

#### KEYNOTES

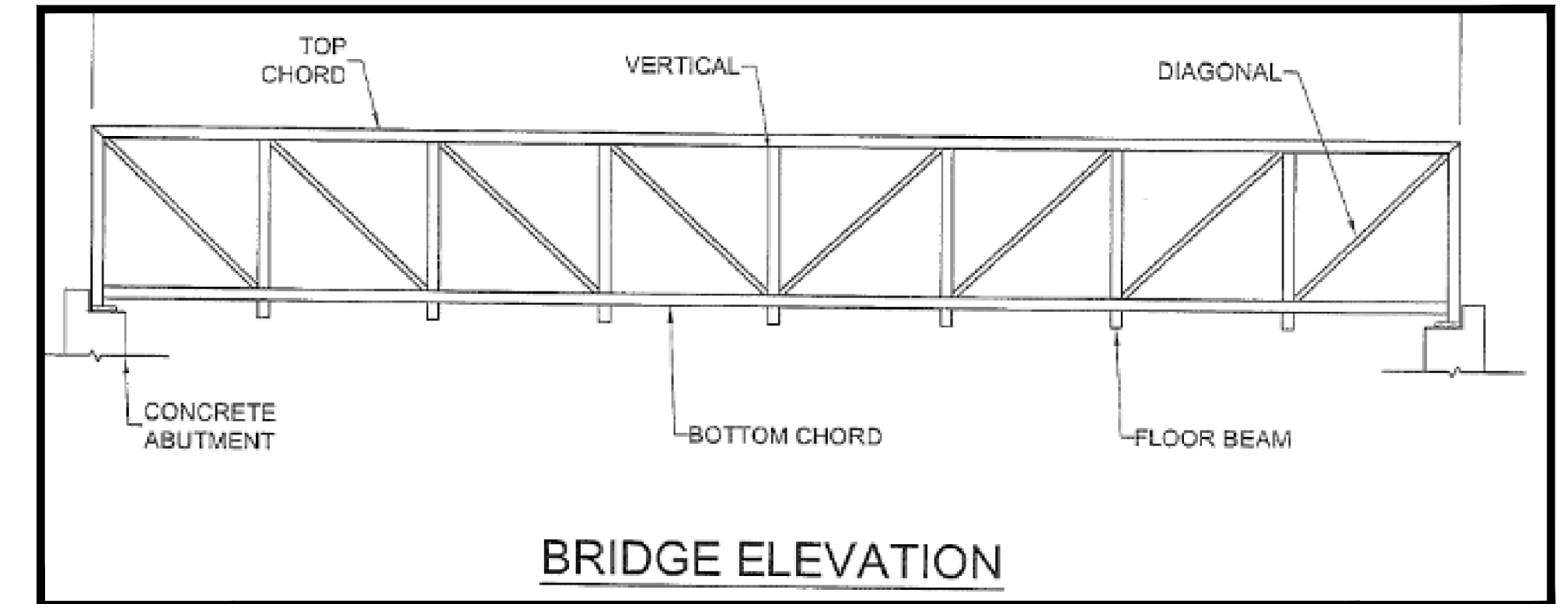
- 90FT PREFABRICATED TRUSS BRIDGE, TENTATIVELY MANUFACTURED BY CONTECH, SEE DETAIL EXCERPTS THIS LAYOUT.
- 10FT WIDE MULTI-USE TRAIL FROM PROJECT SITE
- EXISTING TRAIL ALONG ADOBE CREEK, TRAIL HEAD AT SPYGLASS LANE SHOWN HERE. INTENT IS FOR EASTERLY LIMITS TO TIE INTO EXISTING TRAIL NETWORK.
- VERTICAL GRADE CONTROL FOR BRIDGE APPROACH & ABUTMENTS HAVE BEEN CONSIDERED FOR THE INITIAL EARTHWORK AND HYDROLOGICAL MODELING. FINAL STRUCTURE CONFIGURATION TO BE UPDATED PER FINAL SELECTION OF SUPERSTRUCTURE & GEOTECHNICAL RECOMMENDATIONS FOR BRIDGE SUPPORTS

#### FLOODPLAIN NOTE

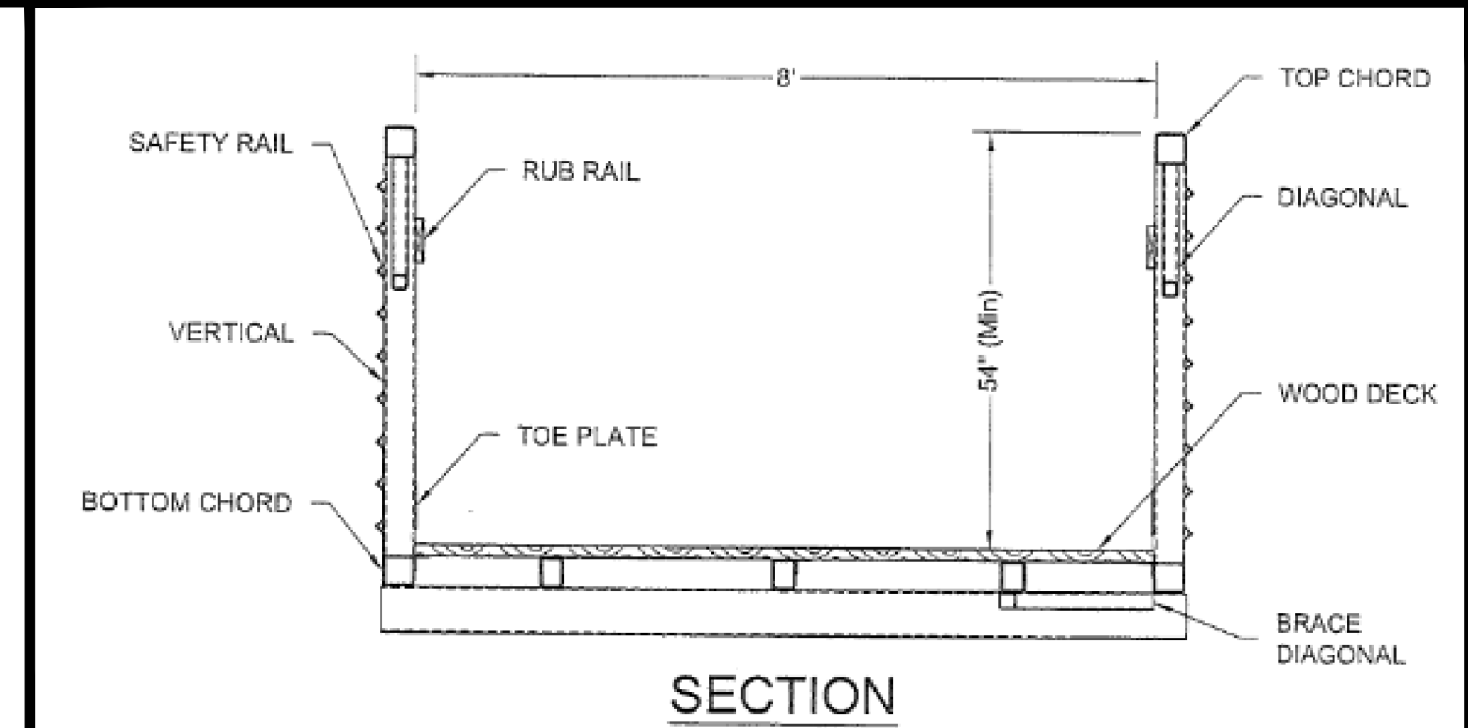
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#### LEGEND

