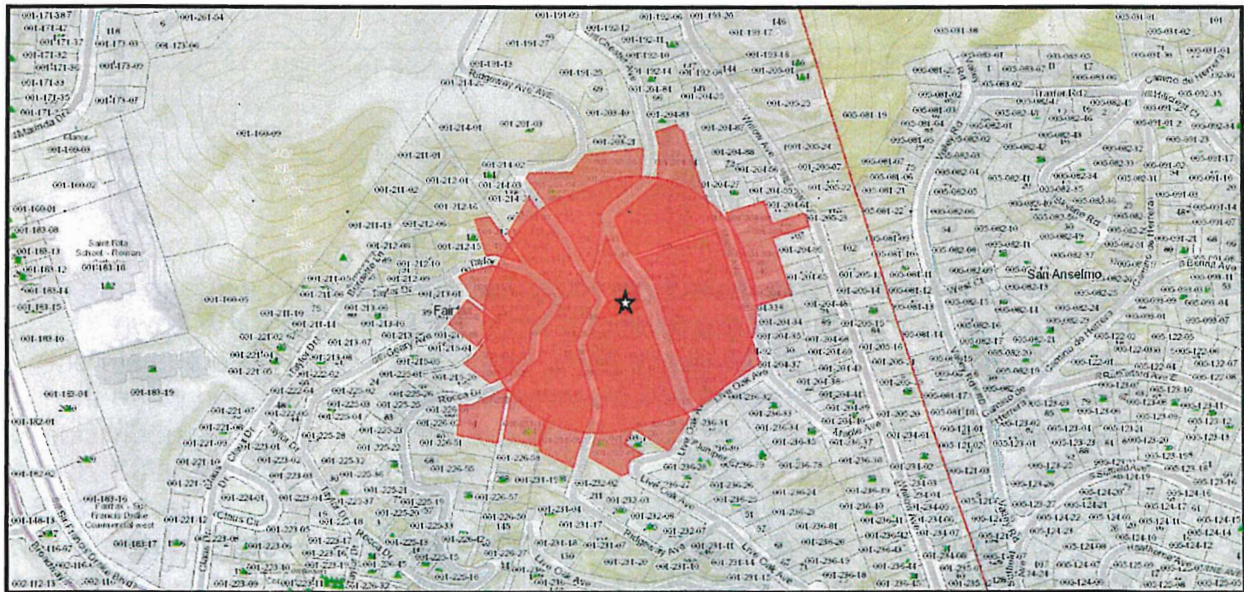


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: November 19, 2020
FROM: Linda Neal, Principal Planner
 Ben Berto, Director of Planning and Building Services
LOCATION: 169 Ridgeway Avenue; APN # 001-280-01
PROJECT: New single-family residence
ACTION: Hill Area Residential Development, Design Review and Tree Removal permits; Application # 20-13
APPLICANT: Dylan Riley
OWNER: Jojana Nineth, Quiroa Orozco, Clavier Edvin, Cifuentes Calderon
CEQA STATUS: Categorically Exempt, §§ 15303(a) and 15332



169 RIDGEWAY AVENUE

DESCRIPTION

The proposed project consists of the following: a) construction of the 3 story, 27 foot tall, 3 bedroom, 2 bathroom, 1,549 square-foot residential structure with a 518 sq. ft. first floor, 866 sq. ft. second floor and 62 sq. ft. 3rd (entry) floor with an attached 266 square-foot, one car garage; b) a 1,376 square foot deck is proposed off the main living level along the south and east side of the structure; and, c) a 109 square foot entry deck is proposed along the south side of the one car garage leading to the front entry door.

The total proposed project grading consists of 37 cubic yards of cut and 28 cubic yards of fill, for a net off-haul of 9 cubic yards.

The residence complies with the regulations set forth in the Residential RD 5.5.-7 Zone District as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	35 ft., 3 stories
Proposed	6 ft.	63 ft.	69 ft.	8 ft. 6 in., 10 ft.	18 ft. 6 in.	.34	.28	27 ft., 3 stories

BACKGROUND

The 5,864 square-foot site slopes down from Ridgeway Avenue at an average rate of 33%. The site was created by the approval of a lot line adjustment by the Town Council in 1996 that involved 4 of the surrounding properties. The lot line adjustment application was the result of a property line disagreement that was created when the surveyor assisting in trying to resolve a dispute discovered that 2 different subdivision maps had been recorded for the following 5 parcels – APN 001-203-11, 001-203-26, 001-203-30, 002-203-31, and 001-203-35 showing different boundaries (Attachment B – Assessor’s Parcel Map showing the 1996 property line locations). Title reports had been written over the years using both of the differing maps at various times the result being that a portion of land was not owned by anyone and improvements and areas used by the various property owners were not in their ownership.

The lot line adjustment, and setback and encroachment permits granted by the Planning Commission to facilitate the processing of the lot line adjustment by the Town Council, were the result of over a year of negotiations and finally mediation between the 5 property owners in 1996. The result were the parcels created by the mediation and depicted in the approved lot line adjustment map (Attachment C – showing 5 new property configurations and with new parcel numbers depicted in the new parcel map – APN #'s 001-280-01 through 001-280-05).

Portions of the site appear to be improved with 2 rock walls and some terracing installed at some point in time by the adjacent property owners at 21 Chester Avenue.

There are few trees on the site. Three oaks and a plum tree are being retained with the only tree being removed an apple tree located at the center of the site and within the footprint of the proposed residential structure.

DISCUSSION

Required Discretionary Permits

The project requires the approval of a Hill Area Residential Development Permit (HRD), A Design Review Permit (DRP) and a Tree Removal Permit (TRP). The following is a discussion of the 3 required permits:

Hill Area Residential Development Permit

The site is located in the Residential RD 5.5-7 Zone. Town Code §17.048.050(c) indicates that properties with a 33% slope must be a minimum of 25,000 sq. ft. in size and 119 ft. wide to be in compliance with the minimum requirements. If a parcel does not meet the minimum size and width requirements Town Code § 17.048.050 indicates that any modifications to the site or structures, if there are any, require the approval of a Conditional Use Permit (CUP) or a HRD.

The HRD Ordinance, Town Code Chapter 17.072, sets forth the different conditions that render a project subject to an HRD permit instead of a CUP. The conditions that make the proposed development of this Ridgeway Lot subject to an HRD are as follows:

17.072.020(A)(4), 31% slope; excavation of over 50 cubic yards. The project site has a 33% slope and development will require the excavation and fill of 66 cubic yards of material.

17.072. 020(A)(B), the property falls within an area shown to be susceptible to landslides on the Division of Mines and Geology Map, "Interpretation of the Relative Stability of Upland Slopes in the Upper Ross Valley and the western Park of San Rafael Area Marin County California" Rice, Salem J. Smith, Theodore C and Strand Rudolph G., 1976.

Therefore, the project is subject to the HRD process, the purpose of which is to encourage the maximum retention of natural topographic features, minimize grading of hillside areas, provide a safe means of ingress and egress to vehicular and pedestrian traffic to and within hillside areas, minimize water runoff and soil erosion during and after construction, prevent loss of life, reduce injuries and property damage and minimize economic dislocations from geologic hazards, and to ensure that infill development on hillside lots is of a size and scale appropriate to the property and

consistent with other properties in the vicinity under the same zone classification.

Drainage and Slope Stability

The geotechnical report included test borings and probes that encountered bedrock from 1 to 3 feet below the surface. Visual inspection by the project engineer of the surrounding neighborhood structures and sites identified no evidence of distressed houses, settlements, slope stability issues or expansive soil damage. The project engineer has indicated that due to the stability of the site and the shallow depth of bedrock, the house can have either an interior spread footing tied together with grade beams to create a ridged grid foundation or a drilled pier and grade beam foundation (Attachment D – Geotechnical Reports dated 5/7/20 and 7/22/20).

The drainage on the site flows from the southwest to the northeast following the natural grade and flowing downslope to Chester Drive. The stormwater control report indicates that the new site improvements including slight grading along the northern side of the building and the installation of 4-inch storm drains that will run along the north and south sides of the structure and driveway improvements. Downspouts will be included leading from the roof to storm drain laterals on both sides of the building that will connect the roof drainage to the main storm drains that run along the northern and southern sides of the site. All the storm run-off will be taken to the rear of the house on the west side where it will be deposited into a stormwater dissipation system that will slow the water down and deposit it at the rate the water currently flows over the site onto the hillside below where it eventually will enter the concrete gutter that runs along Chester Avenue below (Attachment E – Stormwater Control Plan dated June 2020).

The Town Engineer has reviewed the following reports and the project plans and has determined that the site development, as proposed, will minimize water runoff and soil erosion during and after construction, prevent loss of life, reduce injuries and property damage and minimize economic dislocations from geologic hazards (Attachment F – Town Engineer's final project memorandum dated 9/2/20):

Architectural Plans by Alex Riley, dated 8/10/20, pages 1 through 10

Engineering plans by Vlad Iojica, Professional Engineer, pages C1.0, C3.0, C3.1, C5.0, C5.1 and C.6.

Geotechnical reports by William W. Moore, Professional Engineer and Geotechnical Engineer dated 5/7/20 and 7/22/20.

Stormwater Control Plan report by Vlad Iojica, Professional Engineer, dated June 2020.

The staff has included, upon the recommendation of the Town Engineer, the following conditions in the resolution recommending approval of the project: The Town Engineer shall review the final, stamped and signed project Civil and Structural plans and the project Geotechnical Engineer should provide a letter certifying that the intent of his recommendations, including those in the most recent July 22, 2020 letter, have been substantially incorporated into the project, prior to issuance of the building permit.

House Siting and Design

The house siting and design comply with the purpose section of the Hill Area Residential Development Chapter 17.072 of the Town Code. The house has been located at the top of the site which slopes down from Ridgeway Avenue to Chester Avenue below. Locating the residence on the upper portion of the site greatly decreases the amount of excavation required to build a house, limiting it to just the foundation installation, installation of the sewer and water lines and the storm drain system. Locating the structure from Chester Avenue would increase the required amount of excavation significantly since 3 parking spaces would have to be cut into the upsloping hillside.

Design Review

Town Code §17.020.030(A) requires that the design of new residences be reviewed and approved by the Fairfax Planning Commission for compliance with the design review criteria contained in Town Code §17.020.040.

These criteria include but are not limited to the following:

“The proposed development shall create a well composed design harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community”.

“The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has balance and unity among its external features so as to present a harmonious appearance”.

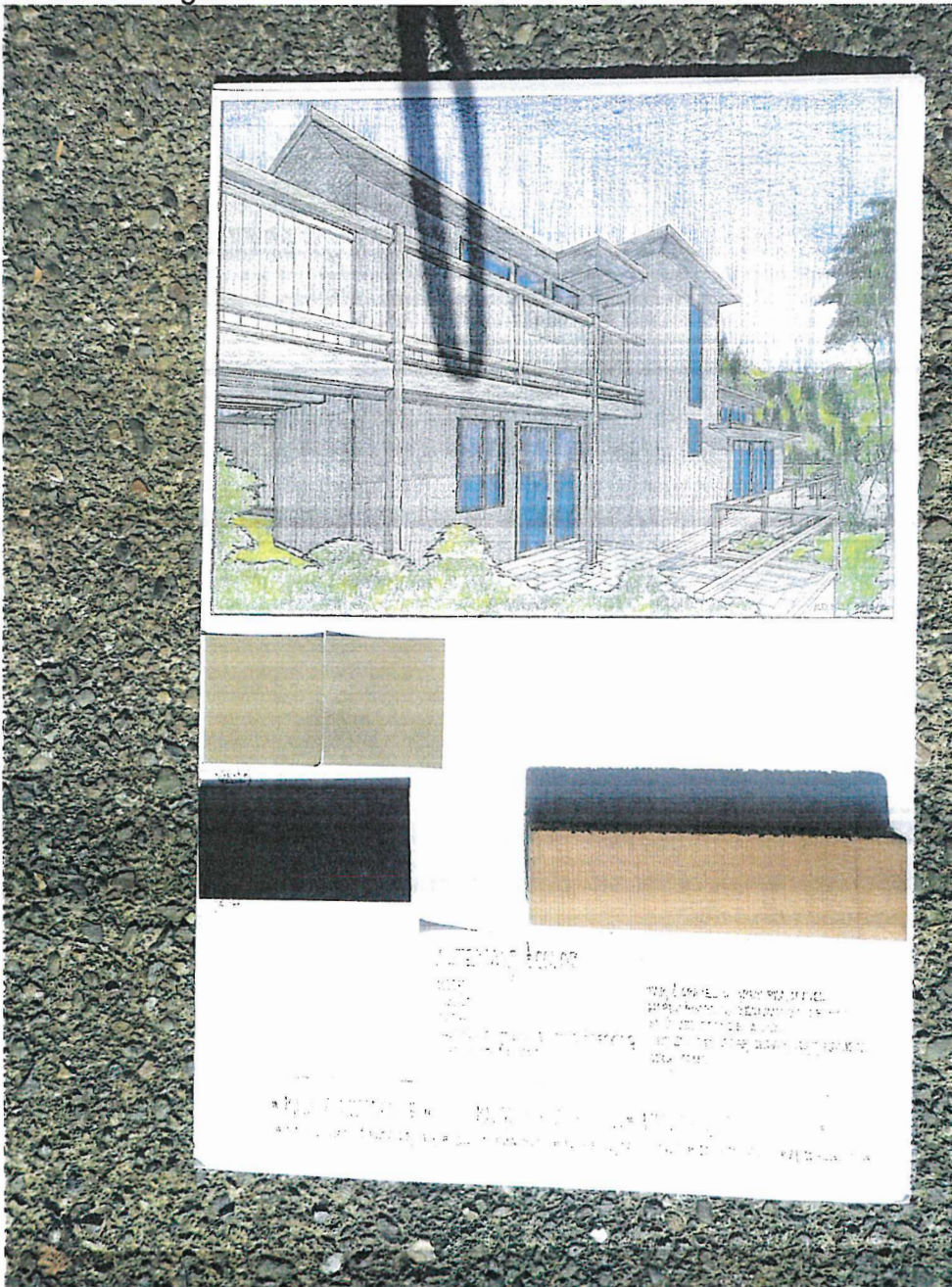
“The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained”.

The proposed structure complies with the Design Review Criteria. The structure conforms to the general character of other structures in the vicinity, will require minimal disturbance to the site for grading to accommodate the house footprint, water and sewer laterals, and drainage system improvements. The construction will require the removal of 1 apple tree that is within the footprint of the house. The Fairfax Tree Committee reviewed and approved removal of the apple tree with no recommended special conditions or requirements for a replacement tree(s) (Attachment H – Tree Committee letter of action).

The house has been designed to step down the hillside and at 27 feet in height at its maximum it is 8 feet below the permitted 35-foot maximum height allowed in the RD 5.5-7 Zone.

The parking at the front of the site has been redesigned to be located out of the required minimum and combined side yard setbacks while still providing the required 3 parking spaces, one covered in the garage, as set forth in Town Code §§ 17.052.030(A)(1)(d) and (2) (Attachment G – showing redesigned parking plan dated 11/11/20).

The exterior of the structure has been articulated with vertical Hardie-board siding painted brown (Benjamin Moore #999), rectangular bronze aluminum windows that run horizontally throughout much of the house and vertically along the stairwell and with an exterior deck out of natural cedar with natural cedar handrails. Cedar will also be used for the fencing and house trim. See color board below.



The house has been designed to be in scale with the project site and similar in size to other structures in the neighborhood and on similar sized and sloped sites throughout the Ridgeway Park subdivision where the property is located (see table below).

169 Ridgeway Avenue – SIMILAR PROPERTIES DEVELOPMENT							
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	GARAGE	FAR
On similar lots							
001-203-36		8500	1483	3	2	0	.17
001-214-08		5618	1504	4	2.5	0	.27
001-214-13		3600	1554	3	2.5	543	.43
001-214-21		8374	1630	3	2	0	.19
001-214-24		6250	1289	2	1	0	.21
001-214-26		5164	1865	4	2.5	0	.36
001-232-02		9095	1170	2	1	324	.13
001-232-03		8400	1256	3	1	400	.15
001-232-07		5488	1828	3	3	268	.33
001-231-10		5159	1404	3	2	0	.27
001-231-11		8763	1501	3	2	276	.23
001-231-19		7423	1694	4	2	402	.23
001-280-02		7915	1269	3	2	0	.16
001-280-03		4560	998	2	1	1	.22
001-280-04		4589	2176	4	2	0	.47
Project Site							
001-280-01		5864	1549	3	2	266	.26

Excavation

Town Code §17.20.080 requires that an Excavation Permit be obtained from the Planning Commission for excavation and fill amounts of over 100 cubic yards. The project will only require the total excavation and fill of 66 cubic yards of material, so the project does not require an excavation permit from the Commission.

Encroachment

Town Code § 12.32.010 gives the Planning Commission the authority to grant encroachment permits for carports and other structures upon portions of the public rights-of-way that are not being used for vehicular or pedestrian travel. Since the project does not propose the construction of any structures within the Ridgeway Avenue right-of-way, only paving for the driveway, the project does not require the approval of an encroachment permit.

Town Code 12.12.030 allows one 20-foot-wide driveway leading from the edge of the paved road into each residential property. The driveway proposed to reach the

proposed attached garage and second uncovered space, and which provides the 3rd required guest parking space is 20 feet wide.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS

Ross Valley Fire Department (RVFD)

RVFD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows:

All vegetation and construction materials are to be maintained away from the residence during construction, hydrant flow and location are to be identified prior to the start of construction, a fire sprinkler system shall be installed throughout the entire building, smoke detectors shall be installed throughout the entire building and be provided with AC power and be interconnected for simultaneous alarm, carbon monoxide alarms shall be provided outside each sleeping area in the immediate vicinity of the bedrooms and address numbers at least 4 " tall visible from the street and internally illuminated or illuminated by and adjacent light controlled by a photocell and switched off only by a breaker so it will remain illuminated all night.

Marin Municipal Water District (MMWD)

MMWD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows:

A water service application must be submitted to the District, a copy of the building permit must be provided to the district along with the required applications and fees, the foundation must be completed within 120 days of the date of application, all indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with, any landscaping plans must be reviewed and approved by the District, backflow prevention requirements must be met and Ordinance 420, requiring installation of grey water recycling system when practicable, must be incorporated into the project building permit plans or an exemption letter from the District must be provided to the Town, all of the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

RVSD submitted written requirements which have been incorporated into the conditions of approval in the attached resolutions and are summarized as follows:

A sewer connection permit and a side sewer connection permit are required for all work outside the new building footprint, fees will include sewer capacity charges as well as permit fees, all sewer connection details for the sewer laterals and connection should be included on the submitted drawing set. Show the sewer main and lateral sizes and pipe material, revise the sewer clean out shown on sheet C5.0 to meet Sanitary District

standards (detail SD-30), include a sewer cleanout and backwater protection device within 2-feet of the building foundation, the Ross Valley Sanitary Standard Notes shall be shown and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.

Fairfax Police, Building and Public Works Departments

Complete road closures will be limited to concrete pours and steel placement, temporary road closures will require coordination with the Fairfax Police Department and Ross Valley Fire Department, a detailed construction management plan must be submitted with the building permit application that includes construction delivery routes approved by the Department of Public Works, construction schedule (deliveries, worker hours, etc.), notification to area residents, emergency access and egress routes and proposed employee parking locations during construction. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes (routes must be approved by Public Works Director) and a bond will be submitted prior to issuance of the building permit in an amount that will cover the cost of grading, weatherization and repair of possible roadway damage in an amount equaling 100% of the estimated construction costs and pay for the Town Engineer’s time to review and confirm the contractor’s estimate.

RECOMMENDATION

Move to approve application # 20-13 by adopting Resolution No. 2020-11 setting forth the findings and conditions for the project approval.

ATTACHMENTS

- Attachment A – Resolution No. 2020-11
- Attachment B – 1996 Assessor’s Map page for property
- Attachment C – Lot line adjustment map for property
- Attachment D – Project Geotechnical Engineer’s 7/22/20 and 5/7/20
- Attachment E - Project Civil Engineer’s June 2020 Stormwater Control report
- Attachment F – Town Engineer final memorandum on the project
- Attachment G – revised parking plan eliminating the need for a parking variance
- Attachment H – Tree Committee letter of action

RESOLUTION NO. 2020-11

A Resolution of The Fairfax Planning Commission Approving Application No. 20-13 for a Hill Area Residential Development Permit, Design Review Permit and Tree Removal Permit for a Residence at 169 Ridgeway Avenue

WHEREAS, the Town of Fairfax has received an application from Dylan and Alex Riley to build 3-story, 1,549 square-foot, 3-bedroom, 2-bathroom single-family residence and attached 266 square-foot carport on June 9, 2020; and

WHEREAS the Planning Commission held a duly noticed Public Hearing on November 19, 2020 at which time the Planning Commission determined that the project complies with the Hill Area Residential Development Overlay Ordinance; and

WHEREAS, based on the plans and other documentary evidence in the record the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the Hill Area Residential Development, Design Review and Tree Removal Permits; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-1.2.3: New and renewed development shall be designed and located to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size, and mass.

Policy LU-7.2.2: to the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Policy LU-4.1.4: New and renewed development shall be designed to minimize run-off in a manner that does not cause undue hardship on neighboring properties.

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees, and vegetation shall be preserved for new and renewed development.

Hill Area Residential Development

The proposed development is consistent with the General Plan and the Residential RD 5.5-7 Zone regulations.

1. The site planning preserves identified natural features as much as possible while also complying with other agency and department regulations.
2. Vehicular access and parking are adequate.
3. The proposed development harmonizes with surrounding residential development and meets the design review criteria contained in Town Code § 17.020.040.
4. The approval of the Hill Area Residential Development permit for 1 single-family residence on this 5,864 square foot parcel shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
5. The development and use of property as approved under the Hill Area Residential Development Permit will not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit if the conditions of approval contained within Resolution No. 2020-11 are complied with.
6. Approval of the proposed Hill Area Residential Development permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.
7. Approval of the Hill Area Residential Development permit will result in equal or better development of the premises than would otherwise be the case.

Design Review

8. The design of the project complies with the Design Review Criteria set forth in Town Code § 17.020.040.

Tree Removal

9. The tree being removed is proposed for removal in compliance with all the considerations listed in Town Code 8.36.060(B)(1 through 7) of the Tree Ordinance, Town Code Chapter 8.36.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. The project is approved based on the following plans:

Architectural Plans by Alex Riley, dated 8/10/20, pages 1 through 10

Engineering plans by Vlad Iojica, Professional Engineer, pages C1.0, C3.0, C3.1, C5.0, C5.1 and C.6.

Geotechnical reports by William W. Moore, Professional Engineer and Geotechnical Engineer dated 5/7/20 and 7/22/20.

Stormwater Control Plan report by Vlad Iojica, Professional Engineer, dated June 2020.

Tree Committee recommendation of 11/9/20

Vegetative Management Plan approved by RVFD on 9/9/20

2. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:
 - a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:
 - I. Construction delivery routes approved by the Department of Public Works.
 - II. Construction schedule (deliveries, worker hours, etc.)
 - III. Notification to area residents
 - IV. Emergency access routes
 - V. Construction worker staging area
 - b. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by Public Works Director).
 - c. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plan for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.
3. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Structural Engineer.
4. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the project geotechnical engineer as conforming to the recommendations made by the project Geotechnical Engineer.
5. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Authority, Marin Municipal Water District

and the Ross Valley Sanitary District noting the development conformance with their recommendations.

6. Submit 3 copies of the record of survey with the building permit plans.
7. All retaining walls that are visible from the street and are constructed of concrete shall be heavily textured or colorized in a manner approved by the planning staff prior to issuance of the building permit. This condition is intended to mitigate the visual impact of the proposed walls.
8. Prior to the removal of any trees not approved by the Planning Commission through this action, the applicant shall secure a tree cutting permit, if required, from the Fairfax Tree Committee prior to removal of any on-site trees subject to a permit under Town Code Chapter 9.36. To further minimize impacts on trees and significant vegetation, the applicant shall submit plans for any utility installation (including sewer, water and drainage) which incorporates the services of the project arborist to prune and treat trees having roots 2 inches or more in diameter that are disturbed during the construction, excavation or trenching operations. Tree root protection measures may include meandering the line, check dams, rip rap, hand trenching, soil evaluation and diversion dams. Any pruning shall take place during the winter when trees are dormant for deciduous species and during July to August for evergreen species.
9. During the construction process the following shall be required:
 - a. The geotechnical engineer and the project arborist shall be on-site during the grading process and both shall submit written certification to the Town Staff that the grading and tree protection measures have been completed as recommended prior to installation of foundation and/or retaining forms and drainage improvements, piers and supply lines.
 - b. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans.
 - c. The Building Official shall field check the concrete forms prior to the pour.
 - d. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s)-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.

- e. Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
10. Prior to issuance of an occupancy permit the following shall be completed:
 - a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.
 - b. The Planning Department and Town Engineer shall field check the completed project to verify that all and planning commission conditions and required engineering improvements have been complied including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.
11. Excavation shall not occur between October 1st and April 1st of any year. The Town Engineer has the authority to waive this condition depending upon the weather.
12. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary.
13. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 20-13. Modifications that do not significantly change the project, the project design or the approved discretionary permits *may* be approved by the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 20-13 will result in the job being immediately stopped and red tagged.
14. Any damages to the public portions of Willow, Live Oak, Chester or Ridgeway Avenue, or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.
15. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental

determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

16. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
17. Conditions placed upon the project by outside agencies, Town department or by the Town Engineer may be eliminated or amended with that agency's, department's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.
18. The building permit plans shall be reviewed and approved by the Town Engineer, at the expense of the applicant, prior to issuance of the building permit. The project shall be inspected by the Town Engineer prior to issuance of the occupancy permit for the residential structure for compliance with the engineering plans.

Ross Valley Fire Department

19. All vegetation and construction materials are to be maintained away from the residence during construction,
20. Hydrant flow and location are to be identified prior to the start of construction.
21. The project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm

licensed to design and/or design-build sprinkler systems.

22. The property is located within the Wildland Urban Interface Area for Fairfax and the new construction must comply with Chapter 7A of the California Building Code or equivalent.
23. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of 1 detector on each story of the occupied portion of the residence.
24. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
25. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in location that is visible from the street. The numbers must be internally illuminated or illuminated by and adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
26. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
27. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

Marin Municipal Water District (MMWD)

28. A copy of the building permit must be provided to the district along with the required applications and fees.
29. The foundation must be completed within 120 days of the date of application.
30. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
31. Any landscaping plans must be reviewed and approved by the District.
32. Backflow prevention requirements must be met.
33. Ordinance 420., requiring installation of grey water recycling system when

practicable, must be incorporated into the project building permit plans or an exemption letter from the District must be provided to the Town.

34. All the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

35. A sewer connection permit and a side sewer connection permit are required for all work outside the new building footprint.
36. Fees will include sewer capacity charges as well as permit fees.
37. All sewer connection details for the sewer laterals and connection should be included on the submitted drawing set. Show the sewer main and lateral sizes and pipe material, revise the sewer clean out shown on sheet C5.0 to meet Sanitary District standards (detail SD-30), include a sewer cleanout and backwater protection device within 2-feet of the building foundation, the Ross Valley Sanitary Standard Notes shall be shown and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.
38. A hold will be placed on the property when the building permit is issued and will not be released for occupancy until the District permit and sewer requirements have been fulfilled.

Fairfax Public Works Department

39. All large trucks with more than 2 axles accessing the site for construction will be limited to the hours of 9 AM to 3 PM.
40. All driveway improvements shall be completed and be signed off by the Building Official and Public Works Manager before construction begins on the house.
41. Complete road closures will be limited to concrete pours and steel placement and will be coordinated with the Fairfax Police Department and Ross Valley Fire Department.
42. A detailed construction management plan must be submitted with the building permit application that includes construction delivery routes, construction schedule (deliveries, worker hours, etc.), notification to area residents, emergency access and egress routes and proposed employee parking locations during construction and be approved by the Department of Public Works.

43. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes.
44. A bond will be submitted prior to issuance of the building permit in an amount that will cover the cost of grading, weatherization and repair of possible roadway damage in an amount equaling 100% of the estimated construction costs and pay for the Town Engineer's/Plan Checker's time to review and confirm the contractor's estimate.

Town Engineer

45. The Town Engineer shall review the final, stamped and signed project Civil and Structural plans and the project Geotechnical Engineer should provide a letter certifying that the intent of his recommendations, including those in the most recent July 22, 2020 letter, have been substantially incorporated into the project, prior to issuance of the building permit.

