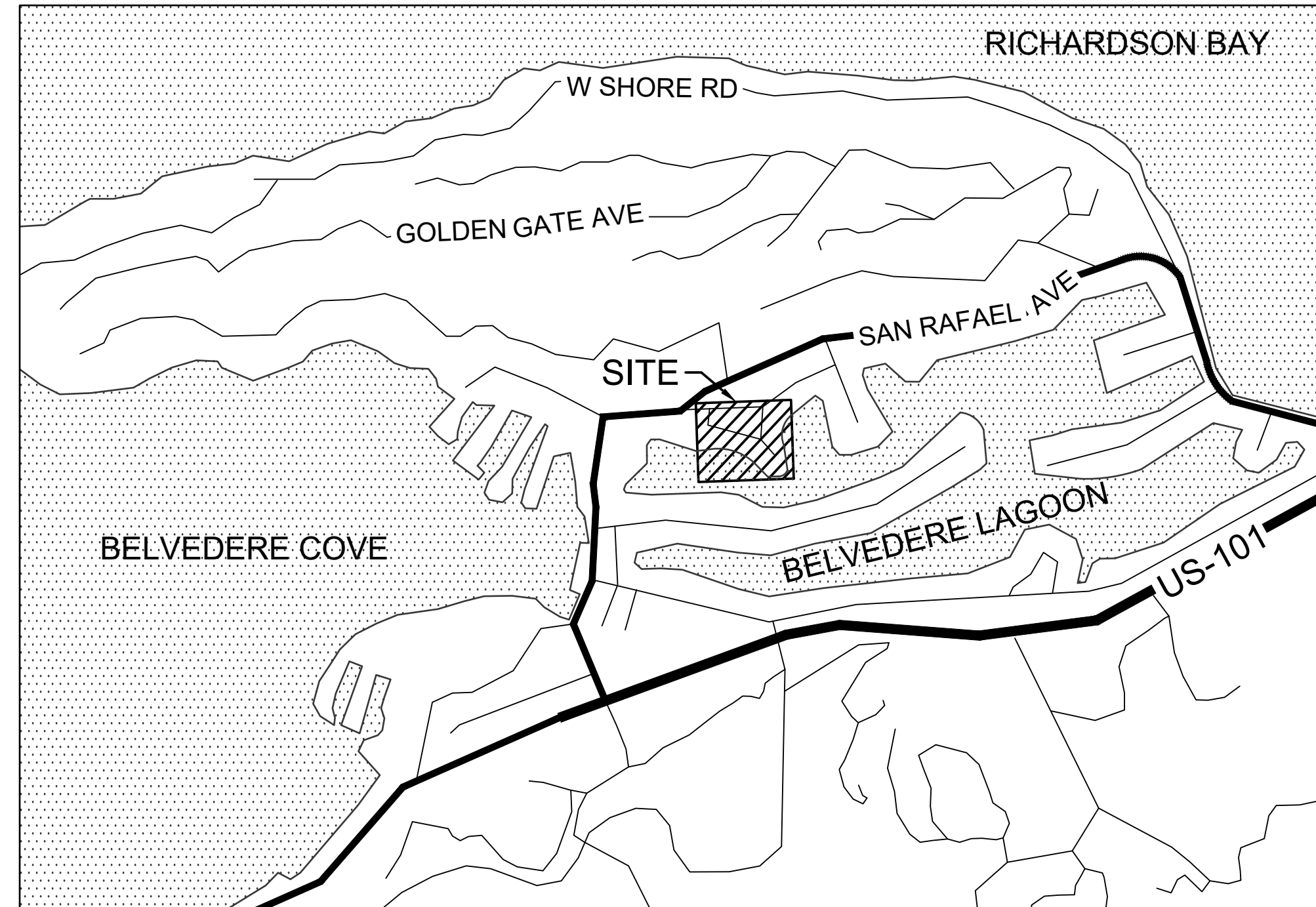


TENTATIVE MAP MALLARD POINTE CITY OF BELVEDERE, MARIN COUNTY, CALIFORNIA

PROJECT SUMMARY

- | | |
|--|--|
| 1. OWNER/SUBDIVIDER | MALLARD POINTE 1951 LLC
CONTACT: BRUCE DORFMAN
39 FORREST STREET, SUITE 202
MILL VALLEY, CA 94941
PHONE NUMBER: 415-823-3001 |
| 2. ENGINEER | BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
CONTACT: CHRIS MILLS |
| 3. UTILITIES:
WATER SUPPLY:
FIRE PROTECTION:
SEWAGE DISPOSAL:
STORM DRAIN:
GAS:
ELECTRIC:
TELEPHONE:
CABLE TELEVISION: | MARIN MUNICIPAL WATER DISTRICT
TIBURON FIRE PROTECTION DISTRICT
SANITATION DISTRICT NO.5
CITY OF BELVEDERE
PACIFIC GAS & ELECTRIC
PACIFIC GAS & ELECTRIC
AT&T
COMCAST |
| 4. PROJECT ADDRESS & ASSESSOR
PARCEL NUMBERS | 1 MALLARD RD, APN 060-072-27
9 MALLARD RD, APN 060-072-28
17 MALLARD RD, APN 060-072-18 |



VICINITY MAP
NTS

SHEET INDEX

SHEET	TITLE
TM-1	TITLE SHEET
TM-2	EXISTING CONDITIONS
TM-3	LOTING AND LAYOUT PLAN
TM-4	GRADING, DRAINAGE, & UTILITIES
TM-5	EROSION CONTROL PLAN

VERTICAL DATUM

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

LAND USE SUMMARY

GROSS AREA OF SITE: 120,079 SQUARE FEET, 2.8 ACRES
NET AREA OF SITE: 106,354 SQUARE FEET, 2.4 ACRES

ALLOWABLE AND PROPOSED FLOOR AREA RATIO (FAR): N/A (FLOOR AREA RATIO IS NOT REQUIRED IN R2 ZONING)

GENERAL PLAN DENSITY CALCULATION: 16.25 UNITS/ACRE (EXCLUDES ADU UNITS)

ZONING DENSITY CALCULATION: N/A (ZONING DENSITY IS NOT REQUIRED IN R2 ZONING)

FLOOD ZONE: ZONE AE (ELEVATION 10 NAVD88) BASED ON FEMA FLOOD MAP 06041C0489E EFFECTIVE 3/16/16 AND MAP 06041C0527E EFFECTIVE 3/16/16.

