

DATA:
 1. NAME OF SUBDIVISION: DOMINICAN VALLEY
 2. NAME & ADDRESS OF PROPERTY OWNER AND SUBDIVIDER:
 DOMINICAN VALLEY, LLC
 PO BOX 1501735,
 SAN RAFAEL, CA 949157
 3. MAP PREPARED BY:
 OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC.
 7200 REDWOOD BOULEVARD, SUITE 308
 NOVATO, CA. 94945
 PHONE: (415) 599-2519

0' 400' 800'
 SCALE: 1"=800'

N
 60' 30' 0' 60' 120'
 GRAPHIC SCALE: 1"=60'

VICINITY MAP
 SCALE: 1"=800'

SITE
 DOMINICAN PARCEL
 A.P.N (015-163-03)

PARCEL A

GENERAL NOTES:

1. PROPERTY NOT PRESENTLY IN USE.
2. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
3. ASSESSOR'S PARCEL NO. 015-163-03.
4. WATER PROVIDED BY MARIN MUNICIPAL WATER DISTRICT.
5. SEWER PROVIDED BY SAN RAFAEL SANITATION DISTRICT.
6. TV PROVIDED BY COMCAST.
7. TELEPHONE PROVIDED BY AT&T.
8. GAS & ELECTRIC PROVIDED BY PACIFIC GAS & ELECTRIC.
9. FIRE HYDRANTS SHALL BE CLOW 960 AND SHALL BE SPOTTED BY THE SAN RAFAEL FIRE MARSHALL.
10. UTILITIES AND IMPROVEMENTS SHALL BE EITHER BONDED WITH A SUBDIVISION IMPROVEMENT AGREEMENT OR CONSTRUCTED PRIOR TO RECORDATION OF THE SUBDIVISION MAP.
11. THERE ARE NO PROPOSED PUBLIC AREAS OR DEDICATIONS.
12. THE PROPOSED DRAINAGE AND ACCESS EASEMENTS WILL BE PREPARED DURING THE FINAL MAP PREPARATION.

PARCEL "A" AREA: 564,222 SQ. FT. = 12.95 ACRES
 PARCEL "B" AREA: 2,119 SQ. FT.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MAJOR CONTOURS
- PROPOSED LOT NUMBER
- EXISTING TREES
- EXISTING DRAINAGE FLOW LINE

LOT AREA TABLE

LOT #	LOT AREA
1	7,500 SQ. FT.
2	7,993 SQ. FT.
3	7,930 SQ. FT.
4	7,500 SQ. FT.
5	7,500 SQ. FT.
6	7,606 SQ. FT.
7	7,658 SQ. FT.
8	8,410 SQ. FT.
9	22,735 SQ. FT.
10	14,855 SQ. FT.

LOT AREA TABLE

LOT #	LOT AREA
11	14,885 SQ. FT.
12	11,085 SQ. FT.
13	10,967 SQ. FT.
14	8,937 SQ. FT.
15	2,276 SQ. FT.
16	1,207 SQ. FT.
17	1,207 SQ. FT.
18	1,207 SQ. FT.
19	1,207 SQ. FT.
20	1,207 SQ. FT.

LOT AREA TABLE

LOT #	LOT AREA
21	1,207 SQ. FT.
22	1,207 SQ. FT.
23	1,207 SQ. FT.
24	1,207 SQ. FT.
25	1,207 SQ. FT.
26	1,207 SQ. FT.
27	1,207 SQ. FT.
28	1,207 SQ. FT.
29	1,204 SQ. FT.
30	1,122 SQ. FT.

LOT AREA TABLE

LOT #	LOT AREA
31	1,006 SQ. FT.
32	11,210 SQ. FT.
33	7,571 SQ. FT.
34	7,500 SQ. FT.
35	7,500 SQ. FT.
36	7,500 SQ. FT.
37	7,500 SQ. FT.
38	7,650 SQ. FT.
39	9,300 SQ. FT.
40	7,502 SQ. FT.

LOT AREA TABLE

LOT #	LOT AREA
41	7,133 SQ. FT.
42	8,055 SQ. FT.
43	8,189 SQ. FT.
44	7,737 SQ. FT.
45	3,509 SQ. FT.
46	4,818 SQ. FT.
47	3,344 SQ. FT.
48	3,429 SQ. FT.
49	4,263 SQ. FT.
50	6,413 SQ. FT.

