

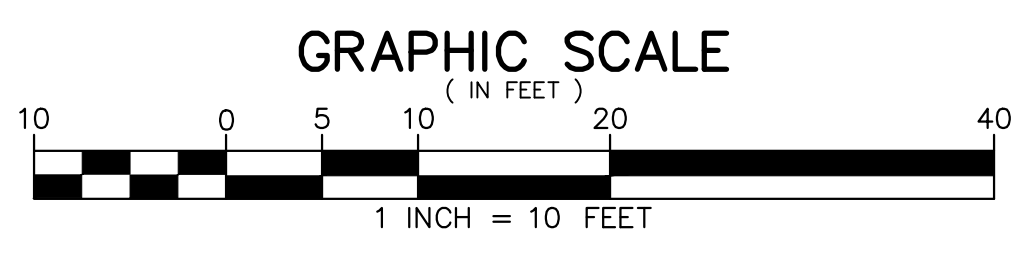
PROJECT NOTES

- 1 (E) PG&E UNDERGROUND ELECTRICAL SERVICE. ALL WORK TO COMPLY WITH GREENBOOK.
- 2 (E) UNDERGROUND TELECOM SERVICE
- 3 (N) JOINT TRENCH, PG&E AND TELECOM
- 4 (N) PG&E ELECTRICAL PEDESTAL W. METER
- 5 (N) ELECTRICAL SUBPANEL
- 6 NO NATURAL GAS SERVICE ON PROPERTY
- 7 (N) OWTS SYSTEM. SEE C.W. SHEETS.
- 8 (N) TELECOM CONNECTION
- 9 (N) BURIED PROPANE TANK
- 10 (N) PROPOSED WELL
- 11 (N) ALTERNATE WELL LOCATION

LEGEND

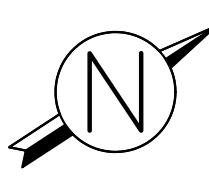
EXISTING	PROPOSED	
— OH —	— OH —	OVERHEAD LINE
— UGE —	— UGE —	UNDERGROUND ELECTRIC
— GAS —	— GAS —	GAS LINE
— W —	— W —	WATER LINE
— SS —	— SS —	SANITARY SEWER
— JT —	— JT —	JOINT TRENCH
— TEL —	— TEL —	TELEPHONE
— COMM —	— COMM —	COMMUNICATION
— ? —	— ? —	UNKNOWN
	— — — — —	SLEEVE
		REMOVE/ABANDON
	⊕	CLEANOUT
	⊕	BACKFLOW PREVENTOR
	⊗	UTILITY LOCATION
	⊙	COMMUNICATION
	⊕	ELECTRICAL
	⊕	WATER
	⊙	GAS

1 PROPOSED UTILITY PLAN



UTILITIES				
NAME	EXISTING?	PROPOSED	NOTES	SHOWN IN
DOMESTIC WATER SERVICE	NO	YES	NEW ONSITE WELL.	1/C-2.2
ELECTRICAL SERVICE	NO	YES	UNDERGROUND ELECTRICAL AVAILABLE IN P.R.O.W.	
NATURAL GAS SERVICE	NO	NO	NOT AVAILABLE IN AREA	
PROPANE TANK	NO	YES	S.A.D.	
SEWER	NO	YES	ONSITE WASTE WATER	C.W. SHEETS
COMMUNICATION	NO	YES	UNDERGROUND TELECOM AVAILABLE IN P.R.O.W.	

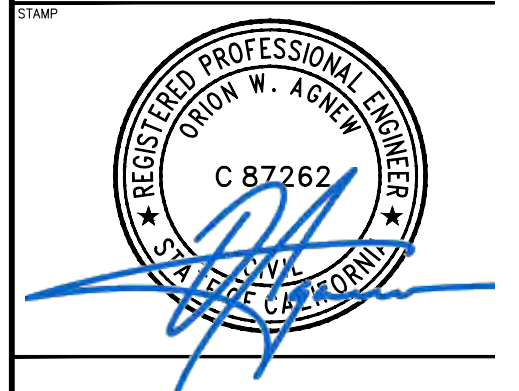
1" = 10'



