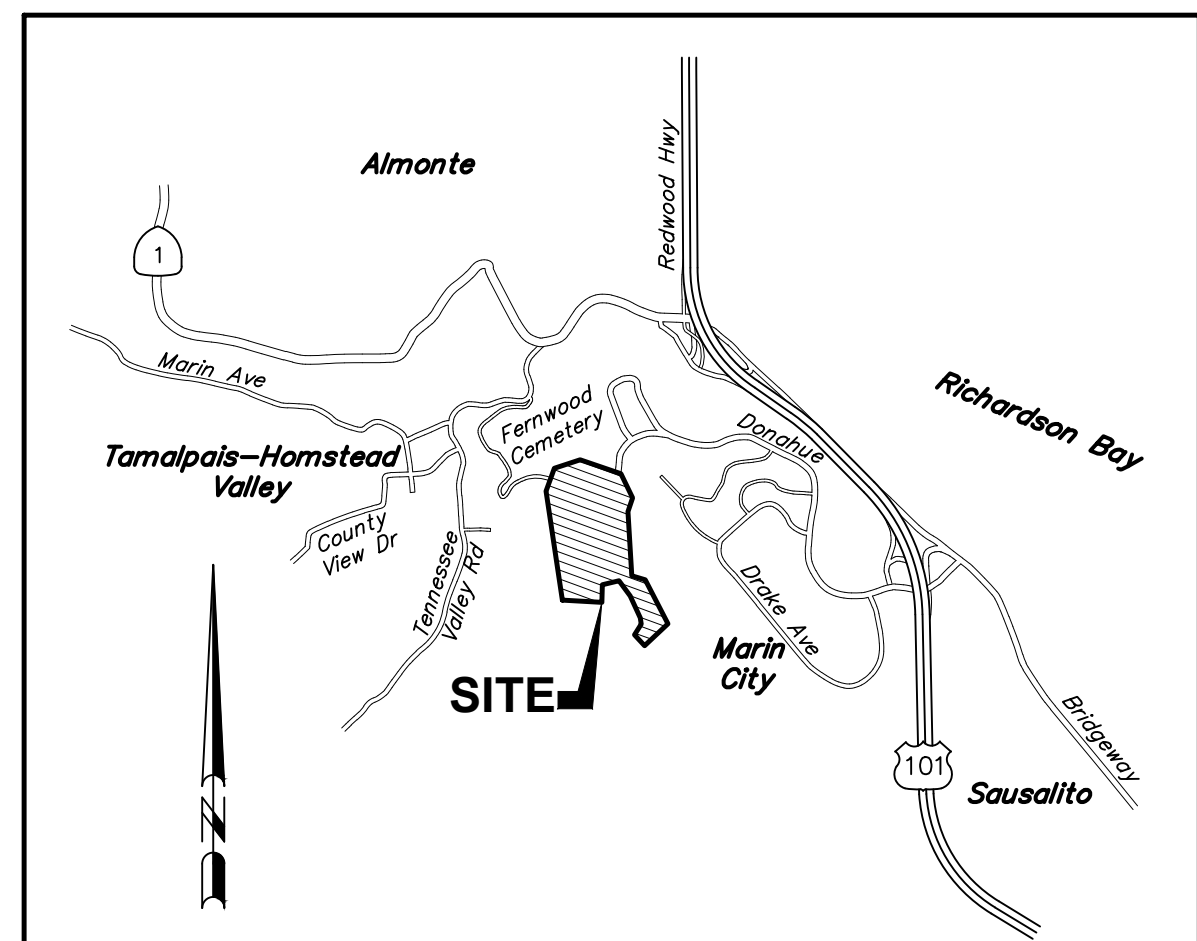


PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLANS

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

PROJECT INFORMATION		
ITEM	EXISTING	PROPOSED
TOTAL BUILDING AREA (SF)	200±	2,407.5
FLOOR AREA (SF)	200±	2,407.5
FLOOR AREA RATIO	0.014	0.183
Ex CELL BUILDING	200±	200±
RESTROOM A (SF)	0	592
RESTROOM B (SF)	0	309
EQUIP. ROOM (SF)	0	52.5
MAINTENANCE SHED (SF)	0	1,254
DISTURBED AREA (ACRES)	0	10.00
IMPERVIOUS AREA (ACRES)	0.005	2.18
TOTAL PERVIOUS AREA (ACRES)	32.78	30.46
GRADING CUT (CY)	–	15,955
GRADING FILL (CY)	–	6400
GRADING OFF-HAUL (CY)	–	9,555
PARKING (TOTAL)	0	65
MINIMUM SETBACK (FT)	–	32
MAX BUILDING HEIGHT (FT)	–	17.92



LOCATION MAP
NOT TO SCALE

SHEET INDEX

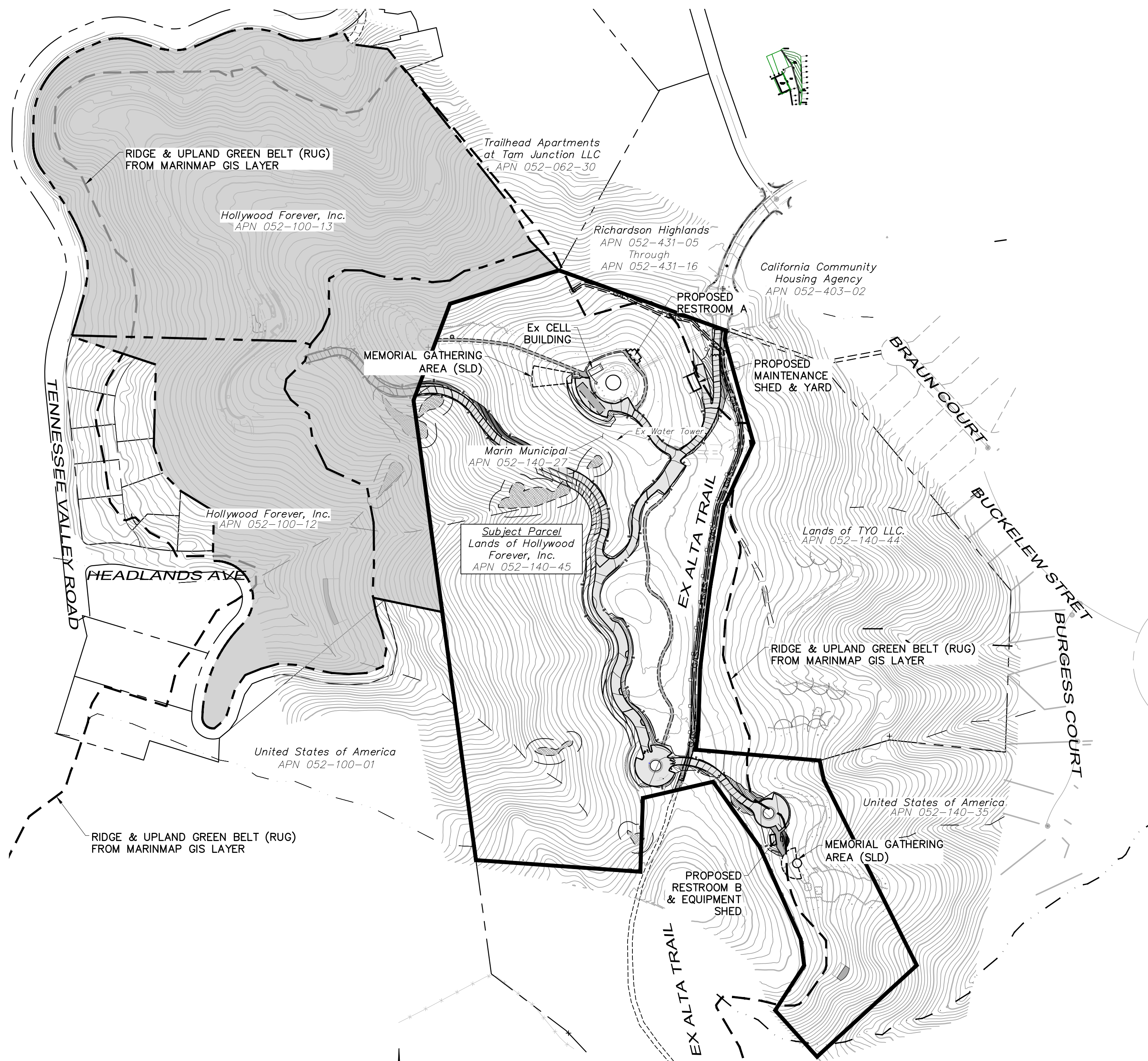
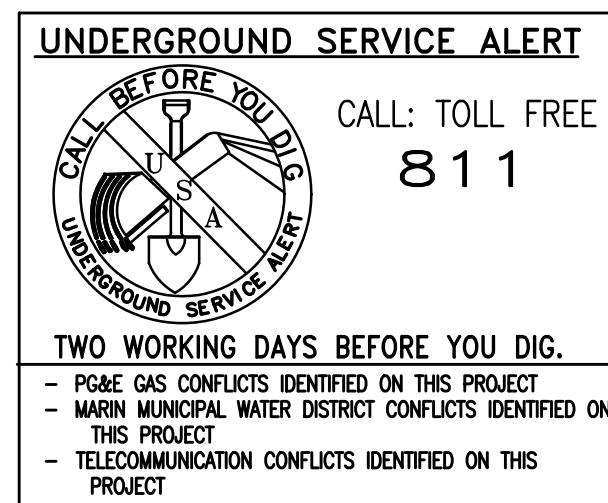
C1.0	TITLE SHEET
C2.0	OVERALL SITE PLAN
C2.1-C2.2	SITE SECTIONS
C2.3	EXISTING EASEMENTS
C2.4	PROPOSED EASEMENTS
C2.5	TYPICAL DWY SECTIONS
C2.6	CONSTRAINTS MAP
C2.7	PRELIMINARY SITE STAKING PLAN
C3.0-C3.1	DWY 1 PLAN & PROFILE
C4.0-C4.1	DWY 2 PLAN & PROFILE
C5.0	DWY 3 PLAN & PROFILE
C6.0-C6.1	DWY 4 PLAN & PROFILE
C7.0	DWY 5 PLAN & PROFILE
C8.0	DWY 6 PLAN & PROFILE
C9.0	UTILITY PLAN
C10.0	STORMWATER CONTROL PLAN
C11.0	CONSTRUCTION MANAGEMENT PLAN
C12.0-C12.2	TURNING ANALYSIS

OWNER

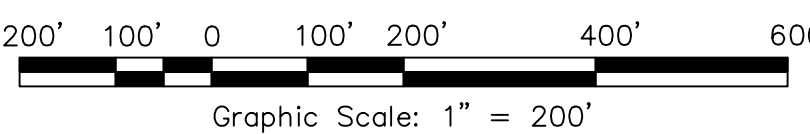
FERNWOOD CEMETARY
CONTACT: TYLER CASSITY
301 TENNESSEE VALLEY ROAD
MILL VALLEY, CA 94941
TEL: (323) 469-1181
EMAIL: tyler@hollywoodforever.com

BENCHMARK

BM#1 ADOBE ASSOCIATES, INC. SET
CONTROL POINT 13, SET SPIKE & CAP
ELEVATION=333.09.

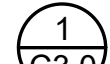
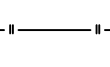
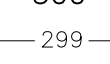


OVERALL SITE PLAN



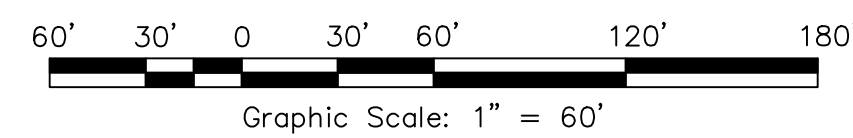
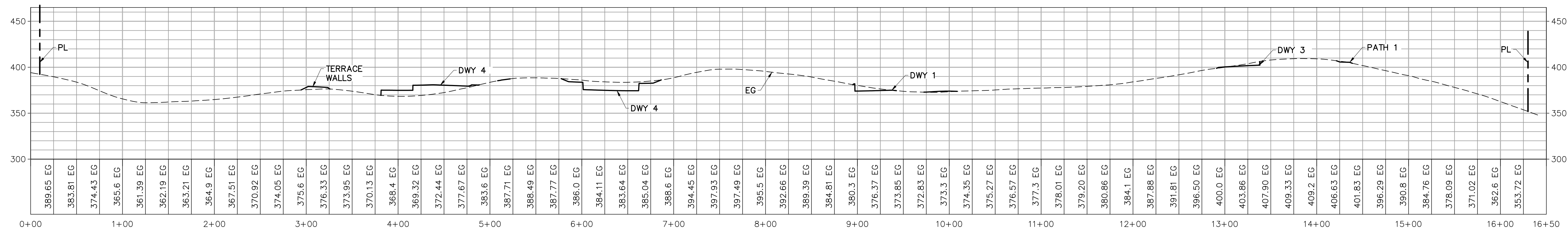
LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)
		WATER SERVICE / WM
		WATER SERVICE / RFBP
		FIRE LINE / DDCV
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN

	JOINT TRENCH COMPOSITE
	DRY UTILITY (BY OTHERS)
	TRANSFORMER (BY OTHERS)
	LIGHT STANDARD
	UTILITY POLE W/O GUY W
	DETAIL 1 ON SHEET C3.0
	DRAINAGE SWALE
	DAYLIGHT LINE
	APPROXIMATE LIMIT OF GRADING/DISTURBANCE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	GRADE BREAK W/ SLOPE SYMBOL
	INTERMITTENT STREAM (MARINMAP GIS)
	EPHEMERAL STREAM (MARINMAP GIS)
	RIDGE & UPLAND GREEN BELT (RUG) (MARINMAP GIS)

ABBREVIATIONS

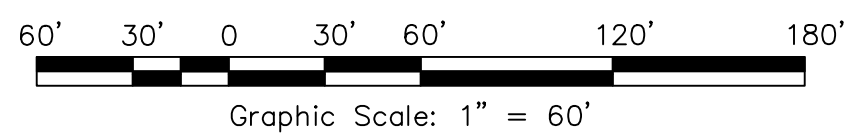
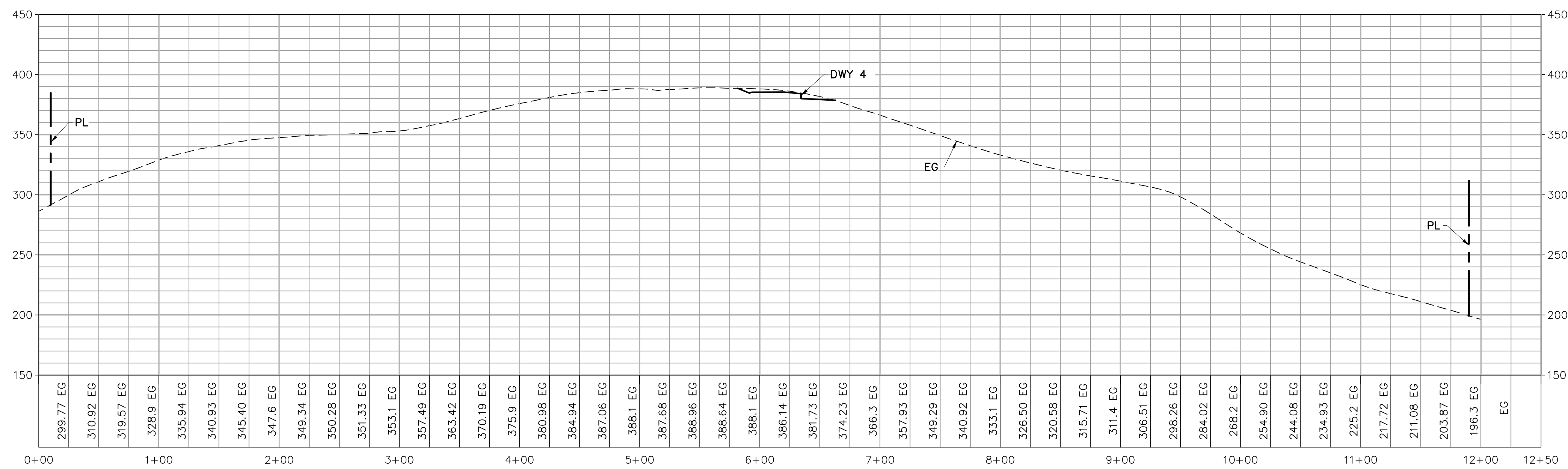
AA	ADOBE ASSOCIATES, INC.	IG	INVERT GRADE
AB	AGGREGATE BASE	IMP	INTEGRATED MANAGEMENT
AC	ASPHALT CONCRETE	PRACTICE	
AD	AREA DRAIN	LF	LINEAR FEET
BE	BEGIN CURVE	MAX	MAXIMUM
BLDG	BUILDING	ME	MATCH EXISTING
BM	BENCH MARK	MN	MANHOLE
BO	BLOWN VALVE	MIN	MINIMUM
C	COMPACT PARKING	NTS	NOT TO SCALE
CB	CATCH BASIN	NO	NUMBER
CL	CLASS	ON	ON CENTER
CE	CENTERLINE	PCC	POINT OF COMPOUND CURVE
CM	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CO	CLEANOUT	PO	POWER POLE
CP	CONCRETE	PRC	POINT OF REVERSE CURVE
DDCV	DOUBLE DETECTOR	PUE	PUBLIC UTILITY EASEMENT
	CHECK VALVE	RCE	REGISTERED CIVIL ENGINEER
		RCP	REINFORCED CONCRETE PIPE
D	DRAWING	R/W	RIGHT OF WAY
DWG	DRIVEWAY	RWL	RECLAIMED WATER LINE
EW	END OF CURVE	S	SLOPE
EX	EXISTING	SA	SEE ARCHITECTURAL
EP	EDGE OF PAVEMENT		DRAWINGS
EL	ELEVATION	SD	STORM DRAIN
EM	ELECTRIC METER	SLD	SEE LANDSCAPING DRAWINGS
ESMT	EASEMENT	SS	SANITARY SEWER
EV	EMERGENCY VEHICULAR	STA	STATION
	ACCESS	STD	STANDARD
EX	EXISTING	TC	TOP OF CURB
FL	FLOWLINE	TI	TRAFFIC INDEX
FG	FINISH GRADE	TP	TYPICAL
FH	FIRE HYDRANT	VC	VERTICAL CURVE
FS	FINISHED SURFACE	WM	WATER
FSS	FIRE SAFE STANDARD	WW	WATER VALVE
GB	GRADE BREAK	WWF	WELDED IRON FABRIC
GR	GRATE		



LEGEND:

———— FINISHED GRADE

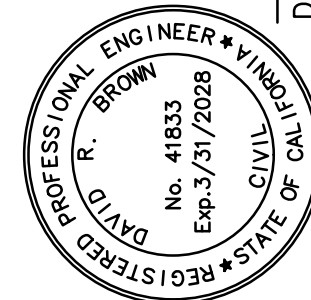
----- EXISTING GRADE



LEGEND:

_____ FINISHED GRADE

----- EXISTING GRADE



David R. Brown, RCE 41833
My license expires 3/31/2022

David R. Brown, RCE 41833
My license expires 3/31/2028

David R. Brown, RCE 41833
My license expires 3/31/2028

PRELIMINARY

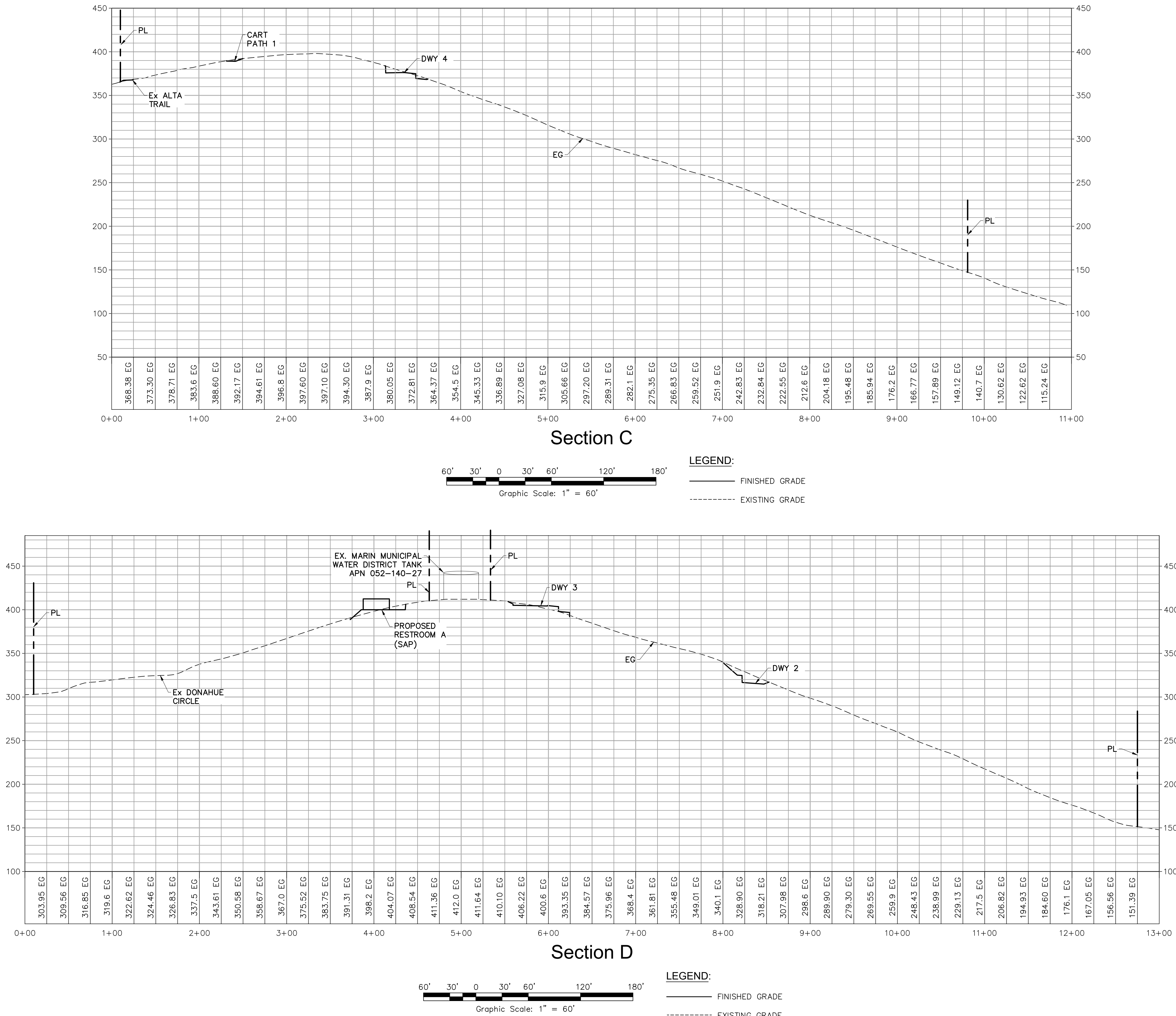
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[illegible]

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SCALE: AS SHOWN

Date: August 7, 2026

Design by: IAL/ZR

Drawn by: IAL/ZR

Checked by: DRB

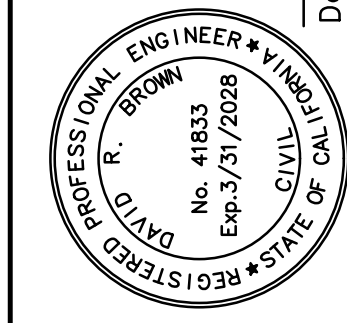
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C2.2

4 of 24 Sheets

Job 23275

FERNWOOD CEMETERY EXPANSION
MASTER PLAN
SITE SECTIONS
301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45



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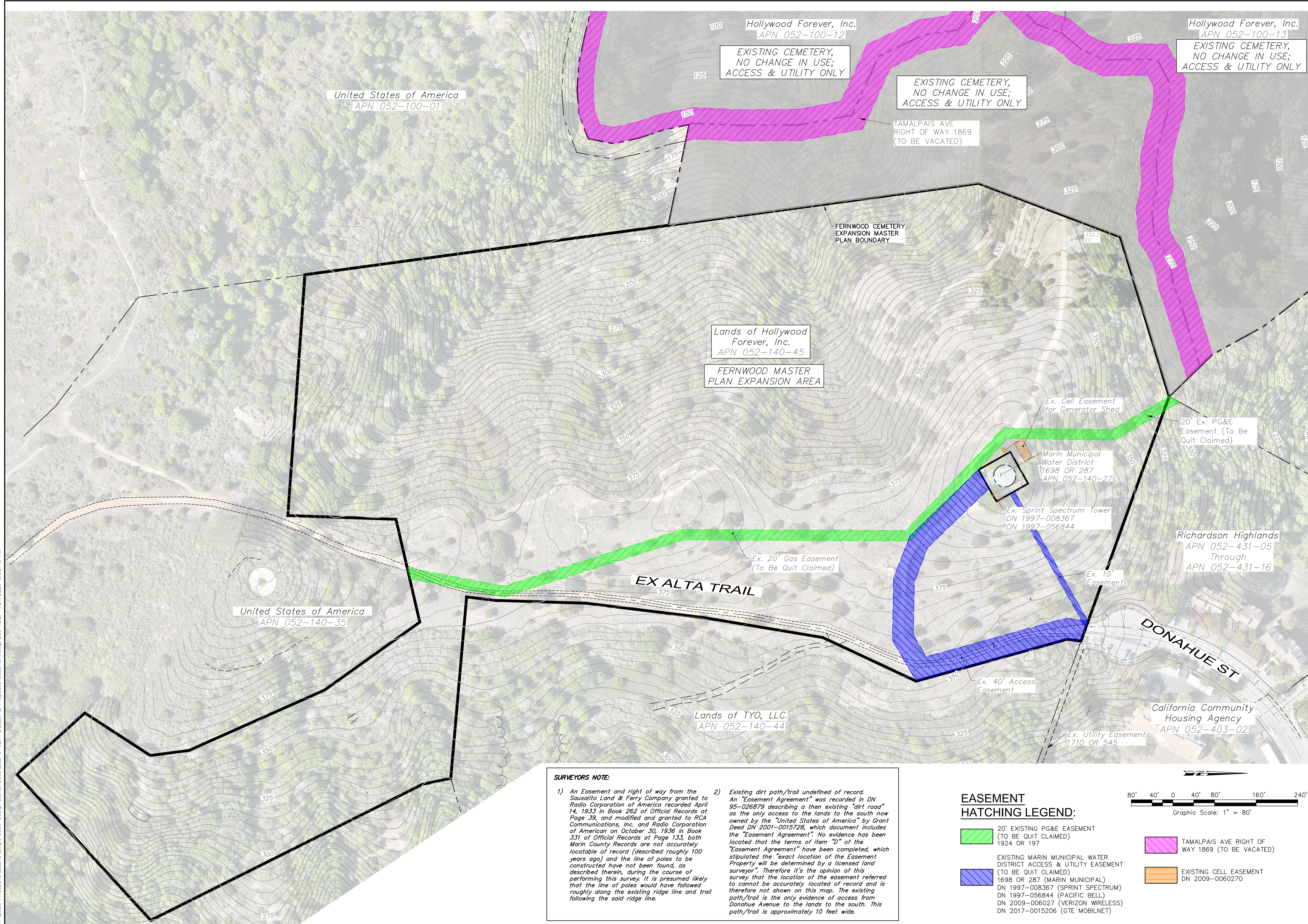
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No.	Date	Description