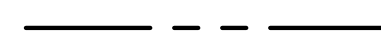




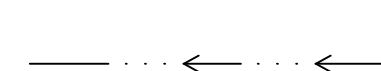
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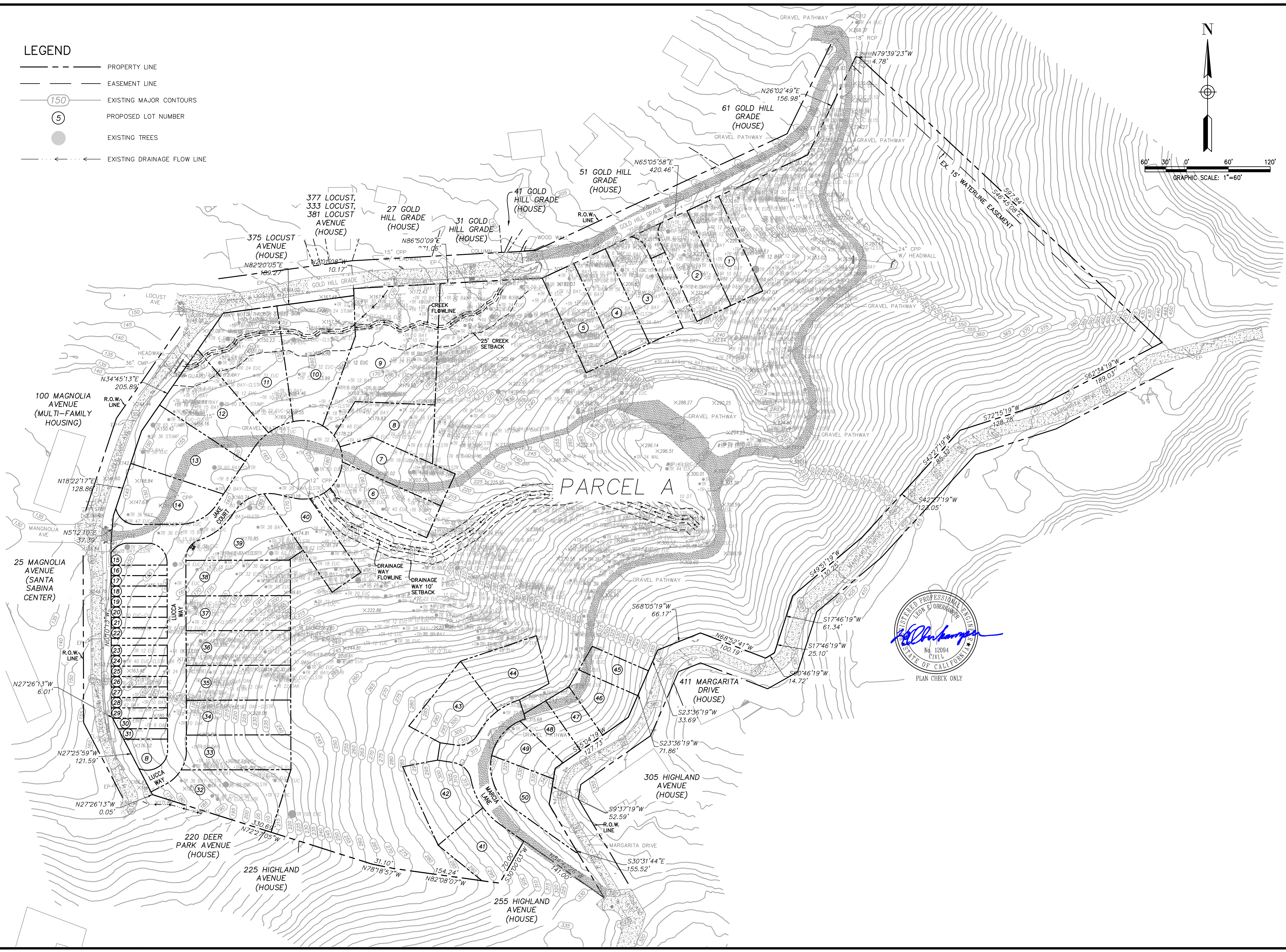
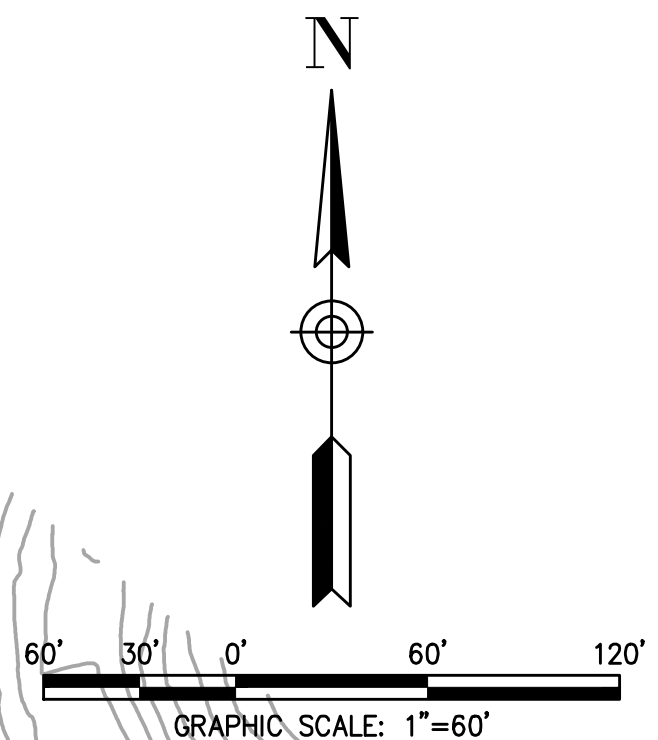
OBERKAMPER & ASSOCIATES
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 PHONE: (415) 807-2800
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TENTATIVE MAP, DOMINICAN VALLEY SUBDIVISION
 DOMINICAN PARCEL A.P.N (015-163-03)
 MARIN COUNTY, CALIFORNIA

