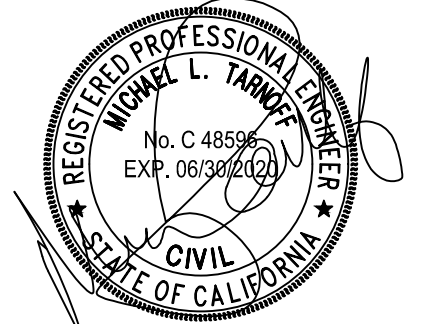


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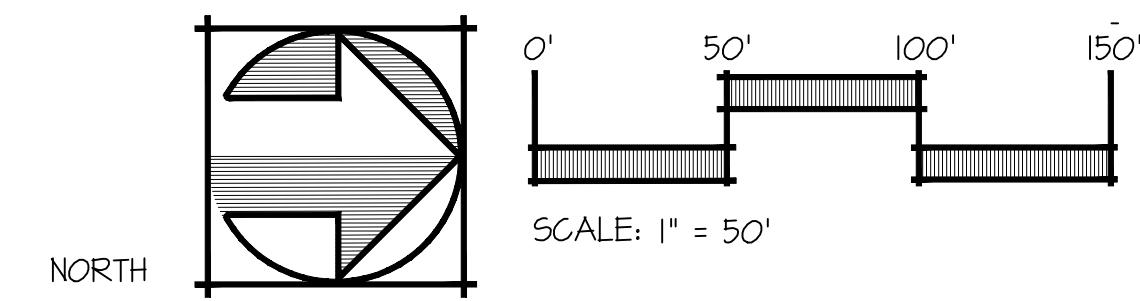
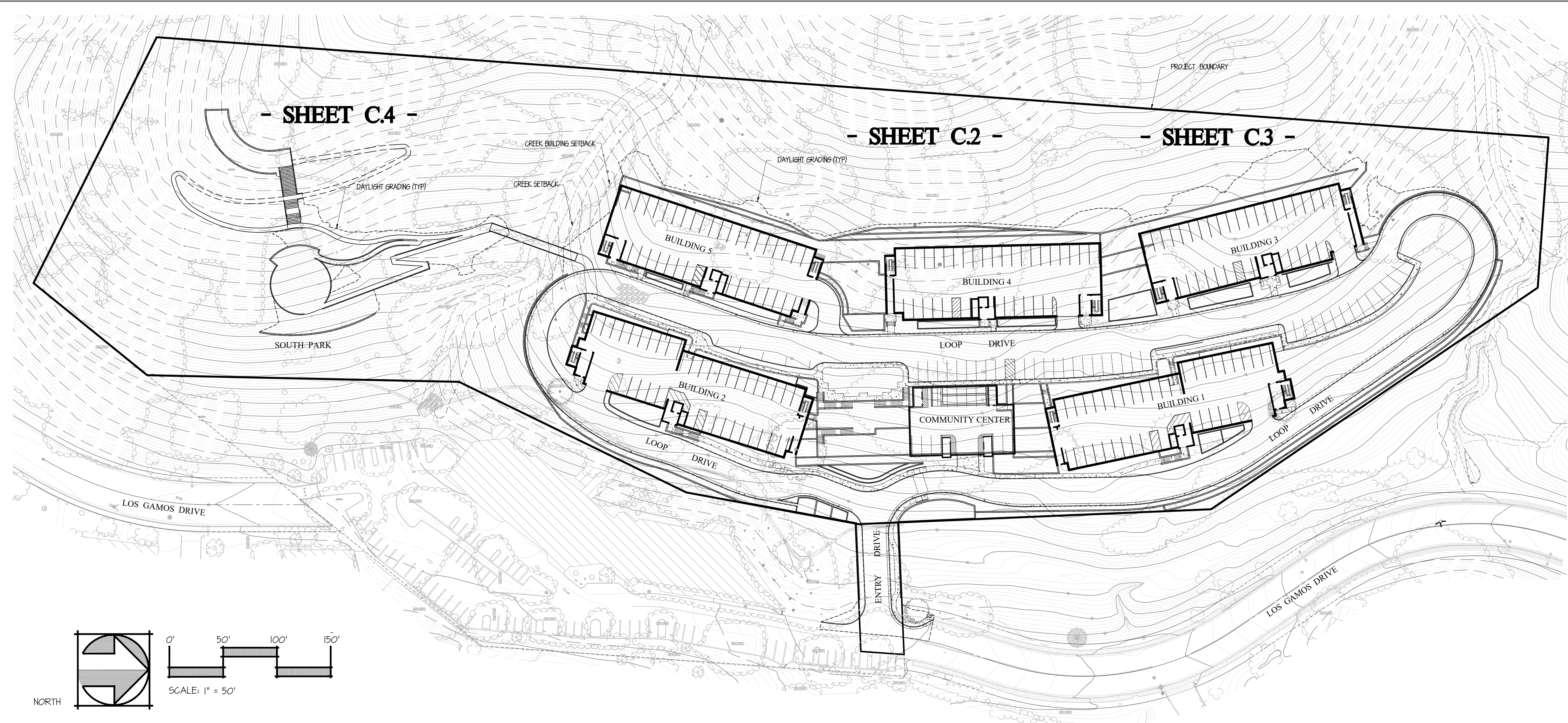
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Michael L. Tarnoff  
RCE 48596 Exp. 6/30/2022

THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS  
RESIDENTIAL SITE PLAN

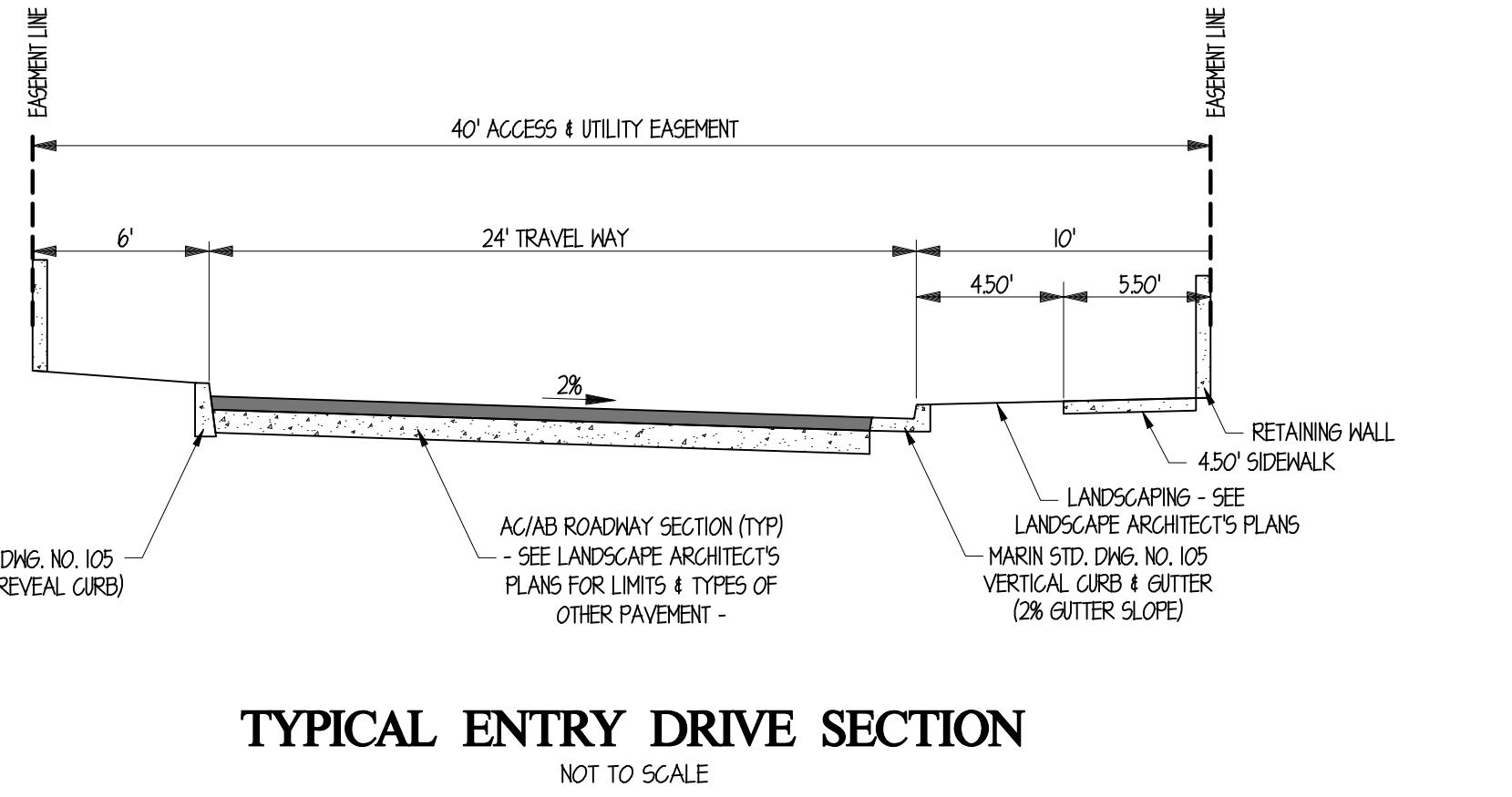
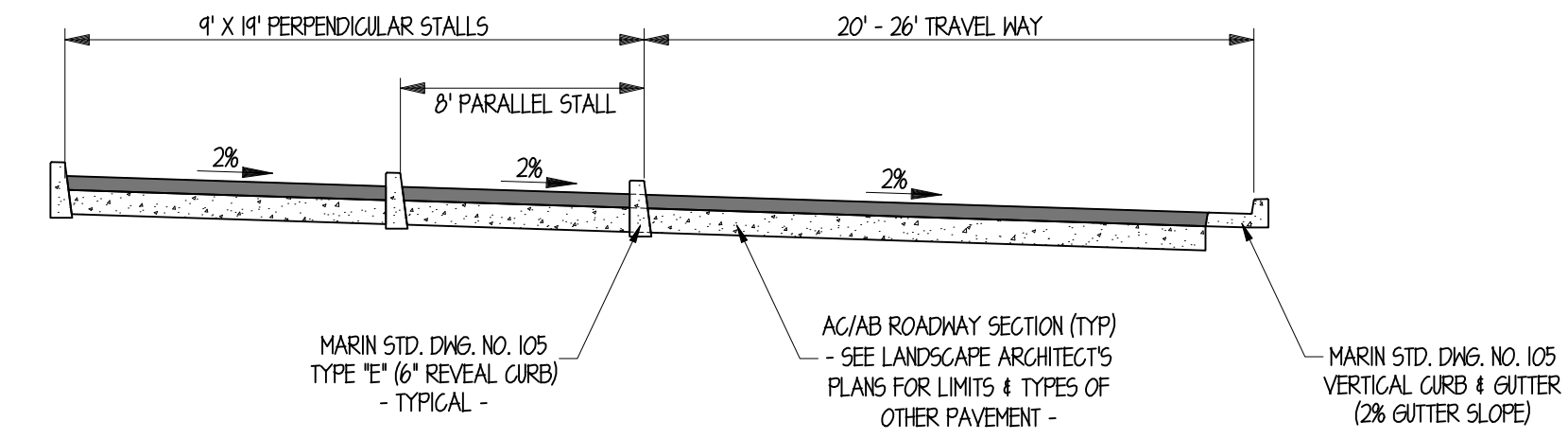


**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	PAD LIMIT	---
---	CUT / FILL LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	WATER LINE / RECYCLED WATER	---
---	JOINT TRENCH	---
---	TRANSFORMER / SERVICE POINT	---
---	VALVE	---
---	WATER SERVICE	---
---	SEWER LATERAL	---
---	AIR RELEASE VALVE	---
---	ELECTROLIER	---
---	FIRE HYDRANT	---
---	MANHOLE	---
---	BLOW-OFF	---
---	CATCH BASIN / AREA DRAIN	---
---	WATER METER	---
---	RETAINING WALL	---
---	SIDEWALK/CONCRETE AREA	---
---	STREET BARRICADE	---
---	HANDICAP RAMP	---
---	CHAIN LINK FENCE	---
---	BARBED WIRE FENCE	---
---	WOOD POST FENCE	---
---	DIRECTION OF FLOW	---
---	BUILDING NUMBER	---
---	PERVIOUS PAVEMENT	---

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BO	BLOW-OFF VALVE ASSEMBLY
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CR	CURB RETURN
CS	CURB SPILL
DN	DRIVENWAY
EP	EDGE OF PAVEMENT
EC	END OF CURVE
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR (FUTURE)
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GR	GRATE
HGL	HYDRAULIC GRADE LINE
HPT	HIGH POINT
JP	JOINT UTILITY SERVICE POLE
LF	LINEAR FOOT
LP/LO-PT	LOW POINT
MH	MANHOLE
P313	PAD ELEVATION
PCG	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PP	POWER POLE
+31.32	PROPOSED SPOT GRADE
PL	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
RI	RODDING INLET (CLEANOUT)
R/H	RIGHT-OF-WAY
SD	STORM DRAIN
S <sub>s</sub> 56	SANITARY SEWER
TC	TOP OF CURB ELEVATION
WM/WS/RCA	WATER MAIN / WATER SERVICE / RECLAIMED WATER



**GRADING QUANTITIES**

	CUT (CU.YD.)	FILL (CU.YD.)
CIVIL	11,000	11,000
EXIST		54,000

- PRELIMINARY -  
- NOT FOR CONSTRUCTION -



**SHEET INDEX**

C.1	RESIDENTIAL SITE PLAN
C.2	SITE RESIDENTIAL GRADING PLAN
C.3	SITE RESIDENTIAL GRADING PLAN
C.4	SOUTH PARK GRADING PLAN
C.5	UTILITY PLAN
C.6	STORMWATER TREATMENT PLAN
C.7	EXISTING HYDROLOGY
C.8	PROPOSED HYDROLOGY
C.9	TREE SURVEY PLAN
C.10	TREE SURVEY SUMMARY

REVISION BLOCK

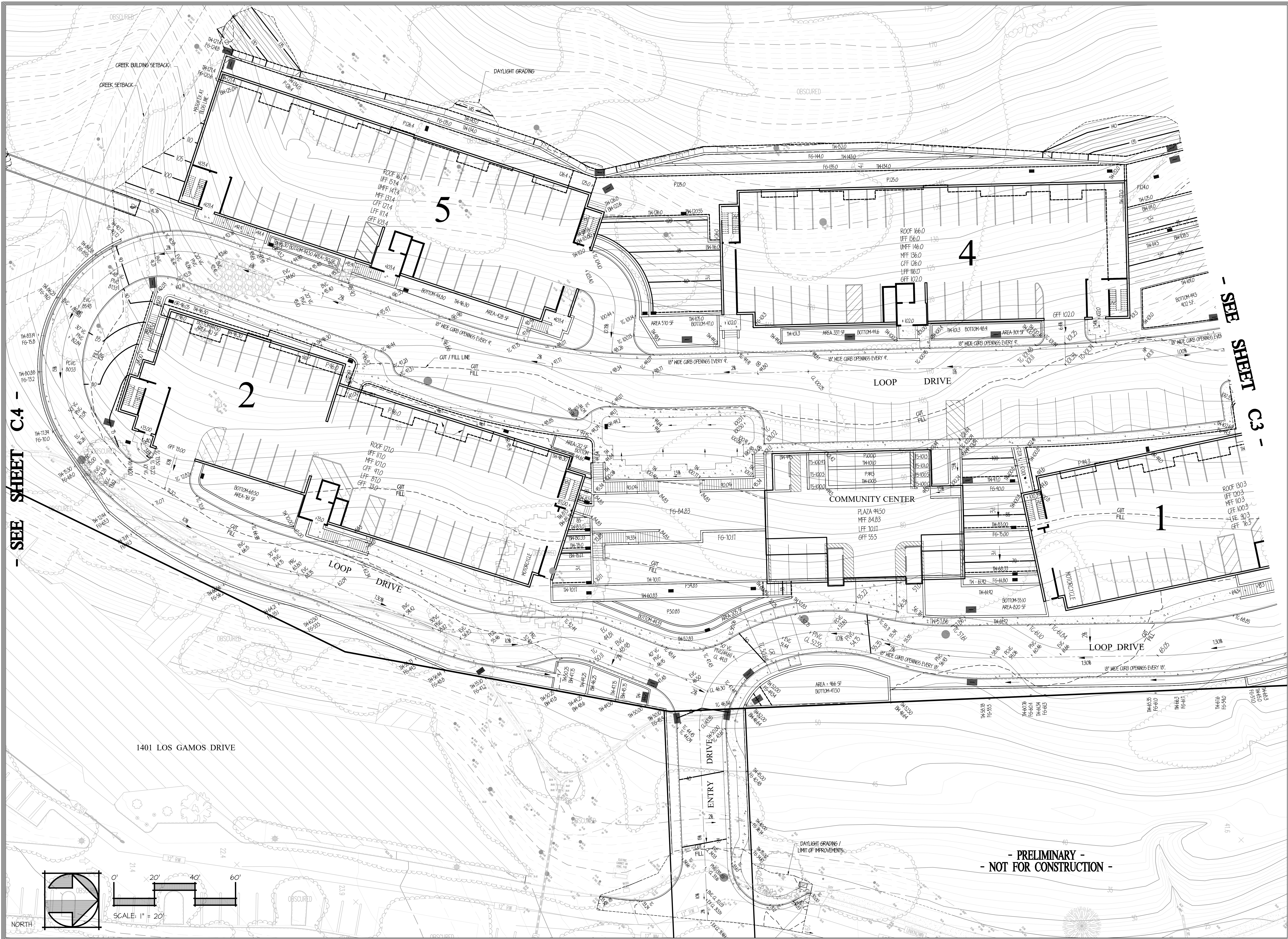
No.	Date	Description

PROJECT NO. 1819  
PROJECT DATE 11/01/2020  
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SHEET

C.1

OF 10 SHEETS



- SEE SHEET C.4 -

- SEE SHEET C.3 -

1401 LOS GAMOS DRIVE

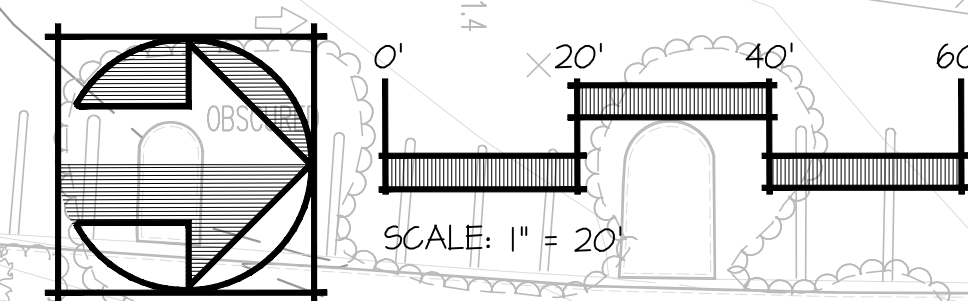
LOOP DRIVE

LOOP DRIVE

ENTRY DRIVE

COMMUNITY CENTER

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 RESIDENTIAL SITE GRADING PLAN

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SHEET  
**C.2**  
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RESIDENTIAL SITE GRADING PLAN

REVISION BLOCK

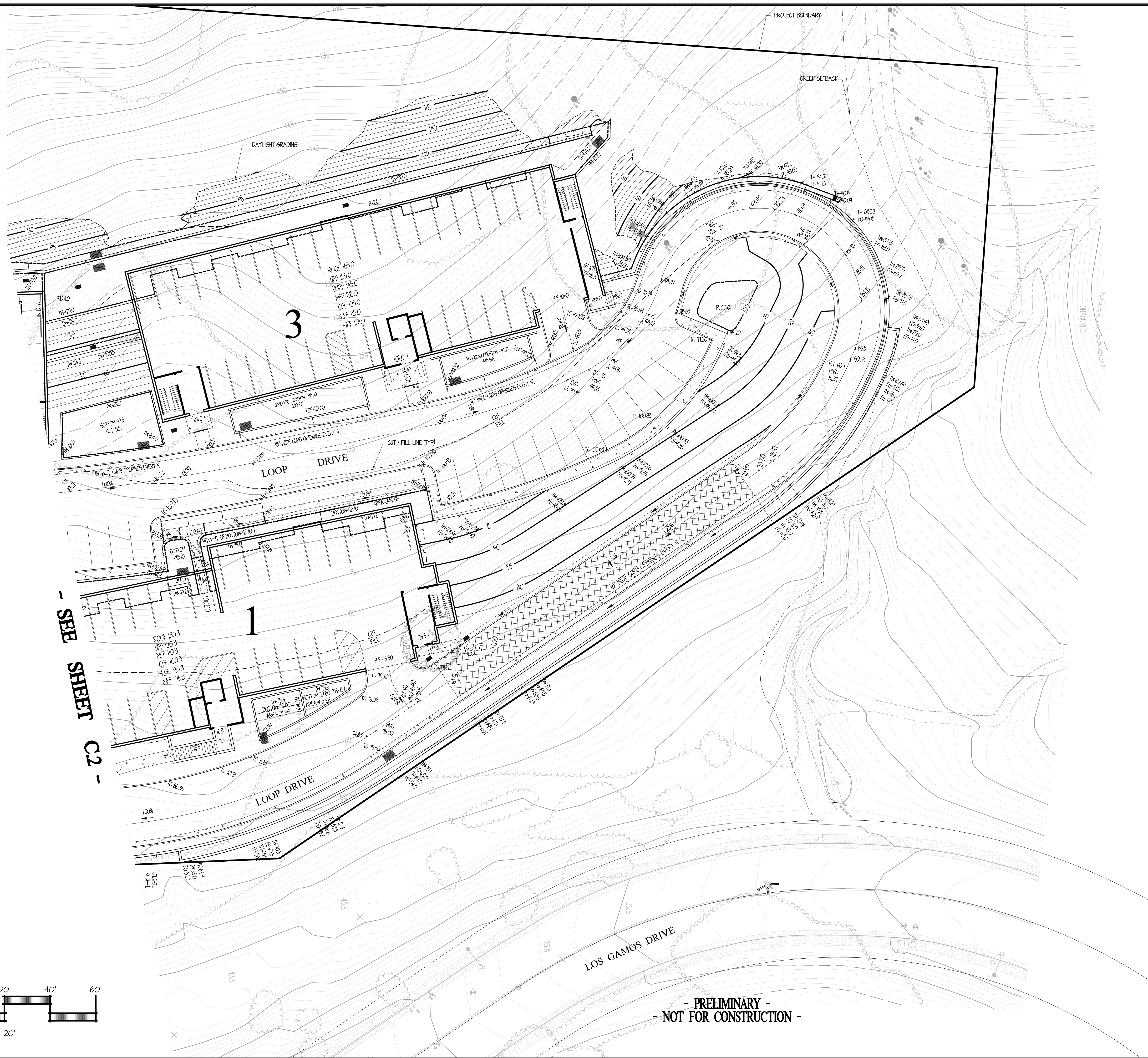
No.	Date	Description

PROJECT NO. 1819  
PROJECT DATE 11/01/2020  
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SHEET

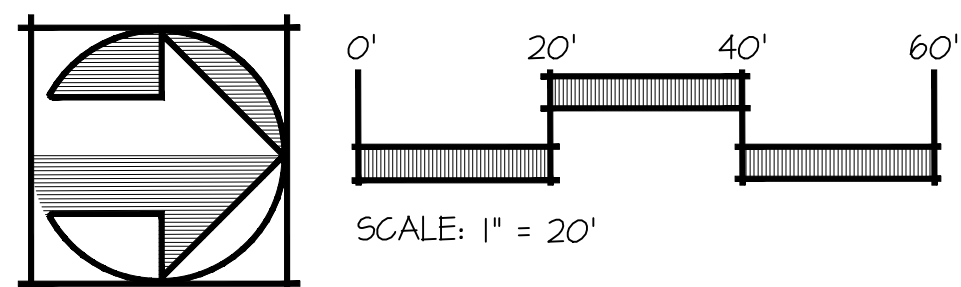
C.3

OF 10 SHEETS



- SEE SHEET C2 -

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NORTH



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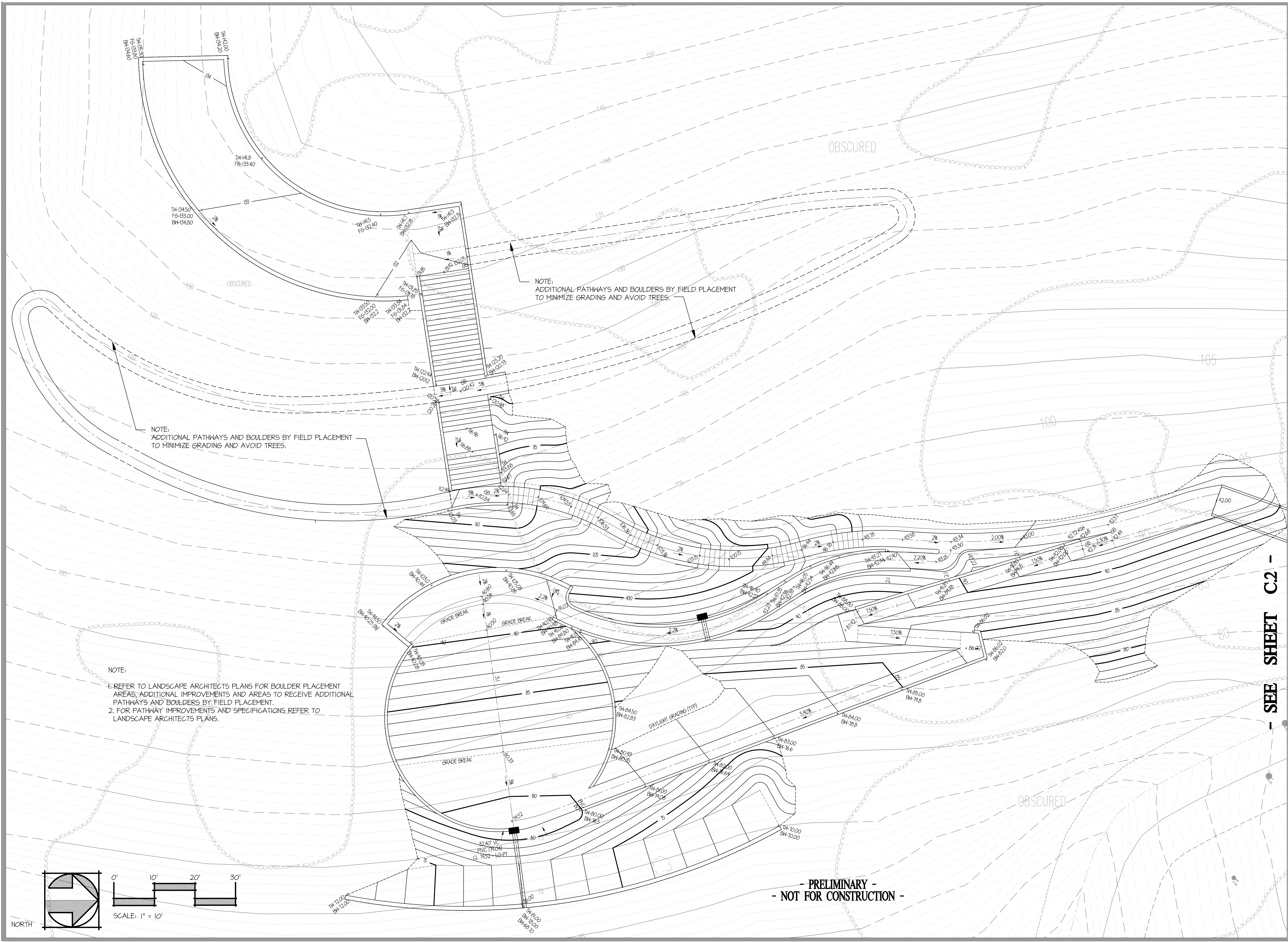


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THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS

SOUTH PARK GRADING PLAN

- SEE SHEET C2 -



NOTE:  
ADDITIONAL PATHWAYS AND BOULDERS BY FIELD PLACEMENT  
TO MINIMIZE GRADING AND AVOID TREES.

NOTE:  
ADDITIONAL PATHWAYS AND BOULDERS BY FIELD PLACEMENT  
TO MINIMIZE GRADING AND AVOID TREES.

- NOTE:
1. REFER TO LANDSCAPE ARCHITECTS PLANS FOR BOULDER PLACEMENT AREAS, ADDITIONAL IMPROVEMENTS AND AREAS TO RECEIVE ADDITIONAL PATHWAYS AND BOULDERS BY FIELD PLACEMENT.
  2. FOR PATHWAY IMPROVEMENTS AND SPECIFICATIONS, REFER TO LANDSCAPE ARCHITECTS PLANS.

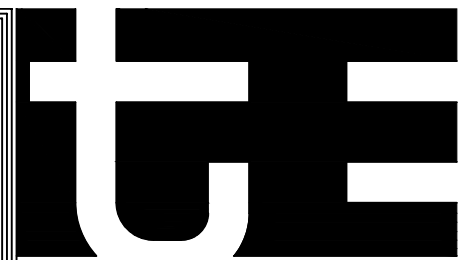
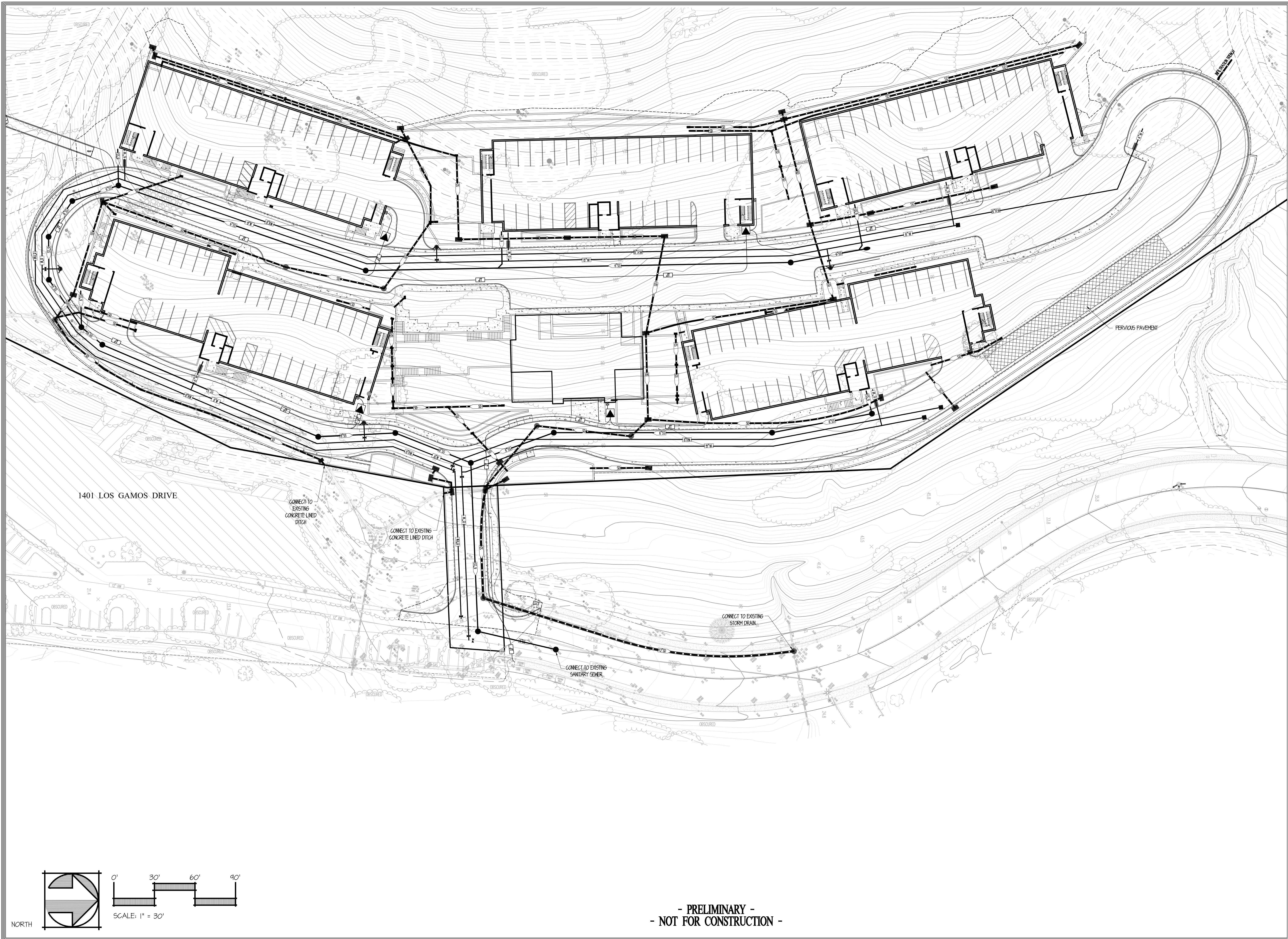
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SHEET  
**C.4**  
OF 10 SHEETS



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**THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS  
UTILITY PLAN**

REVISION BLOCK

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SHEET

**C.5**  
OF 10 SHEETS

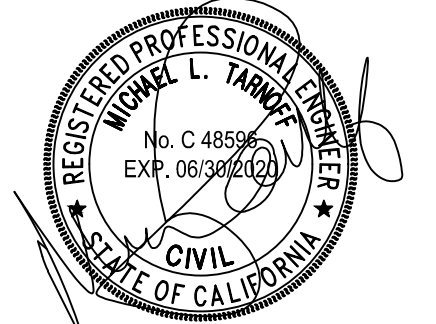
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- NOT FOR CONSTRUCTION -



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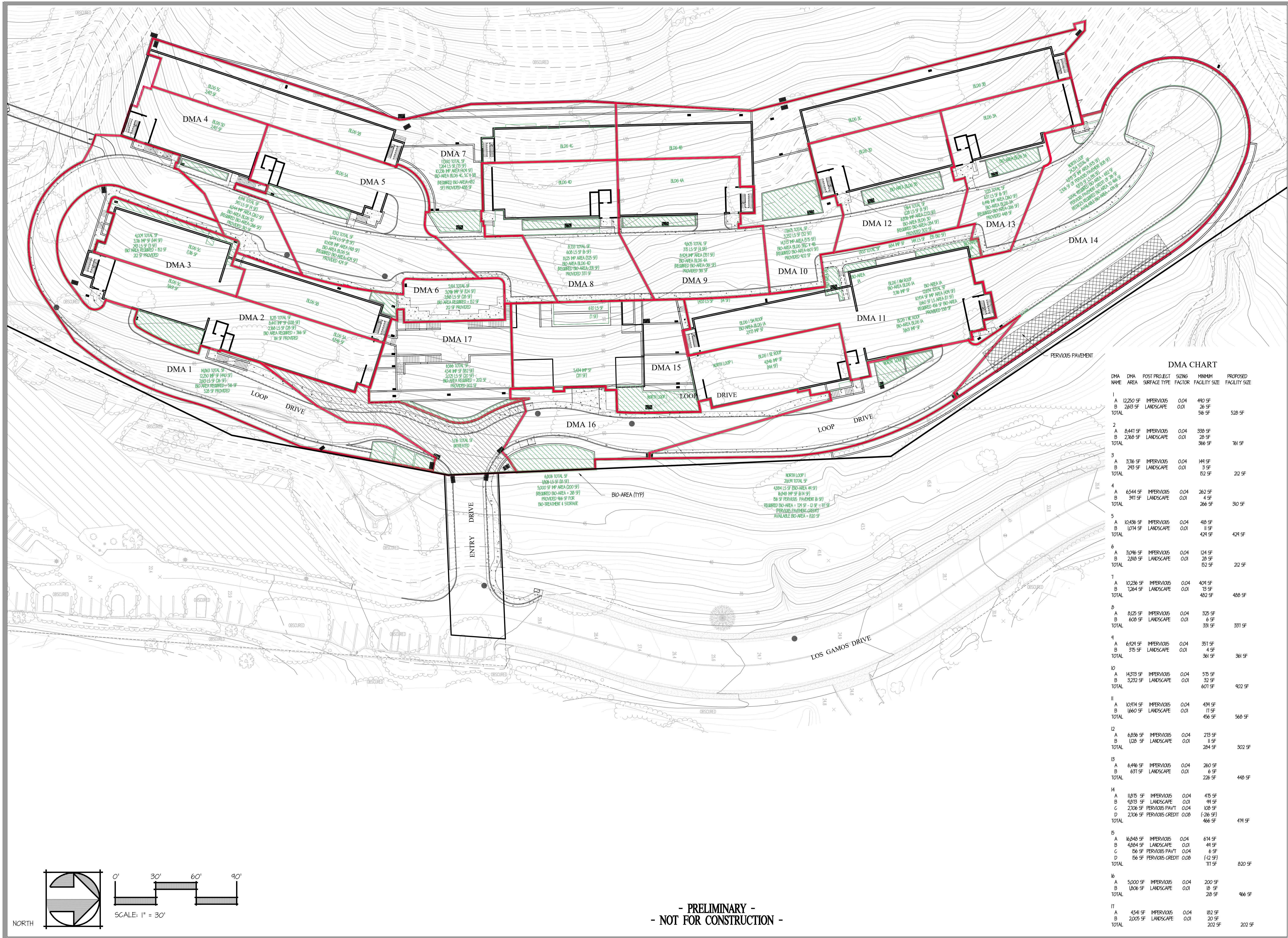
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THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS  
STORMWATER CONTROL PLAN



DMA CHART

DMA NAME	DMA AREA	POST PROJECT SURFACE TYPE	SIZING FACTOR	MINIMUM FACILITY SIZE	PROPOSED FACILITY SIZE
1					
A	12,250 SF	IMPERVIOUS	0.04	490 SF	
B	2,613 SF	LANDSCAPE	0.01	26 SF	
TOTAL					528 SF
2					
A	8,441 SF	IMPERVIOUS	0.04	338 SF	
B	2,168 SF	LANDSCAPE	0.01	28 SF	
TOTAL					366 SF
3					
A	3,716 SF	IMPERVIOUS	0.04	144 SF	
B	243 SF	LANDSCAPE	0.01	3 SF	
TOTAL					152 SF
4					
A	6,544 SF	IMPERVIOUS	0.04	262 SF	
B	341 SF	LANDSCAPE	0.01	4 SF	
TOTAL					266 SF
5					
A	10,436 SF	IMPERVIOUS	0.04	418 SF	
B	1,074 SF	LANDSCAPE	0.01	11 SF	
TOTAL					429 SF
6					
A	3,046 SF	IMPERVIOUS	0.04	124 SF	
B	2,218 SF	LANDSCAPE	0.01	28 SF	
TOTAL					152 SF
7					
A	10,236 SF	IMPERVIOUS	0.04	404 SF	
B	1,264 SF	LANDSCAPE	0.01	13 SF	
TOTAL					427 SF
8					
A	8,125 SF	IMPERVIOUS	0.04	325 SF	
B	608 SF	LANDSCAPE	0.01	6 SF	
TOTAL					331 SF
9					
A	6,124 SF	IMPERVIOUS	0.04	231 SF	
B	375 SF	LANDSCAPE	0.01	4 SF	
TOTAL					235 SF
10					
A	14,373 SF	IMPERVIOUS	0.04	575 SF	
B	3,232 SF	LANDSCAPE	0.01	32 SF	
TOTAL					607 SF
11					
A	10,914 SF	IMPERVIOUS	0.04	434 SF	
B	1,660 SF	LANDSCAPE	0.01	17 SF	
TOTAL					451 SF
12					
A	6,836 SF	IMPERVIOUS	0.04	273 SF	
B	1,028 SF	LANDSCAPE	0.01	11 SF	
TOTAL					284 SF
13					
A	6,446 SF	IMPERVIOUS	0.04	260 SF	
B	631 SF	LANDSCAPE	0.01	6 SF	
TOTAL					266 SF
14					
A	11,875 SF	IMPERVIOUS	0.04	475 SF	
B	9,873 SF	LANDSCAPE	0.01	91 SF	
C	2,106 SF	PERVIOUS PAVT	0.04	108 SF	
D	2,106 SF	PERVIOUS CREDIT	0.08	(-216 SF)	
TOTAL					478 SF
15					
A	16,848 SF	IMPERVIOUS	0.04	674 SF	
B	4,884 SF	LANDSCAPE	0.01	49 SF	
C	156 SF	PERVIOUS PAVT	0.04	6 SF	
D	156 SF	PERVIOUS CREDIT	0.08	(-12 SF)	
TOTAL					827 SF
16					
A	5,000 SF	IMPERVIOUS	0.04	200 SF	
B	1,806 SF	LANDSCAPE	0.01	18 SF	
TOTAL					218 SF
17					
A	4,541 SF	IMPERVIOUS	0.04	182 SF	
B	2,095 SF	LANDSCAPE	0.01	20 SF	
TOTAL					202 SF

REVISION BLOCK

No.	Date	Description

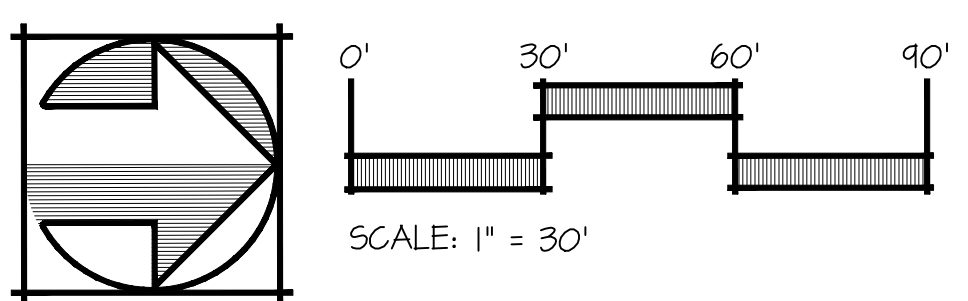
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SHEET

C.6

OF 10 SHEETS

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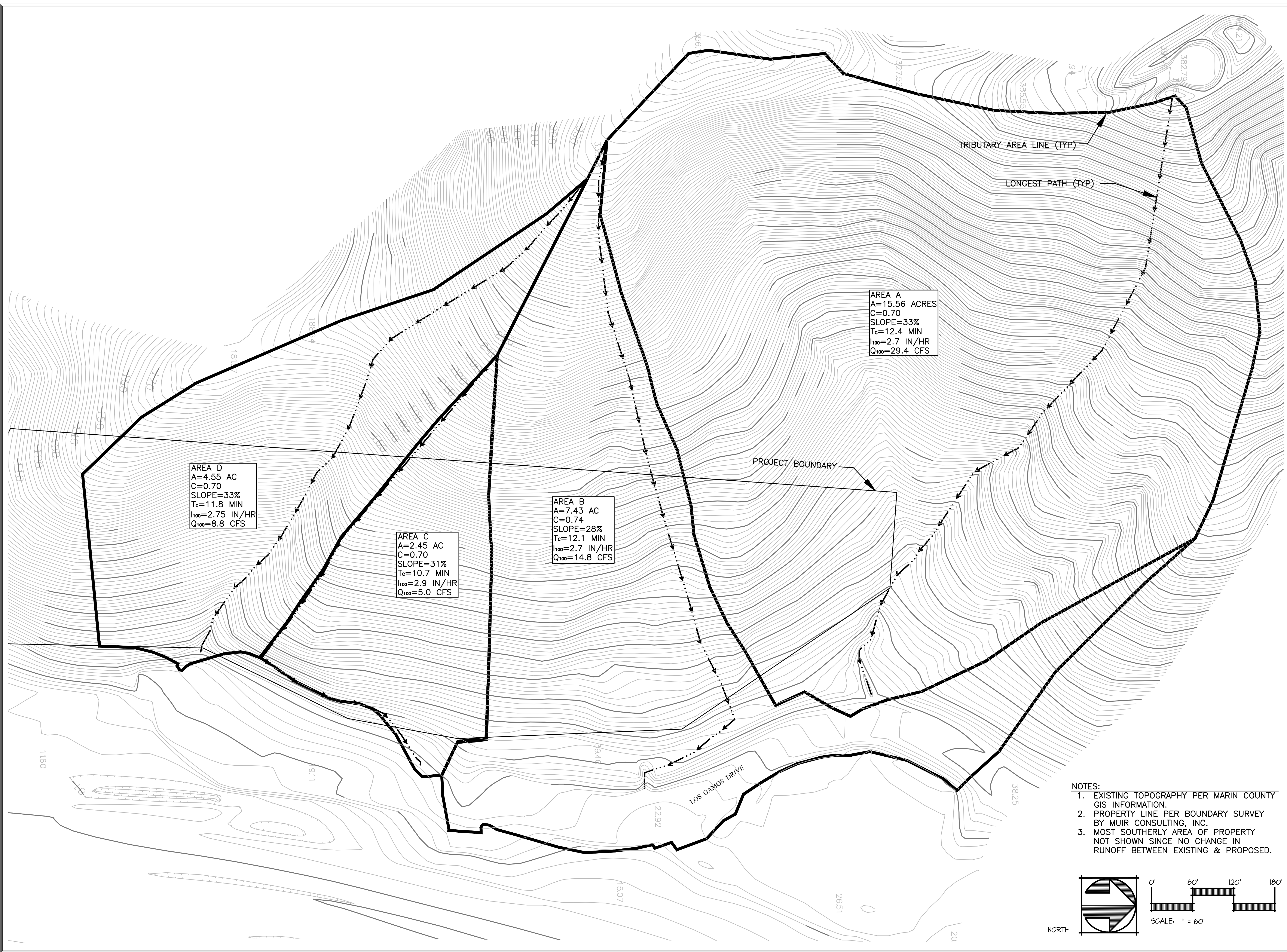
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THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS  
HYDROLOGY - EXISTING



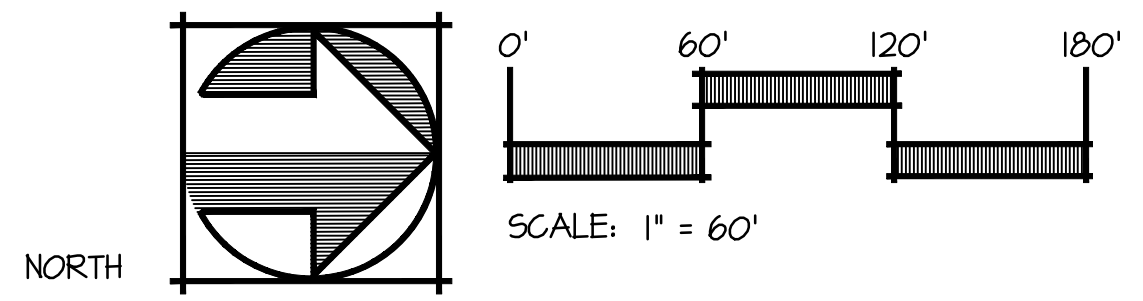
AREA A  
A=15.56 ACRES  
C=0.70  
SLOPE=33%  
T<sub>c</sub>=12.4 MIN  
I<sub>100</sub>=2.7 IN/HR  
Q<sub>100</sub>=29.4 CFS

AREA D  
A=4.55 AC  
C=0.70  
SLOPE=33%  
T<sub>c</sub>=11.8 MIN  
I<sub>100</sub>=2.75 IN/HR  
Q<sub>100</sub>=8.8 CFS

AREA C  
A=2.45 AC  
C=0.70  
SLOPE=31%  
T<sub>c</sub>=10.7 MIN  
I<sub>100</sub>=2.9 IN/HR  
Q<sub>100</sub>=5.0 CFS

AREA B  
A=7.43 AC  
C=0.74  
SLOPE=28%  
T<sub>c</sub>=12.1 MIN  
I<sub>100</sub>=2.7 IN/HR  
Q<sub>100</sub>=14.8 CFS

- NOTES:
1. EXISTING TOPOGRAPHY PER MARIN COUNTY GIS INFORMATION.
  2. PROPERTY LINE PER BOUNDARY SURVEY BY MUIR CONSULTING, INC.
  3. MOST SOUTHERLY AREA OF PROPERTY NOT SHOWN SINCE NO CHANGE IN RUNOFF BETWEEN EXISTING & PROPOSED.



REVISION BLOCK

No.	Date	Description

PROJECT NO. 1819  
PROJECT DATE 11/01/2020  
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SHEET

C.7

OF 10 SHEETS

AREA B  
 DETENTION REQUIRED TO MAINTAIN EXISTING CONDITION PEAK FLOWS:  
 $\frac{1}{2} \times 2.7 \times T_c \times Q = \frac{1}{2} \times 2.7 \times 12.1 \times (20.1 - 14.8) = 5,194 \text{ CF}$

BIORETENTION STORAGE PROVIDED:  
 $0.5 \times 6,085 \text{ SF} + (0.5 \times 2 \times 6,085) = 9,127 \text{ CF}$

100-YR EXISTING PEAK FLOWS WILL BE MAINTAINED.

AREA C  
 DETENTION REQUIRED TO MAINTAIN EXISTING CONDITION PEAK FLOWS:  
 $\frac{1}{2} \times 2.7 \times T_c \times Q = \frac{1}{2} \times 2.7 \times 10.9 \times (6.2 - 5.0) = 1,059 \text{ CF}$

BIORETENTION STORAGE PROVIDED:  
 $0.5 \times 2,240 \text{ SF} + (0.5 \times 2 \times 2,240) = 3,360 \text{ CF}$

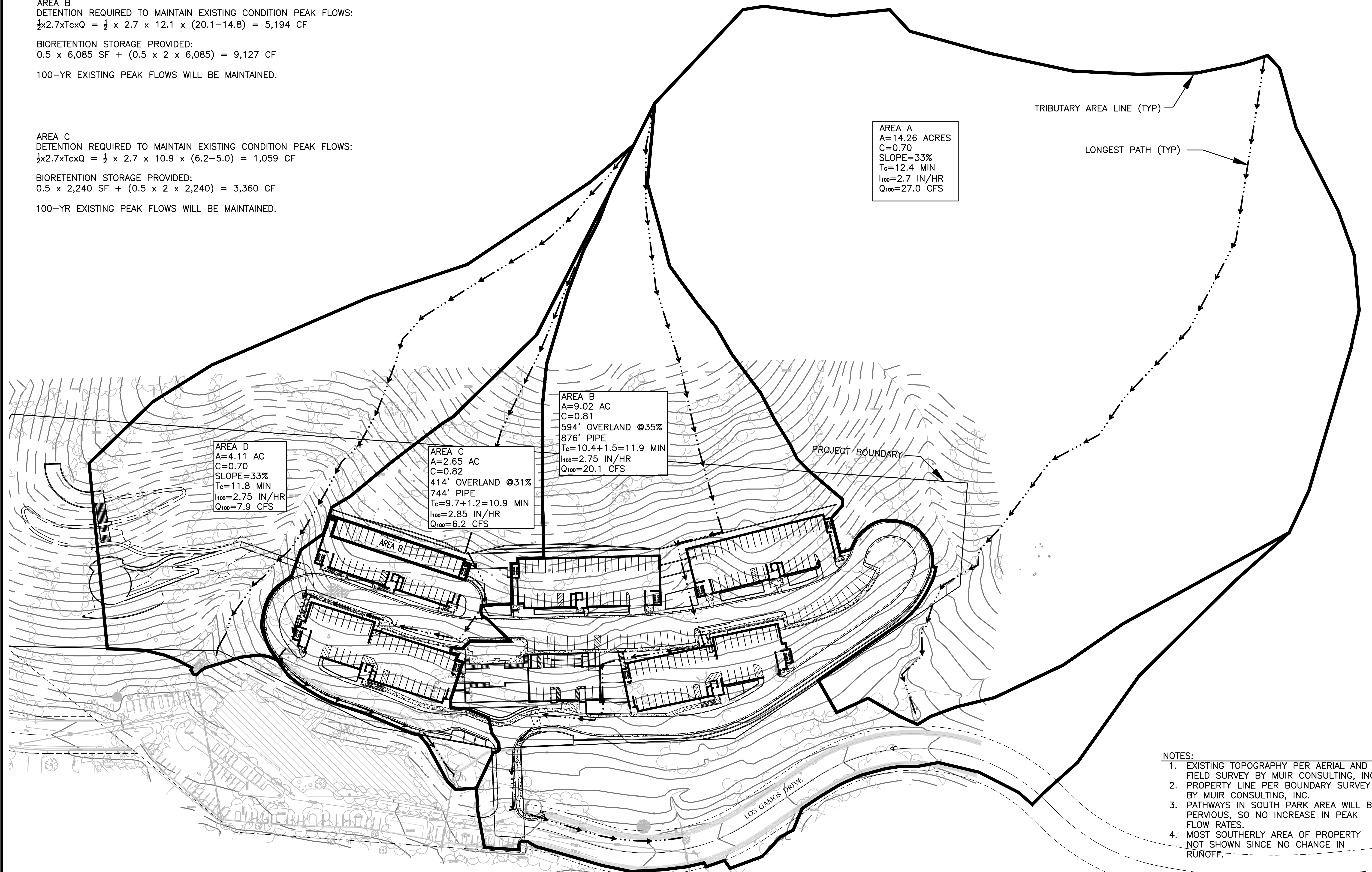
100-YR EXISTING PEAK FLOWS WILL BE MAINTAINED.

AREA B  
 A=9.02 AC  
 C=0.81  
 594' OVERLAND @35%  
 876' PIPE  
 $T_c = 10.4 + 1.5 = 11.9 \text{ MIN}$   
 $I_{100} = 2.75 \text{ IN/HR}$   
 $Q_{100} = 20.1 \text{ CFS}$

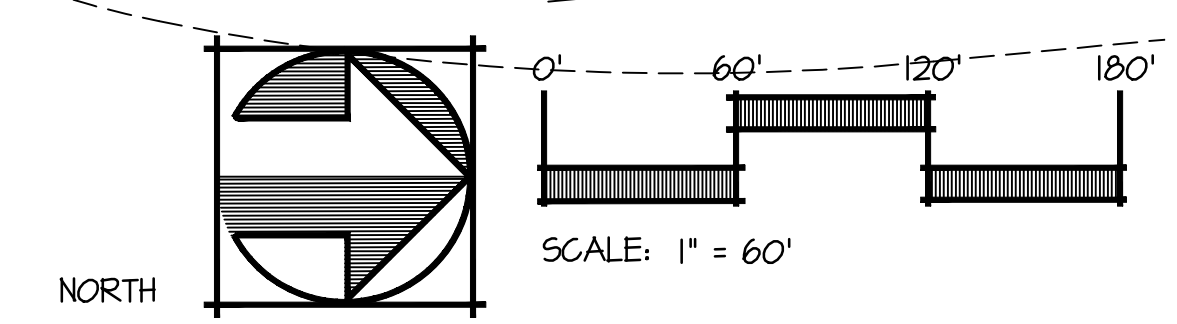
AREA C  
 A=2.65 AC  
 C=0.82  
 414' OVERLAND @31%  
 744' PIPE  
 $T_c = 9.7 + 1.2 = 10.9 \text{ MIN}$   
 $I_{100} = 2.85 \text{ IN/HR}$   
 $Q_{100} = 6.2 \text{ CFS}$

AREA D  
 A=4.11 AC  
 C=0.70  
 SLOPE=33%  
 $T_c = 11.8 \text{ MIN}$   
 $I_{100} = 2.75 \text{ IN/HR}$   
 $Q_{100} = 7.9 \text{ CFS}$

AREA A  
 A=14.26 ACRES  
 C=0.70  
 SLOPE=33%  
 $T_c = 12.4 \text{ MIN}$   
 $I_{100} = 2.7 \text{ IN/HR}$   
 $Q_{100} = 27.0 \text{ CFS}$



- NOTES:
- EXISTING TOPOGRAPHY PER AERIAL AND FIELD SURVEY BY MUIR CONSULTING, INC.
  - PROPERTY LINE PER BOUNDARY SURVEY BY MUIR CONSULTING, INC.
  - PATHWAYS IN SOUTH PARK AREA WILL BE PERVIOUS, SO NO INCREASE IN PEAK FLOW RATES.
  - MOST SOUTHERLY AREA OF PROPERTY NOT SHOWN SINCE NO CHANGE IN RUNOFF.



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THE NEIGHBORHOOD AT LOS GAMOS  
 SAN RAFAEL, CALIFORNIA  
 DESIGN REVIEW PLANS

HYDROLOGY - DEVELOPED

REVISION BLOCK

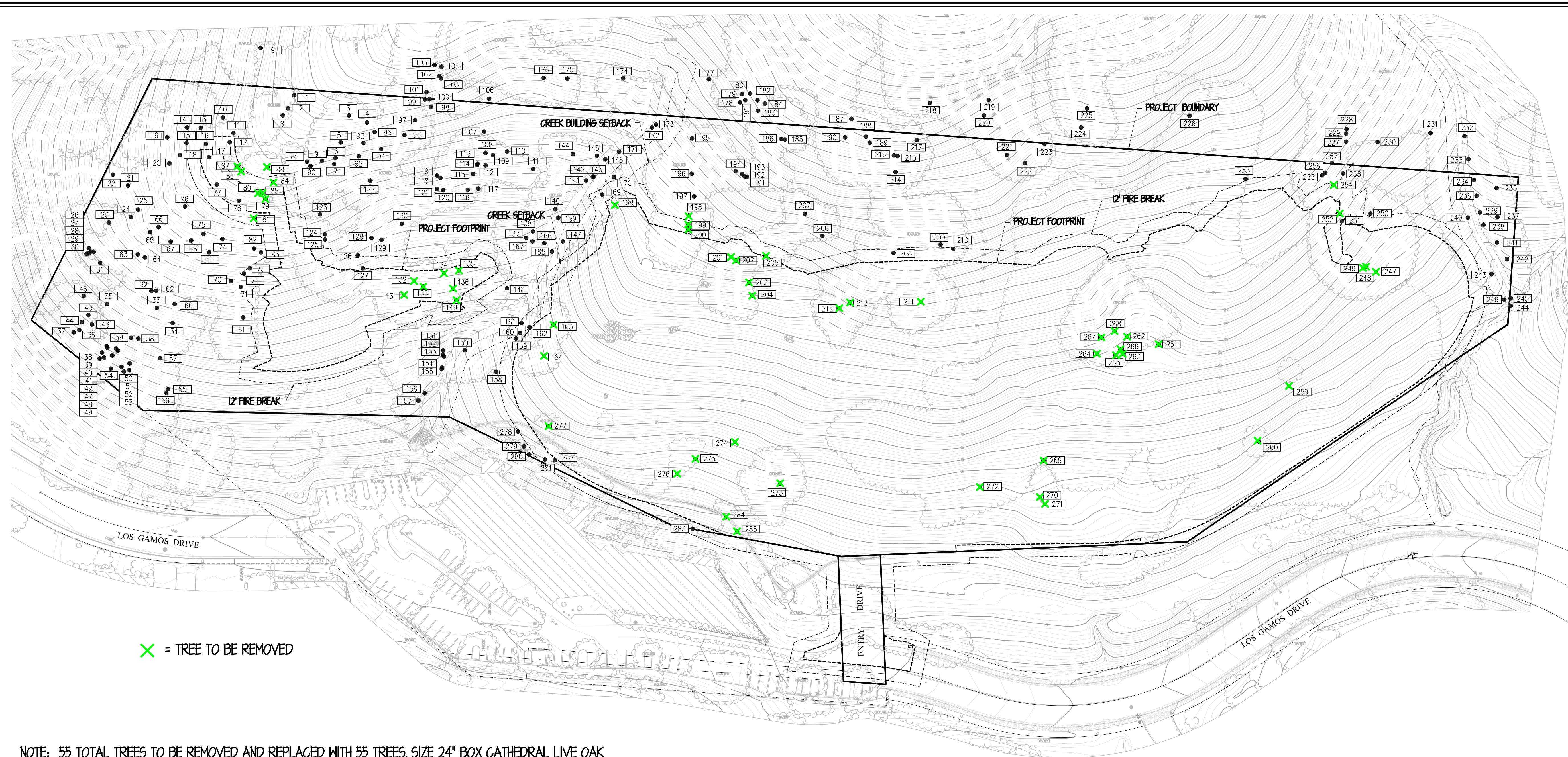
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 PROJECT DATE 11/01/2020  
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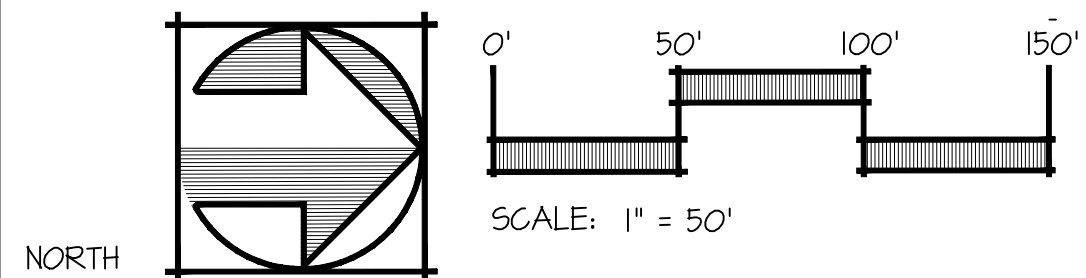


THE NEIGHBORHOOD AT LOS GAMOS  
SAN RAFAEL, CALIFORNIA  
DESIGN REVIEW PLANS  
TREE SURVEY



✕ = TREE TO BE REMOVED

NOTE: 55 TOTAL TREES TO BE REMOVED AND REPLACED WITH 55 TREES, SIZE 24" BOX CATHEDRAL LIVE OAK



REVISION BLOCK	
No.	Description

PROJECT NO. 1819  
PROJECT DATE 11/01/2020  
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ALL INFORMATION ON THIS PLAN IS PER KLEINFELDER ARBORIST REPORT DATED NOVEMBER 2020.



# VESTING TENTATIVE PARCEL MAP FOR THE LANDS OF HART

PROPOSED EASEMENTS SHEET

1 PARCEL

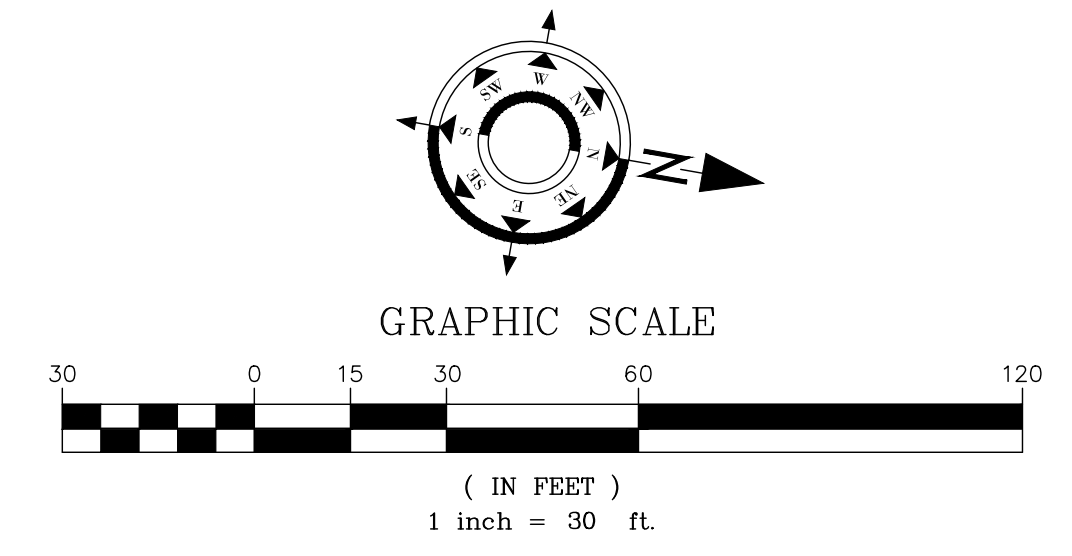
BEING A SUBDIVISION OF THE LANDS OF CHRISTOPHER K. HART AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON MAY 3, 2016 AS DOCUMENT NUMBER 2016-0019312 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

APN: 165-220-06 & 165-220-07  
10.24 ACRES±

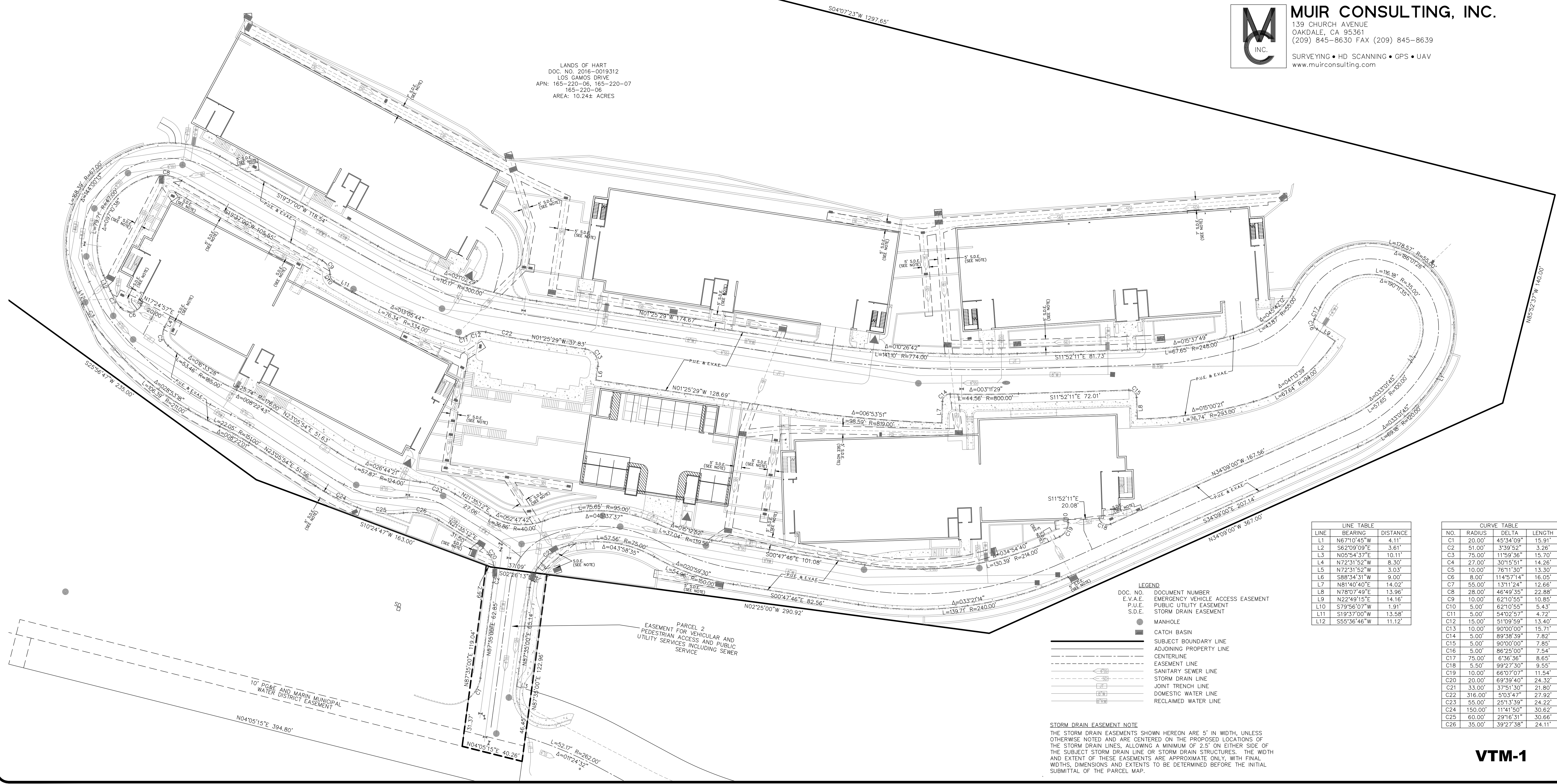
CITY OF SAN RAFAEL MARIN COUNTY CALIFORNIA

DECEMBER 2020

**MUIR CONSULTING, INC.**  
 139 CHURCH AVENUE  
 OAKDALE, CA 95361  
 (209) 845-8630 FAX (209) 845-8639  
 SURVEYING • HD SCANNING • GPS • UAV  
 www.muirconsulting.com



LANDS OF HART  
 DOC. NO. 2016-0019312  
 LOS GAMOS DRIVE  
 APN: 165-220-06, 165-220-07  
 165-220-06  
 AREA: 10.24± ACRES



**LEGEND**

DOC. NO.	DOCUMENT NUMBER
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
●	MANHOLE
■	CATCH BASIN
—	SUBJECT BOUNDARY LINE
---	ADJOINING PROPERTY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	JOINT TRENCH LINE
---	DOMESTIC WATER LINE
---	RECLAIMED WATER LINE

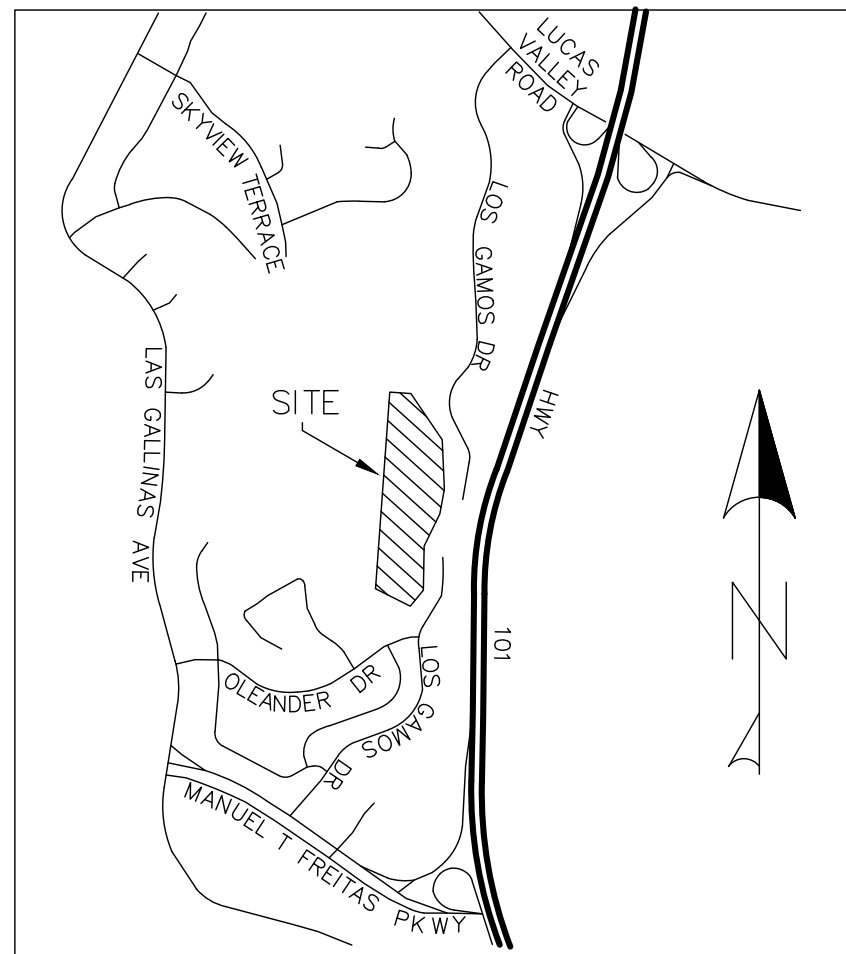
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N67°10'45"W	4.11'
L2	S62°09'09"E	3.61'
L3	N05°54'37"E	10.11'
L4	N72°31'52"W	8.30'
L5	N72°31'52"W	3.03'
L6	S88°34'31"W	9.00'
L7	N81°40'40"E	14.02'
L8	N78°07'49"E	13.96'
L9	N22°49'15"E	14.16'
L10	S79°56'07"W	1.91'
L11	S19°37'00"W	13.58'
L12	S55°36'46"W	11.12'

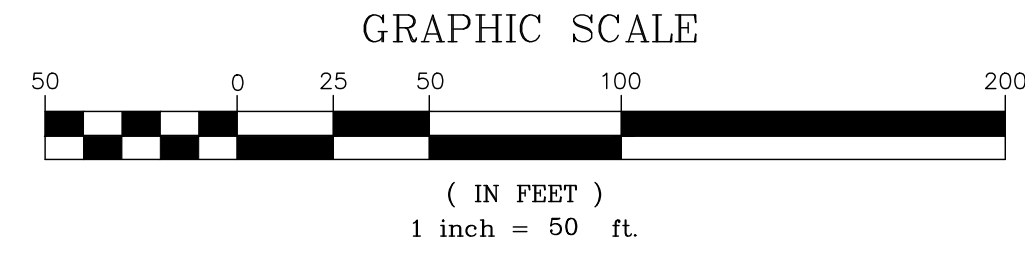
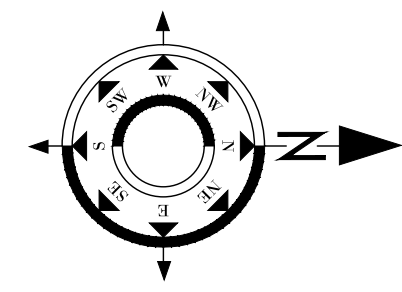
**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	45°34'09"	15.91'
C2	51.00'	3°39'52"	3.26'
C3	75.00'	11°59'36"	15.70'
C4	27.00'	30°15'51"	14.26'
C5	10.00'	76°11'30"	13.30'
C6	8.00'	114°57'14"	16.05'
C7	55.00'	13°11'24"	12.66'
C8	28.00'	46°49'35"	22.88'
C9	10.00'	62°10'55"	10.85'
C10	5.00'	62°10'55"	5.43'
C11	5.00'	54°02'57"	4.72'
C12	15.00'	51°09'59"	13.40'
C13	10.00'	90°00'00"	15.71'
C14	5.00'	89°38'39"	7.82'
C15	5.00'	90°00'00"	7.85'
C16	5.00'	86°25'00"	7.54'
C17	75.00'	6°36'36"	8.65'
C18	5.50'	99°27'30"	9.55'
C19	10.00'	66°07'07"	11.54'
C20	20.00'	69°39'40"	24.32'
C21	33.00'	37°51'30"	21.80'
C22	316.00'	5°03'47"	27.92'
C23	55.00'	25°13'39"	24.22'
C24	150.00'	11°41'50"	30.62'
C25	60.00'	29°16'31"	30.66'
C26	35.00'	39°27'36"	24.11'

**STORM DRAIN EASEMENT NOTE**  
 THE STORM DRAIN EASEMENTS SHOWN HEREON ARE 5' IN WIDTH, UNLESS OTHERWISE NOTED AND ARE CENTERED ON THE PROPOSED LOCATIONS OF THE STORM DRAIN LINES, ALLOWING A MINIMUM OF 2.5' ON EITHER SIDE OF THE SUBJECT STORM DRAIN LINE OR STORM DRAIN STRUCTURES. THE WIDTH AND EXTENT OF THESE EASEMENTS ARE APPROXIMATE ONLY, WITH FINAL WIDTHS, DIMENSIONS AND EXTENTS TO BE DETERMINED BEFORE THE INITIAL SUBMITTAL OF THE PARCEL MAP.



VICINITY MAP  
NOT TO SCALE



OWNER: CHRISTOPHER K. HART  
COUNTY STRATEGIC FUND I, LLC  
1100 LARKSPUR LANDING CIRCLE, STE 290  
SAN RAFAEL, CA 94903  
PH: (415) 896-4802

SURVEYOR: MUIR CONSULTING, INC.  
139 CHURCH AVENUE  
OAKDALE, CA 95361  
PH: (209) 845-8630

CIVIL ENGINEER: TARNOFF ENGINEERING CORP.  
1442A WALNUT STREET #428  
BERKELEY, CA 94709  
PH: (415) 279-5996

ARCHITECT: RUSSELL ARCHITECTS  
990 A STREET, SUITE 202  
SAN RAFAEL, CA 94901

- NOTES:
- EXISTING ZONING: PD-H (PLANNED DEVELOPMENT - HILLSIDE DEVELOPMENT OVERLAY DISTRICT)
  - PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
  - EXISTING USE: VACANT LAND
  - PROPOSED USE: RESIDENTIAL (APARTMENTS) AND PARK
  - PROPOSED IMPROVEMENTS: 5 MULTI-UNIT APARTMENT BUILDINGS WITH FIRST LEVEL PARKING, A COMMUNITY CENTER (INCLUDING A NEIGHBORHOOD MARKET), A PARK AREA AND A PAVED CIRCULAR ACCESS ROAD/DRIVEWAY WITH UTILITIES (SANITARY SEWER, STORM DRAINAGE, DOMESTIC WATER, RECLAIMED WATER, GAS, TELEPHONE, CABLE TELEVISION, INTERNET) THAT CONNECT TO PUBLIC UTILITY LINES LYING WITHIN LOS GAMOS DRIVE.
  - UTILITY PROVIDERS:  
SANITARY SEWER: LOS GALLINAS VALLEY SANITARY DISTRICT  
STORM DRAINAGE: CITY OF SAN RAFAEL & COUNTY OF MARIN  
WATER: MARIN MUNICIPAL WATER DISTRICT  
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE TELEVISION: COMCAST

LEGEND

DOC. NO.	DOCUMENT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
●	FOUND MONUMENT AS NOTED
○	FOUND STREET MONUMENT PER 14 SURVEYS 18
---	SUBJECT BOUNDARY LINE
---	ADJOINING PROPERTY LINE
---	CENTERLINE
---	SURVEY TIE LINE

SURVEYOR'S STATEMENT:  
THIS MAP AND SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

TROY J. ERICKSON, PLS 7735 DATED \_\_\_\_\_



# VESTING TENTATIVE PARCEL MAP FOR THE LANDS OF HART

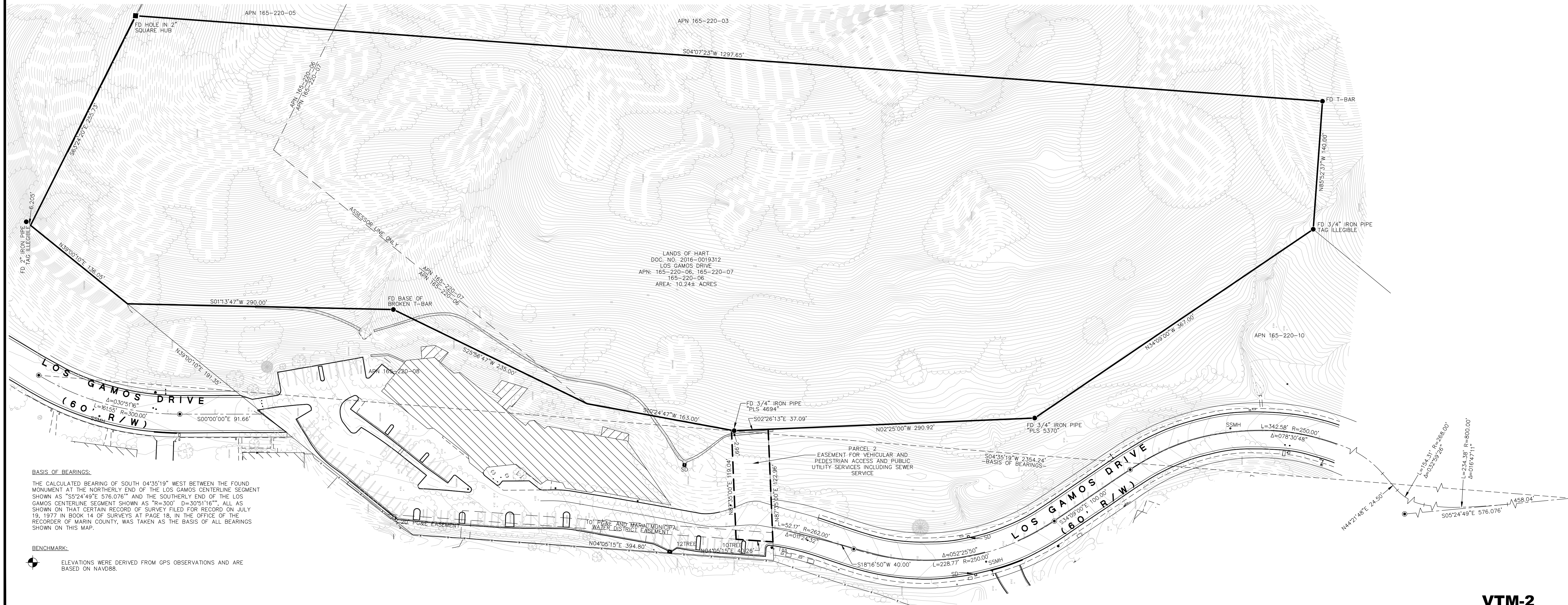
EXISTING CONDITIONS AND BOUNDARY SHEET

1 PARCEL  
BEING A SUBDIVISION OF THE LANDS OF CHRISTOPHER K. HART AS DESCRIBED  
IN THAT CERTAIN QUITCLAIM DEED RECORDED ON MAY 3, 2016 AS DOCUMENT  
NUMBER 2016-0019312 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

APN: 165-220-06 & 165-220-07  
10.24 ACRES±  
CITY OF SAN RAFAEL MARIN COUNTY CALIFORNIA

DECEMBER 2020

**MUIR CONSULTING, INC.**  
139 CHURCH AVENUE  
OAKDALE, CA 95361  
(209) 845-8630 FAX (209) 845-8639  
SURVEYING • HD SCANNING • GPS • UAV  
www.muirconsulting.com



**BASIS OF BEARINGS:**  
THE CALCULATED BEARING OF SOUTH 04°35'19" WEST BETWEEN THE FOUND MONUMENT AT THE NORTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "S5°24'49"E 576.076'" AND THE SOUTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "R=300' D=30°51'16\"", ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 19, 1977 IN BOOK 14 OF SURVEYS AT PAGE 18, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

**BENCHMARK:**  
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.

**LEGEND:**

AC	ASPHALTIC CONCRETE
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATION
CONC	CONCRETE
EL	ELECTRIC
FL	FLOWLINE
GS	GROUNDSHOT
HP	HINGE POINT
H-P	HIGH POINT
SD	STORM DRAIN
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MAN HOLE
TC	TOP OF CURB
TDW	TOP OF HEADWALL
VLT	VAULT
WGV	WATER GATE VALVE
WTR	WATER
VG	VALLEY GUTTER
VLT	VAULT
YL	YARD LIGHT

○ 12TREE	INDICATES TREE SIZE AND TYPE
PINE	PINE
RED	REDWOOD
⊕	INDICATES FIRE HYDRANT
☆	INDICATES YARD LIGHTS
—	INDICATES BOUNDARY LINE
—	INDICATES LOT LINE
---	INDICATES CENTERLINE OF ROAD
- - - -	INDICATES EASEMENT LINES
- · - · -	INDICATES FLOWLINE

**LEGEND (CONTINUED)**

— e — e — e —	INDICATES UNDERGROUND ELECTRIC LINE
— GAS — GAS — GAS —	INDICATES UNDERGROUND GAS LINE
— UNK — UNK — UNK —	INDICATES UNKNOWN UNDERGROUND LINE
— v — v — v —	INDICATES UNDERGROUND RECLAIMED WATER LINE
— w — w — w —	INDICATES UNDERGROUND WATER LINE

**NOTES:**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS JUNE 23, 2020.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. SEE SHEET 4 FOR PHOTOGRAMMETRY NOTES.
5. CONTOUR INTERVAL IS 1 FOOT.

**BENCHMARK:**

⊕ ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.

**BASIS OF BEARINGS:**

THE CALCULATED BEARING OF SOUTH 04°35'19" WEST BETWEEN THE FOUND MONUMENT AT THE NORTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "S5°24'49"E 576.076'" AND THE SOUTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "R=300' R=30°51'16\"", ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 19, 1977 IN BOOK 14 OF SURVEYS AT PAGE 18, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

**TITLE REPORT NOTE:**

OLD REPUBLIC TITLE COMPANY ORDER NO. 0436020972-DM, DATED DECEMBER 21, 2017 ALL EASEMENTS LISTED IN THE TITLE REPORT ARE SHOWN HEREON WITH THE EXCEPTION OF: EX #5 - EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES (DOES NOT AFFECT PROPERTY)

**UTILITY NOTE:**

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

**TREE NOTE:**

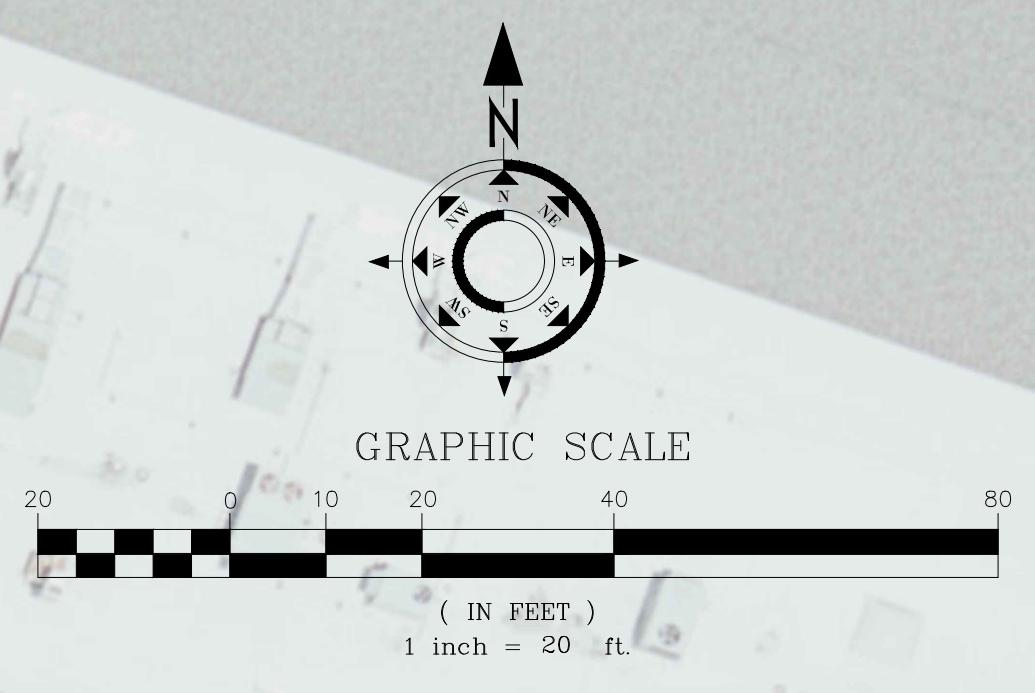
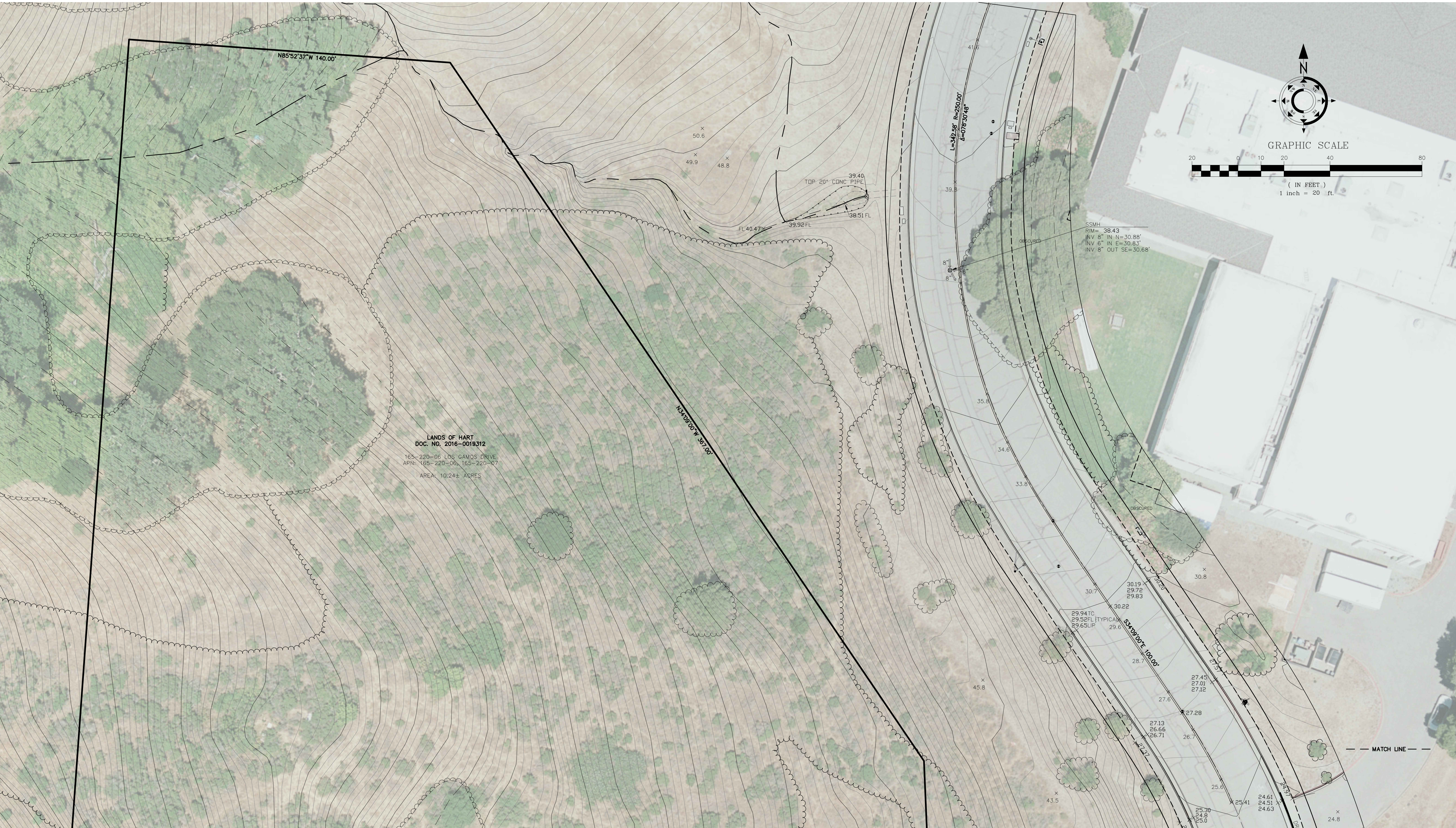
TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

**SURVEYOR'S STATEMENT**

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

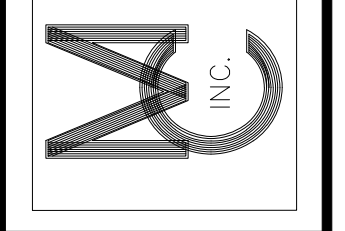
*J. M. Smith*  
 JACK M. SMITH, C.S., #7539  
 LICENSE EXPIRES: 2-31-2021

DATE \_\_\_\_\_



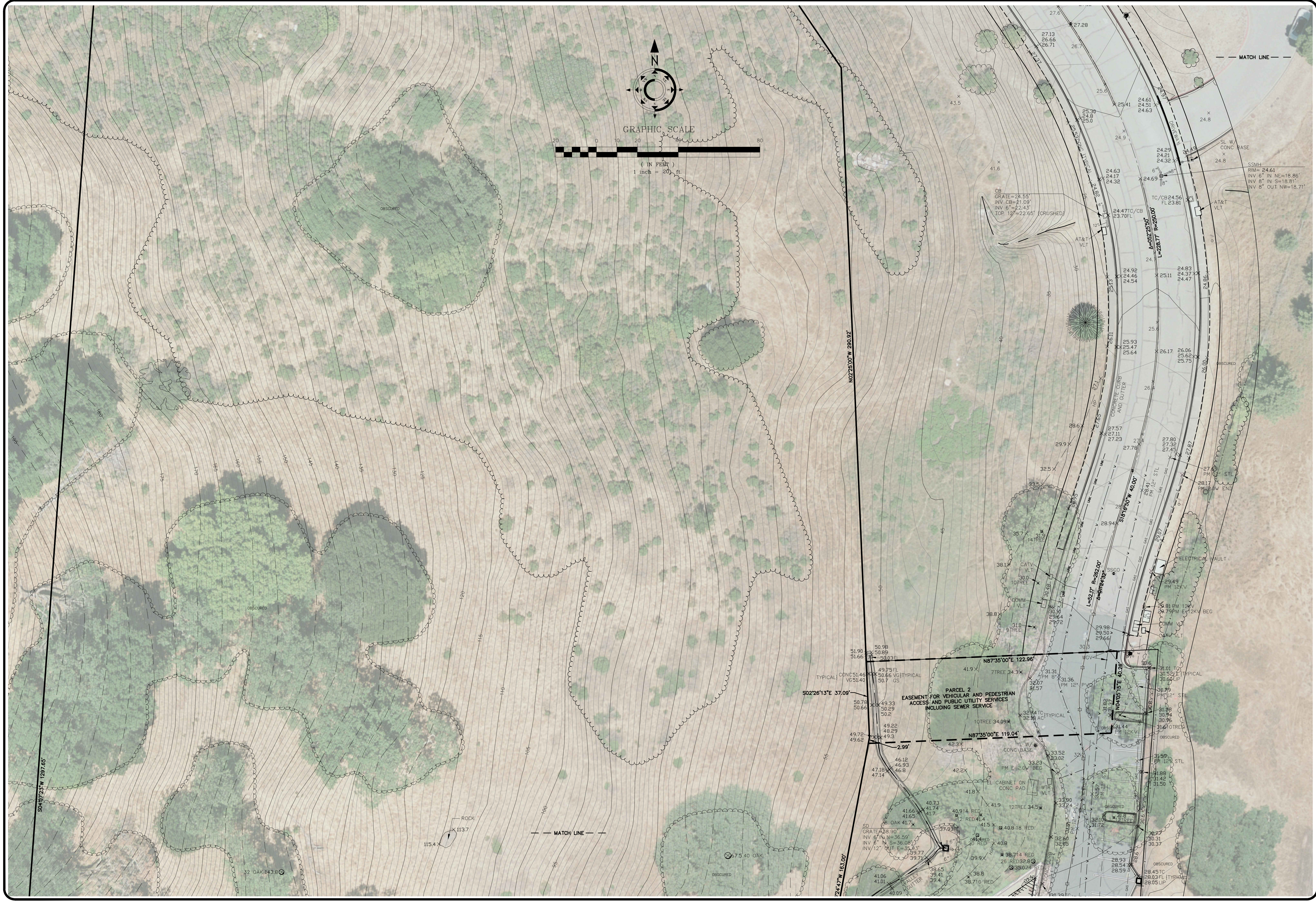
LANDS OF HART  
 DOC. NO. 2016-0019312  
 165-220-06 LOS GAMOS DRIVE  
 APR: 165-220-06, 165-220-07  
 AREA: 10.24± ACRES

**MUIR CONSULTING, INC.**  
 139 CHURCH AVENUE  
 OAKDALE, CA 95361  
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 www.muirconsulting.com



**BOUNDARY & TOPOGRAPHIC SURVEY**  
 OF  
**APN 165-220-06, LOS GAMOS DRIVE**  
 MARIN COUNTY CALIFORNIA  
 SAN RAFAEL

REVISIONS	JOB NUMBER 5883-01	DRAWING NAME	1 OF 4
	DRAWN BY WCC	5883-01BT.dwg	
	CHECKED BY JMS, TJE	SHEET NO.	
	DATE 8/28/2020		



**BOUNDARY & TOPOGRAPHIC SURVEY**  
**OF**  
**APN 165-220-06, LOS GAMOS DRIVE**  
**SAN RAFAEL** MARIN COUNTY CALIFORNIA

**MUIR CONSULTING, INC.**  
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REVISIONS	JMS, TJE	DATE
		8/28/2020

JOB NUMBER	DRAWING NAME
5883-01	5883-01BT.dwg

DRAWN BY	CHECKED BY
WCC	JMS, TJE

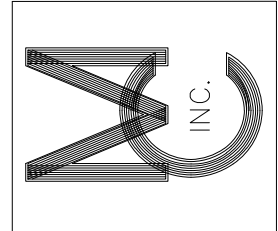
2 OF 4



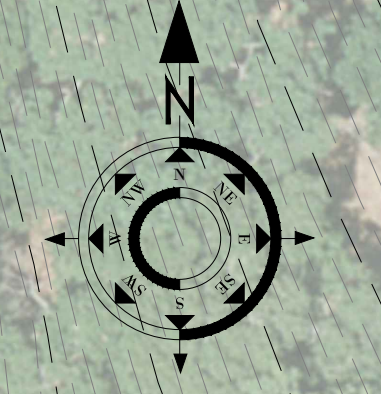
REVISIONS	JOB NUMBER <b>5883-01</b>	DRAWING NAME
	DRAWN BY	5883-01BT.dwg
	WCC	CHECKED BY
	JMS, TJE	DATE
	8/28/2020	

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 OF  
**APN 165-220-06, LOS GAMOS DRIVE**  
 MARIN COUNTY CALIFORNIA

**3** OF **4**  
**SAN RAFAEL**



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GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- INDEX DEPRESSION
- INTERMEDIATE DEPRESSION
- APPROXIMATE INDEX
- APPROXIMATE INTERMEDIATE
- APPROX. INDEX DEPRESSION
- APPROX. INTERMEDIATE DEPRESSION
- TOP BACK OF CURB
- TOP FRONT OF CURB
- CURB FLOWLINE
- GUTTER (CONCRETE EDGE)
- CONCRETE
- EDGE OF PAVEMENT
- DIRT ROAD
- DEEP/FOOT TRAIL
- CURB CUT
- MISC./ROW LANDSCAPE CURBING
- BRIDGE
- HANDICAP RAMP
- RETAINING WALL
- FENCE ON RETAINING WALL
- FENCE
- APPROXIMATE FENCE
- BLOCK WALL
- MEDIAN WALL
- STONE WALL
- GUARD RAIL
- HAND RAIL
- WATER EDGE
- INTERMITTENT DRAINAGE
- MARSH
- CULVERT HEADWALL
- CULVERT PIPE
- DRAINS
- DRAIN INLETS
- ABOVE GROUND PIPELINE
- FLOODGATE
- DAM/LEVEE
- BRUSHLINE
- TREELINE
- TREES CONIFER/DECIDUOUS
- PALM TREE/CACTUS
- BUSH SYMBOL
- RAILROAD UTILITY BOX/ VAULT
- RAILROAD SIGNAL
- RAILROAD SWITCH LEVER
- RAILROAD TRACK
- LIGHT POLE/ARM
- LIGHT POLE
- POWER POLES
- POLE ANCHOR
- TRAFFIC SIGNAL
- CROSSWALK SIGNAL
- TRANSMISSION TOWER
- FIRE HYDRANT
- VALVE COVER
- MANHOLE
- MAIL BOX
- POST
- BILLBOARD
- SIGN/BUSINESS SIGN
- UTIL. VAULT/BOX
- SAT. DISH
- BUILDING
- TANKS / SILOS
- COVERED AREA
- TRAILER
- SHED
- BLDG. UNDER CONSTR.
- FOUNDATION
- DECK
- STEPS
- POOL
- PLANTER
- GOLF
- MINING
- PAINT STRIPING
- MISCELLANEOUS
- SPEED BUMP
- CATTLE GUARD
- PHOTO CONTROL
- GROUND OBSCURED
- CONTAINMENT LINE

NOTES

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

DASHED LINES MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE. MAY ALSO INCLUDE STAIRS AND ATTACHMENTS.

FEATURES IN SHADOW AND VEGETATION AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE.

SMALL SHADOW AND OBSCURED AREAS NOT SHOWN FOR CLARITY.

THIS MAP HAS BEEN PREPARED BY PHOTODIAGRAMMETRIC METHODS AND CONFORMS TO THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY FOR PHOTODIAGRAMMETRY AND REMOTE SENSING (ASPRS), AS WELL AS FEDERAL NATIONAL MAP ACCURACY STANDARDS (FNMAAS).

PROJECT: LOS GAMOS

CLIENT: MUIR CONSULTING, INC.

S.M. PROJECT NO.: 200509

MAP SCALE: 1"=20'

CONTOUR INTERVAL: 1'

PHOTO SCALE: 1"=250'

PHOTO DATE: 6-2-2020

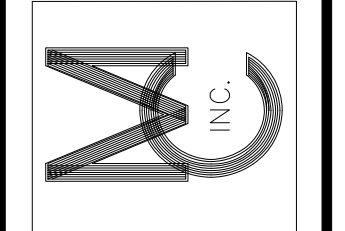
COMPILED BY: JH, TK

EDITED BY: TK

**SYNERGY** MAPPING

11027 S PIKES PEAK DR. #203  
PARKER, COLORADO 80138  
Phone: (303) 663-4483  
SYNERGYMAPPING.COM

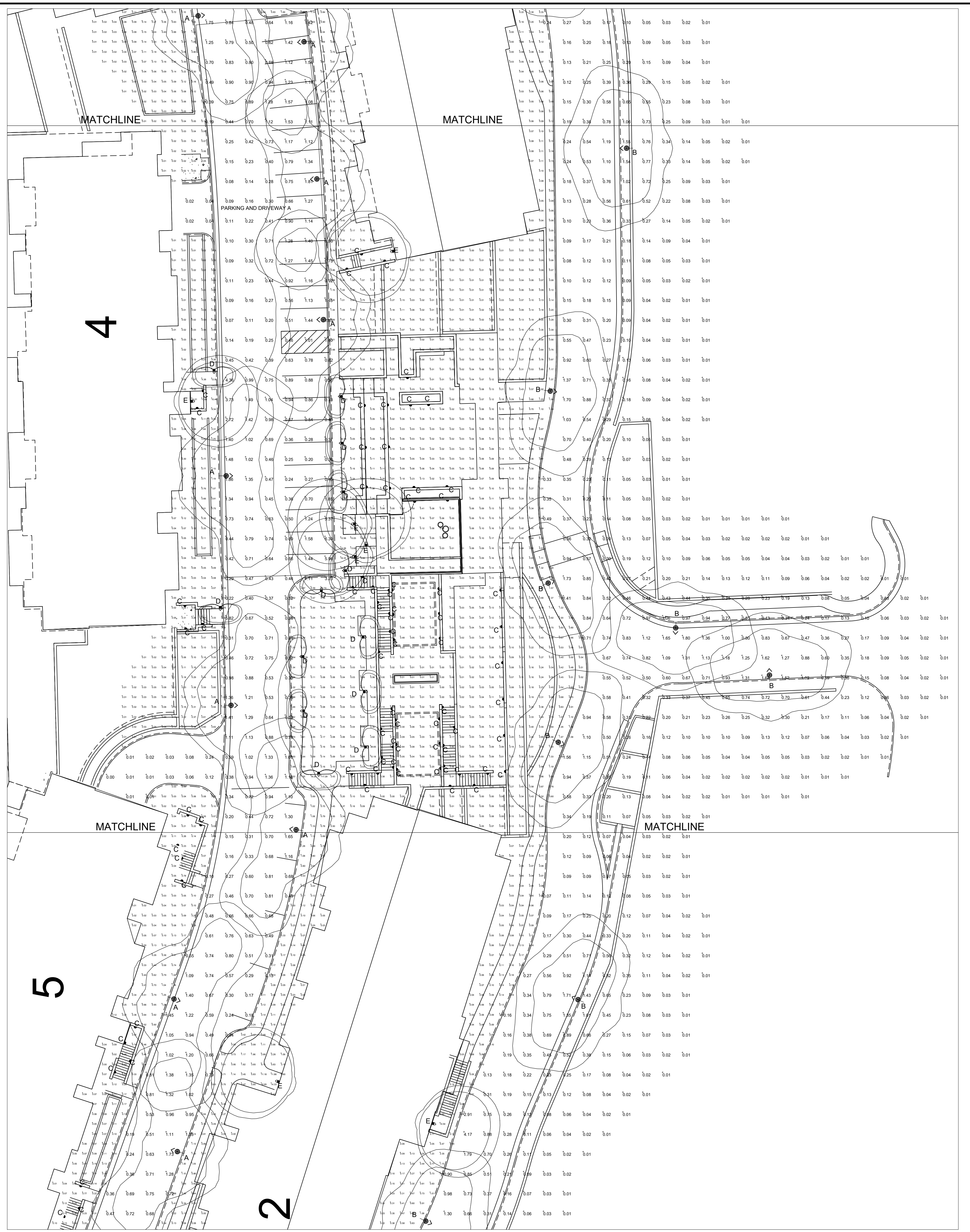
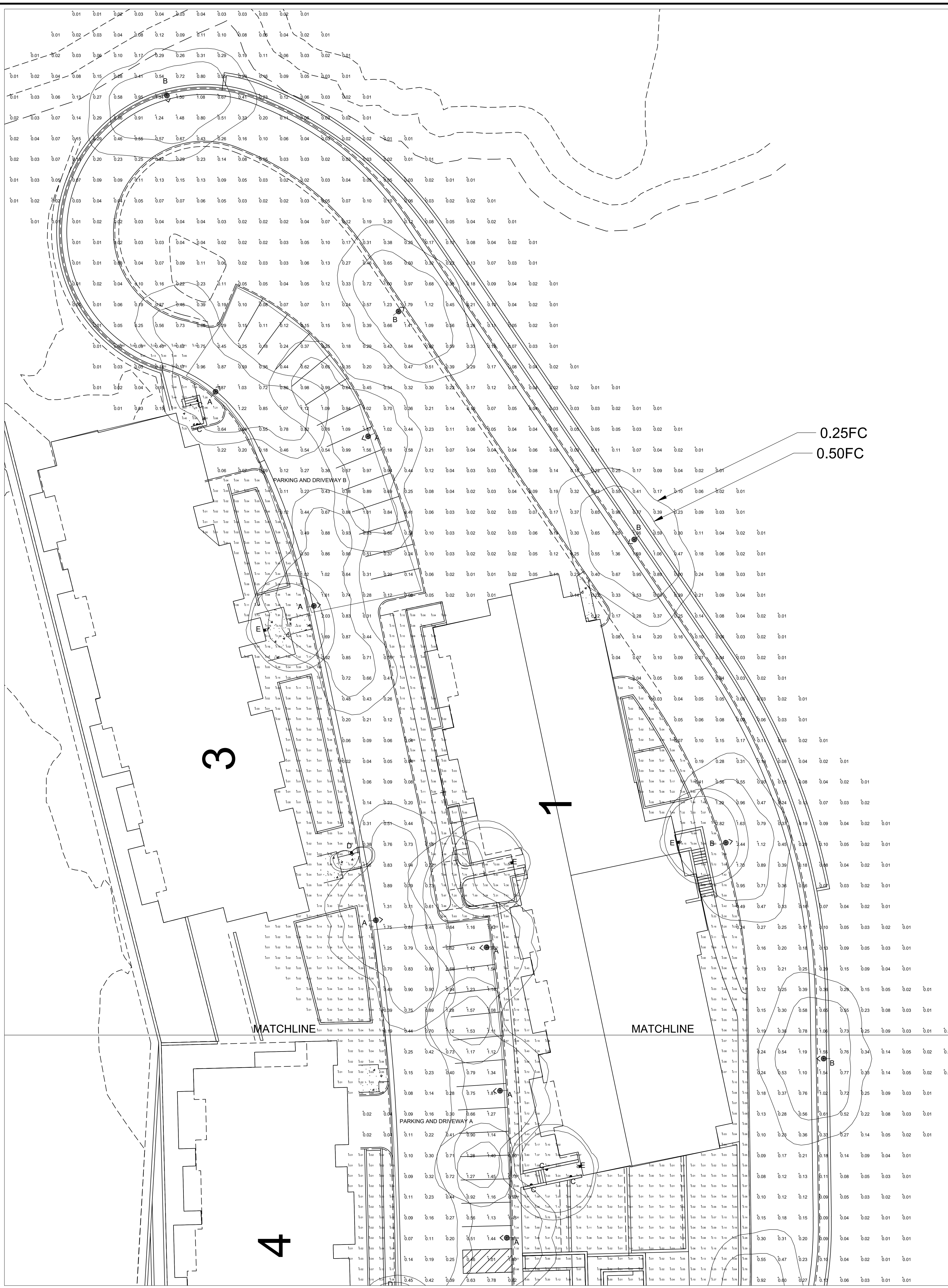
**MUIR CONSULTING, INC.**  
139 CHURCH AVENUE  
OAKDALE, CA 95361  
(209) 845-8630 FAX (209) 845-8639  
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**BOUNDARY & TOPOGRAPHIC SURVEY**  
OF  
**APN 165-220-06, LOS GAMOS DRIVE**  
MARIN COUNTY CALIFORNIA  
**SAN RAFAEL**

