PROJECT AREA

THE PROJECT AREA IS 100.504 ACRES.

THE PROJECT AREA INCLUDES THE FOLLOWING ASSESSOR PARCELS AND THEIR RESPECTIVE TYPES OF RESIDENTIAL ZONES:

- 001-150-12 (UR-10 UPLAND RESIDENTIAL (10 AC/DU)) 001-160-09 (UR-10 UPLAND RESIDENTIAL (10 AC/DU)
- 001-251-31 (UR-10 UPLAND RESIDENTIAL (10 AC/DU)) • 001-171-51 (R.S.-7.5 SINGLE FAMILY RESIDENTIAL)

OWNER

TIMBERSTONE 4038T LLC P.O. BOX 2434 MILL VALLEY, CA 94942 TEL. (415)383-1356

ENGINEER

OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD STE. 308 NOVATO, CA 94945 TEL. (415)897-2800

ENGINEER'S STATEMENT

I, Leon E. Oberkamper, state that I am a Registered Civil Engineer under the laws of the State of California, that preparation of the map shown hereon was done by me or under my direction.

Signed this	day <u>of</u>	
Leon E. Oberkamper		RCE 12094

GENERAL NOTES:

PER TOWN OF FAIRFAX TITLE 16.08.020 PARAGRAPH C-1.K:

EVERY PROPOSED HOUSE HAS BEEN DESIGNED TO INCORPORATE AN ATMOSPHERIC REGULATION SYSTEM CONSISTING OF 6 INCH PIPING BURIED A MINIMUM OF 6 FEET BELOW AND WITHIN THE PROPOSED BUILDING ENVELOPES WHICH, TAKING ADVANTAGE OF THE NATURAL MEAN TEMPERATURE OF THE EARTH BELOW THE SURFACE (55 DEGREES), WILL BE OF SUFFICIENT LINEAL FEET THAT THE TOTAL VOLUME OF AIR DRAWN THROUGH THE SYSTEM IS LARGE ENOUGH PROPORTIONAL TO THE TOTAL VOLUME OF LIVING SPACE IN ITS PARTICULAR HOUSE INTERIOR OF THAT HOUSE DURING SUMMER MONTHS.

2017

THE SYSTEM IS MOTIVATED BY A SMALL EFFICIENT 24 VOLT FAN WORKING OFF THE SOLAR PANELS . IT WILL BE CONTROLLED THROUGH STANDARD THERMOSTATS WHICH ALSO CONTROL A NUMBER OF DUCT BAFFLES SUCH THAT ON HOT DAYS THE COOL AIR WILL BE INTRODUCED NEAR THE FLOOR WHILE AN INTERIOR/EXTERIOR BAFFLE AT THE ROOF LINE WILL OPEN ALLOWING THE COLLECTED HOT AIR TO EXIT THE AS COOLER AIR DISPLACES IT.

BAFFLE WILL BE CLOSED TRAPPING HOT AIR AS IT RISES. THE AIR COOLED TO EARTHS MEAN TEMPERATURE NOW IS DIRECTED TO THE CEILING WHERE IT WILL PICK UP THE HEAT STORED IN THE HOT AIR COLLECTING THERE AND COOLING IT SUFFICIENTLY TO CAUSE IT TO SINK BACK DOWN TO THE LIVING AREA MIXING WITH WARMER AIR BEING PULLED INTO THE FURNACE INTAKE TO BE REHEATED . THIS NOT ONLY SAVES ENERGY NEEDED TO HEAT THE COLDER OUTSIDE AIR UP TO COMFORTABLE TEMPERATURES ESPECIALLY ON THOSE DAYS /NIGHTS THAT ARE COLDER THAN 55 DEGREES, BUT IT ALSO SATISFIES THE BUILDING CODE REQUIREMENTS FOR POSITIVE FRESH AIR FLOW INTO OUR INCREASINGLY AIR TIGHT BUILDINGS.

THIS SYSTEM WILL BE AUGMENTED FURTHER BY THE USE OF LIVING ROOFS WHICH MODULATE TEMPERATURE AND THE USE OF EXTERIOR MATERIALS SPECIALLY CHOSEN FOR THE CONDITIONS EXPECTED IN SPECIFIC AREAS.

PER TOWN OF FAIRFAX TITLE 16.08.020 PARAGRAPH C-1L:

CALIFORNIA HAS BEEN INCREASINGLY AFFECTED BY THE GROWING DISPARITY BETWEEN DEMAND FOR MORE HOUSING AND THE NUMBER OF NEW HOUSING UNITS BEING CREATED EVERY YEAR. SEVERAL LAWMAKERS IN SACRAMENTO INCLUDING GOVERNOR BROWN HAVE CALLED FOR CHANGES TO ENCOURAGE CREATION OF ADDITIONAL HOUSING UNITS IN ORDER TO COUNTER THE RISING PRICES WHICH ARE THE DIRECT RESULT OF THIS BOTTLE NECK.

THE CHALLENGE COMES IN FINDING WAYS TO INCREASE NUMBERS WITHOUT NEGATIVELY IMPACTING THE QUALITY OF LIFE IN THOSE COMMUNITIES WHERE IT IS PLACED.

THIS PROPOSED PROJECT WILL INCREASE THE NUMBER OF HOUSING UNITS BY ONLY A MODEST 10. HOWEVER, THROUGH THE GREEN BELTING OF IN EXCESS OF 95% OF THE TOTAL ACREAGE AND CONSTRUCTION AND DEDICATION OF CONNECTING PUBLIC TRAILS AND PARK AREAS, IT DISPROPORTIONATELY IMPROVES THE COMMUNITY'S QUALITY OF LIFE. FURTHER THE MODEST IMPACT OF 10 HOMES AS COMPARED TO THE NUMBER OF RESIDENTS WHO BENEFIT FROM EXPANDED AND CODIFIED USE MAY ALLOW THE TOWN THE FLEXIBILITY TO APPROVE HIGHER DENSITY HOUSING IN OTHER AREAS BY TEMPERING THEIR IMPACT.

UTILITY NOTES:

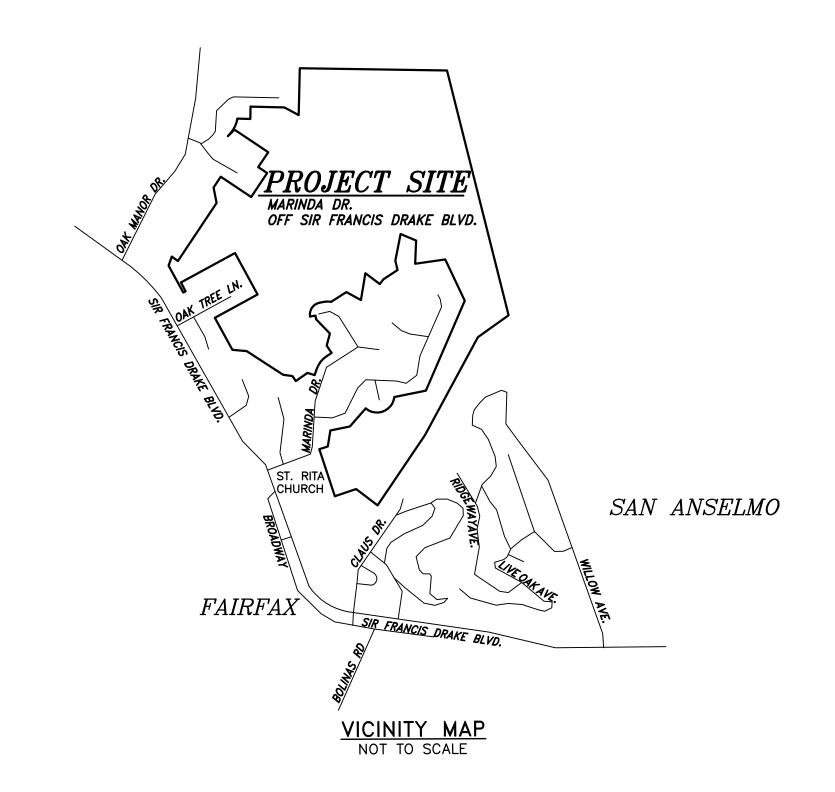
- 1. SANITARY SEWER TO BE PROVIDED BY ROSS VALLEY SANITARY DISTRICT.
- 2. WATER TO BE PROVIDED BY MARIN MUNICIPAL WATER DISTRICT.
- 3. GAS AND ELECTRICITY TO BE PROVIDED BY PACIFIC, GAS & ELECTRIC.
- 4. TELEPHONE TO BE PROVIDED BY AT&T.
- 5. CABLE TV TO BE PROVIDED BY COMCAST.

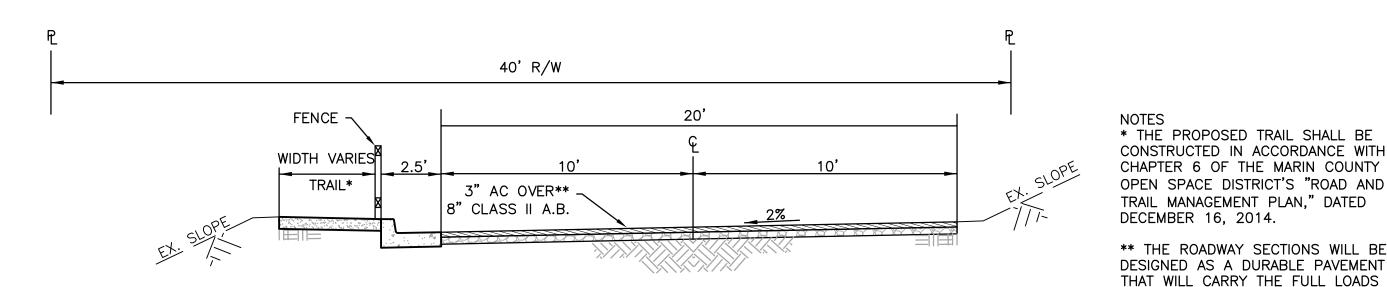
BENCHMARK NOTE

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TIED TO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK PID: "HT3516." SAID BENCHMARK HAVING AN ORTHOMETRIC HEIGHT OF 114.87 FEET (FIRST ORDER, CLASS II, JUNE 1991 ADJUSTMENT).

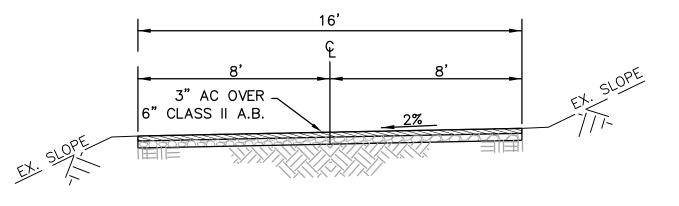
DESCRIBED BY NGS AS FOLLOWS: "IN SAN ANSELMO, AT THE INTERSECTION OF SIR FRANCIS DRAKE BOULEVARD AND SUFFIELD AVENUE, 38.7 M (127.0 FT) WEST OF THE CENTERLINE OF BUTTERFIELD ROAD, 12.4 M (40.7 FT) WEST OF THE SOUTHWEST CORNER OF THE CONCRETE FOUNDATION FOR AN UNDERGROUND CABLE JUNCTION BOX, 12.0 M (39.4 FT) NORTH OF THE CENTERLINE OF THE BOULEVARD, AND 8.1 M (26.6 FT) SOUTHEAST OF THE CENTERLINE OF THE AVENUE. NOTE--ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS ABOVE LEVEL WITH THE AVENUE.

VESTING TENTATIVE MAP MARINDA HEIGHTS SUBDIVISION FAIRFAX, CALIFORNIA

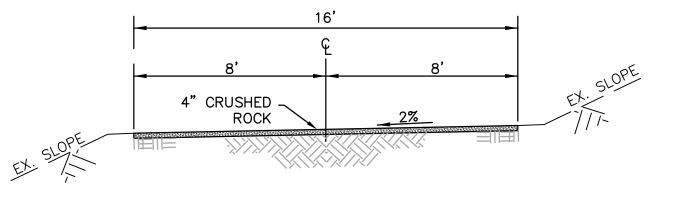




TYPICAL SECTION - 20' ROAD W/ **CURB, GUTTER & TRAIL**



TYPICAL SECTION - 16' DRIVEWAY NOT TO SCALE



TYPICAL SECTION - 16' FIRE ROAD

LEGEND

Ø	DIAMETER		- BOUNDARY LINE	- -
APN	TAX ASSESSOR'S PARCEL NUMBER		- CENTERLINE	1
EP	EDGE OF PAVEMENT	120	CONTOURS (EXISTING)	, 107
E.A.T.	EMERGENCY ACCESS & TRAIL EASEMENT	120	- CONTOURS (PROPOSED)	5
E.A.T.U.	EMERGENCY ACCESS, TRAIL, & UTILITY EASEMENT		- EASEMENT LINE	Ļ
E.S.M.T.	EASEMENT	——— FM ———	FORCE MAIN SEWER	ı
D.E.	DRAINAGE EASEMENT		OUTLET DISSIPATER	
DI	DRAINAGE INLET		PROPERTY LINE (PROPOSED)	k
FF	FINISHED FLOOR	ss	- SEWER (PROPOSED)	ļ
FL	FLOW LINE	SD	- STORM DRAIN (PROPOSED)	Į
FRK	FORK	w	- WATER (PROPOSED)	
GF	GARAGE FLOOR	··	, ,	
R.M.	RECORD MAP	<u> </u>	BIOINFILTRATION/DETENTION	۱,
R.A.U.	ROADWAY ACCESS, & UTILITY EASEMENT		TRAIL AREA	
R.A.T.U.	ROADWAY ACCESS, TRAIL & UTILITY EASEMENT	RZYA	DEDMEADLE JOINT DAVEDO	
SS	SANITARY SEWER		PERMEABLE JOINT PAVERS	
SD	STORM DRAIN			
SDCO	STORM DRAIN CLEAN OUT			
SDMH	STORM DRAIN MANHOLE			
UFF	UPPER LEVEL FINISHED FLOOR			

INDEX OF SHEETS

WALL HEIGHT

REQUIRED BY THE FIRE DEPARTMENT.

