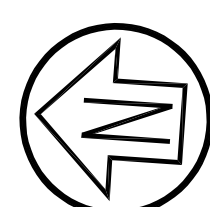
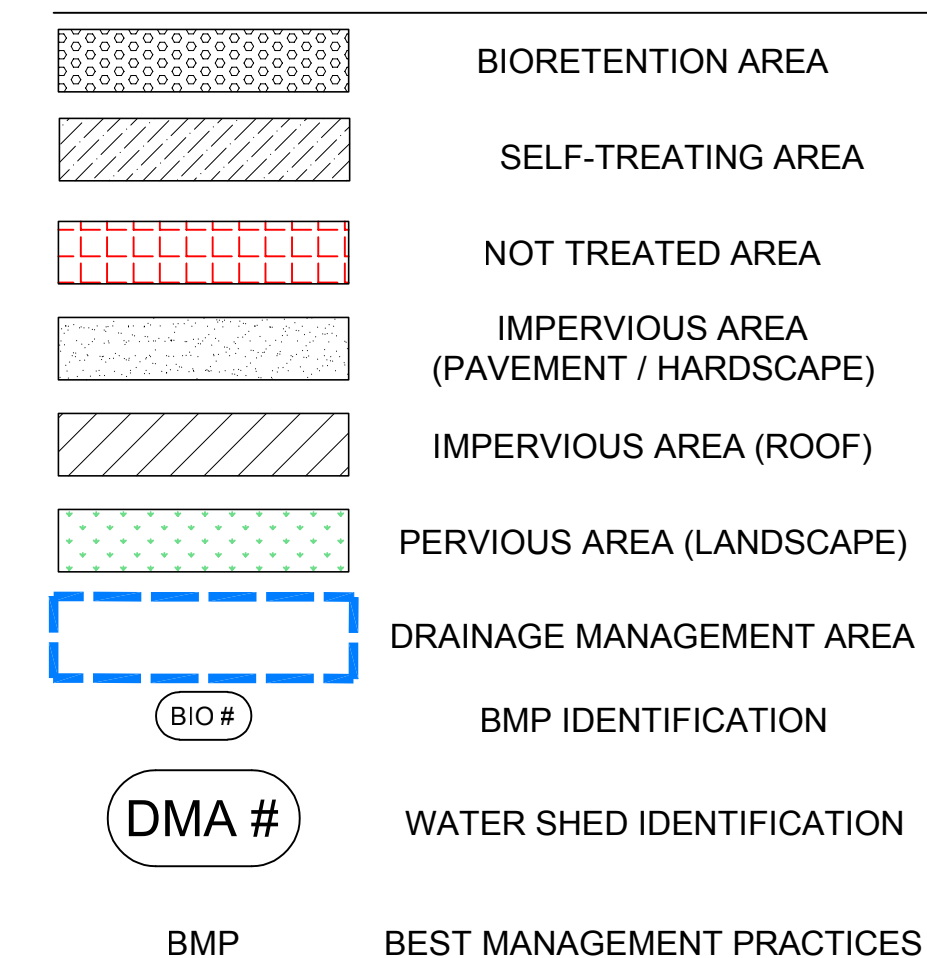


RIVER



WL BOTTOM
EL. 5.0
(0.26 ± ac.)



01/30/2025	SPAR RESPONSE TO COMMENTS
10/31/2024	SPAR RESPONSE TO COMMENTS
06/07/2024	SPAR SUBMITTAL

504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850

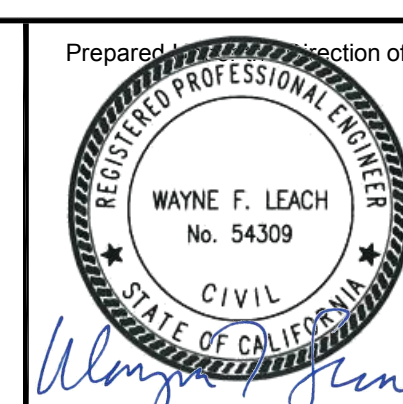
CSWST2.com

Engineering
Landscape Architecture
Surveying
Urban Planning

State	County	City
-------	--------	------

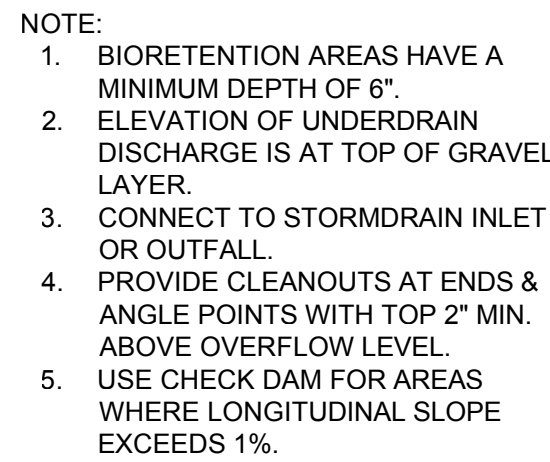
SID COMMONS

J. CYRIL JOHNSON INVESTMENT CORP.



C6.3

Scale:	1" = 20'
Date:	05/01/2020
Project Number:	5.1037.0
Plan File:	



SCALE: 1" = 1'

1. MARK STORM INLEITS WITH THE WORDS "NO DUMPING! FLOWS TO RIVER" OR EQUIVALENT.
2. PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER.
3. PROVIDE CONNECTION TO THE SANITARY SEWER TO FACILITATE DRAINING SPA.
4. DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER.
5. DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
6. ROOF DRAINS SHALL DRAIN TO UNPAVED AREA WHERE PRACTICABLE.
7. DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASHWATER TO SANITARY SEWER.