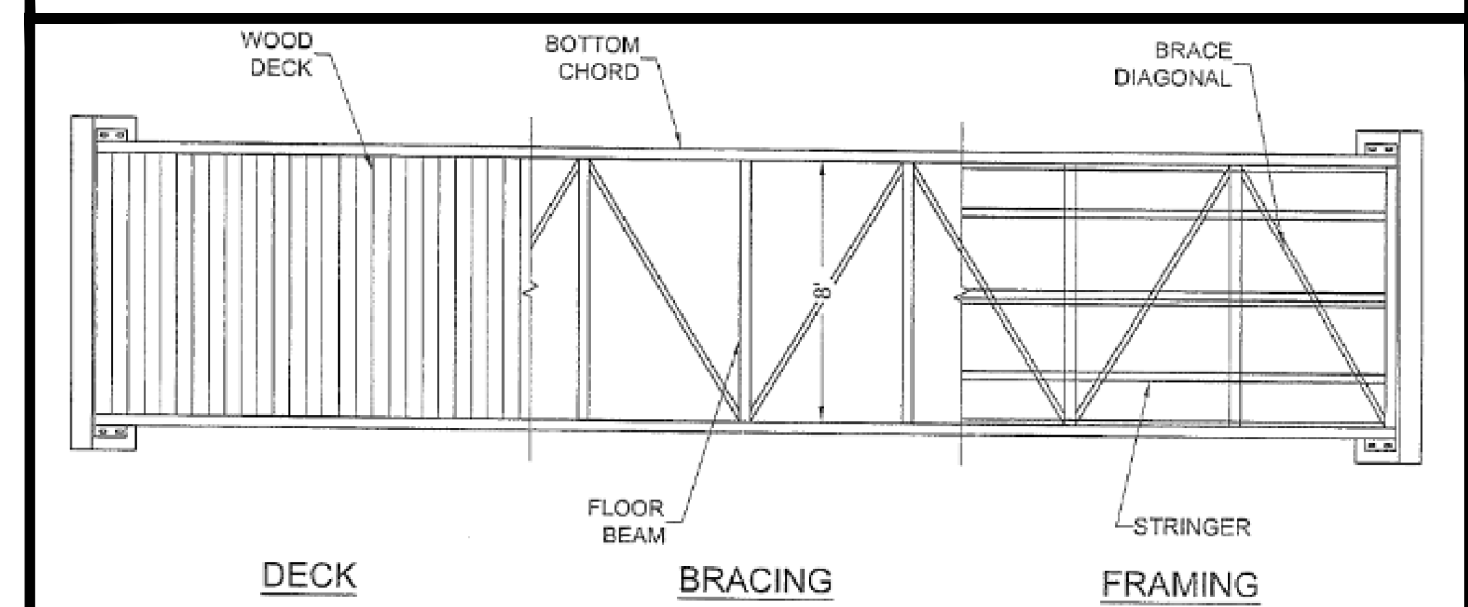
- | EXISTING | PROPOSED |   |
|----------|----------|---|
|          |          | CONTOUR   |
|          |          | TOE/TOP OF SLOPE  |
|          |          | EXTERIOR PROPERTY LINE  |
|          |          | TREE TO BE REMOVED  |
|          |          | BIORETENTION BASIN AREA   |
|          |          | SURVEYED DRIPLINE OF RIPARIAN CORRIDOR/WESTERLY LIMITS OF THE RIPARIAN HABITAT BIOLOGICAL STUDY AREA. LOCATION INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MONTROSE. SEE ARBORIST'S DATED DECEMBER 2023 AND SHEETS L-5.0 AND L-5.1 FOR DETAILED DESCRIPTION OF THE TREE SPECIES, TREE PROTECTION MEASURES, MITIGATION, TREE REPLACEMENT AND RIPARIAN VEGETATION WITHIN THIS PROTECTED AND PRESERVED AREA. |
|          |          | APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONTROSE   |
|          |          | LIMIT OF RIPARIAN HABITAT BIOLOGICAL STUDY AREA BY MONTROSE   |
|          |          | FEMA FLOOD PLAN EFFECTIVE SEPTEMBER 25, 2023 PER LOMR PERFORMED BY BALANCE HYDROLOGICS.   |
|          |          | FLOOD PLAN PER MODELING BY WEST CONSULTANTS JULY 2023.  |
|          |          | 50FT SETBACK FROM TOP OF BANK   |
|          |          | APPROXIMATE TOP OF BANK FOR ADOBE CREEK   |
|          |          | APPROXIMATE OHW PER AES BIOLOGICAL SURVEY   |



BRIDGE ELEVATION



SECTION

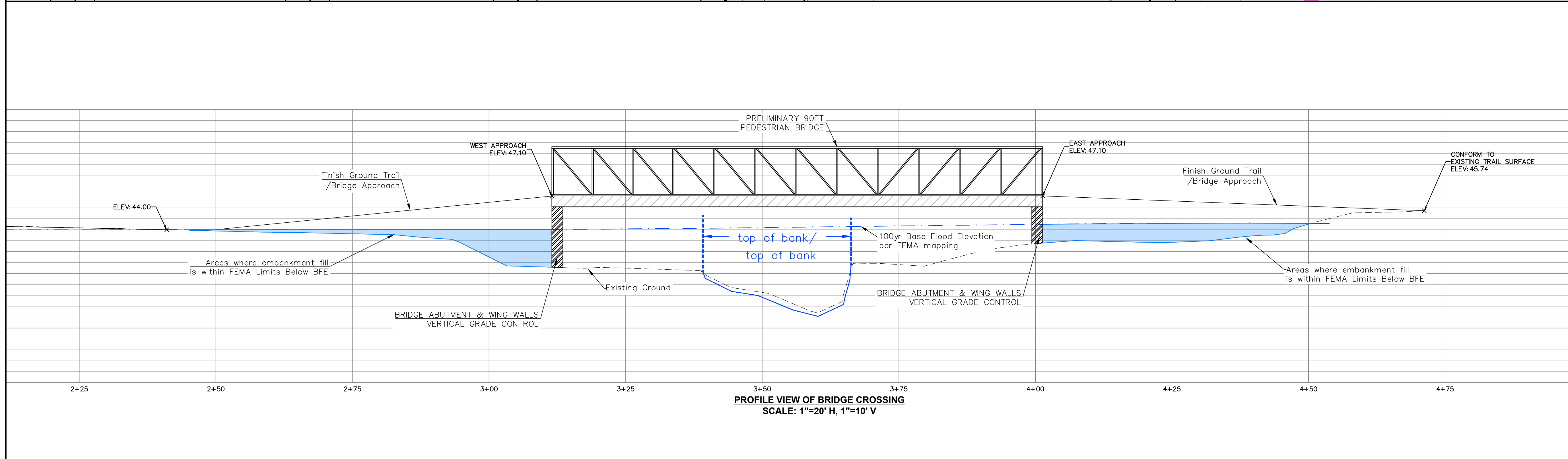


BRIDGE PLAN

PRELIMINARY TRUSS BRIDGE CONFIGURATION AND SECTIONS - 90FT SPAN  
SCALE: NOT TO SCALE

#### NOTES

- SEE LAYOUT C-2 FOR SITE CONTEXT & ADJACENT LAND USES
- SEE LAYOUT C-4 FOR THE DEMOLITION & PRESERVATION
- SEE LAYOUT C-5 FOR SITE DENSITY & LAND USE
- SEE LAYOUT C-6 FOR SITE COVERAGE DATA
- SEE LAYOUT C-7 FOR THE VESTING TENTATIVE MAP
- SEE LAYOUT C-8 FOR THE PRELIMINARY CONDOMINIUM PLAN
- SEE LAYOUT C-9 FOR THE PARKING PLAN
- SEE LAYOUT C-10 FOR THE CIRCULATION PLAN
- SEE LAYOUT C-11 FOR SITE DEVELOPMENT PLAN
- SEE LAYOUT C-12 FOR PRELIMINARY GRADING DESIGN
- SEE LAYOUT C-13 FOR PRELIMINARY BRIDGE CROSSING PROFILE
- SEE LAYOUT C-14 FOR PRELIMINARY UTILITY INFORMATION
- SEE LAYOUT C-15 FOR PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL
- SEE LAYOUT C-16 FOR THE MAINTENANCE EXHIBIT
- SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING



PROFILE VIEW OF BRIDGE CROSSING  
SCALE: 1"=20' H, 1"=10' V



REVISIONS	BY

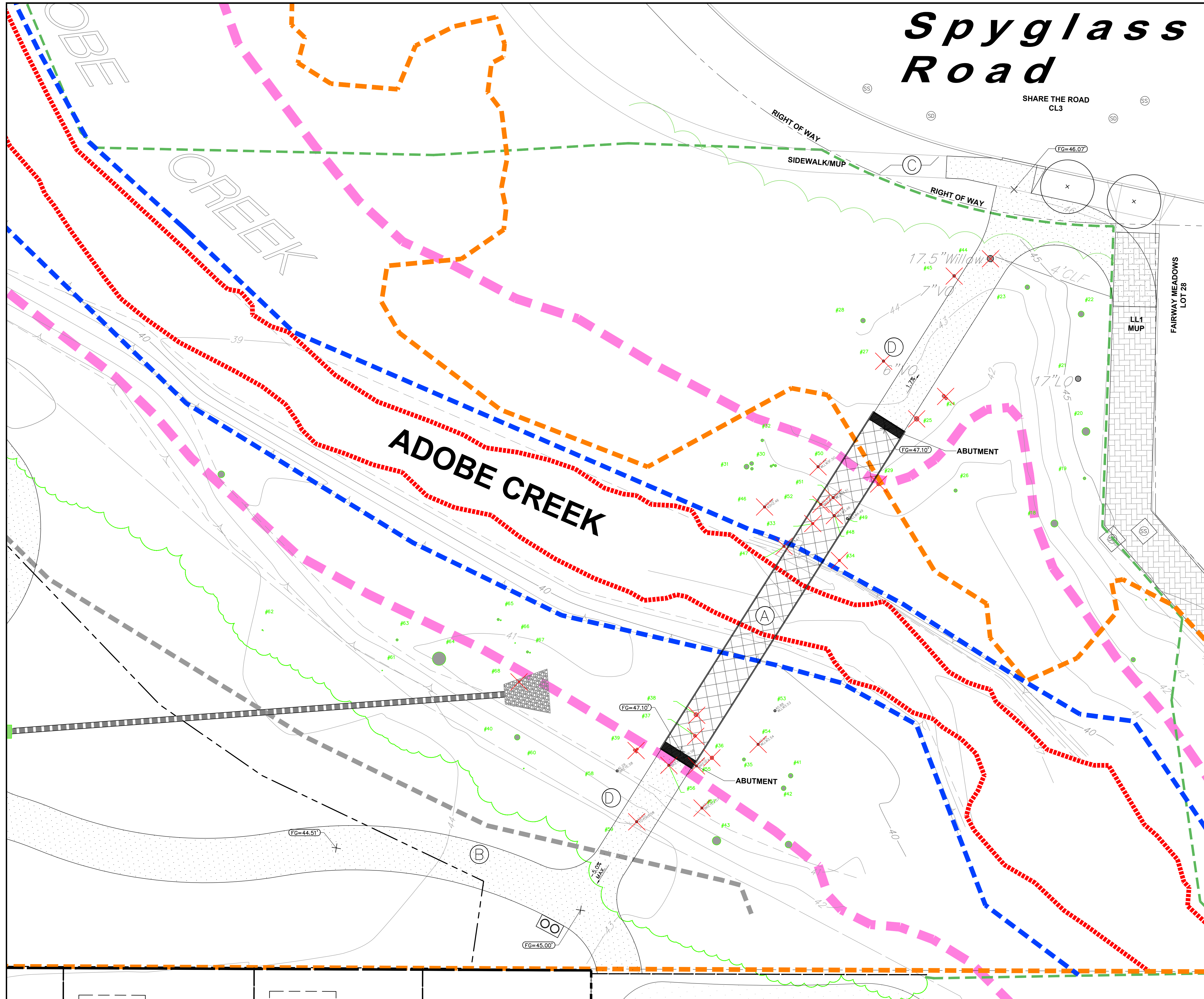
### PRELIMINARY BRIDGE CROSSING PLAN & PROFILE - MUP CONNECTION

