

UNINCORPORATED MARIN COUNTY

THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD

ALTERNATE GRADING VESTING TENTATIVE MAP PACKAGE

APN: 164-280-035
MARIN COUNTY, CALIFORNIA
FEBRUARY 2025

DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92616
CONTACT: STEVE REILLY
PHONE: 925-368-3128

CIVIL ENGINEER

CSW/STRUBER-STROEH ENGINEERING GROUP
5870 STONERIDGE MALL RD., SUITE 203
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
PHONE: 925-787-4982

ARCHITECT

WHA, INC.
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
CONTACT: ADAM GARDNER
PHONE: 925-463-1700 EXT.1163

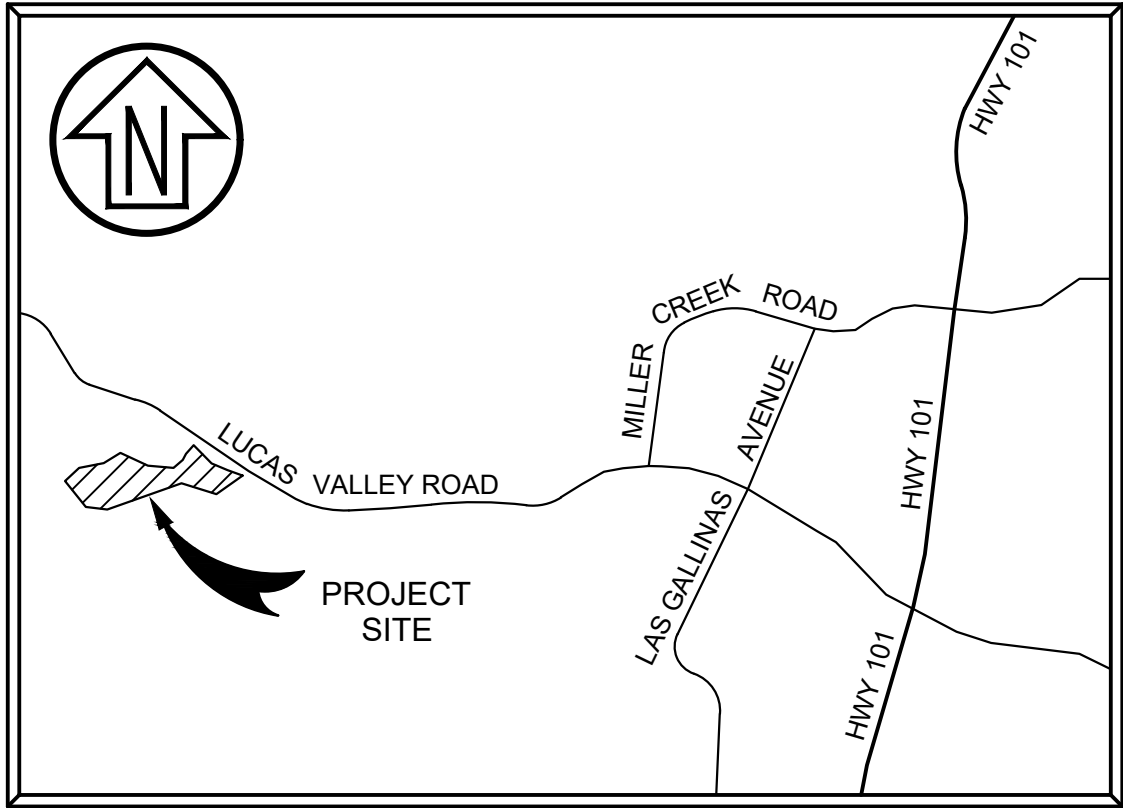
LANDSCAPE ARCHITECT

INTEGRATED DESIGN STUDIO, INC.
227 FLAMINGO ROAD
MILL VALLEY, CA 94941
CONTACT: (TO BE ADDED)
PHONE: 415-381-9500

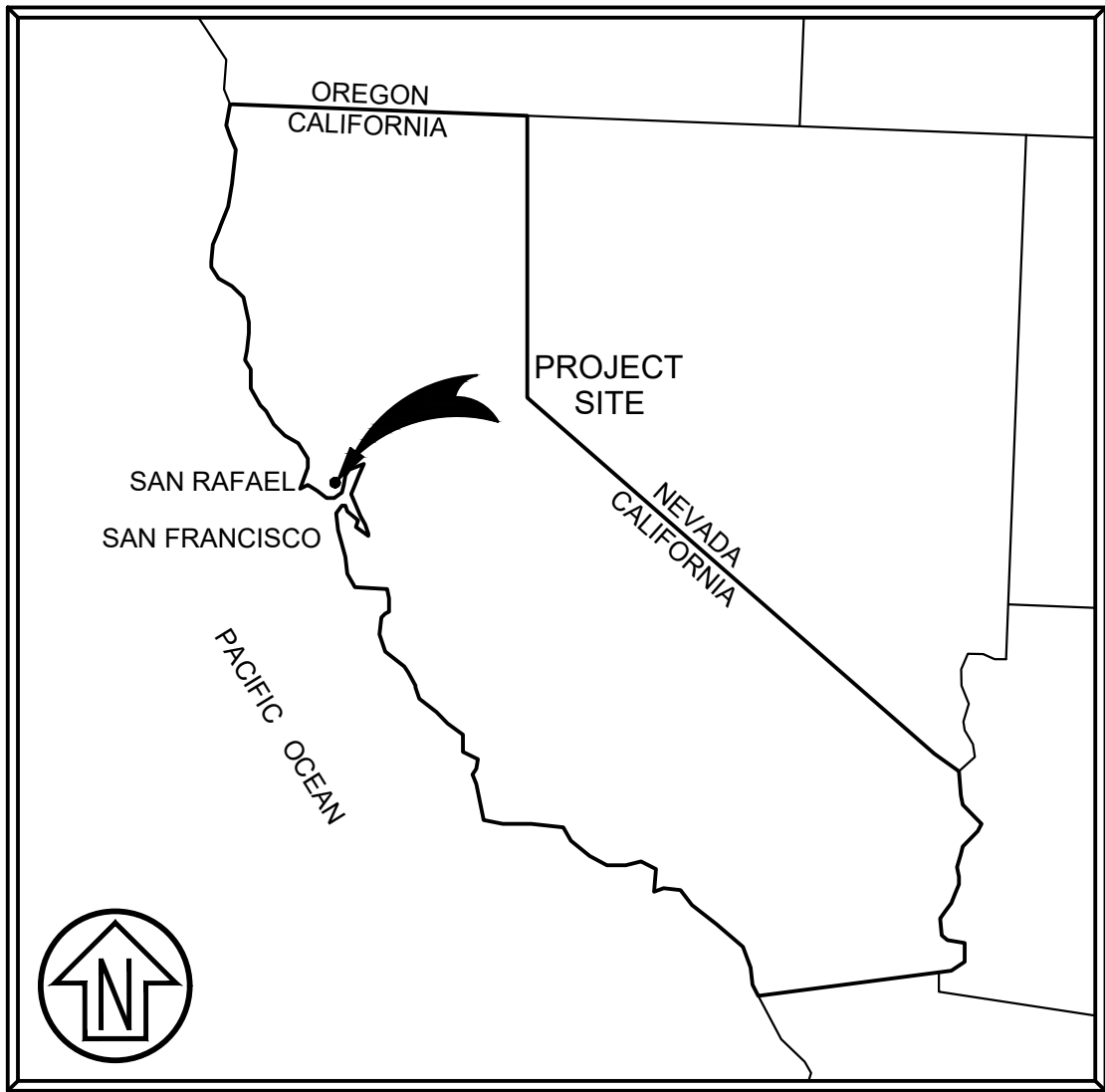
GEOTECHNICAL ENGINEER

ENGEO, INC.
1630 SAN PABLO AVE, SUITE 200
OAKLAND, CA 94612
CONTACT: JEFF FIPPIN
PHONE: 925-570-7970

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VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

APN ASSESSOR'S PARCEL NUMBER
BC BACK OF CURB
BLDG BUILDING
BNDY BOUNDARY
BW BACK OF SIDEWALK
CL CENTERLINE
DMA DRAINAGE MANAGEMENT AREA
DWY DRIVEWAY
EG EXISTING GRADE
ESMT EASEMENT
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
EX EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOWLINE
FT FOOT / FEET
FW FIRE WATER

GB GRADE BREAK
GFF GARAGE FINISH FLOOR
GR GRATE
IMP INTEGRATED MANAGEMENT PRACTICE
INV INVERT
PAE PRIVATE ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
R RADIUS
RET RETAINING
R/W RIGHT OF WAY
SD STORM DRAIN
SF SQUARE FEET
SS SANITARY SEWER
STD. STANDARD
SW SIDEWALK
TC TOP OF CURB
TBC TOP OF BEVELED CURB
TSM TOP OF SOIL MIXTURE
TYP TYPICAL
W WATER

PROJECT INFORMATION:

- SITE APN: 164-280-35
- TOTAL PROPOSED UNITS: 36 SINGLE FAMILY HOMES
- EXISTING ZONING: A60-HOD - AGRICULTURE AND CONSERVATION
- EXISTING LAND USE: 31 - RURAL IMPROVED
- SINGLE FAMILY RESIDENTIAL LOT SIZE:
36X66 2,376 SF
44X66 2,904 SF
- FLOOD ZONE: ZONE X
- STREETS: ALL PROPOSED STREETS WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA
- UTILITIES
WATER MARIN WATER DISTRICT (MMWD)
STORM DRAIN (OFFSITE) COUNTY OF MARIN
SANITARY SEWER (OFFSITE) LAS GALLINA VALLEY SANITARY DISTRICT (LGVSD)
FIRE MARIN COUNTY FIRE
TELEPHONE AT&T
ELECTRIC PACIFIC GAS & ELECTRIC
- TRASH: INDIVIDUAL UNIT TRASH CAN PICKUP TO BE PROVIDED BY MARIN SANITARY SERVICE
- PARKING: EACH UNIT IS PROVIDED TWO COVERED PARKING STALLS (GARAGE).
- STREETS/LIGHTING: ALL STREETS AND ASSOCIATED STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED
- EASEMENTS: PRIVATE STREETS SHALL HAVE AN EVAE AND PUE, EASEMENTS SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN.
- COMMON AREAS: COMMON AREAS SHALL BE MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION
- PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES
- TREES: ALL EXISTING TREES WITHIN AREA OF DEVELOPMENT ON SITE ARE TO BE REMOVED
- THE BASIS OF BEARING FOR THIS MAP IS NORTH 54°45'05" WEST, WITH A DISTANCE OF 1,427.97' BETWEEN FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AND FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LANDS CONVEYED TO ANDRE SOUANG" RECORDED IN BOOK 2023 OF MAPS, PAGE 87, MARIN COUNTY RECORDS.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.
- FIELD SURVEY WAS PERFORMED IN FEBRUARY OF 2024.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEROF.

