# TENTATIVE MAP PLAN SET for DOE LAND DIVISION

### LEGEND & SYMBOLS

2' Contour

10' Contour

**CREEK FLOWLINE** 

#### EXISTING

· · · — **>** · · · — **>** 

**GRADING LIMITS** 

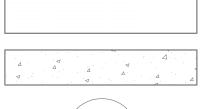
Gas Lateral

Joint Trench

Sewer Lateral

Water Lateral

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BOUNDARY LINI BUILDING ENVELOPE ACCESS & UTILITY EASEMENT GAS LATERAL Gas Lateral JOINT TRENCH Joint Trench SEWER LATERAL Sewer Lateral WATER LATERAL Water Lateral V FIRE HYDRANT UTILITY POLE ASPHALT PAVEMENT EXISTING TREE

TREE FOR REMOVAL

EXISTING RIPARIAN VEGETATION

SURVEY POINT

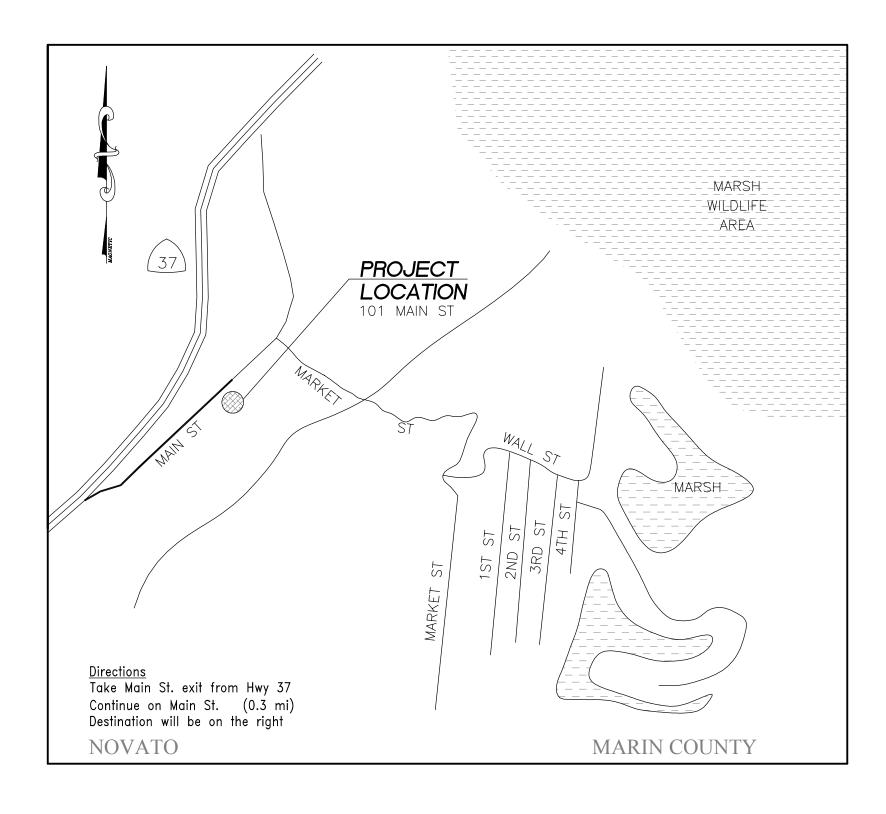
PROPOSED

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### ABBREVIATIONS

AB	Aggregate Base	OR	Official Record
AC	Asphalt Concrete	PCC	Portland Cement Concrete
BC	Begin Curve	PLO	Possible Older Landslide
BW	Bottom of Wall	PRC	Point of Reverse Curve
СВ	Catch Basin	PVC	Polyvinyl Chloride
CY	Cubic Yards	RCP	Reinforced Concrete Pipe
EC	End Curve	ROW	Right of Way
EP	Edge of Pavement	ROS	Record of Survey
EX	Existing	SDMH	Storm Drain Manhole
FG	Finished Grade	SF	Square Feet
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FS	Finish Surface	SS	Sanitary Sewer
GB	Grade Break	Т	Total
HP	High Point	TW	Top of Wall
JB	Junction Box	bw	Bottom of Wall
JT	Joint Trench	тс	Top of Curb
L	Recent Landslide	VC	Vertical Curve
LF	Linear Feet	W/WL	Water Line
LO	Older Landslide	MH	Manhole
LP	Low Point		

## CITY, COUNTY OF MARIN



VICINITY MAP N.T.S.

