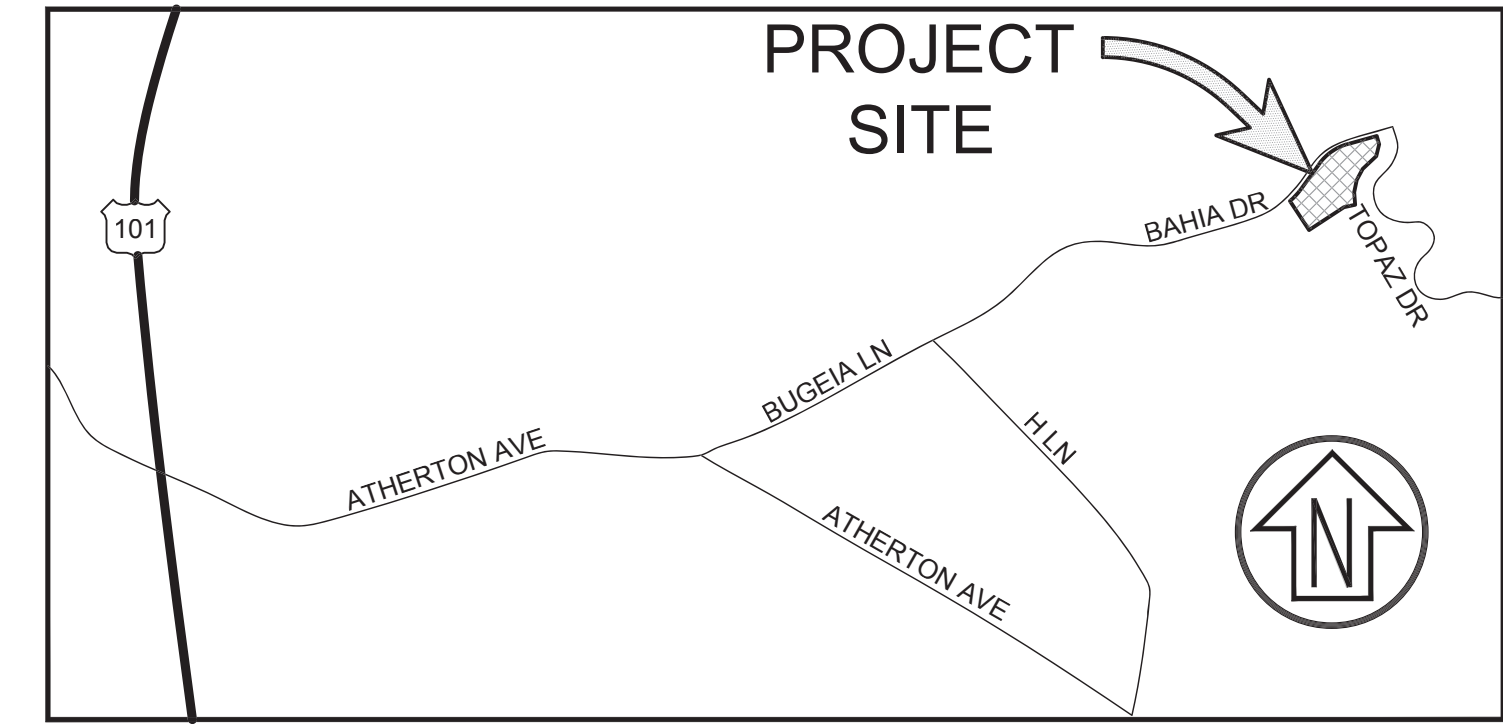


TENTATIVE MAP PLAN SET FOR BAHIA RIVERVIEW SUBDIVISION NOVATO, CALIFORNIA



VICINITY MAP
SCALE: NTS

Rev	Date	Description
07/24/19		4TH SUBMITTAL TO CITY OF NOVATO
05/01/19		3RD SUBMITTAL TO CITY OF NOVATO
02/25/19		2ND SUBMITTAL TO CITY OF NOVATO
11/12/18		SUBMITTAL TO CITY OF NOVATO

SYMBOLS

EXISTING	PROPOSED	EXISTING	PROPOSED
			N/A

LINETYPES

ABBREVIATIONS

AB	AGGREGATE BASE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
AC	ASPHALT CONCRETE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	RP	RADIAL POINT
ACR	ACCESS COMPLIANT RAMP	FL	FLOWLINE	RW	RIGHT OF WAY
BC	BEGIN CURVE	FS	FINISH SURFACE	SD	STORM DRAIN
BCR	BEGIN CURB RETURN	GB	GRADE BREAK	SDCO	STORM DRAIN CLEANOUT
BF	BOTTOM OF FOOTING	HDPE	HIGH DENSITY POLYETHYLENE PIPE	SDMH	STORM DRAIN MANHOLE
BSW	BACK OF SIDEWALK	HP	HIGH POINT	SF	SQUARE FEET
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SS	SANITARY SEWER
CB	CATCH BASIN	JB	JUNCTION BOX	SSCO	SANITARY SEWER CLEANOUT
CJ	CONTROL JOINT	JP	JOINT POLE	SSFM	SANITARY SEWER FORCE MAIN
CL	CENTERLINE / CONTROL LINE	JT	JOINT TRENCH	SSMH	SANITARY SEWER MANHOLE
CP	CONTROL POINT	LF	LINEAR FEET	SW	SIDEWALK
CR	CURB RETURN	LP	LOW POINT	TC	TOP OF CURB
DI	DROP INLET	MH	MANHOLE	TF	TOP OF FOOTING
DL	DAYLIGHT	NTS	NOT TO SCALE	TG	TOP OF GRATE
DWY	DRIVEWAY	PB	PULLBOX	TW	TOP OF WALL
EC	END CURVE	PC	POINT ON CURVE	tw	TOE OF WALL
ECR	END CURB RETURN	PCC	POINT OF COMPOUND CURVE	UNO	UNLESS NOTED OTHERWISE
EG	EXISTING GRADE	P.C.C.	PORTLAND CEMENT CONCRETE	VC	VERTICAL CURVE
EL	ELEVATION	PML	POST MOUNTED LIGHT	VIF	VERIFY IN FIELD
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	WML	WALL MOUNTED LIGHT
EX	EXISTING	PRO	PROPOSED	WL	WATER LINE
EVC	END OF VERTICAL CURVE	PT	POINT OF TANGENCY		
FC	FACE OF CURB				

SHEET INDEX

TM-1	COVER SHEET
TM-2	EXISTING CONDITIONS PLAN
TM-3	SLOPE ANALYSIS
TM-3.1	ZONING SUMMARY & SLOPE CONSTRAINTS ANALYSIS
TM-4	TENTATIVE MAP PLAN
TM-5	GRADING PLAN
TM-6	UTILITY PLAN
TM-7	STORMWATER CONTROL PLAN
A0.1	DIAGRAMMATIC SITE SECTIONS 1
A0.2	DIAGRAMMATIC SITE SECTIONS 2

PROJECT TEAM

OWNER & SUBDIVIDER:	PATRICIA MALAMA P.O. BOX 601 KENTFIELD, CA 94914
CIVIL ENGINEER:	CSW ST2 45 LEVERONI CT. NOVATO, CA 94949 TEL. 415-883-8950 CONTACT: KIRK BOVITZ
ARCHITECT:	POLSKY PERLSTEIN ARCHITECTS 469b MAGNOLIA AVE LARKSPUR, CA 94939 TEL. 415-927-1156 CONTACT: JESSICA SMITH
LANDSCAPE ARCH:	DONALD L. BLAYNEY & ASSOCIATES 16 PARTRIDGE DRIVE SAN RAFAEL, CA 94901 TEL. 414-258-9666 CONTACT: DON BLAYNEY

SITE INFORMATION

APN:	143-151-06
TOTAL ACREAGE:	6.87 AC
LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL (R1)
EXISTING/ PROPOSED ZONING:	R1-10
HILLSIDE AND RIDGELINE ORDINANCE:	NMC DIV. 19.26
EXISTING USE:	UNDERDEVELOPED
PROPOSED USE:	5 LOT SINGLE FAMILY RESIDENTIAL
WATER AGENCY:	NORTH MARIN WATER DISTRICT
SEWER AGENCY:	NOVATO SANITARY DISTRICT
WILDLAND URBAN INTERFACE:	YES

BASIS OF TOPOGRAPHY

FIELD SURVEY, BY RW DAVIS ASSOCIATES ON OCTOBER 2014

BENCHMARK

VERTICAL DATUM IS NGVD 29 PER BENCHMARK #24 AT BAHIA DRIVE AND H LANE. BENCHMARK #357 AT TOPAZ AND MISTY DRIVE WAS ALSO USED TO CONFIRM ELEVATIONS.

