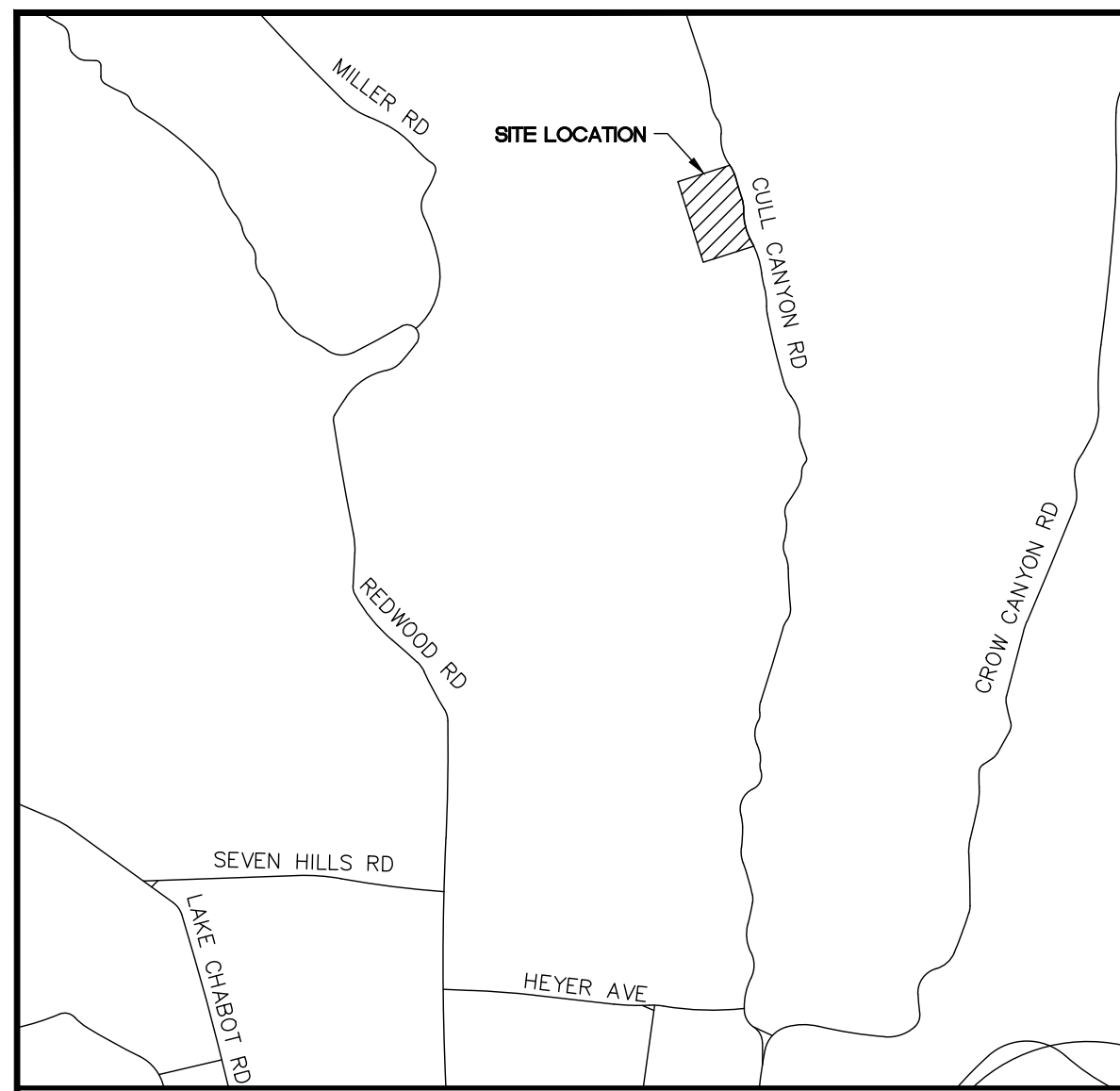
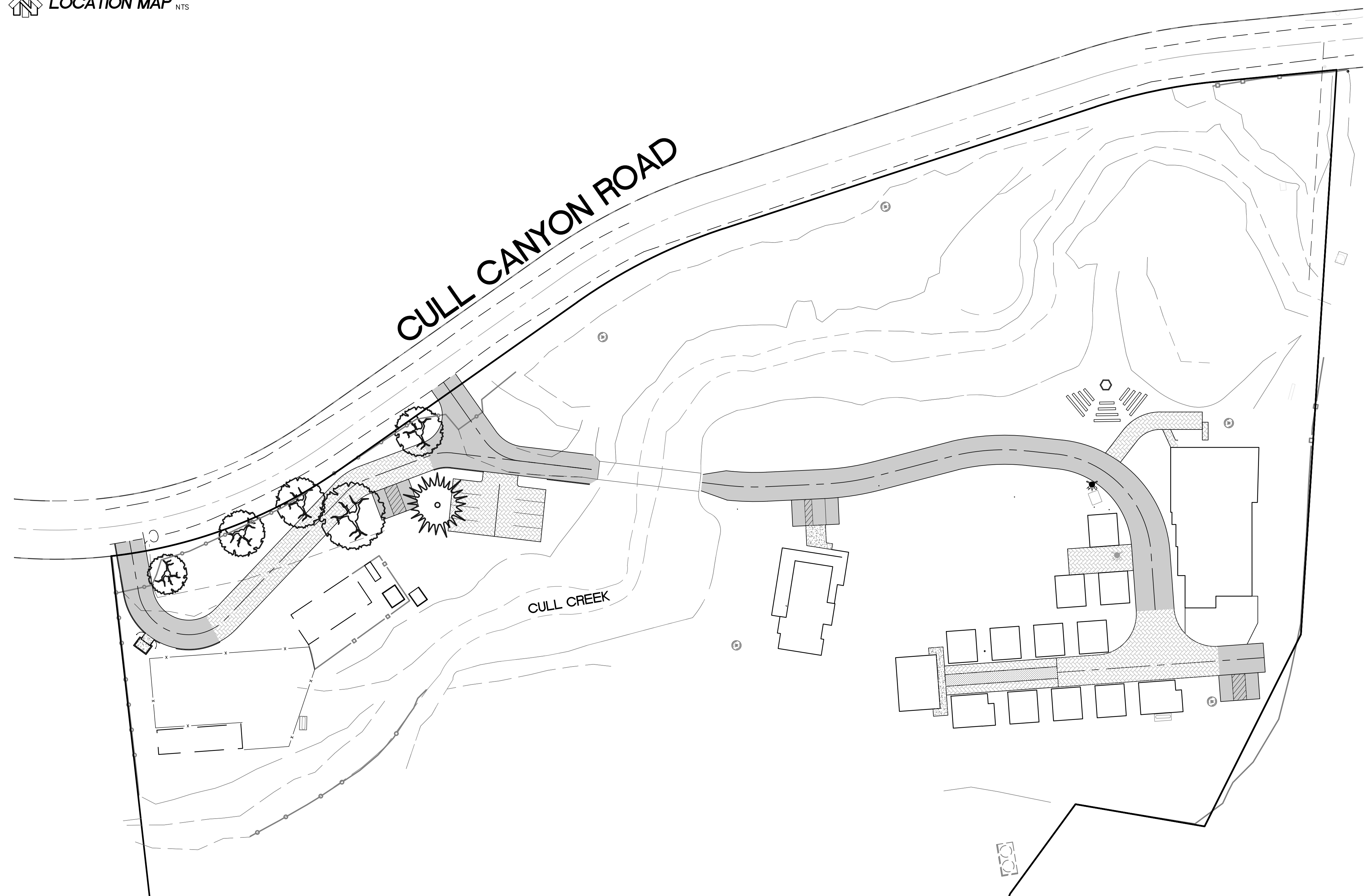


