

LANDS OF
PUBLIC STORAGE PROPERTIES VII, INC.
DN 92-082716
APN 179-041-22 & 26

LANDS OF
FRANCINE M. CLAYTON 1986 TRUST
DN 2010-0011376
APN 179-041-017 & 28

LANDS OF
MERRYDALE, LLC
DN 2003-0090204
APN 179-062-06

LANDS OF
STEVEN M. MUELLER TRUST
DN 2011-0008377
APN 179-062-04

TENTATIVE MAP NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SAN RAFAEL ZONING CODE, GENERAL PLAN AND SUBDIVISION REGULATIONS, AND THE UNIFORM CONSTRUCTION STANDARDS OF THE CITIES AND COUNTY OF MARIN UNLESS OTHERWISE SHOWN ON THIS TENTATIVE MAP AND APPROVED BY THE REVIEWING AGENCY.

- WATER SUPPLY ----- MARIN MUNICIPAL WATER DISTRICT
- SEWAGE DISPOSAL ----- LAS GALLINAS VALLEY SANITARY DISTRICT
- PRESENT ZONING ----- PLANNED DEVELOPMENT
- PROPOSED ZONING ----- PLANNED DEVELOPMENT
- GENERAL PLAN DESIGNATION ----- GENERAL COMMERCIAL

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A WILDLAND URBAN INTERFACE AREA.

STRIPED FIRE LANES, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS MAY BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY/COUNTY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

GRADING

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS LOCATED WITHIN A ZONE X FLOOD ZONE (0.2-PERCENT ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS LESS THAN 1-FOOT).

EARTHWORK QUANTITIES ARE APPROXIMATE AND HAVE BEEN SUMMARIZED ON THESE DRAWINGS TO PROVIDE THE REVIEWING AGENCY WITH AN OPINION OF HOW MUCH MATERIAL MAY BE MOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. WHILE THE DESIGN PROFESSIONAL ANTICIPATES THAT APPROXIMATELY 4,500 CY MAY BE IMPORTED AND 2,000 CY MAY BE EXPORTED WITH THIS PROJECT, ACTUAL VOLUMES ARE VARIABLE BASED ON THE SOILS ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHODS OF STRIPPING, COMPACTION AND TRENCHING.

OPINION OF PROBABLE EARTHWORK QUANTITIES

MATERIAL MOVED ON SITE*	7,500 CY
IMPORT	4,500 CY
EXPORT	2,000 CY

*MATERIAL MOVED ON SITE IS SOIL EXCAVATED (CUT) AS A RESULT OF STRIPPING OR GRADING ACTIVITIES AND REUSED ON THE PROJECT SITE AS FILL.

UTILITIES

IF EXISTING WELLS AND SEPTIC SYSTEMS ARE ENCOUNTERED ON SITE, THEY WILL BE ABANDONED IN ACCORDANCE WITH LOCAL REGULATIONS.

PROPOSED UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.

PROPOSED UTILITIES WILL CONFORM WITH THE STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS OF THE CITIES AND COUNTY OF MARIN, THE SAN RAFAEL SANITATION DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS, AND THE MARIN MUNICIPAL WATER DISTRICT STANDARD DETAILS AND STANDARD SPECIFICATIONS.

MAPPING

THE PROFESSIONAL WHO PREPARED THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

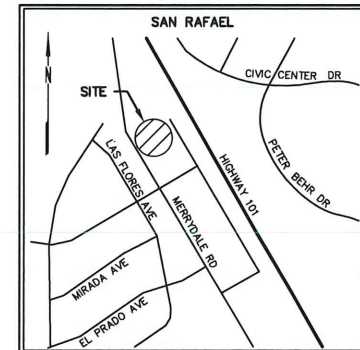
THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TOPOGRAPHIC AND BOUNDARY INFORMATION HEREON WAS MAPPED BY CINQUINI & PASSARINO, INC. IN 2018 AND PROVIDED BY THE OWNER FOR THE PURPOSES OF PREPARING THESE DRAWINGS.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

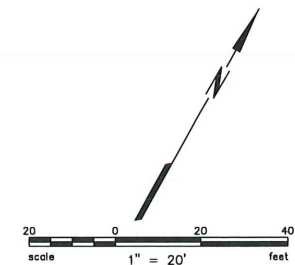
BENCHMARK (FROM CINQUINI & PASSARINO, INC. IN 2018): THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS TIBB, OHLN, & P194 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF (TIBB=-67.481'), (OHLN=-0.078') AND (P194=773.058'), IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".

