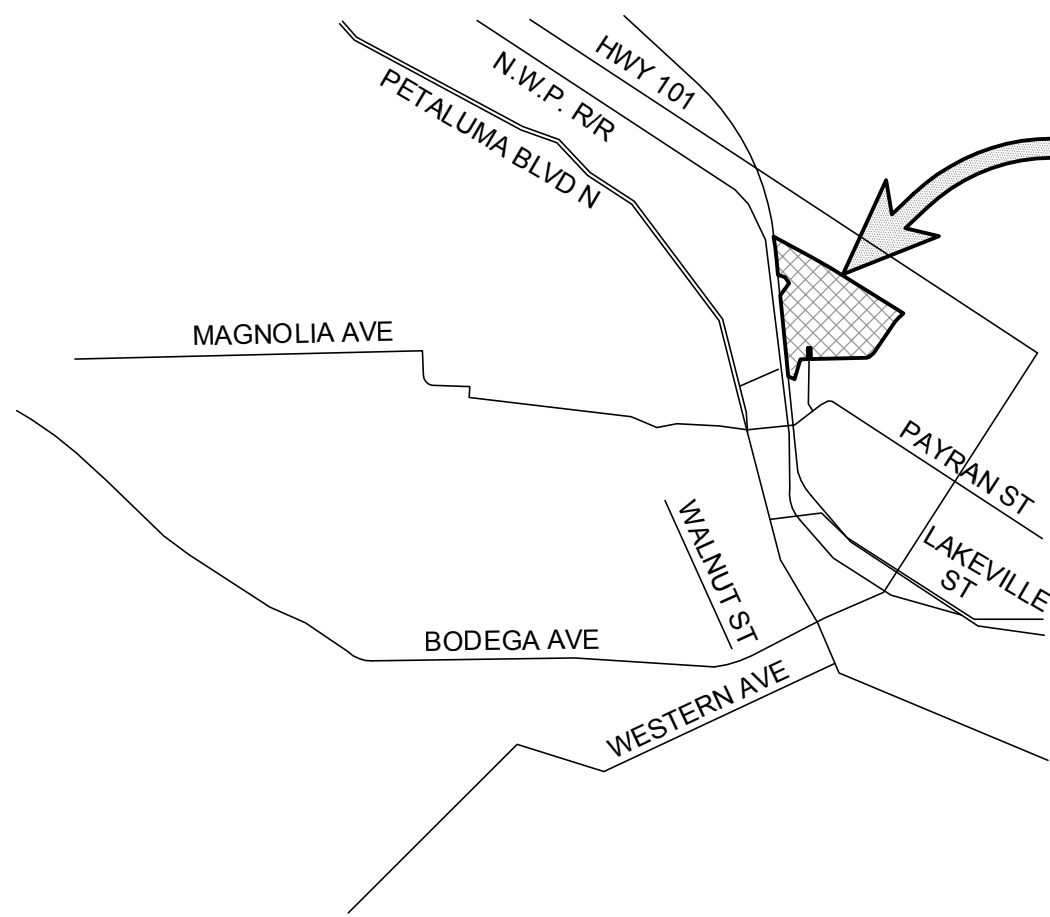


PRELIMINARY PLANS FOR CREEK APARTMENTS PETALUMA, CALIFORNIA



VICINITY MAP
SCALE: NTS

SYMBOLS

EXISTING		PROPOSED
	BOLLARD	
	SIGN	
	TREE / TREE TO BE REMOVED	
	LIGHT - POST MOUNTED	
	STREETLIGHT	
	TRAFFIC LIGHT	
	JOINT POLE	
	JOINT POLE (WITH GUY)	
	POWER POLE	
	POWER POLE (WITH GUY)	
	PARKING METER	
	SANITARY SEWER - CLEANOUT	
	SANITARY SEWER - MANHOLE	
	STORM DRAINAGE - AREA DRAIN	
	STORM DRAINAGE - CLEANOUT	
	STORM DRAINAGE - CATCH BASIN	
	STORM DRAINAGE - CURB INLET	
	STORM DRAINAGE - DROP INLET	
	STORM DRAINAGE - MANHOLE	
	ELECTRIC METER	
	GAS METER	
	GAS VALVE	
	UTILITY MANHOLE - ELECTRIC	
	UTILITY MANHOLE - POWER	
	UTILITY MANHOLE - TELEPHONE	
	UTILITY MANHOLE - TELEVISION	
	UTILITY MANHOLE - UTILITY	
	PULLBOX	
	VAULT - CABLE TELEVISION	
	VAULT - ELECTRIC	

SYMBOLS

EXISTING		PROPOSED
	Vault - Telephone	
	Vault - Utility	
	Fire Department Connection	
	Fire Hydrant	
	Post Indicator Valve	
	Water Fitting - 11 1/2" Bend	
	Water Fitting - 22 1/2" Bend	
	Water Fitting - 45" Bend	
	Water Fitting - 90" Bend	
	Water Fitting - Cross	
	Water Fitting - Tee	
	Water Fitting - Reducer	
	Water Fitting - Vertical Bend	
	Water Meter	
	Water Valve	
	Found / Set Aerial Panel Target	
	Found / Set - Benchmark	
	Found / Set - Control Point	
	Found / Set - Hub and Tack	
	Found / Set - Monument as Noted	
	Found / Set - Survey Street Monument	
	Found / Set - Scribbled Cross or 'X'	

