2002-27317N

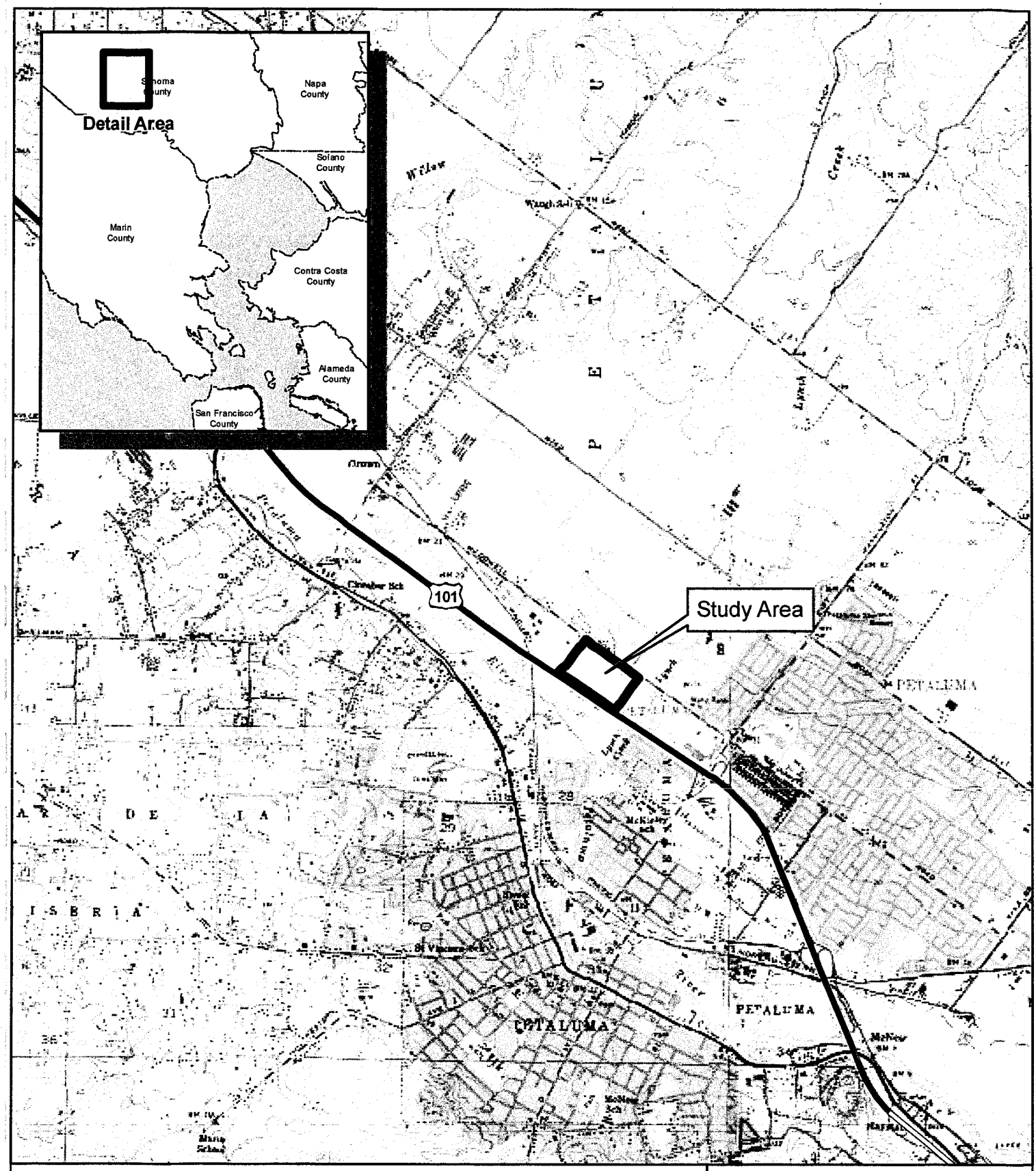


Figure 1. Study Area Location Map

N
W E
S

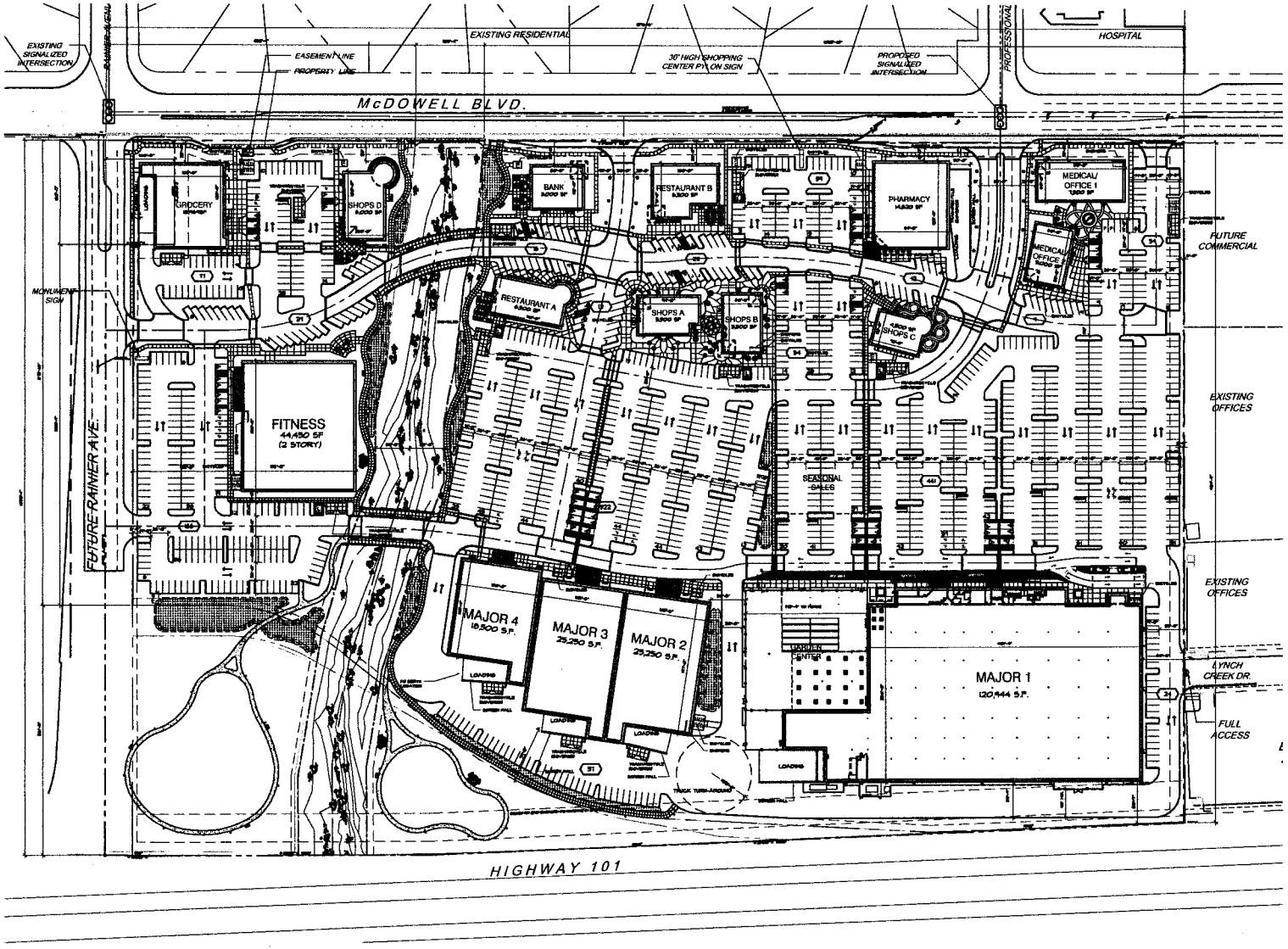
0 0.25 0.5 1 Miles

wra
ENVIRONMENTAL CONSULTANTS

Deer Creek Village
Sonoma County, CA

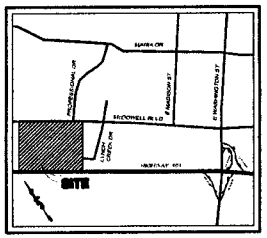
Date: August 2008
Image Source: USGS Topo Quad
Map By: Derek Chan
Filepath: I:\ACAD2000\17132\GIS\ArcMap\Fig1_LocMap.mxd

