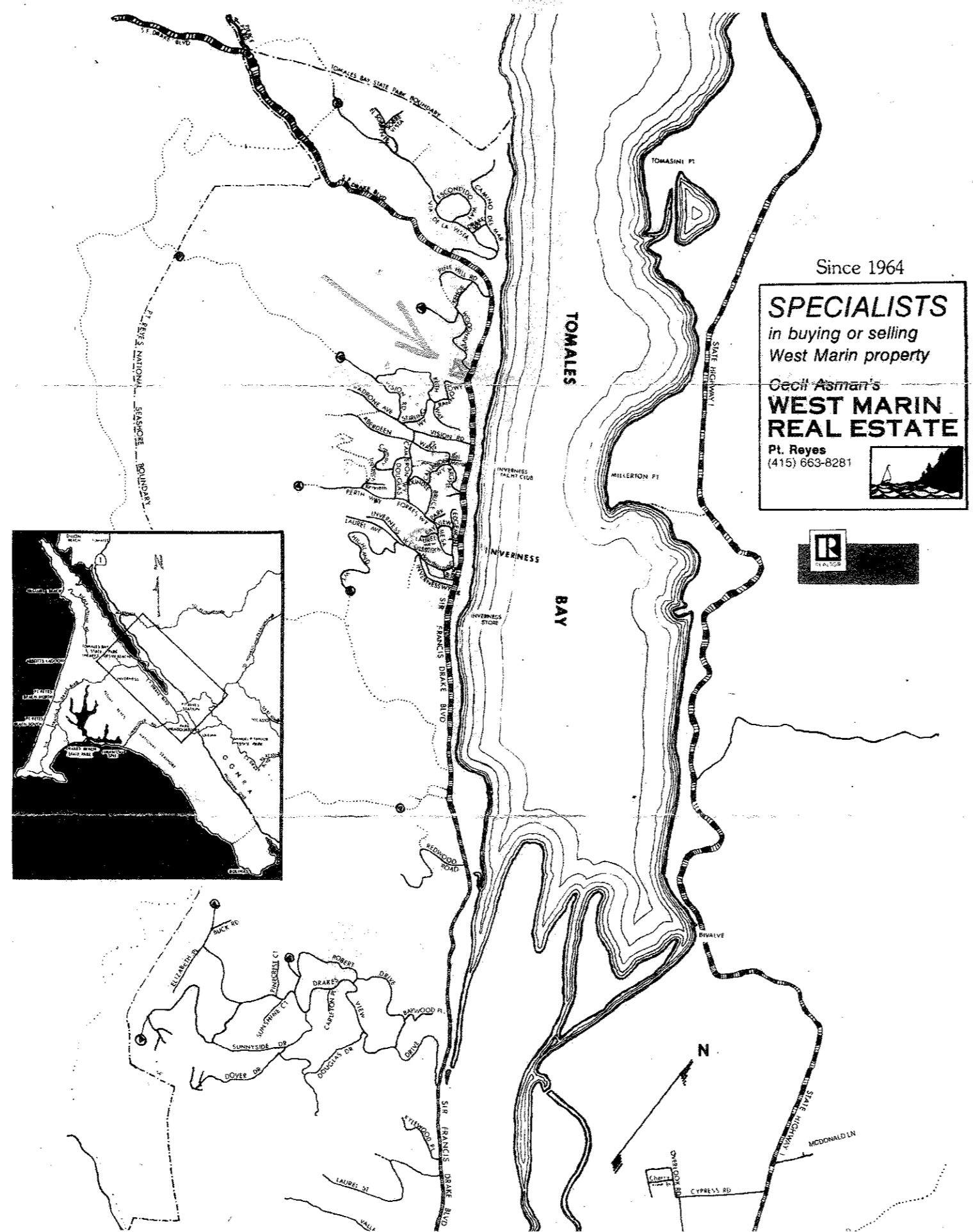


LOCATION



Since 1964
SPECIALISTS
 in buying or selling
 West Marin property
 Cecil Asman's
WEST MARIN
REAL ESTATE
 Pt. Reyes
 (415) 653-8281

DATA

Lot Development Data

Required Project Data	Existing	Proposed
Lot Area (square feet)	43,560	43,560
Building Area (square feet)	2,016	2,016
Floor Area (square feet)	2,016	2,016
Area of Disturbance (square feet)	1,724	
Lot Coverage - Impervious (square feet)	N/A	
Lot Coverage - Pervious (square feet)		
Grading - Cut (cubic yards)	-	
Grading - Fill (cubic yards)	-	
Grading - Off-haul (cubic yards)	-	
Number of Parking Spaces		
Number of lots (subdivisions only)		

Primary Building Data

Required Project Data	Existing	Proposed
Maximum Building Height (feet)	N/A	
Setback distance - Front property line (feet)		
Setback distance - Left side property line (feet)		
Setback distance - Right side property line (feet)		
Setback distance - Rear property line (feet)		