Checked		
ed Drawn		
Designed		
Description		
Date		
Rev		
DOE LAND DIVISION	COVER SHEET	ADDRESS AND A.P.N.
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DOE LAND	City Of County Of Marin State Of Californi	a ADDRESS AND A.P
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PROJECT TEAM

1. OWNER:

2. DEVELOPER:\_\_\_\_\_

3. ENGINEER: \_\_\_\_\_

#### **PROJECT DESCRIPTION**

THE PROPOSED LAND DIVISION LOCATED ON WILL CREATE TWO (2) LEGAL CONFORMING LOTS WITHIN THE EXISTING ZONING OF . THE NEW LOT AREAS WILL BE 1.01 AND 1.35 ACRES, RESPECTIVELY. THE SITE IS CURRENTLY ZONED AS WITH 2.36 TOTAL ACRES. THE CURRENT USE OF THE PROPERTY IS THERE IS NO PROPOSED CHANGE OF USE RESULTING IN THE APPROVAL OF THIS LAND DIVISION. UTILITY SERVICE SHALL BE PROVIDED BY THE FOLLOWING AGENCIES:

> WATER SEWER GAS & ELECTRIC TELECOMMUNICATION

THIS SITE SUBJECT TO INUNDATION BY THE 100-YEAR FREQUENCY EVENT

PER FLOOD ISSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER \_\_\_\_\_, DATED \_\_\_\_\_. THE PROJECT IS LOCATED IN ZONE \_\_\_\_\_,

ELEVATIONS SHOWN ON PLANS ARE BASED ON (VERTICAL DATUM).