2002-27317N



PROJECT SUMMARY

SITE AREA (NET):	36.55 AC.
	1,592,118 SF
ZONING:	MU1B
	(MIXED-USE 1)
HEIGHT LIMIT:	30'
	(UP TO 45' w/ SETBACK)
TOTAL BUILDING AREA:	314, 983 SF
MAJORS:	189,944 SF
SHOPS:	21,300 SF
PHARMACY:	14,820 SF
GROCERY:	13,969 SF
BANK:	5,000 SF
RESTAURANTS:	13,000 SF
OFFICE:	12,500 SF
FITNESS:	44,450 SF
FLOOR AREA RATIO:	0.20
PARKING REQUIRED:	
3.5/1000 SF	1,102 STALLS
PARKING PROVIDED:	
4.23/1000 SF	1,332 STALLS
STANDARD STALLS:	1,252
ACCESSIBLE STALLS:	53 (24 REQUIRED)
PREFERRED STALLS:	27 (2%)
STANDARD STALL SIZE:	9' X 19'
AISLE WIDTH:	26'
BICYCLE RACKS REQUIRED:	134 (10% OF PARKING)
BICYCLE RACKS PROVIDED:	138
COVERED:	76 (55%)
OUTDOOR:	62 (45%)
TOTAL PROVIDED:	138 BICYCLES
EMPLOYEE SHOWERS:	4



VICINITY MAP
NOT TO SCALE

DEER CREEK VILLAGE

SEC McDOWELL BLVD. & RAINIER AVE.
PETALUMA, CALIFORNIA

DATE: MARCH 20, 2009
MCG JOB #: 08452.05

DATE	REVISIONS
JANUARY 13, 2009	

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SITE PLAN

Scale : 1" = 60'
0 30' 60' 120'