LINETYPES

EXISTING		PROPOSED
	BLDG. ENVELOPE	
	BLDG. SETBACK LINE	
	BOUNDARY LINE	
	CABLE TELEVISION	CTV
	CENTERLINE	
	CHILLED WATER - RETURN	N/A
	CHILLED WATER - SUPPLY	N/A
	CLOSED CAPTION SECURITY	N/A
	CONDUIT LINE	C
	CONTOUR - MAJOR	30
	CONTOUR - MINOR	
	DIRT ROAD	
	EASEMENT	
	EDGE OF WATER	
	ELECTRICAL LINE	E
	FENCE	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	FENCE - WOOD	
	FIRE WATER	F
	FLOWLINE / SWALE	
	GAS LINE	G
	GUARDRAIL	
	HIGH PRESSURE WATER	HPW
	HOT WATER - RETURN	N/A
	HOT WATER SUPPLY	N/A
	IRRIGATION	IRR
	JOINT TRENCH	JT
	LIGHTING	N/A
	LIMITS OF CONSTRUCTION	
	LOW PRESSURE WATER	LPW
	MONUMENT LINE	
	OVERHEAD UTILITY	OH
	PROPERTY / LOT LINE	
	PUMPED CONDENSATE	N/A
	RECLAIMED WATER	RW
	RETAINING WALL	
	RIGHT OF WAY	
	SANITARY SEWER	SS
	SANITARY SEWER - LATERAL	SS-LAT
	STEAM	ST
	STORM DRAIN	
	TELEPHONE LINE	T
	TIES	
	TOE OF BANK	
	TOP OF BANK	
	TREE DRIPLINE	N/A
	UNDERGROUND UTILITY	UG
	WATER	W
	WATER LATERAL	W-LAT

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	BASE 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	UNKNOWN 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
C4.2	PRELIMINARY STORMWATER CONTROL PLAN - EAST
C4.3	STORMWATER CONTROL PLAN DETAILS
C4.4	STORMWATER CONTROL PLAN TABLES
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) 324-9021

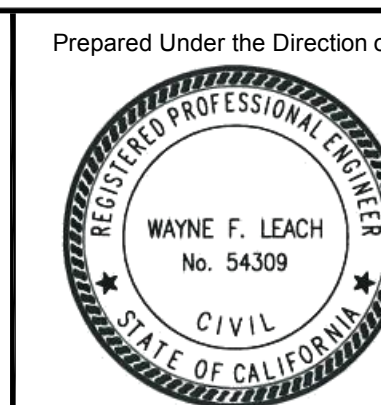
CIVIL ENGINEER:
CSW/STUBER-STROEH ENGINEERING GROUP INC.
45 LEVERONI COURT
NOVATO, CA 94949
TEL. (415) 883-9850

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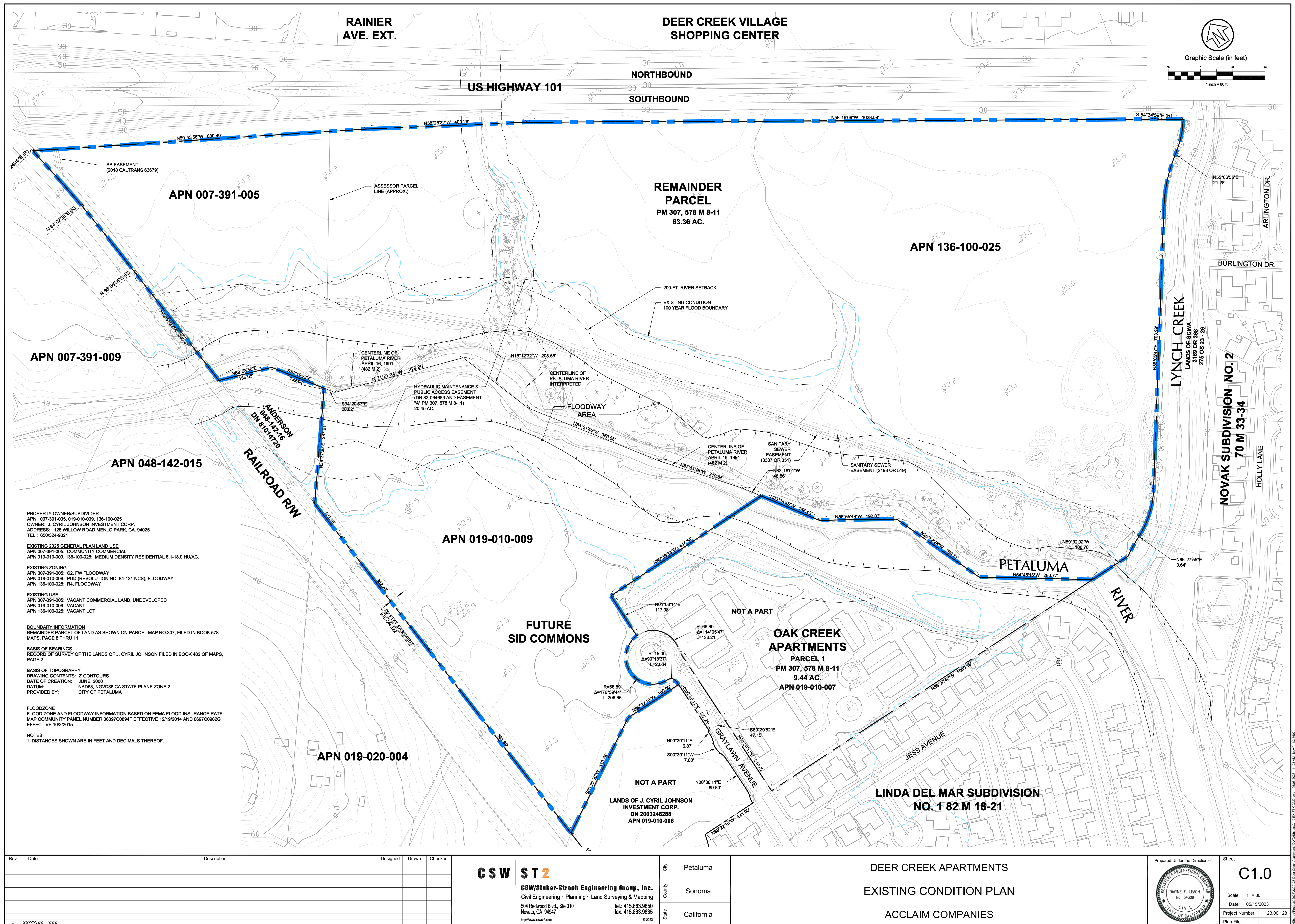