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Revisions

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PRELIMINARY

DAVID R. BROWN
REGISTERED PROFESSIONAL ENGINEER
No. 41833
Exp. 3/31/2028
CIVIL
or GEA

David R. Brown, RCE 41833
My license expires 3/31/2028

FERNWOOD CEMETERY EXPANSION

MASTER PLAN

EXISTING EASEMENTS

301 Tennessee Valley Road

Mill Valley, California

APN 052-140-45

SCALE: AS SHOWN

Date: August 7, 2026

Design by: IAL/ZR

Drawn by: IAL/ZR

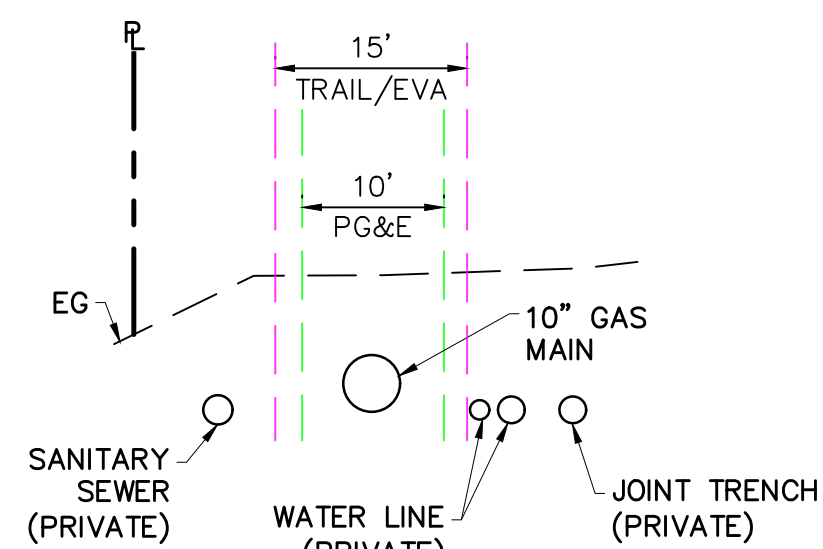
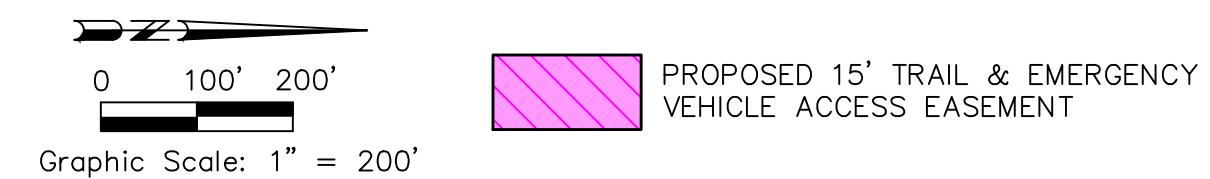
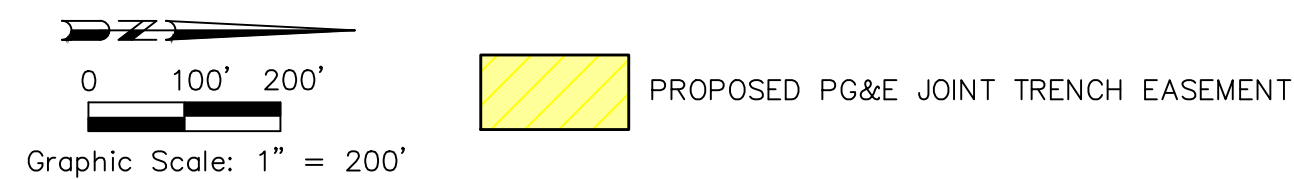
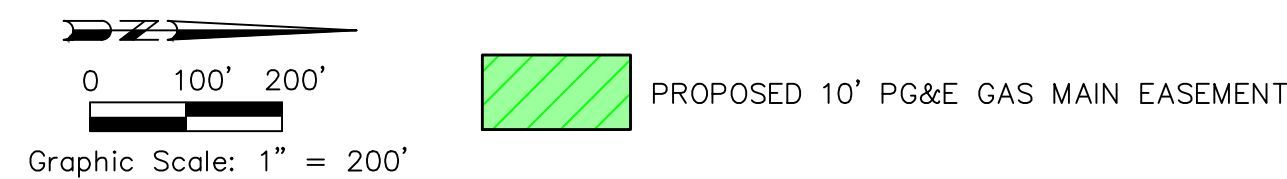
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C2.3

5 of 24 Sheets

Job 23275



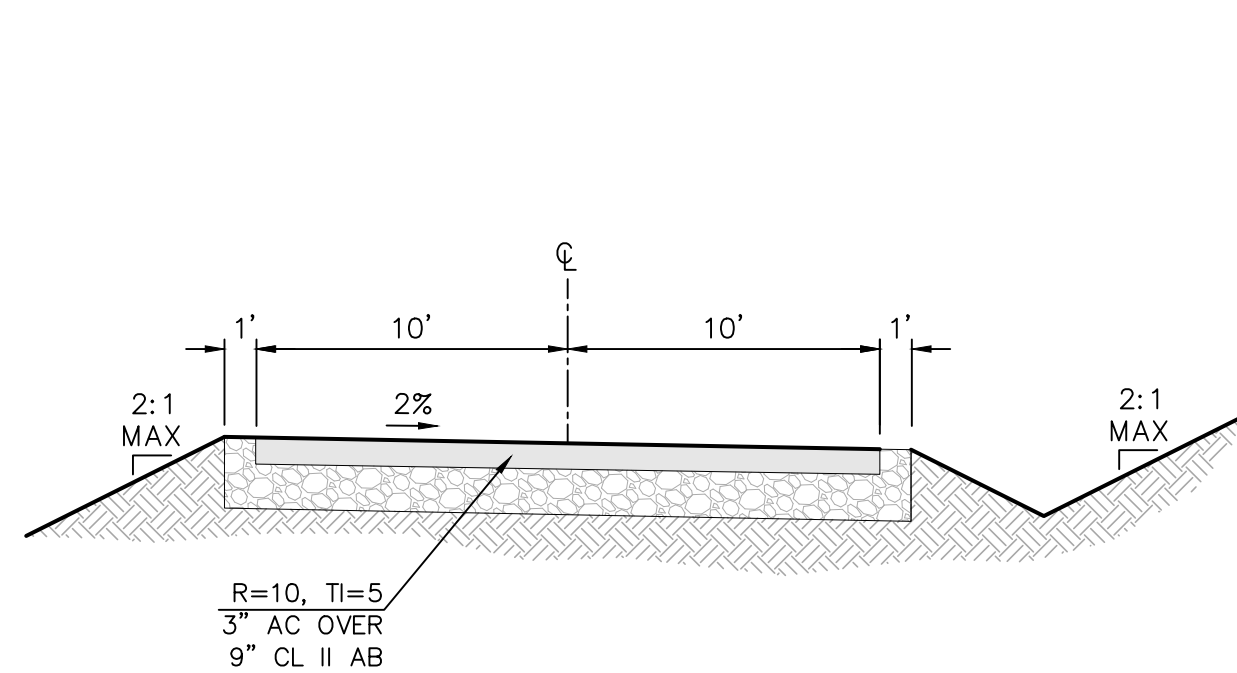
SURVEYORS NOTE:

- 1) *An Easement and right of way from the Sausalito Land & Ferry Company granted to Radio Corporation of America recorded April 4, 1933 in Book 262 of Official Records at Page 39, and modified and granted to RCA Communications, Inc. and Radio Corporation of America on October 30, 1936 Book 337 of Official Records at Page 101. The said easement records are not accurately locatable of record (described roughly 100 years ago) and the line of poles to be constructed have not been found, as described therein, during the course of performing this survey. It is presumed likely that the line of poles would have roughly along the existing ridge line and trail following the said ridge line.*

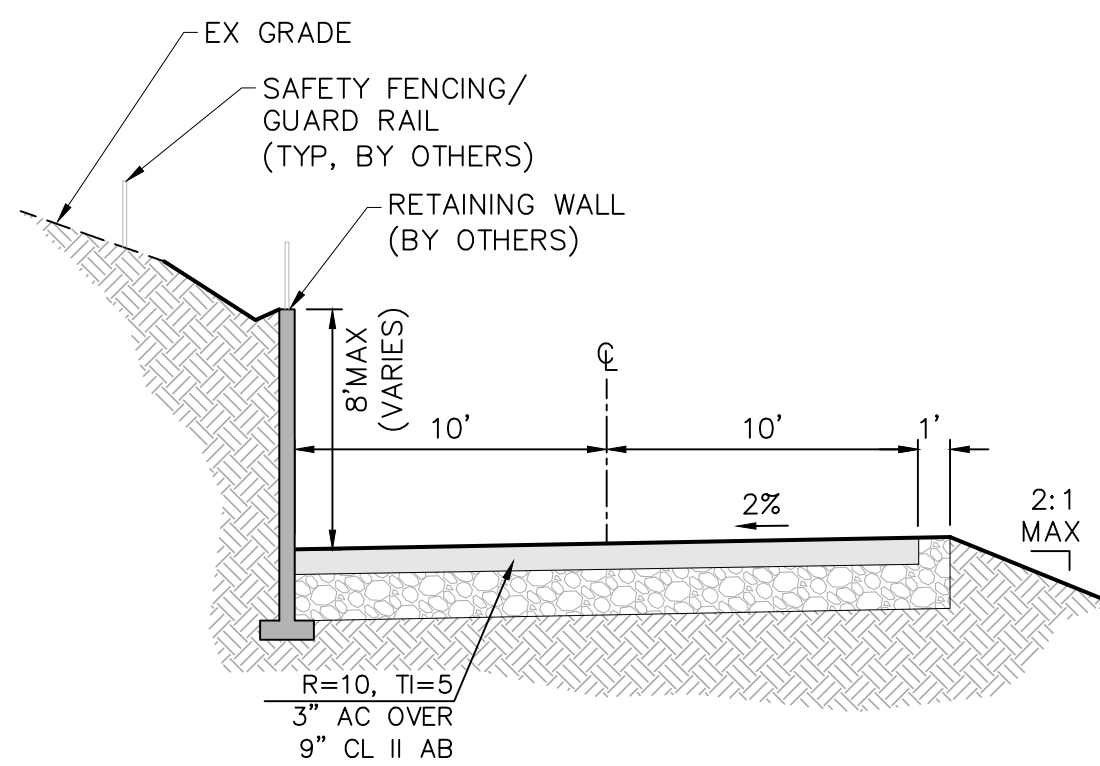
- 2) Existing dirt path/trail/undefined of record. An "Easement Agreement" was recorded in DN 95-026879 describing a then existing "dirt road" as the only access to the lands to the south now owned by the "United States of America" by Grant Deed DN 2001-0015728, which document includes the "Easement Agreement". No evidence has been located that the terms of item "D" of the "Easement Agreement" have been completed, which stipulated the "exact location of the Easement Property will be determined by a licensed land surveyor". The location of this dirt path/trail is therefore not shown on this map and is referred to cannot be accurately located of record and is therefore not shown on this map. The existing path/trail is the only evidence of access from Donahue Avenue to the lands to the south. This path/trail is approximately 10 feet wide.

[illegible]

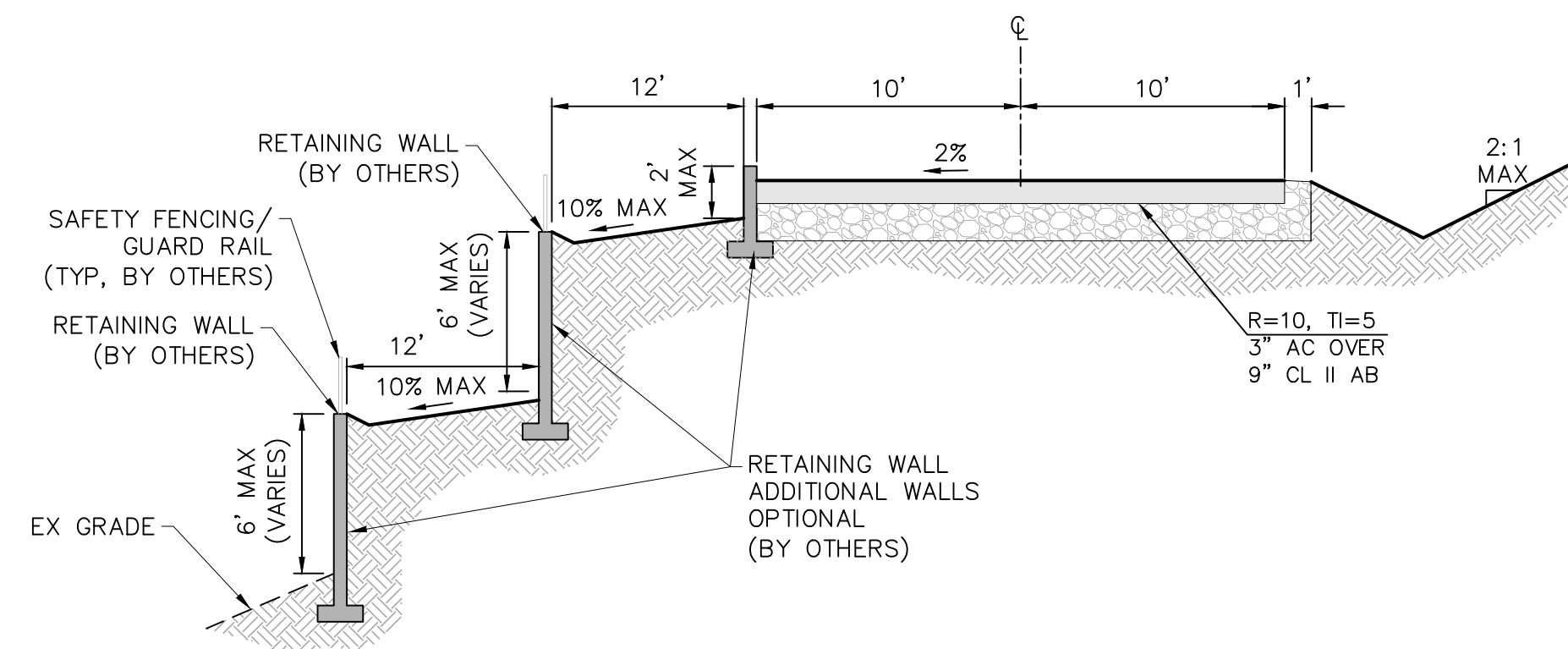
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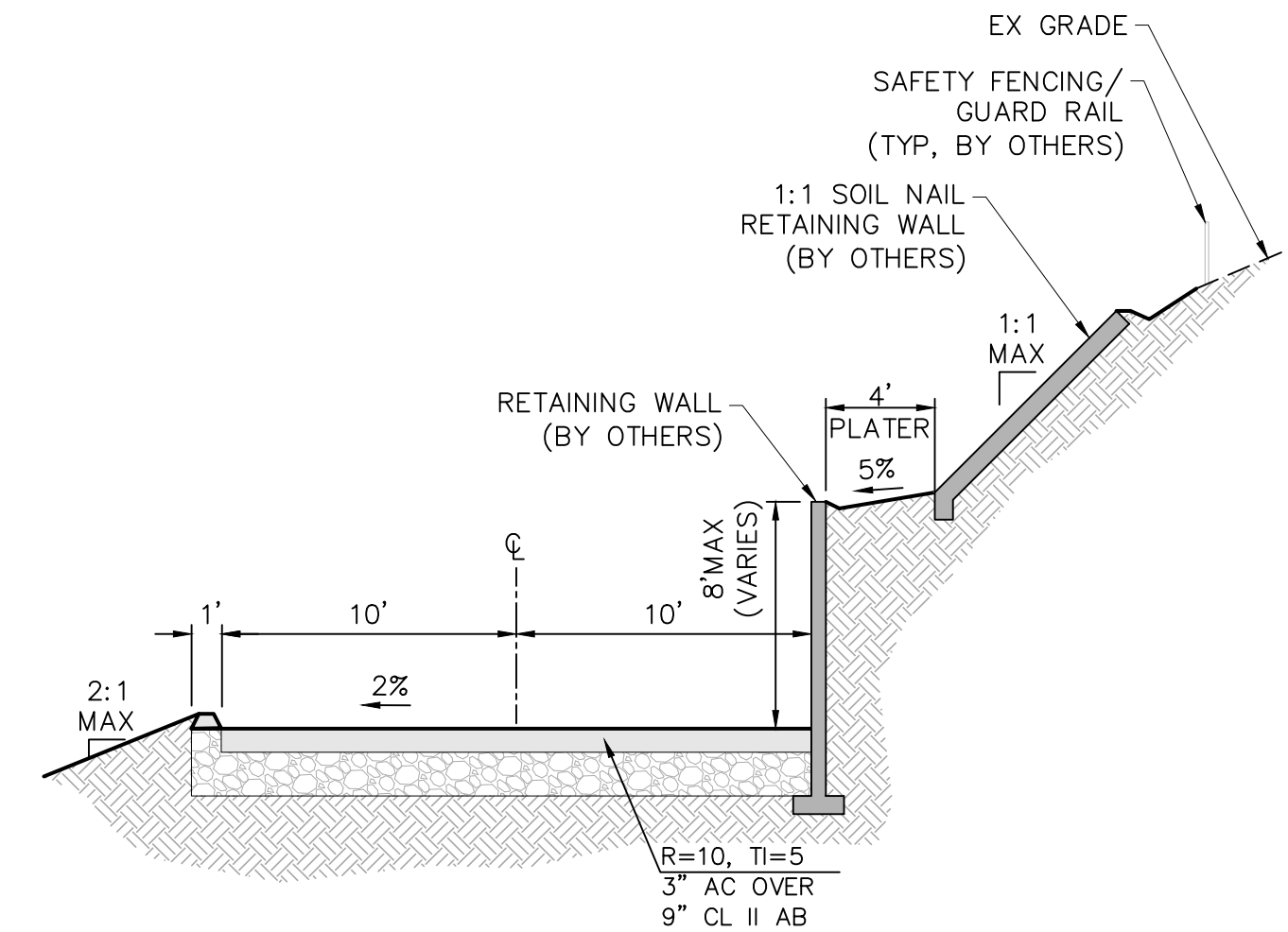
A TYPICAL DWY SECTION
NTS
DWY 1 - STA:0+00 to STA:8+00
DWY 3 - STA:0+00 to STA:2+50
DWY 6 - STA:0+00 to STA:1+50



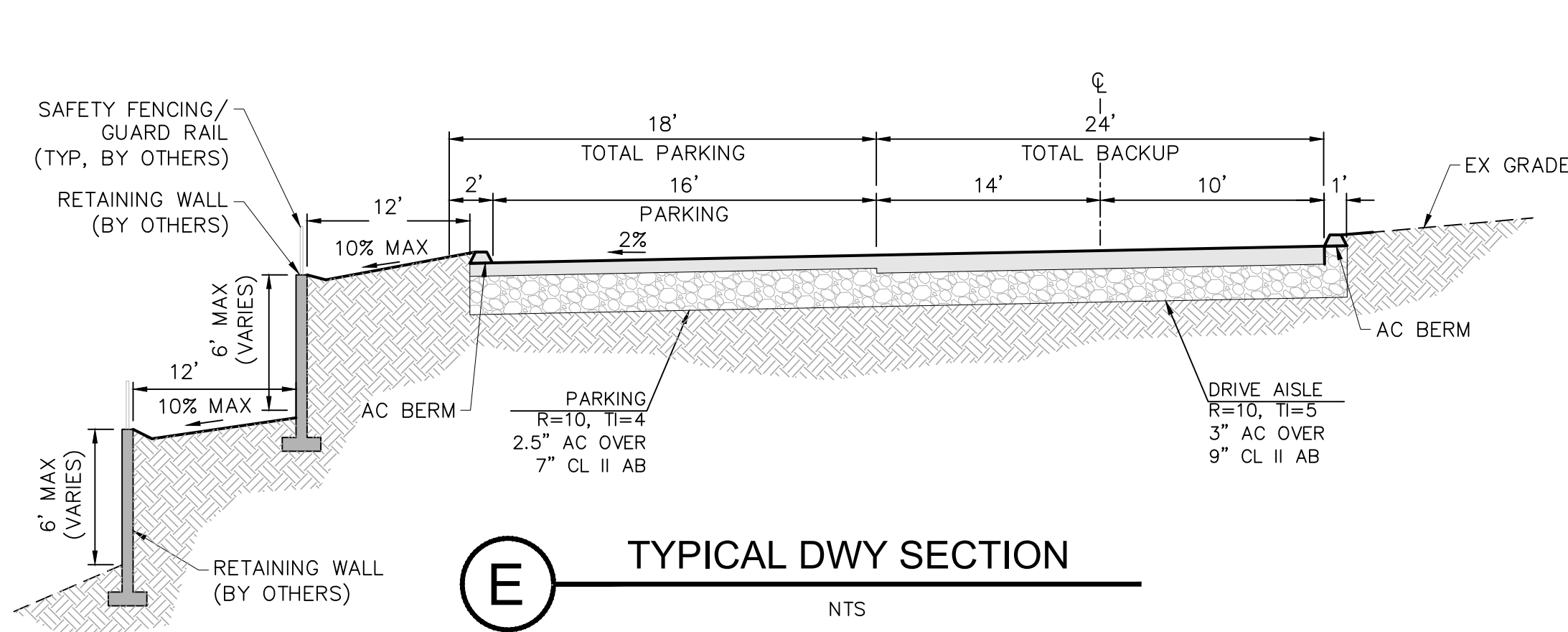
B TYPICAL DWY SECTION
NTS
DWY 1 - STA:8+00 to STA:9+25
DWY 6 - STA:1+50 to STA:3+25



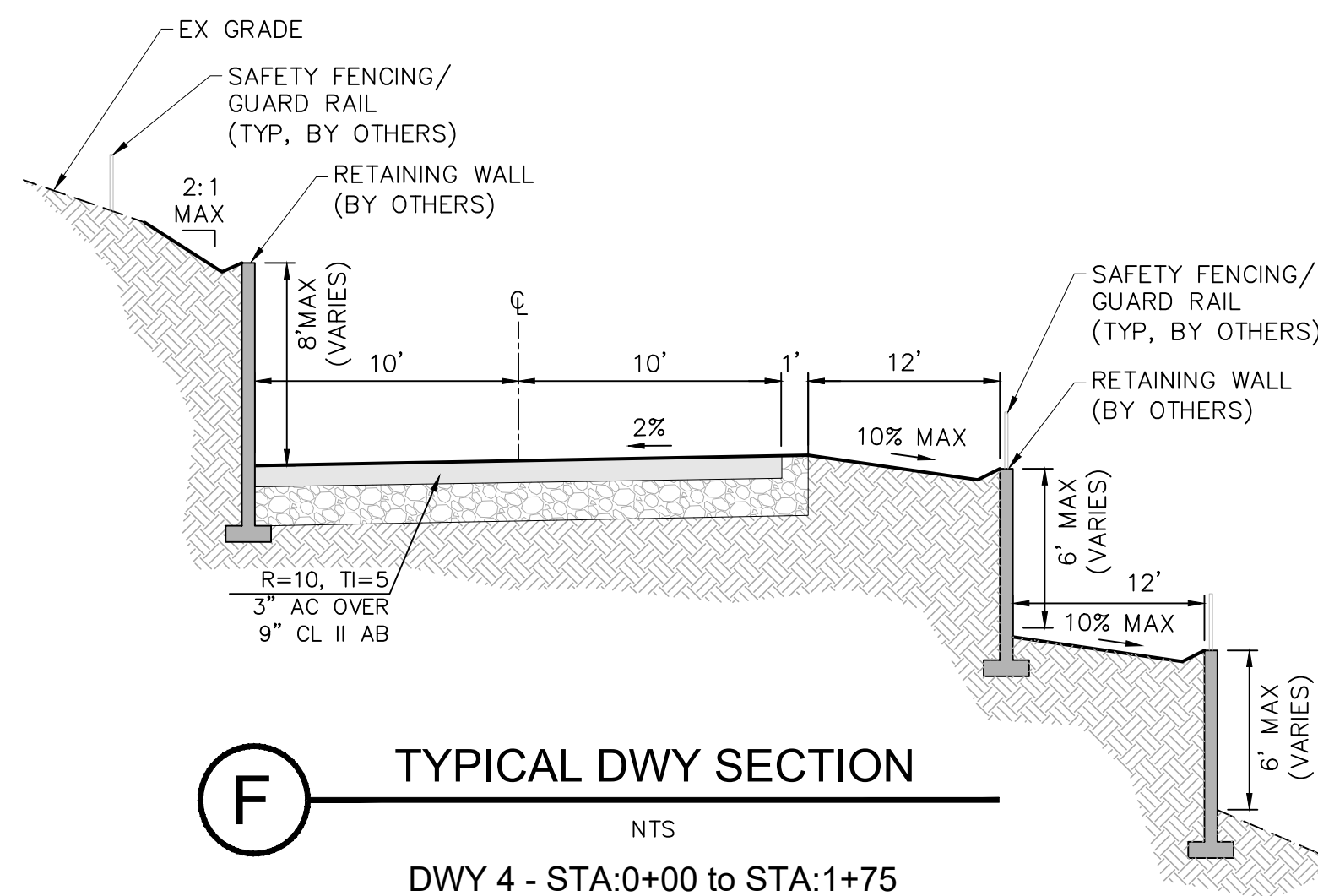
C TYPICAL DWY SECTION
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DWY 2 - STA:0+00 to STA:4+00