Miscellaneous

46. The exterior lighting fixtures must meet "dark sky" criteria, must be the minimum necessary for safety, and must be shielded from direct offsite illumination.
47. The surveyor shall mark the location of all the property lines in the field prior to the start of construction.
48. A drainage system maintenance agreement including a system location plan and required maintenance schedule shall be approved by the Town Engineer and then be recorded at the Marin County Recorder's Office setting forth the required maintenance schedule to ensure the drainage system continues to function as designed. A copy shall be provided to the Town prior to issuance of the building permit.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Hill Area Residential Development, Design Review Permit and Tree Removal permit are in conformance with the 2010 – 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 19 day of November 2020 by the following vote:

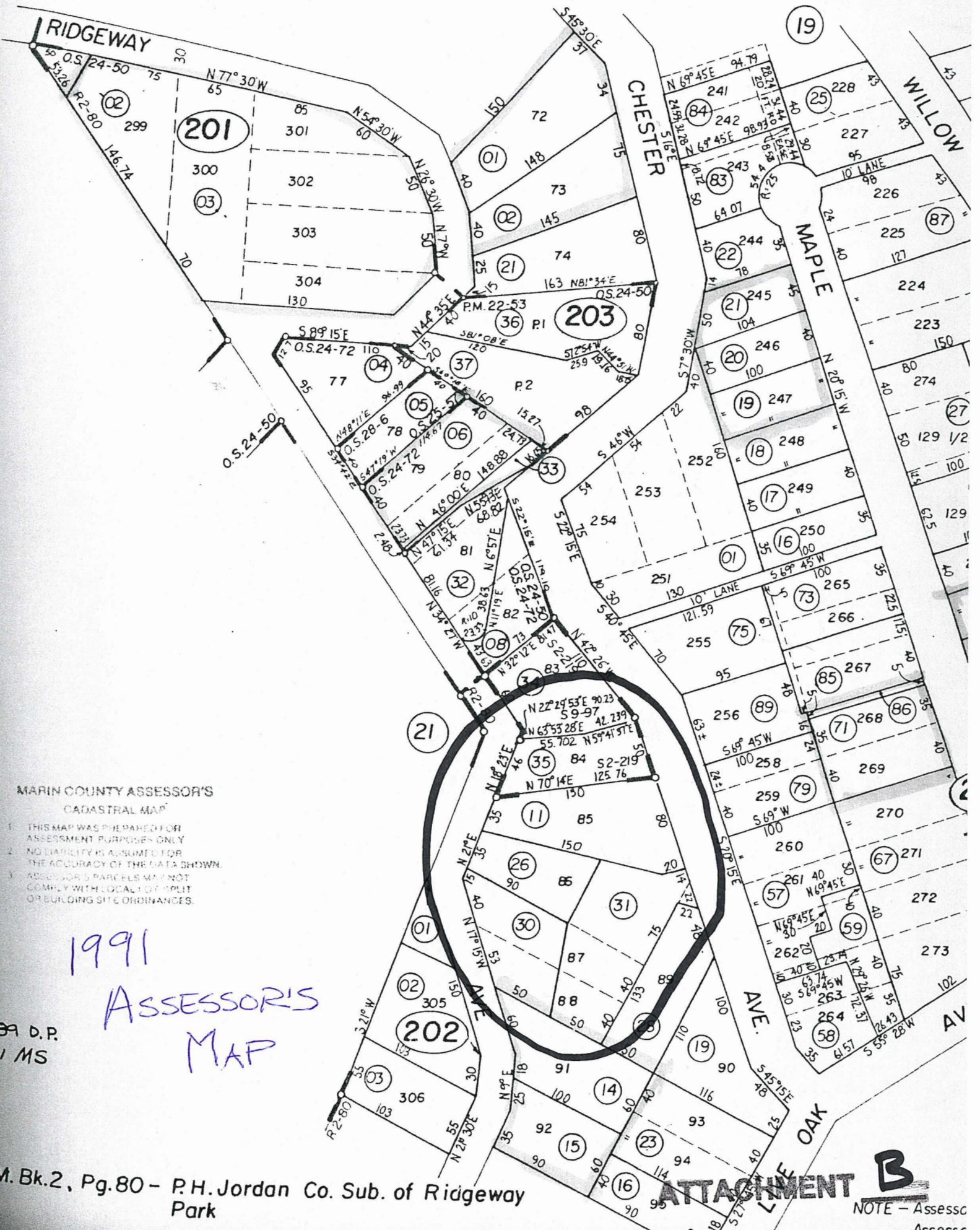
AYES:

NOES:

Chair Green

Attest:

Ben Berto, Director of Planning and Building Services



MARIN COUNTY ASSESSOR'S
CADASTRAL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

1991
ASSESSOR'S
MAP

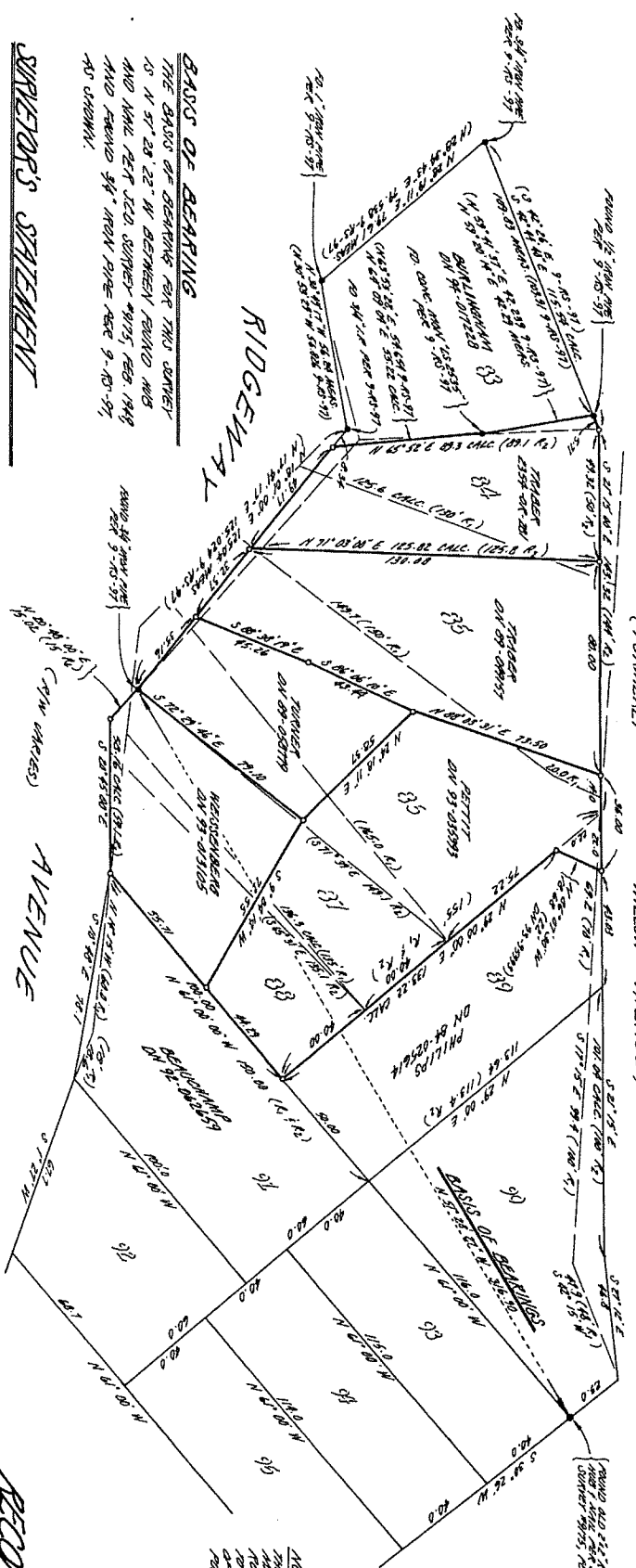
89 D.P.
11 MS

M. Bk. 2, Pg. 80 - P.H. Jordan Co. Sub. of Ridgeway Park

ATTACHMENT **B**

NOTE - Assess
Assess

CHESTER AVENUE
(FORMERLY WILLOW AVENUE)



BASIC OF BEARING

THE BASIC OF BEARING FOR THIS SURVEY IS N 57° 28' 22" W BETWEEN POINT AND AND WIDE BET JCD. SURVEY 4975, FEB. 1983 AND ADJUSTED BY IRON PINE ACCT 9-10-97 AS SHOWN.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in compliance with the requirements of the Land Surveyors Act of the request of William Schneider, Title Co. in July, 1996.

Signed: William Schneider
William Schneider - L.S. SURV

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyors Act and I do hereby certify that it is correct as of September, 1996.

WILLIAM WARD SANDERSON
County Surveyor

NOTE
LOTS 85, 86, 87, 88 ARE SHOWN IN MORE DETAIL ON SHEET 2.

COUNTY RECORDER

Had this 13th day of Sept, 1996 of 1996 P.M. in Book 35 of Surveys of Page 21 of the request of William Schneider Public Notice Agent. Sent me 9 of Sept, 1996.

Joan C. Thayer
County Recorder



LEGEND

- DENOTES SET BY IRON PINE WITH RANGE 206 25 834.
- DENOTES FOUND FROM FILE AS INDICATED
- 1 DENOTES 2'-11 1/2" (200)
- 2 DENOTES 2'-10 1/2" (223)
- 3 DENOTES 9'-10"-97
- 2-4 DENOTES 1/4" OFFSET BY SURVEY OR FILE WITH THIS OFFICE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

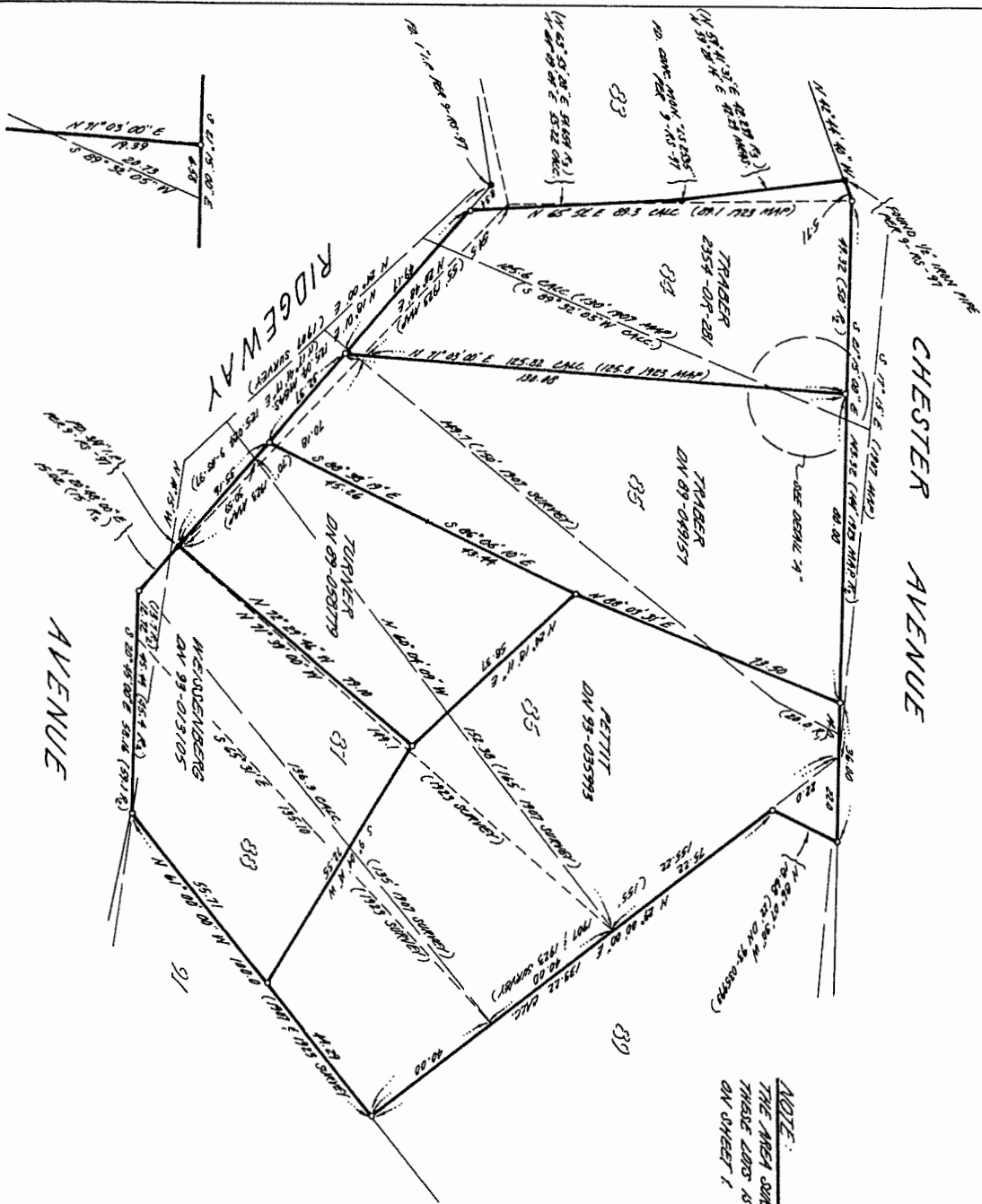
RECORD OF SURVEY
LOT LINE ADJUSTMENT

BETWEEN LOTS 85 & 86 OF THE 1907 MAP OF PARKWAY PARK SUBDIVISION OF RIDGEMAN PARK AS RECORDED IN BOOK 2 OF MAPS AT PAGE 80 AND LOTS 87, 88 OF THE 1923 RECORD OF PH. BORDAN CO. SUBDIVISION AS RECORDED IN MARY COUNTY RECORDS TOWN OF FAIRFAX MARY COUNTY CALIFORNIA JULY 1996

PREPARED BY WILLIAM SCHNEIDER, SURVEYOR, CALIFORNIA SHEET 1 OF 2

DATE: SEP 11, 1996

DETAIL "A"
(SCALE 1"=10')



NOTE:
THE AREA SURROUNDING
THESE LOTS IS SHOWN
ON SHEET 1.

NOTE:
THE BOUNDARY OF THE 1907 P.H. JOHNSON &
KATE OF RIDGEMAN, MARK WIFE DEED
REFLECTS A SURVEY CONDUCTED BY CARROLL AND
TODD OF THE 1923 C.R. TONK'S SURVEY, AS A
PART OF THE 1923 C.R. TONK'S SURVEY, AS A
PART OF THE 1923 C.R. TONK'S SURVEY.



LEGEND

- DENOTES SET 1/4" IRON PIPE WITH PLAIN PLUG TO SURFACE AS INDICATED
- DENOTES ROUND IRON PIPE AS INDICATED
- ⊕ DENOTES 2" IRON ROD (1907)
- ⊕ DENOTES 2" IRON-42 (1923)
- ⊕ DENOTES 9" IRON-97
- J.C.B. DENOTES J.C. COLLETT'S SURVEY ON FILE WITH THIS OFFICE
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

**RECORD OF SURVEY
LOT LINE ADJUSTMENT**

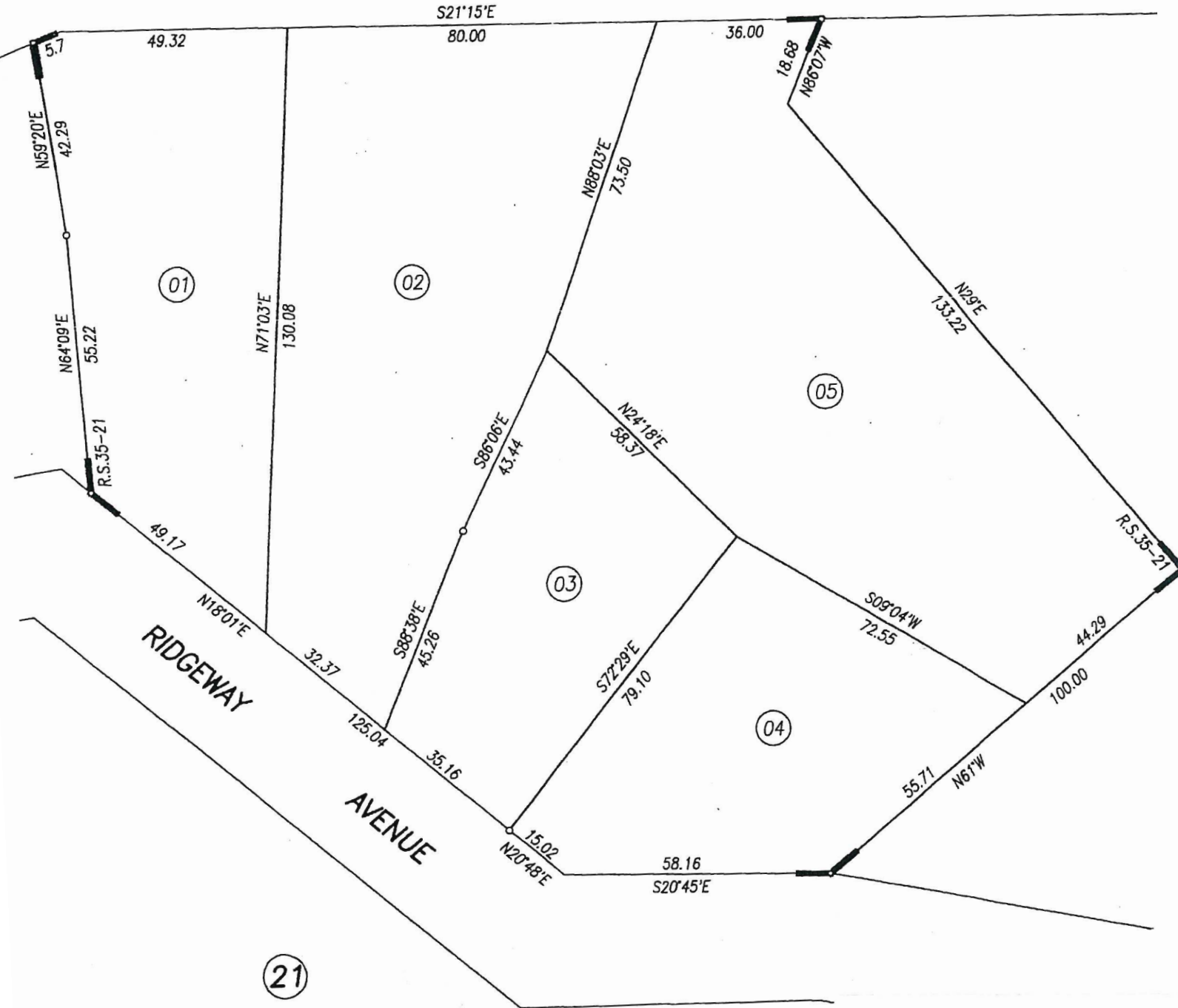
BETWEEN LOTS 85 & 86 OF THE 1907
MAP OF P.H. JOHNSON &
KATE OF RIDGEMAN, MARK
WIFE DEED
AS RECORDED IN
BOOK 2 OF MAPS AT PAGE 80
AND LOTS 87 & 88 OF THE 1923
SURVEY OF P.H. JOHNSON &
KATE OF RIDGEMAN &
KATE WIFE DEED
AS RECORDED IN
BOOK 2 OF MAPS AT PAGE 82
MARRIAGE COUNTY RECORDS
TOWN OF FAIRFAX
CALIFORNIA
JULY 1992
SHEET NO. 3-95

PREPARED BY
WILLIAM SCHROEDER & ASSOC.
SAN FRANCISCO
417 WASHINGTON LN
CALIFORNIA
AP 91-283-11, 22, 30, 31, 35
SHEET 2 OF 2

PTN. RANCHO CANADA DE HERRERA

(20)

CHESTER AVENUE



(21)

PARCELS POST
LOT LINE ADJUSTMENT

NOTE: Assessor's Block Numbers Shown in Ellip
Assessor's Parcel Numbers Shown in Circies

William W. Moore, P.E., G.E.
139 Nantucket Cove, San Rafael, CA 94901

ph (707) 373-5438

wwm110@sbcglobal.net

July 22, 2020

Mr. Alex Riley, Architect
and,
Ms. Linda Neal, Principal Planner
Town of Fairfax,
Planning and Building Services Department
142 Bolinas Avenue
Fairfax, CA 94930

AUG 18 2020

Re: Proposed Riley Residence
at 169 Ridgeway Avenue (APN 001-280-01)
Fairfax, CA

Reference : Your File: 201.189altREV.doc
Miller Pacific (M P) Letter dated July 7, 2020

The Miller Pacific letter raises a number of issues/ questions requiring a response. This letter responds to the geotechnical engineering issues in the order they are noted in the M P letter and should be considered a supplement to the Moore Geotechnical Report dated May 7, 2020.

1. M P page 3 items 4 & 5 - The existing timber wall supporting the gravel parking area will be replaced with new concrete walls supporting parking area and driveway. These elements will be supported by compacted fill retained by concrete retaining walls (H<4 ft.) designed for active soil pressure of 80 pcf (equivalent fluid density) to support vehicle wheel loads. Subject area should be excavated to top of hard clayey bedrock, graded level then back filled with 6" lifts - each compacted to 92% of maximum dry density (ASTM 1557 latest rev). Depth of excavation expected to

ATTACHMENT **D**

[Type text]

[Type text]

[Type text]

average 2.5 ft. All grading activities to be under technical monitoring of project geotechnical engineer.

2. M P page 3 item 6 - New soldier-pile and timber lagging wall planned to be below the storm drain dissipater - Slope ~ 20 degrees. We recognize downside slope, creep soils and saturation require design modifications. Therefore, we recommend: a) design H above bedrock surface = 2ft. higher than nominal pond depth(2.5 ft. + 2.0 ft. = 4.5 ft.), b) minimum pier depth of 6 ft (or more) below bedrock surface(subject to Geotech Engineer inspection /approval), and, c) reduction of design passive pressure to 300pcf (to account for slope & saturation). Detailed design will be by project structural engineer.
3. M P page 3 item 7- Recommended geotechnical design parameters without laboratory testing. All foundation elements will be established in the hard-clayey bedrock strength confirmed by pocket penetrometer in test pits and by hand driven Probes to depths up to 7 ft.) Design parameters were selected by 2 experienced Geotechnical Engineers: William Moore and his associate Paul Torikian; both have years of experience working in the Fairfax area. In addition, engineering characteristics of the Franciscan Mélange bedrock are well known: density 125-130 pcf, shear strength 3500 – 4000psf and essentially incompressible at the loads imposed by homes.. Drilling to obtaining samples and performing laboratory tests would add very little to the credibility of the geotechnical recommendations.
4. M P page 3 item 8 -expansive soil potential. Although there could be some low expansive index material present , our recommendations for constructing a robust, rigid foundation system established in the hard bedrock will minimize possible effects. In addition, we recommend designing for downslope creep of the soils above the bedrock; for 40 psf for depth of soil – assume 2 ft. against foundations or piers.
5. M-P page4 item 9- Subgrade preparation and AB compaction in structural and traffic-loaded areas. Site grading (cutting & filling) will be quite limited. We recommend that all cut surfaces be

clean, level (can be stepped 8") and proof rolled before placement of fill. In traffic areas, AB fill maybe used – to be placed and each lift compacted to 92% per ASTM 1557. Moisture conditioning may be necessary. No foundations will be placed on fill.

6. M P page 4-item 10 -Shallow foundations and drilled piers. We are revising our recommendations to offer either shallow foundations or drilled piers. Because some of the spread foundations may require significant excavation, the use of drilled piers may be cost competitive and more time efficient.
Recommendations for drilled piers:
 - 18" diameter drilled piers established at least 7 ft. into the hard-clayey bedrock
 - Design skin friction 1200psf (in bedrock).
 - End bearing - neglect
 - Creep in soils above rock 40pcf acting on 1.5 pier diameters assume 2 ft.
 - Passive soil pressure on piers, 600 pcf in the rock only, acting on 1.5 pier diameters.
 - All piers to be tied together in a robust rigid grid with fixed connections at the pier heads.
 - Embedment – check down slope side – imaginary line dipping 30 degrees from top of bedrock - must not daylight for 8 ft or more.
7. M P page 4 item 11 - Vehicle surcharge loads for retaining walls near traffic areas. See item 1 -use 80 pcf active soil pressure for design.
8. M P page 4 item 12. We have reviewed the lateral passive resistance figures quoted and confirm that - for this circumstance - we believe they are appropriate..
9. M P page 4 item 13 -Stability of cut slopes , trenches vs. Cal -OSHA -Soil Classification. The upper soils are Type C and should be cut back to shallow slopes 1:2. The underlying clayey bedrock is Type A (or better). We do not plan major excavations & earthwork.; Maximum depths likely to be less than 4 ft. In any case, OSHA Safety rules should always be followed.

10. M P page 4 Section 17.072.110© - In the course of our site studies we did consult published Geological Maps: e.g. Interpretation of Relative Stability of Slopes...Marin Co. by Smith 1976 and- Geology of The Upper Ross Valley....Marin County, CA by Smith, Rice & Strand, 1976 , & Areal GIS Maps. In addition, we performed neighborhood reconnaissance looking for evidence of distressed houses, settlements, slope stability issues and expansive soil damage. We conclude that the specific area of this property presents very low risks of instability.
-

We would, of course, be pleased to discuss any aspects of our geotechnical work on this property.

Yours truly,




William W. Moore

William W. Moore, P.E., G.E.

139 Nantucket Cove, San Rafael, CA 94901

ph (707) 373-5438

wwm110@sbcglobal.net

May 7, 2020

Mr. Alex Riley

Architect

Re; Geotechnical Report

APN 001=280-01

Proposed Riley Residence

Zero Ridgeway Avenue

Fairfax CA

Dear Mr. Riley,

This report presents results of our site investigation for foundations of the proposed house and garage. It also includes geologic & seismicity information and recommendations regarding grading, parameters for retaining walls & slabs-on-grade. General site grading & drainage design will be addressed by the project civil engineers. Geotechnical drainage recommendations are included below.

Site Investigation

Our explorations consisted of a walk-through site reconnaissance followed by completion of 3 Test Pits and 4 Probes on April 8, 2020. The site is steep (1 to 1:1 to 1 to 1.5) extending between Ridgeway Ave (high side) to Chester Ave.(low side). Locations of explorations are shown on Figure 1 Site Plan. The site had several shallow terraces with wooden retaining walls and a vegetable garden (SW corner).

Soil profile consisted of a foot of loose organic topsoil overlying very stiff clayey sandstone; in some areas terraces with about 2 feet of fill had been placed. Test

Soil profile consisted of a foot of loose organic topsoil overlying very stiff clayey sandstone; in some areas terraces with about 2 feet of fill had been placed. Test pits 1 and 3 results were similar; about a foot of organic loose topsoil underlain by clayey weathered sandstone & shale bedrock – strength increasing with depth. Test Pit 2 had about 2 feet of loose fill near previous terracing features. The 3 Test Pits and the 4 Probes confirmed very stiff (grading to hard) bedrock at depths 1' to 3' below original ground surface.; Test Pit & Probe locations and are shown on Figure 1 Site Plan. Test Pit Logs, Probe & Penetrometer data are shown on Figure 2 Results of Explorations, both attached.

Geologic Setting

Bedrock consists of Franciscan Mélange - primarily sandstone. Test pits encountered weathered (Franciscan) clayey sandstones. Geologic hazards consist of seismic (earthquakes), slope stability, and erosion of loose surface soils; each is addressed below.

Seismicity

The primary geologic hazard is seismicity. A map showing known fault locations relative to Fairfax is attached, Figure 3 Fault Location Map. The San Andreas Faults located about 6 miles directly west. A site-specific seismic analysis was performed using the SEA/OSHPOD seismic map web site. The 2-page report is attached. A major seismic event will result in severe shaking at this site.

Slope Stability & Surface Soil Erosion

Although the site is steep, it appears to be stable; no evidence of slope stability issues in the adjacent areas were identified. surface erosion of the loose top soils will occur during heavy rainfall events. Improved grading and drainage features associated with the proposed development will mitigate these risks. Periodic inspection and maintenance will be required.

CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering perspective, the site is suitable for construction of the proposed house. We recommend that the house be supported on conventional perimeter wall foundations and interior spread footings; All foundations should be established well into the hard sandstones bedrock. Because of the steep slopes, the foundations should be deeper than usual as indicated below. All foundations should be tied together with grade beams such that a **robust ridged grid foundation** is created.

Because the foundations will be about 3 feet deep, or more. Drilled piers are a viable option. Access for a drill rig on the steep site would be difficult. Dilled piers would need to be at least 8 feet into the hard bedrock. If piers are selected, additional specific recommendations will be provided.

Actual depths of all foundations will be subject to our inspection and approval (before reinforcing steel is installed).

Foundation Design Parameters:

1. Allowable design bearing pressure = 2,500psf. Minimum foundation depth 1.5 ft into the hard bedrock (measured from the down slope side of excavation).
2. Passive lateral soil pressure available – starting 1 ft. into the hard bedrock = 500 pcf. (equivalent fluid density) .
3. Friction between concrete and bedrock = 0.35.
4. All foundation bearing surfaces to be level/flat.

Wall foundations should be stepped down to accommodate the site slopes.

All foundations should comply with current CBC.

Surface Drainage:

Surface water around the house perimeter should be diverted away from foundations by creating gentle slopes away from buildings. Roofs should have gutters connected to downspouts then into solid (non-perforated) pipes draining

by gravity to appropriate discharge locations. Overall site grading & drainage to be designed by the project civil engineers.

Foundation Drainage:

The purpose of foundation drains is to preclude water from collecting near foundations and under the house & floor slabs. During wet weather, ground water will be intercepted and channeled away to dissipation trenches or other suitable discharge locations.

Foundation drains should be placed next to foundations/footings, consist of a trench as deep as the foundation and be 8" wide. Trenches should be against the concrete, have a schedule 40 hard perforated pipe (e.g. HDPE) at the bottom and be sloped to drain by gravity. The balance of the trench above the pipe should be filled with clean crushed rock and entirely wrapped in filter fabric – including the perforated pipe. The upper 6" of backfill should be compacted impermeable material to preclude entry of surface water. Buried drain pipes should have clean-outs. Foundation drains may not be combined with surface & roof drains.