BASIS OF BEARINGS

HORIZONTAL DATUM IS BASED ON THAT CERTAIN MAP ENTITLED "BAHIA UNIT NO. 1-A" RECORDED IN VOLUME 14 OF MAPS, PAGE 3, MARIN COUNTY RECORDS.

BAHIA RIVERVIEW SUBDIVISION
COVER SHEET

City Of
Novato
County Of
Marin
State Of
California

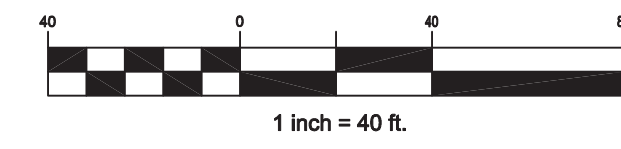
Prepared Under the Direction of:

Sheet
TM-1

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Project Number:	5.1550.00
Plan File:	D-XXXX-XX



Graphic Scale (in feet)



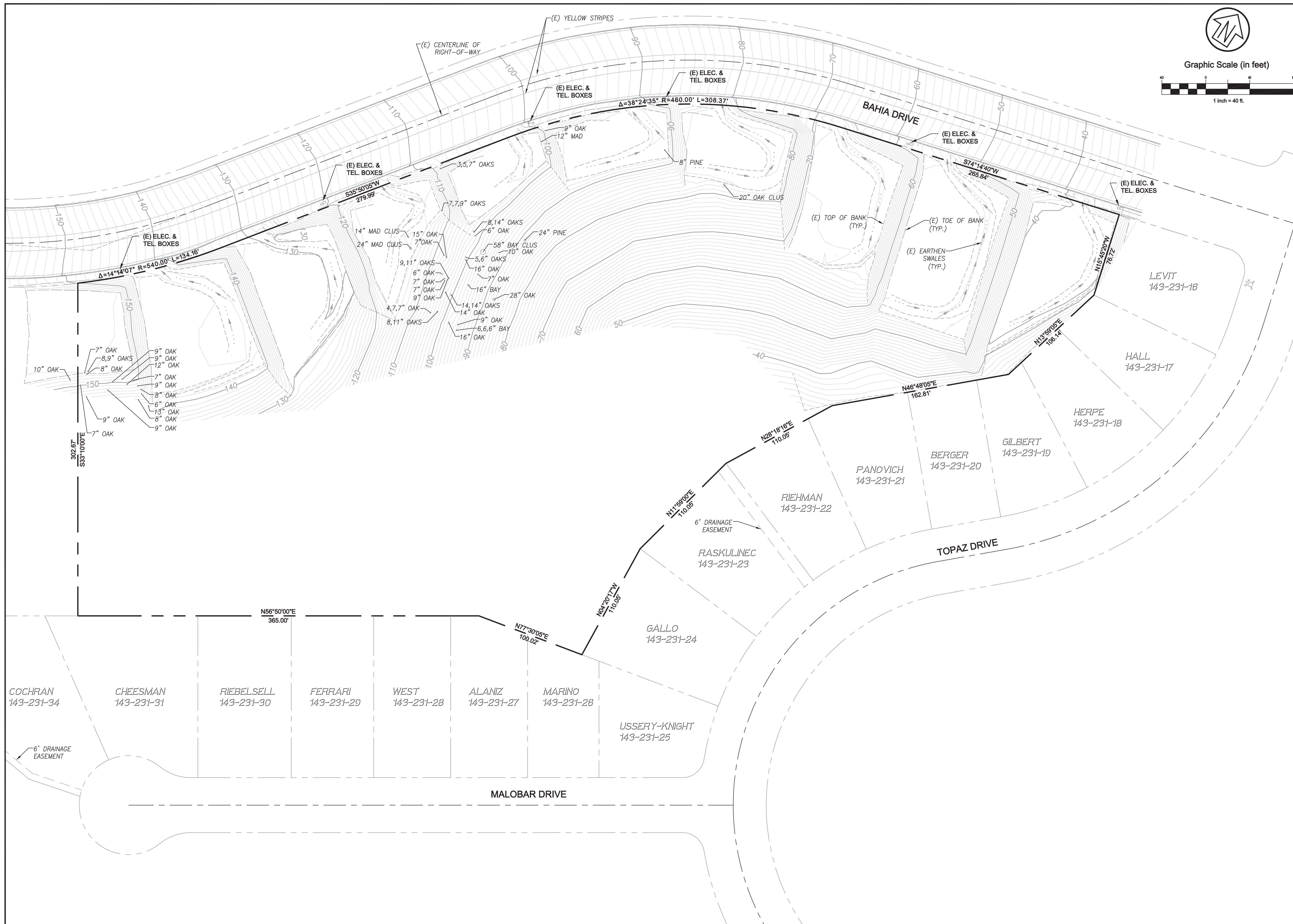
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**CSW/Stuber-Stroh
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45 Leveroni Court Novato, CA 94949

tel: 415.883.9850
fax: 415.883.9835
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-	11/12/18	SUBMITTAL TO CITY OF NOVATO

**BAHIA RIVERVIEW SUBDIVISION
EXISTING CONDITIONS PLAN**

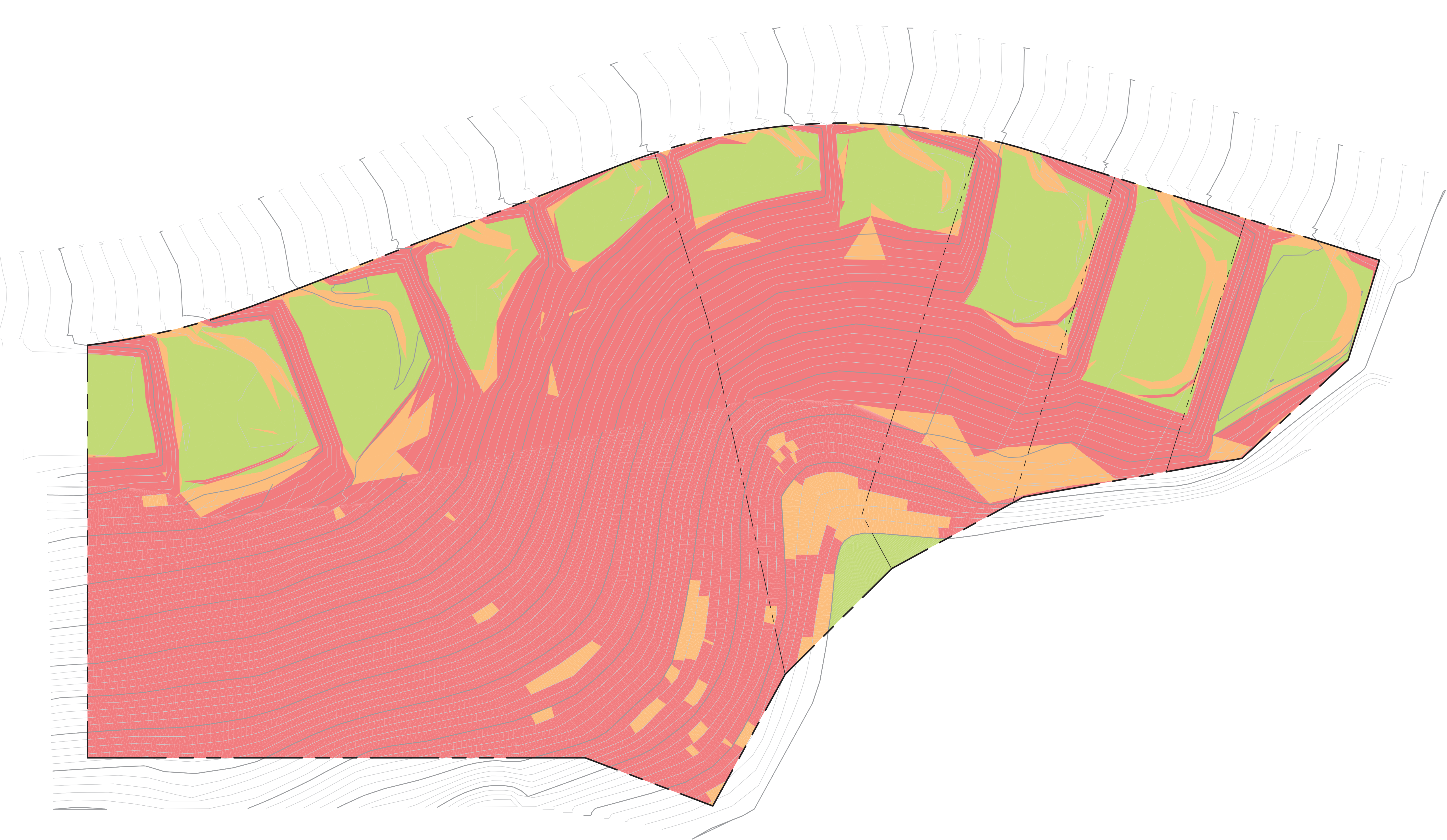
City Of
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County Of
Marin
State Of
California

