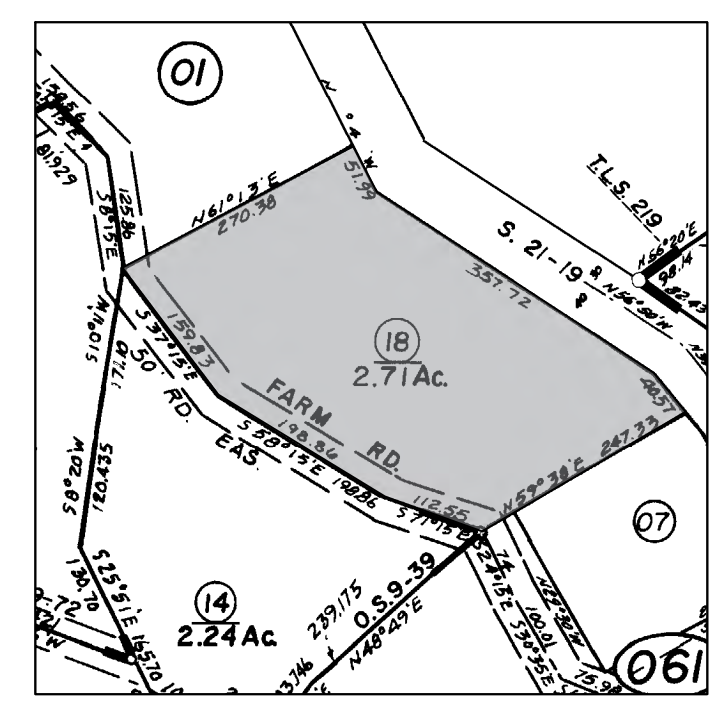
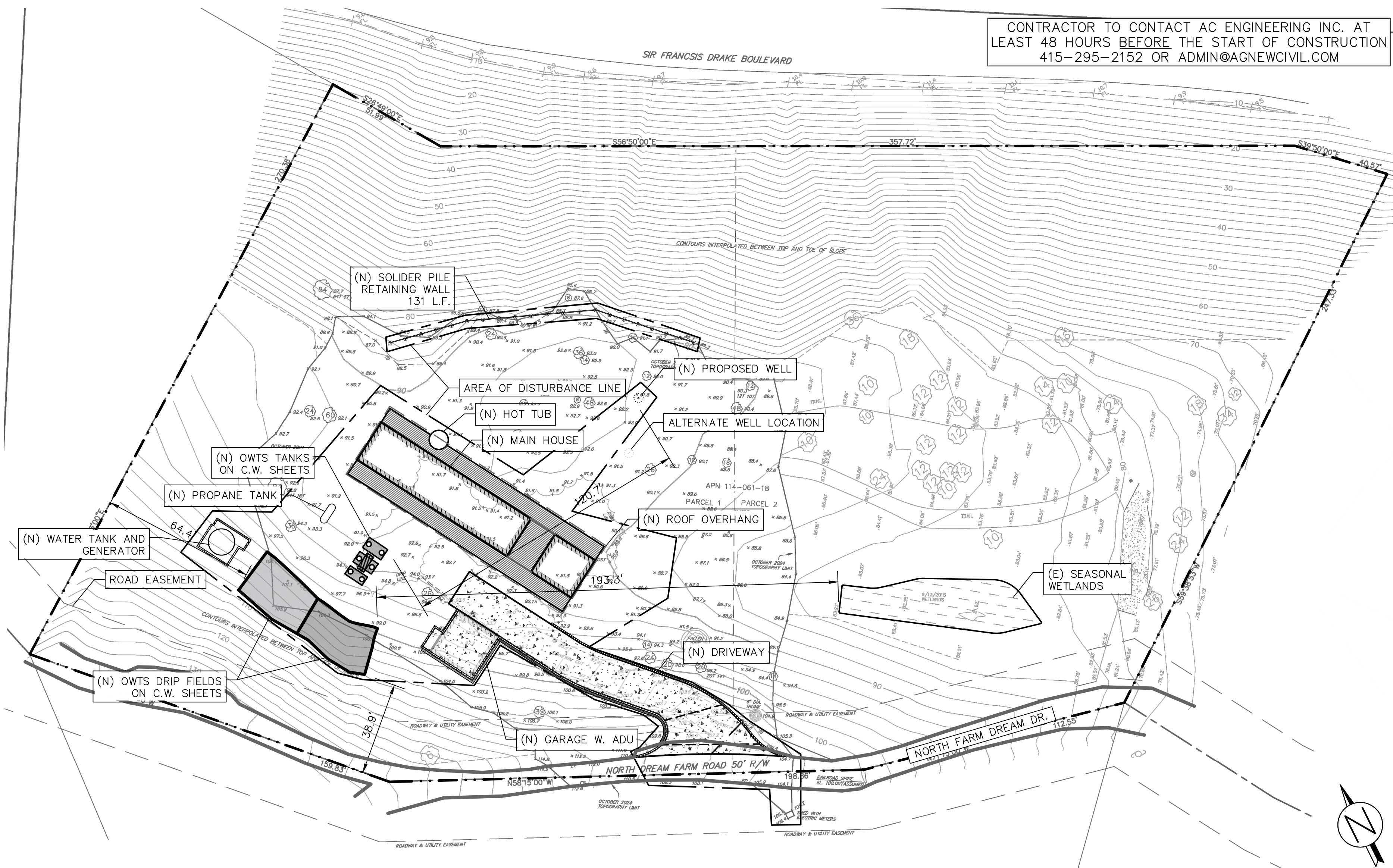


CIVIL DESIGN – COASTAL PERMIT

0 NORTH DREAM FARM ROAD, INVERNESS CA 94937

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



PARCEL LOCATION MAP N.T.S. VICINITY MAP N.T.S.

