

Stormwater Control Plan For a Regulated Project

Brookdale Apartments

November 10, 2021

Owner: Brookdale LLC
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Stormwater Control Plan Figure SW-1
Stormwater Control Plan Figure SW-2
Conceptual Drainage Plan Drawing C-2

This Stormwater Control Plan was prepared using the template dated July 14, 2014.

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I. Project Data

Table 1. Project Data Form

| | |
|--|--|
| Project Name | Brookdale Apartments |
| Application Submittal Date | 12-2-2021 |
| Project Location | 55 Lincoln Avenue San Rafael, CA 94901 APN 011-074-04 and 011-074-05 |
| Project Phase No. | NA |
| Project Type and Description | Three story residential apartment buildings |
| Total Project Site Area (acres) | 0.26 acres (11,394 sq ft) |
| Total New and Replaced Impervious Surface Area | 6,404sq ft See attached drawing SW-1 |
| Total Pre-Project Impervious Surface Area | 309 sq ft See attached drawing SW-1 |
| Total Post-Project Impervious Surface Area | 6,404sq ft See attached drawing SW-1 |

II. Setting

II.A. Project Location and Description

The project site is located on an undeveloped lot between Lincoln Avenue and Brookdale Avenue. The lot was formerly occupied by a single family home. The area includes a mixture of single family homes, apartment buildings and small office buildings.

II.B. Existing Site Features and Conditions

Site size and shape: 10,518 sq ft rectangular shaped parcel.

- Topography: The eastern half of the parcel is nearly flat. The western half slopes upward toward Lincoln Avenue.
- Hydrologic features
 - Contiguous natural areas: None
 - Wetlands: None
 - Watercourses: A 54 inch square box culvert crosses the property. The site does not drain into the box culvert.
 - Seeps, or springs: None
- Existing land uses: Vacant undeveloped

- Soil types and hydrologic soil groups:
- Vegetative cover: Grass and trees
- Impervious areas: 3,386 sq ft of asphalt paving
- Existing drainage for site and nearby areas: Site slopes toward Brookdale Avenue. There are no existing drainage improvements on the site other than the box culvert described above.
- Location of municipal storm drains: None

II.C. Opportunities and Constraints for Stormwater Control

OPPORTUNITIES

- Existing natural areas: None
- Low areas: None
- Oddly configured or otherwise unbuildable areas: None
- Easements: None
- Required landscape amenities, open space and buffers: San Rafael planning requirements apply to the project.
- Differences in elevation, which can provide needed hydraulic head: The finished grade of the site is lower than the elevation of Lincoln Avenue. The development plan for the site causes all the runoff to flow to the east toward Brookdale Avenue.

CONSTRAINTS:

- Impermeable soils:
- High groundwater: Unknown
- Groundwater pollution or contaminated soils: Unknown
- Steep slopes: None. Nearly flat site
- Geotechnical instability: None; nearly flat site.
- Topography: Standard bio-retention basins can be used provided the outflow is connected to the existing box culvert that runs through the site.
- Density/high-intensity land use: High density condominium project maximizes the building footprint on the site within the required property line setbacks.
- Heavy pedestrian or vehicular traffic: Heavy traffic on Fifth Avenue
- Utility locations: All utilities located in Fifth Avenue
- Safety concerns: None

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The footprint of the building conforms to property line setbacks and uses all of the allowable building area on the site. This leaves little space for stormwater improvements.

III.A.2. Preservation of natural drainage features

The natural overland drainage slope toward Brookdale Avenue will be preserved. There are no drainage swales, wetlands or stream channels to preserve.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

Not Applicable. No creeks, wetlands or riparian habitat on the site.

III.A.4. Minimization of imperviousness

Pervious concrete pavers will be used for the parking lot and patios. Gravel surfacing will be used for the central common patio.

III.A.5. Use of drainage as a design element

No area of the site is available..

III.B. Use of Permeable Pavements

Pervious concrete pavers will be used for the parking lot and patios.

III.C. Dispersal of Runoff to Pervious Areas

III.D. Stormwater Control Measures

Bioretention planters will be constructed to receive runoff from nearly all impervious area.