Prepared Under the Direction of:




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Project Number: 5.1550.00
Plan File: D-XXXX-XX

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SLOPE ANALYSIS LEGEND

COLOR	SLOPE	COMBINED AREAS	PERCENT
	0 - 10%	1.46 AC.	21.3%
	10 - 25%	0.64 AC.	9.3%
	> 25%	4.77 AC.	69.4%
	TOTAL	6.87 AC.	100%

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-	11/12/18	SUBMITTAL TO CITY OF NOVATO			

BAHIA RIVERVIEW SUBDIVISION
SLOPE ANALYSIS PLAN

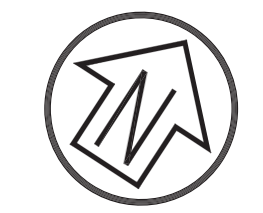
City Of
Novato
 County Of
Marin
 State Of
California

Prepared Under the Direction of:


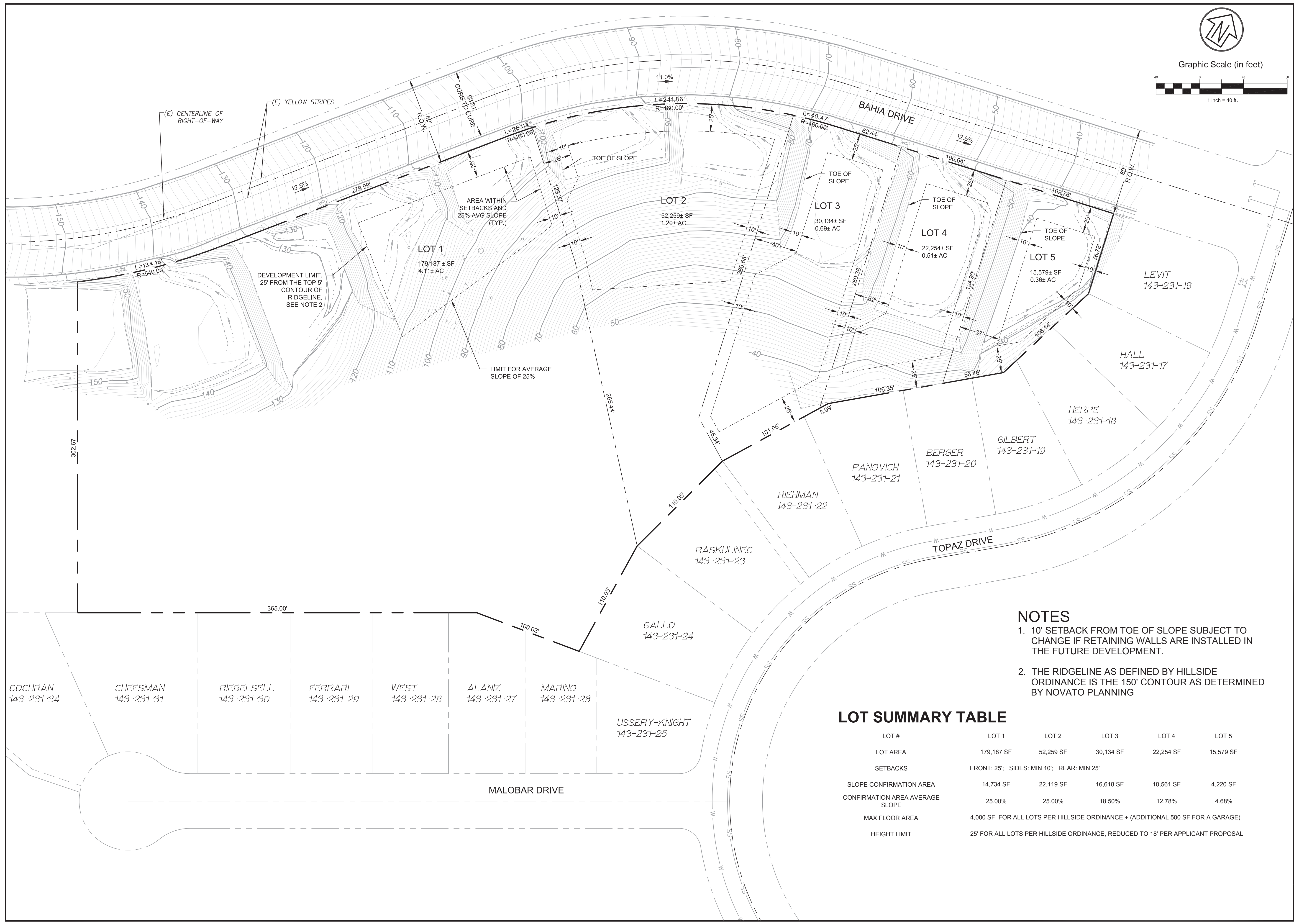
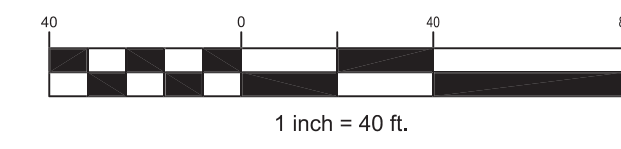
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TM-3

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 Project Number: 5.1550.00
 Plan File: D-XXXX-XX

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Graphic Scale (in feet)



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-	11/12/18	SUBMITTAL TO CITY OF NOVATO

**BAHIA RIVERVIEW SUBDIVISION
ZONING SUMMARY & SLOPE
CONSTRAINTS ANALYSIS**

City Of
Novato
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet
TM-3.1

Scale: 1" = 40'
Date: 11/12/18
Project Number: 5.1550.00
Plan File: D-XXXX-XX

NOTES

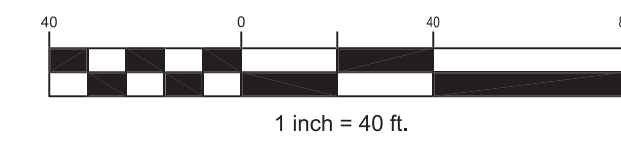
- 10' SETBACK FROM TOE OF SLOPE SUBJECT TO CHANGE IF RETAINING WALLS ARE INSTALLED IN THE FUTURE DEVELOPMENT.
- THE RIDGELINE AS DEFINED BY HILLSIDE ORDINANCE IS THE 150' CONTOUR AS DETERMINED BY NOVATO PLANNING

