

DATE OF FIELD SURVEY:

NOVEMBER 23, 2022

ABBREVIATIONS:

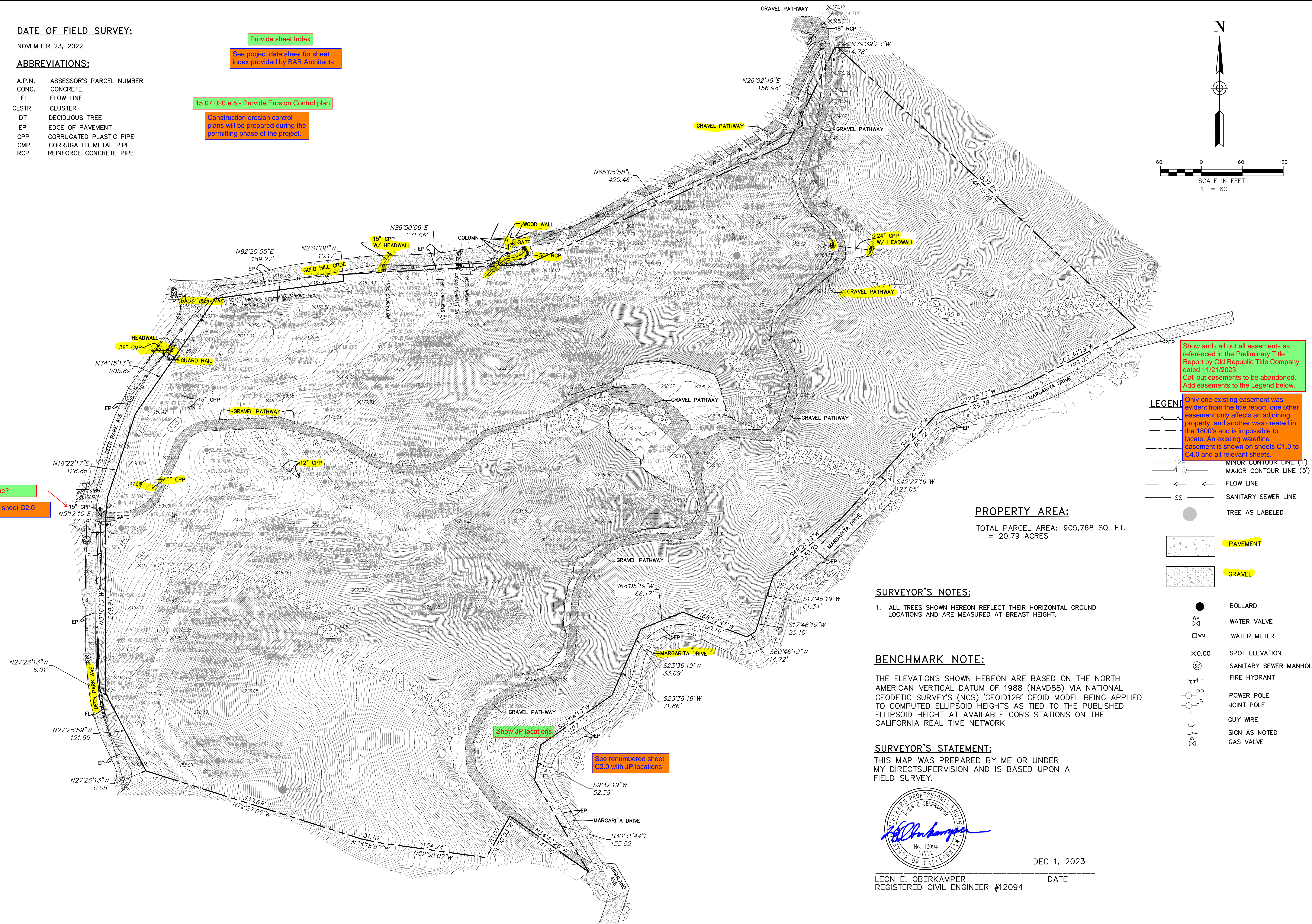
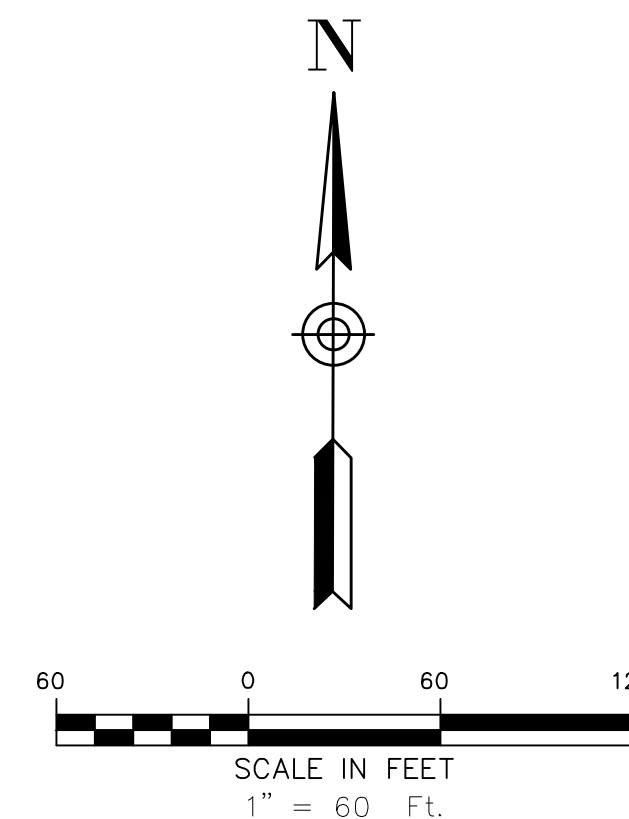
- A.P.N. ASSESSOR'S PARCEL NUMBER
- CONC. CONCRETE
- FL FLOW LINE
- CLSTR CLUSTER
- DT DECIDUOUS TREE
- EP EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCE CONCRETE PIPE

