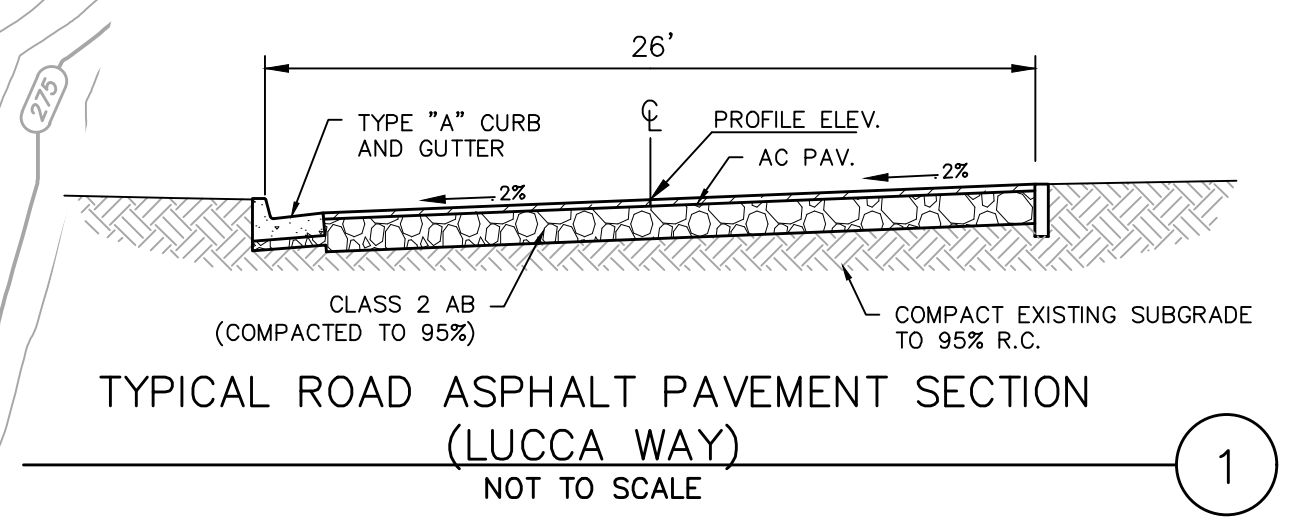


- LEGEND**
- PROPERTY LINE
 - (150) --- EXISTING MAJOR CONTOURS
 - EXISTING TREES
 - > DRAINAGE FLOW LINE
 - 320 --- PROPOSED MAJOR CONTOURS
 - X 180.0 EXISTING SPOT ELEVATION
 - +180.0 PROPOSED FINISH ELEVATION
 - BW BOTTOM OF WALL
 - GF BLDG. GROUND FINISH FLOOR ELEVATION
 - PAD BUILDING PAD ELEVATION
 - TW TOP OF WALL



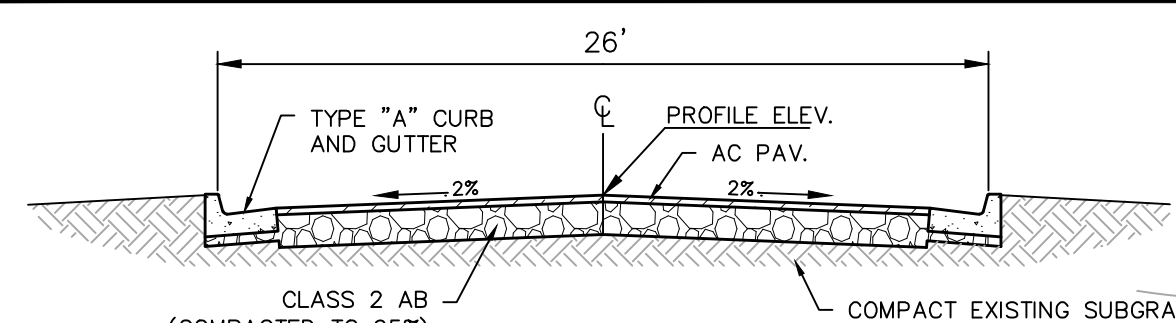
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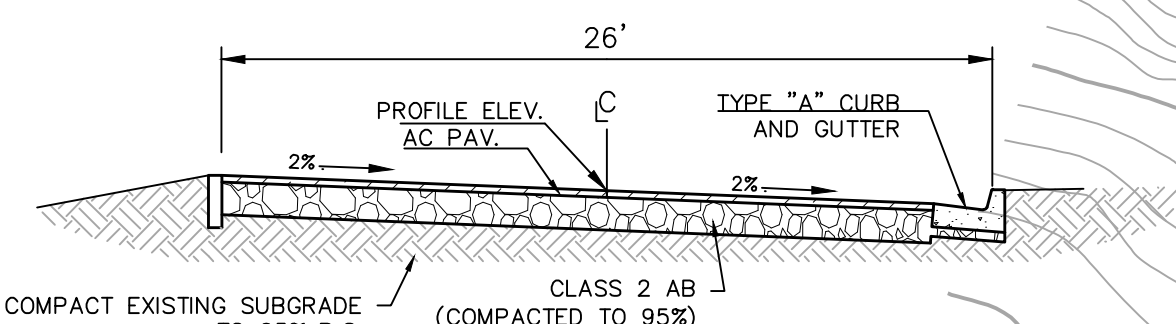
PRELIMINARY GRADING PLAN - 1
 DOMINICAN PARCEL A.P.N. (015-163-03)
 MARIN COUNTY, CALIFORNIA



Scale: 1" = 20'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024
 SHEET
C4.2
 7 OF 17
 22-192



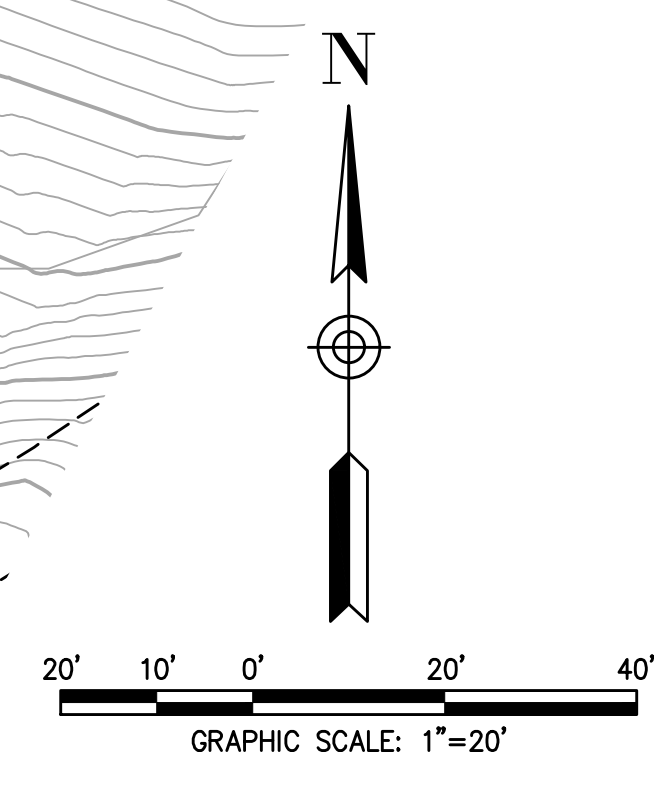
ROAD ASPHALT PAVEMENT SECTION
JAKE COURT (@ ENTRANCE DRIVEWAY)
NOT TO SCALE



TYPICAL ROAD ASPHALT PAVEMENT SECTION
JAKE COURT (@ CUL-DE-SAC)
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 150 — EXISTING MAJOR CONTOURS
- EXISTING TREES
- DRAINAGE FLOW LINE
- 320 — PROPOSED MAJOR CONTOURS
- X 180.0 — EXISTING SPOT ELEVATION
- +180.0 — PROPOSED FINISH ELEVATION
- BW — BOTTOM OF WALL
- GF — BLDG. GROUND FINISH FLOOR ELEVATION
- PAD — BUILDING PAD ELEVATION
- TW — TOP OF WALL

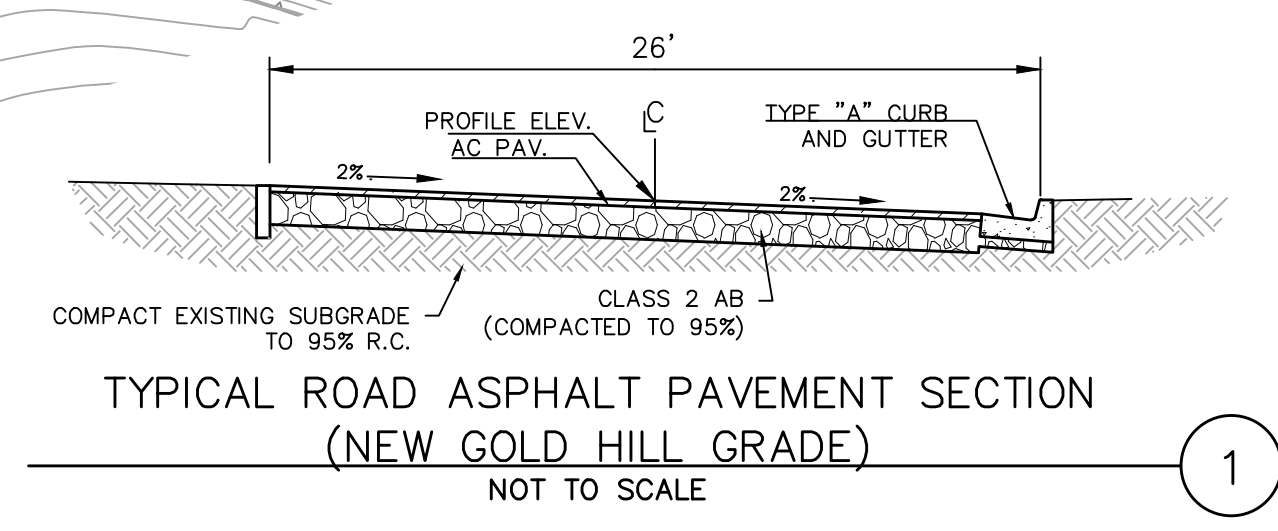
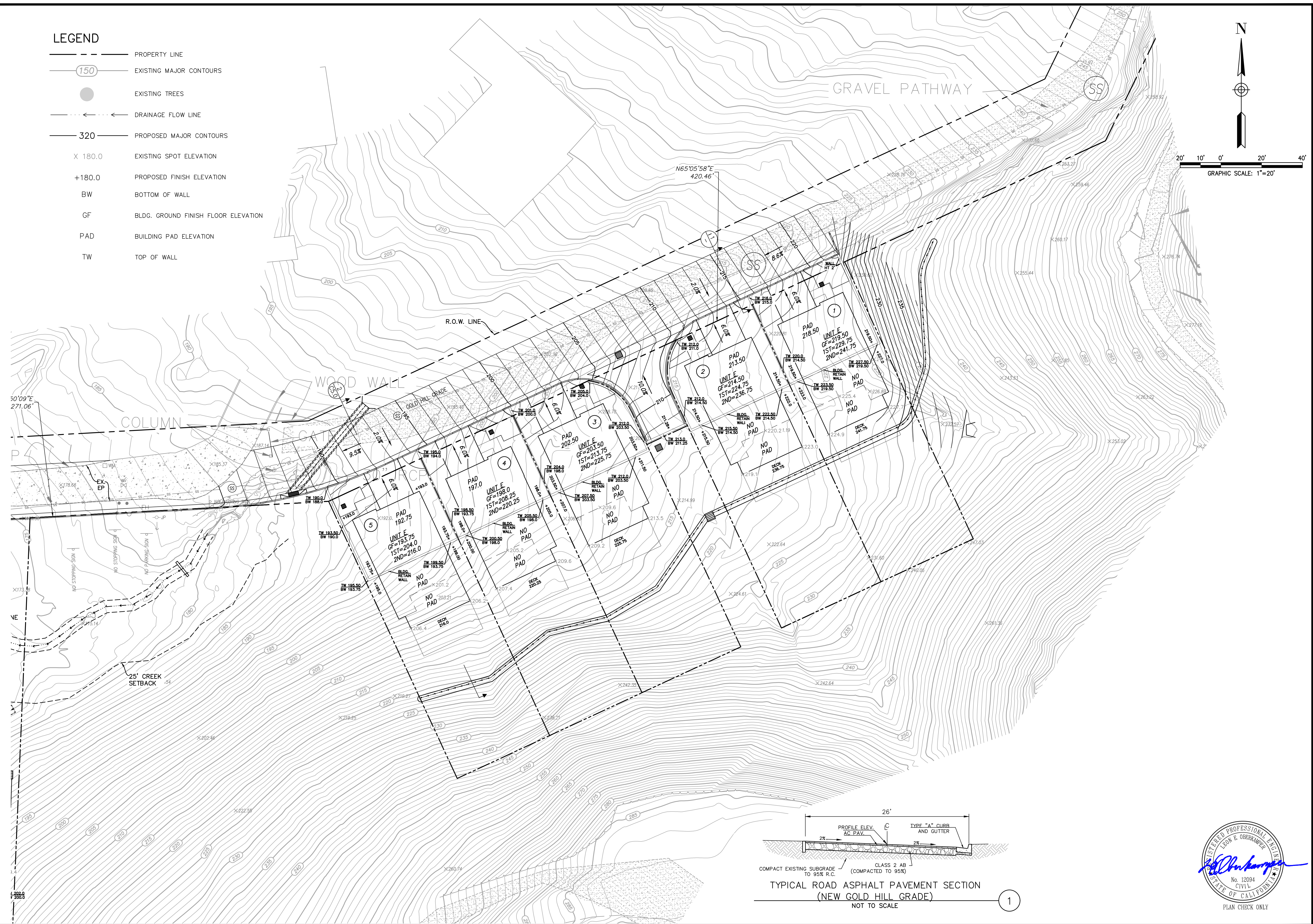
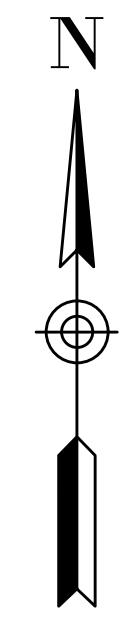


