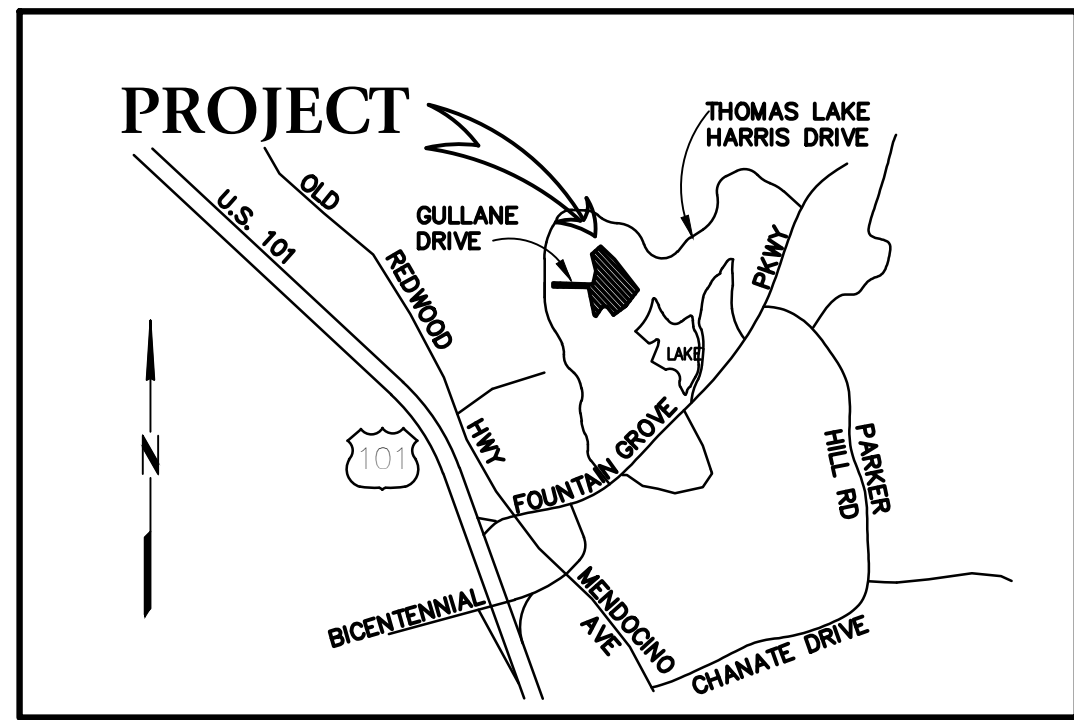




- NOTES**
- JOINT TRENCH EXISTS ALONG THOMAS LAKE HARRIS DRIVE. PROJECT WILL BE SERVED FROM THOSE EXISTING DRY UTILITY LINES AT SERVICE POINTS TO BE DETERMINED BY P.G.&E.
 - MATERIALS FOR PROPOSED UTILITIES SHALL CONFORM TO THE CITY OF SANTA ROSA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST ADDITION, AND THE CURRENT CALIFORNIA PLUMBING CODE.
 - ALL STREETS WITHIN THE PROJECT ARE PRIVATE.
 - ALL SEWER AND STORM DRAINS WITHIN THE PROJECT ARE PRIVATE.
 - ALL WATER WITHIN THE SITE IS PUBLIC.
 - SITE IS IN A HIGH FIRE SEVERITY AREA.
 - ALL TREES ON THE SITE SHALL BE SAVED, UNLESS SPECIFICALLY SHOWN TO BE REMOVED (X). SEE TREE PRESERVATION PLAN, SHEET C5.
 - NO AREAS ON THE SITE ARE SUBJECT TO INUNDATION.
 - SITE SOILS ON THIS PROJECT APPEAR TO BE SUITABLE FOR THE INTENDED USE. A SOILS REPORT DATED SEPTEMBER 21, 2016, TITLED "REPORT, GEOTECHNICAL INVESTIGATION, EMERALD ISLE, SANTA ROSA, CALIFORNIA", WAS PREPARED BY REESE & ASSOCIATES, CONSULTING GEOTECHNICAL ENGINEERS.
 - BENCHMARK = CITY OF SANTA ROSA C279; FOUNTAIN GROVE PARKWAY, 93 FEET WEST OF THE EASTERLY ENTRANCE TO AGILENT TECHNOLOGIES; CITY DISK IN WELL MONUMENT OF CENTERLINE FOUNTAIN GROVE PARKWAY, AT A POINT OF COMPOUND CURVATURE (COORDINATE MONUMENT G466) 5/90. ELEVATION 538.272.

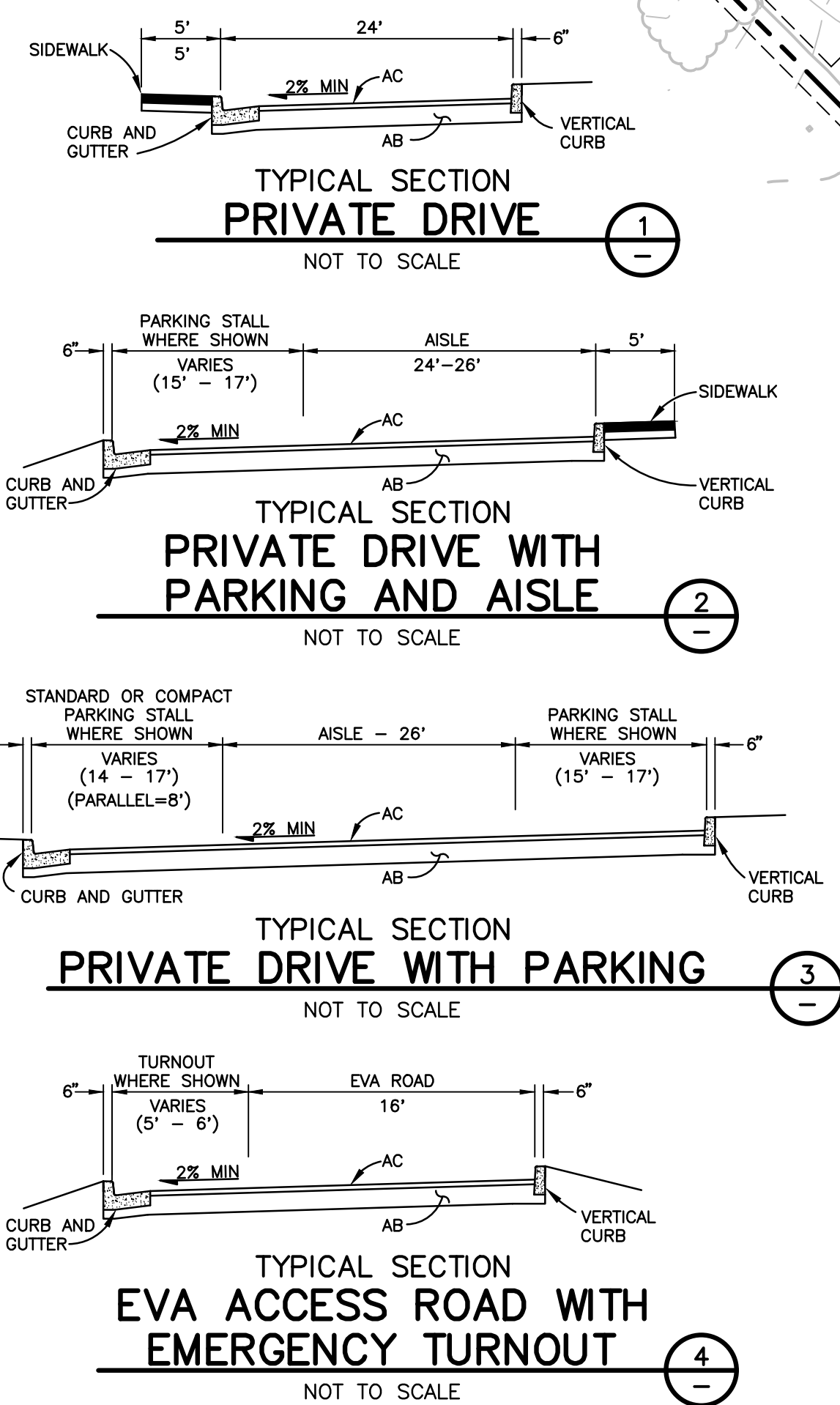
ABBREVIATIONS

AC	ACRE
BO	BLOWOFF
BW	BOTTOM OF WALL
CCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DN	DOCUMENT NUMBER
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GAR	GARAGE
GB	GRADE BREAK
INV	INVERT
MIN	MINIMUM
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PVT	PRIVATE
RD	ROOF DRAIN
RBPB	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BOX
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

LINES	
BOUNDARY	---
PARCEL	---
CENTER	---
EASEMENT/SETBACK LINE	---
STRUCTURE SETBACK LINE	---
UTILITY LINES	
STORM DRAIN	---
WATER	---
SEWER	---
TOPOGRAPHY	
WATER VALVE	---
BLOWOFF	---
FIRE HYDRANT	---
GAS METER	---
STORM DRAIN MANHOLE	---
STORM DRAIN CATCH BASIN	---
STORM DRAIN DROP INLET	---
STORM DRAIN CUDO BASIN	---
SEWER MANHOLE	---
SEWER CLEANOUT	---
JOINT POLE	---
LIGHT STANDARD	---
GUY/ANCHOR	---
CURB AND GUTTER	---
A.C. DIKE	---
FENCE	---
DITCH/SWALE	---
MONUMENT	---

City of Santa Rosa
JUL 01 2019
Planning & Economic
Development Department



PROPOSED UNITS

BUILDING	UNITS
1 THROUGH 7	80
REC CENTER	2
TOTAL	82

PARKING PROVIDED

PARALLEL	6
STANDARD	97
COMPACT	7
ACCESSIBLE	5
GARAGE	90
GARAGE ACCESSIBLE	5
TOTAL	210

COVERAGE SUMMARY

NATURAL OPEN SPACE	5.82 AC	46.30%
LANDSCAPED AREA	1.33 AC	10.58%
BUILDINGS	2.07 AC	16.47%
PARKING AND CIRCULATION	2.27 AC	18.06%
EXTERIOR FLATWORK	0.67 AC	5.33%
EXISTING GULLANE DRIVE AREA	0.41 AC	3.26%
TOTAL COVERAGE	12.57 AC	100.0%

ALL OPEN SPACE AREAS, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE EMERALD ISLE HOA.



