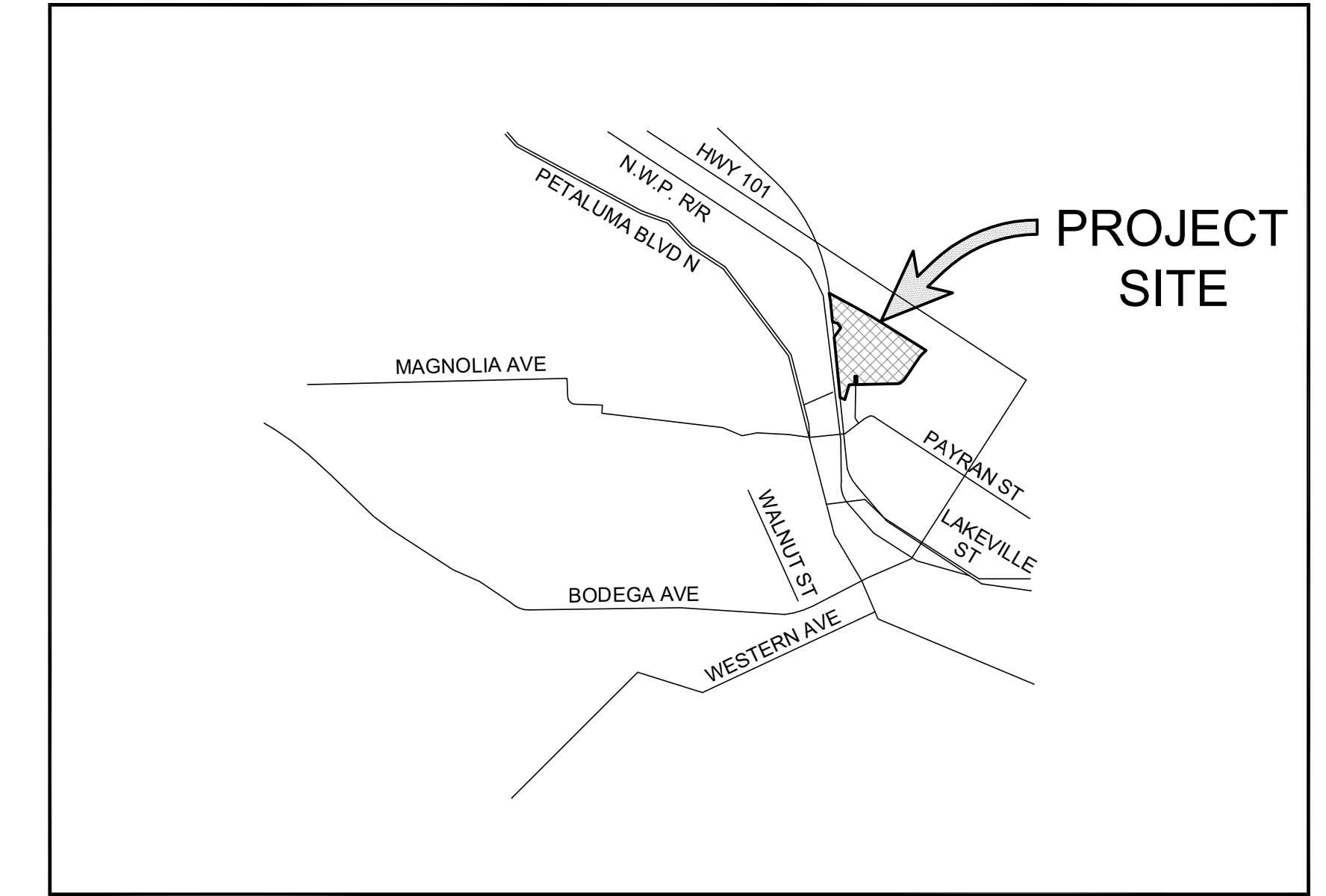


PRELIMINARY PLANS FOR DEER CREEK APARTMENTS PETALUMA, CALIFORNIA



VICINITY MAP
SCALE: NTS

SYMBOLS

EXISTING	PROPOSED

SYMBOLS

EXISTING	PROPOSED

LINETYPES

EXISTING	PROPOSED

ABBREVIATIONS

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

BASIS OF TOPOGRAPHY

DRAWING CONTENTS: 2' CONTOURS
DATE OF CREATION: JUNE, 2000
PROVIDED BY: CITY OF PETALUMA

BENCHMARK

DATUM: NAD83, NGVD88 CA STATE PLANE ZONE 2

BASIS OF BEARINGS

RECORD OF SURVEY OF THE LANDS OF J. CYRIL JOHNSON FILED IN BOOK 482 OF MAPS, PAGE 2

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	VESTING TENTATIVE MAP
C2.0	CIVIL SITE PLAN - OVERALL
C2.1	CIVIL SITE PLAN - WEST
C2.2	CIVIL SITE PLAN - EAST
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL
C3.1	PRELIMINARY GRADING AND DRAINAGE PLAN - WEST
C3.2	PRELIMINARY GRADING AND DRAINAGE PLAN - EAST
C4.0	PRELIMINARY STORMWATER CONTROL PLAN - OVERALL
C4.1	PRELIMINARY STORMWATER CONTROL PLAN - WEST
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C4.3	STORMWATER CONTROL PLAN DETAILS
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C4.5	STORMWATER CONTROL PLAN TABLES
C5.0	PRELIMINARY UTILITY PLAN - OVERALL
C5.1	PRELIMINARY UTILITY PLAN - WEST
C5.2	PRELIMINARY UTILITY PLAN - EAST
C6.0	AERIAL CONTEXT MAP