LOT SUMMARY TABLE No. 1 - STRUCTURES

LOTS	LOT AREA (SF) ¹	NET LOT AREA (SF) ²	COVERAGE AREA (SF) ³	LOT COVERAGE (%) ³	ALLOWABLE LOT COVERAGE (%) ³
LOT 1	7,826	7,299	2,414	33.1	
LOT 2	7,830	7,053	3,445	48.8	
LOT 3	7,215	6,377	2,966	46.5	
LOT 4	6,871	6,028	2,176	36.1	
LOT 5	10,073	10,073	3,676	36.5	
LOT 6	6,830	6,015	2,176	36.2	50%
LOT 7	7,871	7,011	2,966	42.3	
LOT 8	8,287	7,490	3,445	46.0	
LOT 9	7,848	7,015	3,146	44.8	
LOT 10	6,840	6,148	1,970	32.0	
LOT 11	9,822	8,933	3,651	40.9	
LOT 12	32,766	26,911	16,905	62.8	40%
TOTAL	120,079	106,354	48,936	42.2	N/A

NOTES:

- LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.
- NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (AREA BETWEEN CURBS)
- LOT COVERAGE: AREA OF STRUCTURES **EXCLUDING** UNCOVERED DECKS ABOVE 4 FEET.
- LOT AREA AND LOT COVERAGE ARE DEFINED IN SECTIONS 19.08.300 & 19.08.310 OF THE BELVEDERE MUNICIPAL CODE
- ALLOWABLE LOT COVERAGE IS DEFINED IN SECTION 19.52.020 OF THE BELVEDERE MUNICIPAL CODE

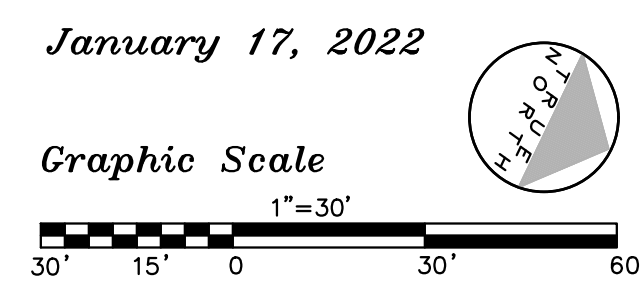
LOT SUMMARY TABLE No. 2 - TOTAL COVERAGE

LOTS	LOT AREA (SF) ¹	NET LOT AREA (SF) ²	COVERAGE AREA (SF) ³	LOT COVERAGE (%) ³	ALLOWABLE LOT COVERAGE (%) ³
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LOT 2	7,830	7,053	3,819	54.1	
LOT 3	7,215	6,377	3,191	50.0	
LOT 4	6,871	6,028	2,360	39.2	
LOT 5	10,073	10,073	3,963	39.3	
LOT 6	6,830	6,015	2,360	39.2	60%
LOT 7	7,871	7,011	3,189	45.5	
LOT 8	8,287	7,490	3,823	51.0	
LOT 9	7,848	7,015	3,330	47.5	
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TOTAL	120,079	106,354	51,478	45.1	N/A

NOTES:

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TITLE SHEET



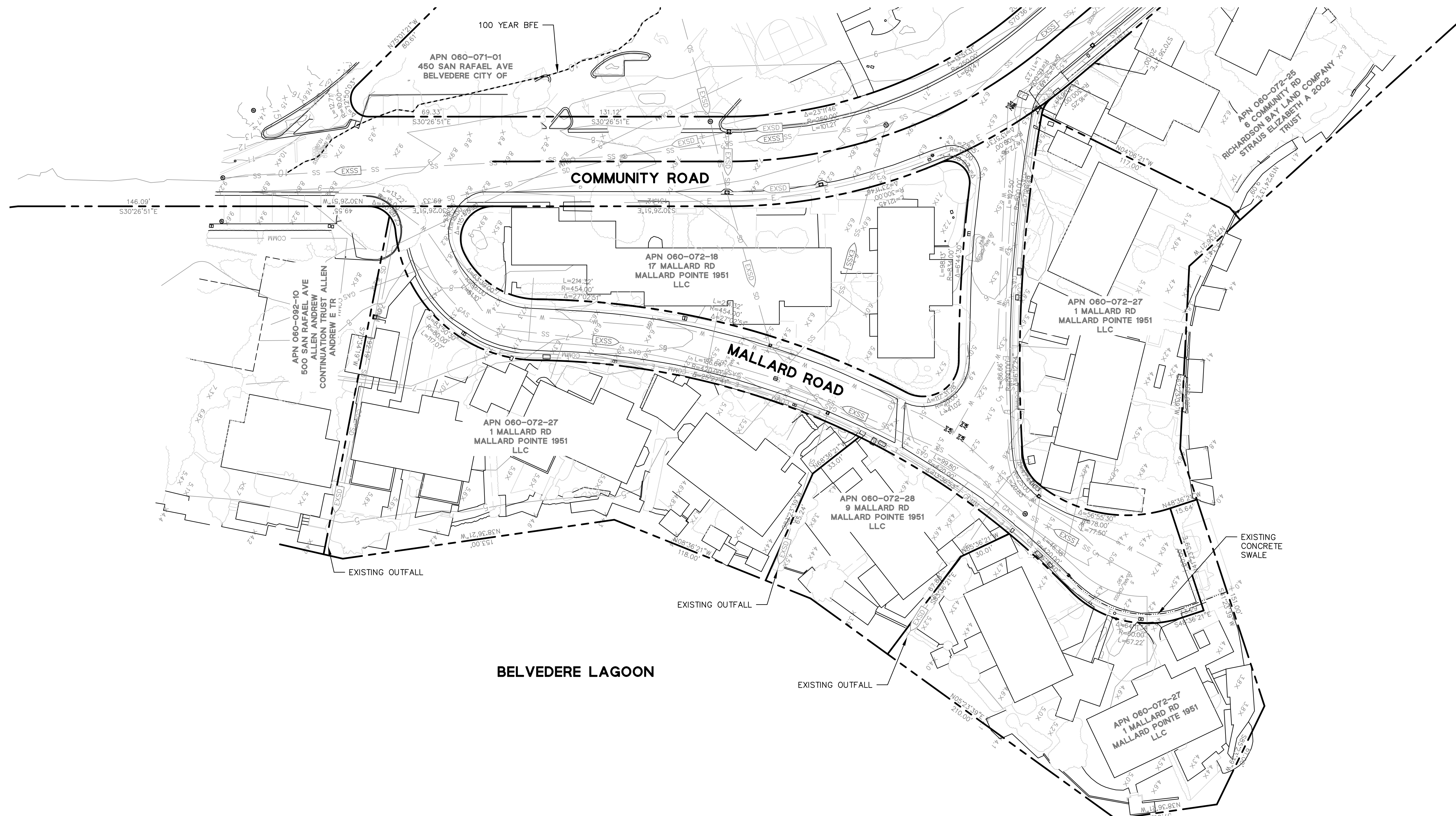
MALLARD POINTE

Belvedere, California

MALLARD POINTE
1951 LLC
Project Sponsor

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

TM-1



LEGEND

---	PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING COMMUNICATION LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRICAL LINE
---	DIRECTION OF FLOW

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
COMM	COMMUNICATION
E	EAST/ELECTRIC
G	GAS
HYD	HYDRANT
L	LINE
N	NORTH
R	RADIUS
RD	ROAD
S	SOUTH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER/WEST
WV	WATER VALVE

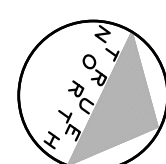
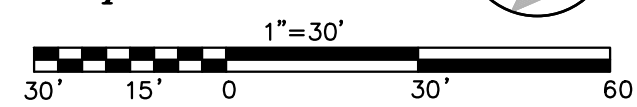
NOTES

1. THE UTILITIES AND OUTFALLS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED.
2. EXISTING TOPOGRAPHIC FEATURES AND ELEVATIONS TAKEN FROM AERIAL SURVEY CONDUCTED BY CSW/STUBER-STROEH ENGINEERING. THE AERIAL CONTROL IS PER THE CALIFORNIA REAL TIME NETWORK (CRTN), CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3 EPOCH 2017.5. CONTROL SURVEY WAS PERFORMED ON AUGUST 12, 2020.
3. ELEVATIONS OUTSIDE OF THE PROJECT LIMITS ARE DERIVED FROM USGS LIDAR SCANS.
4. AERIAL SURVEY WILL NEED TO BE SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY FOR AREAS OF PRECISE GRADING, ADA, ETC. WHERE VERY PRECISE ELEVATIONS ARE REQUIRED.
5. FEMA FLOOD HAZARD ELEVATION AT 10', AS NOTED IN FIRM NUMBER 06041C0489E, PANEL 0527.