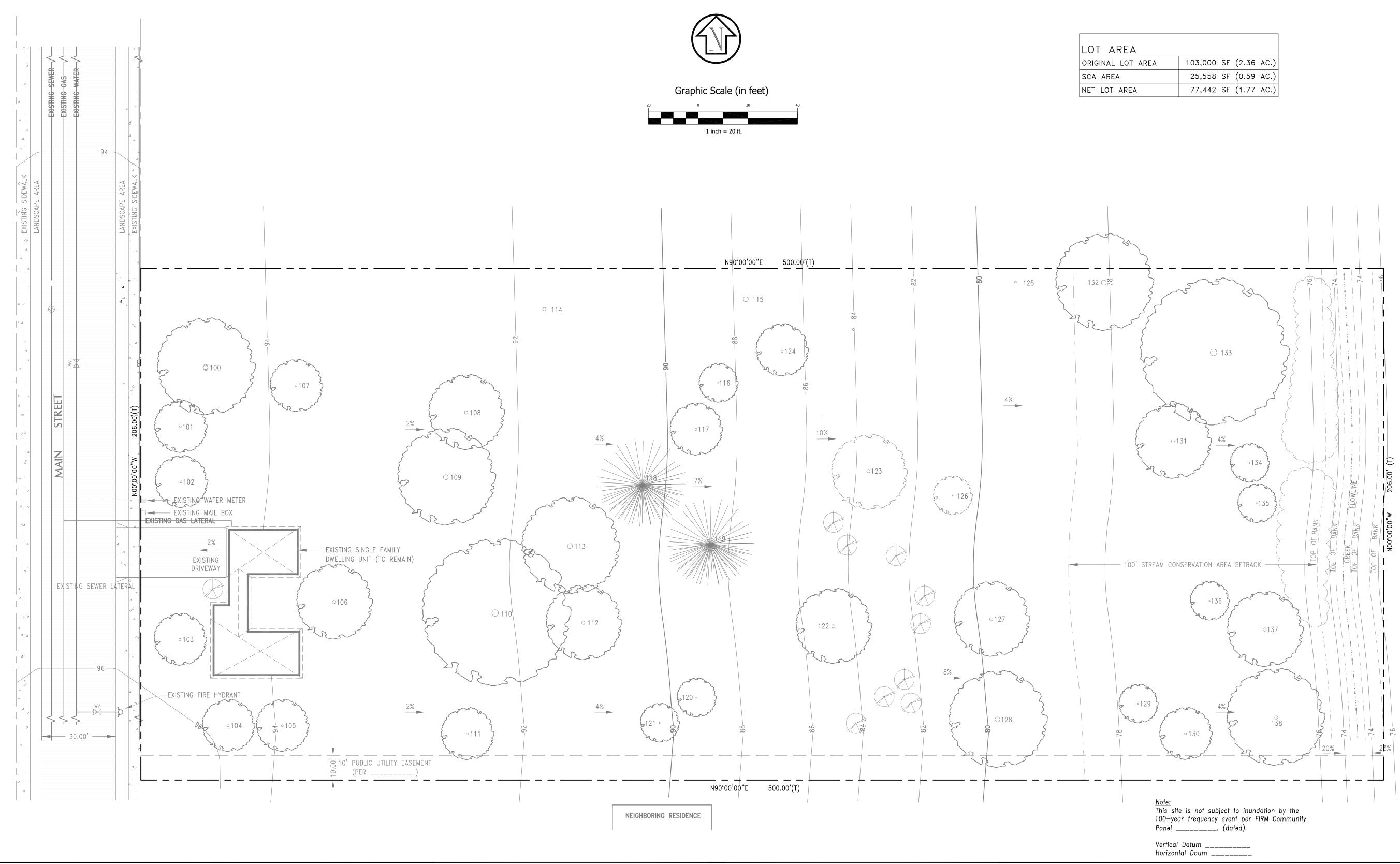
### **BASIS OF TOPOGRAPHY**

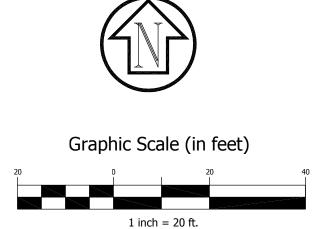
THE TOPOGRAPHY DEPICTED IS BASED ON \_\_\_\_\_PREPARED BY \_\_\_\_\_ON \_\_\_\_\_.