THE MOSAIC PROJECT

DEVELOPED BY
MOSAIC PROJECT



LOCATION MAP

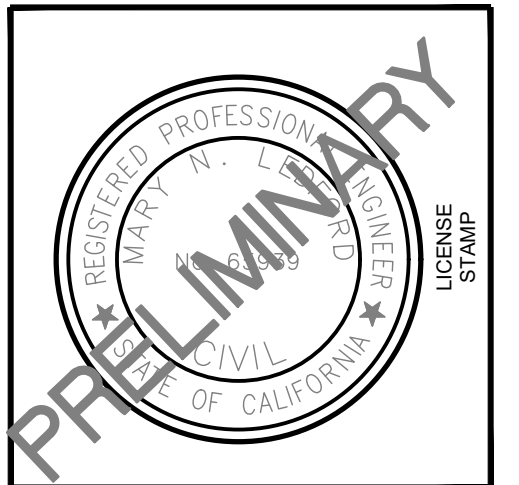


SITE MAP

SHEET INDEX	
No.	SHEET TITLE
CO1	COVER SHEET
A1-1	MAIN BUILDING - FLOOR PLAN
A1-2	MAIN BUILDING - ELEVATION
A2	TYPICAL CABIN - FLOOR PLAN AND ELEVATION
A3	STAFF HOUSING - FLOOR PLAN AND ELEVATION
A4	RESTROOM BUILDING - FLOOR PLAN AND ELEVATION
A5	CARETAKER HOUSE
C1	EXISTING SITE LAYOUT
C2	PROPOSED SITE LAYOUT
C3	SEPTIC LAYOUT
C4	PROPOSED STORM DRAIN LAYOUT
C5	PROPOSED STORM DRAIN LAYOUT

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Mosaic Project

Cull Canyon Rd, Castro Valley, California

Rev.	Date	Description

Sheet Title: COVER SHEET

Scale: N/A

Status: CUP DOCUMENTS

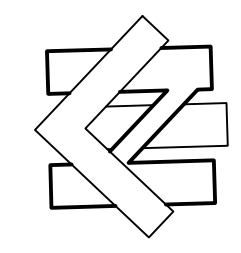
Drawn By: MNL

Checked By: MNL





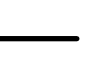

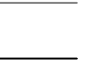

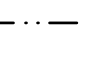
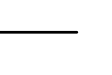
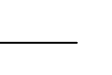
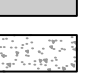






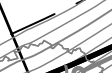



Date Issued: 05/10/20

Project No: 17-231

Sheet No: CO1



LEGEND

-  EXISTING TREE
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  EXISTING WELL
-  EXISTING EASEMENT
-  EXISTING PROPERTY LINE
-  EXISTING TOP OF BANK
-  EXISTING TOE OF BANK
-  EXISTING ROADWAY
-  EXISTING BUILDING
-  CONTIGUOUS 2-ACRE BUILDING ENVELOPE
-  PROPOSED 25' SETBACK
-  PROPOSED 50' SETBACK
-  PROPOSED 100' SETBACK
-  PROPOSED 150' SETBACK
-  PROPOSED WATER
-  PROPOSED ROADWAY
-  PROPOSED AC PAVING
-  PROPOSED CONCRETE
-  PROPOSED PERVIOUS PAVING
-  PROPOSED VEGETATIVE STRIP
-  EXISTING 6' CHAIN LINK FENCE WITH 20.5' GATE