EXISTING CONDITIONS

January 17, 2022

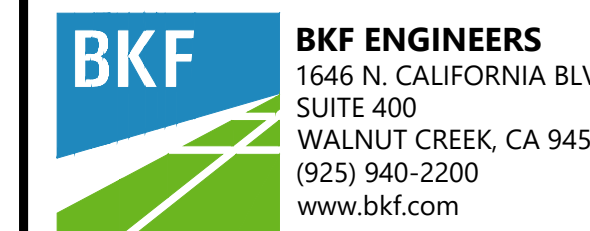
Graphic Scale



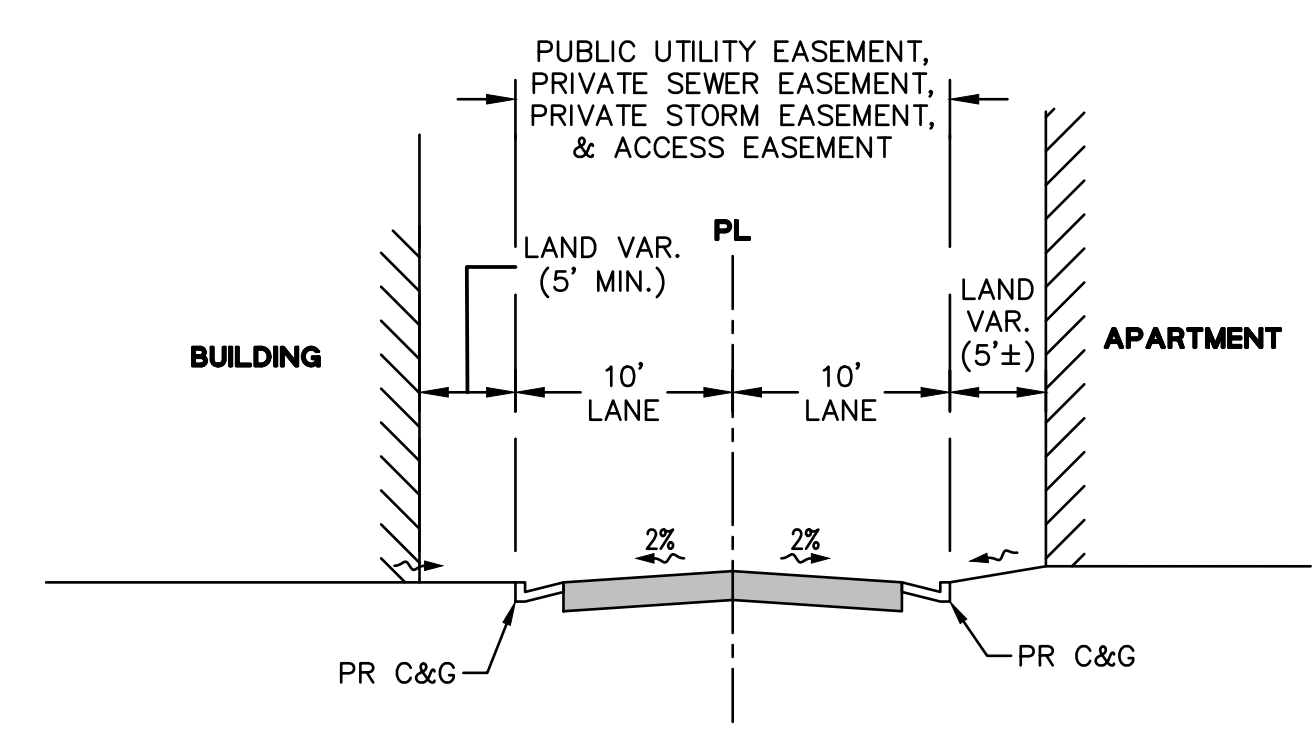
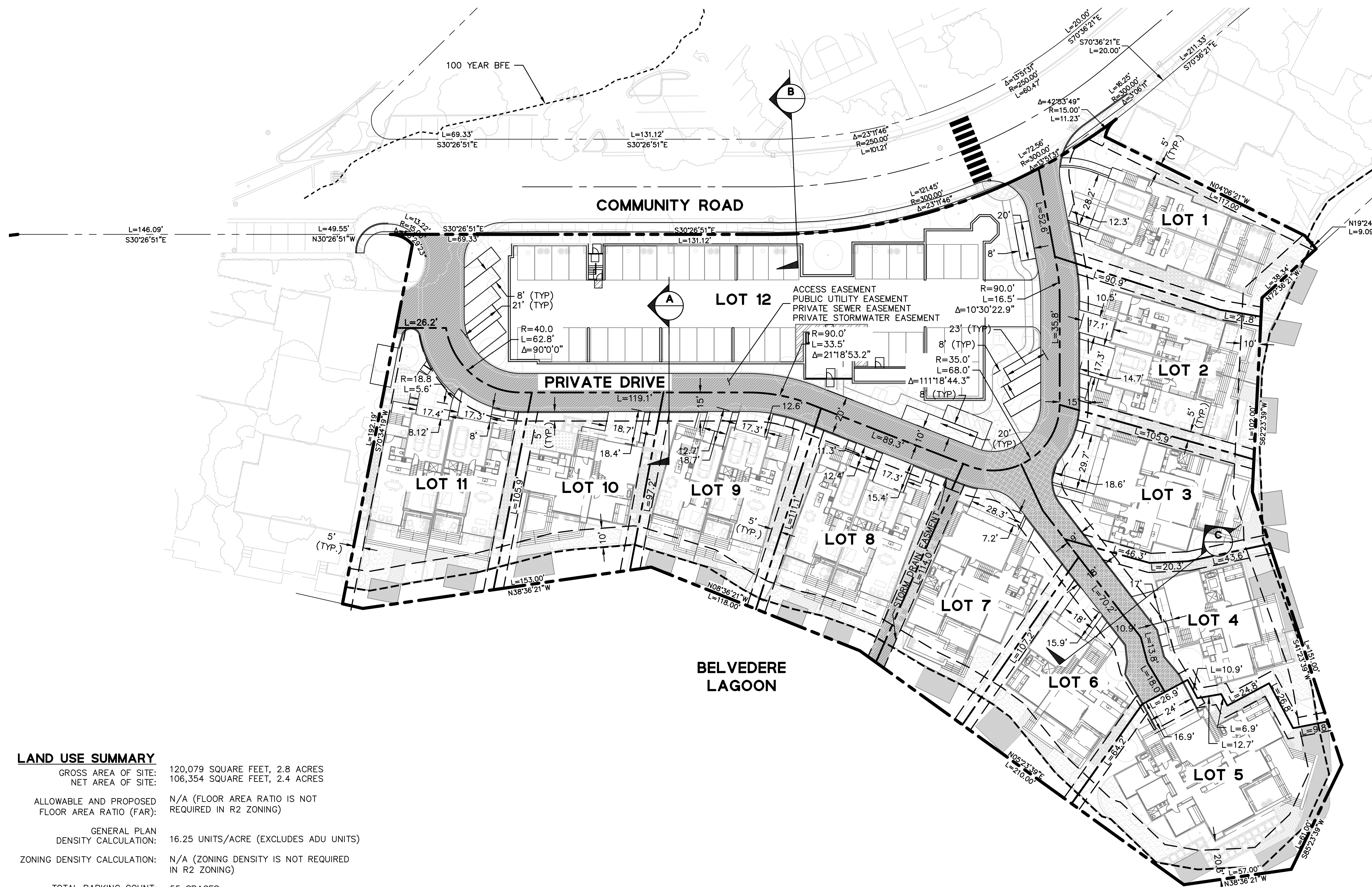
MALLARD POINTE

Belvedere, California

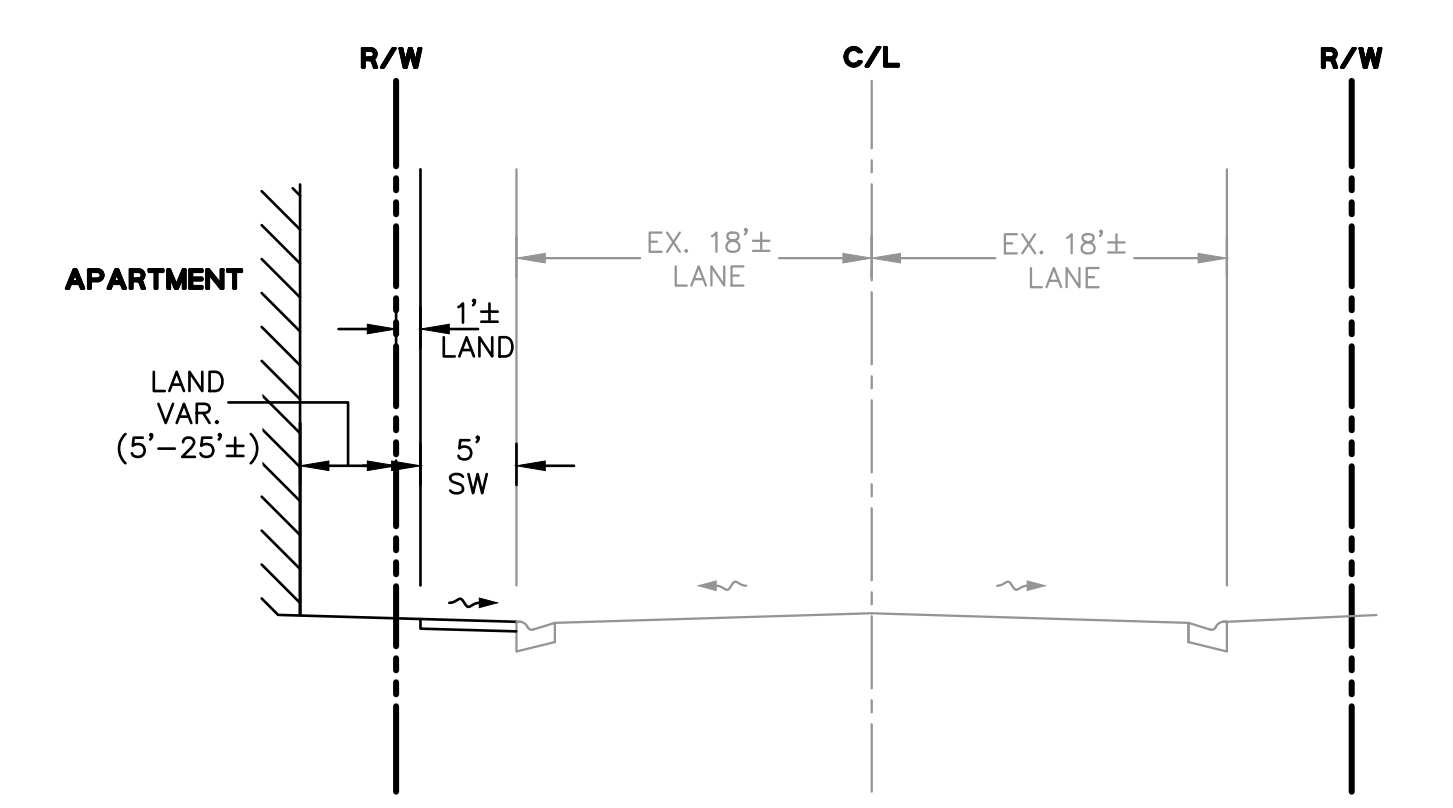
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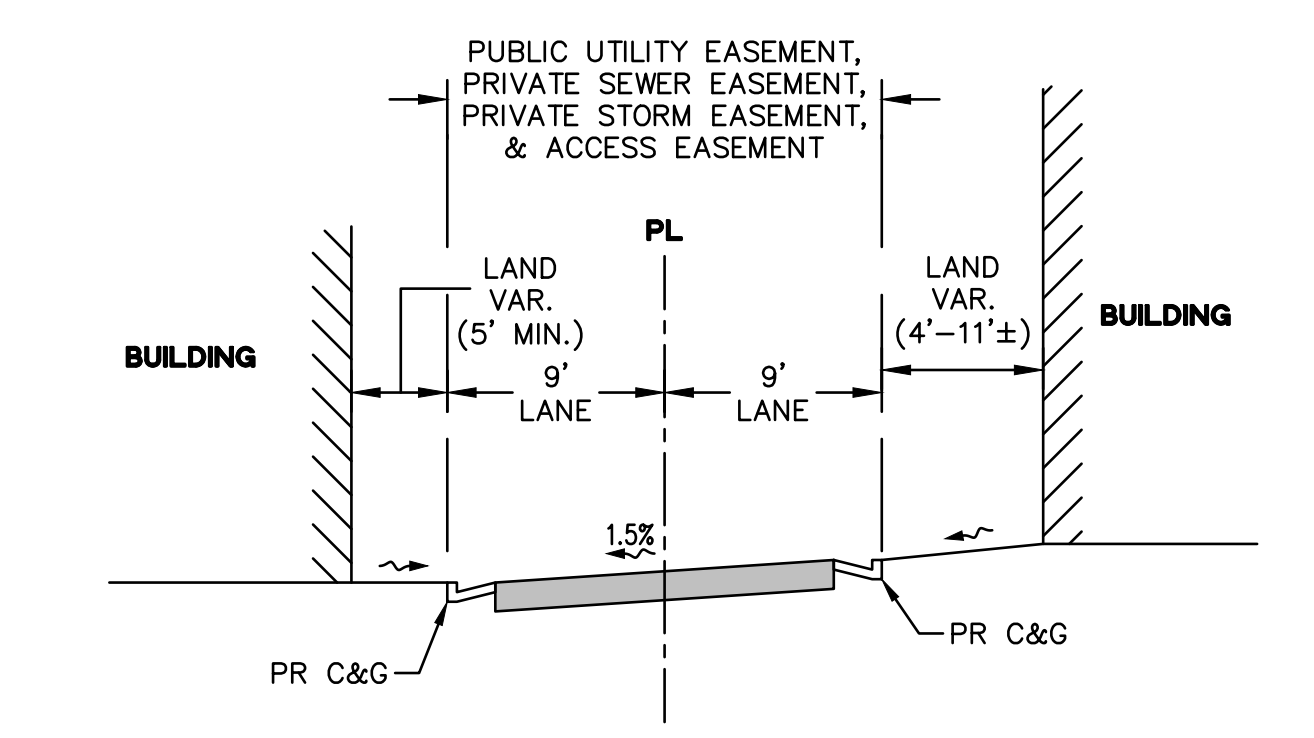
TM-2



SECTION A
NTS



SECTION B
NTS



SECTION C
NTS

LAND USE SUMMARY

GROSS AREA OF SITE: 120,079 SQUARE FEET, 2.8 ACRES
 NET AREA OF SITE: 106,354 SQUARE FEET, 2.4 ACRES
 ALLOWABLE AND PROPOSED FLOOR AREA RATIO (FAR): N/A (FLOOR AREA RATIO IS NOT REQUIRED IN R2 ZONING)
 GENERAL PLAN DENSITY CALCULATION: 16.25 UNITS/ACRE (EXCLUDES ADU UNITS)
 ZONING DENSITY CALCULATION: N/A (ZONING DENSITY IS NOT REQUIRED IN R2 ZONING)
 TOTAL PARKING COUNT: 55 SPACES

LOT SUMMARY TABLE No. 1 - STRUCTURES

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LOT SUMMARY TABLE No. 2 - TOTAL COVERAGE

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LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- BULKHEAD LIMITS
- - - - 100 YEAR BASE FLOOD ELEVATION
- ROAD CENTERLINE
- ACCESS AND UTILITY EASEMENT

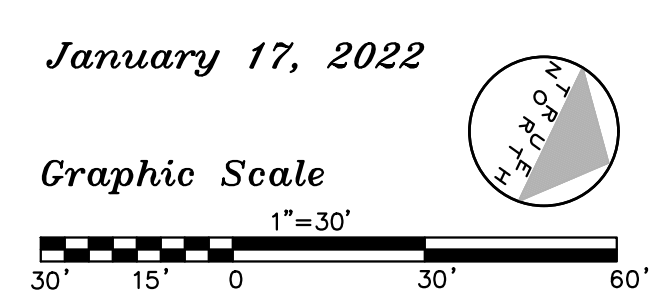
NOTES

1. PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

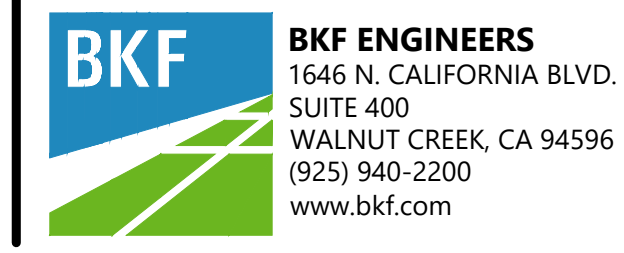
- | | | | |
|------|----------------------|-----|------------------------|
| BLDG | BUILDING | NTS | NOT TO SCALE |
| BFE | BASE FLOOD ELEVATION | PL | PROPOSED PROPERTY LINE |
| C/L | CENTERLINE | PR | PROPOSED RADIUS |
| C&G | CURB AND GUTTER | R | RIGHT OF WAY |
| EX. | EXISTING | R/W | RIGHT OF WAY |
| L | LENGTH | VAR | VARIES |
| LAND | LANDSCAPE | | |