HORIZONTAL DATUM IS

#### **GEOTECHNICAL REPORT**

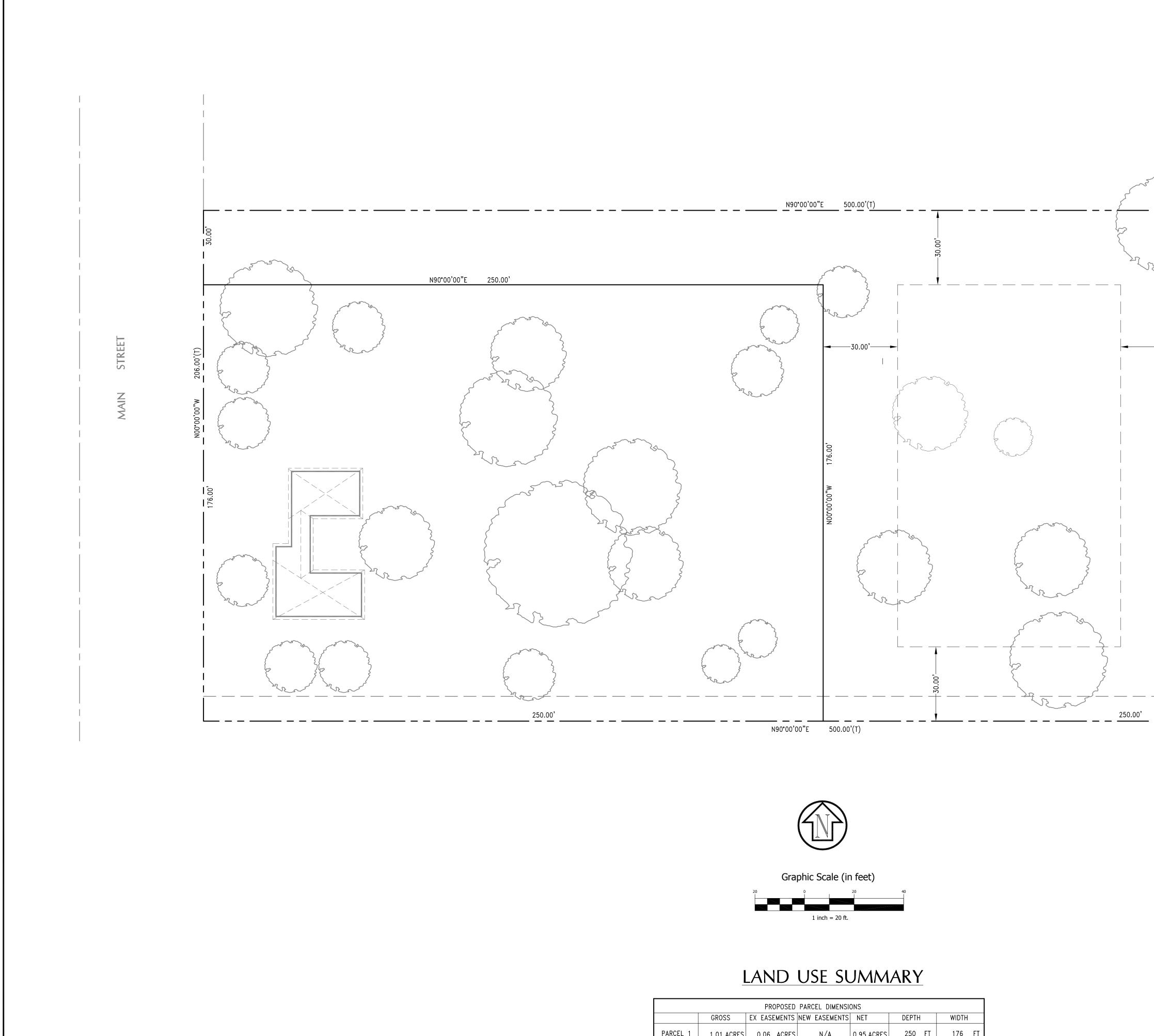
GEOTECHNICAL REPORT "\_\_\_\_\_"
PREPARED BY \_\_\_\_\_\_ ON \_\_\_\_\_