NOTE

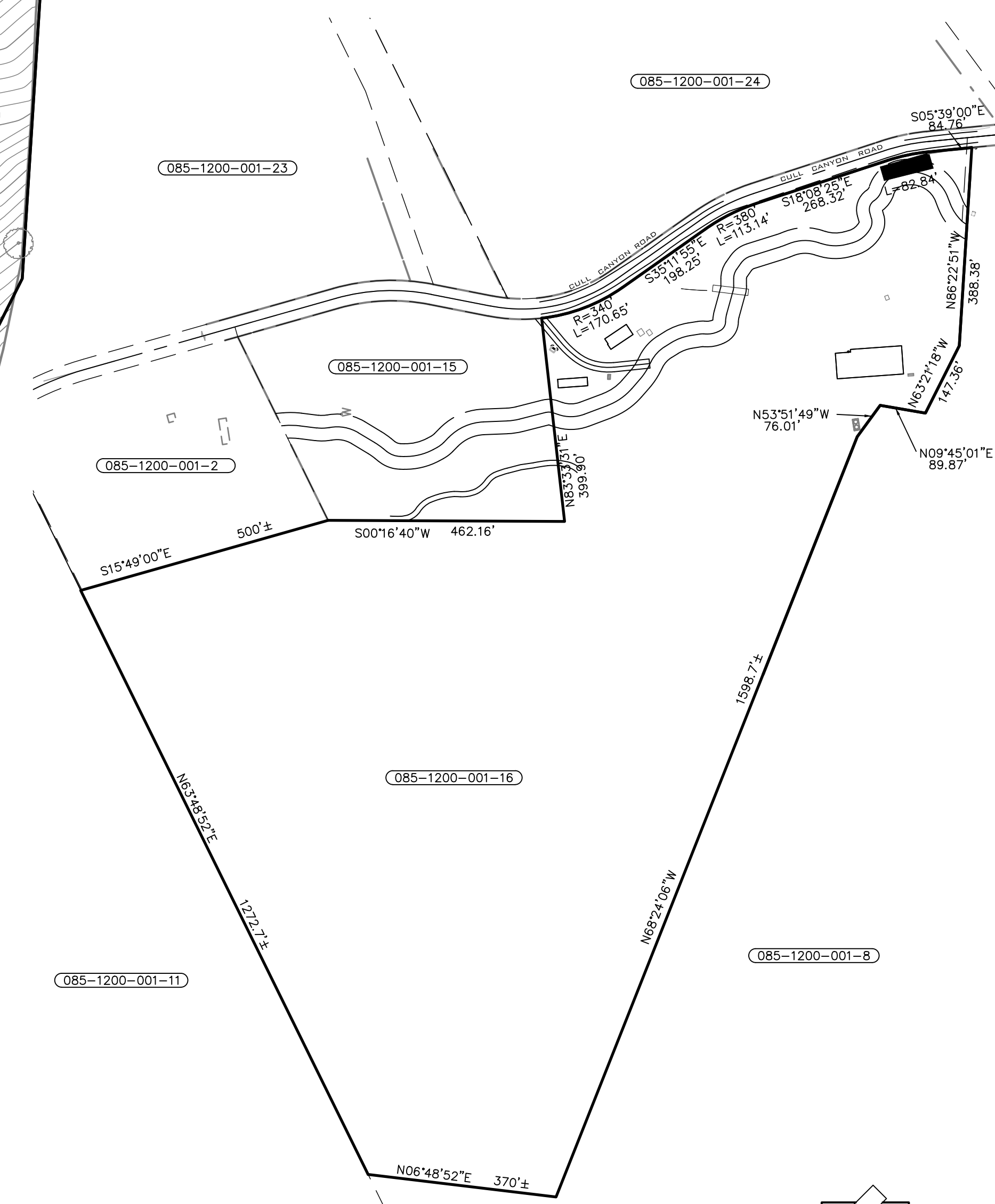
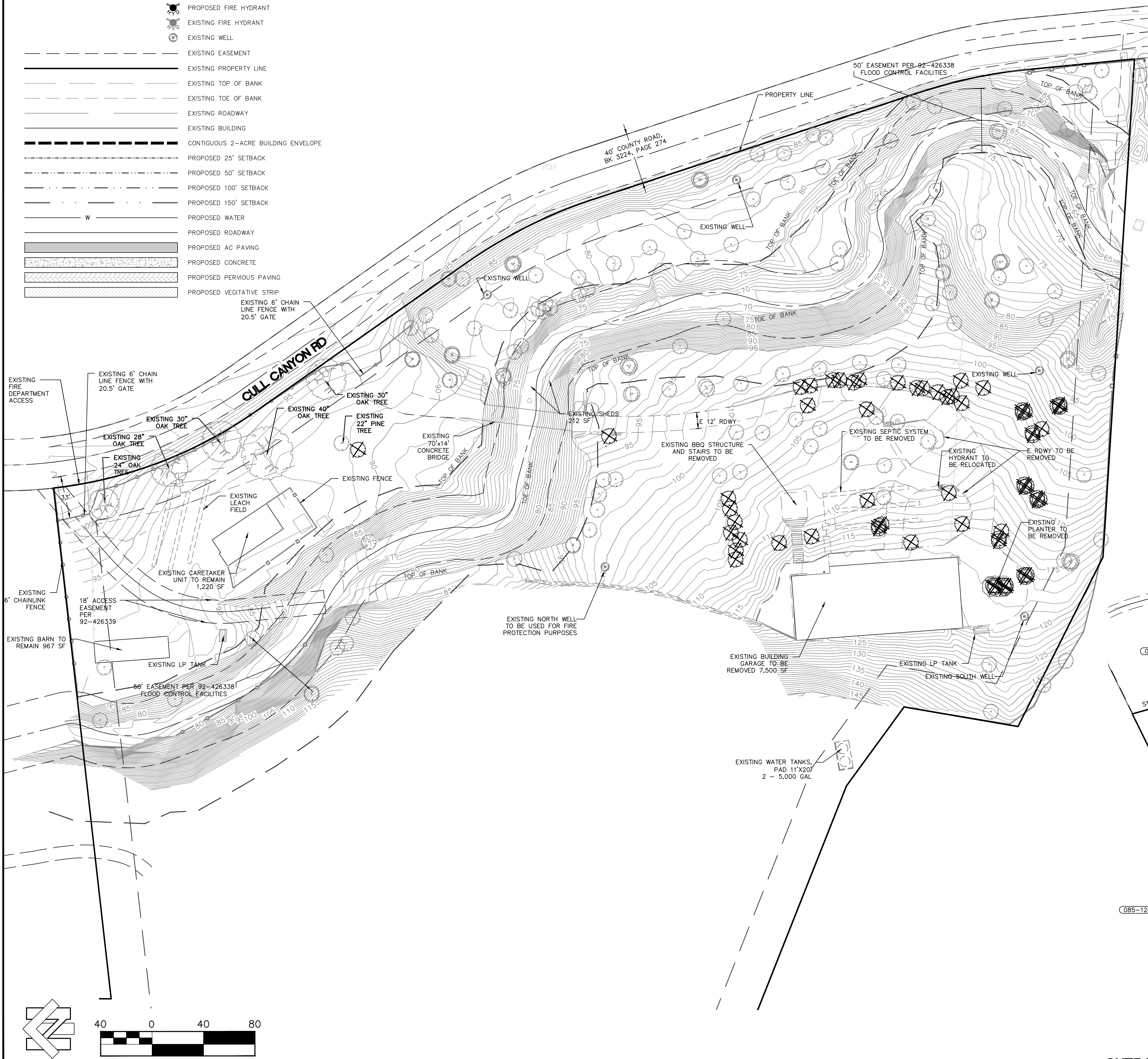
THE TOPOGRAPHIC SURVEY WAS PREPARED BY GREENWOOD AND MOORE, INC. DATED NOVEMBER 05, 2019. NO LIABILITY IS ASSUMED BY NORTHSTAR FOR FEATURES THAT MAY EXIST, BUT ARE NOT SHOWN ON SAID TOPOGRAPHIC SURVEY.