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TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE
12.57 ACRES 1 LOT - 82 AIRSPACE OWNERSHIP UNITS IN 8 BUILDINGS

JUNE 2019
SITE PLAN
OSL SANTA ROSA PROJECTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DOCUMENT NO. 2012-6655.
PROJECT ADDRESS: GULLANE DRIVE
SCALE: 1" = 40'

OWNER:
OSL SANTA ROSA PROJECTS, LLC
9240 OLD REDWOOD HWY, SUITE 200
WINDSOR, CA 95492
(707) 535-3200

SUBDIVIDER:
OAKMONT SENIOR LIVING, LLC
9240 OLD REDWOOD HWY, SUITE 200
WINDSOR, CA 95492
(707) 535-3200

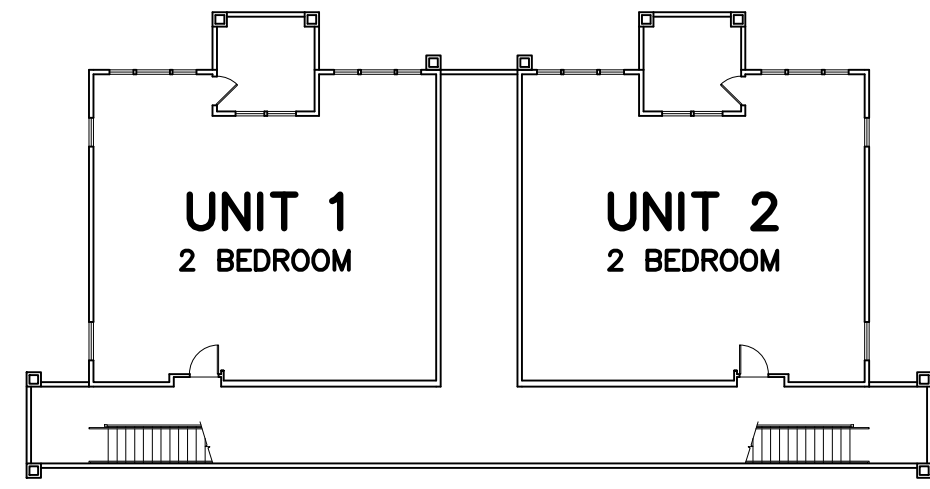
ENGINEER:
BRELJE & RACE
475 AVIATION BLVD, SUITE 120
SANTA ROSA, CA 95403
(707) 576-1322

SEWAGE DISPOSAL:
CITY OF SANTA ROSA
34,438 GAL/DAY ESTIMATED
TRUNK: COFFEE-HOPPER

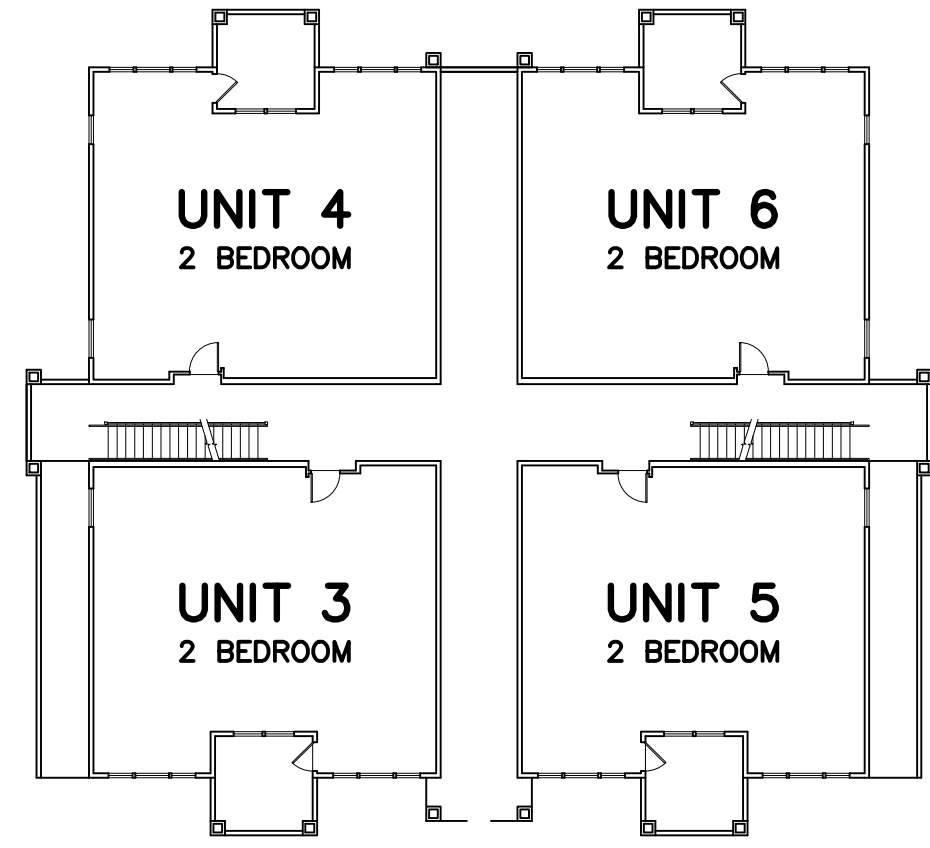
WATER:
CITY OF SANTA ROSA

APN'S
173-670-016 & 173-670-004

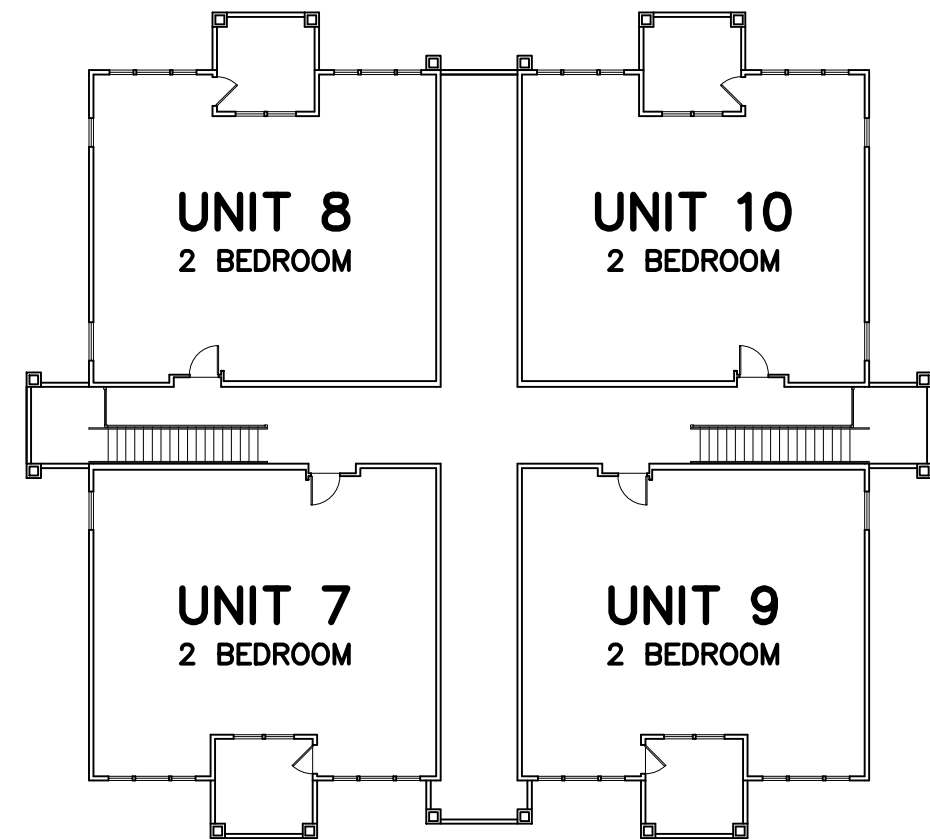
ZONING:
PRESENT: PD
PROPOSED: PD



LOWER LEVEL



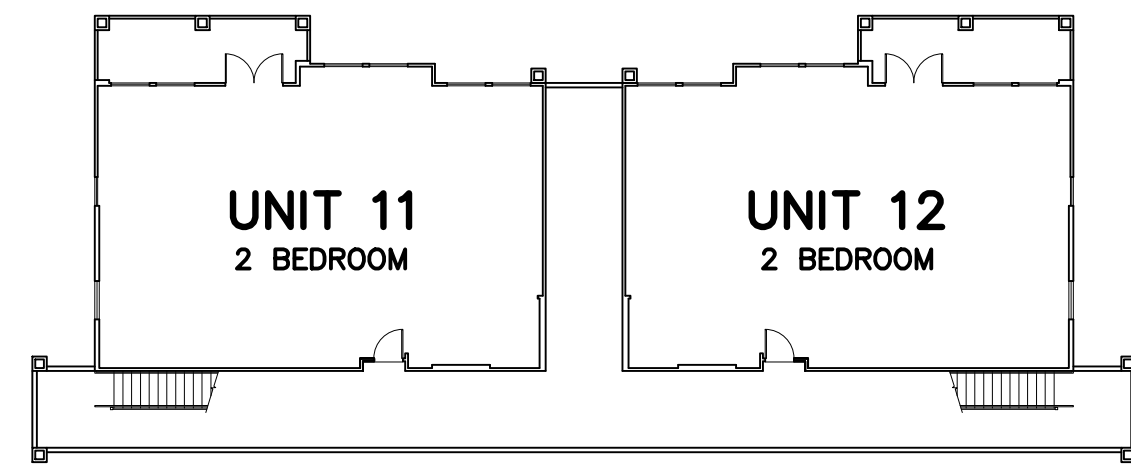
MAIN LEVEL



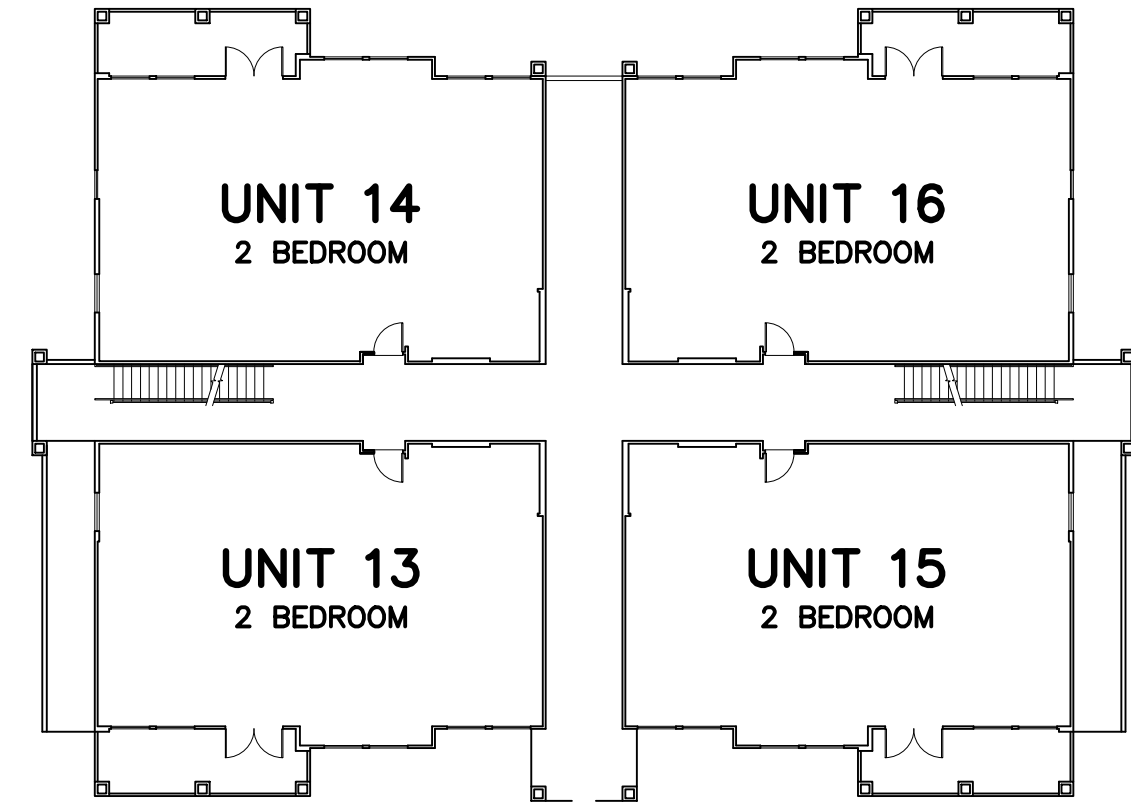
UPPER LEVEL

BUILDING 1 (UNITS 1–10)