MarinMap Site Parcel Report Property ID: 114-061-18

Report generated 3/12/2025 9:12:08 AM

Parcel Information

Property ID: 114-061-18
Address: [Redacted]
Land Use: Single-Resid. - Unimproved
Units: 0
Tax Rate: 094-035
Area: [Redacted]
Average Slope: 36.78

Local Coastal Plan: 2
Dam Failure Area:
Alquist Priolo Zone:
Stream Conserv. Area/Buffer: 0
CWP Area: West Marin
CWP Corridor: COASTAL
Fire Service: County Fire (CSA 31)
Fire Authority: County Fire (CSA 31)

Zoning: C-R1-B5 Residential Single Family

Flood Zone: X **Insurance Required:** N

Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MARIN MAPS PARCEL DETAIL
N.T.S.

THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY IN WRITING TO DPW THAT THE GRADING AND DRAINAGE WERE CONSTRUCTED PER APPROVED PLAN AND FIELD DIRECTION. CERTIFICATION LETTERS SHALL REFERENCE BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS AND THE ASSESSOR'S PARCEL NUMBER (APN) FOR THE PROJECT, AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.

| SHEET INDEX | |
|-------------|--|
| C-1.0 | SITE OVERVIEW PLAN |
| C-1.1 | PROJECT NOTES |
| C-1.2 | MCSTOPPP |
| C-1.3 | BMP'S |
| C-2.0 | GRADING PLAN |
| C-2.01 | ASSORTED PLANS |
| C-2.1 | DRAINAGE PLAN |
| C-2.2 | UTILITY PLAN |
| C-3.0 | BASMAA COMPLIANCE |
| C-4.0 | PRELIMINARY CONSTRUCTION MANAGEMENT PLAN |
| TOPO | ORIGINAL TOPOGRAPHY SURVEY |

DEVELOPER / APPLICANT
MICHAEL AND ELIZABETH GALLUCCI
1886 LAGUNA STREET
SAN FRANCISCO, CA 94115

SITE INFO
0 N DREAM FARM RD, INVERNESS, CA 94937
APN: 114-061-18
LOT SQ/FT: 117,900
38°05'24.4"N 122°50'42.7"W

SCOPE OF WORK
UNDEVELOPED LOT, NEW SFR, NEW GARAGE W. ADU ABOVE, NEW DRIVEWAY, VARIOUS SITE IMPROVEMENTS

DESIGN
STANDARD GRADING AND DRAINAGE PRACTICES

REFERENCES
ARCH. PLANS : "INVERNESS RESIDENCE" BY MORK ULNES, SUBMITTED FOR "COASTAL PERMIT" DATED: 6/17/25
SOILS REPORT: "REPORT, DESIGN-LEVEL GEOTECHNICAL INVESTIGATION", PREPARED BY: HERZOG GEOTECHNICAL, DATED: 06/10/15
TOPOGRAPHY & BOUNDARY : "PARTIAL SITE SURVEY", BY: MERIDIAN SURVEYING AND ENGINEERING, INC., DATED: 10/24

BENCHMARK
ELEVATION IS ASSUMED. A FOUND RR PIKE, LOCATED ON DREAM FARM ROAD. ELEVATION = 100'

BASIS OF BEARINGS
FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 2102-7146477, DATED: 7/2/2024. (TEL: 415-383-3343, FAX: 866-875-4903)

| ESTIMATED EARTHWORK QUANTITIES | |
|--------------------------------|-----|
| CUT | 100 |
| FILL | 25 |
| EXPORT | 100 |

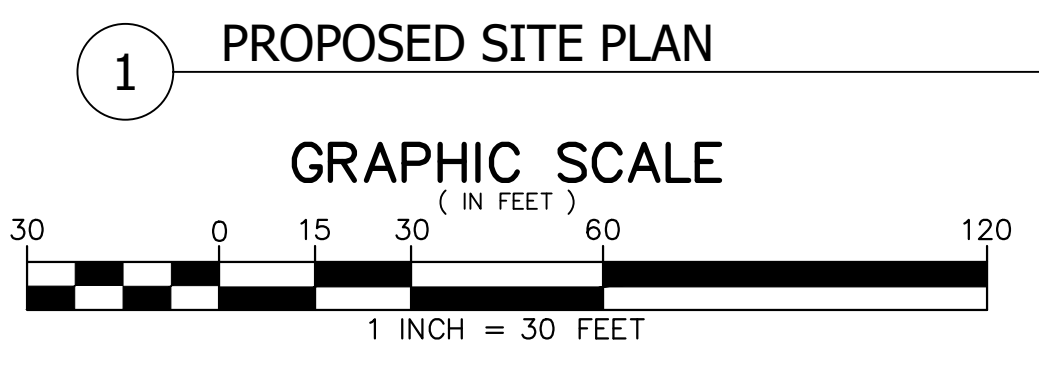
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING, MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

| IMPERVIOUS SURFACE DATA | |
|-------------------------|-------|
| EXISTING | 0 |
| PROPOSED | 6,844 |
| POST PROJECT | 6,844 |