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1	2	3	4	5
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD, SUITE 308, NOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM				
PRELIMINARY GRADING PLAN - 2 DOMINICAN PARCEL A.P.N. (015-163-03) MARIN COUNTY, CALIFORNIA				
Scale: 1" = 20' Drawn by: BM Field Crew: AS Checked by: LEO Date: 3/25/2024				
SHEET C4.3 8 OF 17 PLAN CHECK ONLY				

LEGEND

- — — — — PROPERTY LINE
- (150) — — — — — EXISTING MAJOR CONTOURS
- EXISTING TREES
- — — — — DRAINAGE FLOW LINE
- 320 — — — — — PROPOSED MAJOR CONTOURS
- X 180.0 EXISTING SPOT ELEVATION
- +180.0 PROPOSED FINISH ELEVATION
- BW BOTTOM OF WALL
- GF BLDG. GROUND FINISH FLOOR ELEVATION
- PAD BUILDING PAD ELEVATION
- TW TOP OF WALL



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 PHONE: (415) 897-2800
 WWW.OVERKAMPER.COM

CALIFORNIA
 MARIN COUNTY

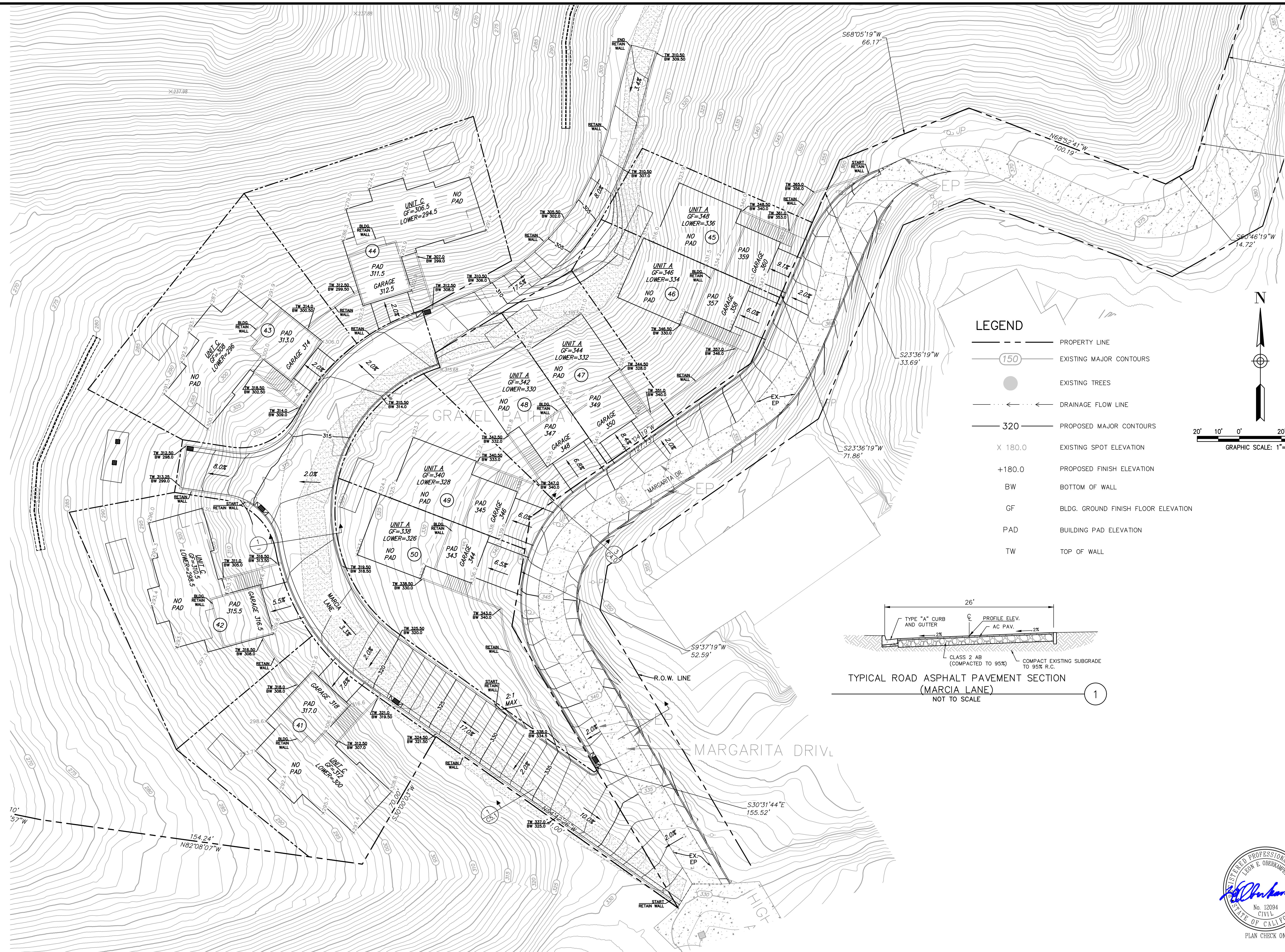
PRELIMINARY GRADING PLAN - 3
DOMINICAN PARCEL A.P.N. (015-163-03)

CITY OF SAN RAFAEL

Scale: 1" = 20'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024

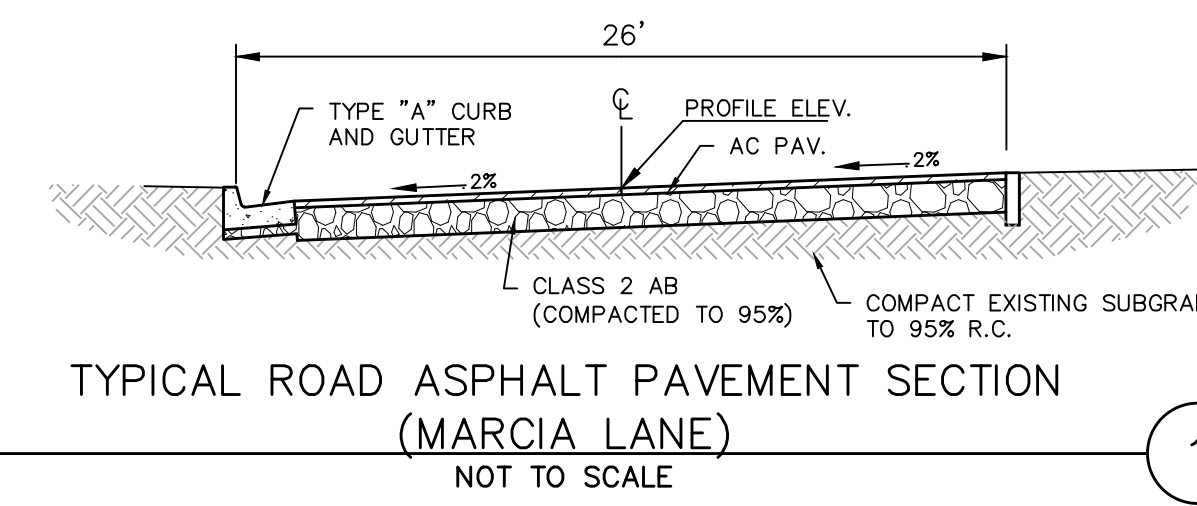
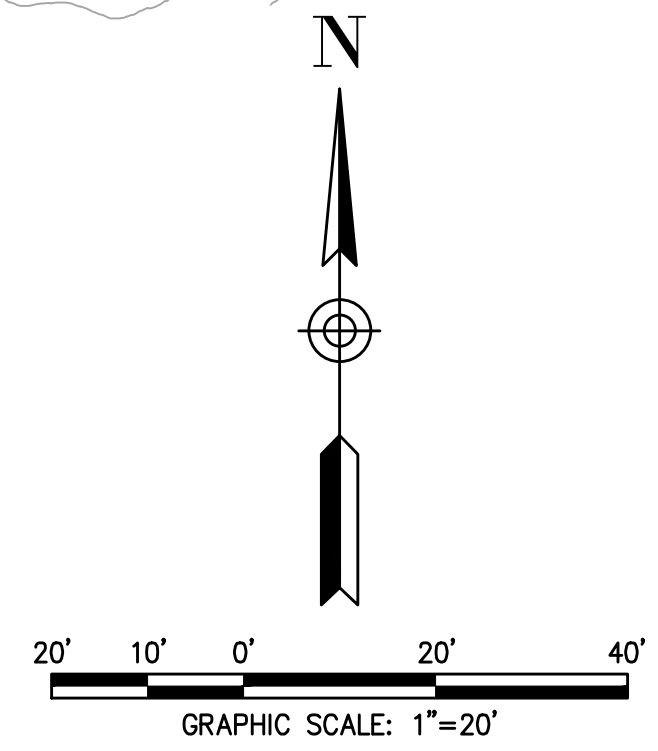
SHEET
C4.4
 9 OF 17
 22-192

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LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- PROPOSED MAJOR CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED FINISH ELEVATION
- BOTTOM OF WALL
- BLDG. GROUND FINISH FLOOR ELEVATION
- BUILDING PAD ELEVATION
- TOP OF WALL
- EXISTING TREES
- DRAINAGE FLOW LINE