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DEER CREEK APARTMENTS
COVER SHEET
ACCLAIM COMPANIES



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DEER CREEK APARTMENTS
EXISTING CONDITION PLAN
ACCLAIM COMPANIES

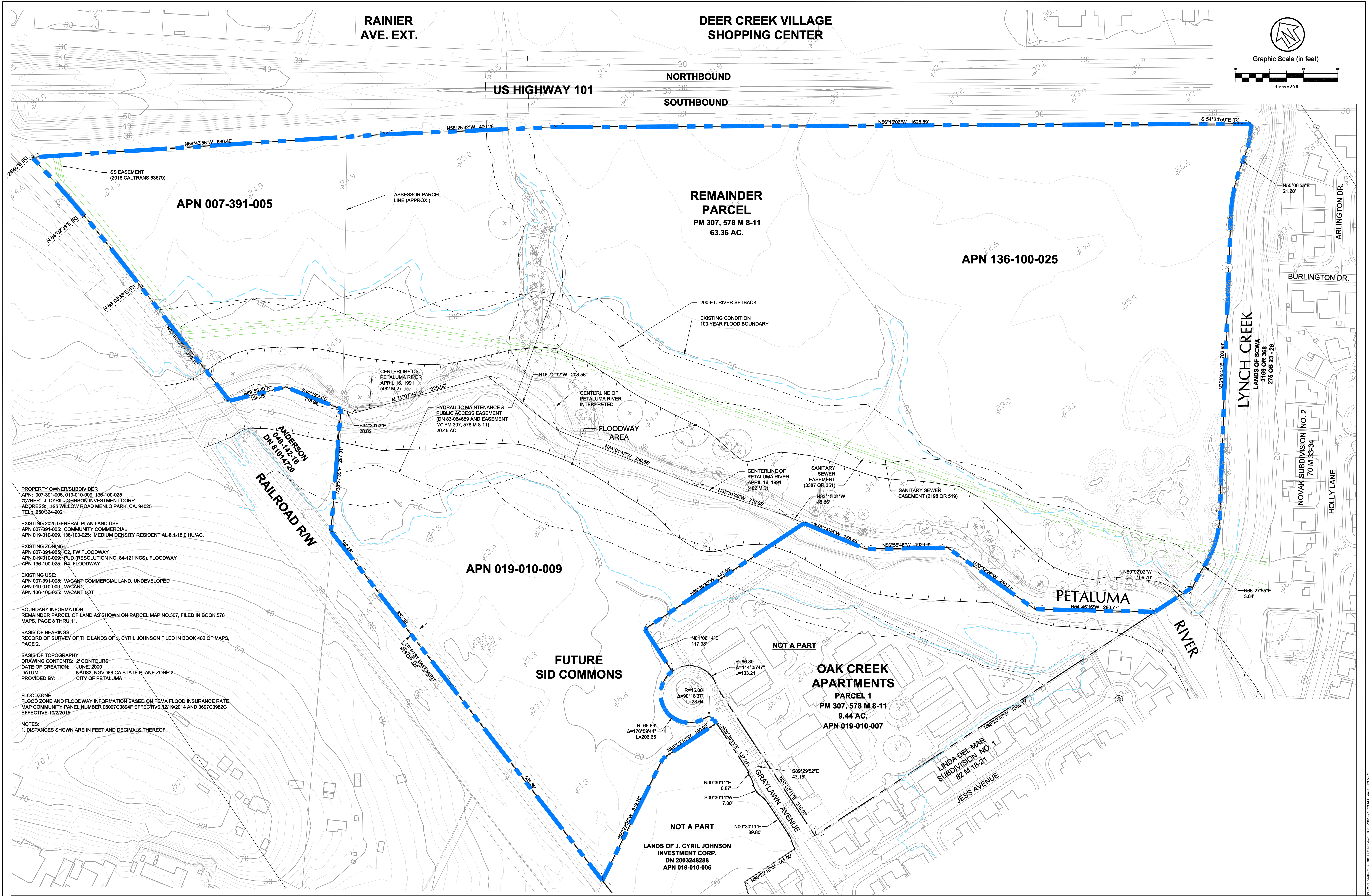
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PROPERTY OWNER/SUBDIVIDER
APN: 007-391-005, 019-010-009, 136-100-025
OWNER: J. CYRIL JOHNSON INVESTMENT CORP.
ADDRESS: 125 WILLOW ROAD MENLO PARK, CA. 94025
TEL: 650/324-9021

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: RA, 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 06087C0894F EFFECTIVE 12/18/2014 AND 06087C0892G
EFFECTIVE 10/22/2015.