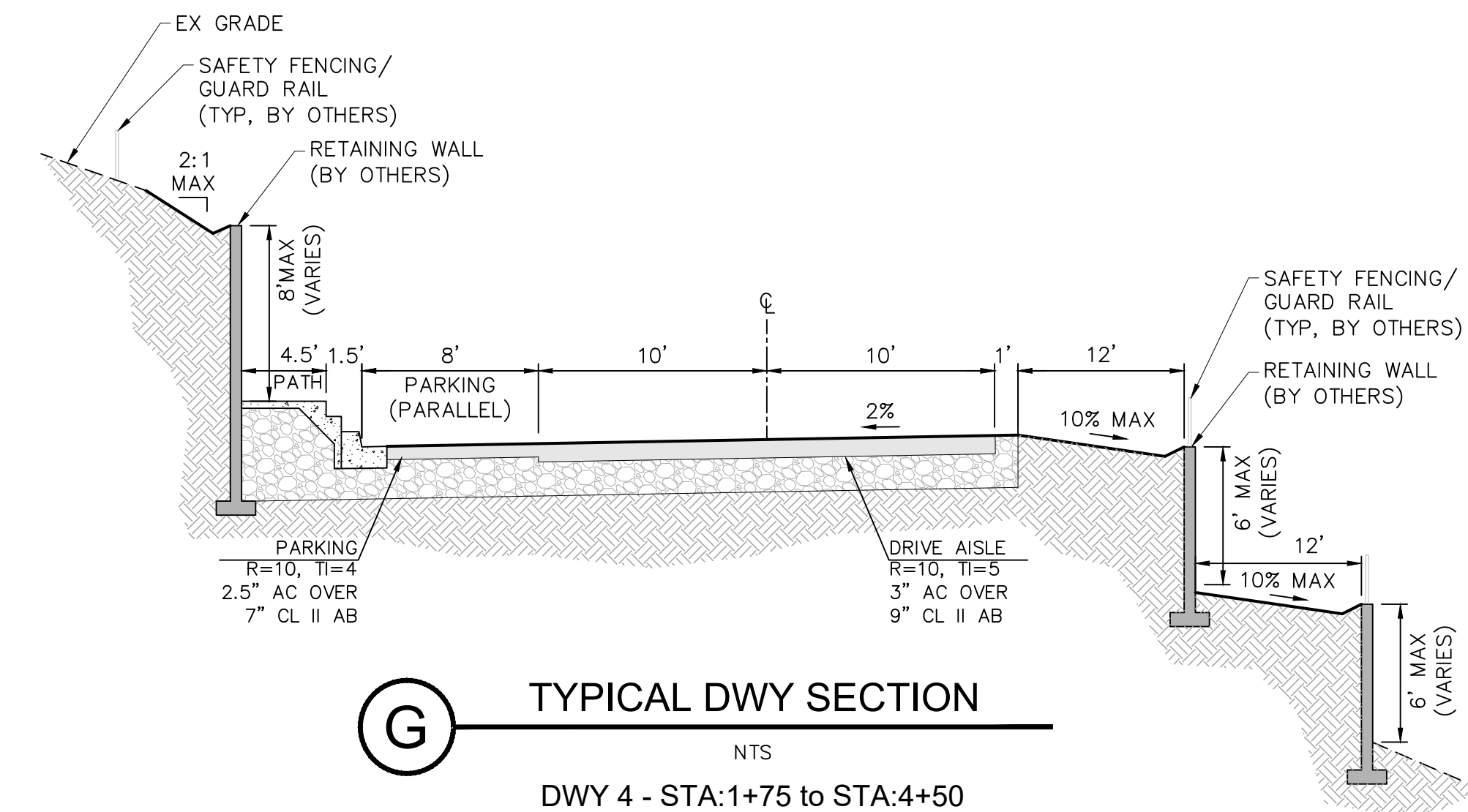
D TYPICAL DWY SECTION
NTS
DWY 2 - STA:4+00 to STA:10+50



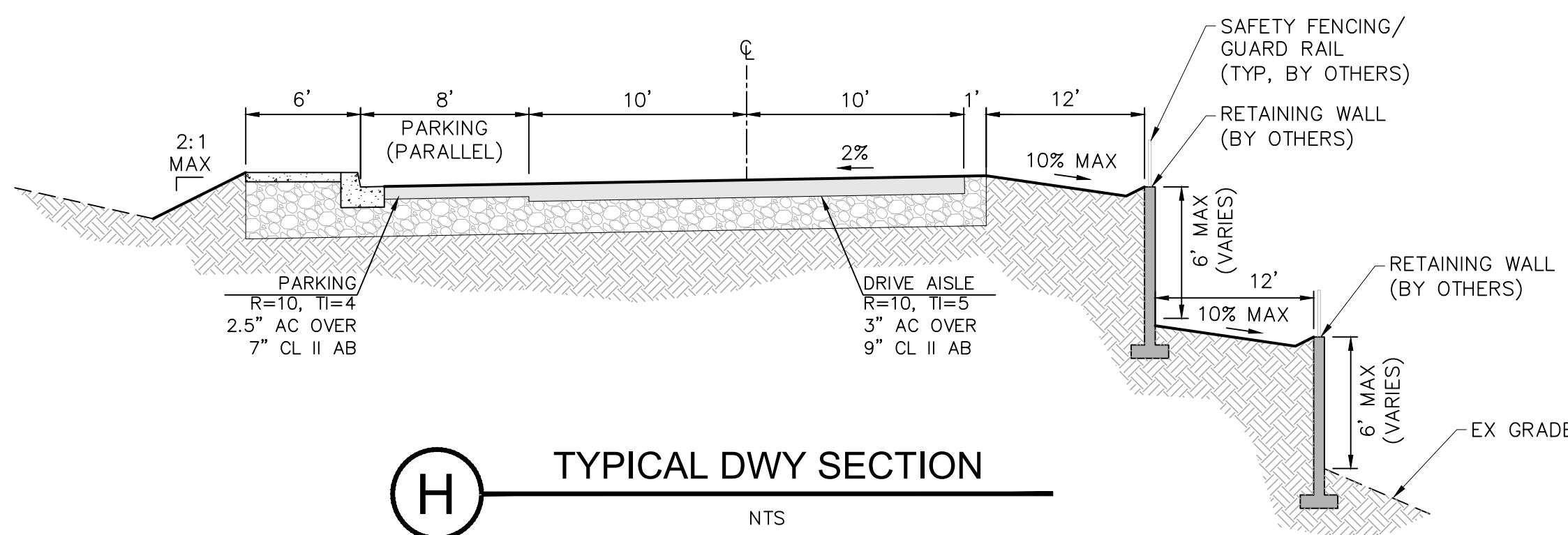
E TYPICAL DWY SECTION
NTS
DWY 3 - STA:2+50 to STA:3+50



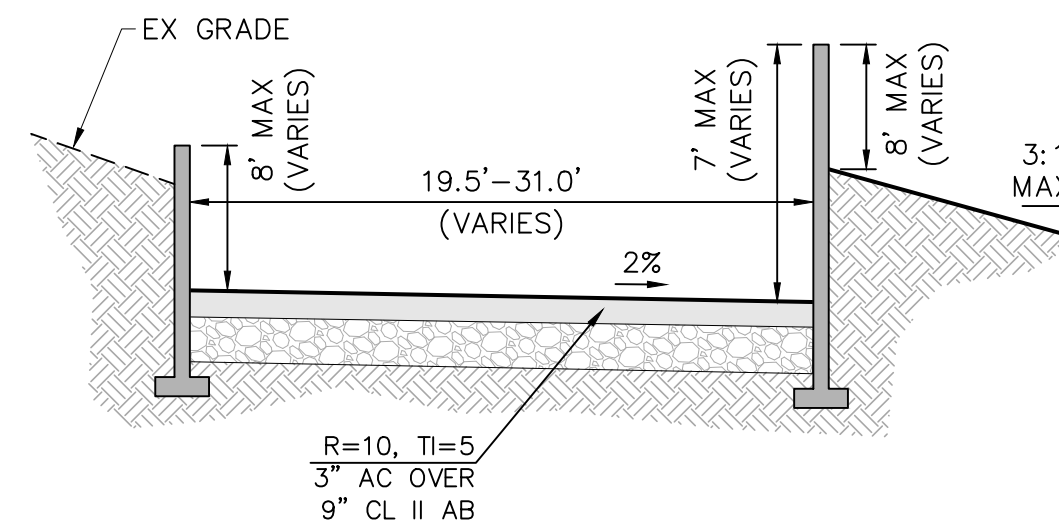
F TYPICAL DWY SECTION
NTS
DWY 4 - STA:0+00 to STA:1+75



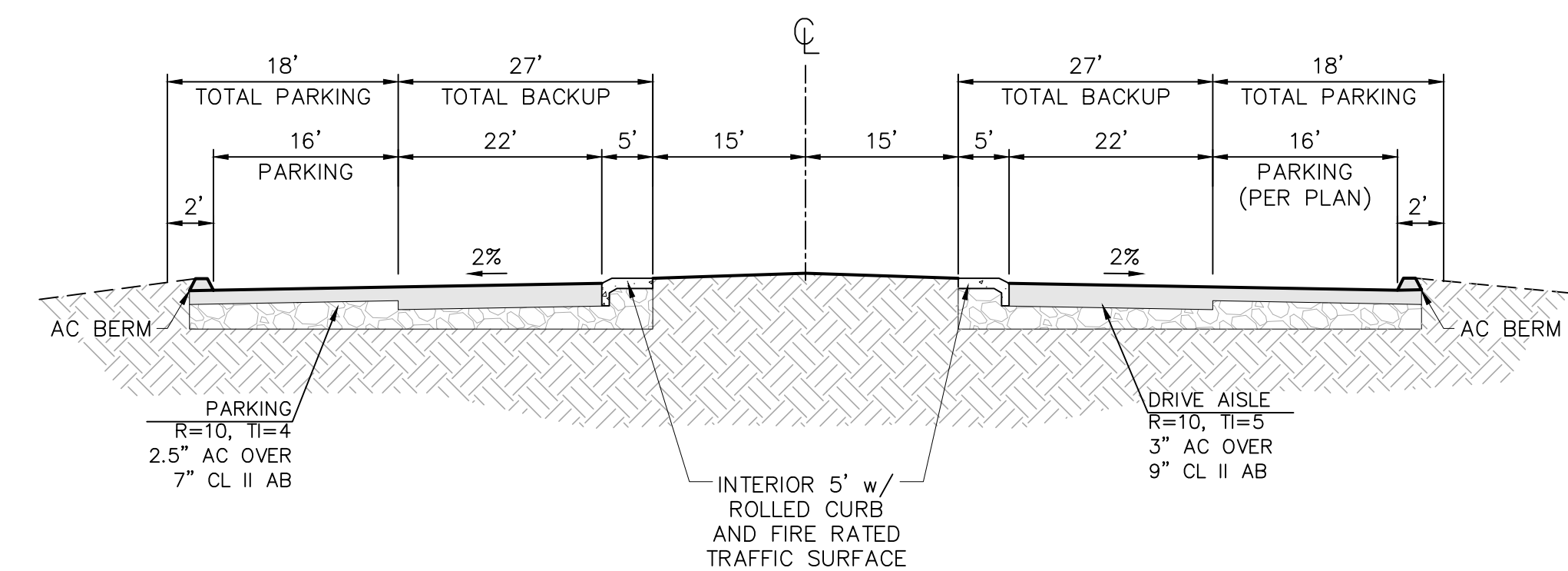
G TYPICAL DWY SECTION
NTS
DWY 4 - STA:1+75 to STA:4+50



H TYPICAL DWY SECTION
NTS
DWY 4 - STA:4+50 to STA:5+75



I TYPICAL DWY SECTION
NTS
DWY 5 - STA:0+00 to STA:2+17



J TYPICAL ROUND ABOUT SECTION
NTS

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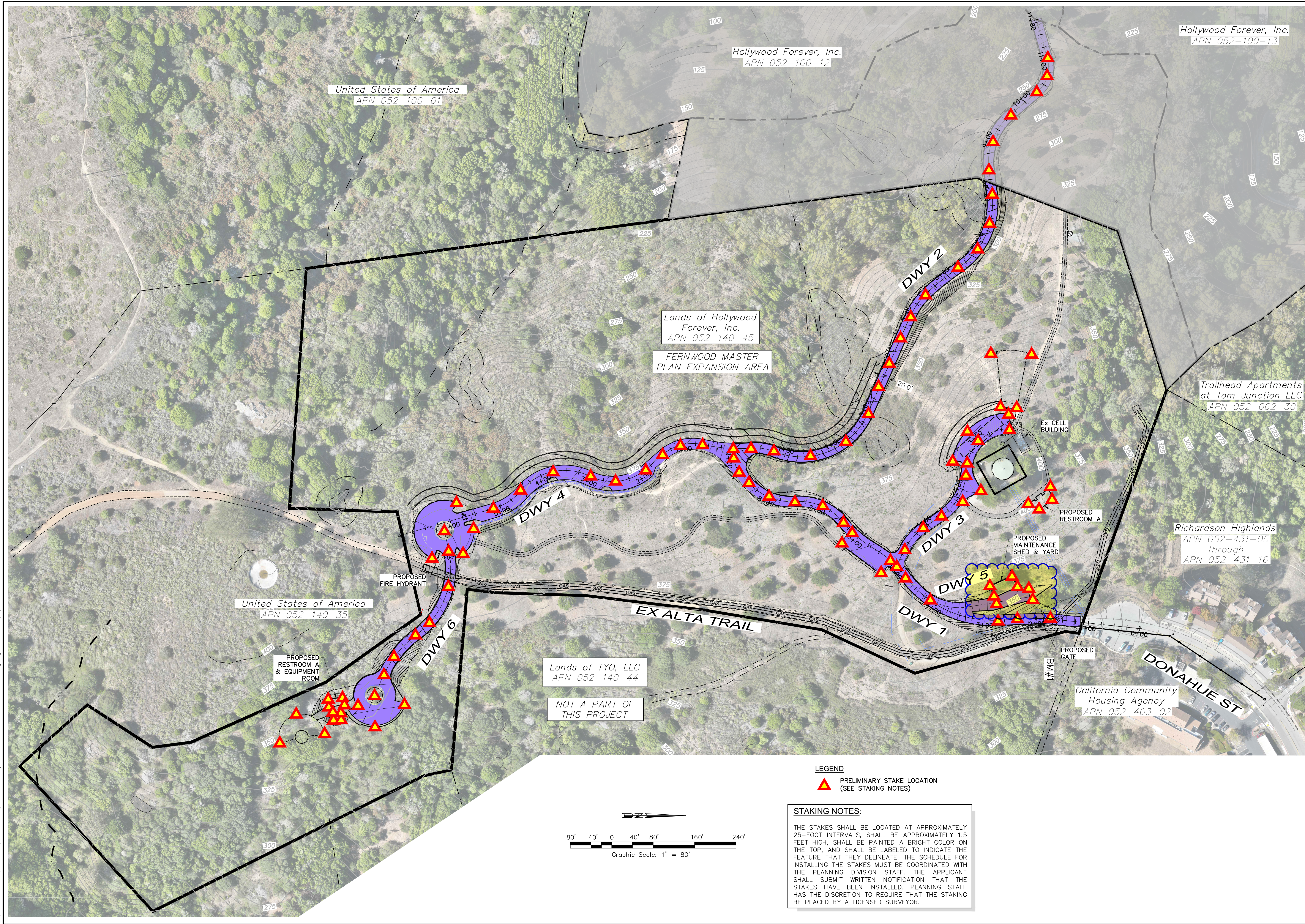
PRELIMINARY
DAVID R. BROWN
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 41833
Exp. 3/31/2028
David R. Brown, RCE 41833
My license expires 3/31/2028

FERNWOOD CEMETERY EXPANSION
MASTER PLAN
TYPICAL DWY SECTIONS
301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

SCALE: AS SHOWN
Date: August 7, 2026
Design by: JAL/ZR
Drawn by: JAL/ZR
Checked by: DBB

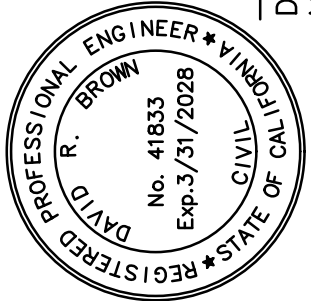
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7 of 24 Sheets
Job 23275

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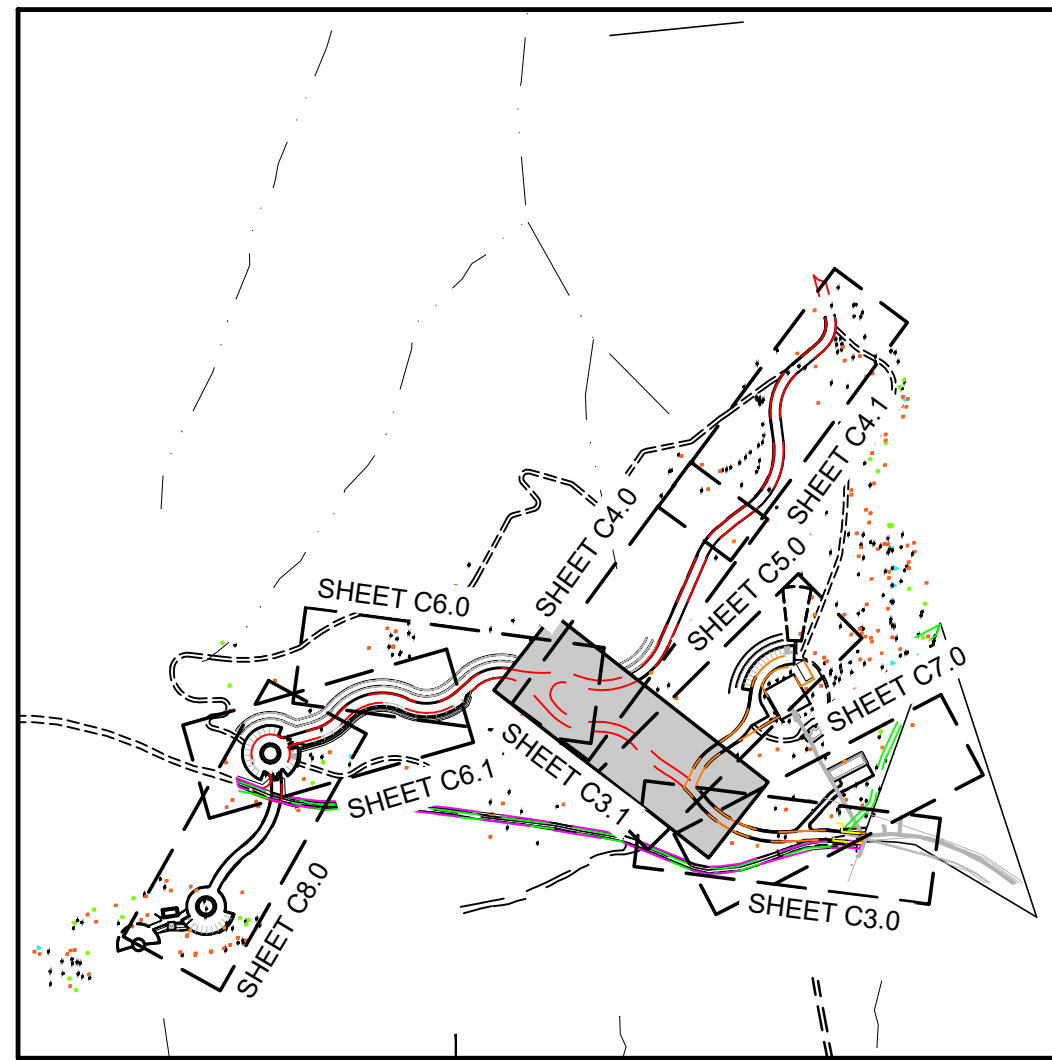
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FERNWOOD CEMETERY EXPANSION
MASTER PLAN
PRELIMINARY SITE STAKING PLAN
301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

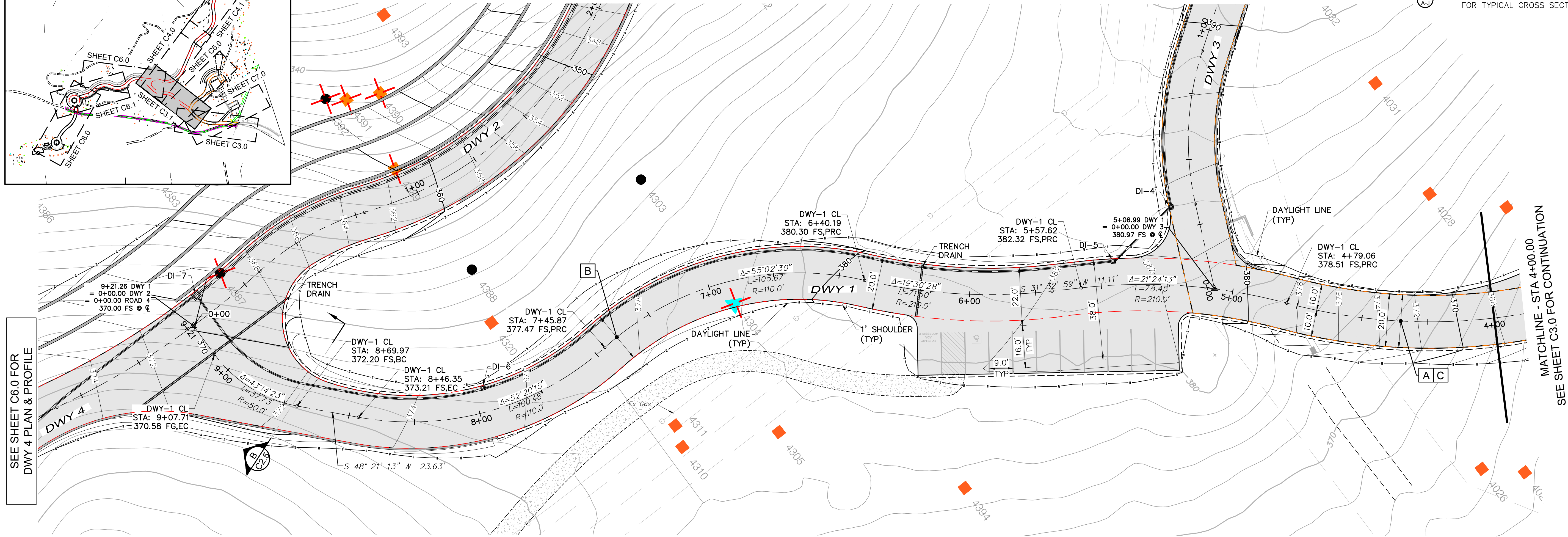
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Drawn by: IAL/ZR
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Job 23275

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KEY MAP



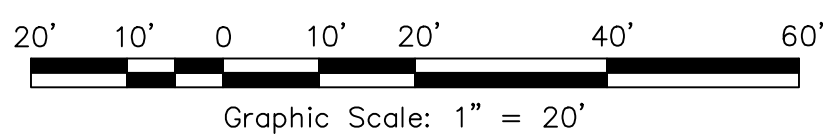
SEE SHEET C6.0 FOR
DWY 4 PLAN & PROFILE



DEMOLITION LEGEND:

⊗ #Tag 12" EX TREE TO BE REMOVED

DWY 1 PLAN & PROFILE



PROPOSED EASEMENTS

A	PROPOSED MARIN MUNICIPAL WATER DISTRICT ACCESS AND UTILITY EASEMENT
B	PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT
C	PROPOSED 20' SPRINT CELLULAR ACCESS & UTILITY EASEMENT
D	PROPOSED 10' PG&E GAS MAIN EASEMENT
E	PROPOSED PG&E JOINT TRENCH EASEMENT
F	PROPOSED 15' TRAIL & EMERGENCY VEHICLE ACCESS EASEMENT

LEGEND:

- 4043 TREE TAG NUMBER AND LOCATION PER ARBORIST REPORT BY BARTLETT CONSULTING DATED 11/20/2025, TO BE REMOVED
- UNPROTECTED TREES
- PROTECTED TREES
- HERITAGE TREES
- DEAD TREES
- SEE SHEET 2.5 DETAIL A THROUGH J FOR TYPICAL CROSS SECTION

MATCHLINE - STA 4+00.00
SEE SHEET C3.0 FOR CONTINUATION

SCALE: AS SHOWN

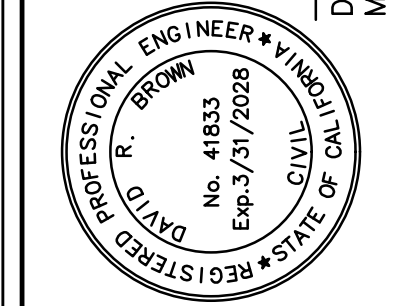
Date: August 7, 2026
Design by: IAL/ZR
Drawn by: IAL/ZR
Checked by: DRB

FERNWOOD CEMETERY EXPANSION

MASTER PLAN
DWY 1 PLAN & PROFILE

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

PRELIMINARY



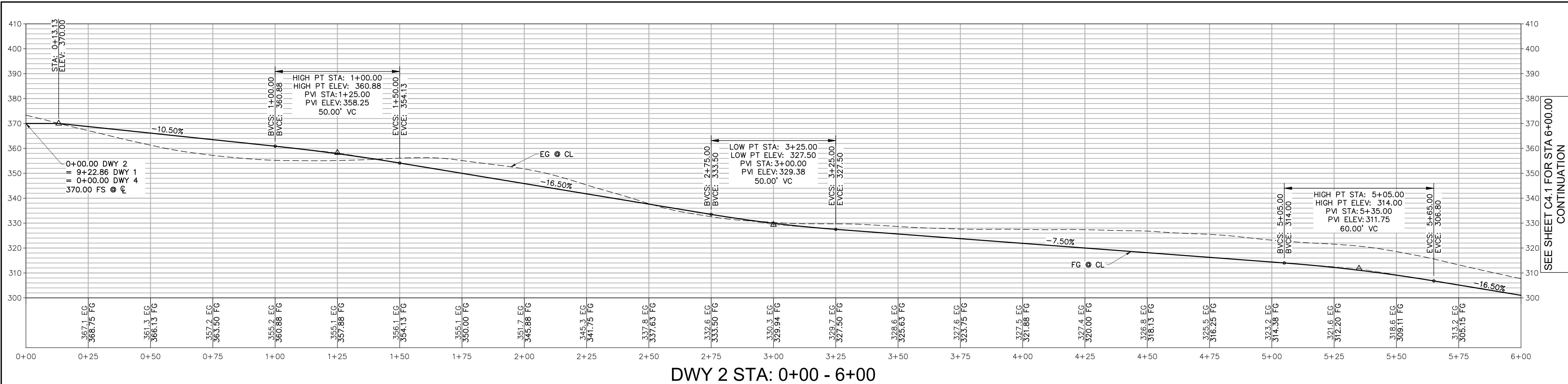
David R. Brown, RCE 41833
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Sheet
C3.1
11 of 24 Sheets
Job 23275