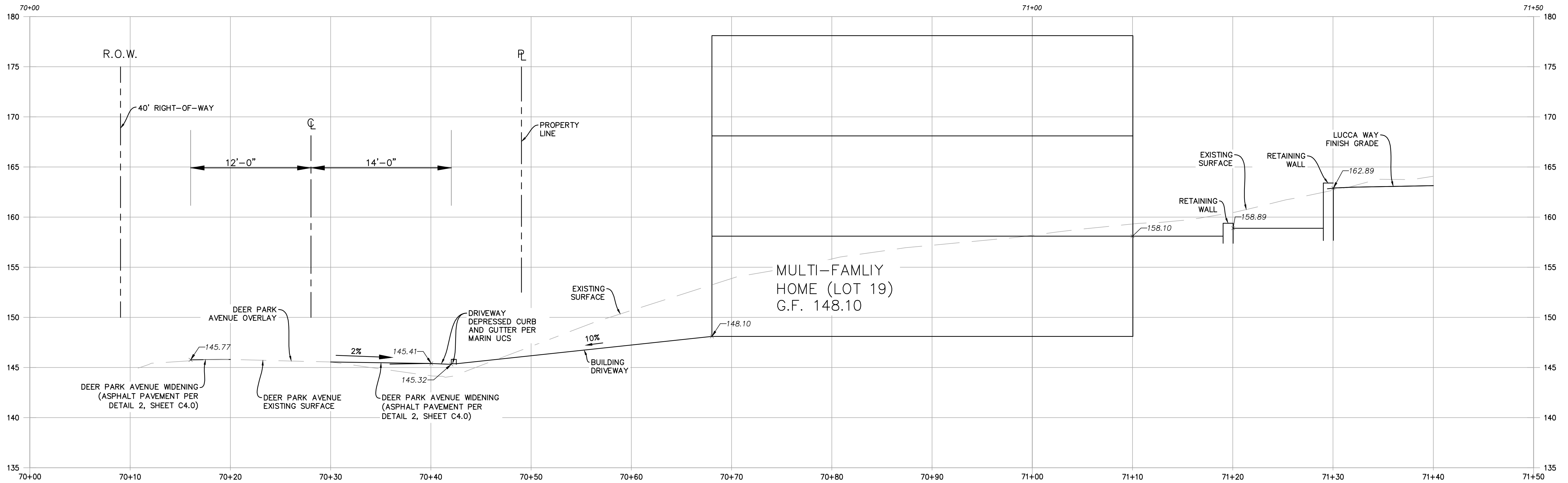
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CIVIL ENGINEERS, INC.
 7200 REDWOOD BLVD. SUITE 308, SOVATO, CA 94945
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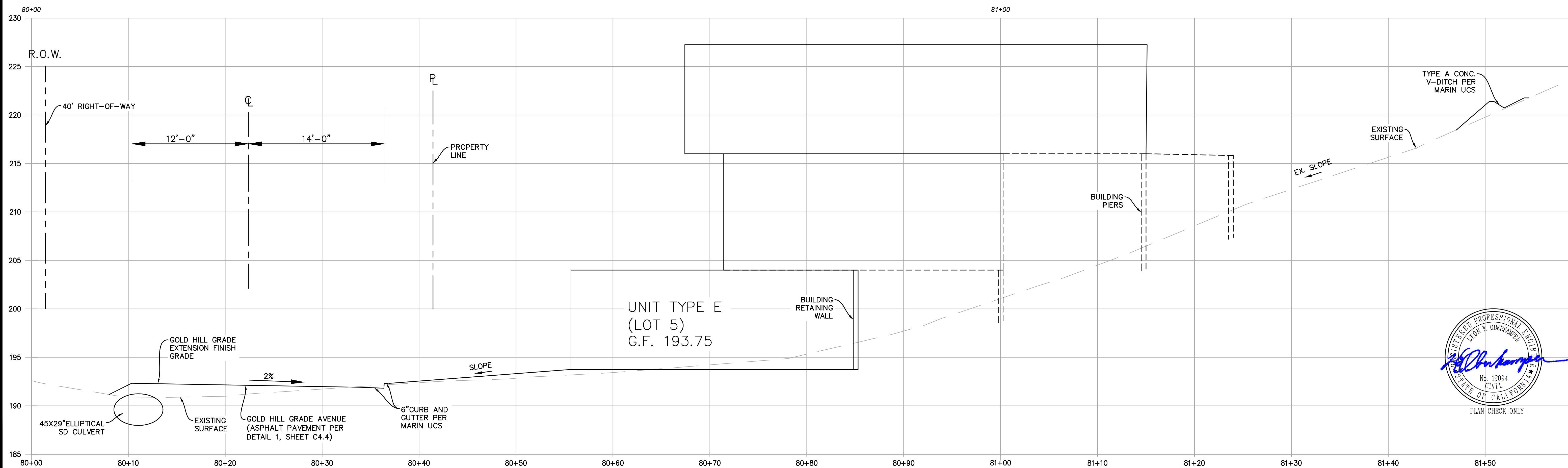
CALIFORNIA
PRELIMINARY GRADING PLAN-4
DOMINICAN PARCEL A.P.N. (015-163-03)
 MARIN COUNTY
 CITY OF SAN RAFAEL

Scale: 1" = 20'	
Drawn by: BM	
Field Crew: AS	
Checked by: LEO	
Date: 3/25/2024	

SHEET
C4.5
 10 OF 17
 22-192



DEER PARK AVENUE AND MULTI-FAMILY HOMES CROSS SECTION
SCALE 1"=5' (1)

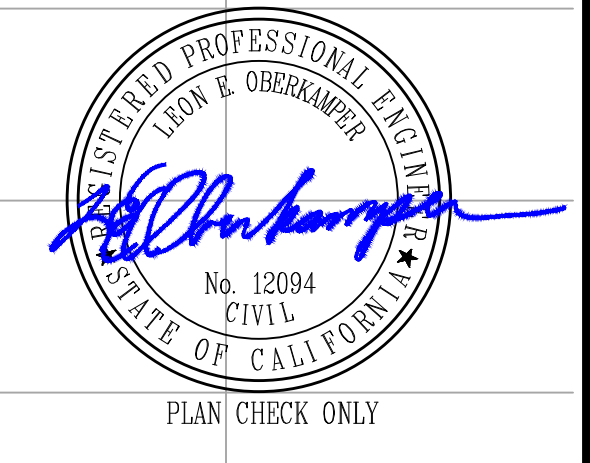


GOLD HILL GRADE AND SINGLE FAMILY HOME CROSS SECTION
SCALE 1"=5' (2)

S:\Sub\2023\22-192_Casidy_Dominican\DWG\DESIGN\22-192_CIVIL PLANS.dwg, C5.0 SECTIONS, 3/27/2024 11:07:44 AM

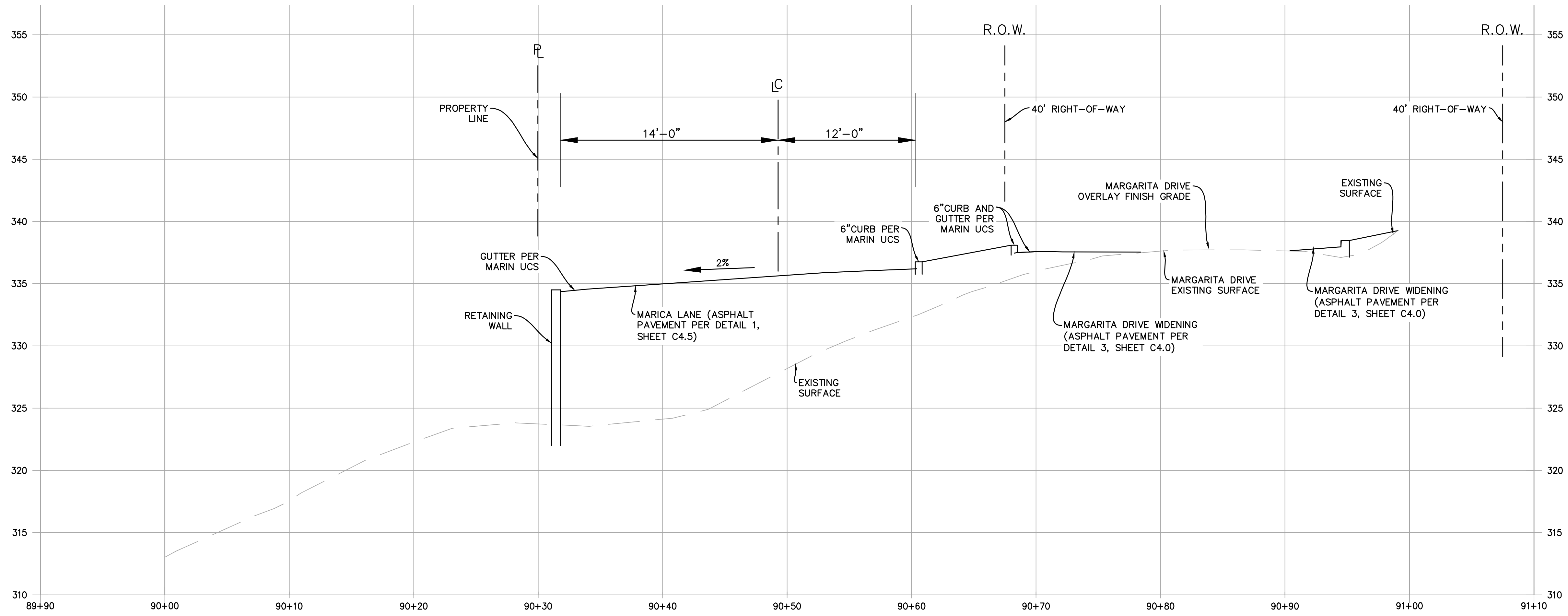
OBERKAMPER & ASSOCIATES
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DRIVEWAY/SITE SECTIONS-1
 DOMINICAN PARCEL A.P.N (015-163-03)
 MARIN COUNTY
 CITY OF SAN RAFAEL
 CALIFORNIA

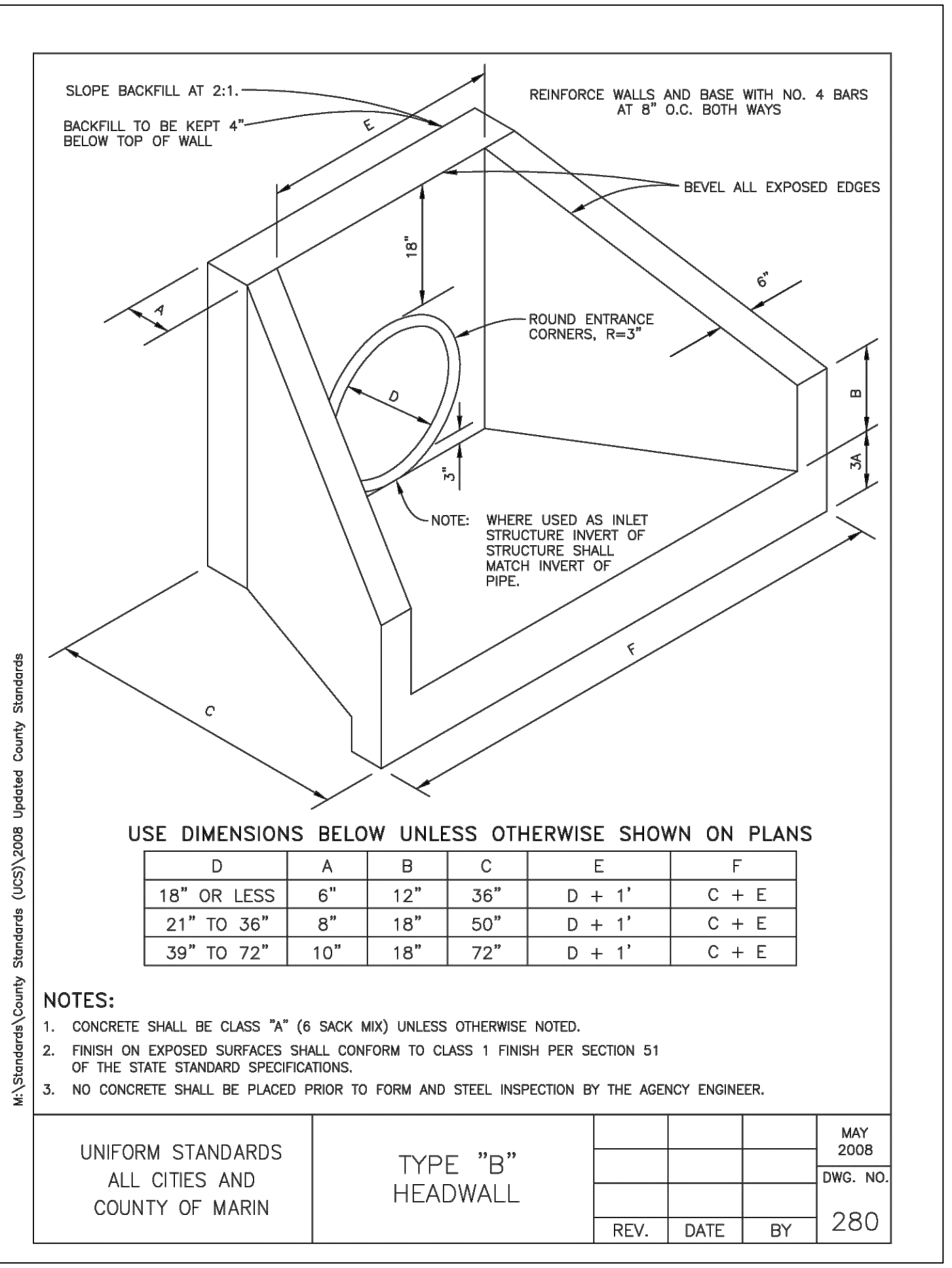


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 Checked by: LEO
 Date: 3/25/2024

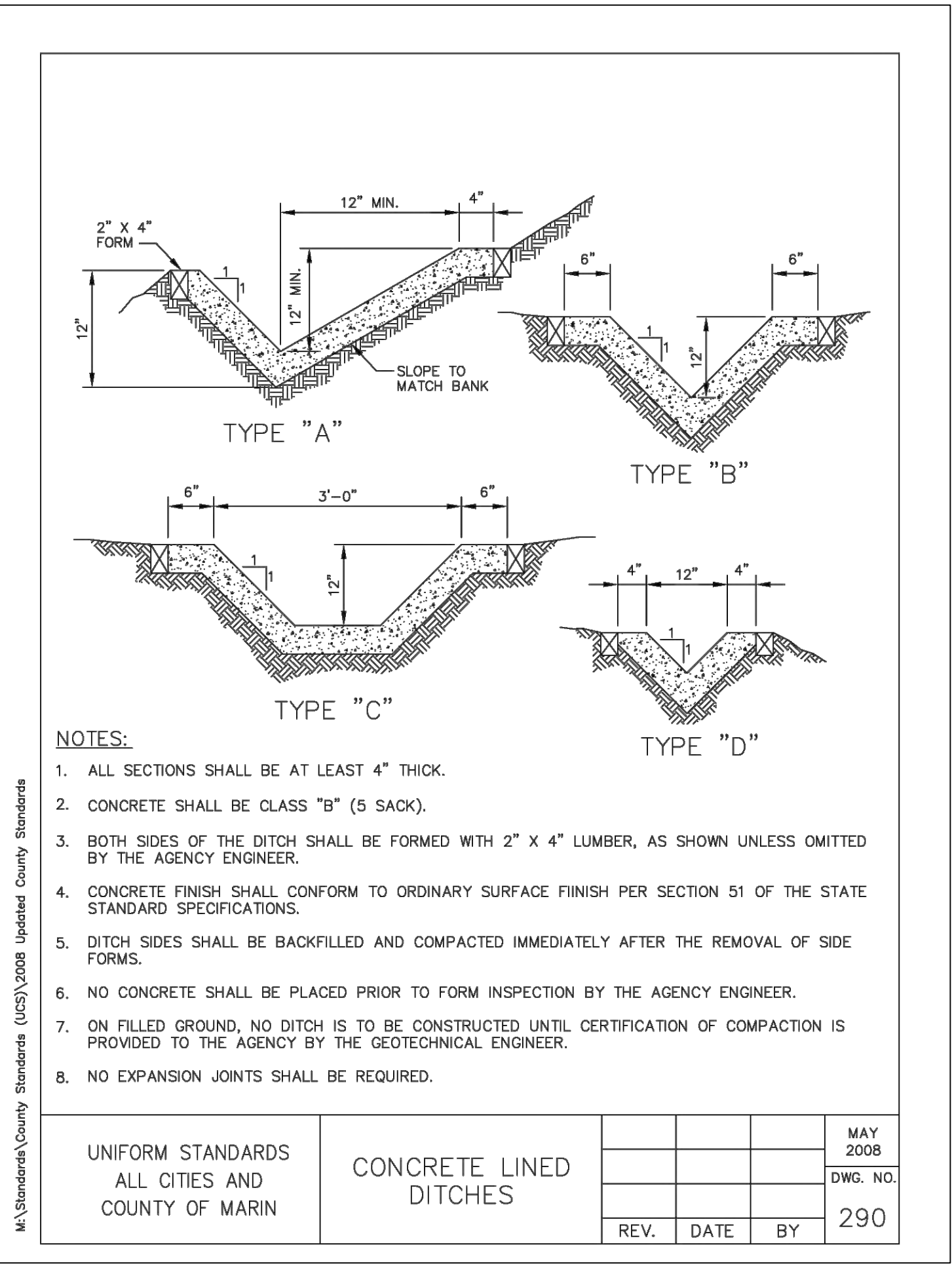
SHEET
C5.0
 11 OF 17
 22-192



MARCIA LANE AND MARGARITA DRIVE CROSS SECTION
SCALE 1"=5'



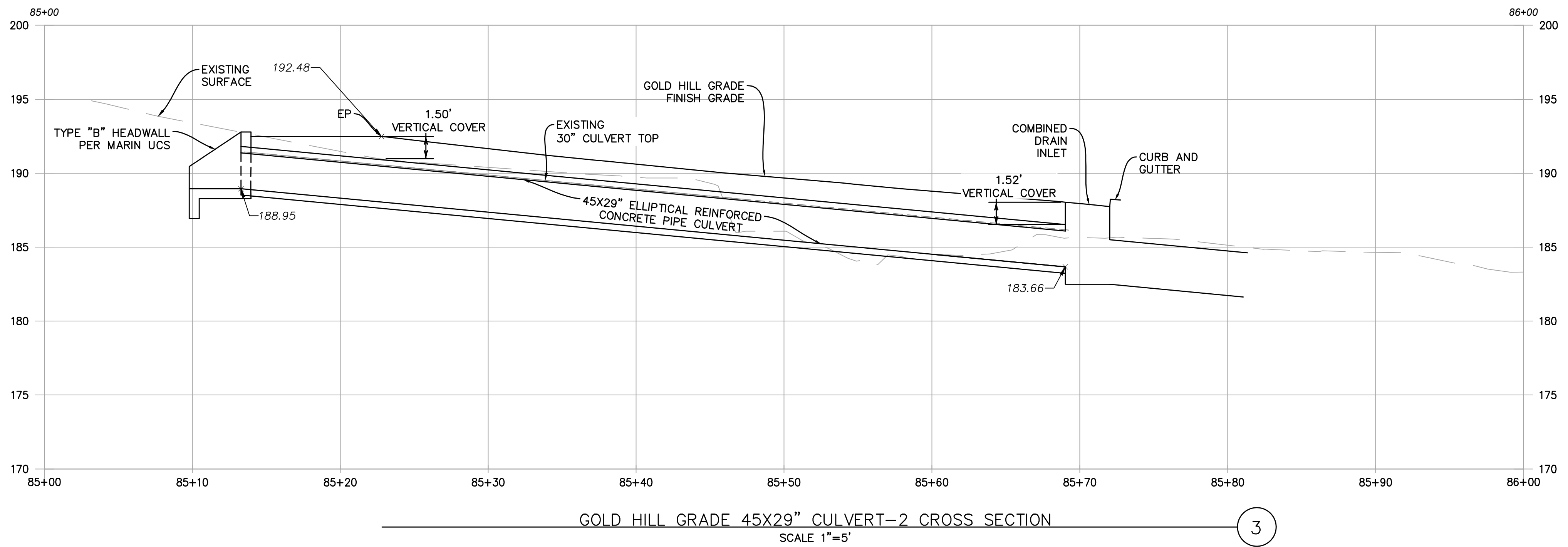
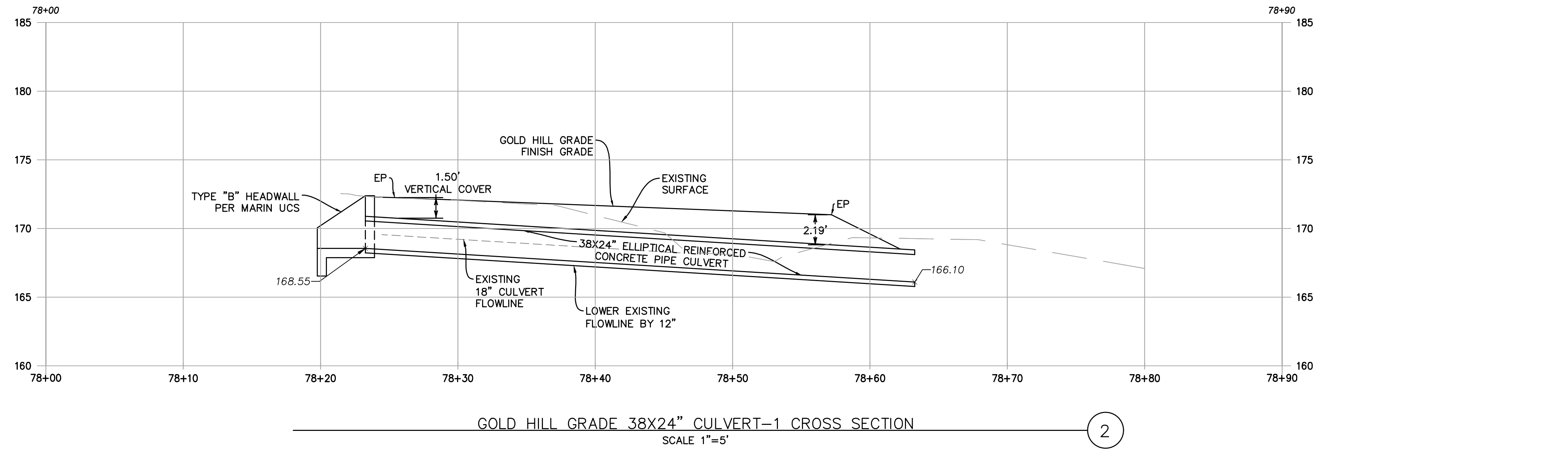
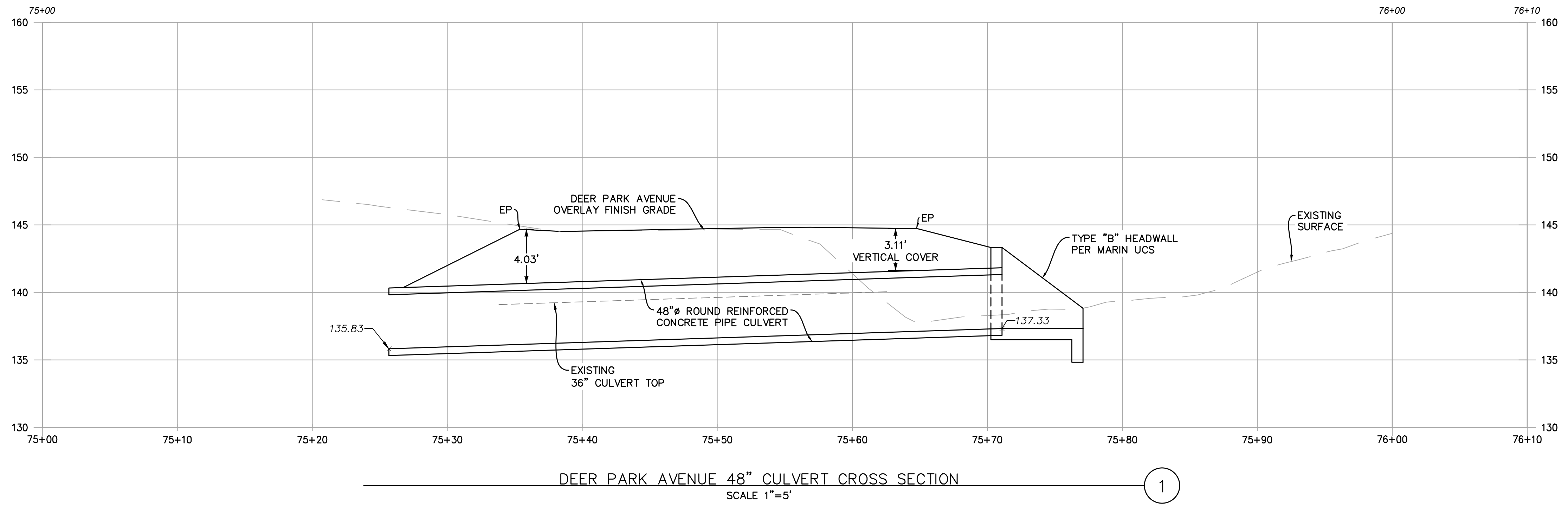
MARIN UCS TYPE "B" HEADWALL
N.T.S.



MARIN UCS V-DITCH
N.T.S.