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

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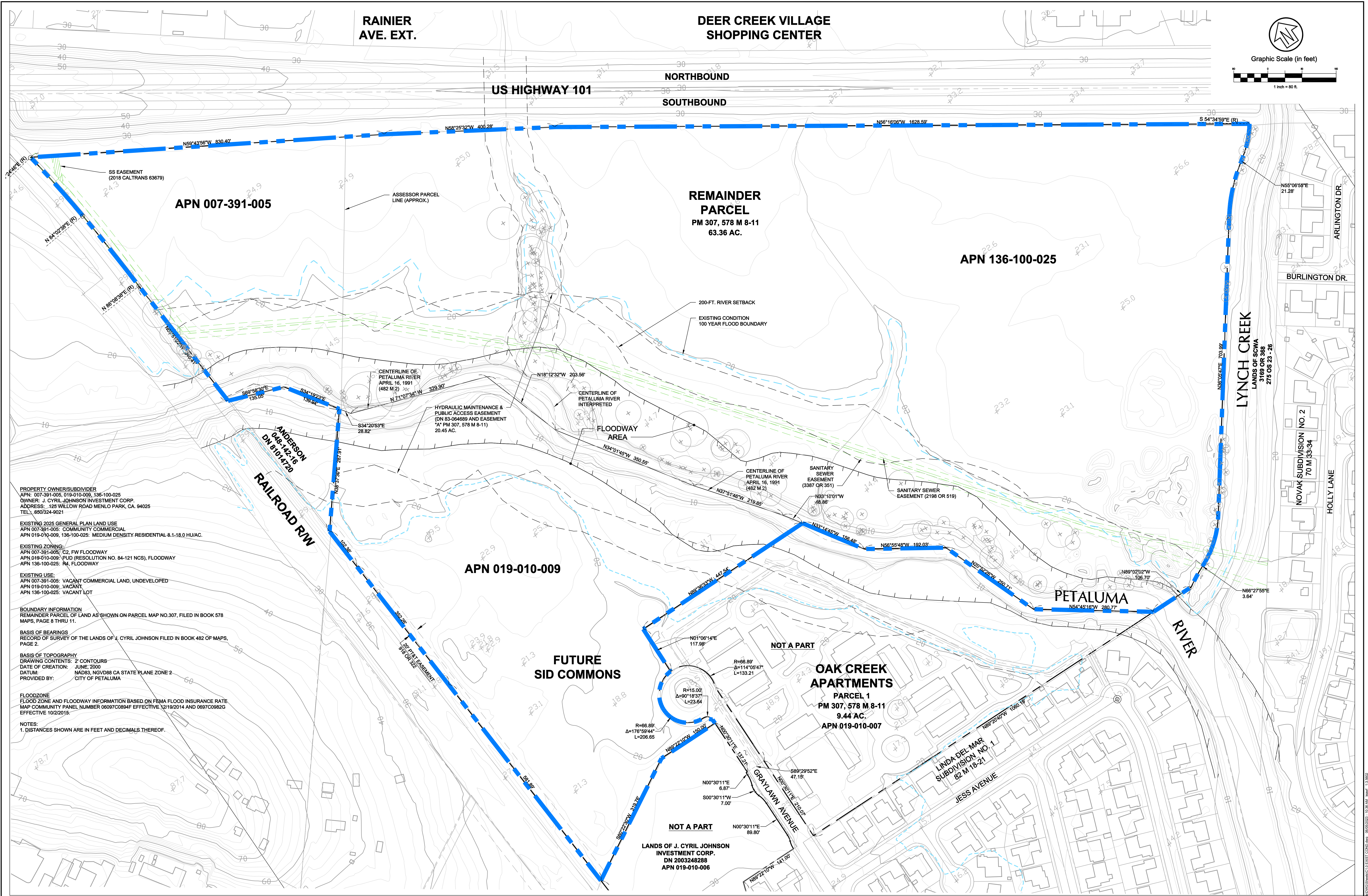
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DEER CREEK APARTMENTS
EXISTING CONDITION PLAN
ACCLAIM COMPANIES

Prepared Under the Direction of:
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

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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

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PROVIDED BY: CITY OF PETALUMA