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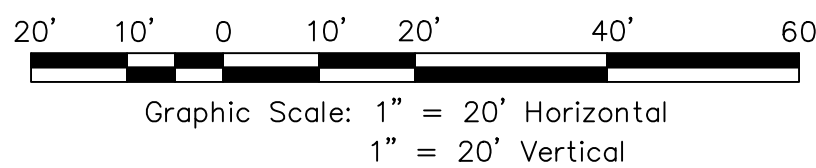
DWY 2 STA: 0+00 - 6+00

SEE SHEET C6.0 FOR
DWY 4 PLAN & PROFILE

PROPOSED EASEMENTS	
A	PROPOSED MARIN MUNICIPAL WATER DISTRICT ACCESS AND UTILITY EASEMENT
B	PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT
C	PROPOSED 20' SPRINT CELLULAR ACCESS & UTILITY EASEMENT
D	PROPOSED 10' PG&E GAS MAIN EASEMENT
E	PROPOSED PG&E JOINT TRENCH EASEMENT
F	PROPOSED 15' TRAIL & EMERGENCY VEHICLE ACCESS EASEMENT

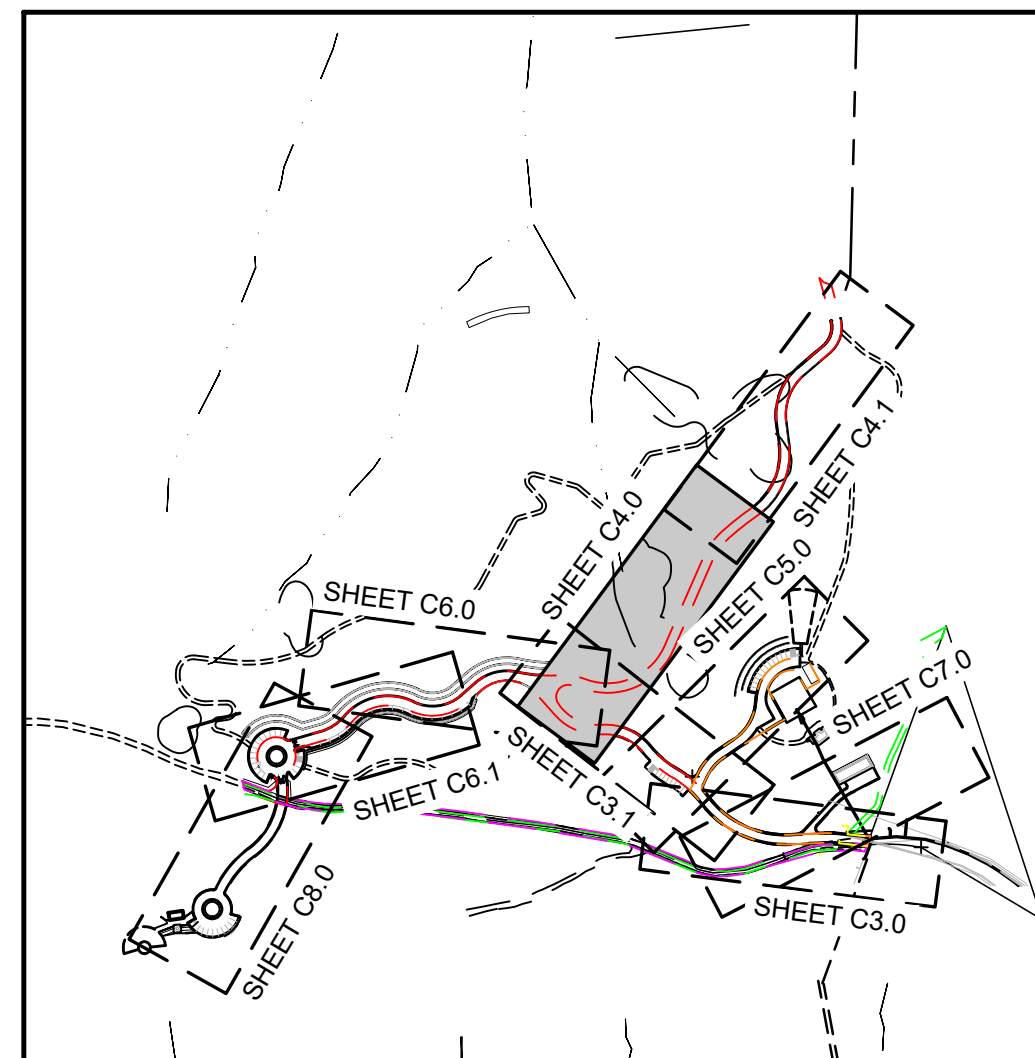
KEY NOTES:

- ① GEOLOGIC HAZARD SEE CONSTRAINTS
MAP SHEET C2.6 PER GEOTECHNICAL
REPORT BY MILLER PACIFIC ENGINEERING
GROUP DATED OCT. 29, 2025



LEGEND:

- 4043 TREE TAG NUMBER AND LOCATION PER
ARBORIST REPORT BY BARTLETT CONSULTING
DATED 11/20/2025, TO BE REMOVED
- UNPROTECTED TREES
■ PROTECTED TREES
◆ HERITAGE TREES
▲ DEAD TREES
- SEE SHEET 2.5
DETAIL A THROUGH J
FOR TYPICAL CROSS SECTION

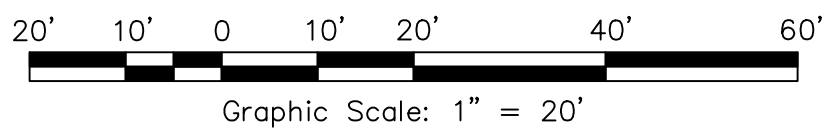


KEY MAP

GEOLOGICAL HAZARD:
THE GEOTECHNICAL ENGINEER OF RECORD
HAS REVIEWED THE PROJECT PLANS TO
VERIFY NEW FOUNDATION LOADS DO NOT
IMPACT MAPPED LANDSLIDES IN AREAS
WHERE IMPROVEMENTS ENCR OACH WITHIN
THE RECOMMENDED SET BACK ZONE.

25' GEOLOGICAL
HAZARD SETBACK

DWY 2 PLAN & PROFILE



SEE SHEET C3.1 FOR
DWY 3 PLAN & PROFILE

MATCHLINE - 6+00.00
SEE SHEET C4.1 FOR CONTINUATION

FERNWOOD CEMETERY EXPANSION

MASTER PLAN

DWY 2 PLAN & PROFILE

301 Tennessee Valley Road

Mill Valley, California

APN 052-140-45

SCALE: AS SHOWN

Date: August 7, 2026

Design by: JAL/ZR

Drawn by: JAL/ZR

Checked by: DRB

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12 of 24 Sheets
Job 23275

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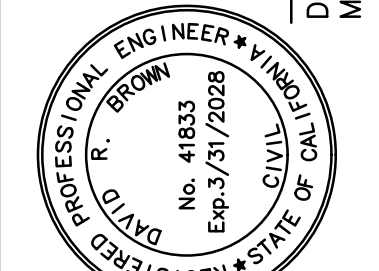
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PRELIMINARY



David R. Brown, ROE 41833

My license expires 3/31/2028

Revisions

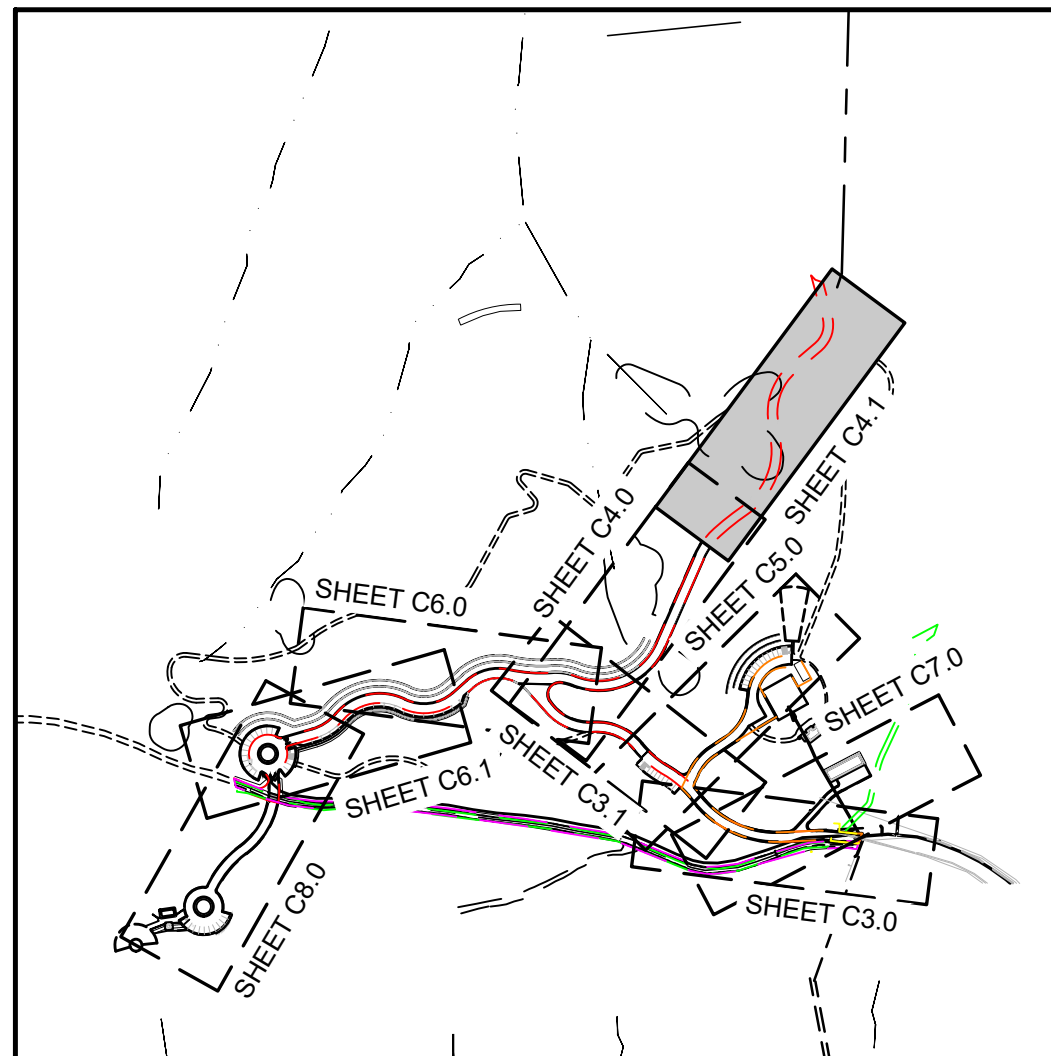
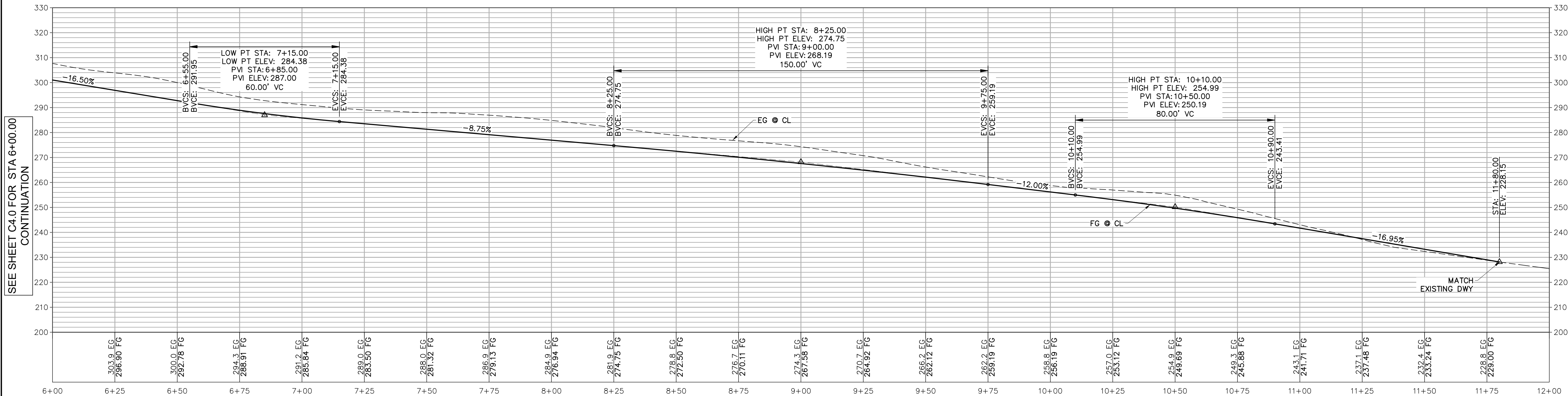
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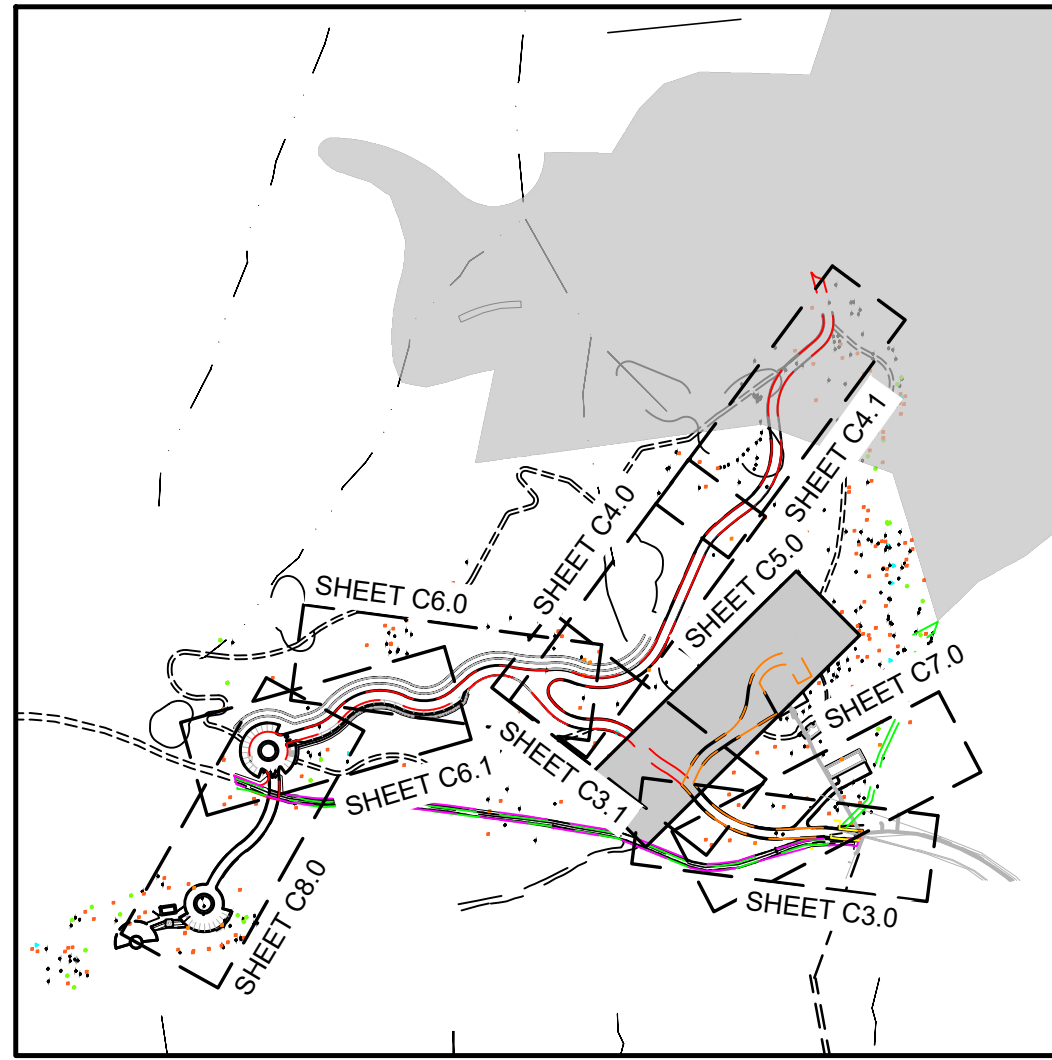
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Date

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KEY MAP

LEGEND:

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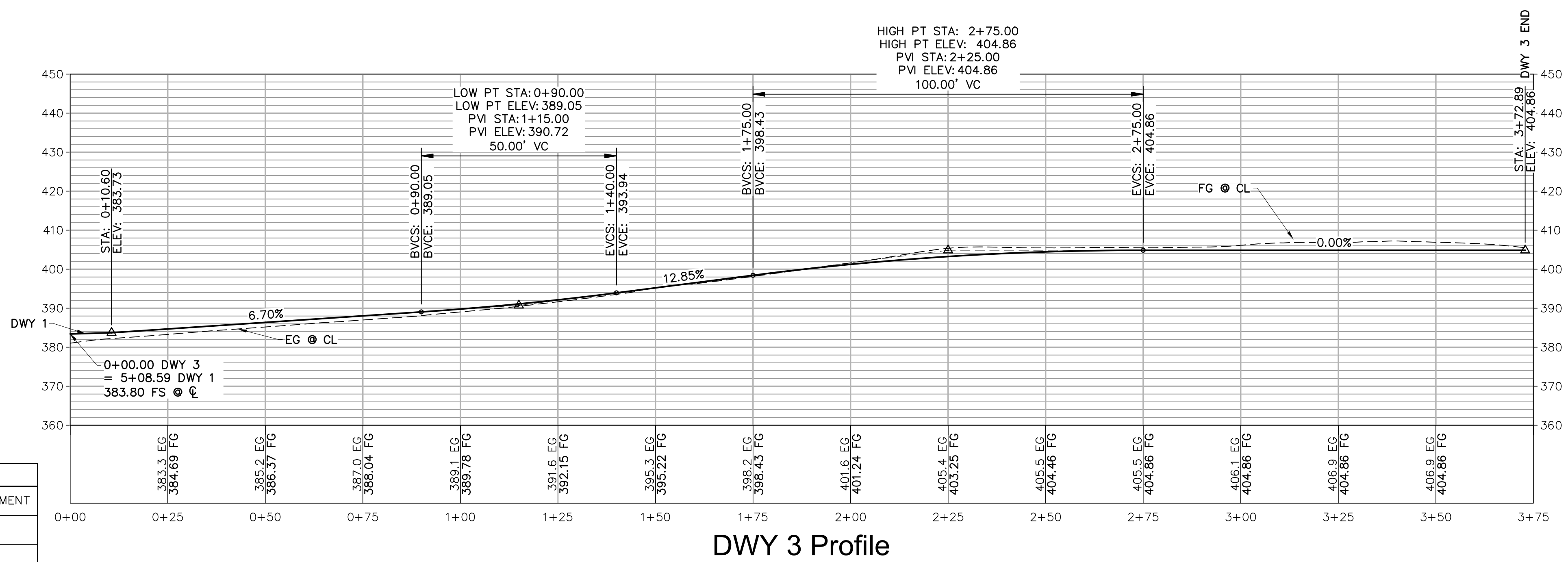
- UNPROTECTED TREES
- PROTECTED TREES
- HERITAGE TREES
- DEAD TREES

SEE SHEET 2.5
DETAIL A THROUGH J
FOR TYPICAL CROSS SECTION

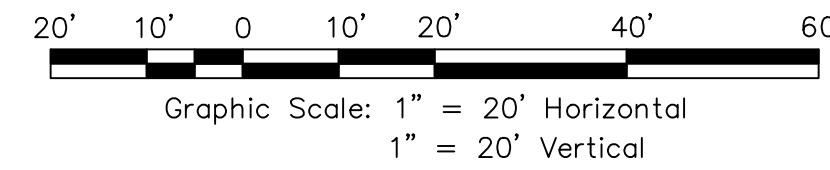
PROPOSED EASEMENTS	
A	PROPOSED MARIN MUNICIPAL WATER DISTRICT ACCESS AND UTILITY EASEMENT
B	PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT
C	PROPOSED 20' SPRINT CELLULAR ACCESS & UTILITY EASEMENT
D	PROPOSED 10' PG&E GAS MAIN EASEMENT
E	PROPOSED PG&E JOINT TRENCH EASEMENT
F	PROPOSED 15' TRAIL & EMERGENCY VEHICLE ACCESS EASEMENT

SEE SHEET C3.1 FOR
DWY 1 PLAN & PROFILE

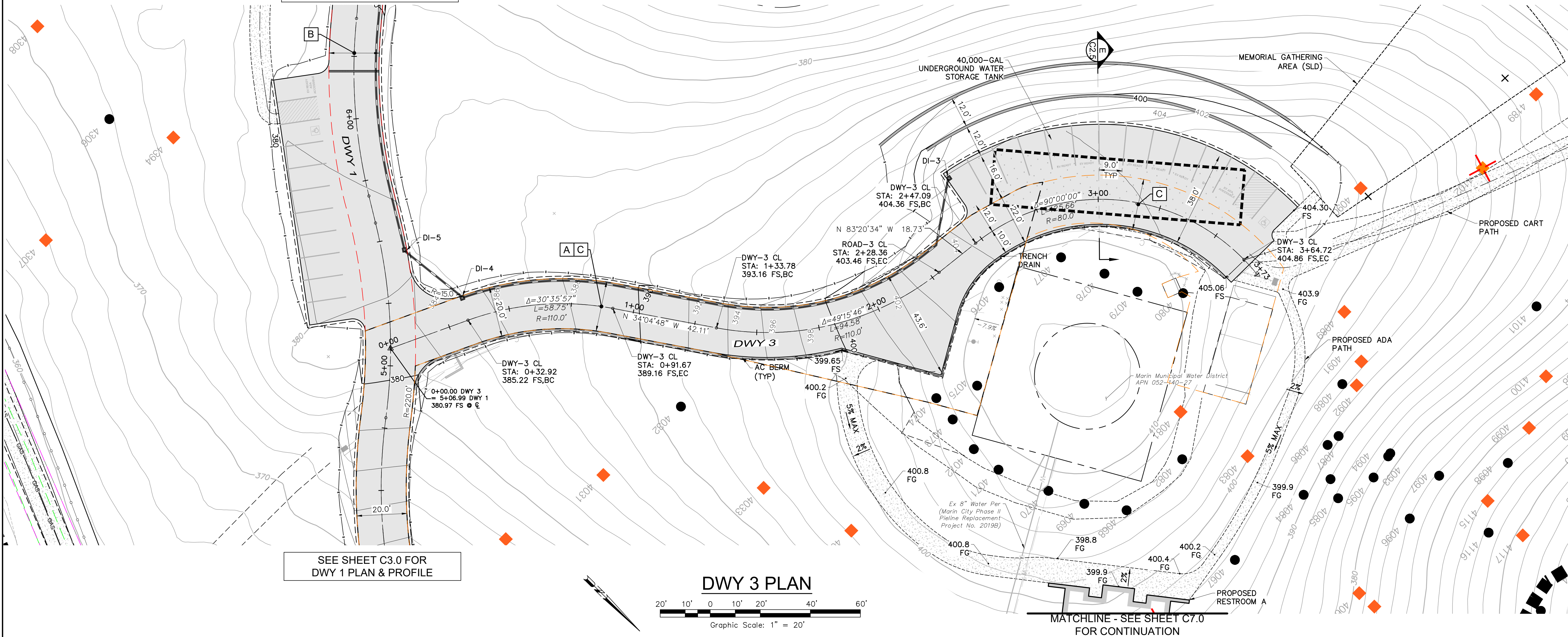
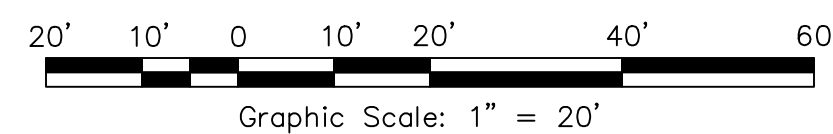
SEE SHEET C3.0 FOR
DWY 1 PLAN & PROFILE



DWY 3 Profile



DWY 3 PLAN



MATCHLINE - SEE SHEET C7.0
FOR CONTINUATION

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Job 23275

FERNWOOD CEMETERY EXPANSION

MASTER PLAN

DWY 3 PLAN & PROFILE

301 Tennessee Valley Road

Mill Valley, California

APN 052-140-45

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DAVID R. BROWN

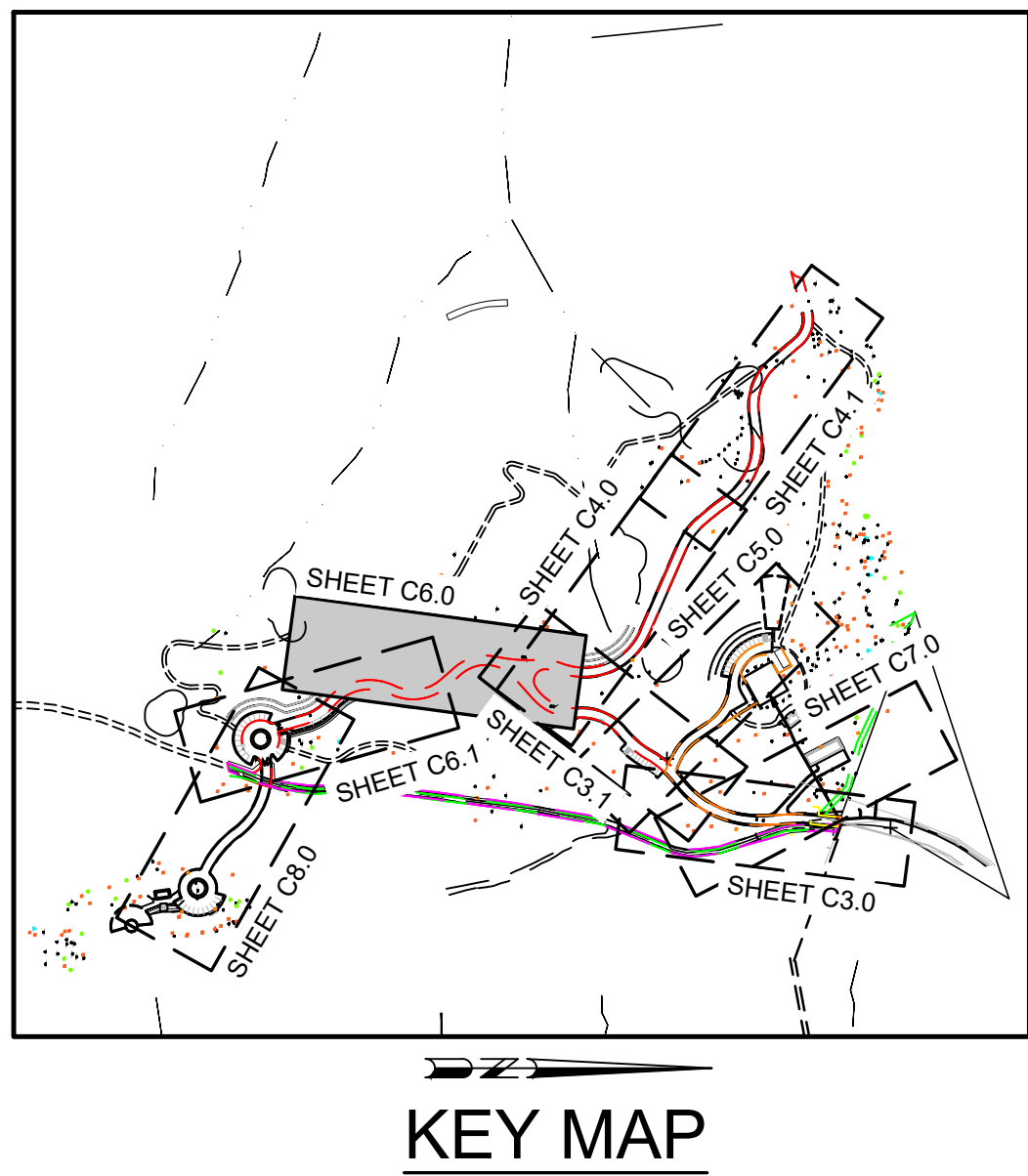
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Exp. 3/31/2028