PROJECT TEAM

OWNER/DEVELOPER:
J. CYRIL JOHNSON INVESTMENT CORP.
125 WILLOW ROAD
MENLO PARK, CA 94025
TEL: (650) 324-9121

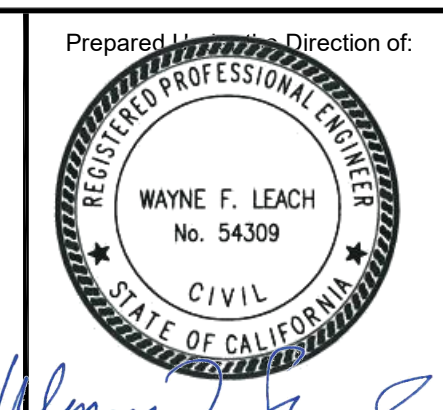
CIVIL ENGINEER:
CSW/STUBER-STROEH ENGINEERING GROUP INC.
504 REDWOOD BOULEVARD, SUITE 310
NOVATO, CA 94947
TEL: (415) 883-9850

Rev	Date	Description	Designed	Drawn	Checked
-	03/22/2024	SPAR SUBMITTAL			

CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil Engineering - Planning - Land Surveying & Mapping
504 Redwood Blvd., Ste 310
Novato, CA 94947
tel.: 415.883.9850
fax: 415.883.9855
http://www.cswst2.com © 2023

City	Petaluma
County	Sonoma
State	California

DEER CREEK APARTMENTS
COVER SHEET
ACCLAIM COMPANIES



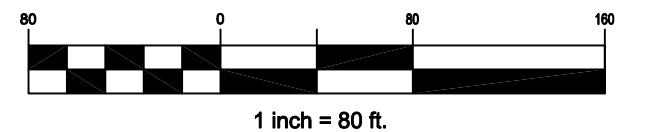
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Date:	12/11/2023
Project Number:	23.00.128
Plan File:	

RAINIER AVE. EXT.

DEER CREEK VILLAGE SHOPPING CENTER



Graphic Scale (in feet)



US HIGHWAY 101

NORTHBOUND

SOUTHBOUND

APN 007-391-005

REMAINDER PARCEL
PM 307, 578 M 8-11
63.36 AC.

APN 136-100-025

APN 007-391-009

APN 048-142-015

APN 019-010-009

APN 019-020-004

NOVAK SUBDIVISION NO. 2
70 M 33-34

PROPERTY OWNER/SUBDIVIDER
 APN: 007-391-005, 019-010-009, 136-100-025
 OWNER: J. CYRIL JOHNSON INVESTMENT CORP.
 ADDRESS: 125 WILLOW ROAD MENLO PARK, CA. 94025
 TEL.: 650/324-9021

EXISTING 2025 GENERAL PLAN LAND USE
 APN 007-391-005: COMMUNITY COMMERCIAL
 APN 019-010-009, 136-100-025: MEDIUM DENSITY RESIDENTIAL 8.1-18.0 HU/AC.

EXISTING ZONING:
 APN 007-391-005: C2, FW FLOODWAY
 APN 019-010-009: PUD (RESOLUTION NO. 84-121 NCS), FLOODWAY
 APN 136-100-025: R4, FLOODWAY

EXISTING USE:
 APN 007-391-005: VACANT COMMERCIAL LAND, UNDEVELOPED
 APN 019-010-009: VACANT
 APN 136-100-025: VACANT LOT