1	2	3	4	5
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM				
DRIVEWAY/SITE SECTIONS-2 AND CULVERT DETAIL DOMINICAN PARCEL A.P.N (015-163-03) MARIN COUNTY CITY OF SAN RAFAEL CALIFORNIA				
Scale: 1" = 20' Drawn by: BM Field Crew: AS Checked by: LEO Date: 3/25/2024				
SHEET C5.1 12 OF 17 22-192				

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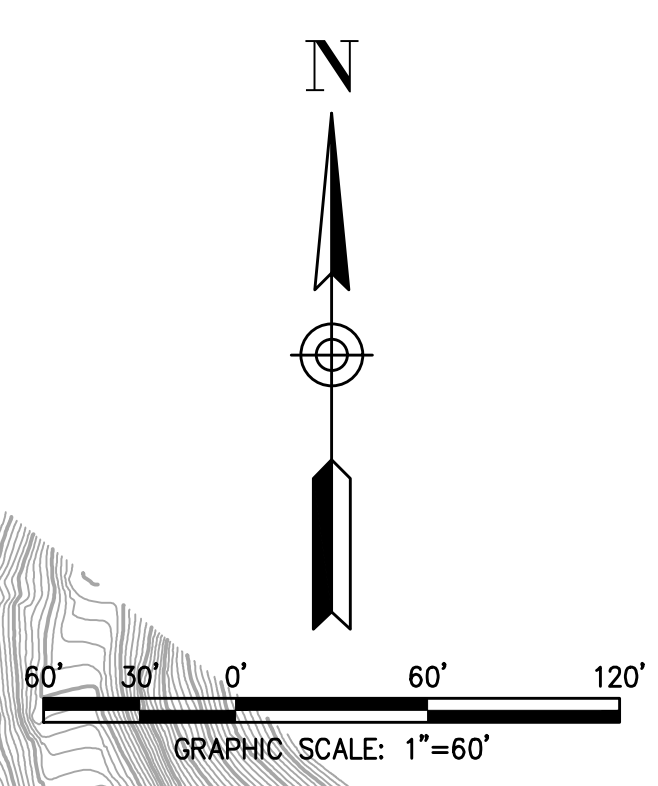
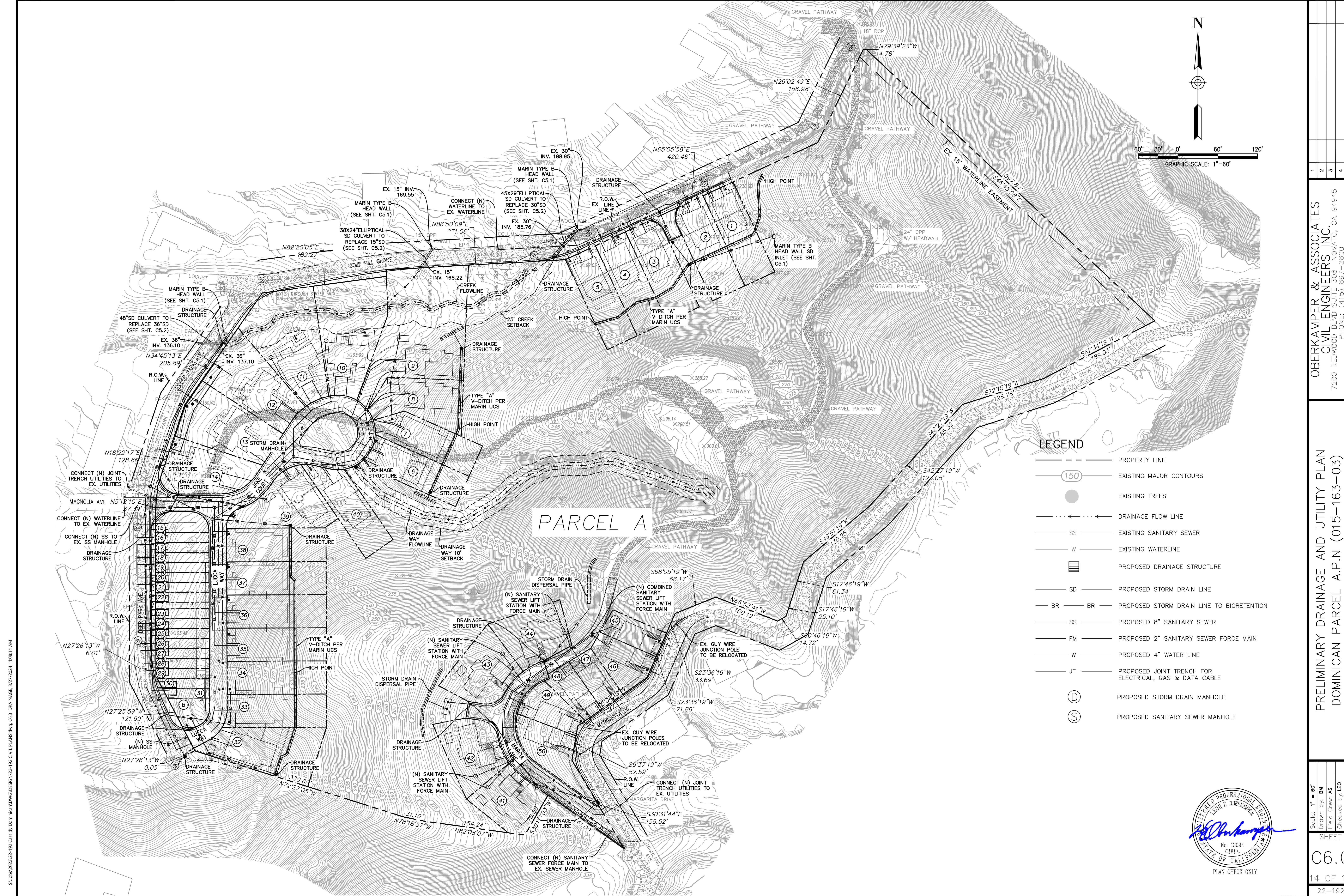


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CULVERT SECTION DETAILS
 DOMINICAN PARCEL A.P.N (015-163-03)
 MARIN COUNTY
 CITY OF SAN RAFAEL
 CALIFORNIA

Scale: 1" = 20'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024

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C5.2
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 22-192



LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING TREES
	DRAINAGE FLOW LINE
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE TO BIORETENTION
	PROPOSED 8" SANITARY SEWER
	PROPOSED 2" SANITARY SEWER FORCE MAIN
	PROPOSED 4" WATER LINE
	PROPOSED JOINT TRENCH FOR ELECTRICAL, GAS & DATA CABLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE

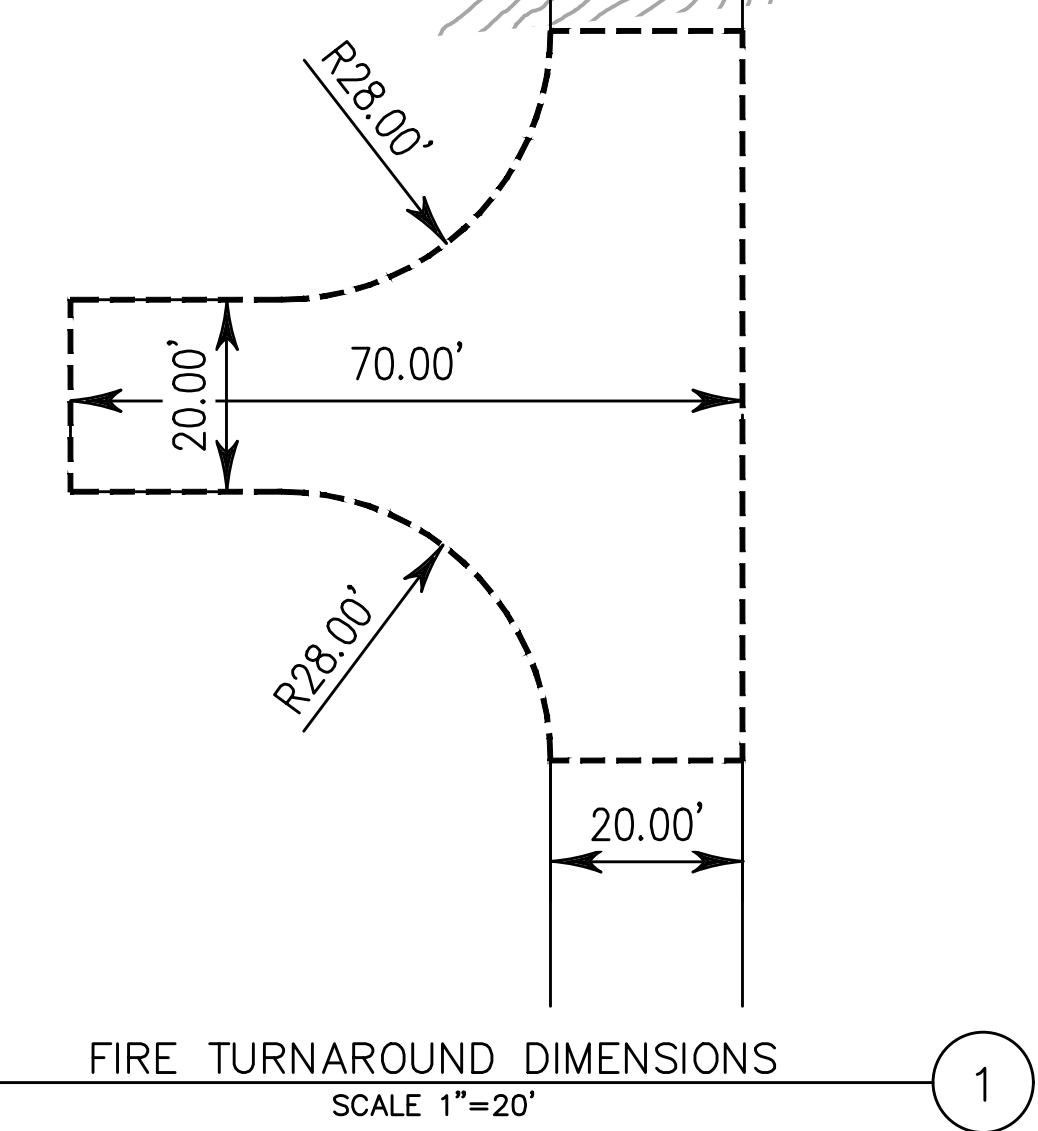
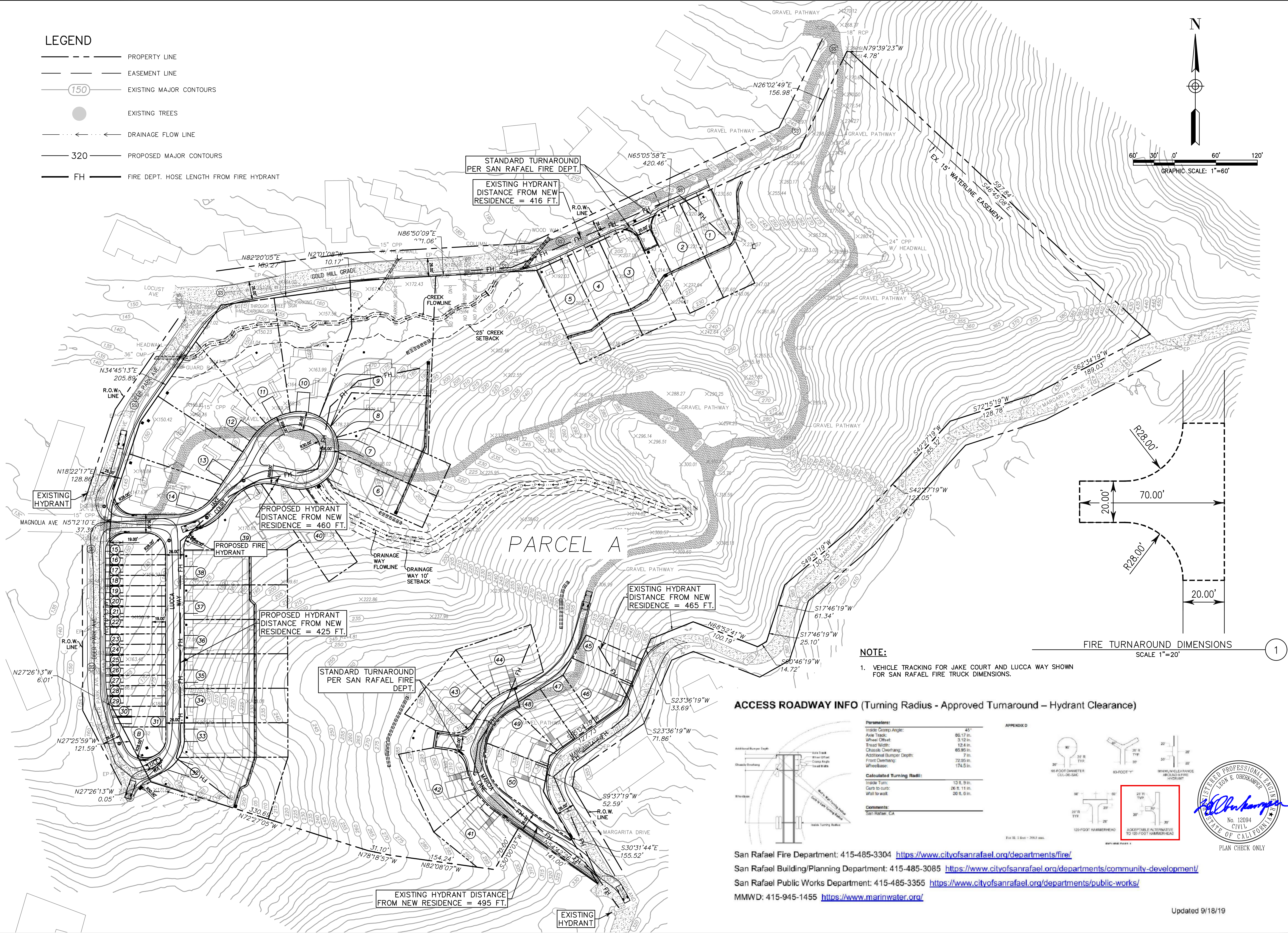
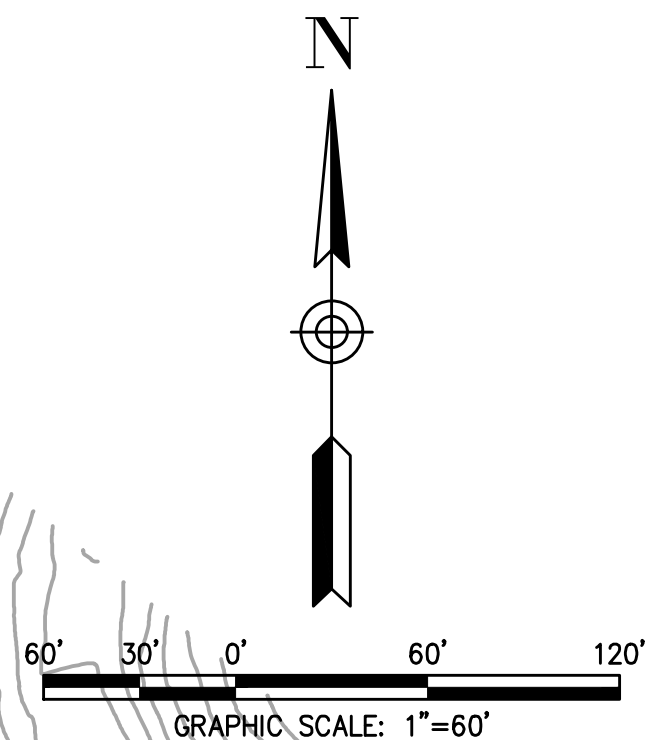
<p>OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD SUITE 308 SOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM</p>	<p>PRELIMINARY DRAINAGE AND UTILITY PLAN DOMINICAN PARCEL A.P.N. (015-163-03) CALIFORNIA MARIN COUNTY</p>
<p>Scale: 1" = 60' Drawn by: BM Field Crew: AS Checked by: LEO Date: 3/25/2024</p>	<p>SHEET C6.0 14 OF 17 22-192</p>