BASIS OF BEARINGS (FROM CINQUINI & PASSARINO, INC. IN 2018): THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD 83, EPOCH 2011.00 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION TIBB AND STATION P194; BEING NORTH 43°22'29" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).



VICINITY MAP
NOT TO SCALE

- OWNER: RIDGEWOOD PROPERTIES
FRANCINE M. CLAYTON
454 LAS GALLINAS AVE, STE. 284
SAN RAFAEL, CA 94903
PH: (415) 306-1687
- SUBDIVIDER: MICHAEL R. HOOPER
P.O. BOX 564
LARKSPUR, CA 94977
PH: (415) 298-7571
- CIVIL ENGINEER: BKF ENGINEERS
4040 CIVIC CENTER DR, STE. 530
SAN RAFAEL, CA 94903
PH: (415) 930-7960
- ARCHITECT: WHA, INC.
5000 EXECUTIVE PKWY, STE. 375
SAN RAMON, CA 94583
PH: (925) 463-1700



TENTATIVE MAP FOR 350 MERRYDALE ROAD EXISTING CONDITIONS AND DEMOLITION SHEET

45 AIRSPACE CONDOMINIUMS, 1 COMMON PARCEL
BEING A RE-SUBDIVISION OF PARCEL 'B' AS SHOWN ON THE PARCEL MAP ENTITLED
"PARCEL MAP DIVISION OF LANDS OF JACOBSON & CLAYTON" DATED OCTOBER 1982
AND FILED IN BOOK 21 OF MAPS, PAGE 6, MARIN COUNTY RECORDS.

350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA
APN 179-041-27 AND -28
2.3 ACRES±