ISSUES

ISSUE	DATE	DESCRIPTION
0	6/17/25	COASTAL PERMIT

AC ENGINEERING, INC.
 CIVIL & GEOTECHNICAL CONSULTANTS
 454 LAS GALLINAS AVE., SUITE 1047
 SAN RAFAEL, CA 94903
 P: 415-295-2152
 admin@acengineer.com



UTILITY PLAN

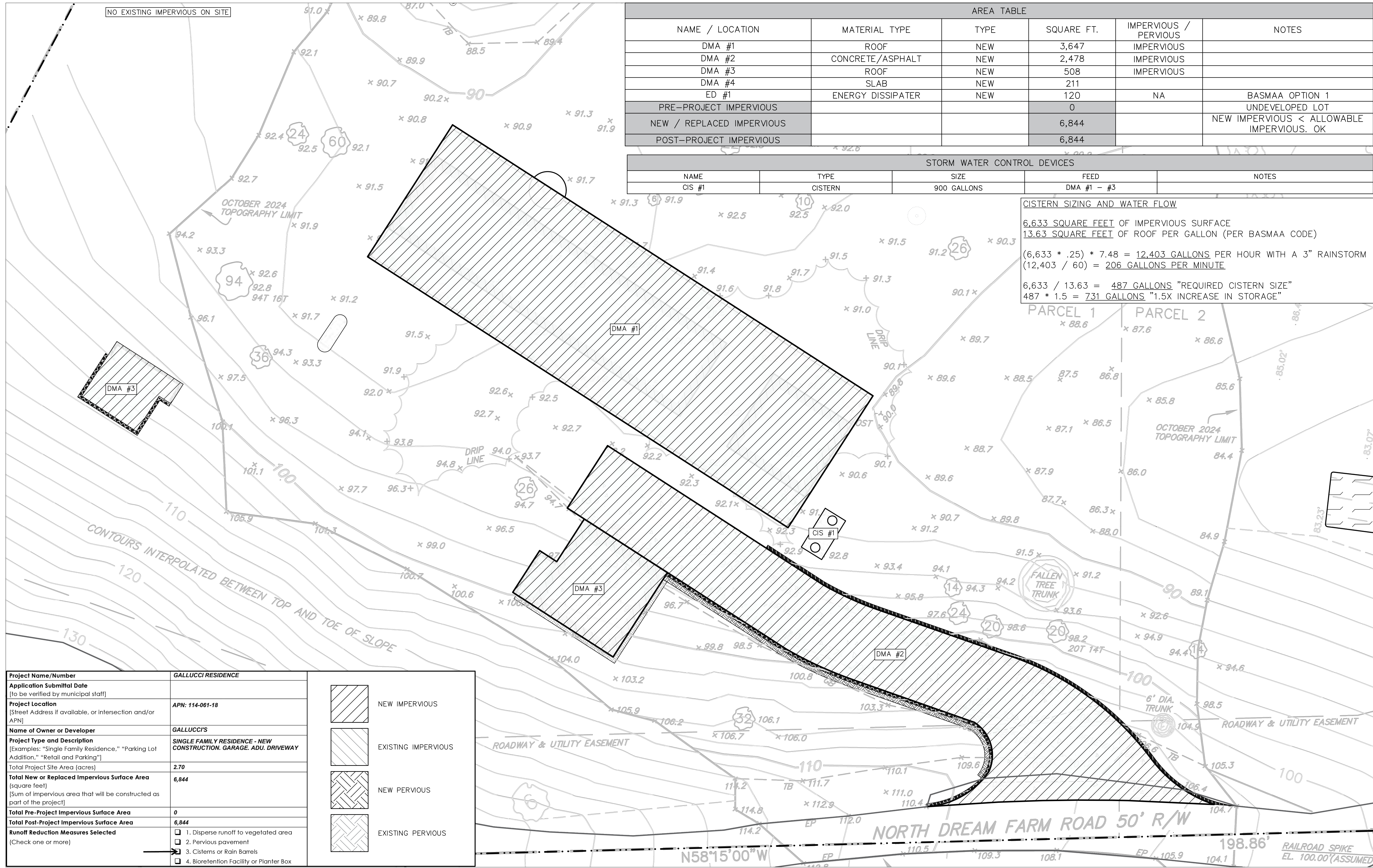
MICHAEL AND ELIZABETH GALLUCCI
 0 NORTH DREAM FARM ROAD, INVERNESS CA 94937
 APN: 114-061-18