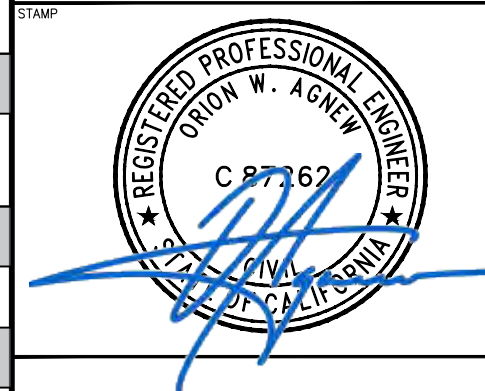
| AREA OF DISTURBANCE | |
|---------------------|--------|
| PROPOSED | 18,702 |

| REVISION TABLE | | |
|----------------|-------|----------|
| DATE | DELTA | COMMENTS |
| | | |

THIS CIVIL DESIGN IS FOR PLANNING PURPOSES ONLY AND CAN NOT BE USED FOR CONSTRUCTION OR PERMIT APPLICATIONS



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



SITE OVERVIEW PLAN

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

388-1

C-1.0

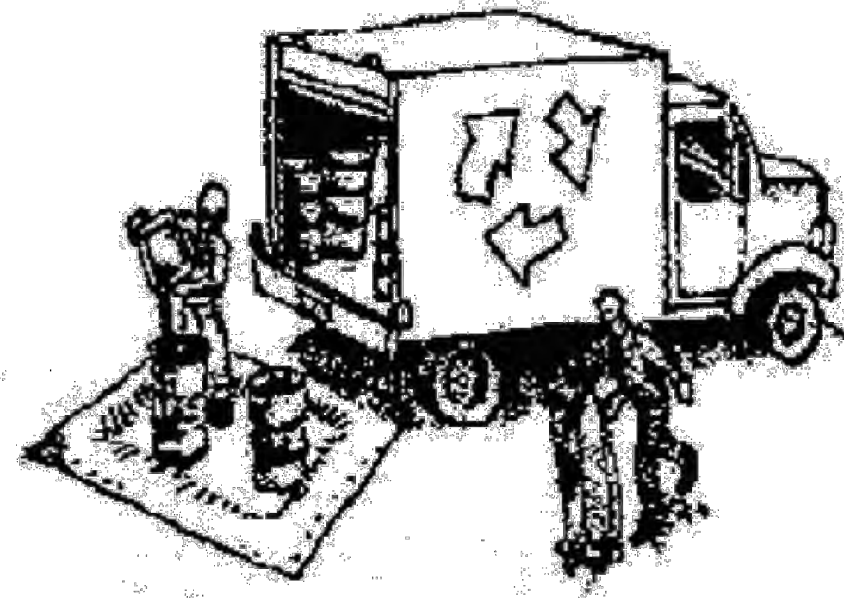
ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

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.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



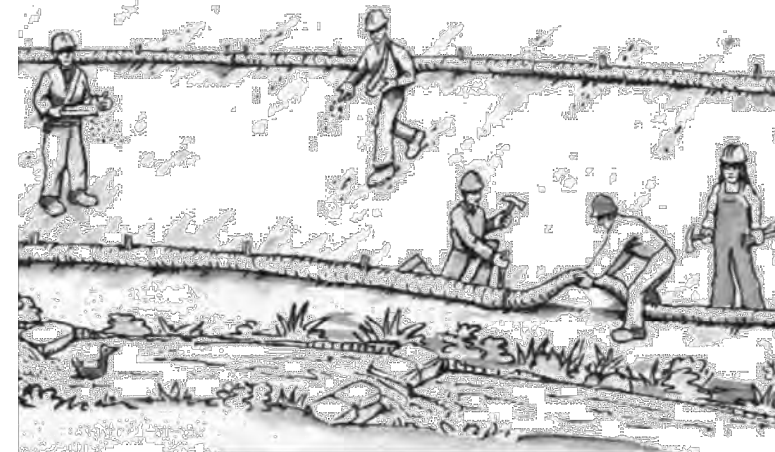
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



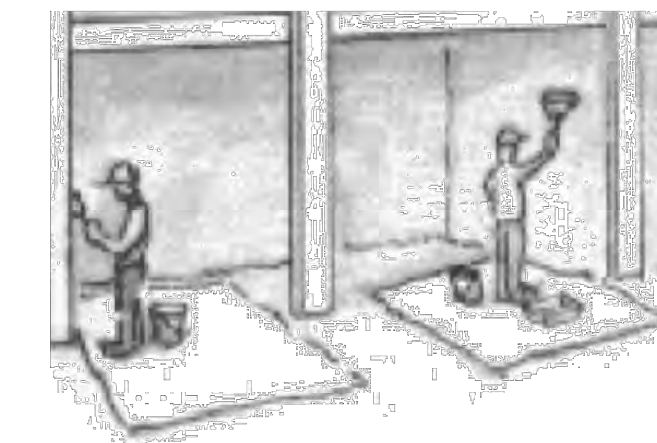
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

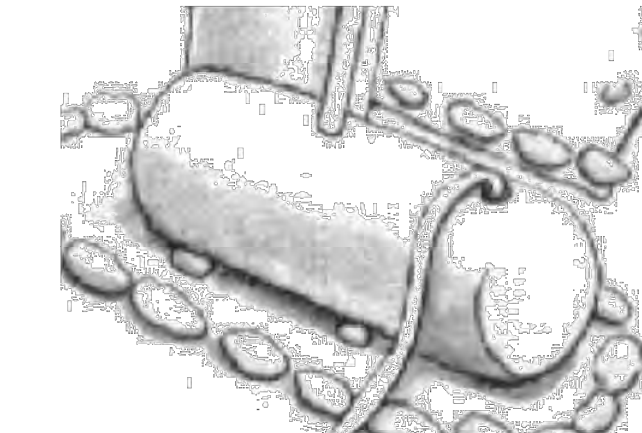
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