IV. Documentation of Drainage Design

IV.A. Descriptions of Each Drainage Management Area

IV.A.1. Table of Drainage Management Areas. See Figure Sw-1.

| DMA Name | Surface Type | Area (square feet) |
|-------------------------|---------------------|---------------------------|
| #1A Building #3 Roof | Impervious | 1,301 |
| #1B Building #3 Patio | Pervious | 100 |
| #2A Building #1 Roof | Impervious | 1,931 |
| #2B Building #1 Patio | Pervious | 225 |
| #2C Building #1 Walkway | Impervious | 109 |
| #3 Parking | Pervious | 703 |
| #4A Building #2 Roof | Impervious | 1,552 |
| #4B Building #2 Patio | Pervious | 154 |

| | | |
|-----------------------------|------------|-----|
| #4C Building #2 Walkway | Impervious | 54 |
| #5 Storage and Exercise Mat | Impervious | 469 |
| #6 Parking | Pervious | 897 |
| #7A Walkway | Impervious | 90 |
| #7B Walkway | Impervious | 525 |
| #8 Accessible Parking | Impervious | 373 |

IV.A.2. Drainage Management Area Descriptions

DMA #1A, 1,301 square feet, drains the roof of Building #3 to bioretention basin #3.

DMA #1B, 100 square feet, drains concrete paver patios to the bioretention basin #3

DMA #2A, 1,931 square feet, drains the roof of Building #1 to bioretention basin #1

DMA #2B, 225 square feet, drains concrete paver patios to bioretention basin #4

DMA #2C, 109 square feet, drains concrete walkways to bioretention basin #4

DMA #3, 703 square feet, drains concrete paver parking area to Brookdale Avenue

DMA #4A, 1,552 square feet, drains, the roof of Building #2 to bioretention basin #2.

DMA #4B, 154 square feet, drains concrete paver patios to bioretention basin #2

DMA #4C, 54 square feet, drains concrete walkways to bioretention basin #2

DMA #5, 469 square feet, drains storage area roof directly to the box culvert

DMA #6, 897 square feet, drains concrete paver parking area to Brookdale Avenue

DMA #7A, 90 square feet, drains concrete walkways to bioretention basin #4

DMA #7B, 525 square feet, drains concrete walkways to bioretention basin #4

DMA #8, 373 square feet, drains concrete parking area to Brookdale Avenue

IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for Bioretention Facility Design

| | |
|--------------------|----------------------------|
| Total Project Area | 0.26 acres (11, 394 sq ft) |
| DMA #2A | 1,931 sq ft |
| DMA #4A | 1,552 sq ft |
| DMA #4B | 154 sq ft |
| DMA #4C | 54 sq ft |

| | |
|---------|-------------|
| DMA #1A | 1,301 sq ft |
| DMA #1B | 100 sq ft |
| DMA #2B | 225 sq ft |
| DMA #2C | 109 sq ft |
| DMA #7A | 90 sq ft |
| DMA #7B | 525 sq ft |
| | |
| | |

IV.B.2. Self-Treating Areas

Table 2 Self Treating Areas

| DMA Name | Area (square feet) |
|------------------------------|---------------------------|
| Self Treating Areas Not Used | |
| | |
| | |
| | |

IV.B.3. Self-Retaining Areas

Table 3 Self Retaining Areas

| DMA Name | Area (square feet) |
|-------------------------------|--------------------|
| Self Retaining Areas Not Used | |
| | |
| | |

IV.B.4. Areas Draining to Self-Retaining Areas

Table 4 Areas Draining to Self Retaining Areas

| DMA Name | Area (square feet) | Post-project surface type | Runoff factor | Product (Area x runoff factor)[A] | Receiving self-retaining DMA | Receiving self-retaining DMA Area (square feet) [B] | Ratio [A]/[B] |
|-------------------------------|--------------------|---------------------------|---------------|-----------------------------------|------------------------------|---|---------------|
| Self Retaining Areas Not Used | | | | | | | |
| | | | | | | | |
| | | | | | | | |

IV.B.5. Areas Draining to Bioretention Facilities

Table 5a LID Facility Sizing Calculations – Bioretention Basin#1

| DMA Name | DMA Area (square feet) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|----------|------------------------|---------------------------|-------------------|------------------------|---------------------------|-----------------------|------------------------|
| | | | | | Bio-Retention Basin No. 1 | | |
| #2A | 1931 | impervious | 1.0 | 1931 | | | |
| | | | | | Sizing factor | Minimum Facility Size | Proposed Facility Size |
| | | | | | | | |

| | | | | |
|--------|------|------|----|----|
| Total> | 1931 | 0.04 | 77 | 96 |
|--------|------|------|----|----|