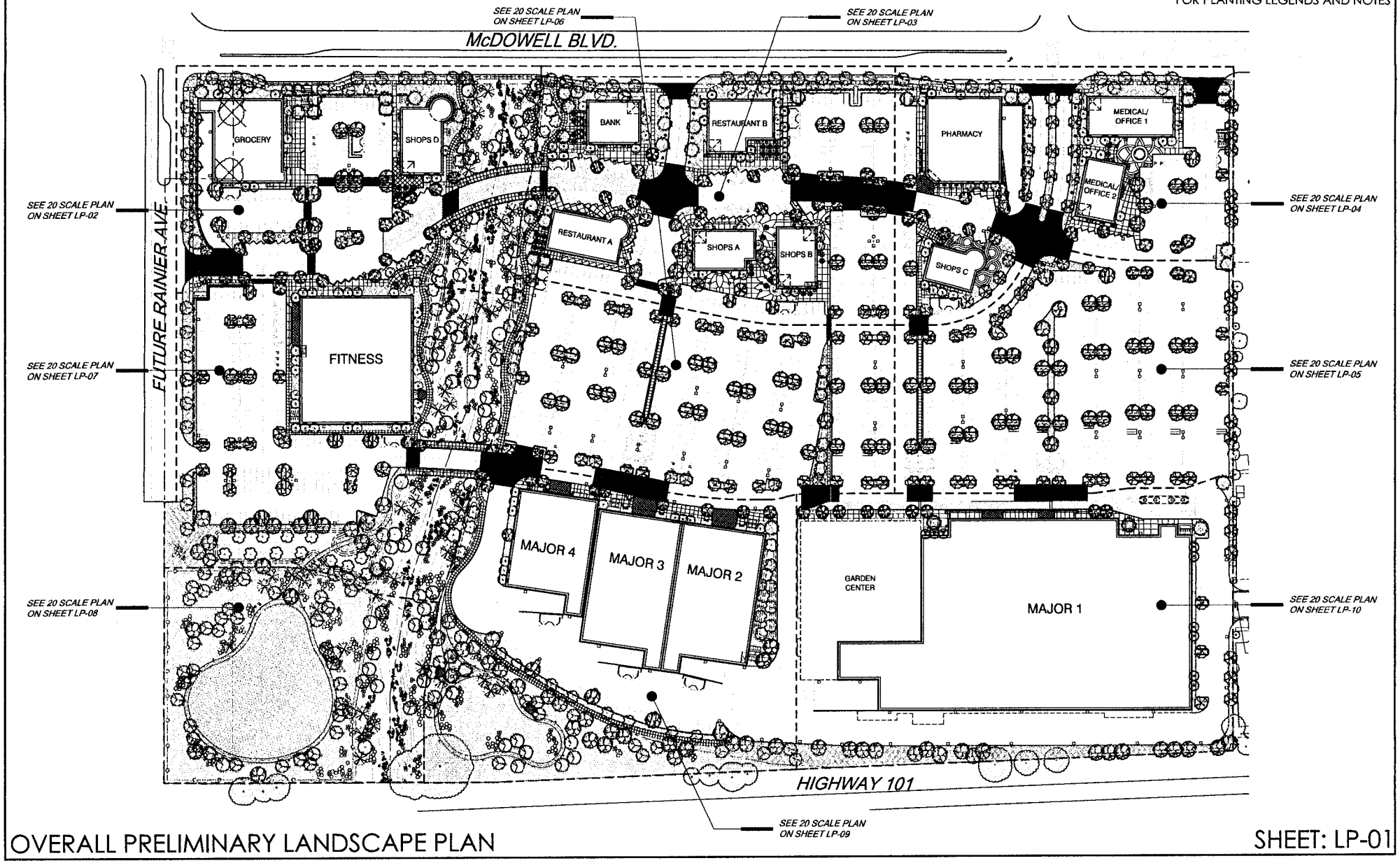
A-1

Merlone Geier Partners
435 California Street, Eleventh Floor, San Francisco, California, 94104-2113 Tel: (415) 693-9000 Fax: (415) 693-0480

Figure 2.

785 Market Street
San Francisco, California 94103-2016
T 415.974.6002 F 415.974.1556
mcgarchitecture.com

REFER TO TITLE SHEET (LP-00)
FOR PLANTING LEGENDS AND NOTES



OVERALL PRELIMINARY LANDSCAPE PLAN

SHEET: LP-01

DEER CREEK VILLAGE

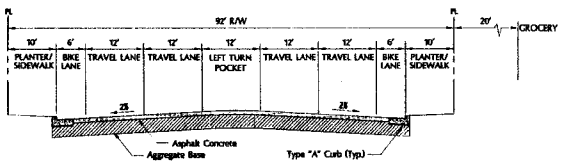
SE CORNER McDOWELL BLVD. & RAINIER AVE.
PETALUMA, CALIFORNIA
JANUARY 29, 2009
(REVISED - MARCH 20, 2009)

Figure 3.