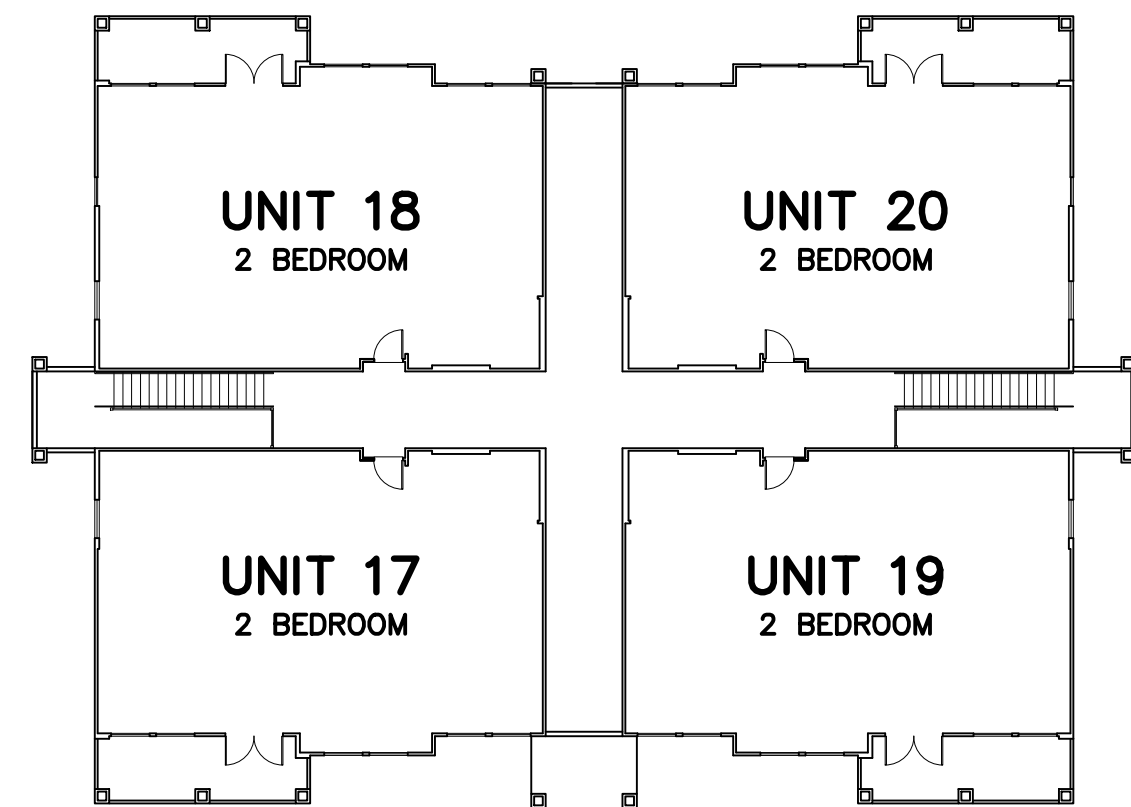
SCALE: 1" = 20'



LOWER LEVEL



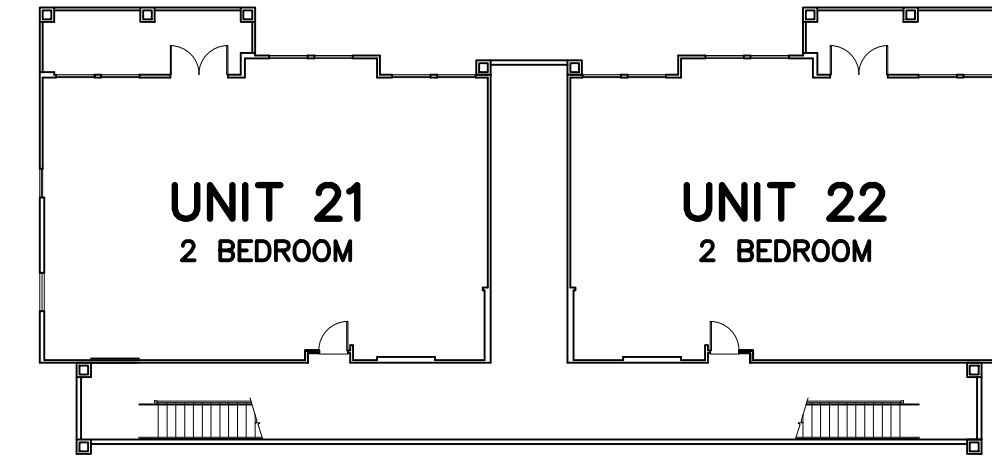
MAIN LEVEL



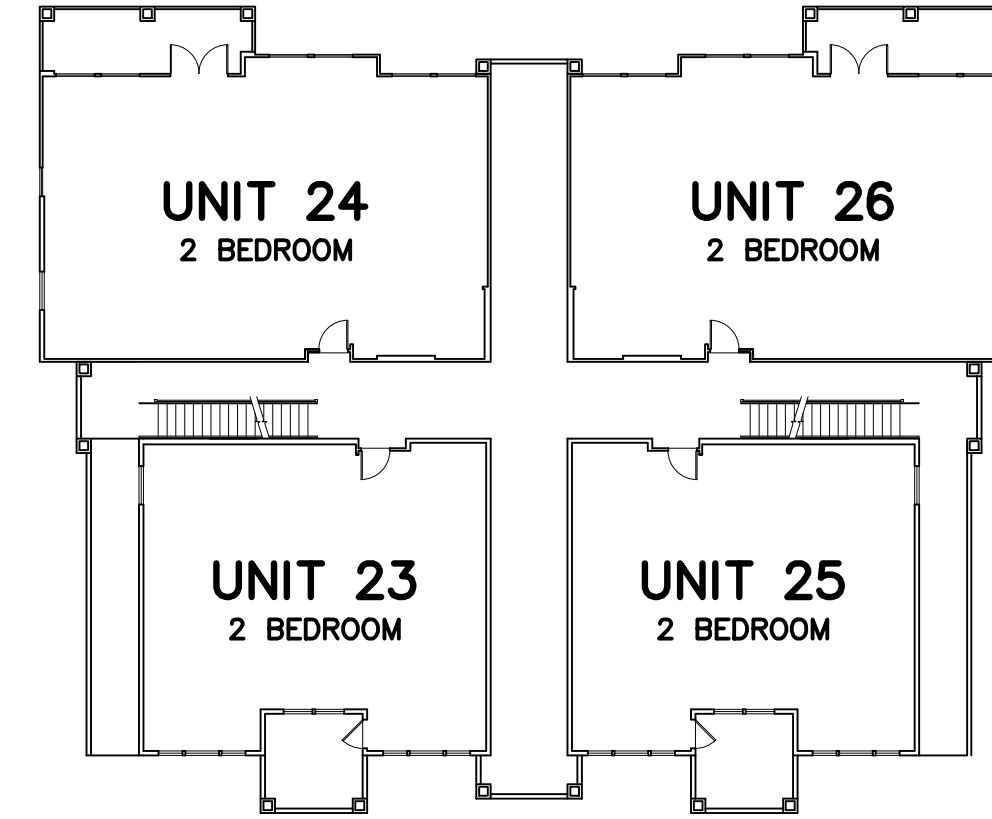
UPPER LEVEL

BUILDING 2 (UNITS 11–20)

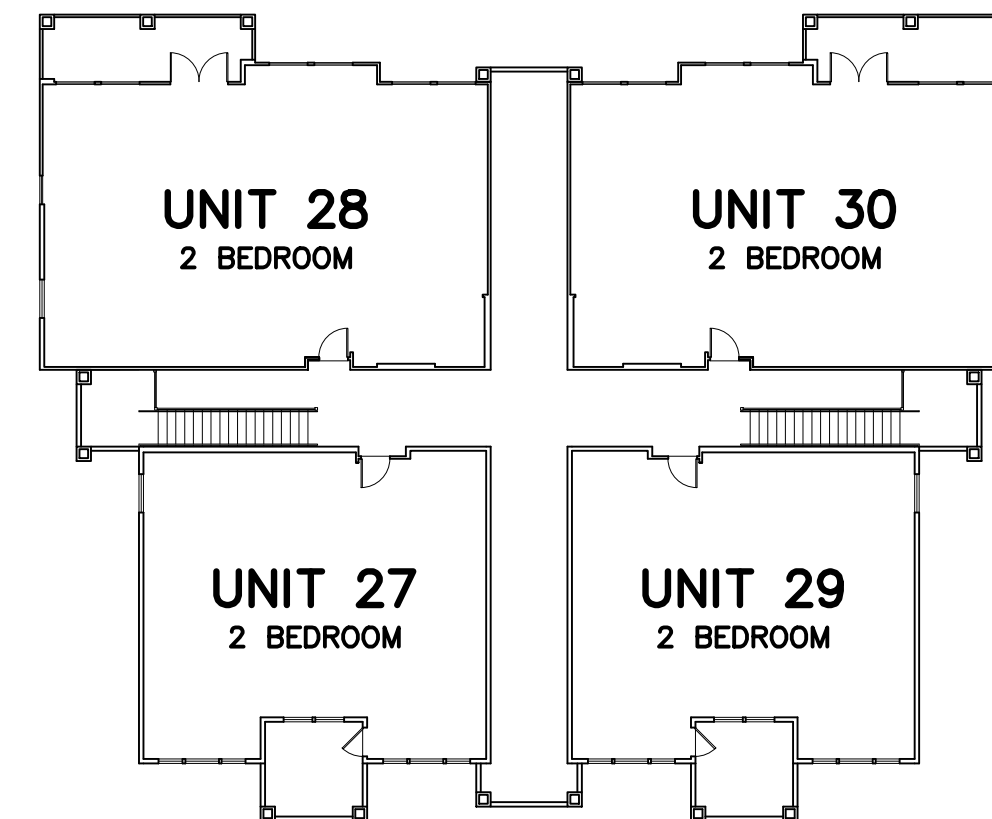
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LOWER LEVEL