Accessory Building Data

Required Project Data	Existing	Proposed
Maximum Building Height (feet)		
Setback distance - Front property line (feet)		
Setback distance - Left side property line (feet)		
Setback distance - Right side property line (feet)		
Setback distance - Rear property line (feet)		

Lot Line Adjustments

Required Project Data	Assessor Parcel Number	Existing Area (sqft)	Proposed Area (sqft)
Affected Lot 1			
Affected Lot 2			
Affected Lot 3			
Affected Lot 4			

County of Marin | Community Development Agency | Planning Division
 3501 Civic Center Drive | Suite 308 | San Rafael, CA 94903-4157 | Phone: 415-473-6269
www.marincounty.org/plan Last Revised 1/23/2023

SCOPE
 TO OBTAIN A RETROACTIVE PERMIT TO REMOVE A FENCE AND REMOVE TREES WITH A RESTORATION PLAN

- NDEX**
- 1- COVER
 - 2- SITE W/ SEPTIC, CONSTRAINTS, FENCE & TREE REMOVAL PLAN
 - 3- SITE W/ LANDSCAPE/RESTORATION AND TREE PROTECTION PLAN

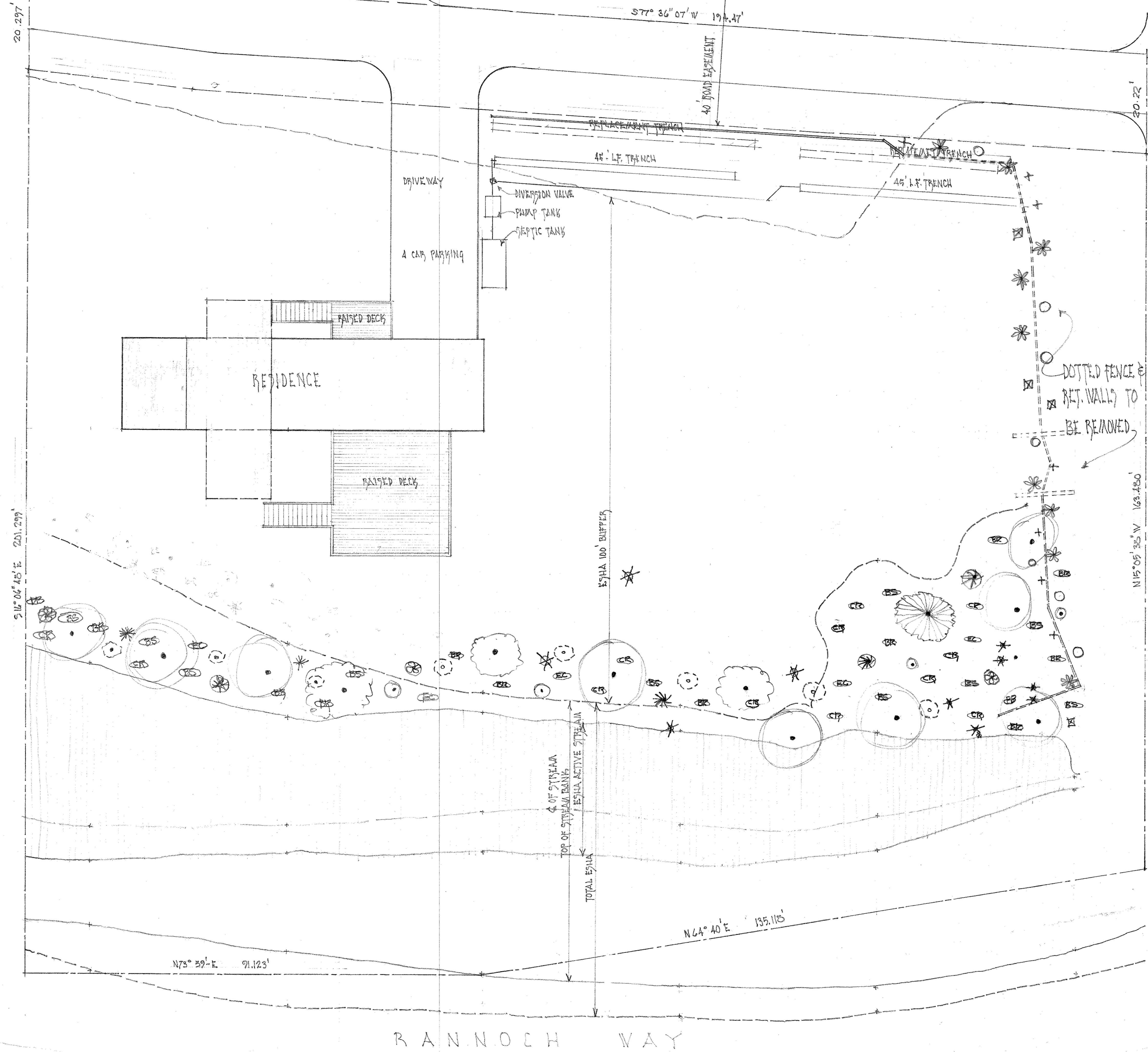
IMPROVEMENTS TO 12905 718 FRANCIS DRIVE BLVD. INVERNESS, CA 94937
 FOR DINIETRY AND JENNA LEINER 105 MONTE VISTA ROAD, ORINDA, CA 94553 214-505-6456 AP 112-030-21