Slab-on-Grade

Any slab-on-grade will require a firm subgrade and an effective drainage system. We recommend that the exposed subgrade surface – expected to be firm weathered bedrock - be inspected by the us (It may be necessary to fill in low spots with compacted fill).

The area should be graded to drain downslope. The graded subgrade should be covered with a lightly compacted 4-inch (thickness of crushed rock - then an impermeable membrane – underlain by a 2-inch layer of road base material. For the impermeable membrane, we suggest Stego Wrap -15-mil Vapor Barrier (or similar). For Slab-on-grade living spaces, we recommend that retaining a water proofing specialist.

(In our experience, we have seen numerous cracked 4- inch slabs-on-grade; therefore, we suggest a 6-inch thick reinforced slab-on-grade, with appropriate expansion joints).

Retaining Walls

1. Retaining walls up to 5 feet high may be supported on spread foundations similar to house design parameters.
2. All retaining walls must have back drains – see subsequent Drainage section.
3. For design active lateral soil pressure, use 50 pcf {equivalent fluid density}.
4. For design Passive Lateral Loads in the bedrock (below ~2 feet) 500 pcf (pounds per cubic foot per foot of depth - equivalent fluid density - ignoring the upper loose surface soils.

Design soil pressures may be increased by 33% for transient loads: such as wind and seismic events.

Grading:

We do not anticipate major grading on the site. However, superficial grading in the loose upper soils will be fairly easy. These soils will slough and erode easily. Cutting in the underlying bedrock will take some effort. Temporary cuts up to 5 feet will stand vertical for short periods. As usual, follow OSHA regulations.

Cut material can be used in fills and backfills, provided they are sorted (removal of organic soils, rocks, etc.) and moisture conditioned. General fills should be placed on level firm surfaces in thin lifts (~6 inches) and compacted to 90% of maximum dry density (per ASTM D-1557 latest rev.).

Design Cooperation:

It is recommended that we be included in project design and construction discussions with the architect and structural engineer in order to identify and address geotechnical issues before they become problems.

Construction Monitoring:

We will provide periodic inspection/observation of construction activities (grading, foundation excavations, drainage, fill compaction, retaining wall and slab-on-grade construction).

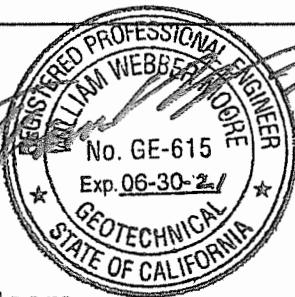
Closure and Limitations:

By accepting this report, the client and design professionals acknowledge their understanding of the following:

We see no reason for soil or foundation behaviors to differ from our assessments and recommendations presented in the report, but one must recognize that factors contributing to foundation instability such as groundwater seepage are not always foreseeable.

This report represents or best judgement based on available information and complies with current professional standards of practice for comparable studies, no form of warranty or insurance coverage is provided -expressly or implied – in our reports.

Yours truly,

William W. Moore

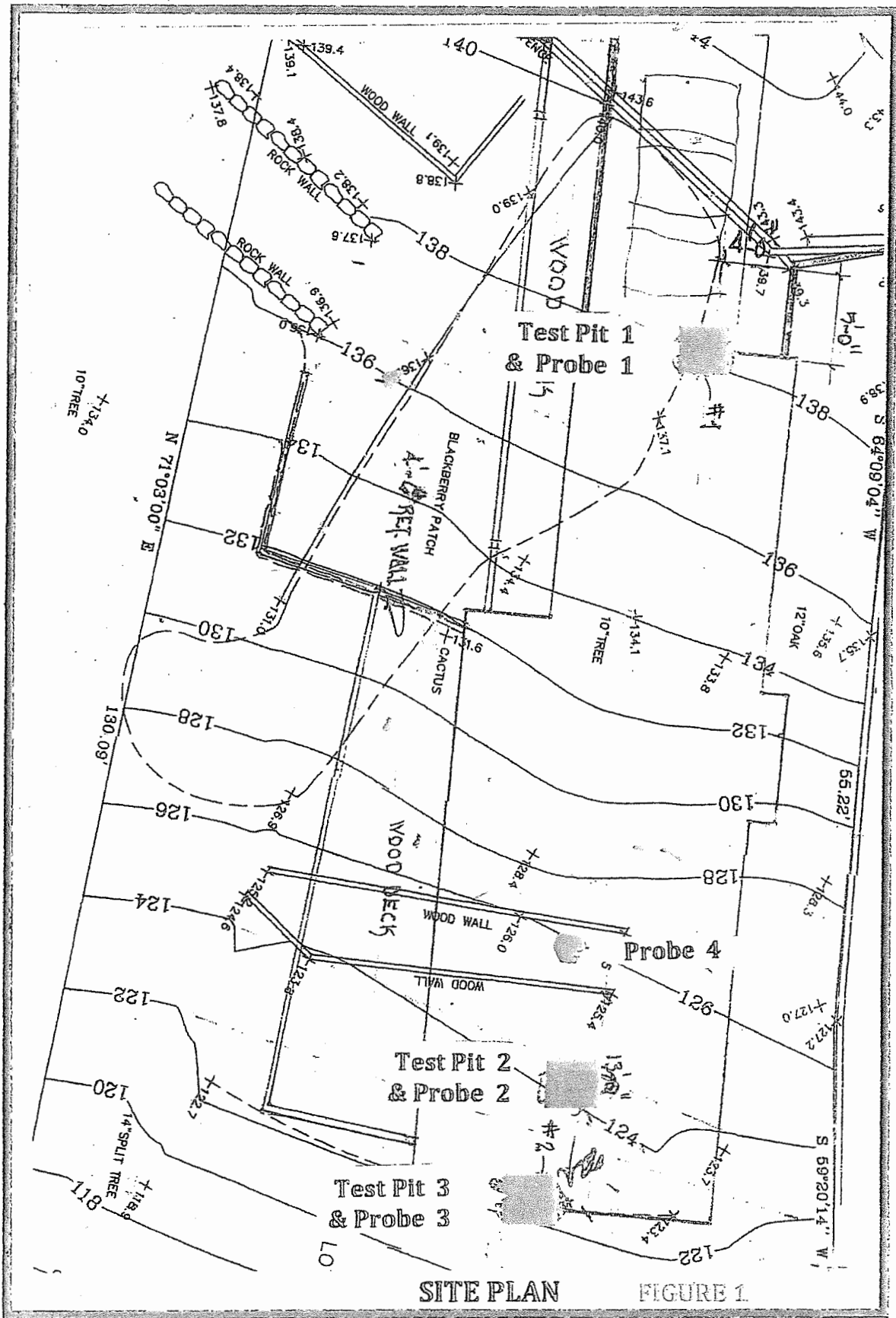
Figures: 1. Site Plan

2. Result of Explorations

3. Fault Location Maps

Attachment: SEA/OSHPOD Seismic Report

Scale 1/8" = 1'



SITE PLAN FIGURE 1

RESULTS OF TEST PITS, PROBES & PENETROMETER

Test Pit 1 surface - heavy grass ground cover
0 to 9' - organic loose topsoil
10' to 14" - light brown weathered clayey
bedrock very stiff (PP = 3.0tsf)
Probe at bottom: 50 blows for 7" / 75 blows for 6"
Maximum Depth 2'3"

Test Pit 2 - surface - steep slope heavy grass ground cover
0 to 4" - loose topsoil FILL
4" to 22" - light brown silty clay loose (FILL)
22" to 26" - light brown weathered
clayey bedrock very stiff (PP = 2.5tsf)
Probe at bottom 16/16/12/18/43 (blows per ft.)
Maximum Depth 7' 2"

Probe between Test Pit 2 and Test Pit 3 -
at surface P 13/30/34 (blows per ft.)
Maximum depth 3'

Test Pit 3 - surface - heavy grass ground cover
0 to 9" organic loose topsoil
9" to 30" light brown weathered
Clayey bedrock (PP >4.5tsf)
Probe at bottom 16/18/54 (blows per ft.)
Maximum Depth 5'6"

No ground water was encountered in the explorations



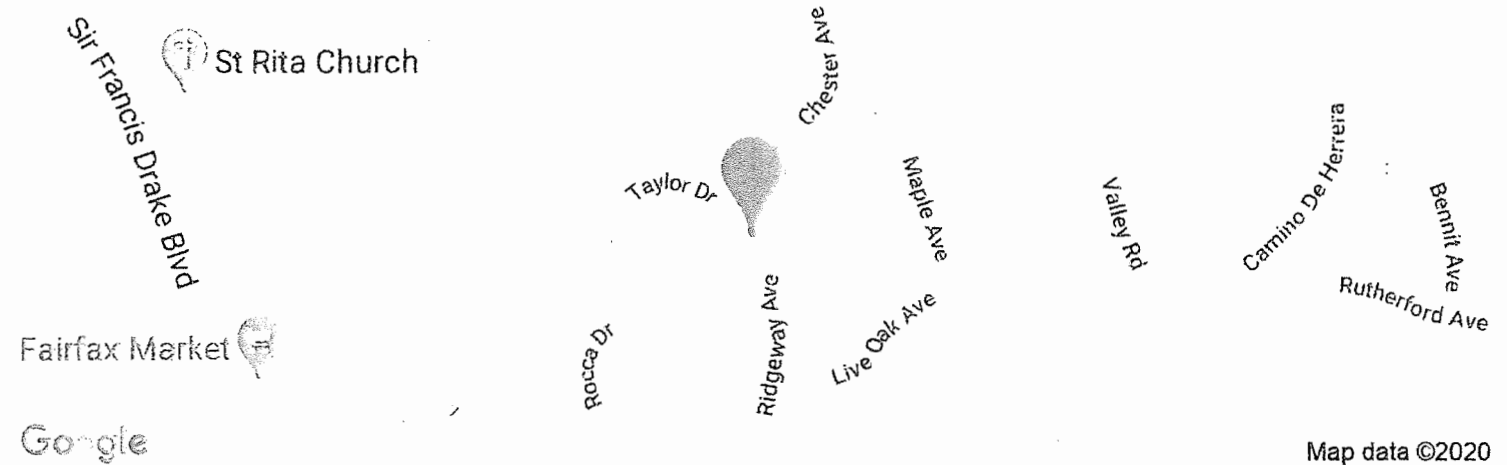
http://www.conservation.ca.gov/cgs/cgs_history/PublishingImages/FAM_750k_ReleaseStatement_SAMPLE. FIGURE 3 FAULT LOCATION MAP



OSHPD

172 Ridgeway Ave.

Latitude, Longitude: 37.989580, -122.586110



Date	4/20/2020, 5:22:47 PM	
Design Code Reference Document	ASCE7-16	
Risk Category	II	
Site Class	C - Very Dense Soil and Soft Rock	
Type	Value	Description
S _S	1.5	MCE _R ground motion. (for 0.2 second period)
S ₁	0.6	MCE _R ground motion. (for 1.0s period)
S _{MS}	1.8	Site-modified spectral acceleration value
S _{M1}	0.84	Site-modified spectral acceleration value
S _{DS}	1.2	Numeric seismic design value at 0.2 second SA
S _{D1}	0.56	Numeric seismic design value at 1.0 second SA
Type	Value	Description
SDC	D	Seismic design category
F _a	1.2	Site amplification factor at 0.2 second
F _v	1.4	Site amplification factor at 1.0 second
PGA	0.588	MCE _G peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	0.706	Site modified peak ground acceleration
T _L	12	Long-period transition period in seconds
SsRT	1.781	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.956	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.722	Probabilistic risk-targeted ground motion. (1.0 second)

S1UH	0.804	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.588	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.911	Mapped value of the risk coefficient at short periods
C _{R1}	0.897	Mapped value of the risk coefficient at a period of 1 s

DISCLAIMER

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Stormwater Control Plan

Riley Residence

Parcel Address:
Bridgeway Avenue,
Fairfax, 94930 CA
(APN: 001-280-01)

Prepared For:
Dylan Riley
P.O. Box 153
Inverness, CA 94937

Prepared By:
ViA Atelier, Inc.
Vlad Iojica, P.E., QSD



Date:
June 2020
August 2020 (Rev.1)

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I. PROJECT DATA

The Stormwater Control Plan (SCP) has been prepared in support of a new residential development to include a single-family dwelling with a single car garage site parking and site amenities.

Parcel's longitude and latitude: 37°59'23" North, and 122°35'08" West.

Project Name/Number	Riley Residence
Application Submittal Date	June, 2020
Project Location	Undeveloped Lot, Bridgeway Ave, Fairfax, CA 94930
Project Phase No.	No project phasing planed
Project Type and Description	Construction of a new single-family residence with an attached single car garage and site parking
Total Parcel Area	0.1185 Acres (5,164 sq.ft.)
Total Project Area (see Exhibit)	0.0876 Acres (3,817 sq.ft.)
Total New and Replaced Impervious Surface Area	0.0468 Acres (2,038 sq.ft.)
Total Pre-Project Impervious Surface Area	0.000 Acres (0.000 sq.ft.)
Total Post-Project Impervious Surface Area	0.0468 Acres (2,038 sq.ft.)

II. SETTING

II.A PROJECT LOCATION AND DESCRIPTION

As shown on the Vicinity Map (Fig.1) the project site is located on a hillside parcel, spanning between the alignments of Bridgeway Avenue to the west and uphill from the alignment of Woodland Road, a local street. The parcel under conditions is under current conditions developed and includes a single-family dwelling with connections to public utilities, access driveway and no garage or covered parking. Other existing improvements include paved walks and a detached shed.

The drainage tributary area to parcel is limited to the north and northeast areas due to the topography of the site. See exhibit SCP-1 under attachments of the report for the existing conditions.

- The current zoning designation is RD-5.5-7 Residential
- No construction phasing applicable to this project,
- Proposed number of residential units: 1,
- Site percent slope: 32.98%

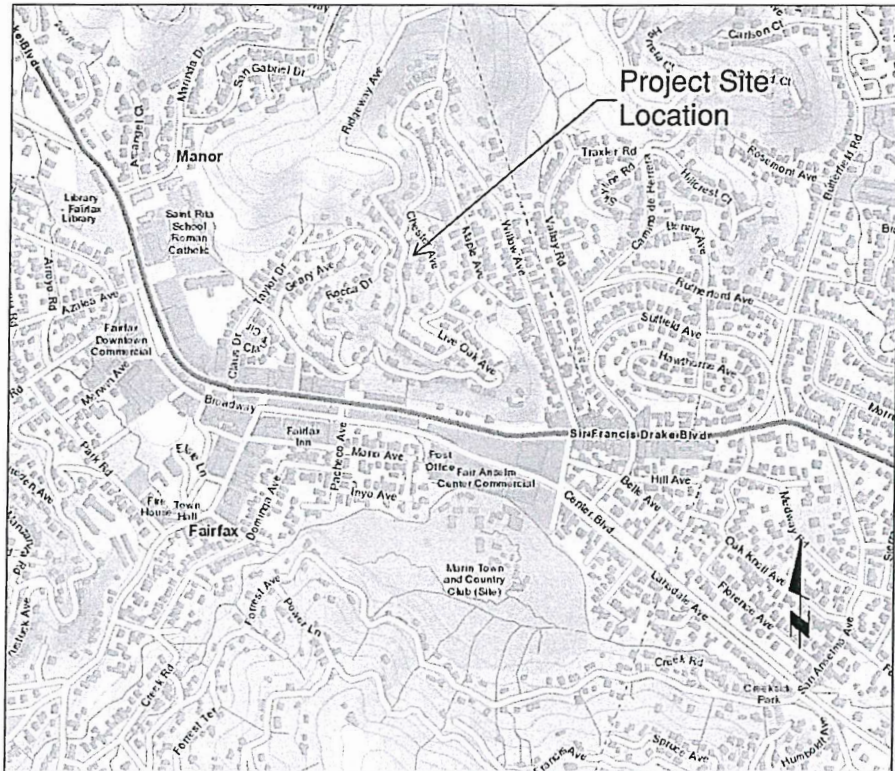


FIGURE 1 LOCATION MAP (GIS MARIN COUNTY)

II.B EXISTING SITE FEATURES AND CONDITIONS

Under the current conditions the property is un-developed with surface drainage following the natural grade to the northeast, and to the alignment of Chester Avenue. The site slopes from southwest towards northeast has a calculated average of 32.98%.

II.C. OPPORTUNITIES AND CONSTRAINTS FOR STORM WATER CONTROL

New site improvements will enhance the protection of the house pad for both surface water runoff as well as ground water, and convey the captured runoff to points of discharge located by the easterly corner of the house pad.

A bio-detention basin is proposed for construction downstream of the house pad, corresponding with the point of discharge for the runoff.

This basin will ensure that under the post development conditions, the storm water discharged to the site will not exceed the discharge rate under current conditions.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

In the design process the following strategies have been taken into consideration:

- Limit disturbance to the area and incorporating natural features. Maintain existing drainage patterns.
- Minimize the compaction of permeable soils for the portions of the lot not proposed for development.
- Maintain existing vegetation to the possible extent.
- Concentrating development areas.

IV. DOCUMENTATION OF DRAINAGE DESIGN

A. DESCRIPTION OF DRAINAGE MANAGEMENT AREAS

DMA Name	Surface Type	Area
#1	New House Roof	930 sq.ft.
#2	Patio / Deck	550 sq.ft.
#3	Paved Surfaces incl. Driveway	378 sq.ft.
#4	Decomposed Granite	180 sq.fyt
#5	Landscaped Areas	1,779 sq.ft.

B. TABULATION AND SIZING CALCULATIONS

Areas Draining to Bio-Detention Basin

DMA Name	DMA Area (sq.ft.)	Post-project surface type	DMA Runoff factor	Product of Area x Runoff Factor	Facility Name		
					Bio-Detention Basin		
#1	930	New House Roof	1.0	930	Sizing Factor	Minimum Facility Size [sq.ft.]	Proposed Facility Size [sq.ft.]
#2	550	Deck	0.5	275			
#3	378	Paved Surfaces	1.0	378			
#4	180	DG Surface	0.8	144			
#4	1,779	Landscape	0.1	178			
Total:				1,905	0.04	76.2	80

APPENDIXES

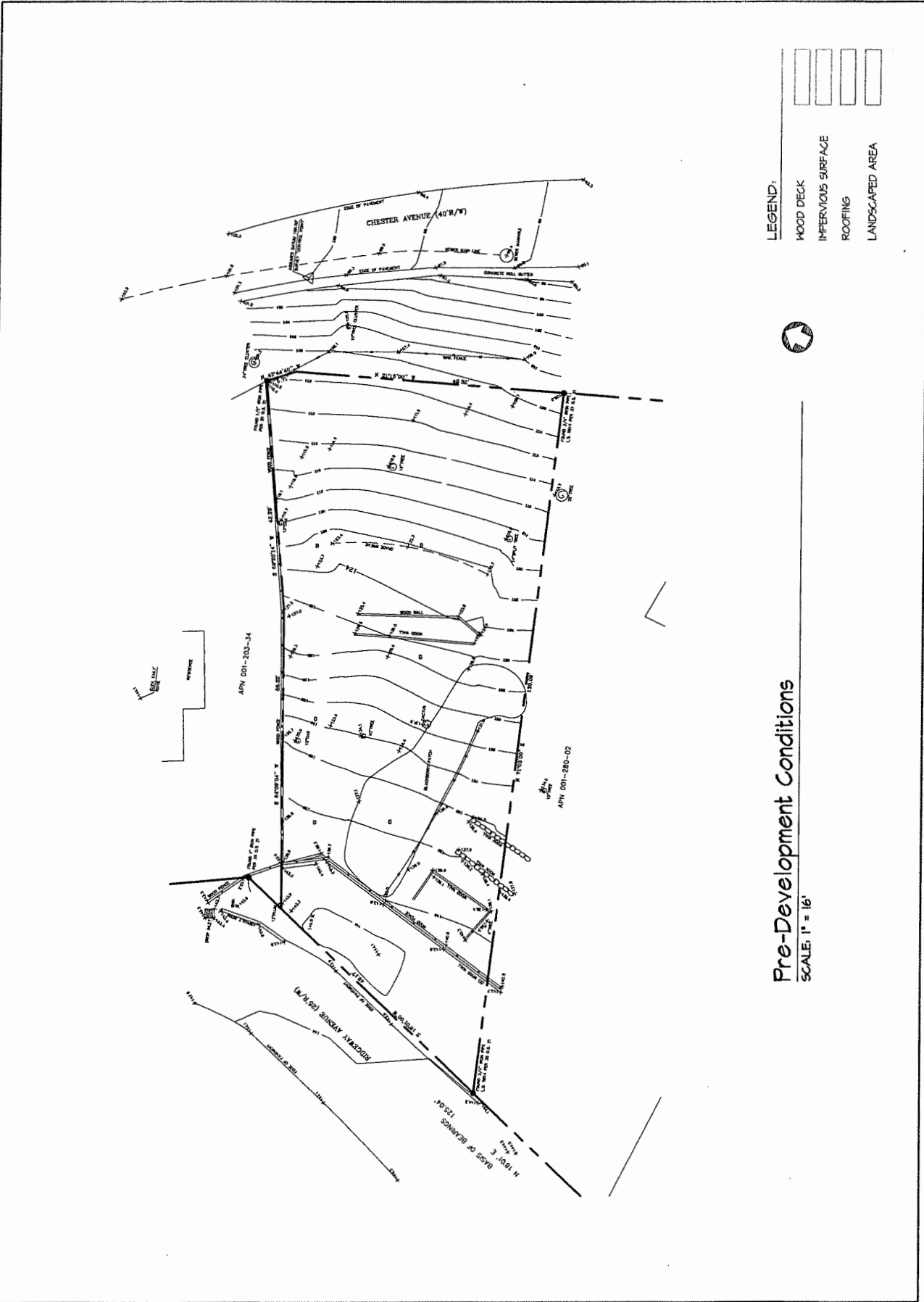
A CURRENT CONDITIONS

B PROPOSED CONDITIONS

PROJECT NO.	2005.0	PROJECT NAME	RILEY RESIDENCE
DATE	6/3/20	APN	001-280-02
SCALE	1" = 16'	OWNER	JIDEMAY AVE., FAIRFAX, CA (APN: 001-280-02)
ISSUE NO.	N.C.	DESIGNER	Pre-Development Conditions
PROJECT	SCP-1	DATE	6/3/20

4 Brooksby Court
 San Francisco, CA 94160
 Tel: 415-774-8776
 E: office@via-aerial.com
 www.via-aerial.com

VIA
Aerial



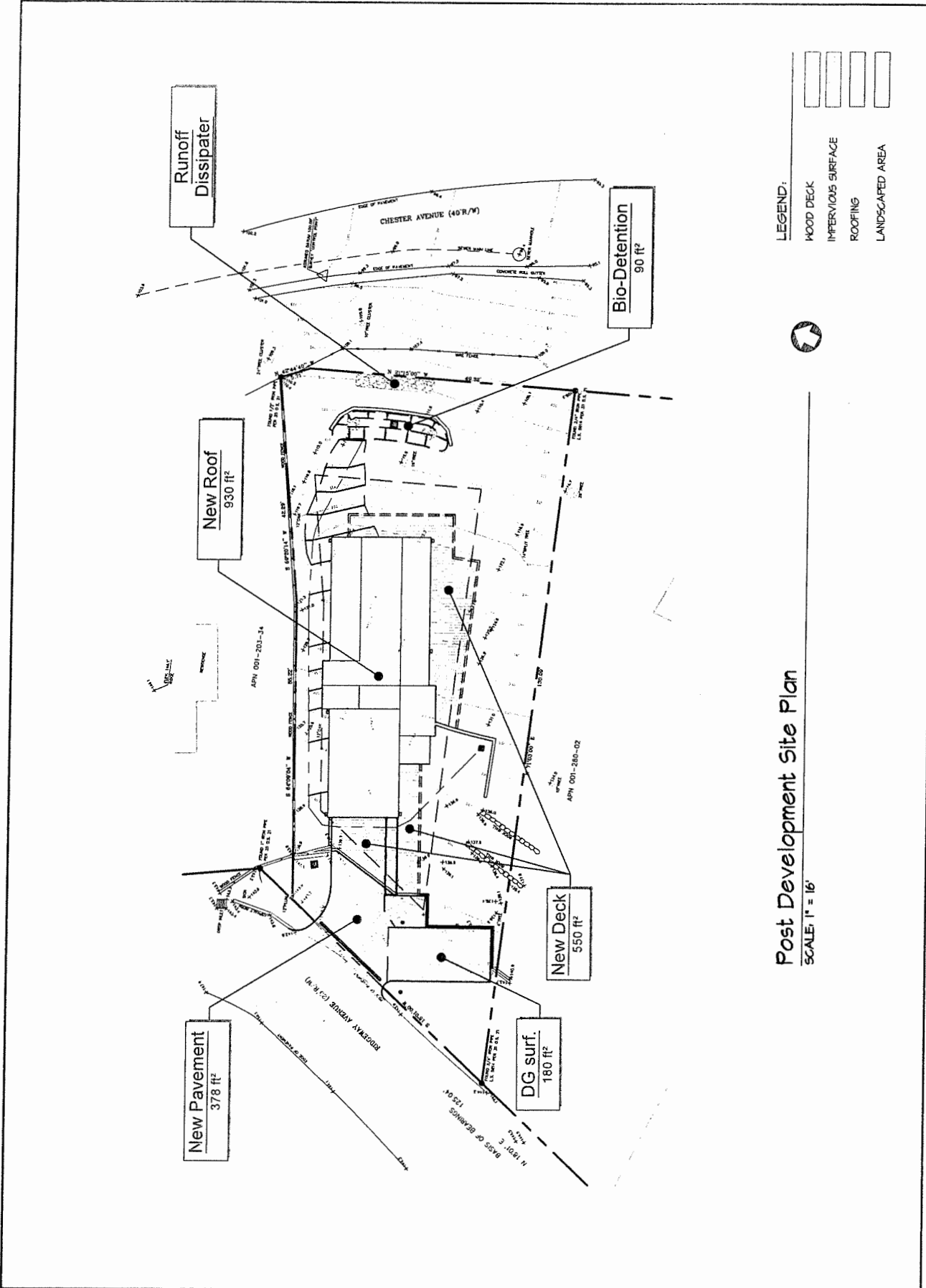
Pre-Development Conditions
 SCALE: 1" = 16'

- LEGEND:**
- WOOD DECK
 - INFERSVIOUS SURFACE
 - ROOFING
 - LANDSCAPED AREA

PROJECT NO.	20050
PERMITTED BY	V.L.
DATE	6/3/20
SCALE	1" = 16'

Post Development Conditions
 RILEY RESIDENCE
 BRIDGEWAY AVE., FAIRFAX, CA (APN: 001-280-01)

4 Brookside Court
 San Anselmo
 CA 94960
 T: 415-774-6716
 E: office@via-ating.com
 H: via-ating.com



LEGEND:

WOOD DECK	IMPERVIOUS SURFACE	ROOFING	LANDSCAPED AREA
-----------	--------------------	---------	-----------------

Post Development Site Plan
 SCALE: 1" = 16'



September 2, 2020
File: 201.189bltr.doc

Town of Fairfax
Planning and Building Services Department
142 Bolinas Avenue
Fairfax, California 94930

Attn: Ms. Linda Neal, Principal Planner

Re: Second Planning-Level Geologic, Geotechnical, and Civil Engineering Review
New Single-Family Residence
169 Ridgeway Avenue (APN 001-280-01)
Fairfax, California

Introduction

In response to your request and in accordance with our agreement dated March 20, 2018, this letter summarizes our second review of submitted project plans and supporting documentation for the proposed construction of a new single-family residence and associated improvements at 169 Ridgeway Avenue (APN 001-280-01) in Fairfax, California. Our First Review comments were previously summarized in our letter dated July 7, 2020. The purpose of our services is to review the submitted documents, comment on the completeness and adequacy of the submittal in consideration of Town requirements, and to provide a recommendation to Town Planning and Building staff regarding project approval.

The scope of our services includes:

- A site reconnaissance to observe existing conditions and review proposed development features;
- Review of provided project documents for conformance to the Town of Fairfax Hill Area Residential Development Ordinance, specifically Town Code Sections 17.072.080(B), (C), (E), and (F), and Section 17.072.110 (C).
- Development of opinions regarding project compliance with applicable Town Code requirements; and
- Development of recommendations to Town staff as to whether the project may be safely constructed in consideration of any geologic, hydrologic, or geotechnical hazards.

It should be noted that the scope of our review is limited solely to geologic, geotechnical, and civil portions of the project, and does not include review of structural, architectural, mechanical, or other items beyond the scope of our qualifications. We recommend that non-geotechnical aspects of the plans be reviewed by suitably qualified professionals.

Project Description

The project generally includes constructing a new, approximately 1,500 square-foot, 3-story single-family residence with an attached 1-car garage on a currently-vacant, approximately 0.12acre parcel. Access will be via a short new driveway extending from Ridgeway Avenue at the

top of the site, and construction will be accommodated primarily via excavation into the gently-sloping

504 Redwood Blvd., Suite 220 ■ Novato, California 94947 ■ T (415) 382-3444

F (415) 382-3450

Town of Fairfax

September 2, 2020

Page 2

hillside, with maximum excavations and retaining wall heights apparently on the order of 3- to 4feet. Ancillary improvements will include new underground utilities, extensive exterior decking, exterior patio/hardscape areas and associated site retaining walls, landscaping, site drainage, and other "typical" residential items.