ABBREVIATIONS

BUILDING	BLDG
EXISTING	E
LIQUID PROPANE	LP
LANDSCAPE	L/S
ROADWAY	ROWY
TOP OF BANK	TOB
TEMPORARY BENCHMARK	TBM

EXISTING SITE INFORMATION

	SF	ACRE
EXISTING CARETAKER UNIT AND SHEDS (BUILDING AREA)	1432	0.03
EXISTING DISPLAY GARAGE (BUILDING AREA)	7500	0.17
EXISTING BARN (BUILDING AREA)	967	0.02
EXISTING IMPERVIOUS (NON-BUILDING AREA)	16,956	0.39
TOTAL	26,857	0.61



OVERALL PROPERTY VIEW



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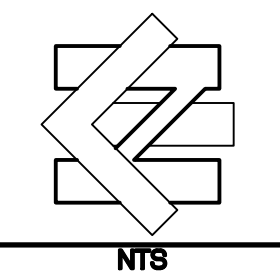
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Mosaic Project

Cull Canyon Rd, Castro Valley, California

Rev.	Date	Description

Sheet Title:	EXISTING SITE LAYOUT
Scale:	1"=40'
Status:	CUP DOCUMENTS
Drawn By:	MNL
Checked By:	MNL
Date Issued:	05/10/20
Project No.	17-231
Sheet No.	C1



LEGEND

- EXISTING TREE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING ROADWAY
- EXISTING BUILDING
- CONTIGUOUS 2-ACRE BUILDING ENVELOPE
- PROPOSED 25' SETBACK
- PROPOSED 50' SETBACK
- PROPOSED 100' SETBACK
- PROPOSED 150' SETBACK
- PROPOSED WATER
- PROPOSED ROADWAY
- PROPOSED AC PAVING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVING
- PROPOSED VEGETATIVE STRIP

NOTE

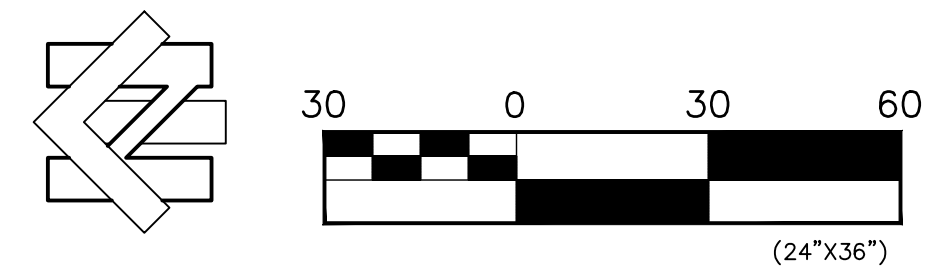
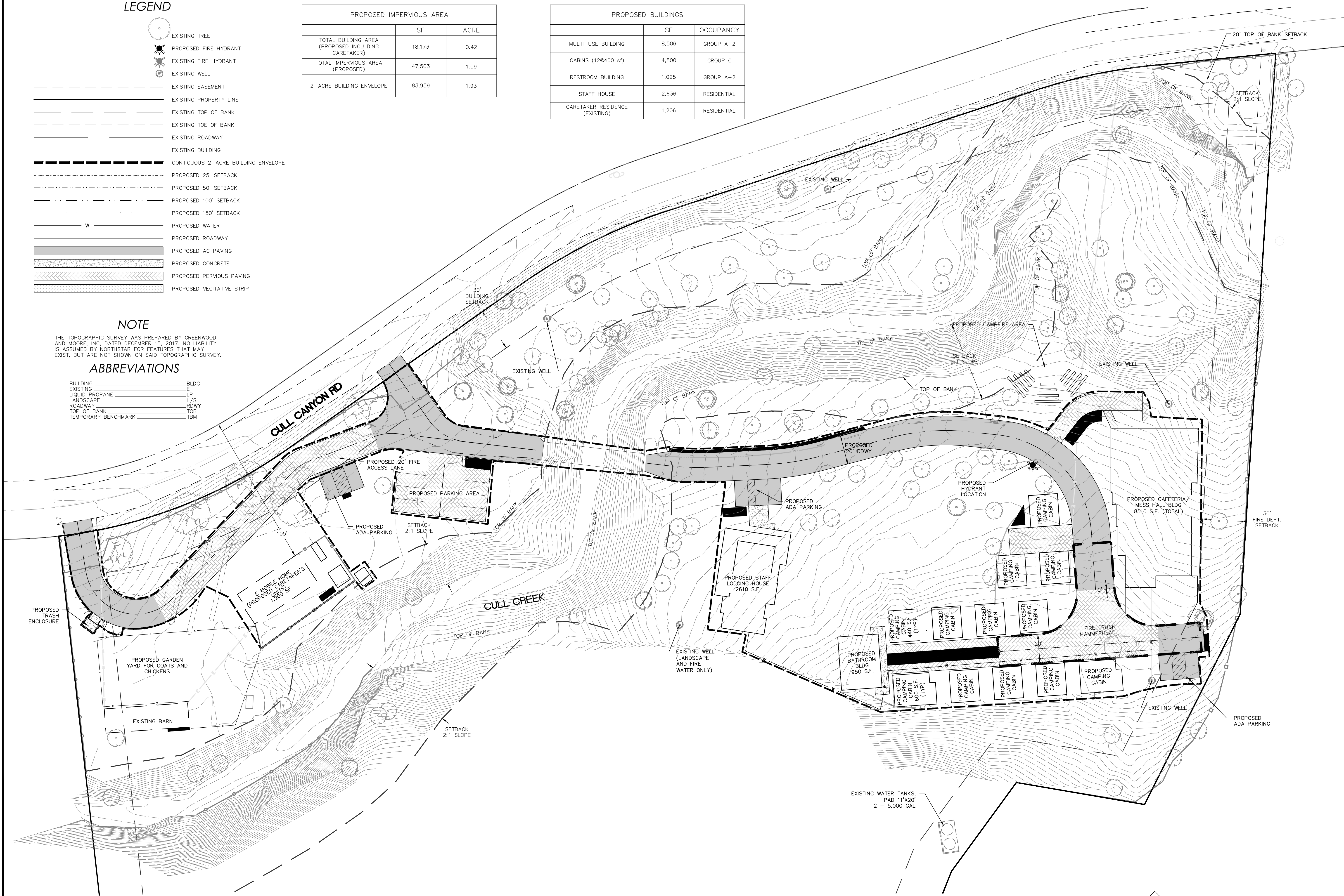
THE TOPOGRAPHIC SURVEY WAS PREPARED BY GREENWOOD AND MOORE, INC., DATED DECEMBER 15, 2017. NO LIABILITY IS ASSUMED BY NORTHSTAR FOR FEATURES THAT MAY EXIST, BUT ARE NOT SHOWN ON SAID TOPOGRAPHIC SURVEY.