Provide sheet Index

See project data sheet for sheet index provided by BAR Architects

15.07.020.e.5 - Provide Erosion Control plan

Construction erosion control plans will be prepared during the permitting phase of the project.



Show and call out all easements as referenced in the Preliminary Title Report by Old Republic Title Company dated 11/21/2023. Call out easements to be abandoned. Add easements to the Legend below.

Only one existing easement was evident from the title report, one other easement only affects an adjoining property, and another was created in the 1800's and is impossible to locate. An existing waterline easement is shown on sheets C1.0 to C4.0 and all relevant sheets.

LEGEND

- MINOR CONTOUR LINE (1')
- MAJOR CONTOUR LINE (5')
- FLOW LINE
- SS SANITARY SEWER LINE
- TREE AS LABELED
- PAVEMENT
- GRAVEL
- BOLLARD
- WV WATER VALVE
- WM WATER METER
- X 0.00 SPOT ELEVATION
- SS SANITARY SEWER MANHOLE
- PH FIRE HYDRANT
- PP POWER POLE
- JP JOINT POLE
- GUY WIRE
- Sign AS NOTED GAS VALVE

PROPERTY AREA:

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

SURVEYOR'S NOTES:

- 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. OBERKAMPER REGISTERED CIVIL ENGINEER #12094

DATE

Street name?
See renumbered sheet C2.0

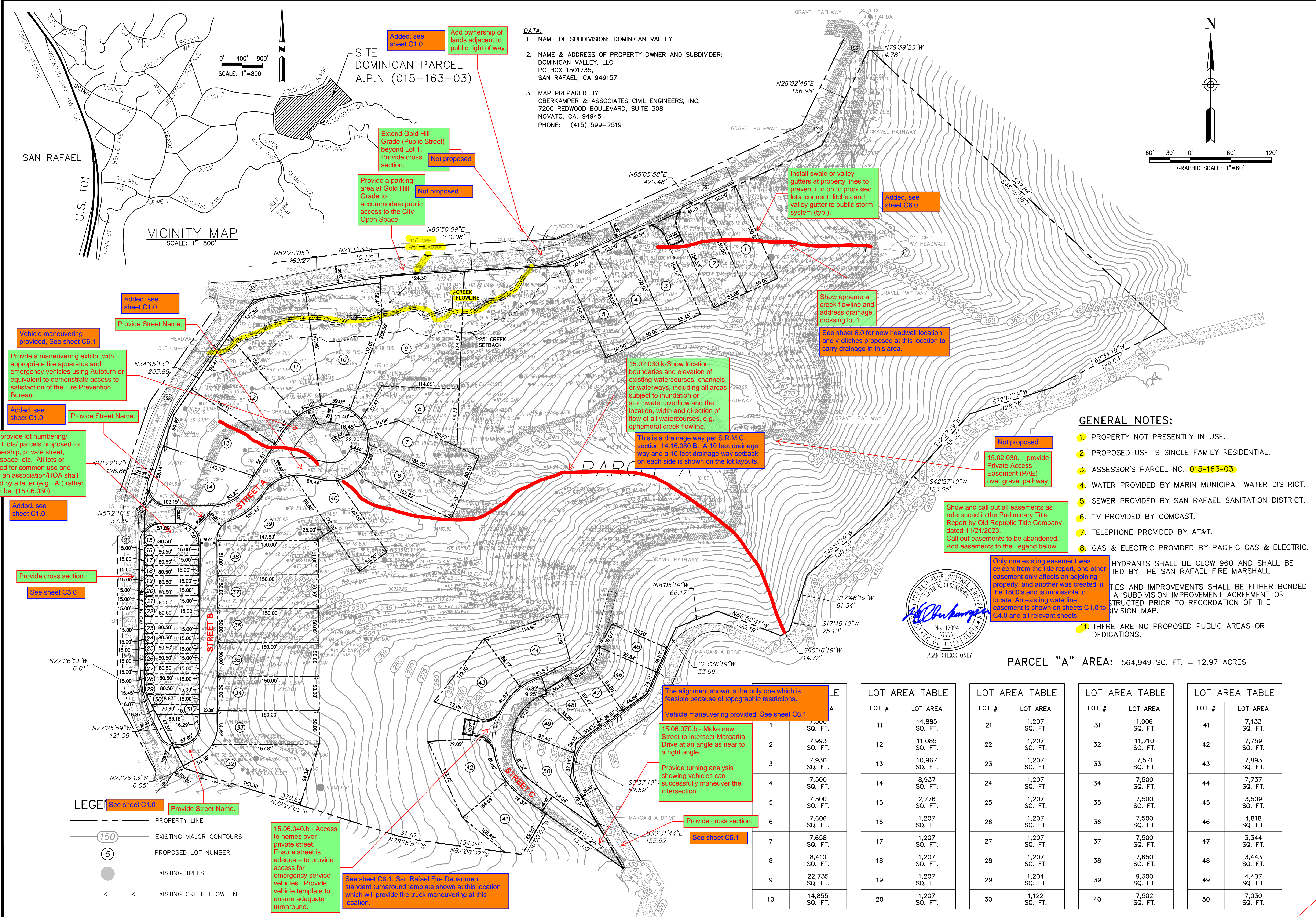
Show JP locations
See renumbered sheet C2.0 with JP locations

