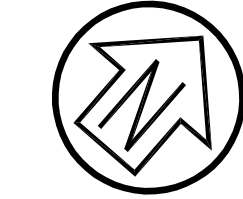


NOTES:

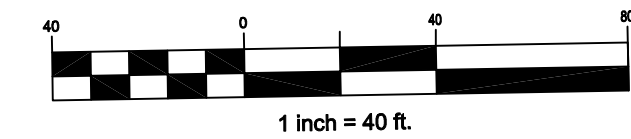
1. PORTIONS OF PARCELS AS SHOWN ON THIS MAP ARE DESIGNATED FEMA FLOOD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FEMA FLOOD INSURANCE RATE MAP PANEL 06041C0293D EFFECTIVE DATE MAY 4, 2009.
2. GROSS LAND AREA = 318,424 Sq. Ft. ±, OR 7.31 AC. ±.
3. TOPOGRAPHIC SURVEY PROVIDED BY AMERICAN LAND SURVEYING, INC. ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.
4. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION.

IMPERVIOUS AREA SUMMARY

LOT SIZE	318,424 S.F. (7.31 AC.)
EXISTING IMPERVIOUS SURFACE:	193500 S.F.
PAVEMENT	120,500 S.F.
HARDSCAPE / PORCH / DECK (ALLOW)	25,000 S.F.
BUILDING	48,000 S.F.



Graphic Scale (in feet)



1 inch = 40 ft.

Rev	Date	Description	Designed	Drawn	Checked
1	04/08/16	Submitted to Client	WFL/RRB	RRB	WFL

**NORTHGATE WALK
EXISTING CONDITIONS
EMPIRE, USA**

City Of
San Rafael
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet	C0
Scale:	1" = 40'
Date:	02/02/2016
Project Number:	5.1455.00
Plan File:	D-5290

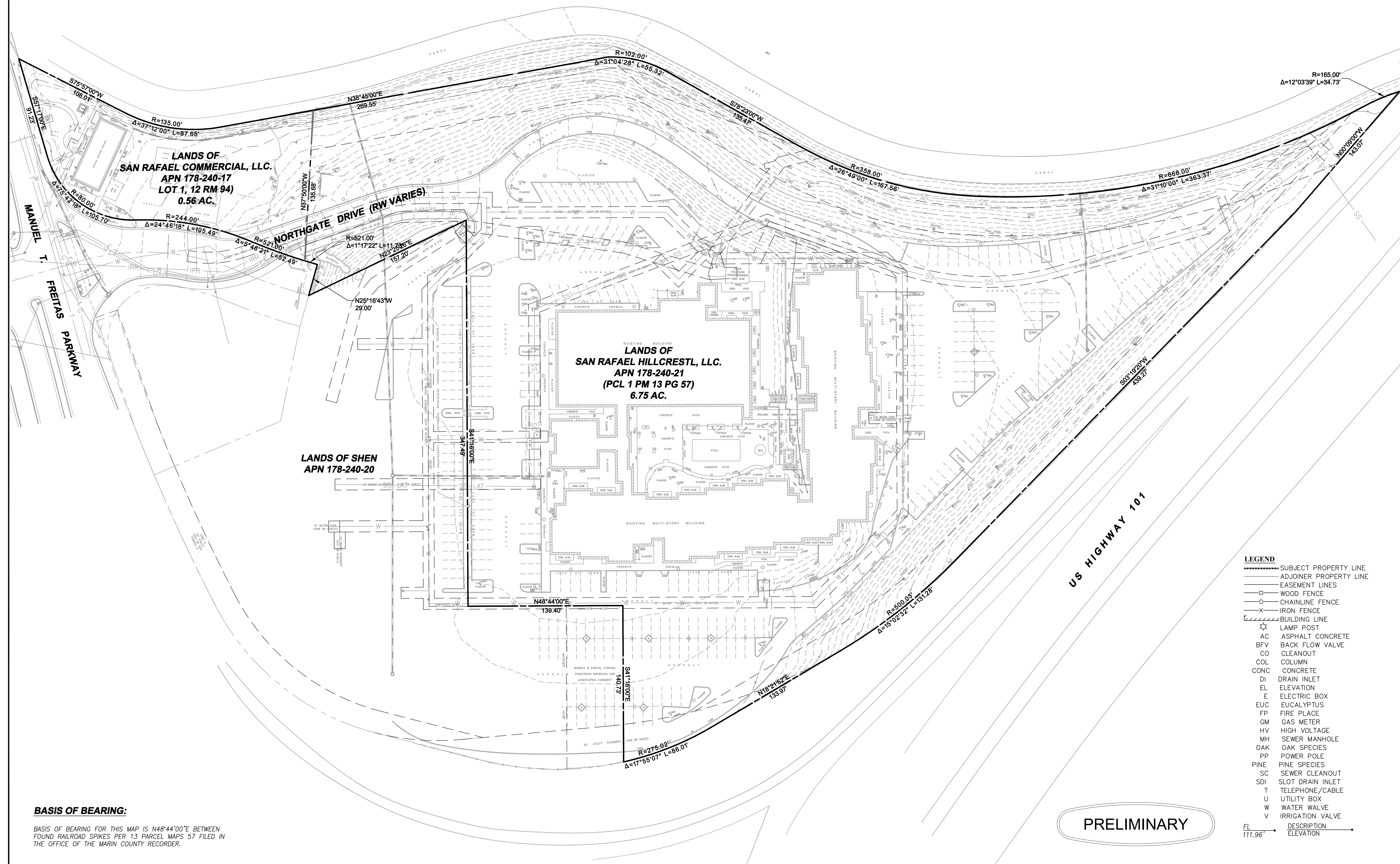
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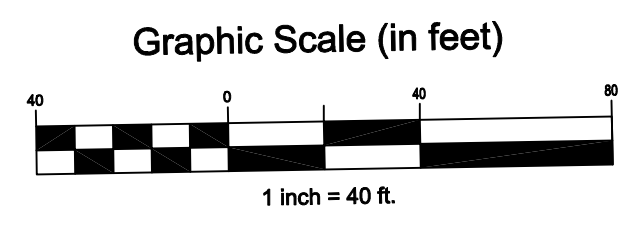
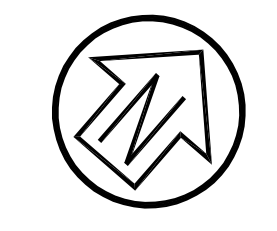
BASIS OF BEARING FOR THIS MAP IS N48°44'00"E BETWEEN FOUND RAILROAD SPIKES PER 13 PARCEL MAPS 57 FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