CREEKWOOD CONDOMINIUM PROJECT  
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016  
PETALUMA CALIFORNIA

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

DATE: 2023.12.20  
SCALE: 1"=10'  
DESIGN: S.J.L./C.R.A./C  
DRAWN: G.R.  
CHECK: S.J.L.  
JOB: CREEKWOOD  
JOB No: 192119  
SHEET  
**C-13**  
OF 17 SHEETS





# Spyglass Road

## KEYNOTES

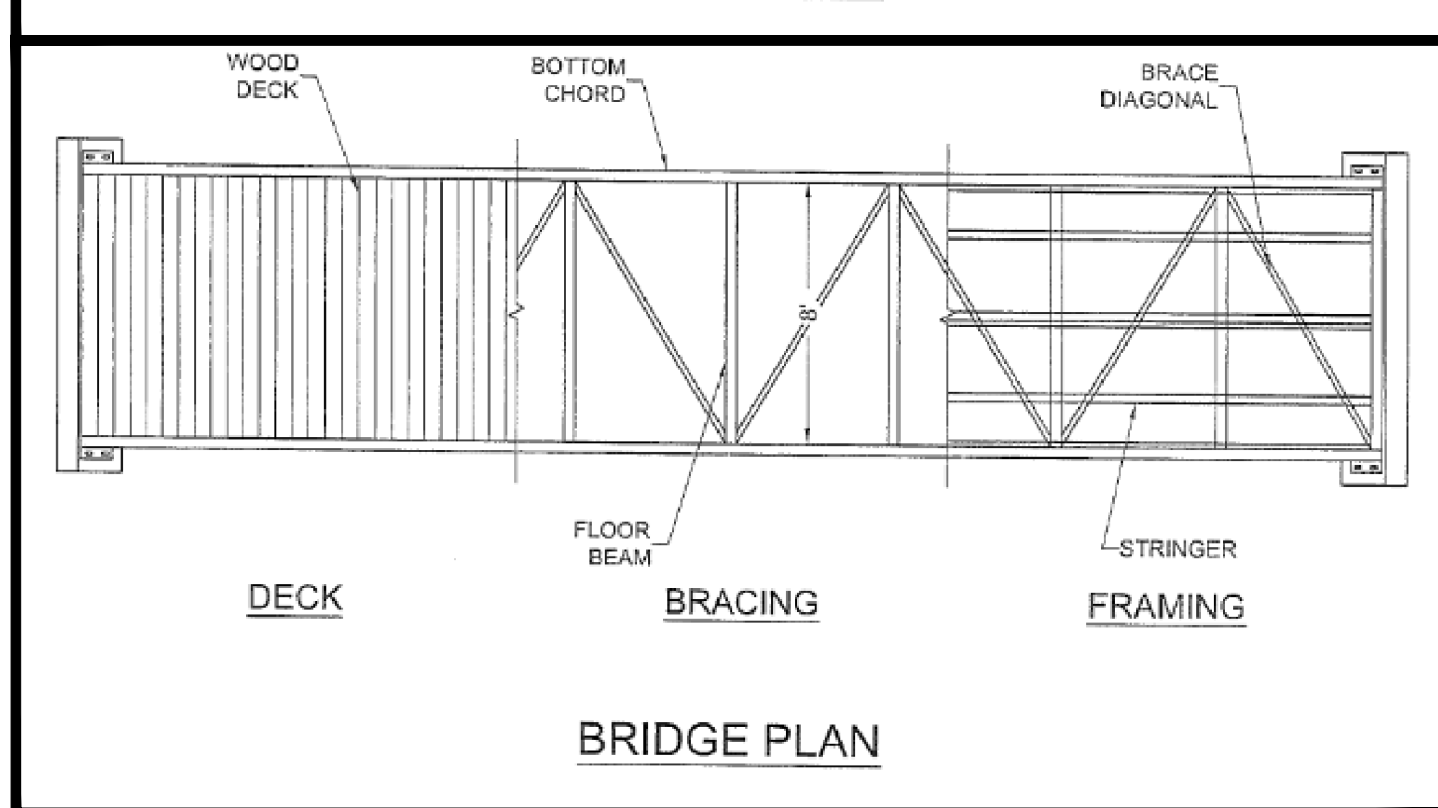
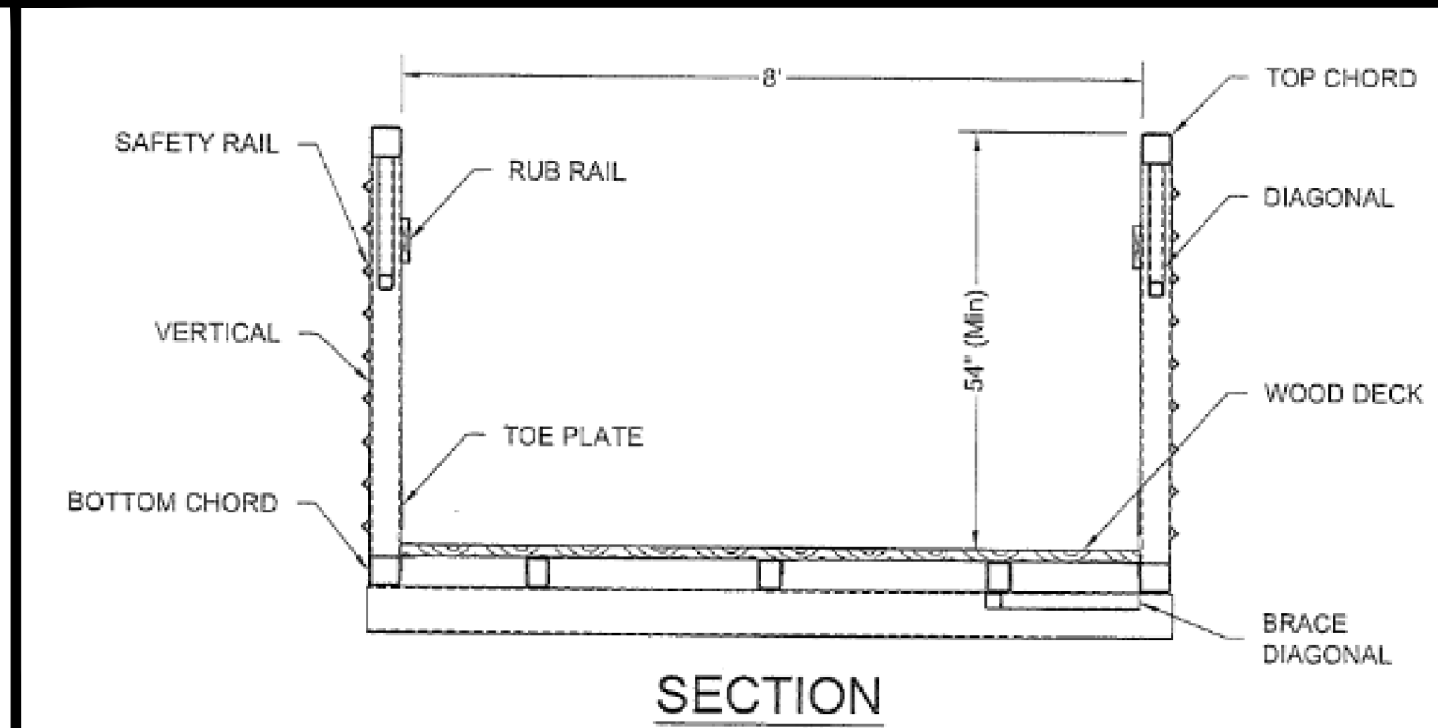
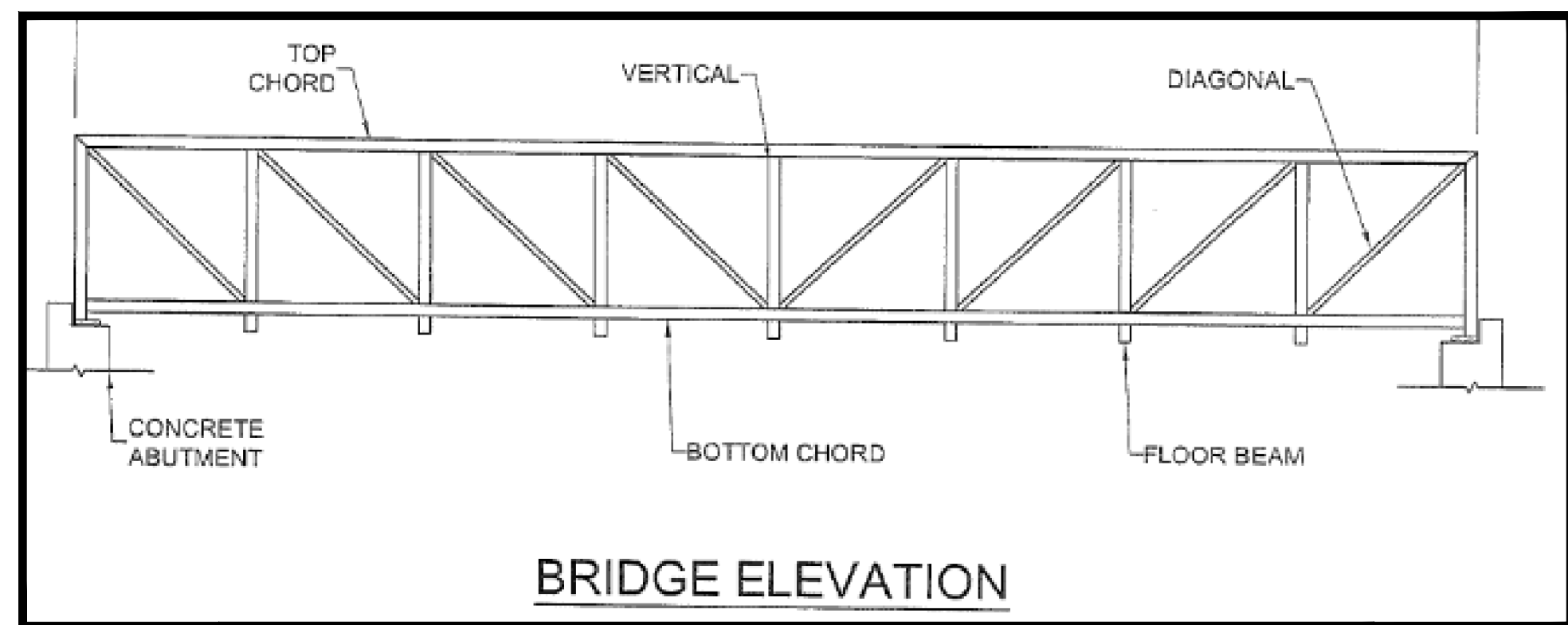
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- 10FT WIDE MULTI-USE TRAIL FROM PROJECT SITE
- EXISTING SIDEWALK ALONG SPYGLASS ROAD, TRAIL HEAD AT SPYGLASS ROAD SHOWN HERE. INTENT IS FOR EASTERLY LIMITS TO TIE INTO EXISTING SIDEWALK.
- VERTICAL GRADE CONTROL FOR BRIDGE APPROACH & ABUTMENTS HAVE BEEN CONSIDERED FOR THE INITIAL EARTHWORK AND HYDROLOGICAL MODELING. FINAL STRUCTURE CONFIGURATION TO BE UPDATED PER FINAL SELECTION OF SUPERSTRUCTURE & GEOTECHNICAL RECOMMENDATIONS FOR BRIDGE SUPPORTS