ENGINEER'S STATEMENT:

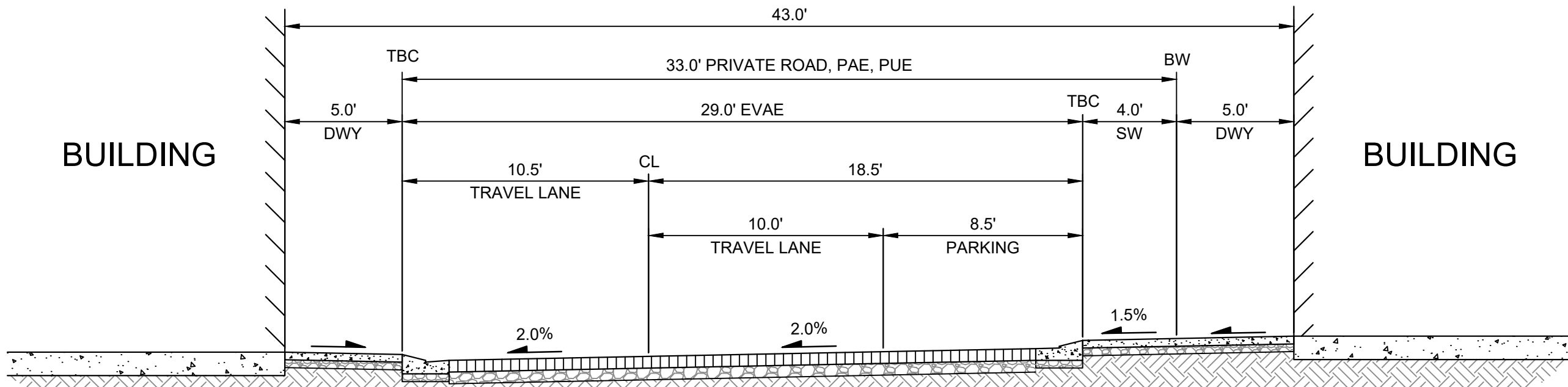
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

Michael Vidra

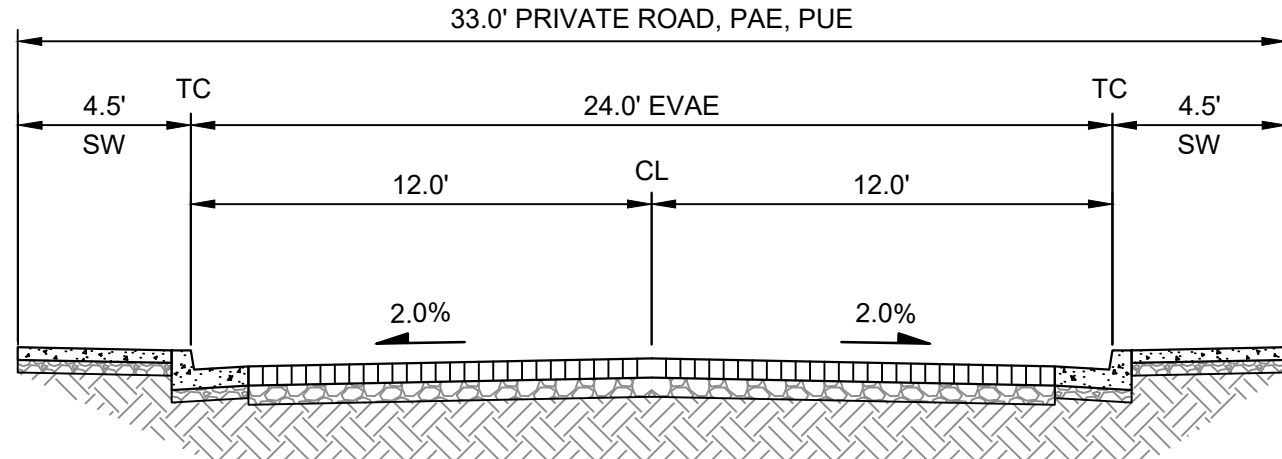
07 / 12 / 24

DATE

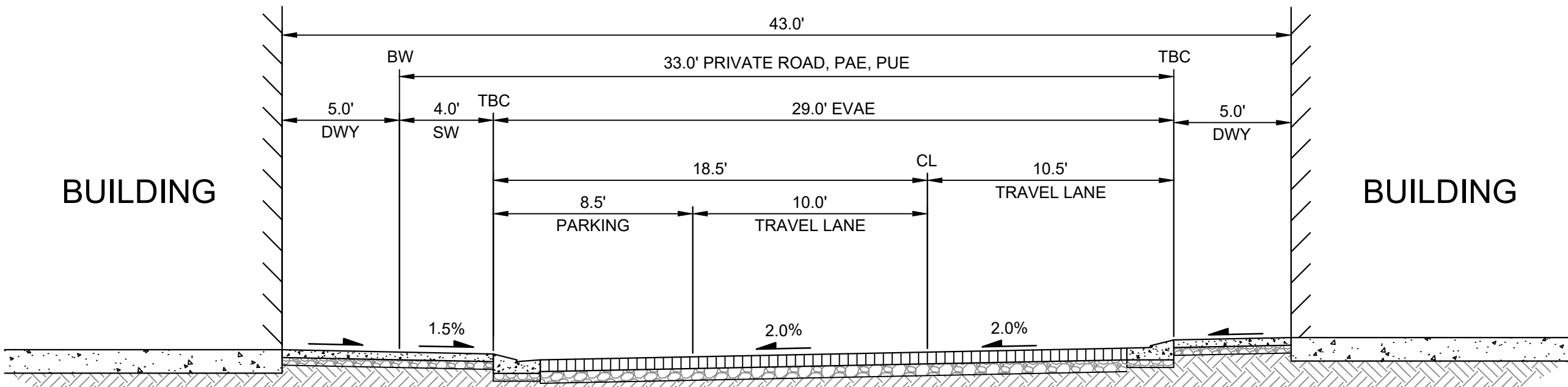
MICHAEL VIDRA
R.C.E. 76690
CSW/STRUBER-STROEH ENGINEERING GROUP, INC.



TYPICAL A STREET
NOT TO SCALE



B STREET
NOT TO SCALE



TYPICAL C STREET
NOT TO SCALE



THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD

MARIN COUNTY, CALIFORNIA



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700

CSW | ST2

Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

TITLE SHEET

C1.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10

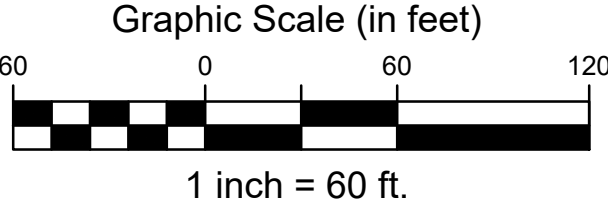
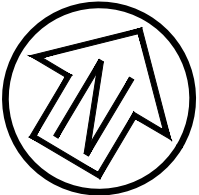


LEGEND:

- PROJECT BOUNDARY
- MONUMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING ASPHALT PAVEMENT
- SAN RAFAEL CITY LIMIT
- EXISTING TREE

NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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- TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY IN FEBRUARY 2024.
- THE SITE IS NOT LOCATED WITHIN A STATE OF CALIFORNIA EARTHQUAKE FAULT HAZARD ZONE FOR ACTIVE FAULTS.