388-1

C-2.2

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



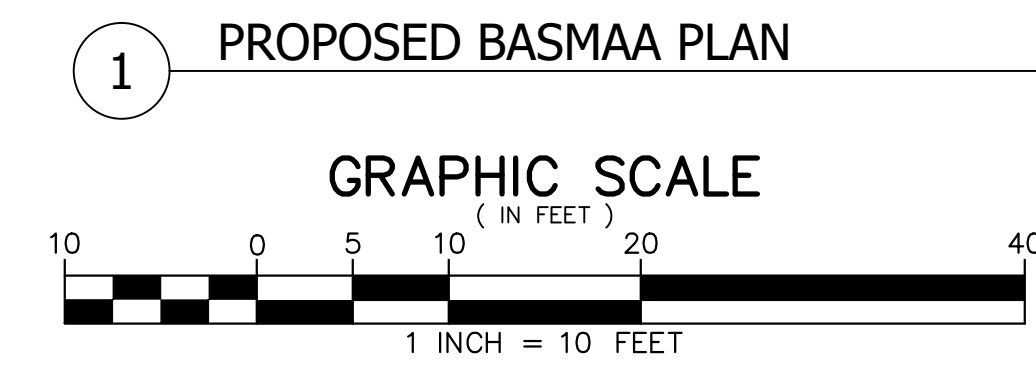
AREA TABLE					
NAME / LOCATION	MATERIAL TYPE	TYPE	SQUARE FT.	IMPERVIOUS / PERVIOUS	NOTES
DMA #1	ROOF	NEW	3,647	IMPERVIOUS	
DMA #2	CONCRETE/ASPHALT	NEW	2,478	IMPERVIOUS	
DMA #3	ROOF	NEW	508	IMPERVIOUS	
DMA #4	SLAB	NEW	211	IMPERVIOUS	
ED #1	ENERGY DISSIPATER	NEW	120	NA	BASMAA OPTION 1
PRE-PROJECT IMPERVIOUS			0		UNDEVELOPED LOT
NEW / REPLACED IMPERVIOUS			6,844		NEW IMPERVIOUS < ALLOWABLE IMPERVIOUS. OK
POST-PROJECT IMPERVIOUS			6,844		

STORM WATER CONTROL DEVICES				
NAME	TYPE	SIZE	FEED	NOTES
CIS #1	CISTERN	900 GALLONS	DMA #1 - #3	

CISTERN SIZING AND WATER FLOW
 6,633 SQUARE FEET OF IMPERVIOUS SURFACE
 13.63 SQUARE FEET OF ROOF PER GALLON (PER BASMAA CODE)
 $(6,633 * .25) * 7.48 = 12,403$ GALLONS PER HOUR WITH A 3" RAINSTORM
 $(12,403 / 60) = 206$ GALLONS PER MINUTE
 $6,633 / 13.63 = 487$ GALLONS "REQUIRED CISTERN SIZE"
 $487 * 1.5 = 731$ GALLONS "1.5X INCREASE IN STORAGE"

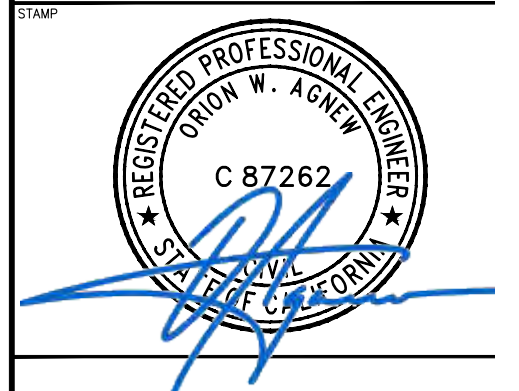
Project Name/Number	GALLUCCI RESIDENCE
Application Submittal Date <small>[to be verified by municipal staff]</small>	
Project Location <small>[Street Address if available, or intersection and/or APN]</small>	APN: 114-061-18
Name of Owner or Developer	GALLUCCI'S
Project Type and Description <small>[Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]</small>	SINGLE FAMILY RESIDENCE - NEW CONSTRUCTION, GARAGE, ADU, DRIVEWAY
Total Project Site Area (acres)	2.70
Total New or Replaced Impervious Surface Area (square feet) <small>[Sum of Impervious area that will be constructed as part of the project]</small>	6,844
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	6,844
Runoff Reduction Measures Selected <small>(Check one or more)</small>	<input type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input checked="" type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

