



ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
BP	BYPASS
DI	DROP INLET
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
MH	MAN HOLE
P.O.C.	POINT OF CONNECTION
RE	RIM ELEVATION
SD	STORM DRAIN
SDMH	STORM DRAIN MAN HOLE
SG	SUB-GRADE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
TC	TOP OF CURB
TW	TOP OF WALL
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE/RIGHT OF WAY
		CURB & GUTTER
		EASEMENT LINE
		50' RIPARIAN SETBACK
		SANITARY SEWER
		WATER LINE
		FIRE SERVICE
		GAS LINE
		JOINT TRENCH
		STORM DRAIN
		ASPHALT PAVING
		BIORETENTION BASIN
		LANDSCAPE AREA
		GRAVEL PAVING
		CONCRETE
		BANKED PARKING AREA, SEE LANDSCAPE PLANS
		DROP INLET
		AREA DRAIN
		RETAINING WALL

KEYNOTES

- ASPHALT PAVING, SEE SHEET C-11 FOR STRUCTURAL SECTIONS.
- GRAVEL PAVE PERMEABLE PAVING.
- BIORETENTION BASIN TYPE 1, SEE DETAIL ON SHEET C-11.
- STORMWATER BASIN TYPE 2, SEE DETAIL ON SHEET C-11.
- SUBSURFACE STORMTECH CHAMBERS, SEE DETAIL ON SHEET C-14.
- CONCRETE WALKWAY.
- LANDSCAPE, SEE LANDSCAPE PLANS FOR DETAILS.
- TRANSFORMER PAD.
- DOMESTIC AND IRRIGATION WATER METERS.
- DOMESTIC & IRRIGATION BACKFLOW PREVENTERS.
- RETAINING WALL.
- CURB RAMP, SEE DETAILS ON SHEET C-11.
- STREET LIGHT PER CITY STANDARD 602.
- CLASS II BICYCLE PATH
- FIRE BACKFLOW PREVENTER & FDC
- FIRE HYDRANT.
- ADA PARKING, SEE ARCHITECT PARKING PLAN.

NOTES

- SEE SHEET C-1 FOR EXISTING CONDITIONS.
- SEE SHEET C-2 FOR DEMOLITION AND PRESERVATION PLAN.
- SEE SHEET C-4 FOR CIRCULATION PLAN.
- SEE SHEETS C-5, C-6 & C-7 FOR ADDITIONAL GRADING PLANS.
- SEE SHEET C-8 FOR PRELIMINARY CUT-FILL PLAN.
- SEE SHEET C-9 FOR PRELIMINARY UTILITY PLAN.
- SEE SHEET C-10 FOR SITE SECTIONS.
- SEE SHEET C-11 FOR DETAILS.
- SEE SHEET C-12 FOR BUILDING MASSING EXHIBIT.
- SEE SHEET C-13 FOR LADDER TRUCK ACCESS PLAN.
- SEE SHEET C-14 FOR PRELIMINARY STORMWATER CONTROL PLAN.

PLAN VIEW

SCALE: 1" = 60'



PRELIMINARY SITE PLAN

LABCON NORTH AMERICA  
FISHER DRIVE APNS 005-280-006, -007, -042, -043, -044, -045 & 3200 LAKEVILLE HWY APN 005-040-039  
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - LANDSCAPE ARCHITECTS  
PETALUMA THEATRE SQUARE  
140 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 07.15.2022  
SCALE: 1" = 60'  
DESIGN: CRK, S.J.L., A.J.C.  
DRAWN: CRK, DKD  
CHECK: S.J.L.  
JOB: LABCON2022  
JOB No: 222290  
SHEET

C-3

OF 14 SHEETS