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FLOOD ZONE AND FLOODWAY INFORMATION BASED ON FEMA FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NUMBER 06087C0894F EFFECTIVE 12/18/2014 AND 0607C0892G
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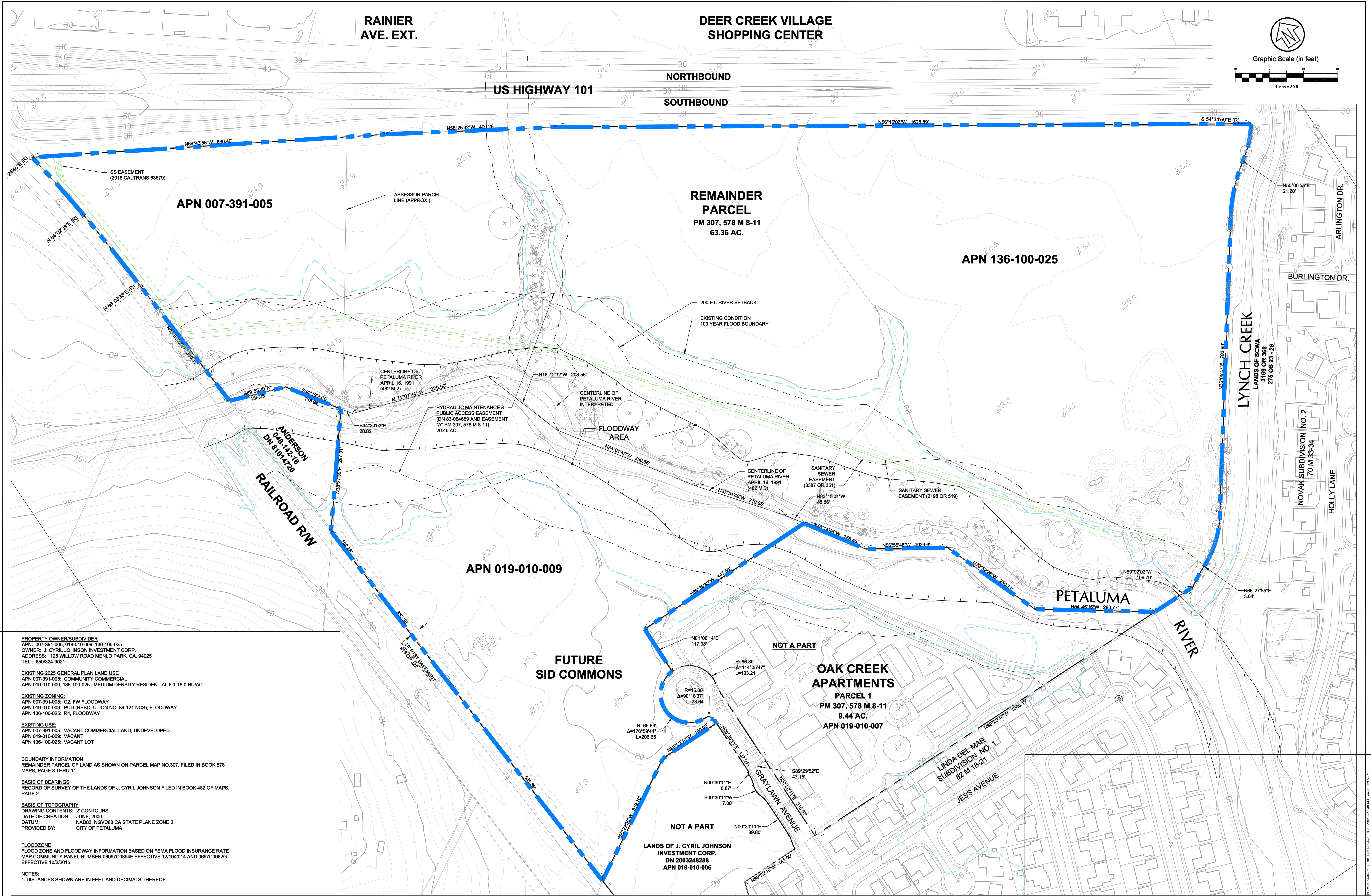
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DEER CREEK APARTMENTS
EXISTING CONDITION PLAN
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ADDRESS: 125 WILLOW ROAD MENLO PARK, CA. 94025
TEL.: 650/324-9021

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APN 136-100-025: R4, FLOODWAY