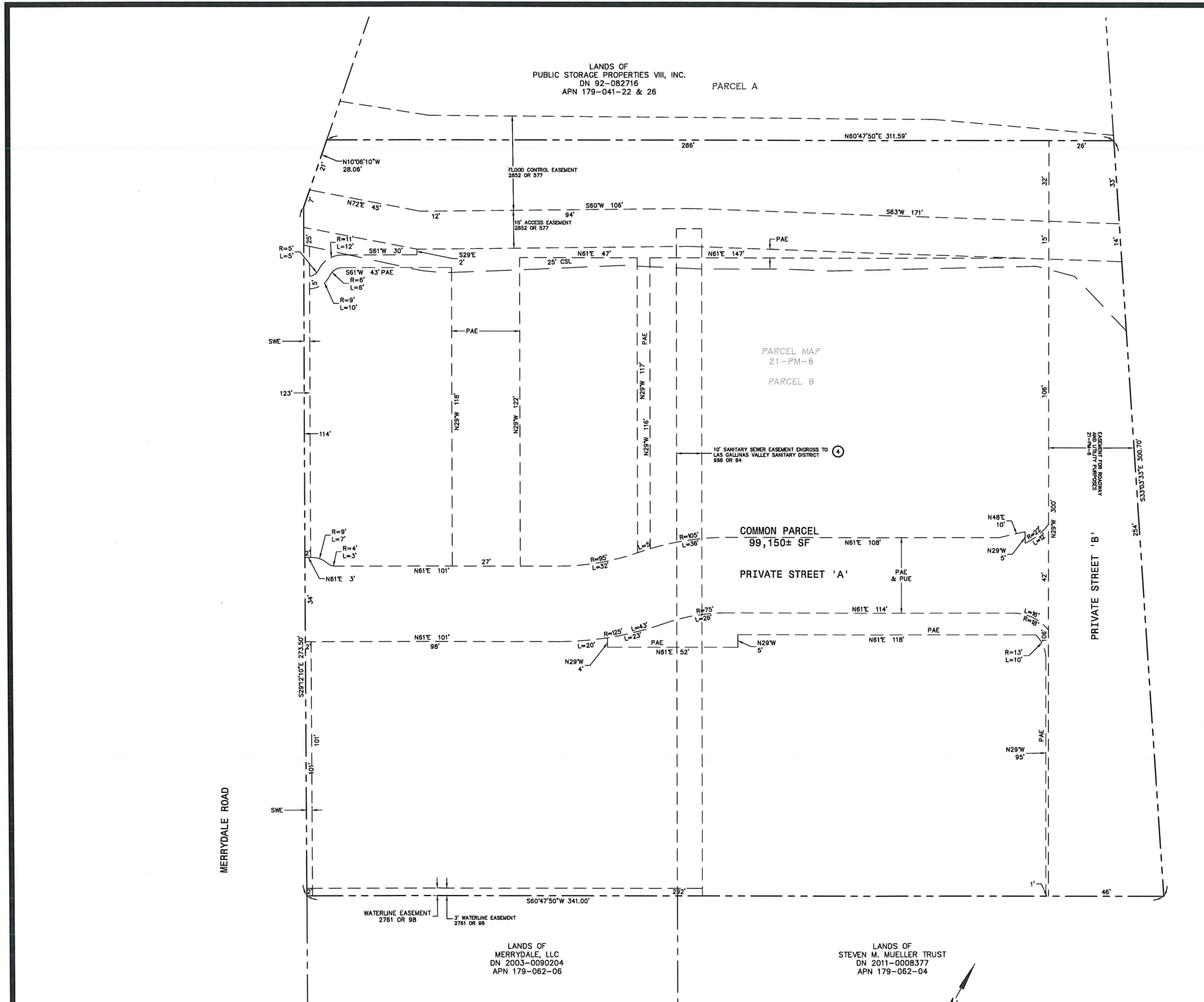
OCTOBER 2019
JOB NO. 20180468



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 10/24/2019
JASON KIRCHMANN C78079



Plot Date: 24, 2019 at 11:10am



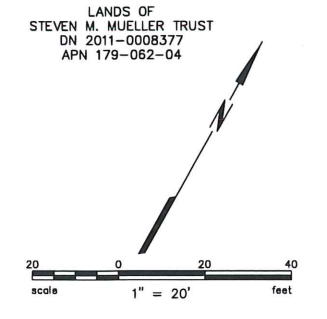
SYMBOLS & LEGEND

EXISTING	PROPOSED	
		VALVE
		CHECK VALVE
		FIRE HYDRANT
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		TREE
		TREE CLUSTER
		TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		UNDERGROUND UTILITY LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND GAS LINE
		UNDERGROUND TELECOM LINE
		ASPHALT
		POROUS ASPHALT
		ASPHALT GRIND & OVERLAY
		POROUS CONCRETE PAVERS
		CONCRETE
		DETECTABLE WARNING
		VALLEY GUTTER
		BIORETENTION FACILITY
		INVERT AT CLEANOUT
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN
		CROSS SECTION IDENTIFICATION
		SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	INV	BOTTOM INSIDE OF PIPE
Δ	DELTA	L	LENGTH
AASHTO	AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MIN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BLDG	BUILDING	NO	NUMBER
BSL	BUILDING SETBACK LINE	OR	OFFICIAL RECORDS
CB	CATCH BASIN	PAC	PUBLIC ACCESS EASEMENT
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
CSL	CREEK SETBACK LINE	PL	PROPERTY LINE
CY	CUBIC YARD	PRUE	PRIVATE UTILITY EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DIA	DIAMETER	R	RADIUS
DN	DOCUMENT NUMBER	RTWL	RETAINING WALL
DW	DOMESTIC WATER	R/W	RIGHT OF WAY
E	ELECTRIC	S=	SLOPE
EG	EXISTING GROUND	SD	STORM DRAIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEAN OUT
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
EX	EXISTING	SDFM	STORM DRAIN FORCE MAIN
FCE	FLOOD CONTROL EASEMENT	SF	SQUARE FEET
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEAN OUT
FL	SURFACE FLOWLINE	SSFM	SANITARY SEWER FORCE MAIN
FW	FIRE WATER	SSMH	SANITARY SEWER MANHOLE
G	GAS	STD	STANDARD
GAR	GARAGE	TB	TOP OF BOX
GI	GRATE INLET	TC	TOP FACE OF CURB
		TG	TOP OF GRADE
		TYP	TYPICAL
		W	WATER

KEYNOTES:
 ④ EXISTING EASEMENT WILL BE EXTINGUISHED WITH THIS DEVELOPMENT.