LOT SUMMARY TABLE

LOT #	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA	179,187 SF	52,259 SF	30,134 SF	22,254 SF	15,579 SF
SETBACKS	FRONT: 25'; SIDES: MIN 10'; REAR: MIN 25'				
SLOPE CONFIRMATION AREA	14,734 SF	22,119 SF	16,618 SF	10,561 SF	4,220 SF
CONFIRMATION AREA AVERAGE SLOPE	25.00%	25.00%	18.50%	12.78%	4.68%
MAX FLOOR AREA	4,000 SF FOR ALL LOTS PER HILLSIDE ORDINANCE + (ADDITIONAL 500 SF FOR A GARAGE)				
HEIGHT LIMIT	25' FOR ALL LOTS PER HILLSIDE ORDINANCE, REDUCED TO 18' PER APPLICANT PROPOSAL				



Graphic Scale (in feet)



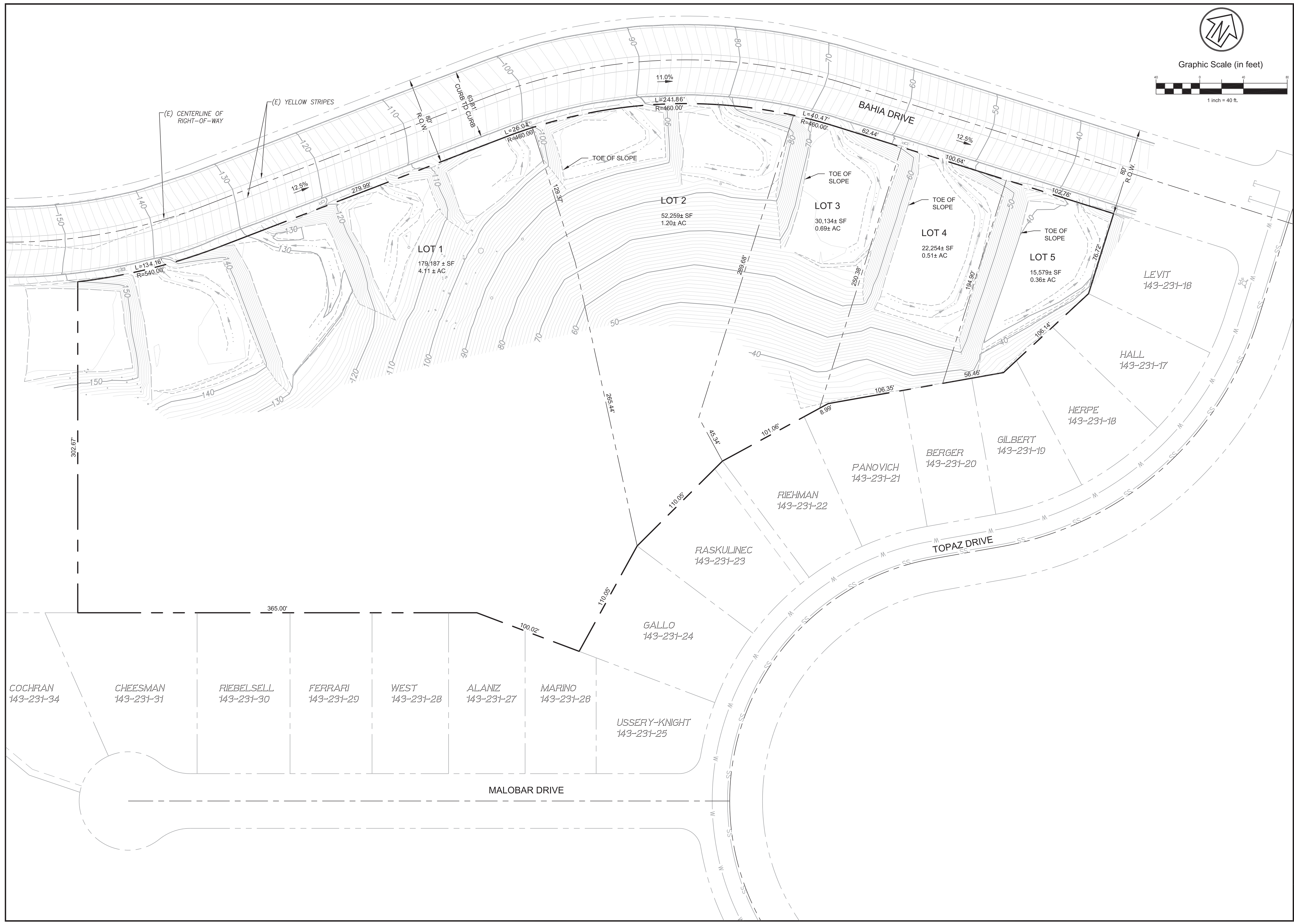
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**CSW/Stuber-Stroeh
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45 Leavenworth Court Novato, CA 94949
Tel: 415.883.9850 Fax: 415.883.9835

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**BAHIA RIVERVIEW SUBDIVISION
TENTATIVE MAP**

City Of
Novato
County Of
Marin
State Of
California

Prepared Under the Direction of:

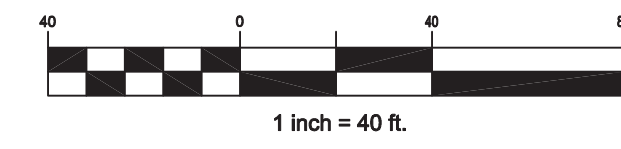
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TM-4

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Date: 11/12/18
Project Number: 5.1550.00
Plan File: D-XXXX-XX

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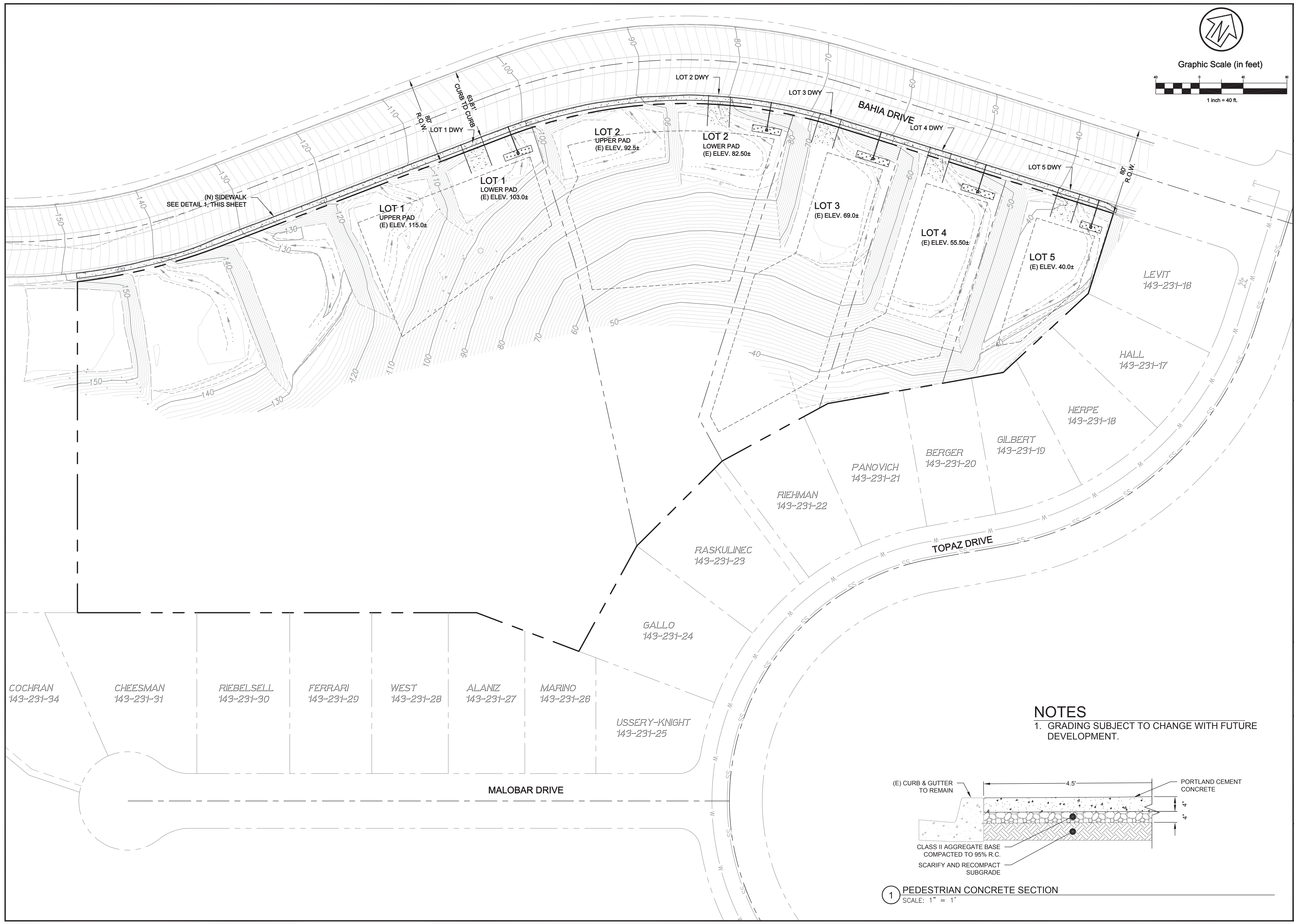
Graphic Scale (in feet)