EXISTING USE:
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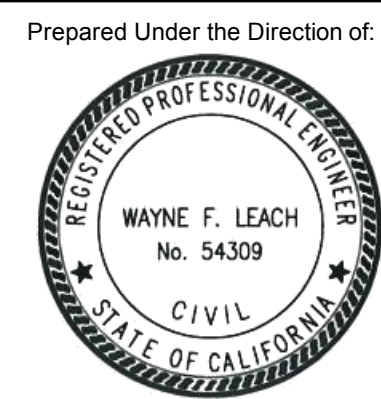
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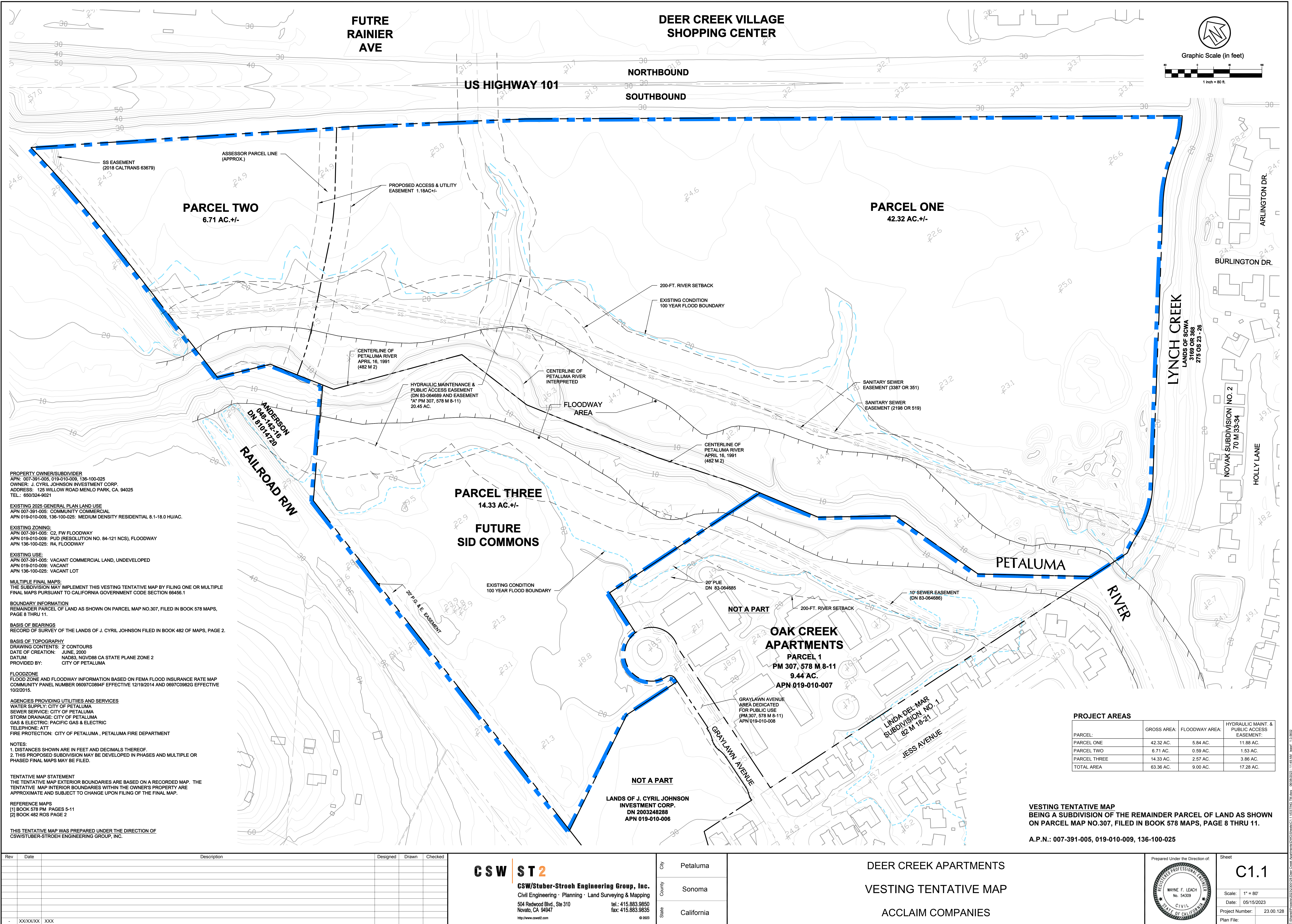
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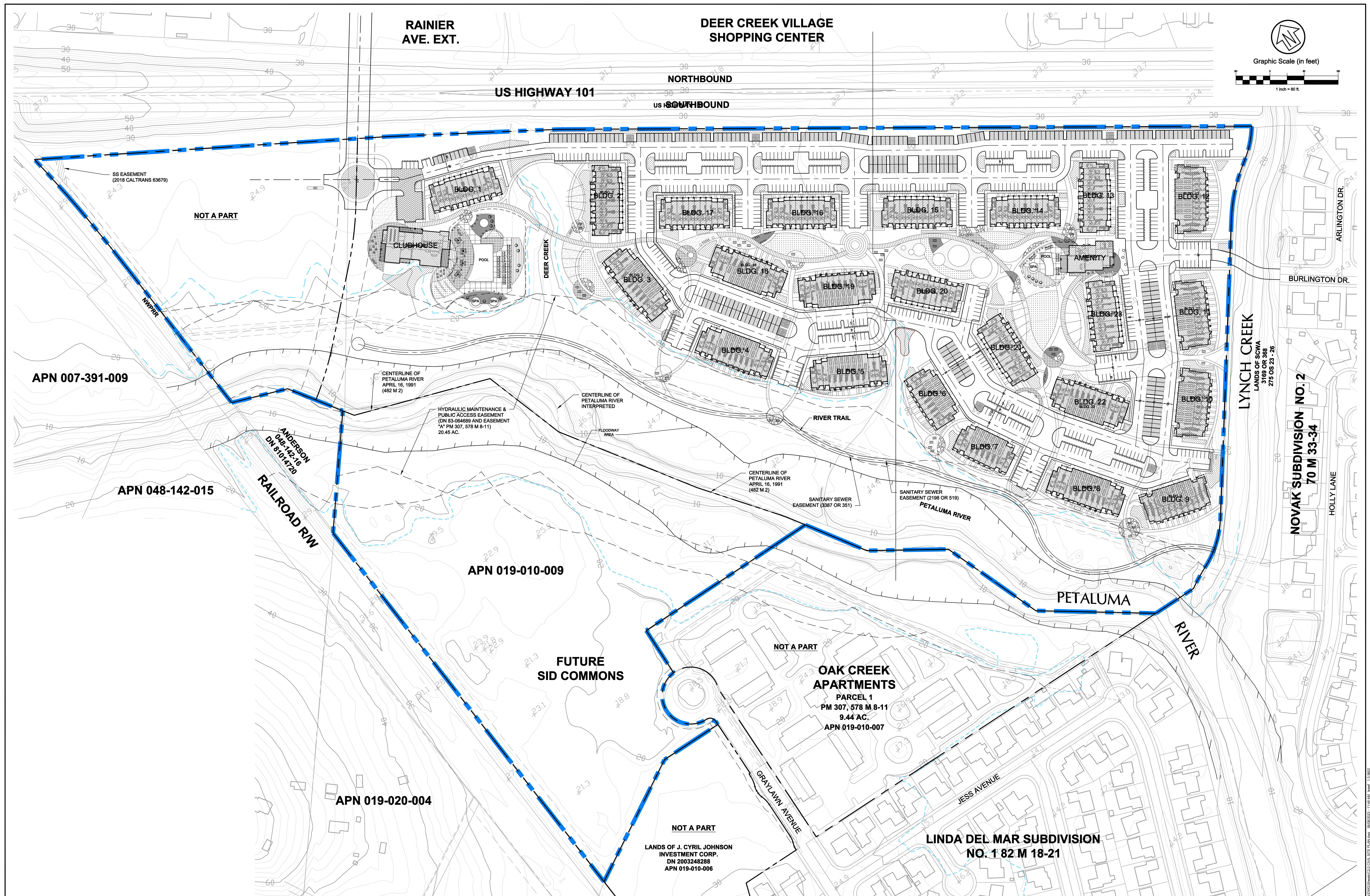