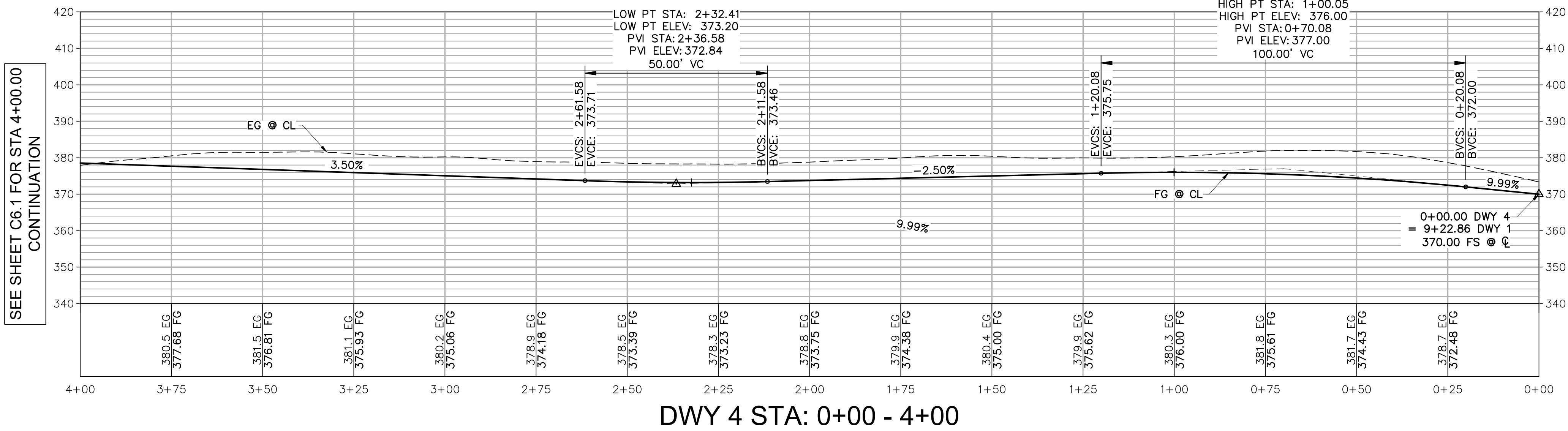
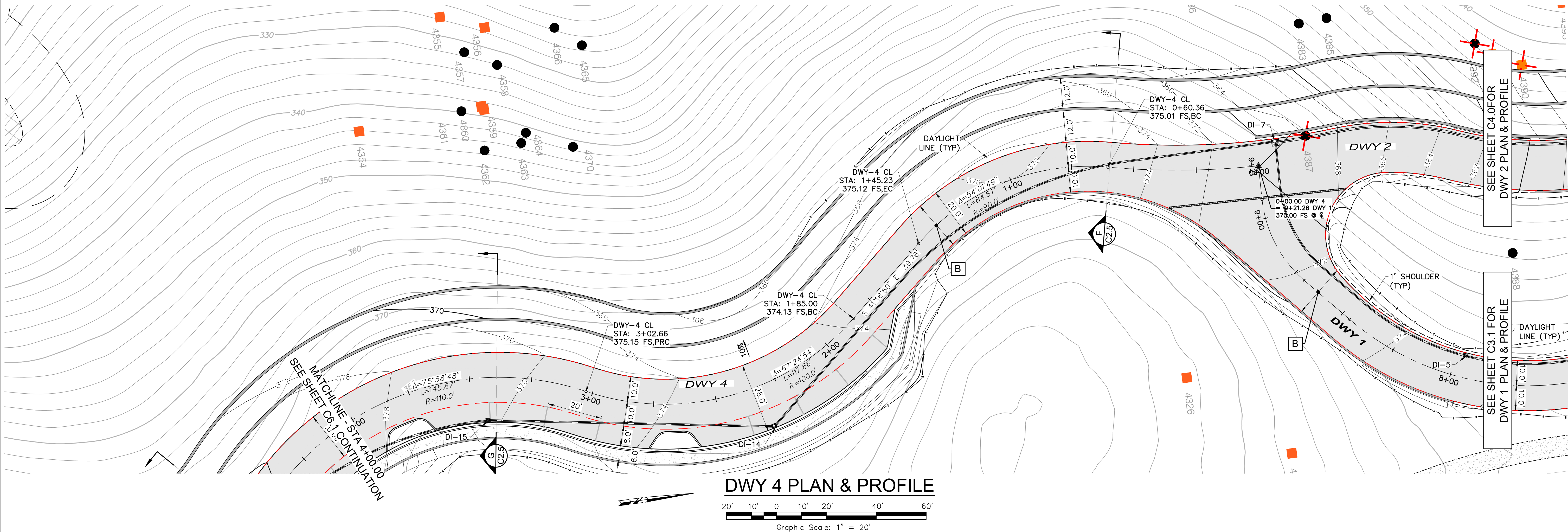
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PROPOSED EASEMENTS	
A	PROPOSED MARIN MUNICIPAL WATER DISTRICT ACCESS AND UTILITY EASEMENT
B	PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT
C	PROPOSED 20' SPRINT CELLULAR ACCESS & UTILITY EASEMENT
D	PROPOSED 10' PG&E GAS MAIN EASEMENT
E	PROPOSED PG&E JOINT TRENCH EASEMENT
F	PROPOSED 15' TRAIL & EMERGEANCY VEHICLE ACCESS EASEMENT

- LEGEND:
- 4043 TREE TAG NUMBER AND LOCATION PER ARBORIST REPORT BY BARTLETT CONSULTING DATED 11/20/2025, TO BE REMOVED
 - UNPROTECTED TREES
 - PROTECTED TREES
 - HERITAGE TREES
 - DEAD TREES
 - SEE SHEET 2.5 DETAIL A THROUGH J FOR TYPICAL CROSS SECTION

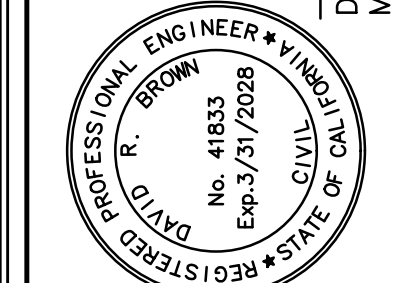


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Date: August 7, 2026
Design by: IAL/ZR
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15 of 24 Sheets
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FERNWOOD CEMETERY EXPANSION
MASTER PLAN
DWY 4 PLAN & PROFILE
301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45



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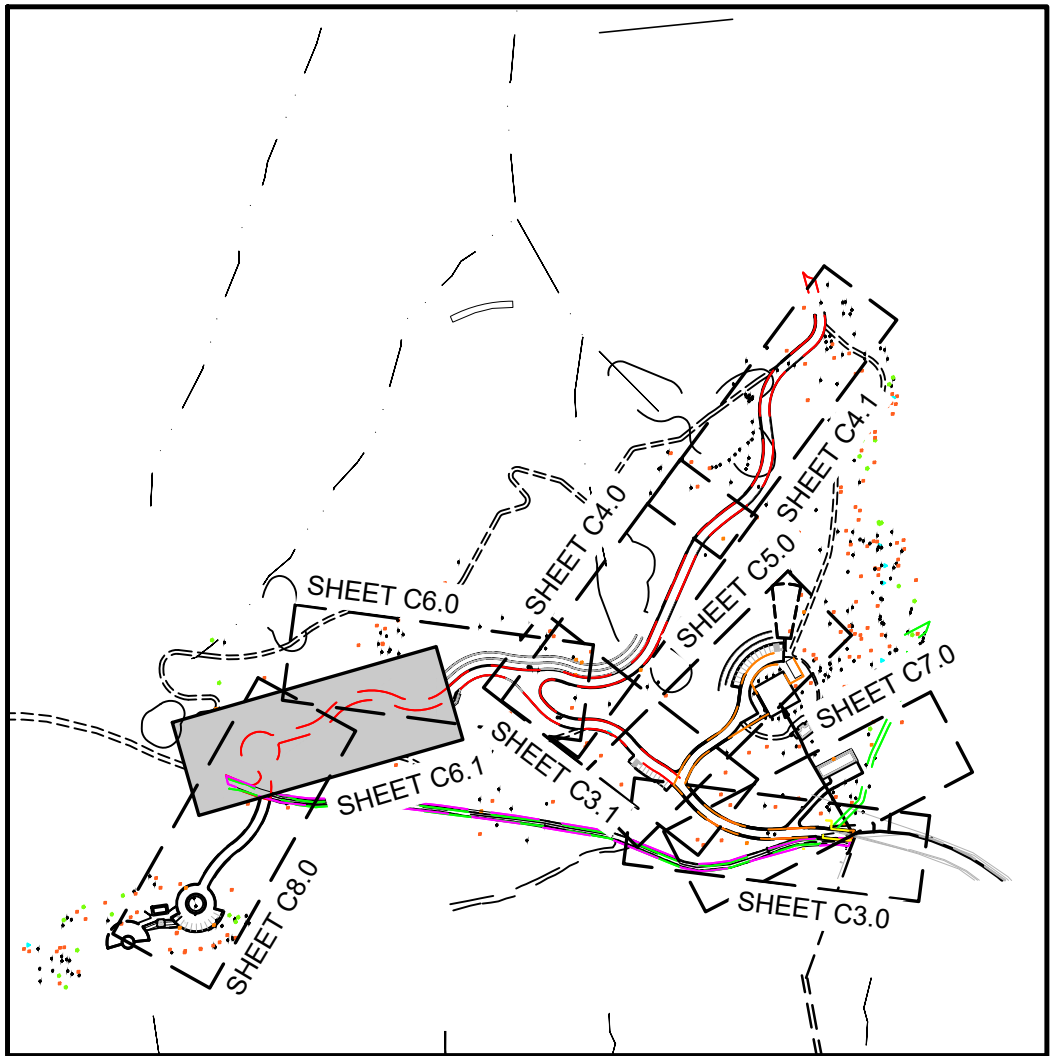
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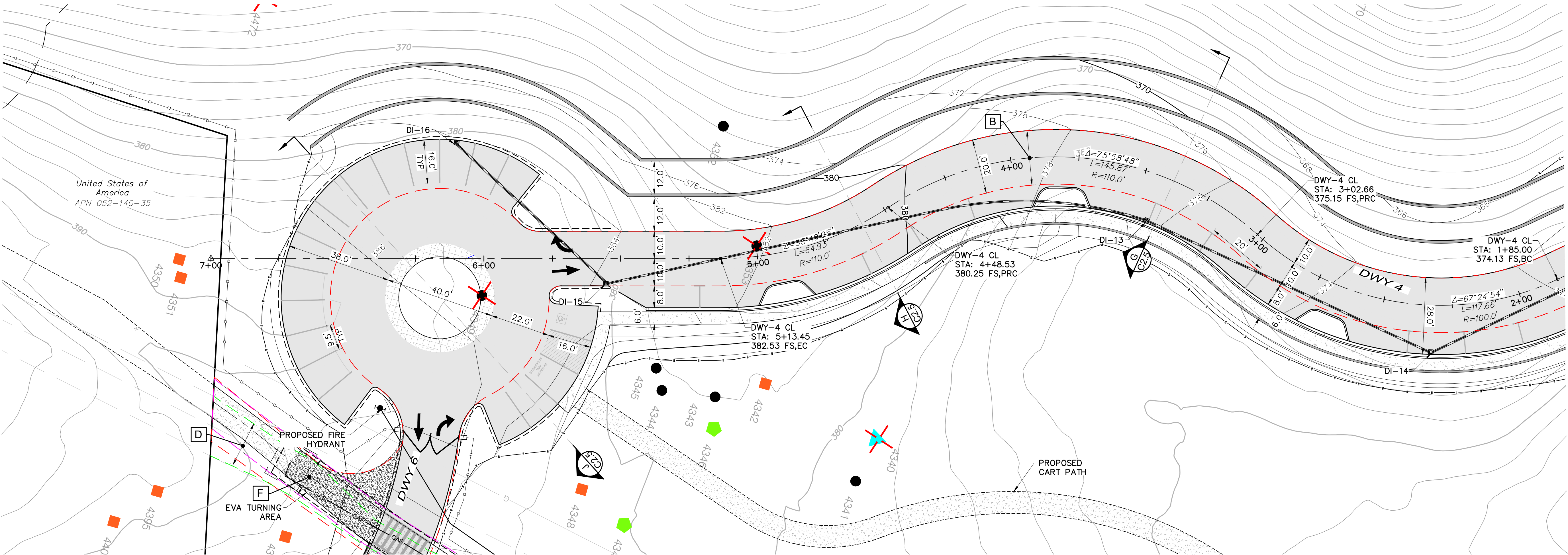
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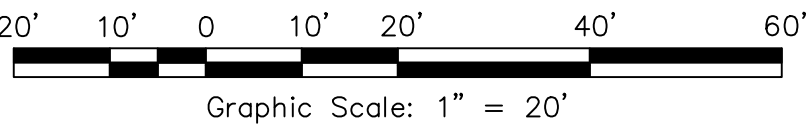
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 - DEAD TREES
 - SEE SHEET 2.5
DETAIL A THROUGH J
FOR TYPICAL CROSS SECTION



SEE SHEET C8.0 FOR
DWY 6 PLAN & PROFILE

DWY 4 PLAN & PROFILE



DWY 4 STA: 4+00 - 7+25



SEE SHEET C6.0 FOR STA 4+00.00
CONTINUATION

MATCHLINE - STA 4+00.00
SEE SHEET C6.0 FOR CONTINUATION

FERNWOOD CEMETERY EXPANSION

MASTER PLAN

DWY 4 PLAN & PROFILE

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

SCALE: AS SHOWN

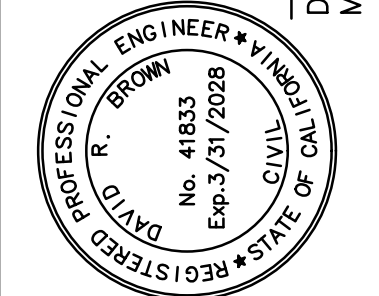
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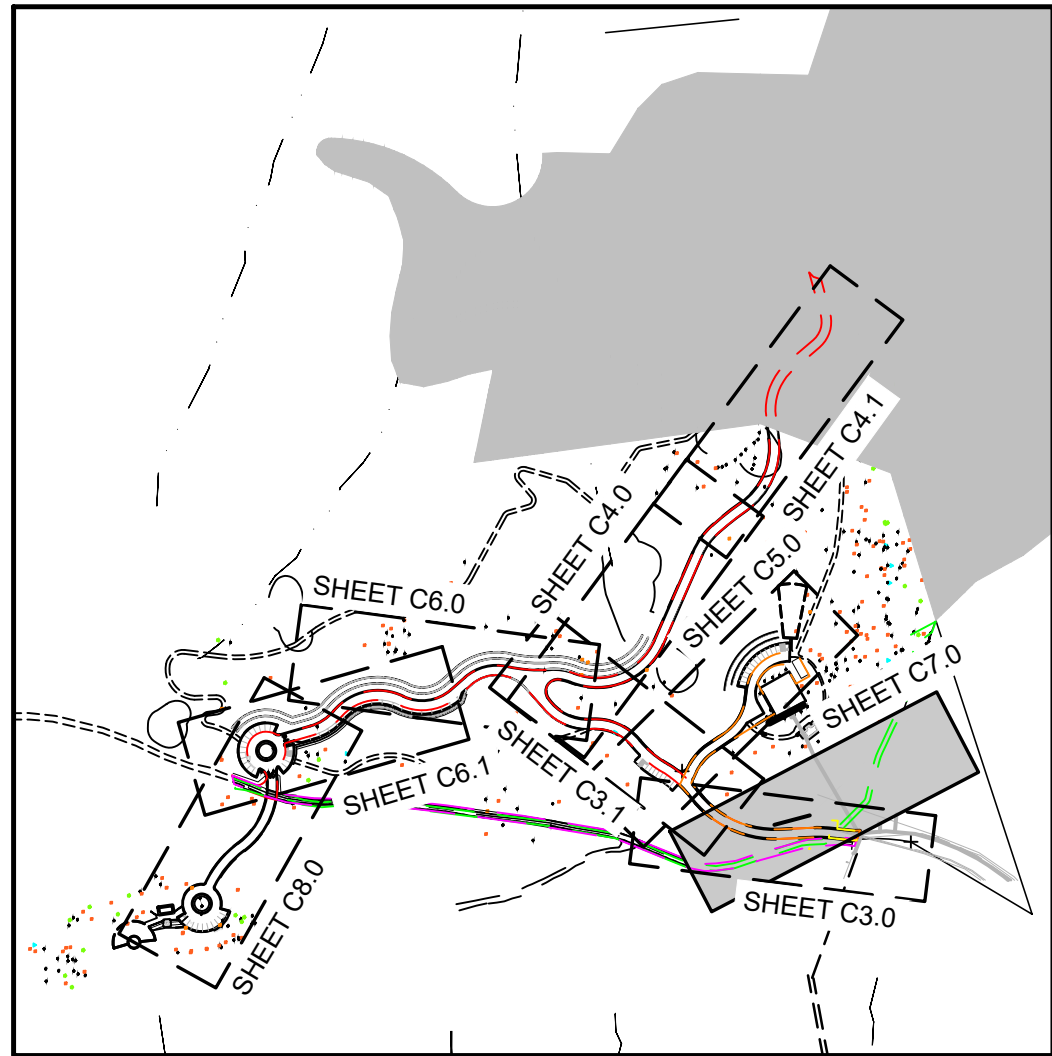
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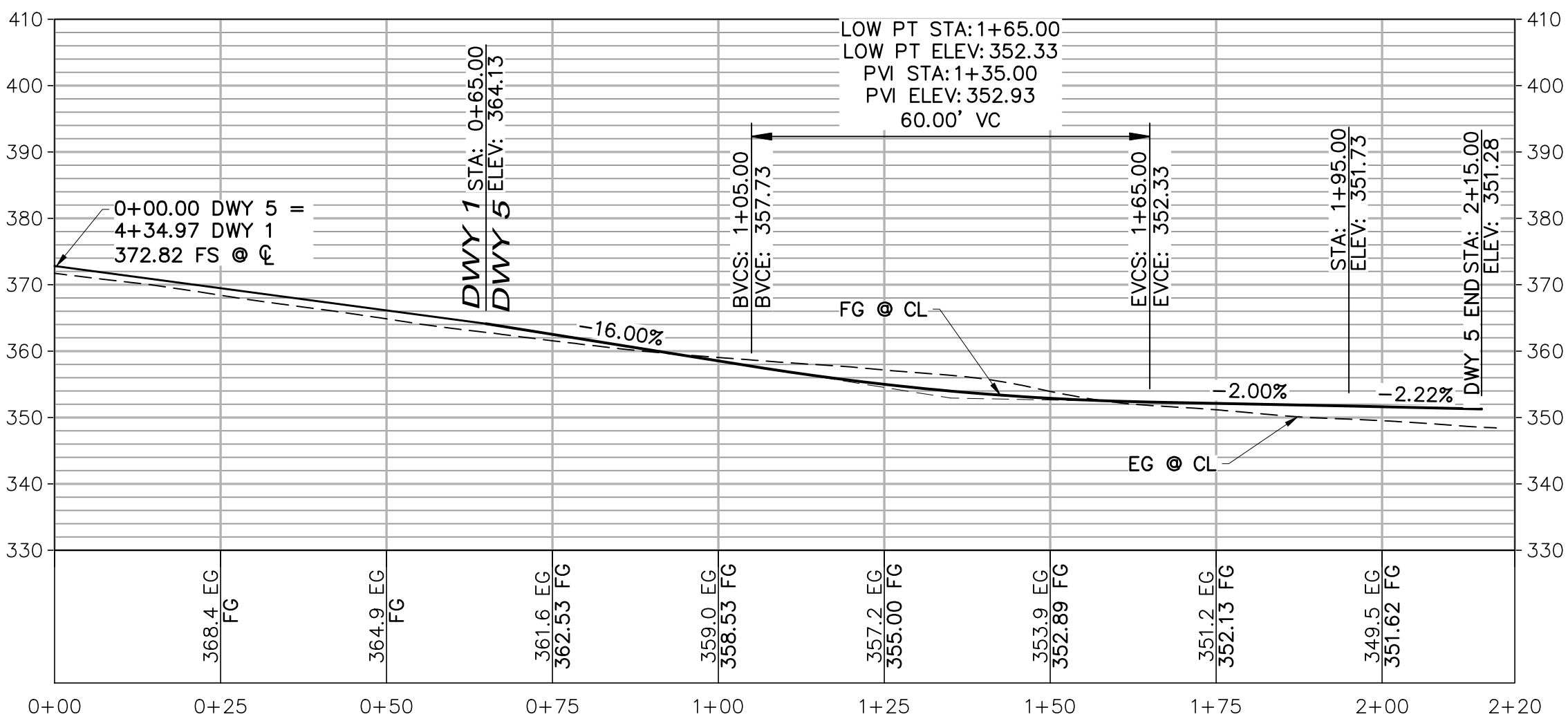
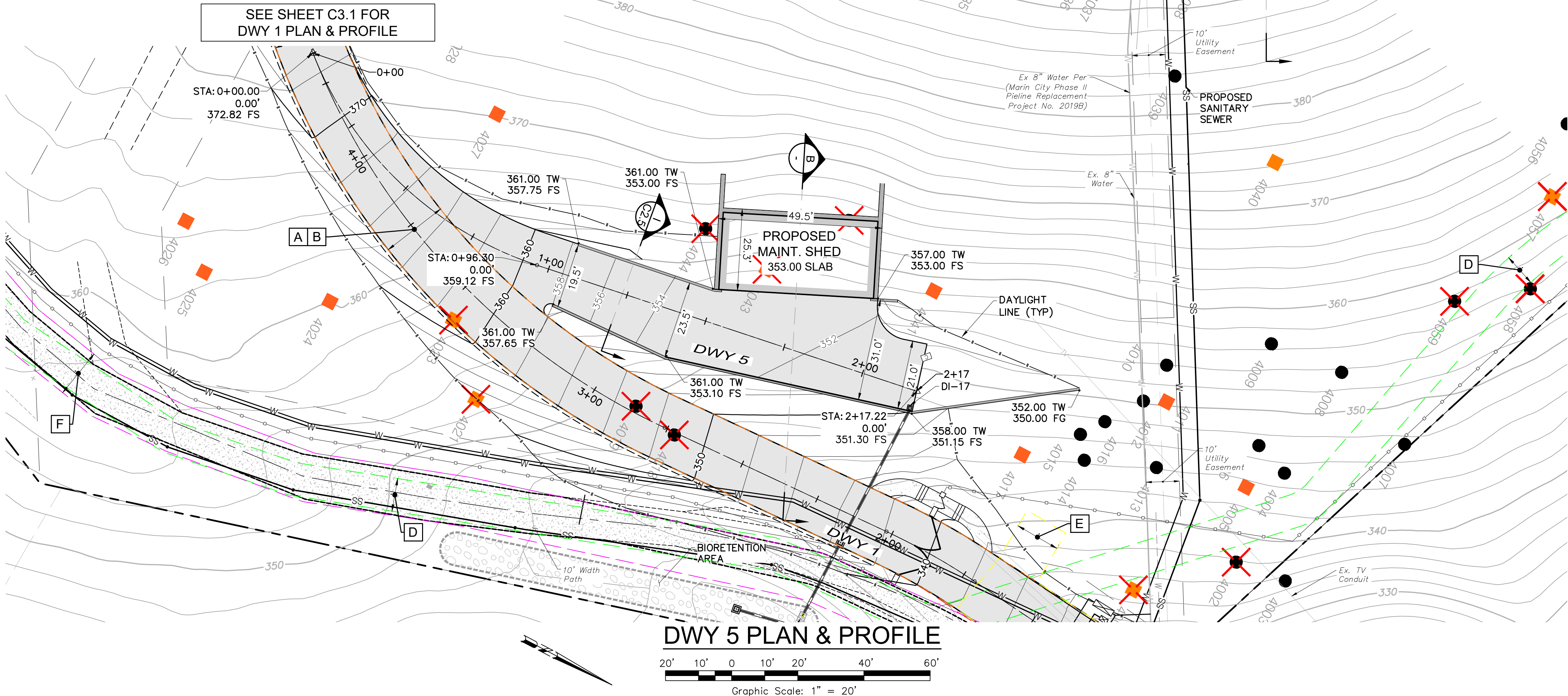
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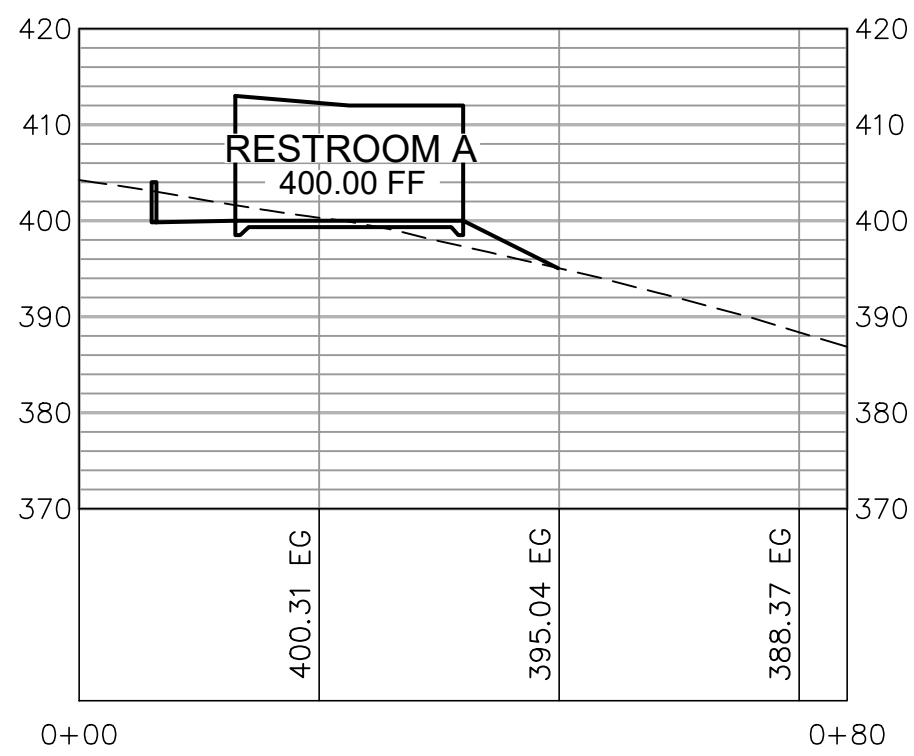


