

LEGEND

SUBDIVISION BOUNDARY	---
STREET GRADE	.....
WATER (PVC), FIRE HYDRANT, ELONGOFF	.....
SEWER (PVC), MANHOLE, CLEAN OUT	.....
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	.....
RETAINING WALL	.....
SLOPE	.....
EXISTING CONTOUR	.....
PROPOSED CONTOUR	.....
VEGETATIVE SHALE	.....
PUBLIC STORM DRAIN EASEMENT	.....
EXISTING TREES: SAVE	△
REMOVE	×
MAY REMOVE	□

- NOTES**
1. ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
 2. ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
 3. ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH MARIN COUNTY HEALTH DEPARTMENT REGULATIONS.
 4. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
 5. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
 6. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
 7. STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
 8. SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
 9. SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 66406.1 OF THE SUBDIVISION MAP ACT.
 10. ALL EASEMENTS ARE SHOWN PER THE TITLE REPORT AND TO THE KNOWLEDGE OF THE SURVEYOR.
 11. DEBRIS BARRIERS PER PRELIMINARY GEOTECHNICAL RECOMMENDATIONS REPORT BY HERZOG GEOTECHNICAL DATED AUGUST 12, 2016.

PROJECT DATA

ADDRESS	2626 SIR FRANCIS DRAKE BOULEVARD
ASSESSORS PARCEL NUMBER	174-070-17
TOTAL GROSS ACREAGE	20.0 ACRES
GENERAL PLAN LAND USE	PLANNED DEVELOPMENT DISTRICT
ZONING: EXISTING ZONING	UR-1
PROPOSED ZONING	LOT 1: PLANNED DEVELOPMENT DISTRICT, LOTS 2&3: UR-1
DENSITY	LOT 1: 21.55 DU/AC, LOTS 2&3: 1 UNIT/1 AC
LOT SIZES	LOT 1: 2.00 ACRES, LOT 2: 10.50 ACRES, LOT 3: 7.50 ACRES
AVERAGE LOT SLOPE	LOT 1: 12.6%, LOT 2: 6.2%, LOT 3: 9.6%
WATER SUPPLY	MARIN MUNICIPAL WATER DISTRICT
SEWAGE DISPOSAL	ROSS VALLEY SANITARY DISTRICT

BENCH MARK
FOUND CENTERLINE MONUMENT ON EAST END OF MITCHELL DRIVE PER 64 RM SHEETS 24-41
ELEV. = 44.48 (ASSUMED)

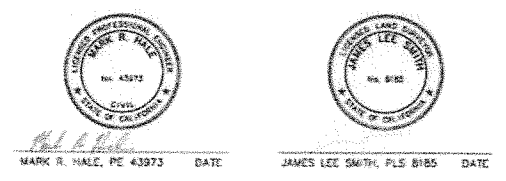
3 LOTS 20.0 ACRES JUNE, 2016

BEING A SUBDIVISION OF THE LANDS OF CHRIST THE VICTOR LUTHERAN CHURCH AS RECORDED IN DOCUMENT NUMBER 1542 OR 241, OFFICIAL RECORDS OF MARIN COUNTY, CALIFORNIA.

OWNER:
CHRIST THE VICTOR LUTHERAN CHURCH
2626 SIR FRANCIS DRAKE BLVD
FAIRFAX, CA, 94930
(415) 454-6365

DEVELOPER:
RESOURCES FOR COMMUNITY DEVELOPMENT
2220 OXFORD ST
BERKELEY, CA, 94704
(510) 841-4410

ENGINEER & SURVEYOR:
CARLLE & MACY
15 Third Street
Santa Rosa, CA, 95401
(707) 542-6481



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Fairfax Senior Housing | C-1.0 TENTATIVE MAP

Fairfax, California | 10/17/2016 | Resources for Community Development | # 1429