Scale: 1" = 80'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024
 SHEET
 C1.0
 1 OF 17
 22-192

LEGEND

-  PROPERTY LINE
-  EASEMENT LINE
-  EXISTING MAJOR CONTOURS
-  PROPOSED LOT NUMBER
-  EXISTING TREES
-  EXISTING DRAINAGE FLOW LINE



PLAN CHECK ONLY

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1	
2	
3	
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5	

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PROPERTY LINES, DOMINICAN VALLEY SUBDIVISION
 DOMINICAN PARCEL A.P.N. (015-163-03)
 CITY OF SAN RAFAEL, CALIFORNIA

Scale: 1" = 60'	Drawn by: BM
Field Crew: AS	Checked by: LEO
Date: 3/25/2024	

SHEET

C1.1

2 OF 17

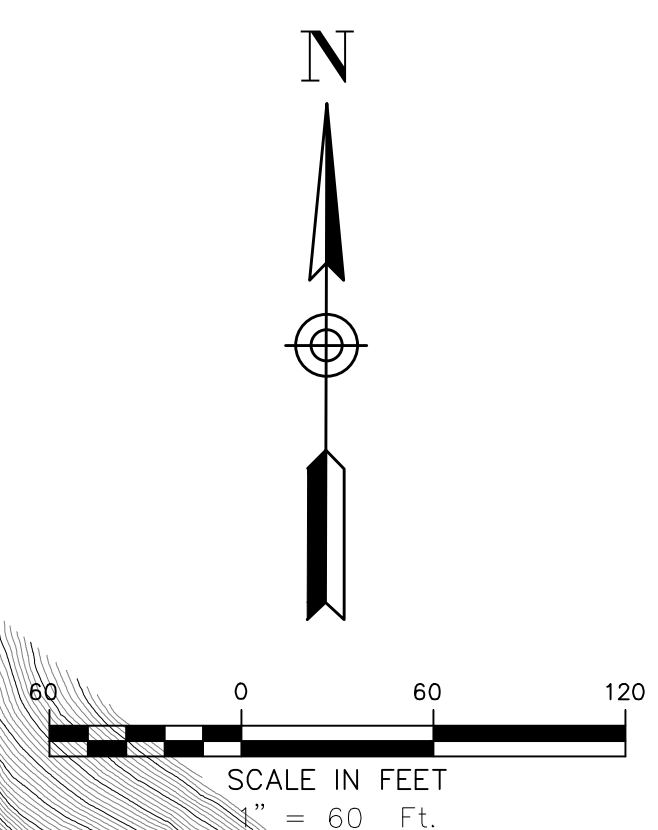
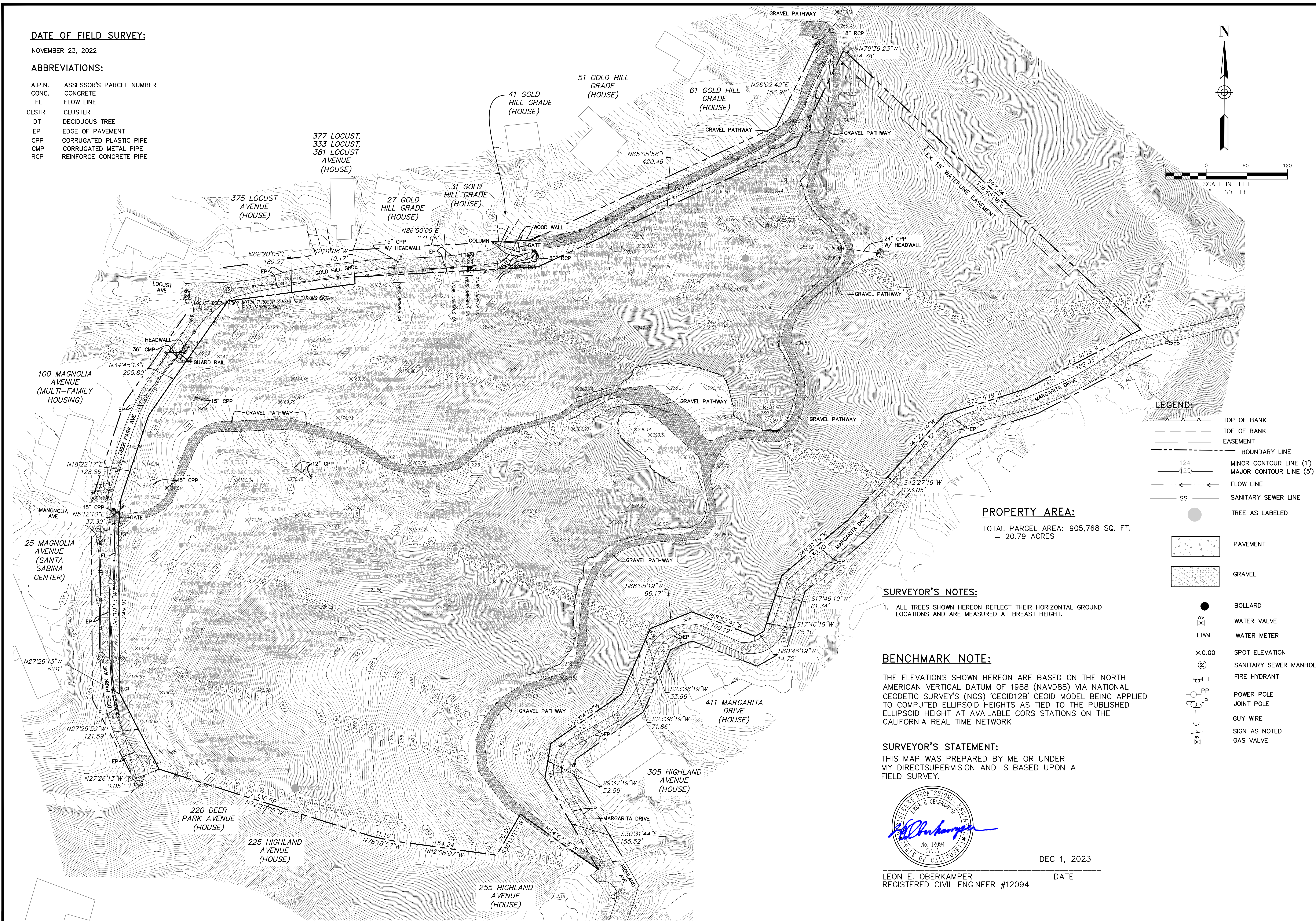
22-192