Project Review

We performed a brief site reconnaissance on June 24, 2020 to observe existing conditions at the site. Additionally, we previously reviewed the following documents provided by the Town, as summarized in our letter dated July 7, 2020:

- County of Marin Assessor-Recorder (2017), "Grant Deed, APN 001-280-01", recorded July 6, 2017.
- First American Title Company (2020), "Preliminary Report, APN 001-280-01, Order NO. 2102-6181874", dated March 19, 2020.
- William W. Moore, PE, GE (2020), "Geotechnical Report, Proposed Riley Residence, Zero Ridgeway Avenue, Fairfax, CA", dated May 7, 2020.
- Via Atelier (2020), "Stormwater Control Plan, Riley Residence, Bridgeway Avenue, Fairfax CA, APN 001-280-01", dated June 2020.
- Via Atelier (2020), "New Riley Residence, Bridgeway Avenue, Fairfax, CA" (Preliminary Civil Plans), Sheets C1.0, C3.0, C3.0 (duplicate), C3.1, C5.0, C5.1, and C.6 (7 sheets total), Job No. 2005a, dated June 2, 2020.
- Alex Riley Associates (2020), "Riley Residence, Ridgeway Avenue, Fairfax, CA 94930", Sheets 1 through 9, dated June 4, 2020.

More recently, we reviewed the following documents submitted in response to our initial comments:

- William W. Moore, PE, GE (2020), "Proposed Riley Residence at 169 Ridgeway Avenue, Fairfax, CA" (Response to Geotechnical Comments), dated July 22, 2020.
- Alex Riley Associates (2020), "Riley Residence, Ridgeway Avenue, Fairfax, CA 94930", Sheets 1 through 10, dated August 10, 2020.

Conclusions and Recommendations

Based on our review of submitted responses, it is our opinion that the safe may be safely developed, and recommend that project processing continue at the planning stage. At the Building Submittal level, we should review the final, stamped and signed project Civil and Structural plans, and the project Geotechnical Engineer should provide a letter certifying that the intent of his recommendations, including those provided in his most recent letter dated July 22, 2020, have been substantially incorporated.

Town of Fairfax
Page 3

September 2, 2020

We trust that this letter contains the information you require at this time. If you have any questions, please call. We will directly discuss our comments with the applicant's consultants if they wish to do so.

Yours very truly,
MILLER PACIFIC ENGINEERING GROUP

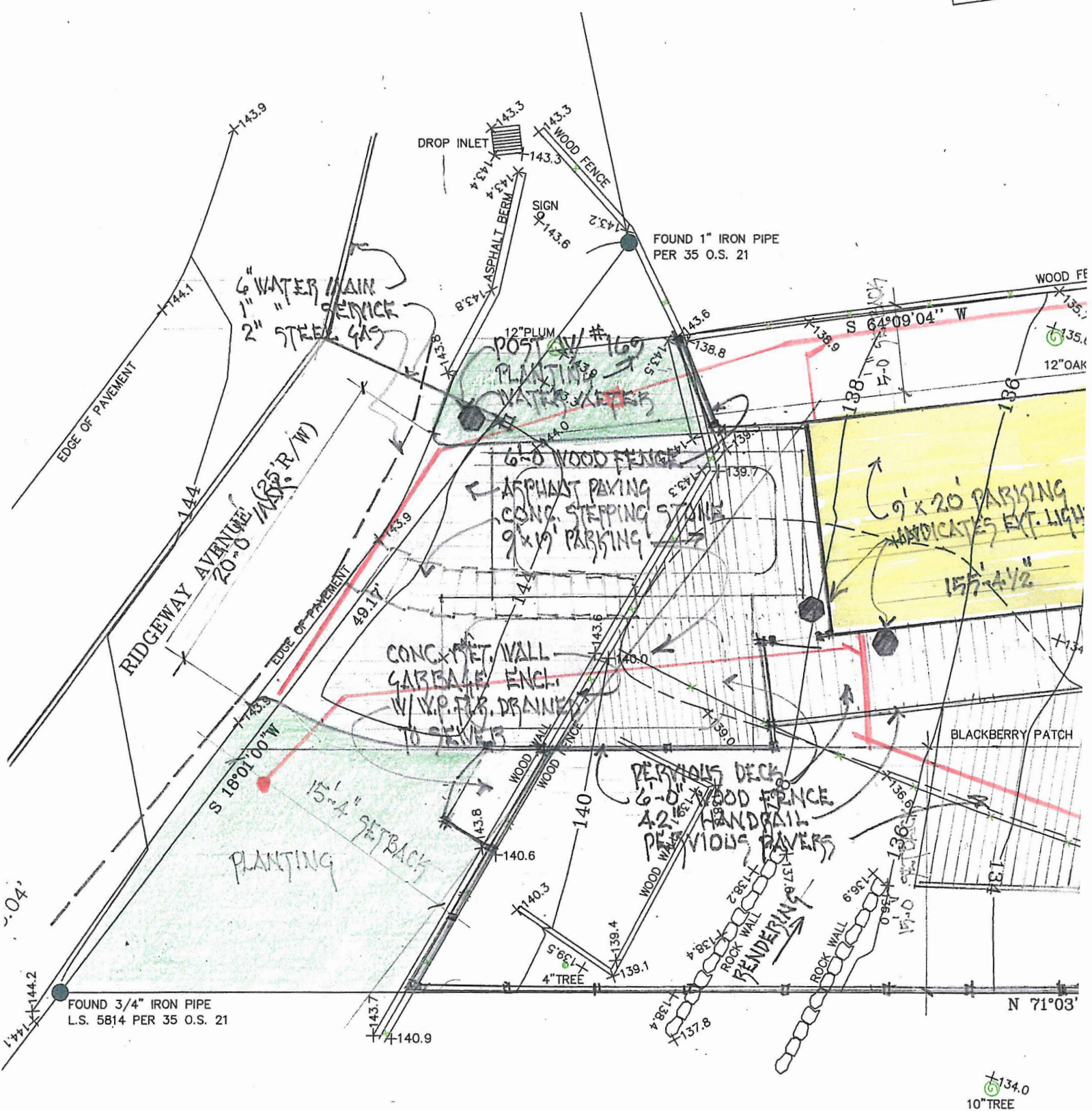
REVIEWED BY:



Mike Jewett
Town of Fairfax Contract Geologist
Engineering Geologist No. 2610
(Expires 1/31/21)



Scott Stephens
Town of Fairfax Contract Engineer
Geotechnical Engineer No. 2398
(Expires 6/30/21)



169 RIDGEWAY - REVISED PARKING - 11/11/20



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

Date: November 12, 2020

Permit #20-T-22

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.

Request for a tree permit to remove: (1) Fuji Apple

Address of Tree(s) to be removed: 169 Ridgeway Avenue

Applicant's Phone: Dylan & Susan Riley (415) 307-4059

On November 9, 2020 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

 X APPROVED -Removal of Fuji apple.

Motion to approve PC recommendation – Richardson-Mack with condition that no removal without PC approval of new dwelling, 2nd Romaidis. Unanimous

REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD

 CONTINUED

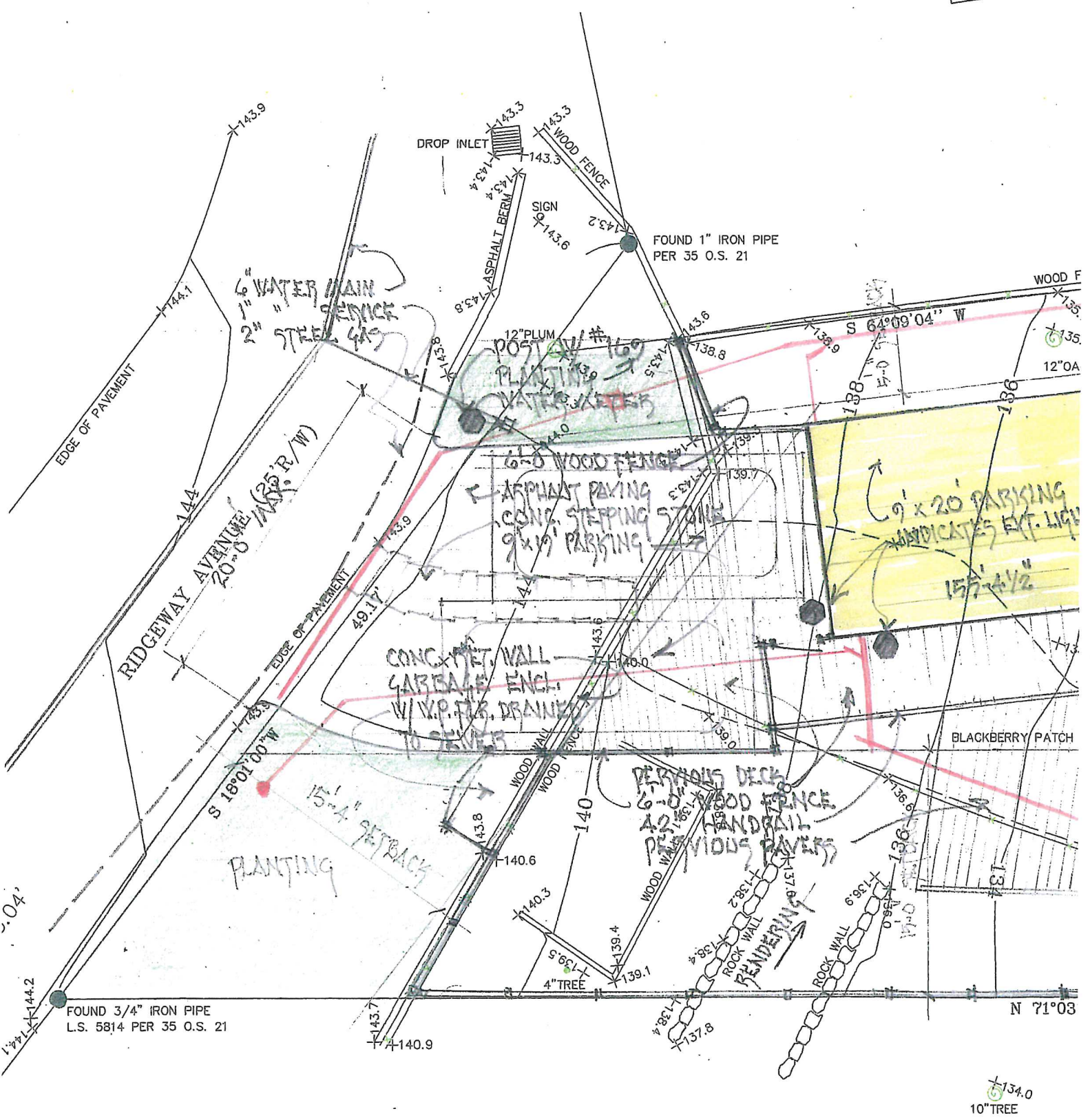
 DENIED

CONDITIONS OF APPROVAL:

THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

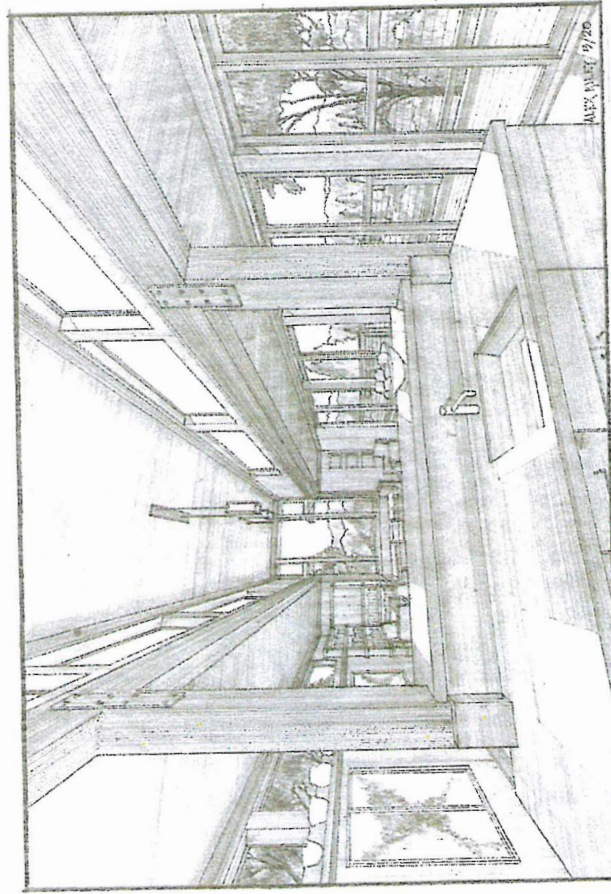
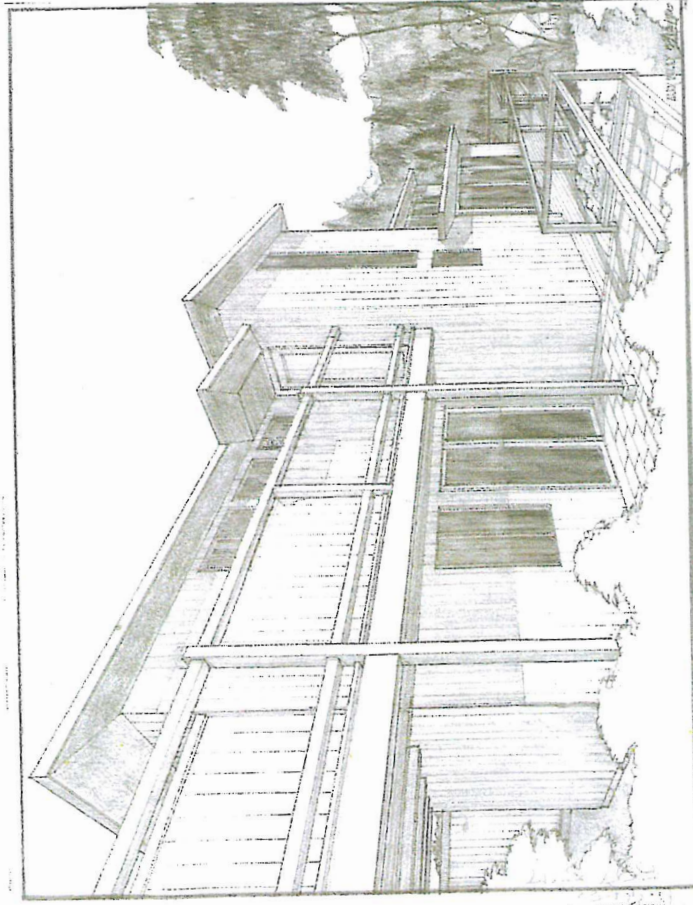
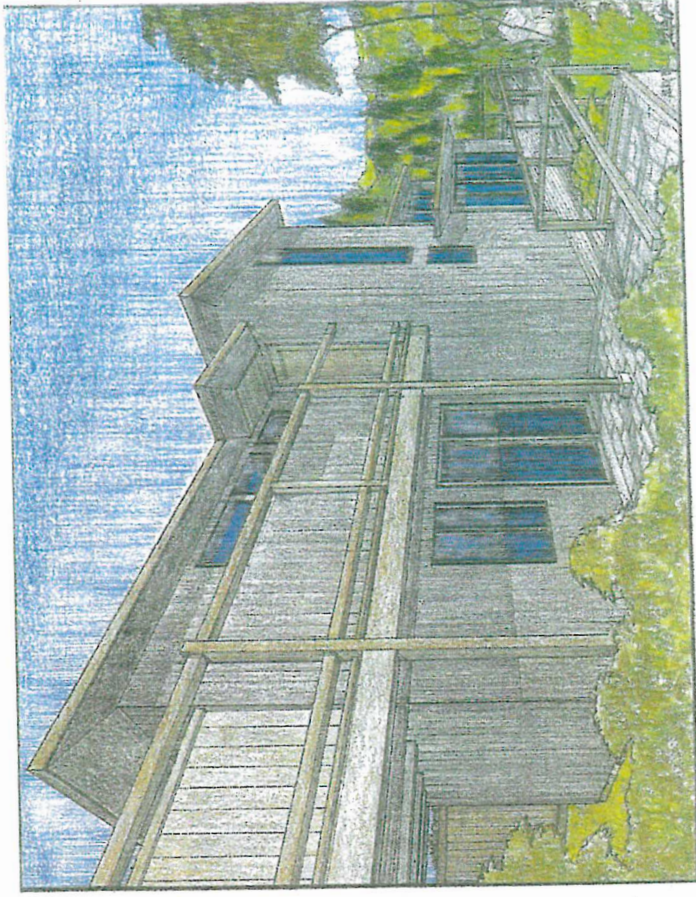
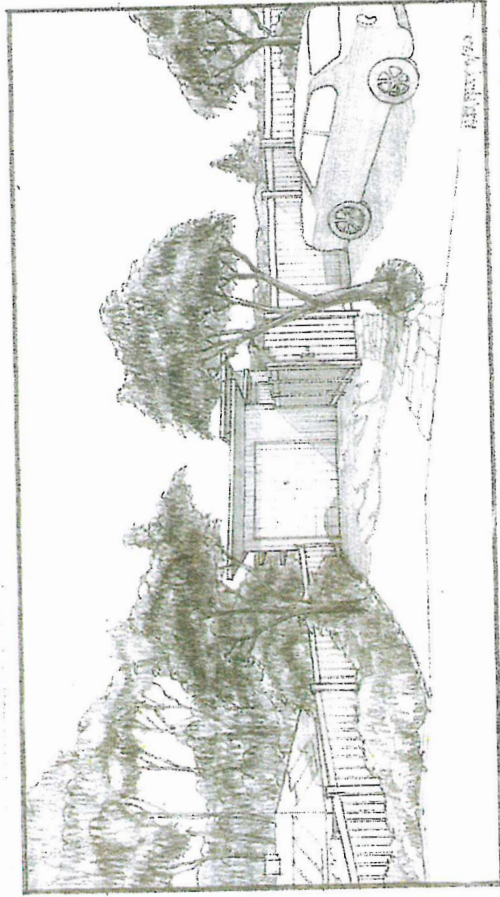
THIS TREE PERMIT EXPIRES IN SIX MONTHS. If necessary, you may apply for an extension in writing prior to the expiration date.



169 RIDGEWAY - REVISED PARKING - 11/11/20

APN 001-2

NOV 12 2020



- INDEX
- 1- COVER, DATA, SCOPE
 - 2- SITE PLAN & TPO
 - 3- FLOOR PLAN
 - 4- ELEVATIONS
 - 5- SECTION & SPECIES & STORY RISE PLAN
 - 6- VEGETATION MANAGEMENT
 - 7- LANDSCAPE PLAN
 - 8- SURVEY
 - 9- ART PHOTOS

- C10 - COVER
- C20 - EROSION CONTROL PLAN
- C31 - " "
- C20 - TREE IMPROVEMENT
- C50 - DETAILS
- C51 - " "
- C60 - PARKING PLAN

- DATA
- FOOTPRINT
 - FLOOR AREA
 - FAT
 - MAX. HEIGHT
 - PARKING SPACES
 - LANDSCAPE SURVEY
 - VEGETATION SURVEY
 - PARKING DECK
 - LANDSCAPE
 - PROPERTY PROPERTY
 - CUT VOLUME
 - STILL
 - GENERATED CUT & FILL
 - EXPOSED
- AREA FOR 250 MAIN FOR 2500 TERRACE 425.0 = 425.0
- THREE 1. ONE COVER
- MAIN LEVEL LIVING ROOM ENTRY 100.9
- ENTRANCE 200 @ GARAGE 125.0

SCOPE

TO BUILD A 1500 SQ FT THREE BED BATHED AND 1/2 BATH WHILE FAMILY RESIDENCE WITH A 25% OF ATTACHED GARAGE ON AN UN-DEVELOPED LOT.

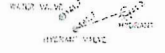


COVER

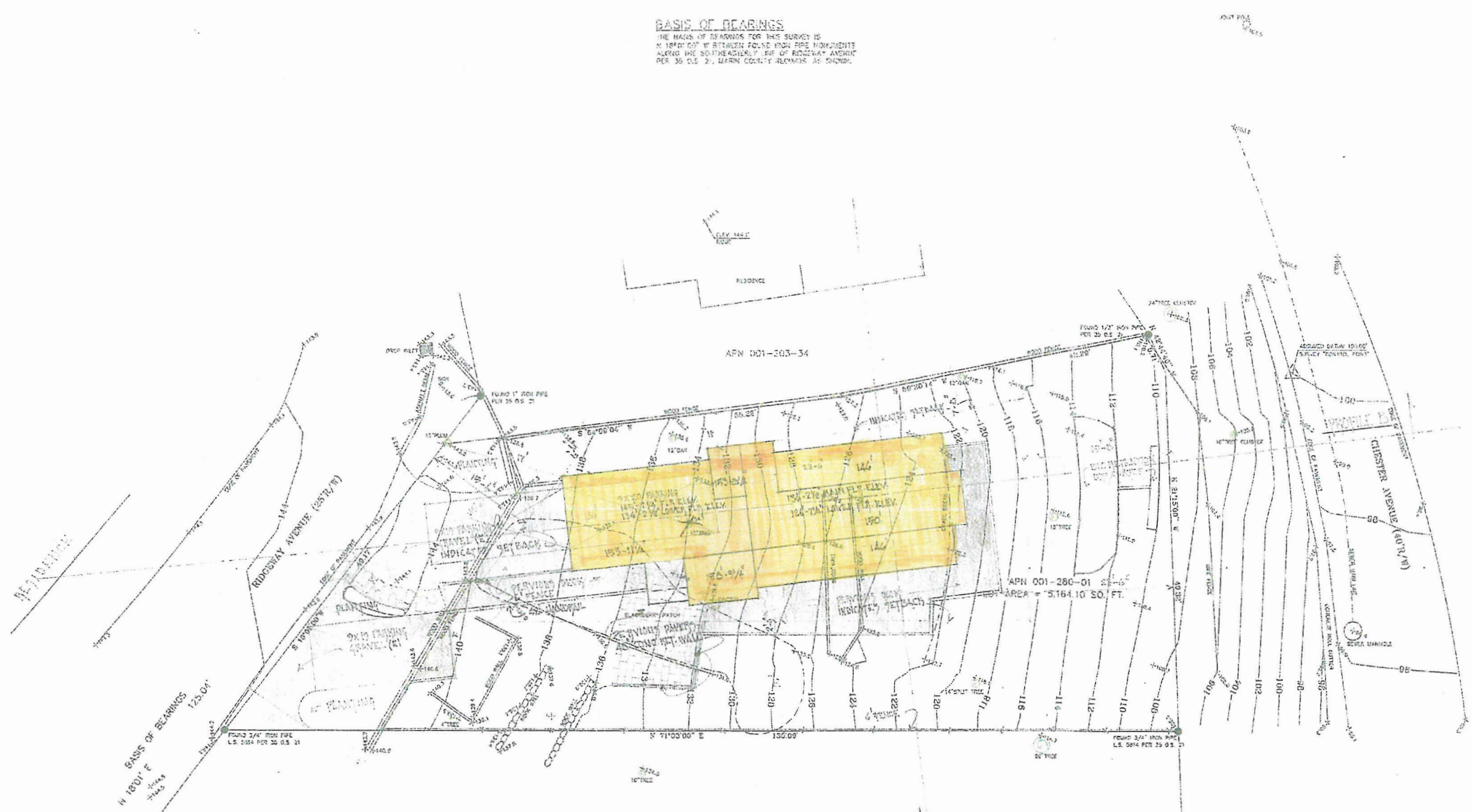
RILEY RESIDENCE ■ RIDGEWAY AVENUE ■ FAIRFAX, CA 94703 ■
 ■ FIONA WYLAN & ALEX RILEY ■ 3227 OLIVE ROAD ■ FAIRFAX, CA 94705 ■ 415-307-4059 ■ 415-307-4050-01 ■

ALEX RILEY ASSOCIATES ■
 ■ 20. BOB 195, HUNTERS CANYON ■
 ■ TOT 523 9672 ALEX.RILEY@ALEXRILEY.COM

6/7/20



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS
 N 18° 00' 00" W BETWEEN FOUND IRON PIPE MONUMENTS
 ALONG THE SOUTHWEST CORNER LINE OF REDUCED AREA
 PER 36 C.S. 2, MARIN COUNTY RECORDS AS SHOWN.



REVISIONS	
DATE	BY

STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-5081

ALEX RILEY ASSOCIATES
 P.O. BOX 1953, FAIRFAX, CA. 94531
 TEL 925 862-ALEX, FAX 925 862-ARILEY

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR: DYLAN RILEY
 VACANT LOT
 FAIRFAX, CALIFORNIA
 APN 001-280-01

RILEY RESIDENCE
 RIDGEWAY AVENUE, FAIRFAX, CA. 94531
 FOR DYLAN RILEY 3827 CALERA ROAD FAIRFAX, CA. 94533
 APN 001-280-01

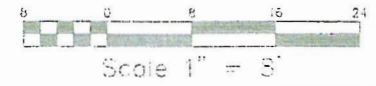
SITE, TOPO & ROOF PLANS 1/8" = 1'-0"

- LEGEND
- 2' contour interval
 - FENCE LINE
 - TREE AS NOTED
 - APN ASSESSOR PARCEL NUMBER
 - SPOT ELEVATION

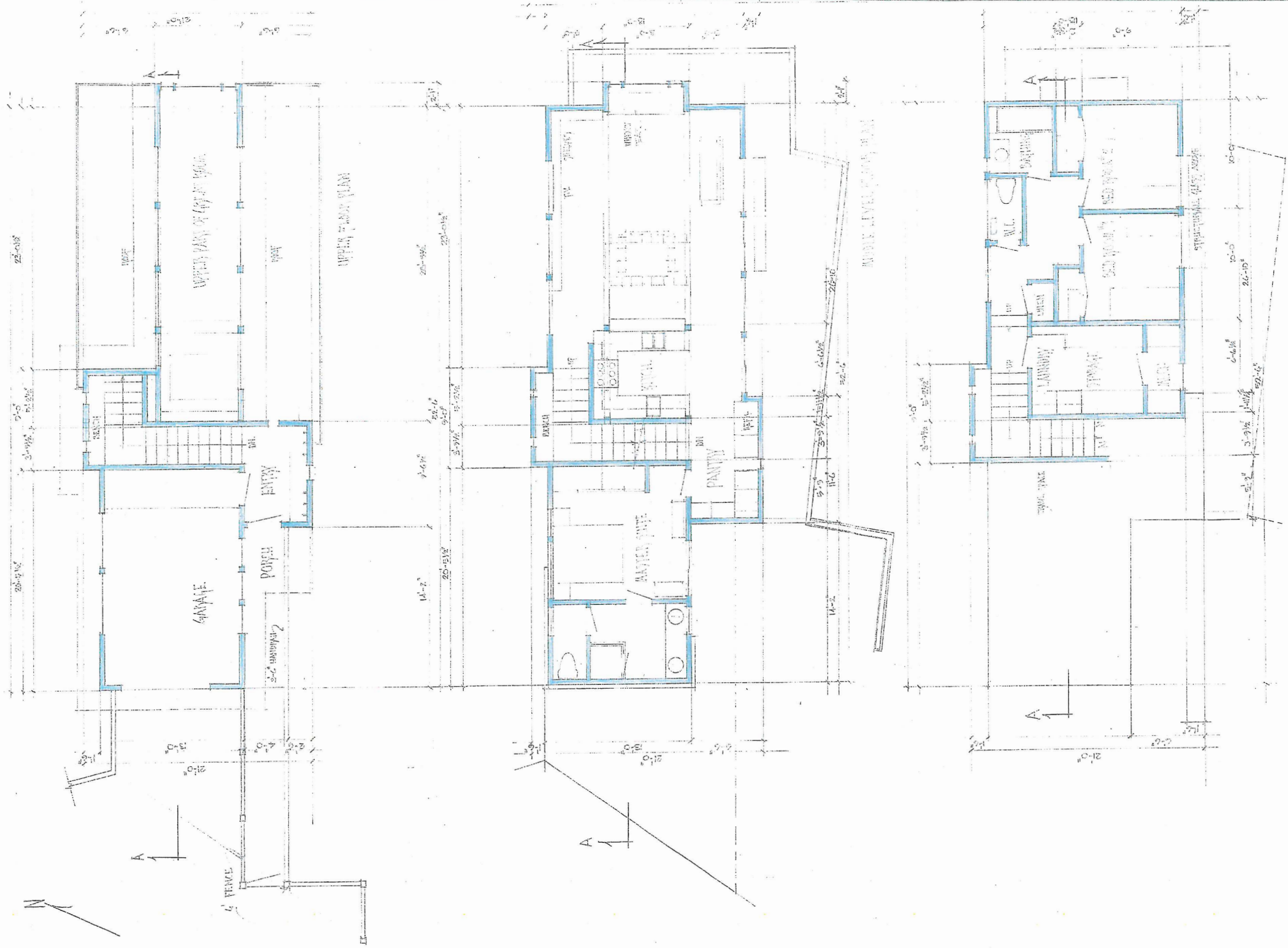
PROPERTY BOUNDARIES SHOWN REFLECT THOSE RECORDED UPON
 RECORD OF SURVEY, 36 C.S. 21, FROM MONUMENTS SHOWN THEREON.
 LOT AREA = 5,164.10 SQ. FT.