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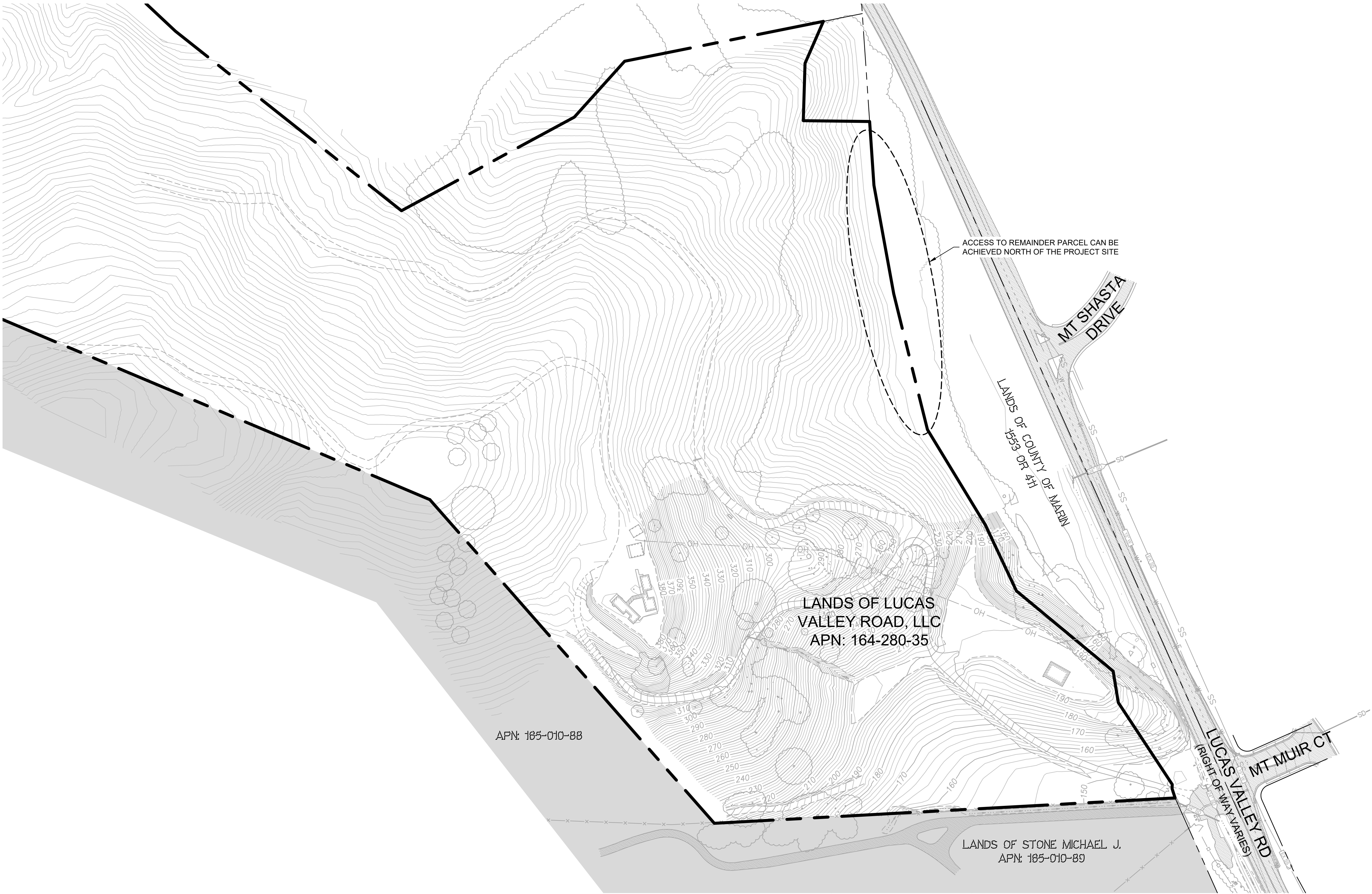
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

EXISTING CONDITIONS

C2.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10

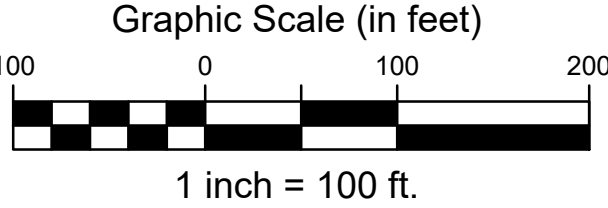
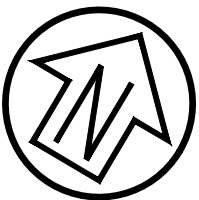


LEGEND:

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- MONUMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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EXISTING CONDITIONS

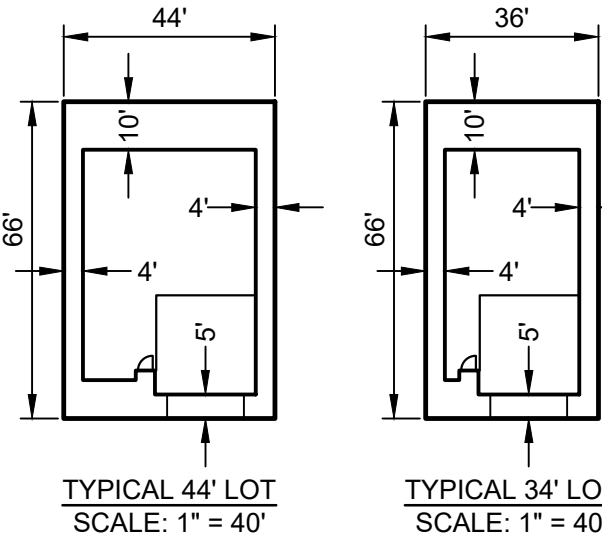
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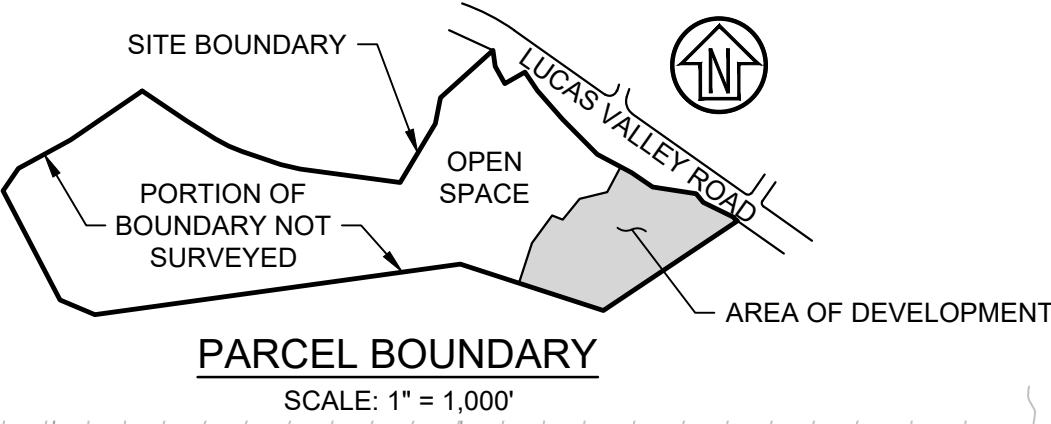
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AVERAGE SLOPE CALCULATION:
CONTOUR MEASUREMENT METHOD: $S = 0.00229 \times (I \times L) / A$
S = AVERAGE SLOPE (%)
A = PARCEL AREA (ACRES)
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINES (FEET)

EXISTING SLOPE WITHIN TOTAL DEVELOPMENT AREA: S = 30.2%
PROPOSED SLOPE WITHIN TOTAL DEVELOPMENT AREA: S = 30.9%
APPROXIMATE SLOPE FOR RESIDENTIAL LOTS: S = 1.0%



SETBACKS:
FRONT: 5'
SIDE: 4'
REAR: 10'



VESTING TENTATIVE MAP FOR THE RESIDENCES AT LUCAS VALLEY

LEGEND:

- PROJECT BOUNDARY
- PRIVATE ROAD
- MONUMENT LINE
- LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT PAVEMENT
- SAN RAFAEL CITY LIMITS

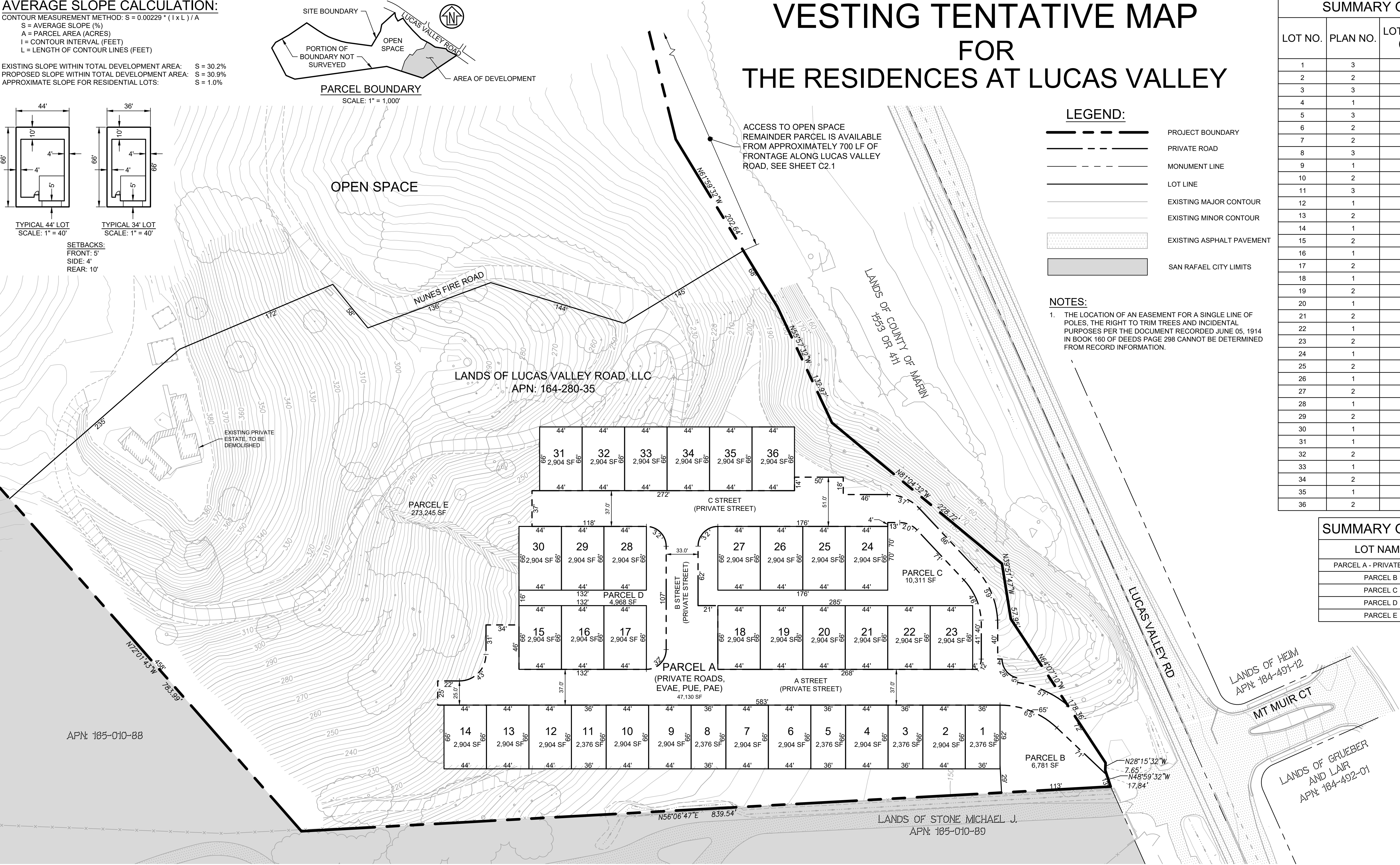
NOTES:

- THE LOCATION OF AN EASEMENT FOR A SINGLE LINE OF POLES, THE RIGHT TO TRIM TREES AND INCIDENTAL PURPOSES PER THE DOCUMENT RECORDED JUNE 05, 1914 IN BOOK 160 OF DEEDS PAGE 298 CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUMMARY OF LOT COVERAGE				
LOT NO.	PLAN NO.	LOT AREA (SF)	BUILDING FOOTPRINT (SF)	LOT COVERAGE
1	3	2,376	962	40%
2	2	2,904	1,347	46%
3	3	2,376	962	40%
4	1	2,904	1,333	46%
5	3	2,376	962	40%
6	2	2,904	1,347	46%
7	2	2,904	1,347	46%
8	3	2,376	962	40%
9	1	2,904	1,333	46%
10	2	2,904	1,347	46%
11	3	2,376	962	40%
12	1	2,904	1,333	46%
13	2	2,904	1,347	46%
14	1	2,904	1,333	46%
15	2	2,904	1,347	46%
16	1	2,904	1,333	46%
17	2	2,904	1,347	46%
18	1	2,904	1,333	46%
19	2	2,904	1,347	46%
20	1	2,904	1,333	46%
21	2	2,904	1,347	46%
22	1	2,904	1,333	46%
23	2	2,904	1,347	46%
24	1	2,904	1,333	46%
25	2	2,904	1,347	46%
26	1	2,904	1,333	46%
27	2	2,904	1,347	46%
28	1	2,904	1,333	46%
29	2	2,904	1,347	46%
30	1	2,904	1,333	46%
31	1	2,904	1,333	46%
32	2	2,904	1,347	46%
33	1	2,904	1,333	46%
34	2	2,904	1,347	46%
35	1	2,904	1,333	46%
36	2	2,904	1,347	46%

SUMMARY OF REMNANT COVERAGE

LOT NAME	PLAN AREA (SF)
PARCEL A - PRIVATE ROADS	47,130
PARCEL B	6,781
PARCEL C	11,484
PARCEL D	5,576
PARCEL E	274,683



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Contact: Michael Vidra
415.883.9850



ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

VESTING TENTATIVE MAP
C3.0

DATE: 02.19.2025
PROJECT: 2300205.10



LEGEND:

	PROJECT BOUNDARY
	RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING ELECTRICAL CONDUIT
	EXISTING ASPHALT PAVEMENT
	EXISTING BUILDING
	DEMOLITION BOUNDARY CLEAR AND GRUB (334,000 SF)
	REMOVE EXISTING TREE

NOTES:

1. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED.
2. ALL UTILITIES WITHIN SITE ARE TO BE CUT AND CAPPED AT DEMOLITION BOUNDARY OR PER UTILITY AGENCY DIRECTION.
3. ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.



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Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
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Contact: Michael Vidra
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DEMOLITION PLAN
C4.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
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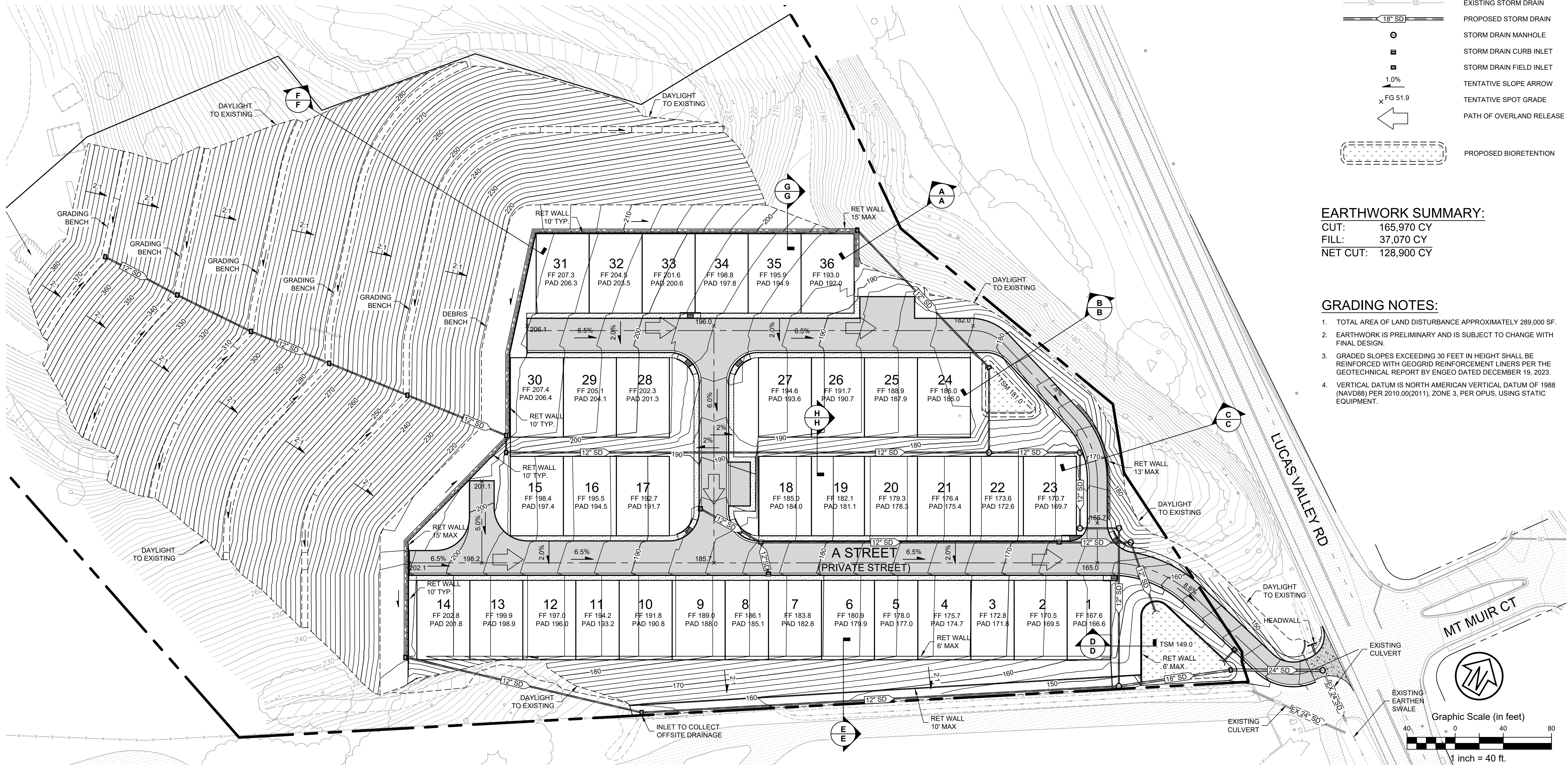


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SITE PLAN
C5.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10



LEGEND:

- PROJECT BOUNDARY
- LIMIT OF GRADING
- CENTERLINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN FIELD INLET
- TENTATIVE SLOPE ARROW
- TENTATIVE SPOT GRADE
- PATH OF OVERLAND RELEASE
- PROPOSED BIORETENTION

EARTHWORK SUMMARY:

CUT: 165,970 CY
FILL: 37,070 CY
NET CUT: 128,900 CY

GRADING NOTES:

- TOTAL AREA OF LAND DISTURBANCE APPROXIMATELY 289,000 SF.
- EARTHWORK IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.
- GRADED SLOPES EXCEEDING 30 FEET IN HEIGHT SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT LINERS PER THE GEOTECHNICAL REPORT BY ENGEO DATED DECEMBER 19, 2023.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.