DATE OF FIELD SURVEY:

NOVEMBER 23, 2022

ABBREVIATIONS:

- A.P.N. ASSESSOR'S PARCEL NUMBER
- CONC. CONCRETE
- FL FLOW LINE
- CLSTR CLUSTER
- DT DECIDUOUS TREE
- EP EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCE CONCRETE PIPE



LEGEND:

- TOP OF BANK
- TOE OF BANK
- EASEMENT
- BOUNDARY LINE
- MINOR CONTOUR LINE (1')
- MAJOR CONTOUR LINE (5')
- FLOW LINE
- SANITARY SEWER LINE
- TREE AS LABELED
- PAVEMENT
- GRAVEL
- BOLLARD
- WATER VALVE
- WATER METER
- SPOT ELEVATION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- POWER POLE
- JOINT POLE
- GUY WIRE
- SIGN AS NOTED
- GAS VALVE

PROPERTY AREA:

TOTAL PARCEL AREA: 905,768 SQ. FT.
= 20.79 ACRES

SURVEYOR'S NOTES:

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS AND ARE MEASURED AT BREAST HEIGHT.

BENCHMARK NOTE:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOID MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORS STATIONS ON THE CALIFORNIA REAL TIME NETWORK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.



DEC 1, 2023

LEON E. OBERKAMMER
REGISTERED CIVIL ENGINEER #12094

DATE

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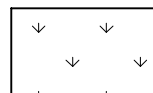
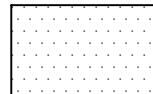
BOUNDARY & TOPOGRAPHIC SURVEY
DOMINICAN PARCEL A.P.N (015-163-03)
MARIN COUNTY CALIFORNIA