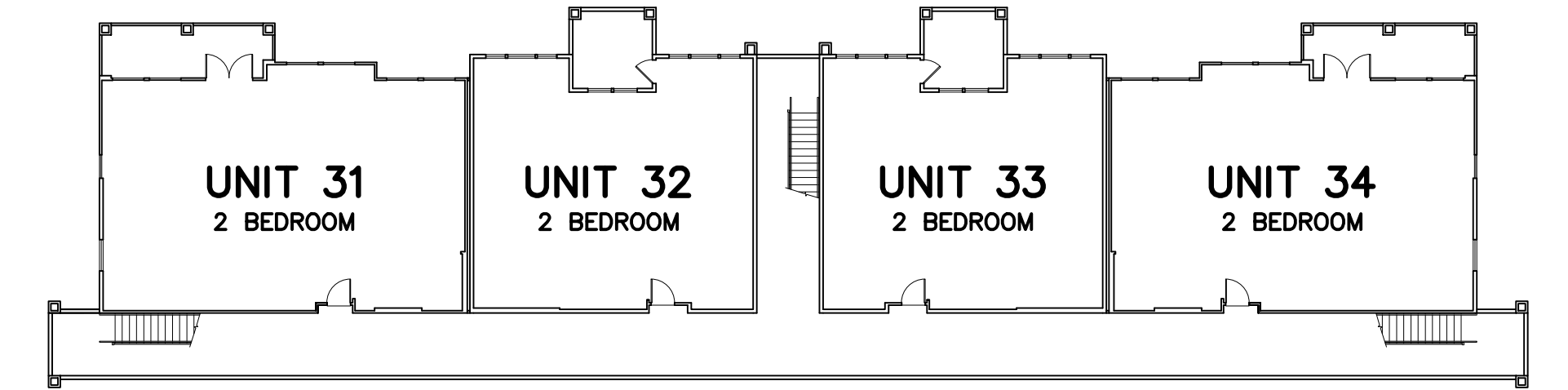
MAIN LEVEL



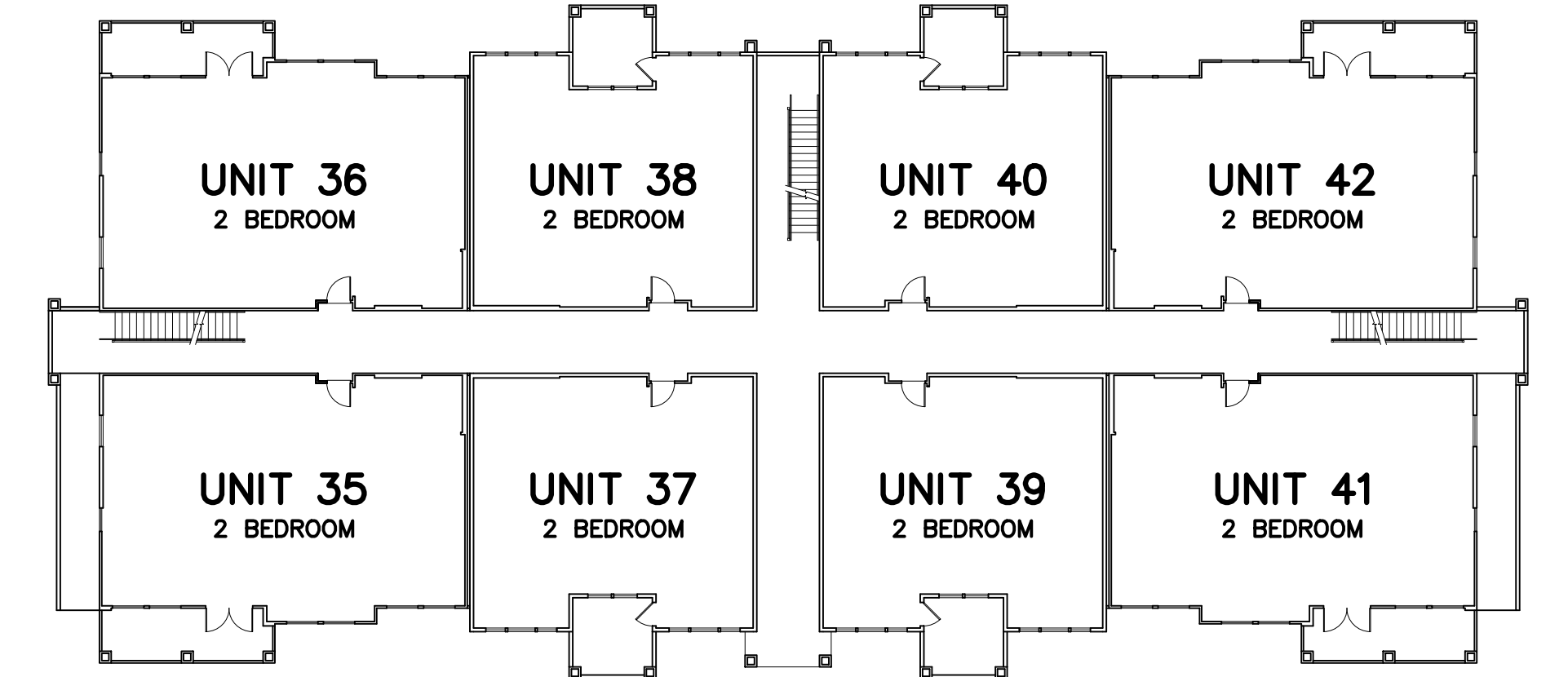
UPPER LEVEL

BUILDING 3 (UNITS 21–30)

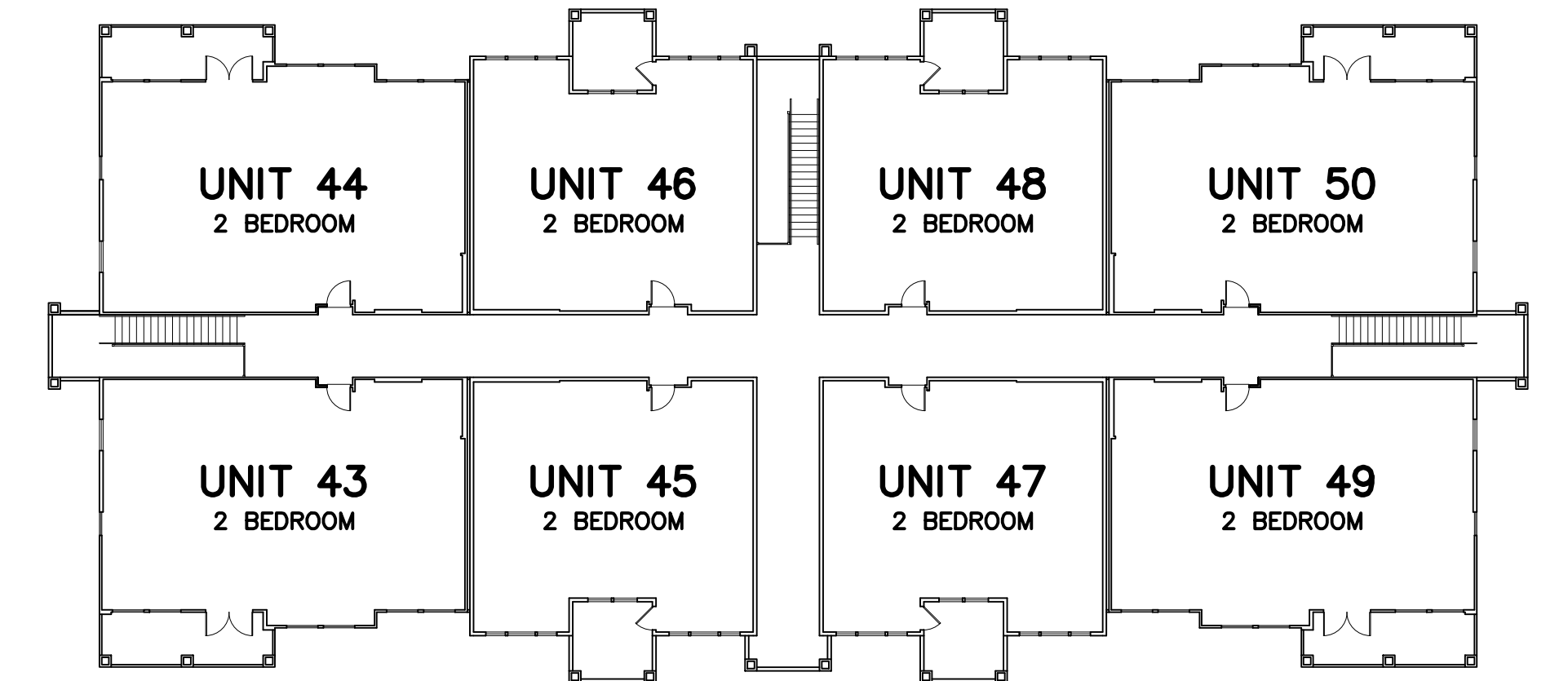
SCALE: 1" = 20'



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

BUILDING 4 (UNITS 31–50)

SCALE: 1" = 20'

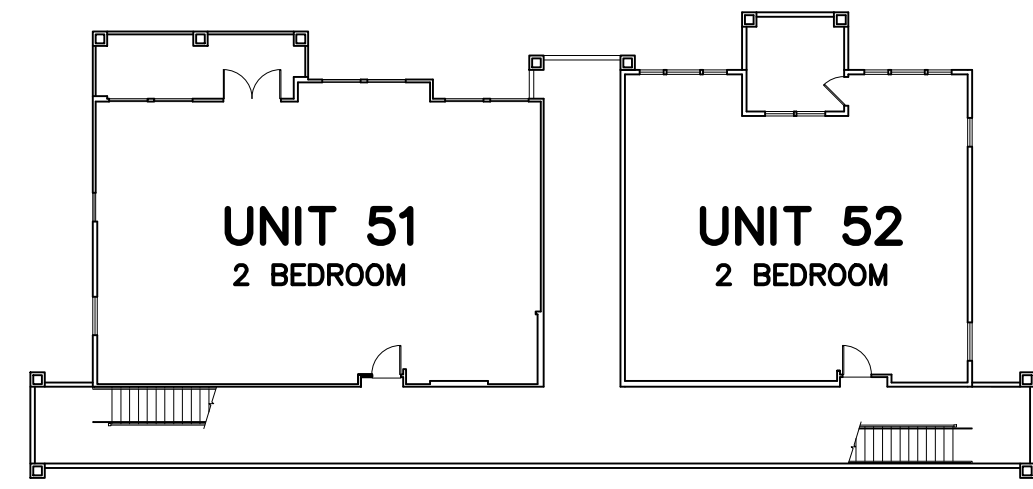
TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE

BUILDING FLOOR PLANS

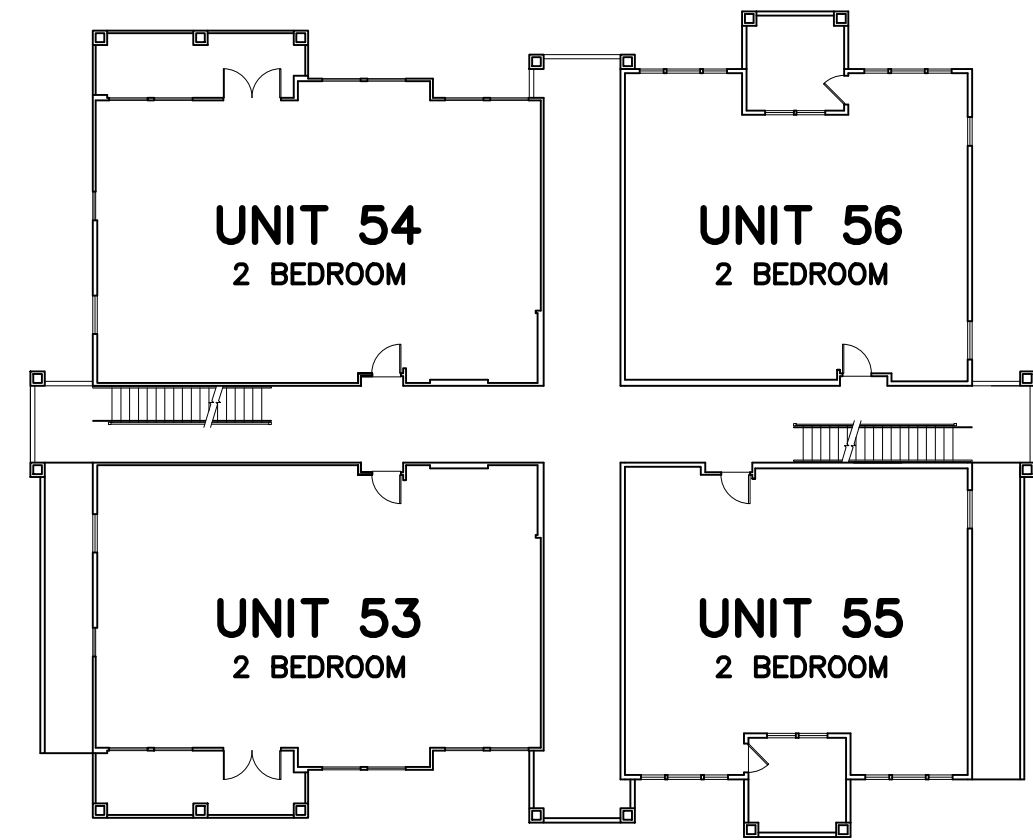
JUNE 2019



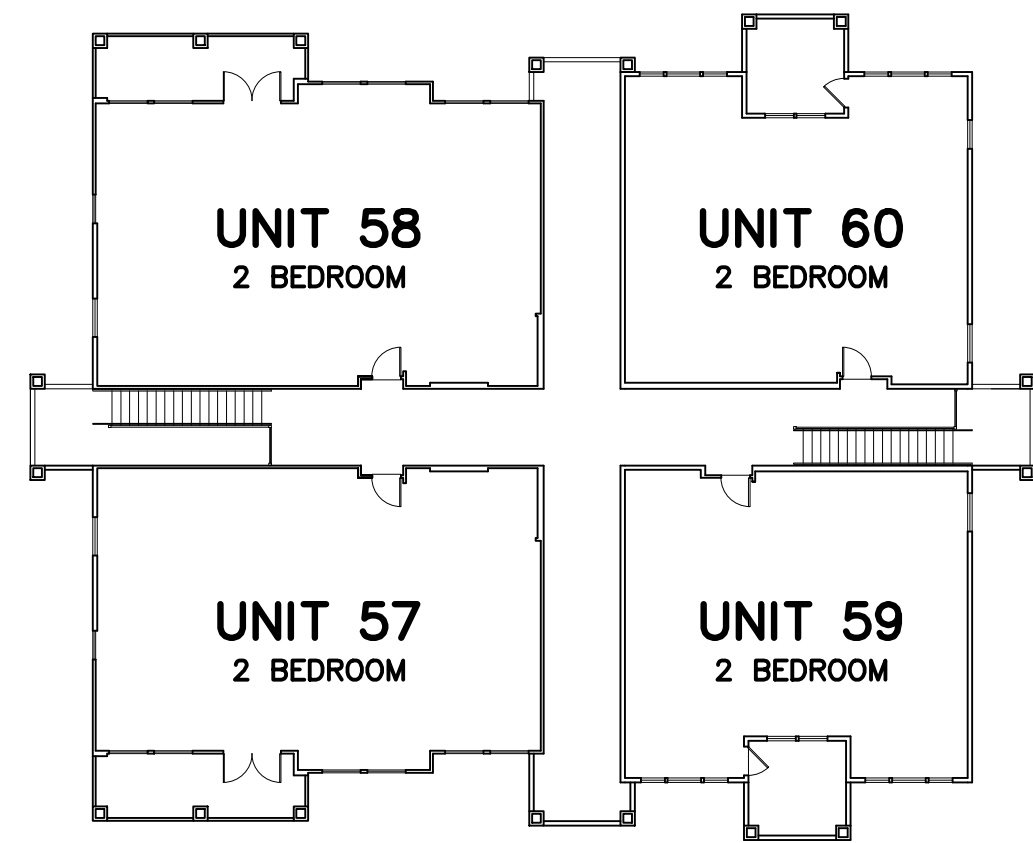
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www.brelje.com