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 10/24/2019
 JASON KIRCHMANN C78079



TENTATIVE MAP FOR 350 MERRYDALE ROAD BOUNDARY SHEET

45 AIRSPACE CONDOMINIUMS, 1 COMMON PARCEL
 BEING A RE-SUBDIVISION OF PARCEL 'B' AS SHOWN ON THE PARCEL MAP ENTITLED 'PARCEL MAP DIVISION OF LANDS OF JACOBSON & CLAYTON' DATED OCTOBER 1982 AND FILED IN BOOK 21 OF MAPS, PAGE 6, MARIN COUNTY RECORDS.

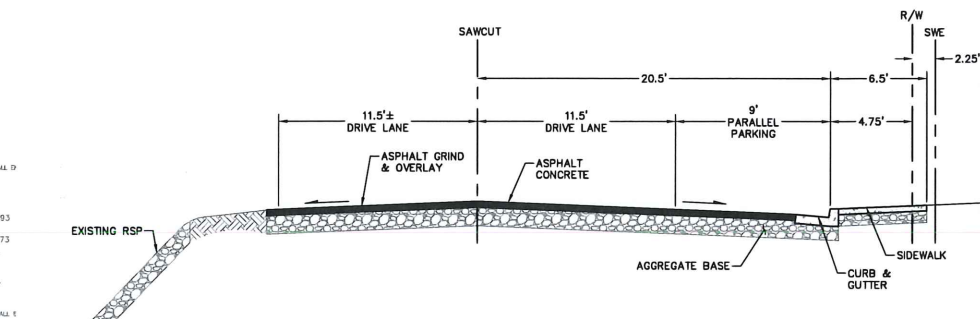
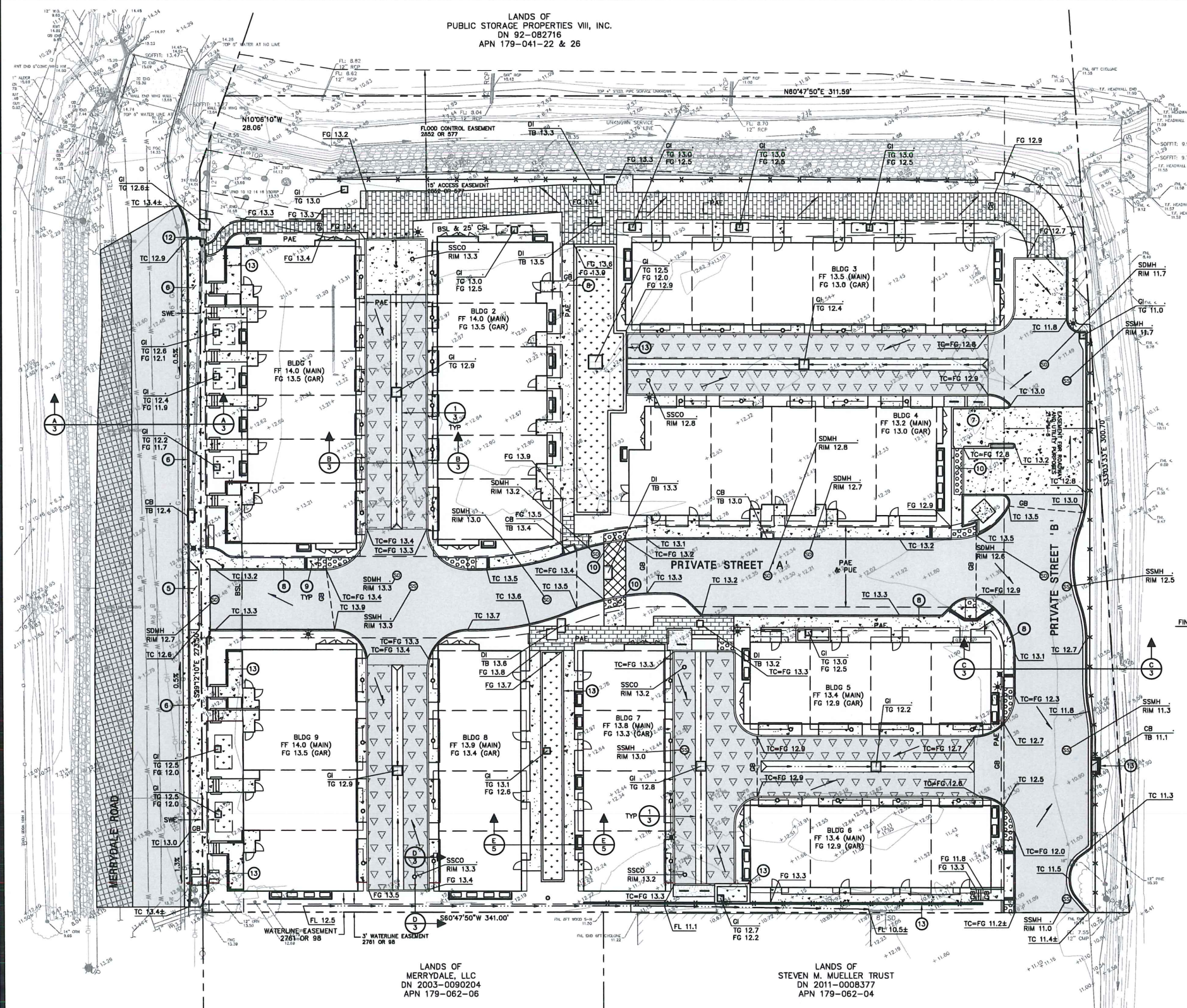
350 MERRYDALE ROAD
 SAN RAFAEL, CALIFORNIA
 APN 179-041-27 AND -28
 2.3 ACRES±