## FLOODPLAIN NOTE

- THE FLOOD PLAINS PRESENTED HEREIN ARE BASED ON HYDROLOGICAL MODELING AND ANALYSIS COMPLETED BY WEST CONSULTANTS DATED JULY 2023 AND BALANCE HYDROLOGICS DATED JULY 19, 2022. FEMA LOMR ISSUED MAY 11, 2023 AND EFFECTIVE SEPTEMBER 25, 2023.

## LEGEND

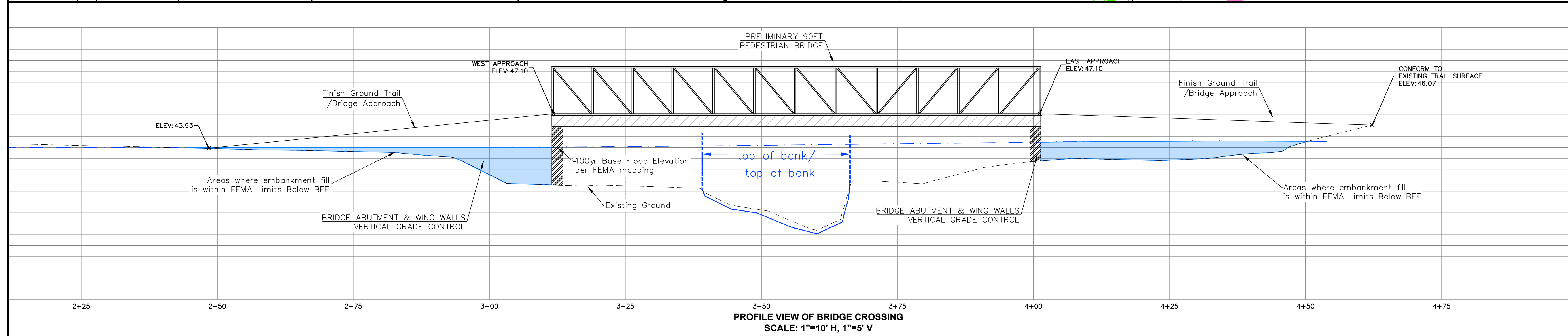
- EXISTING
- PROPOSED
- CONTOUR
- TOE/TOP OF SLOPE
- EXTERIOR PROPERTY LINE
- TREE TO BE REMOVED
- BIORETENTION BASIN AREA
- APPROXIMATE BOUNDARY OF RIPARIAN HABITAT, BY MONITROSE
- LIMIT OF RIPARIAN HABITAT BIOLOGICAL STUDY AREA BY MONITROSE
- FEMA FLOOD PLAN EFFECTIVE SEPTEMBER 25, 2023 PER LOMR PERFORMED BY BALANCE HYDROLOGICS
- FLOOD PLAN PER MODELING BY WEST CONSULTANTS JULY 2023.
- 50FT SETBACK FROM TOP OF BANK
- APPROXIMATE TOP OF BANK FOR ADOBE CREEK
- APPROXIMATE OHW PER AES BIOLOGICAL SURVEY



PRELIMINARY TRUSS BRIDGE CONFIGURATION AND SECTIONS - 90FT SPAN  
SCALE: NOT TO SCALE

## NOTES

- SEE LAYOUT C-2 FOR SITE CONTEXT & ADJACENT LAND USES
- SEE LAYOUT C-4 FOR THE DEMOLITION & PRESERVATION
- SEE LAYOUT C-5 FOR SITE DENSITY & LAND USE
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- SEE LAYOUT C-10 FOR THE ORCULATION PLAN
- SEE LAYOUT C-11 FOR SITE DEVELOPMENT PLAN
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- SEE LAYOUT C-14 FOR PRELIMINARY UTILITY INFORMATION
- SEE LAYOUT C-15 FOR PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL
- SEE LAYOUT C-16 FOR THE MAINTENANCE EXHIBIT
- SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING



PROFILE VIEW OF BRIDGE CROSSING  
SCALE: 1"=10' H, 1"=5' V



REVISIONS	BY

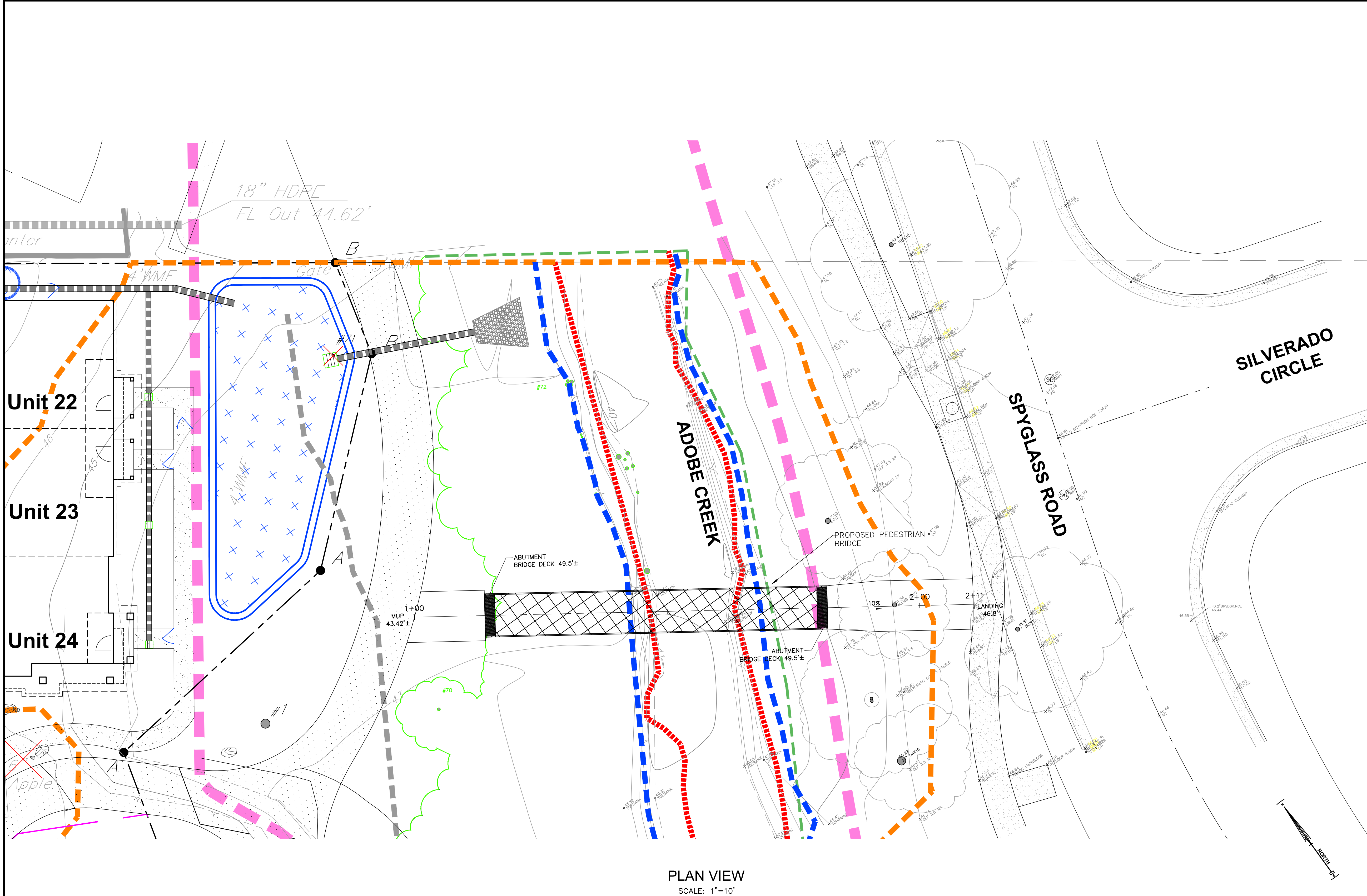
## PRELIMINARY BRIDGE CROSSING PLAN & PROFILE - SPYGLASS CONNECTION

CREEKWOOD CONDOMINIUM PROJECT  
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016  
PETALUMA CALIFORNIA

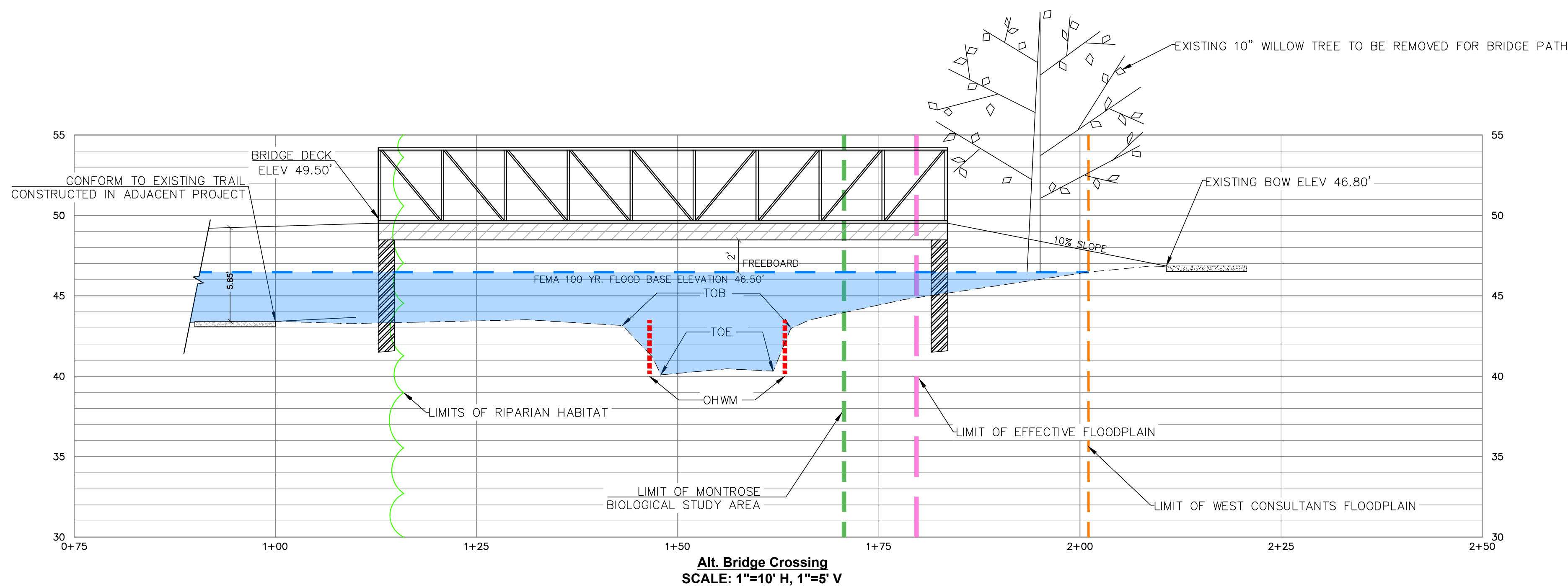
STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
140 SECOND STREET, SUITE 312  
PETALUMA, CALIFORNIA 94952  
(707) 762-3122 FAX (707) 762-3239

DATE: 2023.12.20  
SCALE: 1"=10'  
DESIGN: S.J.L./C.R.A./C  
DRAWN: CRK  
CHECK: S.J.L.  
JOB: CREEKWOOD  
JOB No: 192119  
SHEET  
**C-13A**  
OF 17 SHEETS





PLAN VIEW  
SCALE: 1"=10'



Alt. Bridge Crossing  
SCALE: 1"=10' H, 1"=5' V

KEYNOTES

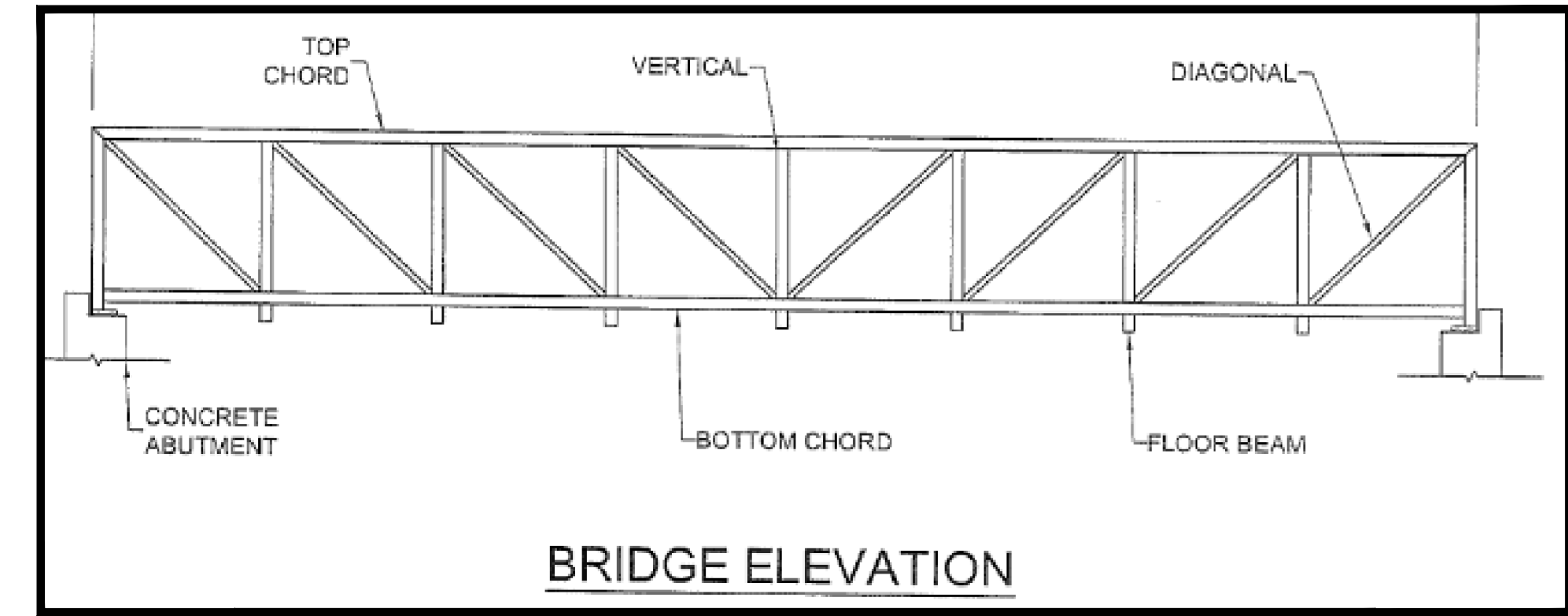
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FLOODPLAIN NOTE