Table 5b LID Facility Sizing Calculations Bioretention Basin #2

| DMA Name | DMA Area (square feet) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|----------|------------------------|---------------------------|-------------------|------------------------|---------------------------|-----------------------|------------------------|
| | | | | | Bio-Retention Basin No. 2 | | |
| #4A | 1552 | impervious | 1.0 | 1552 | Sizing factor | Minimum Facility Size | Proposed Facility Size |
| #4B | 154 | pervious | 0.1 | 15 | | | |
| #4C | 54 | impervious | 1.0 | 54 | | | |
| Total> | | | | 1621 | 0.04 | 65 | 95 |

Table 5c LID Facility Sizing Calculations Bioretention Basin #3

| DMA Name | DMA Area (square feet) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|----------|------------------------|---------------------------|-------------------|------------------------|---------------------------|-----------------------|------------------------|
| | | | | | Bio-Retention Basin No. 3 | | |
| #1A | 1301 | impervious | 1.0 | 1301 | Sizing factor | Minimum Facility Size | Proposed Facility Size |
| #1B | 100 | pervious | 0.1 | 10 | | | |
| | | | | | | | |
| Total> | | | | 1311 | 0.04 | 53 | 75 |

Table 5d LID Facility Sizing Calculations Bioretention Basin #4

| DMA Name | DMA Area (square feet) | Post-project surface type | DMA Runoff factor | DMA Area runoff factor | Facility Name | | |
|----------|------------------------|---------------------------|-------------------|------------------------|---------------------------|--|--|
| | | | | | Bio-Retention Basin No. 4 | | |

| | | | | | | | |
|--------|-----|------------|-----|-----|---------------|-----------------------|------------------------|
| #2B | 225 | pervious | 0.1 | 23 | Sizing factor | Minimum Facility Size | Proposed Facility Size |
| #2C | 109 | impervious | 1.0 | 109 | | | |
| #7A | 90 | impervious | 1.0 | 90 | | | |
| #7B | 525 | impervious | 1.0 | 525 | | | |
| | | | | | | | |
| | | | | | | | |
| Total> | | | | 747 | 0.04 | 30 | 75 |

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Parking lot for apartments will be a source of oil, grease and other materials from parked vehicles.

Residential trash collection area will be a potential source of pollutants

Landscape areas will be a potential source of fertilizers, pesticides and herbicides.

V.B. Source Control

Table 6 Sources and Source control Measures

| Potential source of runoff pollutants | Permanent source control BMPs | Operational source control BMPs |
|---------------------------------------|---|---|
| On-site Storm Drain Inlets | Mark all inlets with the words "No dumping! Flows to Bay" | <ul style="list-style-type: none"> Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, "Drainage System |

| | | |
|--|--|---|
| | | <p>Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks</p> <ul style="list-style-type: none"> • Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.” |
| Interior floor drains and elevator shaft sump pumps | Interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer. | <ul style="list-style-type: none"> • Inspect and maintain drains to prevent blockages and overflow. |
| Interior Parking Garage | Parking garage floor drains will be plumbed to the sanitary sewer except for the portions of the garage exposed to direct rainfall. | <ul style="list-style-type: none"> • Inspect and maintain drains to prevent blockages and overflow. |
| Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance | <p>Final landscape plans will accomplish all of the following.</p> <ul style="list-style-type: none"> • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration | <ul style="list-style-type: none"> • Maintain landscaping using minimum or no pesticides. • See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmphanhandbooks • Provide IPM information to new owners, lessees and operators. |

| | | |
|---------------------|---|---|
| | <p>where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</p> <ul style="list-style-type: none"> • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. • Consider using pest-resistant plants, especially adjacent to hardscape. • To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions | |
| <p>Refuse Areas</p> | <p>Refuse will be collected in dumpsters.</p> <p>Signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here”.</p> | <ul style="list-style-type: none"> • Provide adequate number of receptacles. • Inspect receptacles regularly; repair or replace leaky receptacles. • Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. • Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. • Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA |

| | | |
|--|--|---|
| | | Stormwater Quality Handbooks at www.casqa.org/resources/bmp/handbooks |
|--|--|---|

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

Standard construction methods and materials will be used conforming to the Building Code. Details will be provided on the construction drawings issued for building permit.

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The Project Owner agrees to execute any necessary maintenance agreements.