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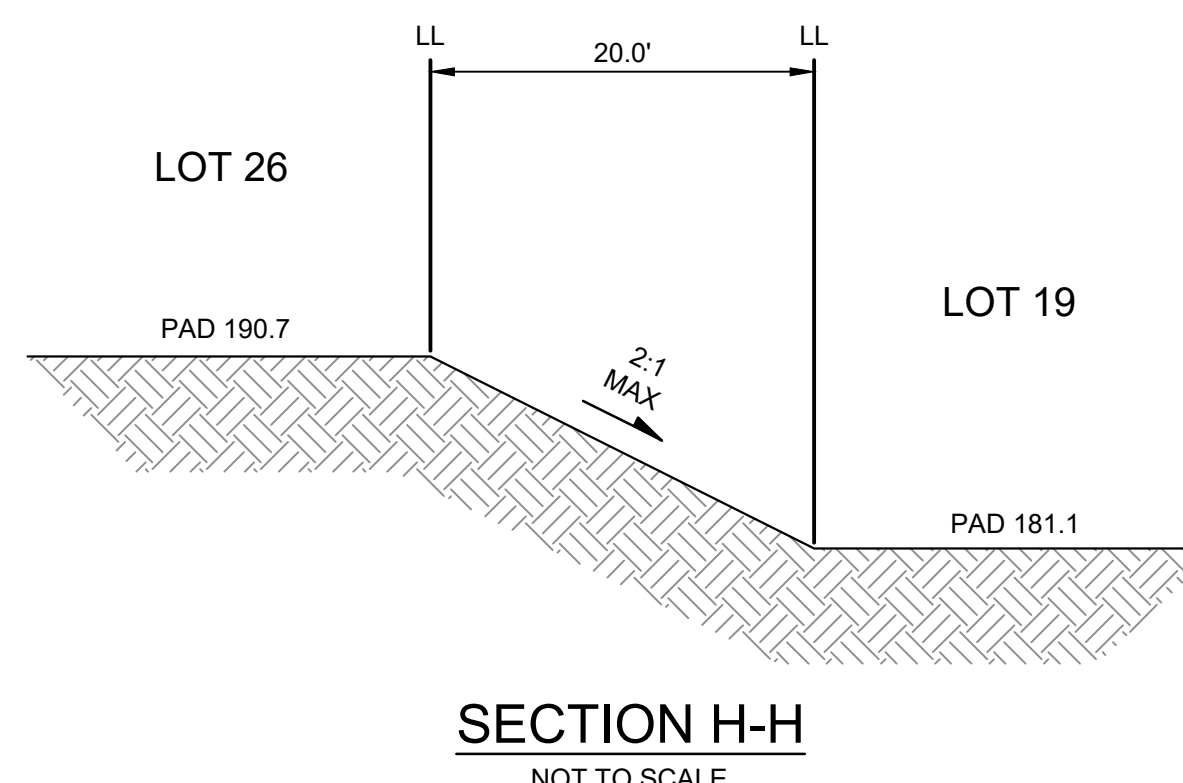
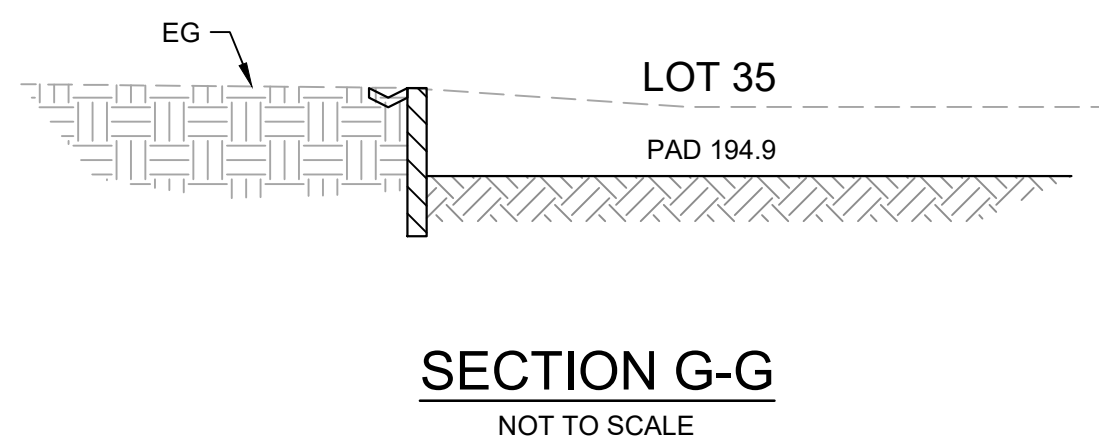
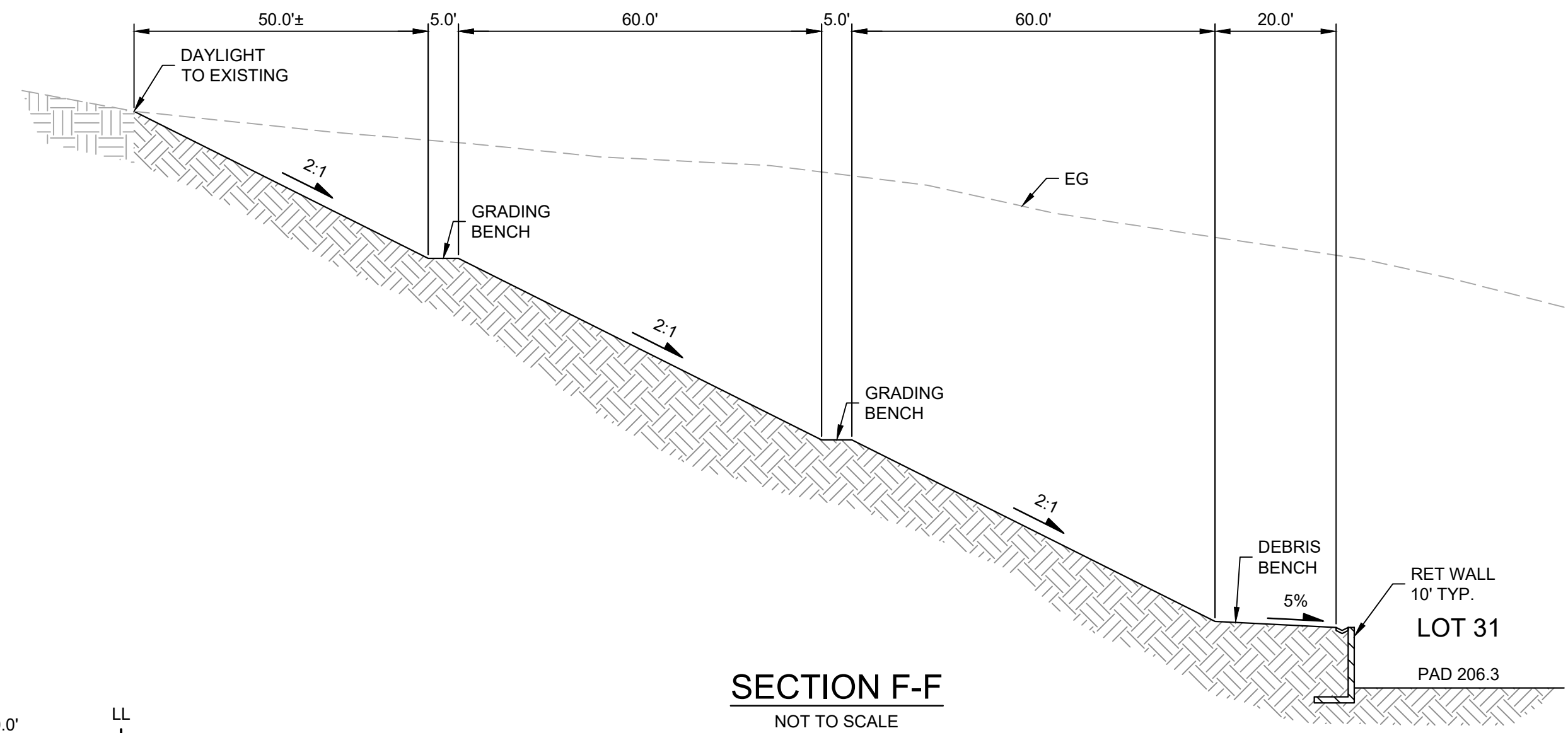
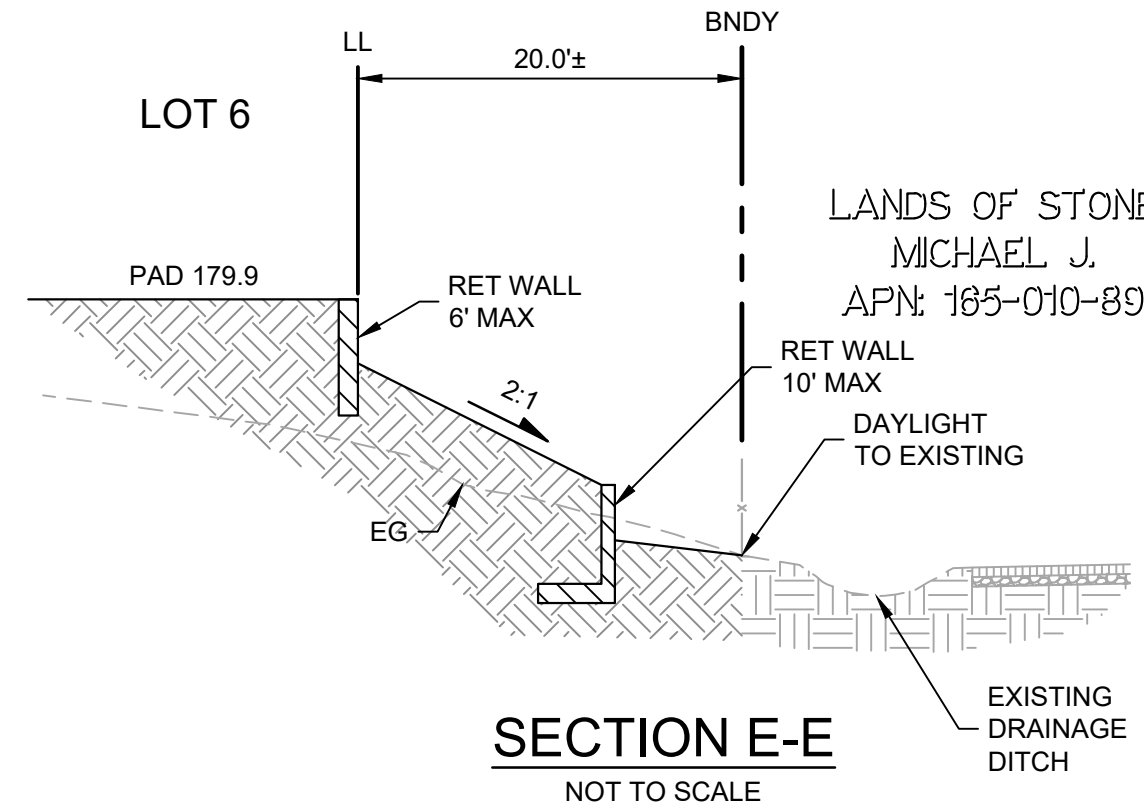
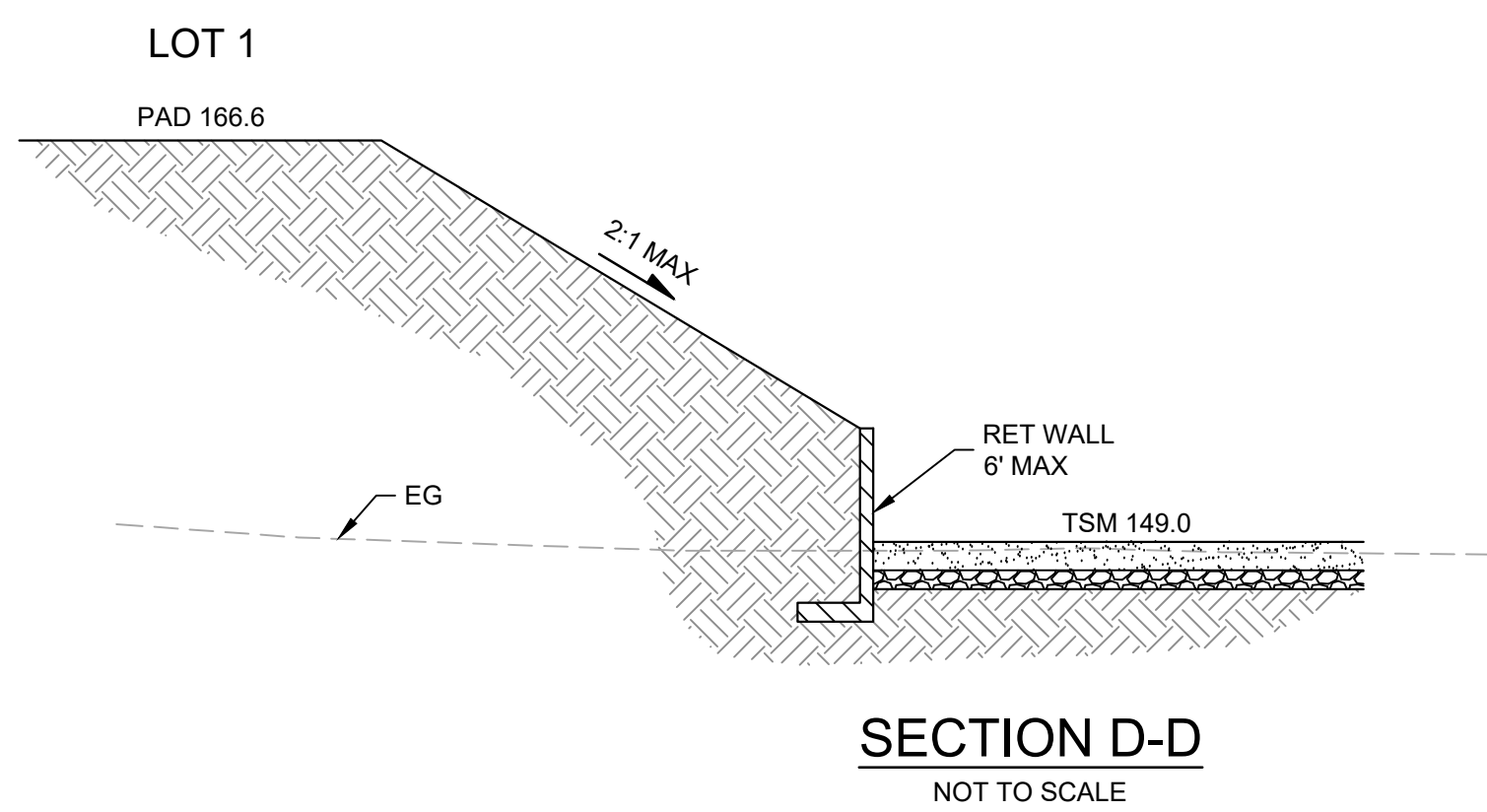