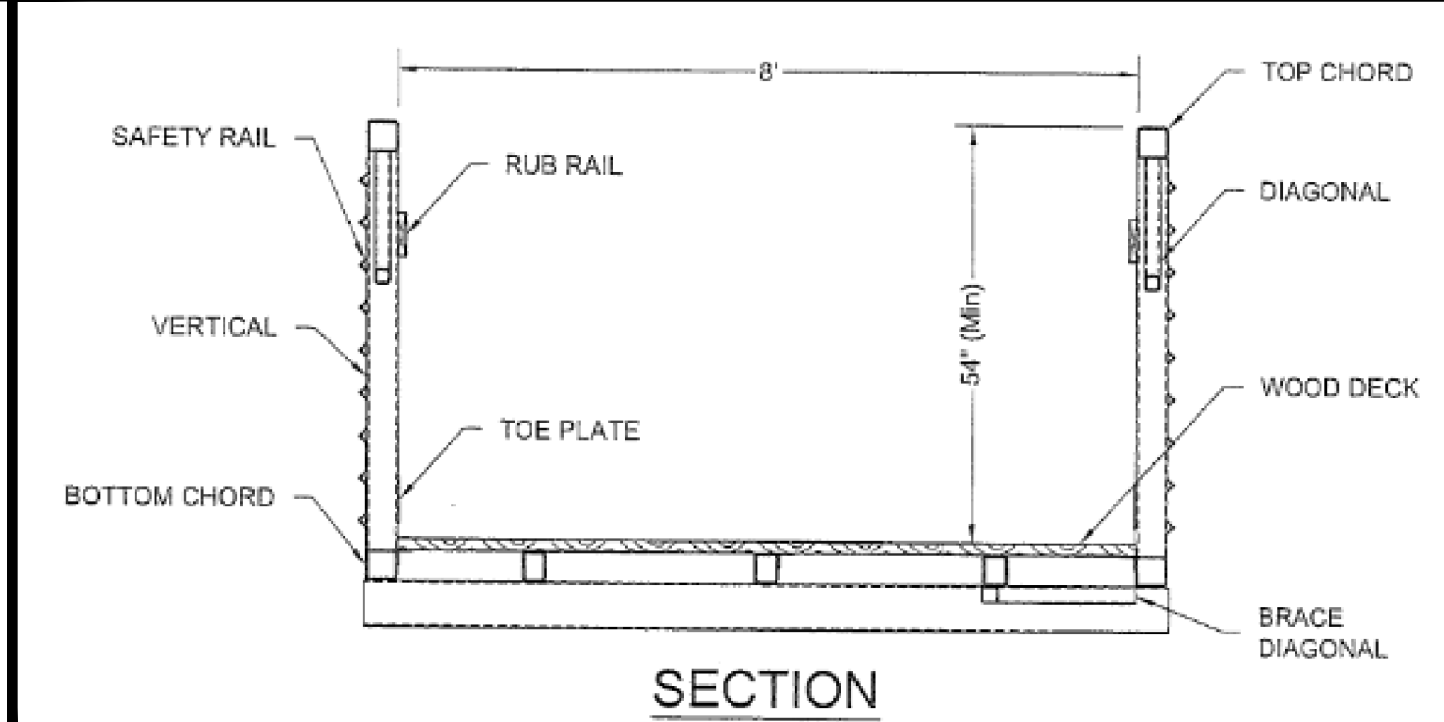
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LEGEND

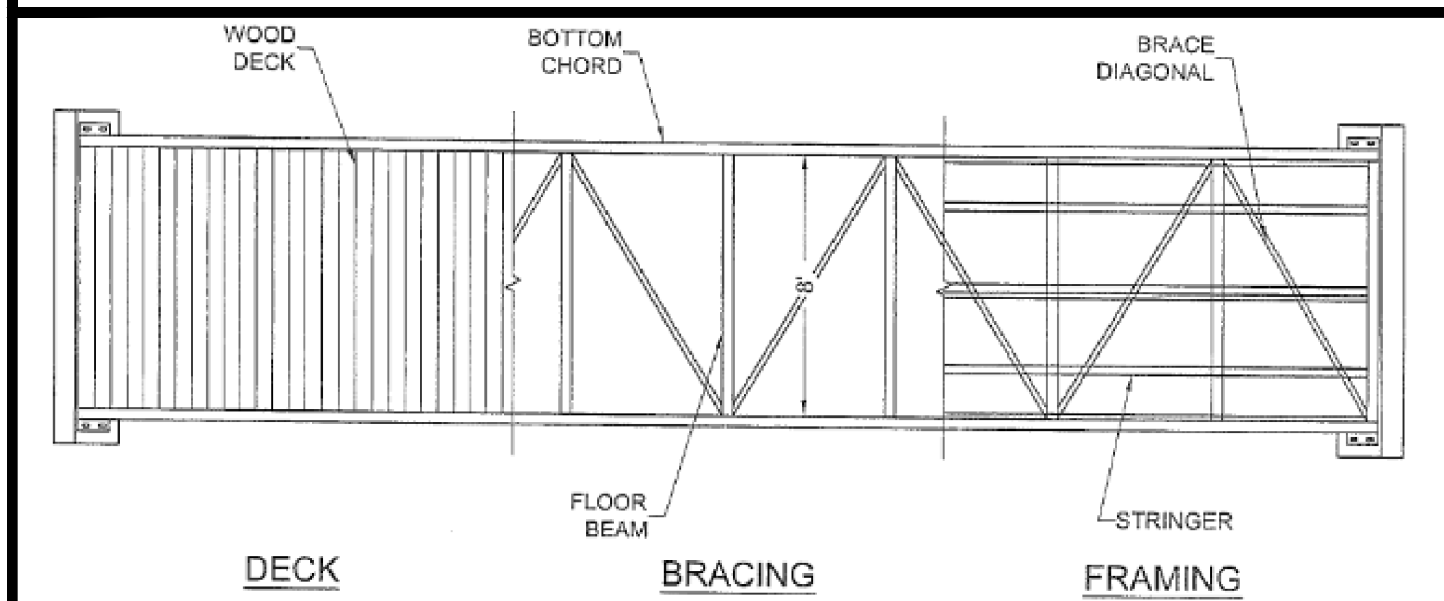
- | EXISTING | PROPOSED |   |
|----------|----------|---|
|          |          | CONTOUR   |
|          |          | TOE/TOP OF SLOPE  |
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|          |          | APPROXIMATE TOP OF BANK FOR ADOBE CREEK   |
|          |          | APPROXIMATE OHW PER AES BIOLOGICAL SURVEY   |



BRIDGE ELEVATION



SECTION



BRIDGE PLAN

PRELIMINARY TRUSS BRIDGE CONFIGURATION  
AND SECTIONS - 90FT SPAN SHOWN  
SCALE: NOT TO SCALE

NOTES

- SEE LAYOUT C-2 FOR SITE CONTEXT & ADJACENT LAND USES
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- SEE LAYOUT C-6 FOR SITE COVERAGE DATA
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- SEE LAYOUT C-14 FOR PRELIMINARY UTILITY INFORMATION
- SEE LAYOUT C-15 FOR PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL
- SEE LAYOUT C-16 FOR THE MAINTENANCE EXHIBIT
- SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING

REVISIONS	BY

PRELIMINARY BRIDGE CROSSING PLAN & PROFILE - ALTERNATE A

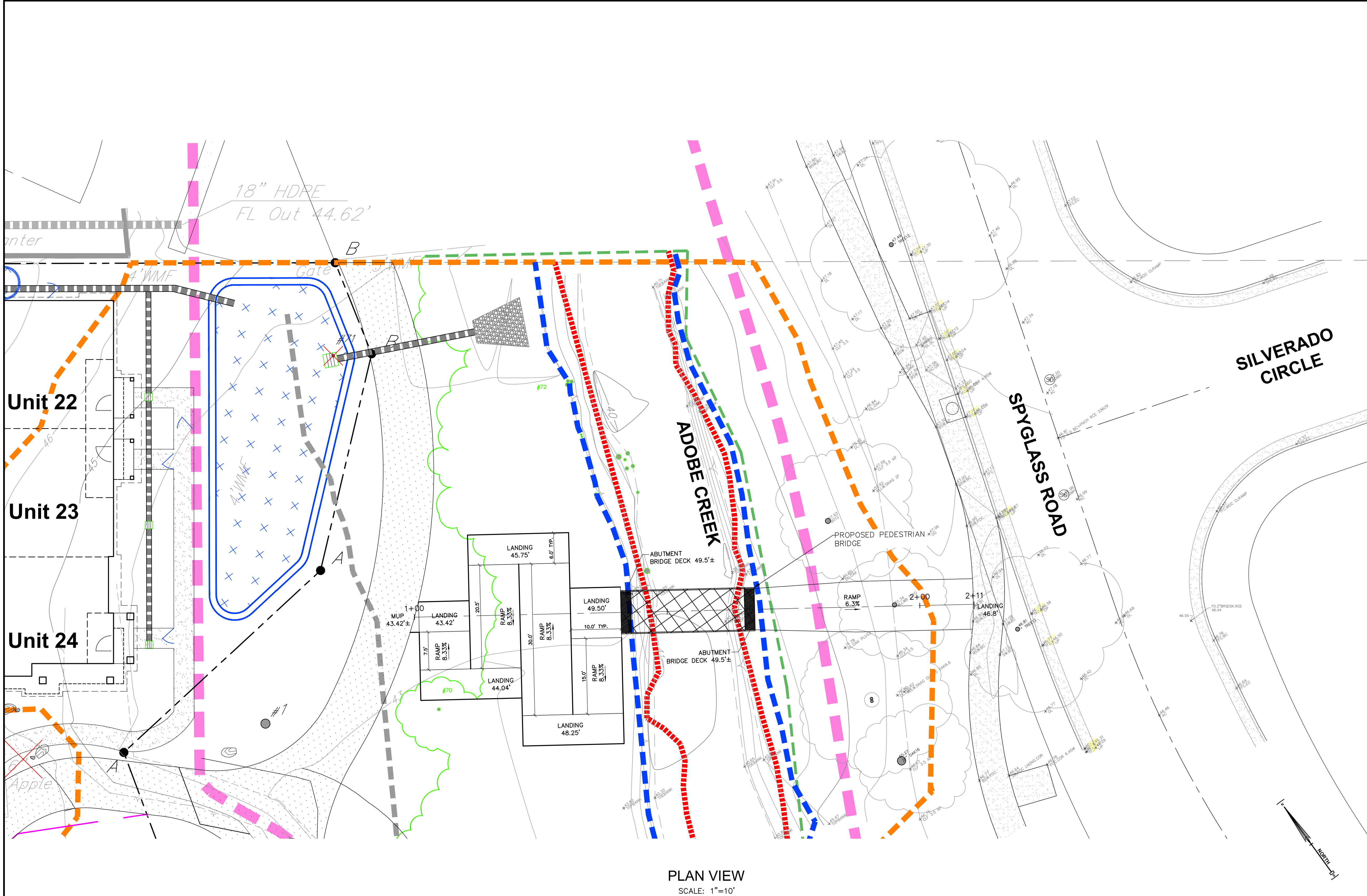
CREEKWOOD CONDOMINIUM PROJECT  
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016  
PETALUMA CALIFORNIA

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

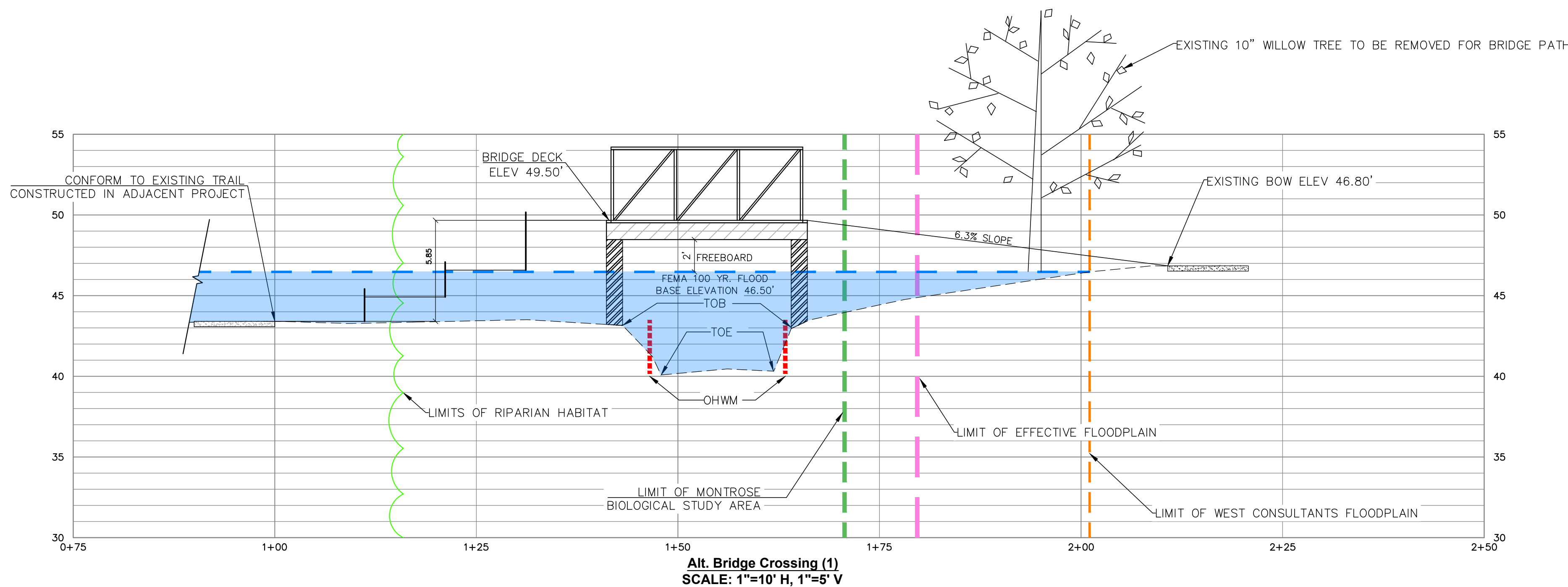
DATE: 2024.10.06  
SCALE: 1"=10'  
DESIGN: S.J.L,CRK,AJC  
DRAWN: CRK  
CHECK: S.J.L  
JOB: CREEKWOOD  
JOB No: 192119  
SHEET  
**ALT-A**  
OF 1 SHEETS







PLAN VIEW  
SCALE: 1"=10'



Alt. Bridge Crossing (1)  
SCALE: 1"=10' H, 1"=8' V

KEYNOTES

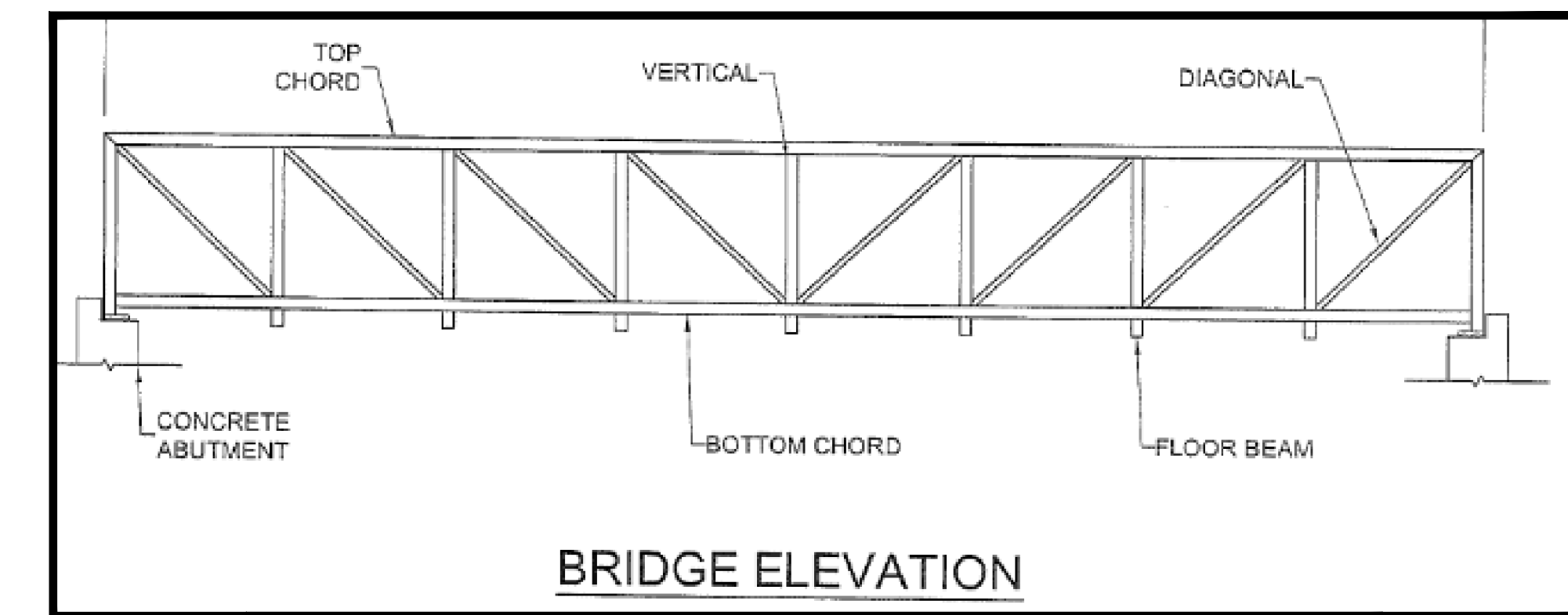
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FLOODPLAIN NOTE