The Project Owner accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.”

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

During final design of the project, and operation and maintenance plan will be prepared in accordance with Chapter 5 of the *Post-Construction Manual*.

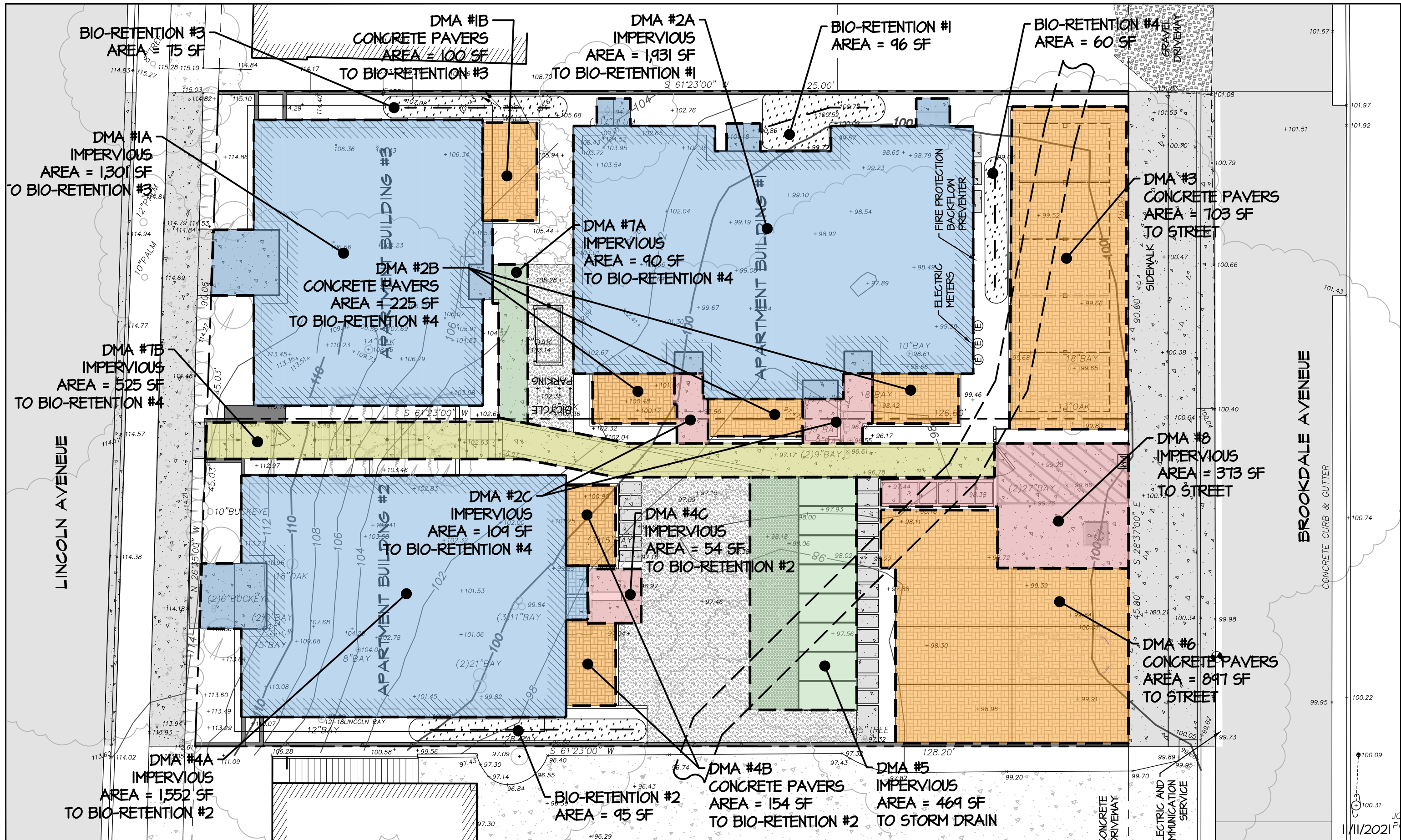
VII. Construction Checklist

Table 7 Construction Plan C-3 Checklist

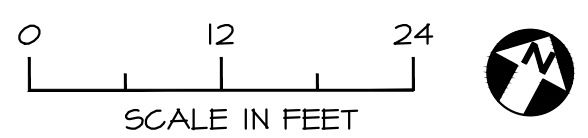
| Stormwater Control Plan Page # | Source Control or Treatment Control Measure | See Construction Plan Sheet No. |
|---------------------------------------|--|--|
| | Bioretention planters | C-2 |
| | | |
| | | |
| | | |

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA *Post-Construction Manual*.