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BOUNDARY & TOPOGRAPHIC SURVEY
DOMINICAN PARCEL A.P.N (015-163-03)
MARIN COUNTY
CITY OF SAN RAFAEL

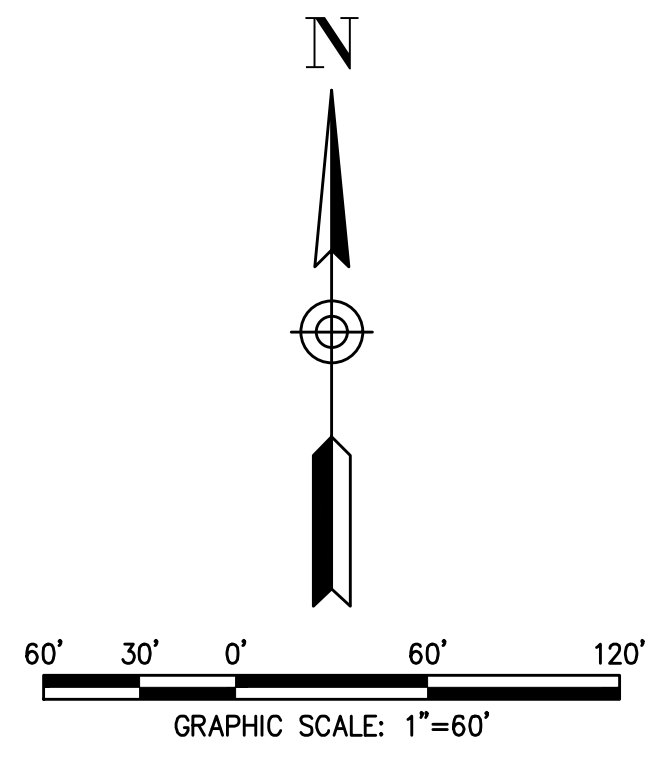
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Drawn by: BM
Field Crew: AS
Checked by: LEO
Date: 12/1/2023

SHEET
C1
1 OF 6
22-192



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



VICINITY MAP
SCALE: 1"=800'

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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: 12/1/2023

SHEET
C2
2 OF 6
22-192

Added, see sheet C1.0

Vehicle maneuvering provided. See sheet C6.1

Provide a maneuvering exhibit with appropriate fire apparatus and emergency vehicles using Autodesk or equivalent to demonstrate access to satisfaction of the Fire Prevention Bureau.

Added, see sheet C1.0

Provide Street Name.

15.02.030.j - provide lot numbering/lettering for all lots/parcels proposed for common ownership, private street, private open space, etc. All lots or parcels created for common use and ownership by an association/HOA shall be designated by a letter (e.g. "A") rather than a lot number (15.06.030).

Added, see sheet C1.0

Provide Street Name.

Extend Gold Hill Grade (Public Street) beyond Lot 1. Provide cross section.

Not proposed

Provide a parking area at Gold Hill Grade to accommodate public access to the City Open Space.

Not proposed

Added, see sheet C1.0

Add ownership of lands adjacent to public right of way

Install swale or valley gutters at property lines to prevent run on to proposed lots. connect ditches and valley gutter to public storm system (typ.).