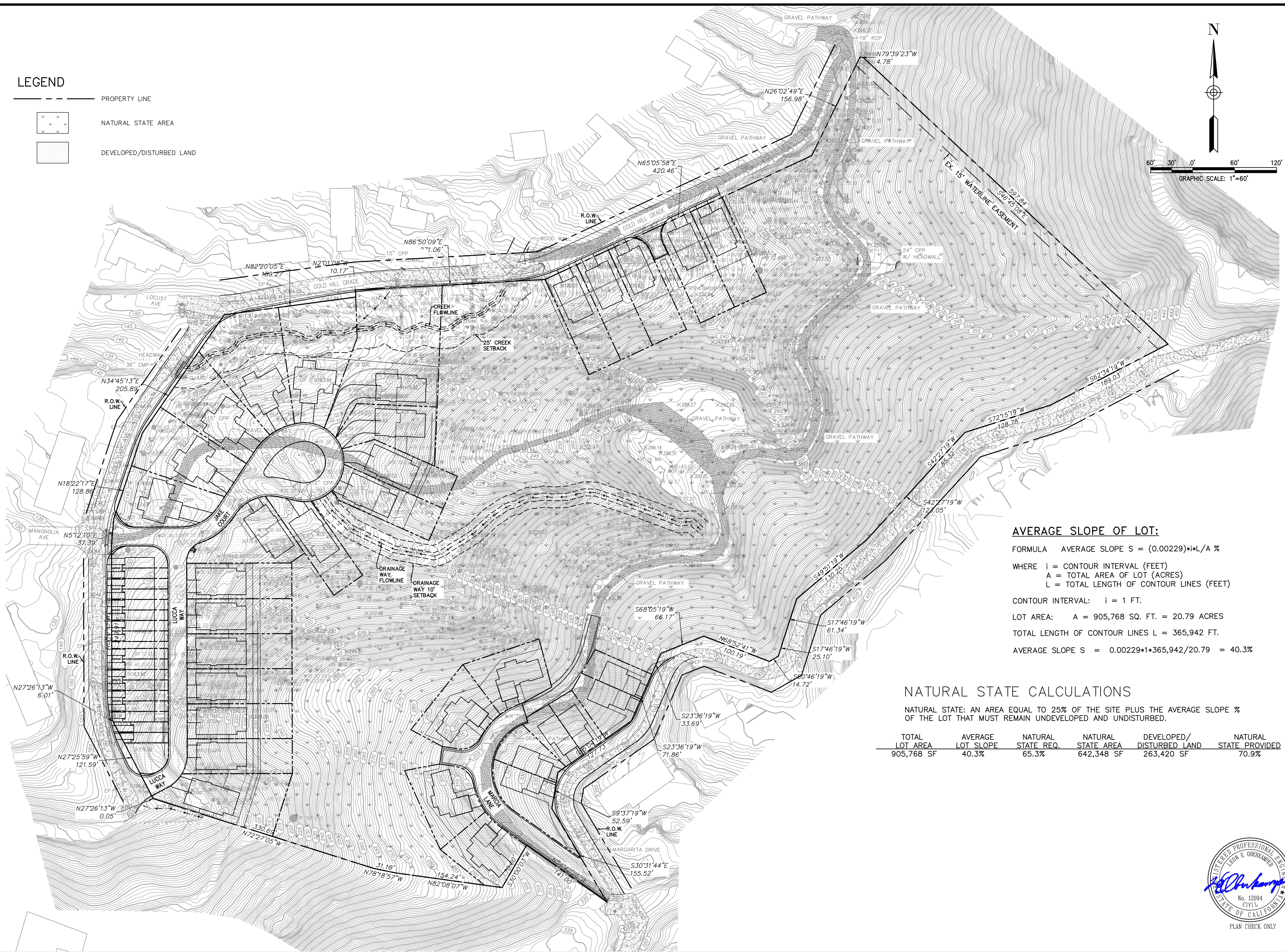
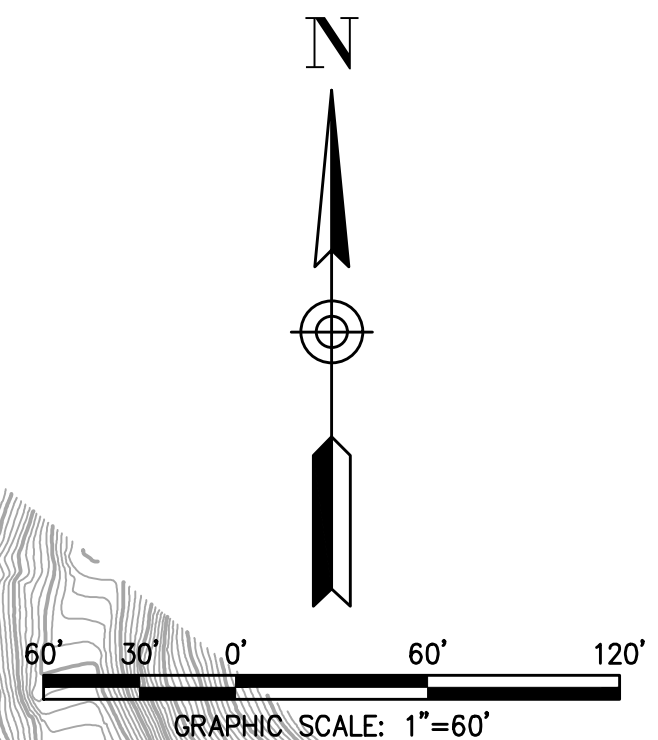
Scale: 1" = 60'
Drawn by: BM
Field Crew: AS
Checked by: LEO
Date: 2/25/2024

SHEET
C2.0
3 OF 17
22-192

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LEGEND

-  PROPERTY LINE
-  NATURAL STATE AREA
-  DEVELOPED/DISTURBED LAND



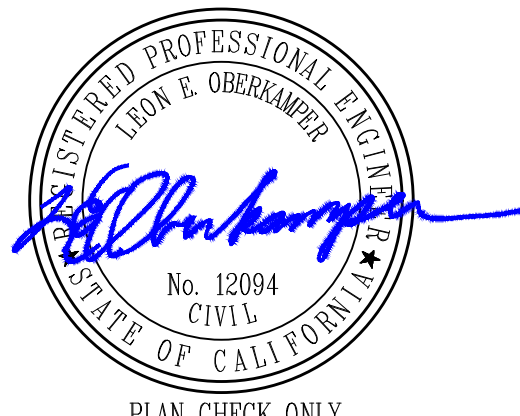
AVERAGE SLOPE OF LOT:

FORMULA AVERAGE SLOPE S = (0.00229)*i*L/A %
 WHERE i = CONTOUR INTERVAL (FEET)
 A = TOTAL AREA OF LOT (ACRES)
 L = TOTAL LENGTH OF CONTOUR LINES (FEET)
 CONTOUR INTERVAL: i = 1 FT.
 LOT AREA: A = 905,768 SQ. FT. = 20.79 ACRES
 TOTAL LENGTH OF CONTOUR LINES L = 365,942 FT.
 AVERAGE SLOPE S = 0.00229*1*365,942/20.79 = 40.3%

NATURAL STATE CALCULATIONS

NATURAL STATE: AN AREA EQUAL TO 25% OF THE SITE PLUS THE AVERAGE SLOPE % OF THE LOT THAT MUST REMAIN UNDEVELOPED AND UNDISTURBED.