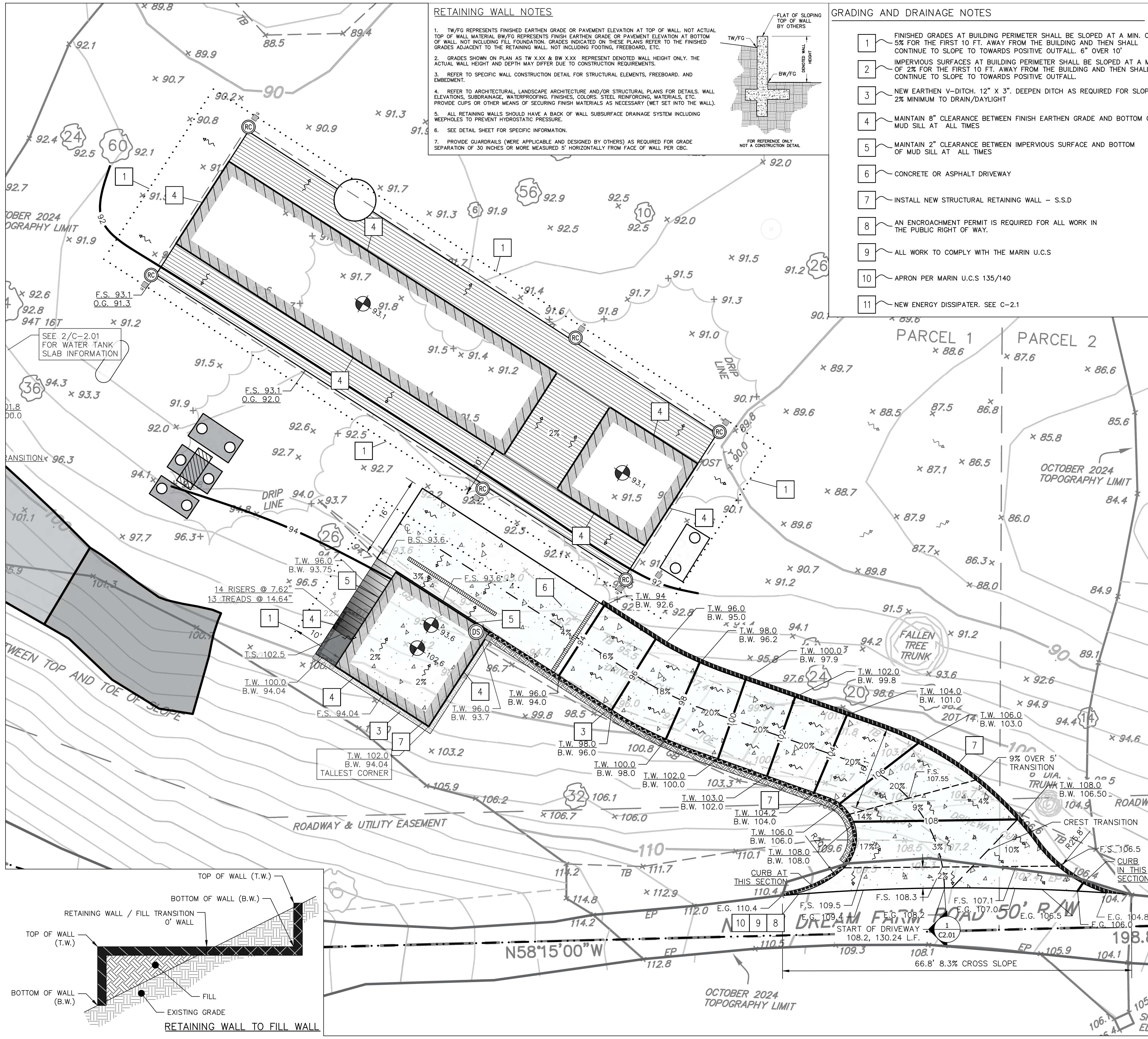
Storm drain polluters may be liable for fines of up to \$10,000 per day!

| ISSUES | | |
|--------|---------|----------------|
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| 0 | 6/17/25 | COASTAL PERMIT |

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



LEGEND

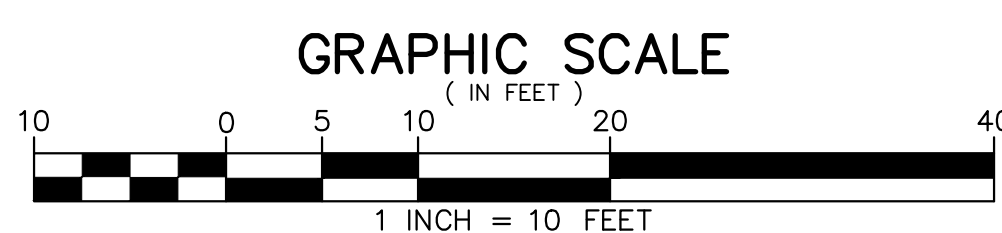
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | SUBDRAIN LINE |
| --- | --- | CENTER LINE |
| --- | --- | 10' OFFSET LINE FROM BLDG. |
| --- | --- | CONTOURS |
| --- | --- | STORM DRAIN LINE 4" |
| --- | --- | STORM DRAIN LINE 6" |
| --- | --- | TRENCH DRAIN |
| --- | --- | RETAINING WALL (CUT) |
| --- | --- | RETAINING WALL (FILL) |
| --- | --- | DIRECTION OF FLOW |
| --- | --- | CHECK VALVE |
| --- | --- | CLEANOUT |
| --- | --- | CONNECTION POINT |
| --- | --- | CATCH BASIN |
| --- | --- | JUNCTION BOX |
| --- | --- | SEDIMENT FILTER |
| --- | --- | DOWNSPOUTS |
| --- | --- | RAIN CHAIN |
| --- | --- | SURFACE FLOW & SLOPE |
| --- | --- | ELEVATION INDICATOR |
| --- | --- | DETAIL NUMBER |
| --- | --- | SHEET NUMBER |
| --- | --- | DELTA w/COMMENT # |
| --- | --- | SPOT ELEVATION |
| --- | --- | SECTION CALLOUT |
| --- | --- | NOTE CALLOUT |
| --- | --- | CENTER LINE |
| --- | --- | W-BEAM |
| --- | --- | LAGGING |