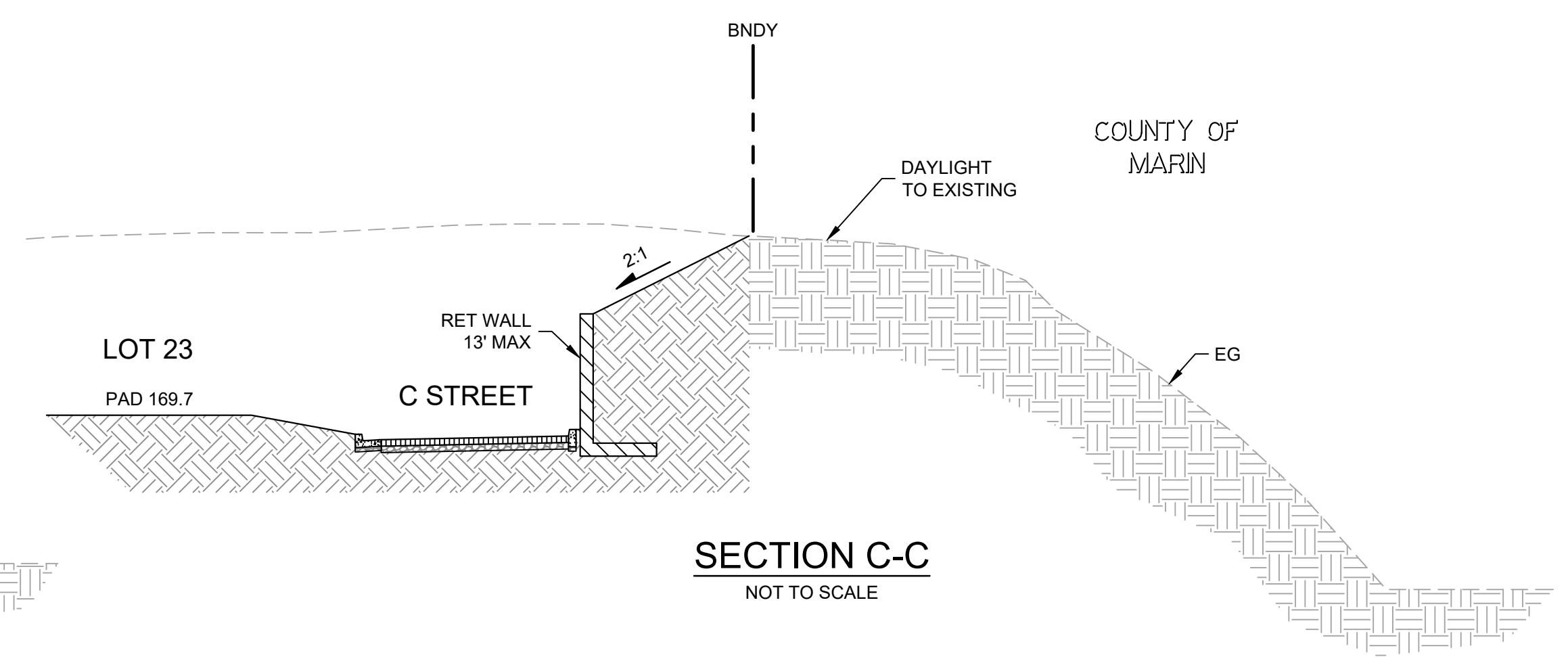
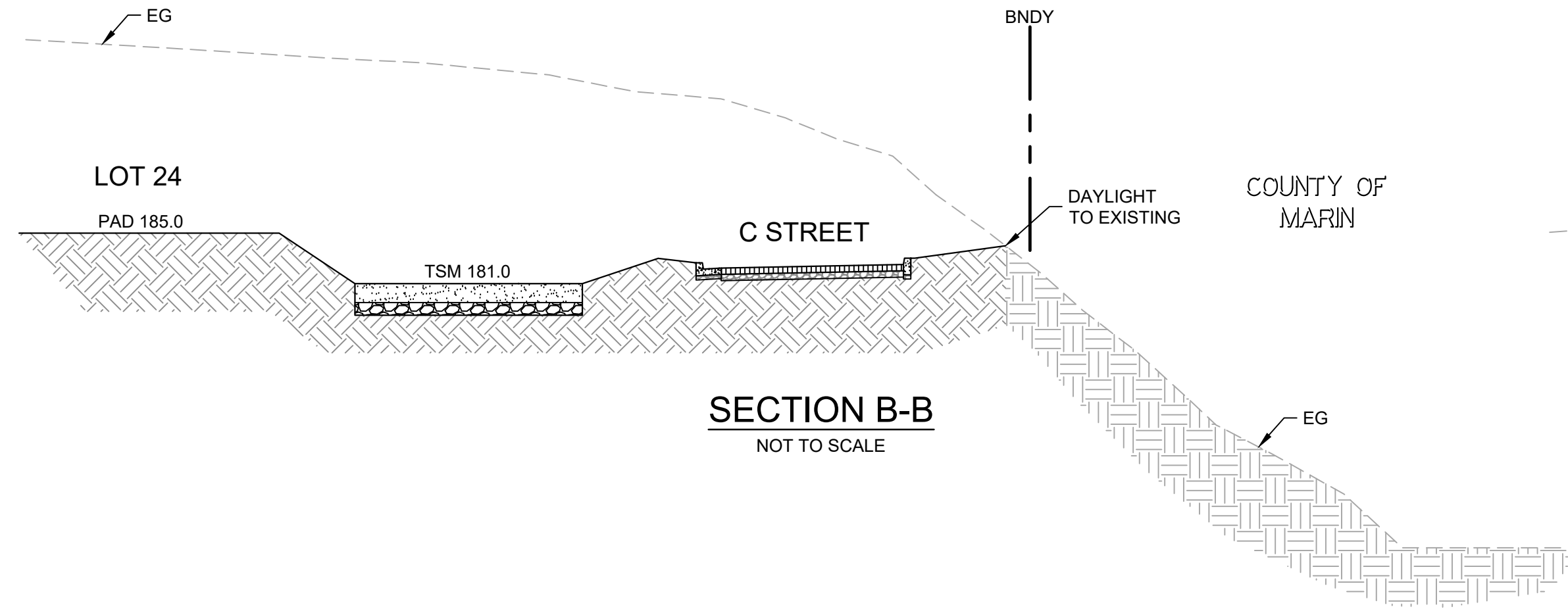
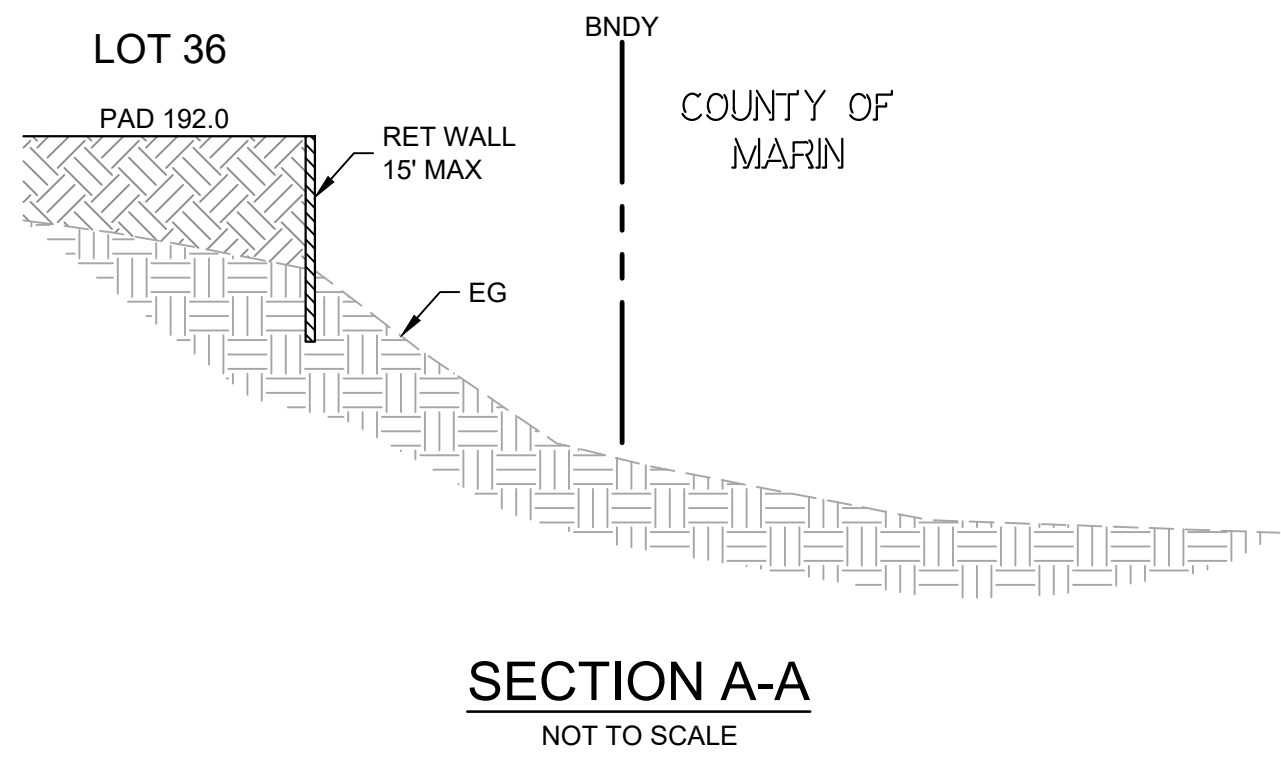
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
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GRADING & DRAINAGE PLAN