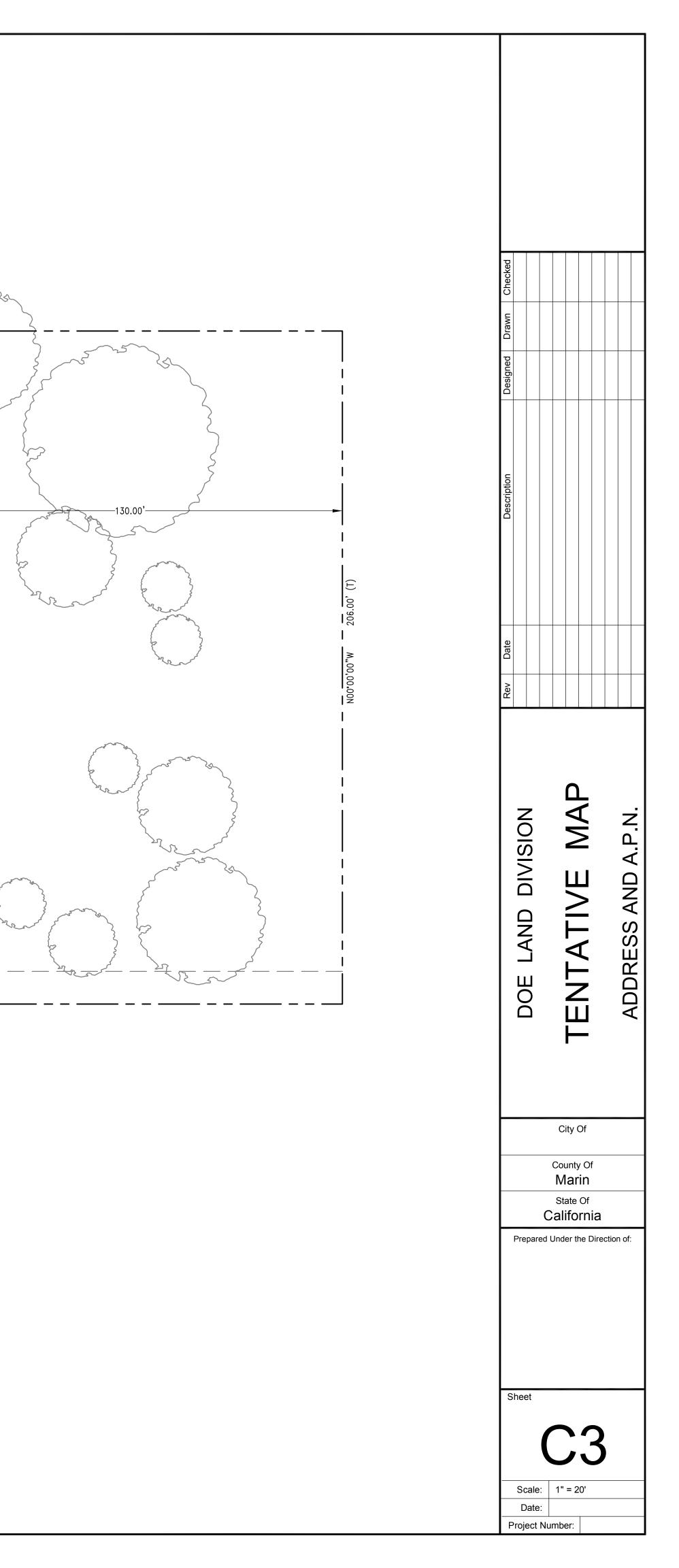


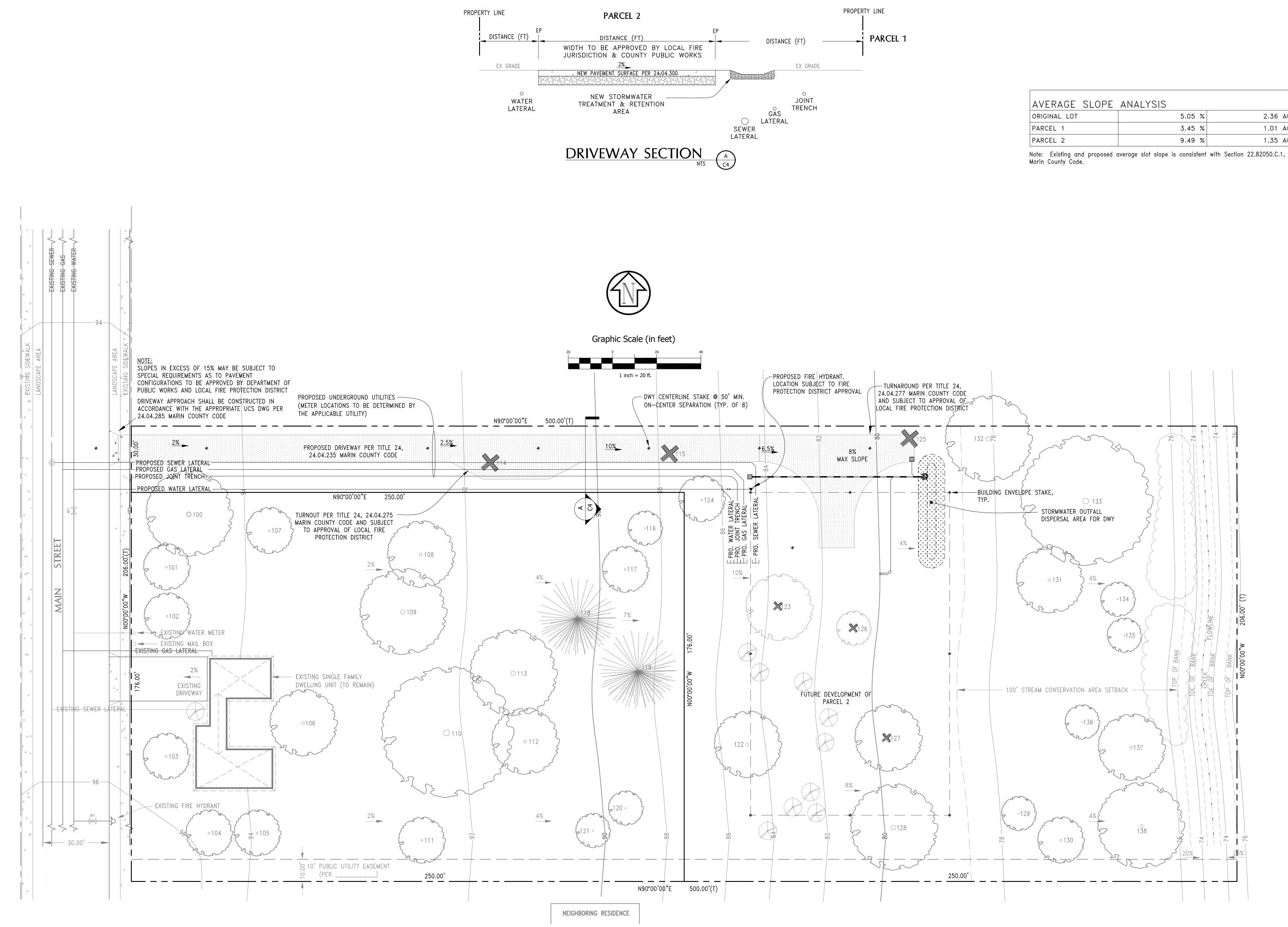
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	City Of County Of Marin									
	State Of California Prepared Under the Direction of:									
	Sh	nee	et							
	St	nee	et	(						
		Sc	ate	:		= 2	20'	2		

103,000 SF (2.36 AC.)
25,558 SF (0.59 AC.)