| FIRE COMPLIANCE TABLE | | |
|----------------------------|----------------|-------|
| LIST | VALUE | NOTES |
| DRIVEWAY @ LENGTH | 130 L.F. | |
| DRIVEWAY WIDTH | 16' | |
| TURNOUT REQUIRED | NO | |
| TURN AROUND TYPE | NOT REQUIRED | |
| CROSS SLOPE OF TURN AROUND | NOT APPLICABLE | |
| WUI | YES | |
| TIGHTEST RADIUS | 26.6' | |
| STEEPEST CLIMB | 20% | |
| GATES | NO | |
| CHIMNEY SPARK ARRESTOR | NOT APPLICABLE | |
| PROPANE STORAGE VESSELS | NOT APPLICABLE | |

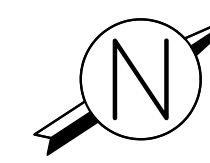
| CUT/FILL | | |
|----------------|--------------|-------|
| | VOLUME CU/YD | NOTES |
| CUT | | |
| GARAGE | 75 | |
| DRIVEWAY WALLS | 25 | |
| FILL | | |
| DRIVEWAY WALLS | 25 | |
| CUT TOTAL | 100 | |
| FILL TOTAL | 25 | |
| EXPORT | 100 | |
| IMPORT | 25 | |

ALL OFF-HAUL TO BE TAKEN TO LEGAL DUMP SITE

1 PROPOSED GRADING PLAN

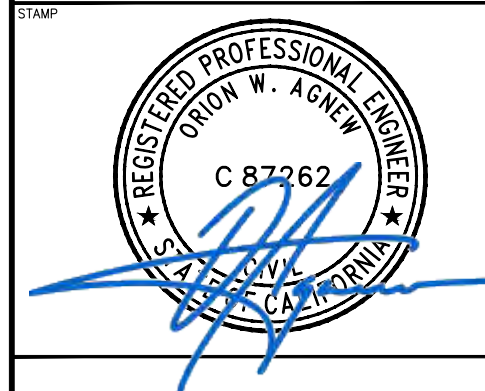


1" = 10'



| ISSUES | | |
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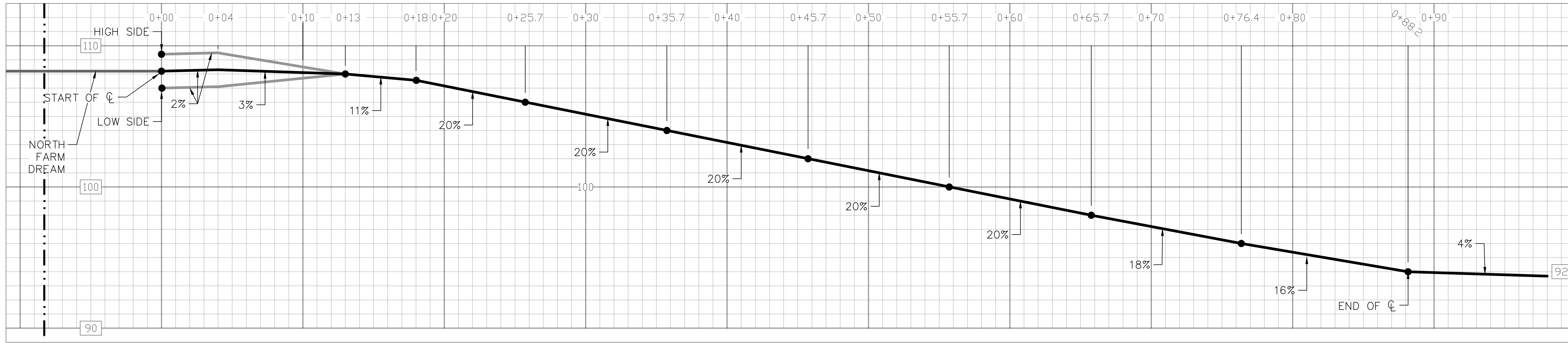
GRADING PLAN
MICHAEL AND ELIZABETH GALLUCCI
10 NORTH DREAM FARM ROAD, INVERNESS CA 94937
APN: 114-061-18