TOTAL LOT AREA	AVERAGE LOT SLOPE	NATURAL STATE REQ.	NATURAL STATE AREA	DEVELOPED/DISTURBED LAND	NATURAL STATE PROVIDED
905,768 SF	40.3%	65.3%	642,348 SF	263,420 SF	70.9%



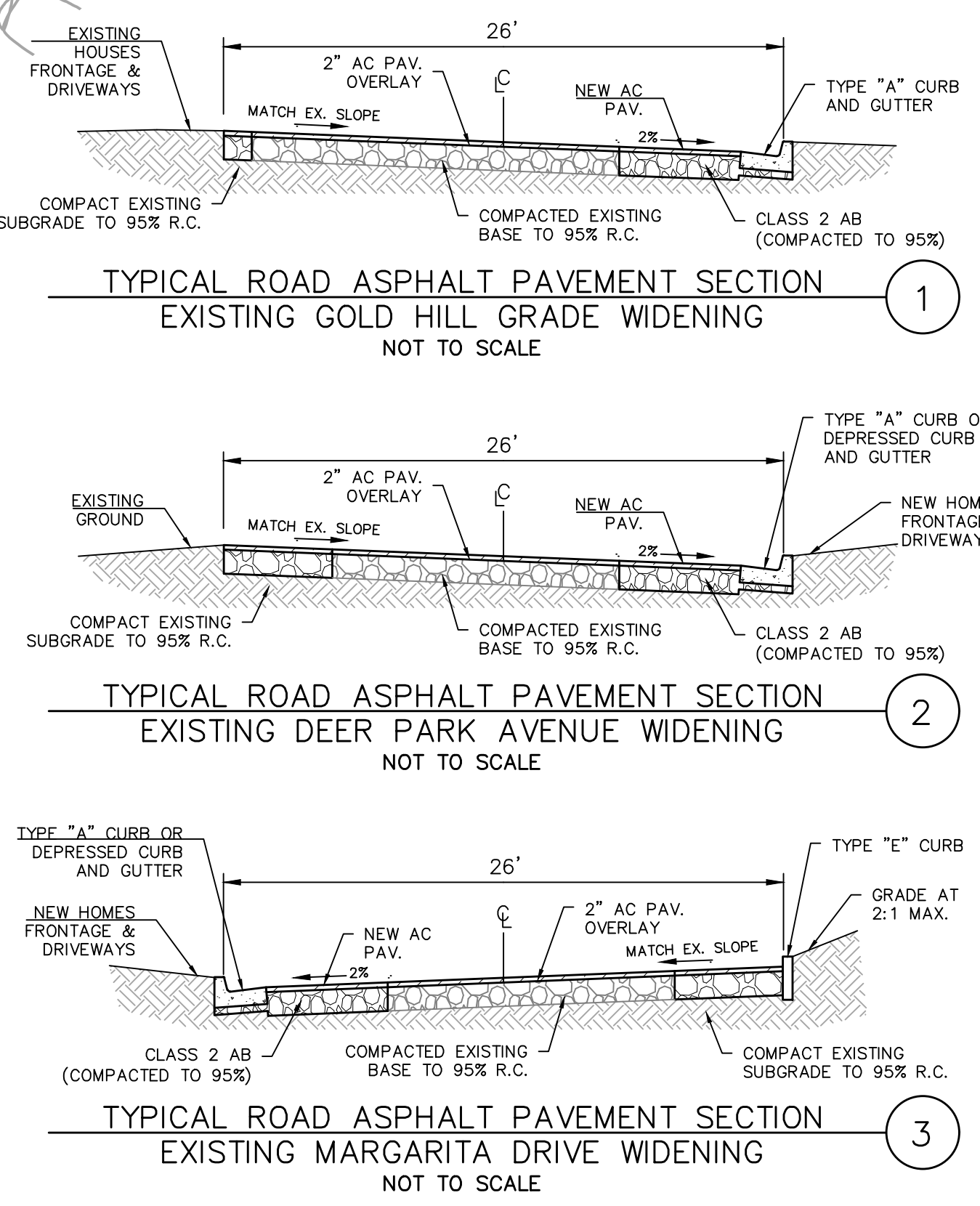
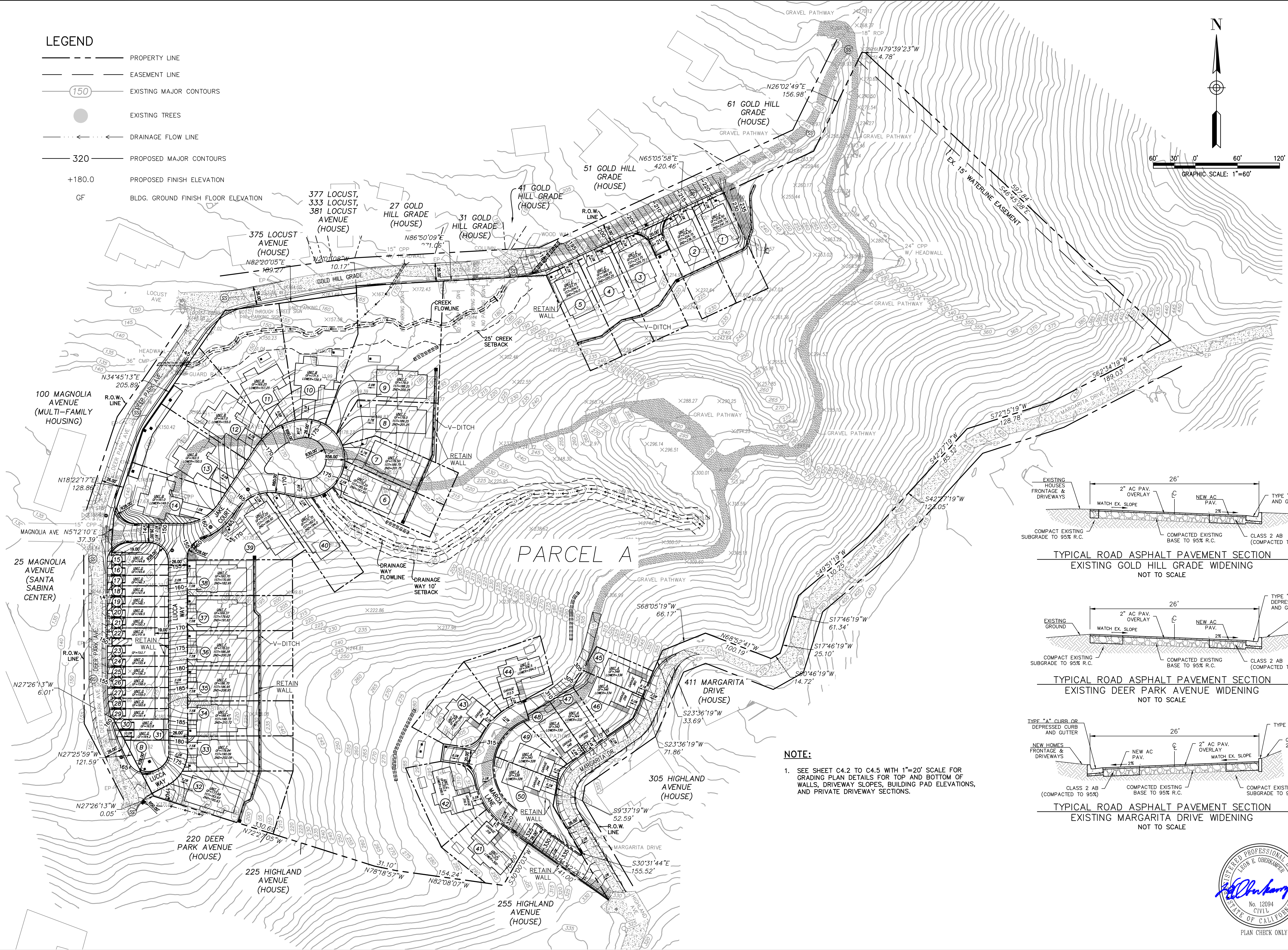
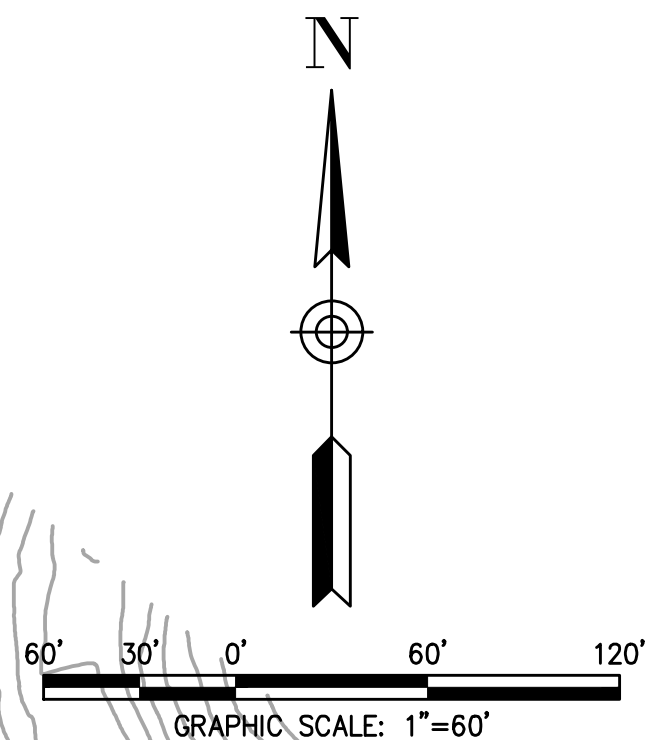
PLAN CHECK ONLY