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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (150) EXISTING MAJOR CONTOURS
- EXISTING TREES
- DRAINAGE FLOW LINE
- 320 PROPOSED MAJOR CONTOURS
- FH FIRE DEPT. HOSE LENGTH FROM FIRE HYDRANT



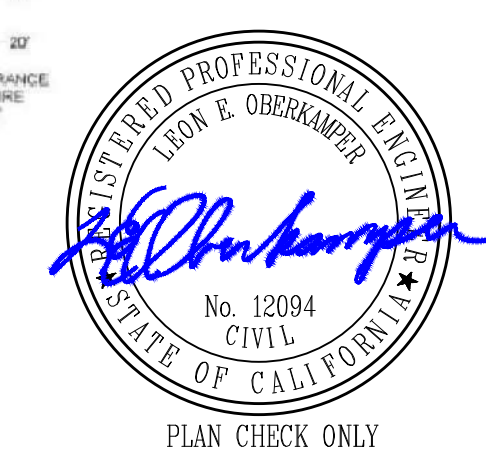
NOTE:
 1. VEHICLE TRACKING FOR JAKE COURT AND LUCCA WAY SHOWN FOR SAN RAFAEL FIRE TRUCK DIMENSIONS.

ACCESS ROADWAY INFO (Turning Radius - Approved Turnaround - Hydrant Clearance)

Parameters:	Value
Truck Group Angle:	45°
Truck:	65.17 in.
Wheel Offset:	3.12 in.
Tread Width:	12.4 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	7 in.
Front Overhang:	72.85 in.
Wheelbase:	174.5 in.

Calculated Turning Radii:	Value
Truck Turn:	13 ft. 9 in.
Curb to curb:	26 ft. 11 in.
Wall to wall:	30 ft. 0 in.

Comments:
 San Rafael, CA



San Rafael Fire Department: 415-485-3304 <https://www.cityofsanrafael.org/departments/fire/>
 San Rafael Building/Planning Department: 415-485-3085 <https://www.cityofsanrafael.org/departments/community-development/>
 San Rafael Public Works Department: 415-485-3355 <https://www.cityofsanrafael.org/departments/public-works/>
 MMWD: 415-945-1455 <https://www.marinwater.org/>

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PRELIMINARY FIRE PREVENTION PLAN
 DOMINICAN PARCEL A.P.N (015-163-03)
 MARIN COUNTY
 CALIFORNIA

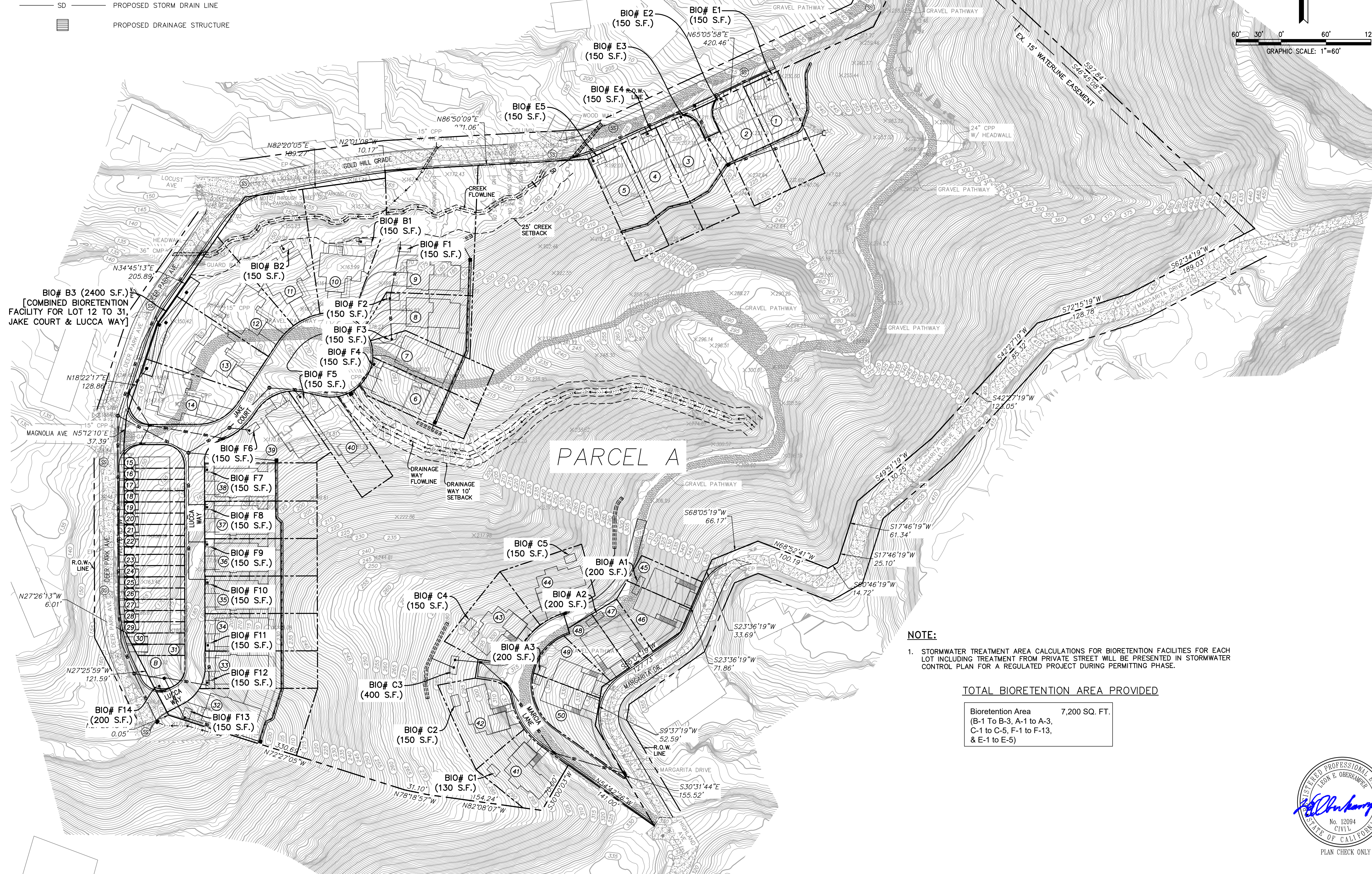
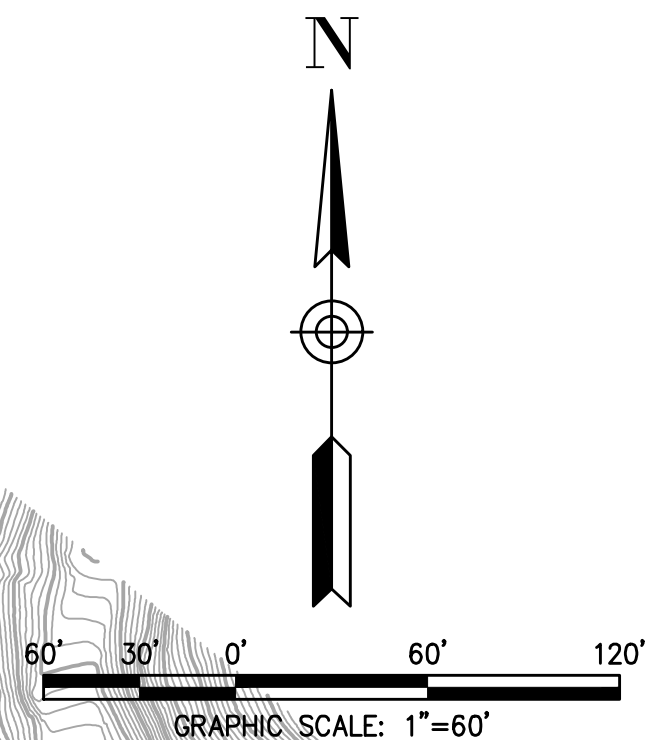
Scale: 1" = 60'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 3/25/2024

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C6.1
 15 OF 17
 22-192

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LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING TREES
- DRAINAGE FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DRAINAGE STRUCTURE



BIO# B3 (2400 S.F.)
[COMBINED BIORETENTION FACILITY FOR LOT 12 TO 31, JAKE COURT & LUCCA WAY]

PARCEL A

NOTE:

1. STORMWATER TREATMENT AREA CALCULATIONS FOR BIORETENTION FACILITIES FOR EACH LOT INCLUDING TREATMENT FROM PRIVATE STREET WILL BE PRESENTED IN STORMWATER CONTROL PLAN FOR A REGULATED PROJECT DURING PERMITTING PHASE.