ABBREVIATIONS

- BUILDING _____ BLDG
- EXISTING _____ E
- LIQUID PROPANE _____ LP
- LANDSCAPE _____ L/S
- ROADWAY _____ RD/WY
- TOP OF BANK _____ TOB
- TEMPORARY BENCHMARK _____ TBM

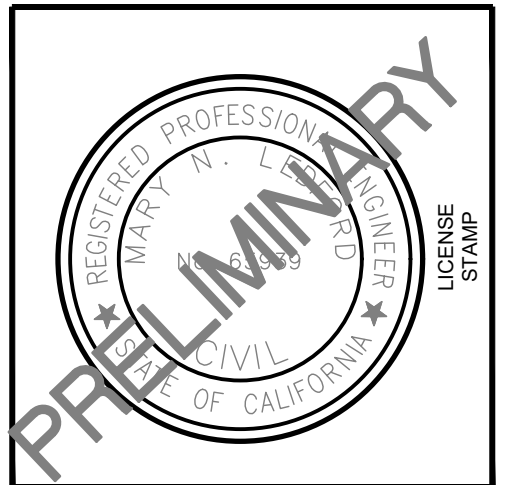
PROPOSED IMPERVIOUS AREA		
	SF	ACRE
TOTAL BUILDING AREA (PROPOSED INCLUDING CARETAKER)	18,173	0.42
TOTAL IMPERVIOUS AREA (PROPOSED)	47,503	1.09
2-ACRE BUILDING ENVELOPE	83,959	1.93

PROPOSED BUILDINGS		
	SF	OCCUPANCY
MULTI-USE BUILDING	8,506	GROUP A-2
CABINS (12@400 sf)	4,800	GROUP C
RESTROOM BUILDING	1,025	GROUP A-2
STAFF HOUSE	2,636	RESIDENTIAL
CARETAKER RESIDENCE (EXISTING)	1,206	RESIDENTIAL



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PRELIMINARY

Mosaic Project

Cull Canyon Rd, Castro Valley, California

Rev.	Date	Description

Sheet Title:
PROPOSED SITE LAYOUT

Scale: 1"=30'