DATA

FOOTPRINT	816.0
FRONT AREA	1940.00
FAN	28.00
MAX HEIGHT	20.00
PARKING SPACES	2
IMPERVIOUS SURFACE	536.0
PERVIOUS SURFACE	1799.0
DECKS	1454.0
PARKING MONUMENTS	192.0
LANDSCAPE	260.95
PERVIOUS PLANTS	116.00
TREE REMOVAL	ONE 10' APPLE



DATE: MARCH, 2020
 SCALE: 1"=8'
 DRAWING:
 CHECKED:
 JOB NO. P1180

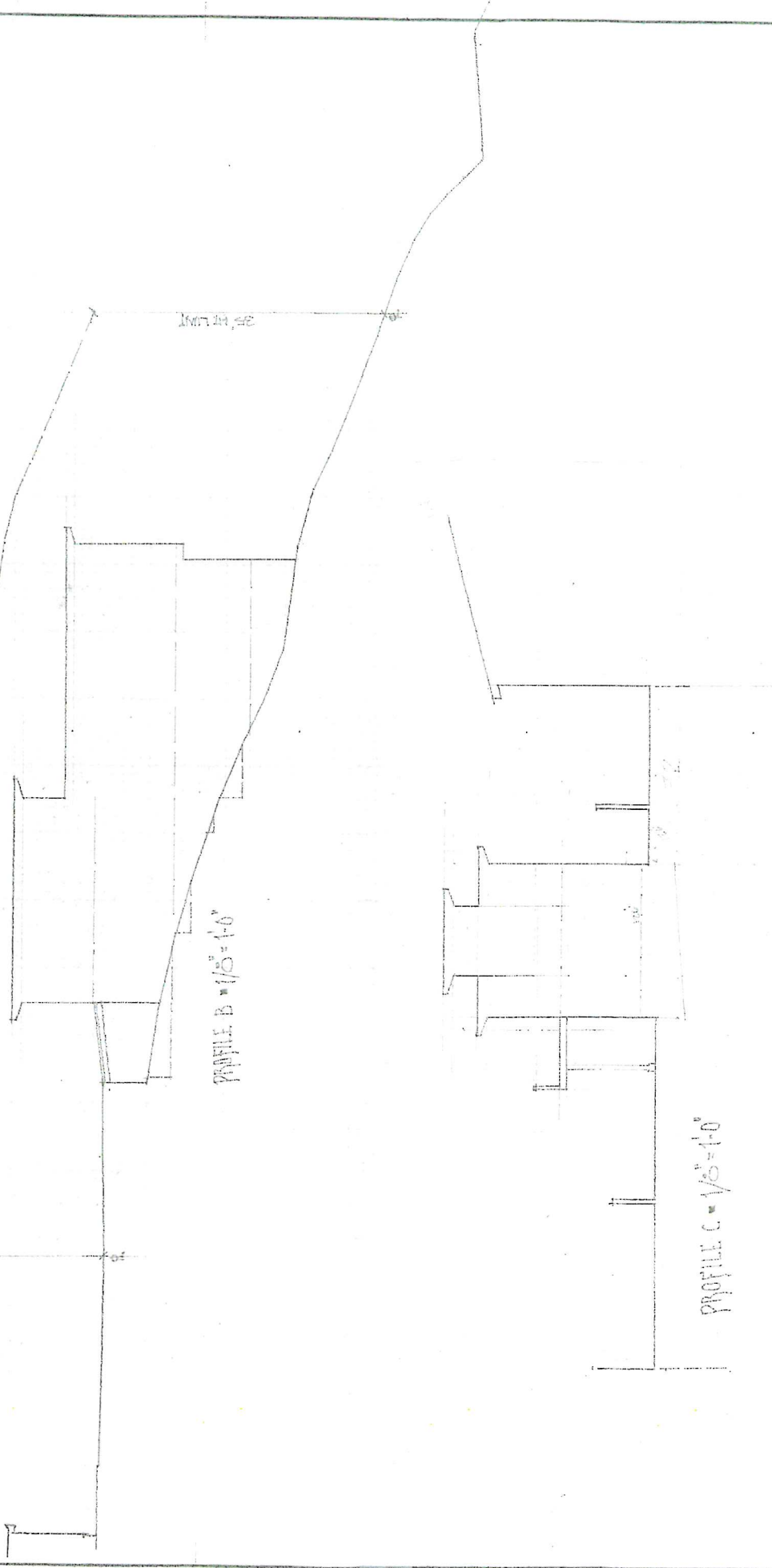
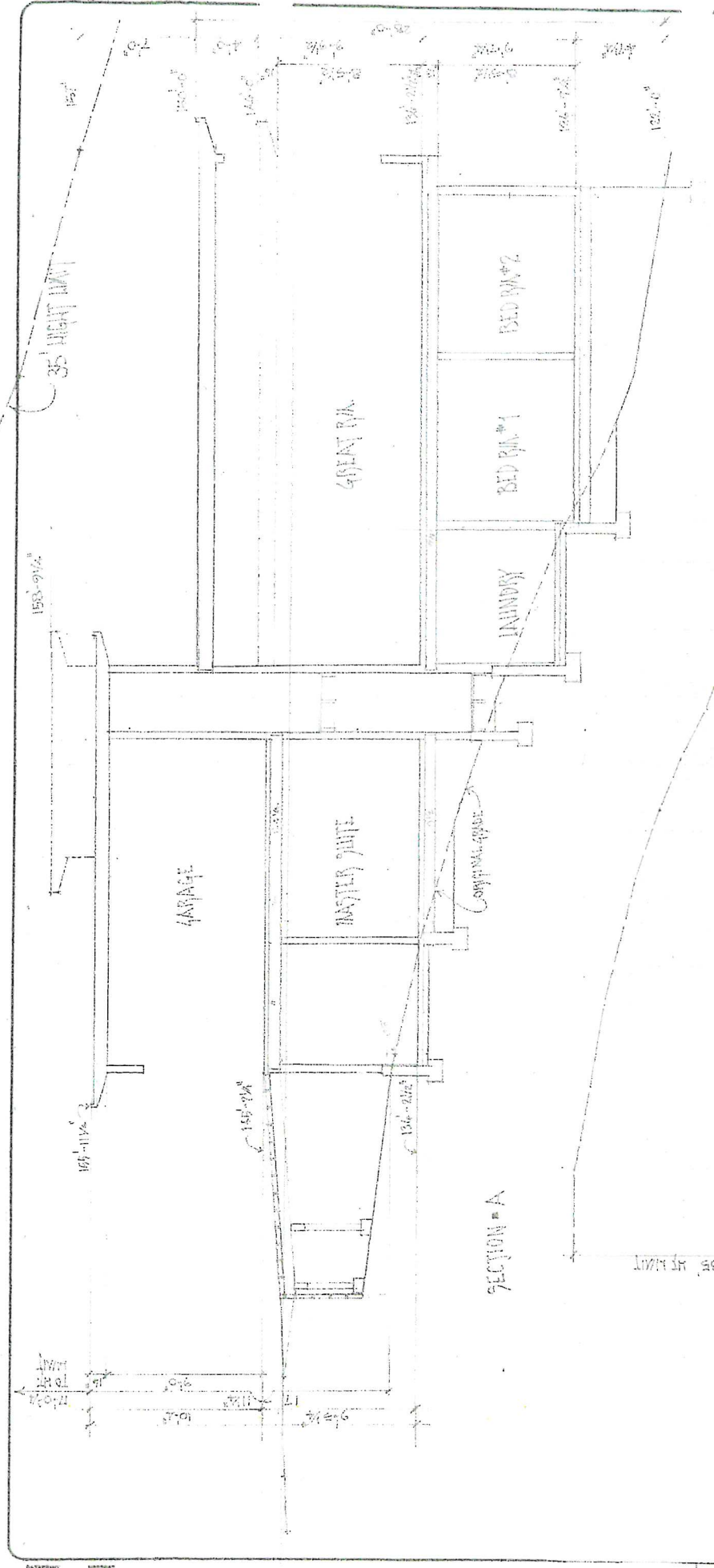


ARCHITECT - ALEX RILEY
 DATE - 6/4/20
 LAYOUT - 6/4/20
 SCALE - 1/8" = 1'-0"
 15-43-90
 48884

FLOOR PLAN 1/4" = 1'-0"

RILEY RESIDENCE ■ RIDGEWAY AVENUE ■ FAIRFAX, CA 94733 ■
 FOR DETAILS OF RILEY RILEY ■ 3271 CALIMA ROAD ■ FAIRFAX, CA 94733 ■ TEL: 307-405-7947 ■ FAX: 307-405-0111 ■

ALEX RILEY ASSOCIATES ■
 30 BOX 192, INYON AVENUE, CA 94937 ■
 TEL 225 8652 ALEX.RILEY@AARILEY.COM ■



ALEX RILEY ASSOCIATES
 P.O. BOX 195, INVERMERE, CA. 94937
 TEL 415 662 6092 ALEX.RILEY@EARTHLINK.NET

RILEY RESIDENCE
 RIDGEWAY AVENUE, FARMAC, CA. 94730
 FOUNDED BY RILEY RILEY & 3027 OLIVERIA ROAD, FARMAC, CA. 94730
 APR 001-200-01

DATE: 12/31/21
 No. 7704
 STATE OF CALIFORNIA

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THE SURVEY IS
 N 18° 01' 00" W SETTING FOUND 5000 INCH MONUMENTS
 ALONG THE SOUTHEASTERN CORNER OF ROOSEVELT AVENUE
 PER TO 05 25, SACRAMENTO COUNTY RECORDS 12 5-0001



Plant Code	Plant Name	Quantity	Notes
100	Redwood	1	18" DBH
101	Redwood	1	18" DBH
102	Redwood	1	18" DBH
103	Redwood	1	18" DBH
104	Redwood	1	18" DBH
105	Redwood	1	18" DBH
106	Redwood	1	18" DBH
107	Redwood	1	18" DBH
108	Redwood	1	18" DBH
109	Redwood	1	18" DBH
110	Redwood	1	18" DBH
111	Redwood	1	18" DBH
112	Redwood	1	18" DBH
113	Redwood	1	18" DBH
114	Redwood	1	18" DBH
115	Redwood	1	18" DBH
116	Redwood	1	18" DBH
117	Redwood	1	18" DBH
118	Redwood	1	18" DBH
119	Redwood	1	18" DBH
120	Redwood	1	18" DBH

VEGETATION MANAGEMENT REQUIREMENTS

WITHIN DISPERSED DEFENSIBLE SPACE OF ALL STRUCTURES DEFENSIBLE SPACE MUST BE MAINTAINED.

WITHIN THE FIRST 10 FEET:

- NO PHYTOPHYTE PLANTS WITHIN 10 FT. OF THE HOUSE.
- TRIM TREES LIKELY TO ACHIEVE 10 FEET AWAY FROM THE ROOF OF HOUSE.
- REMOVE OR CUT ALL CONSPICUOUS VEGETATION SUCH AS DEAD TREES AND ALL DEAD VEGETATION.
- REGARDLESS OF PLANT SELECTION, SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS.

WITHIN 11-120 FEET:

- REMOVE DEAD AND DYING GRASS, SHRUBS, AND TREES.
- REDUCE THE DENSITY OF VEGETATION AND LARGER FUELS.
- CUT GRASSES TO 3 INCHES IN HEIGHT ABOVE THE GROUND.

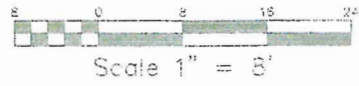
ADJACENT TO ROADWAYS AND DRIVEWAYS:

- TRIM AND MAINTAIN VEGETATION WITHIN 10 FEET OF ROADWAYS AS FOR DEFENSIBLE SPACE.
- TRIM TREES SO THEY DO NOT HANG LOWER THAN 15 FT. ABOVE THE ROADWAY.

PLANT SPACING AND CROWN SEPARATION:

- REGARDLESS OF PLANT SELECTION, SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.
- TREES SHOULD BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL 10 FEET FOR EVERY TEN (10%) PERCENT INCREASE IN GROWTH. EXISTING TREES MAY BE REQUIRED TO BE THINNED AND/OR REMOVED DEPENDENT ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURES.
- SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWICE THE HEIGHT OR CLEAR SPACES INTO ISLANDS OF NO GREATER THAN 10 FT. DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

NOTE
 ALL NEW SHRUBS & GRASSES WITHIN 20' OF HOUSE SHALL BE DISPERSED WITH SHIP TYPE 1.



REVISIONS	
DATE	BY

STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-5081

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR: DYLAN RILEY
 VACANT LOT
 FAIRFAX, CALIFORNIA
 APN 001-280-01

DATE: MARCH, 2020
 SCALE: 1"=8'
 DRAWN:
 CHECKED:
 JOB NO. F1180

ALEX RILEY ASSOCIATES
 P.O. BOX 193, INVERMERE, CA 94937
 TEL: 415 227 2692 ALEX.RILEY@ALEXRILEYASSOCIATES.COM

RILEY RESIDENCE
 1000 W. RILEY AVENUE, FAIRFAX, CA 94930
 FOR DYLAN RILEY
 3001 OLIVE ROAD, FAIRFAX, CA 94930
 301 40599, APN 001-280-01

6/4/20
 6

REVISIONS	
DATE	BY

STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-5081

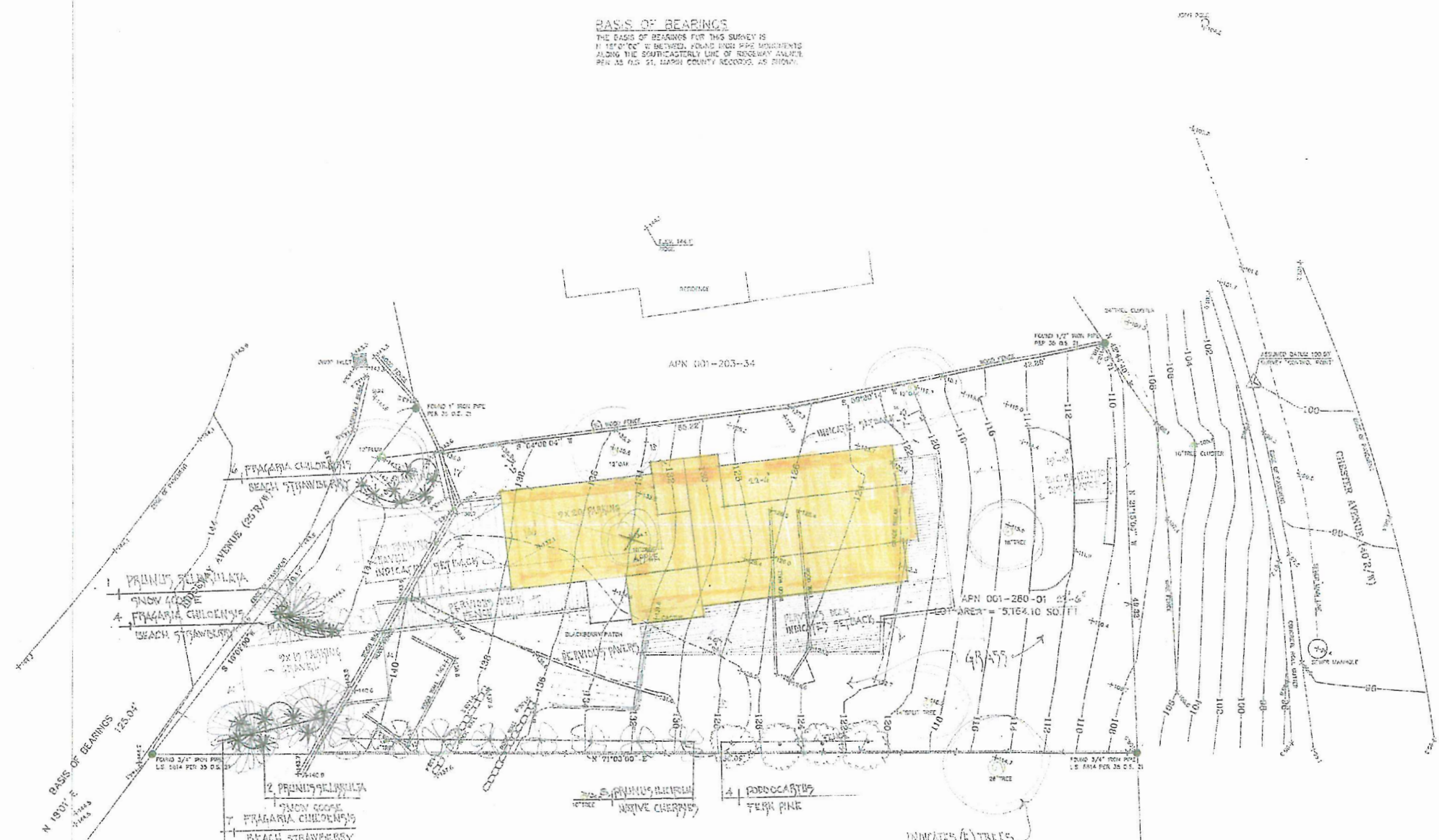
ALEX RILEY ASSOCIATES
 P.O. BOX 193, INVERMOUNT, CA, 94937
 TEL: 415 457 5081, ALEX@ALEXRILEYASSOCIATES.COM

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR: DYLAN RILEY
 VACANT LOT
 FAIRFAX, CALIFORNIA
 APN 001-280-01

RILEY RESIDENCE
 RIDGEWAY AVENUE, FAIRFAX, CA, 94930
 FOR DYLAN RILEY & ALEX RILEY ASSOCIATES, 327 CLARK ROAD, FAIRFAX, CA, 94930
 LANDSCAPE PLAN = 1/8" = 1'-0"

DATE: MARCH, 2020
 SCALE: 1" = 5'
 DRAWN:
 CHECKED:
 JOB NO: 17180

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS
 N 18° 01' 00" W BEARING, FOUND IN THE RECORDS
 ALONG THE EAST-WEST LINE OF RECORDS, SALES
 PER AS PER ST. MARRI COUNTY RECORDS, AS SHOWN.

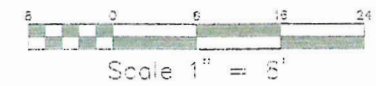


PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	ROW	PLANTING DATE	PLANTING TYPE
1	PRUNUS SERRULATA	SNOW CHERRY	15x15	D	X	X
2	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	12x12	D	X	X
3	PODOCARUS GRACILIOS	FERN PINE	20x10	D	X	X
4	PRUNUS NICHOLII	NATIVE CHERRY	12x10	D	X	X

NOTE: ALL NEW PLANTING TO BE ON A DRIP SYSTEM

DATE: MARCH, 2020
 SCALE: 1" = 5'
 DRAWN:
 CHECKED:
 JOB NO: 17180





SECOND HOUSE TO THE NORTH



NEXT DOOR TO THE NORTH



OUR SITE



FIRST HOUSE TO THE SOUTH



ACROSS THE STREET TO THE SOUTH



ACROSS THE STREET



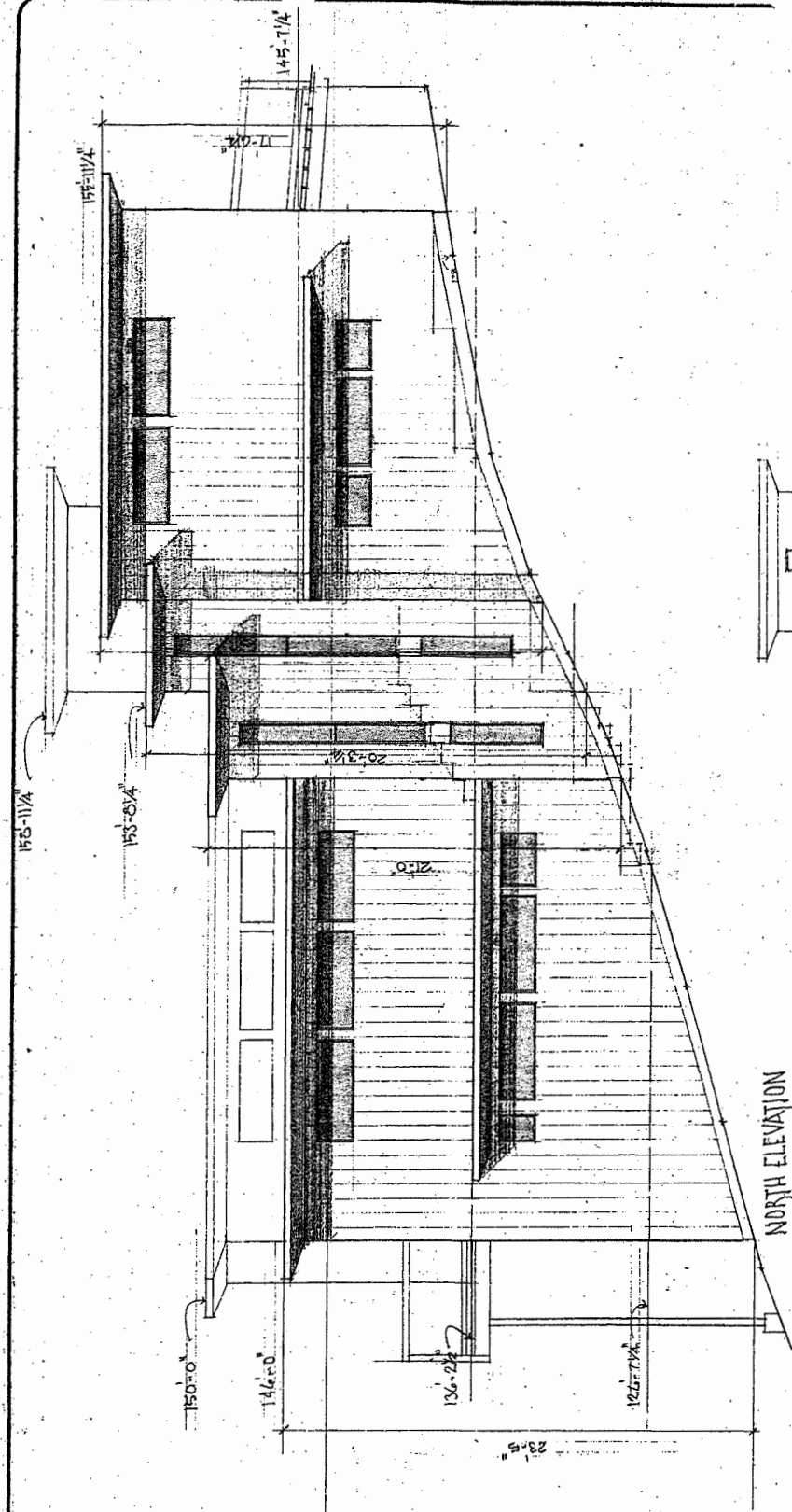
ACROSS THE STREET TO THE NORTH



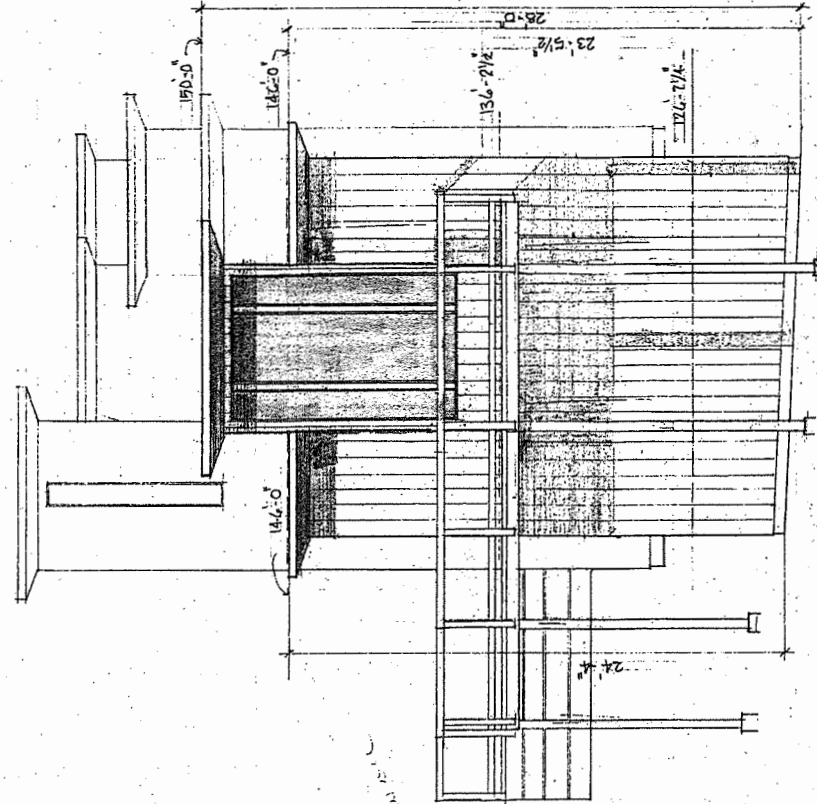
■ RIDGEWAY PHOTOS ■

■ ALEX RILEY ASSOCIATES ■
■ P.O. BOX 185, INDEPENDENCE, CA 94901 ■
■ TEL: 224 5672 ALEX.RILEY@AARPHOTO.NET ■

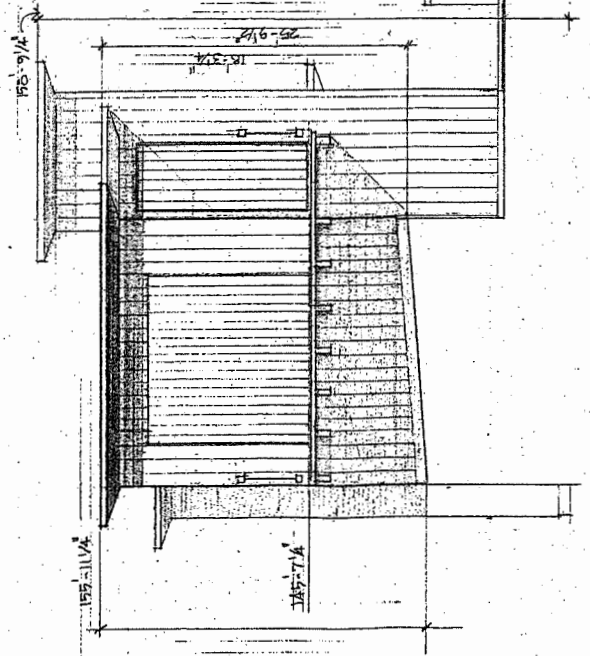
■ RILEY RESIDENCE ■ RIDGEWAY AVENUE ■ FAIRFAX, CA 94933 ■
■ FOR ORLAN & SUSAN RILEY ■ 327 OLIVERA BLVD ■ FAIRFAX, CA 94933 ■ TEL: 307 405 9494 ■ P.01.01.01 ■



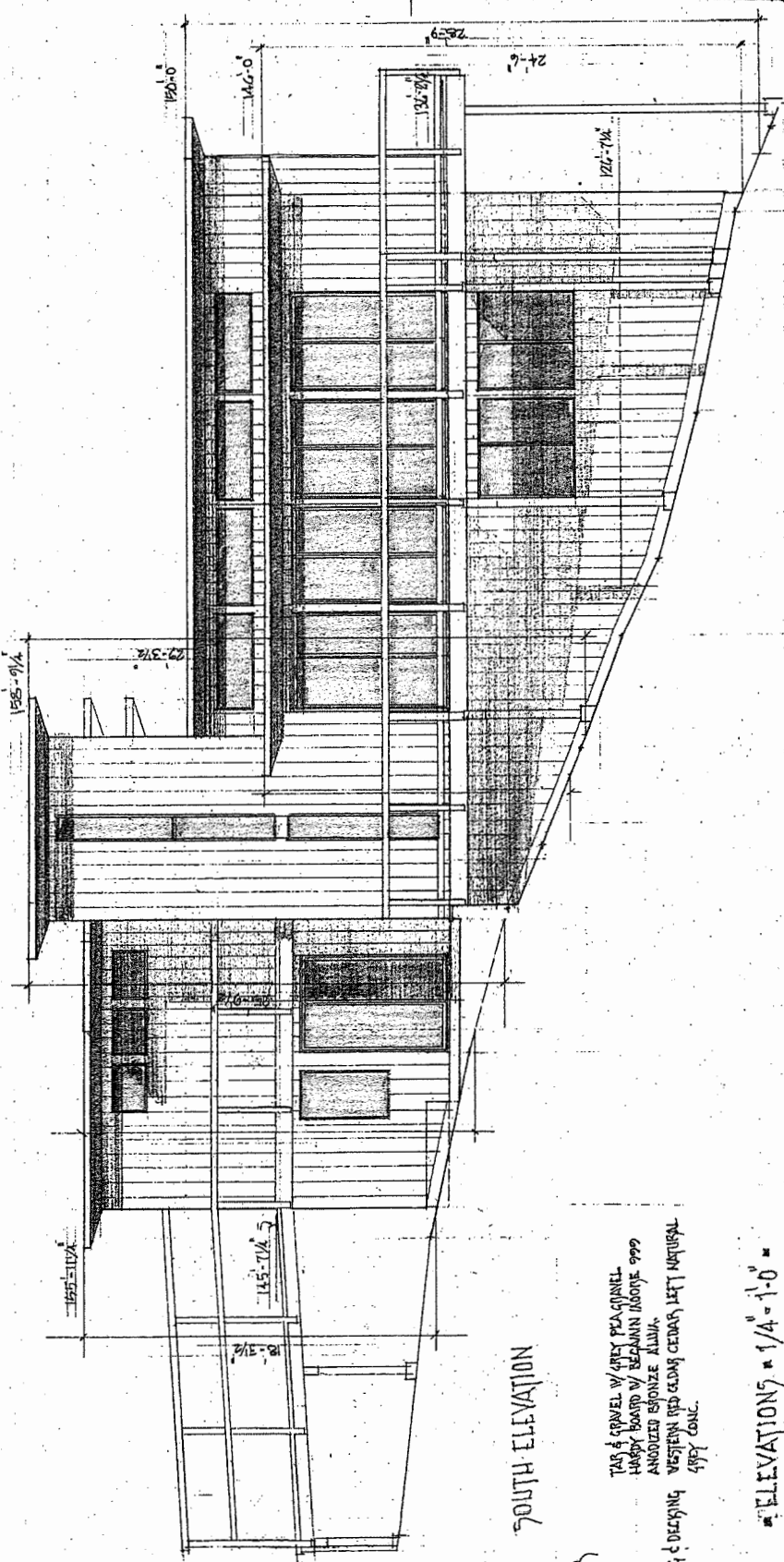
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIALS & COLOR