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-	11/12/18	SUBMITTAL TO CITY OF NOVATO			

**BAHIA RIVERVIEW SUBDIVISION
GRADING PLAN**

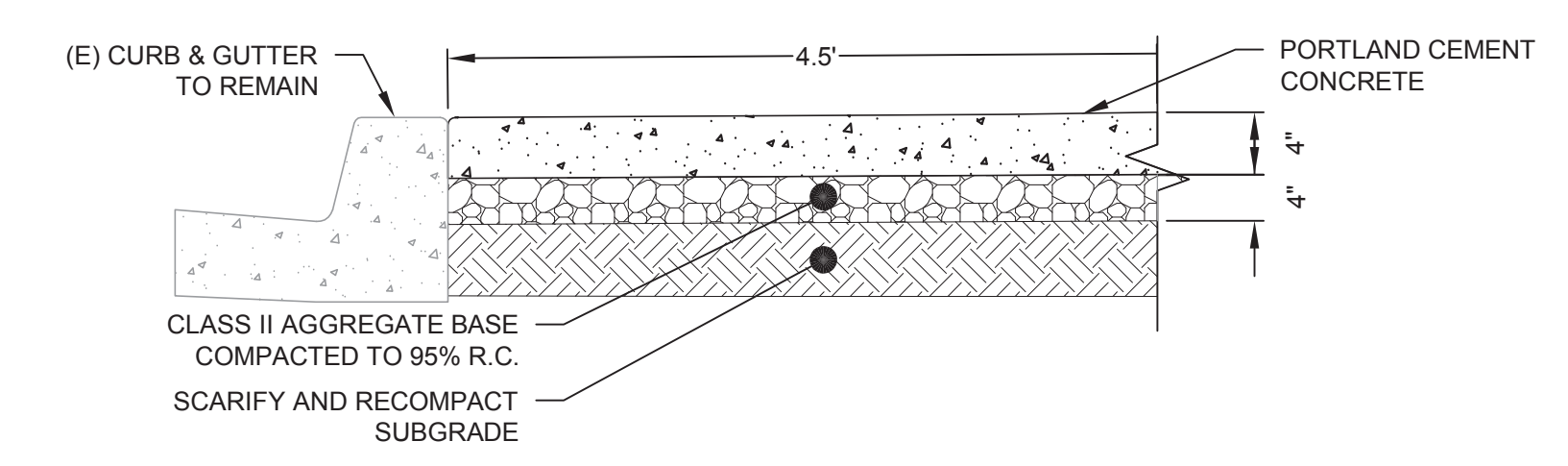
City Of
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County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet
TM-5

Scale: 1" = 40'
Date: 11/12/18
Project Number: 5.1550.00
Plan File: D-XXXX-XX

NOTES
1. GRADING SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT.

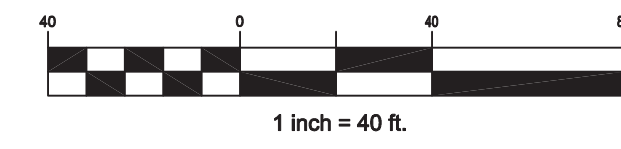


1 PEDESTRIAN CONCRETE SECTION
SCALE: 1" = 1'

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Graphic Scale (in feet)



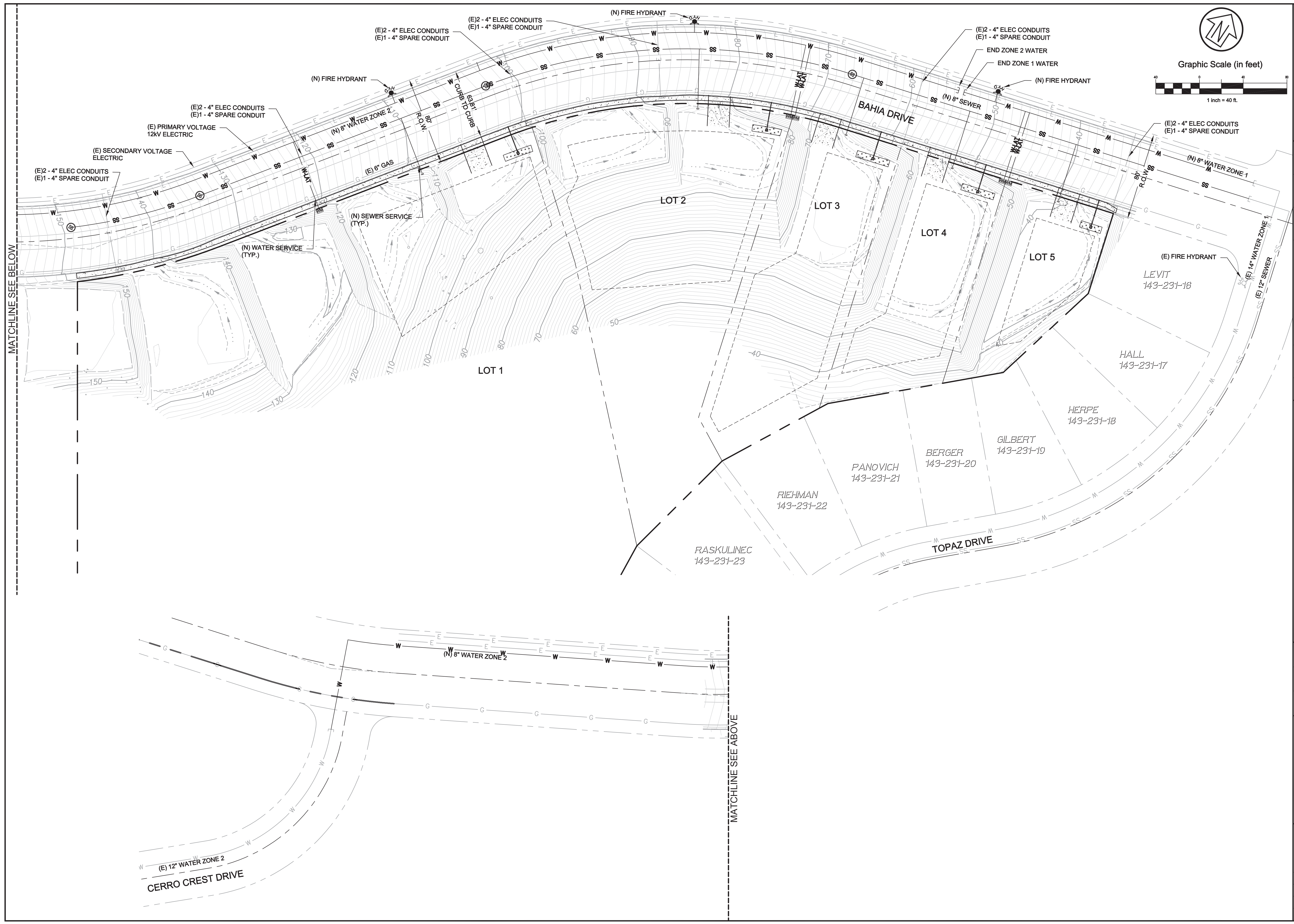
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MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