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

C1.0 COVER SHEET

C1.1 STORMWATER CONTROL MEASURE DETAILS C2.0 BOUNDARY AND TOPOGRAPHIC MAP

C2.1 LOT LAYOUT & DIMENSIONS |

C2.2 LOT LAYOUT & DIMENSIONS III

C2.3 LOT LAYOUT & DIMENSIONS III

C2.4 TRAIL, PARK & ROAD ACCESS MAP

C2.5 LIMIT OF POTENTIAL DISTURBANCE MAP

C2.6 BUILDING ENVELOPES WITH ACCESS ROADWAYS MAP

C2.7 SLOPE ANALYSIS MAP

C3.0 EXISTING CONDITIONS - LOTS 2 & 3

C3.1 EXISTING CONDITIONS - LOTS 4 - 9 C3.2 EXISTING CONDITIONS — LOT 10

C4.0 EASEMENT & UTILITY PLAN

C4.1 EASEMENT & UTILITY PLAN - LOTS 2 & 3

C4.2 EASEMENT & UTILITY PLAN - LOTS 4 - 9

C4.3 EASEMENT & UTILITY PLAN - LOT 10

C5.0 PRELIMINARY GRADING & DRAINAGE PLAN

C5.1 PRELIMINARY GRADING & DRAINAGE PLAN - LOT 2 C5.2 PRELIMINARY GRADING & DRAINAGE PLAN - LOT 3

C5.3 PRELIMINARY GRADING & DRAINAGE PLAN - LOTS 4 & 5

C5.4 PRELIMINARY GRADING & DRAINAGE PLAN - LOT 6 ROAD

C5.5 PRELIMINARY GRADING & DRAINAGE PLAN - LOTS 6

C5.6 PRELIMINARY GRADING & DRAINAGE PLAN - LOTS 7 - 9

C5.7 PRELIMINARY GRADING & DRAINAGE PLAN - LOT 10

C6.0 MARINDA DRIVE PLAN & PROFILE I

C6.1 MARINDA DRIVE PLAN & PROFILE II

C6.2 MARINDA HEIGHTS FIRE ROAD PLAN & PROFILE I

C6.3 MARINDA HEIGHTS FIRE ROAD PLAN & PROFILE I

C6.4 LOT 1 DRIVEWAY PLAN & PROFILE NOT USED

C6.5 LOT 6 DRIVEWAY PLAN & PROFILE

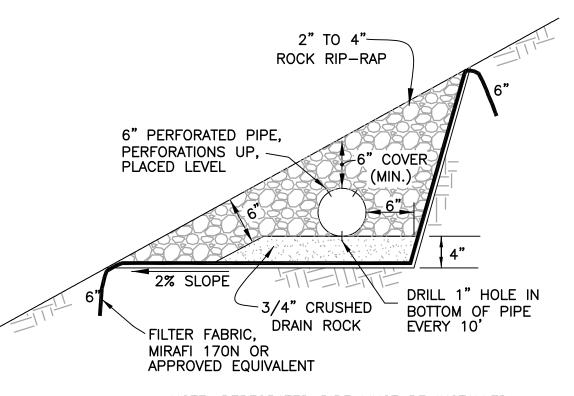
C6.6 LOT 10 DRIVEWAY PLAN & PROFILE

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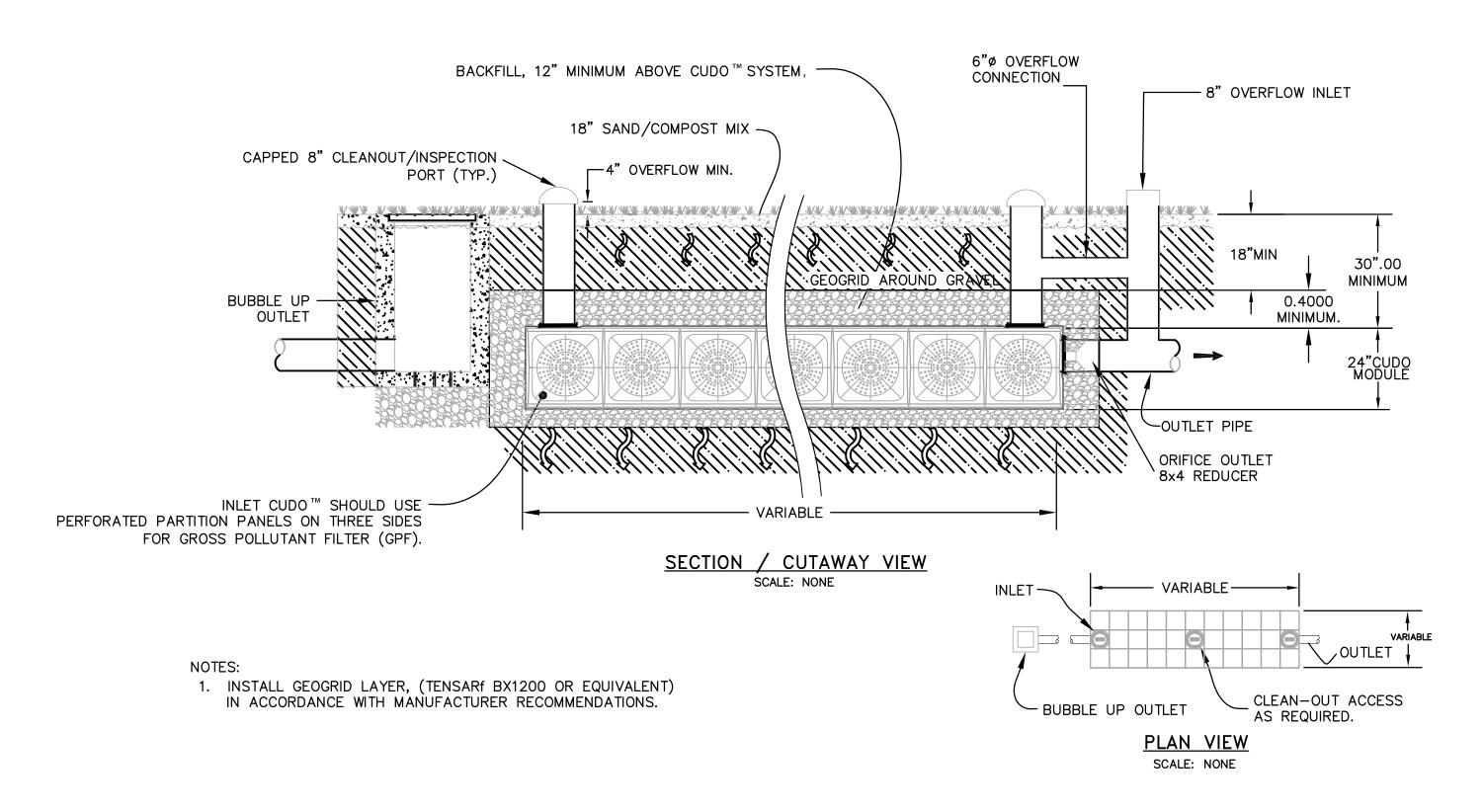
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OF 32

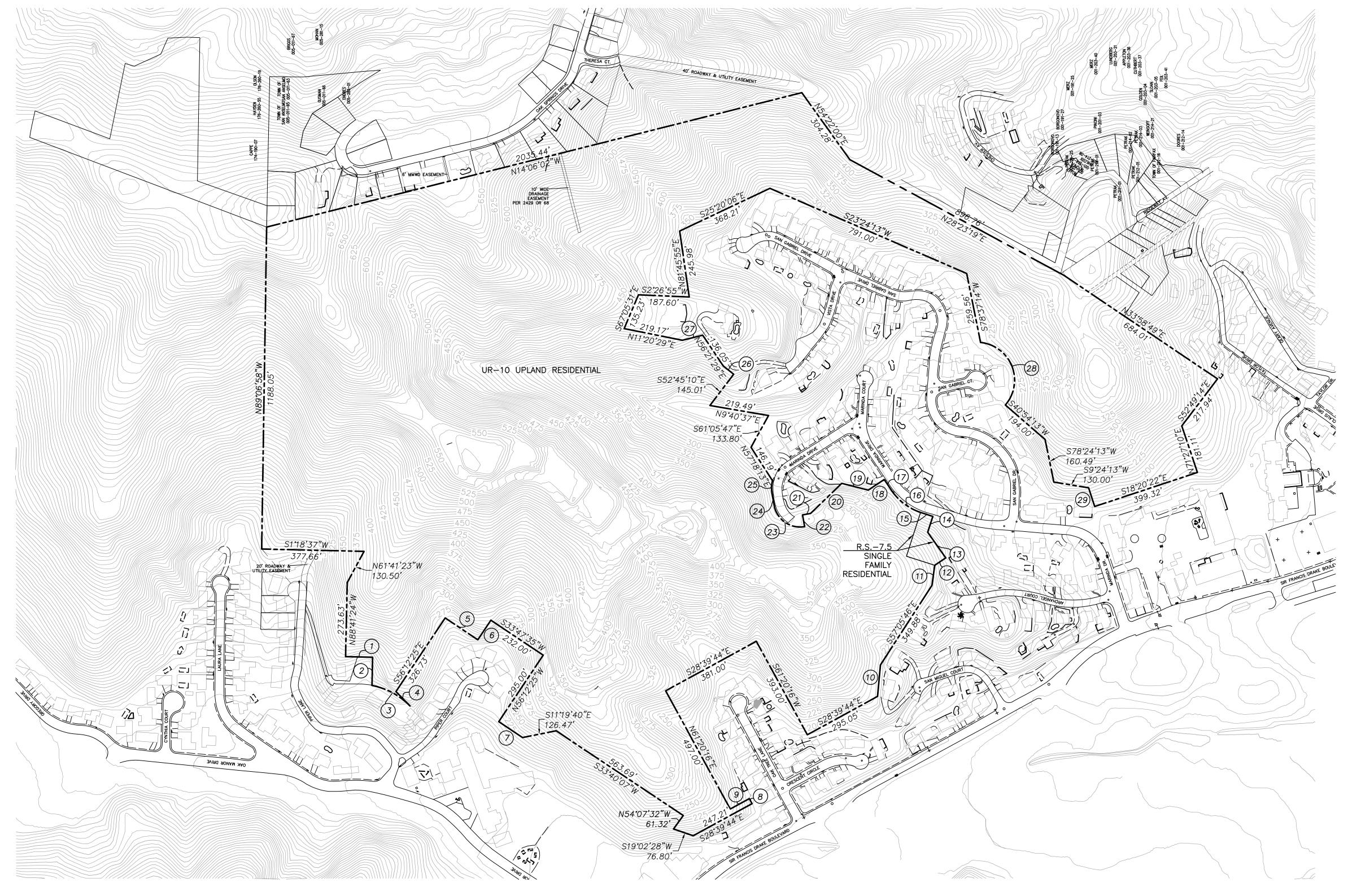
15-163



NOTE: PERFORATED PIPE MUST BE INSTALLED LEVEL TO ENSURE EVEN STORMWATER DISCHARGE PERFORATED PIPE OUTLET DISSIPATER NO SCALE



INTEGRATED BIOINFILTRATION-DETENTION SYSTEM TYPICAL DETAILS SCALE: NONE



TAG #	BEARING	DISTANCE	RADIUS	DELTA Δ
1	S1° 8′ 32″W	99.93'	_	_
2	N88° 41' 23"W	74.28'	_	_
3	CURVE	161.71'	270.00'	34° 19' 00"
4	N45° 28' 35"E	74.28'	_	_
5	S33° 47′ 35″E	145.00'	_	_
6	S56° 47' 35.08"W	232.00'	-	_
7	S53° 47' 35"W	105.49'	_	_
8	N61° 20' 16"E	21.13'	_	_
9	N28° 39' 44"W	80.00'	_	_
10	S84° 49' 29"E	116.29'	_	_
11	S82° 05' 47"E	75.00'	_	_
12	S33° 35′ 47″E	49.00'	_	_
13	N54° 48′ 27″E	116.00'	_	_
14	S72° 01' 28"E	61.49'	-	_
15	N17° 54' 13.11"E	46.04	_	_
16	CURVE	140.08'	208.36	38° 31 O4'
17	N56° 26′ 47″E	46.72	_	_
18	N33° 31' 47"W	71.00'	-	_
19	N14° 19' 13"E	100.54'	_	_
20	N43° 56′ 46.89"W	160.00'	_	_
21	N10° 03' 53.77"W	29.89'	_	_
22	S79° 56' 29.62"W	43.99'	_	_
23	CURVE	152.367'	97.00'	90, 00, 00,
24	N79° 56' 13.11"E	43.43'	_	_
25	CURVE	48.75'	121.49'	22° 59′ 30″
26	N38° 19' 29"E	49.43'	-	_
27	N13° 55′ 31′W	77.26'	-	_
28	CURVE	305.43'	140.00'	125° 00' 00

BOUNDARY & TOPOGRAPHIC MAP SCALE: 1" = 200'

EASEMENT NOTE:

ALL EASEMENTS SHOWN IN THE TITLE REPORT AND ALL EASEMENTS KNOW FOR THE PROPERTY ARE SHOWN ON THE MAP AS REQUIRED BY THE CODE.

<u>LEGEND</u>

ZONING AREA: R.S - 7.5 SINGLE FAMILY RESIDENTIAL 120 — MAJOR CONTOURS —121 — MINOR CONTOURS

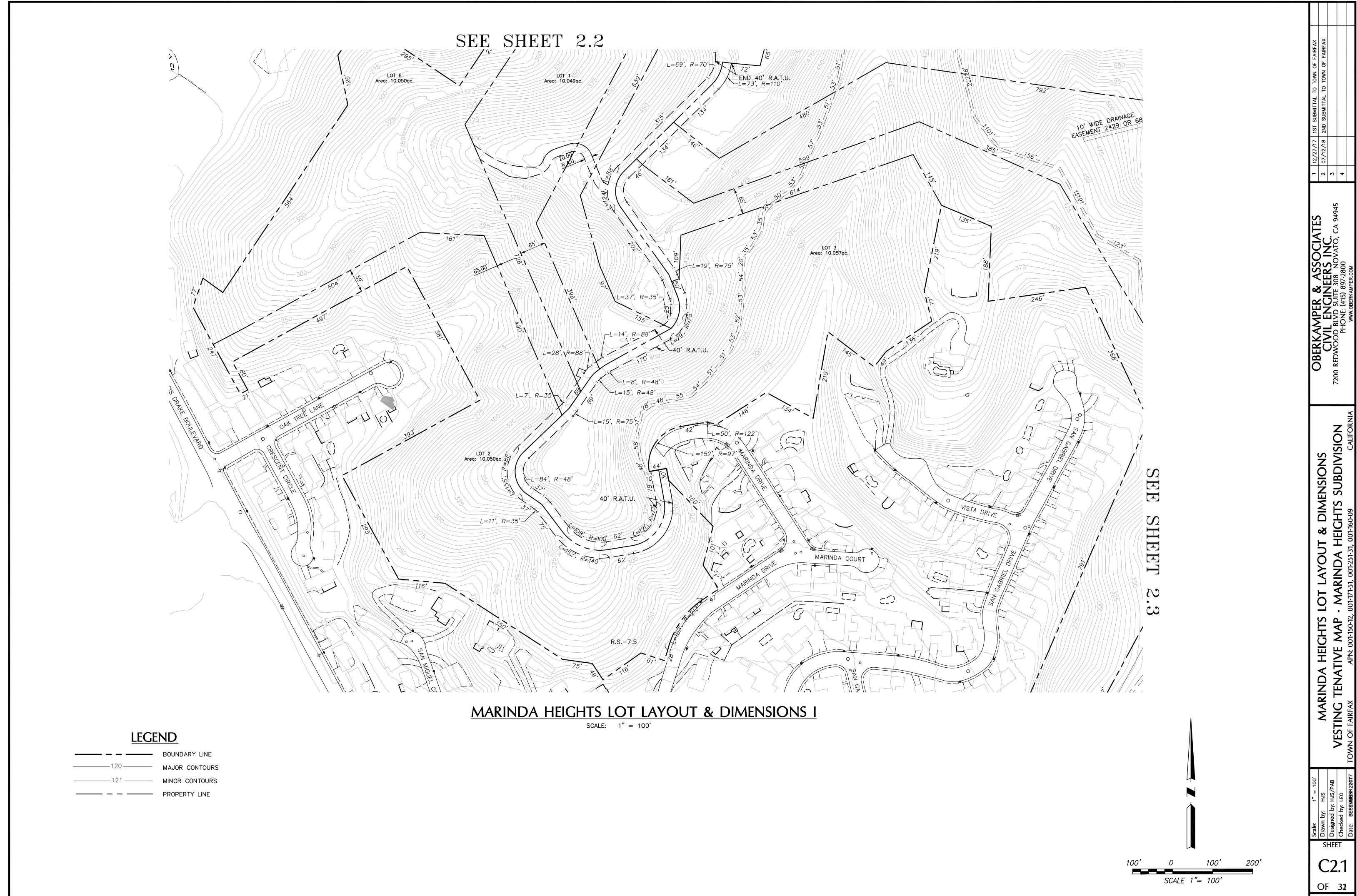
BOUNDA
VESTING TENATIVE N
WWN OF FAIRFAX
APN: 0001-