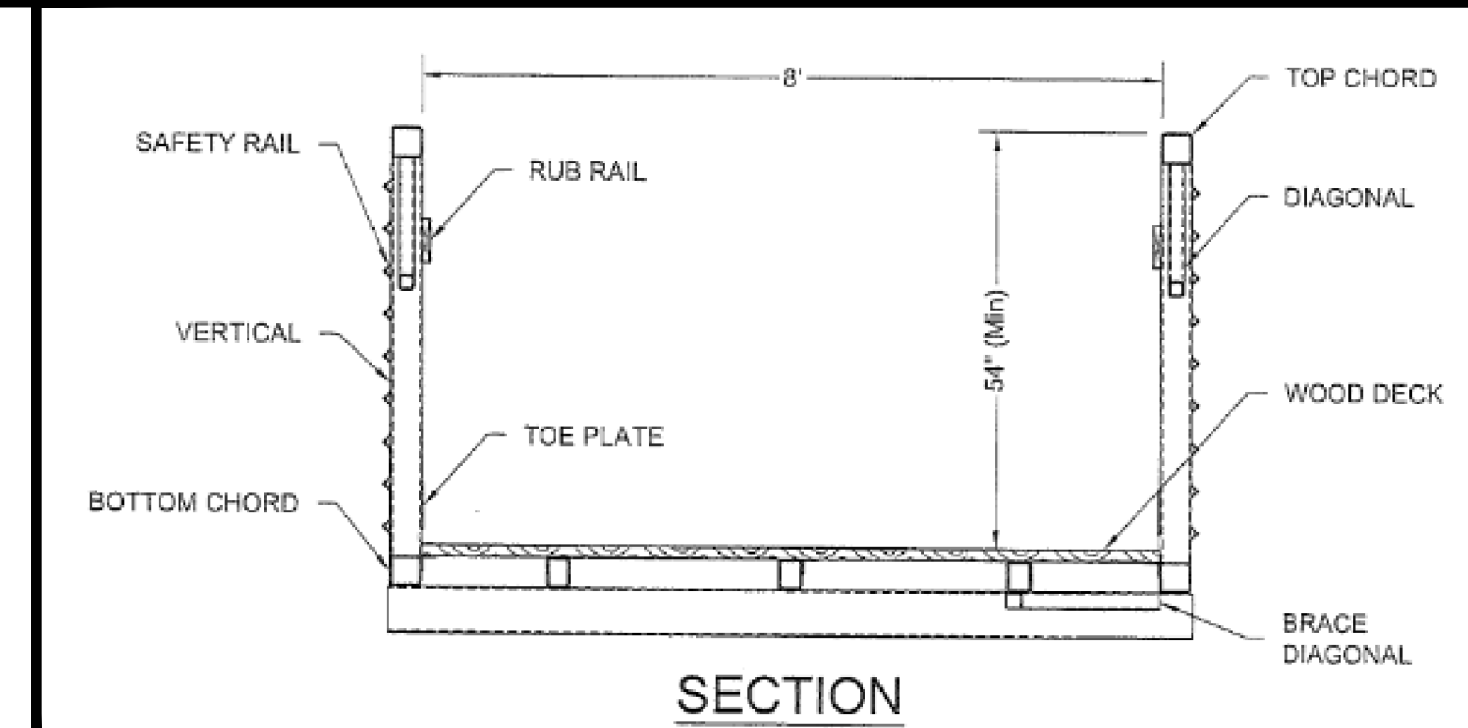
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LEGEND

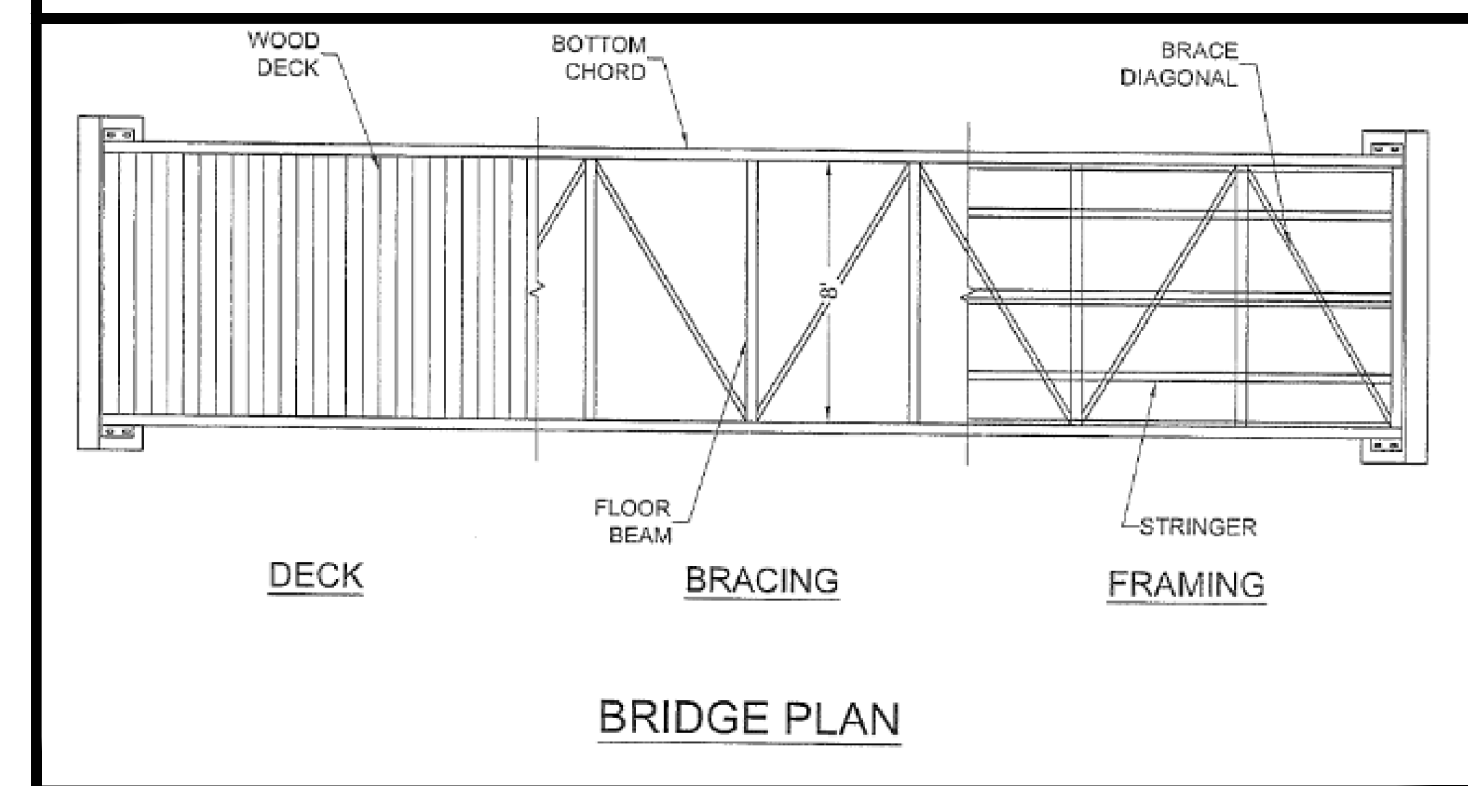
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BRIDGE ELEVATION



SECTION



BRIDGE PLAN

PRELIMINARY TRUSS BRIDGE CONFIGURATION  
AND SECTIONS - 90FT SPAN SHOWN  
SCALE: NOT TO SCALE

NOTES

- SEE LAYOUT C-2 FOR SITE CONTEXT & ADJACENT LAND USES
- SEE LAYOUT C-4 FOR THE DEMOLITION & PRESERVATION
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- SEE LAYOUT C-17 FOR THE FIRE APPARATUS ROUTING

REVISIONS	BY

PRELIMINARY BRIDGE CROSSING PLAN & PROFILE - ALTERNATE B

CREEKWOOD CONDOMINIUM PROJECT  
270 & 280 CASA GRANDE ROAD APN 017-040-051 & -016  
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.  
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DRAWN: C.R.K.  
CHECK: S.J.L.  
JOB: CREEKWOOD  
JOB No: 192119  
SHEET  
ALT-B  
OF 1 SHEETS