C6.0

ENGINEER: MICHAEL VIDRA
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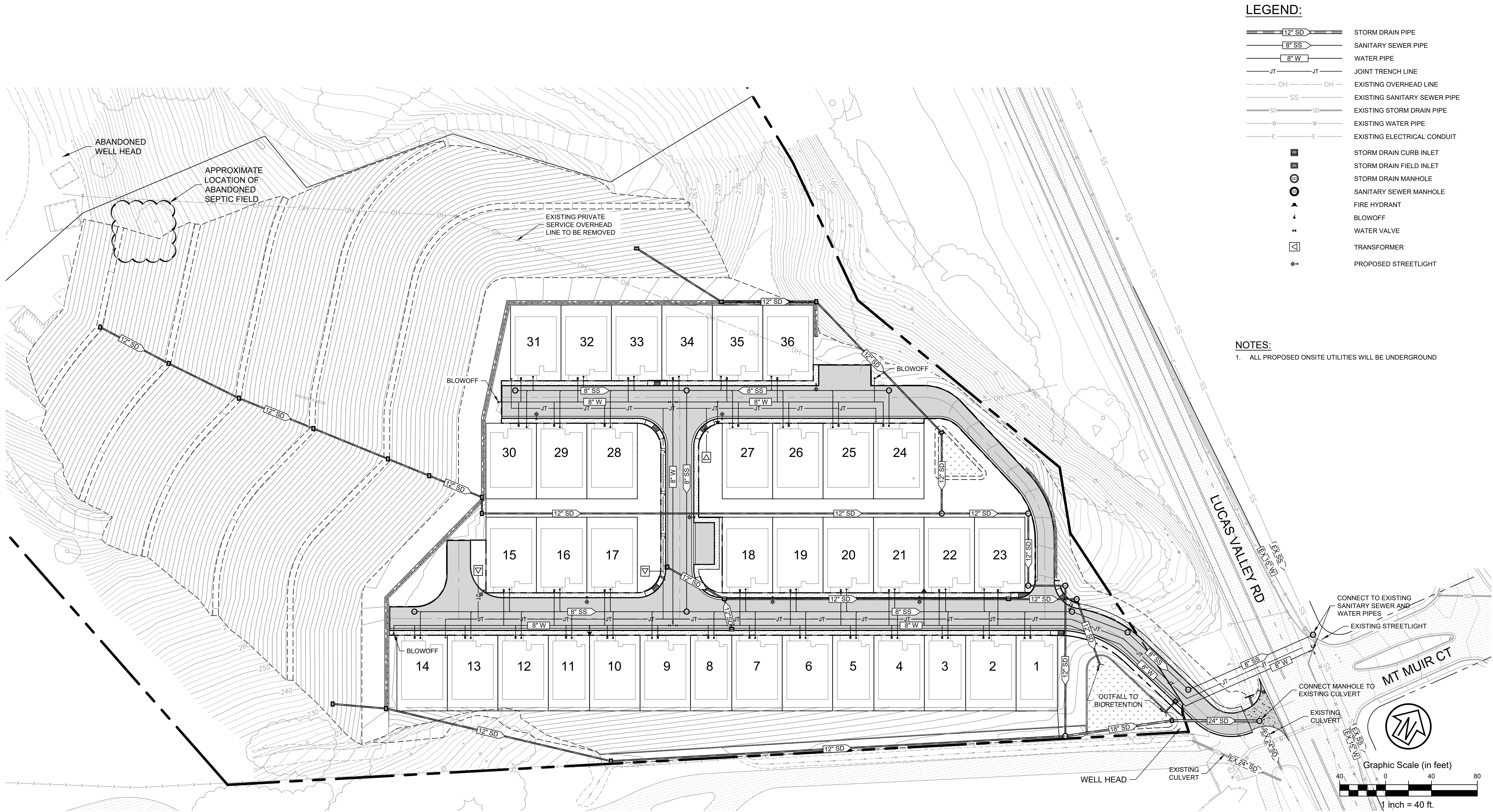


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GRADING SECTIONS C6.1

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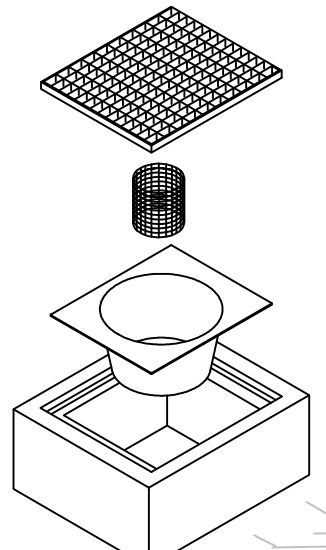
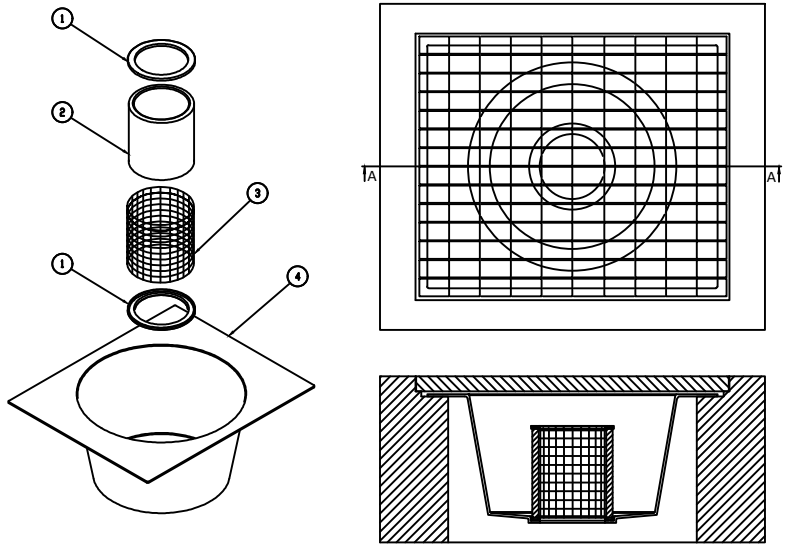
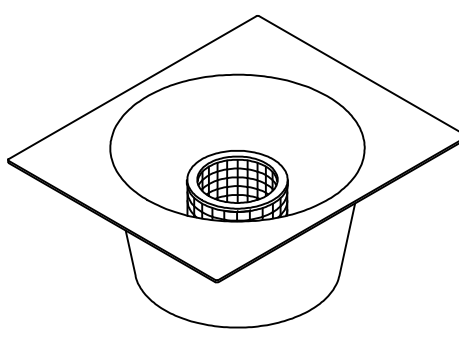
UTILITY PLAN