REVISIONS	JOB NUMBER: 5883-01	DRAWING NAME: 5883-01BT.dwg	SHEET NO.: 4	OF 4
	DRAWN BY: WCC	CHECKED BY: JMS, TJE	DATE: 6/28/2020	





0.25FC  
0.50FC

\*\*\*LIGHTING LAYOUT VERIFICATION\*\*\*

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE  
 PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS  
 IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED  
 LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL  
 LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice.  
 Some differences between measured values and calculated results may occur due to  
 measurement techniques and field conditions such as voltage and temperature  
 variations. Input data used to generate the attached calculations such as room  
 dimensions, reflectances, furniture and architectural elements significantly affect the  
 lighting calculations. If the real environment conditions do not match the input data,  
 differences will occur between measured values and calculated values.

**AR** Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.  
 7777 PARDEE LANE  
 P.O. BOX 2265  
 OAKLAND, CA 94621  
 PHONE: (510) 638-3800 - FAX (510) 638-2908

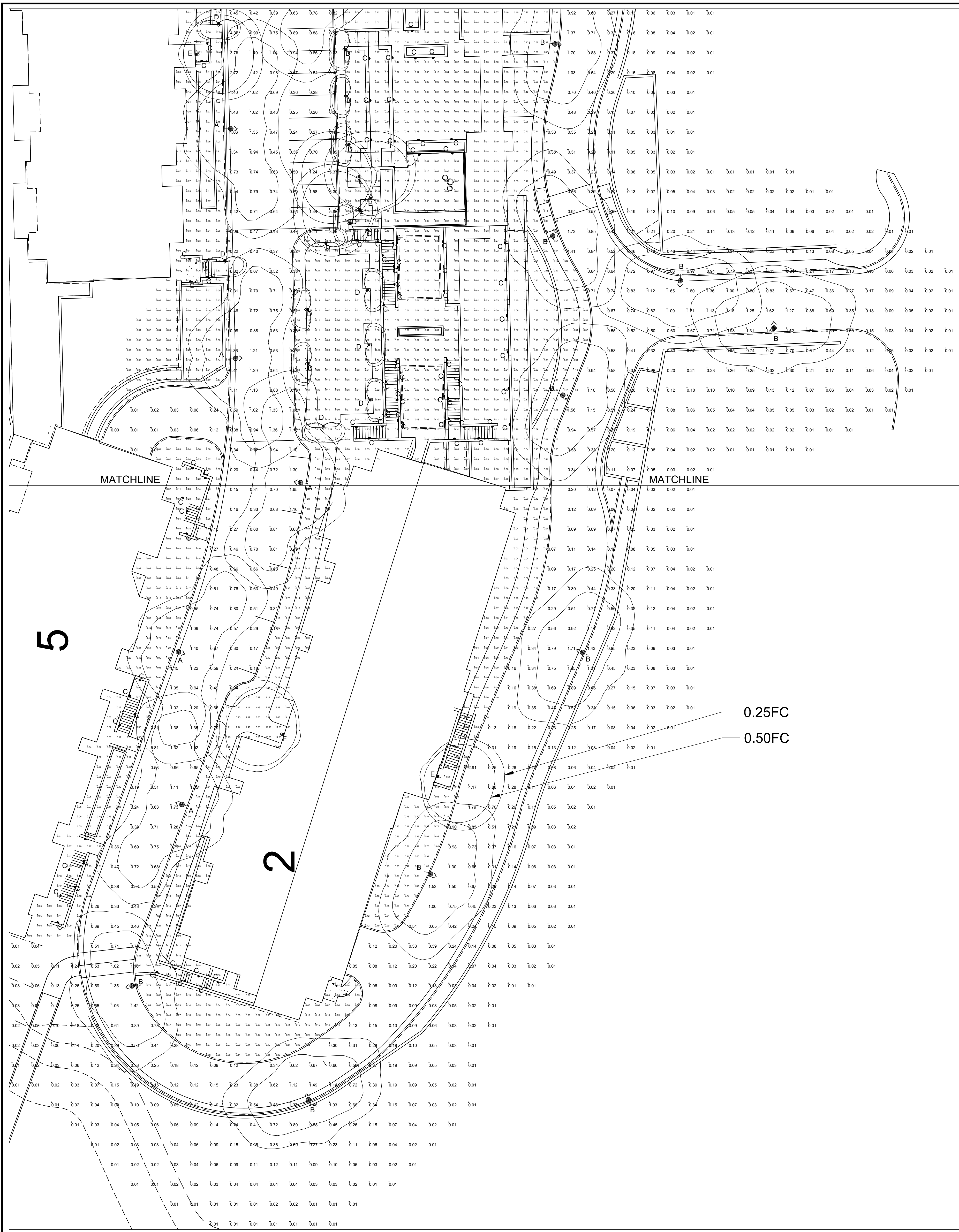
REPORT FOR: STOEV DESIGN GROUP  
 BY: APPLICATIONS ENGINEERING: GILBERTO J. RODRIGUEZ  
 SALES REPRESENTATIVE: ALR; TIM HALEY



AGI32 VERSION 19.15  
 AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.  
 10268 W. CENTENNIAL ROAD, SUITE 202  
 LITTLETON, CO 80127

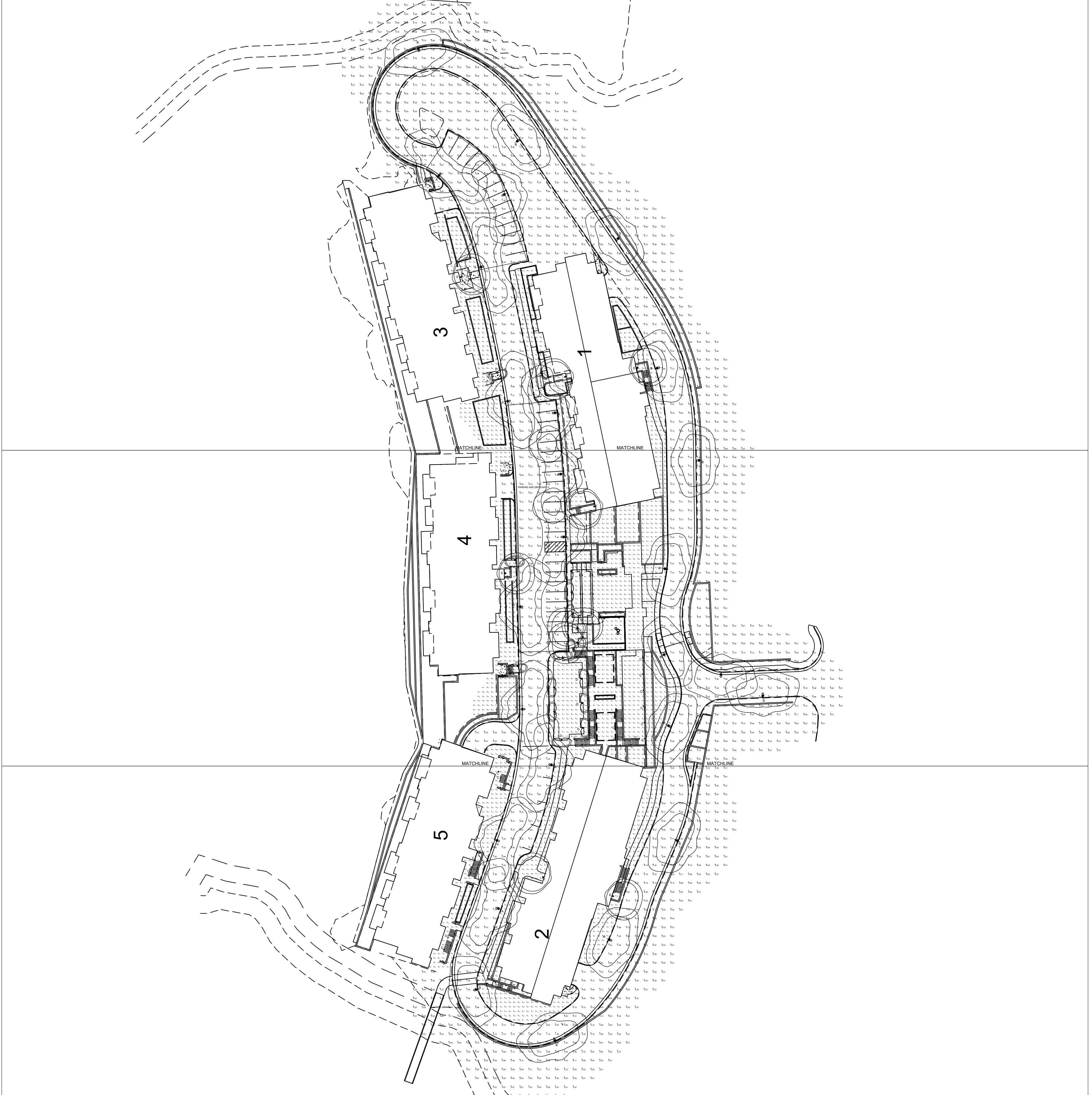
PROJECT DESCRIPTION  
**LOS GAMOS - SITE**  
 SAN RAFAEL, CA **PH-1**

DRAWING NO. / INPUT FILE 18417HAL.DWG / AGI		DATE 10.19.2020	REV 0
SCALE 1" = 20'	SHEET 1 OF 2		



Luminaire Schedule										
Project: LOS GAMOS - SITE										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
	12	A	SINGLE	2548	0.850	0.900	0.944	BEGA 77 911 - 38.0W-KX - 16' L.C.	77911_BEGA_I.E.S.IES	50
	14	B	SINGLE	2250	0.850	0.900	0.944	BEGA 77 910 - 15.8W-KX - 14' L.C.	77910_BEGA_I.E.S.ies	19
	86	C	SINGLE	15	0.850	0.900	0.944	BEGA 22 136 - 6.7W-KX - 1.5' L.C.	22136_BEGA_I.E.S.IES	8.2
	14	D	SINGLE	1361	0.850	0.900	0.944	BEGA 99 056 - 11.6W-KX - 1.6' L.C.	99056_BEGA_I.E.S.ies	14
	10	E	SINGLE	2982	0.850	0.900	0.944	BEGA 22 434 - 50.6W-K27 - 9' L.C.	22434_BEGA_I.E.S.IES	55.42

Calculation Summary							
Project: LOS GAMOS - SITE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAYS	Illuminance	Fc	0.87	135.39	0.00	N.A.	N.A.
PARKING AND DRIVEWAY A	Illuminance	Fc	0.91	6.30	0.07	13.00	90.00
PARKING AND DRIVEWAY B	Illuminance	Fc	0.65	1.87	0.08	8.13	23.38



\*\*\*LIGHTING LAYOUT VERIFICATION\*\*\*

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 PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS  
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 7777 PARDEE LANE  
 P.O. BOX 2265  
 OAKLAND, CA 94621  
 PHONE: (510) 638-3800 - FAX (510) 638-2908

REPORT FOR: STOEV DESIGN GROUP  
 BY: APPLICATIONS ENGINEERING; GILBERTO J. RODRIGUEZ  
 SALES REPRESENTATIVE: ALR; TIM HALEY

**AGI32** lighting software  
 by Lighting Analysts

AGI32 VERSION 19.15  
 AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.  
 10268 W. CENTENNIAL ROAD, SUITE 202  
 LITTLETON, CO 80127

PROJECT DESCRIPTION  
**LOS GAMOS - SITE**  
 SAN RAFAEL, CA **PH-2**

DRAWING NO. / INPUT FILE  
 18417HAL.DWG / AGI

SCALE 1" = 20'	SHEET 2 OF 2	DATE 10.19.2020	REV 0
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