Status: CUP DOCUMENTS

Drawn By: MNL
Checked By: MNL

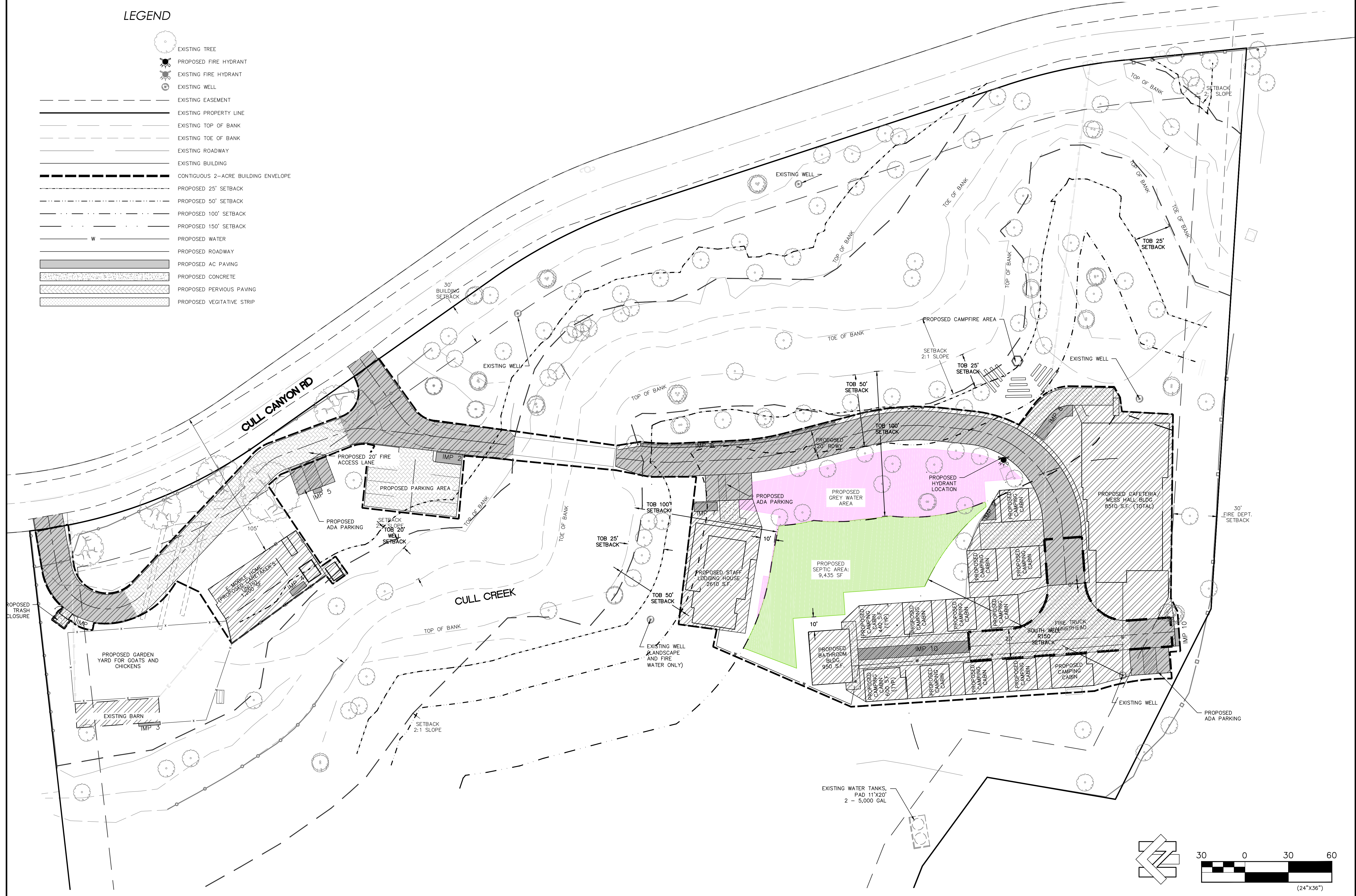
Date Issued: 05/10/20

Project No: 17-231

Sheet No: **C2**

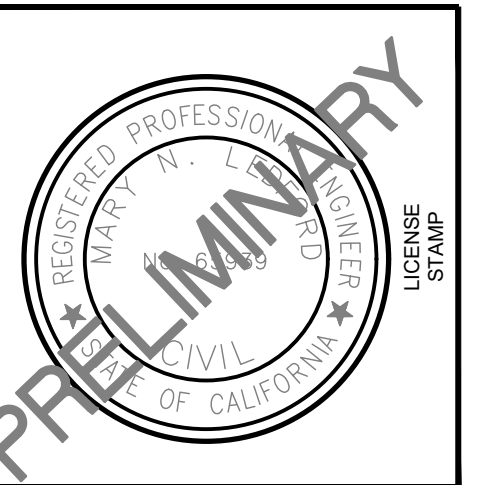
LEGEND

- EXISTING TREE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING TOP OF BANK
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- EXISTING ROADWAY
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- PROPOSED CONCRETE
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Mosaic Project

Cull Canyon Rd, Castro Valley, California

Rev.	Date	Description

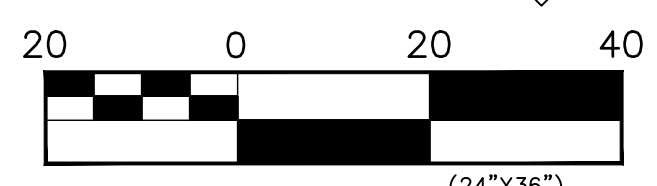
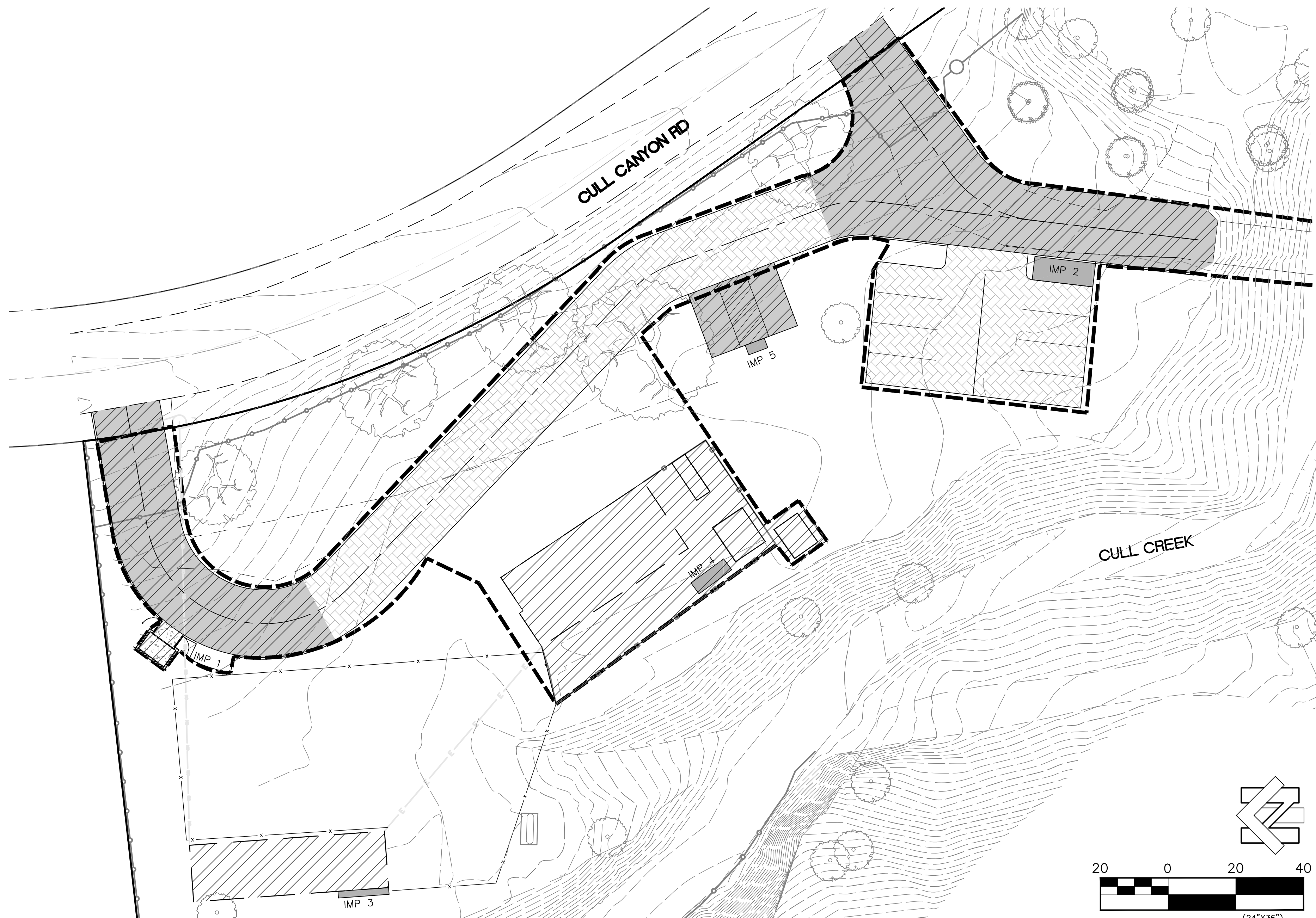
Sheet Title:	PROPOSED SEPTIC LAYOUT
Scale:	1"=30'
Status:	CUP DOCUMENTS
Drawn By:	MNL
Checked By:	MNL
Date Issued:	05/10/20
Project No.	17-231
Sheet No.	C3