388-1

C-2.0

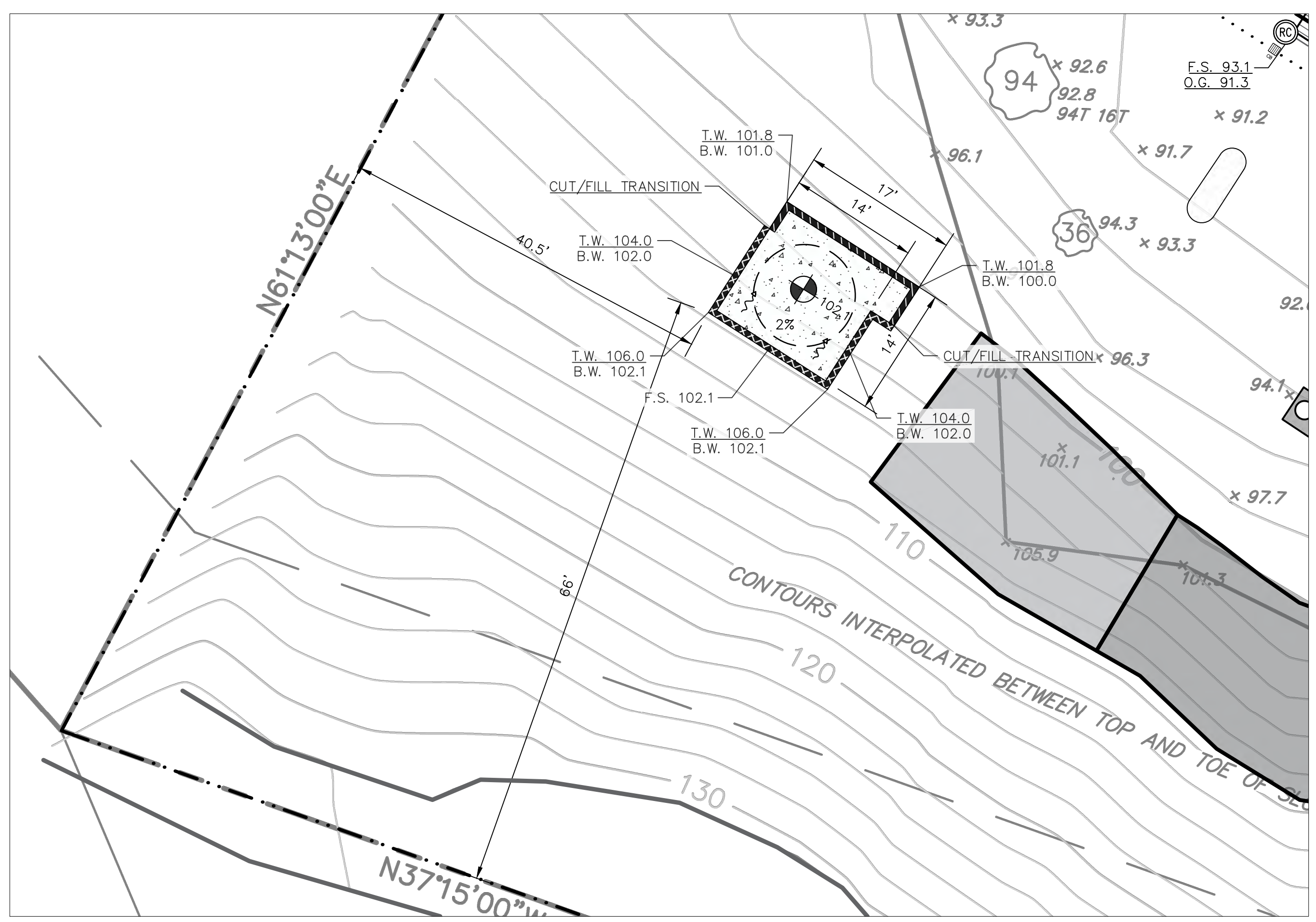
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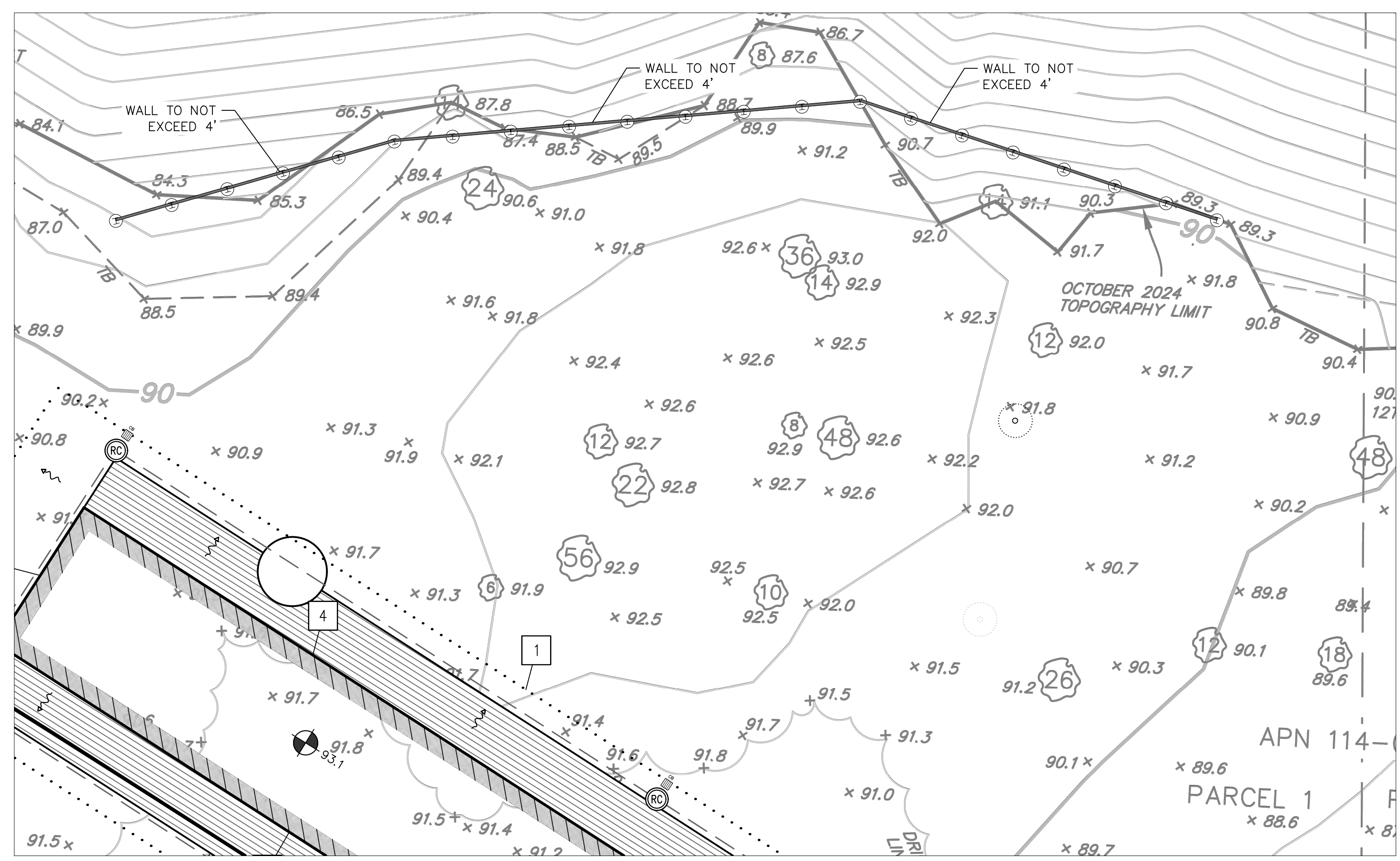
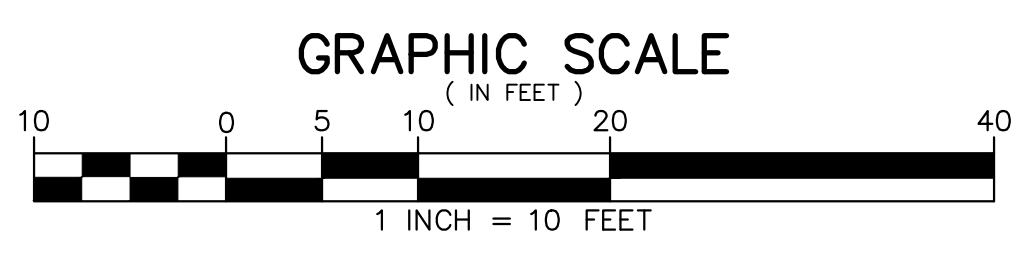
1 DRIVEWAY SECTION

