GRAYLAWN AVE.
RAILROAD R/W
BERNICE COURT
Graphic Scale (in feet)
1 inch = 20 ft.
FF 23.0
FF 23.0
FF 23.5
FF 24.0
FF 24.5
FF 25.0
GFF1 22.5
GFF1 23.5
GFF1 24.0
GFF1 24.5
PORCH 22.98
PORCH 23.48
PORCH 23.98
PORCH 23.58
SDMH # 10
RIM 21.92
15" FL 17.95
132LF 15" SD S=0.005
270LF 15" SD S=0.005
44LF 15" SD S=0.005
311LF 15" SD S=0.005
DI # 13
TG 20.73
15" FL 17.73
DI # 22
TG 24.5
15" FL 18.61
DI # 23
TG 25.00
SO 24.00
15" FL 21.00
DI # 3
TG 22.55
15" FL 19.95
49 LF 15" SD S=0.005
SDMH # 3
RIM 24.21
15" FL 19.71
75 LF 15" SD S=0.005
80 LF 15" SD S=0.005
DI # 4
TG 22.55
15" FL 19.34
DI # 5
TG 23.12
15" FL 18.94
18" FL 18.94
78 LF 15" SD S=0.005
SDMH # 2
RIM 24.21
15" FL 19.33
39 LF 15" SD S=0.005
SDMH # 1
RIM 24.21
15" FL 19.53
86 LF 15" SD S=0.005
DI # 2
TG 22.81
15" FL 19.96
89 LF 15" SD S=0.005
DI # 1
TG 23.65
15" FL 20.41
DI # 6
TG 21.81
18" FL 18.40
109 LF 18" SD S=0.005
188 LF 18" SD S=0.005
89 LF 18" SD S=0.005
DI # 7
TG 21.61
18" FL 17.46
DI # 20
TG 28.64
SO 27.64
15" FL 24.59
21 LF 15" SD S=0.190
DI # 21
TG 24.60
15" FL 20.60
TC 24.88
70 LF 15" SD S=0.005
FL 27.16
FL 33.25 HP
TW 34.75 HP
tw 27.50
TW 33.26
tw 27.50
FL 31.78
PROPERTY LINE
VARIES
(E) FENCE
2' SHOULDER
CURB & GUTTER
2% (TYP.)
VERTICAL CURB
RETAINING WALL
SECTION A-A
SCALE: 1" = 8'
MIRANDA LIMONZENKO
SERAFIN PEREZ JR.
16 BERNICE COURT 94952
APN 006-431-001
ABANDONED PORTION OF THE 60 FOOT ROAD (1807 O.R. 28)
EX. P/L
EX. CURB & GUTTER
EX. CONC. DRIVEWAY
(N) DRIVEWAY APPROACH
EX. CURB, GUTTER & SWLK.
(E) FENCE
(E) TREE (TYP)
PROPOSED 12' WIDE ALL WEATHER ACCESS
REMOVABLE BOLLARD
CURB, GUTTER & SWLK. EXTENSION
(E) CURB, GUTTER & SWLK. TO BE REMOVED
ABANDONED PORTION OF BERNICE COURT (1816 O.R. 475)
DAVID T. STARBUCK
D K LOTTIE
26 BERNICE COURT
94952
APN 006-435-001
(N) RET WALL
EX. FENCE LINE
EX. STORAGE
PROPERTY LINE
FS 23.38 HP
FS 22.09 HP
FS 23.04 HP
FS 24.13 HP
FS 24.11 HP
FS 24.45 HP
RIM 23.28
RIM 23.86
RIM 24.14
TW 25.54
EG 25.00
TW 19.82
EG 19.02
TW 25.52
EG 22.54
TW 25.10
EG 23.03
TW 23.99
EG 22.00
TW 24.46
EG 21.97
TW 23.50
EG 21.85
FG 23.00
FG 23.96
FG 23.49
FG 24.60
FG 25.04
FG 25.02
FG 19.32
FS 24.04
FIRE
TRANS

Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
	10/31/2024	SPAR RESPONSE TO COMMENTS			
	06/07/2024	SPAR SUBMITTAL			

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County: Sonoma
State: California

SID COMMONS

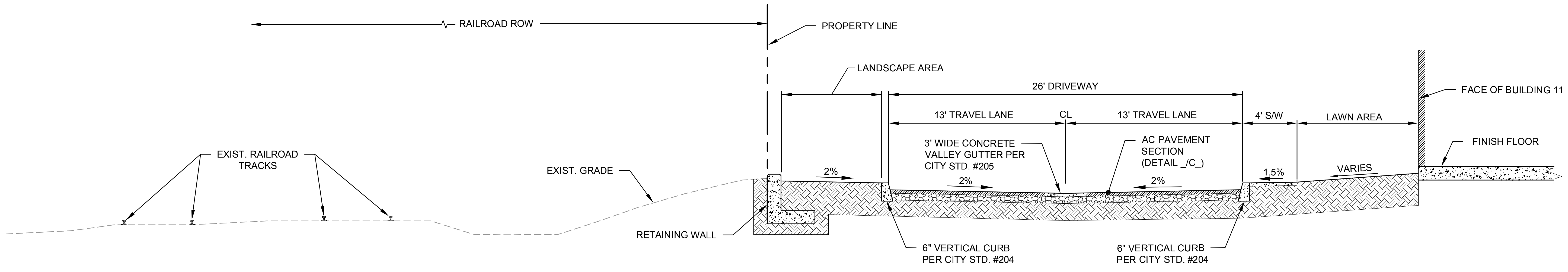
PRELIMINARY GRADING AND DRAINAGE PLAN - SOUTH

J. CYRIL JOHNSON INVESTMENT CORP.

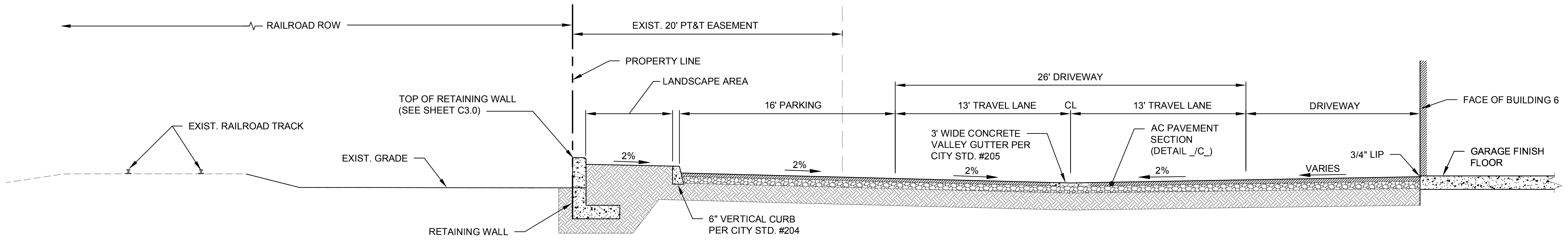
Prepared under the direction of:
WAYNE F. LEACH
No. 54309