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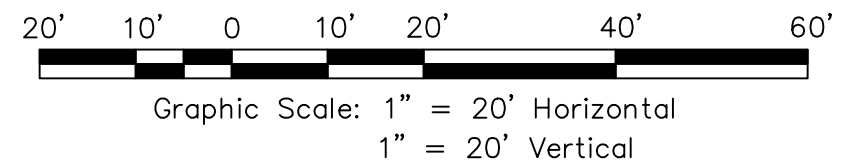
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DRIVEWAY 5 PROFILE

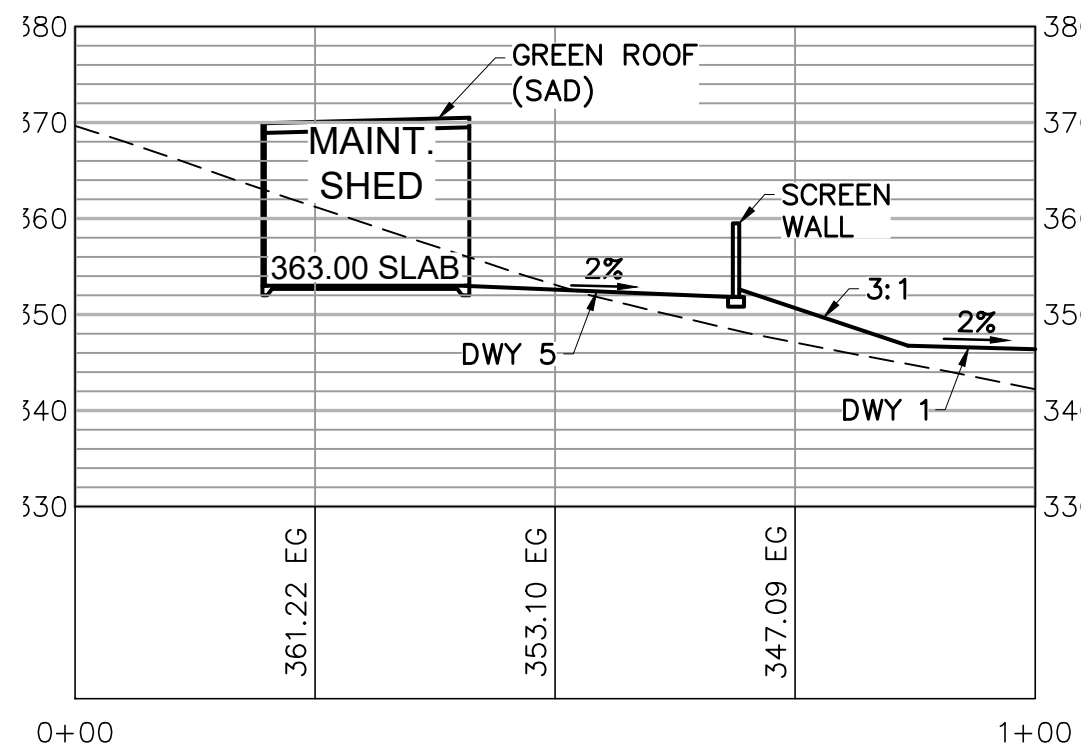


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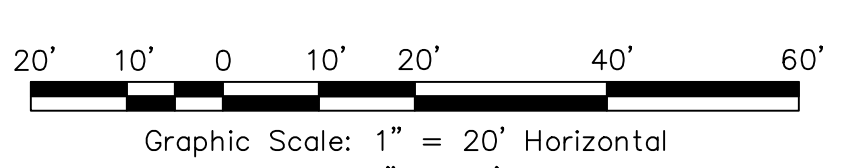


LEGEND:

- FINISHED GRADE
- EXISTING GRADE



Section B



LEGEND:

- FINISHED GRADE
- EXISTING GRADE

LEGEND:

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FERNWOOD CEMETERY EXPANSION

MASTER PLAN
DWY 5 PLAN & PROFILE

301 Tennessee Valley Road
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APN 052-140-45

SCALE: AS SHOWN

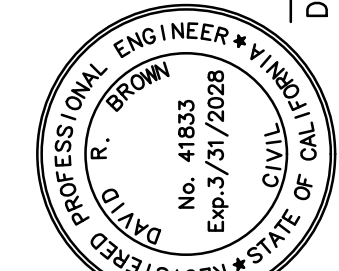
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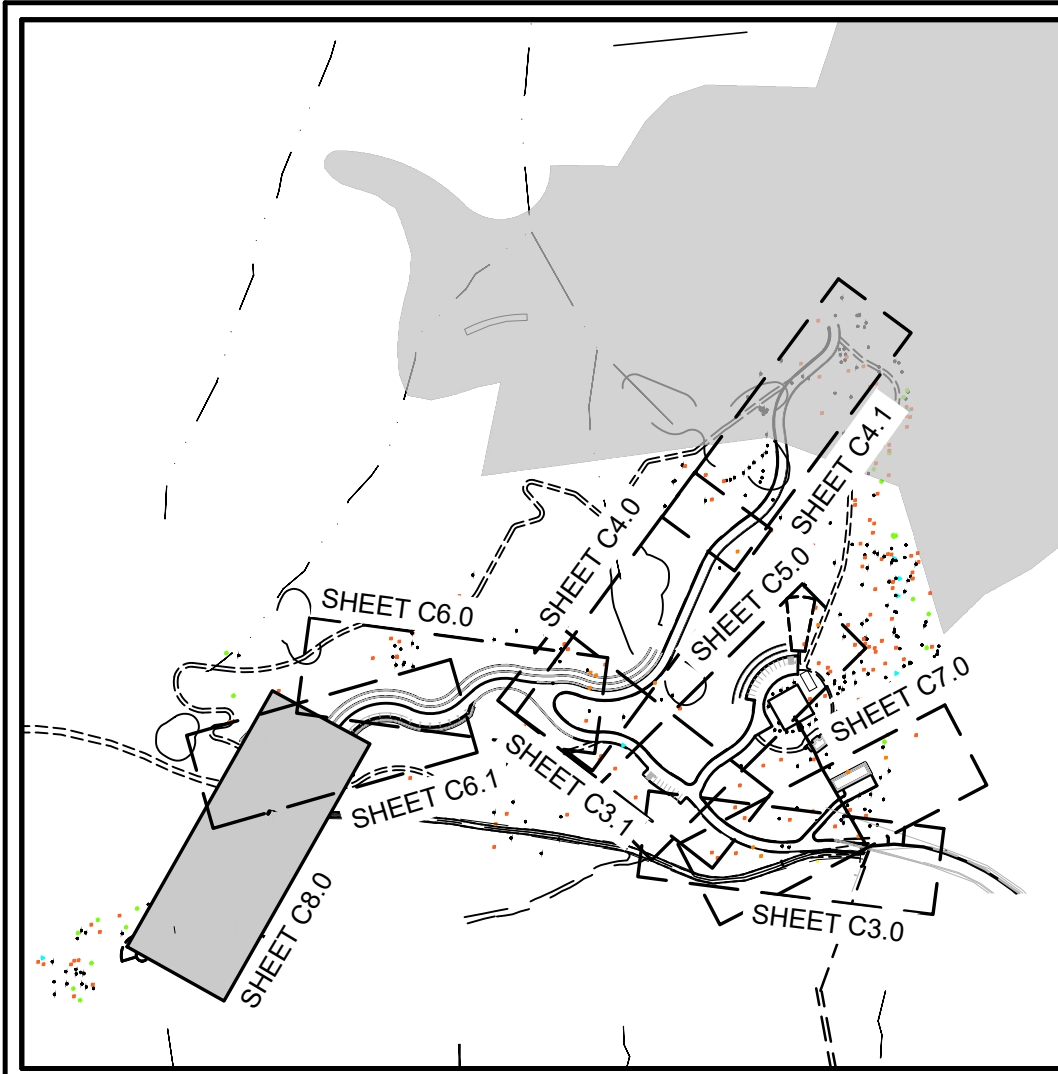


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Revisions	No.	Date	Description	Approved

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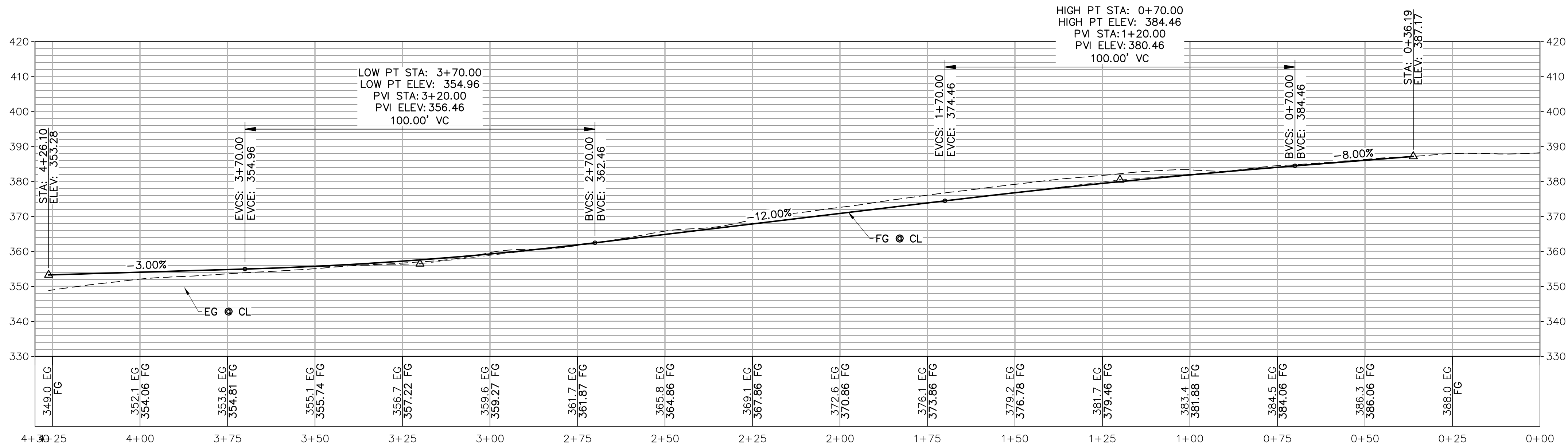


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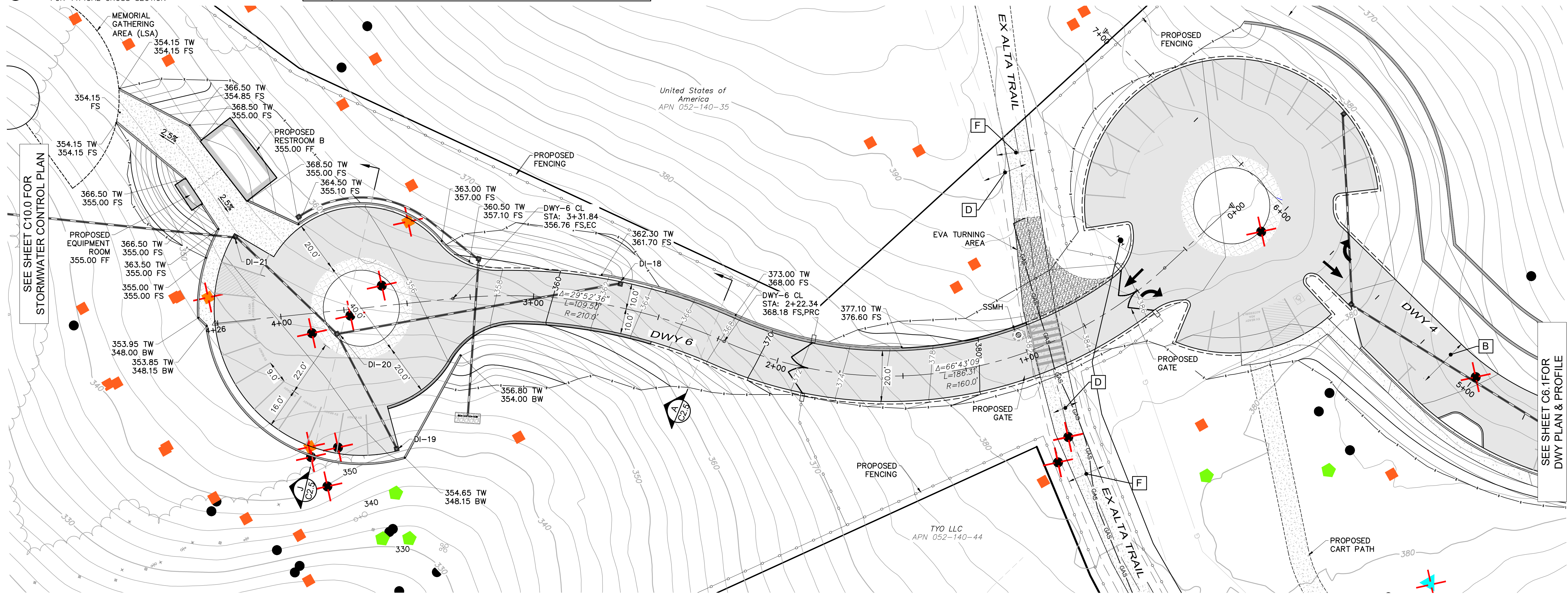
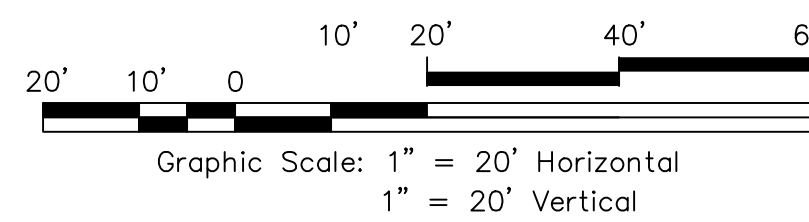
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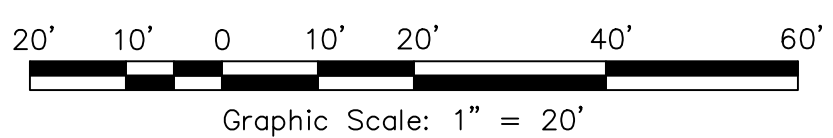
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DWY 6 Profile



DWY 6 PLAN & PROFILE



SCALE: AS SHOWN

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Job 23275

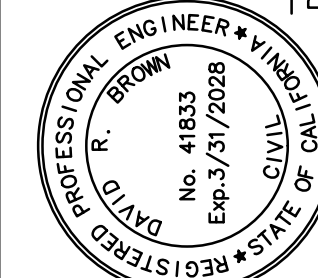
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301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

PRELIMINARY



David R. Brown, RCE 41833
My license expires 3/31/2028

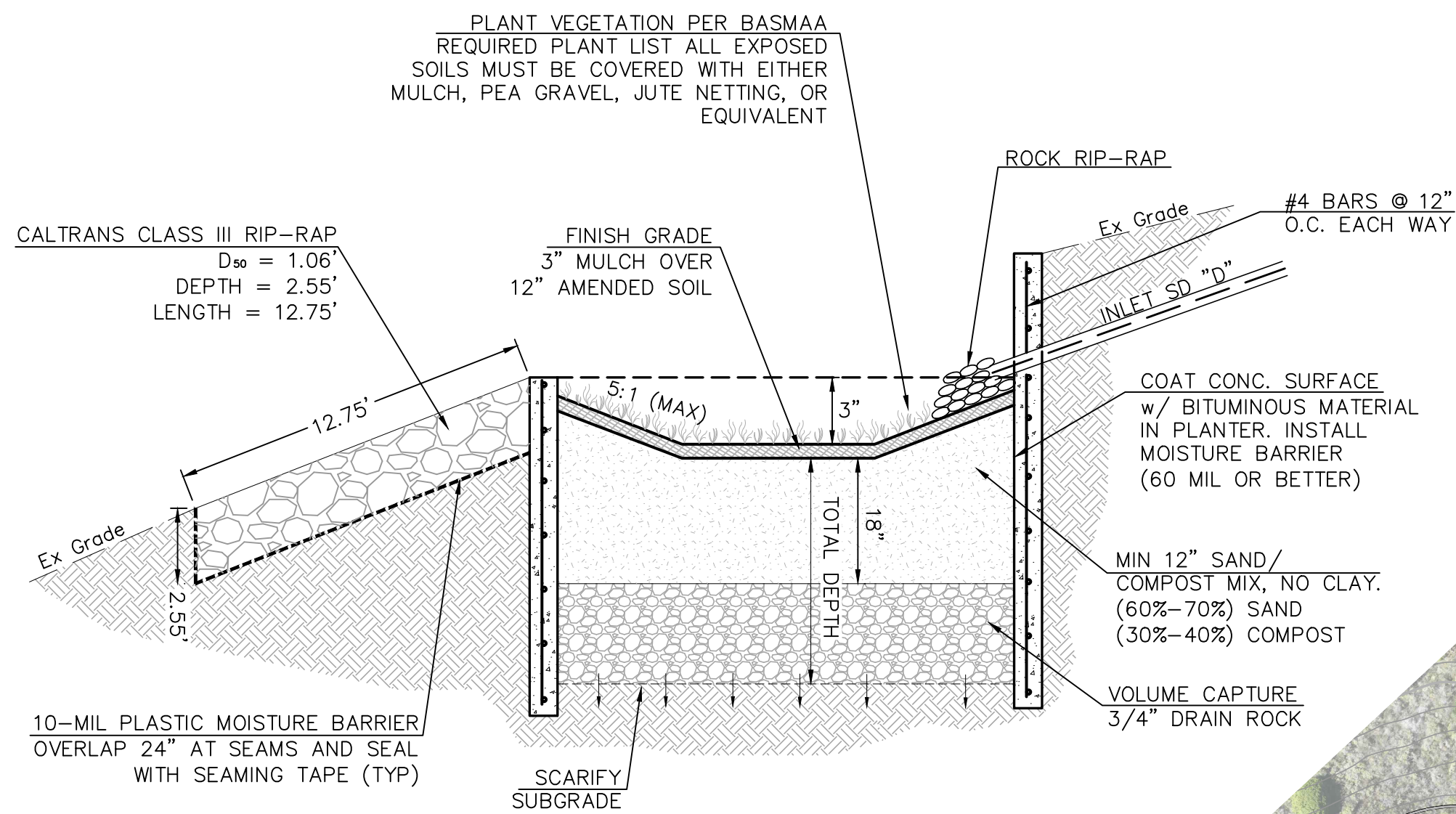
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Revisions	No.	Date	Description	Approved

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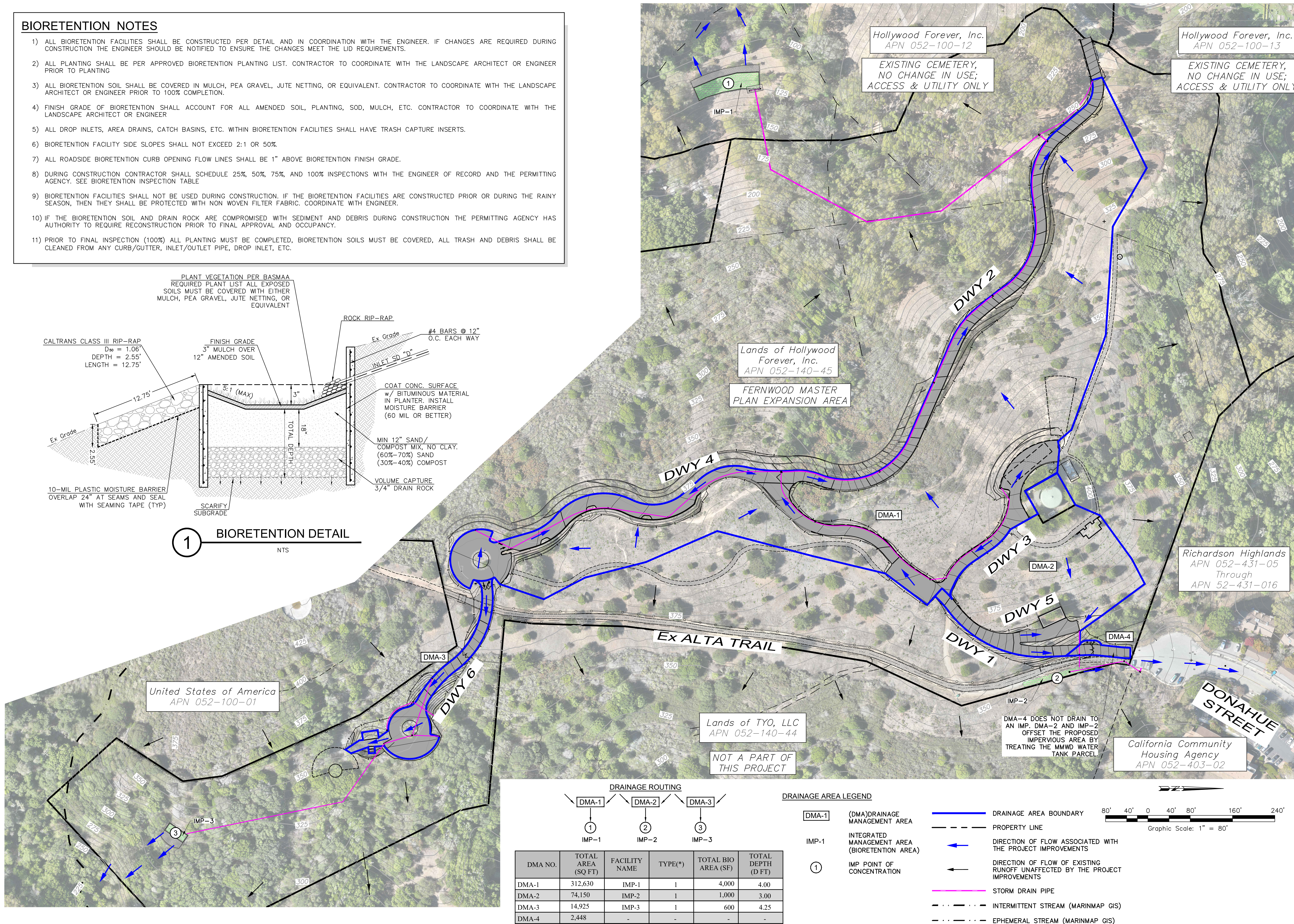
BIORETENTION NOTES

- 1) ALL BIORETENTION FACILITIES SHALL BE CONSTRUCTED PER DETAIL AND IN COORDINATION WITH THE ENGINEER. IF CHANGES ARE REQUIRED DURING CONSTRUCTION THE ENGINEER SHOULD BE NOTIFIED TO ENSURE THE CHANGES MEET THE LID REQUIREMENTS.
- 2) ALL PLANTING SHALL BE PER APPROVED BIORETENTION PLANTING LIST. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO PLANTING
- 3) ALL BIORETENTION SOIL SHALL BE COVERED IN MULCH, PEA GRAVEL, JUTE NETTING, OR EQUIVALENT. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO 100% COMPLETION.
- 4) FINISH GRADE OF BIORETENTION SHALL ACCOUNT FOR ALL AMENDED SOIL, PLANTING, SOD, MULCH, ETC. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER
- 5) ALL DROP INLETS, AREA DRAINS, CATCH BASINS, ETC. WITHIN BIORETENTION FACILITIES SHALL HAVE TRASH CAPTURE INSERTS.
- 6) BIORETENTION FACILITY SIDE SLOPES SHALL NOT EXCEED 2:1 OR 50%.
- 7) ALL ROADSIDE BIORETENTION CURB OPENING FLOW LINES SHALL BE 1" ABOVE BIORETENTION FINISH GRADE.
- 8) DURING CONSTRUCTION CONTRACTOR SHALL SCHEDULE 25%, 50%, 75%, AND 100% INSPECTIONS WITH THE ENGINEER OF RECORD AND THE PERMITTING AGENCY. SEE BIORETENTION INSPECTION TABLE
- 9) BIORETENTION FACILITIES SHALL NOT BE USED DURING CONSTRUCTION. IF THE BIORETENTION FACILITIES ARE CONSTRUCTED PRIOR OR DURING THE RAINY SEASON, THEN THEY SHALL BE PROTECTED WITH NON WOVEN FILTER FABRIC. COORDINATE WITH ENGINEER.
- 10) IF THE BIORETENTION SOIL AND DRAIN ROCK ARE COMPROMISED WITH SEDIMENT AND DEBRIS DURING CONSTRUCTION THE PERMITTING AGENCY HAS AUTHORITY TO REQUIRE RECONSTRUCTION PRIOR TO FINAL APPROVAL AND OCCUPANCY.
- 11) PRIOR TO FINAL INSPECTION (100%) ALL PLANTING MUST BE COMPLETED, BIORETENTION SOILS MUST BE COVERED, ALL TRASH AND DEBRIS SHALL BE CLEANED FROM ANY CURB/GUTTER, INLET/OUTLET PIPE, DROP INLET, ETC.