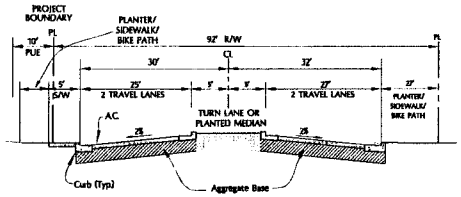
SCALE: 1"=50'-0"

URBAN ARENA

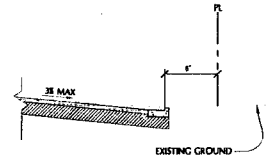
Merlone Geier Partners
3580 Carmel Mountain Road, Suite 260, San Diego, California, 92130 Tel: (858) 350-1977 Fax: (858) 499-5013



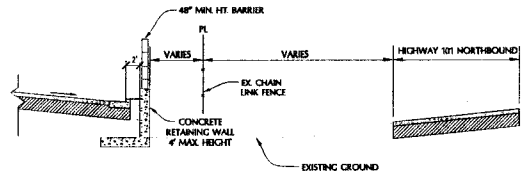
ULTIMATE STREET SECTION (A1 / C3)
Future Rainier Avenue Extension
N.T.S.



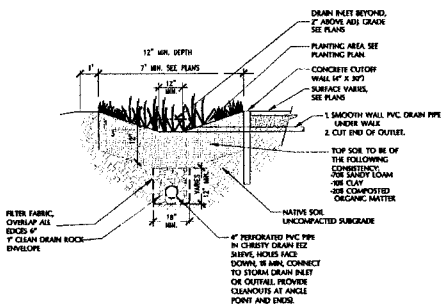
TYPICAL STREET SECTION (B1 / C3)
McDowell Boulevard (Northern Project Boundary)
N.T.S.



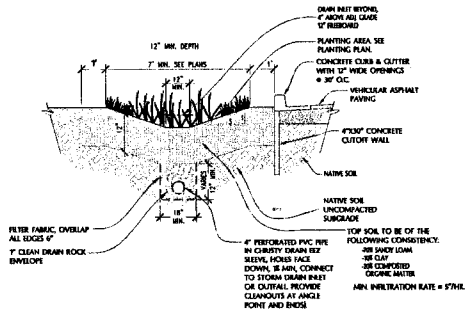
SECTION C1 (C1 / C3)
Eastern Project Boundary
N.T.S.



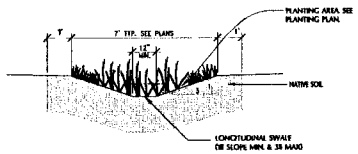
SECTION D1 (D1 / C3)
Southern Project Boundary
N.T.S.



A BIORETENTION DETAIL
NTS



B BIORETENTION DETAIL
NTS



C BIOSWALE DETAIL
NTS

NOTES

1. TYPICALLY, BASE OF BIOSWALES/BIORETENTION ARE TO BE GRADED FLAT AT A 2' MINIMUM WIDTH, TYPICAL. HOWEVER, IN AREAS WHERE THE 7' TOTAL WIDTH CANNOT BE ACHIEVED, THE BASE OF THE BIOSWALE MAY BE REDUCED TO A 1' MINIMUM WIDTH. SEE PLANS FOR GRADING AND DRAIN LINES.

2. OPERATION & MAINTENANCE PLAN IS THE RESPONSIBILITY OF THE OWNER.

Figure 4.

Rev	Date	Description	Designed	Drawn	Checked
	03/20/09	SPARC SUBMITTAL			

CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management | Landscape Architecture
1310 Redwood Way Suite 200
Petaluma, CA 94954
tel: 707.795.4764
fax: 707.795.0516
© 2010

City: Petaluma
County: Sonoma
State: California

DEER CREEK VILLAGE
TYPICAL SECTIONS & SITE DETAIL DRAWINGS
MERLONE GEIER PARTNERS, LP

Prepared under the direction of:
REGISTERED PROFESSIONAL ENGINEER
Wayne F. Leach
No. 54309
Exp. 12/31/09
CIVIL
STATE OF CALIFORNIA

Sheet: C11
Scale: As Shown
Date: 03-13-09
Project Number: 8.997.00
Plan File: CN-0758.11

Wetland boundaries. Delineation maps generally expire five years after approval by the U.S. Army Corps of Engineers (Corps).
Because regulations governing delineations are subject to change, this map should be reviewed by a qualified wetland consultant to ensure accuracy if not submitted to the Corps within six (6) months of preparation.

Field Work By: David Sell on July 11, 2002.