TOTAL BIORETENTION AREA PROVIDED

Bioretention Area	7,200 SQ. FT.
(B-1 To B-3, A-1 to A-3, C-1 to C-5, F-1 to F-13, & E-1 to E-5)	

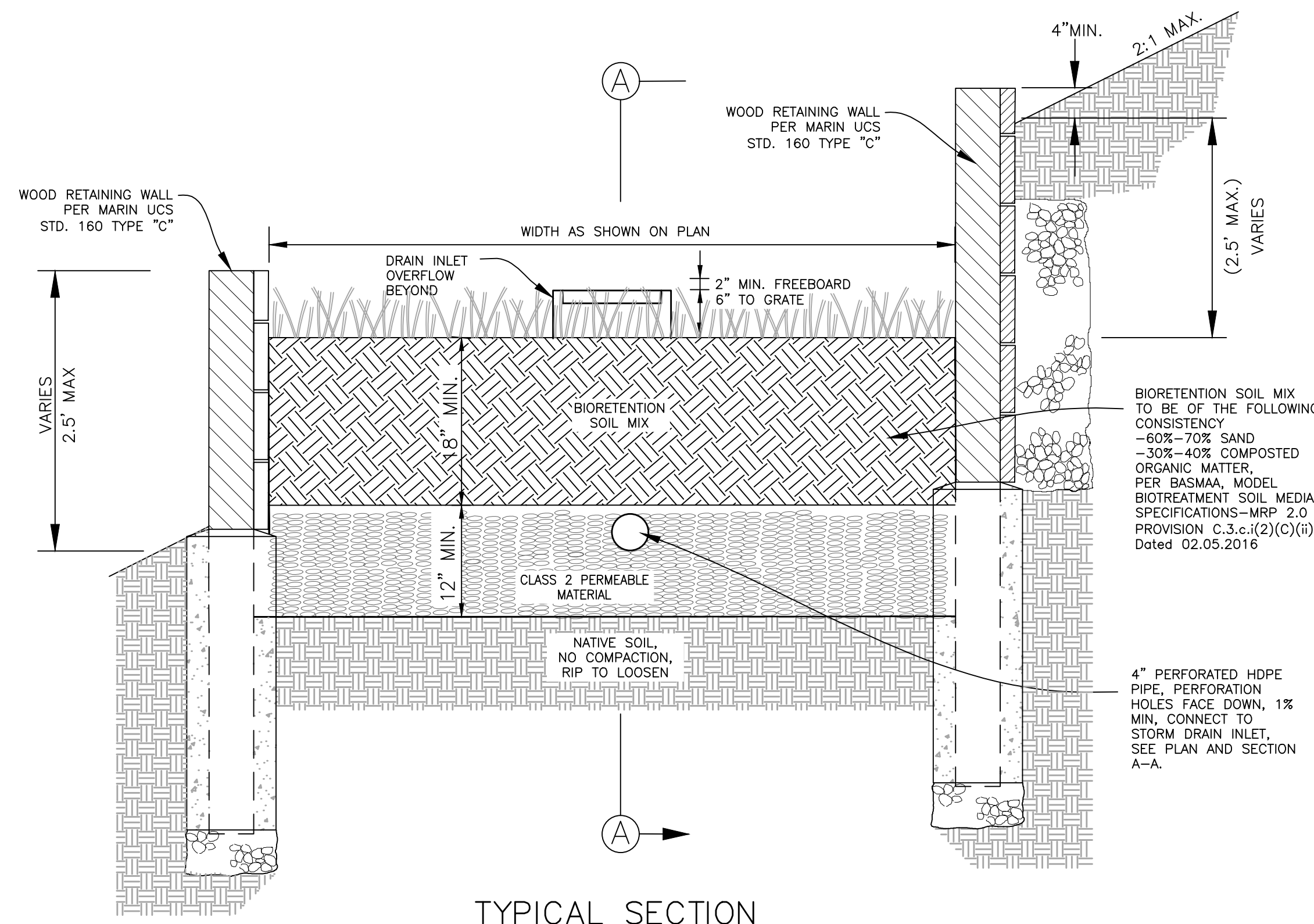
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PRELIMINARY STORMWATER CONTROL PLAN
DOMINICAN PARCEL A.P.N. (015-163-03)
CITY OF SAN RAFAEL
MARIN COUNTY
CALIFORNIA



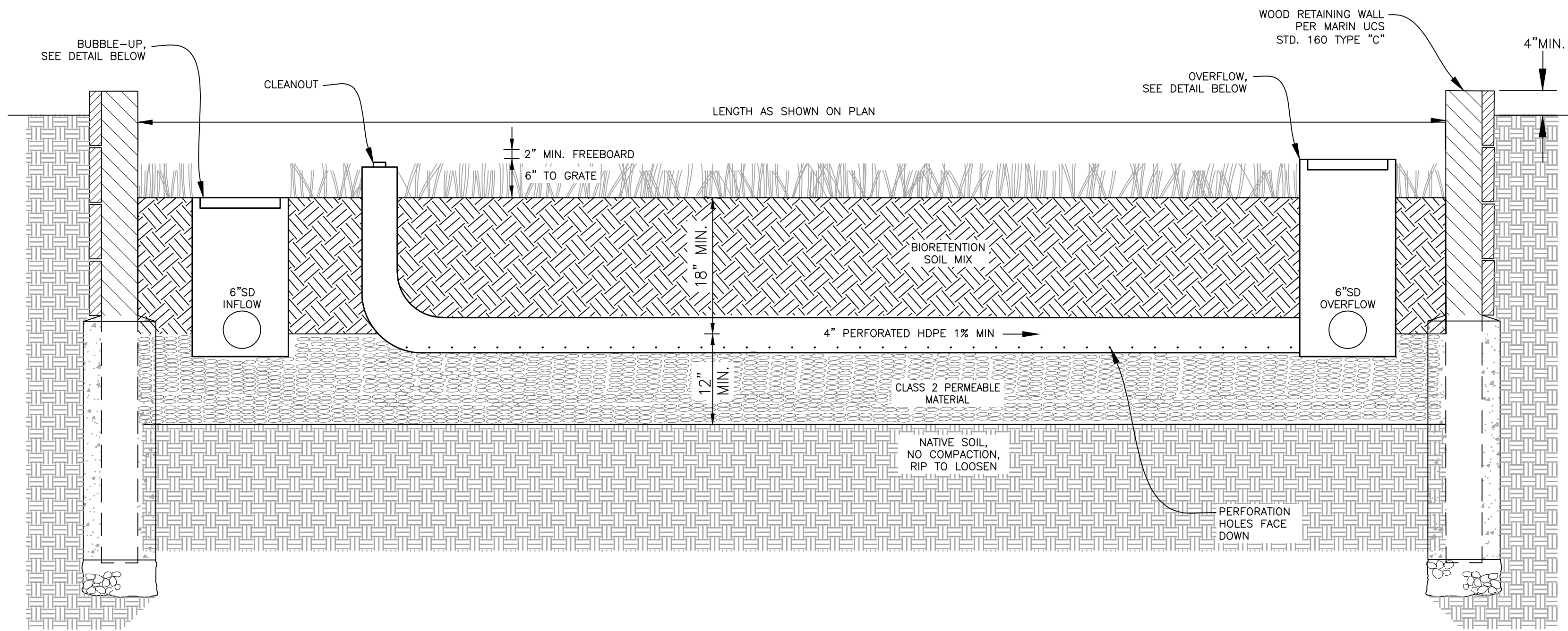
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Drawn by: BM
Field Crew: AS
Checked by: LEO
Date: 3/22/2024
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22-192



TYPICAL SECTION BIORETENTION AREA

NOT TO SCALE

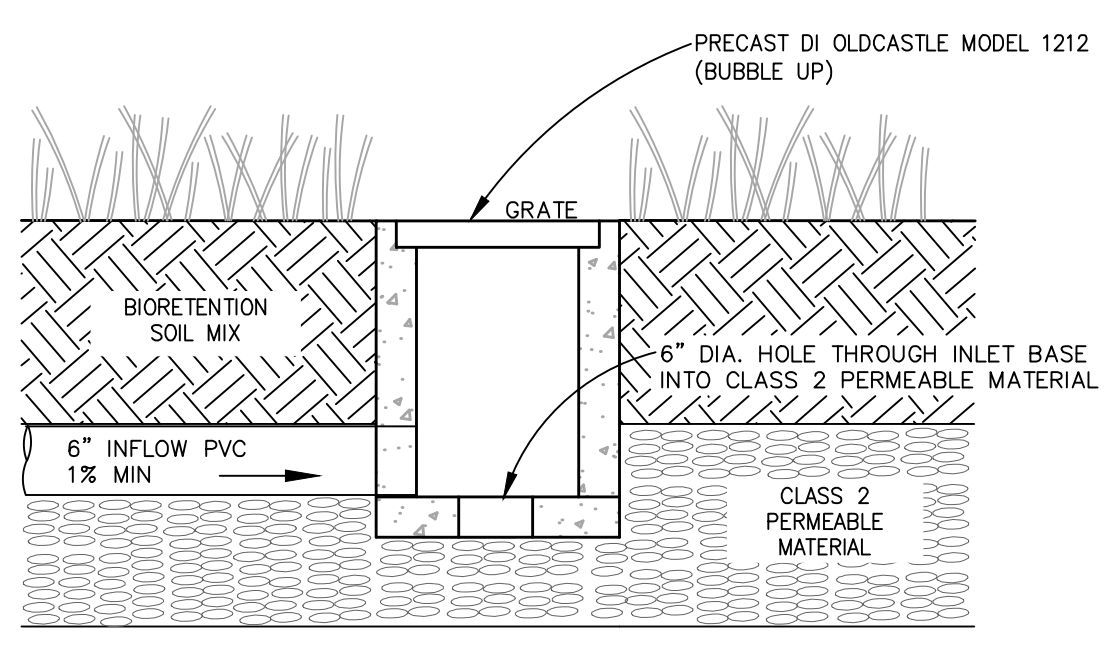
1



TYPICAL LONGITUDINAL SECTION A-A BIORETENTION AREA

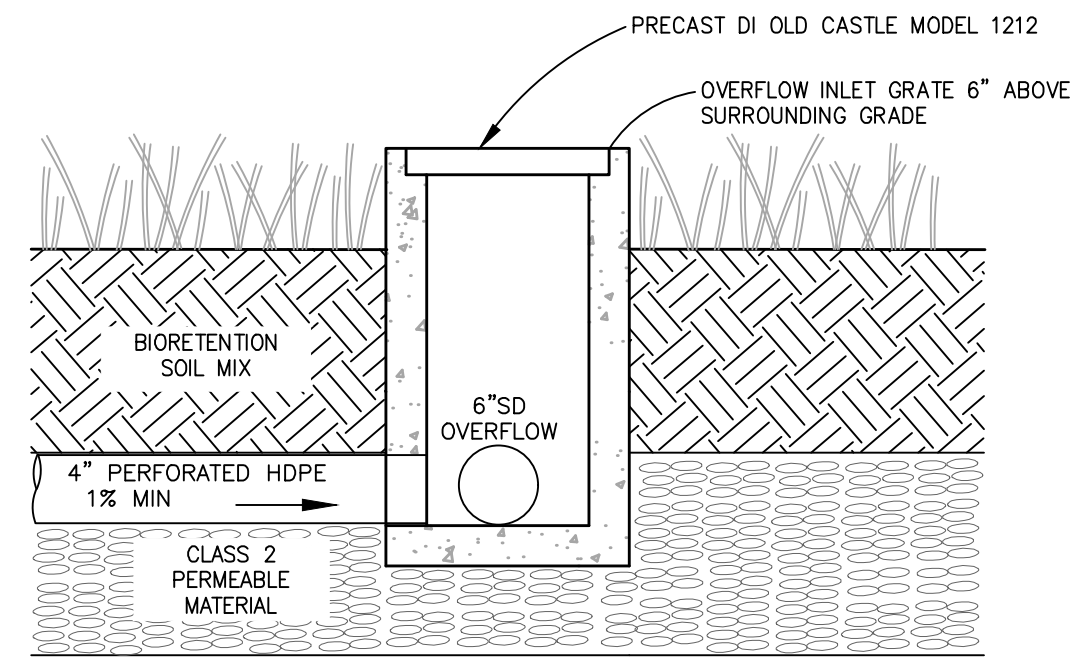
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BUBBLE-UP DETAIL