1 BIORETENTION DETAIL

NTS



DMA NO.	TOTAL AREA (SQ FT)	FACILITY NAME	TYPE(*)	TOTAL BIO AREA (SF)	TOTAL DEPTH (D FT)
DMA-1	312,630	IMP-1	1	4,000	4.00
DMA-2	74,150	IMP-2	1	1,000	3.00
DMA-3	14,925	IMP-3	1	600	4.25
DMA-4	2,448	-	-	-	-

FERNWOOD CEMETERY EXPANSION

MASTER PLAN

STORMWATER CONTROL PLAN

301 Tennessee Valley Road

Mill Valley, California

APN 052-140-45

SCALE: AS SHOWN

Date: August 7, 2026

Design by: IAL/ZR

Drawn by: IAL/ZR

Checked by: DBB

Sheet

C10.0

20 of 24 Sheets
Job 23275

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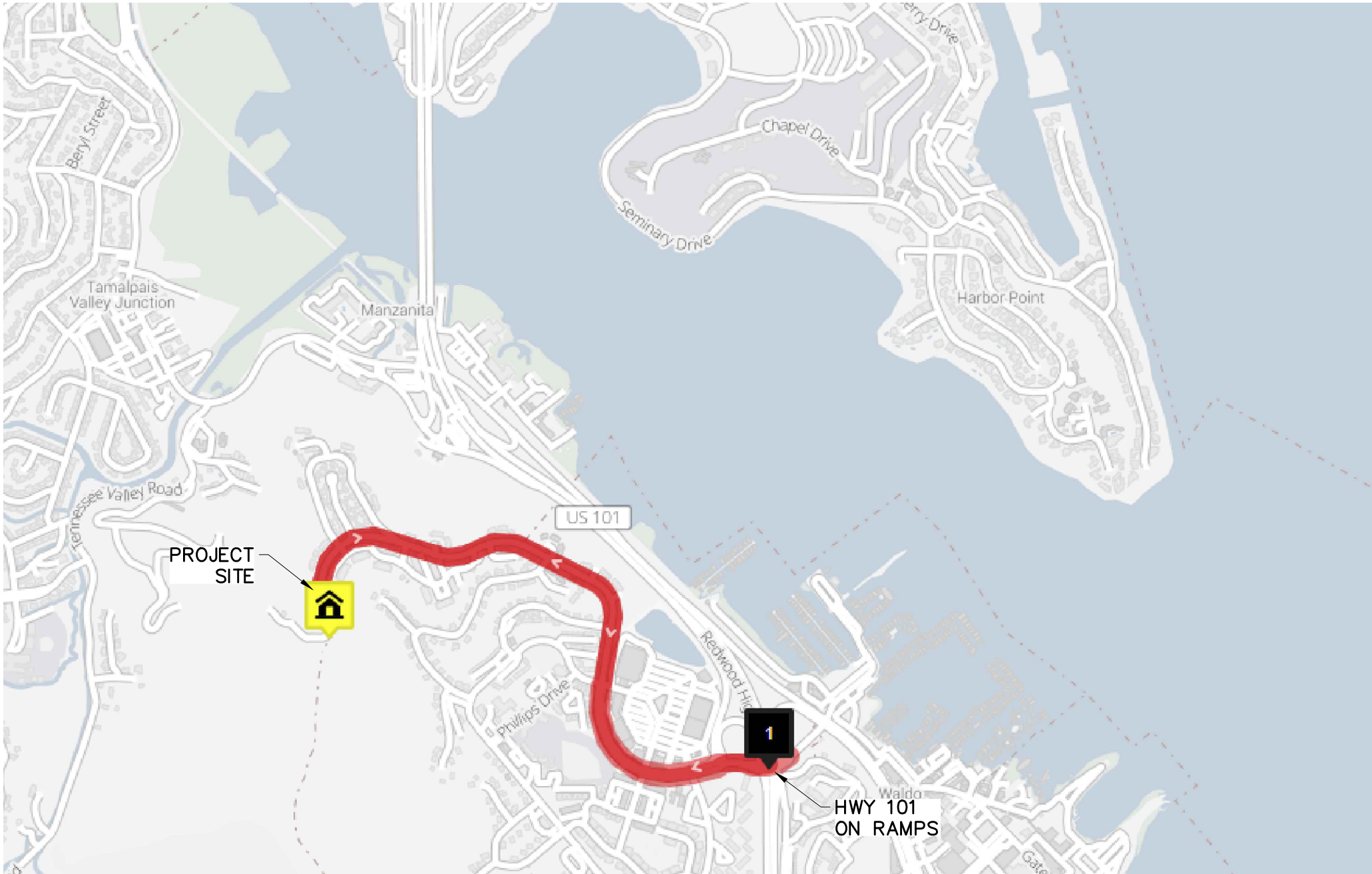
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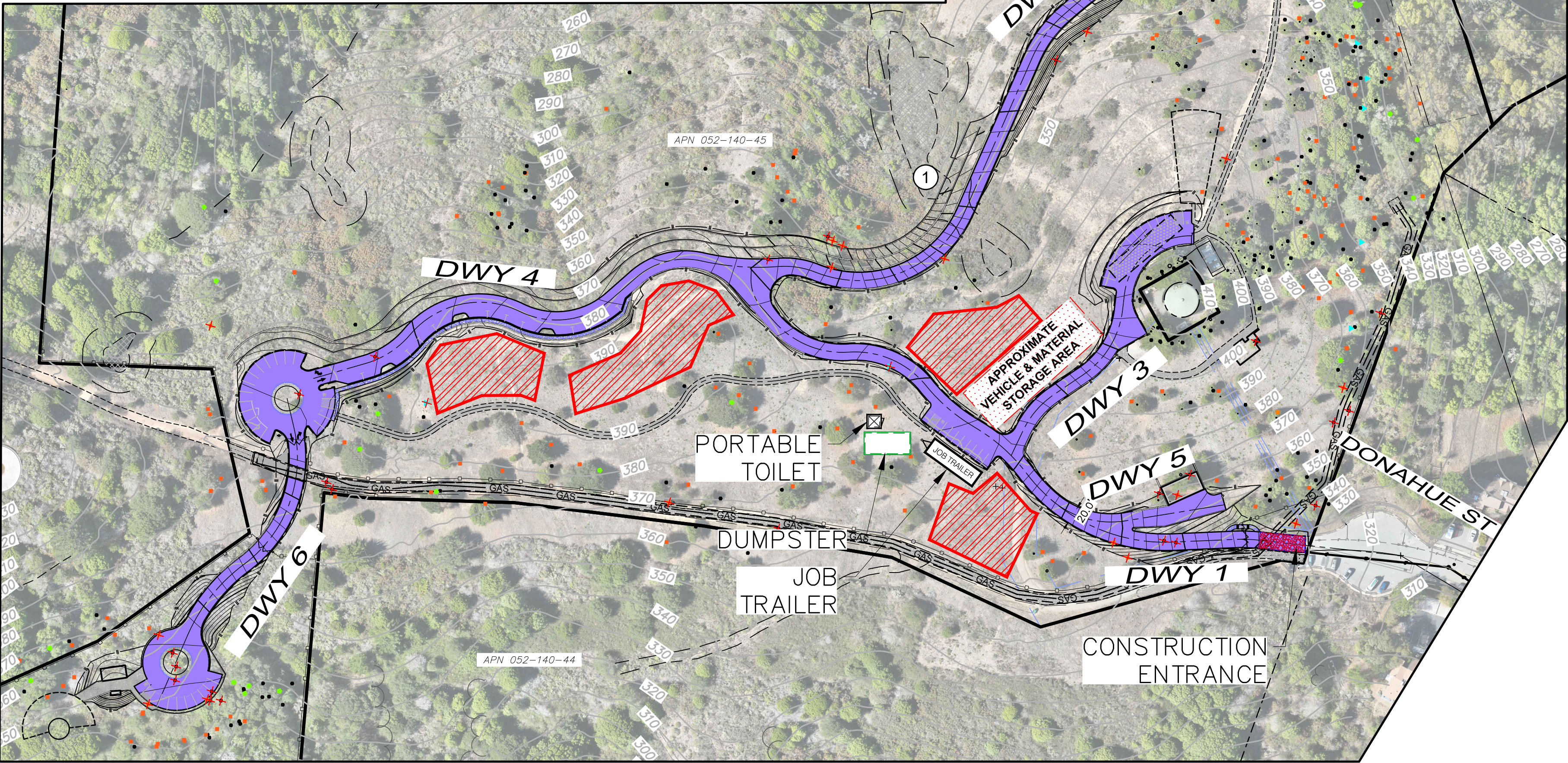
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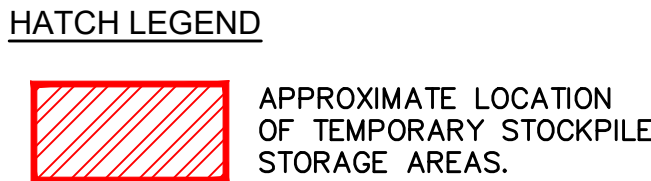
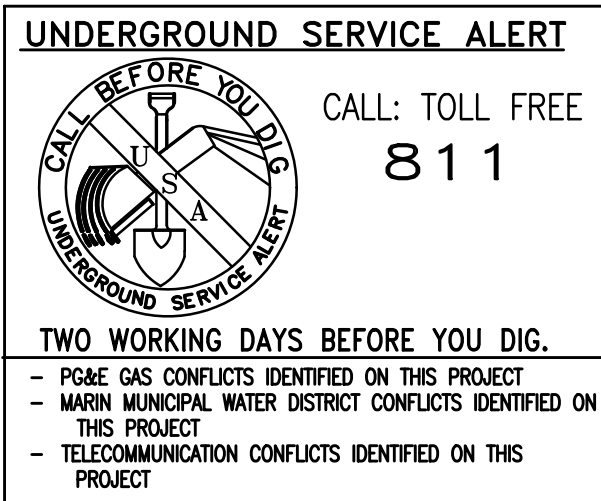
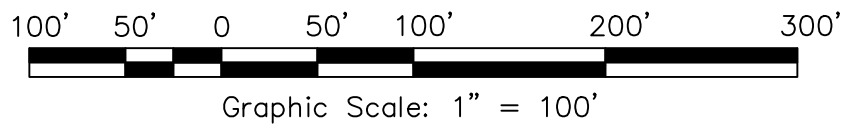
TRAFFIC ROUTING PLAN



CONSTRUCTION TIMELINE			
TASK	ACTIVITY	DURATION	NOTES
1	SITE PREPARATION	0.5-1 MONTHS	INITIAL CONSTRUCTION ACTIVITY
2	SITE GRADING	12-18 MONTHS	WORK TO OCCUR OUTSIDE WINTER: OCT 15TH - APRIL 15TH
3	SITE RETAINING WALLS	8-12 MONTHS	THIS WORK OCCURS CONCURRENTLY WITH TASK 2, 4, & 6
4	UNDERGROUND UTILITIES	6-8 MONTHS	THIS WORK OCCURS CONCURRENTLY WITH TASK 2, 3 & 5
5	BUILDING CONSTRUCTION	4-6 MONTHS	THIS WORK OCCURS CONCURRENTLY WITH TASK 2, 3, & 4
6	SITE STABILIZATION & LANDSCAPING	6-8 MONTHS	WORK TO COMPLETE PRIOR TO WINTER SEASON
TOTAL		18-24 MONTHS	

NOTE:
THIS CONSTRUCTION TIMELINE IS AN ESTIMATE BY THE ENGINEER AND MAY NOT REFLECT THE CONTRACTOR SCHEDULE

CONSTRUCTION MANAGEMENT PLAN



TRAFFIC NOTE:
AT NO TIME CAN THE NEIGHBORHOOD ROAD BE BLOCKED OFF FROM TRAFFIC FOR MORE THEN DELIVERY OR OFF HAUL OF MATERIAL.

TRUCK ROUTE:
HEAD WEST ON DONAHUE ST GO FOR 1.0 MILE, ENTER ON RAMPS TO HIGHWAY 101 NORTH OR SOUTH.

CONSTRUCTION HOURS:
(PER MARIN COUNTY CODE SECTION 6.70.030 (5)):
MONDAY - FRIDAY: 7 AM TO 6 PM
SATURDAY: 9 AM TO 5 PM
PROHIBITED: ON SUNDAYS AND HOLIDAYS (NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS DAY.)
LOUD NOISE GENERATING CONSTRUCTION-RELATED EQUIPMENT (E.G., BACKHOES, GENERATORS, JACKHAMMERS) CAN BE MAINTAINED, OPERATED, OR SERVICED AT A CONSTRUCTION SITE FOR PERMITS ADMINISTERED BY THE COMMUNITY DEVELOPMENT AGENCY FROM EIGHT A.M. TO FIVE P.M. MONDAY THROUGH FRIDAY ONLY.

CONSTRUCTION SIGNS:
POST A PUBLICLY VISIBLE SIGN WITH THE CONSTRUCTION SUPERVISOR'S NAME, TELEPHONE NUMBER, AND ADDRESS TO CONTACT REGARDING DUST CONTROL, NOISE CONTROL, OR OTHER COMPLAINTS ABOUT THE CONSTRUCTION ACTIVITIES, UNLESS OTHERWISE SPECIFIED BY THE CONDITIONS OF APPROVAL FOR A DEVELOPMENT PROJECT, CONSTRUCTION SIGNAGE SHALL CONSIST OF A SINGLE YARD SIGN AND SHALL REMAIN ON SITE UNTIL THE OUTDOOR CONSTRUCTION ACTIVITIES ARE COMPLETED.

DUST AND EMISSION CONTROL:
(1) ALL UNPAVED EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, AND GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES A DAY.
(2) ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
(3) ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
(4) ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO A MAXIMUM OF 15 MILES PER HOUR.
(5) ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
(6) IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO FIVE MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA REGULATIONS). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
(7) ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED EMISSIONS EVALUATOR.
(8) ALL CONSTRUCTION AREAS SHALL BE SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY CONSTRUCTION AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE DUST CONTROL OF AREAS SUBJECT TO WINDBLOWN EROSION.
(9) ALL EARTHMOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS TO PREVENT EXCESSIVE AMOUNTS OF FUGITIVE DUST GENERATION.

WATER QUALITY / EROSION CONTROL MEASURES - SEE ALSO THE
1. REVEGETATE ALL DISTURBED AREAS AT THE ONSET (OCTOBER) OF THE FIRST WINTER RAINY SEASON FOLLOWING COMPLETION OF ANY PHASE OF CONSTRUCTION DURING A YEAR AND AT A SIMILAR TIME DURING THE NEXT YEAR AS REQUIRED TO FULLY REVEGETATE THE SITE.
2. INSTALL SOME TYPE OF BIODEGRADABLE SURFACE EROSION PROTECTION (SUCH AS NATURAL MULCH, JUTE NETTING, EROSION CONTROL BLANKETS, PUNCHED STRAW) TO REDUCE THE EROSION ENERGY OF INCOMING RAINDROPS FOR THE FIRST COUPLE OF WINTER MONTHS.
3. INSTALL SILT FENCING ALONG THE CONSTRUCTION PERIMETER BEFORE THE START OF CONSTRUCTION AND RETAIN IT IN-PLACE UNTIL THAT PARTICULAR PHASE OF CONSTRUCTION IS COMPLETE AND EROSION CONTROL WINTERIZATION MEASURES ARE IMPLEMENTED.

DELIVERIES/OFF HAUL:
DELIVERIES FOR TRUCKS UNDER 26' IN LENGTH ARE LIMITED TO CONSTRUCTION HOURS.
DELIVERIES FOR TRUCKS EXCEEDING 26' IN LENGTH ARE LIMITED TO WEEKDAYS BETWEEN 10AM AND 2PM.

PARKING:
ALL WORKER VEHICLES MUST PARK AT THE JOB SITE. CONSTRUCTION VEHICLE PARKING IN THE PUBLIC RIGHT OF WAY WILL BE LIMITED TO THE HOURS OF WORK AND NOT EXCEED POSTED LIMITS.

OVERSIZE AND/OR OVERWEIGHT VEHICLES:
PER THE STATE OF CALIFORNIA'S STREETS & HIGHWAYS CODE (SHC), TRANSPORTATION INVOLVING THE OPERATION OF OVERSIZE AND/OR OVERWEIGHT VEHICLES ON ROADS MAINTAINED BY THE COUNTY OF MARIN REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS -LAND DEVELOPMENT DIVISION

CONSTRUCTION MANAGEMENT PLAN:
CONSTRUCTION WILL OCCUR ON APN 052-140-45 (301 TENNESSEE VALLEY RD, MILL VALLEY)
THIS PROJECT PROPOSES THE CORE INFRASTRUCTURE AND INITIAL BURIAL AREAS OVER THE COURSE OF 5-YEARS AS A PART OF PHASE 1. UNDER THE UMBRELLA OF PHASE 1 THIS PROJECT MAY CONSTRUCT THE MAIN ARTERIAL DRIVEWAYS IN SUB-PHASES. THE CONSTRUCTION TIMELINE AND ACTIVITIES WOULD BE SIMILAR BETWEEN SUB-PHASES.

SUMMARY OF CONSTRUCTION ACTIVITIES
TASK 1: SITE PREPARATION WILL INVOLVE DEVELOPING STAGING AREAS TO PLACE PARKING FOR CONSTRUCTION VEHICLES, AND MATERIAL STORAGE RECYCLING AND DEBRIS BINS, STORM DRAIN AND RUNOFF PROTECTION.
TASK 2: SITE GRADING INCLUDES CUT AND FILL OPERATIONS FOR NEW CONSTRUCTION. THIS TASK INVOLVES THE USE OF BULLDOZERS, COMPACTORS, MOTOR GRADERS, SCRAPERS, A WATER TRUCK, AND TRANSPORTATION FOR WORKERS. THE CONTRACTOR WILL DEFINE THE LIMITS OF GRADING, INSTALL CONSTRUCTION BARRIERS AROUND SENSITIVE TREES AND VEGETATION TO BE AVOIDED, AND REMOVE VEGETATION WHERE CONSTRUCTION IS PLANNED. SMALL BULLDOZERS AND TRUCKS TO HAUL DEBRIS AND TO TRANSPORT WORKERS WILL BE REQUIRED.
TASK 3: SITE RETAINING RETAINING WALL CONSTRUCTION INVOLVES CREATING A STABLE STRUCTURE TO HOLD BACK SOIL BY EXCAVATING A TRENCH FOR A LEVEL, COMPACTED BASE, THEN BUILDING UP THE WALL WITH MATERIALS LIKE BLOCKS OR CONCRETE, OFTEN WHILE INCORPORATING DRAINAGE SYSTEMS. A TRENCHING MACHINE, BACKHOE, MATERIAL TRUCKS, A WATER TRUCK AND MOTOR GRADER WILL BE NEEDED.

TASK 4: UNDERGROUND UTILITIES WORK INVOLVES THE INSTALLATION OF PIPELINES, CONDUITS, AND DRAINAGE IMPROVEMENTS ON SITE. A TRENCHING MACHINE, BACKHOE, MATERIAL TRUCKS, A WATER TRUCK AND MOTOR GRADER WILL BE NEEDED.

TASK 5: BUILDING CONSTRUCTION, INVOLVES:
a. STRUCTURAL WORK: FOUNDATIONS, SLAB ON GRADE, STRUCTURAL STEEL ERECTION, WOOD STRUCTURE ERECTION. MOBILE CRANES AND ALL-TERRAIN FORKLIFTS WILL BE USED TO HOIST MATERIALS. MOBILE CRANES FOR STEEL ERECTION WILL LIKELY BE ROUGH TERRAIN CRANES AND WILL BE ON SITE FOR APPROXIMATELY 3-4 WEEKS. A SIMILAR SIZE CRANE WOULD BE USED FOR WOOD FRAMING, FOR A TOTAL OF 4-6 WEEKS. CONCRETE BOOM PUMPS WILL BE STAGED NEXT TO THE BUILDING SITE ON CONCRETE POUR DAYS, WITH CONCRETE TRUCKS CYCLING THROUGH THE SITE. CONCRETE TRUCKS WILL ARRIVE BETWEEN 7:00 A.M.-5:00 P.M. WITH GENERALLY NO MORE THAN 4 TRUCKS/HOUR DURING PEAK TRAFFIC TIMES. LARGE TRUCKS WILL BE MAKING DELIVERIES FOR STEEL REINFORCEMENT, STRUCTURAL STEEL, AND WOOD FRAMING MATERIALS. THESE DELIVERIES WILL PRIMARILY OCCUR BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M. WITH GENERALLY NO MORE THAN 1-2 TRUCK DELIVERIES PER DAY OUTSIDE THAT WINDOW DURING PEAK TRAFFIC HOURS. THESE TRUCKS WILL MOSTLY BE 20' LONG FLATBED TRAILERS, AND THESE DELIVERIES WILL BE LIMITED TO NO MORE THAN 3-4 ON ANY GIVEN WORK DAY.
b. INTERIORS AND EQUIPMENT: INCLUDES MECHANICAL AND ELECTRICAL PIPING/DUCTWORK, INTERIOR STUD FRAMING, STAIRS, DRYWALL, AND INTERIOR FINISHES. THIS WORK WILL COMMENCE NEAR COMPLETION OF STRUCTURE AND WILL CONTINUE NEARLY TO PROJECT COMPLETION. MOST MATERIAL DELIVERIES WILL BE SMALL TO MODERATE IN SIZE.
TASK 6: HARDSCAPE, LANDSCAPE AND CLEANUP, INCLUDES EXTERIOR CONCRETE AND PAVING, SOME SOIL WILL BE IMPORTED FOR LANDSCAPING AND DRAINAGE. PLANTING WILL BE INSTALLED LAST. IN THIS PHASE, WE WILL REINTRODUCE CONCRETE BOOM PUMPS AND TRUCKS AS IN THE BEGINNING OF TASK 3, THOUGH FOR SMALLER QUANTITIES AND SHORTER DURATIONS. THE BULK OF THE REMAINDER OF THE TRUCKING WILL BE FOR SOIL AND AGGREGATE IMPORT, CONCRETE WORK, AND MATERIAL DELIVERIES.

1 THE GEOTECHNICAL ENGINEER OF RECORD HAS REVIEWED THE PROJECT PLANS TO VERIFY NEW FOUNDATION LOADS DO NOT IMPACT MAPPED LANDSLIDES IN AREAS WHERE IMPROVEMENTS ENCR OACH WITHIN THE RECOMMENDED SET BACK ZONE.

GEOLOGICAL HAZARD:

Revisions

No.	Date	Description	Approved

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STATE OF CALIFORNIA

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FERWOOD CEMETERY EXPANSION

MASTER PLAN

CONSTRUCTION MANAGEMENT PLAN

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

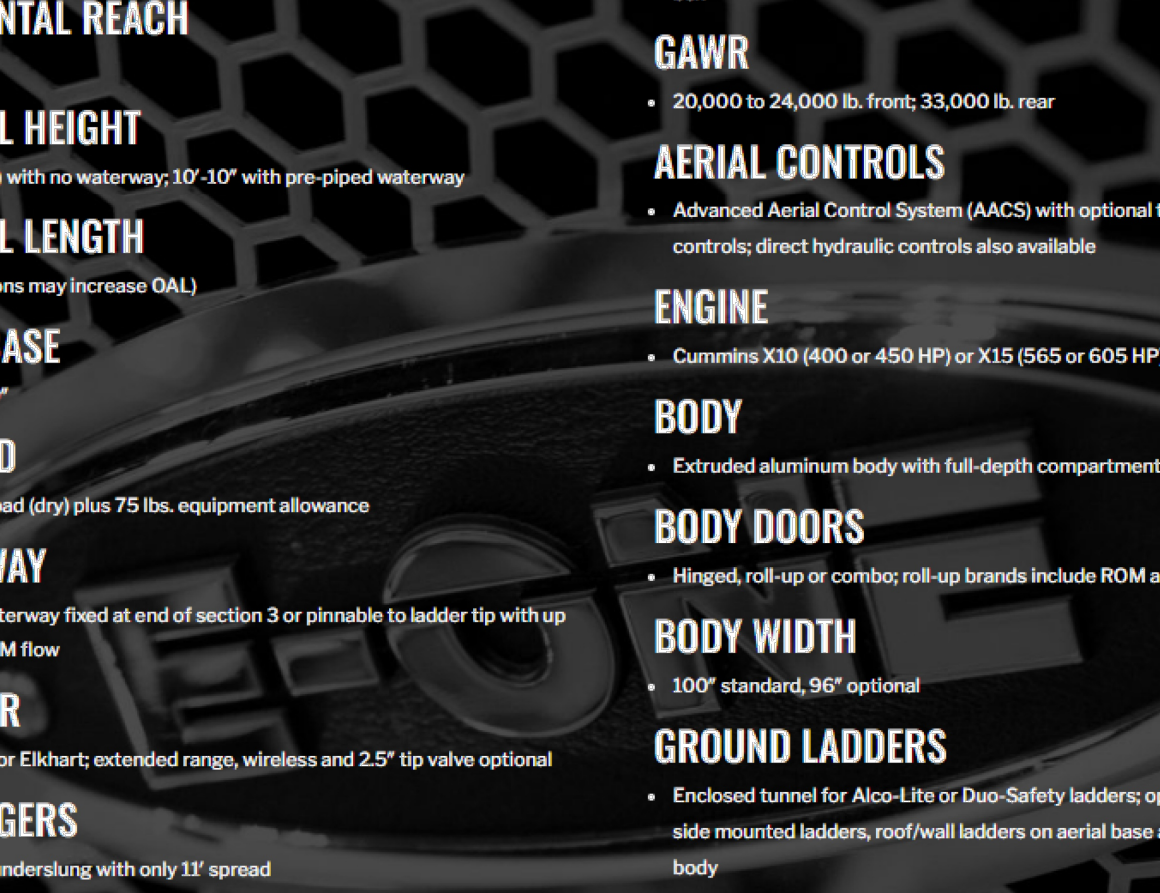
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Design by: IAL/ZR
Drawn by: IAL/ZR
Checked by: DBB

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21 of 24 Sheets
Job 23275

A detailed view of the chassis of an aerial work platform, showing the engine compartment, fuel tank, and various mechanical components. The chassis is constructed from heavy-duty metal and features a complex arrangement of pipes, hoses, and structural reinforcements. The background is a dark, textured surface, possibly the ground or a workshop floor.