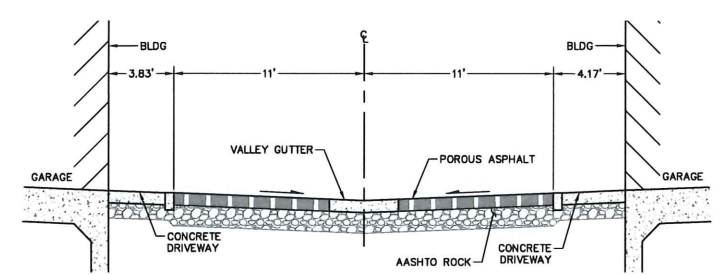
OCTOBER 2019
 JOB NO. 20180468

SHEET 2 OF 5 SHEETS

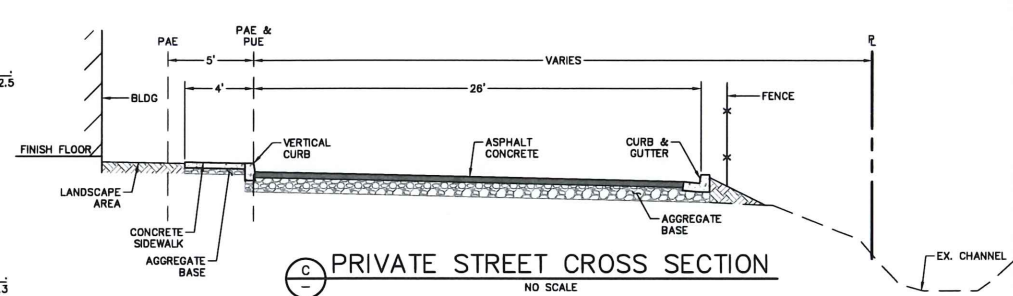
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DN 92-082716
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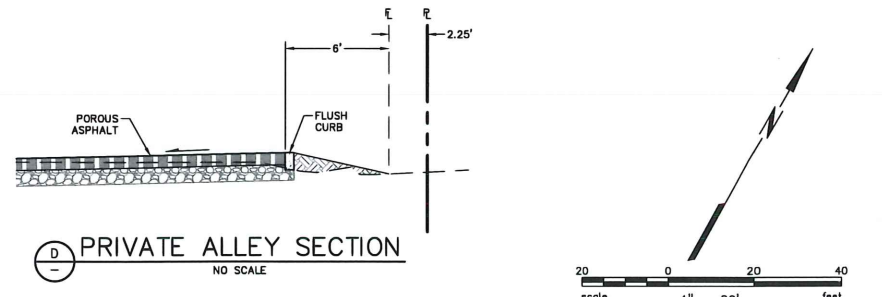
MERRYDALE ROAD CROSS SECTION
NO SCALE