	NEW IMPERVIOUS
	EXISTING IMPERVIOUS
	NEW PERVIOUS
	EXISTING PERVIOUS



ISSUES		
ISSUE	DATE	DESCRIPTION
0	6/17/25	COASTAL PERMIT

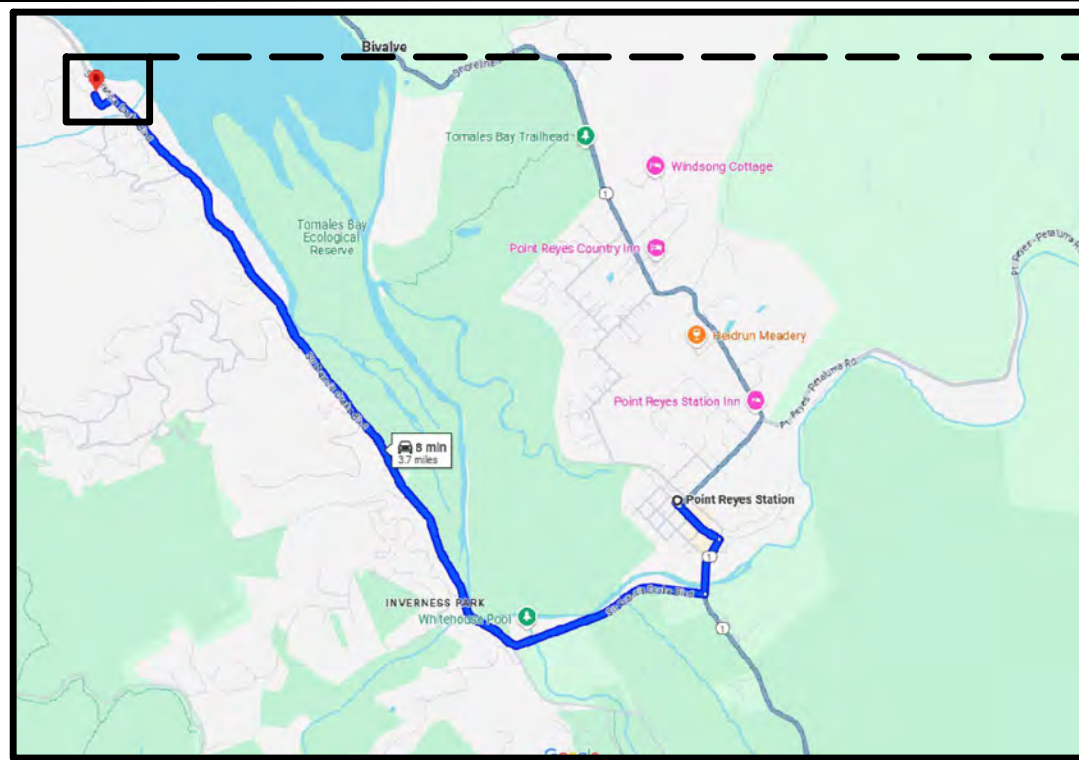
AC ENGINEERING, INC.
 CIVIL & GEOTECHNICAL CONSULTANTS
 454 LAS GALLINAS AVE., SUITE 1047
 SAN RAFAEL, CA 94903
 P: 415-295-2152
 admin@acengineerinc.com