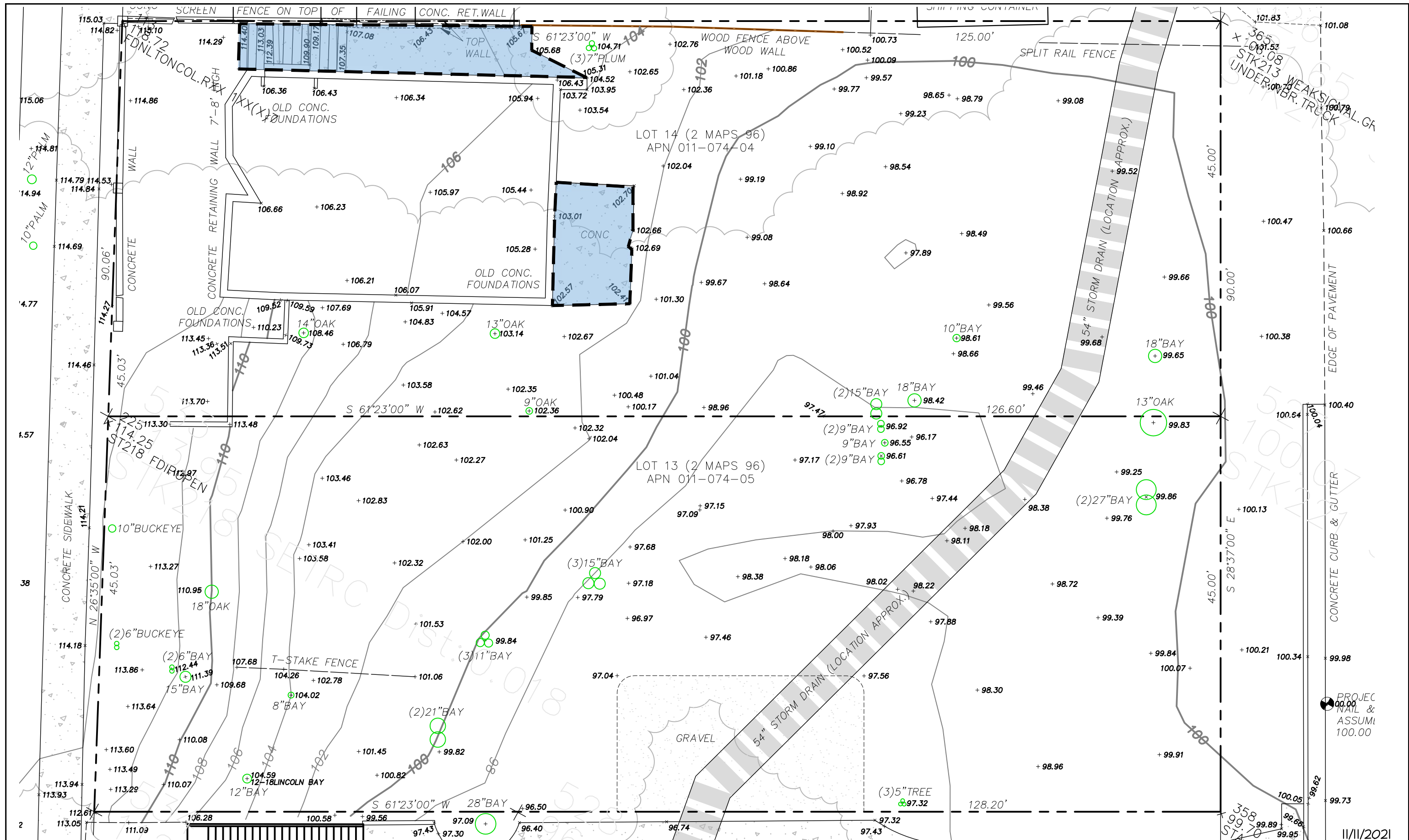
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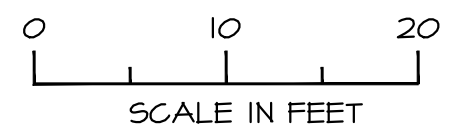
PROPOSED IMPERVIOUS AREA = 6,404 SF
PROPOSED CONCRETE PAVER AREA = 2,079 SF

| | |
|---|------------------------|
| BROOKDALE APARTMENTS 55 BROOKDALE AVENUE SAN RAFAEL, CALIFORNIA | PROJECT NO. 662.001 |
| STORMWATER CONTROL PLAN | FIGURE SW-1 |

11/11/2021



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EXISTING IMPERVIOUS AREA = 309 SF
TOTAL LOT AREA = 11,394 SF

| | |
|---|-------------|
| BROOKDALE APARTMENTS 55 BROOKDALE AVENUE SAN RAFAEL, CALIFORNIA | PROJECT NO. |
| | 662.001 |
| STORMWATER CONTROL PLAN | FIGURE |
| | SW-2 |

11/11/2021

DESIGN REVIEW NOTES

STORMWATER DRAINAGE PLAN

- THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE CITY REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.
- THE EXISTING IMPERVIOUS AREA ON THE SITE TOTALS 309 SQ FT..
- THE PROPOSED DEVELOPMENT PLAN INCLUDES 6,404 SQ FT OF IMPERVIOUS AREA. THE TOTAL LOT AREA IS 11,344 SQ FT. THE PROPOSED TOTAL IMPERVIOUS AREA AMOUNTS TO 56 PERCENT OF THE LOT AREA.
- THE PROPOSED DEVELOPMENT PLAN MINIMIZES THE USE OF IMPERVIOUS HARDCAPE. CONCRETE PAVERS WILL BE USED FOR PARKING AREAS AND PATIOS.
- RUNOFF FROM 5,562 SQ FT OF THE PROPOSED NEW IMPERVIOUS AREA WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM AND DIRECTED TO FOUR BIO-RETENTION BASINS. THE IMPERVIOUS AREA DIRECTED TO THE BIO-RETENTION BASINS INCLUDES THE ENTIRE ROOF AREA OF THE THREE APARTMENT BUILDINGS, WALKWAYS AND PATIOS. RUNOFF FROM REMAINING IMPERVIOUS AREA WILL SHEET FLOW TO LANDSCAPE AREAS OR TO THE STREET.
- AREA DRAINS IN LANDSCAPE AND HARDCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE BUILDINGS.
- THE BIO RETENTION BASINS ARE DESIGNED TO CAPTURE THE 10-YEAR STORM AND INFILTRATE IT INTO THE GROUND IN ACCORDANCE WITH MCSTOFFP GUIDELINES. THE SURFACE AREA OF THE BASINS AND DETAILS OF CONSTRUCTION COMPLY WITH MCSTOFFP GUIDELINES.
- A FOUNDATION DRAINAGE AND RETAINING WALL BACK DRAINAGE SYSTEM WILL BE CONSTRUCTED USING PERFORATED PVC PIPE. THE SYSTEM WILL OUTLET TO THE GROUND SURFACE AT A SUITABLE LOCATION. PERMANENT EROSION CONTROL WILL BE INSTALLED AT THE OUTLET LOCATION.

EXCAVATION & GRADING PLAN

- SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN.
- EXCESS EXCAVATED MATERIAL WILL BE LEGALLY DISPOSED OF AT AN OFF-SITE LOCATION TO BE DETERMINED BY THE CONSTRUCTION CONTRACTOR.

EROSION CONTROL

- EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAW WATTLES WILL BE PLACED AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARPS TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAW WATTLES.
- PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLETION OF THE WORK IN ACCORDANCE WITH THE LANDSCAPING PLANS.

STORMWATER POLLUTION PREVENTION

- SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

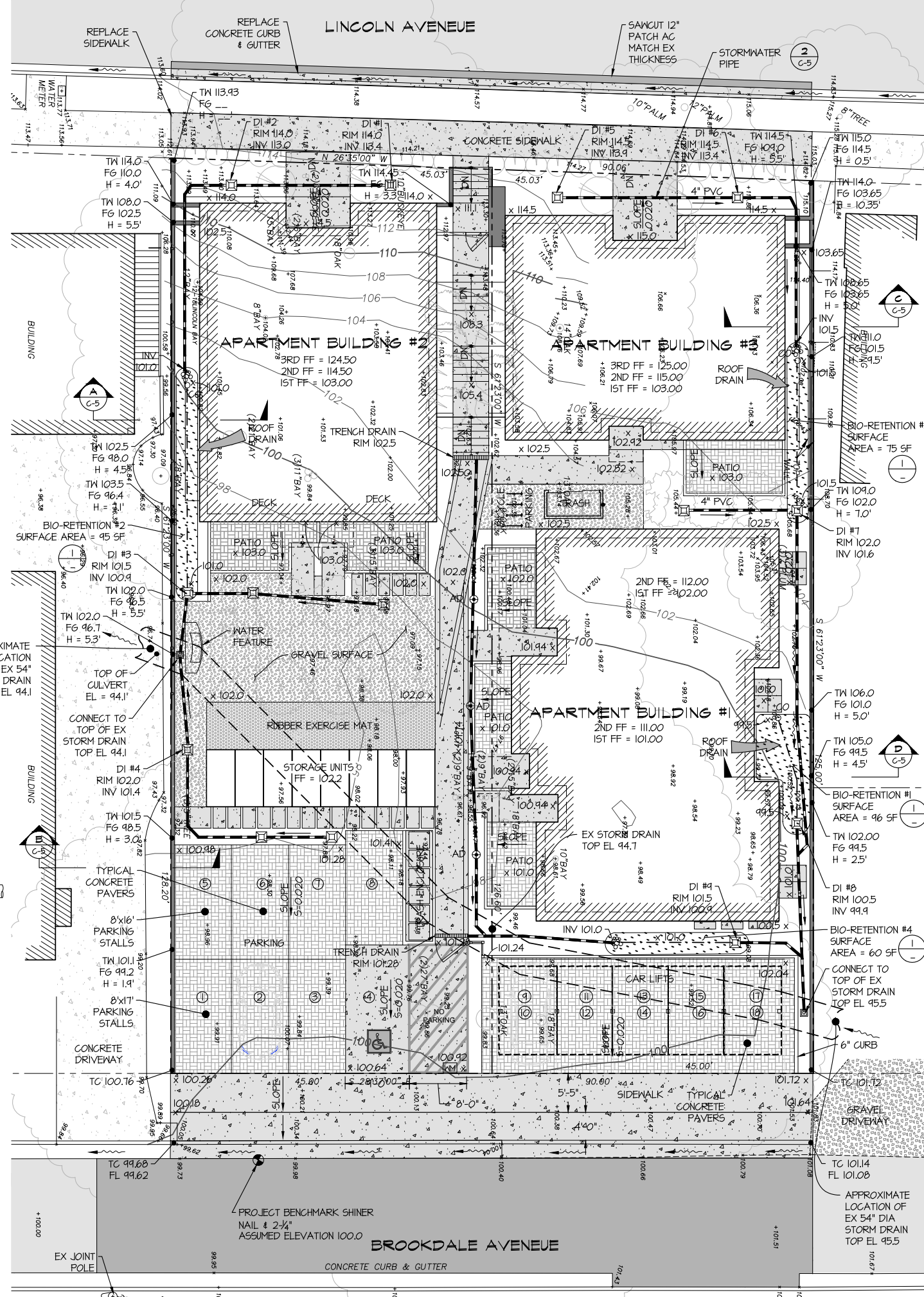
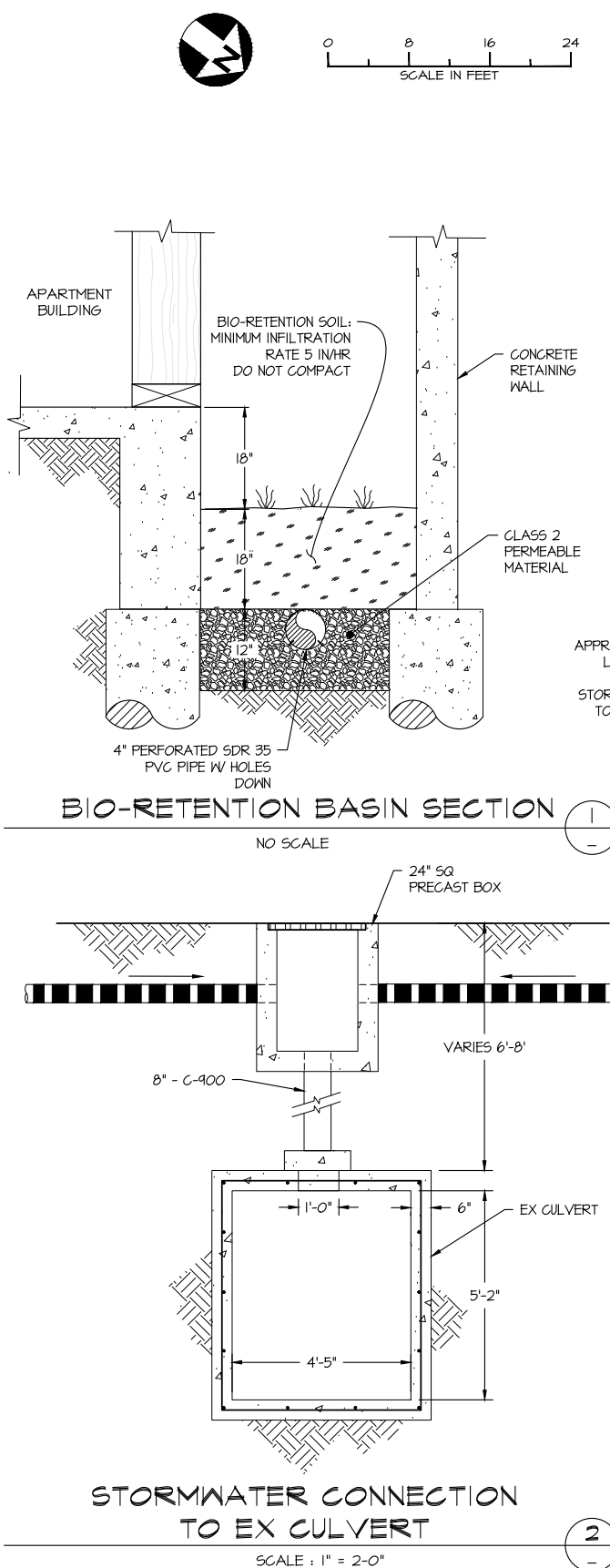
UTILITY PLAN

