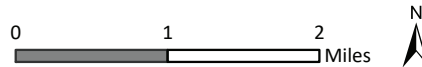


Sources: National Geographic, WRA | Prepared By: mrochelle

Figure 1. Location of Riverview Apartments Project and Wetlands Mitigation Site at former Adobe Golf Course

Baywood LLC
Petaluma, California



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

Casa Grande Road
100' WIDE

LOT 5
501 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

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
CONCRETE	CONCRETE	CONCRETE
CURB & GUTTER	CURB & GUTTER	CURB & GUTTER
STANDARD PARKING	STANDARD PARKING	STANDARD PARKING
STANDARD ATTACHED GARAGE SPACE	STANDARD ATTACHED GARAGE SPACE	STANDARD ATTACHED GARAGE SPACE
STANDARD DETACHED GARAGE SPACE	STANDARD DETACHED GARAGE SPACE	STANDARD DETACHED GARAGE SPACE
COMPACT PARKING	COMPACT PARKING	COMPACT PARKING
VEHICLE DIRECTIONAL ARROW	VEHICLE DIRECTIONAL ARROW	VEHICLE DIRECTIONAL ARROW
4FT PICKET STYLE METAL FENCE	4FT PICKET STYLE METAL FENCE	4FT PICKET STYLE METAL FENCE
SINGLE / DOUBLE PEDESTRIAN ACCESS GATE	SINGLE / DOUBLE PEDESTRIAN ACCESS GATE	SINGLE / DOUBLE PEDESTRIAN ACCESS GATE
VEHICULAR ACCESS GATE(S) AT EVA & SITE ENTRANCE	VEHICULAR ACCESS GATE(S) AT EVA & SITE ENTRANCE	VEHICULAR ACCESS GATE(S) AT EVA & SITE ENTRANCE

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

PROPOSED PARKING COUNT	
COVERED SPACES (STANDARD)	242
GARAGE SPACES	242
GARAGE SPACES DETACHED	61
UNCOVERED SPACES	
COMPACT SPACES	64
STANDARD SPACES	123
TOTAL SPACES	490

*GARAGE SPACES WILL BE ASSIGNED SPOTS. THERE ARE 46 ACCESSIBLE UNITS WITH ATTACHED GARAGES

- 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-XX.
 - (I) 20 BICYCLE PARKING SPACES AT RECREATION CENTER. SEE LANDSCAPE PLANS.
 - (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 NIGHTTIME GATE CONTROL FOR VEHICULAR ACCESS
 - (Q) 24"-30" CMU RETAINING WALL AT EASTERN LIMITS. SEE TYPICAL SECTIONS J & K SHEET C-XX.
 - (R) SPEED TABLE AT ENTRANCE GATE LOCATION. PCC SLAB AS NEEDED FOR GATE OPERATION

- (S) 4FT PICKET STYLE METAL FENCE AT PROJECT EXTERIOR. SEE TYPICAL SECTION LOCATIONS C-B & 9 FOR ADDITIONAL DETAIL.
- (T) TENTATIVE LOCATION FOR WAYFINDING SIGNS ALONG RECREATIONAL AND CLASS I PATHS. FINAL SIGNAGE DESIGN & LOCATIONS TO BE COORDINATED WITH COP & STAKEHOLDERS AS NEEDED.

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. 9610001-DT3, DATED SEPTEMBER 09, 2015.
- R6 RECORD OF SURVEY, FILED IN BOOK 100 OF MAPS AT PAGE 69, SCR.

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'

APN 017-170-001
CITY OF PETALUMA

Figure 2. Preferred Project Site Plan

NORTH

GRAPHIC SCALE



REVISIONS	BY

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

DATE: 2019.10.10
SCALE: 1" = 40'
DESIGN: S.J.L.
DRAWN: NOF
CHECK: S.J.L.
JOB: BAYWOOD 2018
JOB NO: 181980
SHEET
C-4
OF 19 SHEETS

LEGEND

- - - APPROXIMATE MITIGATION AREA BOUNDARY (11.2 ACRES)
- 105- EXISTING CONTOUR
- 105- PROPOSED CONTOUR
- - - - - LIMIT OF GRADE
- PROPOSED SEASONAL WETLAND MITIGATION AREA (3.5 ACRES)
- ← PROPOSED WETLAND SWALE

- FEMA FLOOD BOUNDARY
- SONOMA COUNTY RIPARIAN CORRIDOR (APPROX. LIMITS)
- SONOMA COUNTY SCENIC RESOURCES (APPROX. LIMITS)