BASMAA COMPLIANCE
 MICHAEL AND ELIZABETH GALLUCCI
 0 NORTH DREAM FARM ROAD, INVERNESS CA 94937
 APN: 114-061-18

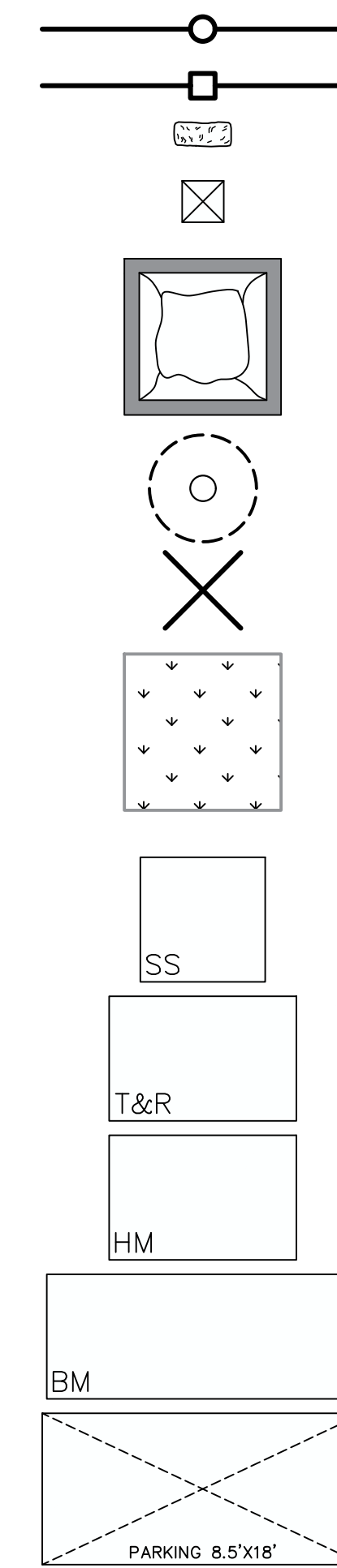
388-1

C-3.0



HOURS OF OPERATION	
DAY OF WEEK	HOURS OF OPERATION
MONDAY	7AM TO 6PM
TUESDAY	7AM TO 6PM
WEDNESDAY	7AM TO 6PM
THURSDAY	7AM TO 6PM
FRIDAY	7AM TO 6PM
SATURDAY	9AM TO 5PM
SUNDAY	NO WORK
FEDERAL HOLIDAYS	NO WORK