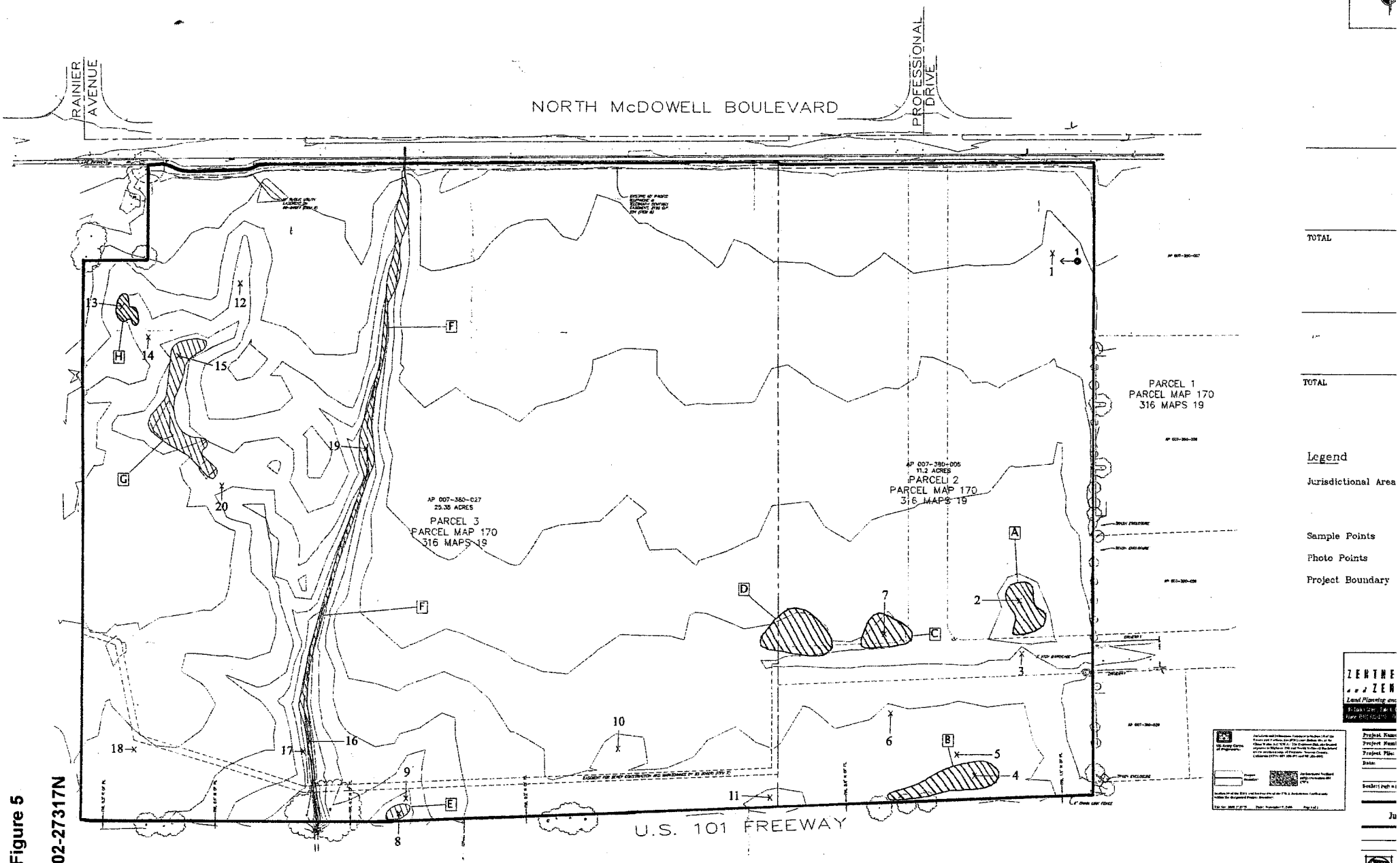


Figure 5

2002-27317N