NOTES:
 1. TOPOGRAPHIC SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN APRIL 2019.
 2. VERTICAL DATUM: NAVD 88

**Proposed
 Seasonal Wetland
 Mitigation Concept Plan**

Lands of Baywood, LLC

Petaluma, California

August 2019

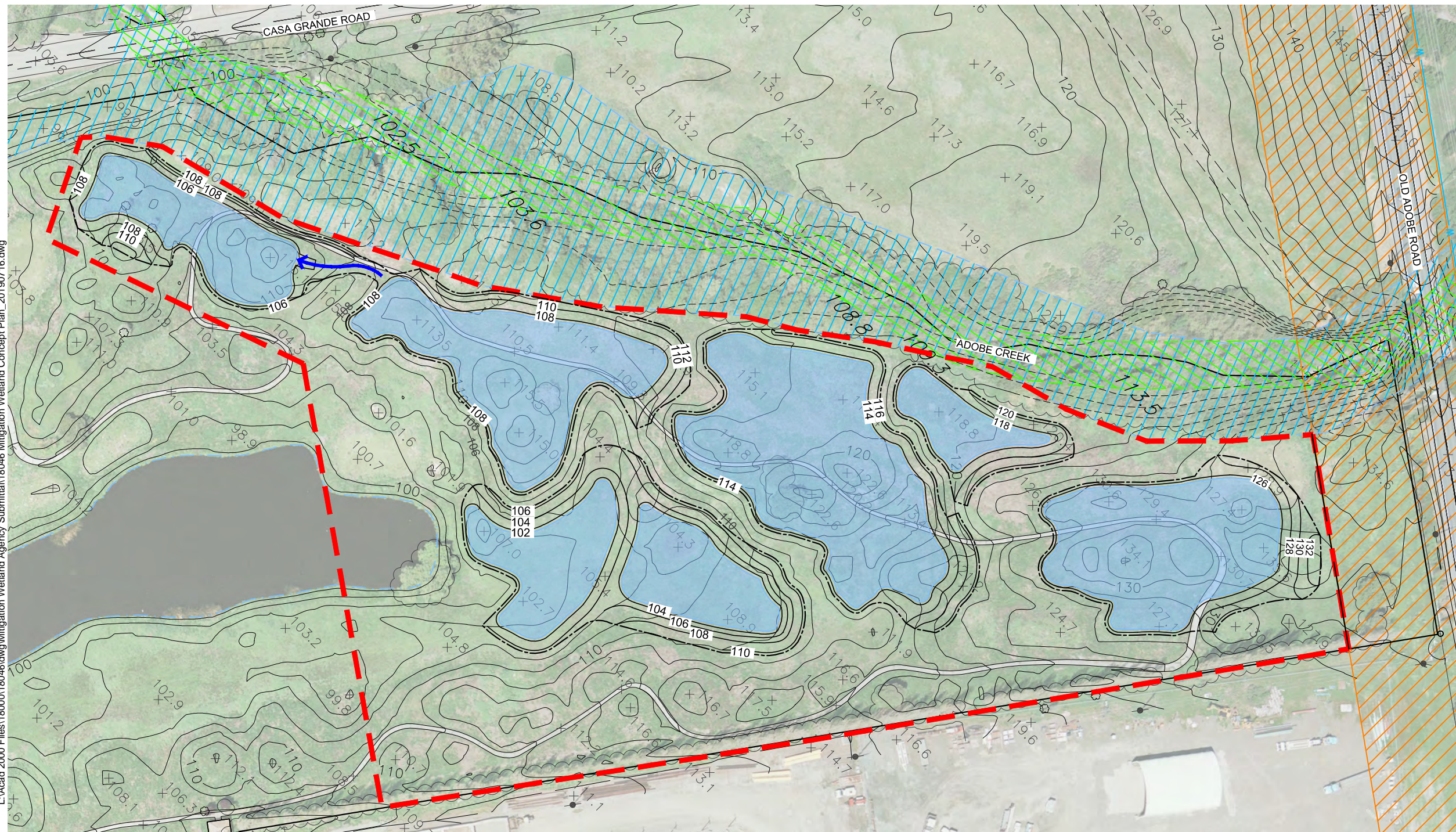
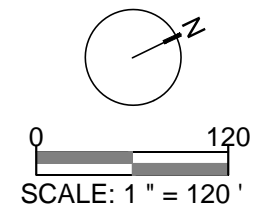


Figure 3. Grading plan for creating 3.5 acres of seasonal wetlands and a linear wetland swale at the former Adobe Golf Course, Petaluma, CA. The wetlands will be adjacent to Adobe Creek.



Path: L:\Acad 2000 Files\180001\18046\dwg\Mitigation Wetland Agency Submittal\18046\Mitigation Wetland Concept Plan_20190716.dwg