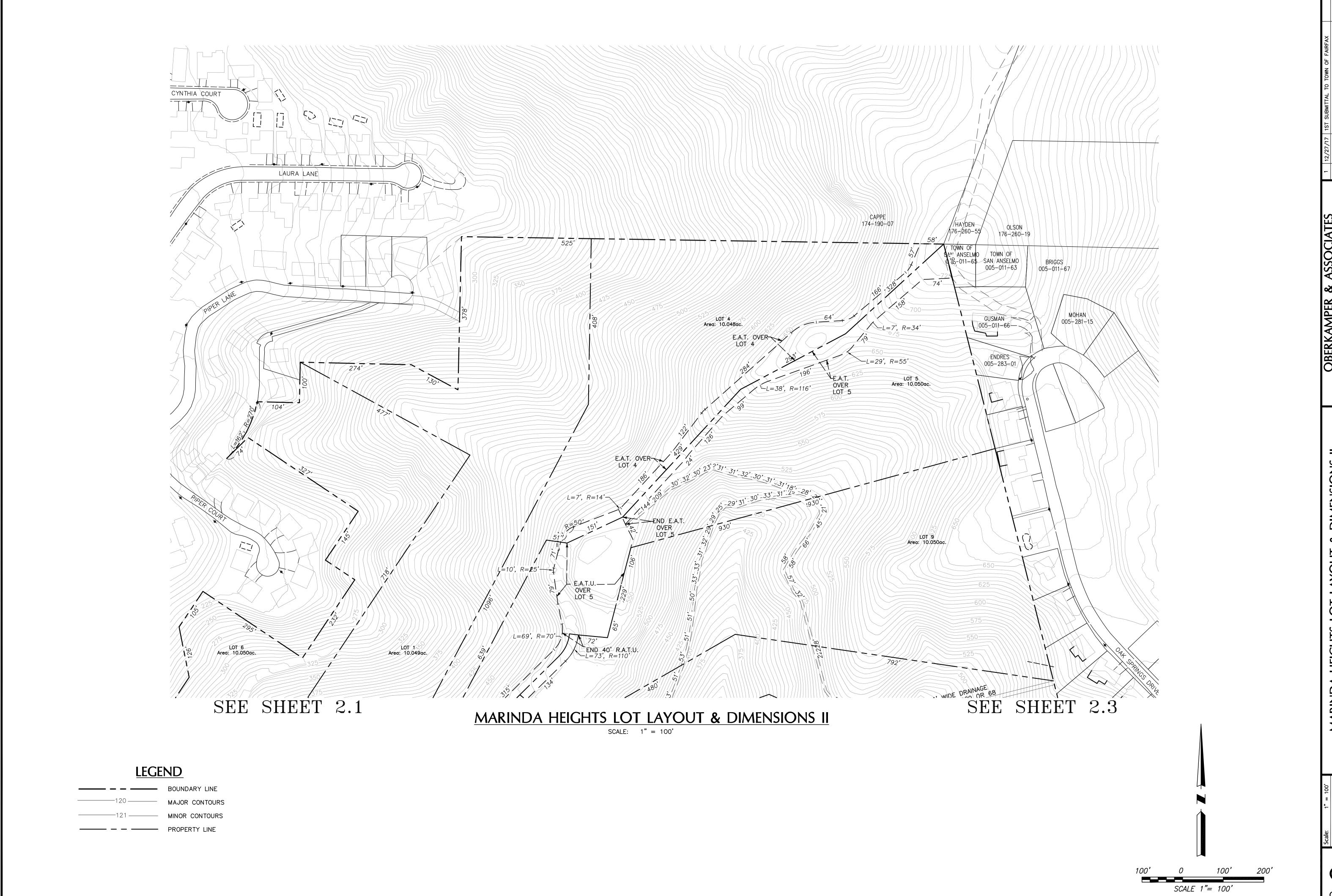
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OF 32

15-163

SCALE 1"= 200'

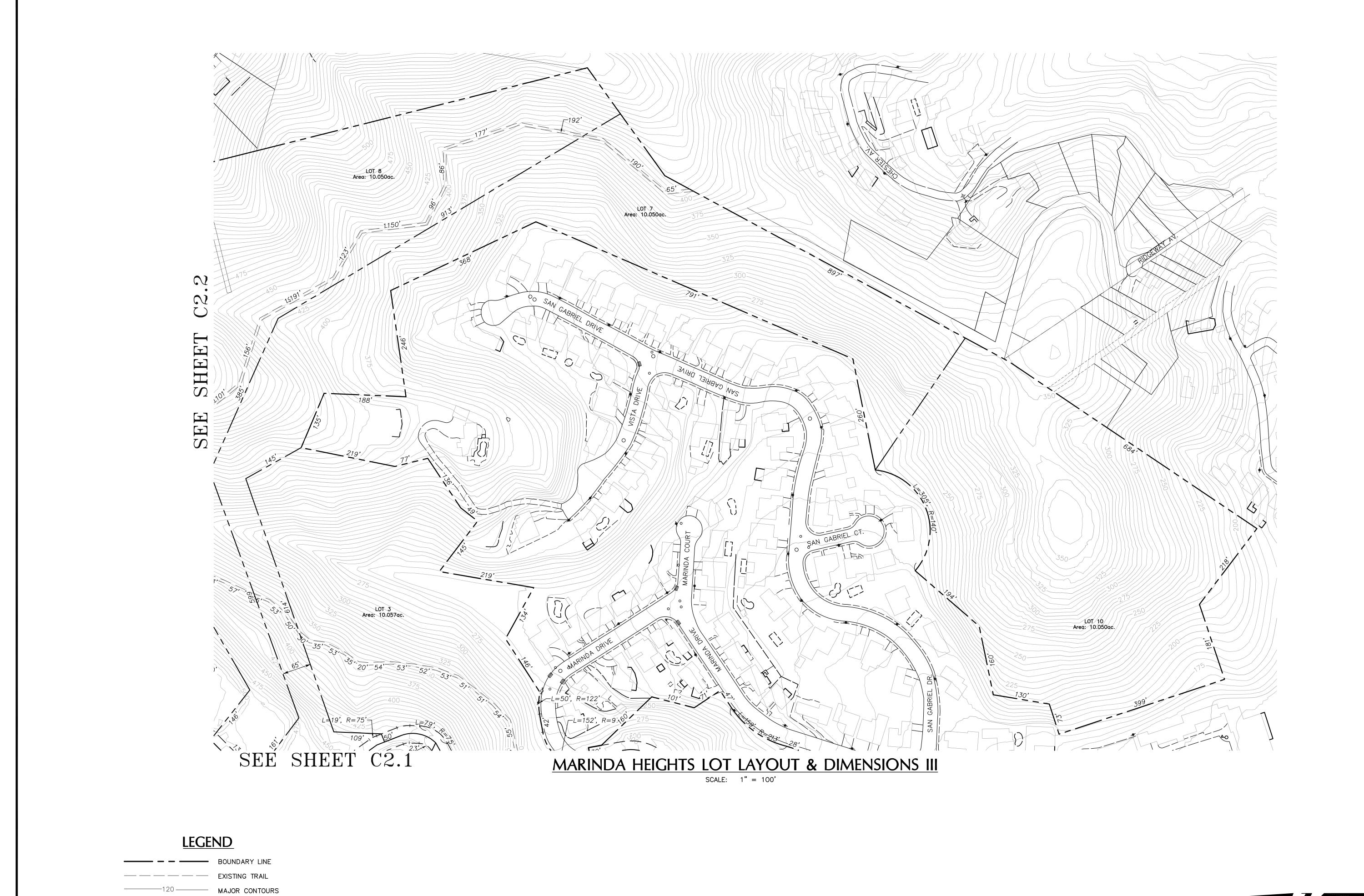




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LOT LAYOUT & DIMENSIONS
- MARINDA HEIGHTS SUBDIVISION
001-171-51, 001-251-31, 001-160-09
CALIFOR MARINDA HEIGHTS L
VESTING TENATIVE MAP -

SHEET

C2.3 OF 32

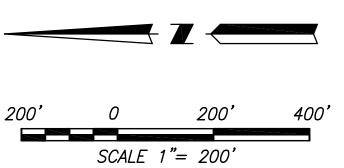
15-163

SCALE 1"= 100'



TRAIL, PARK & ROAD ACCESS MAP

SCALE: 1" = 200'



C2.4

VESTING TENATIVE ADVI OF FAIRFAX



NOTES:

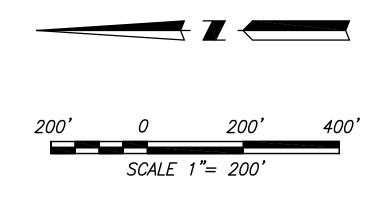
TOTAL SITE AREA = 100.50 ACRES POTENTIAL HOUSE DISTURBANCE AREA = 4.57 ACRES GREEN BELT AREA = 100.50 - 4.57 = 95.93 ACRES PERCENTAGE OF TOTAL SITE TO BE GREEN BELTED = 95.93/100.50 = 95.45%

<u>LEGEND</u>

LIMIT OF POTENTIAL HOUSE DISTURBANCE AREA

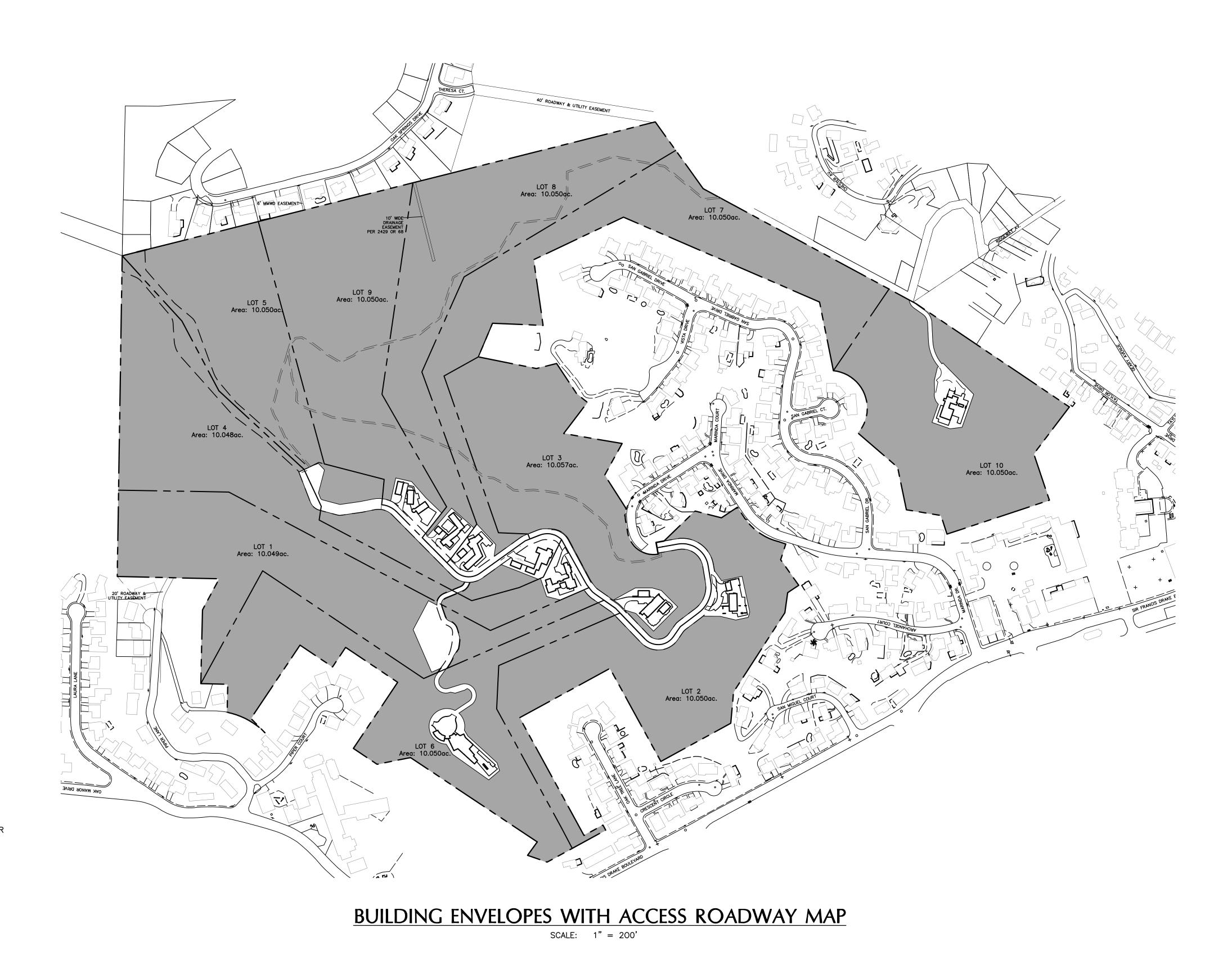
GREEN BELT AREA

POTENTIAL HOUSE DISTURBANCE MAP SCALE: 1" = 200'



VESTING TENATIVE MANN OF FAIRFAX

C2.5 OF 32



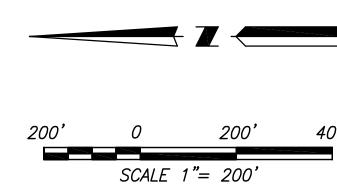
NOTES:

ALL SHADED AREAS SHOWN SHALL REMAIN IN THEIR NATURAL STATE AND WILL BE PROTECTED BY DEED RESTRICTION FROM DEVELOPMENT AND FENCING.