77,442 SF (1.77 AC.)



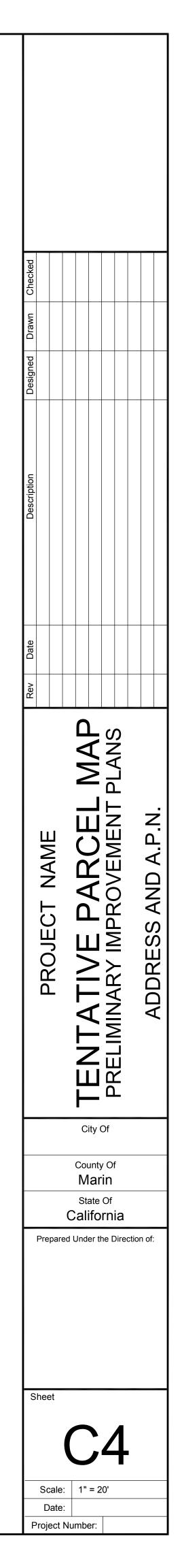
PROPOSED PARCEL DIMENSIONS									
	GROSS	GROSS EX EASEMENTS NEW EASEMENTS NET			DEPTH WIDTH				
PARCEL 1	1.01 ACRES	0.06	ACRES	N/A	0.95 ACRES	250	FT	176	FT
PARCEL 2	1.35 ACRES	0.06	ACRES	N/A	1.29 ACRES	250	FT	206	FT
TOTAL	2.36 ACRES	0.12	ACRES	N/A	2.24 ACRES				