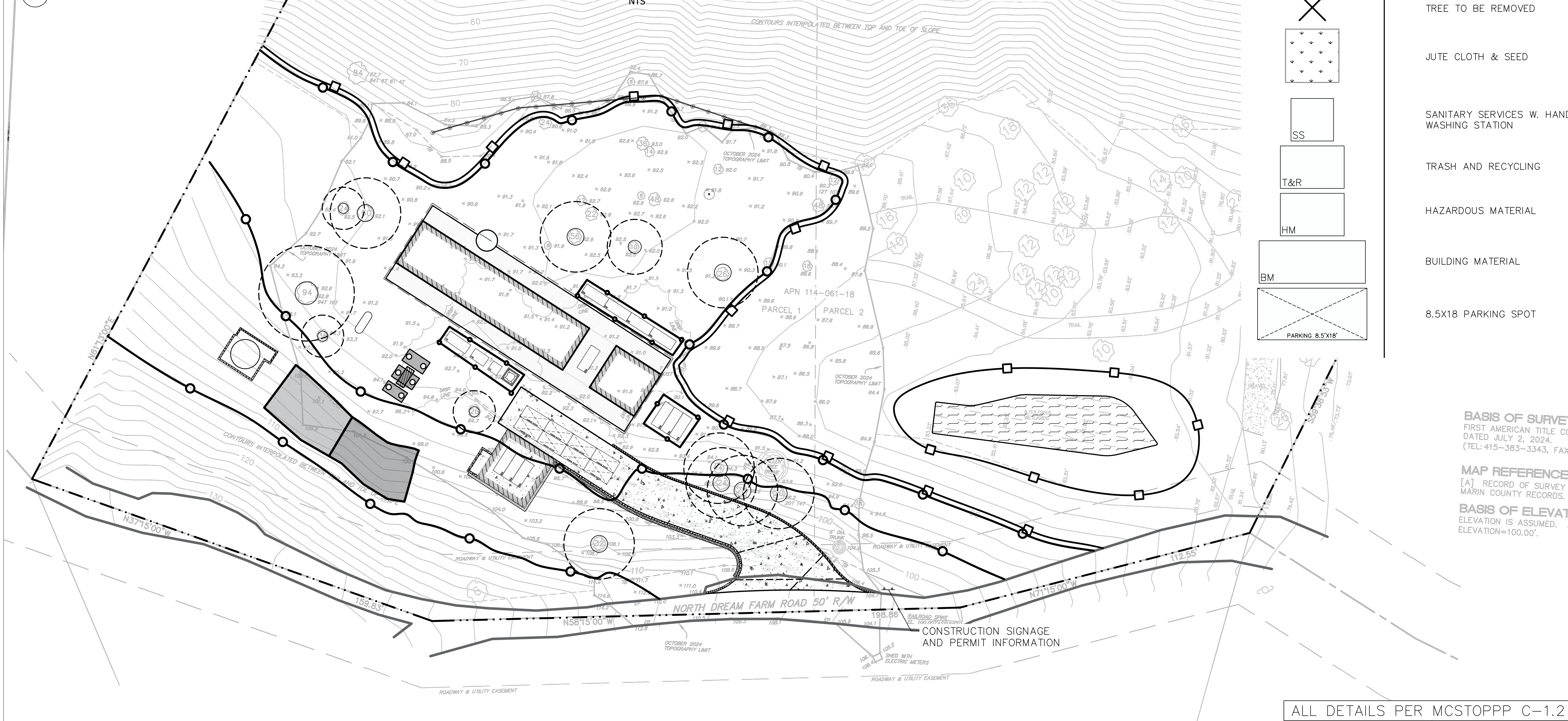
LEGEND



PROPOSED

- STRAW ROLL "WATTLE"
- SILT FENCE
- GRAVEL BAG
- INLET PROTECTION
- CONCRETE WASHOUT
- TREE PROTECTION
- TREE TO BE REMOVED
- JUTE CLOTH & SEED
- SANITARY SERVICES W. HAND WASHING STATION
- TRASH AND RECYCLING
- HAZARDOUS MATERIAL
- BUILDING MATERIAL
- 8.5X18 PARKING SPOT

2 TRUCK ROUTE FROM POINT REYES STATION



BASIS OF SURVEY
 FIRST AMERICAN TITLE COMPANY
 DATED JULY 2, 2024.
 (TEL: 415-383-3343, FAX: 415-383-3344)

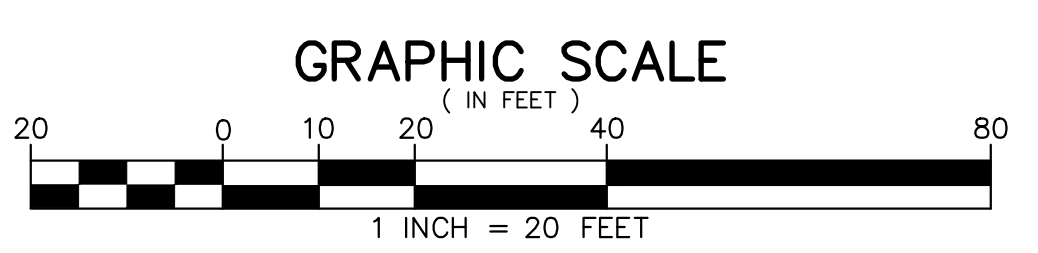
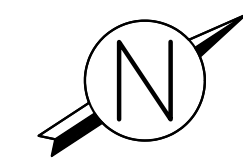
MAP REFERENCES
 [A] RECORD OF SURVEY FOR PARCEL 1 & 2
 MARIN COUNTY RECORDS.

BASIS OF ELEVATION
 ELEVATION IS ASSUMED. A
 ELEVATION=100.00'.