Added, see sheet C6.0

Show ephemeral creek flowline and address drainage crossing lot 1.

See sheet 6.0 for new headwall location and v-ditches proposed at this location to carry drainage in this area.

15.02.030.k - Show location, boundaries and elevation of existing watercourses, channels or waterways, including all areas subject to inundation or stormwater overflow and the location, width and direction of flow of all watercourses, e.g. ephemeral creek flowline.

This is a drainage way per S.R.M.C. section 14.16.080 B. A 10 feet drainage way and a 10 feet drainage way setback on each side is shown on the lot layouts.

Not proposed

15.02.030.i - provide Private Access Easement (PAE) over gravel pathway

Show and call out all easements as referenced in the Preliminary Title Report by Old Republic Title Company dated 11/21/2023. Call out easements to be abandoned. Add easements to the Legend below.

Only one existing easement was evident from the title report, one other easement only affects an adjoining property, and another was created in the 1800's and is impossible to locate. An existing waterline easement is shown on sheets C1.0 to C4.0 and all relevant sheets.

HYDRANTS SHALL BE CLOW 960 AND SHALL BE TESTED BY THE SAN RAFAEL FIRE MARSHALL.

ALL EASEMENTS AND IMPROVEMENTS SHALL BE EITHER BONDED OR A SUBDIVISION IMPROVEMENT AGREEMENT OR CONTRACTED PRIOR TO RECORDATION OF THE DIVISION MAP.

11. THERE ARE NO PROPOSED PUBLIC AREAS OR DEDICATIONS.



LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	7,300 SQ. FT.	11	14,885 SQ. FT.	21	1,207 SQ. FT.	31	1,006 SQ. FT.
2	7,993 SQ. FT.	12	11,085 SQ. FT.	22	1,207 SQ. FT.	41	7,133 SQ. FT.
3	7,930 SQ. FT.	13	10,967 SQ. FT.	23	1,207 SQ. FT.	42	7,759 SQ. FT.
4	7,500 SQ. FT.	14	8,937 SQ. FT.	24	1,207 SQ. FT.	43	7,893 SQ. FT.
5	7,500 SQ. FT.	15	2,276 SQ. FT.	25	1,207 SQ. FT.	44	7,737 SQ. FT.
6	7,606 SQ. FT.	16	1,207 SQ. FT.	26	1,207 SQ. FT.	45	3,509 SQ. FT.
7	7,658 SQ. FT.	17	1,207 SQ. FT.	27	1,207 SQ. FT.	46	4,818 SQ. FT.
8	8,410 SQ. FT.	18	1,207 SQ. FT.	28	1,207 SQ. FT.	47	3,344 SQ. FT.
9	22,735 SQ. FT.	19	1,207 SQ. FT.	29	1,204 SQ. FT.	48	3,443 SQ. FT.
10	14,855 SQ. FT.	20	1,207 SQ. FT.	30	1,122 SQ. FT.	49	4,407 SQ. FT.
						50	7,030 SQ. FT.

The alignment shown is the only one which is feasible because of topographic restrictions.

Vehicle maneuvering provided. See sheet C6.1

15.06.070.b - Make new Street to intersect Margarita Drive at an angle as near to a right angle.

Provide turning analysis showing vehicles can successfully maneuver the intersection.

Provide cross section.


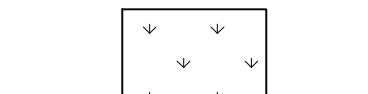
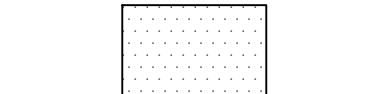
See sheet C5.1

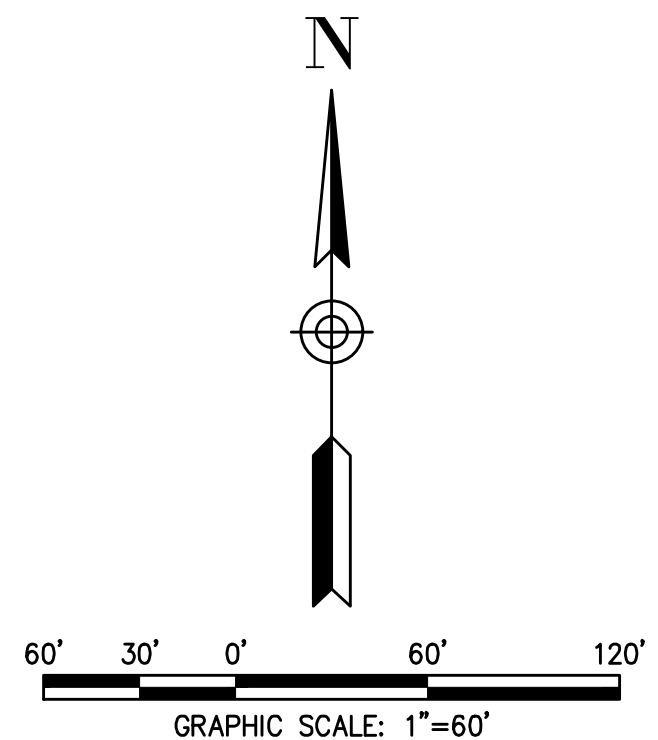
15.06.040.b - Access to homes over private street. Ensure street is adequate to provide access for emergency service vehicles. Provide vehicle template to ensure adequate turnaround.