Sheet
C4.2

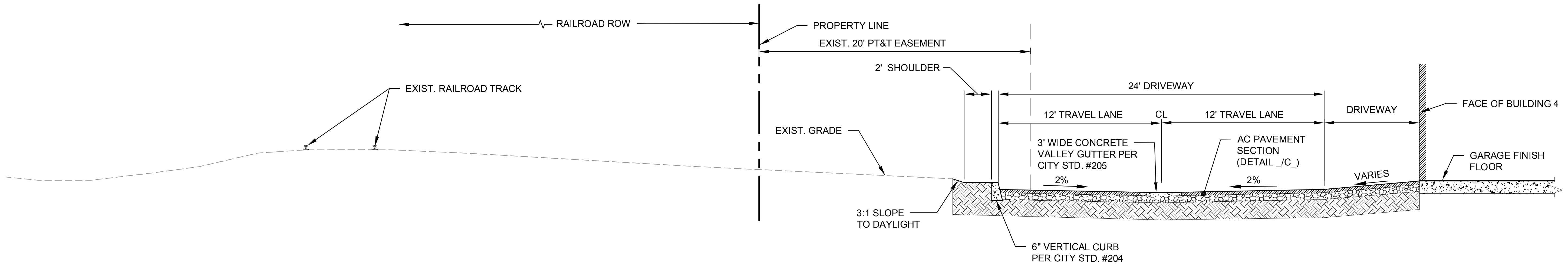
Scale: 1" = 20'
Date: 05/01/2020
Project Number: 5.1037.00
Plan File:


RAILROAD ROW
PROPERTY LINE
LANDSCAPE AREA
26' DRIVEWAY
13' TRAVEL LANE
CL
13' TRAVEL LANE
4' S/W
LAWN AREA
FACE OF BUILDING 11
FINISH FLOOR
EXIST. RAILROAD TRACKS
EXIST. GRADE
3' WIDE CONCRETE VALLEY GUTTER PER CITY STD. #205
AC PAVEMENT SECTION (DETAIL _/C_)
2%
2%
2%
1.5%
VARIES
RETAINING WALL
6" VERTICAL CURB PER CITY STD. #204
6" VERTICAL CURB PER CITY STD. #204

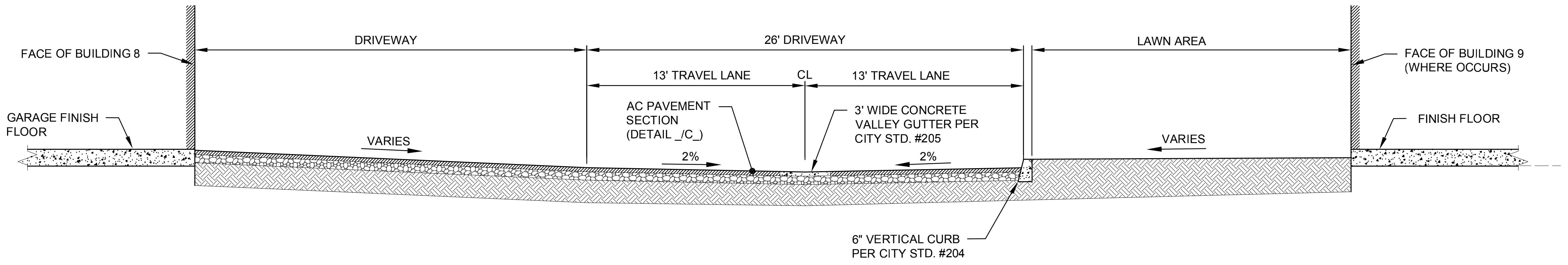
(A) TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'


RAILROAD ROW
EXIST. 20' PT&T EASEMENT
PROPERTY LINE
LANDSCAPE AREA
TOP OF RETAINING WALL (SEE SHEET C3.0)
EXIST. RAILROAD TRACK
EXIST. GRADE
26' DRIVEWAY
16' PARKING
13' TRAVEL LANE
CL
13' TRAVEL LANE
DRIVEWAY
FACE OF BUILDING 6
3' WIDE CONCRETE VALLEY GUTTER PER CITY STD. #205
AC PAVEMENT SECTION (DETAIL _/C_)
3/4" LIP
GARAGE FINISH FLOOR
2%
2%
2%
2%
VARIES
RETAINING WALL
6" VERTICAL CURB PER CITY STD. #204

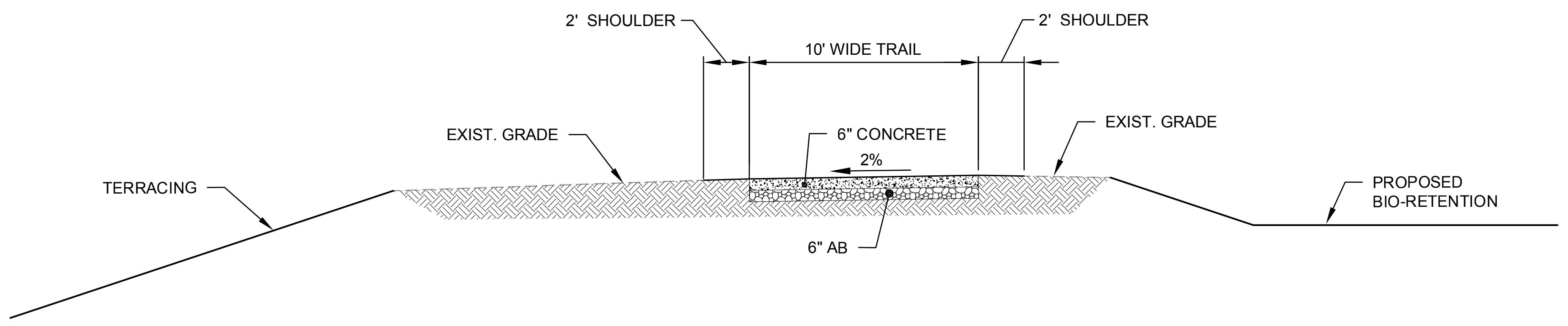
(B) TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'


RAILROAD ROW
PROPERTY LINE
EXIST. 20' PT&T EASEMENT
2' SHOULDER
24' DRIVEWAY
EXIST. RAILROAD TRACK
12' TRAVEL LANE
CL
12' TRAVEL LANE
DRIVEWAY
FACE OF BUILDING 4
EXIST. GRADE
3' WIDE CONCRETE VALLEY GUTTER PER CITY STD. #205
AC PAVEMENT SECTION (DETAIL _/C_)
GARAGE FINISH FLOOR
2%
2%
VARIES
3:1 SLOPE TO DAYLIGHT
6" VERTICAL CURB PER CITY STD. #204

(C) TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'


FACE OF BUILDING 8
DRIVEWAY
26' DRIVEWAY
LAWN AREA
FACE OF BUILDING 9 (WHERE OCCURS)
13' TRAVEL LANE
CL
13' TRAVEL LANE
GARAGE FINISH FLOOR
AC PAVEMENT SECTION (DETAIL _/C_)
3' WIDE CONCRETE VALLEY GUTTER PER CITY STD. #205
FINISH FLOOR
VARIES
VARIES
2%
2%
6" VERTICAL CURB PER CITY STD. #204

(D) TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'


2' SHOULDER
10' WIDE TRAIL
2' SHOULDER
EXIST. GRADE
6" CONCRETE
EXIST. GRADE
2%
TERRACING
PROPOSED BIO-RETENTION
6" AB

(E) TYPICAL RIVER TRAIL SECTION
SCALE: 1" = 5'

Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
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	06/07/2024	SPAR SUBMITTAL			

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SID COMMONS

GRADING AND DRIVEWAY SECTIONS

J. CYRIL JOHNSON INVESTMENT CORP.

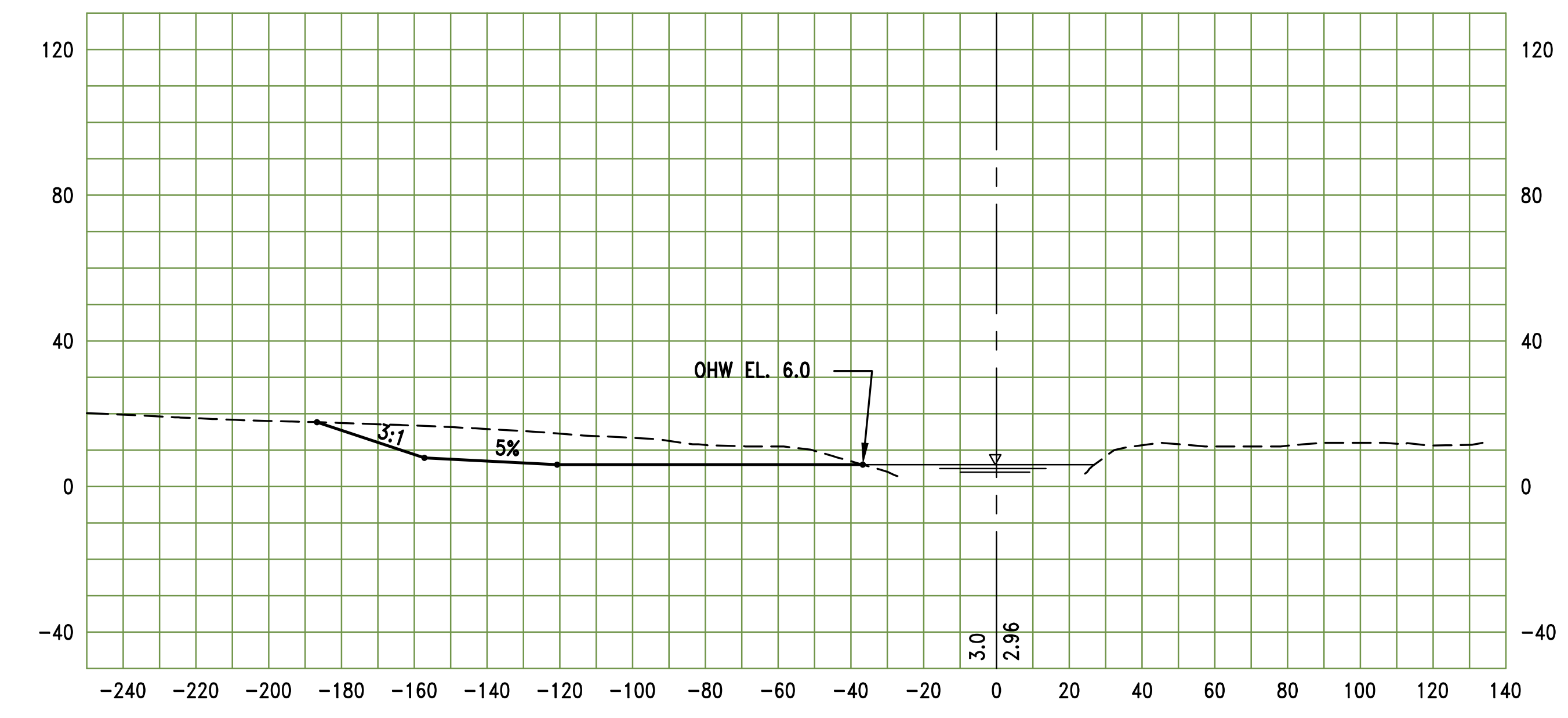
Prepared [illegible] direction of:
WAYNE F. LEACH
No. 54309
CIVIL

Sheet
C4.3

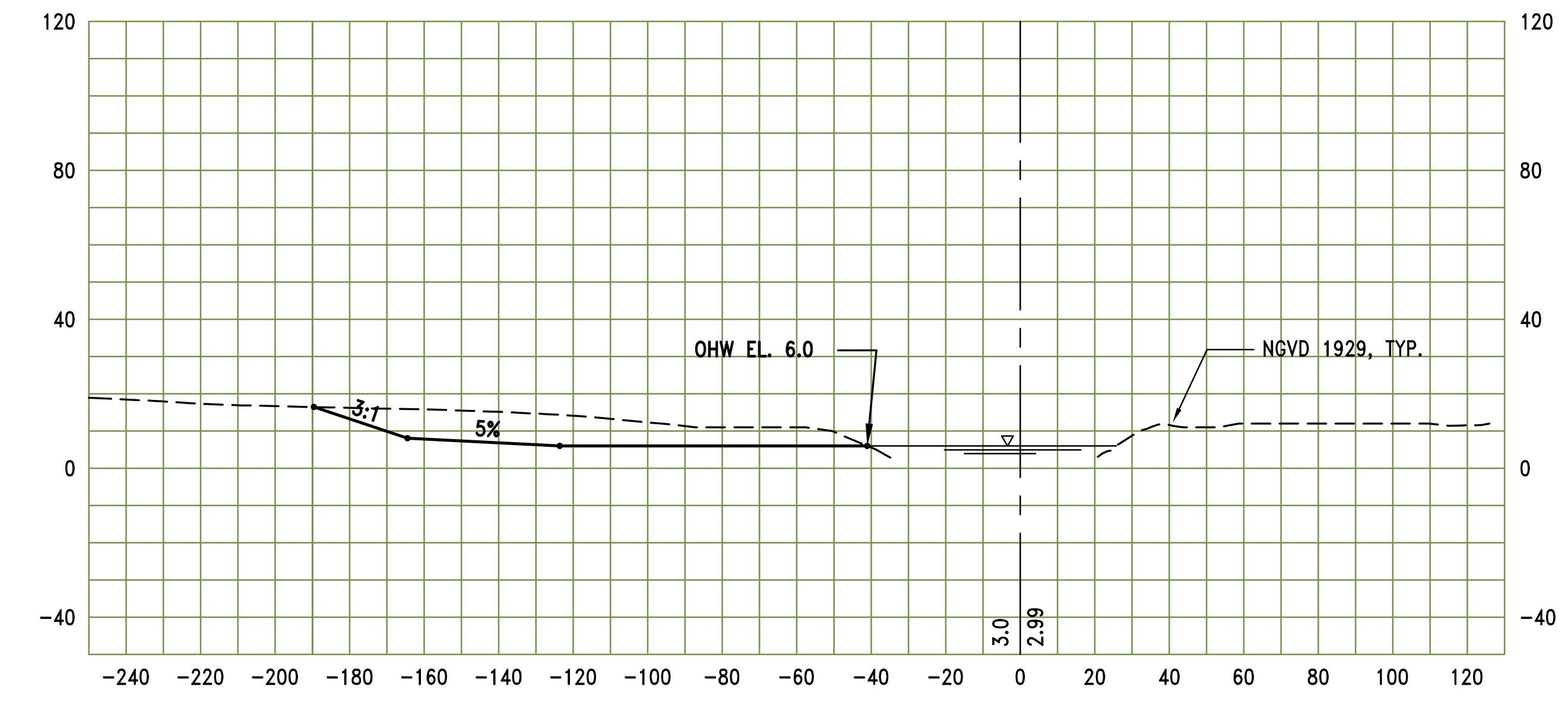
Scale: AS SHOWN
Date: 05/01/2020
Project Number: 5.1037.00
Plan File:

P:\Shared\Projects\Legacy\Novato\05\5103700\DWG\Sheet_Drawings\C4.3 - GRADING & DRIVEWAY SECTIONS.dwg 02/06/2025 - 10:26 AM leawf 1:1.5842

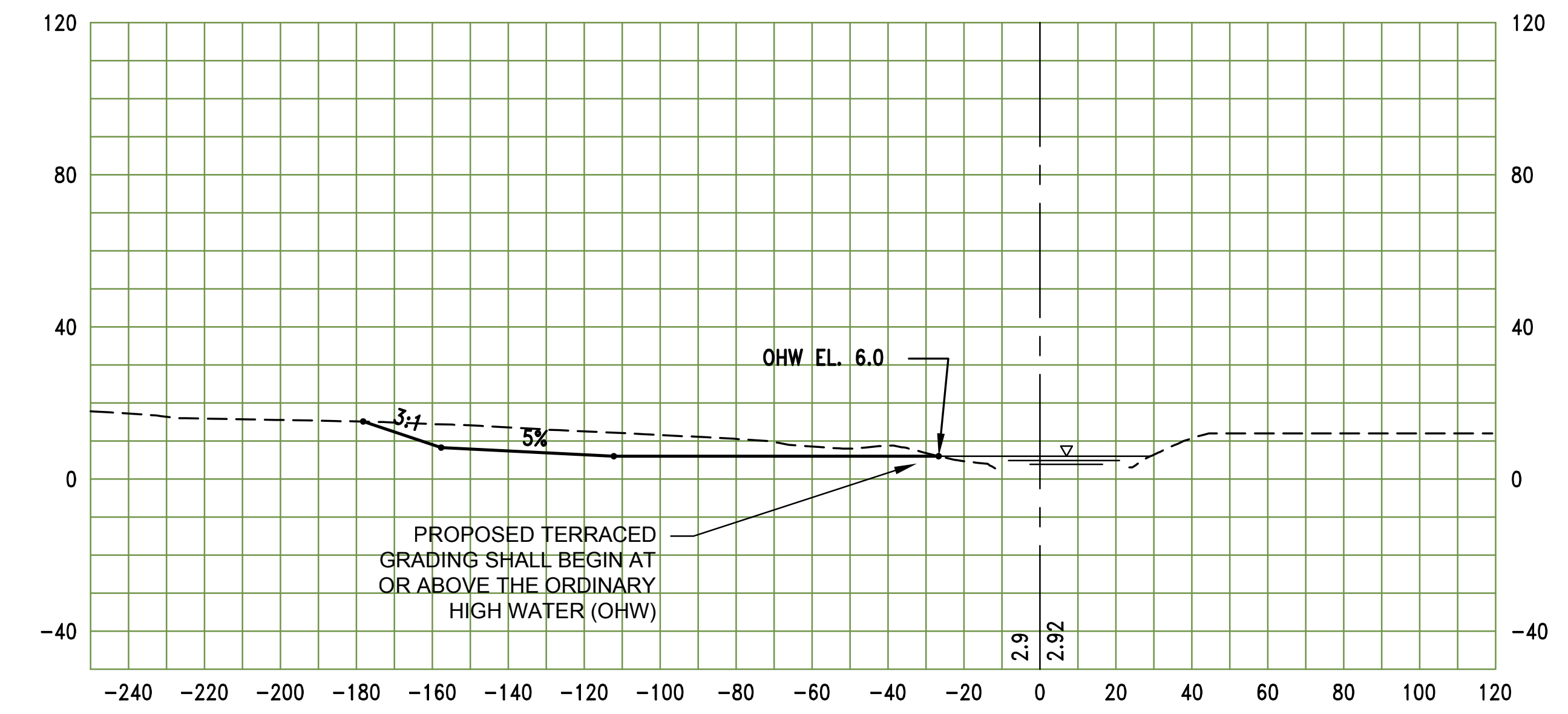
(NODE ID = PR 460) 13+23.25


120
80
40
0
-40
OHW EL. 6.0
3:1
5%
3.0
2.96
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100 120 140

13+00

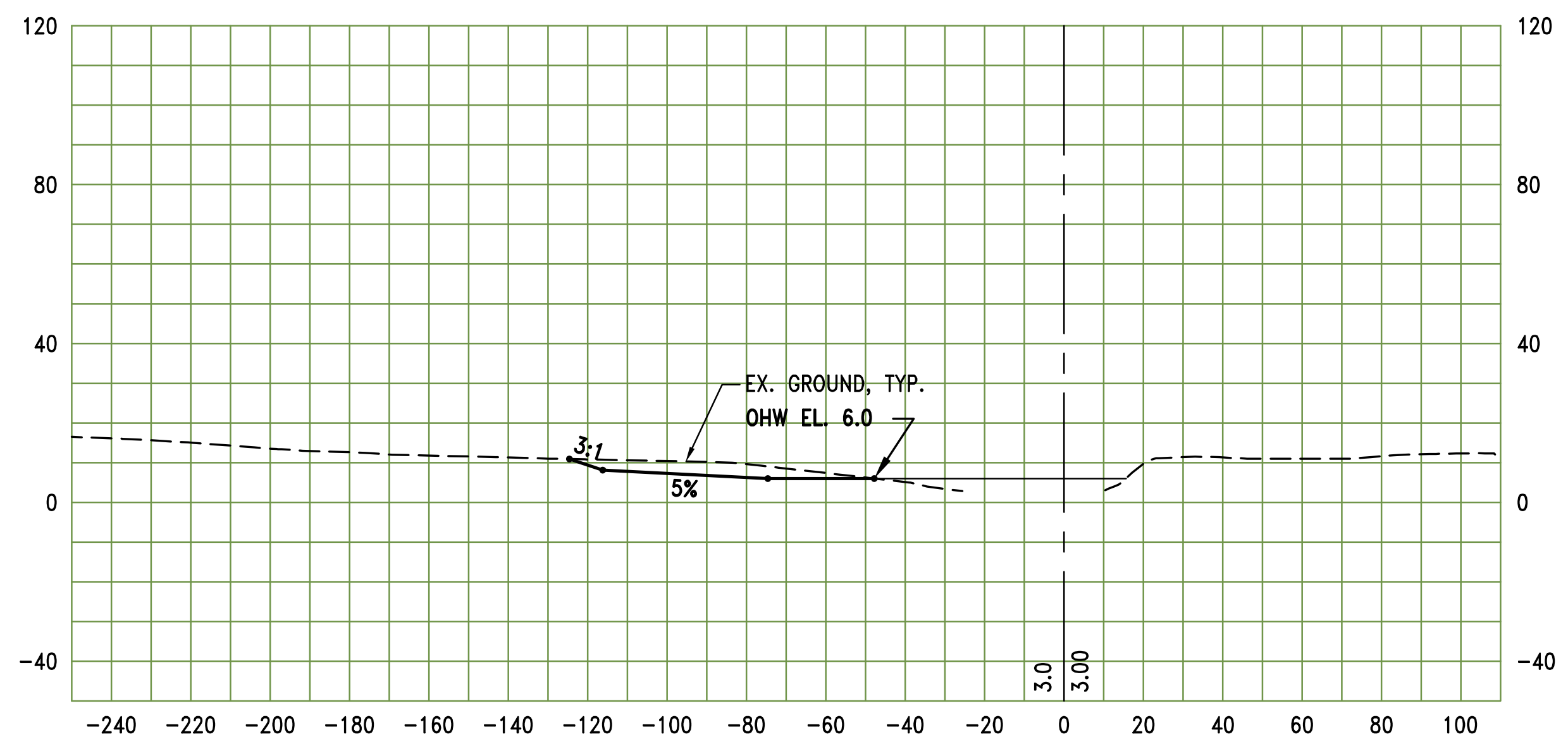

120
80
40
0
-40
OHW EL. 6.0
NGVD 1929, TYP.
3:1
5%
3.0
2.99
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100 120

12+00

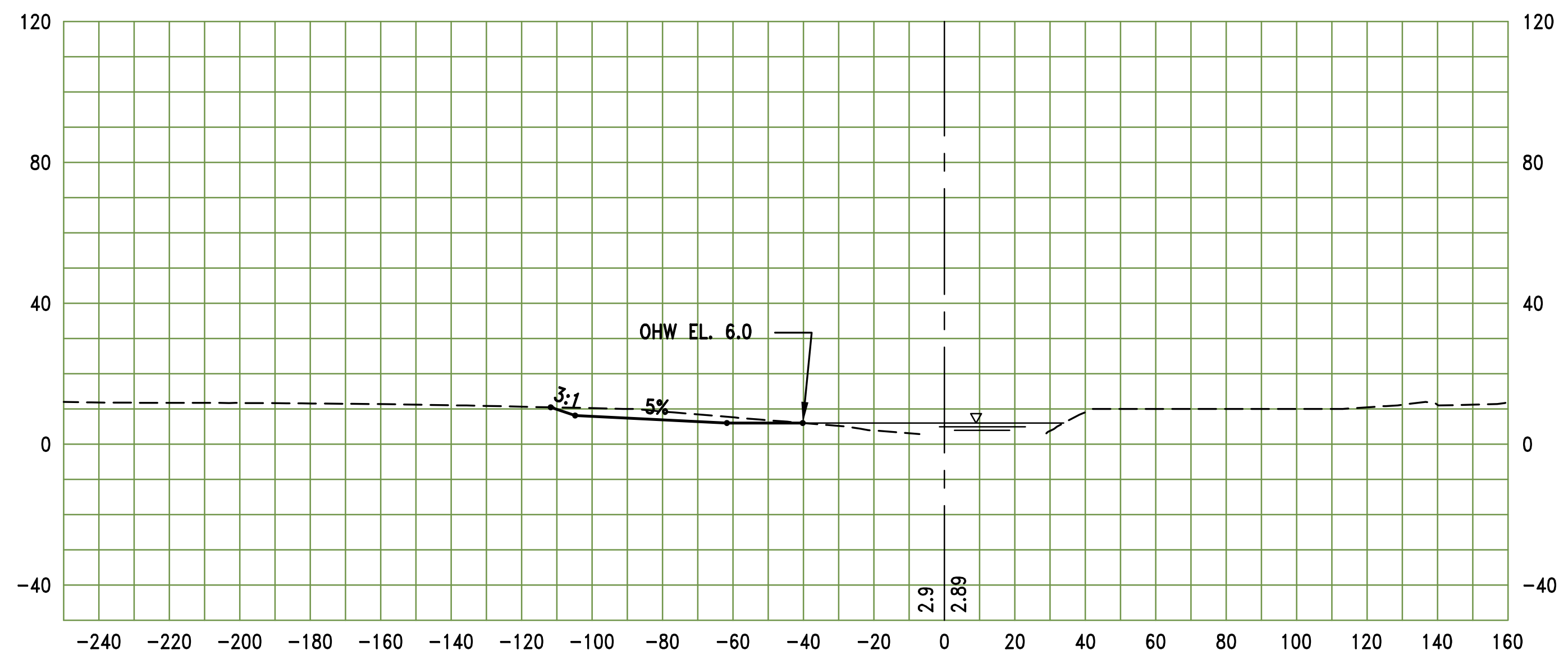

120
80
40
0
-40
OHW EL. 6.0
3:1
5%
2.9
2.92
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100 120

PROPOSED TERRACED GRADING SHALL BEGIN AT OR ABOVE THE ORDINARY HIGH WATER (OHW)

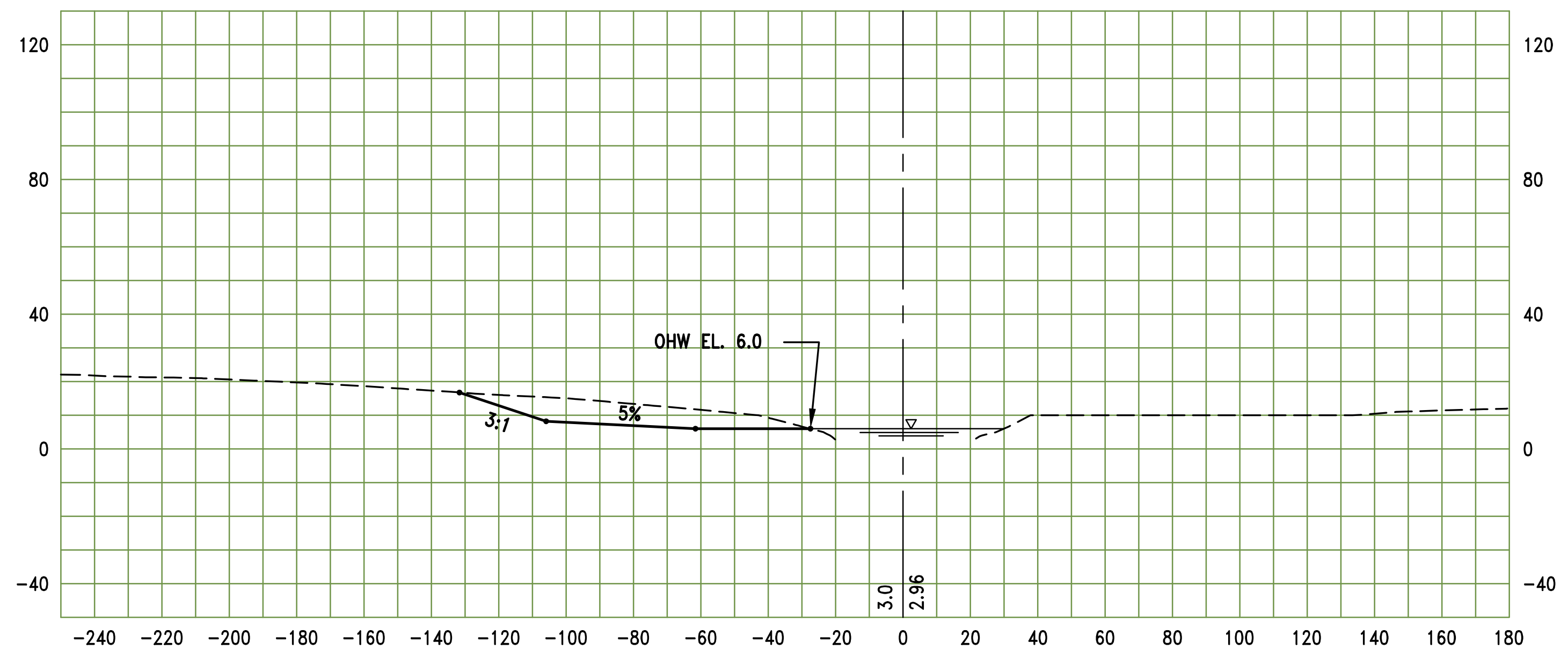
16+00


120
80
40
0
-40
EX. GROUND, TYP.
OHW EL. 6.0
3:1
5%
3.0
3.00
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100

15+00


120
80
40
0
-40
OHW EL. 6.0
3:1
5%
2.9
2.89
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100 120 140 160

14+00


120
80
40
0
-40
OHW EL. 6.0
3:1
5%
3.0
2.96
-240 -220 -200 -180 -160 -140 -120 -100 -80 -60 -40 -20 0 20 40 60 80 100 120 140 160 180

NOTES:
1. DELINEATION OF ORDINARY HIGH WATER (OHW) BASED ON INFORMATION PROVIDED BY WRA AND REPORTED AS ELEVATION 6.0 NGVD 1929.
2. REFER TO DEIR FIGURE 6-3 WETLANDS DELINEATION / WATERS OF THE US FOR PLAN VIEW OF OHW.

DATUM: NGVD 1929
ADJUSTMENT EQUATION: NAVD = NGVD + 2.7

Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
	10/31/2024	SPAR RESPONSE TO COMMENTS			
	06/07/2024	SPAR SUBMITTAL			

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State: California

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PRELIMINARY GRADING AND DRAINAGE
TERRACE SECTIONS

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared [illegible] Direction of:
WAYNE F. LEACH
No. 54309
Wayne F. Leach

Sheet
C4.4

Scale: 1" = 50'
Date: 05/01/2020
Project Number: 5.1037.00
Plan File:

P:\Shared\Projects\Legacy\Novato\05\5103700\DWG\Sheet_Drawings\C4.4 - TERRACE SECTIONS.dwg 02/06/2025 - 10:45 AM leawf 1:1.5842

Graphic Scale (in feet)
1 inch = 50 ft.
PETALUMA RIVER
CENTERLINE OF PETALUMA RIVER INTERPRETED
CENTERLINE OF PETALUMA RIVER APRIL 16, 1991
FLOODWAY AREA
FLOOD EASEMENT
200' SETBACK
200' SETBACK
EX. 8" W (PUBLIC)
EX. 8" SS (PUBLIC)
BIORETENTION AREA
BIORETENTION AREA
TOP OF BANK BEFORE TERRACE
EX. OH TO BE REMOVED
PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY
EXISTING CONDITION 100 YEAR FLOOD BOUNDARY
GRAYLAWN AVE.
GRAYLAWN AVE.
JESS AVENUE
BERNICE COURT
BERNICE COURT
BLDG 1 17 PLEX
BLDG 2 17 PLEX
BLDG 3 17 PLEX
BLDG 4 17 PLEX
BLDG 5 17 PLEX
BLDG 6 16 PLEX
BLDG 7 17 PLEX
BLDG 8 17 PLEX
BLDG 9 17 PLEX
BLDG 10 14 PLEX
BLDG 11 14 PLEX
CLUB/LEASING
JT
SS
W
RAILROAD R/W
RAILROAD R/W

LEGEND

—— JT ——	PROPOSED JOINT TRENCH
—— SS ——	PROPOSED SANITARY SEWER
▬ ▬ ▬	PROPOSED STORM DRAIN
—— W ——	PROPOSED WATER
🟩 – – –	PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
🟦 – – –	EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 02/19/2014)
⟋⟋⟋	FLOODWAY AREA
✕	EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

UTILITY NOTES

1. ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
2. THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE., UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAWN AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
3. WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
4. ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
5. SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:

SS PIPE DIAMETER	MINIMUM SLOPE
8"	0.004
6"	0.005
4"	0.02

KEYNOTES

①	WATER VALVE
②	6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
③	FIRE DEPARTMENT CONNECTION
④	3" DOMESTIC WATER METER (PER STD. 866.01)
⑤	3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
⑥	FIRE HYDRANT (PER STD. 857)
⑦	6" SS LATERAL

Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
	10/31/2024	SPAR RESPONSE TO COMMENTS			
	06/07/2024	SPAR SUBMITTAL			

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PRELIMINARY UTILITY PLAN - OVERALL

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared under direction of:

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

Sheet
C5.0

Scale:	1" = 50'
Date:	05/01/2020
Project Number:	5.1037.00
Plan File:	

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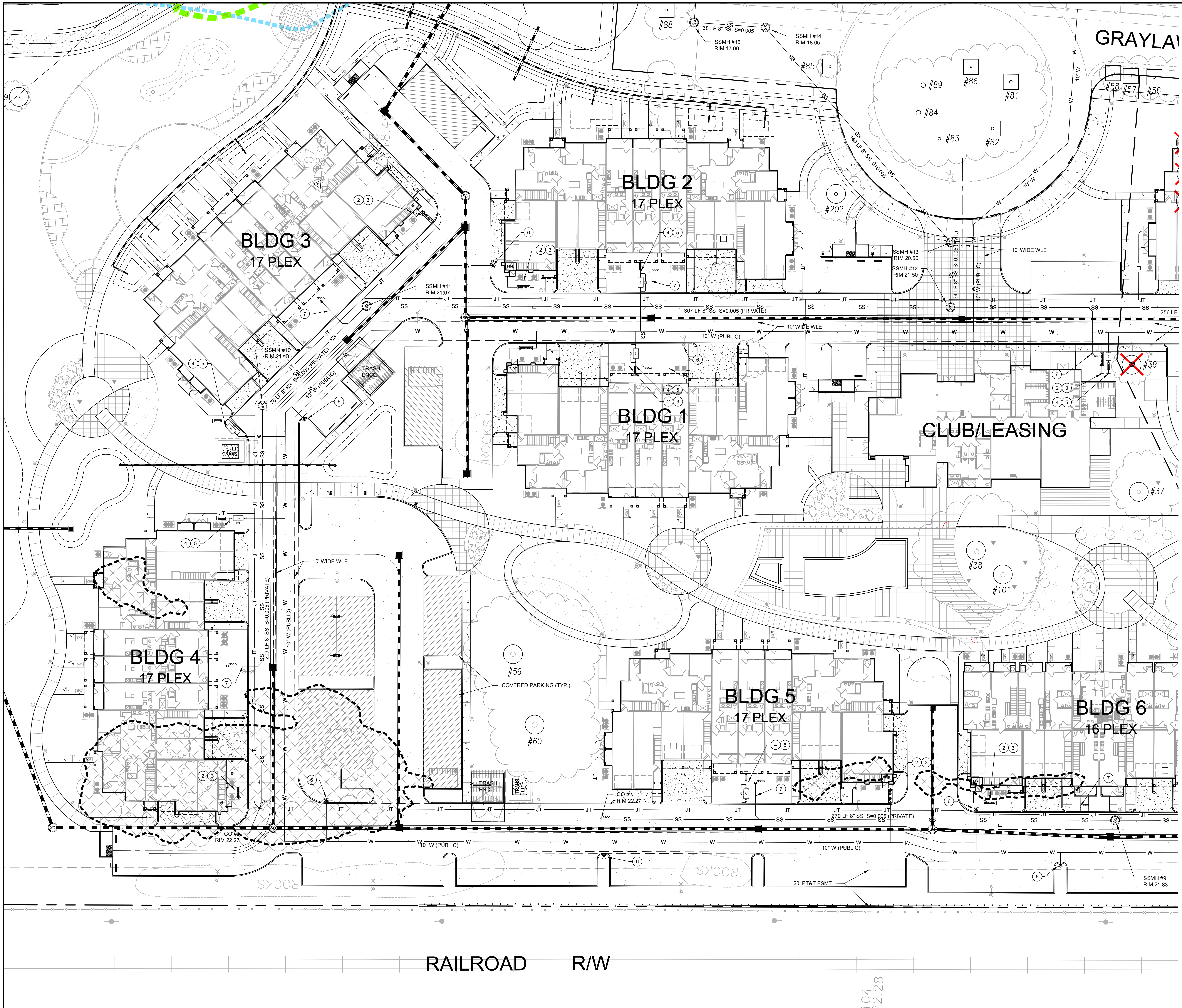
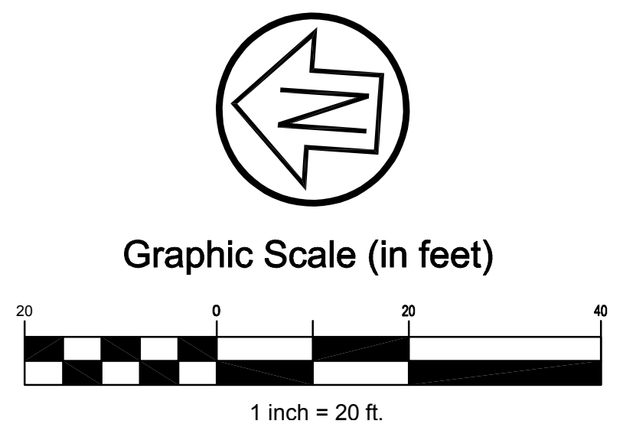

GRAYLAW
#88
SSMH #15
RIM 17.00
38 LF 8" SS S=0.005
SSMH #14
RIM 18.05
#85
#89
#86
#81
#84
#83
#82
#58
#57
#56
148 LF 8" SS S=0.005
10" W
#202
SSMH #13
RIM 20.60
SSMH #12
RIM 21.50
34 LF 8" SS S=0.005 (PVT.)
10' WIDE WLE
10" W (PUBLIC)
BLDG 2
17 PLEX
BLDG 3
17 PLEX
SSMH #11
RIM 21.07
307 LF 8" SS S=0.005 (PRIVATE)
10' WIDE WLE
10" W (PUBLIC)
256 LF
SSMH #10
RIM 21.48
76 LF 8" SS S=0.005 (PRIVATE)
10" W (PUBLIC)
TRASH ENCL
TRANS
BLDG 1
17 PLEX
CLUB/LEASING
#39
#37
ROCKS
#38
#101
10' WIDE WLE
209 LF 8" SS S=0.005 (PRIVATE)
10" W (PUBLIC)
BLDG 4
17 PLEX
#59
COVERED PARKING (TYP.)
#60
BLDG 5
17 PLEX
BLDG 6
16 PLEX
TRASH ENCL
CO #2
RIM 22.27
CO #1
RIM 22.27
270 LF 8" SS S=0.005 (PRIVATE)
10" W (PUBLIC)
10" W (PUBLIC)
ROCKS
20' PT&T ESMT.
SSMH #9
RIM 21.83
RAILROAD R/W
JT
SS
W
FIRE


Graphic Scale (in feet)
1 inch = 20 ft.

LEGEND

—— JT ——	PROPOSED JOINT TRENCH
—— SS ——	PROPOSED SANITARY SEWER
▬ ▬ ▬	PROPOSED STORM DRAIN
—— W ——	PROPOSED WATER
🟩 — — —	PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
- - - - -	EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 02/19/2014)
⟍⟍⟍	FLOODWAY AREA
✕	EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

KEYNOTES

①	WATER VALVE
②	6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
③	FIRE DEPARTMENT CONNECTION
④	3" DOMESTIC WATER METER (PER STD. 866.01)
⑤	3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
⑥	FIRE HYDRANT (PER STD. 857)
⑦	6" SS LATERAL

UTILITY NOTES

1. ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
2. THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE., UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAWN AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
3. WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
4. ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
5. SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:

SS PIPE DIAMETER	MINIMUM SLOPE
8"	0.004
6"	0.005
4"	0.02

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PRELIMINARY UTILITY PLAN - NORTH

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared under direction of:

WAYNE F. LEACH
No. 54309

Wayne F. Leach

Sheet	C5.1
Scale:	1" = 20'
Date:	05/01/2020
Project Number:	5.1037.00
Plan File:	

GRAYLAWN AVE.
EX. WLE
GRAYLAWN AVE.
CONNECT 12"W TO EXIST. W
EX. SSMH#2 RIM: ±22.6
SSMH #1 RIM 23.00
Graphic Scale (in feet)
0
20
40
1 inch = 20 ft.
BLDG 9
17 PLEX
BLDG 8
17 PLEX
BLDG 7
17 PLEX
BLDG 6
16 PLEX
BLDG 10
14 PLEX
BLDG 11
14 PLEX
ASING
10' WIDE WLE
10" W
256 LF 8" SS S=0.005 (PRIVATE)
10" W (PUBLIC)
CO #4 RIM 21.09
TRASH ENCL.
TRANS.
89 LF 8" SS S=0.005
SSMH #2 RIM 23.64
66 LF 8" SS S=0.005 (PVT.)
12" W (PUBLIC)
SSMH #3 RIM 23.24
53 LF 8" SS S=0.005 (PVT.)
SSMH #4 RIM 23.06
185 LF 8" SS S=0.005 (PVT.)
12" W (PUBLIC)
SSMH #6 RIM 23.34
SSMH #7 RIM 23.98
81 LF 8" SS S=0.005
39 LF 8" SS S=0.005
SSMH #8 RIM 24.16
158 LF 8" SS S=0.005
CO #1 RIM 24.09
292 LF 8" SS S=0.005 (PRIVATE)
SSMH #9 RIM 21.83
12" W (PUBLIC)
12" WATER MAIN LOOP CONNECTION TO EXIST. 12" WATER AT SHASTA AVENUE
BERNICE COURT
RAILROAD R/W
SSCO
FIRE
ADA
JT
SS
W
SD
#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #81 #100 #102 #103 #104 #200 #201
52
20.59
N.W.P.R.R.

LEGEND

— JT —	PROPOSED JOINT TRENCH
— SS —	PROPOSED SANITARY SEWER
▬ ▬ ▬	PROPOSED STORM DRAIN
— W —	PROPOSED WATER
🟩 - - -	PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
- - - - -	EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 02/19/2014)
⟋⟋⟋	FLOODWAY AREA
✕	EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

UTILITY NOTES

1. ALL UTILITIES ARE INTENDED TO BE PRIVATE UNLESS NOTED OTHERWISE.
2. THE 12-INCH WATER MAIN SHALL BE CONNECTED AT SHASTA AVE., UNDER THE SMART TRACKS TO LOOP INTO THE 8-INCH WATER MAIN ON GRAYLAWN AVE. CONNECTION AT THE TRACKS NEAR BUILDING 11.
3. WATER MAIN SHALL BE WITHIN A 10-FOOT EXCLUSIVE PUBLIC WATER MAIN EASEMENT.
4. ALL SITE SANITARY SEWER AND STORM DRAINAGE SHALL BE PRIVATE AND OUTSIDE OF 10-FOOT WATERLINE EASEMENT.
5. SANITARY SEWER MINIMUM PIPE SLOPE SHALL BE AS FOLLOWS:

SS PIPE DIAMETER	MINIMUM SLOPE
8"	0.004
6"	0.005
4"	0.02

KEYNOTES

①	WATER VALVE
②	6" DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY (PER STD. 880.01)
③	FIRE DEPARTMENT CONNECTION
④	3" DOMESTIC WATER METER (PER STD. 866.01)
⑤	3" DOMESTIC WATER REDUCED PRESSURE BACKFLOW DEVICE (PER STD. 876)
⑥	FIRE HYDRANT (PER STD. 857)
⑦	6" SS LATERAL

Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
	10/31/2024	SPAR RESPONSE TO COMMENTS			
	06/07/2024	SPAR SUBMITTAL			

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SID COMMONS

PRELIMINARY CIVIL SITE PLAN - SOUTH

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared [illegible] Direction of:
WAYNE F. LEACH
No. 54309

Sheet
C5.2

Scale:	1" = 20'
Date:	05/01/2020
Project Number:	5.1037.00
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Graphic Scale (in feet)
50
0
50
100
1 inch = 50 ft.
FLOODWAY AREA
PETALUMA RIVER
FLOOD TERRACE RESTORATION ZONE
WL BOTTOM EL. 5.0 (0.26± ac.)
WL BOTTOM EL. 11.0 (0.09± ac.)
WL BOTTOM EL. 12.0 (0.12± ac.)
TOP OF BANK BEFORE TERRACE
NOT A PART
ST1
BIORETENTION AREA 1
BIO 1
BIORETENTION AREA 2
BIO 2
BIO 4
BIO 5
SR1
SR1-P
NT1
NT2
GRAYLAWN AVE.
JESS AVENUE
BERNICE COURT
DMA 1
DMA 2
DMA 3
DMA 4
DMA 5
BLDG 1 17 PLEX
BLDG 2 17 PLEX
BLDG 3 17 PLEX
BLDG 4 17 PLEX
BLDG 5 17 PLEX
BLDG 6 16 PLEX
BLDG 7 17 PLEX
BLDG 8 17 PLEX
BLDG 9 17 PLEX
BLDG 10 14 PLEX
BLDG 11 14 PLEX
CLUB/LEASING
RAILROAD R/W
RAILROAD R/W