NOT TO SCALE



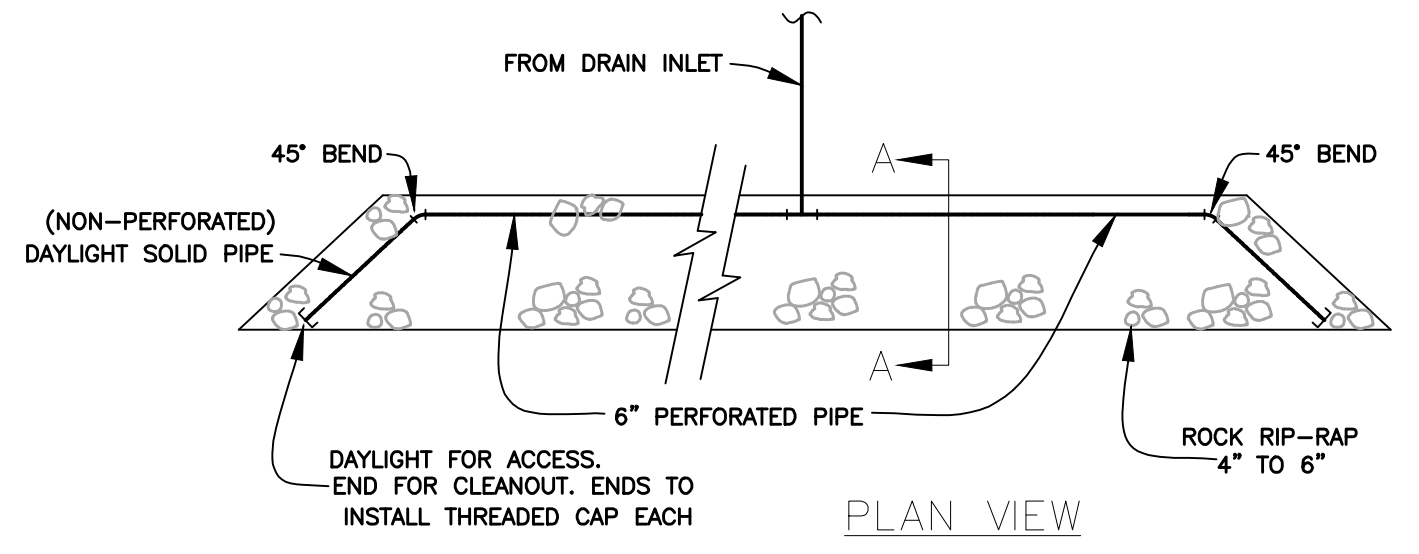
OVERFLOW DETAIL

NOT TO SCALE

BIORETENTION DRAIN STRUCTURE DETAILS

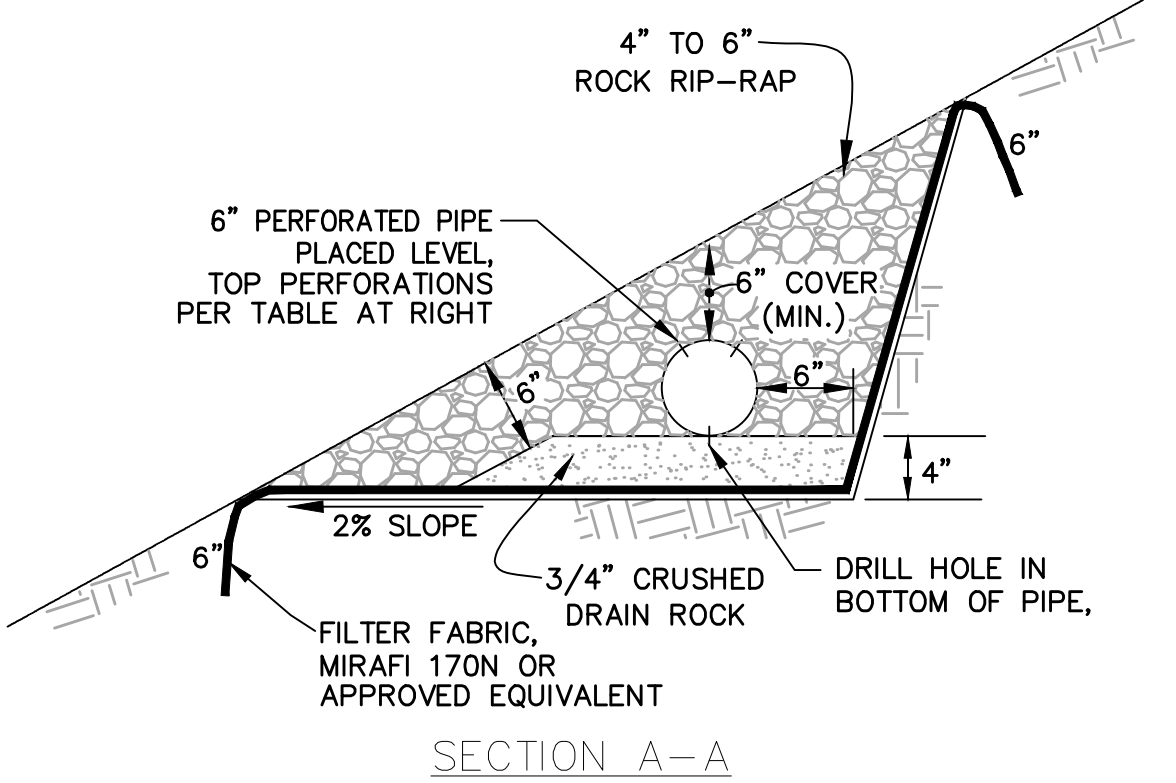
NOT TO SCALE

3



NOTE:

1. PERFORATED PIPE MUST BE INSTALLED LEVEL TO ENSURE EVEN STORMWATER DISCHARGE

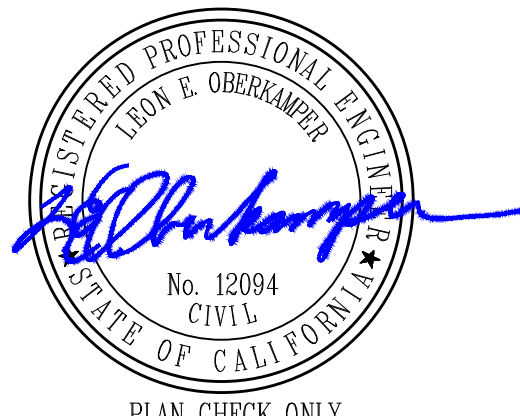


SECTION A-A

PERFORATED STORMWATER DISPERSAL PIPE - PLAN

NOT TO SCALE

4



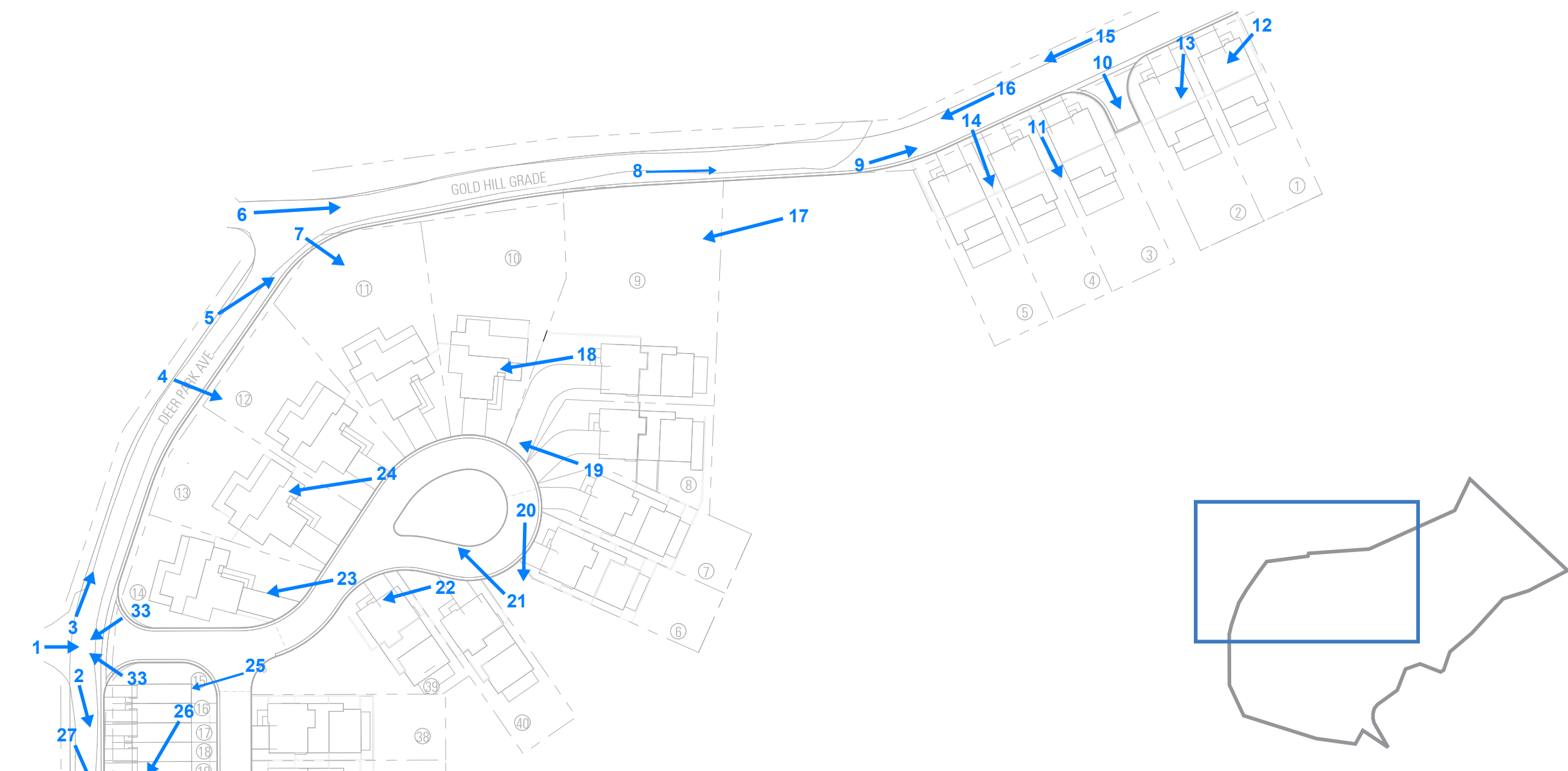
PLAN CHECK ONLY

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PRELIMINARY STORMWATER CONTROL DETAILS
DOMINICAN PARCEL A.P.N (015-163-03)
CITY OF SAN RAFAEL
MARIN COUNTY
CALIFORNIA

Scale: 1" = 6'
Drawn by: BM
Field Crew: AS
Checked by: LEO
Date: 3/25/2024
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22-192





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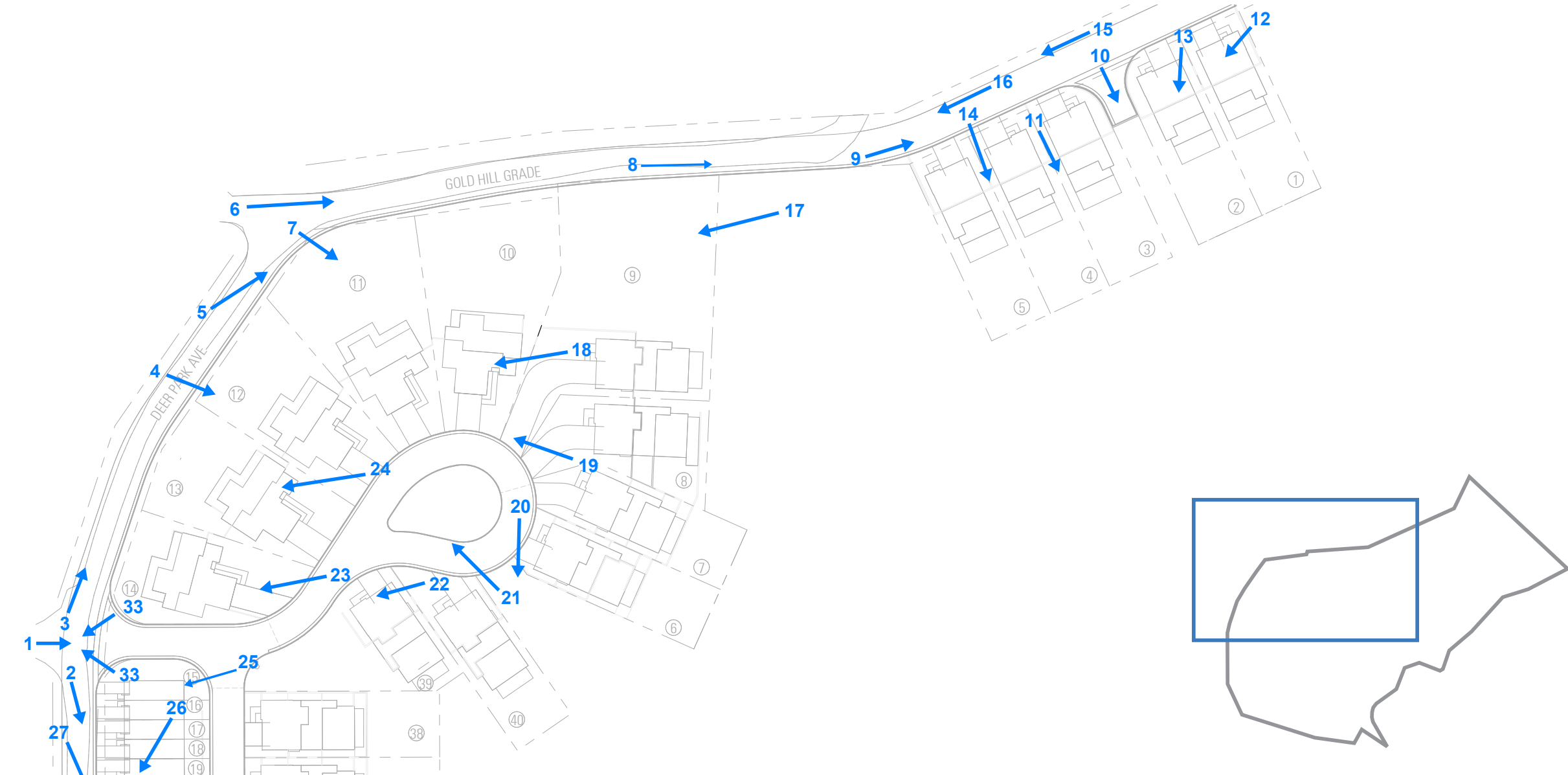
24



25



26



SITE PHOTOS



27



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29



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31



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