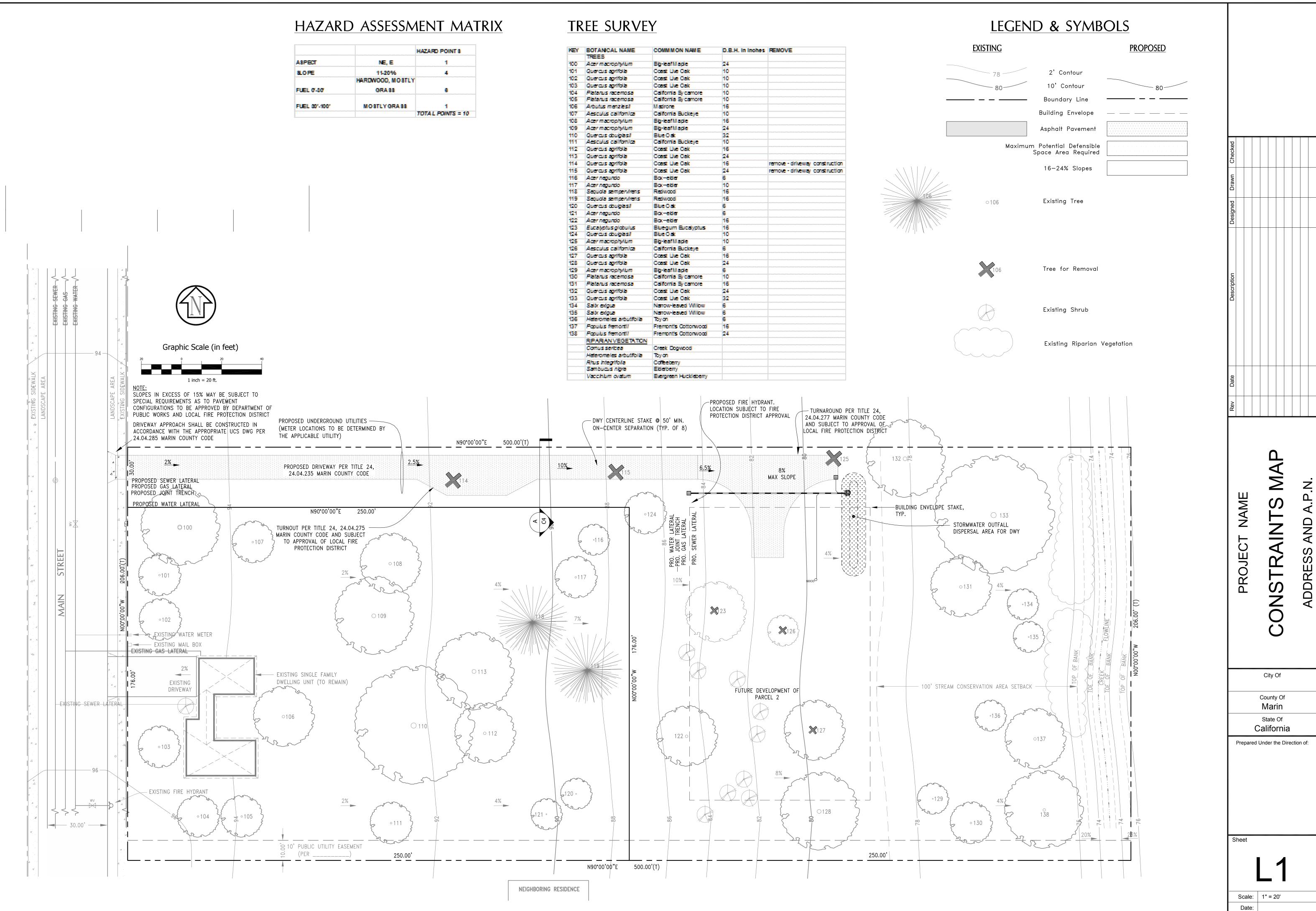


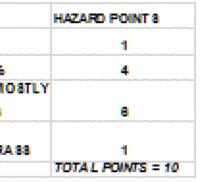
NOTE: STORMWATER TREATMENT AND RETENTION FACILITIES SHALL MEET CURRENT STATE AND LOCAL STORMWATER REGULATIONS.

AVERAGE SLOPE	ANALYSIS	
ORIGINAL LOT	5.05 %	2.36 AC.
PARCEL 1	3.45 %	1.01 AC.
PARCEL 2	9.49 %	1.35 AC.



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ASPECT	NE, E
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8LOPE	11-20%
	HARDWOOD, M
FUEL 0-80	GRA 88
FUEL 30'-100'	MOSTLYOR





KEY	BOTANICAL NAME	COMMISSION NAME	D.B.H. In Inches	REMOVE
	TREES			
100	Acer macrophylum	Eig-leaf Maple	24	
101	Quercus agrifola	Coast Live Oak	10	
102	Quercus agrifola	Coast Uke Oak	10	
103	Quercus agrifola	Coast Live Oak	10	
104	Platanus racemosa	California Sy camore	10	
105	Platanus racemosa	California Sy carnore	10	
106	Arbutus menzies/	Madrone	16	
107	Aesculus californica	California Buckeye	10	
108	Acer macrophylum	Eig-leaf Maple	16	
109	Acer macrophylum	Big-leaf Maple	24	
110	Quercus douglas!	Blue Oak	32	
111	Aesculus californica	California Buckeye	10	
112	Quercus agrifola	Coast Live Oak	16	
113	Quercus agrifola	Coast Uve Oak	24	
114	Quercus agrifola	Coast Uke Oak	16	remove - driveway construction
