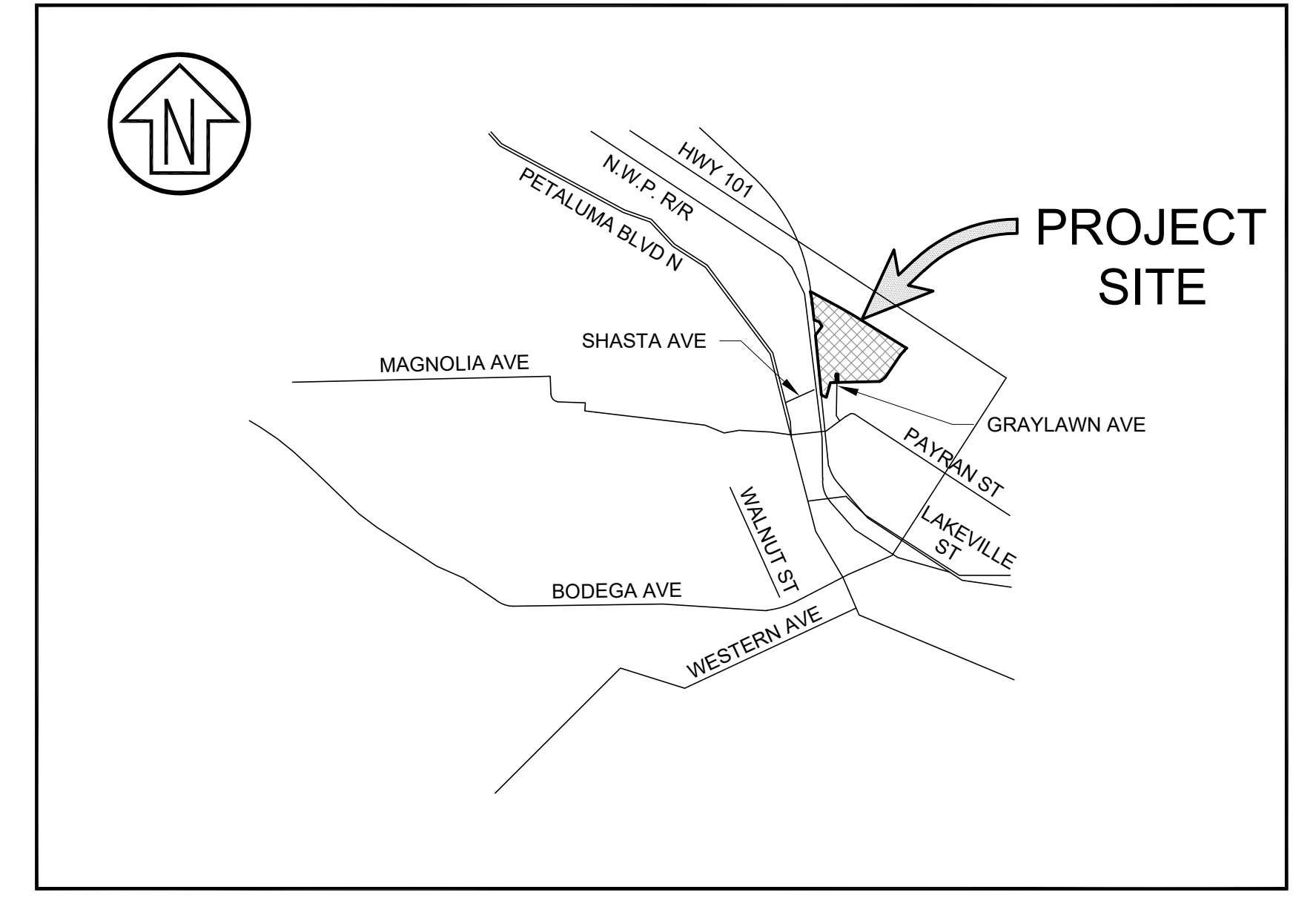


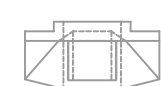












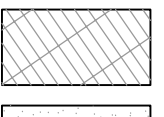

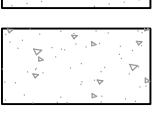


# SID COMMONS

## PETALUMA, SONOMA COUNTY, CALIFORNIA



VICINITY MAP  
SCALE: N.T.S.

### LEGEND

---	PARCEL BOUNDARIES		CATCH BASIN
---	RIGHT OF WAY		FIRE HYDRANT (EXISTING)
~30~	CONTOURS (EXISTING)		CONTROL POINT
~30~	CONTOURS (PROPOSED)		GAS VALVE
---	FLOWLINE		WATER VALVE
x-x-x-x-x-x-x-x-x	CYCLONE FENCE		WATER METER
o-o-o-o-o-o-o-o-o	WOOD FENCE		SOTRM DRAIN MANHOLE
W	POTABLE WATER LINE	+	SIGN
IRR	IRRIGATION LINE		DRAIN INLETS (DIMENSIONS VARY)
F	FIRE PROTECTION LINE		LIGHT POLE
JT	JOINT TRENCH		SANITARY SEWER MANHOLE
E	ELECTRIC WIRES		TELEPHONE MANHOLE
---	STORM DRAIN PIPE		JOINT POLE
SS	SANITARY SEWER LINE		VENT PIPE
	COVERED AREA		RAIL ROAD CROSSING ARM
	ASPHALT CONCRETE		SPOT ELEVATIONS
	CONCRETE	B-4	APPROXIMATE BORING LOCATION

### ABBREVIATIONS

CG	CURB AND GUTTER
DI	DROP INLET
(E)	EXISTING
EG	EXISTING GRADE
EX	EXISTING
FF	FIRST LEVEL FINISHED FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
HP	HIGH POINT
LF	LINEAR FOOT
LP	LOW POINT
OH	OVER HEAD
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TURNING STRUCTURE
TW	TOP OF WALL
tw	TOE OF WALL
W	WATER
WLE	WATER LINE EASEMENT

### SHEET INDEX

C1.0	TITLE SHEET
C2.0	VESTING TENTATIVE MAP
C3.0	PRELIMINARY CIVIL SITE PLAN - OVERALL
C3.1	PRELIMINARY CIVIL SITE PLAN - NORTH
C3.2	PRELIMINARY CIVIL SITE PLAN - SOUTH
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN - OVERALL
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN - NORTH
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN - SOUTH
C4.3	GRADING AND DRIVEWAY SECTIONS
C5.0	PRELIMINARY UTILITY PLAN - OVERALL
C5.1	PRELIMINARY UTILITY PLAN - NORTH
C5.2	PRELIMINARY UTILITY PLAN - SOUTH
C6.0	PRELIMINARY STORMWATER CONTROL PLAN - OVERALL
C6.1	PRELIMINARY STORMWATER CONTROL PLAN - NORTH
C6.2	PRELIMINARY STORMWATER CONTROL PLAN - SOUTH
C6.3	PRELIMINARY STORMWATER CONTROL PLAN - BIORETENTION
C6.4	PRELIMINARY STORMWATER CONTROL DETAILS
C7.0	EXISTING CONDITION - CONSTRAINTS
C8.0	FIRE ACCESS AND CIRCULATION
C8.1	FIRE ACCESS AND CIRCULATION NORTH
C8.2	FIRE ACCESS AND CIRCULATION SOUTH
C9.0	PROPOSED TRAFFIC CALMING MEASURES

### PROJECT TEAM

**OWNER/DEVELOPER:**  
J. CYRIL JOHNSON INVESTMENT CORP.  
125 WILLOW ROAD  
MENLO PARK, CA. 94025  
TEL. (650) 324-9021

**CIVIL ENGINEER:**  
CSW/STUBER-STROEH ENGINEERING GROUP INC.  
45 LEVERONI COURT  
NOVATO, CA 94949  
TEL. (415) 883-9850

### BASIS OF BEARINGS

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

### BENCHMARK

TOP OF BRASS DISK IN MONUMENT POT AT THE INTERSECTION OF GRAYLAWN AND JESS AVENUE. ELEV. 21.72 (NGVD)

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

**CSW | ST2**  
**CSW/Stuber-Stroeh Engineering Group, Inc.**  
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning  
 Land Planning | Construction Management  
 45 Leveroni Court  
 Novato, CA 94949  
 tel: 415.883.9850  
 fax: 415.883.9835  
 http://www.cswst2.com © 2013

City	Petaluma
County	Sonoma
State	California

SID COMMONS  
TITLE SHEET  
J. CYRIL JOHNSON INVESTMENT CORP.

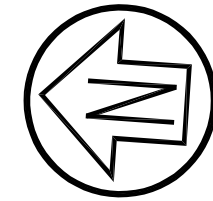
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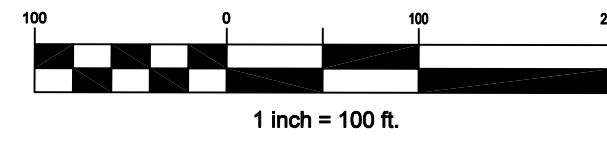
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Scale:	NTS
Date:	05/01/2020
Project Number:	5 1037.00
Plan File:	D-5254.01

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Graphic Scale (in feet)



**PROPERTY OWNERS**

A.P.N.: 007-391-005, 019-010-006, 007, 008, 009, 136-100-025  
NAME: J. CYRIL JOHNSON INVESTMENT CORP.  
ADDRESS: 125 WILLOW ROAD MENLO PARK, CA. 94025  
TELEPHONE: 650-324-8021

**MULTIPLE FINAL MAPS**

THE SUBDIVISION MAY IMPLEMENT THIS VESTING TENTATIVE MAP BY FILING ONE OR MULTIPLE FINAL MAPS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66456.1

**BASIS OF BEARINGS**

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

**FLOODZONE:**

FLOOD ZONE INFORMATION BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060379-0892-F AND 060379-0894-F MAP REVISED FEBRUARY 19, 2014.

**TENTATIVE MAP STATEMENT**

THE TENTATIVE MAP EXTERIOR BOUNDARIES ARE BASED ON RECORD INFORMATION. THE TENTATIVE MAP INTERIOR BOUNDARIES WITHIN THE OWNER'S PROPERTY ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FILING OF THE FINAL MAP. THE GRADING OF THE SITE AND THE LOCATIONS OF THE PROPOSED IMPROVEMENTS ARE TENTATIVE ONLY AND ARE SUBJECT TO CHANGE UPON FILING OF THE IMPROVEMENT PLANS FOR THIS PROJECT. THE PROPOSED GRADING AS SHOWN HEREON IS IN ACCORDANCE WITH THE SOILS REPORTS AND RECOMMENDATIONS PREPARED BY UNITED SOIL ENGINEERING, INC., DATED OCTOBER 2003.

THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF:  
CSW/STUBER-STROEH ENGINEERING GROUP, INC.

**SURVEYOR'S STATEMENT**

TOPOGRAPHIC INFORMATION IS BASED ON A COMPOSITE TOPOGRAPHIC MAP FOR OAK CREEK APARTMENTS PREPARED BY CINQUINI AND PASSARINO, INC. SIGNED BY RALPH H. THOMAS, L.S. 4760 AND DATED 5/15/00. THE SURVEYOR'S STATEMENT INDICATES THE TOPOGRAPHIC MAP IS DERIVED FROM AERIAL DATA COLLECTED ON OCTOBER 29, 1999 AND COMPILED BY AERIAL DATA, INC. AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.

SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED BY CSW/STUBER-STROEH ENGINEERING GROUP, INC. IN FEBRUARY 2004.

BENCHMARK: TOP OF BRASS DISK IN MONUMENT POT AT THE INTERSECTION OF GRAYLAWN AND JESS AVENUE. ELEVATION 21.72 (NGVD 1929)

WAYNE F. LEACH R.C.E. 54309

NOTE:  
THIS TOPOGRAPHIC BASEMAP IS BASED ON NGVD 1929. TO CONVERT DATUM OR ELEVATIONS USE THE FOLLOWING EQUATION: NAVD = NGVD + 2.7

**NOTE**

The following easements within Parcel 1 as shown on Parcel Map No 307, filed in Book 578 Maps, Pg 10 are not affected by this resubdivision:

1. Private Utility Easement Doc No 83-064685
2. 10' Sewer Easement Doc No 83-064686
3. 10' Water Easement Doc No 83-064687
4. 10' Water Easement Doc No 83-057568
5. 10' PG&E Easement Doc No 83-057568

**PROJECT AREAS**

PARCEL	GROSS AREA	FLOODWAY AREA	HYDRAULIC EASEMENT
FUTURE PARCEL ONE	3.680 AC.	NONE	NONE
FUTURE PARCEL TWO	3.292 AC.	NONE	NONE
FUTURE PARCEL THREE	11.746 AC.	2.574 AC.	3.864 AC.
FUTURE REMAINDER PARCEL	49.03 AC.	6.427 AC.	13.414 AC.
TOTAL AREA	67.748 AC.	9.001 AC.	17.278 AC.

**VESTING TENTATIVE MAP**

BEING A SUBDIVISION OF THE REMAINDER PARCEL OF LAND AS SHOWN ON PARCEL MAP NO.307, FILED IN BOOK 578 MAPS, PAGE 8 THRU 11, AND THE LANDS OF J. CYRIL JOHNSON INVESTMENT CORP. PER DOC NO 2003248288.

A.P.N.: 007-391-005, 019-010-006, 007, 008, 009, 136-100-025

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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 tel: 415.883.9850 fax: 415.883.9835  
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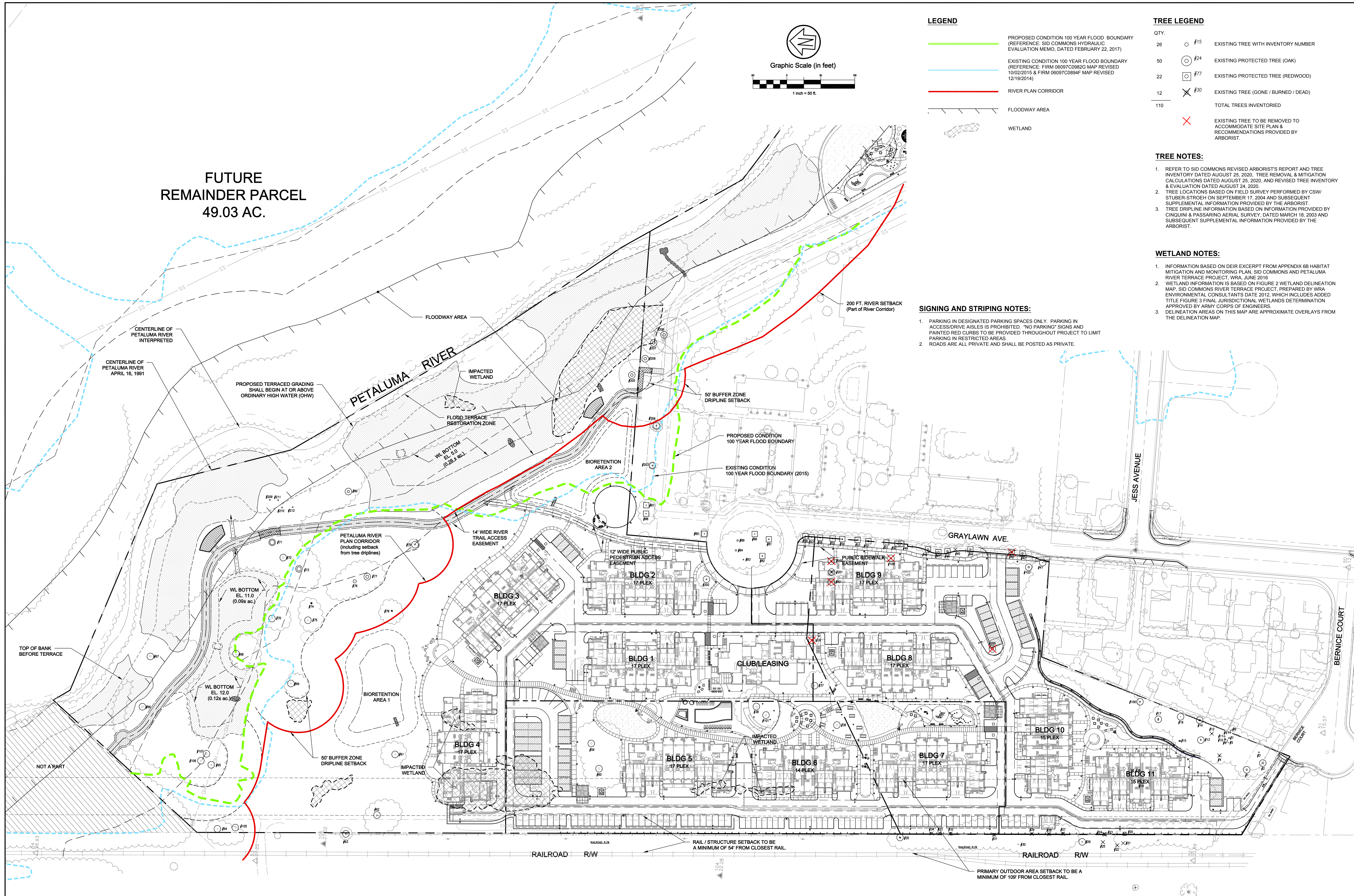
City	Petaluma
County	Sonoma
State	California

SID COMMONS  
**VESTING TENTATIVE MAP**  
J. CYRIL JOHNSON INVESTMENT CORP.

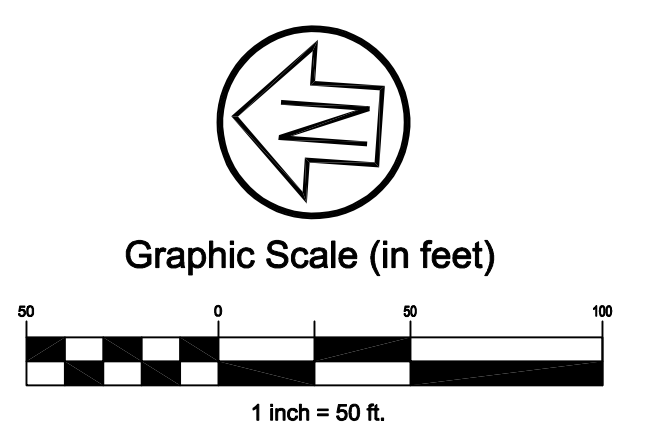
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 Date: 05/01/2020  
 Project Number: 5 1037.00  
 Plan File: D-5254.02



**FUTURE  
REMAINDER PARCEL  
49.03 AC.**



**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 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0984F 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  |
|      | ✕      | EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST. |

**TREE NOTES:**

- REFER TO SID COMMONS REVISED ARBORIST'S REPORT AND TREE INVENTORY DATED AUGUST 25, 2020. TREE REMOVAL & MITIGATION CALCULATIONS DATED AUGUST 25, 2020, AND REVISED TREE INVENTORY & EVALUATION DATED AUGUST 24, 2020.
- TREE LOCATIONS BASED ON FIELD SURVEY PERFORMED BY CSW/STUBER-STROEH ON SEPTEMBER 17, 2004 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.
- TREE DRIPLINE INFORMATION BASED ON INFORMATION PROVIDED BY CINQUINI & PASSARINO AERIAL SURVEY, DATED MARCH 18, 2003 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.

**SIGNING AND STRIPING NOTES:**

- 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.
- ROADS ARE ALL PRIVATE AND SHALL BE POSTED AS PRIVATE.

Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

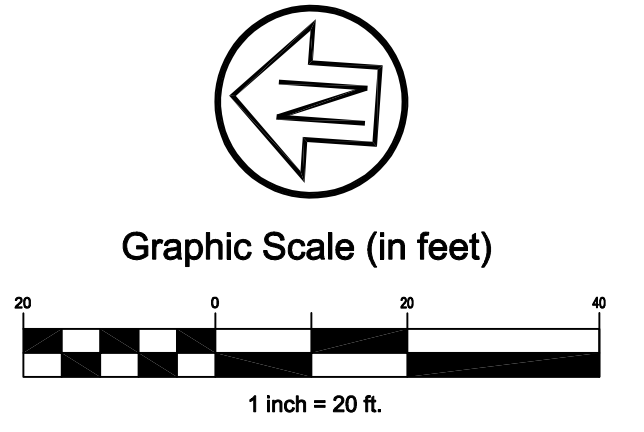
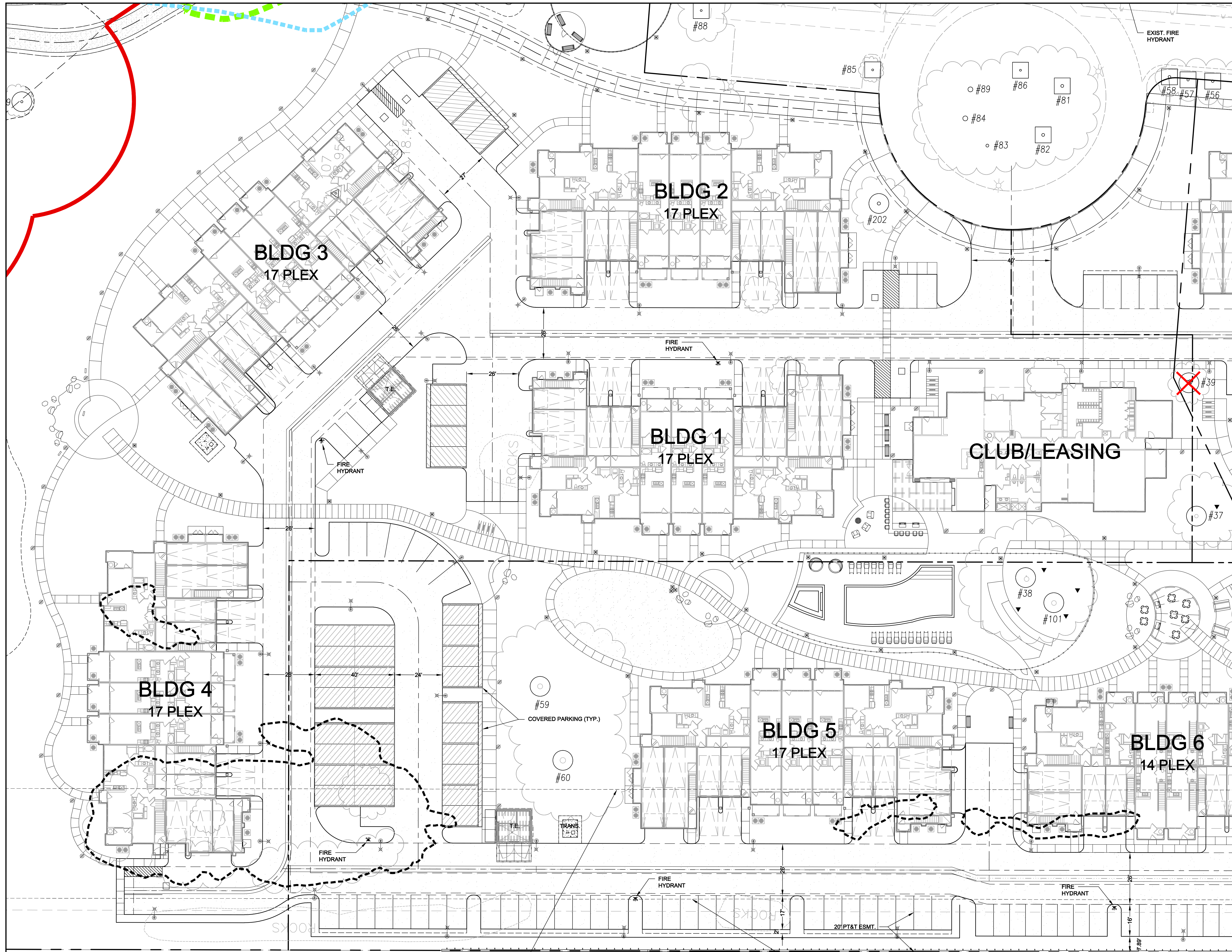
**CSW ST2**  
**CSW/Stuber-Stroeh Engineering Group, Inc.**  
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning  
 Land Planning | Construction Management  
 45 Leveroni Court      tel: 415.883.9850  
 Novato, CA 94949      fax: 415.883.9835  
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City: Petaluma  
 County: Sonoma  
 State: California

SID COMMONS  
**PRELIMINARY CIVIL SITE PLAN - OVERALL**  
 J. CYRIL JOHNSON INVESTMENT CORP.

Prepared Under the Direction of:  
  
 WAYNE J. LEARY  
 No. 54339  
 CIVIL  
 STATE OF CALIFORNIA

Sheet  
**C3.0**  
 Scale: 1" = 50'  
 Date: 05/01/2020  
 Project Number: 5 1037.00  
 Plan File: D-5254.03

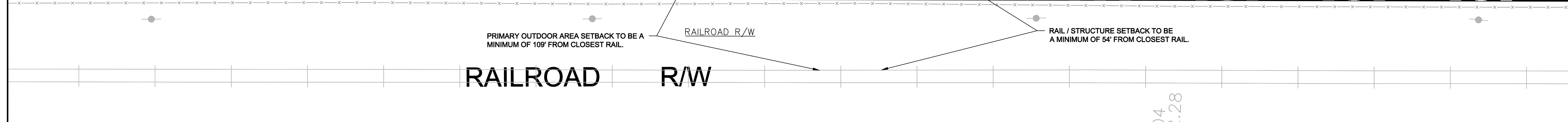


**TREE LEGEND**

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
	✕	EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

- TREE NOTES:**
- REFER TO SID COMMONS REVISED ARBORIST'S REPORT AND TREE INVENTORY DATED AUGUST 25, 2020, TREE REMOVAL & MITIGATION CALCULATIONS DATED AUGUST 25, 2020, AND REVISED TREE INVENTORY & EVALUATION DATED AUGUST 24, 2020.
  - TREE LOCATIONS BASED ON FIELD SURVEY PERFORMED BY CSW/STUBER-STROEH ON SEPTEMBER 17, 2004 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.
  - TREE DRIPLINE INFORMATION BASED ON INFORMATION PROVIDED BY CINQUINI & PASSARINO AERIAL SURVEY, DATED MARCH 18, 2003 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.

- SIGNING AND STRIPING NOTES:**
- 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.
  - ROADS ARE ALL PRIVATE AND SHALL BE POSTED AS PRIVATE.



Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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 tel: 415.883.9850  
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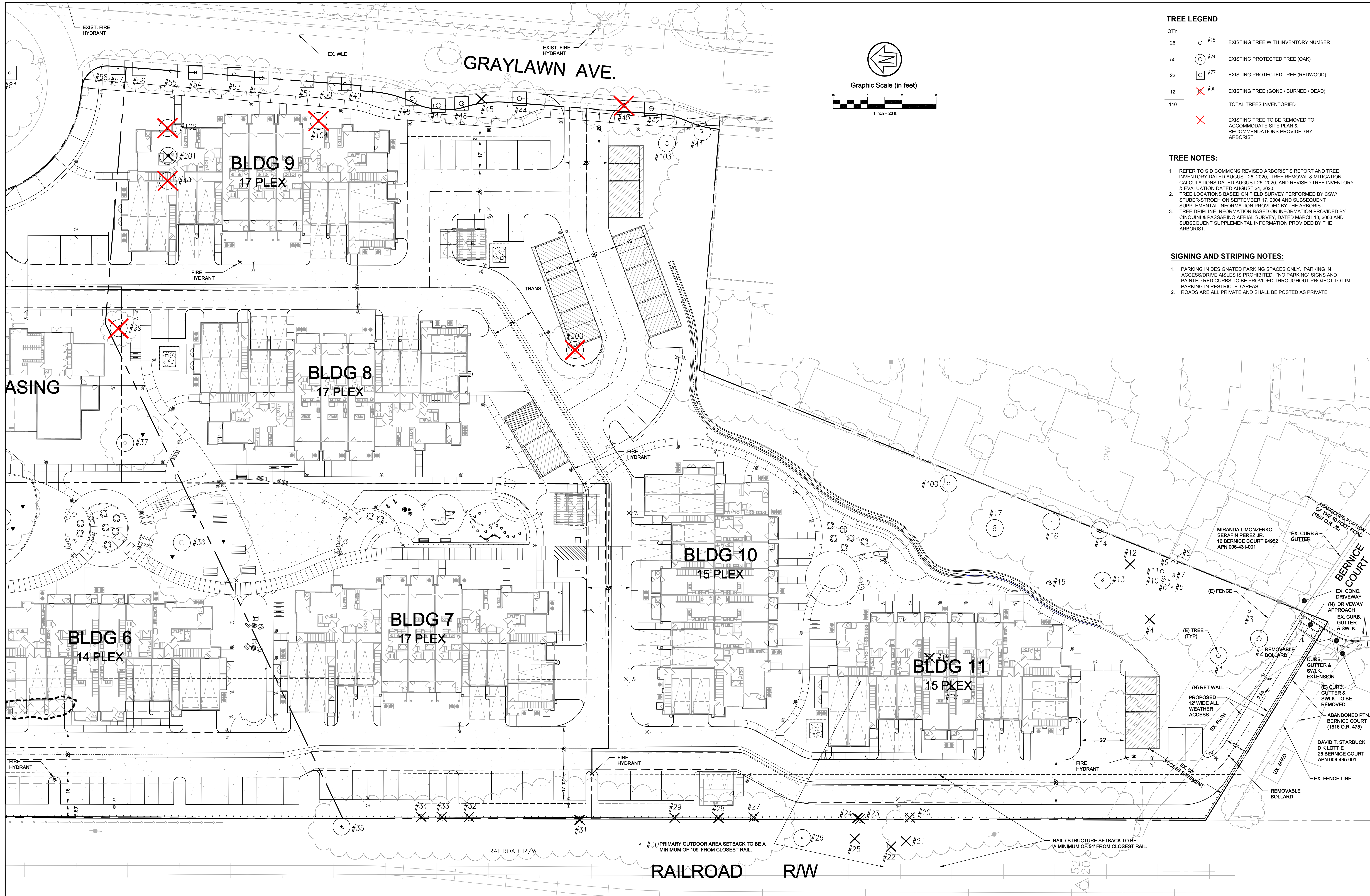
City	Petaluma
County	Sonoma
State	California

SID COMMONS  
**PRELIMINARY CIVIL SITE PLAN - NORTH**  
 J. CYRIL JOHNSON INVESTMENT CORP.



Sheet  
**C3.1**  
 Scale: 1" = 20'  
 Date: 05/01/2020  
 Project Number: 5.1037.00  
 Plan File: D-5254.03

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- TREE LEGEND**
- QTY. ○ #15 EXISTING TREE WITH INVENTORY NUMBER
  - ● #24 EXISTING PROTECTED TREE (OAK)
  - ● #77 EXISTING PROTECTED TREE (REDWOOD)
  - × #30 EXISTING TREE (GONE / BURNED / DEAD)
  - 110 × TOTAL TREES INVENTORIED
  - × EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

- TREE NOTES:**
1. REFER TO SID COMMONS REVISED ARBORIST'S REPORT AND TREE INVENTORY DATED AUGUST 25, 2020. TREE REMOVAL & MITIGATION CALCULATIONS DATED AUGUST 25, 2020, AND REVISED TREE INVENTORY & EVALUATION DATED AUGUST 24, 2020.
  2. TREE LOCATIONS BASED ON FIELD SURVEY PERFORMED BY CSW/STUBER-STROEH ON SEPTEMBER 17, 2004 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.
  3. TREE DRIFLINE INFORMATION BASED ON INFORMATION PROVIDED BY CINQUINI & PASSARINO AERIAL SURVEY, DATED MARCH 18, 2003 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.

- 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.

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-	07/09/2021	RESUBMITTAL			
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-	5/22/2020	SPAR SUBMITTAL			

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City: Petaluma  
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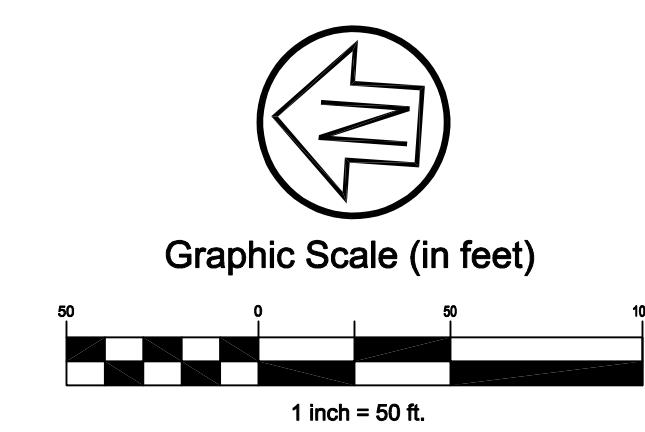
SID COMMONS  
**PRELIMINARY CIVIL SITE PLAN - SOUTH**  
 J. CYRIL JOHNSON INVESTMENT CORP.

Prepared Under the Direction of:  
  
**C3.2**  
 Scale: 1" = 20'  
 Date: 05/01/2020  
 Project Number: 5 1037.00  
 Plan File: D-5254.03

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EARTHWORK QUANTITIES			
DESCRIPTION	CUT	FILL	NET
ON-SITE	15,764 CY	22,432 CY	6,668 CY <FILL>
OFF-SITE (TERRACING/UPLAND)	18,361 CY	11 CY	18,350 CY <CUT>
OVEREXCAVATE TERRACE (ALLOW 18")	5,865 CY	5,865 CY	0
TRENCH SOILS	3,000 CY	-	3,000 CY <CUT>
FOUNDATION SPOILS	(A)	(A)	(A)
SHRINKAGE (ALLOW 10%)	-	2,831 CY	2,831 CY <FILL>
TOTAL	42,990 CY	31,139 CY	11,851 CY <EXPORT>

- EARTHWORK QUANTITY NOTES:**
- EARTHWORK QUANTITIES ARE PRELIMINARY AND MAY VARY FROM FINAL EARTHWORK QUANTITIES BASED ON DETAILED IMPROVEMENT PLANS.
  - ADJUSTMENTS TO THE PRELIMINARY GRADING PLAN MAY BE UNDERTAKEN IN ORDER TO GET CLOSER TO A BALANCED SITE.
  - THE SUPPLEMENTAL GEOTECHNICAL INVESTIGATION IDENTIFIED A WILSON GROVE FORMATION BEDROCK SOIL THAT COULD IMPACT THE HABITAT MITIGATION MONITORING PLAN. WITHIN THE RIVER TERRACE AND THE ONSITE CREATION OF WETLANDS THE WILSON GROVE MATERIAL WILL BE OVEREXCAVATED 18" BELOW FINISH GRADE AND REPLACED WITH ONSITE MATERIAL SUITABLE FOR PLANTING AND WETLAND CREATION.
  - (A) INCLUDED IN ON-SITE QUANTITIES
  - QUANTITIES ARE BASED ON DIFFERENCE BETWEEN FINISH GRADE/SURFACE AND EXISTING GRADE.
  - FILL QUANTITY ADJUSTED BUILDING FF LESS 12" TO SUBGRADE, PAVEMENT FF LESS 12" TO SUBGRADE, AND HARDSCAPE FINISH SURFACE LESS 8" TO SUBGRADE.



**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 06097C0982G MAP REVISED 10/02/2015 & FIRM 06097C0894F MAP REVISED 12/19/2014)
- RIVER PLAN CORRIDOR
- FLOODWAY AREA
- WETLAND

**TREE LEGEND**

- QTY.
- #15 EXISTING TREE WITH INVENTORY NUMBER
  - #24 EXISTING PROTECTED TREE (OAK)
  - #77 EXISTING PROTECTED TREE (REDWOOD)
  - #30 EXISTING TREE (GONE / BURNED / DEAD)
  - TOTAL TREES INVENTORIED
  - EXISTING TREE TO BE REMOVED TO ACCOMMODATE SITE PLAN & RECOMMENDATIONS PROVIDED BY ARBORIST.

**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-STROEH ON SEPTEMBER 17, 2004 AND SUBSEQUENT SUPPLEMENTAL INFORMATION PROVIDED BY THE ARBORIST.
- TREE DRIFLINE INFORMATION BASED ON INFORMATION PROVIDED BY CINQUINI & PASSARINO AERIAL SURVEY, DATED MARCH 18, 2003 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.