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DEER CREEK APARTMENTS
EXISTING CONDITION PLAN
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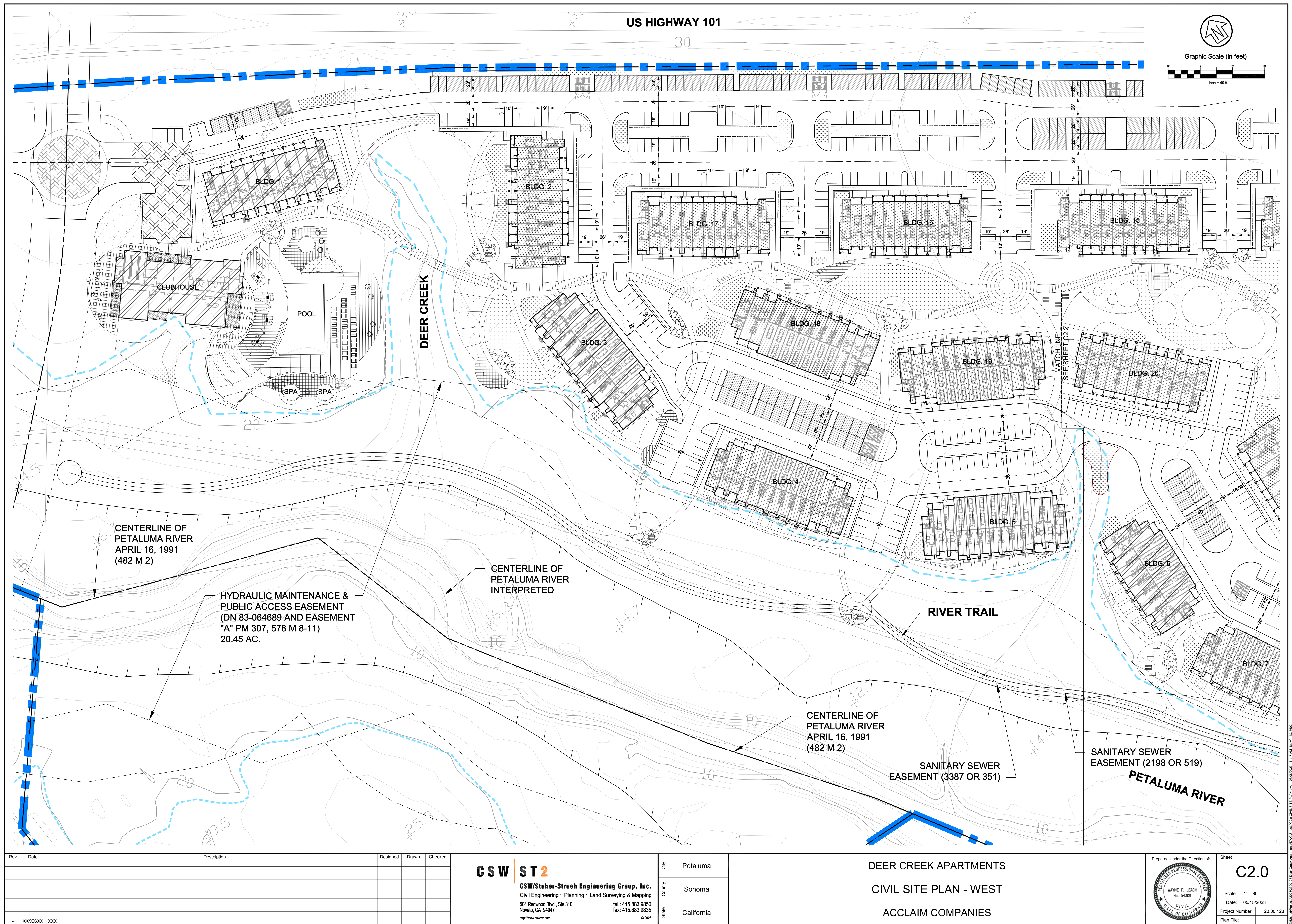
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CIVIL SITE PLAN - OVERALL
ACCLAIM COMPANIES