LOWER LEVEL



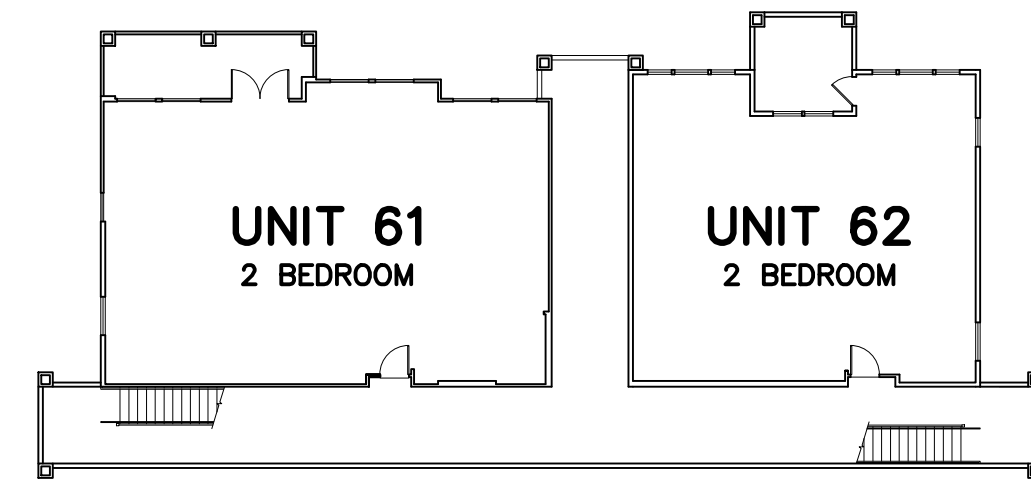
MAIN LEVEL



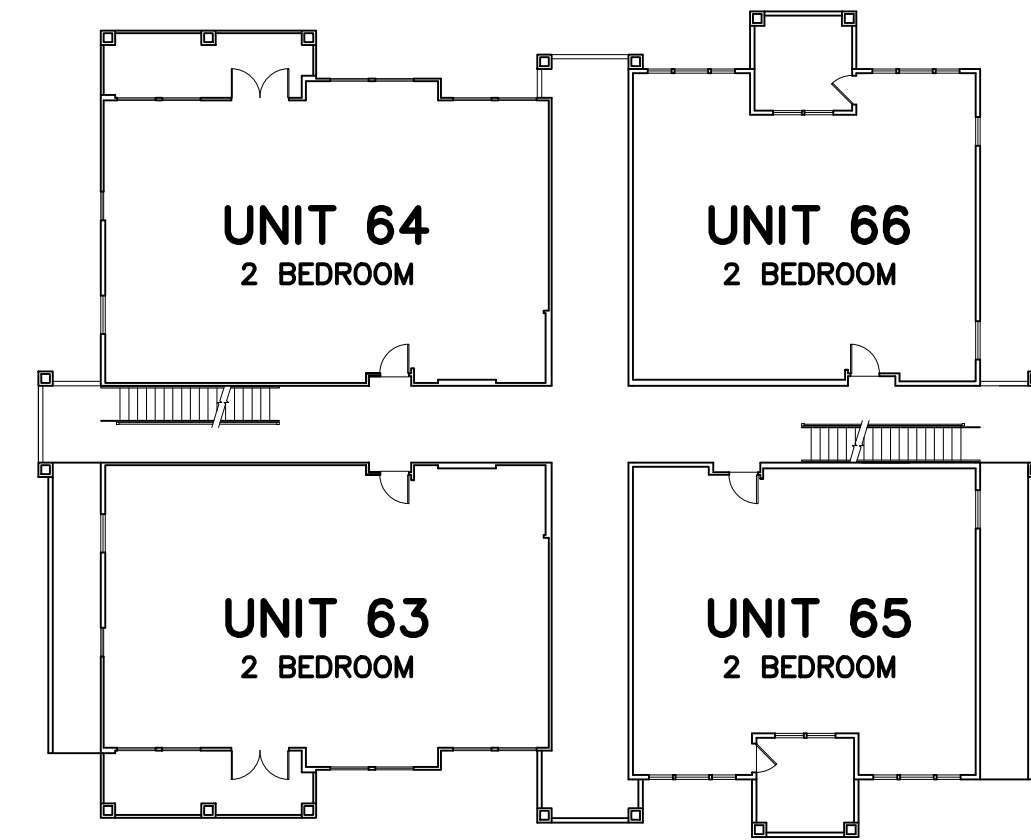
UPPER LEVEL

BUILDING 5 (UNITS 51–60)

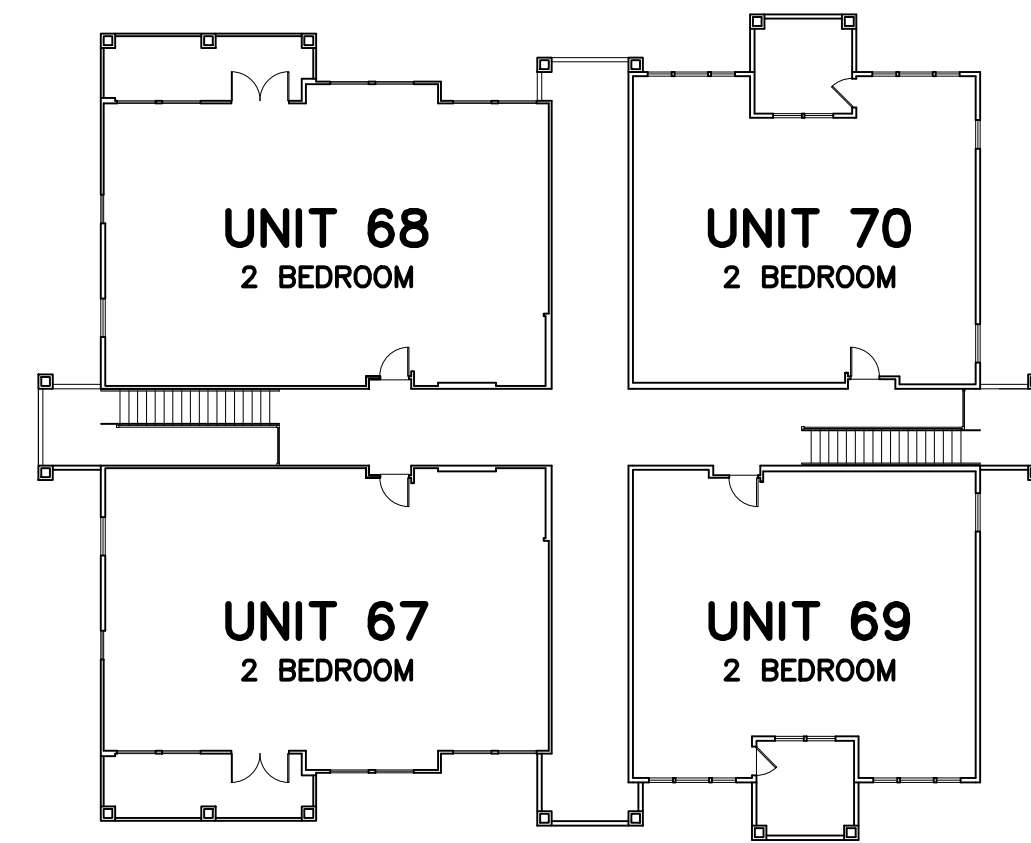
SCALE: 1"=20'



LOWER LEVEL



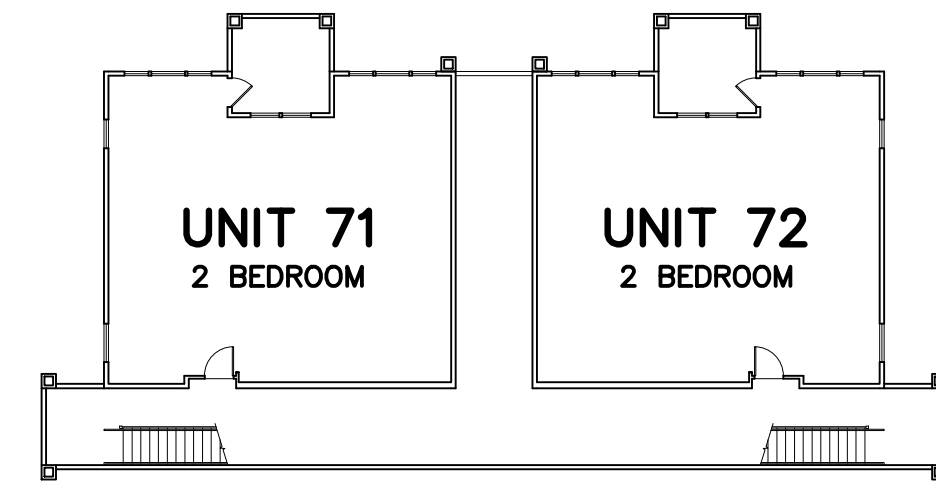
MAIN LEVEL



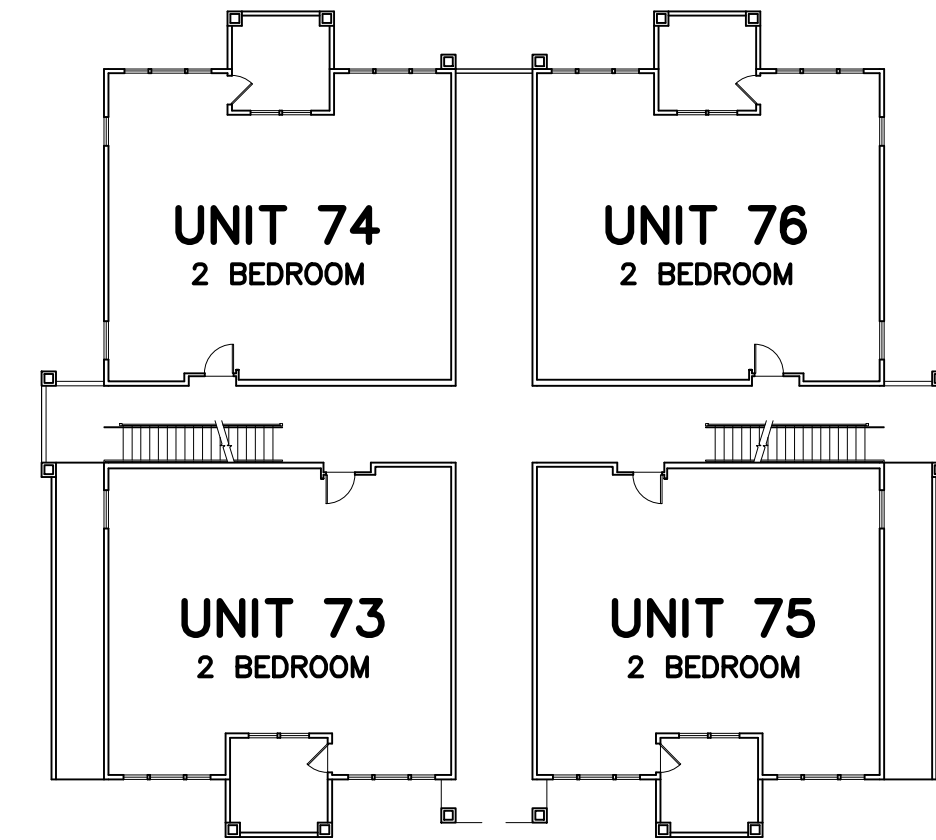
UPPER LEVEL

BUILDING 6 (UNITS 61–70)