ALL DETAILS PER MCSTOPPP C-1.2

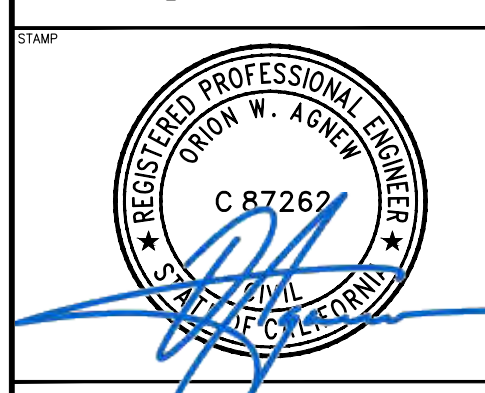
1 PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

1" = 20'



ISSUES		
ISSUE	DATE	DESCRIPTION
0	6/17/25	COASTAL PERMIT

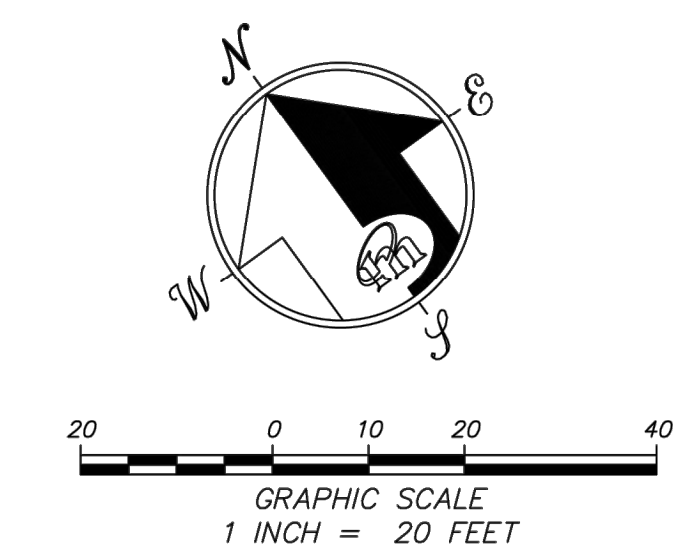
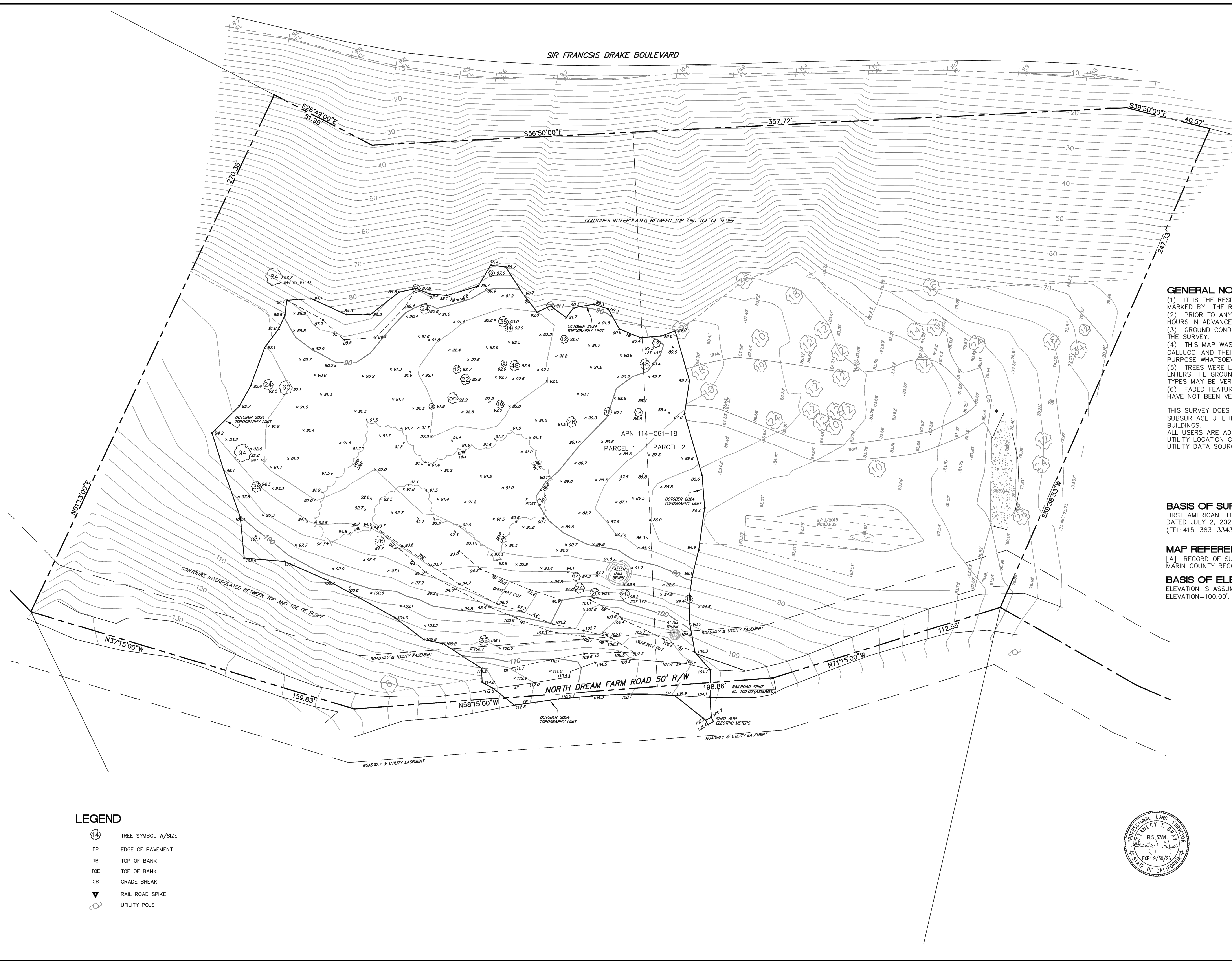
AC ENGINEERING, INC.
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 admin@acengineering.com