C7.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10

ITEM NO.	DESCRIPTION	QTY.
1	FILTER COVER	2
2	FILTER MEDIA PACK	1
3	FILTER CAGE	1
4	FILTER ASSEMBLY BASE	1

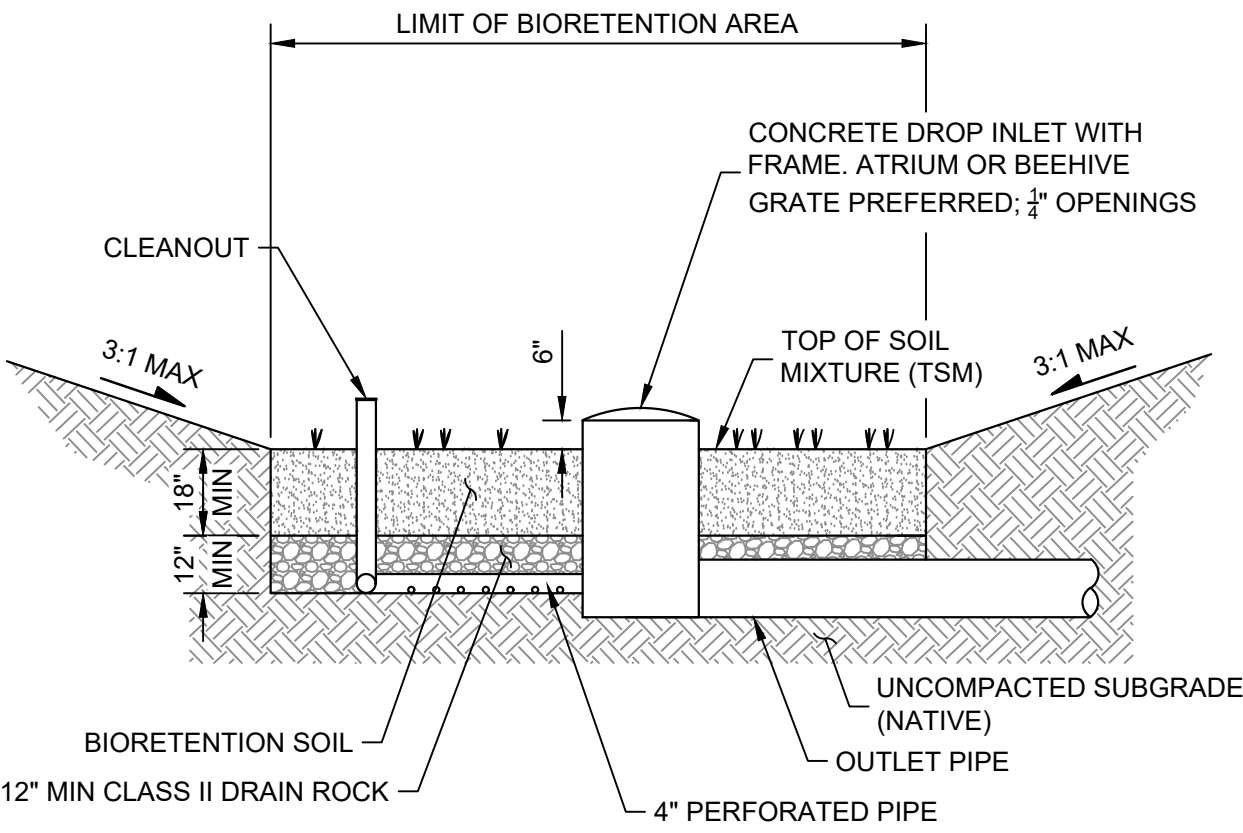


DROP INLET TRASH FILTER
NOT TO SCALE

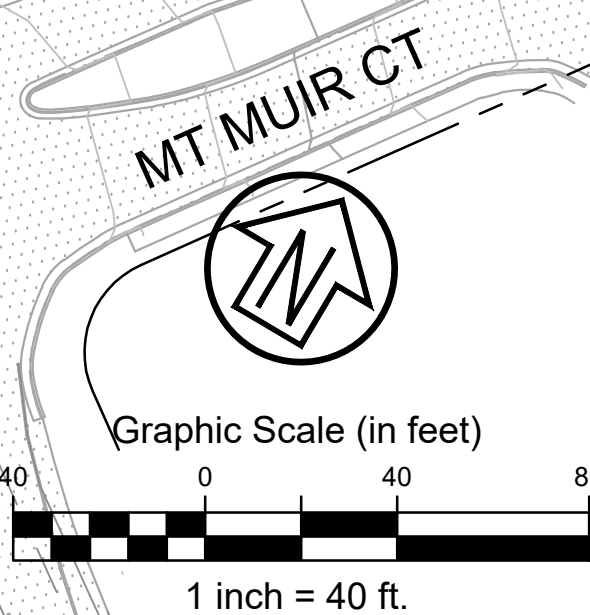
STORMWATER MANAGEMENT TABLE						
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	147,430	87,080	60,350	93,115	3,725	3,750
2	31,950	21,190	10,760	22,266	891	900

- NOTES:
- EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA.
 - THE REQUIRED C.3 TREATMENT AREA IS CALCULATED USING THE 4% METHOD.
 - PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES ON ALL STORM DRAIN INLETS.
 - STORM DRAIN AND TREATMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - STORMWATER FACILITIES SHALL COMPLY WITH REQUIREMENTS IN THE 2019 BASMAA POST CONSTRUCTION MANUAL.
 - ALL DRAIN INLETS SHALL BE INSTALLED WITH FULL TRASH CAPTURE DEVICES AS SHOWN ON THIS SHEET OR SIMILAR.

- LEGEND:
- PROJECT BOUNDARY
 - DRAINAGE MANAGEMENT AREA
 - PROPOSED STORM DRAIN
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - STORM DRAIN FIELD INLET
 - PROPOSED BIORETENTION



TYPICAL BIORETENTION DETAIL
NOT TO SCALE



THE RESIDENCES AT LUCAS VALLEY
1501 LUCAS VALLEY ROAD
MARIN COUNTY, CALIFORNIA



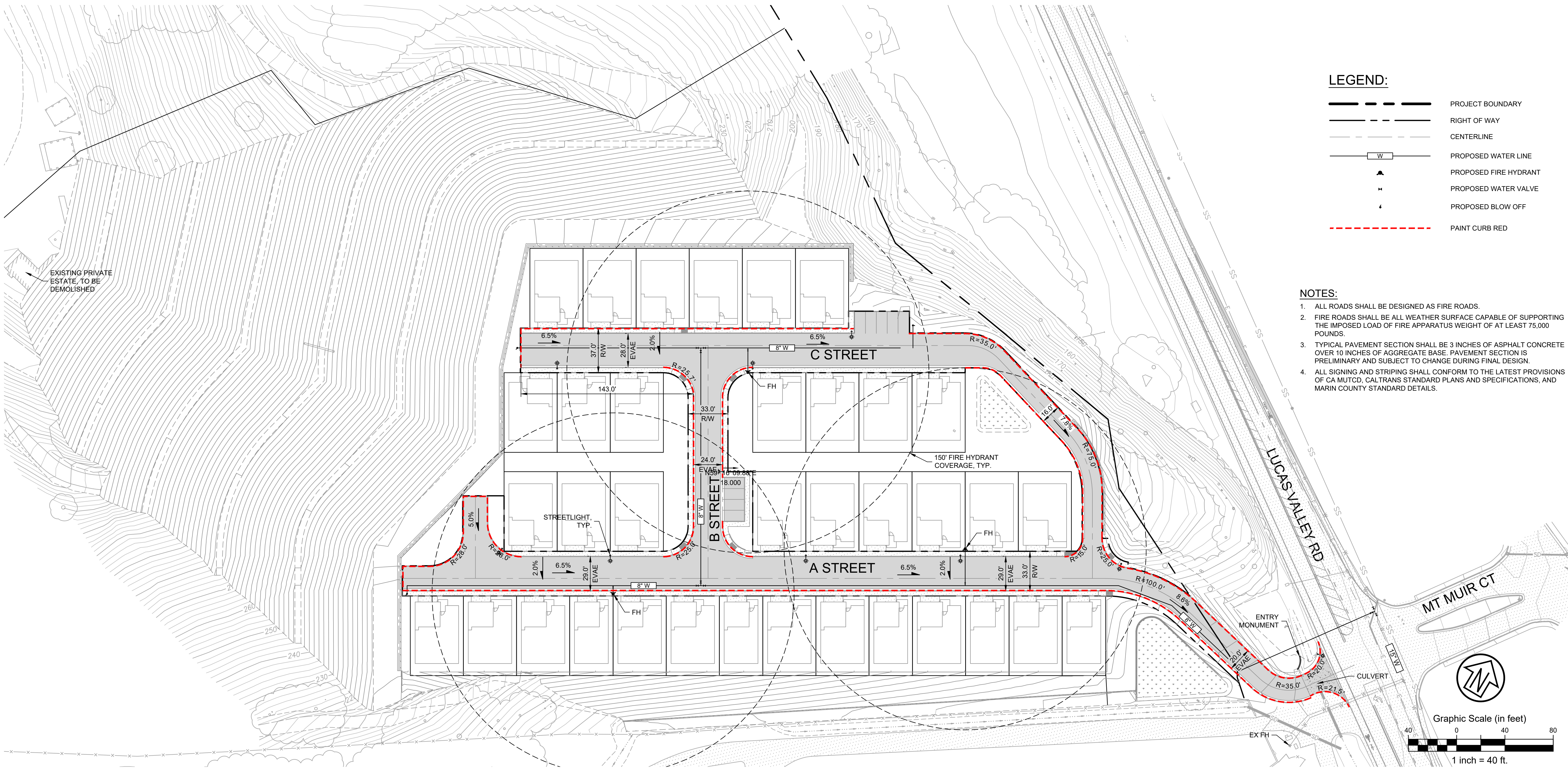
Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700



Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

STORMWATER CONTROL PLAN
C8.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690
DATE: 02.19.2025
PROJECT: 2300205.10



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FIRE & EMERGENCY ACCESS PLAN

C9.0

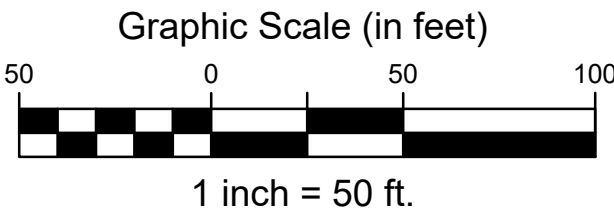
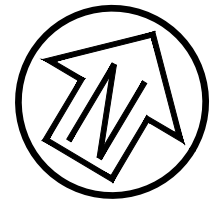
ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10



STAKING LEGEND:

- BC BUILDING CORNER
- PL PROPERTY LINE
- G LIMIT OF GRADING
- TC TOP OF CURB
- RW RETAINING WALL



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STAKING PLAN C10.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 02.19.2025
PROJECT: 2300205.10