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**BAHIA RIVERVIEW SUBDIVISION
UTILITY PLAN**

City Of
Novato
County Of
Marin
State Of
California

Prepared Under the Direction of:

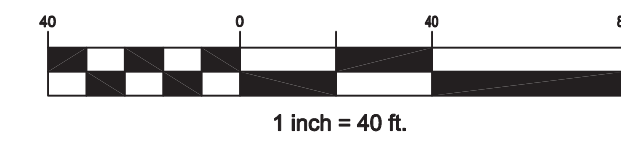
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Date: 11/12/18
Project Number: 5.1550.00
Plan File: D-XXXX-XX

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Graphic Scale (in feet)



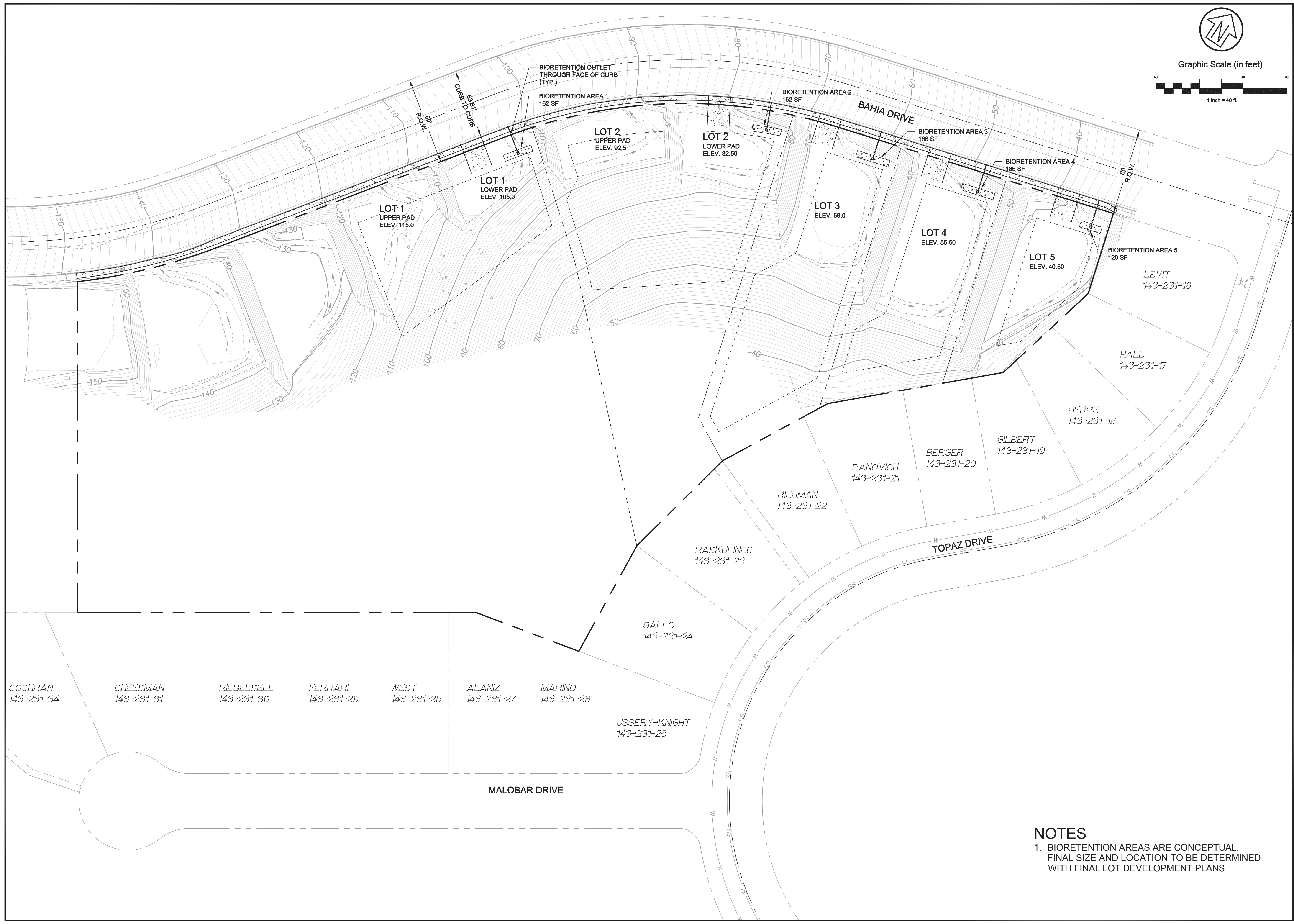
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-	02/25/19	2ND SUBMITTAL TO CITY OF NOVATO			
-	11/12/18	SUBMITTAL TO CITY OF NOVATO			

**BAHIA RIVERVIEW SUBDIVISION
STORMWATER CONTROL PLAN**

City Of
Novato

County Of
Marin

State Of
California

Prepared Under the Direction of:

City of Novato
County of Marin
State of California

Sheet
TM-7

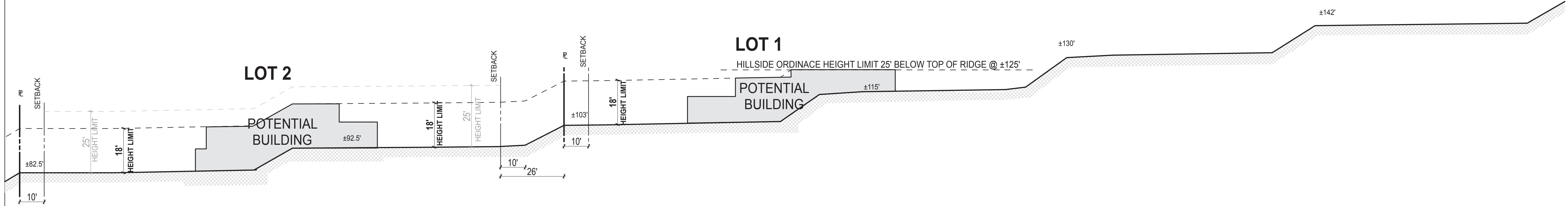
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Date: 11/12/18

