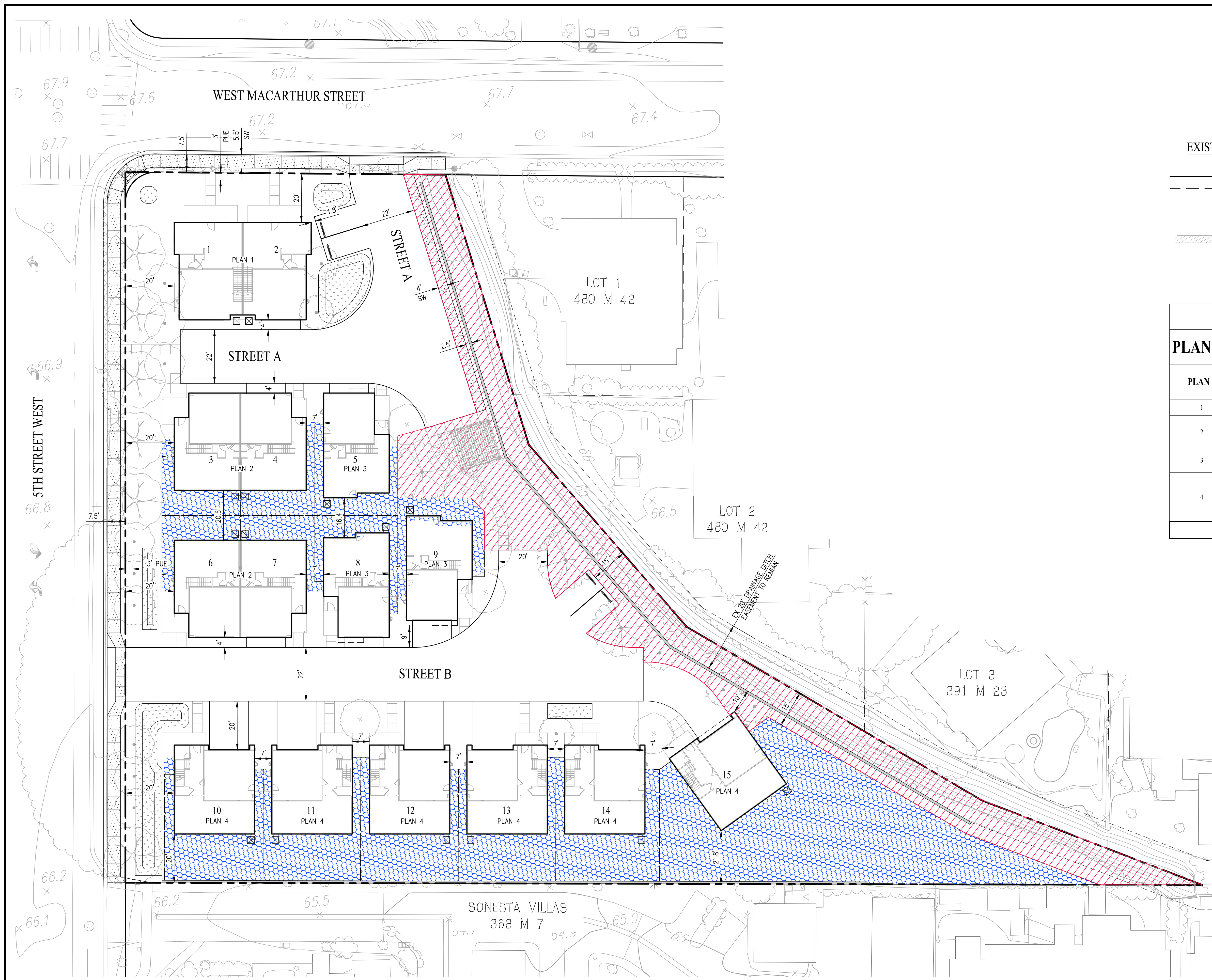
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	GOOD NEIGHBOR FENCE
---	---	SIDEWALK
---	---	BIORETENTION AREA

OPEN SPACE PROJECT DATA TABLE

PLAN & UNIT INFO		AREA ON LOTS		
PLAN #	UNIT #	PORCH AREA SQUARE FOOTAGE	YARD SPACE SQUARE FOOTAGE	TOTAL PRIVATE AREA
1	1	154	0	154
	2	154	0	154
	3	48	432	480
2	4	48	409	457
	6	48	432	480
	7	48	384	432
	5	90	456	546
3	8	90	474	564
	9	90	567	657
	10	65	1,028	1,093
4	11	65	1,007	1,072
	12	65	1,011	1,076
	13	65	1,014	1,079
	14	65	1,135	1,200
	15	65	5,722	5,787
TOTAL		1160	14,071	15,231

OPEN SPACE

REQUIRED:
 COMMON: 4,500 SF (300 SF PER HOME 15' MIN DIMENSION)
 PRIVATE: 3,375 SF (225 SF PER HOME, REQUIREMENT FOR 3 BEDROOM AND LARGER UNITS. 7' MIN DIMENSION)

PROVIDED:

PRIVATE OPEN SPACE: 15,231 SF

COMMON OPEN SPACE: 9,324 SF

OPEN SPACE
 VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
HUMMINGBIRD COTTAGES

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DATE: JULY 14, 2021

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