DRAINAGE MANAGEMENT AREA SUMMARY										
BOUNDARY		TOTAL	SURFACE TYPE (SF)			DRAINS TO	LID/BMPs (SF)	SIZE BMP REQ	TYPE	A SIZING FACTOR
SUB-WATERSHED			IMPERVIOUS	PERVIOUS	LANDSCAPE					
DMA 1	ENTRANCE NORTH	2036.7	2036.7			IMP 1	64.0	61.0	BIO-RETENTION AREA	4%
DMA 2	ENTRANCE SOUTH	3584.3	3584.3			IMP 2	110.0	108.0	BIO-RETENTION AREA	4%
DMA 3	EX BARN	967.0	967.0			IMP 3	30.0	29.0	BIO-RETENTION AREA	4%
DMA 4	EX CARETAKER	3686.4	1437.8		1643.6	IMP 4	48.0	48.0	BIO-RETENTION AREA	4%
DMA 5	ADA PARKING	540.0	540.0			IMP 5	17.0	16.0	BIO-RETENTION AREA	4%

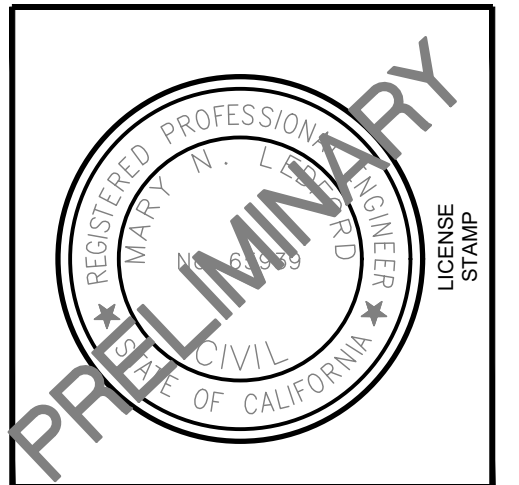
LEGEND

- EXISTING TREE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING ROADWAY
- EXISTING BUILDING
- CONTIGUOUS 2-ACRE BUILDING ENVELOPE
- PROPOSED 25' SETBACK
- PROPOSED 50' SETBACK
- PROPOSED 100' SETBACK
- PROPOSED 150' SETBACK
- PROPOSED WATER
- PROPOSED ROADWAY
- PROPOSED AC PAVING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVING
- PROPOSED VEGETATIVE STRIP
- PROPOSED STORM DRAIN BIO RETENTION AREA
- DRAINAGE MANAGEMENT AREA (DMA)



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Mosaic Project
Cull Canyon Rd, Castro Valley, California

Rev.	Date	Description

Sheet Title:
PROPOSED STORM DRAIN LAYOUT

Scale: 1"=40'