Project Number: 5.1550.00

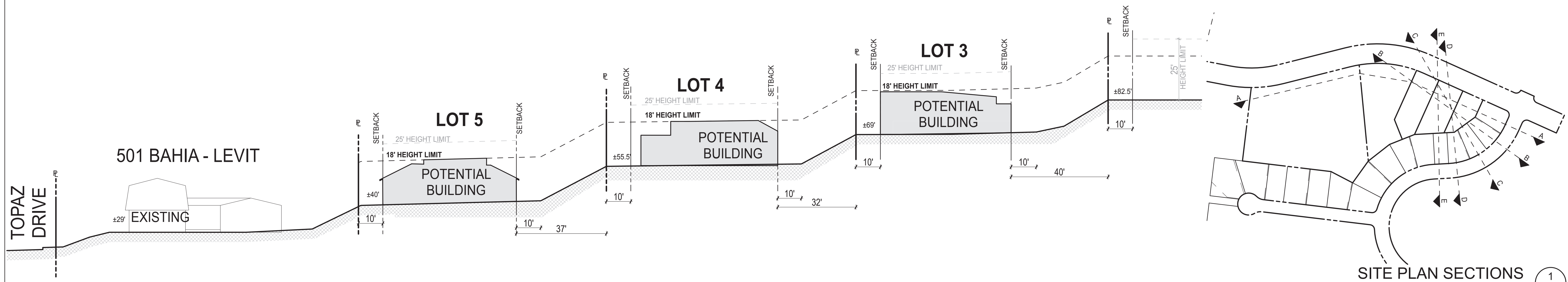
Plan File: D-XXXX-XX

NOTES
1. BIORETENTION AREAS ARE CONCEPTUAL.
FINAL SIZE AND LOCATION TO BE DETERMINED
WITH FINAL LOT DEVELOPMENT PLANS

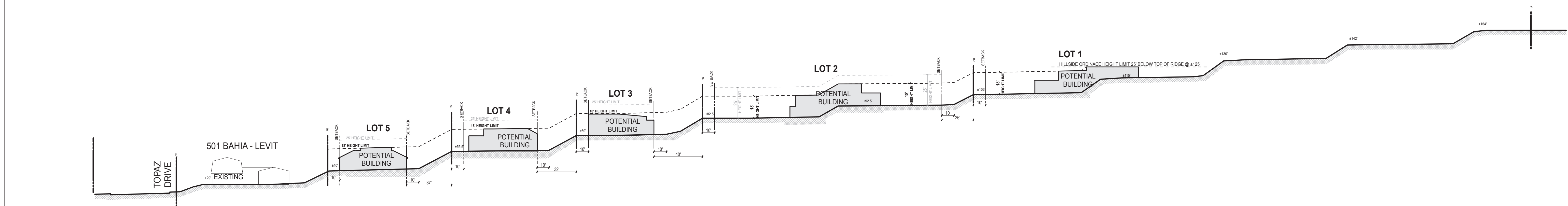
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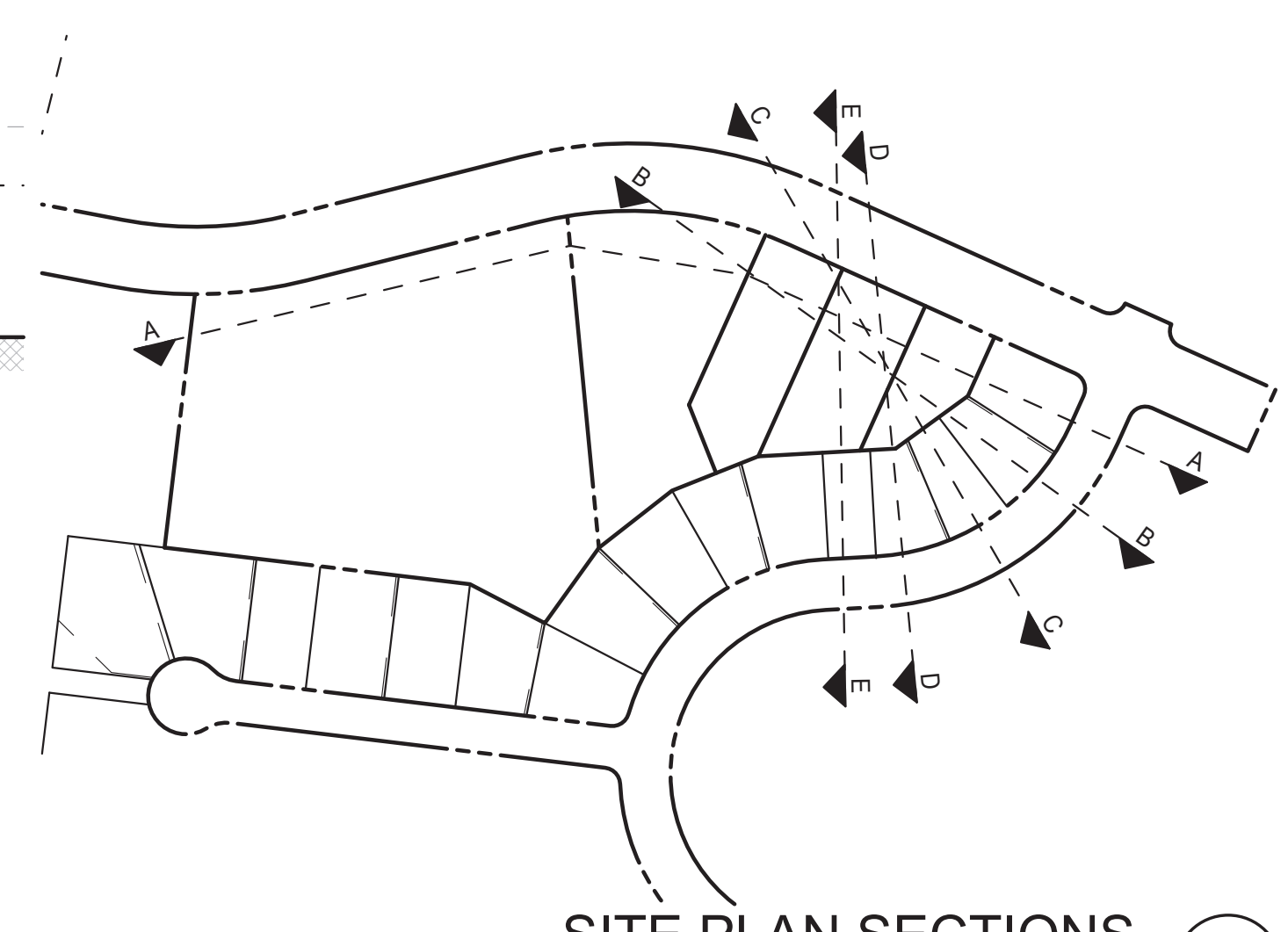
A-A UPPER SITE SECTION (A.2 / A0.1)
SCALE: 1" = 20'



A-A LOWER SITE SECTION (A.1 / A0.1)
SCALE: 1" = 20'



A-A FULL SITE SECTION (A / A0.1)
SCALE: 1" = 40'



SITE PLAN SECTIONS (1 / A0.1)
SCALE: 1" = 200'