- WATER:** WATER SERVICE WILL BE PROVIDED BY A NEW SERVICE CONNECTION TO THE EXISTING WATER MAIN IN BROOKDALE AVENUE AND AN APPROPRIATELY SIZED METER AS SHOWN ON DRAWING C-2. ALL WATER SYSTEM IMPROVEMENTS WILL BE COMPLETED IN CONFORMANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
- ELECTRIC POWER:** ELECTRIC SERVICE WILL BE LOCATED UNDERGROUND FROM THE NEAREST JOINT POLE AS SHOWN ON DRAWING C-2. ALL ELECTRIC POWER SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
- COMMUNICATION:** PHONE AND CABLE TV SERVICE WILL BE LOCATED UNDERGROUND FROM THE NEAREST JOINT POLE AS SHOWN ON DRAWING C-2. ALL COMMUNICATION SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH AT&T AND COMCAST. THE WORK WILL BE COMPLETED IN CONFORMANCE WITH THEIR STANDARDS.
- NATURAL GAS:** GAS SERVICE WILL BE PROVIDED WITH A NEW SERVICE LINE AND METER AS SHOWN ON DRAWING C-2INED. ALL GAS SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
- NATURAL GAS:** ALL GAS SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
- SANITARY SEWER:** A NEW SEWER LATERAL AND BACK FLOW PREVENTION DEVICES AT EACH BUILDING WILL BE CONSTRUCTED AS SHOWN ON DRAWING C-2. THE LATERAL WILL CONFORM TO SAN RAFAEL SANITATION DISTRICT STANDARDS.

RETAINING WALL CONSTRUCTION NOTES

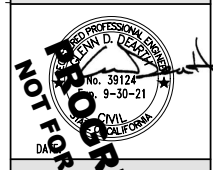
- ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY SPREAD FOOTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

EXISTING UTILITY LOCATION
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.



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ISSUED FOR CONSTRUCTION

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BROOKDALE APARTMENTS
 APN 011-074-04 & 011-074-05
 55 BROOKDALE AVENUE
 SAN RAFAEL, CALIFORNIA

| REVISIONS | | |
|-----------|----------|-----------------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 7/22/21 | ISSUED FOR REVIEW |
| 2 | 11/09/21 | REVISED PER CITY COMMENTS 9/14/21 |

DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: 1" = 8'-0"
 DATE: 7/28/2021 PROJECT NO. 662.001

CONCEPTUAL DRAINAGE PLAN

REVISION **1**
 SHEET NO. **2 OF 6**
 DRAWING **C-2**