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1	2	3	4	5	OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD SUITE 308 SOVATO, CA 94945 PHONE: (415) 807-2800 WWW.OBERKAMPER.COM
NATURAL STATE PLAN DOMINICAN PARCEL A.P.N. (015-163-03)					CALIFORNIA MARIN COUNTY CITY OF SAN RAFAEL
Scale: 1" = 60' Drawn by: BM Field Crew: AS Checked by: LEO Date: 3/25/2024					SHEET C3.0 4 OF 17 22-192

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- (150) EXISTING MAJOR CONTOURS
- EXISTING TREES
- DRAINAGE FLOW LINE
- 320 PROPOSED MAJOR CONTOURS
- +180.0 PROPOSED FINISH ELEVATION
- GF BLDG. GROUND FINISH FLOOR ELEVATION



NOTE:
 1. SEE SHEET C4.2 TO C4.5 WITH 1"=20' SCALE FOR GRADING PLAN DETAILS FOR TOP AND BOTTOM OF WALLS, DRIVEWAY SLOPES, BUILDING PAD ELEVATIONS, AND PRIVATE DRIVEWAY SECTIONS.

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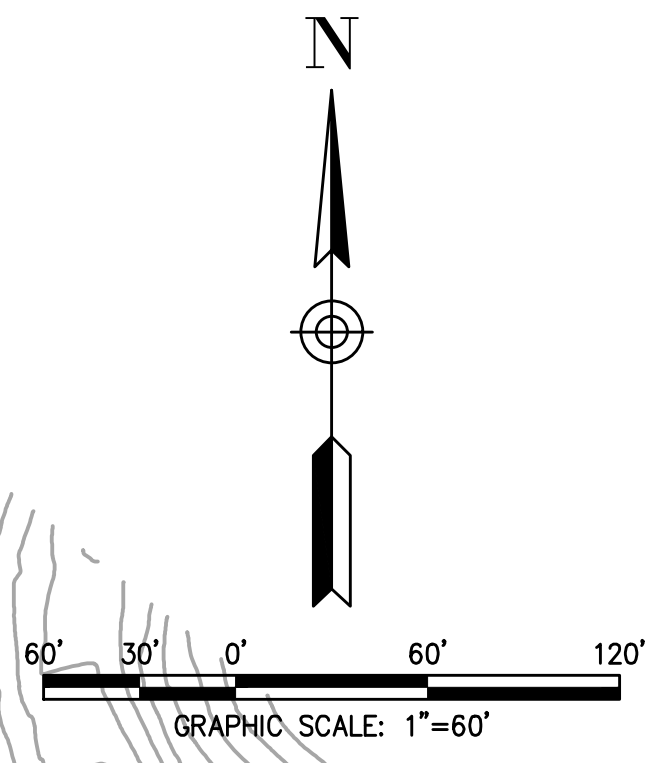
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PRELIMINARY GRADING PLAN (OVERALL)
 DOMINICAN PARCEL A.P.N. (015-163-03)
 MARIN COUNTY
 CITY OF SAN RAFAEL



Scale: 1" = 60'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024
 SHEET
C4.0
 5 OF 17
 22-192

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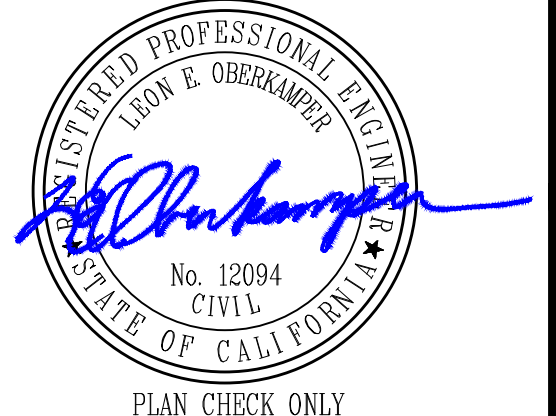


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MAJOR CONTOURS
- EXISTING TREES
- DRAINAGE FLOW LINE
- PROPOSED MAJOR CONTOURS
- EARTHWORK CUT AREA
- EARTHWORK FILL AREA

EARTHWORK QUANTITIES

CUT	FILL	NET
32,850 CY	11,285 CY	21,565 CY (CUT)



1	2	3	4	5
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD SUITE 305 SOVATO, CA 94945 PHONE: (415) 807-2800 WWW.OBERKAMPER.COM				
PRELIMINARY EARTHWORK CUT-FILL DOMINICAN PARCEL A.P.N. (015-163-03) MARIN COUNTY CALIFORNIA				
Scale: 1" = 60' Drawn by: BM Field Crew: AS Checked by: LEO Date: 3/25/2024				
SHEET C4.1 6 OF 17 22-192				