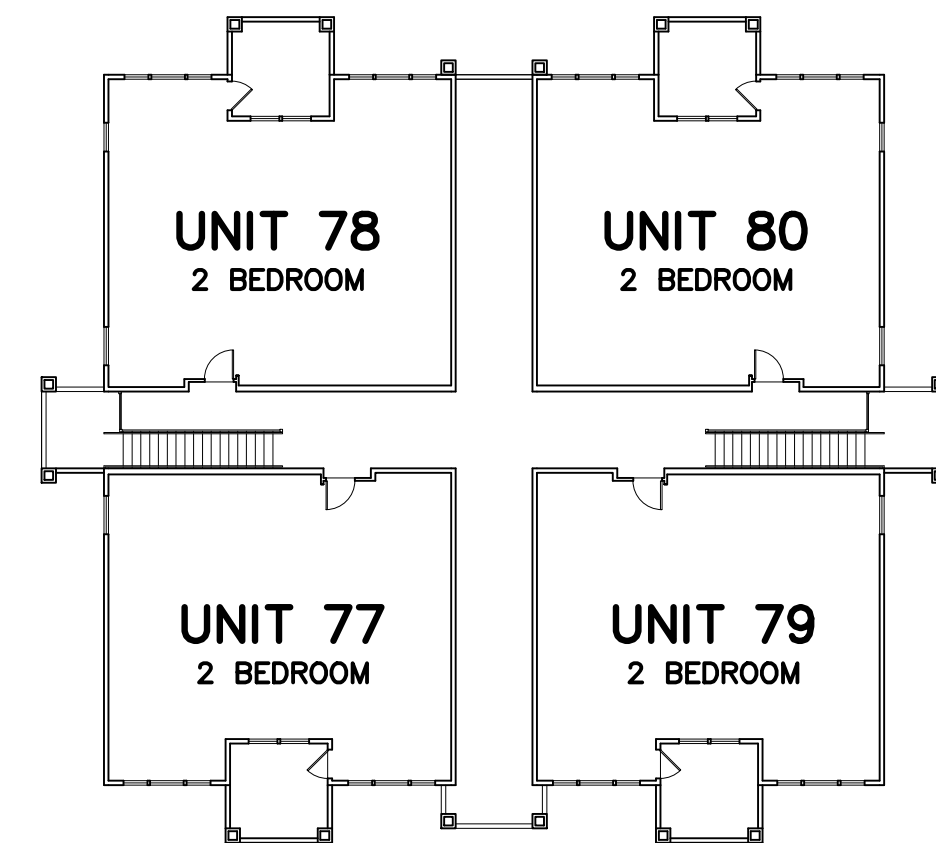
SCALE: 1"=20'



LOWER LEVEL



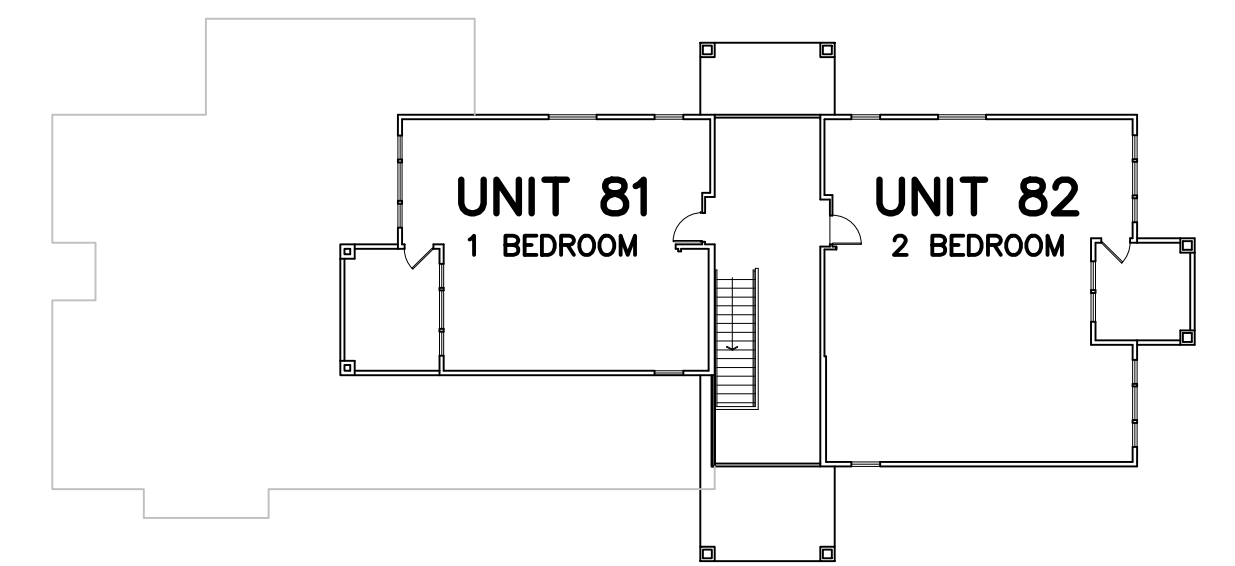
MAIN LEVEL



UPPER LEVEL

BUILDING 7 (UNITS 71–80)

SCALE: 1"=20'



UPPER LEVEL

REC CENTER (UNITS 81–82)

SCALE: 1"=20'



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TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE

BUILDING FLOOR PLANS

JUNE 2019

FOUNTAINGROVE GOLF COURSE
APN 173-670-005

FOUNTAINGROVE GOLF COURSE
APN 173-670-031

OSL SANTA ROSA PROJECTS, LLC
APN 173-670-004

FOUNTAINGROVE GOLF COURSE
APN 173-670-005

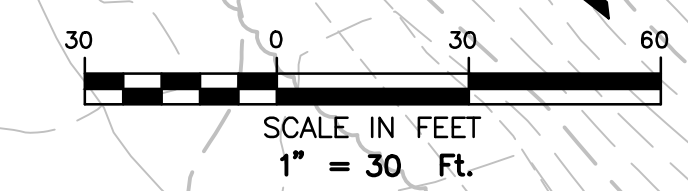
FOUNTAINGROVE GOLF COURSE
APN 173-670-009

OSL SANTA ROSA PROJECTS, LLC
APN 173-670-016

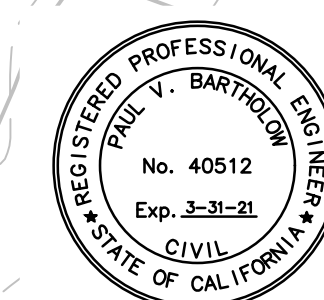
OAKS AT FOUNTAINGROVE HOMEOWNERS ASSOCIATION
DN 94-086079
APN 173-730-048

FOUNTAINGROVE GOLF COURSE
APN 173-670-031

FOUNTAINGROVE GOLF COURSE
APN 173-670-031



TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE
PRELIMINARY GRADING PLAN
JUNE 2019



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FOUNTAINGROVE GOLF COURSE
APN 173-670-005

FOUNTAINGROVE GOLF COURSE
APN 173-670-031

OSL SANTA ROSA
PROJECTS, LLC
APN 173-670-004

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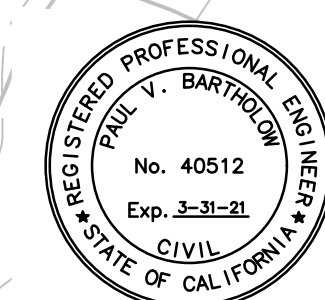
FOUNTAINGROVE GOLF COURSE
APN 173-670-031

UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- 1" DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STANDARD 880.
- 4" WATER METER WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY STANDARDS.
- SDCB'S ON ENTRY DRIVE TO HAVE UPSTREAM GALLEY INSTALLED.
- REMOVE EXISTING SSSCO, INSTALL PRIVATE SSMH.

ALL ONSITE WATER, FIRE,
SEWER AND STORM DRAIN
AREA PRIVATE - "PVT".