PRELIMINARY

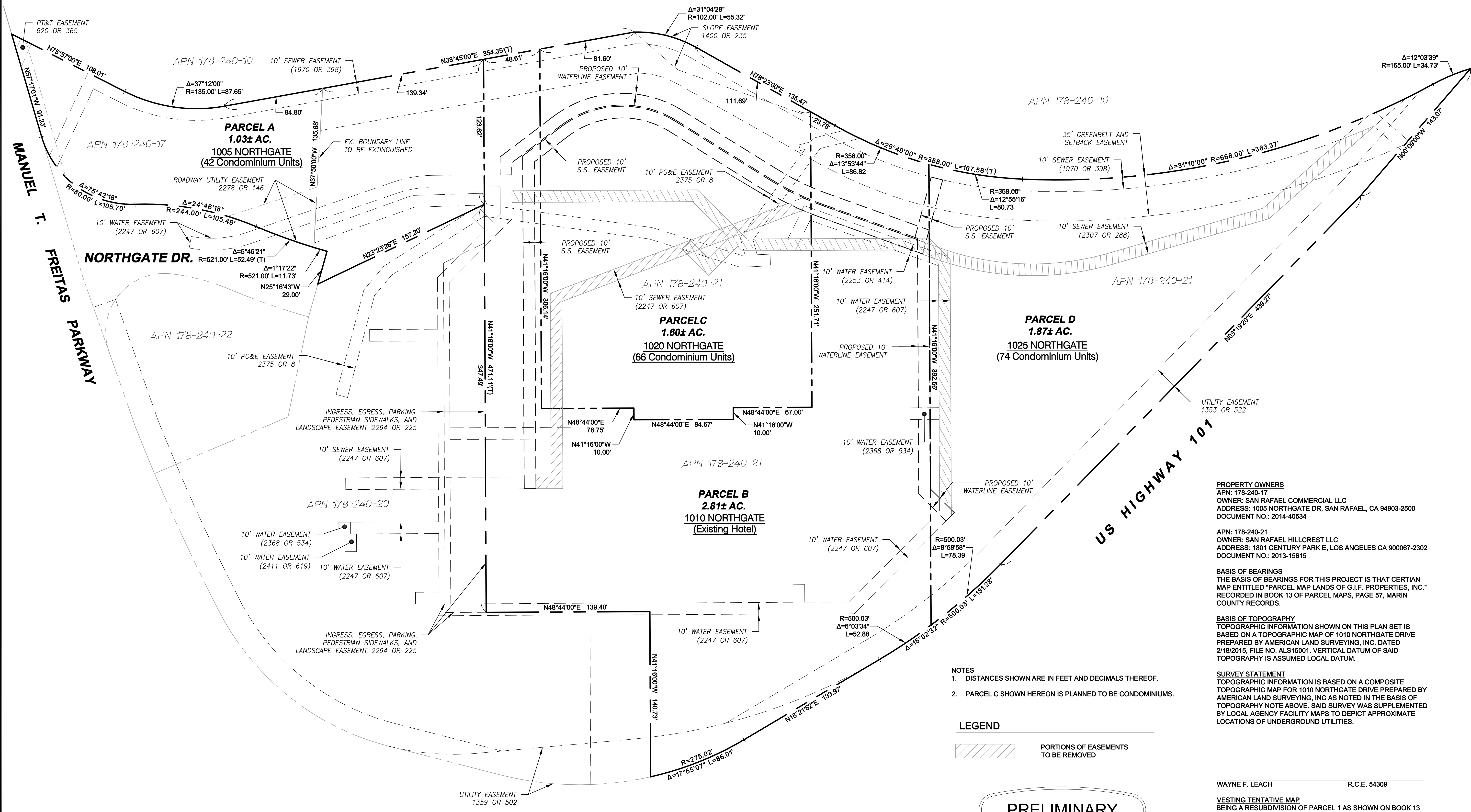
LEGEND

---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINES
□	WOOD FENCE
○	CHAINLINE FENCE
×	IRON FENCE
---	BUILDING LINE
⊗	LAMP POST
AC	ASPHALT CONCRETE
BFV	BACK FLOW VALVE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
E	ELECTRIC BOX
EUC	EUCALYPTUS
FP	FIRE PLACE
GM	GAS METER
HV	HIGH VOLTAGE
MH	SEWER MANHOLE
OAK	OAK SPECIES
PP	POWER POLE
PINE	PINE SPECIES
SC	SEWER CLEANOUT
SDI	SLOT DRAIN INLET
T	TELEPHONE/CABLE
U	UTILITY BOX
W	WATER VALVE
V	IRRIGATION VALVE
FL	DESCRIPTION
111.96'	ELEVATION





APN 178-240-10



- NOTES**
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - PARCEL C SHOWN HEREON IS PLANNED TO BE CONDOMINIUMS.



PRELIMINARY

PROPERTY OWNERS
 APN: 178-240-17
 OWNER: SAN RAFAEL COMMERCIAL LLC
 ADDRESS: 1005 NORTHGATE DR, SAN RAFAEL, CA 94903-2500
 DOCUMENT NO.: 2014-40534
 APN: 178-240-21
 OWNER: SAN RAFAEL HILLCREST LLC
 ADDRESS: 1801 CENTURY PARK E, LOS ANGELES CA 90007-2302
 DOCUMENT NO.: 2013-15615

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS THAT CERTAIN MAP ENTITLED "PARCEL MAP LANDS OF S.I.F. PROPERTIES, INC." RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 57, MARIN COUNTY RECORDS.

BASIS OF TOPOGRAPHY
 TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN SET IS BASED ON A TOPOGRAPHIC MAP OF 1010 NORTHGATE DRIVE PREPARED BY AMERICAN LAND SURVEYING, INC. DATED 2/18/2015, FILE NO. ALS15001. VERTICAL DATUM OF SAID TOPOGRAPHY IS ASSUMED LOCAL DATUM.

SURVEY STATEMENT
 TOPOGRAPHIC INFORMATION IS BASED ON A COMPOSITE TOPOGRAPHIC MAP FOR 1010 NORTHGATE DRIVE PREPARED BY AMERICAN LAND SURVEYING, INC AS NOTED IN THE BASIS OF TOPOGRAPHY NOTE ABOVE. SAID SURVEY WAS SUPPLEMENTED BY LOCAL AGENCY FACILITY MAPS TO DEPICT APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

WAYNE F. LEACH R.C.E. 54309

VESTING TENTATIVE MAP
 BEING A RESUBDIVISION OF PARCEL 1 AS SHOWN ON BOOK 13 OF PARCEL MAPS, PAGE 57 AND PARCEL 1 AS SHOWN ON BOOK 12 OF PARCEL MAPS, PAGE 94, MARIN COUNTY RECORDS.

Rev	Date	Description	Drawn	Checked
04/08/16 <td></td> <td>Submitted to Client <td>WFL/RRB</td> <td>WFL</td> </td>		Submitted to Client <td>WFL/RRB</td> <td>WFL</td>	WFL/RRB	WFL

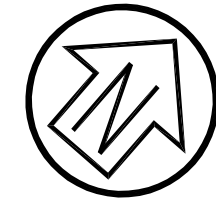
NORTHGATE WALK
VESTING TENTATIVE MAP
 EMPIRE, USA

City Of San Rafael
 County Of Marin
 State Of California

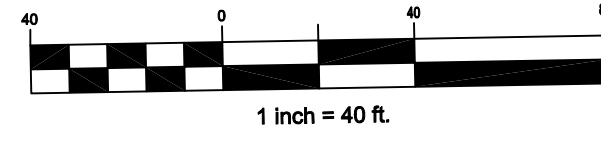
Prepared Under the Direction of:

Sheet **C1**

Scale: 1" = 40'
 Date: 02/02/2016
 Project Number: 5.1455.00
 Plan File: D-5290



Graphic Scale (in feet)



LEGEND / ABBREVIATIONS

- BIORETENTION AREA
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- CONCRETE VALLEY GUTTER
- RETAINING WALL
- CB CATCH BASIN - UCS
- DI DROP INLET
- SDMH STORM DRAIN MANHOLE
- TREE TO BE REMOVED