LEGEND

BUILDING ENVELOPE & ROADWAY ACCESS AREAS

NATURAL STATE AREAS



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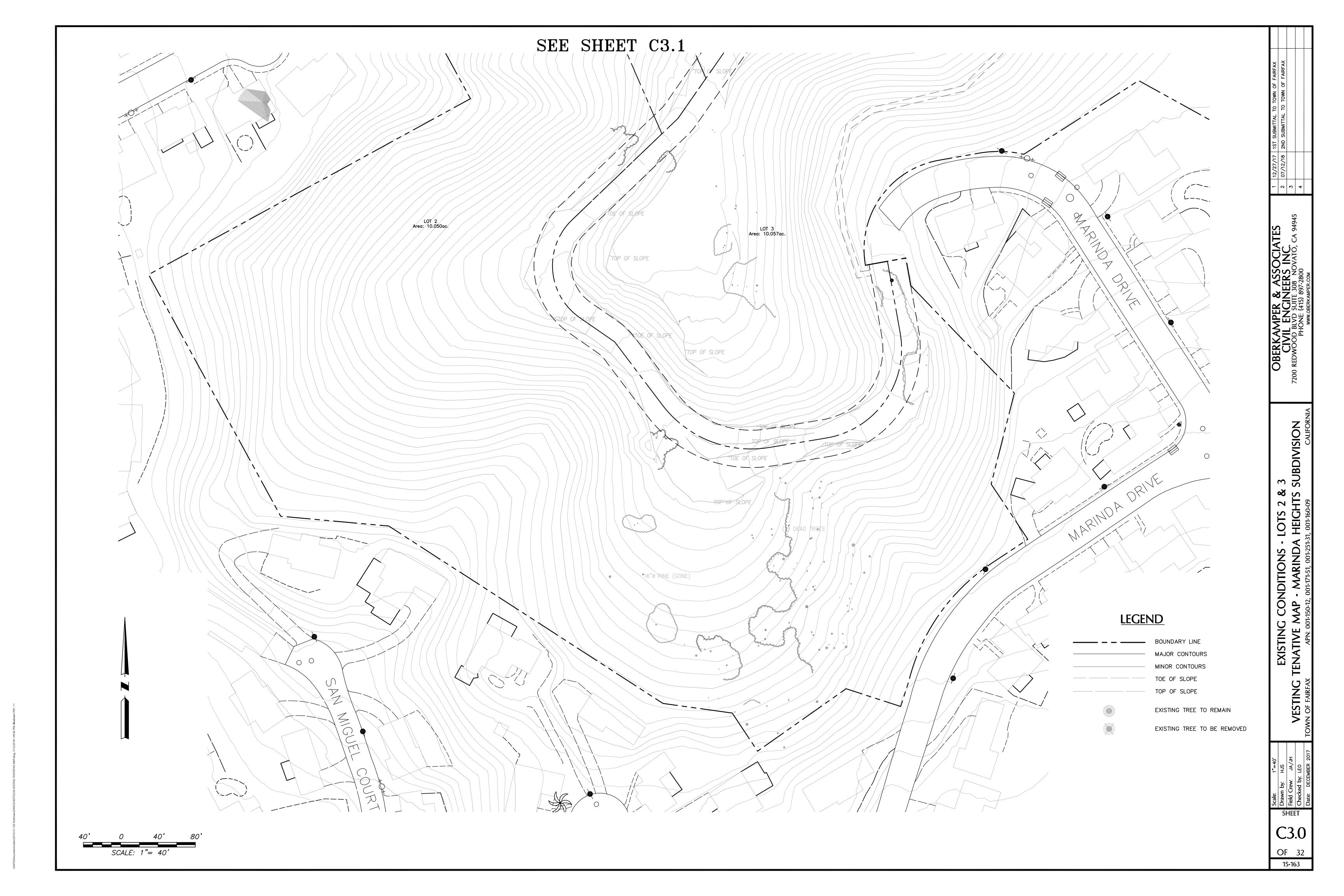
C2.6

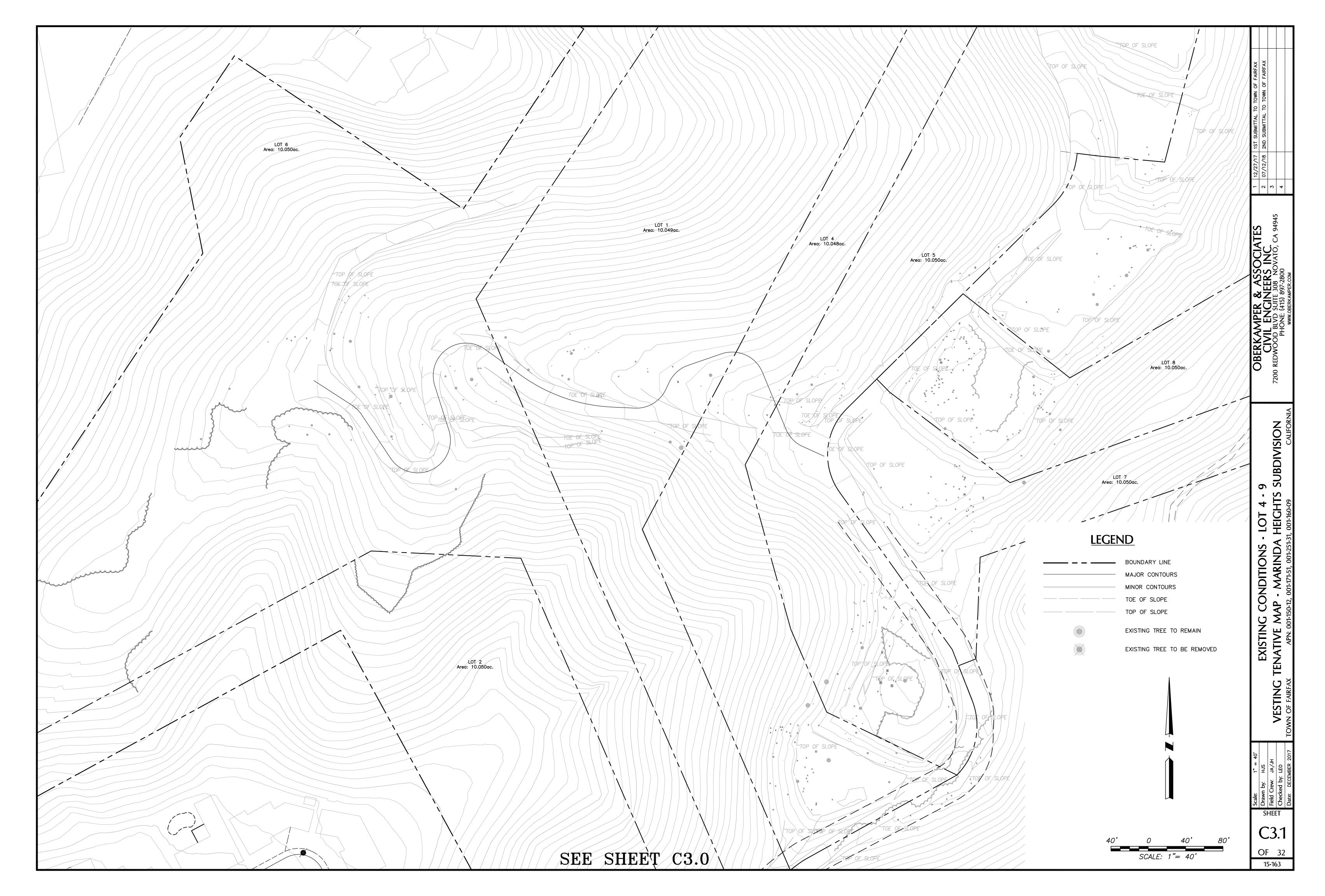


VESTING TENATIVE MAP -

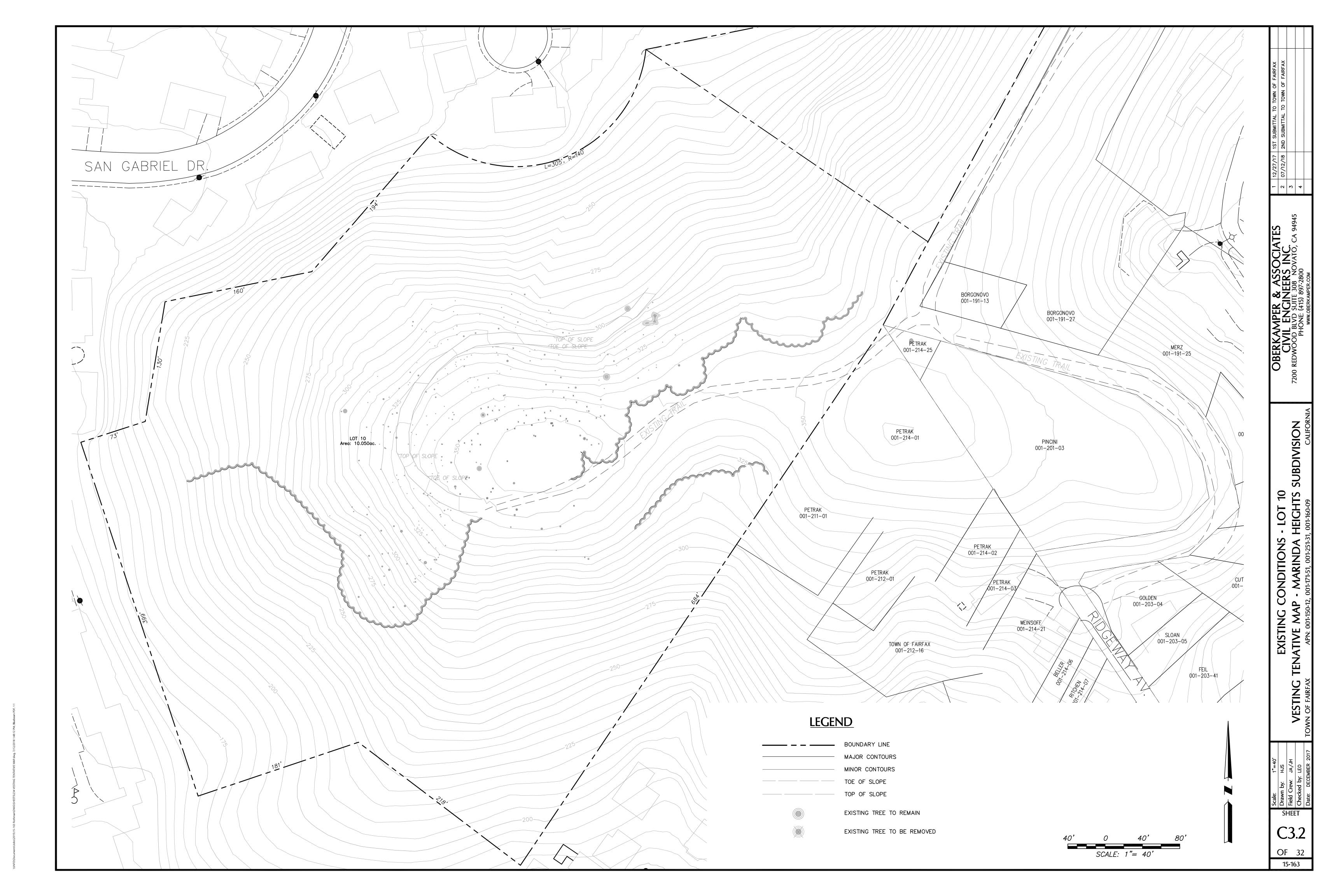
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ABBREVIATIONS

DRAINAGE EASEMENT

EMERGENCY ACCESS & TRAIL EASEMENT

E.A.T.U EMERGENCY ACCESS, TRAIL & UTILITY EASEMENT

R.A.T.U. ROADWAY ACCESS, TRAIL & UTILITY EASEMENT

W.L.T. WATER LINE EASEMENT

<u>LEGEND</u>

EASEMENT LINE CONTOURS (EXISTING)

LOT TABLE			
DESCRIPTION	AREA (ACRES)		
TOTAL SITE AREA	100.504		
LOT 1	10.049		
LOT 2	10.050		
LOT 3	10.057		
LOT 4	10.048		
LOT 5	10.050		
LOT 6	10.050		
LOT 7	10.050		
LOT 8	10.050		
LOT 9	10.050		
LOT 10	10.050		