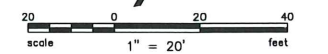
PRIVATE ALLEY CROSS SECTION
NO SCALE



PRIVATE STREET CROSS SECTION
NO SCALE



PRIVATE ALLEY SECTION
NO SCALE

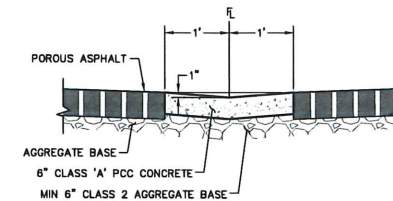


LANDS OF
MERRYDALE, LLC
DN 2003-0090204
APN 179-062-06

LANDS OF
STEVEN M. MUELLER TRUST
DN 2011-0008377
APN 179-062-04

KEYNOTES:

- ⑤ DRIVEWAY CURB CUT IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN.
- ⑥ CURB, GUTTER AND SIDEWALK IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN.
- ⑦ TRASH ENCLOSURE WITH CONCRETE APRON.
- ⑧ PEDESTRIAN WALKWAY HAVING A CROSS SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ACCORDANCE WITH SECTION 1113A OF THE 2016 CALIFORNIA BUILDING CODE.
- ⑨ CURB RAMP IN ACCORDANCE WITH SECTION 1112A OF THE 2016 CALIFORNIA BUILDING CODE.
- ⑩ DETECTABLE WARNING SURFACE IN ACCORDANCE WITH SECTION 1112A.9 OF THE 2016 CALIFORNIA BUILDING CODE.
- ⑪ SIDEWALK BARRICADE IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN.
- ⑫ RETAINING WALL AND/OR SEAT WALL.



VALLEY GUTTER
NO SCALE

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JASON KIRCHMANN C78079



TENTATIVE MAP FOR 350 MERRYDALE ROAD GRADING SHEET

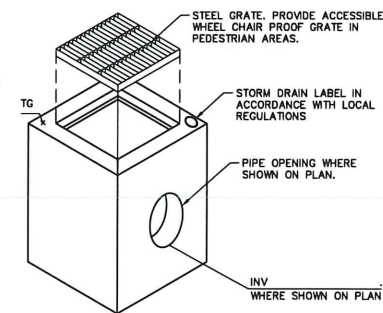
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350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA
APN 179-041-27 AND -28
2.3 ACRES±



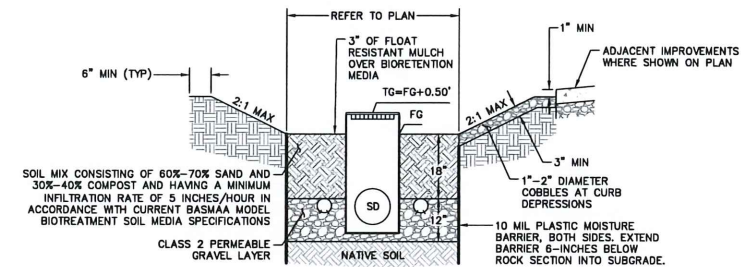
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LANDS OF
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DN 92-082716
APN 179-041-22 & 26
PARCEL A



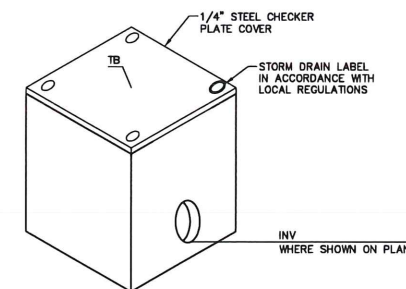
2 GRATE INLET
NO SCALE

REFER TO THE LANDSCAPE DRAWINGS FOR PLANTING.