LOTING AND LAYOUT PLAN

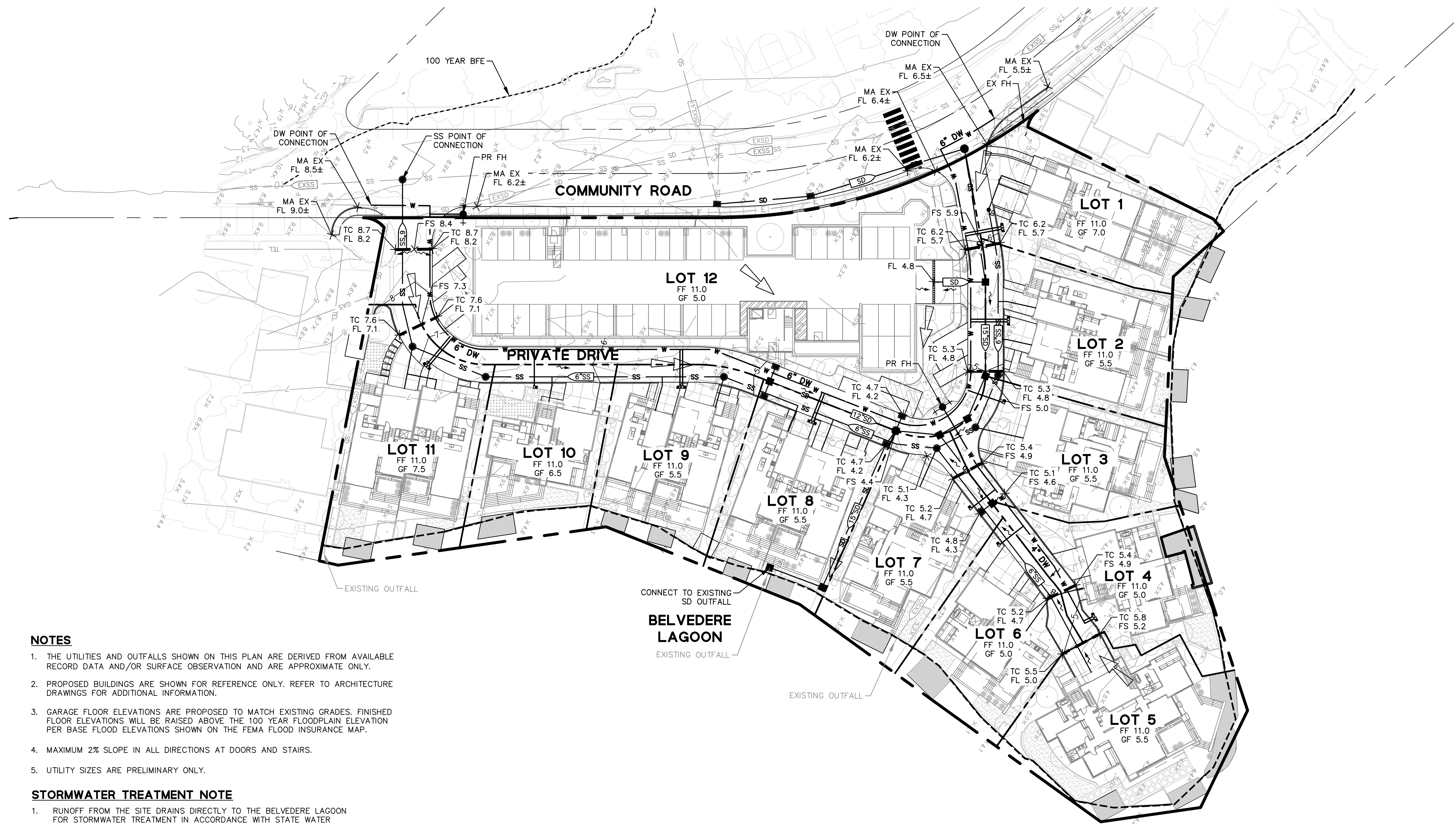


MALLARD POINTE
Belvedere, California

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TM-3



NOTES

1. THE UTILITIES AND OUTFALLS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY.
2. PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION.
3. GARAGE FLOOR ELEVATIONS ARE PROPOSED TO MATCH EXISTING GRADES. FINISHED FLOOR ELEVATIONS WILL BE RAISED ABOVE THE 100 YEAR FLOODPLAIN ELEVATION PER BASE FLOOD ELEVATIONS SHOWN ON THE FEMA FLOOD INSURANCE MAP.
4. MAXIMUM 2% SLOPE IN ALL DIRECTIONS AT DOORS AND STAIRS.
5. UTILITY SIZES ARE PRELIMINARY ONLY.

STORMWATER TREATMENT NOTE

1. RUNOFF FROM THE SITE DRAINS DIRECTLY TO THE BELVEDERE LAGOON FOR STORMWATER TREATMENT IN ACCORDANCE WITH STATE WATER RESOURCES CONTROL BOARD WATER QUALITY ORDER NO. 2013-001-DWQ SMALL MS4 GENERAL PERMIT SECTION E.12.E(1)(G) ALTERNATIVE DESIGNS.

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROJECT BOUNDARY
	PROPOSED PROPERTY LINE
	BULKHEAD LIMITS
	100 YEAR BASE FLOOD ELEVATION
	ROAD CENTERLINE
	EXISTING STORM DRAIN LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	GRADE BREAK
	UTILITY DIRECTION OF FLOW
	OVERLAND FLOW
	SURFACE FLOW

ABBREVIATIONS

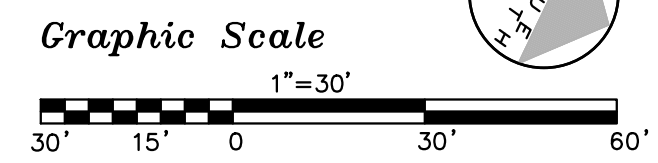
BLDG	BUILDING	PL	PROPERTY LINE
BFE	BASE FLOOD ELEVATION	PR	PROPOSED
DW	DOMESTIC WATER	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB
FH	FIRE HYDRANT	R/W	RIGHT OF WAY
FS	FINISHED SURFACE	W	WATER
FL	FLOW LINE		
GF	GARAGE FLOOR		
MA	MATCH		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		

PRELIMINARY CUT/FILL VOLUME

CUT = 500± CUBIC YARDS
NET = 500± CUBIC YARDS OF EXPORT

GRADING, DRAINAGE, & UTILITIES

January 17, 2022



MALLARD POINTE
Belvedere, California

MALLARD POINTE
1951 LLC
Project Sponsor

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

TM-4

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE GENERAL IN NATURE AND MAY NOT BE APPLICABLE DURING CERTAIN PHASES OF CONSTRUCTION. THE STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOWN ON THESE DRAWINGS REFLECTS A CONDITION PRIOR TO THE DRIVEWAY BEING CONSTRUCTED WHEREAS FILTERS AT STORM WATER INLETS REFLECT A CONDITION AFTER THE STORM DRAIN SYSTEM HAS BEEN INSTALLED.

THE CONTRACTOR SHALL INTEGRATE APPROPRIATE MEASURES DURING EACH CONSTRUCTION PHASE TO ENSURE THAT SEDIMENT AND OTHER POLLUTANTS DO NOT ENTER THE STORM DRAIN SYSTEM.

THE CONTRACTOR SHALL USE WATER OR DUST PALLIATIVE TO MINIMIZE WIND EROSION. THE CONTRACTOR SHALL DESIGNATE AN AREA ON SITE TO STOCKPILE MATERIAL. THE STOCKPILED MATERIAL SHALL BE COVERED AT ALL TIMES TO PREVENT EROSION FROM WIND, RAIN AND STORM WATER RUNOFF.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE CITY OF BELVEDERE. EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

IF THE STORM DRAIN SYSTEM IS NOT INSTALLED PRIOR TO A PRECIPITATION EVENT, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE OWNER AND THE CITY OF BELVEDERE. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE TOWN OF TIBURON.

DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.

PRIOR TO AND DURING A PRECIPITATION EVENT, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE CONTRACTOR SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A DAILY BASIS AND RECORDED IN AN INSPECTION CHECKLIST ON A WEEKLY BASIS. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

UNSTABILIZED AREAS SHALL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

SEDIMENT SPILLED, DROPPED, OR TRACKED INTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

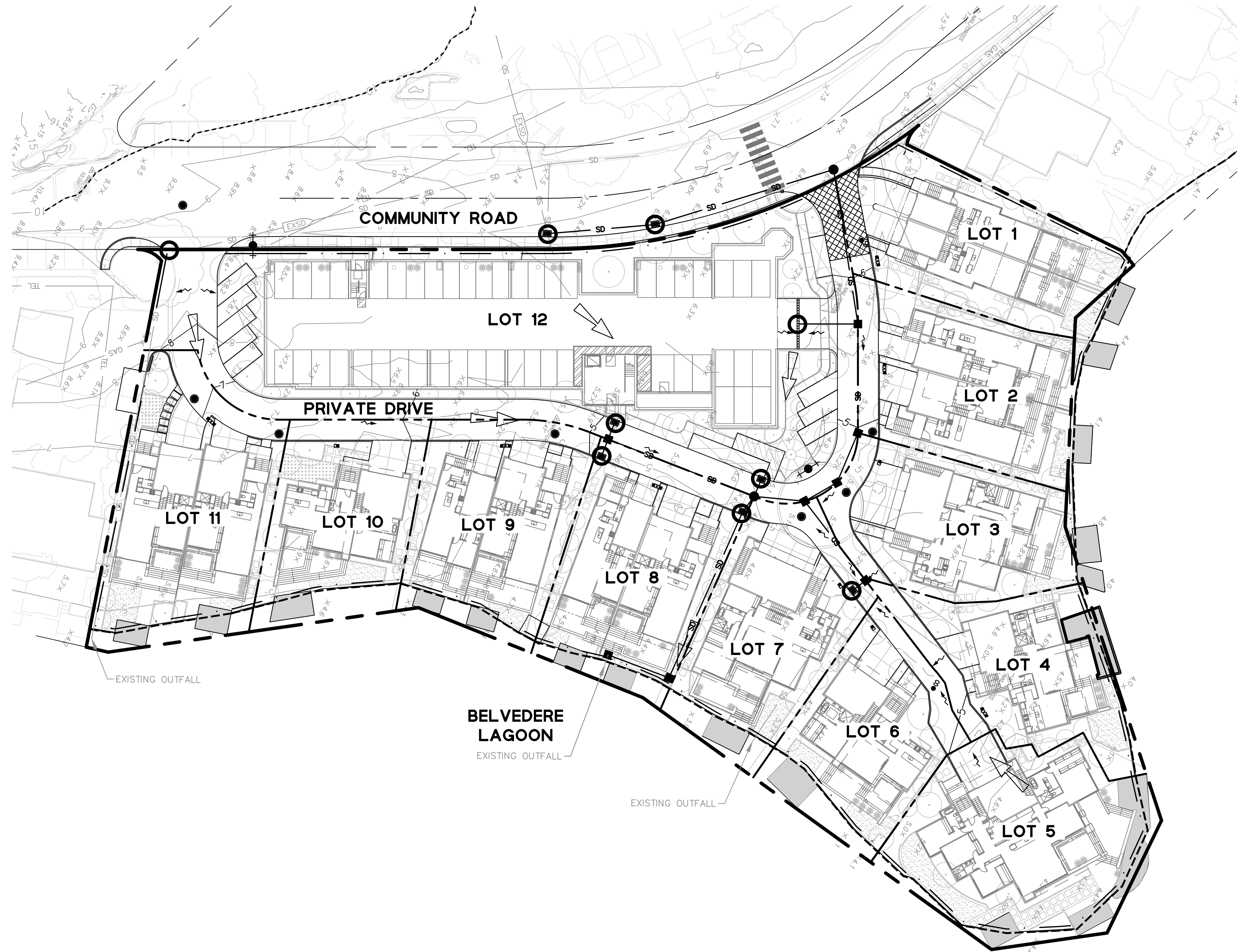
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

THE CONTRACTOR SHALL DISPOSE OF UNUSED CONSTRUCTION MATERIALS AND WASTE PRIOR TO THE COMPLETION OF CONSTRUCTION.

AFTER CONSTRUCTION IS COMPLETE, STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

GRADED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100 POUNDS PER ACRE. SEEDED AREAS SHALL BE IRRIGATED TO ENSURE COVER IS ROOTED.

HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5-INCHES INTO THE TOPSOIL.



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- BULKHEAD LIMITS
- 100 YEAR BASE FLOOD ELEVATION
- ROAD CENTERLINE
- EXISTING SEWER LINE
- PROPOSED STORM DRAIN LINE
- SURFACE FLOW
- OVERLAND RELEASE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

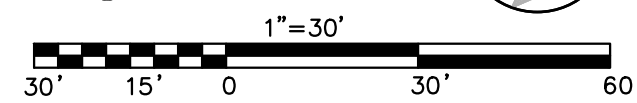
ABBREVIATIONS

- BLDG BUILDING
- BFE BASE FLOOD ELEVATION
- DW DOMESTIC WATER
- EX EXISTING
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- FL FLOW LINE
- GF GARAGE FLOOR
- MA MATCH
- MAX MAXIMUM
- MIN MINIMUM
- MH MANHOLE
- PL PROPERTY LINE
- PR PROPOSED
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB
- R/W RIGHT OF WAY
- W WATER

EROSION CONTROL PLAN

January 17, 2022

Graphic Scale



MALLARD POINTE
Belvedere, California

MALLARD POINTE
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