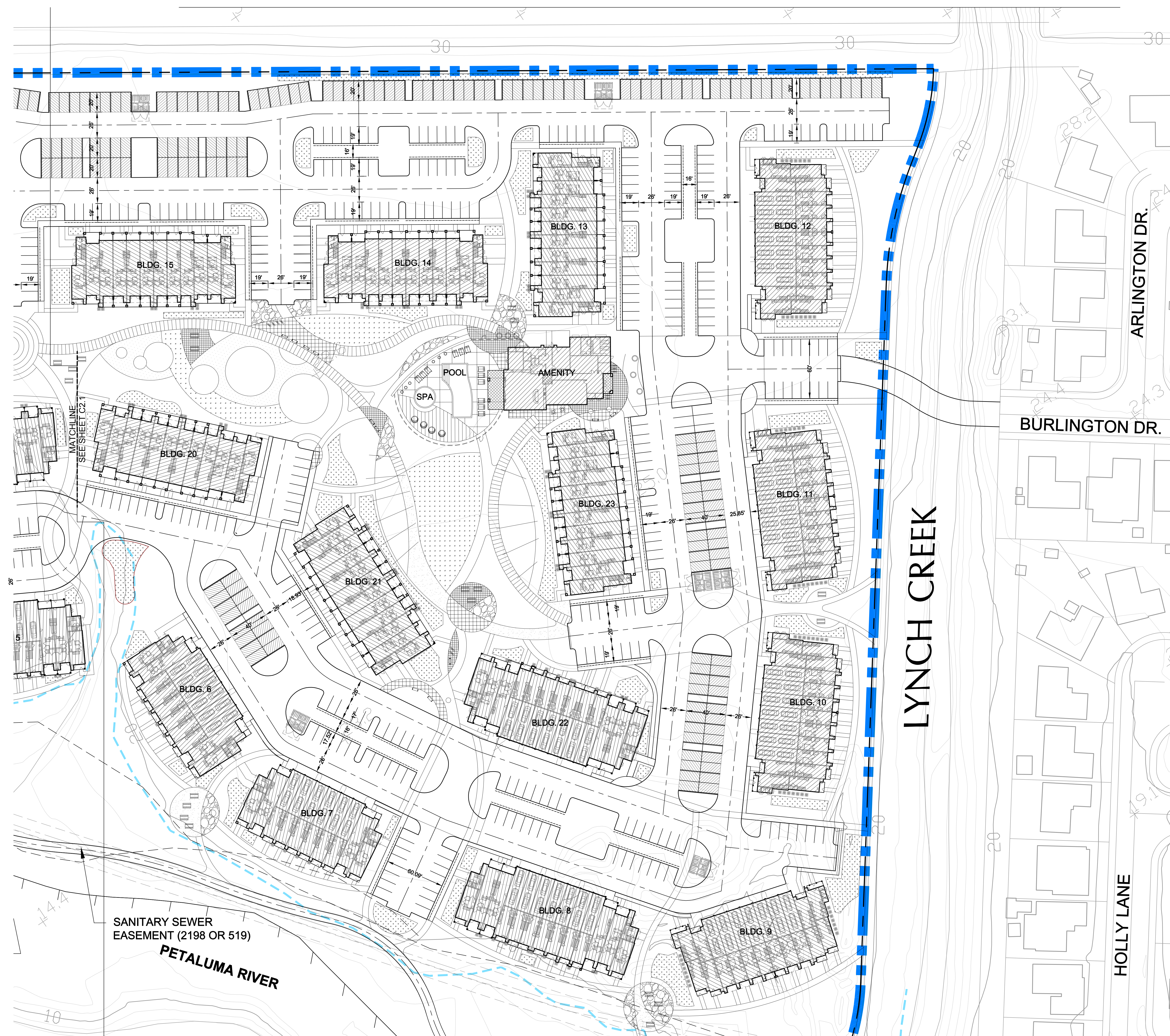
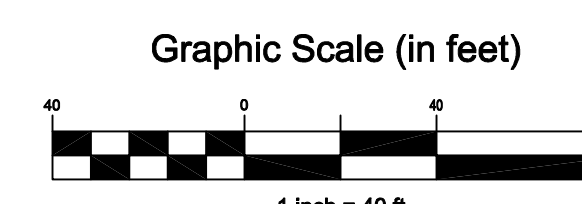
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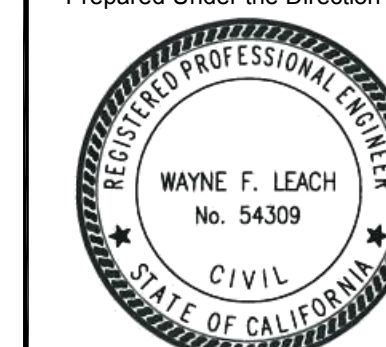
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DEER CREEK APARTMENTS
CIVIL SITE PLAN - EAST
ACCLAIM COMPANIES

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