See sheet C6.1, San Rafael Fire Department standard turnaround template shown at this location which will provide fire truck maneuvering at this location.

Make Sheet C2 Title Sheet for the Tentative Map.

LEGEND

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



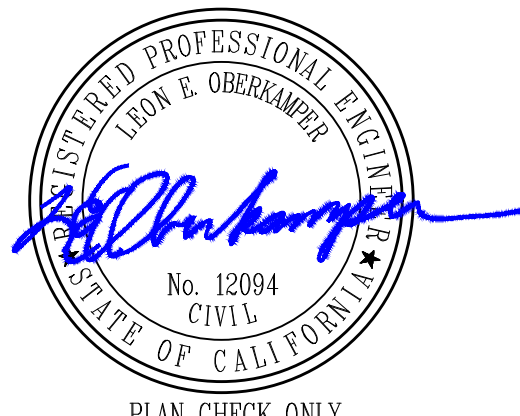
AVERAGE SLOPE OF LOT:

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%	642,977 SF	262,791 SF	71.0%



PLAN CHECK ONLY

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NATURAL STATE PLAN
 DOMINICAN PARCEL A.P.N. (015-163-03)
 MARIN COUNTY
 CALIFORNIA

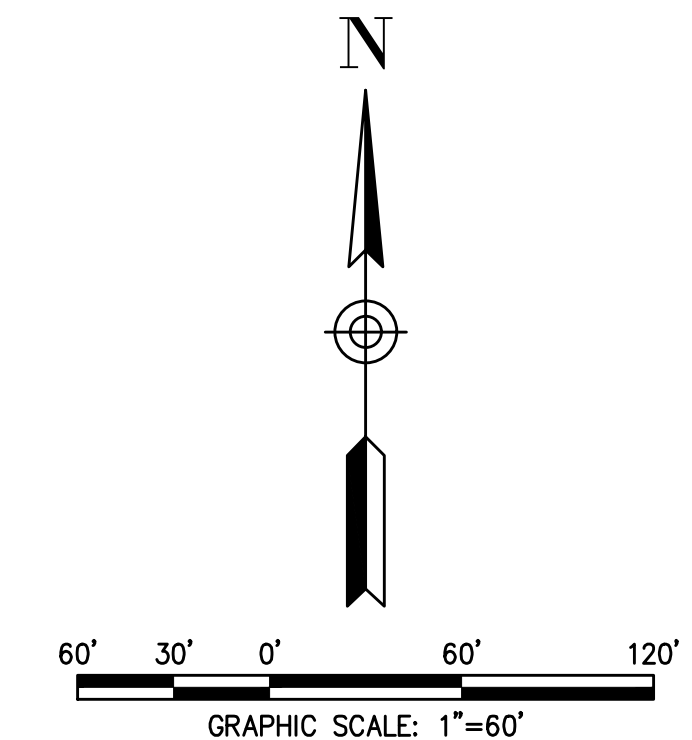
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 Drawn by: BM
 Field Crew: AS
 Checked by: LEO
 Date: 12/1/2023

SHEET
 C3
 3 OF 6
 22-192

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LEGEND

- PROPERTY LINE
- (150) EXISTING MAJOR CONTOURS
- EXISTING TREES
- - - - - EXISTING CREEK FLOW LINE
- 320 --- PROPOSED MAJOR CONTOURS
- +180.0 PROPOSED SPOT ELEVATION
- GF GARAGE FINISH FLOOR ELEVATION



Add Pad Elevation.
See sheet C4.2 to C4.5

Added, see sheet C4.0 to C4.5
Add Lot numbers (typ.).

Added, see sheet C4.2 to C4.5
Add Pad Elevation.

See sheet C5.3

Provide details for all culverts being up-sized to handle the 10-year design storm, typ.

Add Pad Elevations, typ.

Added, See sheet C4.2 to C4.5

Provide section for Deer Park Ave and Gold Hill Grade

See sheets C4.0 and C4.2 to C4.5.

See sheet C5.0 & C5.1 for site cross sections.

Please provide cross sections through the multifamily homes and Deer Park Avenue to clarify conform between existing infrastructure and proposed improvements.

Show cross slope and direction of flow

See sheets C4.0 and C4.2 to C4.5.

See sheet C5.0 & C5.1 for site cross sections.