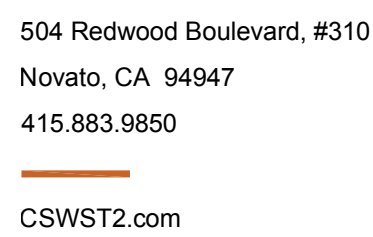
SELF TREATING	
SELF TREATING NAME	SELF TREATING AREA
ST1	349,674

SELF RETAINING	
SELF RETAINING NAME	SELF RETAINING AREA
SR1	4,816

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR [A]	RECEIVING SELF RETAINING DMA	RECEIVING SELF RETAINING DMA AREA (SF) [B]	RATIO [A]/[B]
SR1-P	2,302	PAVEMENT	1.0	2,302	SR1	4816	0.48

NOT TREATING	
NOT TREATING NAME	NOT TREATING AREA
NT 1	200
NT 2	2,085

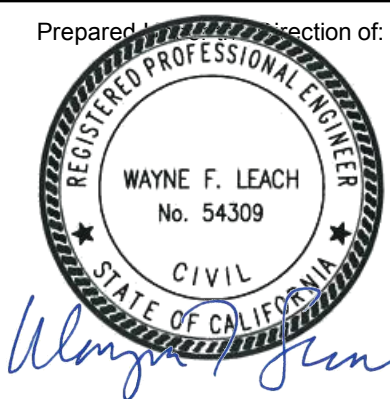
Rev	Date	Description	Designed	Drawn	Checked
	01/30/2025	SPAR RESPONSE TO COMMENTS			
	10/31/2024	SPAR RESPONSE TO COMMENTS			
	06/07/2024	SPAR SUBMITTAL			



Engineering
Landscape Architecture
Surveying
Urban Planning

City	Petaluma
County	Sonoma
State	California

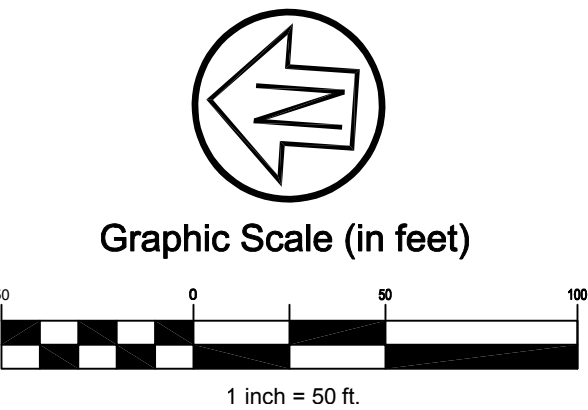
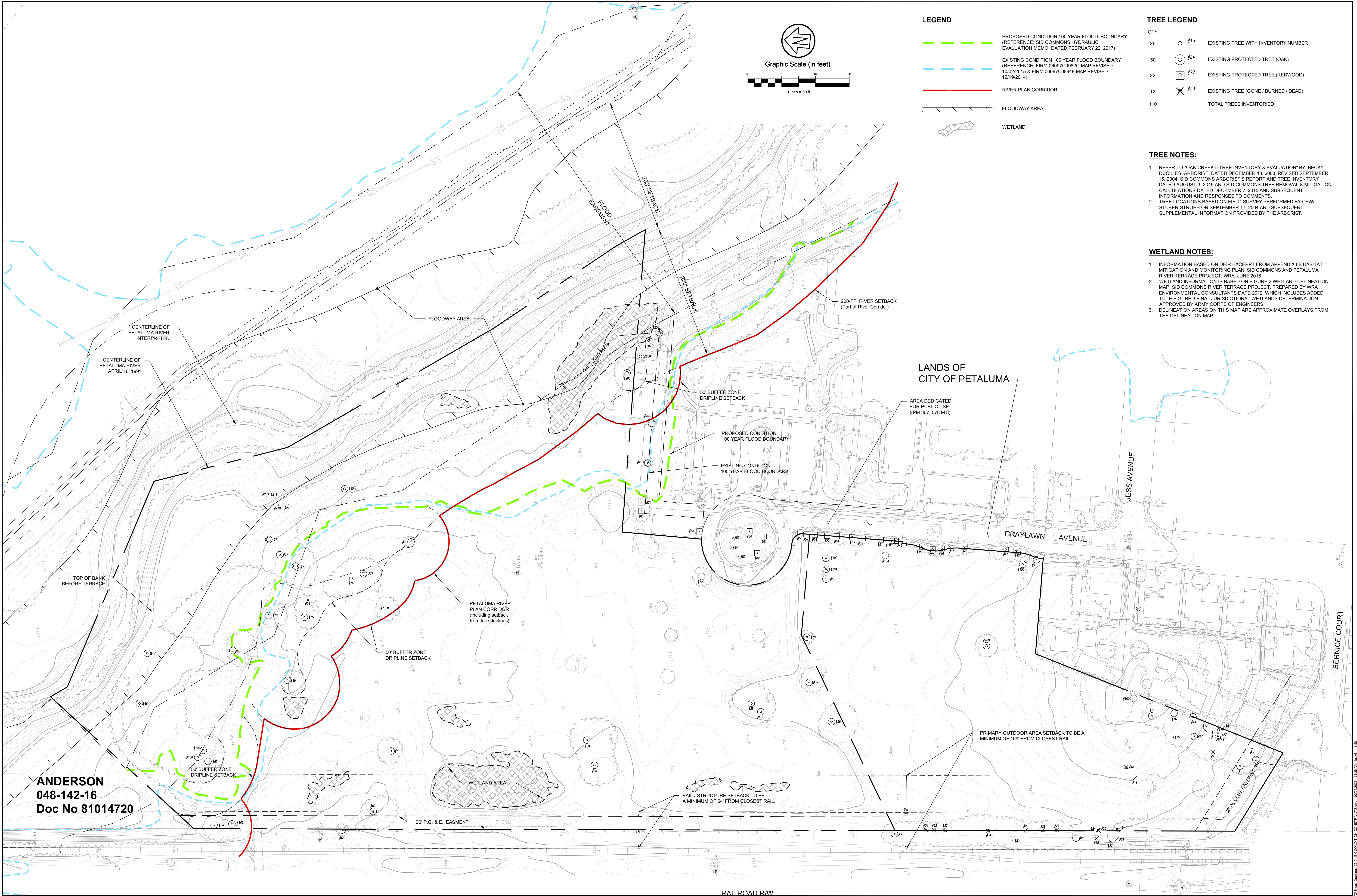
SID COMMONS
PRELIMINARY STORMWATER CONTROL DETAILS
J. CYRIL JOHNSON INVESTMENT CORP.



Sheet

C6.4

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



LEGEND

- PROPOSED CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: SID COMMONS HYDRAULIC EVALUATION MEMO, DATED FEBRUARY 22, 2017)
- EXISTING CONDITION 100 YEAR FLOOD BOUNDARY (REFERENCE: FIRM 06097C082G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 12/19/2014)
- RIVER PLAN CORRIDOR
- FLOODWAY AREA
- WETLAND

TREE LEGEND

- | QTY. | Symbol | Description |
|------|--------|--------------------------------------|
| 26 | ○ #15 | EXISTING TREE WITH INVENTORY NUMBER |
| 50 | ⊙ #24 | EXISTING PROTECTED TREE (OAK) |
| 22 | ⊠ #77 | EXISTING PROTECTED TREE (REDWOOD) |
| 12 | ✕ #30 | EXISTING TREE (GONE / BURNED / DEAD) |
| 110 | | TOTAL TREES INVENTORIED |

TREE NOTES:

- REFER TO "OAK CREEK II TREE INVENTORY & EVALUATION" BY BECKY DUCKLES, ARBORIST, DATED DECEMBER 13, 2003, REVISED SEPTEMBER 15, 2004, SID COMMONS ARBORIST'S REPORT AND TREE INVENTORY DATED AUGUST 3, 2015 AND SID COMMONS TREE REMOVAL & MITIGATION CALCULATIONS DATED DECEMBER 7, 2015 AND SUBSEQUENT INFORMATION AND RESPONSES TO COMMENTS.
- TREE LOCATIONS BASED ON FIELD SURVEY PERFORMED BY CSW/ STUBER-STROCH ON SEPTEMBER 17, 2004 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.

WETLAND NOTES:

- INFORMATION BASED ON DEIR EXCERPT FROM APPENDIX 6B HABITAT MITIGATION AND MONITORING PLAN, SID COMMONS AND PETALUMA RIVER TERRACE PROJECT, WRA, JUNE 2016
- WETLAND INFORMATION IS BASED ON FIGURE 2 WETLAND DELINEATION MAP, SID COMMONS RIVER TERRACE PROJECT, PREPARED BY WRA ENVIRONMENTAL CONSULTANTS DATE 2012, WHICH INCLUDES ADDED TITLE FIGURE 3 FINAL JURISDICTIONAL WETLANDS DETERMINATION APPROVED BY ARMY CORPS OF ENGINEERS
- DELINEATION AREAS ON THIS MAP ARE APPROXIMATE OVERLAYS FROM THE DELINEATION MAP.

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			

CSW ST2
504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850
CSWST2.com

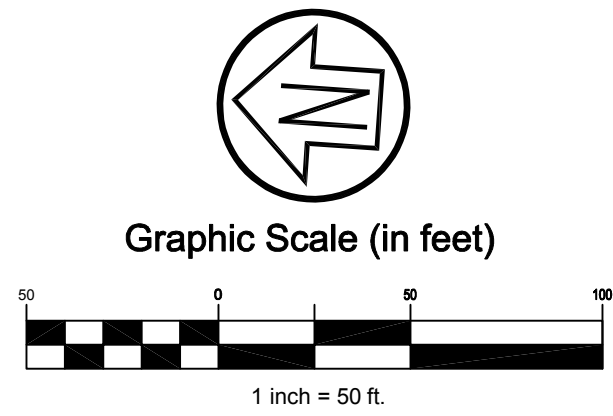
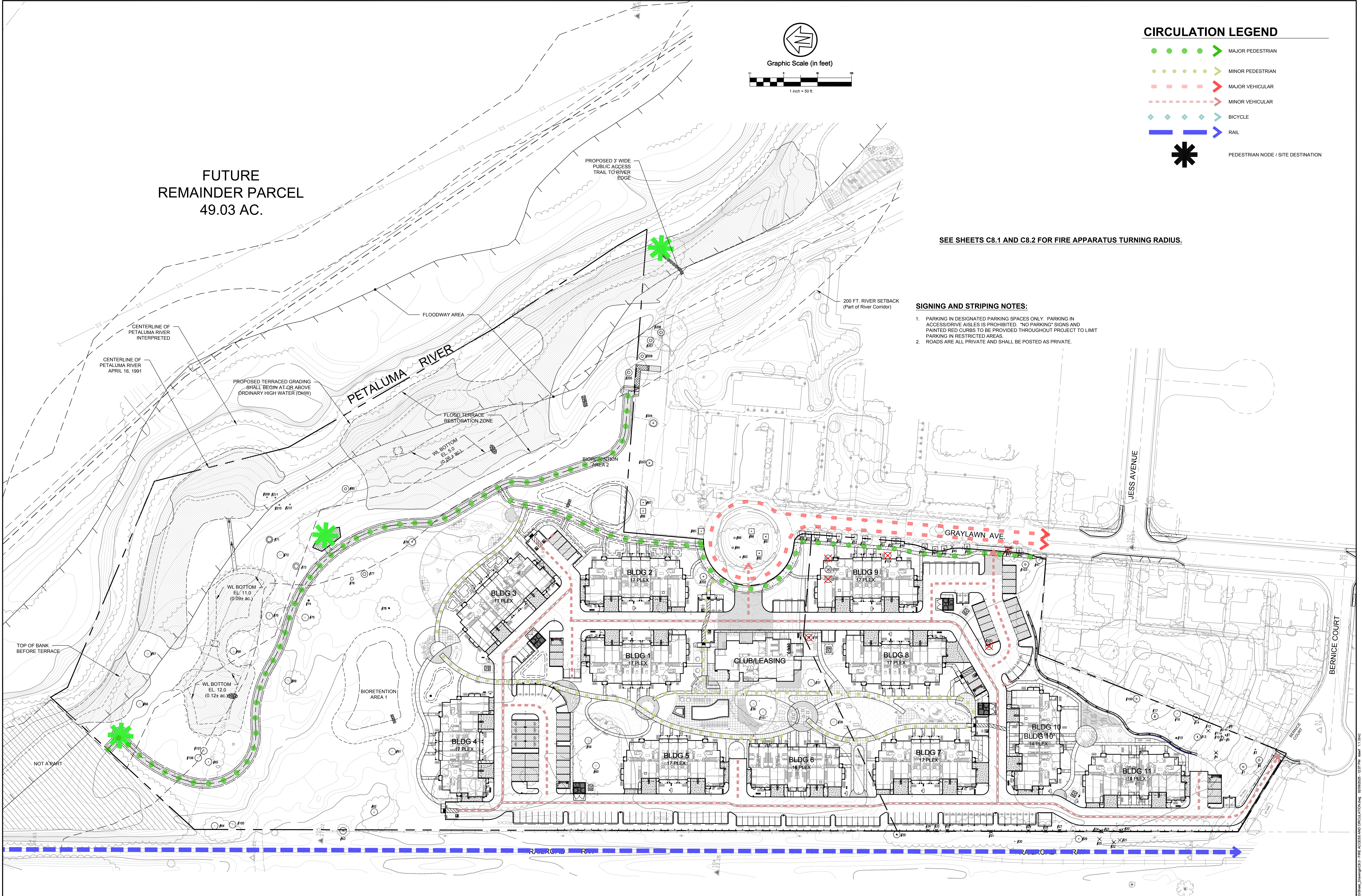
Engineering
Landscape Architecture
Surveying
Urban Planning

City	Petaluma
County	Sonoma
State	California

SID COMMONS
EXISTING CONDITION - CONSTRAINTS
J. CYRIL JOHNSON INVESTMENT CORP.

Prepared by: **WAYNE F. LEACH**
No. 54309
CIVIL
STATE OF CALIFORNIA

C7.0
Scale: 1" = 50'
Date: 05/01/2020
Project Number: 5 1037.00
Plan File:



CIRCULATION LEGEND

MAJOR PEDESTRIAN

MINOR PEDESTRIAN

MAJOR VEHICULAR

MINOR VEHICULAR

BICYCLE

RAIL

PEDESTRIAN NODE / SITE DESTINATION

- SIGNING AND STRIPING NOTES:
1. PARKING IN DESIGNATED PARKING SPACES ONLY. PARKING IN ACCESS/DRIVE AISLES IS PROHIBITED. "NO PARKING" SIGNS AND PAINTED RED CURBS TO BE PROVIDED THROUGHOUT PROJECT TO LIMIT PARKING IN RESTRICTED AREAS.
 2. ROADS ARE ALL PRIVATE AND SHALL BE POSTED AS PRIVATE.

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			

CSW ST2

504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850
CSWST2.com

Engineering

Landscape Architecture

Surveying

Urban Planning

City	Petaluma
County	Sonoma
State	California

SID COMMONS

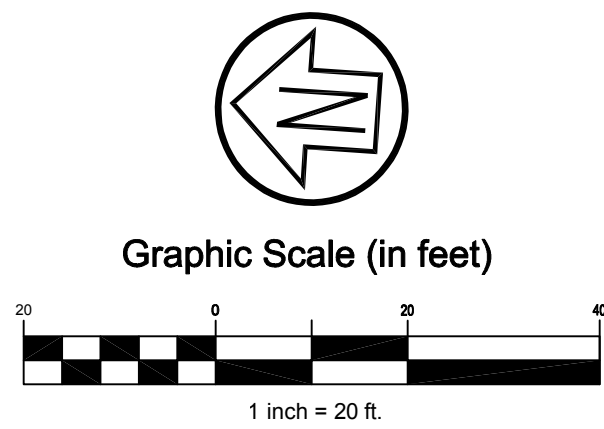
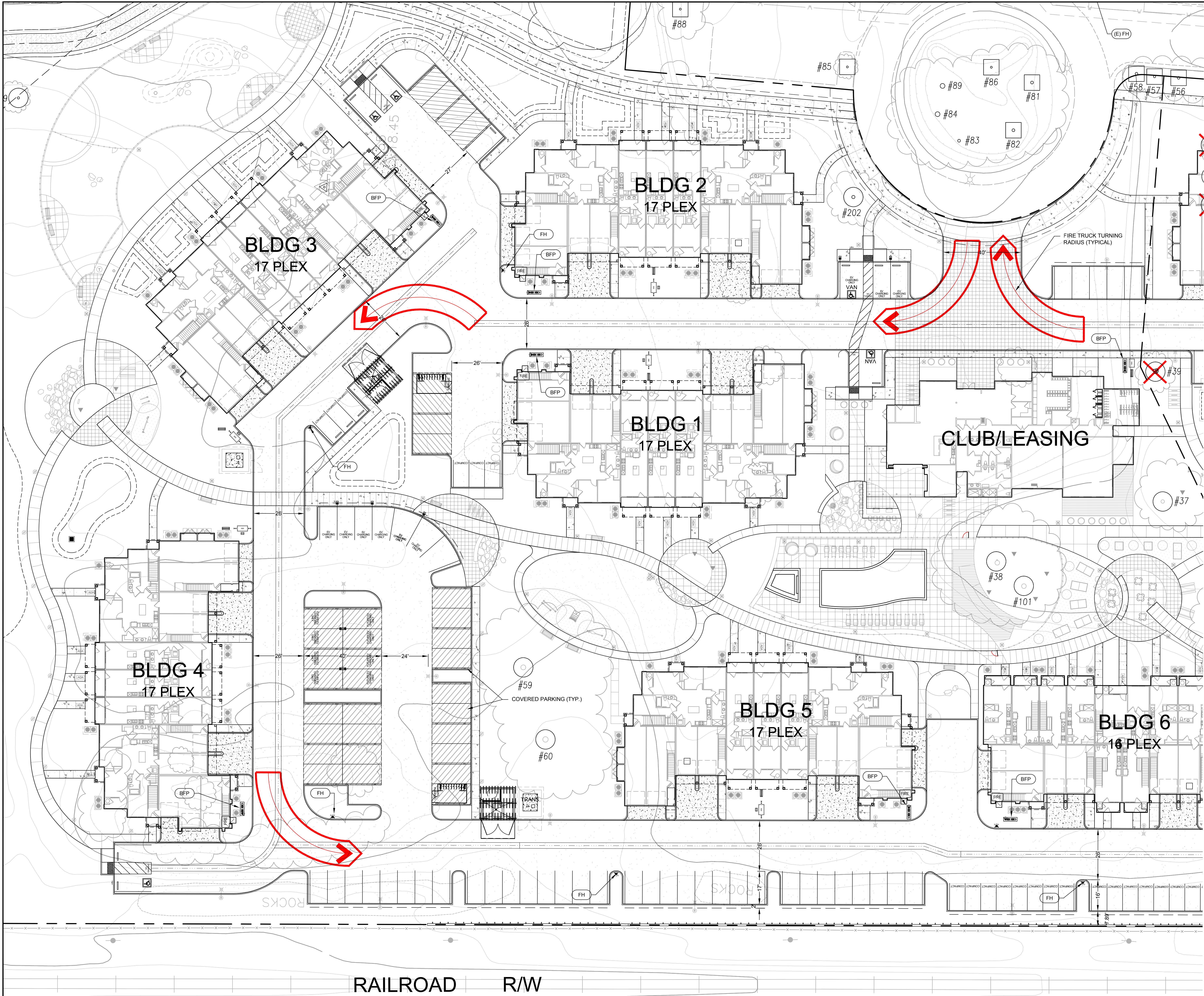
FIRE ACCESS AND CIRCULATION - OVERALL

J. CYRIL JOHNSON INVESTMENT CORP.

Prepared by: Wayne F. Leach
No. 54309
CIVIL
STATE OF CALIFORNIA

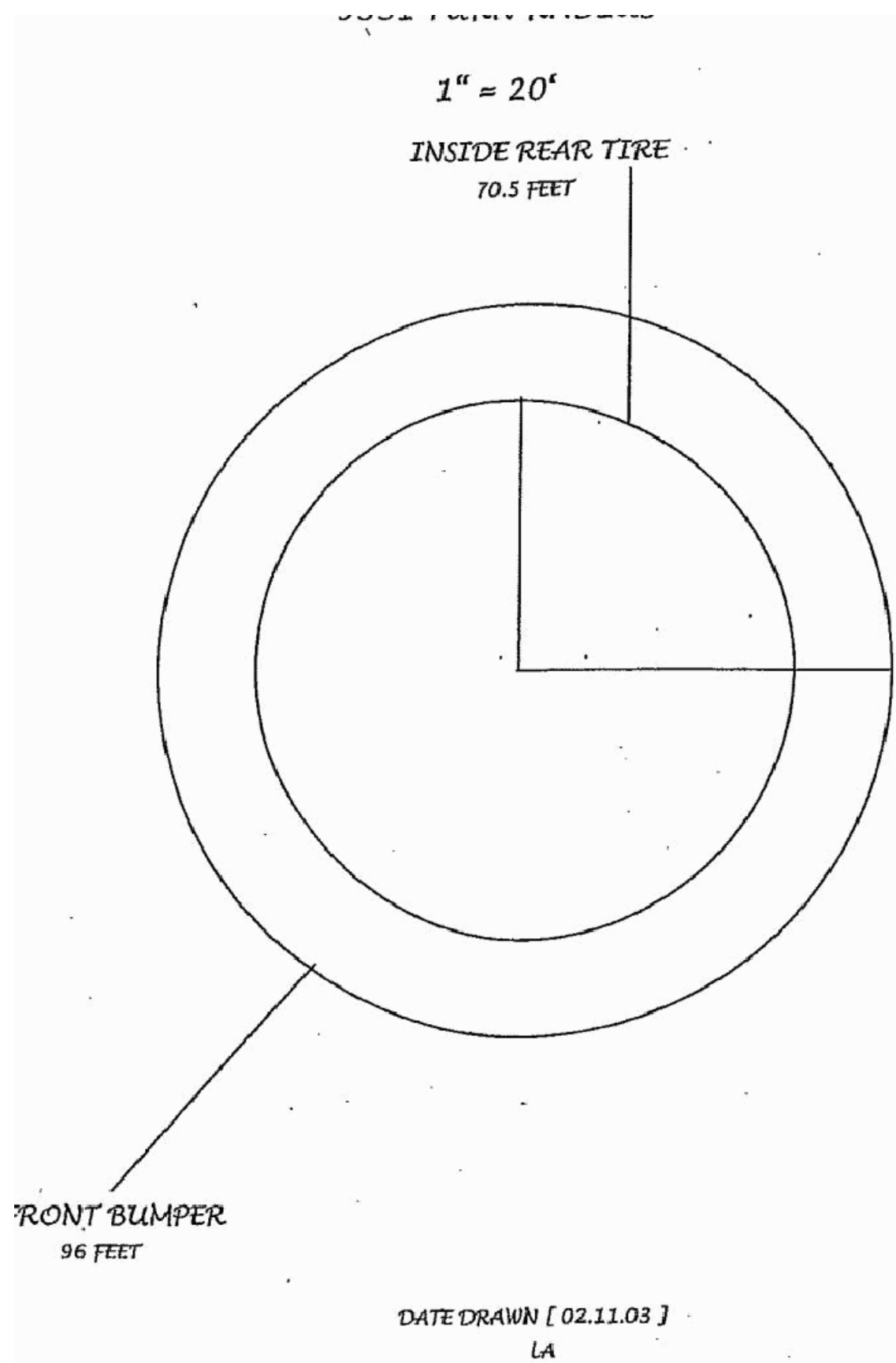
Section of:

Sheet
C8.0
Scale: 1" = 50'
Date: 05/01/2020
Project Number: 5 1037.00
Plan File:



LEGEND

- FH FIRE HYDRANT
- BFP BACK FLOW PREVENTER



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			

CSW ST2
504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850
CSWST2.com

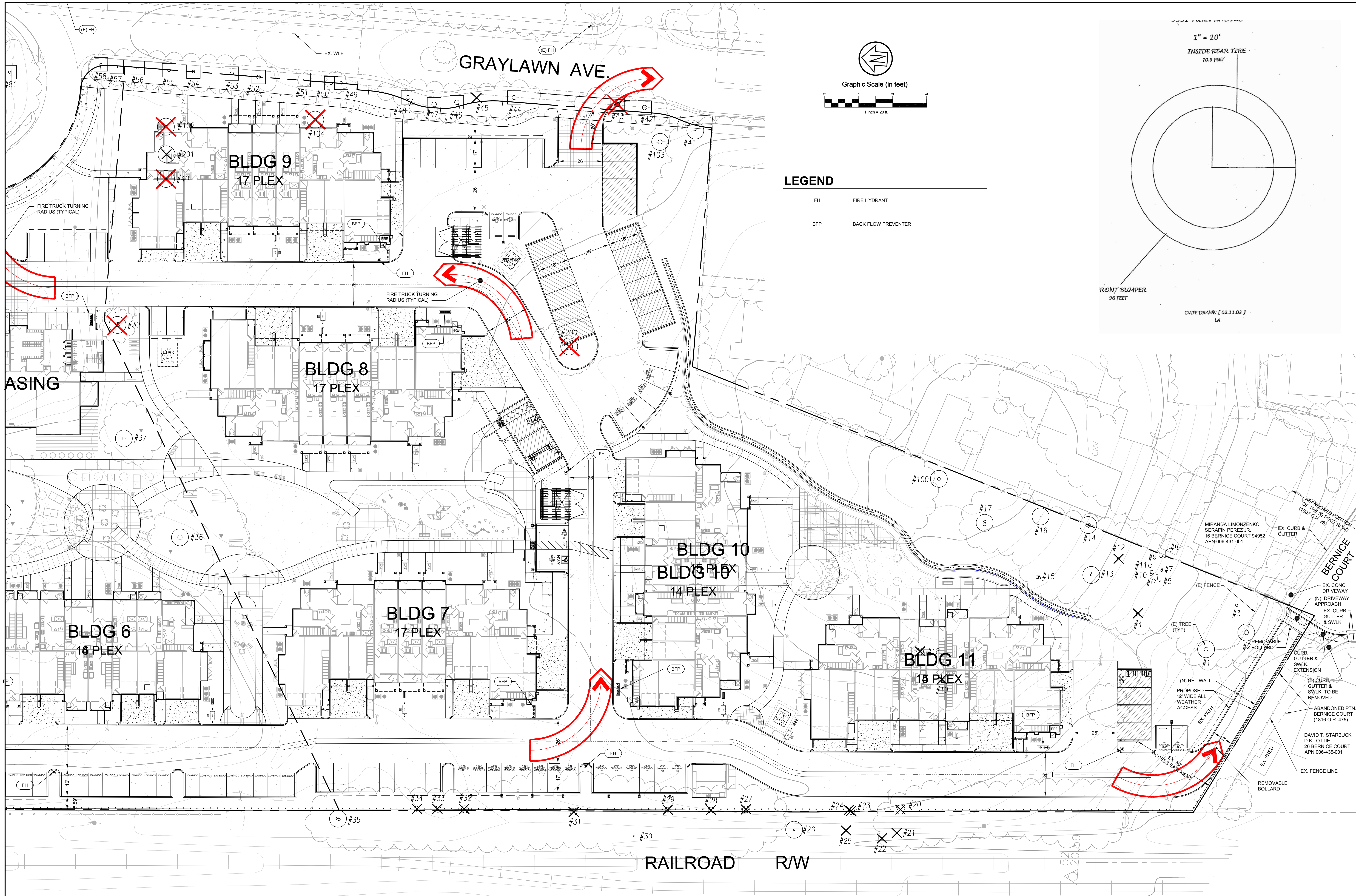
Engineering
Landscape Architecture
Surveying
Urban Planning

City Petaluma
County Sonoma
State California

SID COMMONS
FIRE ACCESS AND CIRCULATION - NORTH
J. CYRIL JOHNSON INVESTMENT CORP.

Prepared by: [Signature]
Checked by: [Signature]
Wayne F. Leach
No. 54309
CIVIL
STATE OF CALIFORNIA

Sheet
C8.1
Scale: 1" = 20'
Date: 05/01/2020
Project Number: 5.1037.00
Plan File:



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			

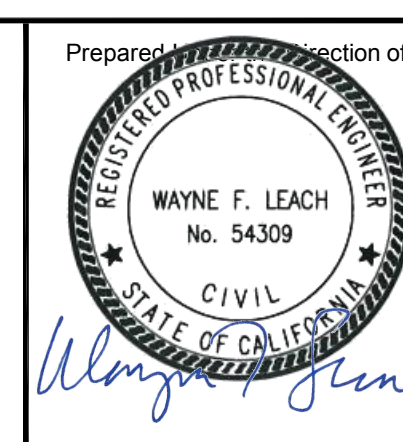


504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850
CSWST2.com

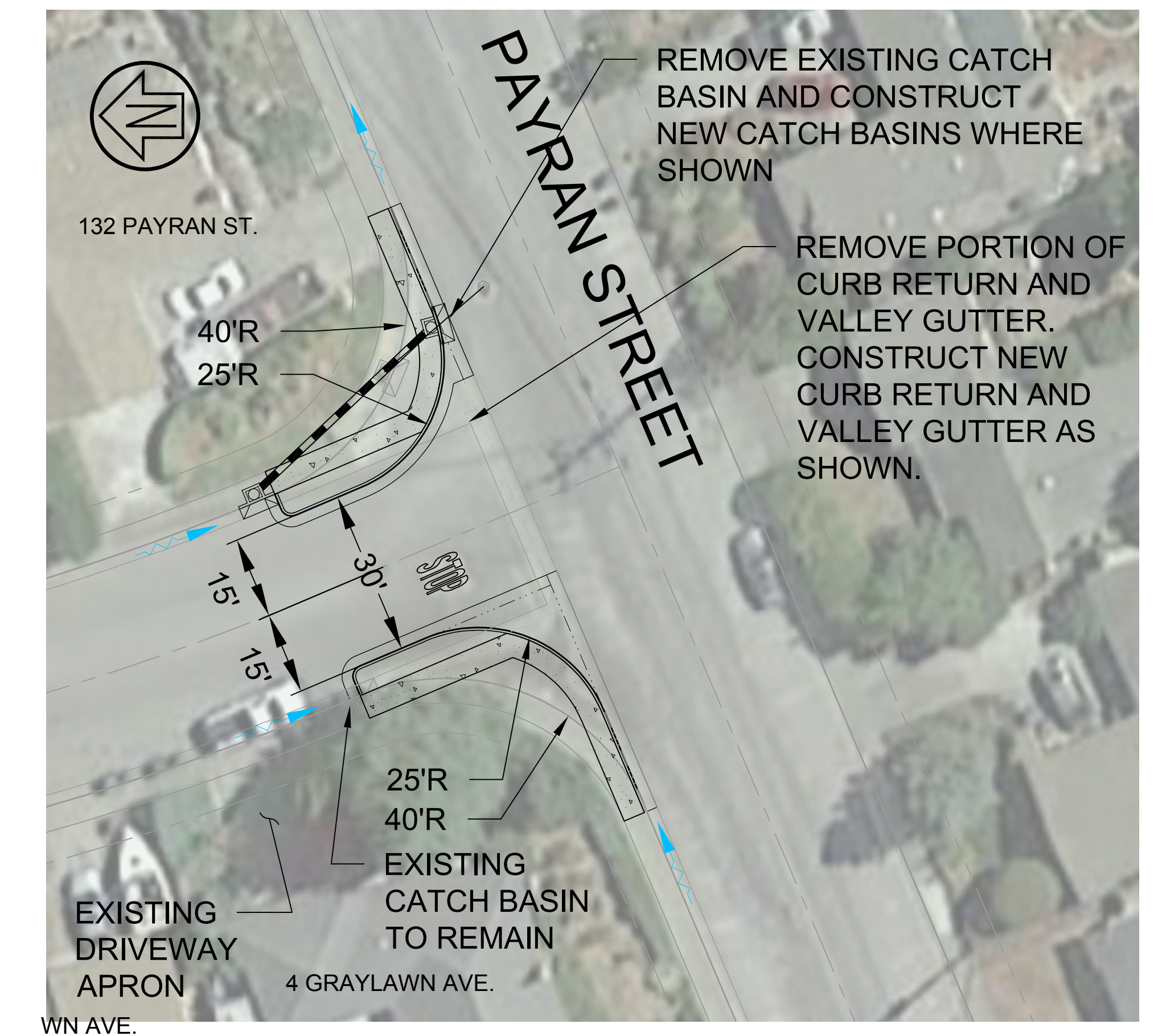
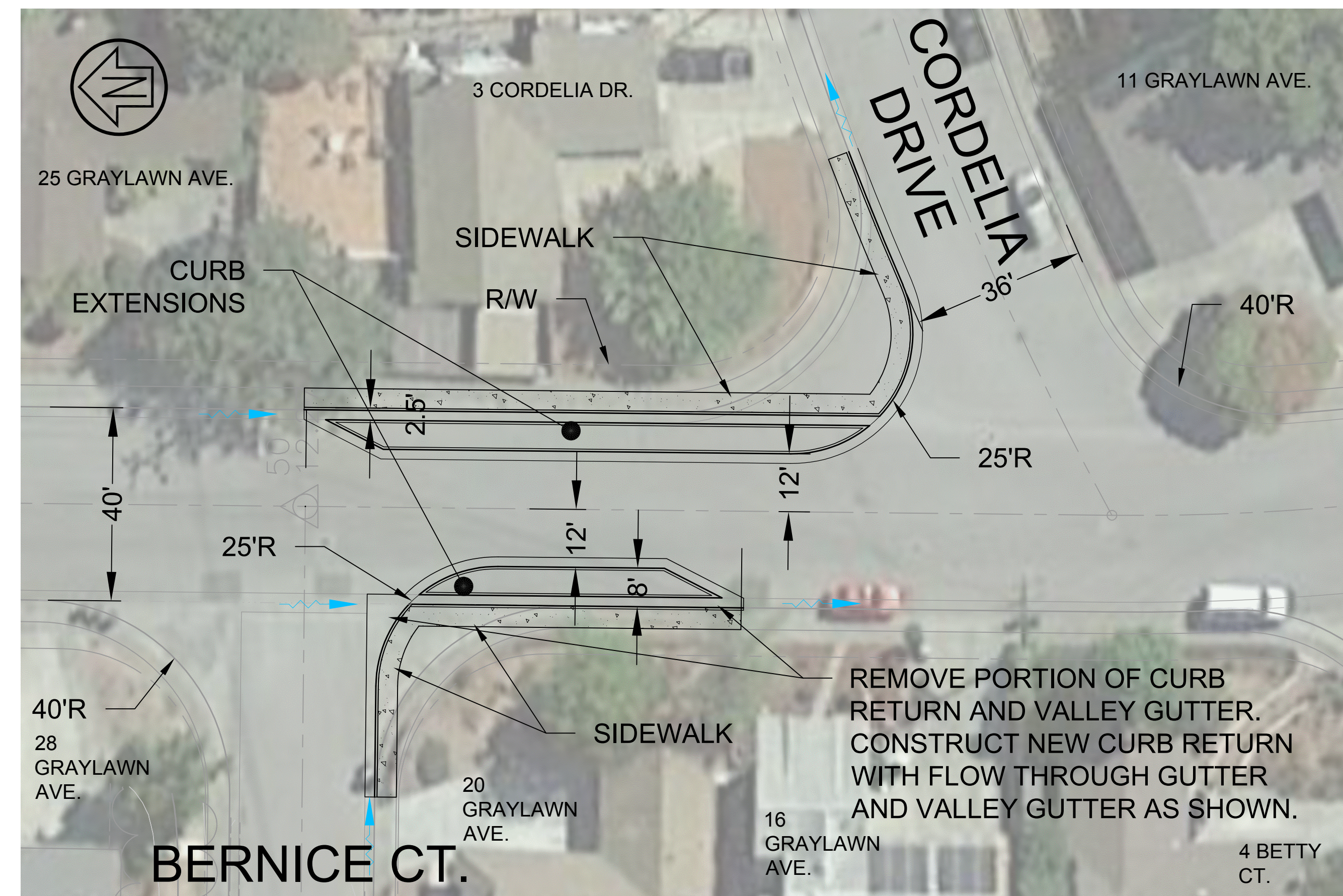
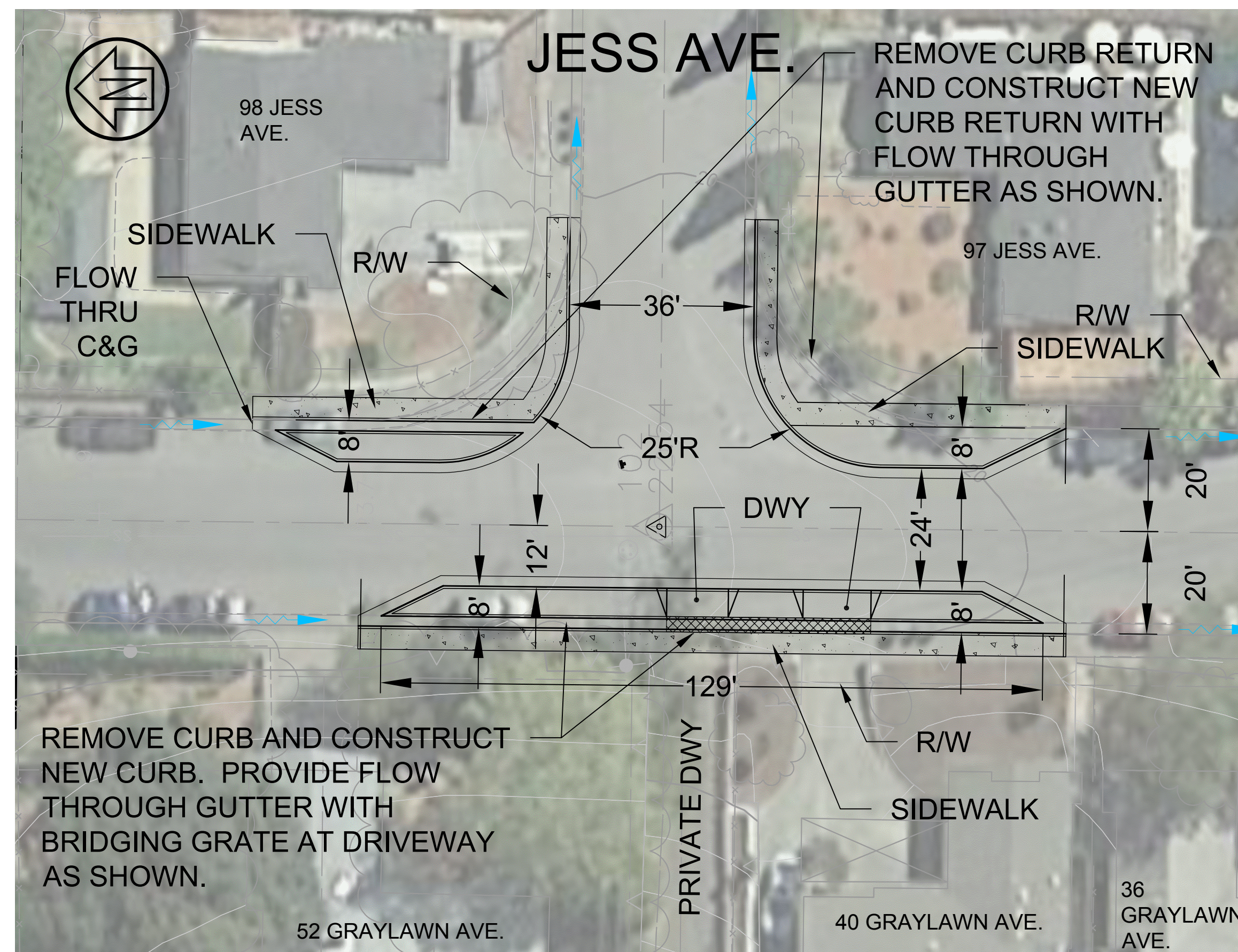
Engineering
Landscape Architecture
Surveying
Urban Planning