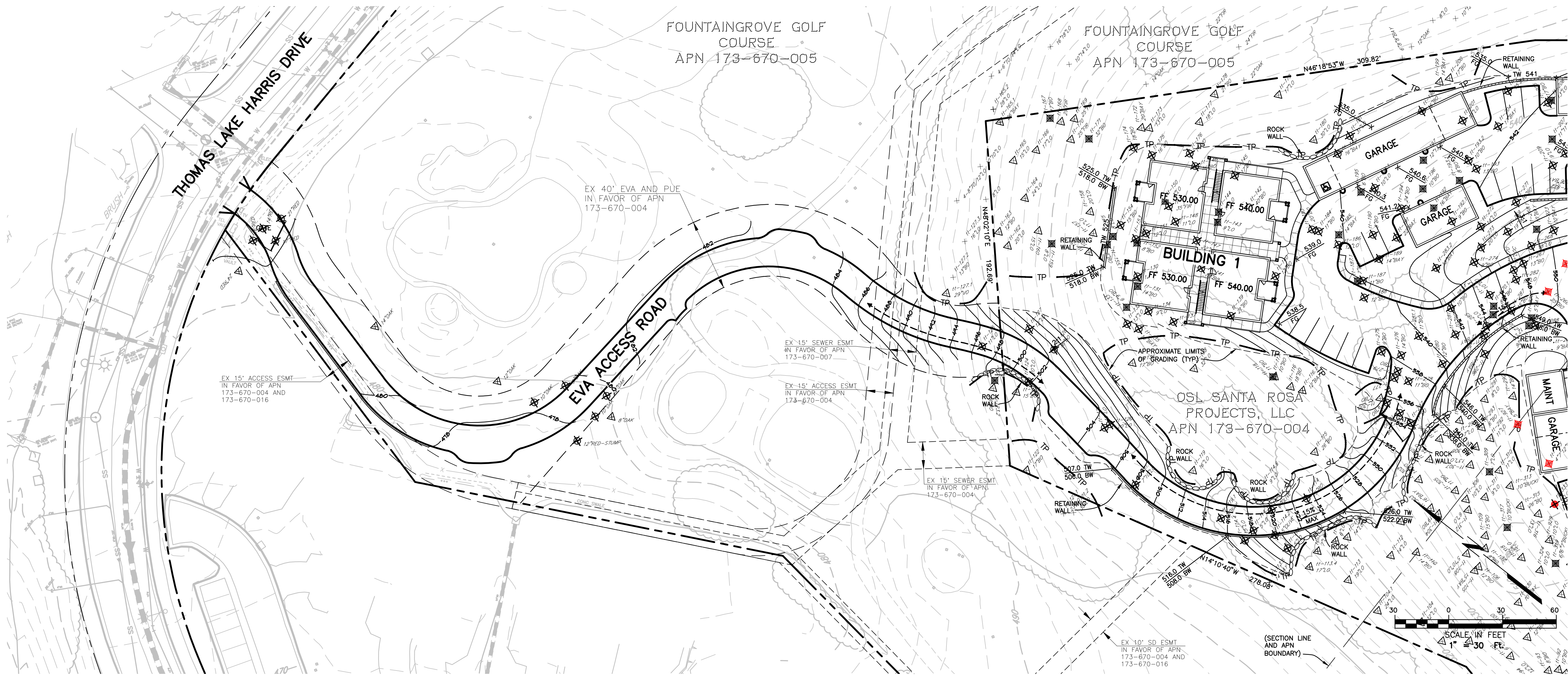


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TENTATIVE AIRSPACE CONDOMINIUM MAP OF EMERALD ISLE

PRELIMINARY UTILITY PLAN

JUNE 2019

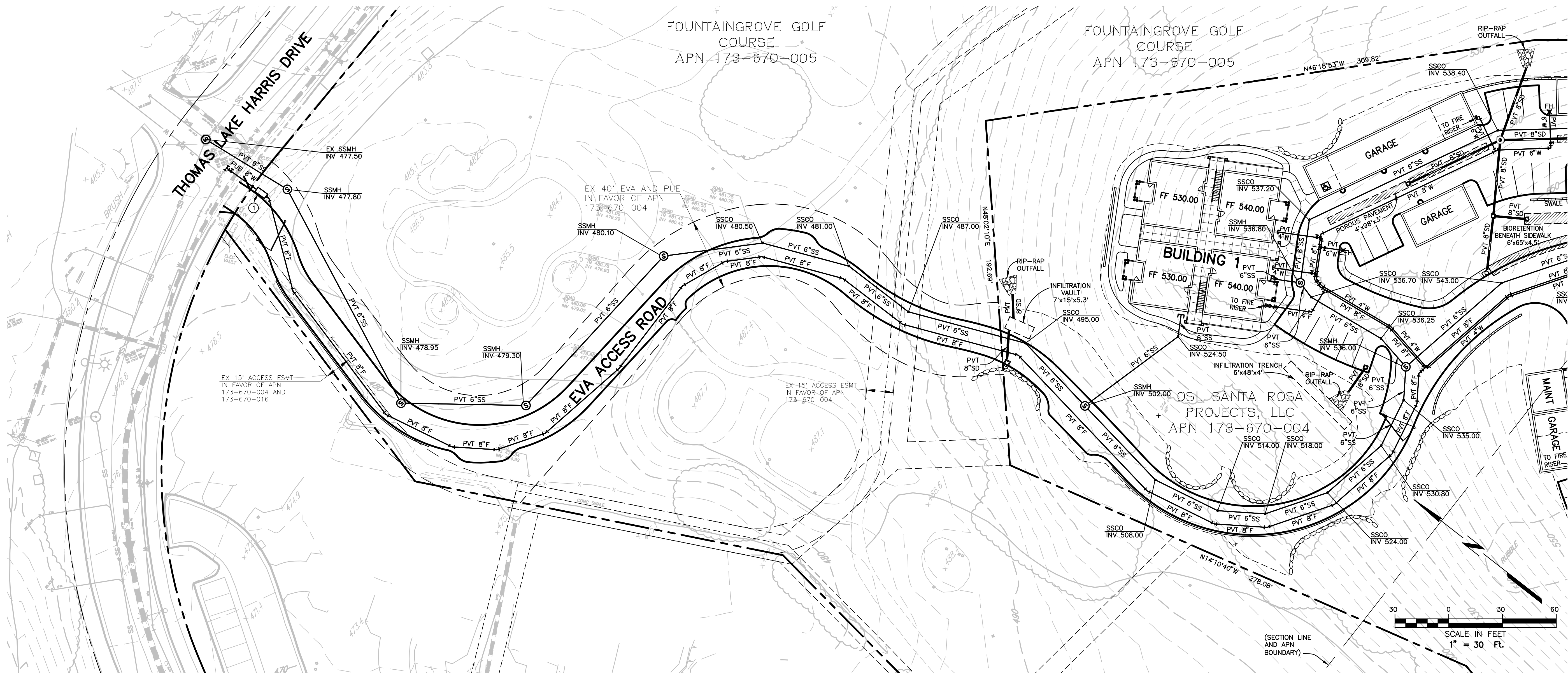


EVA GRADING PLAN

LEGEND

LIVE TREE TO BE SAVED, PER CITY STANDARD		TREE TAG NUMBER
LIVE TREE TO BE REMOVED (MITIGATION REQUIRED)		TREE TAG NUMBER
FIRE DAMAGED/DEAD TREE, TO BE REMOVED		TREE TAG NUMBER
TREE WITHOUT TREE TAG		DESCRIPTION
TREE PROTECTION FENCING		TP
TREE REMOVED, PER PRIOR APPROVAL (MITIGATION REQUIRED)		TREE TAG NUMBER
FIRE DAMAGED/DEAD TREE REMOVED PER PRIOR APPROVAL		TREE TAG NUMBER

SEE SHEET C2



EVA UTILITY PLAN

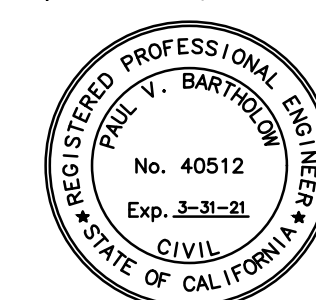
UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ① 8" DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STANDARD 880.

ALL ONSITE WATER, FIRE, SEWER AND STORM DRAIN AREA PRIVATE - "PVT".

SEE SHEET C3



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TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE
PRELIMINARY EVA GRADING & UTILITY PLAN
JUNE 2019

TREE PRESERVATION NOTES

1. TREE SURVEYS OF THIS SITE WERE CONDUCTED IN THE EARLY 1990'S IN CONJUNCTION WITH THE OAKS SUBDIVISION, AND WERE UPDATED IN THE EARLY 2000'S BY BREJLE & RACE. THE SITE WAS WALKED IN THE SUMMER OF 2016 BY ARBORIST BECKY DUCKLES. FOLLOWING THE OCTOBER 2017 TUBBS FIRE, THE ARBORIST SURVEYED THE AREA OF PROPOSED CONSTRUCTION AND NOTED TREES THAT WERE KILLED BY THE FIRE. IN NOVEMBER 2018 THE TREES ON THE ENTIRE SITE WERE AGAIN REVIEWED BY THE PROJECT ARBORIST TO DETERMINE THE STATUS AND HEALTH OF THE REMAINING SITE TREES. FIRE KILLED TREES HAVE BEEN IDENTIFIED ON THIS TREE PROTECTION PLAN WITH A UNIQUE SYMBOL AND ARE NOT INCLUDED IN THE MITIGATION TOTALS FOR THE SITE.
2. TREES NEAR, AND OUTSIDE OF, THE LIMITS OF GRADING THAT ARE SHOWN TO BE PRESERVED HAVE BEEN CAREFULLY REVIEWED BY THE PROJECT ARBORIST AND CIVIL ENGINEER. CONSULTATIONS HAVE OCCURRED WITH THE PROJECT GEOTECHNICAL ENGINEER, WHO HAS STATED THAT BECAUSE OF THE NATURE OF THE FILLS AND THEIR LOCATION ON THE PROJECT SITE, KEYWAYS CAN BE MODIFIED IN DESIGN TO NOT PROJECT BEYOND THE LIMITS OF FILL. ILLUSTRATED ON THE GRADING PLAN, BECAUSE OF THIS, TREES LOCATED IN CLOSE PROXIMITY TO THE LIMITS OF GRADING CAN RELIABLY BE SHOWN TO BE PRESERVED.
3. THE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE. IT IS PROPOSED THAT TREE REMOVAL OCCUR IN A SINGLE PHASE IF TREE REMOVAL OCCURS DURING THE PERIOD WHERE NESTING SURVEYS ARE REQUIRED, AS IDENTIFIED IN THE PROJECT INITIAL STUDY AND MITIGATION MONITORING PROGRAM. THOSE SURVEYS WILL BE COMPLETED PRIOR TO ANY REMOVALS. FOLLOWING REMOVAL OF THE DESIGNATED TREES, TREE PROTECTION FENCING WILL BE ERCTED AS CLOSE AS POSSIBLE TO THE LIMITS OF GRADING. TREES CLOSE TO THE LIMITS OF GRADING WILL BE MONITORED DURING ACTUAL GRADING ACTIVITIES TO MONITOR FOR IMPACTS AND TO PRESCRIBE PROTECTIVE MEASURES AS NEEDED.

TREE PRESERVATION SUMMARY

1. NO PARKING, STORAGE OF MATERIALS, DISPOSAL OF ANY WASTE MATERIALS, OR UNNECESSARY OPERATION OF EQUIPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES TO REMAIN. PROJECT MANAGER WILL DESIGNATE WASTE DISPOSAL AREAS.
2. IF PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA AND ANSI PRUNING GUIDELINES. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION. (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.), AND CLEARANCE. PROJECT ARBORIST SHALL MEET WITH TREE SERVICE CONTRACTOR PRIOR TO WORK TO DISCUSS LIMITS AND GOALS OF PRUNING.
3. CARE SHALL BE TAKEN TO AVOID DAMAGING TRUNKS OR BRANCHES OF PROTECTED TREES. WHERE NECESSARY, TRUNKS SHALL BE WRAPPED WITH THICK LAYERS OF BURLAP OR STRAW BATTLE FOR PROTECTION, IF REQUIRED.
4. PROJECT ARBORIST SHALL BE NOTIFIED A MINIMUM OF 24 HRS IN ADVANCE TO BE PRESENT ON SITE DURING ROUGH GRADING OR TREING WITHIN THE TREE PROTECTION ZONES (TPZ) OF TREES TO BE PRESERVED, AS DESIGNATED ON THE PLANS. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE EXHIBIT AND MAINTAINED IN PLACE THROUGHOUT CONSTRUCTION.
5. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED WHICH CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW. NO TREATMENT OF THE CUT END IS NECESSARY. BACKFILL OF THE EXPOSED CUT ROOTS SHALL BE DONE AS QUICKLY AS POSSIBLE TO PREVENT DESICCATION.
6. IN AREAS WHERE SOIL COMPACTION WITHIN ROOT ZONES OF PROTECTED TREES HAS OCCURRED, LOOSENING OF SOIL SURFACE SHALL BE COMPLETED PRIOR TO FINAL WALK THROUGH OF EACH AREA. CONSULT PROJECT MANAGER OR PROJECT ARBORIST FOR RECOMMENDATIONS OF TECHNIQUE.
7. ARBORIMULCH, (CHIPPED WOOD BARK AND FOLIAGE, 3" LAYER MINIMUM) SHALL BE SPREAD AND RETAINED UNDER PROTECTED TREES NEAR DISTURBED AREAS TO SERVE AS A PERMANENT TOP DRESSING AND MULCH. IT SHALL BE KEPT 6" FROM BASE OF TRUNK.
8. FOLIAGE OF PROTECTED TREES WITHIN CONSTRUCTION AREAS SHALL BE SPRAYED WITH WATER WEEKLY DURING CONSTRUCTION; USE 1 1/2" HOSE WITH NOZZLE FROM DUST CONTROL TRUCK.

LEGEND

- LIVE TREE TO BE SAVED, PER CITY STANDARD
LIVE TREE TO BE REMOVED (MITIGATION REQUIRED)
FIRE DAMAGED/DEAD TREE, TO BE REMOVED
TREE WITHOUT TREE TAG
TREE PROTECTION FENCING
TREE REMOVED, PER PRIOR APPROVAL (MITIGATION REQUIRED)
FIRE DAMAGED/DEAD TREE REMOVED PER PRIOR APPROVAL
- △ TREE TAG NUMBER
X TREE TAG NUMBER
X TREE TAG NUMBER
X DESCRIPTION
TP
△ TREE TAG NUMBER
△ TREE TAG NUMBER
△ DESCRIPTION

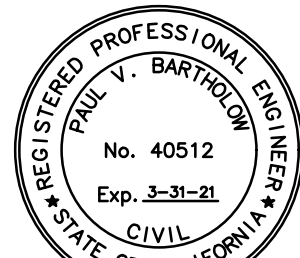
SITE TREE PROTECTION SUMMARY

LIVE TREES TO REMAIN △	280
LIVE TREES TO BE REMOVED X	236
FIRE DAMAGED/DEAD TREES TO BE REMOVED X	100
FIRE DAMAGED/DEAD TREES REMOVED PER PRIOR APPROVAL X	143
TREES REMOVED PER PRIOR APPROVAL X	168
TOTAL NUMBER OF TREES SURVEYED AND INVENTORIED	927

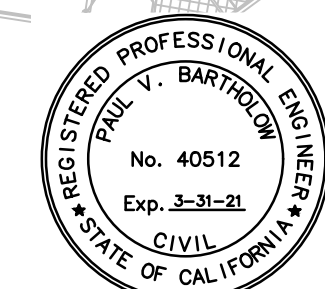
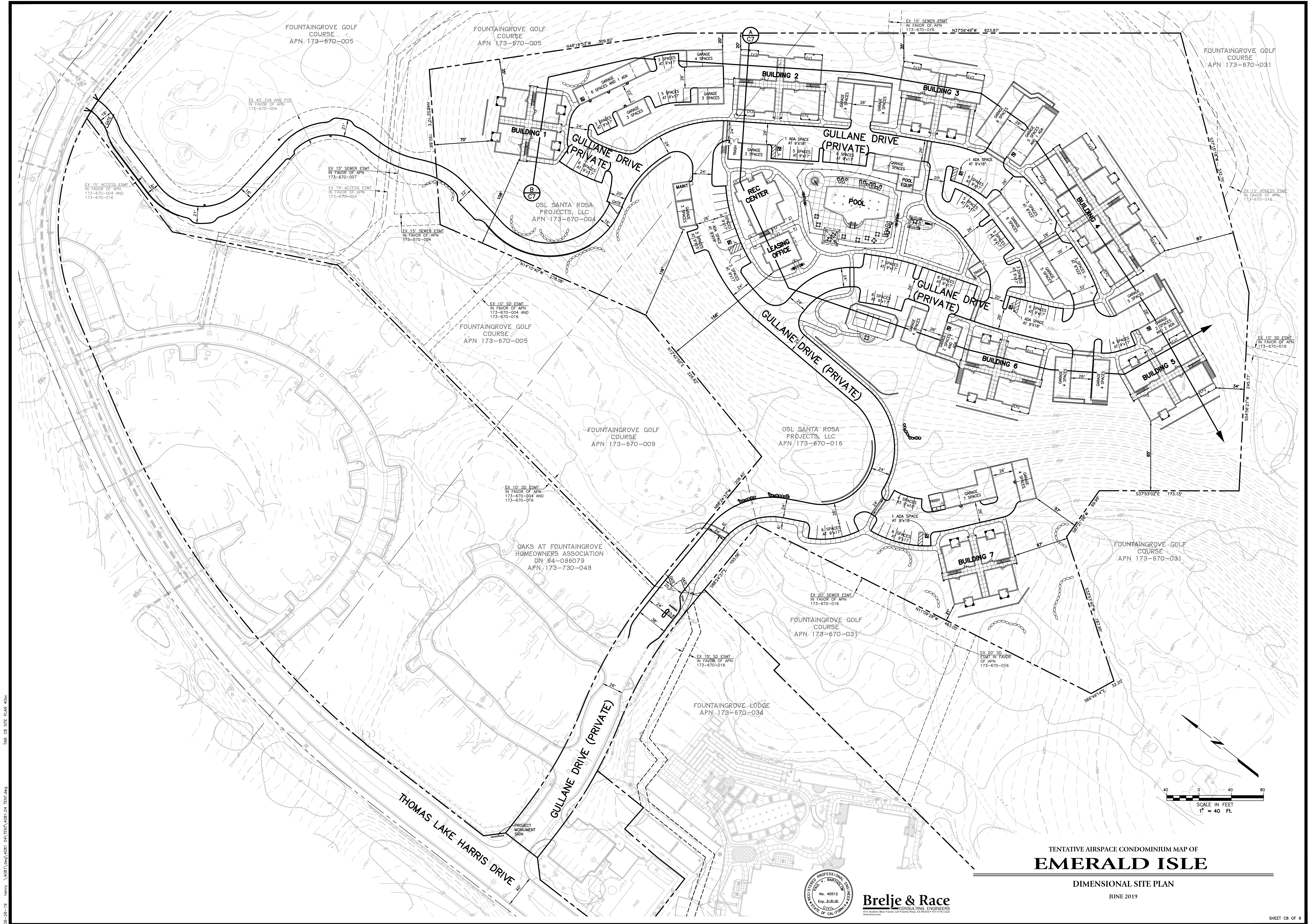
TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE

TREE PROTECTION PLAN

JUNE 2019



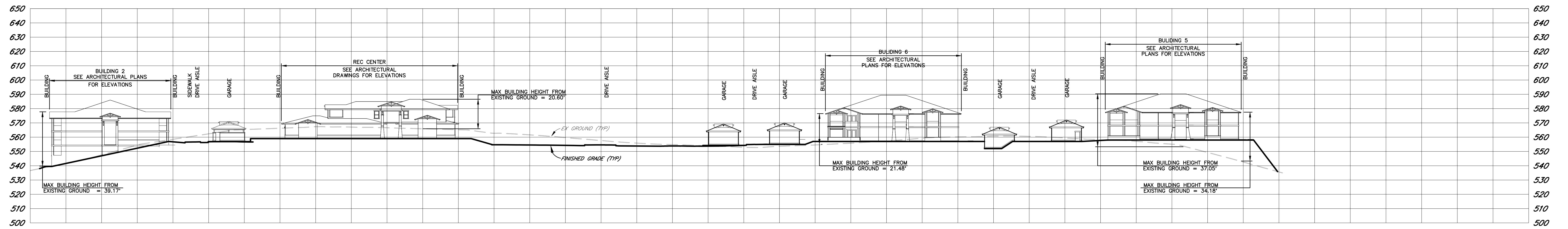
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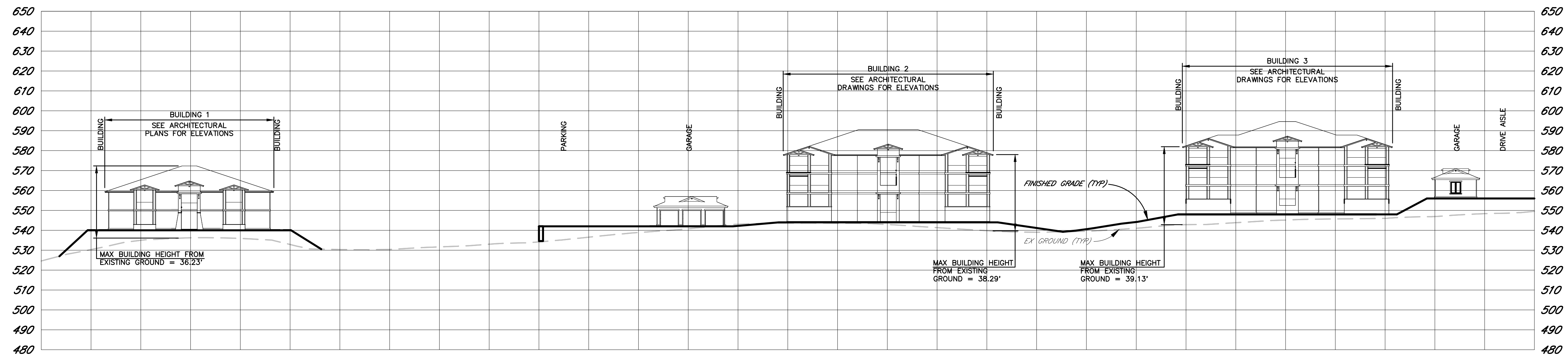
Brelje & Race
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TENTATIVE AIRSPACE CONDOMINIUM MAP OF
EMERALD ISLE
DIMENSIONAL SITE PLAN
JUNE 2019

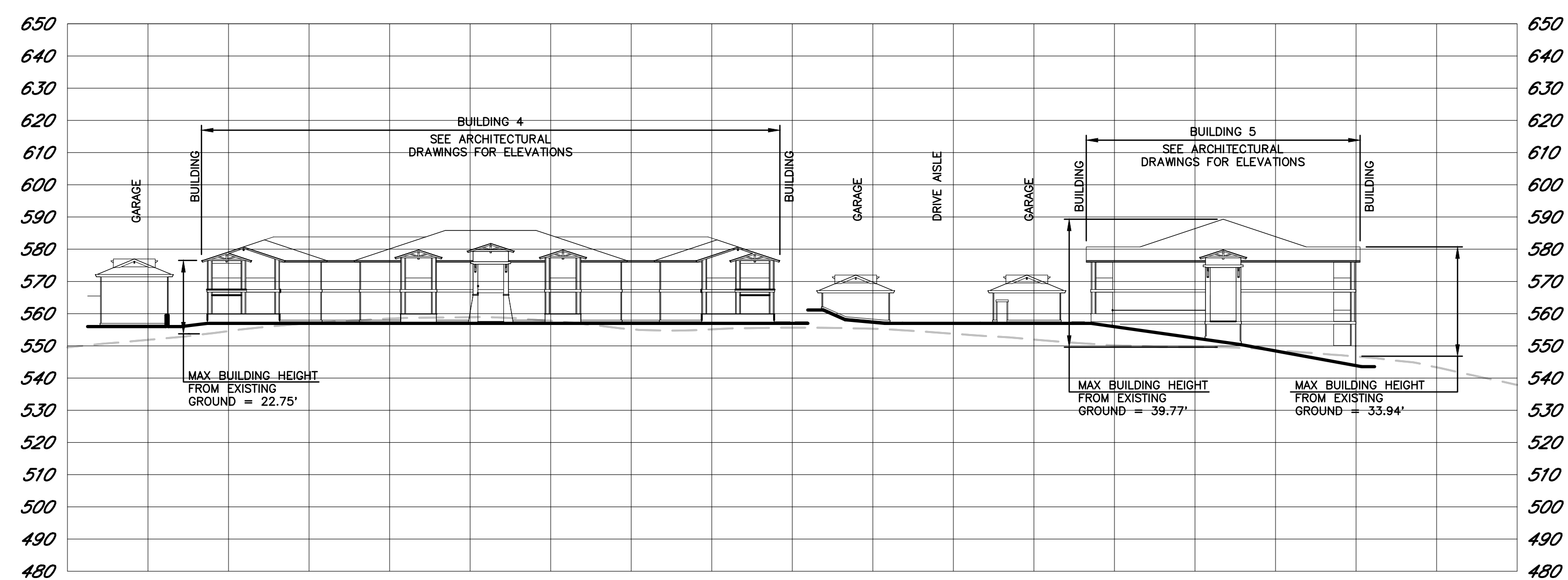
06-28-19 henry _4081\dwg\4081.dwg 04/28/2019 10:04:04 AM TAB: C9 SECTIONS 305C



SECTION A
SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'



SECTION B
SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'

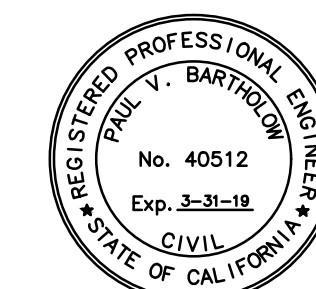


SECTION B
SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'

TENTATIVE AIRSPACE CONDOMINIUM MAP OF EMERALD ISLE

SITE SECTIONS

JUNE 2019



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