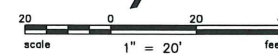


NOTE: BIORETENTION FACILITIES SHALL INCLUDE PERFORATED SUBDRAINS WHERE SHOWN ON PLAN. THE TOP OF SUBDRAINS SHALL MATCH THE TOP OF THE CLASS 2 PERMEABLE GRAVEL LAYER.

3 BIORETENTION FACILITY
NO SCALE



4 DROP INLET
NO SCALE



TENTATIVE MAP FOR 350 MERRYDALE ROAD UTILITY SHEET

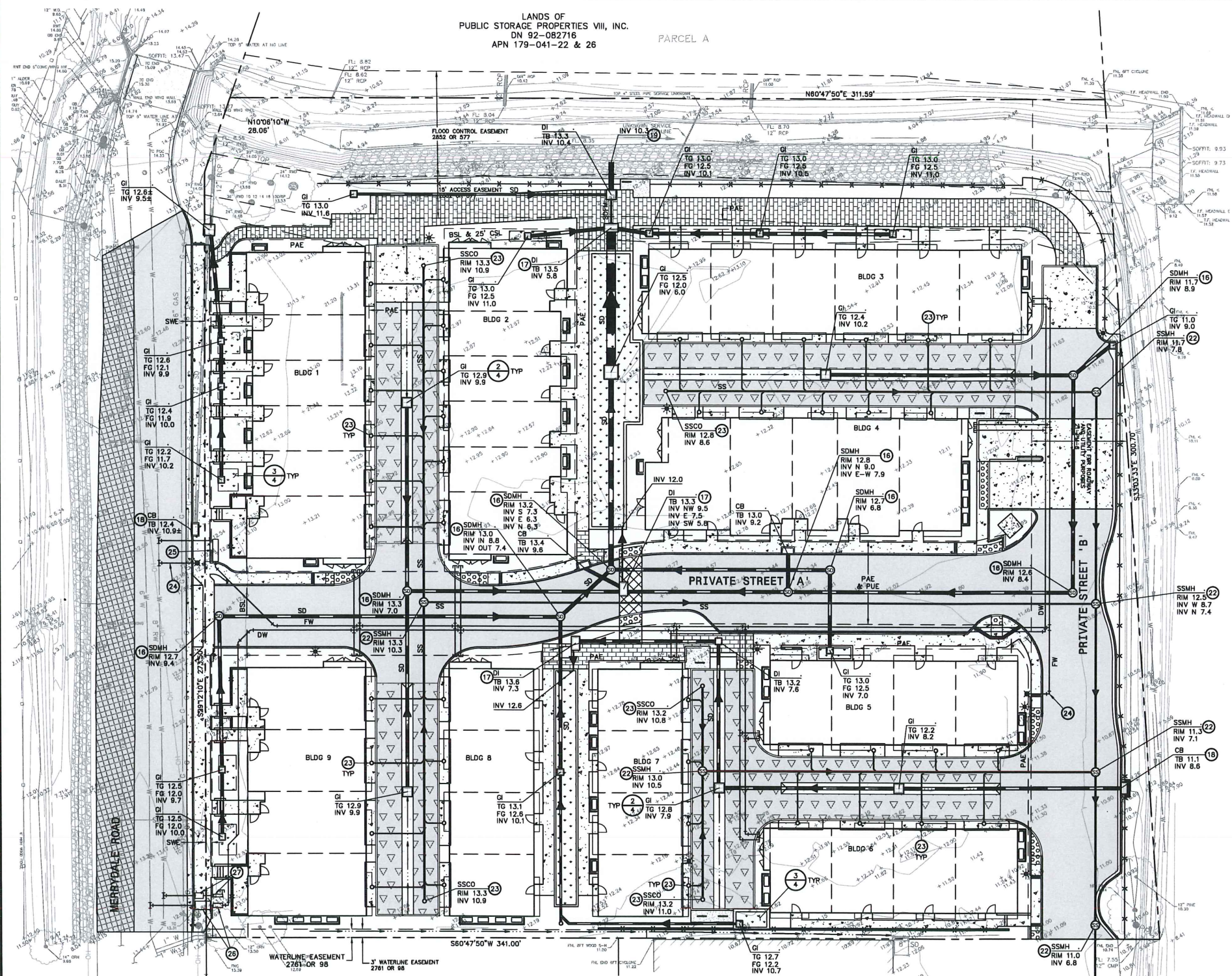
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350 MERRYDALE ROAD
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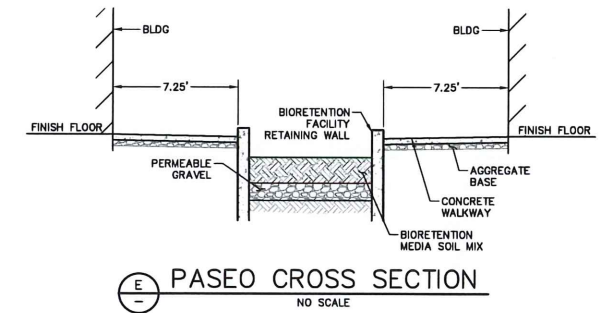
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DN 2011-0008377
APN 179-062-04