1" = 4'



2 PROPOSED WATER TANK AND GENERATOR SLAB

1" = 10'



3 SOLDIER PILE WALL LAYOUT

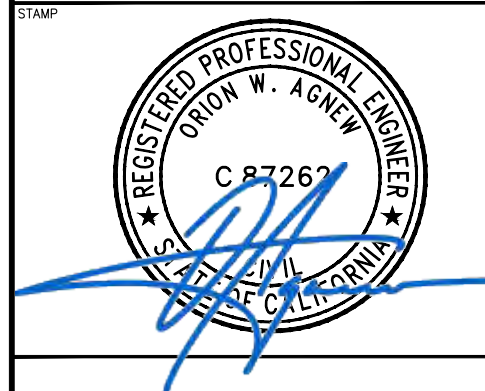
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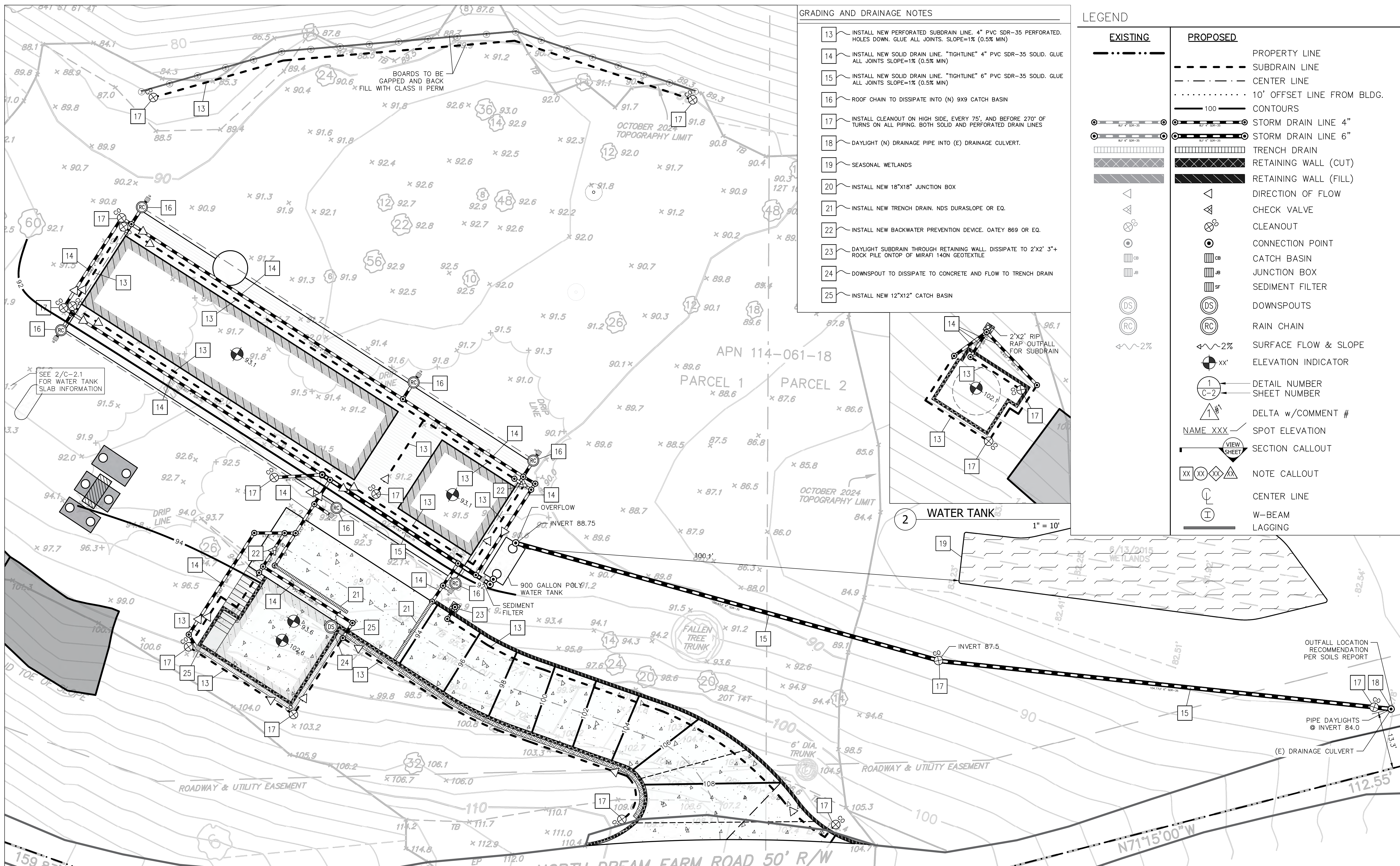


ASSORTED PLANS

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

388-1

C-2.01



- GRADING AND DRAINAGE NOTES**
- 13 - INSTALL NEW PERFORATED SUBDRAIN LINE. 4" PVC SDR-35 PERFORATED. HOLES DOWN. GLUE ALL JOINTS. SLOPE=1% (0.5% MIN)
 - 14 - INSTALL NEW SOLID DRAIN LINE. "TIGHTLINE" 4" PVC SDR-35 SOLID. GLUE ALL JOINTS SLOPE=1% (0.5% MIN)
 - 15 - INSTALL NEW SOLID DRAIN LINE. "TIGHTLINE" 6" PVC SDR-35 SOLID. GLUE ALL JOINTS SLOPE=1% (0.5% MIN)
 - 16 - ROOF CHAIN TO DISSIPATE INTO (N) 9X9 CATCH BASIN
 - 17 - INSTALL CLEANOUT ON HIGH SIDE, EVERY 75', AND BEFORE 270° OF TURNS ON ALL PIPING. BOTH SOLID AND PERFORATED DRAIN LINES
 - 18 - DAYLIGHT (N) DRAINAGE PIPE INTO (E) DRAINAGE CULVERT.
 - 19 - SEASONAL WETLANDS
 - 20 - INSTALL NEW 18"x18" JUNCTION BOX
 - 21 - INSTALL NEW TRENCH DRAIN. NDS DURASLOPE OR EQ.
 - 22 - INSTALL NEW BACKWATER PREVENTION DEVICE. OATEY 869 OR EQ.
 - 23 - DAYLIGHT SUBDRAIN THROUGH RETAINING WALL. DISSIPATE TO 2'X2' 3"+ ROCK PILE ONTOP OF MIRAFI 140N GEOTEXTILE
 - 24 - DOWNSPOUT TO DISSIPATE TO CONCRETE AND FLOW TO TRENCH DRAIN
 - 25 - INSTALL NEW 12"x12" CATCH BASIN

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | SUBDRAIN LINE |
| --- | --- | CENTER LINE |
| --- | --- | 10' OFFSET LINE FROM BLDG. |
| --- | --- | 100 |
| --- | --- | CONTOURS |
| --- | --- | STORM DRAIN LINE 4" |
| --- | --- | STORM DRAIN LINE 6" |
| --- | --- | TRENCH DRAIN |
| --- | --- | RETAINING WALL (CUT) |
| --- | --- | RETAINING WALL (FILL) |
| --- | --- | DIRECTION OF FLOW |
| --- | --- | CHECK VALVE |
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| --- | --- | CATCH BASIN |
| --- | --- | JUNCTION BOX |
| --- | --- | SEDIMENT FILTER |
| --- | --- | DOWNSPOUTS |
| --- | --- | RAIN CHAIN |
| --- | --- | SURFACE FLOW & SLOPE |
| --- | --- | ELEVATION INDICATOR |
| --- | --- | 1 - DETAIL NUMBER |
| --- | --- | C-2 - SHEET NUMBER |
| --- | --- | 1# - DELTA w/COMMENT # |
| --- | --- | NAME XXX - SPOT ELEVATION |
| --- | --- | VIEW SHEET |
| --- | --- | NOTE CALLOUT |
| --- | --- | CENTER LINE |
| --- | --- | W-BEAM LAGGING |

ISSUES

| ISSUE | DATE | DESCRIPTION |
|-------|---------|----------------|
| 0 | 6/17/25 | COASTAL PERMIT |

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DRAINAGE PLAN

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

1 PROPOSED DRAINAGE PLAN

GRAPHIC SCALE
 (IN FEET)
 10 0 5 10 20 40
 1 INCH = 10 FEET

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).

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

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