1/31/24
ALEX RILEY ASSOCIATES
 P. O. BOX 153, INVERNESS, CA 94937 (707) 225-5692

REVISED 11/17/24
 7/1/24

COVER

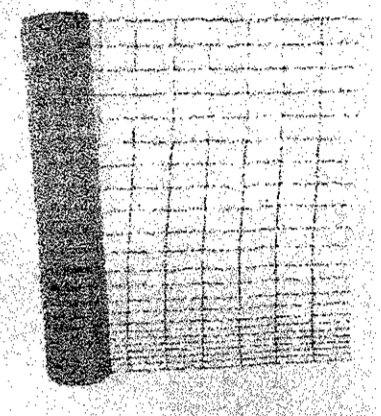
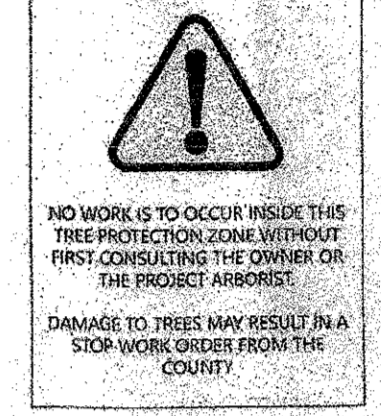
NORTH



- MONITORING OF RESTORATION PROCESS**
- 1- TO REPLACE THE FEW PLANTS & TREES BY TWO TO ONE THAT WERE REMOVED FROM THE EDGE OF THIS RIPARIAN VEGETATION AND RESTORE IT TO ITS ORIGINAL STATE.
 - 2- NOT TO DISTURB EXISTING PLANT LIFE DURING INSTALLATION.
 - 3- THAT THE PLANTS ARE DEVELOPING IN A HEALTHY MANNER AND IRRIGATION IS SATISFACTORY.
 - 4- TAKE PHOTOS OF THE ARE SHOWING HEALTHY GROWTH.
 - 5- PHOTOS ARE TO BE INCLUDED IN A NOTEBOOK WITH WRITTEN DESCRIPTION OF PROCESS MONTHLY FOR THREE YEARS

NOTE: MONITORING OF THIS RESTORATION IS TO BE CONDUCTED BY SHIRLEY KATZ ECOLOGICAL DESIGN, POINT REYES STATION CA. 415 2554210. CONSTRUCTION IS TO FOLLOW THE BIOLOGICAL SITE ASSESSMENT 2/21/24 BY SUNJET ECOLOGICAL SOLUTIONS.

TREE PROTECTION FOR ALL NEW TREES



TREE FENCING SHALL BE A MINIMUM OF 4' METAL DEER FENCE. FENCE SHALL BE LABELED WITH SIGNAGE SHOWN.

PLANTING LIST
TREES & SHRUBS TO BE REPLACED 2 TO 1

Trees	CONTAINER SIZE	COUNT
T1 Alnus rubra (red alder)	1 GAL	8
T2 Sambucus racemosa (red elderberry)	1 GAL	2
T3 Aesculus californica (California buckeye)	1 GAL	1
S1 Cornus sericea (red osier dogwood)	1 GAL	1
S2 Rhododendron occidentale (Western azalea)	1 GAL	3
S3 Physocarpus capitatus (Pacific ninebark)	1 GAL	3
S4 Oemleria cerasiformis (osoberry)	1 GAL	3
Vines		
V1 Aristolochia californica (Dutchman's pipevine)	DP	1 GAL 1
Herbaceous Plants		
H1 Aralia californica (elk's clover)	EL	4" 9
H2 Carex amplifolia (big leaf sedge)	BS	4" 11
H3 Juncus bolanderi (Bolander's rush)	BR	4" 8
H4 Juncus patens (common rush)	CR	4" 9
H5 Scirpus microcarpus (panicled bulrush)	PB	4" 1

- BLVD. FENCE REPLACEMENT**
- 54A FRAXINUS CALIFORNICA (COFFEEBERRY) 54A 9
 - 54B MYRTICA CALIFORNICA (PACIFIC WAX MYRTLE) 54A 7
 - 54C GABRYA ECUPTICA (SILKTHISTLE BUSH) 54A 7
 - 54D RHUS INTEGRIFOLIA (LEMONADE BERRY) 54A 4

SITE WITH LANDSCAPE RESTORATION AND TREE PROTECTION PLAN 1"=10'-0"

ALEX RILEY ASSOCIATES
P.O. BOX 153, INVERNESS, CA 94937 (707) 225-5692

IMPROVEMENTS TO 12905 SIR FRANCIS DRAKE BLVD. INVERNESS, CA 94937
FOR DINEENY AND JENNA LERNER 105 MONTE VISTA BLVD. OROVILLE, CA 94963 244 506 6456 AP 12-230-21