PRELIMINARY CONSTRUCTION MANAGEMENT PLAN
 MICHAEL AND ELIZABETH GALLUCCI
 0 NORTH DREAM FARM ROAD, INVERNESS CA 94937
 APN: 114-061-18

388-1

C-4.0



GENERAL NOTES

- (1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (2) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (3) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (4) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ELIZABETH AND MIKE GALLUCCI AND THEIR ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
- (5) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (6) FADED FEATURES TAKEN FROM 2015 AND 2006 TOPOGRAPHIC DATA AND HAVE NOT BEEN VERIFIED IN THE FIELD.

THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
 ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

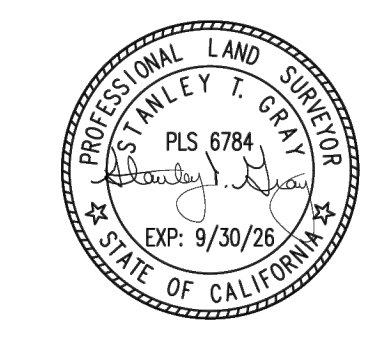
BASIS OF SURVEY
 FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 2102-7146477, DATED JULY 2, 2024.
 (TEL: 415-383-3343, FAX: 866-875-4903)

MAP REFERENCES
 [A] RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 39, MARIN COUNTY RECORDS.

BASIS OF ELEVATION
 ELEVATION IS ASSUMED. A FOUND RR SPIKE, LOCATED ON DREAM FARM ROAD. ELEVATION=100.00'.

PARTIAL SITE SURVEY
 NORTH DREAM FARM ROAD
 INVERNESS
 APN 114-061-18
 OFFICIAL RECORDS OF MARIN COUNTY
 PREPARED AT THE REQUEST OF
 ELIZABETH AND MIKE GALLUCCI

- LEGEND**
- (14) TREE SYMBOL W/SIZE
 - EP EDGE OF PAVEMENT
 - TB TOP OF BANK
 - TOE TOE OF BANK
 - GB GRADE BREAK
 - ▼ RAIL ROAD SPIKE
 - UTILITY POLE



MARIN COUNTY	CALIFORNIA
JANUARY 2006	
MAY 2015	
OCTOBER 2024	

MERIDIAN SURVEYING ENGINEERING, INC.
 2958 VAN NESS AVENUE SAN FRANCISCO, CA 94109 (415) 440-4131
 777 GRAND AVENUE, #202 SAN RAFAEL, CA 94901 (415) 456-5450

SURVEY BY:	AJ/SF	PROJECT NO.:	03079D
DRAWN:	AJ/SF	REVISION DATE:	10/24
APPROVED:	STG	SHEET	1 OF 1
FILE NAME:			
SURVEY DATE:	10/2024		

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