**ANDERSON**  
048-142-16  
Doc No 81014720

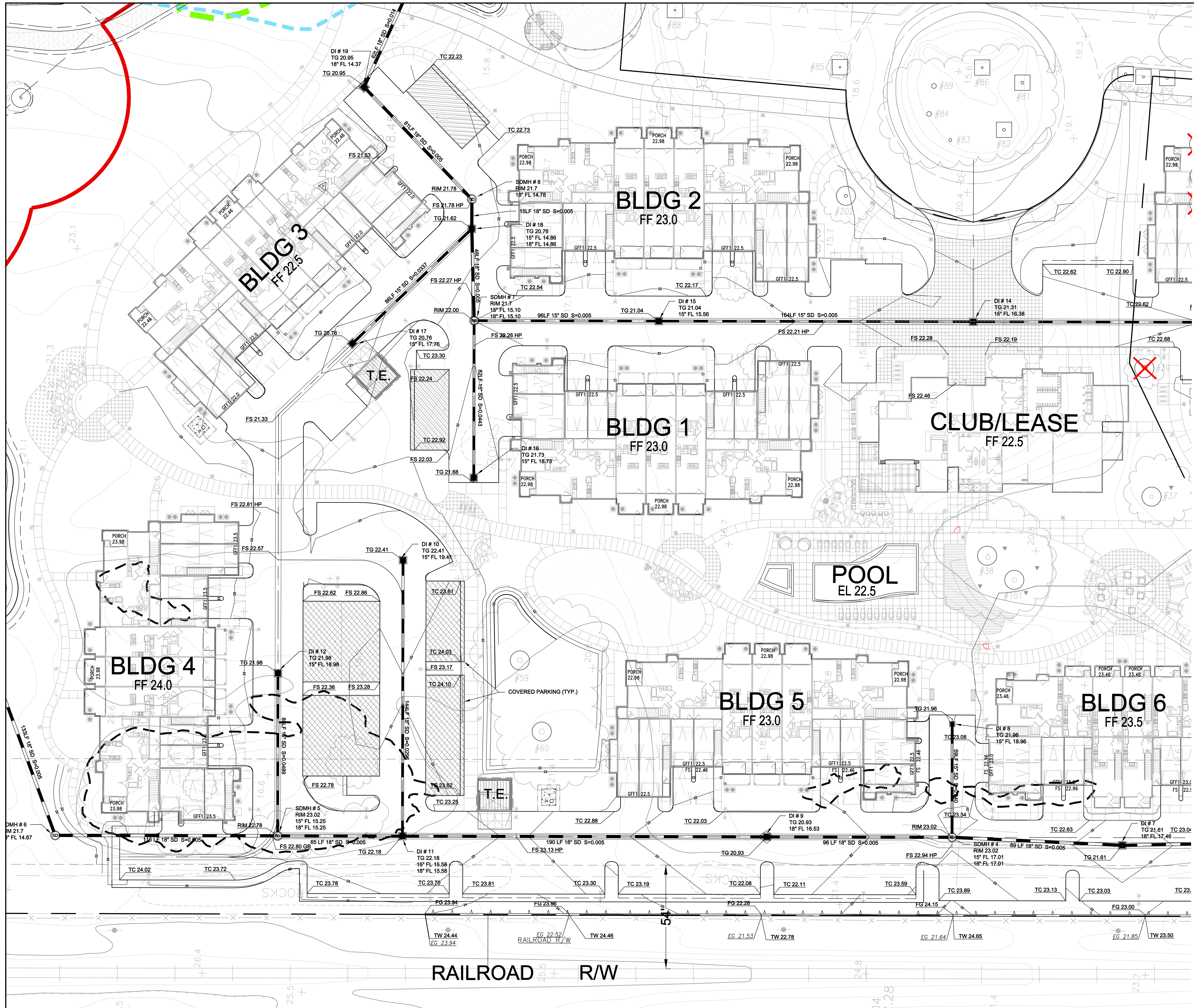
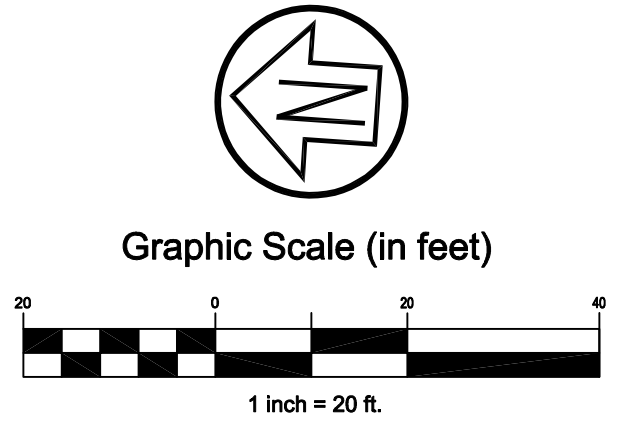
Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
-	05/07/2021	SPAR SUBMITTAL			
-	03/18/2021	PROGRESS PLOT			
-	5/22/2020	SPAR SUBMITTAL			

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SID COMMONS  
**PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL**  
J. CYRIL JOHNSON INVESTMENT CORP.

Prepared Under the Direction of:  
  
Sheet **C4.0**  
Scale: 1"=50'  
Date: 04/09/2019  
Project Number: 5 1037.00  
Plan File: D-5254.08



Rev	Date	Description	Designed	Drawn	Checked
-	07/09/2021	RESUBMITTAL			
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SID COMMONS  
**PRELIMINARY GRADING AND DRAINAGE PLAN - NORTH**  
 J. CYRIL JOHNSON INVESTMENT CORP.



Sheet **C4.1**  
 Scale: 1"=20'  
 Date: 04/09/2019  
 Project Number: 5 1037.00  
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