City
County
State
Petaluma
Sonoma
California

SID COMMONS
FIRE ACCESS AND CIRCULATION - SOUTH
J. CYRIL JOHNSON INVESTMENT CORP.



Sheet
C8.2
Scale: 1" = 20'
Date: 05/01/2020
Project Number: 5 1037.00
Plan File:

[illegible]

CSW ST2

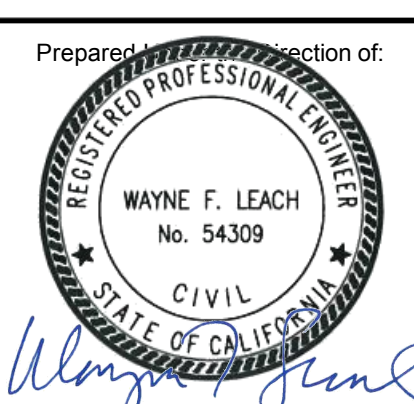
504 Redwood Boulevard, #310
Novato, CA 94947
415.883.9850

CSWST2.com

Engineering
Landscape Architecture
Surveying
Urban Planning

City	Petaluma
County	Sonoma
State	California

SID COMMONS
PROPOSED TRAFFIC CALMING MEASURES
J. CYRIL JOHNSON INVESTMENT CORP.



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