- KEYNOTES:**
- 16 STORM DRAIN MANHOLE IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN.
 - 17 STORM DRAIN PUMP STATION.
 - 18 STORM DRAIN CATCH BASIN IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN.
 - 19 STORM DRAIN OUTFALL IN ACCORDANCE WITH LOCAL REGULATIONS.
 - 22 SANITARY SEWER MANHOLE IN ACCORDANCE WITH MARIN COUNTY SANITARY DISTRICTS STANDARD DRAWINGS.
 - 23 SIDE SEWER AND CLEANOUT IN ACCORDANCE WITH MARIN COUNTY SANITARY DISTRICTS STANDARD DRAWINGS.
 - 24 FIRE HYDRANT AND LATERAL ASSEMBLY IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
 - 25 DOUBLE DETECTOR CHECK IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
 - 26 DOMESTIC WATER SERVICE, METER AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
 - 27 IRRIGATION WATER SERVICE, METER AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.

Plot Oct 24, 2019 at 11:18am
180468_TENT.dwg COPYRIGHT © 2019 BKT ENGINEERS

- KEYNOTES:
- 29 'STOP' SIGN IN ACCORDANCE WITH THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - 30 PAVEMENT MARKINGS FOR SPEED TABLES IN ACCORDANCE WITH FIGURE 3B-30 (OPTION A) OF THE CALIFORNIA BUILDING CODE.
 - 31 CURB WILL BE PAINTED RED AND ANNOTATED WITH WHITE LETTERS WHICH READ 'NO PARKING FIRE LANE' IN ACCORDANCE WITH LOCAL REGULATIONS.
 - 32 'NO PARKING FIRE LANE' SIGN IN ACCORDANCE WITH SECTION 503.3 OF THE CALIFORNIA FIRE CODE.



TENTATIVE MAP FOR 350 MERRYDALE ROAD

STRIPING AND SIGNAGE SHEET

45 AIRSPACE CONDOMINIUMS, 1 COMMON PARCEL
BEING A RE-SUBDIVISION OF PARCEL 'B' AS SHOWN ON THE PARCEL MAP ENTITLED
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350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA
APN 179-041-27 AND -28
2.3 ACRES±

BKF
ENGINEERS / SURVEYORS / PLANNERS
4840 SHILOH COURT DR. STE. 333 SAN RAFAEL, CA 94903
(415) 835-7900 FAX: (415) 835-7979
SHEET 5 OF 5 SHEETS

PRELIMINARY
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