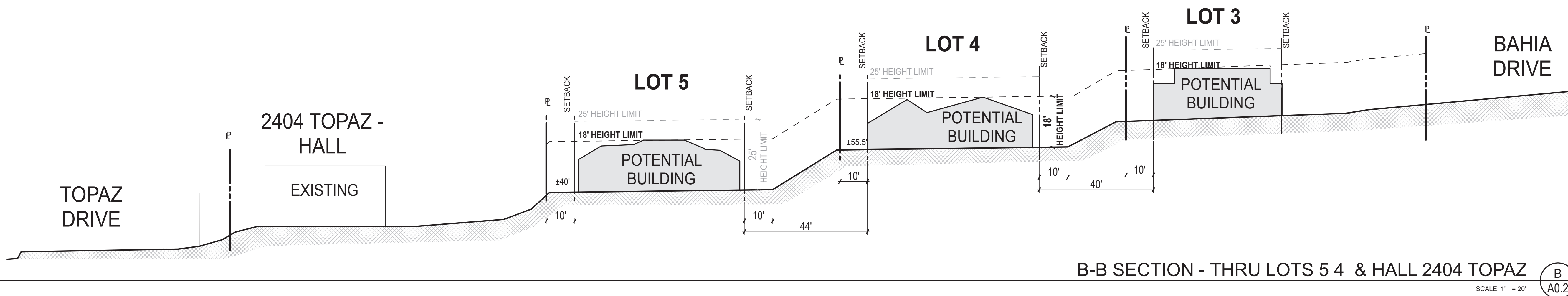
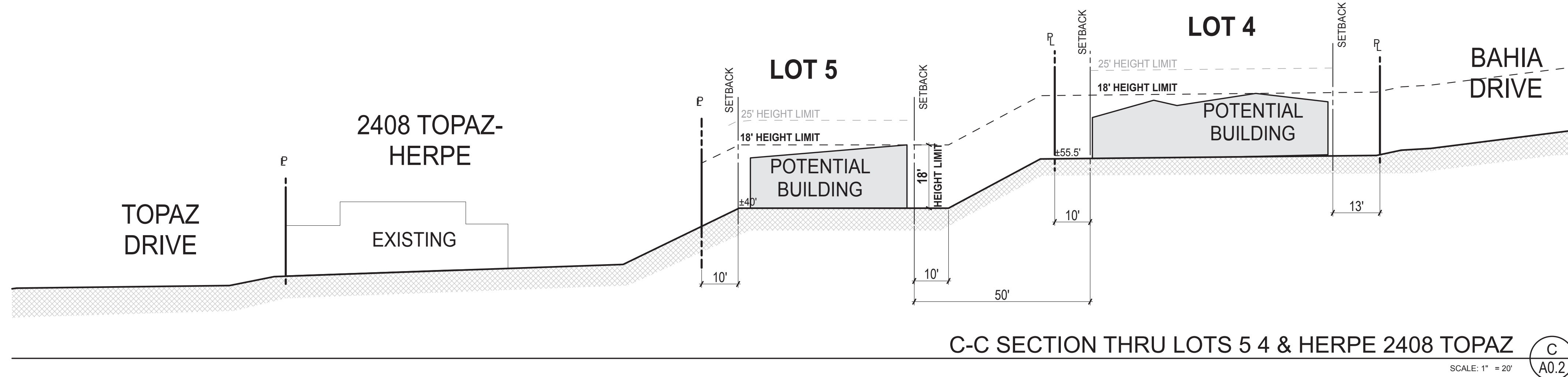
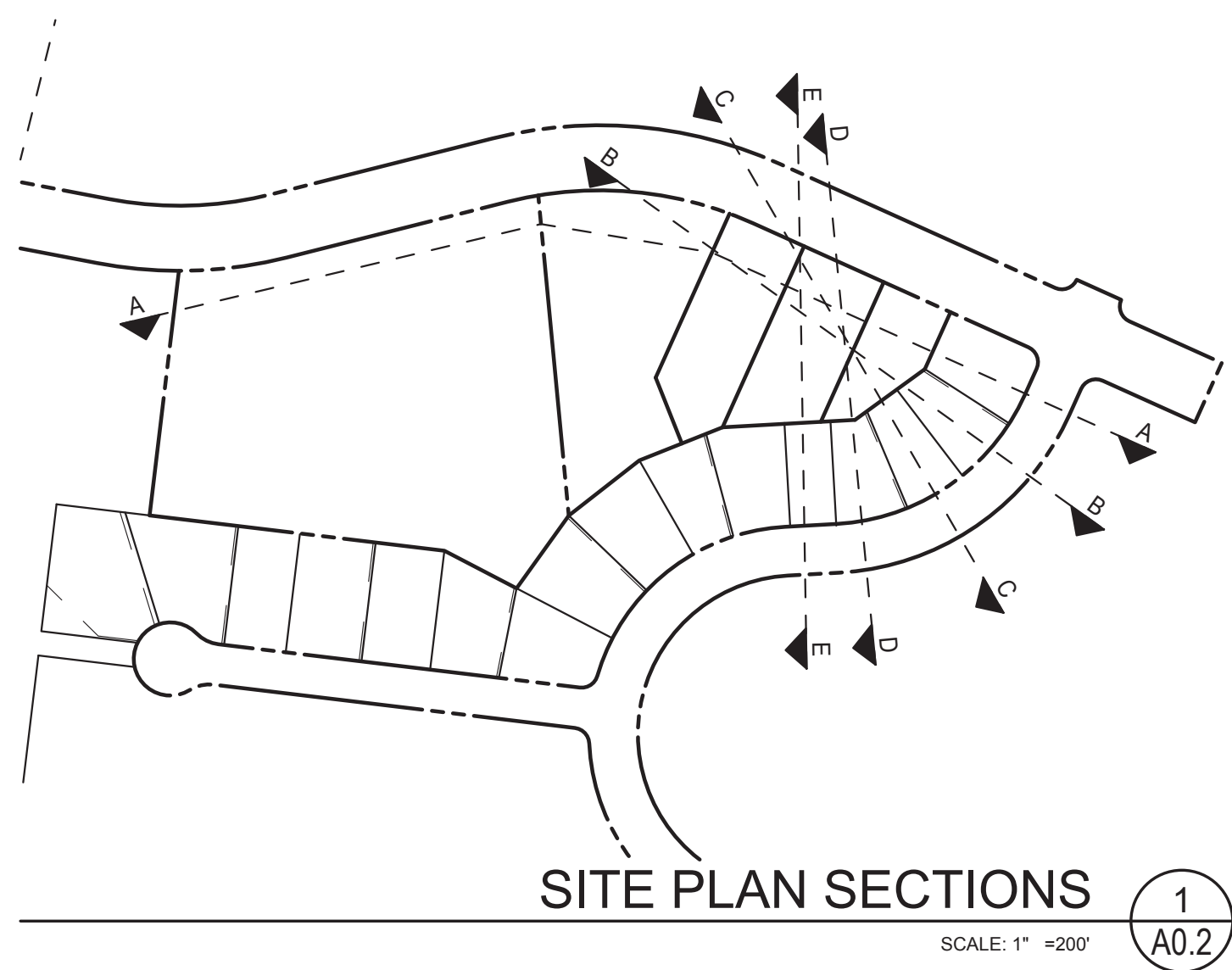
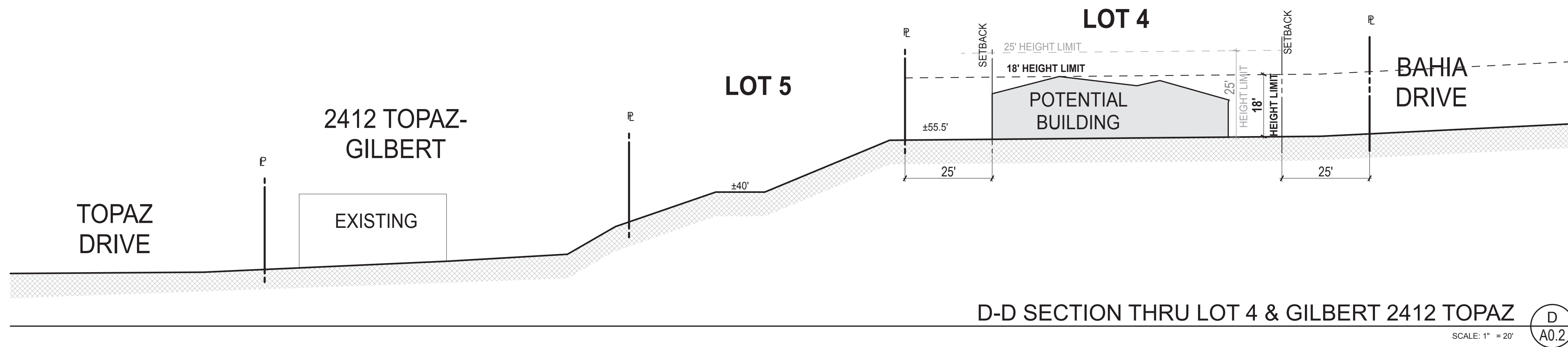
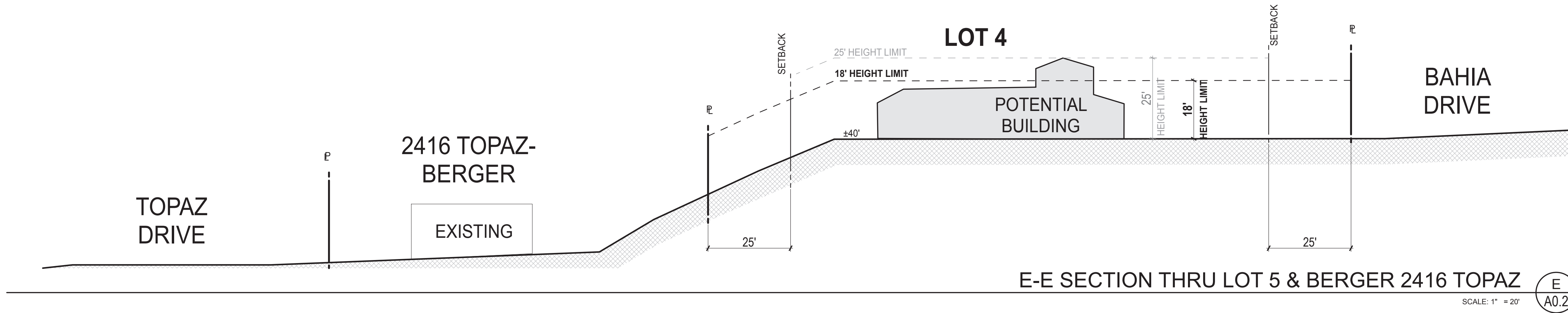


DATE	DESCRIPTION	BY
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20 JAN 22	RESUBMITTAL	JS

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DRAWN	PA
JOB #	1418
SCALE	

DIAGRAMMATIC SITE SECTION



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