Status: CUP DOCUMENTS

Drawn By: MNL
Checked By: MNL

Date Issued: 05/10/20

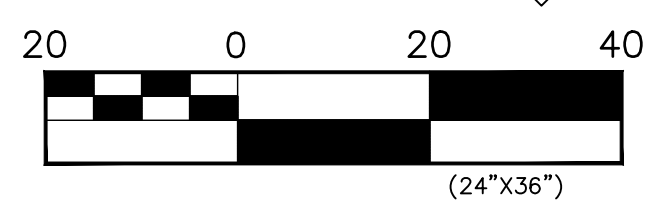
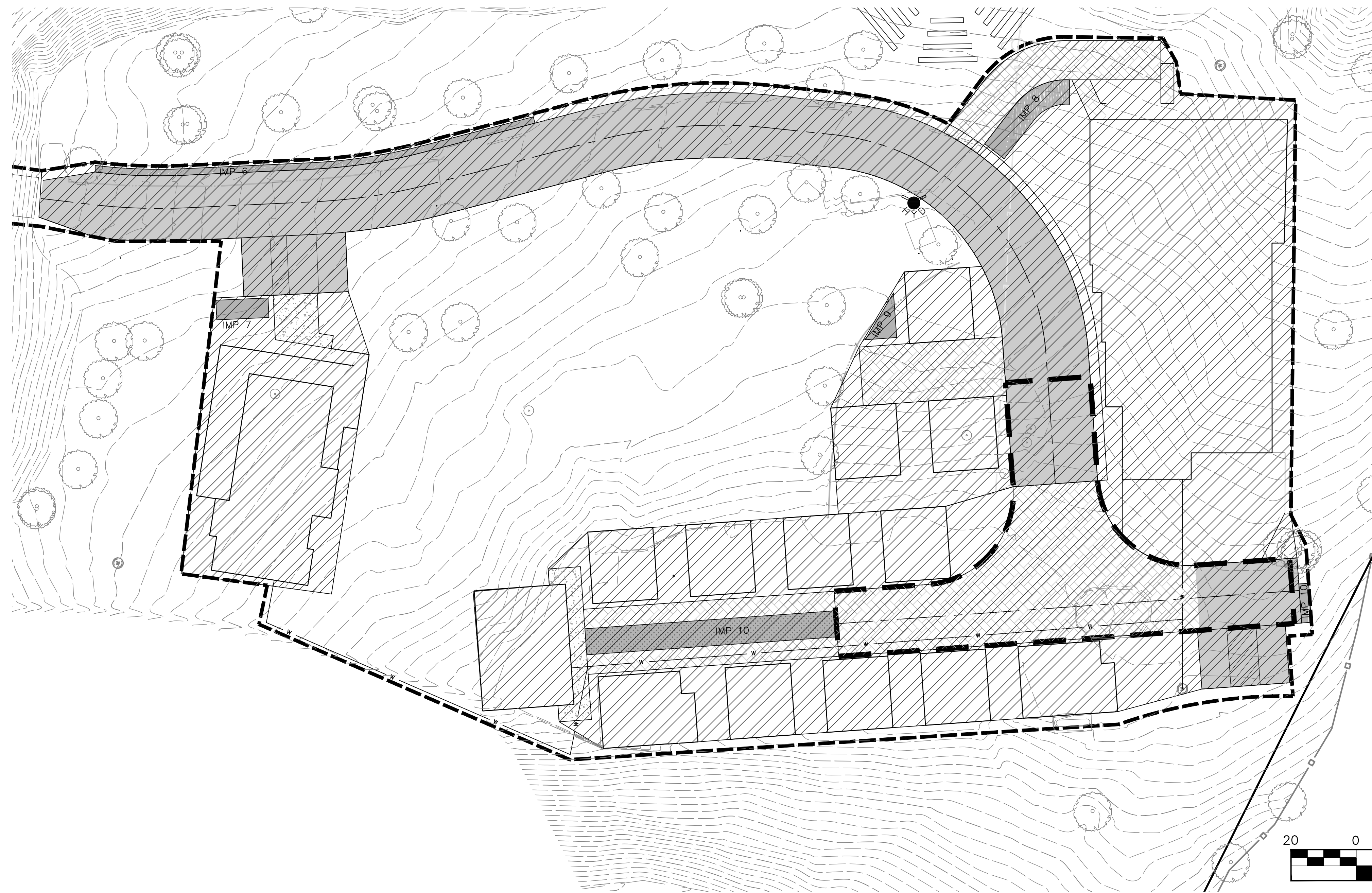
Project No: 17-231

Sheet No: **C4**

DRAINAGE MANAGEMENT AREA SUMMARY										
BOUNDARY		TOTAL	SURFACE TYPE (SF)			DRAINS TO	LID/BMPs (SF)	SIZE BMP REQ	TYPE	A SIZING FACTOR
SUB-WATERSHED			IMPERVIOUS	PERVIOUS	LANDSCAPE					
DMA 6	ACCESS ROAD	9978.9	8754.4	1224.6		IMP 6	276.0	266.0	BIO-RETENTION AREA	4%
DMA 7	STAFF HOUSE	4224.0	3019.0	1205.0		IMP 7	96.0	94.0	BIO-RETENTION AREA	4%
DMA 8	MULTI-USE BUILD	10979.2	7145.0	2852.6	981.6	IMP 8	231.0	226.0	BIO-RETENTION AREA	4%
DMA 9	LOWER CABINS	3356.5	1820.0	744.5	792.0	IMP 9	62.0	59.0	BIO-RETENTION AREA	4%
DMA 10	CABINS AND BATH	14597.8	6710.0	3679.8	4208.0	IMP 10	235.0	225.0	BIO-RETENTION AREA	4%

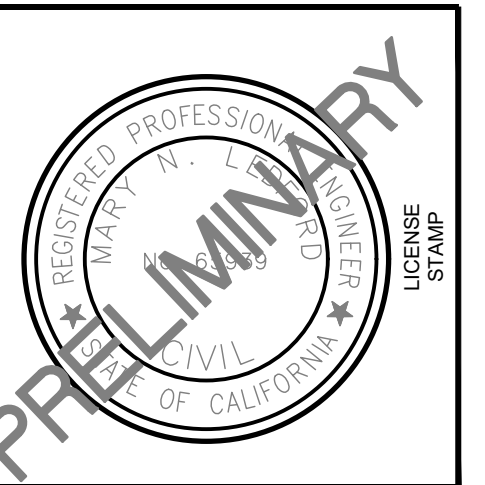
LEGEND

- EXISTING TREE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING EASEMENT
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- PROPOSED 150' SETBACK
- PROPOSED WATER
- PROPOSED ROADWAY
- PROPOSED AC PAVING
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVING
- PROPOSED VEGETATIVE STRIP
- PROPOSED STORM DRAIN BIO RETENTION AREA
- DRAINAGE MANAGEMENT AREA (DMA)



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Mosaic Project

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Sheet Title:
PROPOSED STORM DRAIN LAYOUT

Scale: 1"=40'

Status: CUP DOCUMENTS

Drawn By: MNL
Checked By: MNL

Date Issued: 05/10/20
Project No: 17-231

Sheet No. **C5**