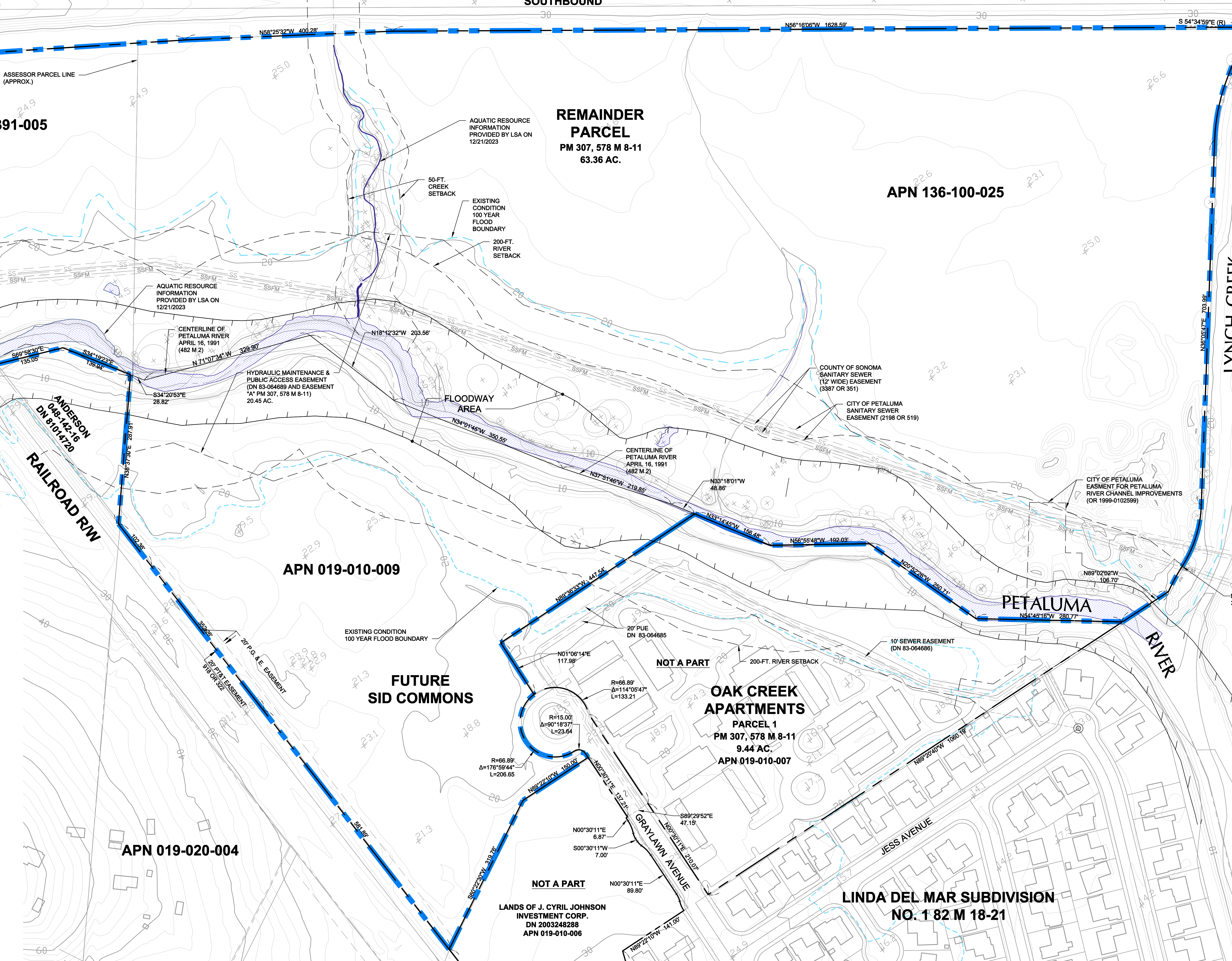
BOUNDARY INFORMATION
 REMAINDER PARCEL OF LAND AS SHOWN ON PARCEL MAP NO.307, FILED IN BOOK 578 MAPS, PAGE 8 THRU 11.

BASIS OF BEARINGS
 RECORD OF SURVEY OF THE LANDS OF J. CYRIL JOHNSON FILED IN BOOK 482 OF MAPS, PAGE 2.

BASIS OF TOPOGRAPHY
 DRAWING CONTENTS: 2' CONTOURS
 DATE OF CREATION: JUNE, 2000
 DATUM: NAD83, NGVD88 CA STATE PLANE ZONE 2
 PROVIDED BY: CITY OF PETALUMA

FLOODZONE
 FLOOD ZONE AND FLOODWAY INFORMATION BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06097C0894F EFFECTIVE 12/19/2014 AND 0697C0892G EFFECTIVE 10/22/2015.

NOTES:
 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

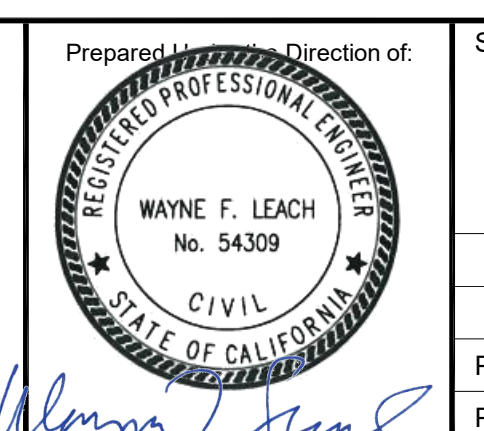


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City	Petaluma
County	Sonoma
State	California

DEER CREEK APARTMENTS
 EXISTING CONDITION PLAN
 ACCLAIM COMPANIES



Sheet	C1.0
Scale:	1" = 80'
Date:	12/11/2023
Project Number:	23.00.128
Plan File:	