Provide top of wall (TW) and bottom of wall (BW) elevations, typ.
See sheet C4.0 to C4.5

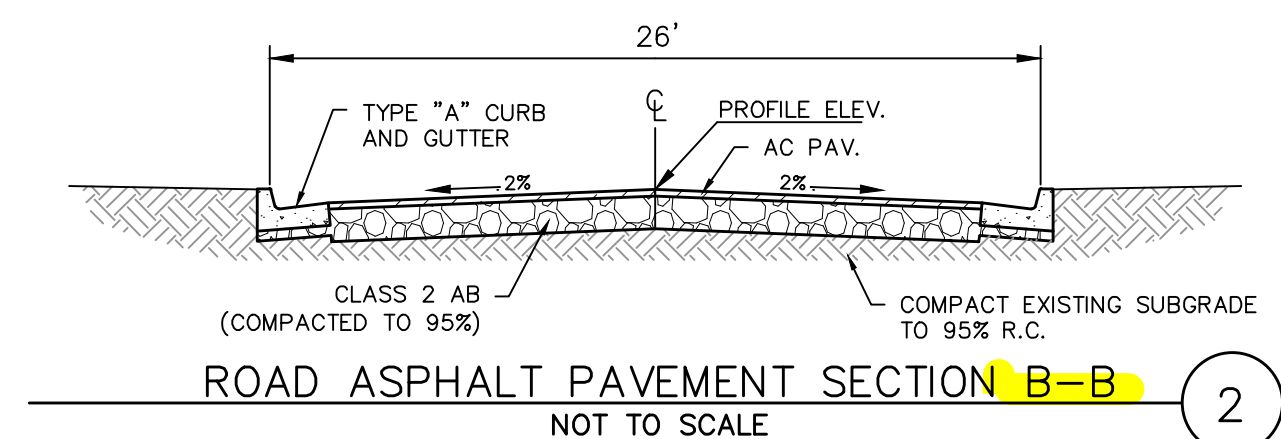
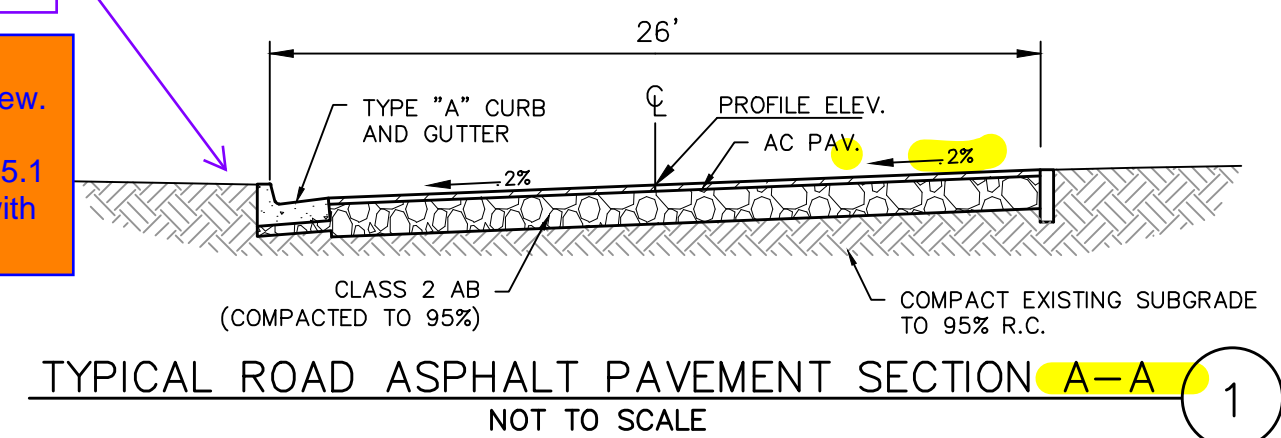
See sheet C4.0 to C4.5

15.02.030 g - Provide street name and grades of all roads

Include ROW limits on typical sections, typ.

See sheet C4.0 for ROW limit in plan view.

See sheet C5.0 & C5.1 for street sections with ROW lines



Provide additional cross sections at Margarita Drive, Deer Park Avenue, and Gold Hill Grade with the proposed private streets. Provide names for all new private streets. Provide additional cross sections at the boundaries of each proposed phase showing the existing and proposed conditions conform to daylight and include all retaining walls.

See sheets C4.0 and C4.2 to C4.5.

See sheet C5.0 & C5.1 for site cross sections.

EARTHWORK QUANTITIES

CUT 27,000 CY
FILL 5,000 CY



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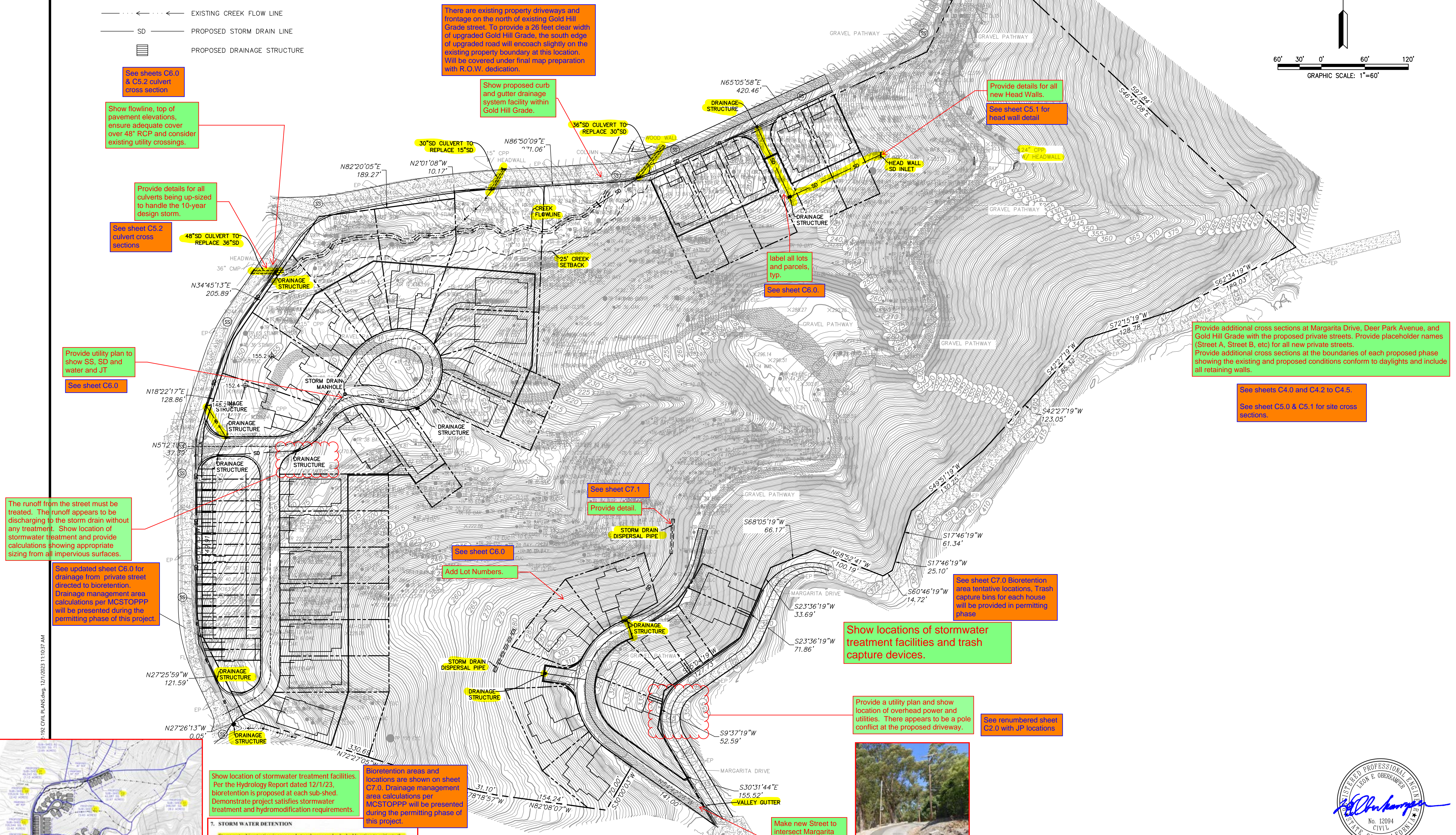
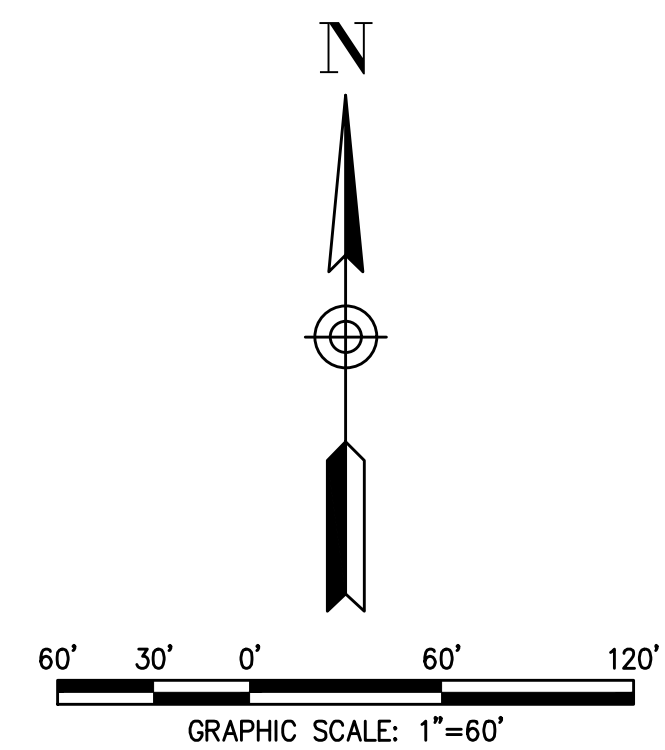
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PRELIMINARY GRADING PLAN
 DOMINICAN PARCEL A.P.N. (015-163-03)
 MARIN COUNTY, CALIFORNIA

Scale: 1" = 60'
 Drawn by: BM
 Field Crew: AS
 Checked by: LEQ
 Date: 12/17/2023
 SHEET
C4
 4 OF 6
 22-192

LEGEND

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



See sheets C6.0 & C5.2 culvert cross section

Show flowline, top of pavement elevations, ensure adequate cover over 48\"/>

Provide details for all culverts being up-sized to handle the 10-year design storm.

See sheet C5.2 culvert cross sections

48\"/>

Provide utility plan to show SS, SD and water and JT.

See sheet C6.0

The runoff from the street must be treated. The runoff appears to be discharging to the storm drain without any treatment. Show location of stormwater treatment and provide calculations showing appropriate sizing from all impervious surfaces.

See updated sheet C6.0 for drainage from private street directed to bioretention. Drainage management area calculations per MCSTOPPP will be presented during the permitting phase of this project.

There are existing property driveways and frontage on the north of existing Gold Hill Grade street. To provide a 26 feet clear width of upgraded Gold Hill Grade, the south edge of upgraded road will encroach slightly on the existing property boundary at this location. Will be covered under final map preparation with R.O.W. dedication.

Show proposed curb and gutter drainage system facility within Gold Hill Grade.

Provide details for all new Head Walls.

See sheet C5.1 for head wall detail

label all lots and parcels, typ.

See sheet C6.0

Provide additional cross sections at Margarita Drive, Deer Park Avenue, and Gold Hill Grade with the proposed private streets. Provide placeholder names (Street A, Street B, etc) for all new private streets. Provide additional cross sections at the boundaries of each proposed phase showing the existing and proposed conditions conform to daylight and include all retaining walls.

See sheets C4.0 and C4.2 to C4.5.

See sheet C5.0 & C5.1 for site cross sections.

See sheet C7.1

Provide detail

See sheet C6.0

Add Lot Numbers.

See sheet C7.0 Bioretention area tentative locations, Trash capture bins for each house will be provided in permitting phase

Show locations of stormwater treatment facilities and trash capture devices.

Provide a utility plan and show location of overhead power and utilities. There appears to be a pole conflict at the proposed driveway.

See renumbered sheet C2.0 with JP locations

Show location of stormwater treatment facilities. Per the Hydrology Report dated 12/1/23, bioretention is proposed at each sub-shed. Demonstrate project satisfies stormwater treatment and hydromodification requirements.

Bioretention areas and locations are shown on sheet C7.0. Drainage management area calculations per MCSTOPPP will be presented during the permitting phase of this project.

7. STORM WATER DETENTION
Storm water bioretention is proposed at each proposed sub-shed location to mitigate the increase in storm water flow after the proposed development. The outlet orifice openings in the bottom of the perforated storm drainpipe inside bioretention restrict the flow rate out of the structure to a rate which is less than the predevelopment conditions. The bioretention structure fills up and detains stormwater as the orifices restrict the outflow rate. The bioretention under-drain bed, the planting depth, and the freeboard above the bioretention will serve as a detention basin. The bioretention basin will comprise 12 inches thick under-drain bed of class 2 permeable material below 18 inches thick bioretention soil mixture of sand (60%-70%) and compost (30%-40%) with a minimum 6 inches freeboard to the top of overflow storm drain structure grate. A 20% porosity is used for the under-drain bed and bioretention soil mixture in hydrograph detention volume calculations.

The alignment shown is the only one which is feasible because of topographic restrictions.

Make new Street to intersect Margarita Drive at an angle as near to a right angle.



<p>PRELIMINARY DRAINAGE PLAN</p> <p>DOMINICAN PARCEL A.P.N. (015-163-03)</p> <p>CITY OF SAN RAFAEL</p>	<p>OBERKAMPER & ASSOCIATES</p> <p>CIVIL ENGINEERS INC.</p> <p>7200 REDWOOD BLVD SUITE 305 SOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM</p>
<p>Scale: 1" = 60'</p> <p>Drawn by: BM</p> <p>Field Crew: AS</p> <p>Checked by: LEO</p> <p>Date: 12/1/2023</p>	<p>SHEET</p> <p style="font-size: 2em; font-weight: bold;">C5</p> <p>5 OF 6</p> <p>22-192</p>