LEGEND

▒	BIORETENTION AREA
▨	SELF-TREATING AREA
🟥	NOT TREATED AREA
░	IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
▨	IMPERVIOUS AREA (ROOF)
🟩	PERVIOUS AREA (LANDSCAPE)
▭	DRAINAGE MANAGEMENT AREA
BIO #	BMP IDENTIFICATION
DMA #	WATER SHED IDENTIFICATION
BMP	BEST MANAGEMENT PRACTICES

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PRELIMINARY STORMWATER CONTROL PLAN - OVERALL

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared [illegible] direction of:

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

Sheet
C6.0

Scale:	1" = 50'
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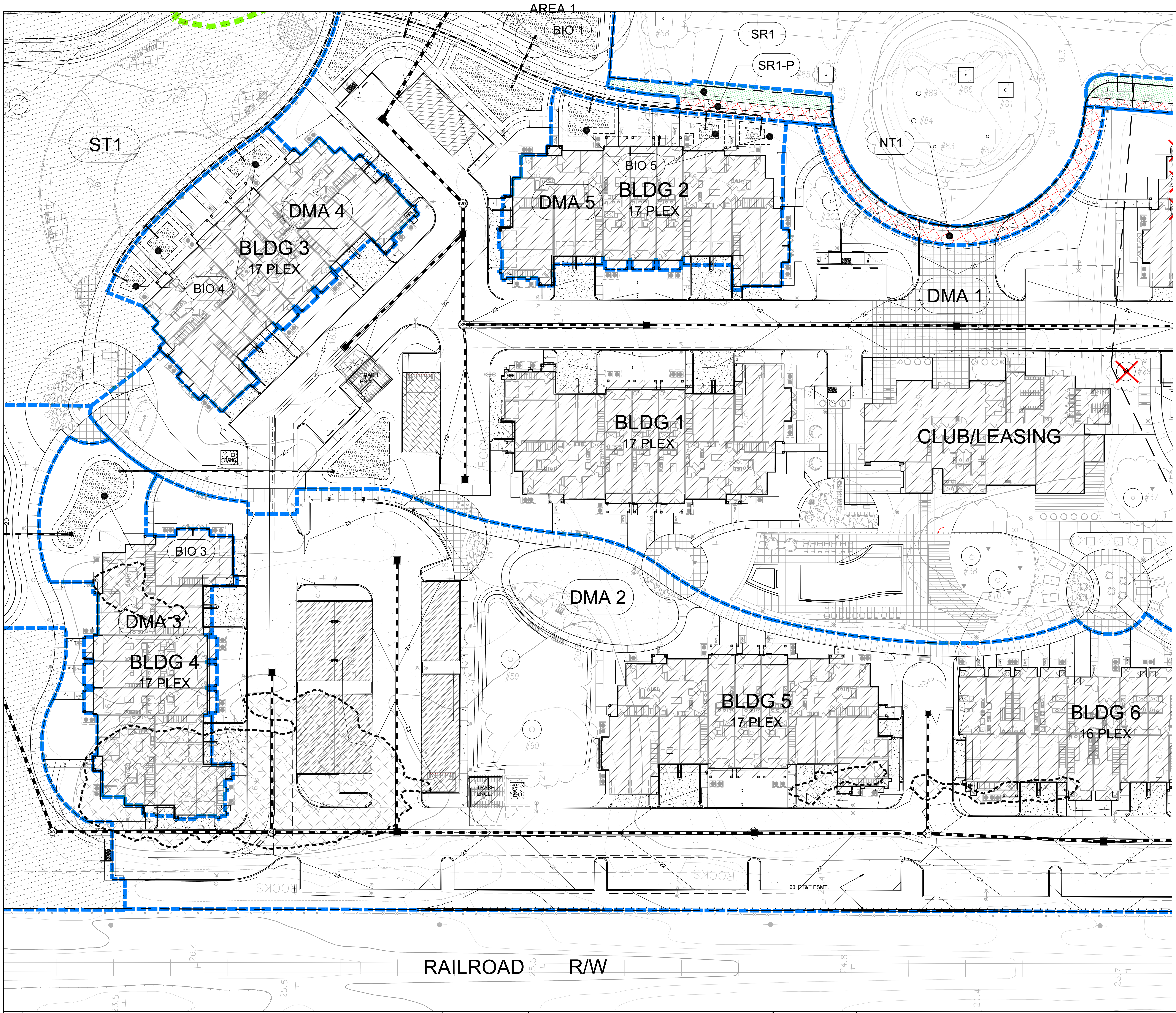
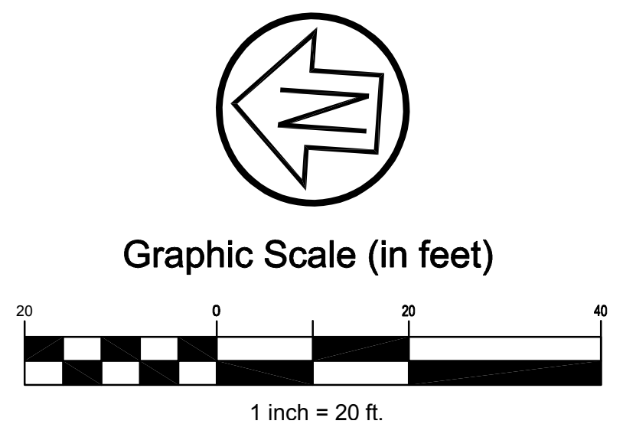

AREA 1
BIO 1
SR1
SR1-P
ST1
NT1
BIO 5
DMA 5
BLDG 2
17 PLEX
DMA 4
BLDG 3
17 PLEX
BIO 4
DMA 1
BLDG 1
17 PLEX
CLUB/LEASING
TRASH ENCL
TRANS
BIO 3
DMA 2
DMA 3
BLDG 4
17 PLEX
BLDG 5
17 PLEX
BLDG 6
16 PLEX
TRASH ENCL
ROCKS
20' PT&T ESMT.
RAILROAD R/W


Graphic Scale (in feet)
20
0
20
40
1 inch = 20 ft.

LEGEND

▨	BIORETENTION AREA
▨	SELF-TREATING AREA
🟥	NOT TREATED AREA
░	IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
▨	IMPERVIOUS AREA (ROOF)
🟩	PERVIOUS AREA (LANDSCAPE)
⬚	DRAINAGE MANAGEMENT AREA
BIO #	BMP IDENTIFICATION
DMA #	WATER SHED IDENTIFICATION
BMP	BEST MANAGEMENT PRACTICES

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PRELIMINARY STORMWATER CONTROL PLAN - NORTH

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared under direction of:
WAYNE F. LEACH
No. 54309
CIVIL

Sheet
C6.1

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SR1
SR1-P
GRAYLAWN AVE.
NT2
SR1
SR1-P
EX. WLE
BLDG 9
17 PLEX
TRASH ENCL.
BLDG 8
17 PLEX
DMA 1
ASING
TRASH ENCL.
BLDG 10
14 PLEX
BLDG 7
17 PLEX
DMA 2
BLDG 6
16 PLEX
BLDG 11
14 PLEX
RAILROAD R/W
Graphic Scale (in feet)
20
0
20
40
1 inch = 20 ft.

LEGEND

▨	BIORETENTION AREA
▨	SELF-TREATING AREA
🟥	NOT TREATED AREA
▨	IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
▨	IMPERVIOUS AREA (ROOF)
🟩	PERVIOUS AREA (LANDSCAPE)
☐	DRAINAGE MANAGEMENT AREA
BIO #	BMP IDENTIFICATION
DMA #	WATER SHED IDENTIFICATION
BMP	BEST MANAGEMENT PRACTICES

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PRELIMINARY STORMWATER CONTROL PLAN - SOUTH

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared under direction of:
WAYNE F. LEACH
No. 54309
CIVIL

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