115	Quercus aprilola	Coast Live Oak	24	remove - driveway construction
116	Acer negundo	Box-etter	6	
117	Acer negundo	Box-etter	10	
118	Sequela sempervirens	Redwood	16	
119	Sequela sempervirens	Redwood	16	
120	Querous doubles!	Blue O ak	6	
121	Acer negundo	Box-elder	6	
122	Acer negundo	Box-etter	16	
123	Eucaliptus globulus	Bluegum Eucalyptus	16	
124	Quercus doubles!	Blue Oak	10	
125	Acer macrophylum	Big-leafMaple		
126	Aesculus californica	California Buckeye	8	
127	Quercus agrifola	Coast Live Oak	16	
128	Quercus agrifola	Coast Live Oak	24	
129	Acer macrophyllum	Big-leafMaple	6	
130	Platanus racemosa	California Sy camore	10	
131	Platanus racemosa	California Sy camore	16	
132	Quercus aprilola	Coast Live Oak		
133	Quercus aprilola	Coast Live Oak	32	
134	Salk edgua	Narow-leaved Willow	8	
135 136	Salx exigua Heterometes arbutifolia	Narow-leaved Willow	6	
136	Populus fremontil	Toy on Fremont's Cottonwood	16	
137	Populus remortil	Fremont's Cottonwood		
138		Premontis Cottonwood		
	RIPARIAN VEGETATION			
	Comus serbea	Creek Dogwood		
	Heleromeles arbutifolia	Toyon		
	Rhus hiegifola	Collecterry		
	Sambucus nigra	Etleberry		-
	Vacchium ovatum	Evergreen Huckleberry		99

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Project Number: