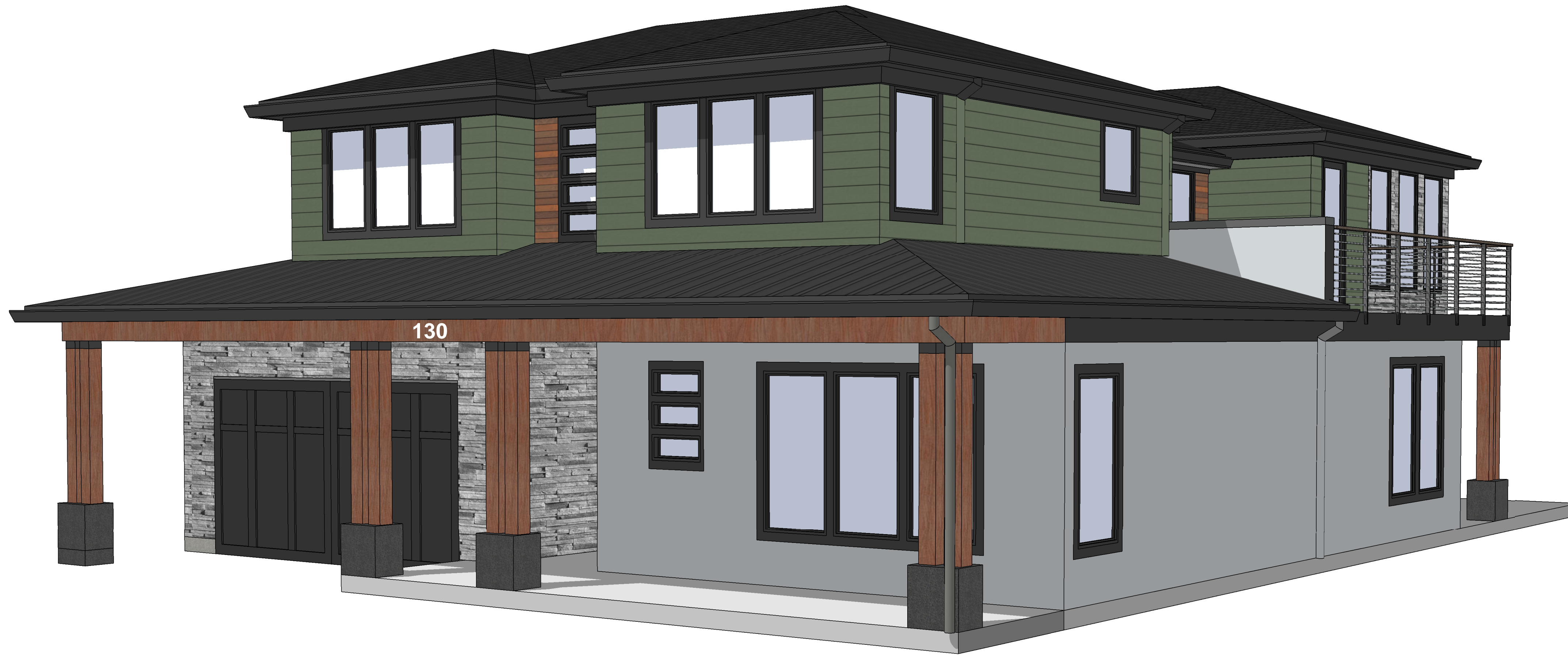


LEGACY AT LUCAS VALLEY

SAN RAFAEL, CA



PROJECT DATA	
PROJECT DESCRIPTION: CONSTRUCTION OF NEW 4,252 SQUARE FOOT TWO-STORY, SINGLE FAMILY RESIDENCE AND ATTACHED ADU AND ALL RELEVANT SITE AND LANDSCAPING IMPROVEMENTS	
ASSESSOR'S PARCEL NUMBER:	164-270-07
ZONING:	RMP - 1.38
OCCUPANCY CLASSIFICATION:	R-3
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-B
STORIES	2
SPRINKLERS	YES
LOT AREA:	44,275 SQ. FT.
AVERAGE SLOPE:	12.60%
PROPOSED BUILDING AREA:	4,252 SQ. FT.
PROPOSED FLOOR AREA:	3,769 SQ. FT.
PROPOSED FLOOR AREA RATIO:	0.09
AREA OF ADDITIONAL DISTURBANCE:	
PROPOSED IMPERVIOUS AREA	3,770 SQ. FT.
PROPOSED PERVIOUS AREA	40,505 SQ. FT.
GRADING CALCULATIONS:	
CUT:	70 CUBIC YARDS
FILL:	20 CUBIC YARDS
NET:	50 (CUT) CUBIC YARDS
ON-SITE PARKING	3 TOTAL SPACES
PROPOSED SETBACK FOR EXTERIOR WALLS:	
PROPOSED FRONT YARD SETBACK	20.0'
PROPOSED SIDE YARD SETBACK	8' & 26.1'
PROPOSED REAR YARD SETBACK	230.2'
MAX HEIGHT FOR MAIN BUILDING	30'-0"
PROPOSED HEIGHT FOR MAIN BUILDING:	24'-2"

IMPORTANT TO NOTE:
FINISHED GRADE IS LOWER THAN NATURAL GRADE AND IS MORE RESTRICTIVE

VICINITY MAP

THE PROPERTY IS LOCATED NORTHEAST OF LUCAS VALLEY ROAD AND EAST OF LAS GALLINAS AVENUE BY AN EXTENSION OF ERIN DRIVE ON PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 164-270-07.



PROJECT TEAM

APPLICANT

HAVEN DEVELOPMENT COMPANY
696 SAN RAMON VALLEY BLVD.
DANVILLE, CA 94526
CONTACT: PREM DEHOOT
PHONE: 925-963-2114
EMAIL: PDHOOT@HAVEN-DEVELOPMENT.COM

ARCHITECT

DAHLIN GROUP, INC.
5865 OWENS DRIVE
PLEASANTON, CA 94588
CONTACT: ZAID ALZAID
DON RICCI
PHONE: 925-251-7200
EMAIL: ZAID.ALZAID@DAHLINGROUP.COM
DON.RICCI@DAHLINGROUP.COM

CIVIL ENGINEER

CB AND G
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
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LANDSCAPE ARCHITECT

GATES ASSOCIATES
2671 CROW CANYON RD,
SAN RAMON, CA 94583
CONTACT: MELONIE REYNOLDS
PHONE: 925-736-8176
EMAIL: MELONIE@DGATES.COM

SHEET INDEX

ARCHITECTURAL DRAWINGS

CS.1	COVER SHEET
CS.2	FOCUSED SITE PLAN W/ ELEVATIONS
A.1	FIRST FLOOR PLAN
A.2	SECOND FLOOR PLAN
A.3	ROOF PLAN
A.4	ELEVATIONS, MATERIALS & COLORS
A.5	ELEVATIONS, MATERIALS & COLORS
A.6	SITE SECTIONS

LANDSCAPE DRAWINGS

-----	LANDSCAPE PLAN
-----	PLANT LIST AND MATERIAL LIST

CIVIL DRAWINGS

-----	CIVIL SITE, GRADING, DRAINAGE, & UTILITY PLAN
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LEGACY AT LUCAS VALLEY

130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

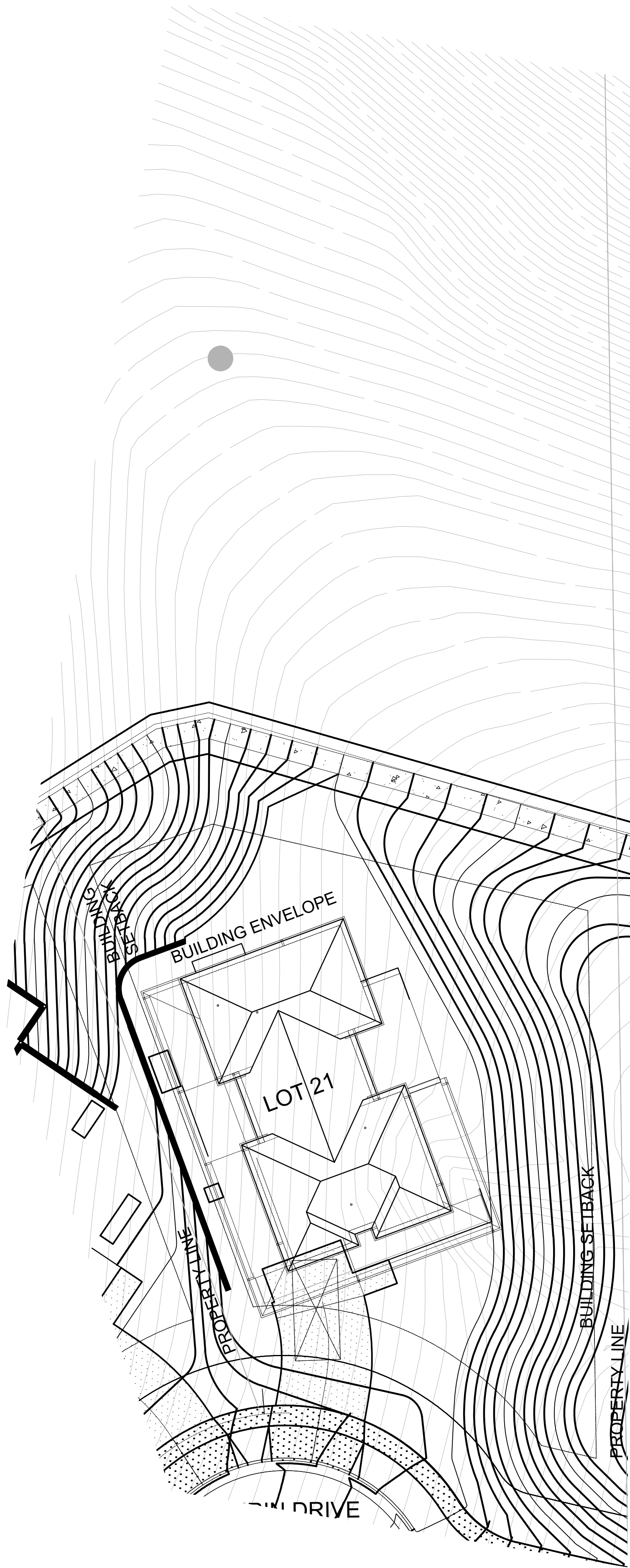
LOT 21

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

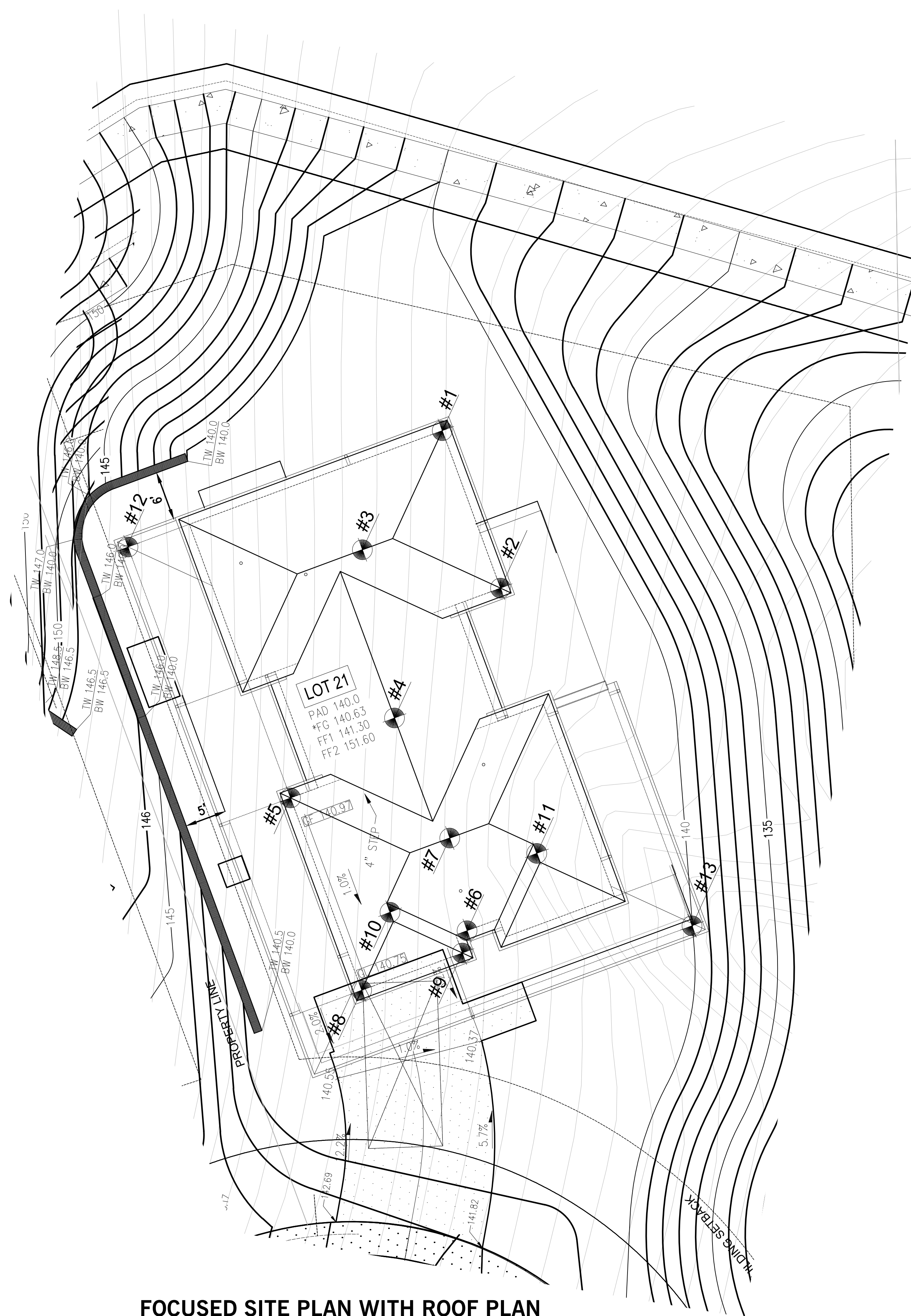
PROJECT NO.: 1615.003
DATE: 04/21/2023

SHEET CS.1

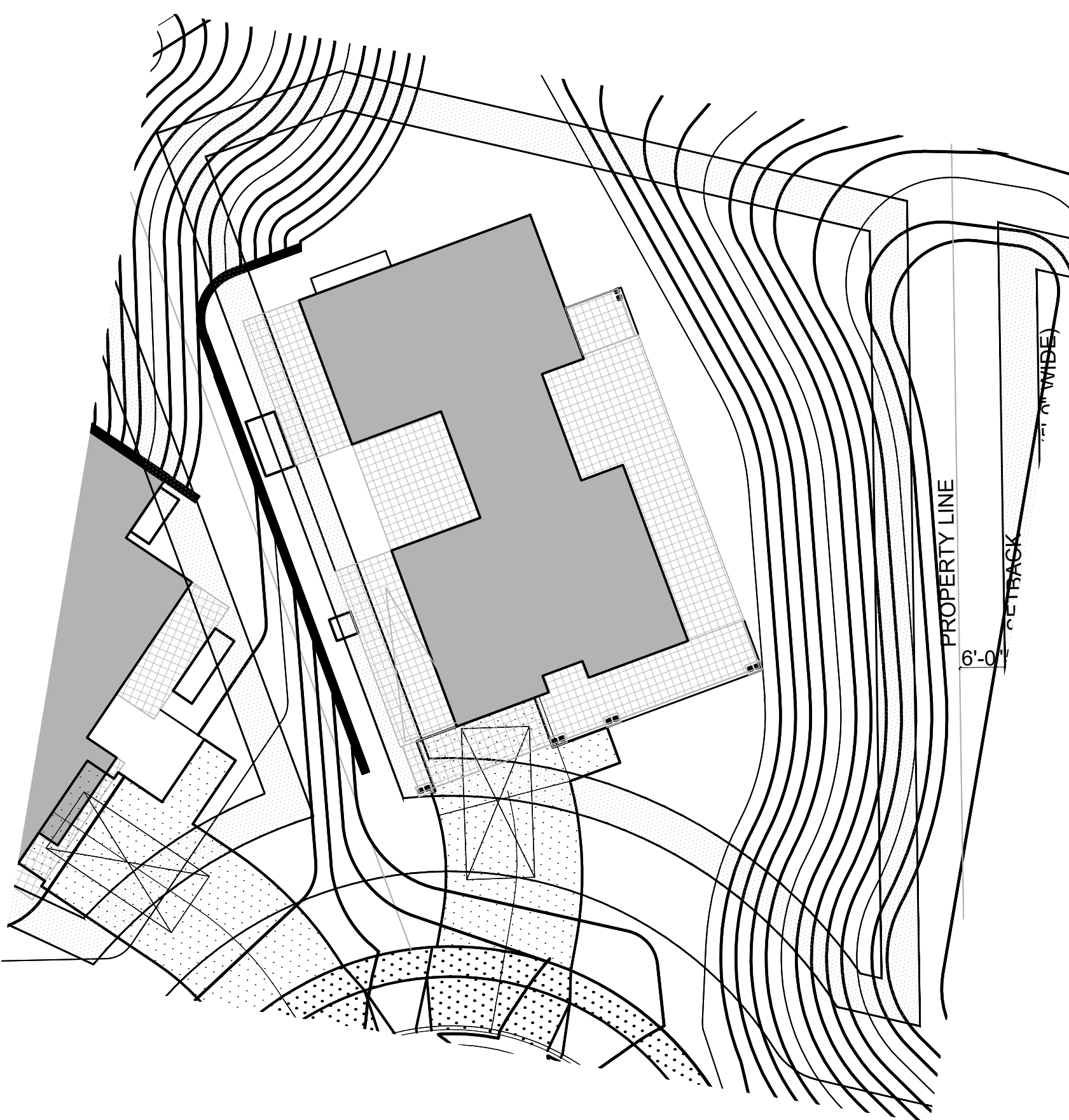




FULL BOUNDARY SITE PLAN
SCALE: 1/16" = 1'-0"



FOCUSED SITE PLAN WITH ROOF PLAN
SCALE: 1/8" = 1'-0"



STEP BACK ZONE DIAGRAM
NOT TO SCALE

BLDG. CORNER & RIDGE HEIGHTS AND STORY POLE LEGEND			
*PLEASE NOTE THAT ALL ELEVATIONS ARE IN DECIMAL FEET, ALL ELEVATIONS ARE PROPOSED AND ALL ELEVATION MARKERS SHOULD BE PRECEDED BY A (+/-)			
MARK #	ELEV @ FINISHED GRADE	TOP OF BUILDING @ POINT INDICATED	HEIGHT ABOVE FINISHED GRADE
#1	140.63	161.22	20.59
#2	140.63	161.2	20.59
#3	140.63	164.63	24
#4	140.63	164.09	23.46
#5	140.63	161.22	20.59
#6	140.63	161.22	20.59
#7	140.63	164.83	24.2
#8	140.63	161.22	20.59
#9	140.63	161.22	20.59
#10	140.63	163.39	22.76
#11	140.63	163.56	22.93
#12	140.63	150.91	10.28
#13	140.63	150.91	10.28

INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 1 & 2 TO IDENTIFY GABLE END SLOPE
 INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 5 & 8 TO IDENTIFY GABLE END SLOPE
HIGHLIGHTED STORY POLES TO BE INSTALLED ON SITE

NOTE:
 SITE PLAN IS FOR DIAGRAMMATIC PURPOSES ONLY.
 SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

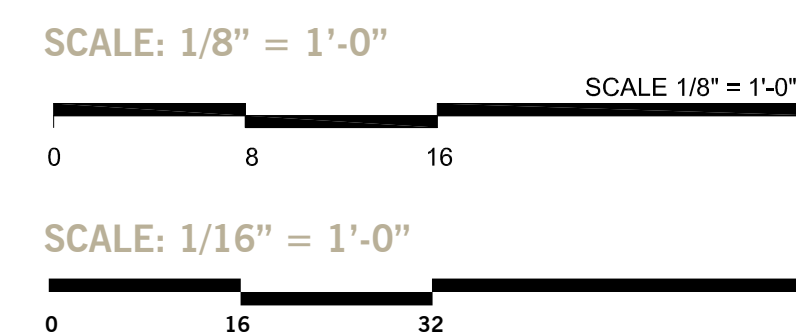


- STEPBACK ZONE (5 FEET WIDE)
- FIRST FLOOR
- SECOND FLOOR (FULL HEIGHT)

LEGACY AT LUCAS VALLEY
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LOT 21

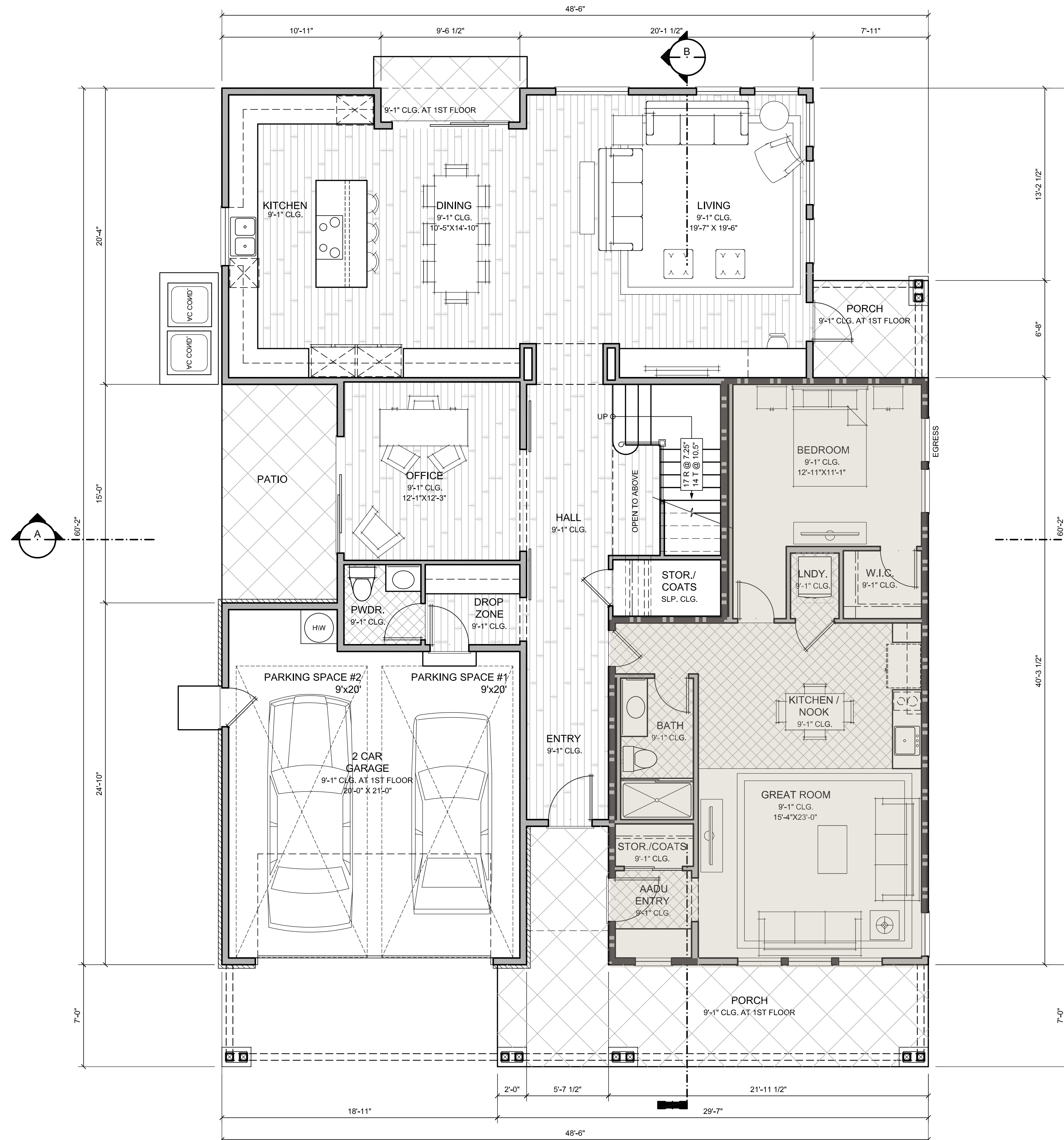
FOCUSED SITE PLAN WITH ELEVATIONS



DAHLIN GROUP
 5865 Owens Drive
 Pleasanton, California 94588
 925-251-7200

PROJECT NO.: 1615.003
DATE: 04/21/2023





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- AADU
- 1-HR RATED WALL

SQUARE FOOTAGE SUMMARY

FIRST FLOOR	1327	SQ. FT.
SECOND FLOOR	1686	SQ. FT.
TOTAL LIVING	3013	SQ. FT.
ADU	756	SQ. FT.
TOTAL LIVING w/ADU	3769	SQ. FT.
GARAGE	483	SQ. FT.
BUILDABLE AREA	4252	SQ. FT.

LEGACY AT LUCAS VALLEY

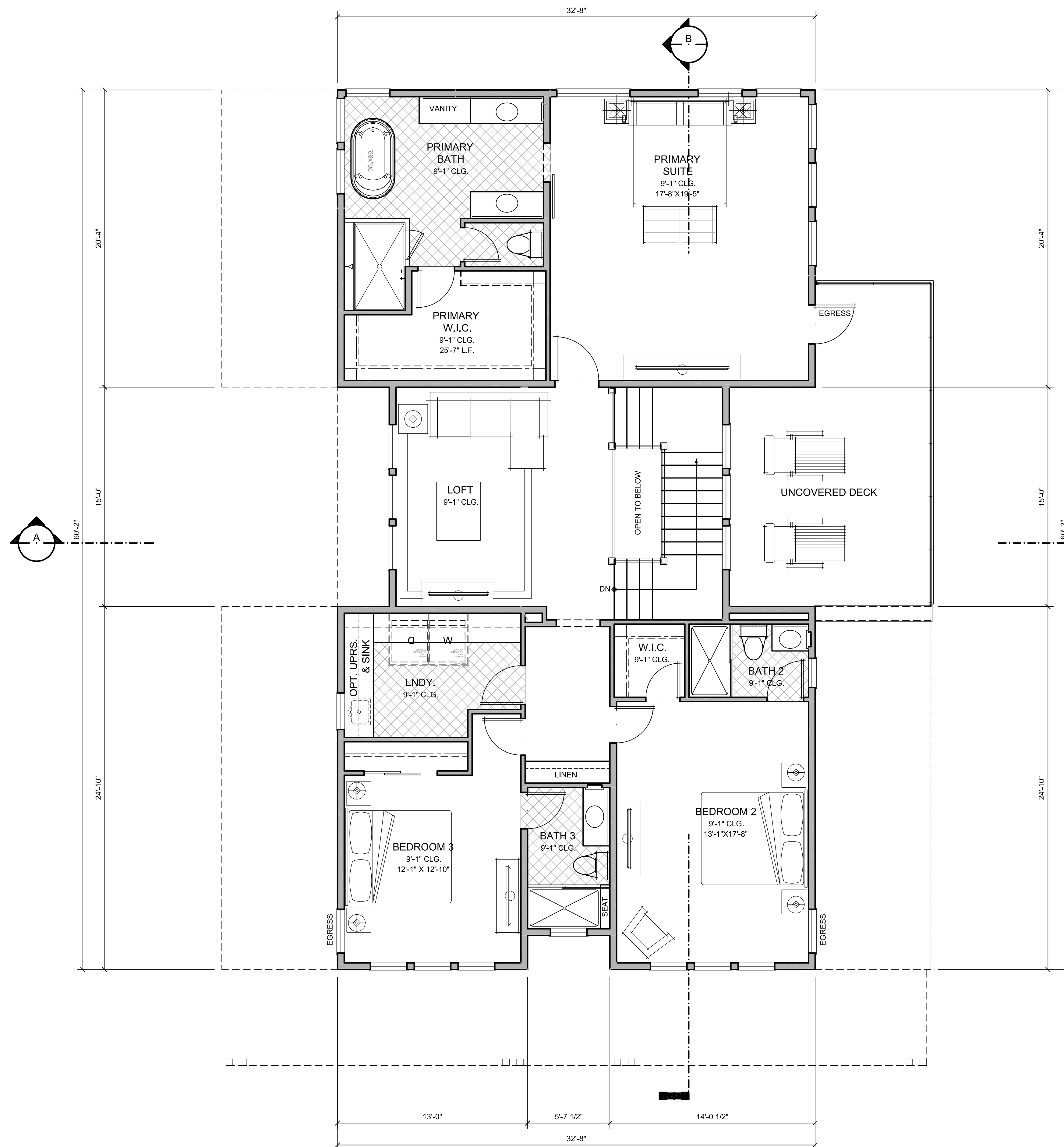
130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY		
FIRST FLOOR	1327	SQ. FT.
SECOND FLOOR	1686	SQ. FT.
TOTAL LIVING	3013	SQ. FT.
ADU	756	SQ. FT.
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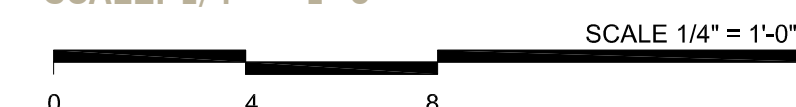
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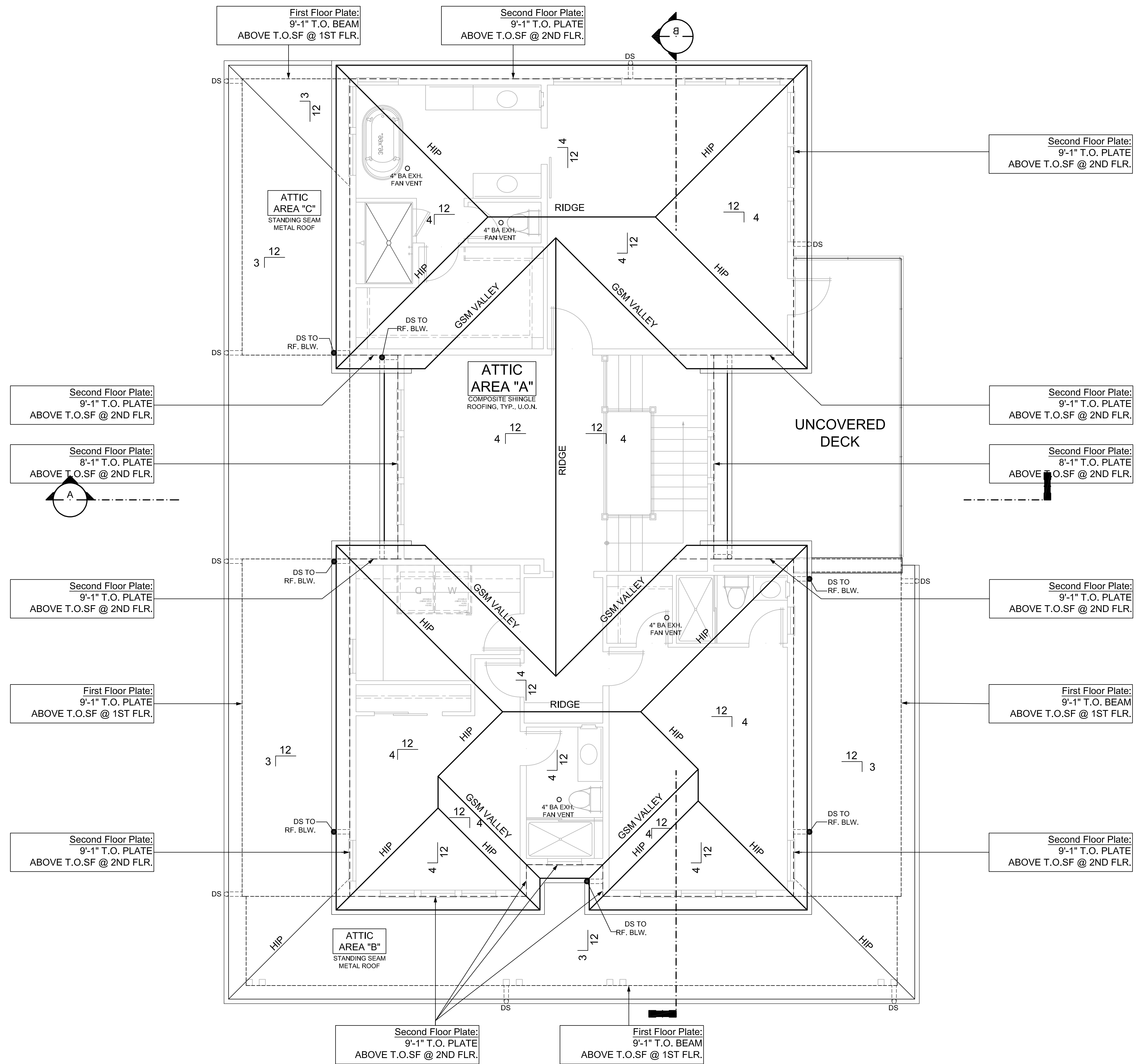
130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





ROOF PLAN

SCALE: 1/4" = 1'-0"

LEGACY AT LUCAS VALLEY
 130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

ROOF PLAN

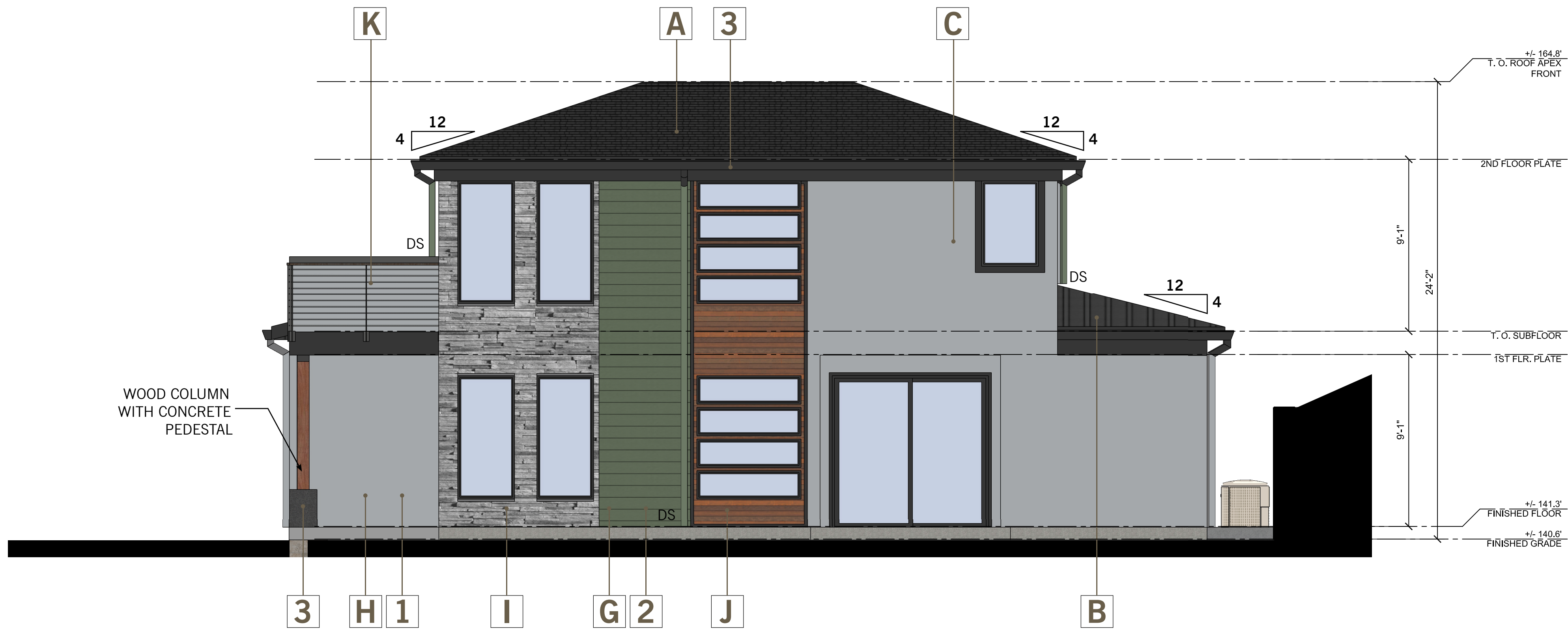
SCALE: 1/4" = 1'-0"





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS & COLORS

(SEE ELEVATION NOTES ON THIS SHEET- ALL PAINT COLORS ARE SHERWIN WILLIAMS)

- A ROOF**
COMPOSITIONAL SHINGLE ROOF
MAX DEF MOIRE BLACK BY LANDMARK PRO OR EQUAL
- B ROOF**
METAL ROOF
BY METAL ROOF COMPANY OR EQUAL
- C VINYL WINDOW**
BLACK
BY PLYGEM OR EQUAL
- D ENTRY DOOR**
SMOOTH STAR COLLECTION
THERMA-TRU FIBER GLASS OR EQUAL
- E SERVICE DOOR**
SMOOTH STAR COLLECTION
PANEL OR FULL LITE FLUSH-GLAZED OR EQUAL. SEE ELEVATIONS.
- F GARAGE DOOR**
AVANTE COLLECTION
CLOPLAY OR EQUAL
- G HARDIE LAP SIDING**
6" SMOOTH HARDIE-LAP
BY JAMES HARDIE OR EQUAL
- H STUCCO**
SMOOTH STUCCO FINISH
- I STONE**
NANTUCKET PROSTACK
BY ENVIRONMENTAL STONWORKS OR EQUAL
- J ACCENT**
ACCENT WOOD PANEL INLAY
- K METAL RAILING**
HORIZONTAL CABLE RAILING SYSTEM
BY ULTRALOX INTERLOCKING TECHNOLOGY OR EQUAL
- L RETAINING WALL**
TAN CONCRETE SPLIT FACE BLOCK

- 1 BODY COLOR 1**
SMOOTH STUCCO FINISH
SW 7071 - GRAY SCREEN BY SHERWIN WILLIAMS OR EQUAL
- 2 BODY COLOR 2**
LAP SIDING
SW 6195 - ROCK GARDEN BY SHERWIN WILLIAMS OR EQUAL
- 3 TRIM COLOR 1**
WINDOW & DOOR TRIMS, SERVICE DOOR FASCIA & RAFTER TAILS, GUTTERS
SW 7069 - IRON ORE BY SHERWIN WILLIAMS OR EQUAL
- 4 MAN DOOR**
SW 7069 - IRON ORE RUST BY SHERWIN WILLIAMS OR EQUAL
- 5 ENTRY DOOR**
SW 7069 - IRON ORE BY SHERWIN WILLIAMS OR EQUAL
- 6 GARAGE DOOR**
SW 7069 - IRON ORE BY SHERWIN WILLIAMS OR EQUAL

NOTE:
DOWNSPOUTS: PAINT ALL EXPOSED SIDES ADJACENT COLOR
TRIM: PAINT ALL EXPOSED SIDES TRIM COLOR
VINYL WINDOWS AND DOOR FRAMES: BLACK (FACTORY FINISH)
EXTERIOR LIGHTING: RECESSED DOWNLIGHTING AT PORCH AND PATIO LOCATIONS. NO STAND ALONE LIGHT FIXTURES.
S.C.D: SEE CIVIL DRAWINGS

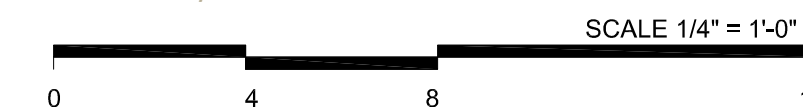
LEGACY AT LUCAS VALLEY

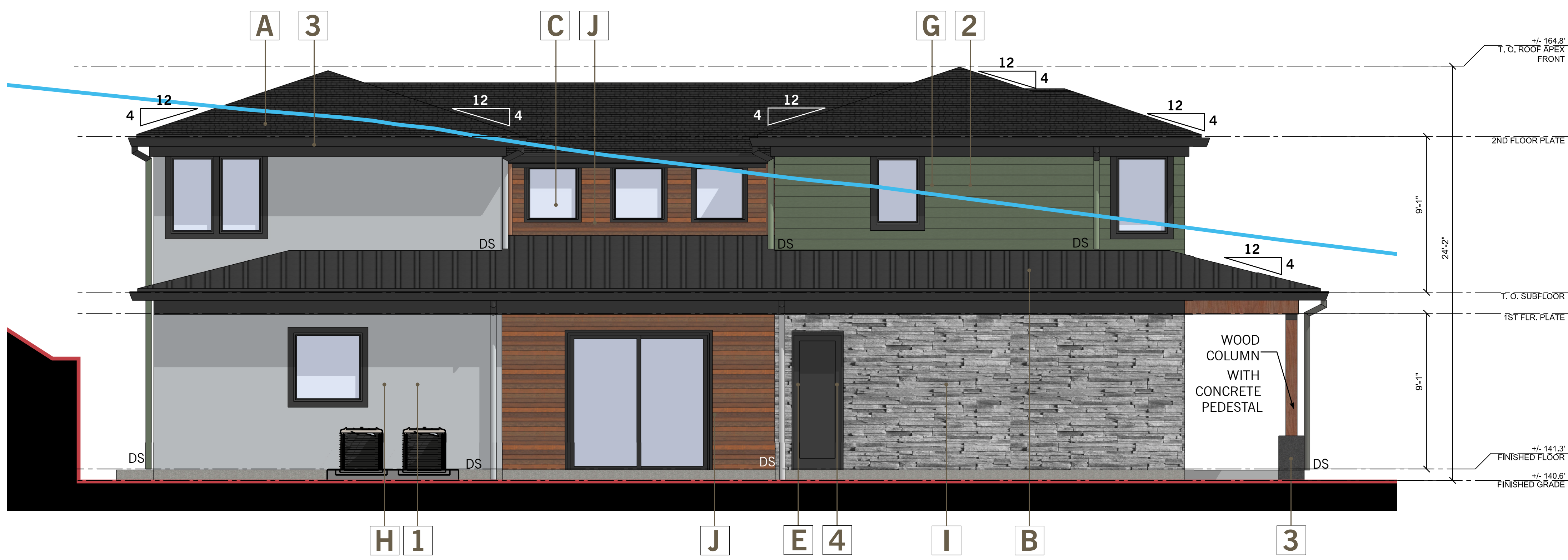
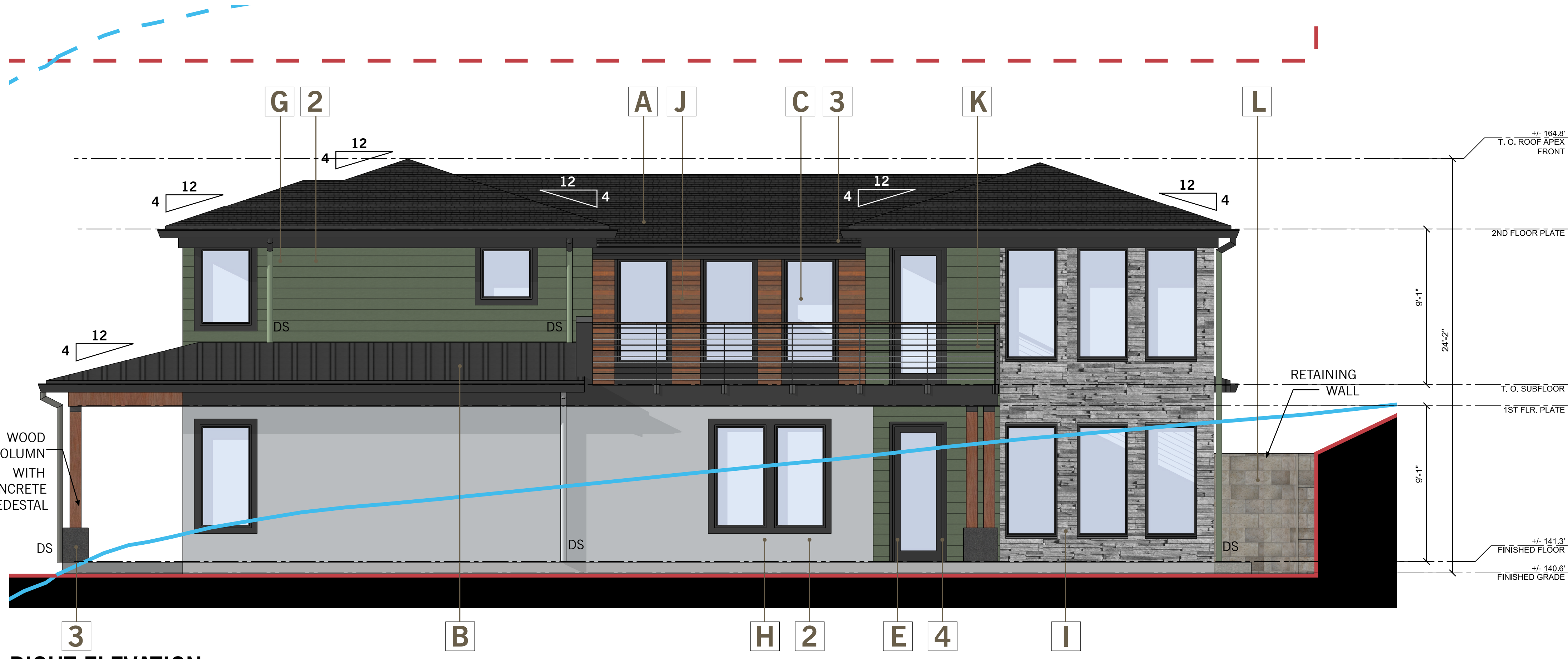
130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

ELEVATIONS, MATERIALS & COLORS

SCALE: 1/4" = 1'-0"





EXTERIOR MATERIALS & COLORS
(SEE ELEVATION NOTES ON THIS SHEET- ALL PAINT COLORS ARE SHERWIN WILLIAMS)

- A ROOF**
COMPOSITIONAL SHINGLE ROOF
MAX DEF MOIRE BLACK
BY LANDMARK PRO OR EQUAL
- B ROOF**
METAL ROOF
BY METAL ROOF COMPANY OR EQUAL
- C VINYL WINDOW**
BLACK
BY PLYGEM OR EQUAL
- D ENTRY DOOR**
SMOOTH STAR COLLECTION
THERMA-TRU FIBER GLASS OR EQUAL
- E SERVICE DOOR**
SMOOTH STAR COLLECTION
PANEL OR FULL LITE
FLUSH-GLAZED OR EQUAL. SEE ELEVATIONS.
- F GARAGE DOOR**
AVANTE COLLECTION
CLOPLAY OR EQUAL
- G HARDIE LAP SIDING**
6" SMOOTH HARDIE-LAP
BY JAMES HARDIE OR EQUAL
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- I STONE**
NANTUCKET PROSTACK
BY ENVIROMENTAL STONWORKS OR EQUAL
- J ACCENT**
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- K METAL RAILING**
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- 1 BODY COLOR 1**
SMOOTH STUCCO FINISH
SW 7071 - GRAY SCREEN
BY SHERWIN WILLIAMS OR EQUAL
- 2 BODY COLOR 2**
LAP SIDING
SW 6195 - ROCK GARDEN
BY SHERWIN WILLIAMS OR EQUAL
- 3 TRIM COLOR 1**
WINDOW & DOOR TRIMS,
SERVICE DOOR FASCIA &
RAFTER TAILS, GUTTERS
SW 7069 - IRON ORE BY
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- 4 TRIM COLOR 2**
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RUST BY SHERWIN WILLIAMS OR EQUAL
- 5 ENTRY DOOR**
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S.C.D: SEE CIVIL DRAWINGS

LEGACY AT LUCAS VALLEY
130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

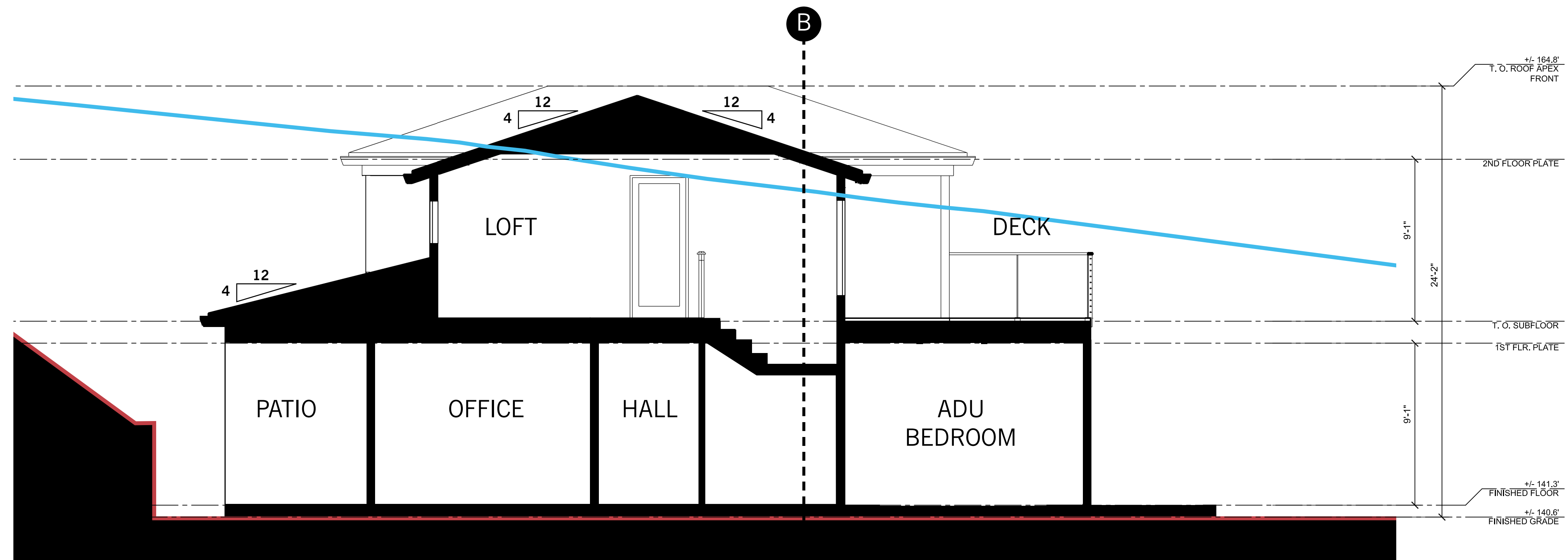
ELEVATIONS, MATERIALS & COLORS



- LEGEND**
- PROPOSED FINISHED GRADE
 - - - 30' HEIGHT LIMIT FROM PROPOSED FINISHED GRADE
 - NATURAL GRADE
 - - - 30' HEIGHT LIMIT FROM NATURAL GRADE

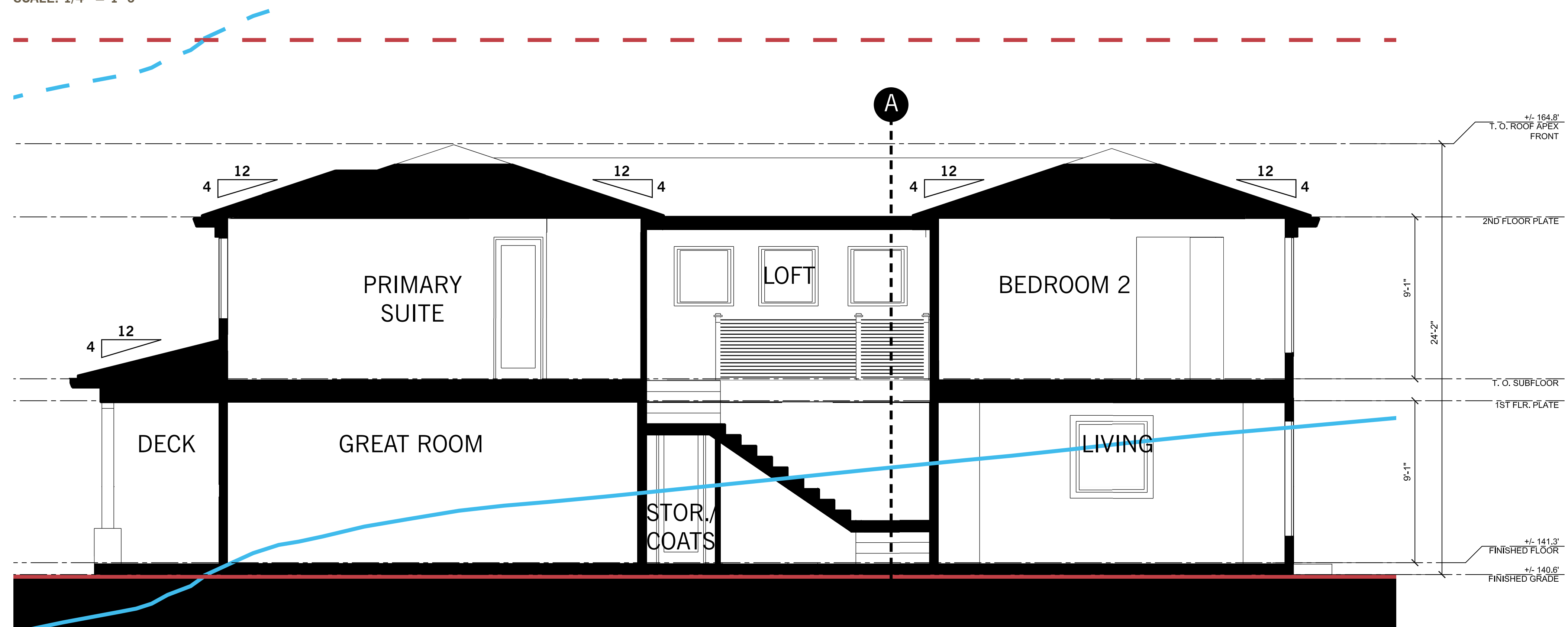
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1615.003
DATE: 04/21/2023



SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"

"A MAXIMUM HEIGHT LIMIT OF 25 FEET FROM NATURAL OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, FOLLOWING COMPLETION OF SUBDIVISION IMPROVEMENTS SHALL APPLY TO LOTS 1 TO 12. A MAXIMUM HEIGHT LIMIT OF 30 FEET FROM NATURAL OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, FOLLOWING COMPLETION OF THE SUBDIVISION IMPROVEMENTS SHALL APPLY TO LOTS 13 TO 28." AS STATED IN ORDINANCE NO. 3421, SECTION II-4D MASTER PLAN APPROVAL.

LEGEND

- PROPOSED FINISHED GRADE
- 30' HEIGHT LIMIT FROM PROPOSED FINISHED GRADE
- NATURAL GRADE
- 30' HEIGHT LIMIT FROM NATURAL GRADE

SITE SECTIONS

SCALE: 1/4" = 1'-0"



LEGACY AT LUCAS VALLEY

130 ERIN COURT SAN RAFAEL, MARIN COUNTY, CA

LOT 21

WWW.DAHLINGROUP.COM

DAHLIN ARCHITECTURE | PLANNING | INTERIORS

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1615.003
DATE: 04/21/2023

SHEET **A.6**



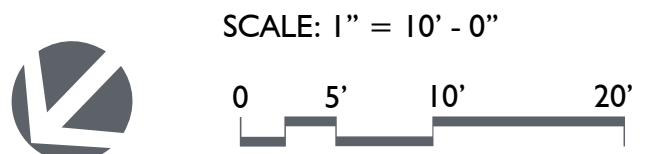


LEGEND

- 1 Shrub planting, see plant list on sheet L2
- 2 Groundcover planting, see plant list on sheet L2
- 3 Tree, see plant list on sheet L2
- 4 Permeable Pavers, paving and pattern TBD
- 5 Decorative Gravel
- 6 6'Ht Solid Wood Fence
- 7 6'Ht View Open View Fence

NOTES:

1. AS DETERMINED BY THE MARIN COUNTY FIRE DEPARTMENT HAZARD ASSESSMENT MATRIX, A DEFENSIBLE SPACE OF 30' UPSLOPE, 30' SIDESLOPE, AND 30' DOWNSLOPE FROM THE HOUSE SHALL BE MAINTAINED.
2. A "CLEAN ZONE" 15' FROM THE HOUSE SHALL BE MAINTAINED, WITH FEW TO NO COMBUSTIBLES.
3. A "FUEL REDUCTION ZONE" FROM 15'-30' SHALL BE ESTABLISHED WITH WELL-SPACED, WELL-MAINTAINED FIRE-RESISTANT PLANTS.
4. LANDSCAPE SHALL BE PLANTED WITH FIRE-RESISTANT PLANTS. NO PLANTS FROM THE MARIN COUNTY FIRE ORDINANCE'S FIRE PRONE PLANT LIST SHALL BE PLANTED.
5. TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10'
6. SHRUBS SHALL BE PLANTED AT A HORIZONTAL DISTANCE THAT IS AT LEAST TWO TIMES THEIR HEIGHT AT MATURITY.
7. TREES SHALL BE LIMBED 10 FEET FROM THE GROUND TO REDUCE "FIRE LADDER".
8. TREES SHALL BE TRIMMED AT LEAST 10 FEET FROM CHIMNEY, AND DEAD BRANCHES SHALL BE REMOVED IF THEY GROW OVER THE ROOF.
9. ALL PLANTS SHALL BE MAINTAINED BY WATERING AS NECESSARY, AND BY REMOVING DEAD BRANCHES, LEAVES AND NEEDLES.
10. DRY GRASS SHALL BE MOWN REGULARLY, BUT ONLY ON COOL MOIST DAYS OR BEFORE 10 AM.



TREES



Cercis occidentalis
Western Redbud



Cornus florida 'Cload Nine'
Dogwood Cloud Nine



Olea ueropaea 'Swan Hill'
Swan Hill Olive

SHRUBS



Ddonaea viscosa 'Purpurea'
Purple Leafed Hopseed Bush



Hesperaloe parviflora 'Brakelights'
Brakelights Red Yucca



Penstemon heterophyllus 'Margarita bop'
Purple Leafed Hopseed Bush



Muhlenbergia rigens
Deer Grass



Ribes Sanguineum
Red Flowering Currant



Lavandula angustifolia
English Lavender

GROUND COVER



Coprosma kirkii 'Variegata'
Creeping Mirror Plant



Delosperma cooperi
Purple Ice Plant



Lantana montevidensis
Trailing Lantana



Oenothera speciosa
Pink Evening Primrose



Zauschneria californica
California Fuchsia

MATERIALS



PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	CA NATIVE
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	VL (WUCOLS IV)	AS SHOWN	Y
CFO	CORNUS FLORIDA 'CLOAD NINE'	DOGWOOD COULD NINE	24"BOX	M (WUCOLS IV)	AS SHOWN	N

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	CA NATIVE
DP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L (WUCOLS IV)	60"	N
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	L (WUCOLS IV)	60"	N
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L (WUCOLS IV)	36" O.C.	Y

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	CA NATIVE
CM	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" O.C.	N
DC	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL	L (WUCOLS IV)	18" O.C.	N
LP	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	L (WUCOLS IV)	72" O.C.	N
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L (WUCOLS IV)	24" O.C.	N
OS	OENOTHERA SPECIOSA	PINK EVENING PRIMROSE	1 GAL	L (WUCOLS IV)	30" O.C.	N
ZC	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)	36" O.C.	Y

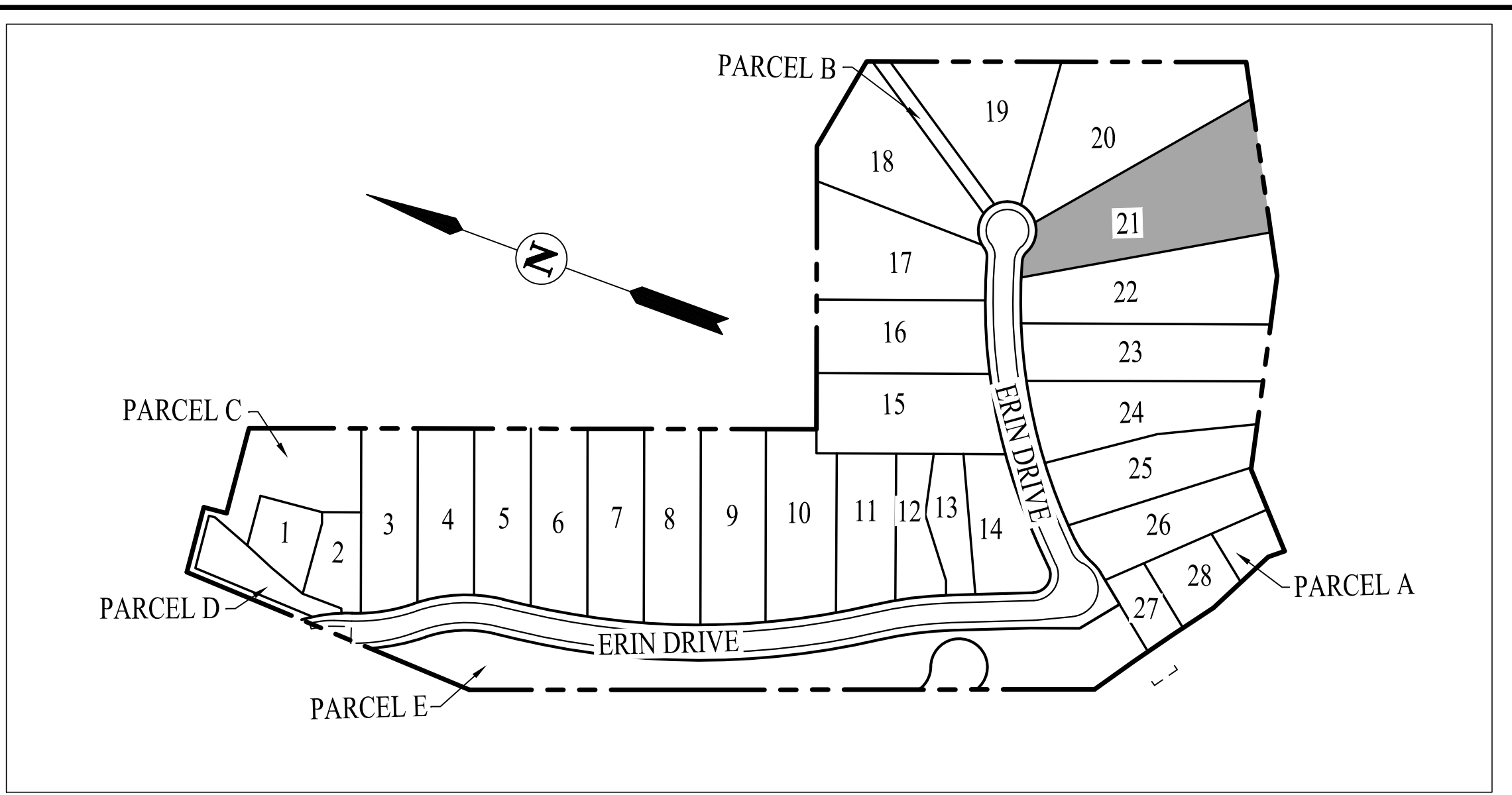
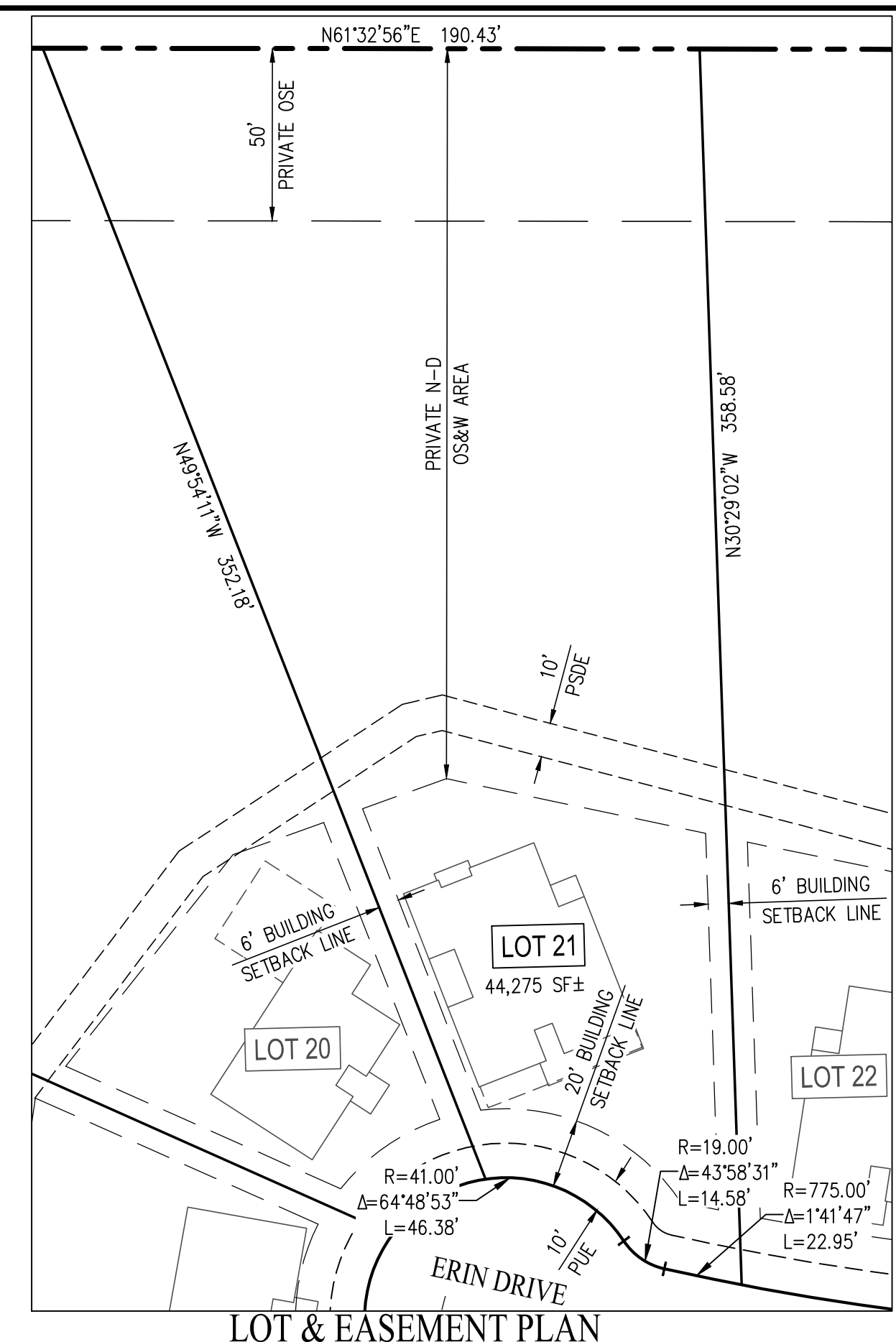
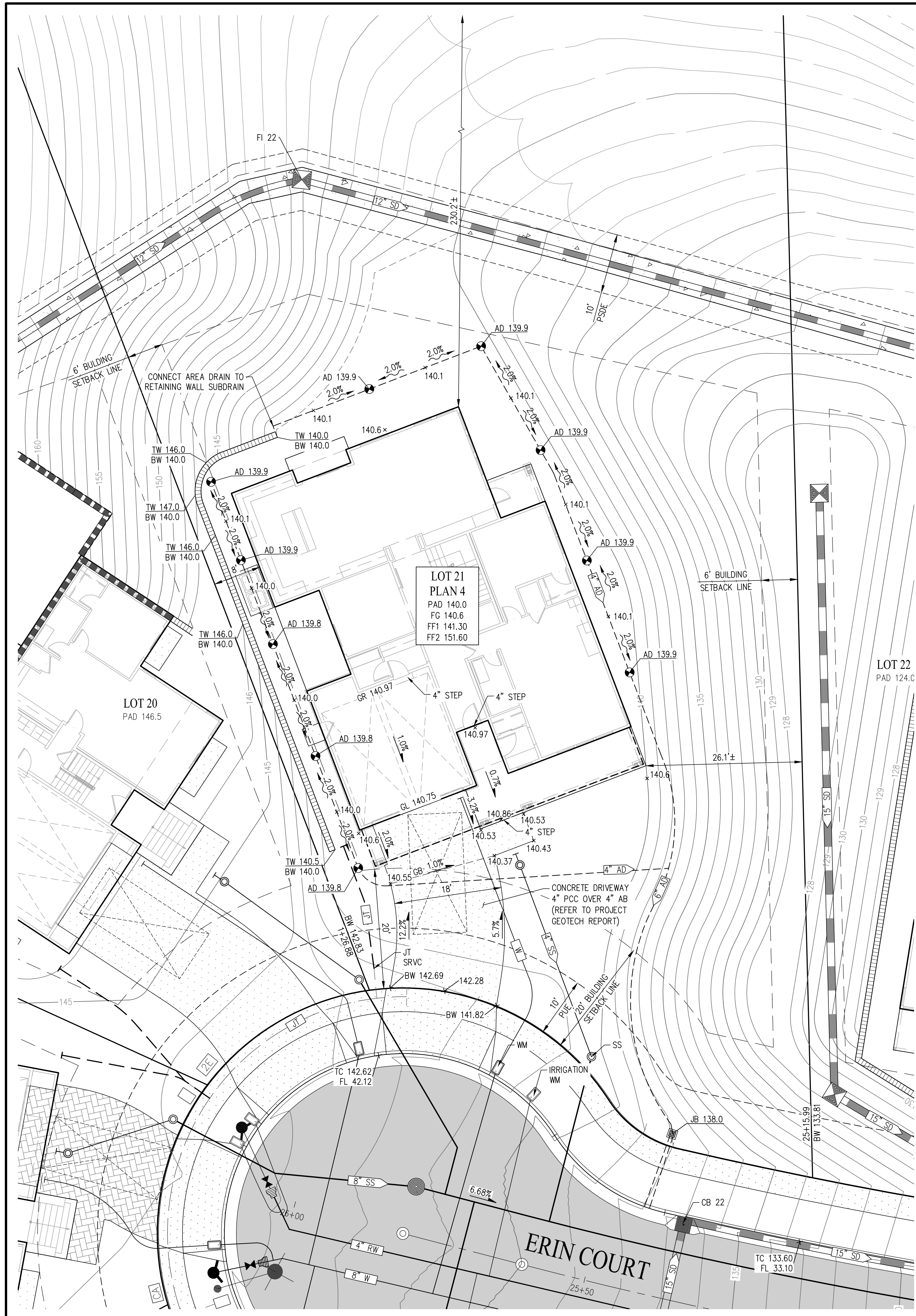
HAZARD ASSESSMENT MATRIX

Hazard Points	1	2	3	4	5	6	7	8	Points
Aspect	NE, E	NW, N	SE, W	S	SW				
Slope		0-10		11-20		21-30		31+	
Fuel 0-30	Specimen Garden	Hardwood	Grass	Mostly Grass	Mostly Brush	Pyrophoric Hardwoods Chaparral	Conifer	Conifer w/brush under story	
Fuel 31-100	Grass, Mostly Grass	Mostly Brush	Grass	Pyrophoric Hardwoods Chaparral	Conifer with brush under story				

Total Hazard Points: 18

Minimum Horizontal Modification Requirement in Feet: 50x50x100

1 2 3 4 5 6 7	8 9 10 11 12 13 14	15 16 17 18 19 20 21 22 23 24 25 >
30x30x30 ft.	30x30x50 ft	50x50x100 ft.



LOT & EASEMENT PLAN
SCALE: 1" = 40'

LEGEND

LOT 12 PLAN 1	LOT NUMBER	AD	AREA DRAIN
---	PLAN TYPE	BUD	BUBBLE UP DRAIN
---	PROJECT BOUNDARY	BW	BACK OF SIDEWALK
---	LOT LINE	EP	EDGE OF PAVEMENT
---	AREA DRAIN	ESMT	EASEMENT
---	JUNCTION BOX & SIDEWALK UNDERDRAIN PER MARIN COUNTY STD DWG 145	FF	FINISHED FLOOR
---	SS	FG	FINISHED GROUND
---	WM	FL	FLOW LINE
---	IRR WM	GB	GRADE BREAK
---	RECycled WATER SERVICE & METER	GL	GARAGE LIP ELEVATION
---	JOINT TRENCH SERVICE	GR	GARAGE REAR ELEVATION
---	STORM DRAIN	INV	INVERT
---	SANITARY SEWER	JB	JUNCTION BOX
---	WATER	JT	JOIN TRENCH
---	RECycled WATER	LP/HP	LOW/HIGH POINT
---	JOINT TRENCH	MH	MANHOLE
---	FIRE HYDRANT	N-D	NON-DEVELOPABLE
---	ELECTROUTER & BOX	OSE	OPEN SPACE EASEMENT
---	CATCH BASIN	OS&W	OPEN SPACE & WOODLANDS
---	FIELD INLET	P	PAD
---	UTILITY BOX	PSDE	PRIVATE STORM DRAIN EASEMENT
---	PG&E SUBSURFACE TRANSFORMER	PUE	PUBLIC UTILITY EASEMENT
---	SLOPE	SD	STORM DRAIN
---	SWALE	SDE	STORM DRAIN EASEMENT
---	RETAINING WALL/BUILDING STEM WALL	SRVC	SERVICE
---	PERVIOUS PAVERS	R	REVERSED
---	CONCRETE DRIVEWAY/WALK	RS	SANITARY SEWER
---	EX TREE TO REMAIN	TC	TOP OF CURB
---		TW/BW	TOP/BOTTOM OF RETAINING WALL
---		TW/BR	TOP/BOTTOM OF HOUSE RET WALL
---		GR	TOP OF GRATE
---		W	WATER

ABBREVIATIONS

AD	AREA DRAIN
BUD	BUBBLE UP DRAIN
BW	BACK OF SIDEWALK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
GB	GRADE BREAK
GL	GARAGE LIP ELEVATION
GR	GARAGE REAR ELEVATION
INV	INVERT
JB	JUNCTION BOX
JT	JOIN TRENCH
LP/HP	LOW/HIGH POINT
MH	MANHOLE
N-D	NON-DEVELOPABLE
OSE	OPEN SPACE EASEMENT
OS&W	OPEN SPACE & WOODLANDS
P	PAD
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SRVC	SERVICE
R	REVERSED
RS	SANITARY SEWER
TC	TOP OF CURB
TW/BW	TOP/BOTTOM OF RETAINING WALL
TW/BR	TOP/BOTTOM OF HOUSE RET WALL
GR	TOP OF GRATE
W	WATER

NOTES:

- SEE GRADING AND IMPROVEMENT PLANS FOR DETAILED GRADING DESIGN AND STORM DRAINAGE SYSTEM.
- ALL BUILDING FOUNDATIONS SHALL BE POST-TENSIONED MAT FOUNDATIONS. NO FOUNDATION DRAINS ARE REQUIRED.
- ALL ROOF DRAINS SHALL BE CONNECTED TO THE AREA DRAIN SYSTEM.
- ALL AREA DRAIN PIPE TO BE 4" ADS N-12 AND SLOPED AT 0.50% MINIMUM UNLESS OTHERWISE INDICATED.
- SEE IMPROVEMENT AND JOINT TRENCH PLANS FOR ALL UTILITY INFORMATION.
- GRADING INFORMATION SHOWN ON ADJACENT LOTS IS FOR REFERENCE ONLY.
- ADDITIONAL STEPS MAY BE REQUIRED TO MEET GRADE PER LANDSCAPE PLANS. SEE LANDSCAPE PLANS FOR HANDRAIL LOCATIONS AND DETAILS.
- REFER TO FINAL MAP FOR EASEMENTS.
- ALL DIMENSIONS ARE MEASURED TO PROPERTY LINE OR BUILDING TO BUILDING.
- BENCHMARK USED FOR THIS SURVEY IS NGS J19552 BRASS DISK SET VERTICALLY IN THE MOST EASTERLY COLUMN OF THE FIRST ROW OF COLUMNS NORTH OF THE SOUTHERN ABUTMENT OF THE OVERPASS OF HIGHWAY 101 AT SMITH RANCH ROAD.
- BASIS OF BEARING: FOUND MONUMENTS ON LAS GALLINAS AVE. AT ERIN DRIVE AND ELLEN DRIVE AS SHOWN ON THE "MAP OF MARINWOOD UNIT 6", FILED IN BOOK 10 RM PAGE 17, MARIN COUNTY RECORDS, TAKEN AS N28°18'08"E, 833.47'.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LUCAS VALLEY-TALLUS, LLC IN APRIL 2019.
- THIS PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, DESIGN DRAINAGE CONTROL ELEVATIONS, AND DIRECTION OF FLOW TO CONFORM WITH LOCAL ORDINANCE FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE ONLY. INFORMATION SHOWN IS APPROXIMATE EXCEPT FOR THOSE SETBACKS WHICH ARE MINIMUMS REQUIRED BY ORDINANCE OR DIMENSIONS OF RECORD. THIS PLOT DOES NOT REFLECT AS-BUILT CONDITIONS, HOWEVER ALL CONSTRUCTION SHALL BE CONSISTENT WITH COUNTY CODE.

**PRELIMINARY GRADING, DRAINAGE,
UTILITY, AND SITE PLAN
RM 2022-208 - LOT 21 - 130 ERIN COURT
LEGACY AT LUCAS VALLEY**

MARIN COUNTY CALIFORNIA
SCALE: 1"=10' DATE: APRIL 17, 2023

AREA BREAKDOWN

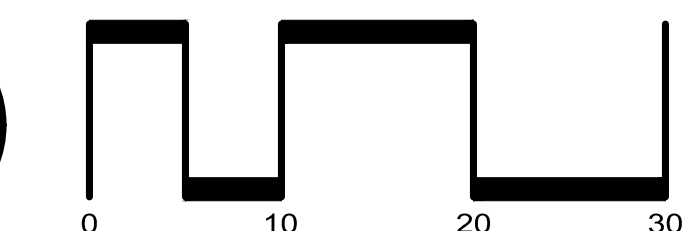
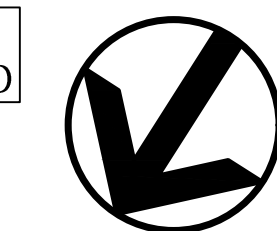
TOTAL LOT AREA:	44,275 SF
EXISTING IMPERVIOUS AREA:	0 SF
EXISTING PERVIOUS AREA:	44,275 SF
PROPOSED IMPERVIOUS AREA:	3,770 SF
PROPOSED PERVIOUS AREA:	40,505 SF

EARTHWORK

CUT:	70 CY
FILL:	20 CY
NET:	50 CY (CUT)

AVERAGE SLOPE
ACROSS ENTIRE LOT: 12.6%

ELECTRICAL CONNECTION
TO HOUSE TO BE UNDERGROUND



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