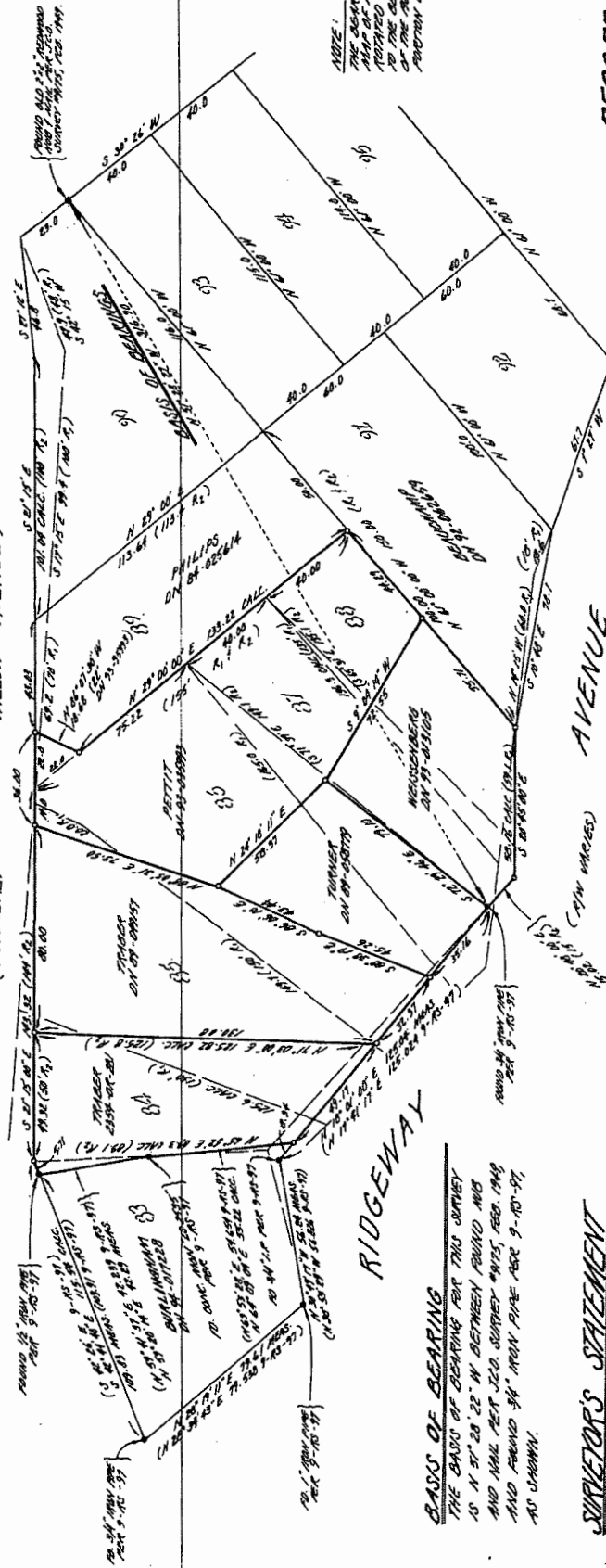
- ROOF: TABS & GAVEL W/ GYPSUM PLASTER
- WALLS: HARDY BOARD W/ REGGAIN INSIDE 999
- CEILING: ANODIZED BRONZE ALUMINUM
- TRIM: WESTERN RED CEDAR
- FLOORING: WESTERN RED CEDAR
- PAVING: ASPHALT

ELEVATIONS = 1/4" = 1'-0"

RILEY RESIDENCE ■ RIDGEWAY AVENUE ■ FAIRFAX, CA. 94730 ■
 POB DYLAN & SUSAN RILEY ■ 327 COLUMBIA ROAD ■ FAIRFAX, CA. 94530 ■ 415-387-4059 ■ 01/20/01 ■

ALEX RILEY ASSOCIATES ■
 PO BOX 193, INVERLEY CA 94037 ■
 TOT 225 5672 ALEX.RILEY@EARTHLINK.NET ■

CHESTER AVENUE
(FORMERLY WILLOW AVENUE)



NOTE:
THE BEARINGS OF THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA, ARE TO BE CONSIDERED AS THE BEARINGS OF THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA, AND AS SUCH, THE BEARINGS OF THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA, ARE TO BE CONSIDERED AS THE BEARINGS OF THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA.

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN ON THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA, AND AS SUCH, THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN ON THE 1907 PL. MAP OF MARIN COUNTY, CALIFORNIA, AS RECORDED IN THE PUBLIC RECORDS OF MARIN COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Land Surveyors Act of the State of California, Chapter 10, Section 10000, et seq., and I am a duly licensed Land Surveyor in the State of California, my commission expires on July 1, 1996.

Signed: *William Schneider*
William Schneider - L.S. 584

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 10000 of the Land Surveyors Act of the State of California, Chapter 10, Section 10000, et seq., and I find that it is correct and true.

Signed: *Alex R. Riley*
Alex R. Riley - County Surveyor



NOTE:
LOTS 85, 86, 87, 88 ARE SHOWN IN MORE DETAIL ON SHEET 2.

COUNTY RECORDER

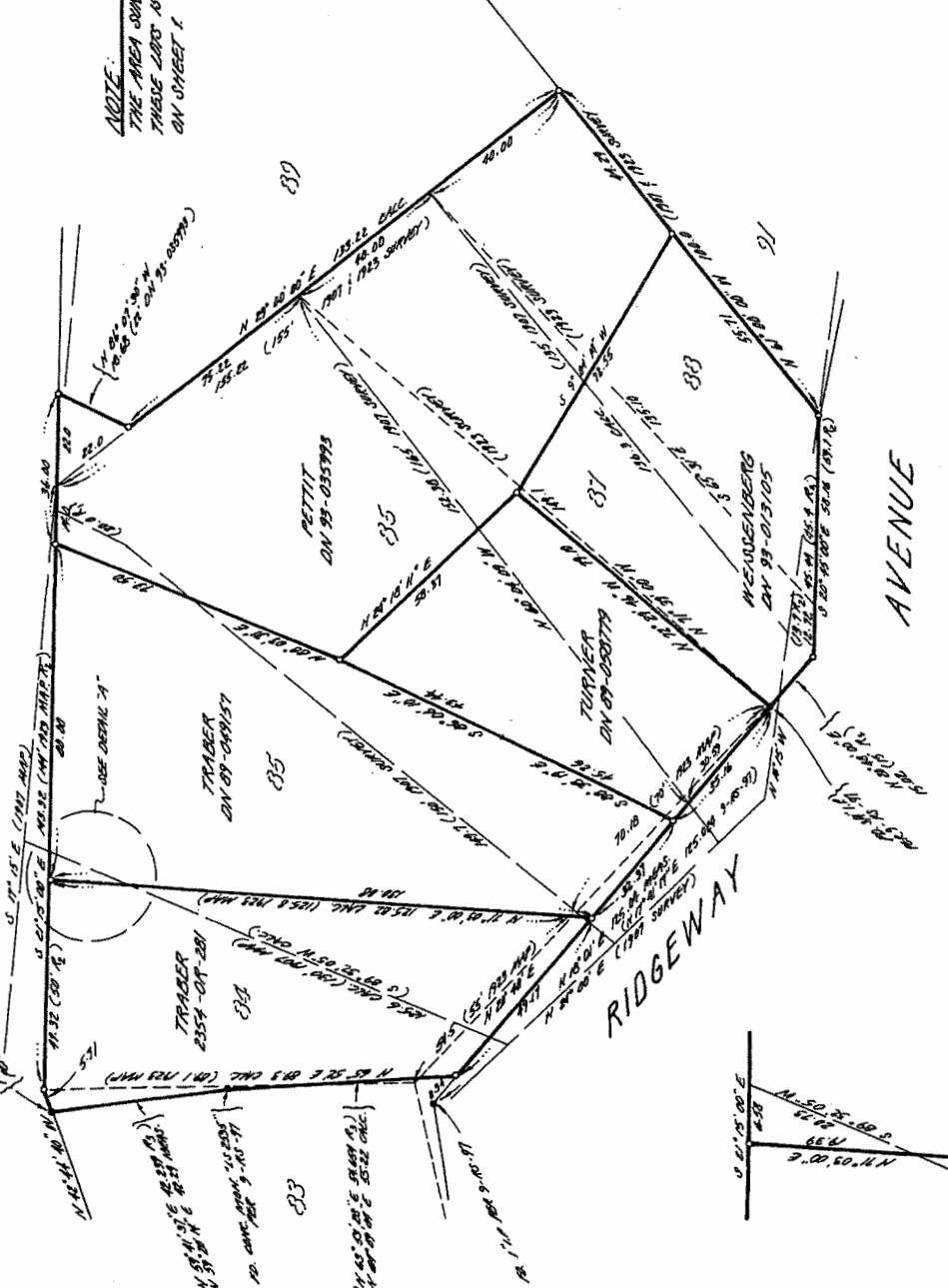
Map No. 12th City of San Francisco, 1996
of Vol. 12th in Book 35 of San Francisco County Public Maps
Serial No. 100

Signed: *Joan C. Thayer*
Joan C. Thayer - County Recorder

CHESTER AVENUE
(FORMERLY WILLOW AVENUE)

**RECORD OF SURVEY
LOT LINE ADJUSTMENT**
BETWEEN LOTS 85, 86 OF THE 1907 MAP OF PH. JORDAN CO. SUBDIVISION OF RIDGEWAY PARK - AS RECORDED IN BOOK 2 OF MAPS AT PAGE 20 AND LOTS 84, 87, 88 OF THE 1923 RESUBDIVISION OF PH. JORDAN CO. SUBDIVISION AS RECORDED IN BOOK 2 OF MAPS AT PAGE 42 MARIN COUNTY RECORDS TOWN OF FAIRFAX MARIN COUNTY CALIFORNIA JULY 1996
PREPARED BY WILLIAM SCHNEIDER, ASSOC. SAN FRANCISCO, CALIFORNIA
APR 1 - 200 - 11, 26, 30, 31, 35 SHEET 1 OF 2

CHESTER AVENUE



NOTE:
THE AREA SURROUNDING THESE LOTS IS SHOWN ON SHEET 1.

LEGEND
--- DENOTES LOT IN 1907 MAP WITH BEARING PLUS 20.50"
--- DENOTES BOUNDARY LINE AS INDICATED
1 DENOTES 2-PM-00 (1907)
2 DENOTES 2-10-02 (1923)
3 DENOTES 9-10-97
J.C.A. DENOTES J.C. AUGUSTUS JAMES ON FILE WITH THIS OFFICE
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

**RECORD OF SURVEY
LOT LINE ADJUSTMENT**
BETWEEN LOTS 85, 86 OF THE 1907 MAP OF PH. JORDAN CO. SUBDIVISION OF RIDGEWAY PARK - AS RECORDED IN BOOK 2 OF MAPS AT PAGE 20 AND LOTS 84, 87, 88 OF THE 1923 RESUBDIVISION OF PH. JORDAN CO. SUBDIVISION AS RECORDED IN BOOK 2 OF MAPS AT PAGE 42 MARIN COUNTY RECORDS TOWN OF FAIRFAX MARIN COUNTY CALIFORNIA JULY 1996
PREPARED BY WILLIAM SCHNEIDER, ASSOC. SAN FRANCISCO, CALIFORNIA
APR 1 - 200 - 11, 26, 30, 31, 35 SHEET 2 OF 2

DETAIL A
(SCALE 1"=20')

NOTE:
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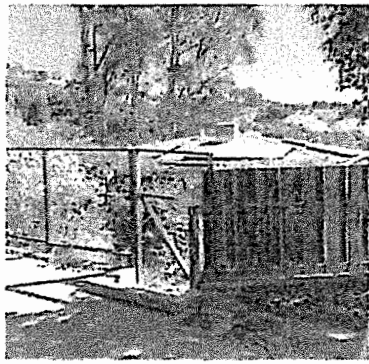
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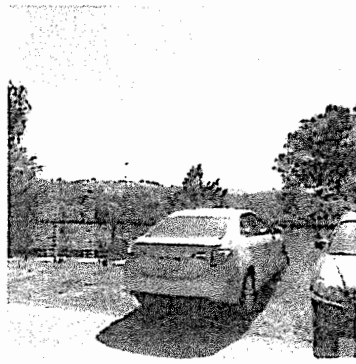
ALEX RILEY ASSOCIATES
P.O. BOX 193, INVERNESS CA, 94937
TOLL FREE 800.451.1111



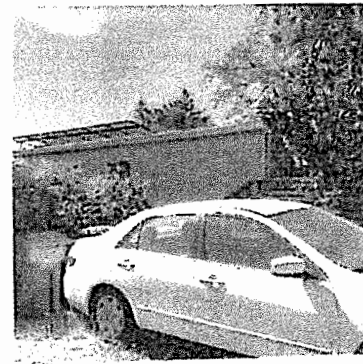
SECOND HOUSE TO THE NORTH



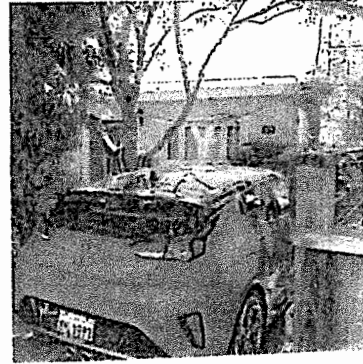
NEXT DOOR TO THE NORTH



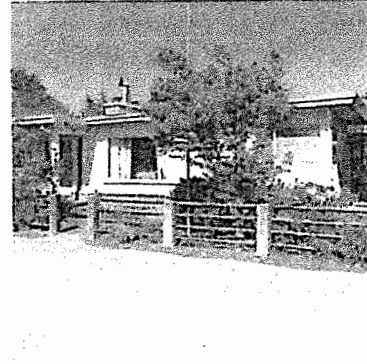
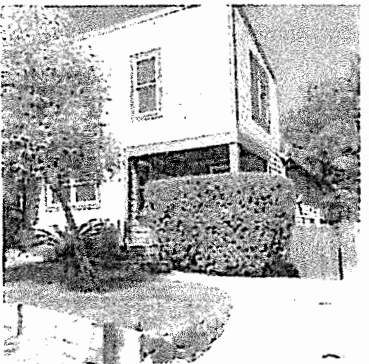
OUT SITE



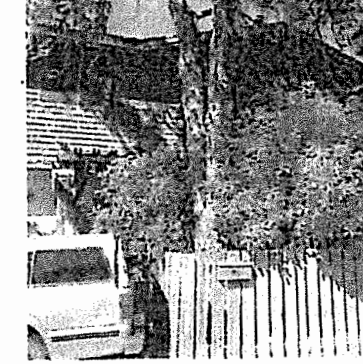
FIRST HOUSE TO THE SOUTH



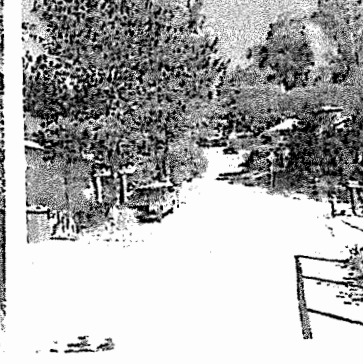
ACROSS THE STREET TO THE SOUTH



ACROSS THE STREET



ACROSS THE STREET TO THE NORTH



* ALEX RILEY ASSOCIATE? *
* PO BOX 153, WINDYBERRY CA 91011 *
* TEL 223 7672 ALEX@rileyphoto.com *

* RIDEWAY PHOTO? *
* RILEY RESIDENCE * RIDGEWAY AVENUE * FAIRFAX, CA 94533 *
* FOR RILEY & ASSOCIATE * 327 OLGA ROAD * FAIRFAX, CA 94532 * TEL: 301 407 4700 * 415 420 1220-01 *

8/10/00

9

NEW RILEY RESIDENCE

BRIDGEWAY AVE., FAIRFAX, CA

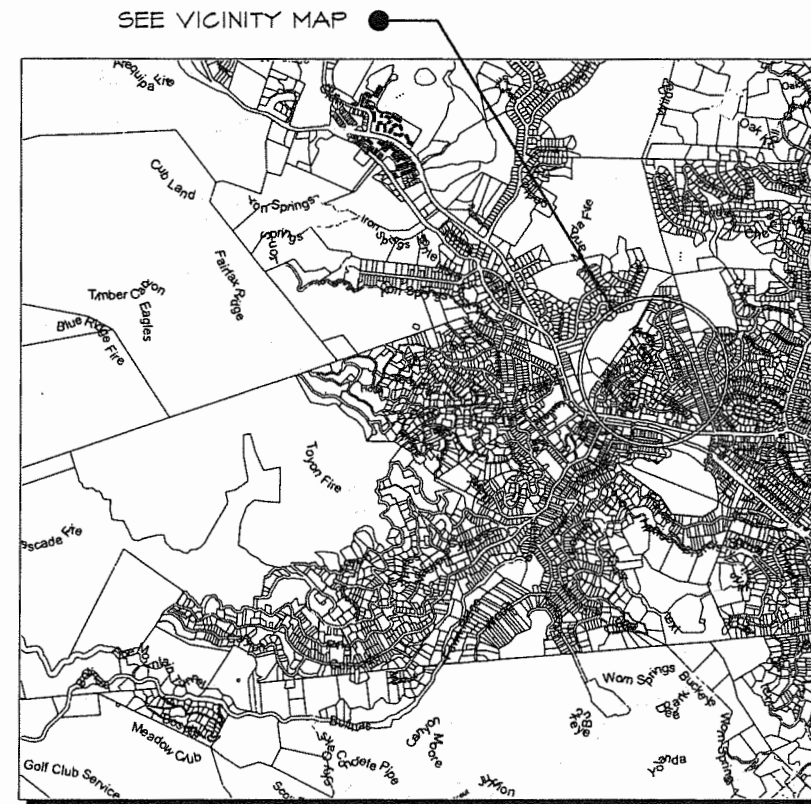
A.P.N. NO: 001-280-01

LEGEND:

- SUBDIVISION BOUNDARY
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- EASEMENT AS NOTED
- SANITARY SEWER MAIN PIPE (PUBLIC)
- SANITARY SEWER MAIN PIPE (PRIVATE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER MAIN PLUG
- SANITARY SEWER LATERAL
- WATER MAIN PIPE
- WATER FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER MAIN PLUG
- WATER AIR RELEASE VALVE
- WATER BLOW-OFF
- WATER SERVICE AND METER
- ACCESS HATCH IN U/G STORAGE TANK
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE PLUG
- VERTICAL CURB AND GUTTER
- ROLL CURB AND GUTTER
- VERTICAL CURB/EXTRUDED CURB
- SIDEWALK
- LOT LINE
- 449 LOT NUMBER
- RETAINING WALL
- TRW=20.67 TOP OF RETAINING WALL ELEV
- TF=17.33 TOP OF FOOTING ELEV
- 1202.81 EXISTING SPOT ELEVATION
- 1202.85 PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- 12+00 ROAD STATION

LEGEND (cont.):

- GRADE BREAK
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT AS NOTED
- EXISTING SANITARY SEWER MAIN PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN PLUG
- EXISTING WATER MAIN PIPE
- EXISTING WATER FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER REDUCER
- EXISTING WATER MAIN PLUG
- EXISTING WATER AIR RELEASE VALVE
- EXISTING WATER BLOW-OFF
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE PLUG
- EXISTING VERTICAL CURB AND GUTTER
- EXISTING ROLL CURB AND GUTTER
- EXISTING VERTICAL CURB/EXTRUDED CURB
- EXISTING SIGN AS NOTED
- EXISTING CONTOUR (1' INTERVAL)
- FL= FLOW LINE (GUTTER ELEVATION)
- TC= TOP OF CURB ELEVATION
- P= PAVEMENT ELEVATION
- HWE= HIGH WATER ELEVATION
- FFE= FINISH FLOOR ELEVATION
- PAD= FINISH PAD ELEVATION
- POT= POINT OF TANGENCY
- POC= POINT OF CURVATURE
- PRC= POINT OF REVERSE CURVATURE
- BTM= BASIN BOTTOM ELEVATION
- TL= TRUE LENGTH SURVEY CONTROL POINT
- SLOPE INDICATOR
- 0.75% ROAD SLOPE INDICATOR
- CMU= CONCRETE MASONRY UNIT
- EXG= EXISTING
- L/S= LANDSCAPE
- STREET LIGHT



AREA MAP
SCALE: 1" = 700'



VICINITY MAP
SCALE: 1" = 100'



By	
Date	
Revisions	

COVER SHEET

NEW RILEY RESIDENCE

BRIDGEWAY AVENUE, FAIRFAX, CA 94430 (APN: 001-280-01)



Plans Prepared By: **VIA Atelier, Inc.**
Civil Engineering - Consulting
9 Brookside Ct., San Anselmo, CA 94460
Ph: (415) 714-6716 E: office@via-eng.com

JOB NO: 2005a
DATE: 6/02/20
Drawn By: N.C.N.C.
Reviewed By: V.I.

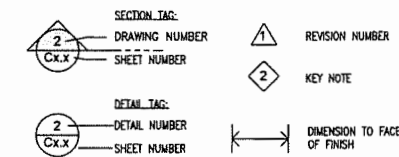
C1.0

1 OF 7

DESIGN TEAM:

<p>ARCHITECT: ALEX RILEY ASSOCIATES P.O. BOX 153 INVERNESS, CA T: (707) 225-5642 CONTACT: ALEX RILEY</p>	<p>CIVIL ENGINEER: VIA ATELIER, INC. 9 BROOKSIDE CT. SAN ANSELMO, CA T: (415) 714-6716 E: OFFICE@VIA-ENG.COM CONTACT: VLAD IOJICA</p>	<p>LAND SURVEYOR: STEVEN J. FLATLAND PROFESSIONAL LAND SURVEYOR P.O. BOX 1037 SAN ANSELMO, CA T: (415) 457-5081</p>	<p>GEOTECHNICAL: WILLIAM H. MOORE, PE, GE 139 NANTUCKET COVE, SAN RAFAEL, CA T: (707) 373-5438</p>
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SYMBOLS:



CIVIL ENGINEERING SHEET INDEX

1 OF 7 COVER SHEET	C1.0
2 OF 7 EROSION CONTROL PLAN	C3.0
3 OF 7 EROSION CONTROL DETAILS	C3.1
4 OF 7 PROPOSED SITE IMPROVEMENTS PLAN	C4.0
5 OF 7 SECTIONS & DETAILS	C5.0
6 OF 7 SECTIONS & DETAILS	C5.1
7 OF 7 VEHICLE MANEUVERABILITY STUDY	C6.0

GENERAL NOTES:

1. DESIGN ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.
2. ALL WORK SHALL CONFORM TO THE CURRENT UNIFORM CONSTRUCTION/DEVELOPMENT STANDARDS OF COUNTY OF MARIN.
3. LOCATION OF UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND DEPTHS OF UTILITIES WITH THE APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
4. RAINWATER LEADERS SHALL UTILIZE WYE CONNECTIONS.
5. CORRUGATED OR FLEXIBLE DRAIN PIPES ARE NOT PERMITTED.
6. DROP INLETS SHALL BE AS SHOWN ON PLANS OR APPROVED EQUIVALENT.
7. ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND STORM DRAINS.
8. NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A GRADING PERMIT.
9. FOR RAISED FOUNDATIONS, AT LEAST TWO INCHES 2-INCH DIAMETER HOLES SHALL BE PLACED IN THE FOUNDATION TO DRAIN THE SUBFLOOR AREA. SIMILAR DRAINS SHALL BE INSTALLED IN ANY INTERIOR FOUNDATIONS SO THAT WATER IS NOT TRAPPED UNDER THE BUILDING.
10. TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST "MANUAL OF TRAFFIC CONTROLS" PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
11. ALL BMPs SHALL CONFORM TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) LATEST STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.



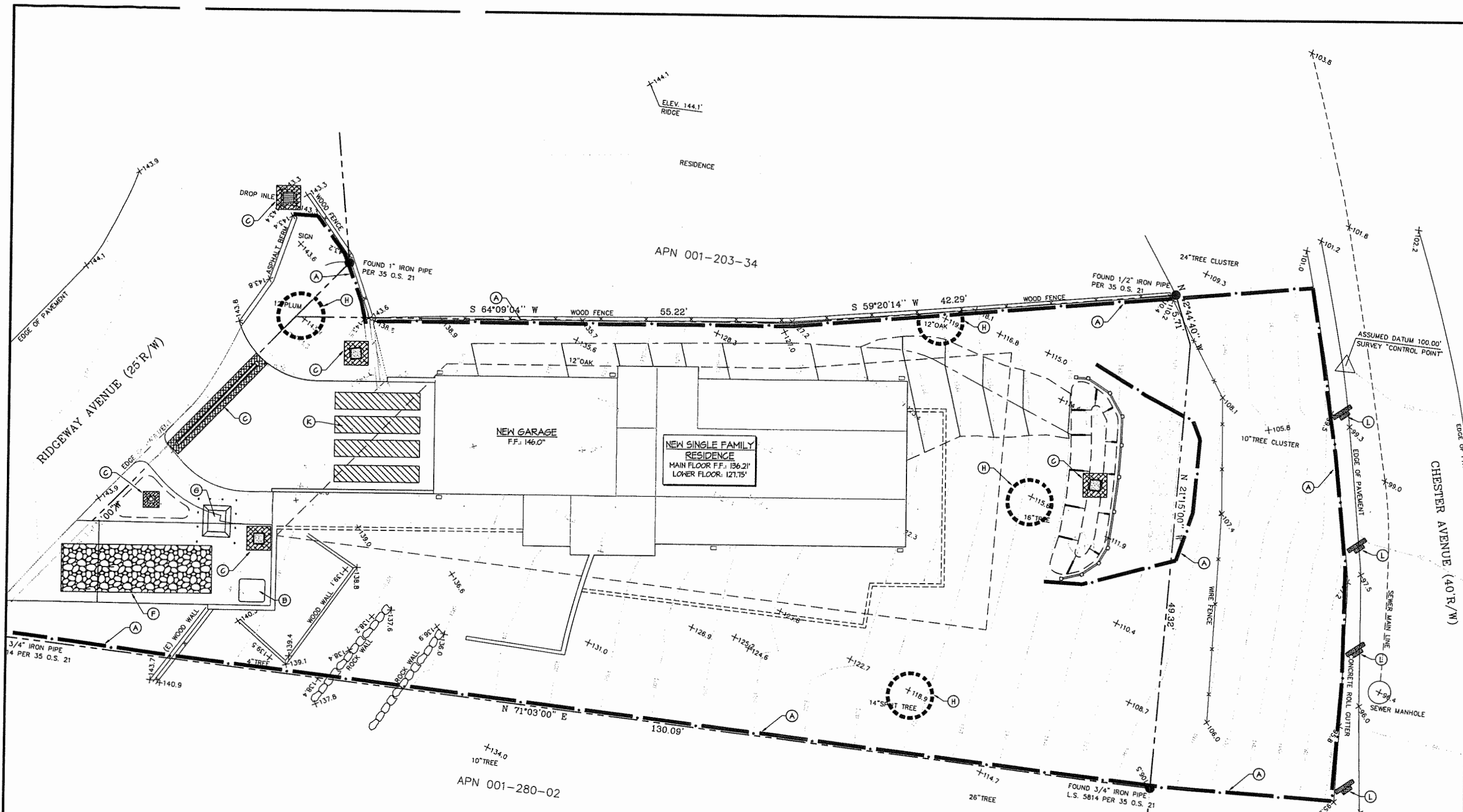
By:	
Date:	
Revisions:	

Sheet Title: **EROSION CONTROL PLAN**
 Project: **NEW RILEY RESIDENCE**
 Address: **BRIDGEWAY AVENUE, FAIRFAX, CA 94930 (APN 001-280-01)**



Files Prepared By: **VIA Atelier, Inc.**
 Civil Engineering - Consulting
 1 Broadway Ct., San Anselmo, CA 94960
 PH: 415-712-0718 Email: via@viaatelier.com

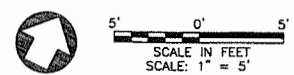
Date: **6/02/20**
 Drawn By: **NC, Ravené, VI.**
 SHEET: **C3.0**
 2 OF 7



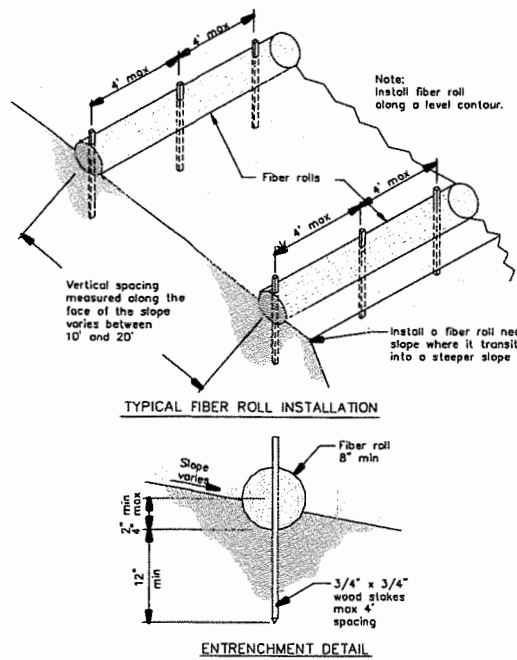
EROSION CONTROL LEGEND:

- | | | | |
|--|---|--|-----|
| (A) INSTALL FIBER ROLLS PER CASQA SE-5 | (1) CONSTRUCTION ENTRANCE PER CASQA TC-1 | (6) INSTALL GRAVEL BAG SEDIMENT TRAP DURING CONSTRUCTION TO PREVENT SEDIMENT TRANSPORT PER CASQA SE-6. | (5) |
| (B) INSTALL SANITARY WASTE MANAGEMENT (PORTABLE RESTROOM) PER CASQA HH-4 | (2) CONCRETE WASH AREA | (7) TREE FENCE (Tree Protection Zone) | (8) |
| (C) INSTALL STORM DRAIN INLET PROTECTION PER CASQA SE-10 | (3) TREE FENCE (Tree Protection Zone) | (8) LIMITS AND DISTURBED AREA | (9) |
| (D) IMMEDIATELY REVEGETATE WITH LANDSCAPING OR UTILIZE GEOTEXTILE MATTINGS (PER CASQA EC-1) OF DISTURBED SOILS UNTIL LANDSCAPE IMPROVEMENTS ARE COMPLETED. APPROX. LIMITS SHOWN. | (4) CONSTRUCTION STORAGE AREAS PER CASQA HH-1 | | |
| (E) DUST CONTROL TO IMPLEMENT THROUGHOUT THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH BMP TABLE. | (5) | | |

CONCEPTUAL EROSION CONTROL PLAN
 SCALE: 1" = 5'



Jun 02, 2020 - 9:21am
 Web: https://www.cadsoft.com
 D:\VA\2020s\Dylan Riley, Fairfax\001\C3.0.dwg



Purpose:
A fiber roll consists of straw, oak, or other biodegradable materials bound into a light laborer roll wrapped by netting, which can be biodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an embedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed on the face of slopes along the contour, they intercept runoff, reduce its flow velocity, reduce the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Application:

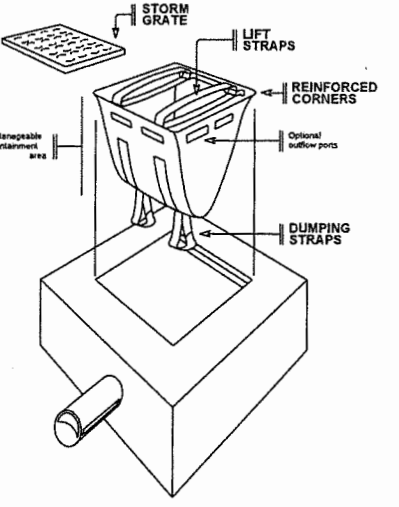
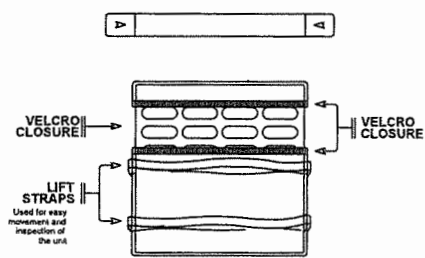
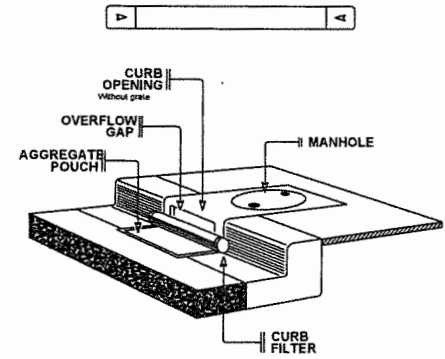
- Along the toe, top, face, and of grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- All operational storm drains as a form of inlet protection.
- Around temporary stockpiles.

Installation:
Follow manufacturer's recommendations for installation. In general, these will be as follows:
Locate fiber rolls on level contours spaced as follows:
- Slope inclination of 4:1 (H:V) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
- Slope inclination between 4:1 and 2:1 (H:V): Fiber rolls should be placed at a maximum interval of 15 ft. (a closer spacing is more effective).
- Slope inclination 2:1 (H:V) or greater: Fiber rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).

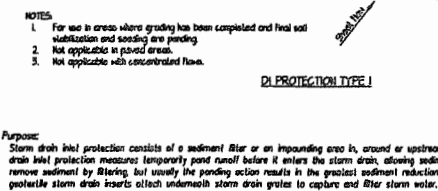
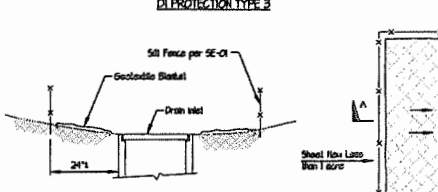
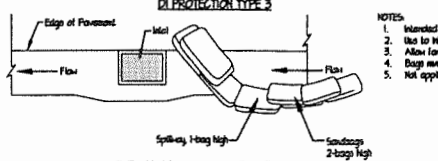
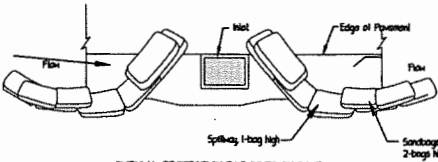
Inspection & Maintenance:

- Inspect in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Repair or replace spill, torn, unraveling, or slumping fiber rolls.
- If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flow, sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when sediment accumulation reaches one-third the designated sediment storage depth.
- If fiber rolls are used for erosion control, such as in a check dam, sediment removal should not be required as long as the system continues to control the grade. Sediment control BMPs will only be required in conjunction with this type of application.
- Repair any rills or gulches promptly.

1 FIBER ROLL CASQA-BMP SE-5 SCALE: NO SCALE



3 STORM DRAIN INLET PROTECTION CASQA-BMP SE-10 SCALE: NO SCALE



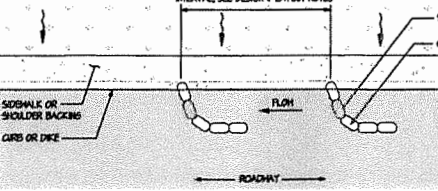
Purpose:
Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering but usually the ponding action results in the greatest sediment reduction. Temporary portable storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Application:
Every storm drain inlet receiving runoff from unestablished or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Inspection & Maintenance:

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Silt Fences. If the fabric becomes clogged, torn, or degraded, it should be replaced. Make sure the stakes are securely driven in the ground and are in good shape (i.e., not bent, cracked, or splintered) and are reasonably perpendicular to the ground. Replace damaged stakes. At a minimum, remove the sediment behind the fabric fence when accumulation reaches one-third the height of the fence or barrier height.
- Gravel Filters. If the gravel becomes clogged with sediment, it should be carefully removed from the inlet and either cleaned or replaced. Since cleaning gravel at a construction site may be difficult, consider using the sediment-laden stone as fill material and put fresh stone around the inlet. Inspect bags for holes, gashes, and tears, and replace bags as needed. Check gravel bags for proper arrangement and displacement.
- Sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height.
- Inspect and maintain temporary portable insert devices according to manufacturer's specifications.
- Remove storm drain inlet protection once the drainage area is stabilized.
- Clean and regrade area around the inlet and clean the inside of the storm drain inlet, as it should be free of sediment and debris at the time of final inspection.

2 STORM DRAIN INLET PROTECTION CASQA-BMP SE-10 SCALE: NO SCALE



Purpose:
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flow. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Application:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes.
 - As sediment traps of culvert/pipe outlets.
 - Below other small cleared areas.
 - Along the perimeter of a site.
 - Down slope of exposed soil areas.
 - Around temporary stockpiles and spoil areas.
 - Parallel to a roadway to keep sediment off paved areas.
 - Along streams and channels.
- As a linear erosion control measure:
 - Along the face and of grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
 - At the top of slopes to divert runoff away from disturbed slopes.
 - As chevrons (small check dams) across muddy sloped construction roads. For check dam use in channels, see SE-4, Check Dams.

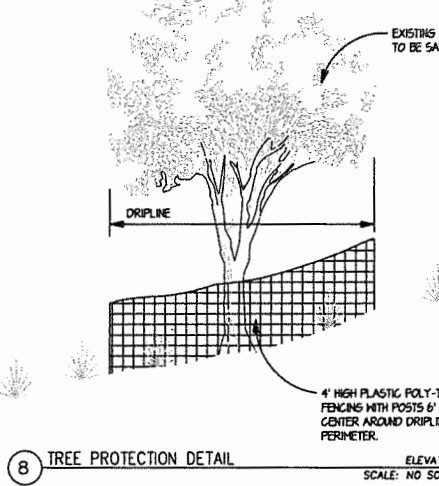
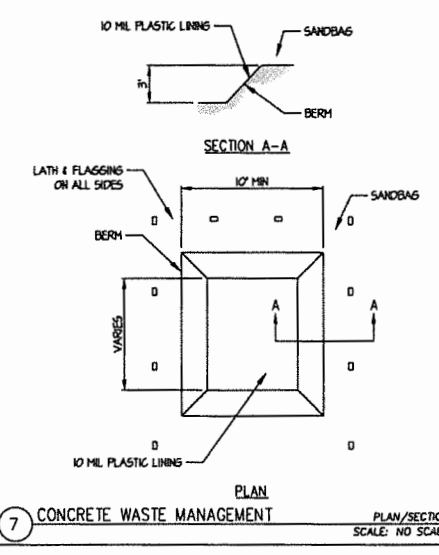
Design and Layout:

- When used for slope interruption, the following steps/sheet flow length combinations apply:
 - Slope inclination of 4:1 (H:V) or flatter: Gravel bags should be placed at a maximum interval of 20 ft, with the first row near the slope toe.
 - Slope inclination between 4:1 and 2:1 (H:V): Gravel bags should be placed at a maximum interval of 15 ft. (a closer spacing is more effective), with the first row near the slope toe.

Inspection & Maintenance:

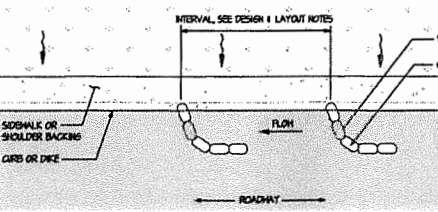
- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Gravel bags exposed to sunlight will need to be replaced every two to three months due to degrading of the bags.
- Repair or replace gravel bags as needed.
- Repair washouts or other damage as needed.
- Sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third the barrier height.
- Remove gravel bag berms when no longer needed and recycle gravel fill whenever possible and properly dispose of bag material. Remove sediment accumulation and clean, re-grade, and stabilize the area.

4 GRAVEL BAG FLOW DIVERSION CASQA-BMP SE-6 SCALE: NO SCALE



7 CONCRETE WASTE MANAGEMENT SCALE: NO SCALE

8 TREE PROTECTION DETAIL SCALE: NO SCALE



Purpose:
Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel shoulder surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

Site Condition	Prevention Practice	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel Shoulder Surfacing	Equipment Wash Stations	Vegetation	Mulching	Other
Disturbed Areas	X	X	X	X	X	X	X	X	X
Highway Construction	X	X	X	X	X	X	X	X	X
Material Stockpiles	X	X	X	X	X	X	X	X	X
Construction Entrances	X	X	X	X	X	X	X	X	X
Gravel Paved Areas	X	X	X	X	X	X	X	X	X
Other	X	X	X	X	X	X	X	X	X

Implementation
Dust Control Practices

Chemical dust suppressants include: mulch and fiber based dust palliatives (e.g. paper mulch with gypsum binder), salts and brines (e.g. calcium chloride, magnesium chloride), non-petroleum based organics (e.g. vegetable oil, lignosulfonate), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resin), synthetic polymers (e.g. polyvinyl acetate, vinyls, acrylic), clay additives (e.g. bentonite, montmorillonite) and electrochemical products (e.g. enzymes, ionic products).

Additional preventive measures include:

- Schedule construction activities to minimize exposed area (see EC-1, Scheduling).
- Quickly treat exposed soils using water, mulching, chemical dust suppressants, or stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Restrict construction traffic to stabilized roadways within the project site, as practicable.
- Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliative to the project.
- If reclaimed waste water is used, the source and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality

5 DUST CONTROL CASQA-BMP WE-1 SCALE: NO SCALE

URBAN RUNOFF POLLUTION NOTES

- Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and May 1. Remove all-haul materials promptly. Stockpiled soils and other materials shall be topped, at the request of the Building Department or Public Works.
- Store, handle and dispose of construction materials and wastes so as to prevent their entry to the storm drain system, contractor must not allow concrete, washwaters, slurries, paint or other materials to enter catch basins, the onsite storm drain system, or onsite or offsite surface flow runoff.
- Use filtration or other measures to remove sediment from devolving effluent.
- No cleaning, fueling or maintaining vehicles on site shall be permitted in any manner that allows deleterious materials from entering catch basins or to enter site runoff.
- Use of pesticides and/or fertilizers shall be reduced and shall be controlled to prevent pollution runoff.

EROSION & SEDIMENT CONTROL NOTES

- Erosion, sedimentation and pollution controls shall be provided in accordance with CASQA's Best Management Practices, current edition and with the CA RWQCB's erosion and sediment control field manual, current edition.
- Erosion control measures shall be installed prior to October 15 and shall be maintained by the contractor in proper working order throughout the first winter. This protection shall consist of appropriate filter fences, diversion berms, slow down ditches, etc. These devices shall be placed in order to minimize erosion and to collect sediment generated by the construction of this project. Except for paved and landscaped areas already completed, all graded areas shall be hydroseeded in order to prevent erosion of bare soil. The contractor is responsible for erosion & sediment control all year long during all site work.
- All banks and all graded areas shall be hydroseeded to control erosion or the approved groundcover installed by October 15.
- The contractor shall maintain a clean site of all times which is free of debris, hazardous wastes or stockpiled material unless approved by the project engineer. All approved stockpiles shall be covered and protected to prevent storm water pollution.
- Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 15.
- Remove spoils promptly, and avoid stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials should be topped at the request of the city engineer.
- Store, handle and dispose of construction materials and wastes so as to avoid their entry to the storm system. Contractor must not allow concrete, washwaters, slurries, paint or other materials to enter catch basins or to enter site runoff.
- Use filtration or other measures to remove sediment from devolving effluent.
- Install filter fabric bags inside all catch basins and maintain during winter storms.
- No cleaning, fueling, or maintaining vehicles on-site, except in an area designed to contain and treat runoff.
- Use of pesticides and/or fertilizers, when applied, shall be controlled to prevent pollution runoff.
- All areas of cut, fill and ungraded areas disturbed by the grading operation shall be hydroseeded or approved landscaping groundcover planted after all work has been completed. The contractor shall be responsible for furnishing labor and material to accomplish a dense plant cover for erosion control.
- Developer basement and excavations with tank and filtration device prior to discharge into SD system. Provide effluent samples for testing hourly per regional water standards.
- Per the Federal and State Water Quality Acts, the owner is solely responsible for controlling construction water discharge.
- Project is subject to the requirements of the winter grading moratorium as per the Town of Fairfax Municipal Code.

Sheet Title: EROSION CONTROL DETAILS

Project: NEW RILEY RESIDENCE

Address: BRIDGEWAY AVENUE, FAIRFAX, CA 94960 (APN: 001-280-01)

Professional Engineer: V. J. VITELLO

Professional Seal: CIVIL ENGINEER, No. 73961, Exp. 6-30-21

Date: 6/02/20

Drawn By: N.C.

Reviewed: V.I.

SHEET: C3.1

3 OF 7



By:	
Date:	
Revision:	

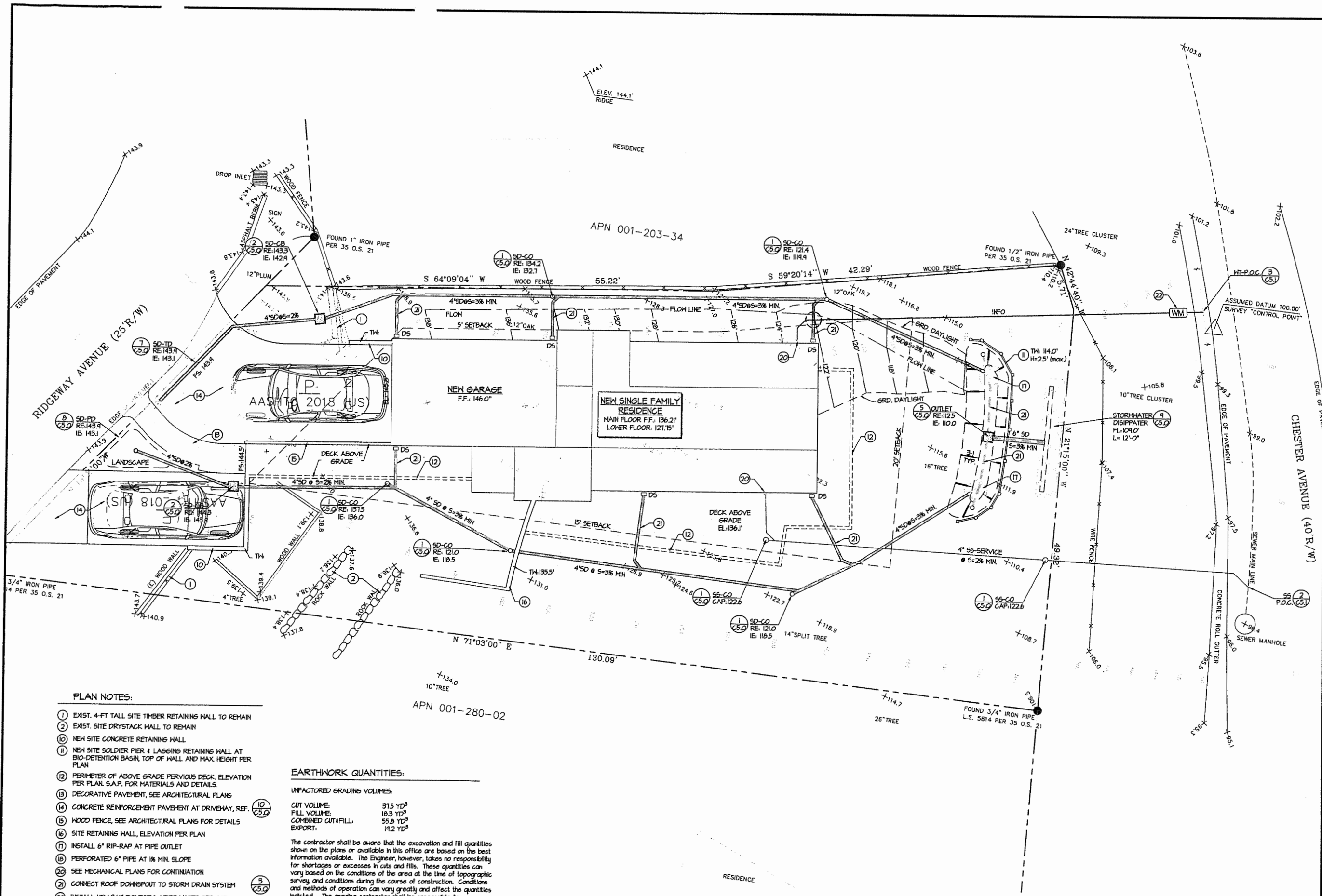
Sheet Title: **SITE IMPROVEMENTS PLAN**
 Project: **NEW RILEY RESIDENCE**
 Address: BRIDGEWAY AVENUE, FAIRFAX, CA 94930 (APN: 001-280-01)



Plans Prepared By: **VJA Atelier, Inc.**
 Civil Engineering - Consulting
 11415 1st Avenue, Suite 200, Fairfax, CA 94930
 Phone: (415) 714-6776, Email: vja@vja.com

JOB NO: 2005a
 DATE: 6/02/20
 Drawn By: N.C.
 Reviewed: V.I.

SHEET:
C3.0
 4 OF 7



- PLAN NOTES:**
- 1 EXIST. 4-FT TALL SITE TIMBER RETAINING WALL TO REMAIN
 - 2 EXIST. SITE DRYSTACK WALL TO REMAIN
 - 3 NEW SITE CONCRETE RETAINING WALL
 - 4 NEW SITE SOLDIER PIER & LAGGING RETAINING WALL AT BIO-RETENTION BASIN, TOP OF WALL AND MAX. HEIGHT PER PLAN
 - 5 PERIMETER OF ABOVE GRADE PERVIOUS DECK. ELEVATION PER PLAN. S.A.P. FOR MATERIALS AND DETAILS.
 - 6 DECORATIVE PAVEMENT, SEE ARCHITECTURAL PLANS
 - 7 CONCRETE REINFORCEMENT PAVEMENT AT DRIVEWAY, REF. 10
 - 8 WOOD FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS
 - 9 SITE RETAINING WALL, ELEVATION PER PLAN
 - 10 INSTALL 6" RIP-RAP AT PIPE OUTLET
 - 11 PERFORATED 6" PIPE AT 1% MIN. SLOPE
 - 12 SEE MECHANICAL PLANS FOR CONTINUATION
 - 13 CONNECT ROOF DOWNSPOUT TO STORM DRAIN SYSTEM
 - 14 INSTALL NEW 3/4" DOMESTIC / FIRE WATER SERVICE METER

EARTHWORK QUANTITIES:

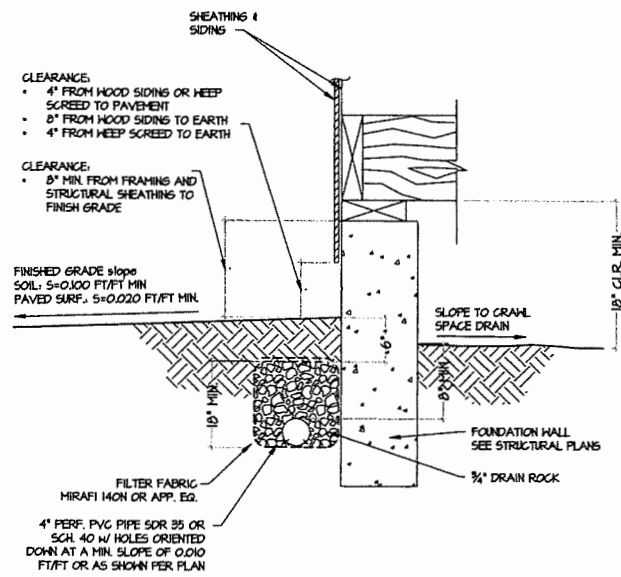
UNFACTORED GRADING VOLUMES:

CUT VOLUME:	315 YD ³
FILL VOLUME:	10.3 YD ³
COMBINED CUT/FILL:	55.8 YD ³
EXPORT:	14.2 YD ³

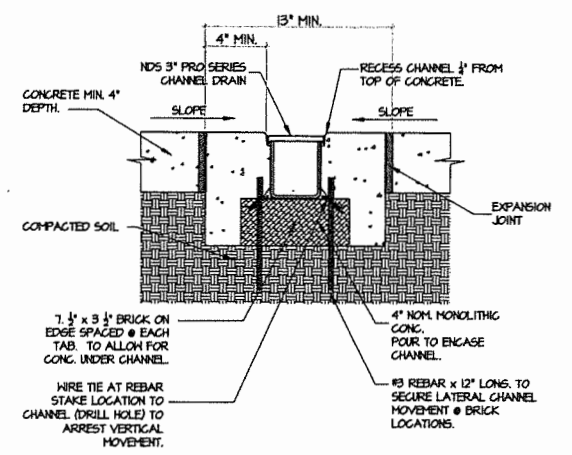
The contractor shall be aware that the excavation and fill quantities shown on the plans or available in this office are based on the best information available. The Engineer, however, takes no responsibility for shortages or excesses in cuts and fills. These quantities can vary based on the conditions of the area at the time of topographic survey, and conditions during the course of construction. Conditions and methods of operation can vary greatly and affect the quantities indicated. The grading contractor shall be responsible for determining his own cut and fill quantities.

CONCEPTUAL SITE IMPROVEMENTS PLAN
 SCALE: 1" = 5'

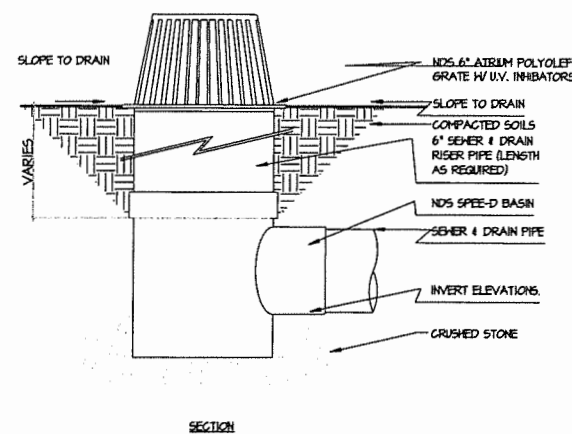
Jun 02, 2020 - 9:23am Wed 6/2/20 01:VA\2005a Dyan Riley, Fairfax\CA\001\010.dwg



6 FOUNDATION WALL DRAINAGE
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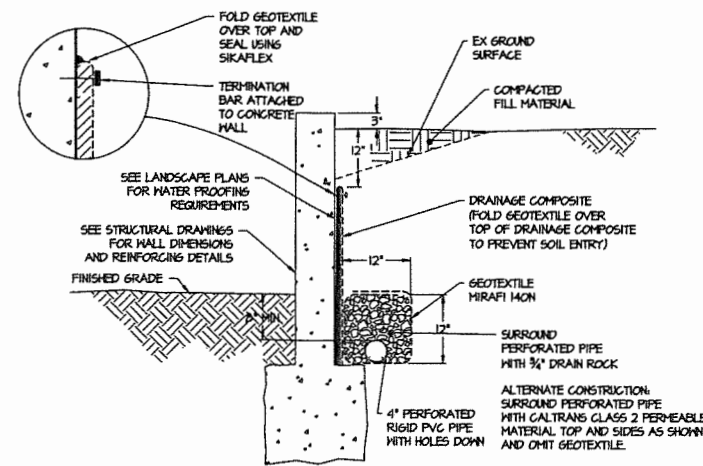


7 TRENCH DRAIN
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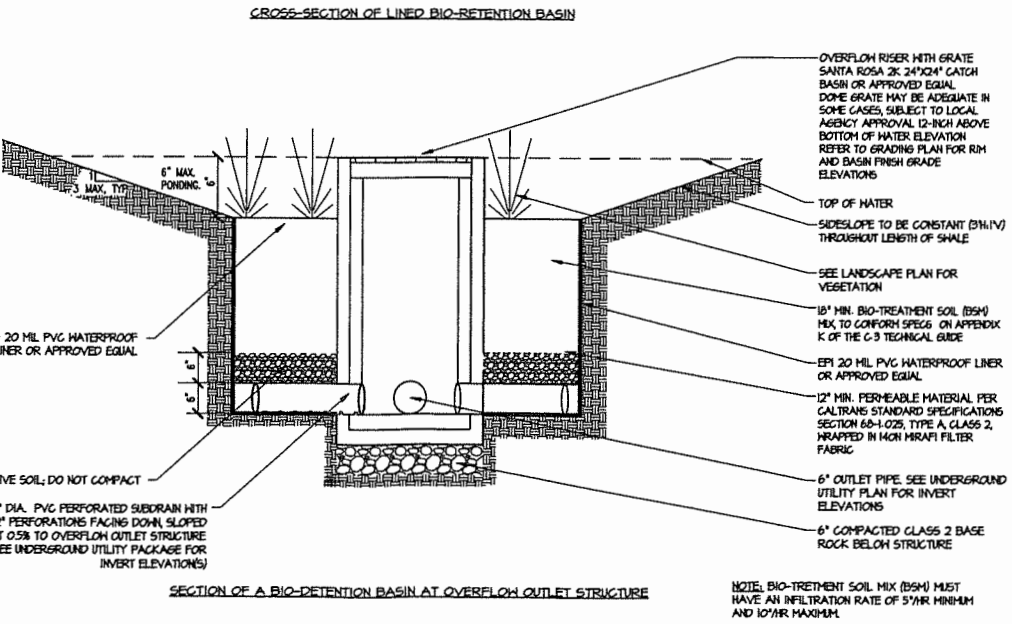
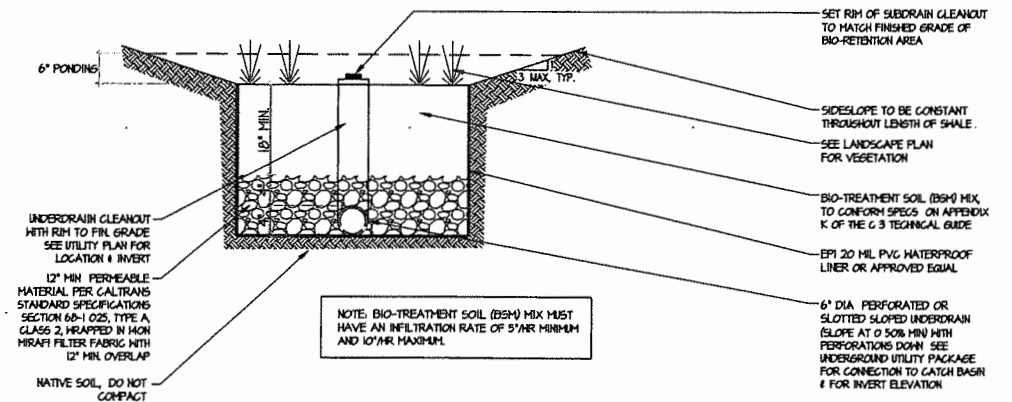


NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

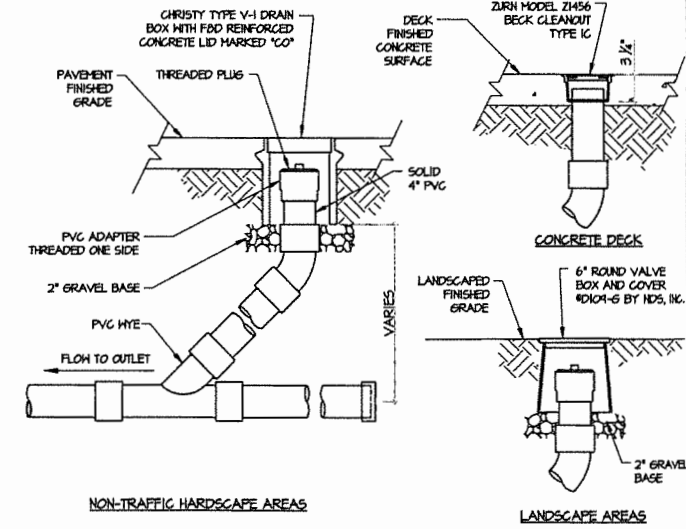
8 PLANTER DRAIN
 SCALE: N.T.S. FILE NAME: SD-AD DRAWN BY: NDS



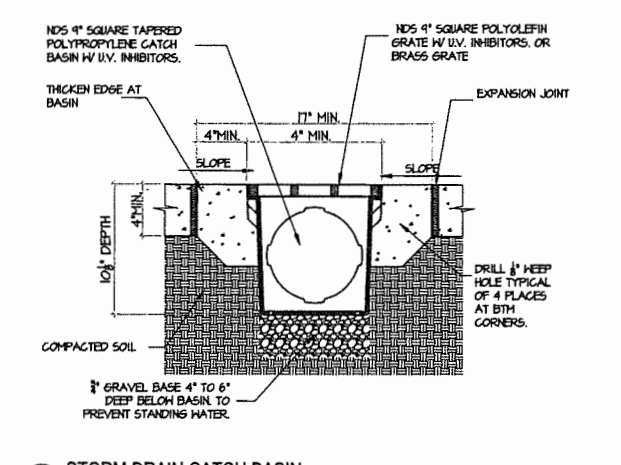
4 TYP. RETAINING WALL BACKDRAIN
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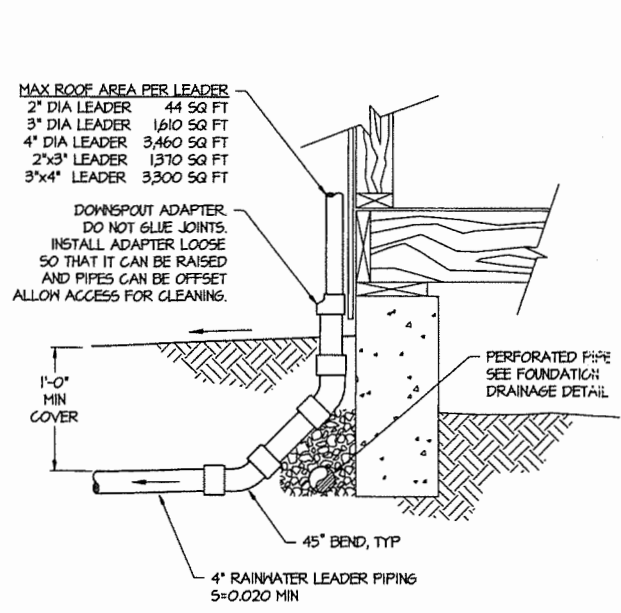
5 BIO-DETENTION PLANTER
 SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



1 STORM DRAIN CLEANOUT
 SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



2 STORM DRAIN CATCH BASIN
 SCALE: N.T.S. FILE NAME: CORR. DS DRAWN BY: V.I.



3 CONNECT DOWNSPOUTS TO SD-SYSTEM
 SCALE: N.T.S. FILE NAME: CORR. DS DRAWN BY: V.I.

1-800-272-2000
 1-800-272-2000

By: _____ Date: _____

Revisions: _____

Sheet Title: **DETAILS**

Project: **NEW RILEY RESIDENCE**

Address: BRIDGEWAY AVENUE, FAIRFAX, CA 94430 (APN. 001-280-01)

Sheet No.: _____

Professional Engineer Seal: **VIA ATELIER, INC.** (C 73861 Exp. 6-30-21)

Date: _____

Drawn By: **NC**

Reviewed: **V.I.**

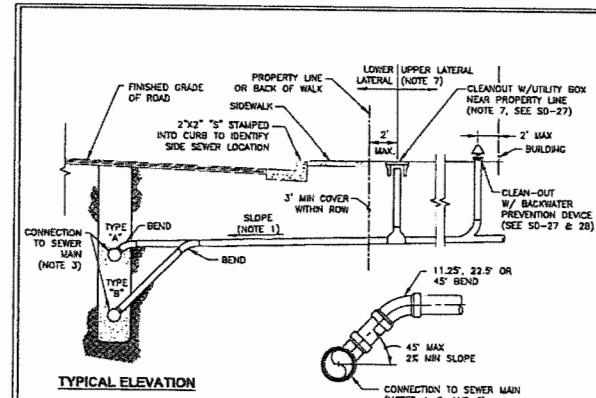
JOB NO. 2005a

DATE: 6/02/20

SHEET: **C5.0**

5 OF 7

Jan 02, 2020 - 9:22pm V:\01\2005a Dylan Riley, Terlan\CAD\C50.dwg



TYPICAL ELEVATION

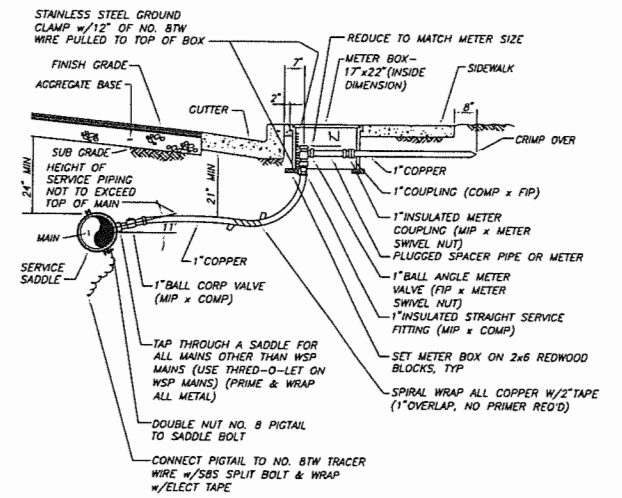
SIDE SEWER CONNECTION TO SANITARY SEWER MAIN

NOTES:

- MIN SLOPE FOR 4-INCH SIDE SEWERS SHALL BE 1.5%. MIN SLOPE FOR 6-INCH OR GREATER SHALL BE 0.7%.
- TRENCHING AND SURFACE REPAIR SHALL BE PER SD-14.
- CONTRACTOR SHALL USE THE MOST APPROPRIATE TYPE CONNECTION (A OR B) FOR THE PARTICULAR SITUATION.
- SIDE SEWER CONNECTION TO SEWER MAIN SHALL BE WITH A NEW WYE FITTING. FOR CONNECTIONS TO EXISTING SEWER MAINS, REMOVE AND REPLACE A PORTION OF SEWER MAIN AS REQUIRED FOR THE WYE FITTING AND PIPING INSTALLATION. PIPING AND CONNECTIONS TO EXISTING MAINS AND EXISTING SIDE SEWERS SHALL BE WITH ADJUSTABLE REPAIR COUPLINGS AND PER STANDARD PIPELINE SPOT REPAIR DETAIL, SEE SD-20. NEW WYES AND PIPING SHALL MATCH EXISTING MAIN MATERIAL.
- TAP CONNECTIONS PER DISTRICT'S APPROVED MATERIALS LIST MAY BE USED TO SEWER MAINS 10-INCH OR LARGER IF APPROVED BY THE DISTRICT.
- FOR CONNECTIONS TO HDPE MAINS, SEE SD-31.
- PROPERTY LINE CLEANOUTS SHALL BE A TWO-WAY OR A TEE WHEREVER POSSIBLE. HOWEVER, A ONE-WAY WILL BE ALLOWED. CONTRACTOR IS ADVISED TO DISCUSS WITH PROPERTY OWNER, AND THE DISTRICT ENCOURAGES THE USE OF TWO-WAY CLEANOUTS.
- ADDITIONAL CLEANOUT(S) WILL BE REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATION SECTION 02600, SIDE SEWERS.

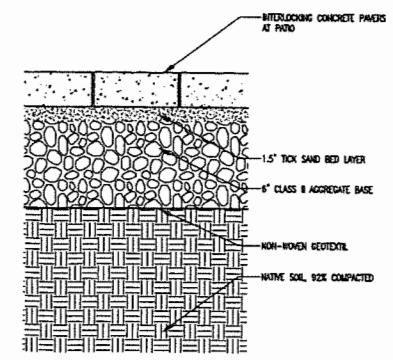
ROSS VALLEY SANITARY DISTRICT
STANDARD DRAWINGS
TYPICAL SIDE SEWER SD-26

13 STD. DETAIL
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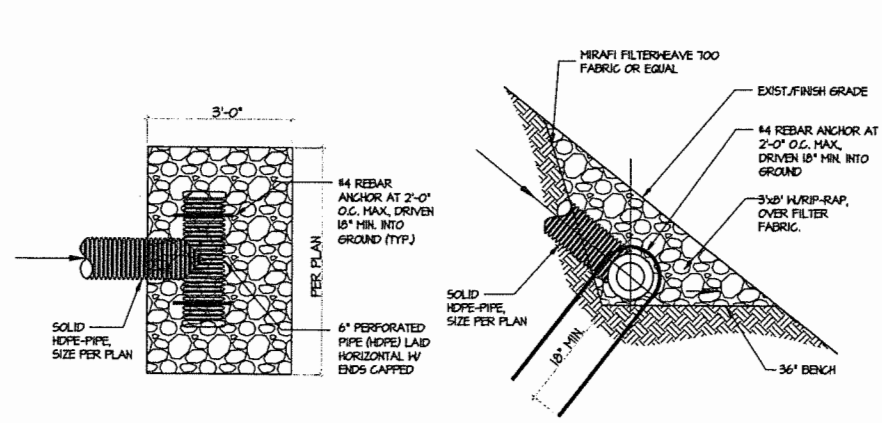


NEW 1" COPPER SERVICE
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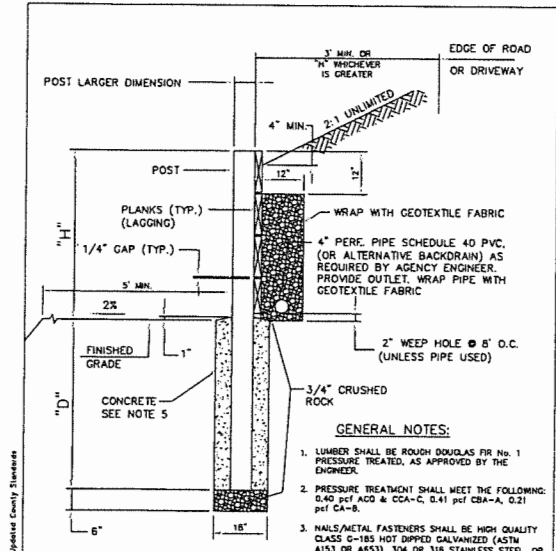
14 STD. DETAIL
SCALE: N.T.S. FILE NAME: DRAWN BY:



11 PERMEABLE PAVEMENT
SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



9 STORM WATER DISSIPATER
SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



GENERAL NOTES:

- LUMBER SHALL BE ROUGH DOUGLAS FIR No. 1 PRESURE TREATED, AS APPROVED BY THE ENGINEER.
- PRESSURE TREATMENT SHALL MEET THE FOLLOWING: 0.40 pcf CCA-C, 0.41 pcf CBA-A, 0.21 pcf CA-B.
- NAILS/METAL FASTENERS SHALL BE HIGH QUALITY CLASS 6-185 HOT DIPPED GALVANIZED (ASTM A153 OR A653), 304 OR 316 STAINLESS STEEL, OR OTHER ACCEPTABLE CORROSION RESISTANT MATERIAL.
- ALL CUTS, HOLES AND INJURIES (SUCH AS ABRASIONS AND NAIL HOLES) SHALL BE FIELD TREATED WITH APPLICATIONS OF PRESERVATIVES IN ACCORDANCE WITH APCA STANDARD M4.
- CONCRETE FOR POST SUPPORT SHALL BE CLASS C (4 SACK MIX) WITH 1" MAX. AGGREGATE.

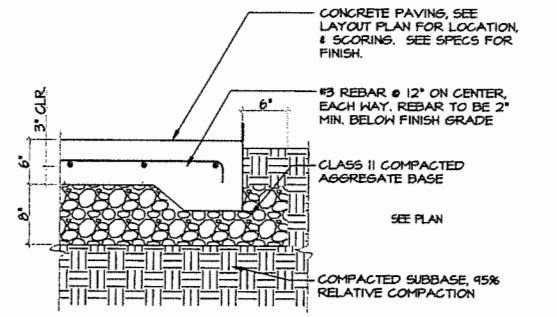
H	D	POST	POST
		SPACING	SIZE
2'	3.5'	4'	4"x4"
3'	5'	4'	4"x6"
4'	6'	4'	4"x6"

UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN

RETAINING WALL TYPE "C"

MAY 2008 DWG. NO. 160

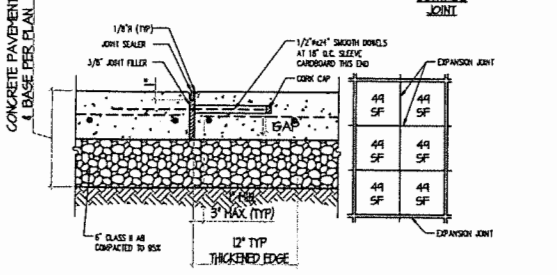
12 STD. DETAIL
SCALE: N.T.S. FILE NAME: DRAWN BY:



VEHICULAR CONCRETE PAVEMENT SECTION
(ACCESSIBLE PARKING STALL & WALKWAY)

NOTES:

- AT CONTRACTOR'S OPTION USE EITHER TROBELED ROUND EDGE OR PLASTIC STRIP CONTROL JOINTS.
- CONTROL JOINTS SHALL BE TROBELED ROUND EDGES. SEE DRAWING BY OTHERS FOR SPECIFIC PATTERN. PROVIDE A JOINT AT 7'-0" O.C. MAX. WIDTH.



10 CONCRETE PAVEMENT JOINTS
SCALE: N.T.S. FILE NAME: CONC-10 DRAWN BY: V.I.

1-800-391-7600
4-800-227-7600

By: _____ Date: _____

Revisions: _____

Project: **NEW RILEY RESIDENCE**
BRIDGEWAY AVENUE, FAIRFAX, CA 94930 (APN: 001-280-01)

Address: _____

Sheet Title: **DETAILS**

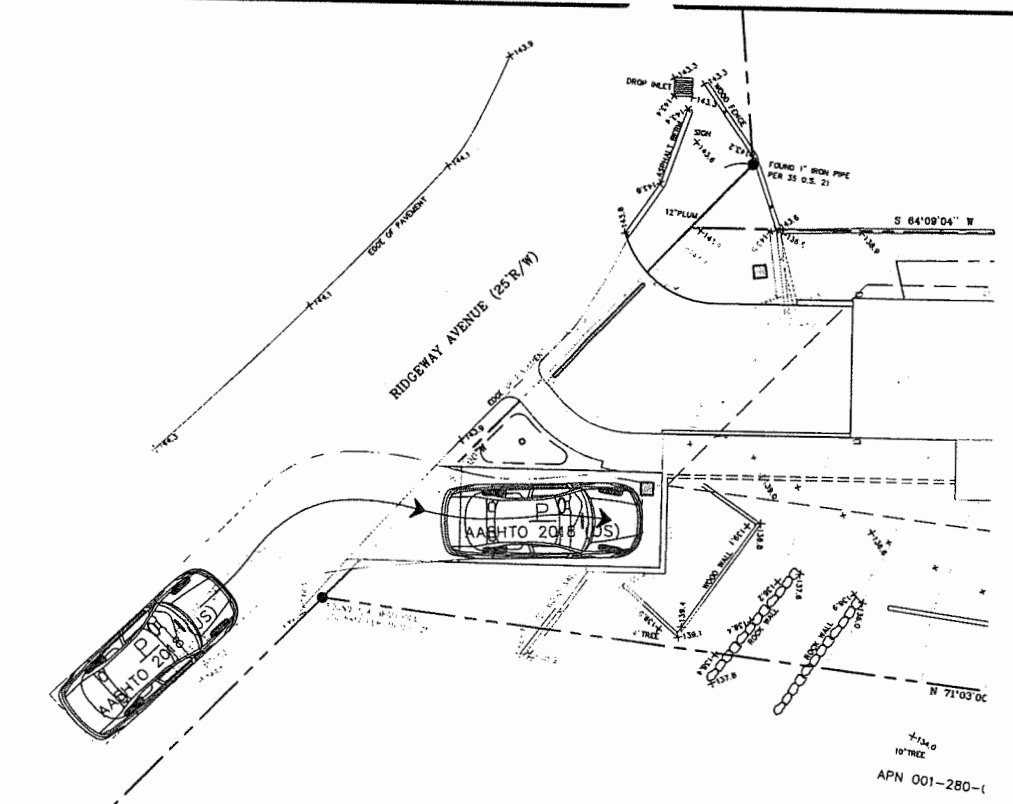
REGISTERED ENGINEER & SURVEYOR
VIA Atteiler, Inc.
Civil Engineering - Consulting
4 Brooksfield Ct., San Anselmo, CA 94960
PH: (415) 774-6716 E: info@via-atteiler.com

Date: _____
Drawn By: H.C.
Reviewed: V.I.

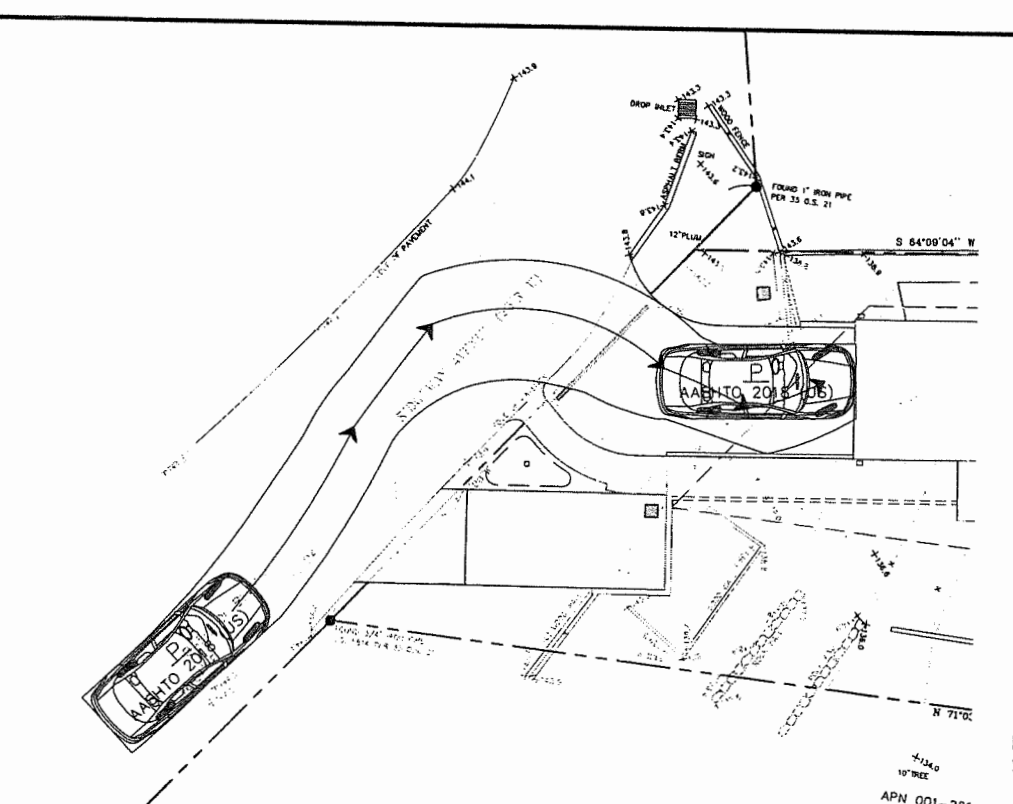
Job No: 2005a
Date: 6/02/20
SHEET: _____

C5.1
6 OF 7

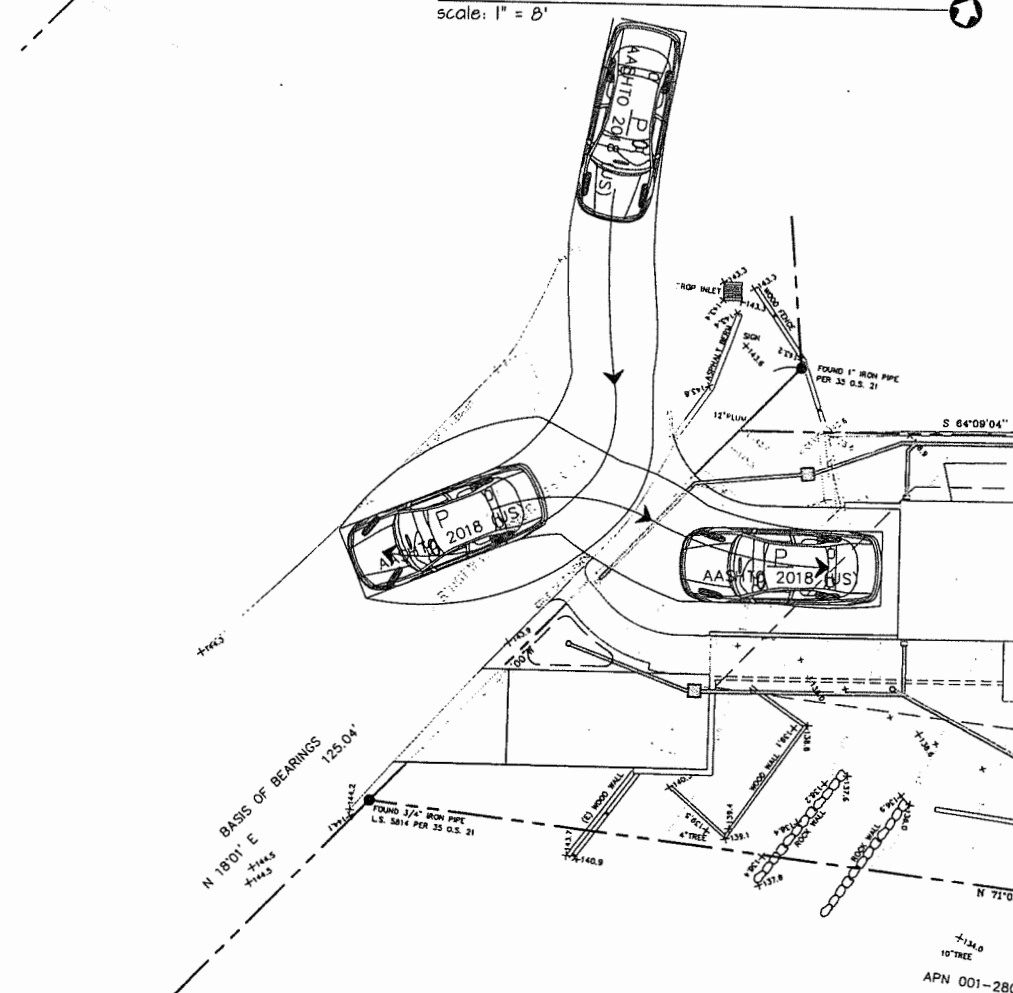
Jan 02, 2020 - 8:23am Mod: h3ca D:\WA\2005a Dylan Riley, Editor\CA01\CS0.dwg



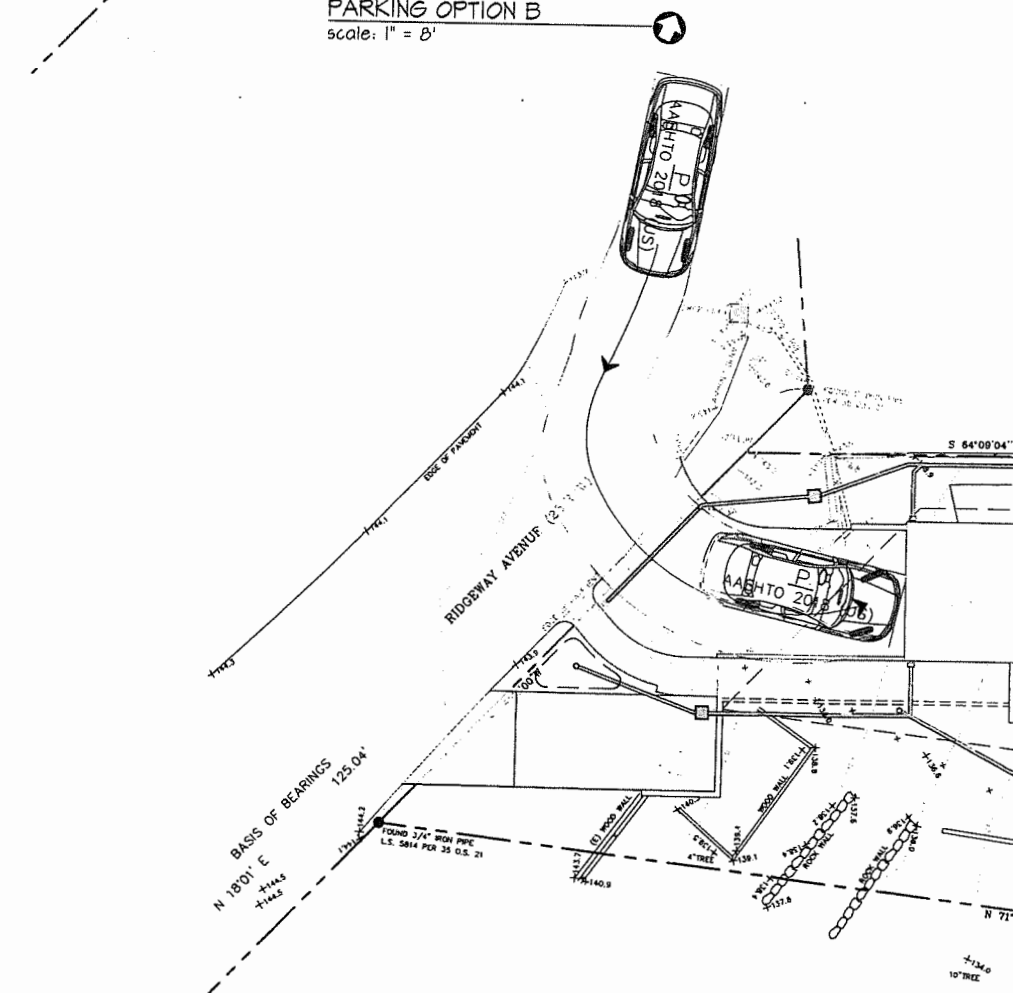
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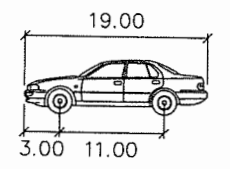
Parking Option B
scale: 1" = 8'



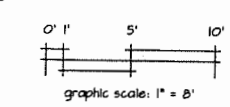
Parking Option C
scale: 1" = 8'



Parking Option D
scale: 1" = 8'



	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



Plans Prepared By: VIA Atelier, Inc. Civil Engineering - Consulting 9 Brookside Ct, San Anselmo, CA 94960 Ph: (415) 714-6116 Email: via@via-atelier.com
Date: _____ Job No: 2005a Date: 6/02/20 Drawn By: N.G. Reviewed: V.I. SHEET: C.6 7 OF 7
MANEUVERABILITY STUDY NEW RILEY RESIDENCE BRIDGEWAY AVENUE, FAIRFAX, CA 94930 (APN: 001-280-01)
Sheet Title: _____ Project: _____ Address: _____ Revisions: _____ Date: _____ By: _____