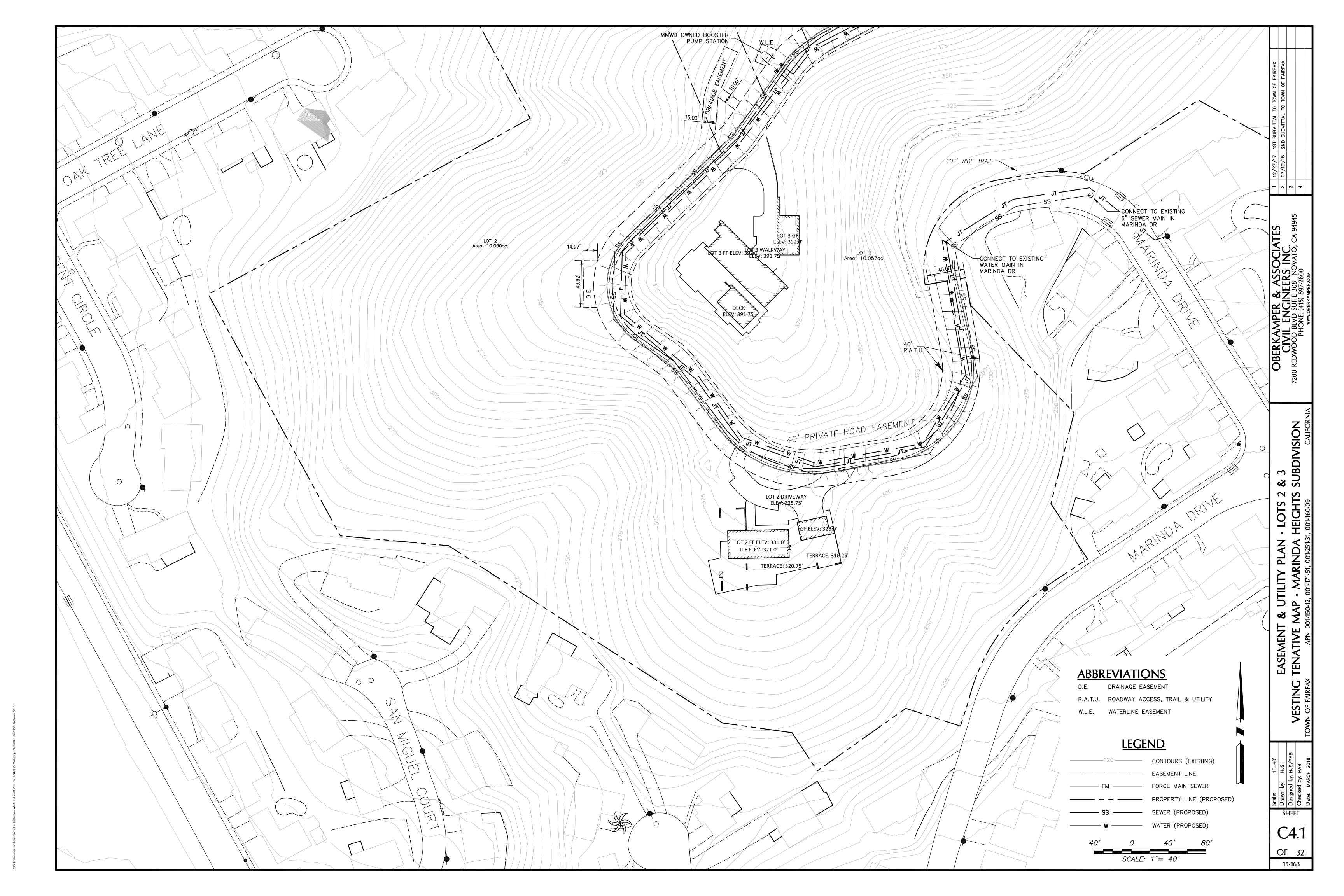
EASEMENT & UTILITY PLAN

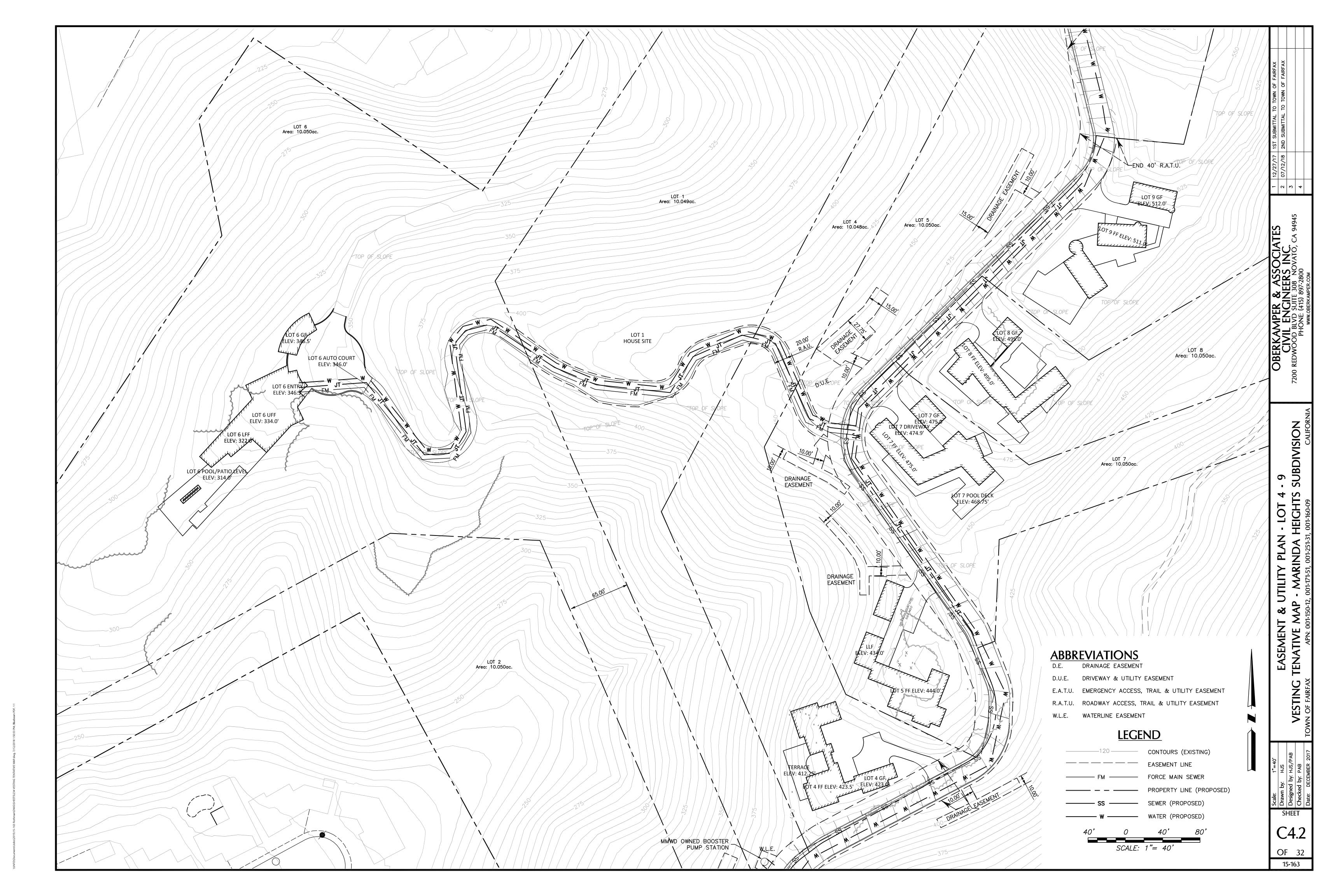
SCALE: 1" = 200'

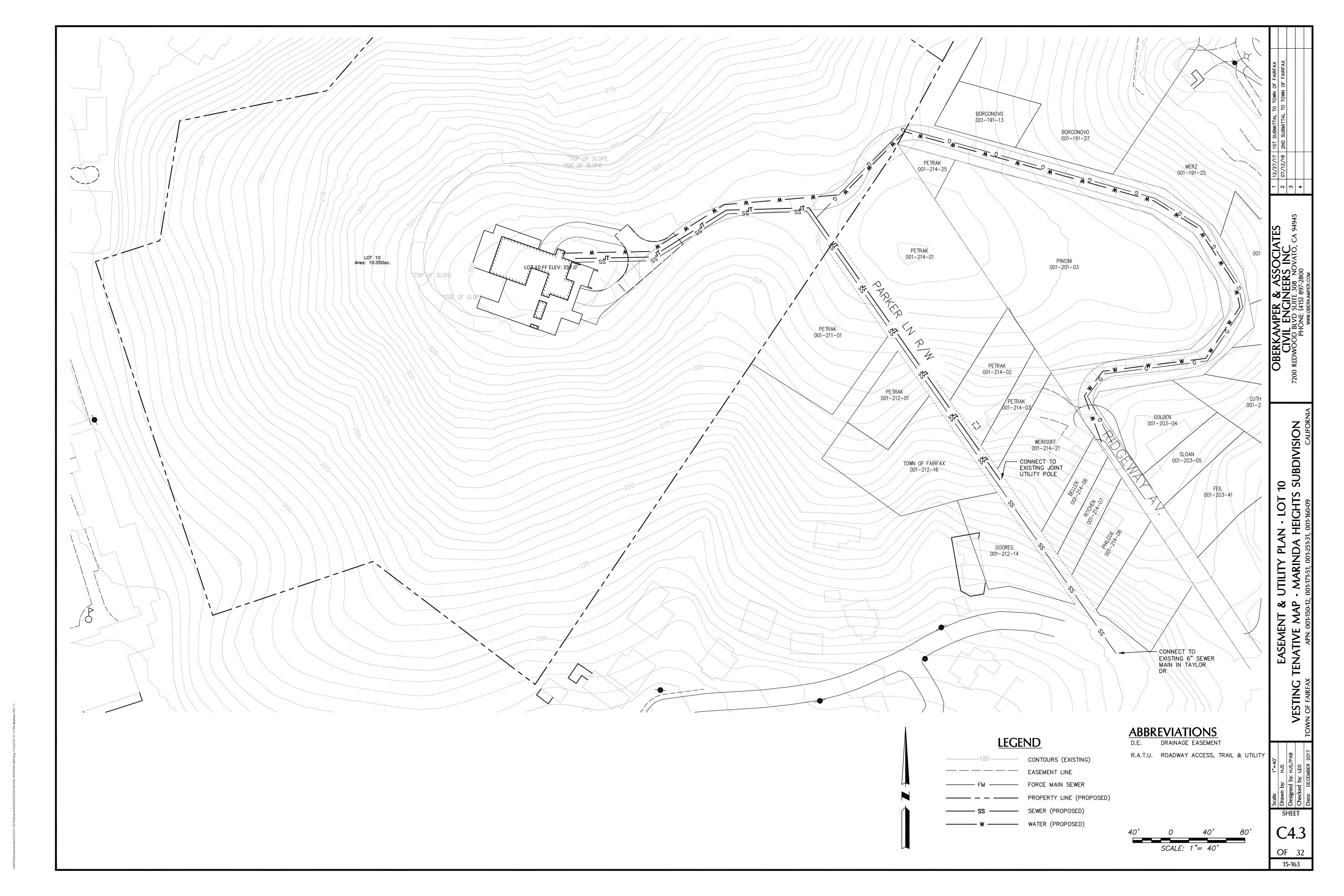
VESTING TENATIVE
AN OF FAIRFAX
APN: 0

SUBDIVISION

C4.0









PRELIMINARY GRADING & DRAINAGE PLAN SCALE: 1" = 200'

<u>LEGEND</u>

EASEMENT

120 MAJOR CONTOURS (EXISTING)

121 MINOR CONTOURS (EXISTING)

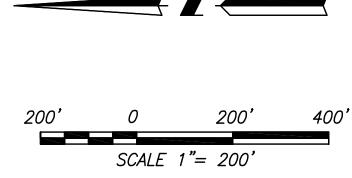
MAJOR CONTOURS (PROPOSED

121 MINOR CONTOURS (PROPOSED)

EARTHWORK QUANTITIES

CUT FILL
10,000 CY 10,000 CY

EARTHWORK QUANTITIES ARE CALCULATED FROM EXISTING GRADE TO PROPOSED SUBGRADE. THE QUANTITIES DO NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN—SITU CONDITIONS. SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION ON THE EARTHWORK QUANTITIES FOR EACH HOUSE SITE.

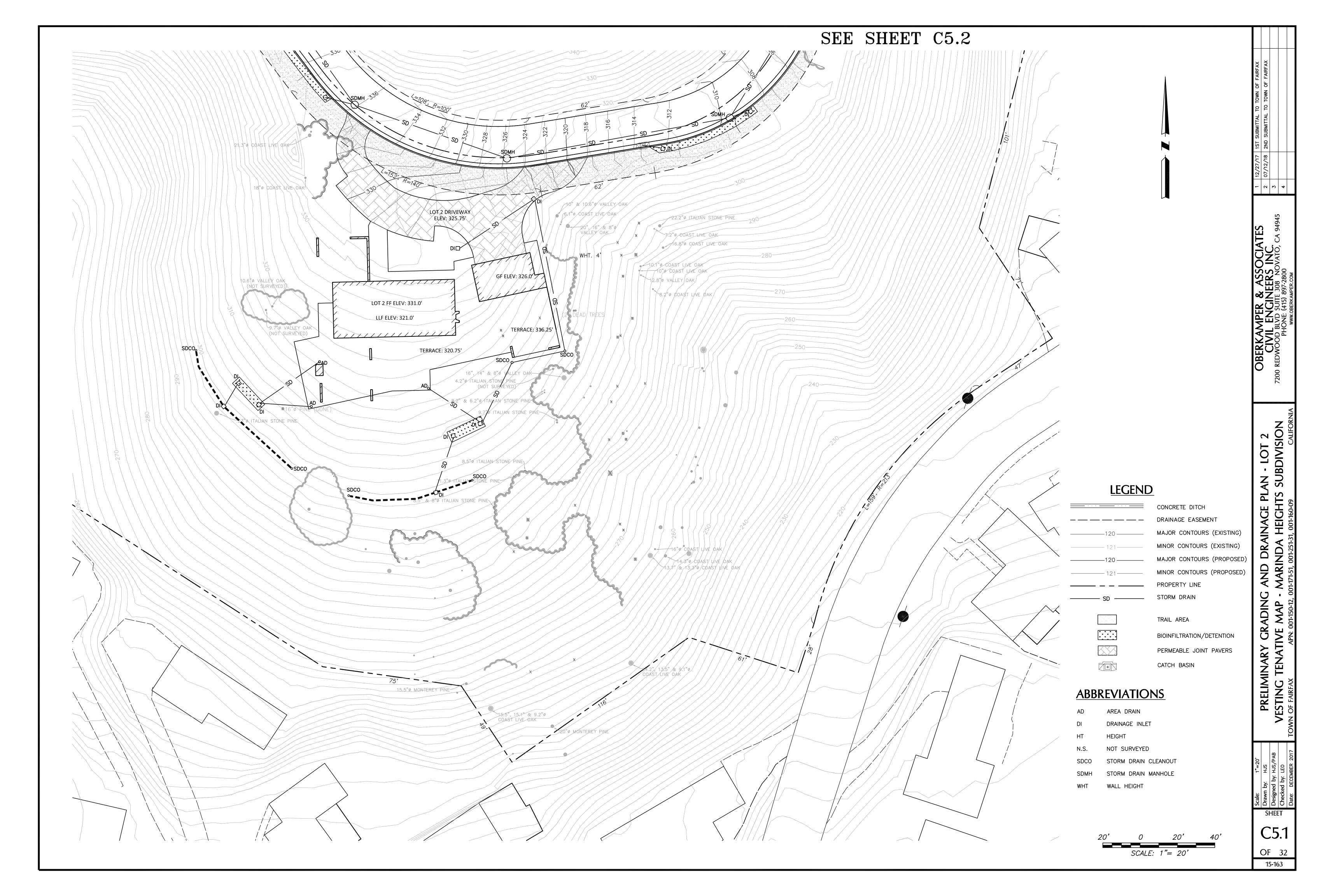


PRELIMINARY

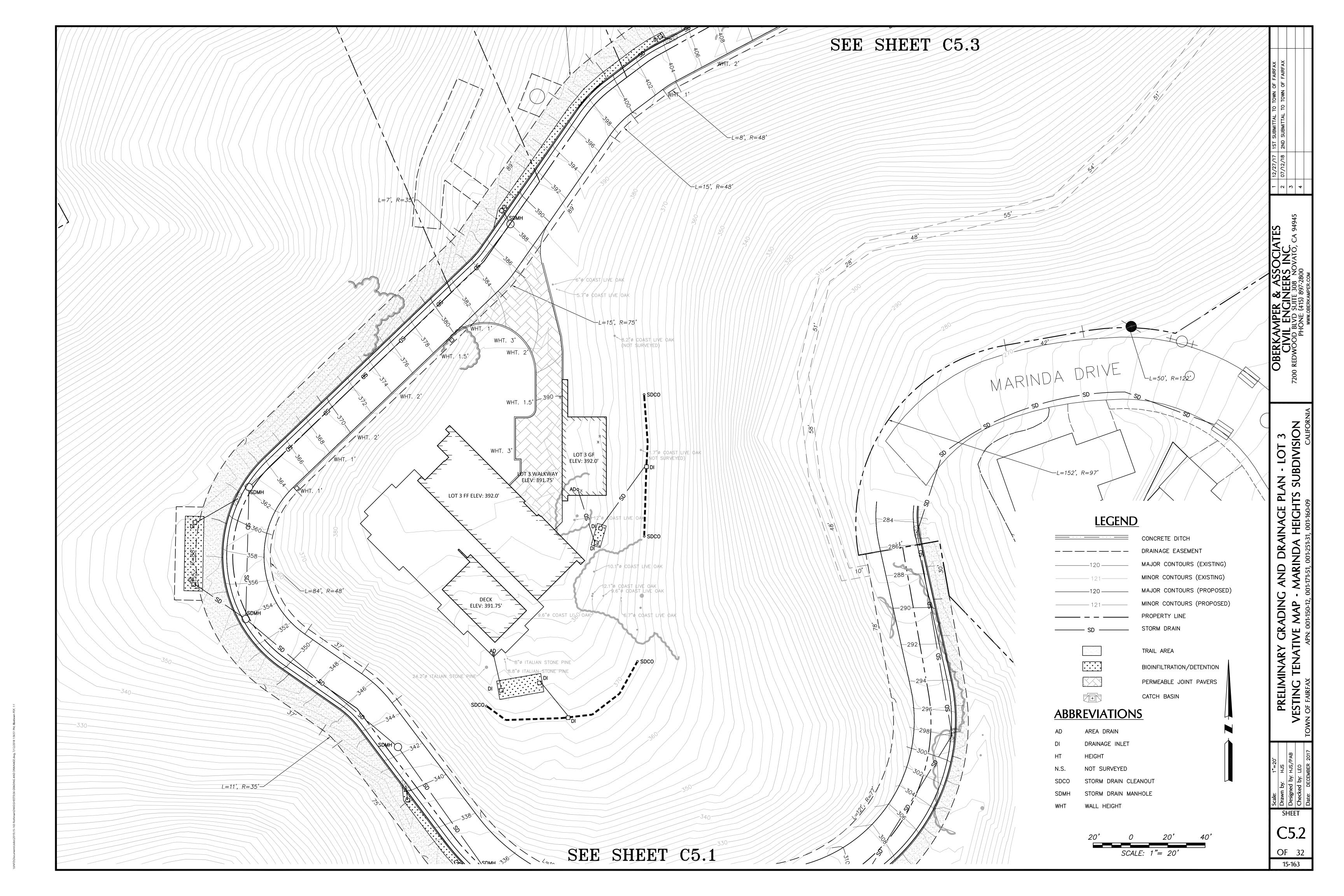
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Drawn by: HJS
Designed by: HJS/PAB
Checked by: LEO

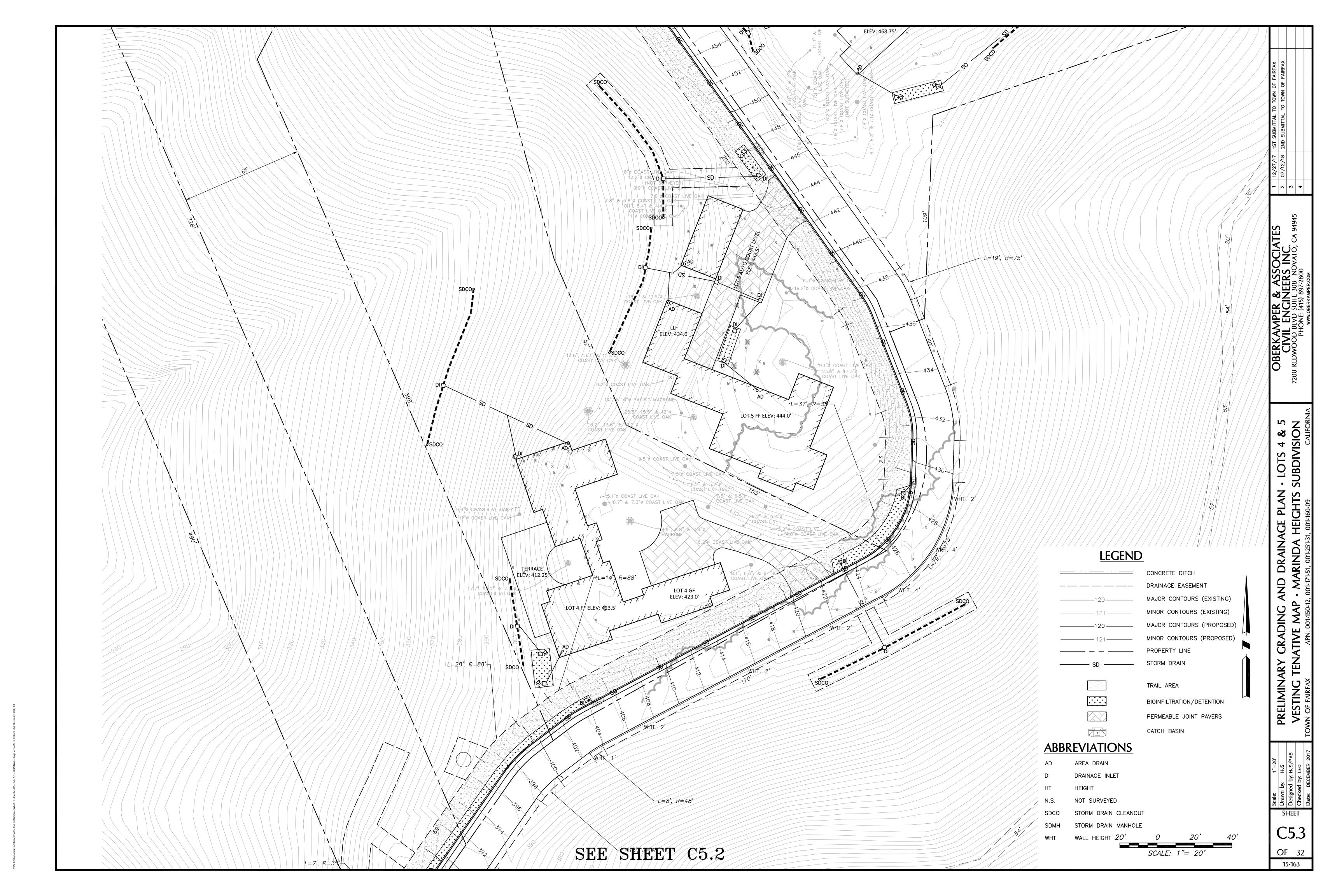
C5.0OF 32

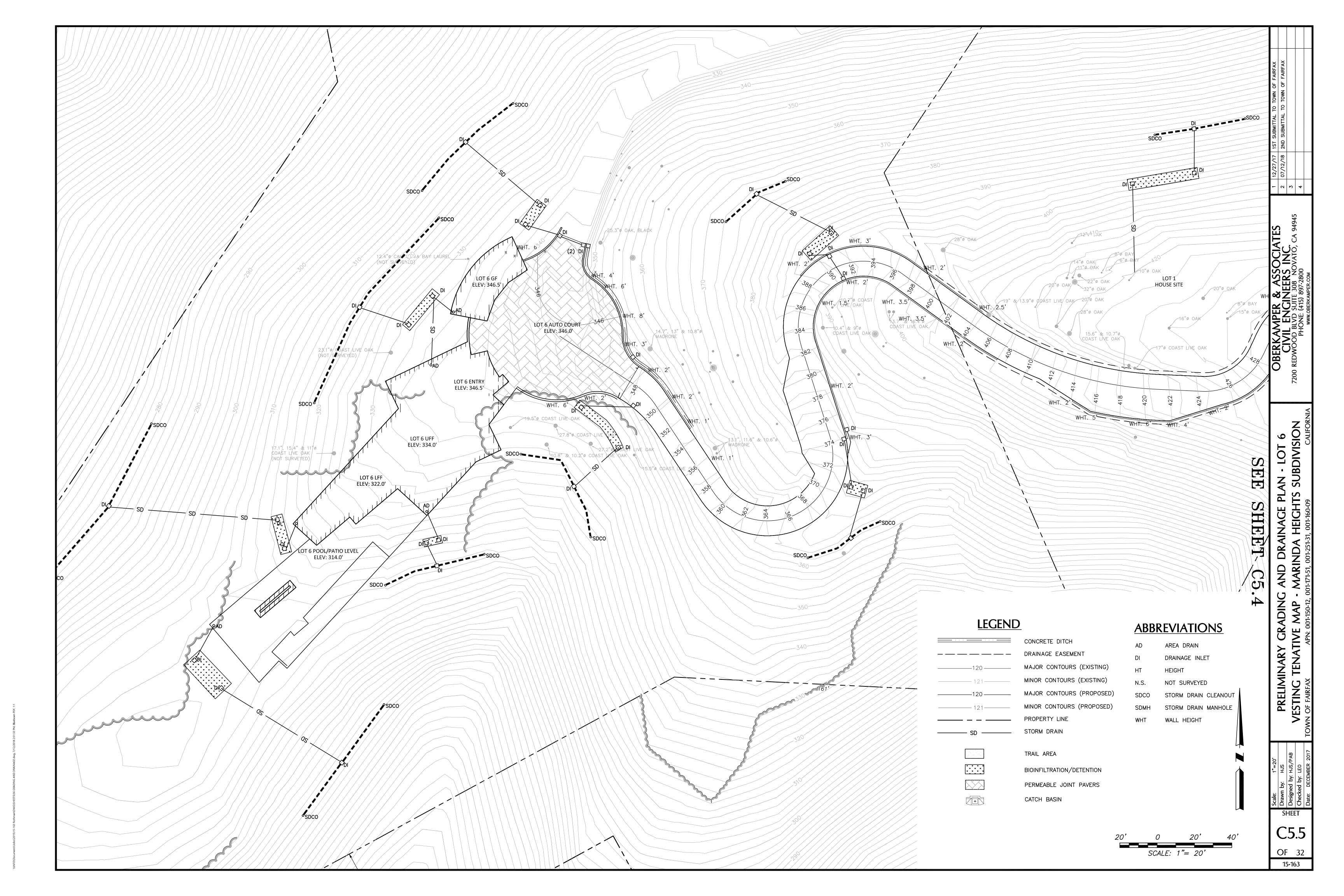
15-163

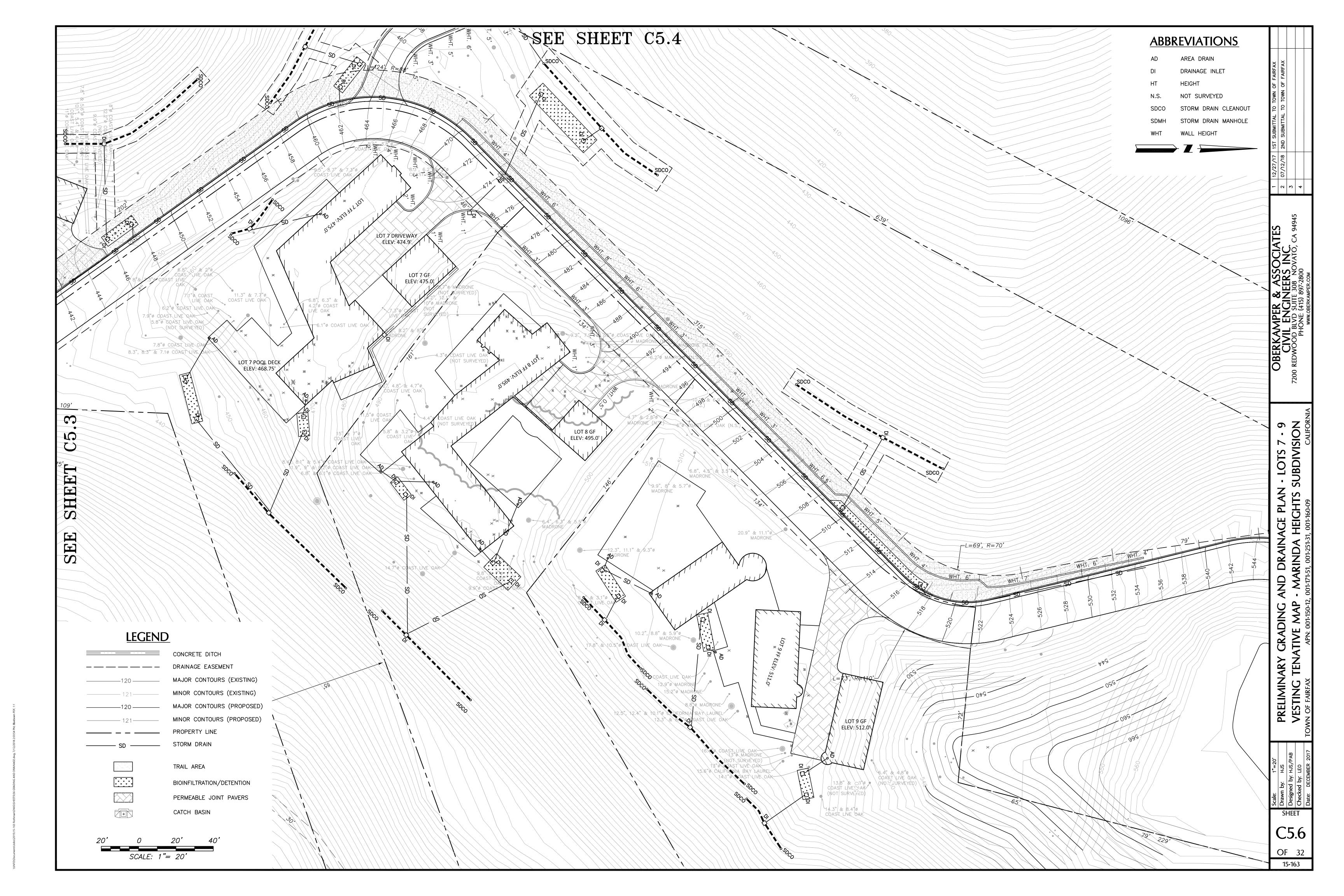


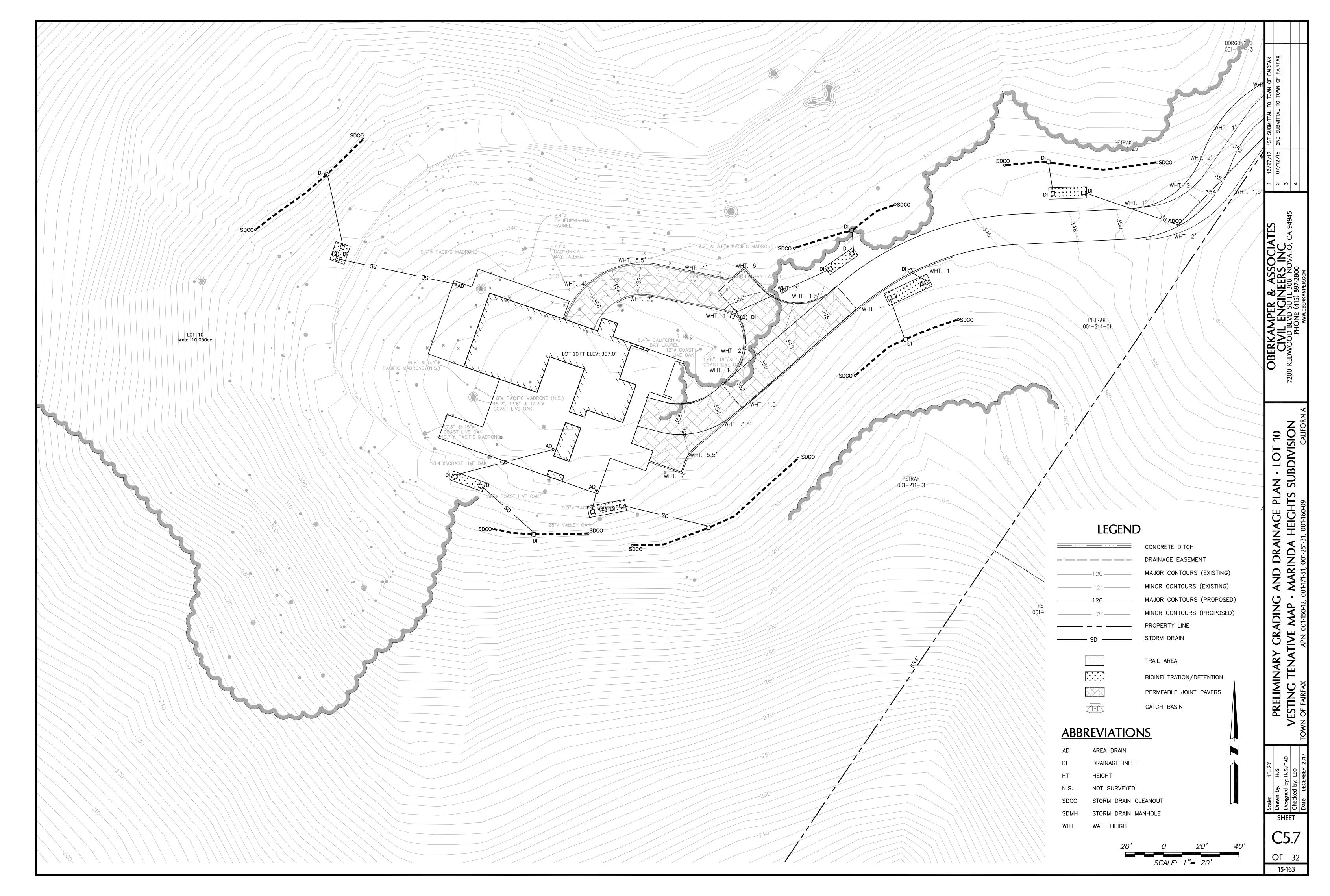
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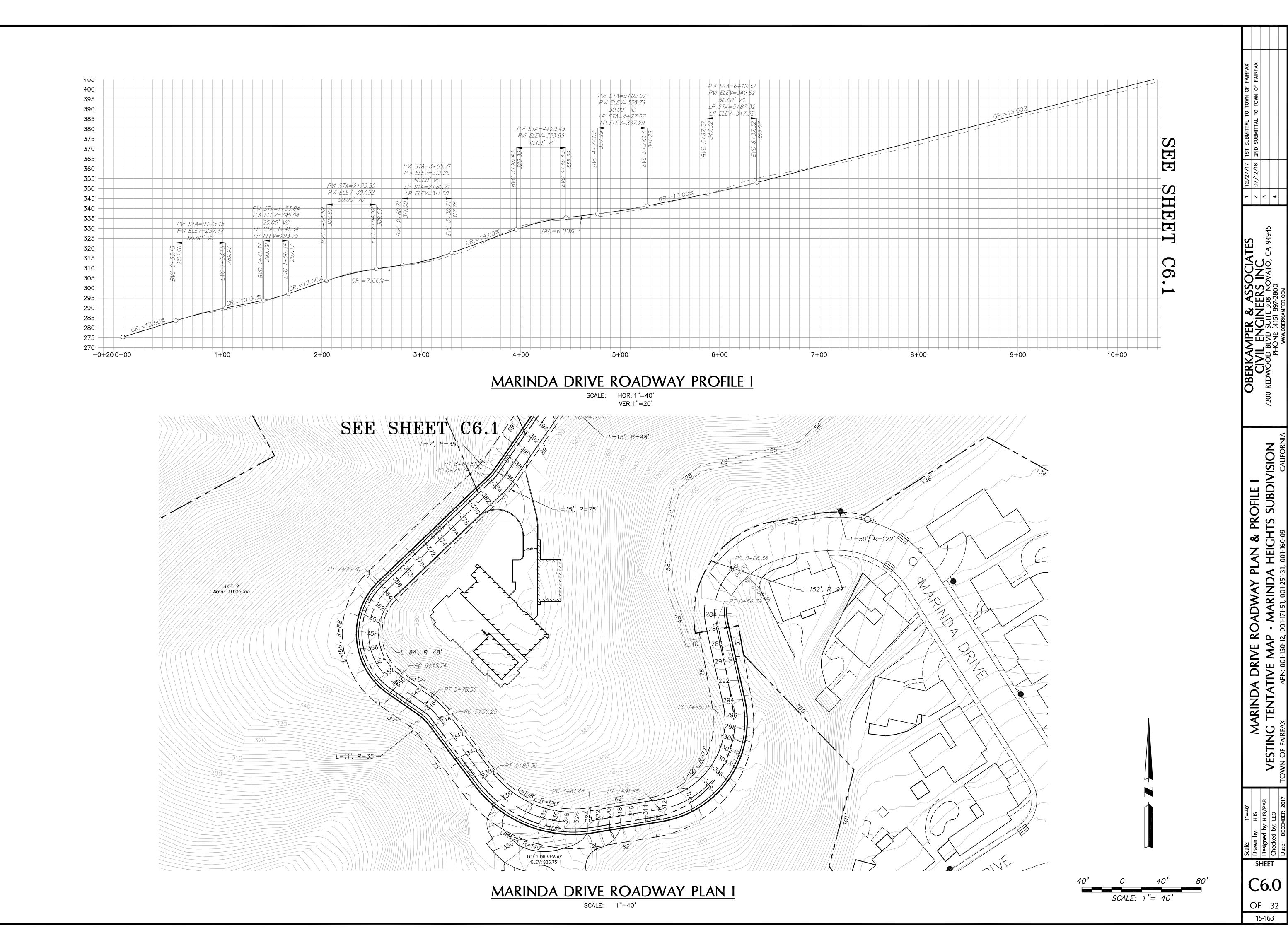




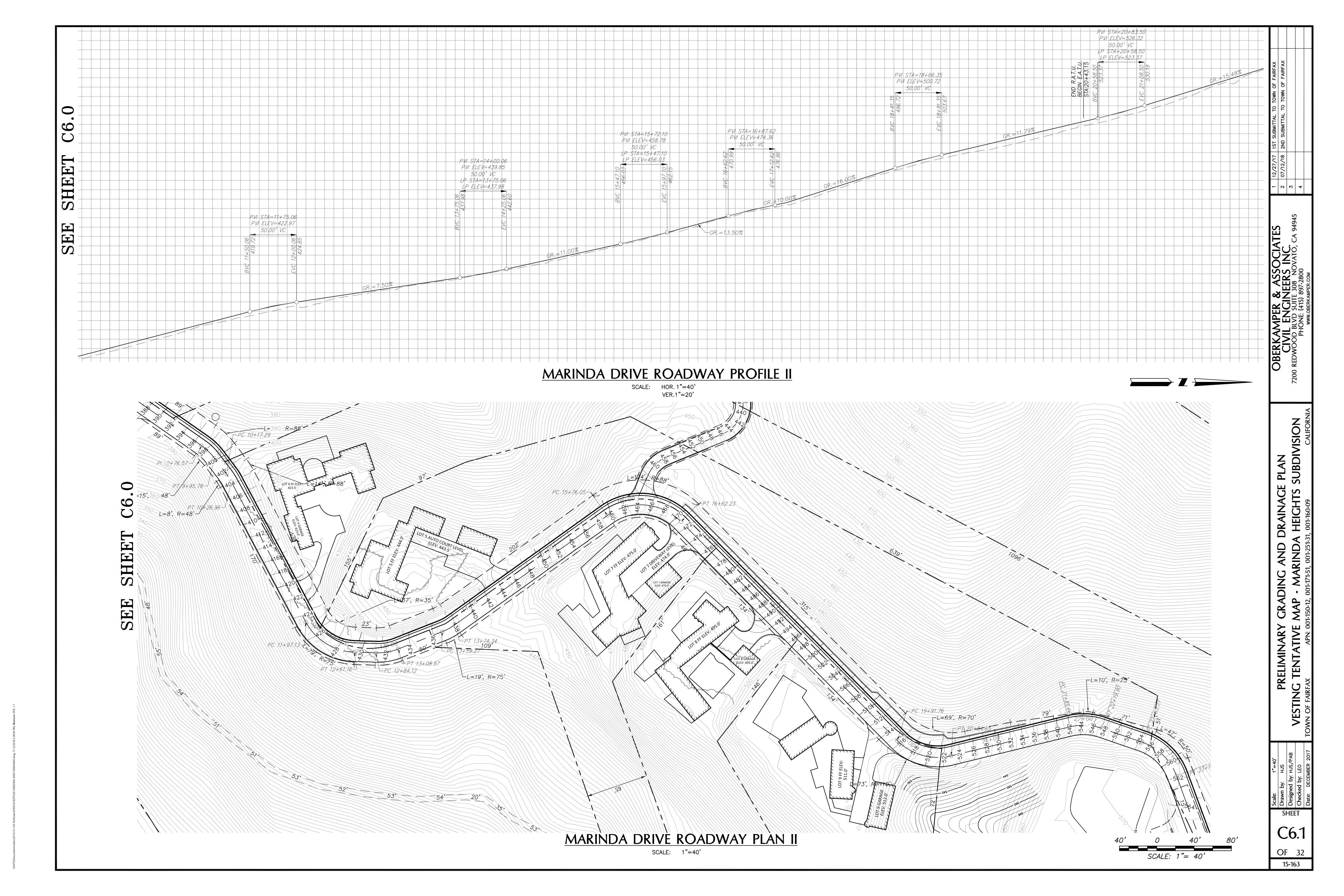


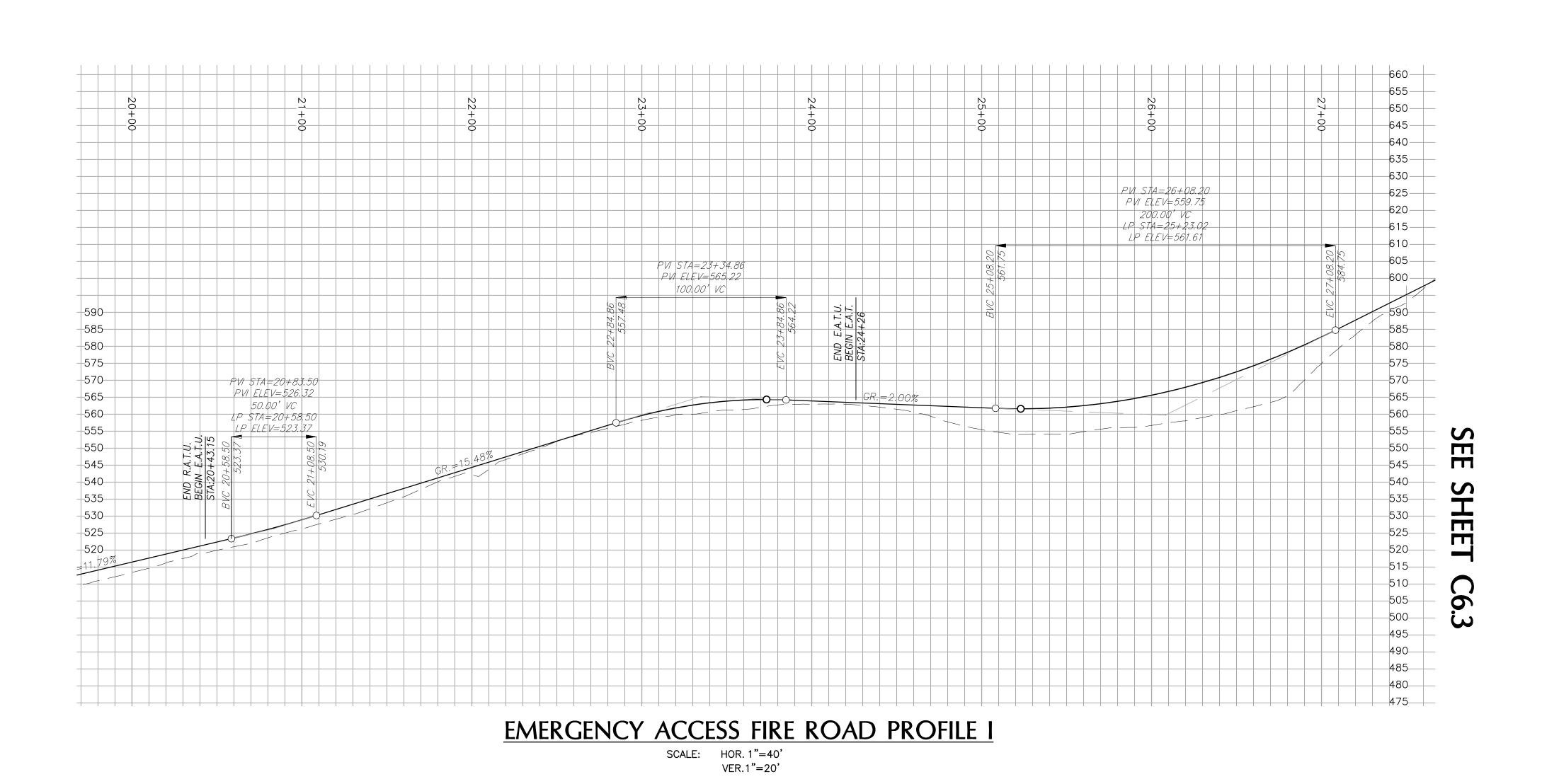


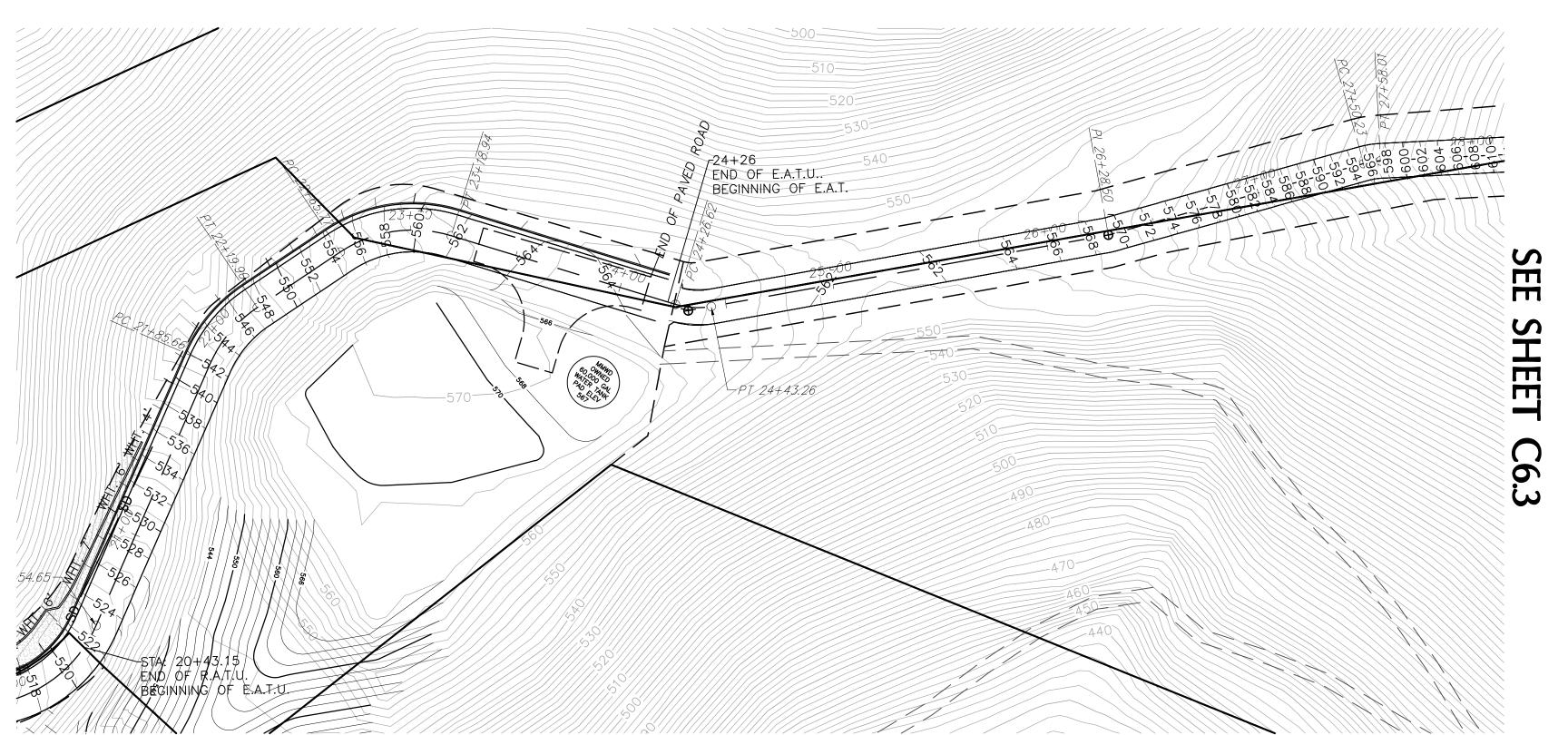
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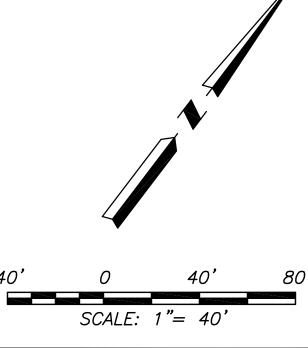
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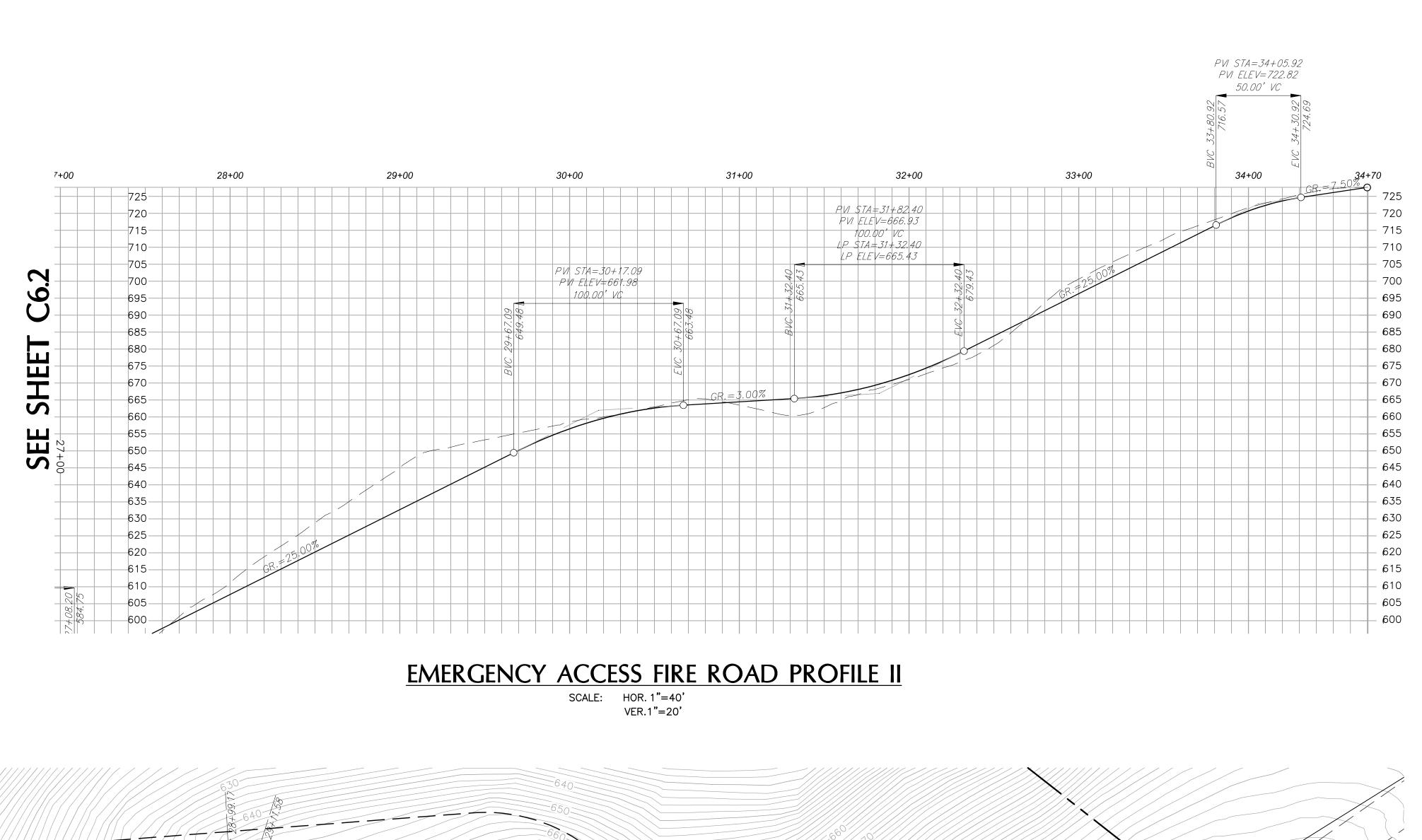


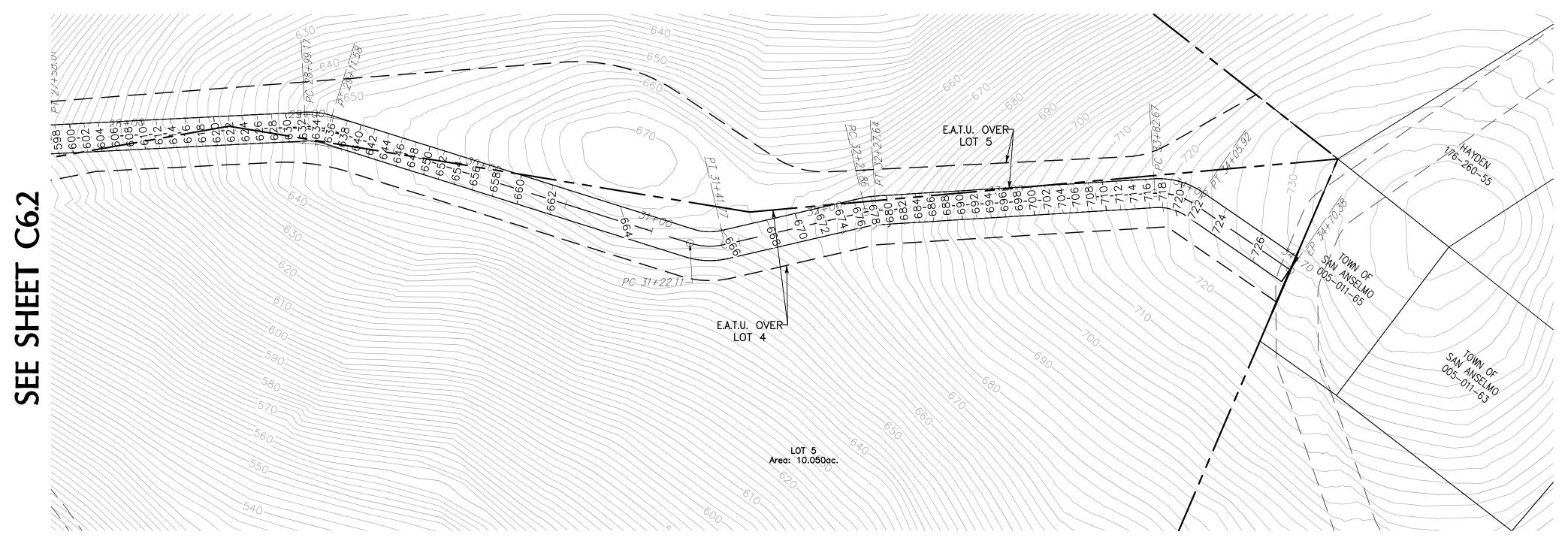


EMERGENCY ACCESS FIRE ROAD PLAN I



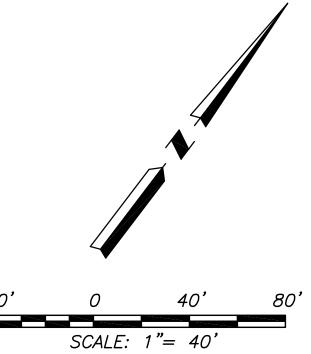
C6.2 OF 31 15-163





EMERGENCY ACCESS FIRE ROAD PLAN II

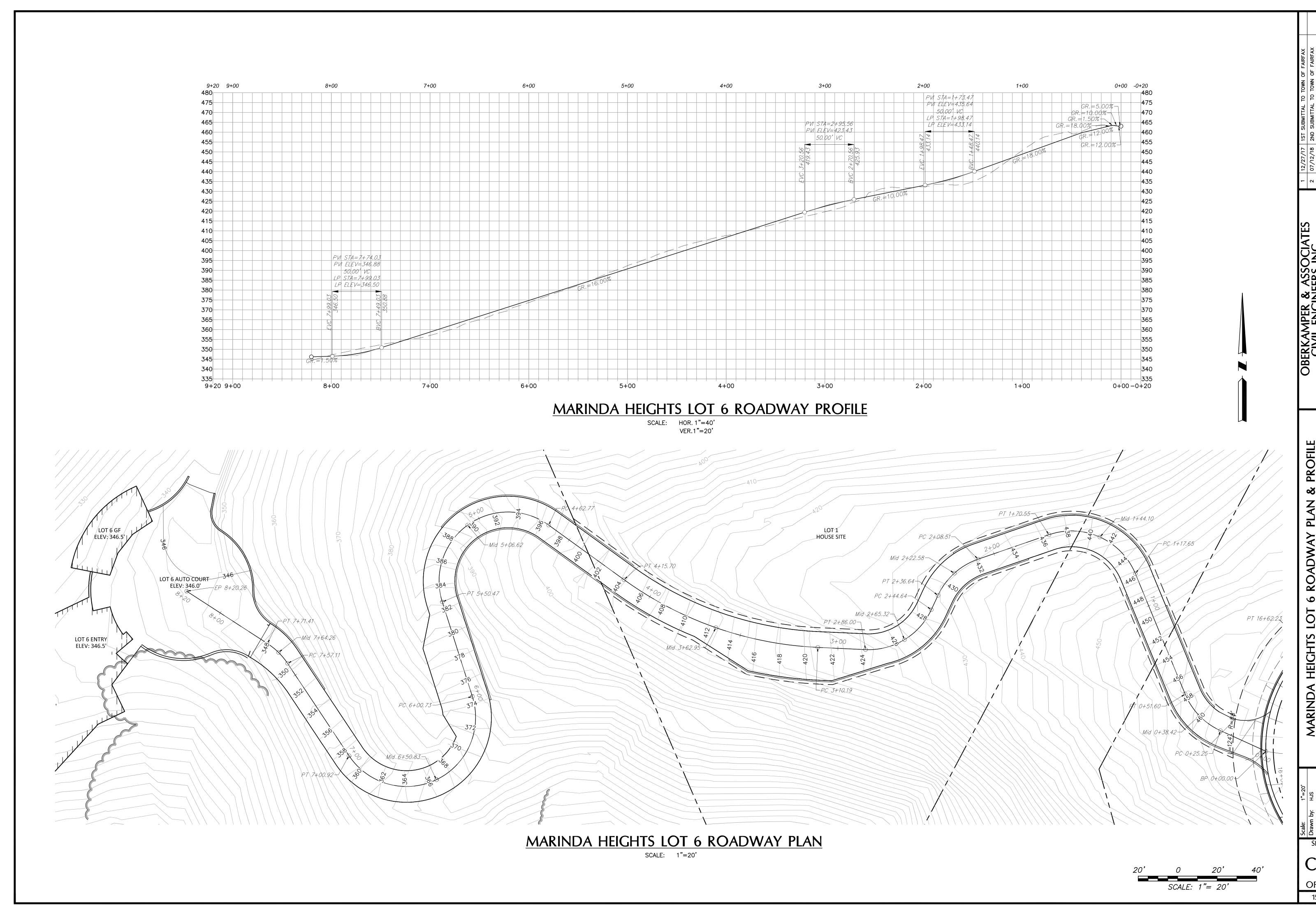
ALE: 1"=40'



Scale: 1"=40'
Drawn by: HJS

C6.3

OF 31 15-163



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