- BW BACK OF WALK
- EG EXISTING GRADE
- (E) EXISTING
- EP. EDGE OF PAVEMENT
- F.F. FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- INV. INVERT
- (N) NEW
- SD STORM DRAIN
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVEMENT

CSW ST2

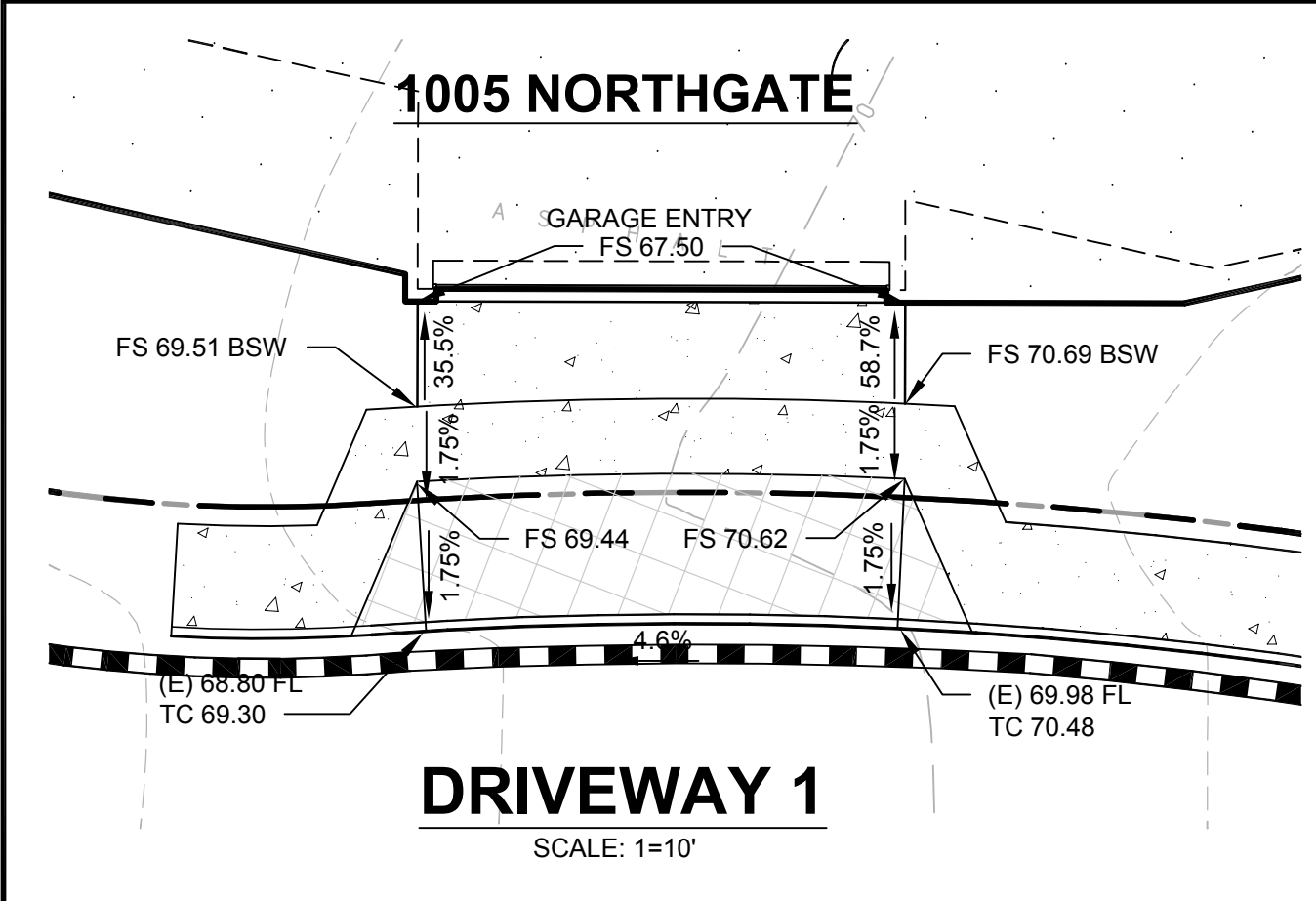
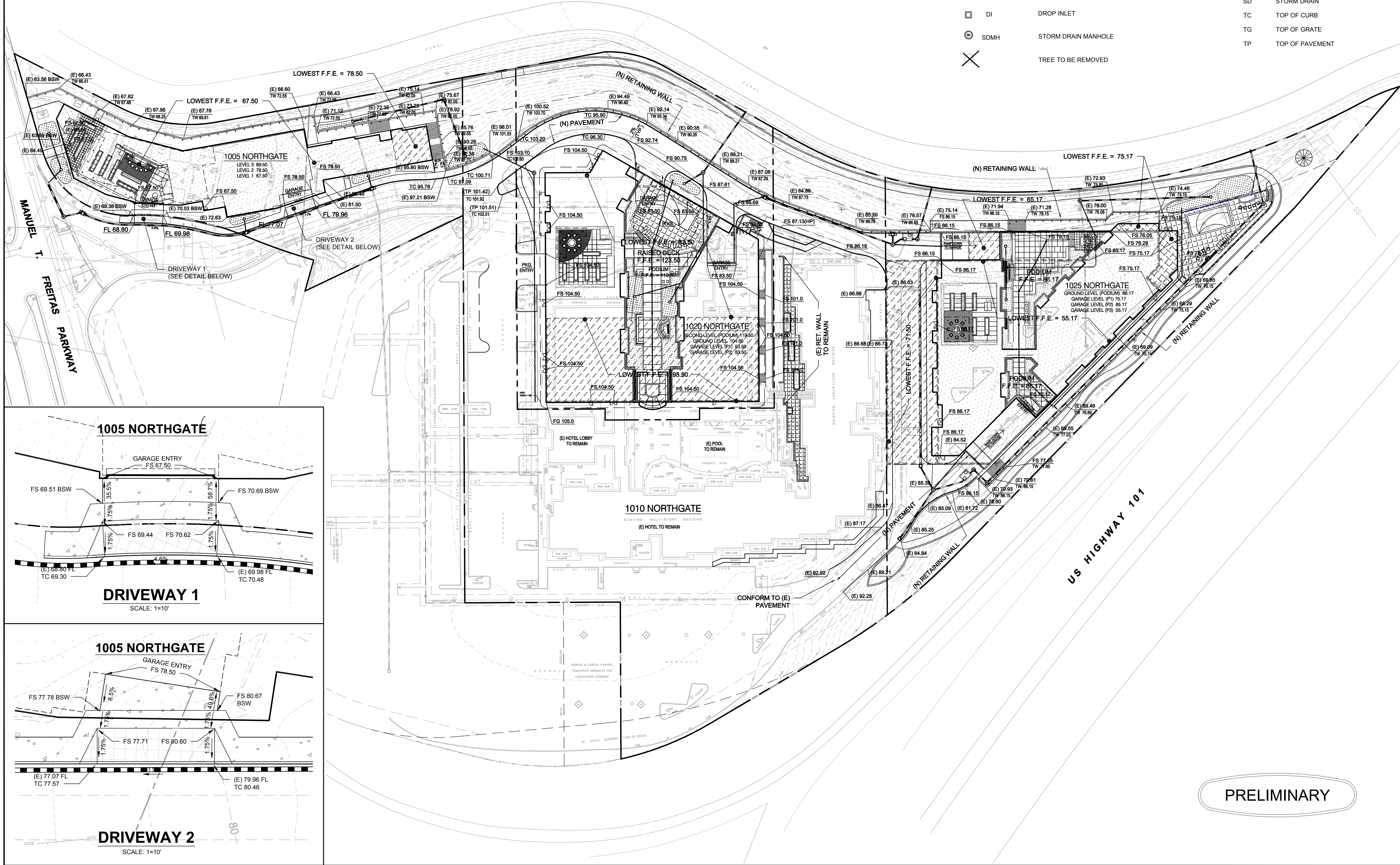
CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leverett Court Tel: 415.883.9850
Novato, CA 94949 Fax: 415.883.9858

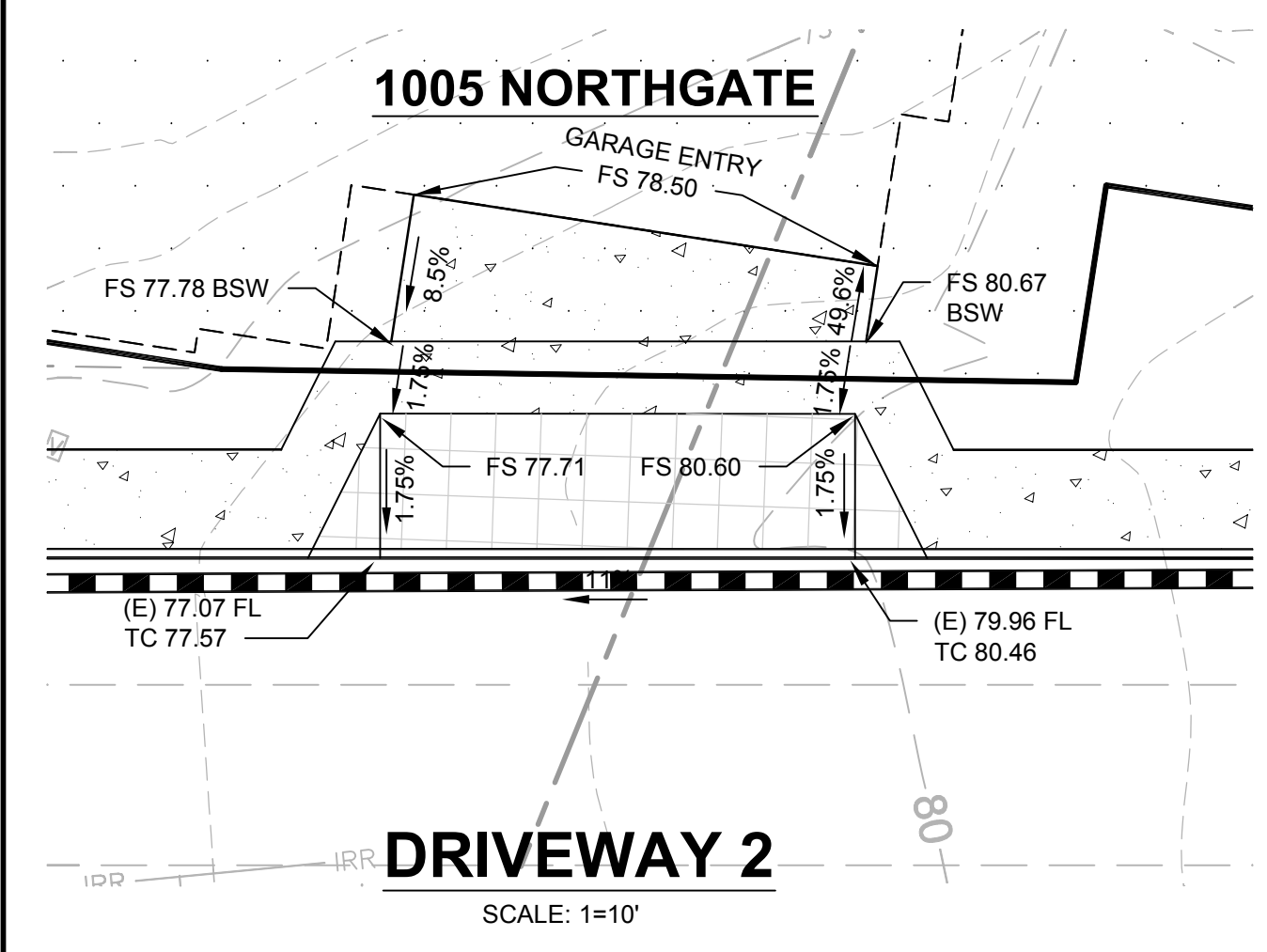
Civil & Structural Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

http://www.cswst2.com 0203

Rev	Date	Description	Drawn	Checked



DRIVEWAY 1
SCALE: 1"=10'



DRIVEWAY 2
SCALE: 1"=10'

PRELIMINARY

**NORTHGATE WALK
PRELIMINARY GRADING
AND DRAINAGE PLAN
EMPIRE, USA**

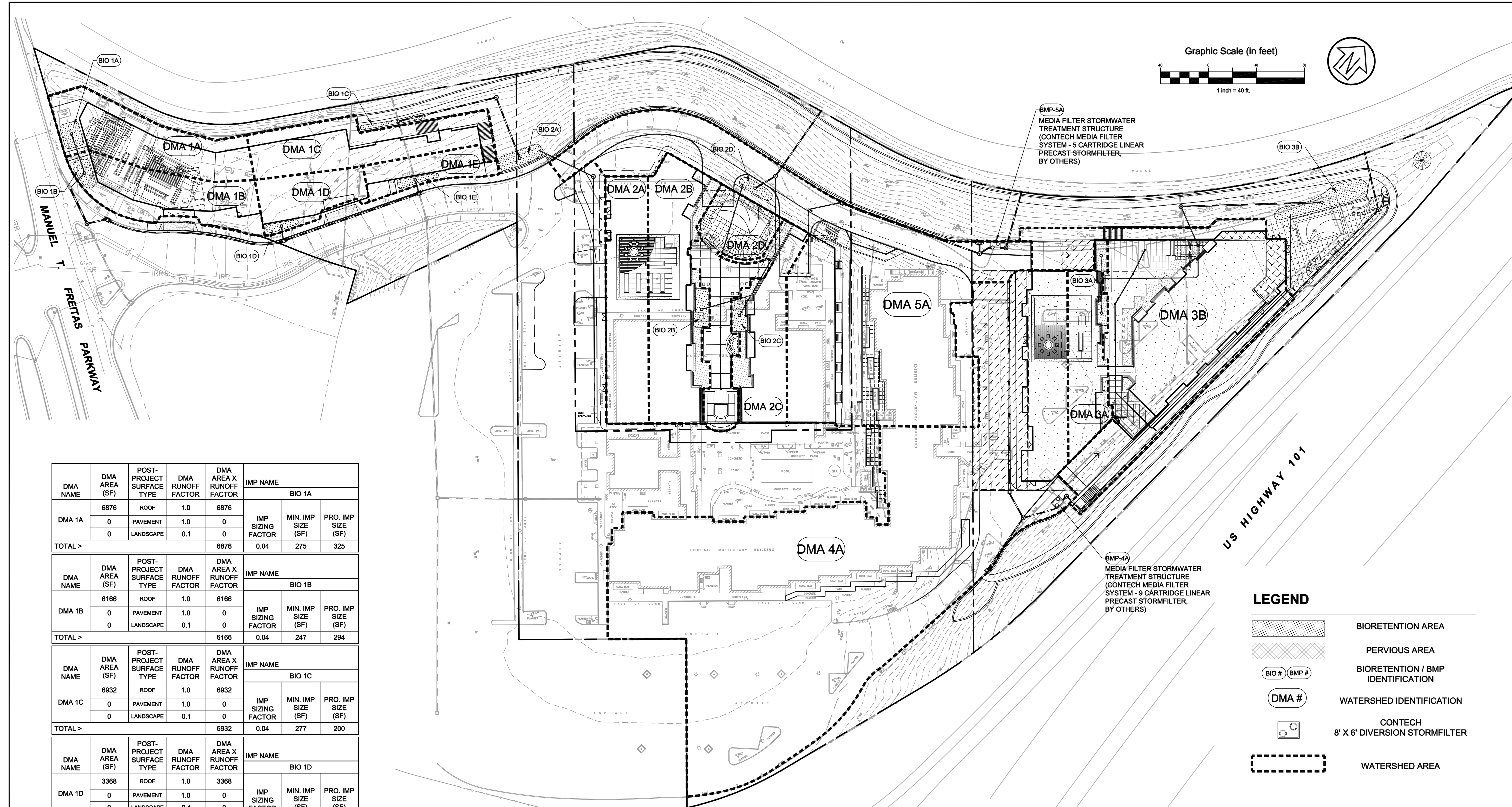
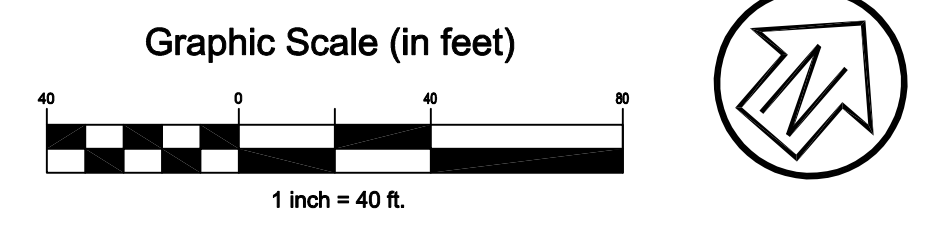
City Of
San Rafael
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet
C2

Scale: 1" = 40'
Date: 02/02/206
Project Number: 5.1455.00
Plan File: D-5290

P:\054\46300\0546300\Sheet_Drainage\CSW_Drainage\CSW_Drainage.dwg 04/11/2016 - 07:49 AM User: 111692



DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 1A								
DMA 1A	6876	ROOF	1.0	6876				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6876			6876	0.04	275	325	
BIO 1B								
DMA 1B	6166	ROOF	1.0	6166				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6166			6166	0.04	247	294	
BIO 1C								
DMA 1C	6932	ROOF	1.0	6932				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6932			6932	0.04	277	200	
BIO 1D								
DMA 1D	3368	ROOF	1.0	3368				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	3368			3368	0.04	135	151	
BIO 1E								
DMA 1E	2650	ROOF	1.0	2650				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	2650			2650	0.04	106	187	
BIO 2A								
DMA 2A	7307	ROOF	1.0	7307				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	7307			7307	0.04	292	440	
BIO 2B								
DMA 2B	10038	ROOF	1.0	10038				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	10038			10038	0.04	402	435	

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 2C								
DMA 2C	6277	ROOF	1.0	6277				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6277			6277	0.04	251	375	
BIO 2D								
DMA 2D	7240	ROOF	1.0	7240				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	7240			7240	0.04	290	250	
BIO 3A								
DMA 3A	5032	ROOF	1.0	5032				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	5032			5032	0.04	201	217	

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 3B								
DMA 3B	24887	ROOF	1.0	24887				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	24887			24887	0.04	995	993	

DRAINAGE MANAGEMENT AREA 4A							
SURFACE TYPE	AREA (AC)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN/HR)	TREATMENT FLOW RATE (CFS)	TREATMENT FLOW RATE (GPM)	CARTRIDGE FLOW RATE (GPM)	MINIMUM NO. CARTRIDGES
ROOF/PVMT.	1.59	0.85	0.2	0.27	121	15	9
TOTAL				0.27	121	15	9

DRAINAGE MANAGEMENT AREA 5A							
SURFACE TYPE	AREA (AC)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN/HR)	TREATMENT FLOW RATE (CFS)	TREATMENT FLOW RATE (GPM)	CARTRIDGE FLOW RATE (GPM)	MINIMUM NO. CARTRIDGES
ROOF/PVMT.	0.83	0.85	0.2	0.14	63	15	5
TOTAL				0.14	63	15	5

LEGEND

- BIORETENTION AREA
- PERVIOUS AREA
- BIORETENTION / BMP IDENTIFICATION
- WATERSHED IDENTIFICATION
- CONTECH 8' X 6' DIVERSION STORMFILTER
- WATERSHED AREA

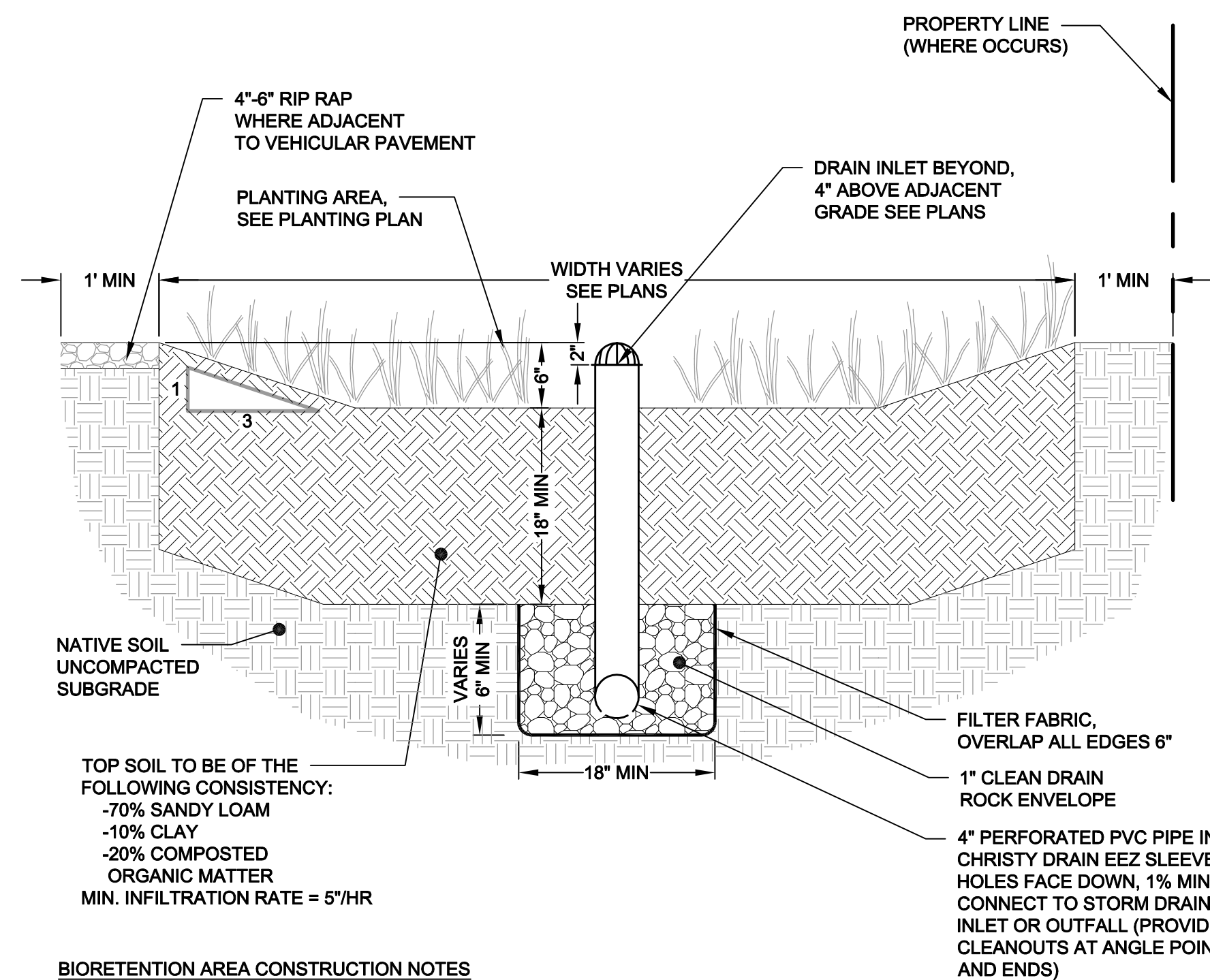
PRELIMINARY

Rev	Date	Description	Designed	Drawn	Checked

NORTHGATE WALK
PRELIMINARY STORMWATER CONTROL PLAN
 EMPIRE, USA

City Of
San Rafael
 County Of
Marin
 State Of
California
 Prepared Under the Direction of:
 Sheet
C3.1
 Scale: 1" = 40'
 Date: 02/02/2016
 Project Number: 5.1455.00
 Plan File: D-5290

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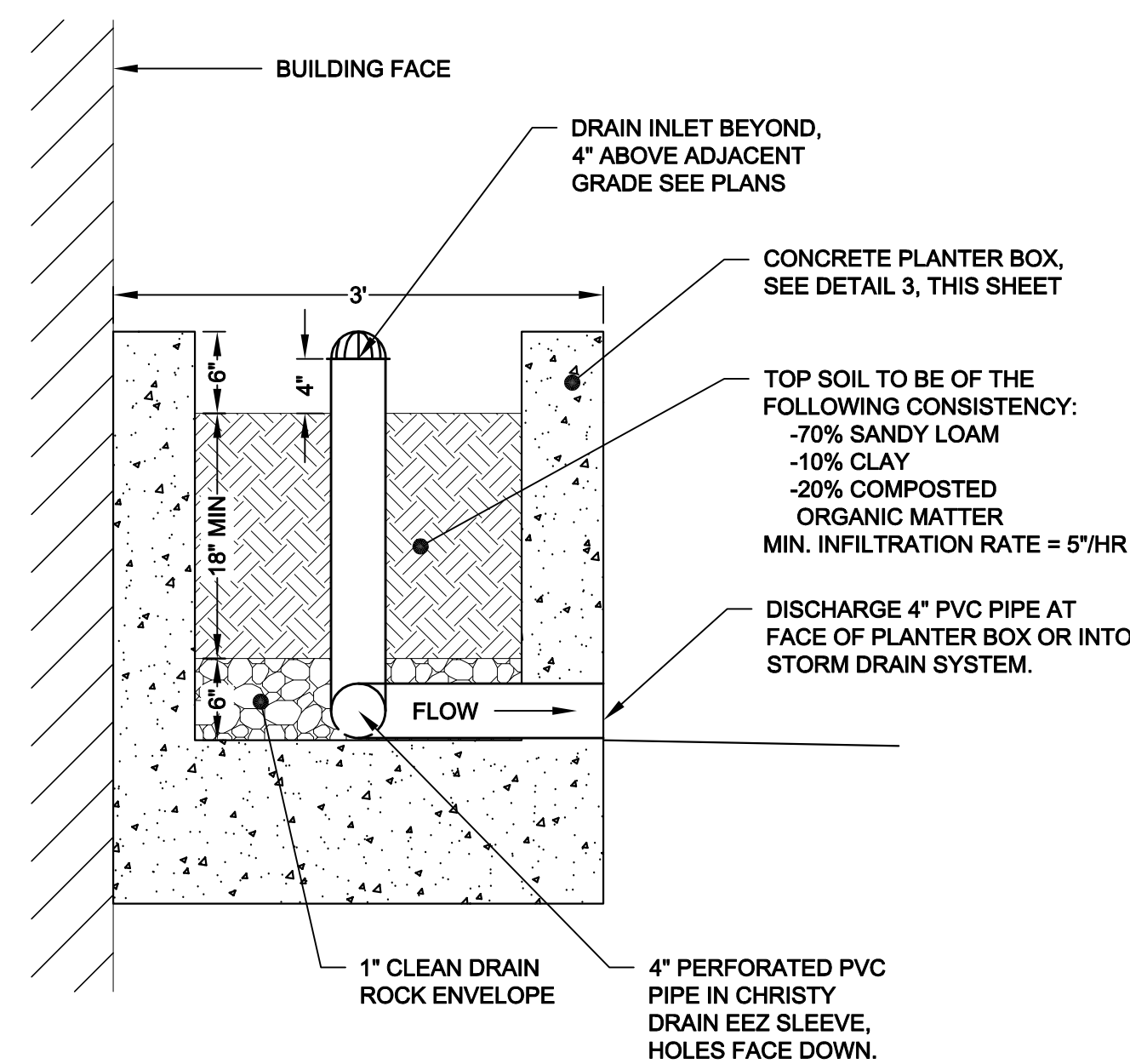


BIORETENTION AREA CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
2. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
3. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
4. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.

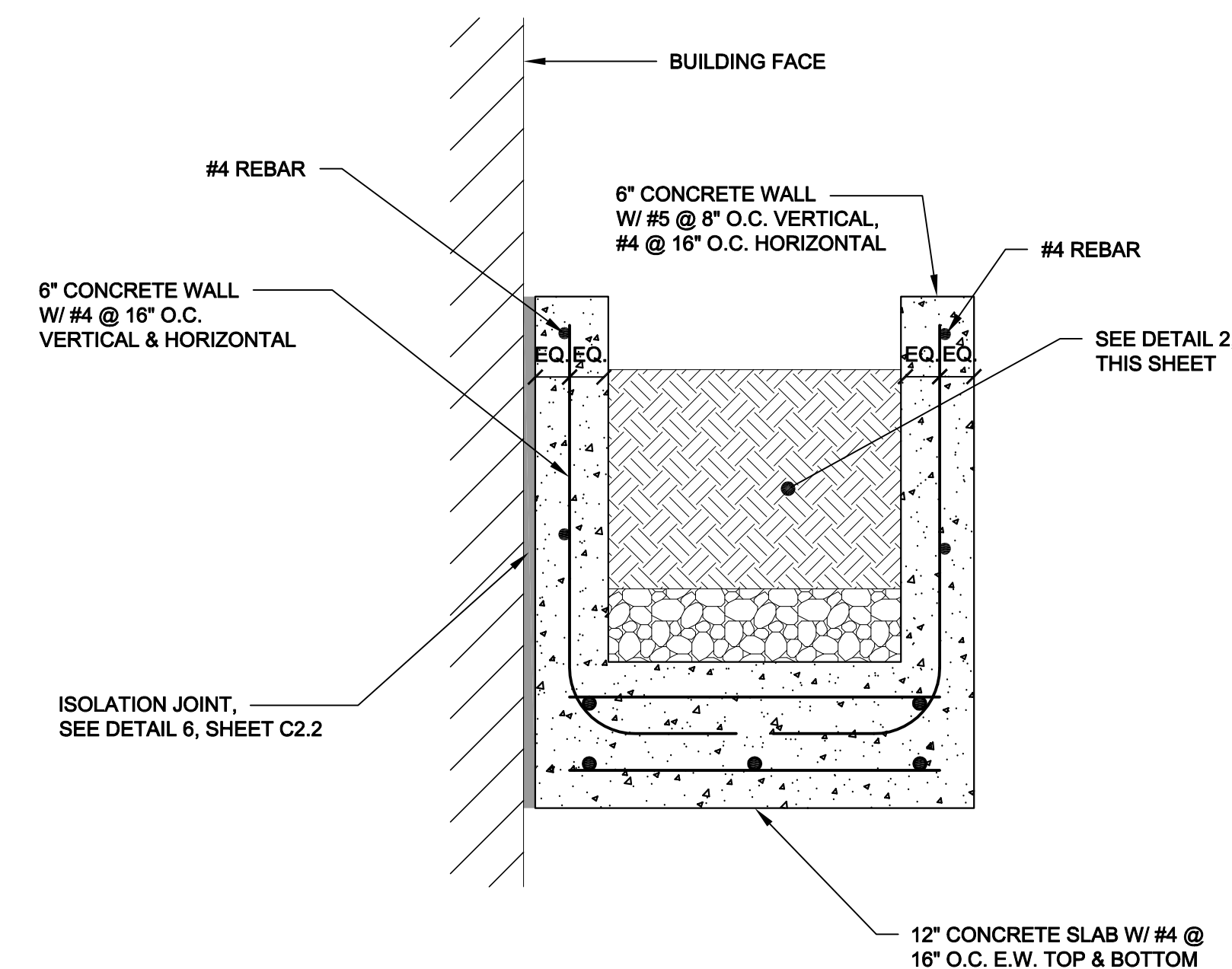
1 BIORETENTION AREA DETAIL

SCALE: 1" = 1'



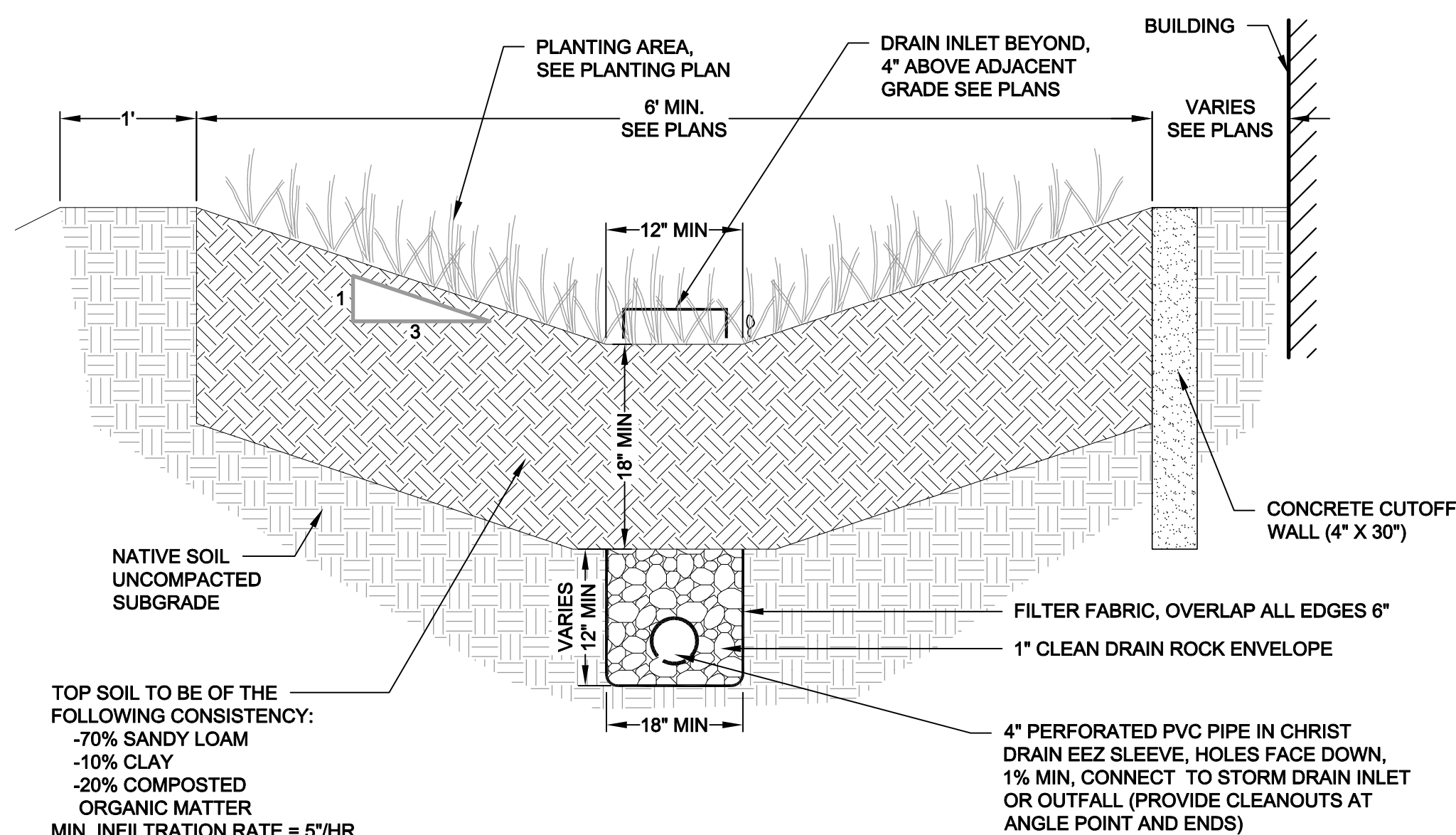
2 BIORETENTION PLANTER DETAIL

SCALE: 1" = 1'



3 CONCRETE PLANTER BOX DETAIL

SCALE: 1" = 1'



- NOTE:
1. BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 12".
 2. EXCLUDE THE PERFORATED SUBDRAIN AT BIORETENTION AREA B1.

5 BIORETENTION DETAIL

SCALE: 1" = 1'

GENERAL NOTES

1. REMOVE EXISTING SOIL IN BIORETENTION AREAS.
2. THE BASE OF A BIORETENTION AREAS IS GRADED FLAT WITH A 2" MINIMUM WIDTH. IN AREAS WHERE THE 7" TOTAL WIDTH CANNOT BE ACHIEVED, THE BASE MAY BE REDUCED TO A 1" MINIMUM WIDTH. SEE PLANS FOR GRADING AND DRAIN LINES.
3. ALL BIORETENTION AREAS SHALL MAINTAIN A MINIMUM 1' SETBACK FROM PROPERTY LINES.
4. ALL PLANTING IN THE BIORETENTION AREAS SHALL BE CONSISTENT WITH LANDSCAPE PLANS.

Rev	Date	Description	Designed	Drawn	Checked

NORTHGATE WALK
PRELIMINARY STORMWATER
CONTROL DETAILS
EMPIRE, USA

City Of
San Rafael
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet

C3.2

Scale: 1" = 40'

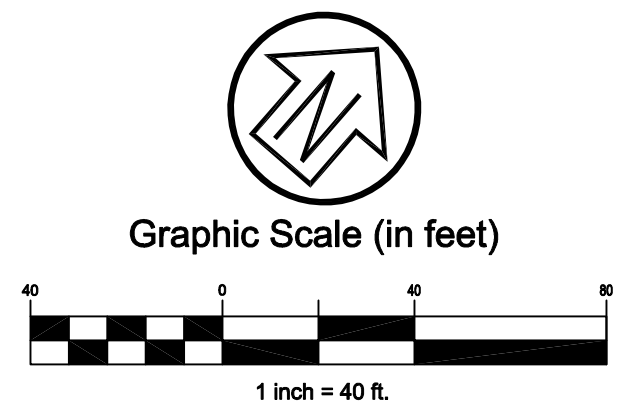
Date: 02/02/2016

Project Number: 5.1455.00

Plan File: D-5290

PRELIMINARY

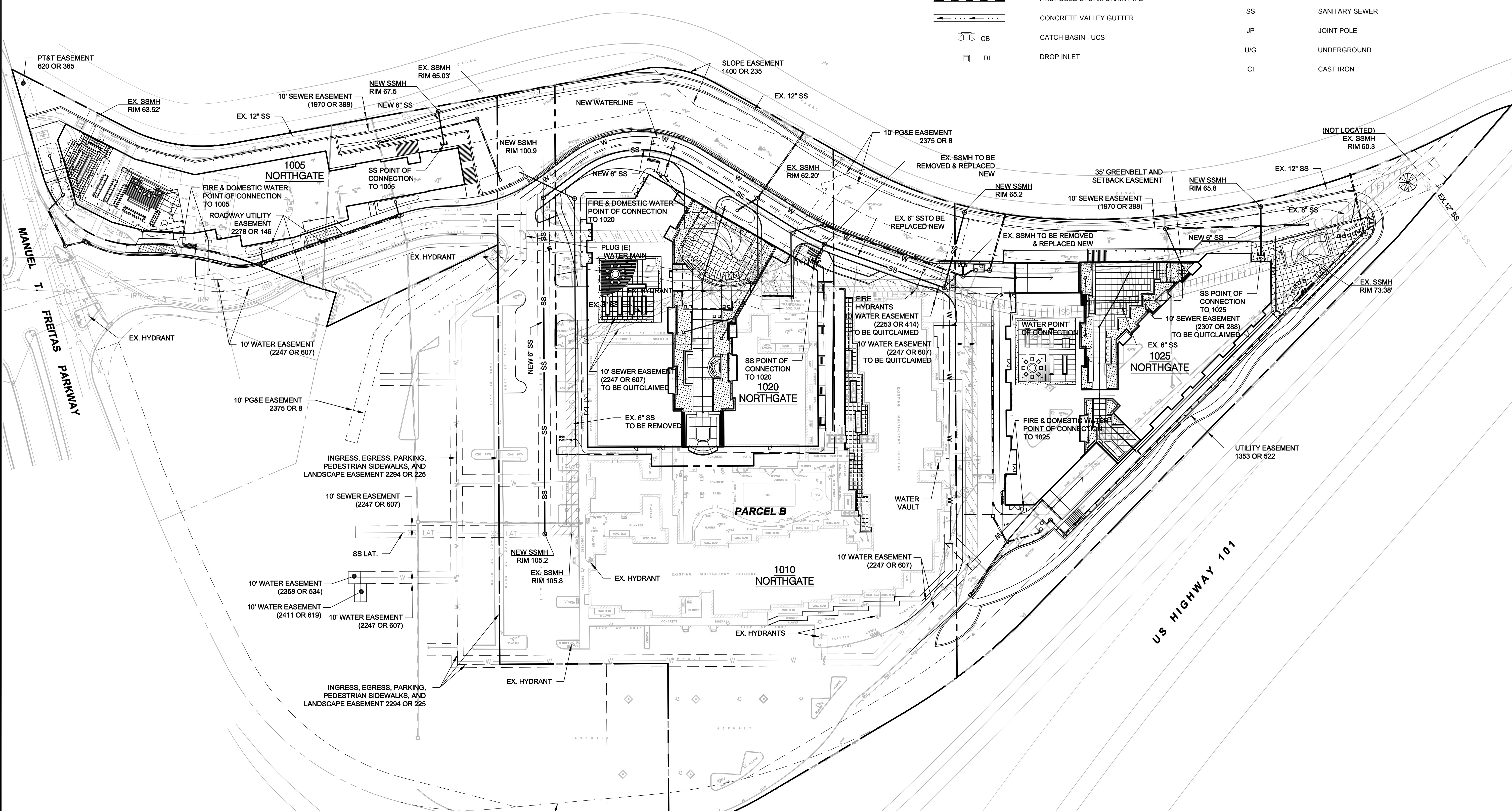
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LEGEND / ABBREVIATIONS

— W —	WATERLINE
— SS —	SANITARY SEWER LINE
— JT —	JOINT TRENCH
— RW —	RECYCLED WATER (EXISTING)
— OH —	OVERHEAD LINE (EXISTING)
▬▬▬▬	STORM DRAIN PIPE (EXISTING)
▬▬▬▬	PROPOSED STORM DRAIN PIPE
▬▬▬▬	CONCRETE VALLEY GUTTER
⊠	CATCH BASIN - UCS
□	DROP INLET

⊙	SDMH	STORM DRAIN MANHOLE
⊙		HYDRODYNAMIC SEPARATOR
⊙	SSMH	SANITARY SEWER MANHOLE
○	SSCO	SANITARY SEWER CLEANOUT
⊙	FH	FIRE HYDRANT
○	POC	POINT OF CONNECTION
○	FS	FIRE SERVICE
○	DW	DOMESTIC WATER
○	SS	SANITARY SEWER
○	JP	JOINT POLE
○	U/G	UNDERGROUND
○	CI	CAST IRON



Rev	Date	Description	Designed	Drawn	Checked
	04/08/16	Submitted to Client			

NORTHGATE WALK
PRELIMINARY UTILITY PLAN
 EMPIRE, USA

City Of
San Rafael
 County Of
Marin
 State Of
California

Prepared Under the Direction of:

- NOTES**
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN SET IS BASED ON A TOPOGRAPHIC MAP OF 1010 NORTHGATE DRIVE PREPARED BY AMERICAN LAND SURVEYING, INC. DATED 2/18/2015, FILE NO. ALS15001. VERTICAL DATUM OF SAID TOPOGRAPHY IS ASSUMED LOCAL DATUM.
 - APPROXIMATE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS COMPILED FROM LOCAL AGENCY FACILITY AND SCHEMATIC MAPS. LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - DISTANCES AND ELEVATIONS SHOWN ARE IN FEET A DECIMALS THEREOF

PRELIMINARY

Sheet	C4
Scale:	1" = 40'
Date:	02/02/206
Project Number:	5.1455.00
Plan File:	D-5290

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