VERTICAL REACH

- 100'

HORIZONTAL REACH

- 92'

OVERALL HEIGHT

- 10' 7" (7'-2") with no waterway; 10'-10" with pre-piped waterway

OVERALL LENGTH

- 38' 6" (options may increase OAL)

WHEELBASE

- 220" to 230"

TIP LOAD

- 250 lb. tip load (dry) (575 lbs. equipment allowance)

WATERWAY

- Optional waterway fixed at end of section 3 or pinnable to ladder tip with up to 1,500 GPM flow

MONITOR

- Akron, TFT or Elkhart; extended range, wireless and 2.5" tip valve optional

OUTRIGGERS

- Crisscrossing with only 11" spread

CAB

- Typhoon or Cyclone cabs in 58" or 67.5" lengths; full length or barrier style doors, flat or split-railed roof

CHASSIS FRAME

- Integral torque box design, combining the chassis frame and aerial torque box

GAWR

- 20,000 to 24,000 lb. front; 33,000 lb. rear

AERIAL CONTROLS

- Advanced Aerial Control System (AACS) with optional tip or wireless controls; direct hydraulic controls also available

ENGINE

- Cummins X10 (400 or 450 HP) or X15 (565 or 605 HP)

BODY

- Extruded aluminum body with full-depth compartments each side

BODY DOORS

- Hinged, roll-up or combo; roll-up brands include ROM and Amдор

BODY WIDTH

- 100" standard, 96" optional

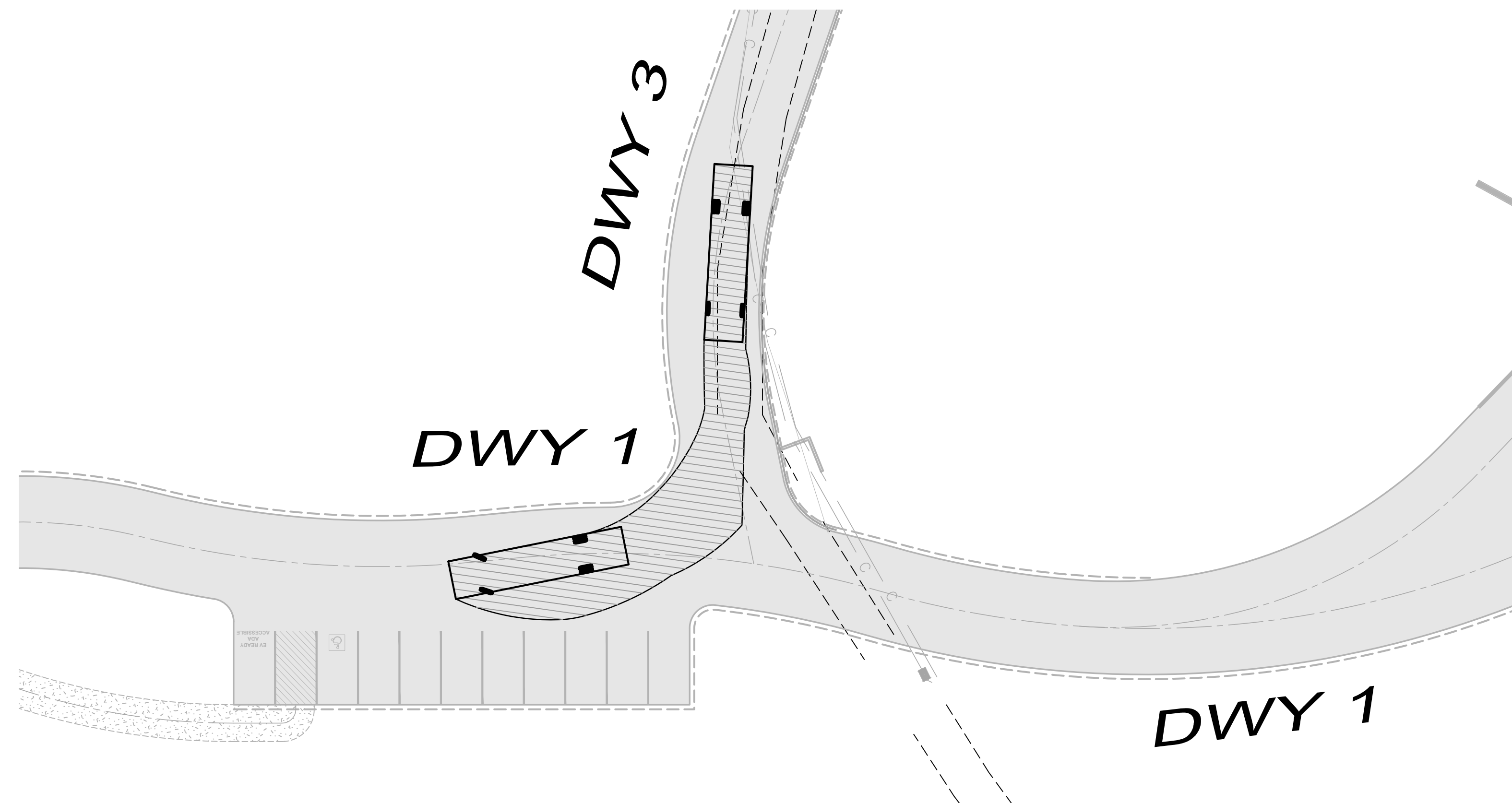
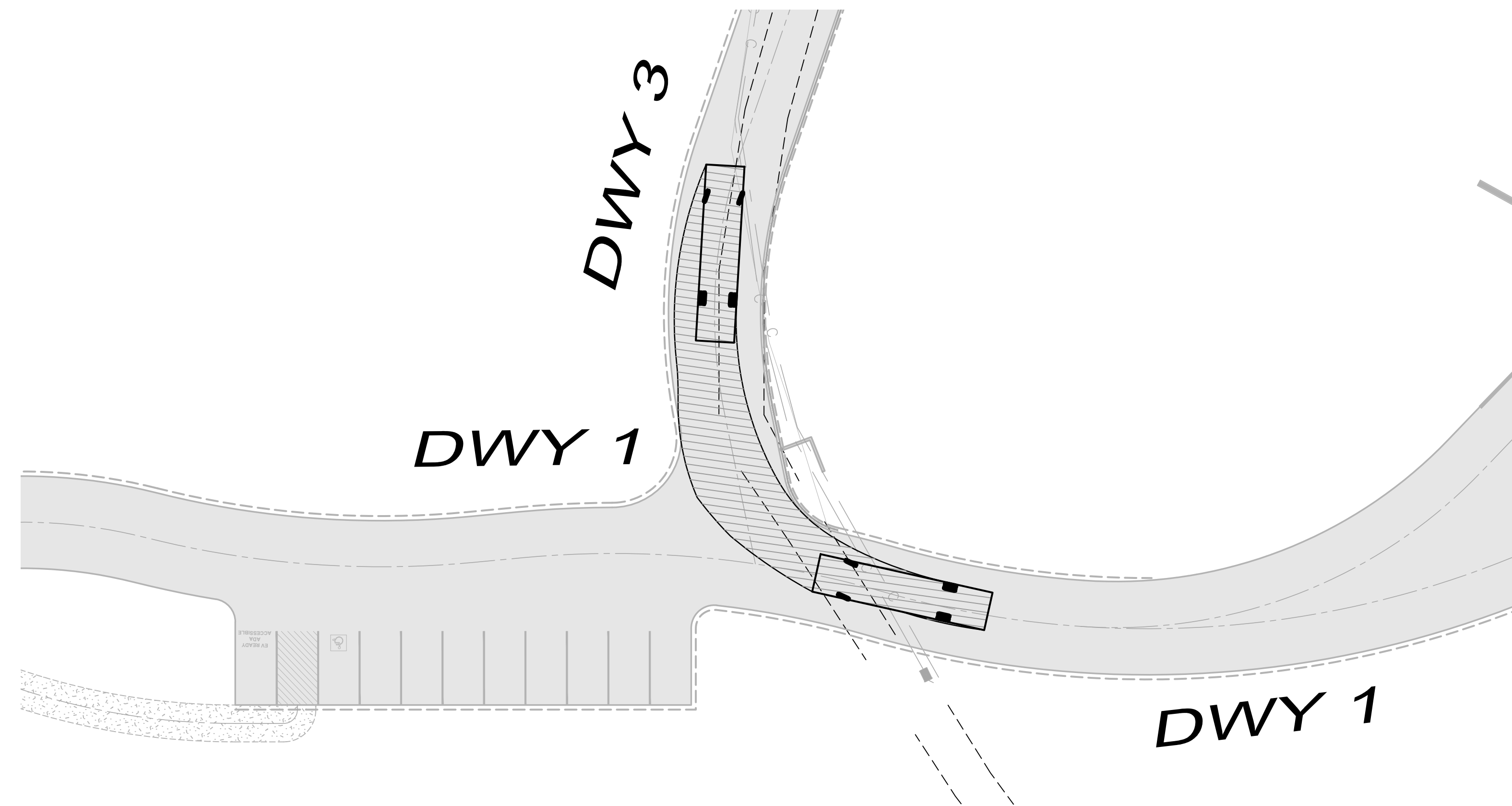
GROUND LADDERS

- Enclosed tunnel for Alco-Lite or Duo-Safety ladders; options for recessed side mounted ladders, roof/wall ladders on aerial base and combo ladder or body

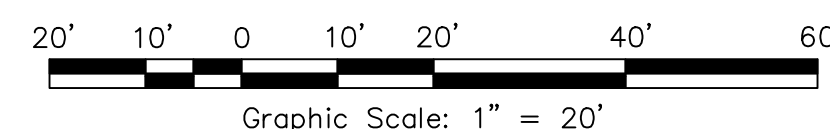
ELECTRICAL SYSTEM

- Multiplex electrical system with color display for driver or driver and officer
LED warning / scene lighting, generator and 120 / 240V options available

DESIGN VEHICLE

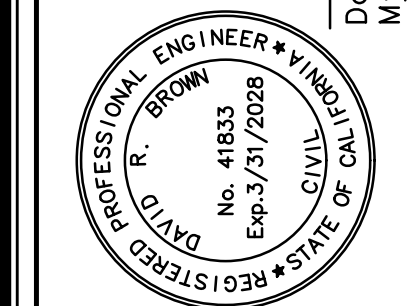


FIRE TRUCK TURNING ANALYSIS



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FERNWOOD CEMETERY EXPANSION

MASTER PLAN TURNING ANALYSIS

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

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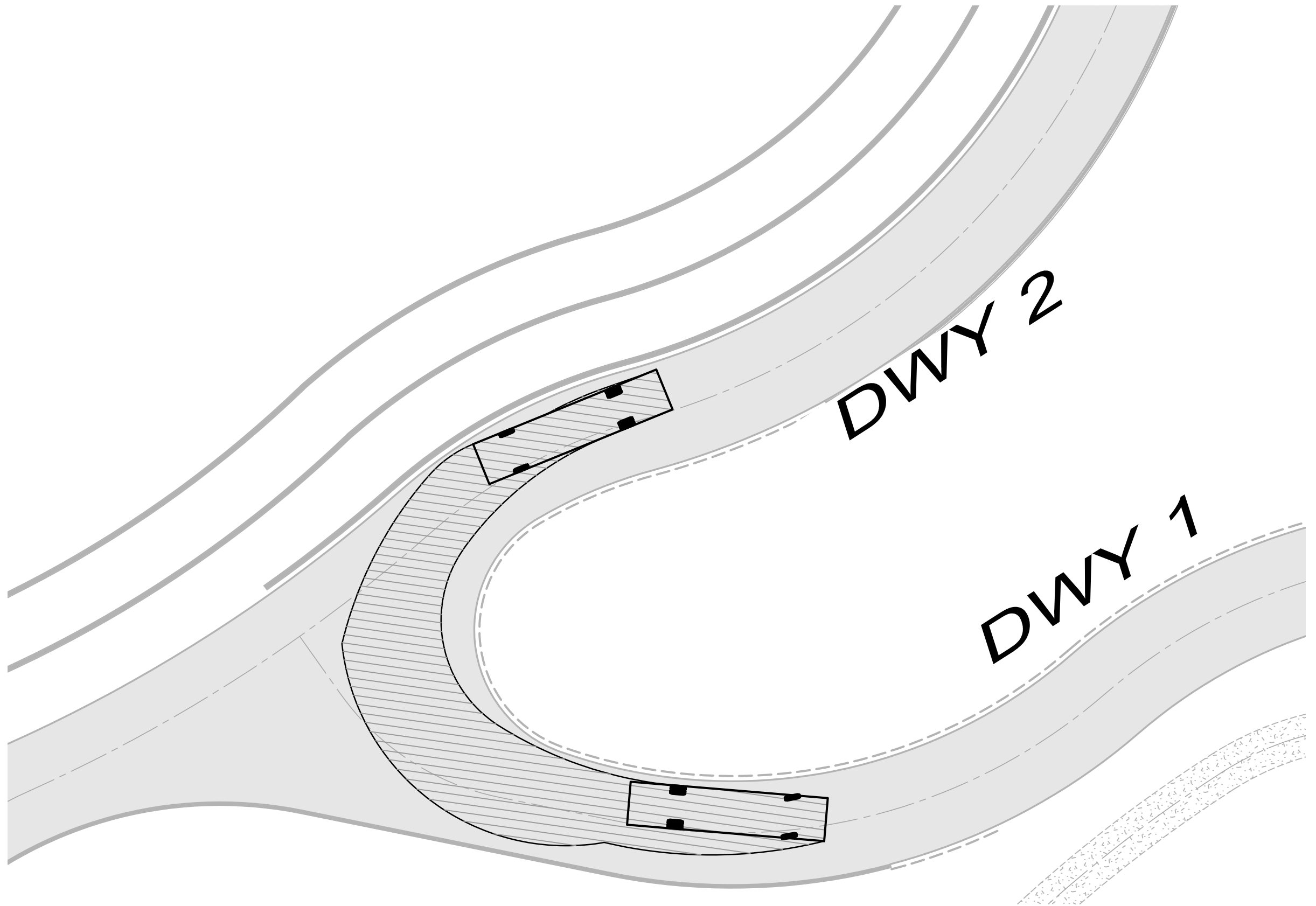
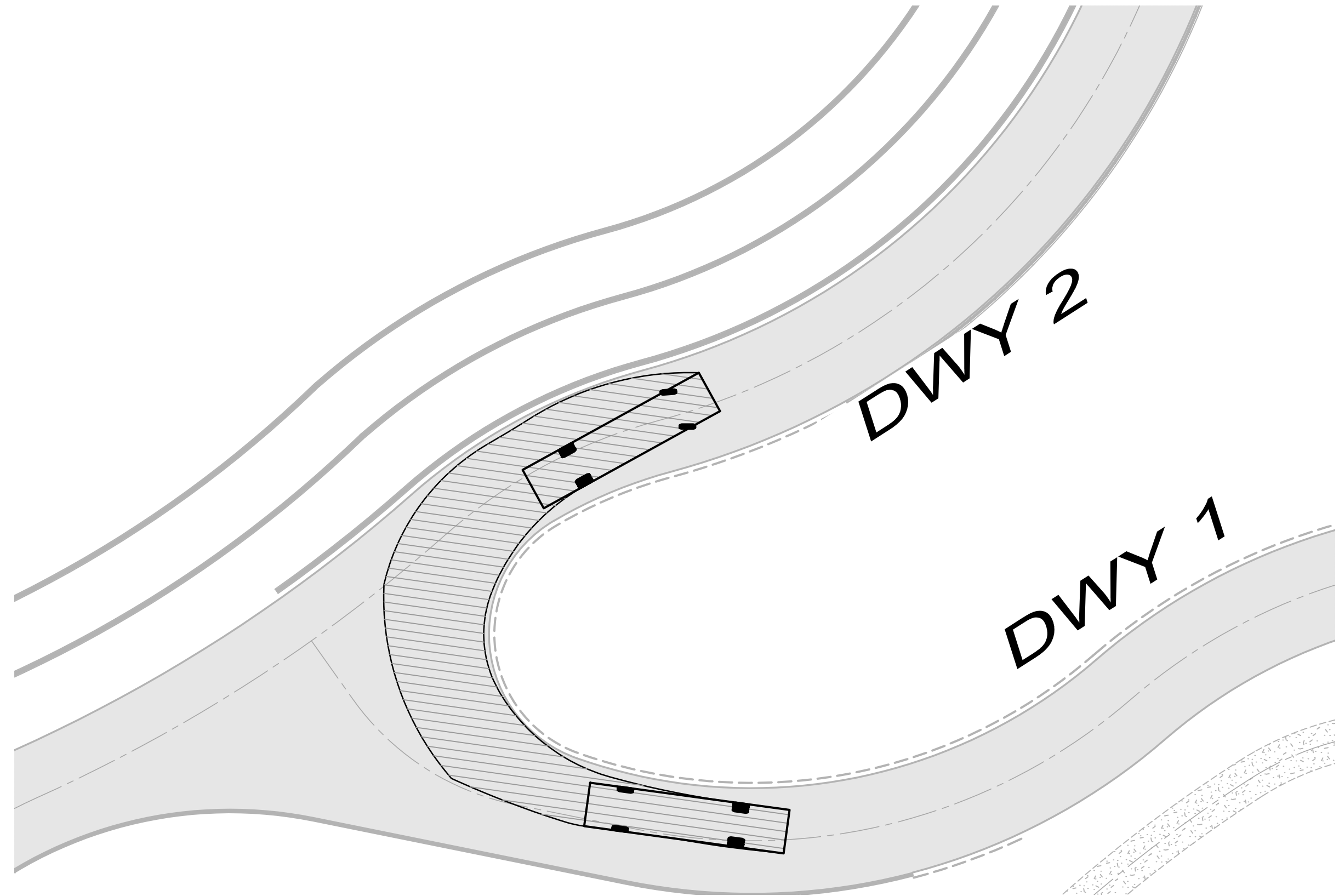
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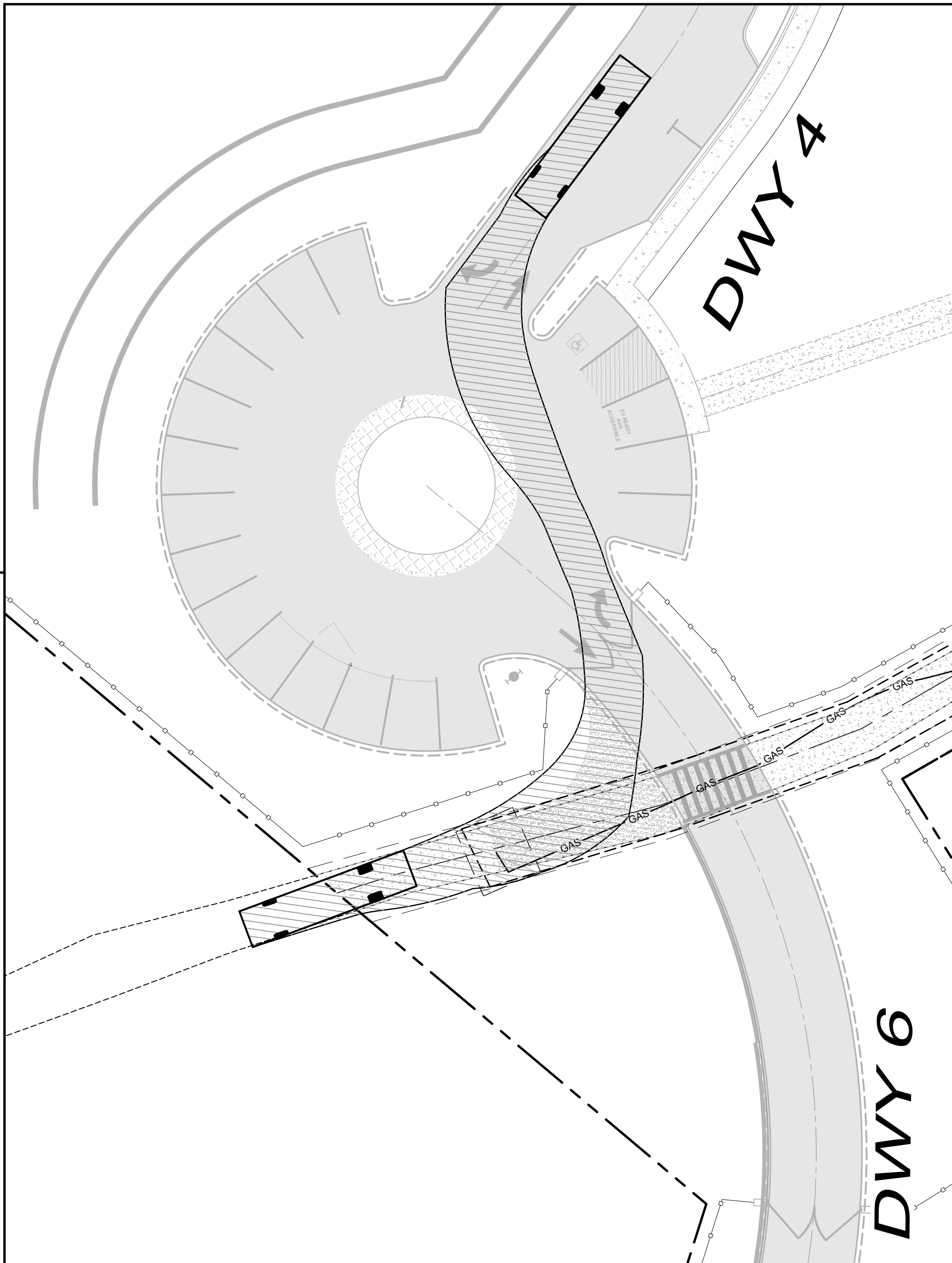
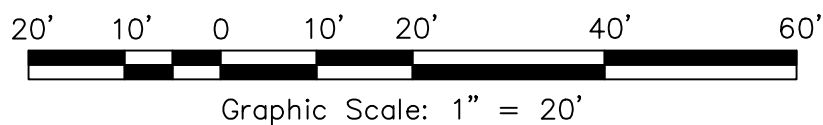
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FIRE TRUCK TURNING ANALYSIS

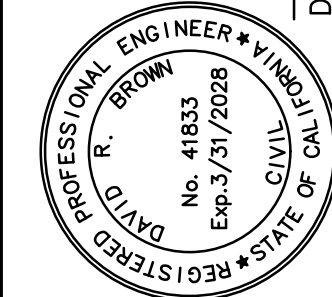


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FERNWOOD CEMETERY EXPANSION

MASTER PLAN TURNING ANALYSIS

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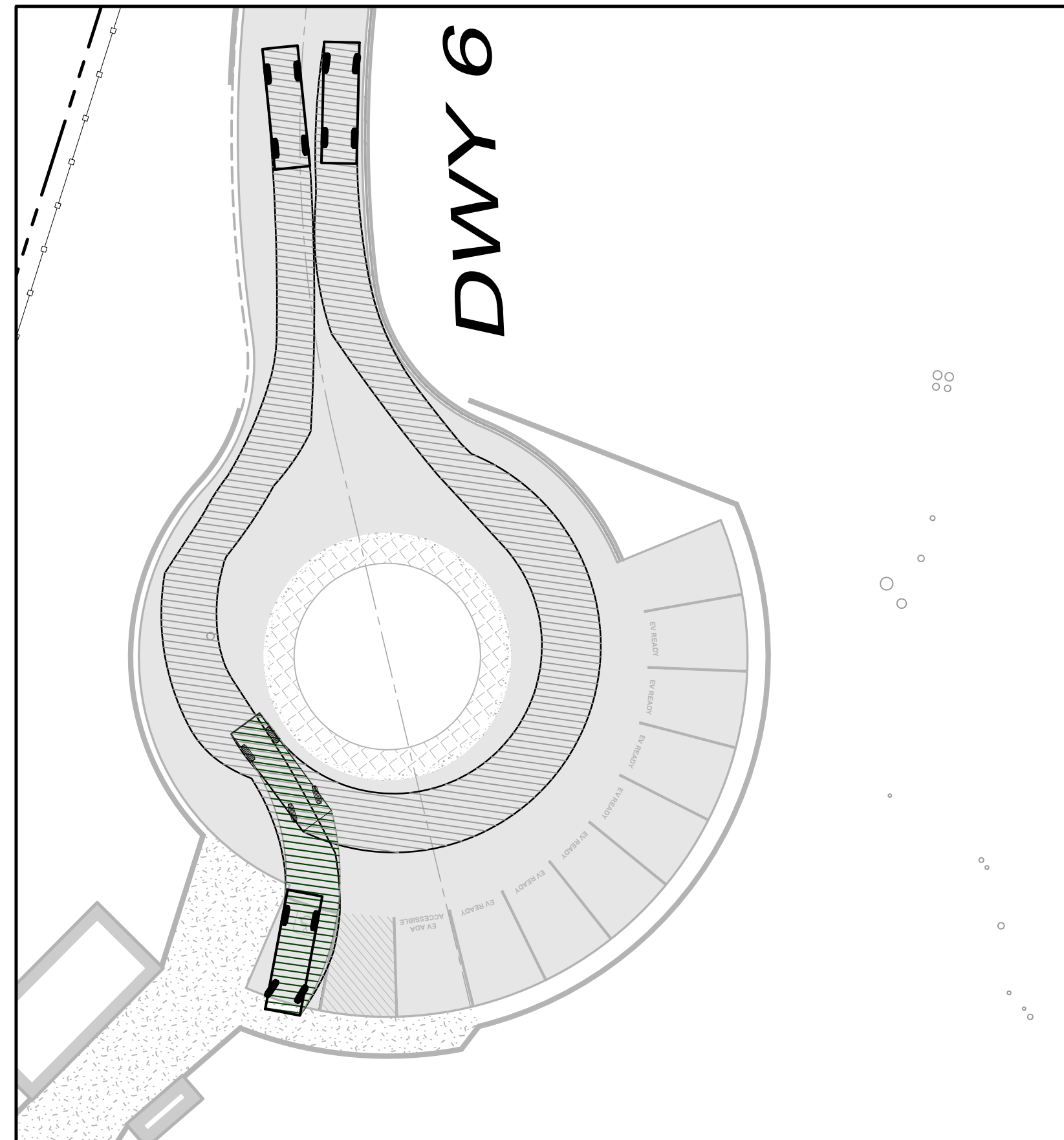
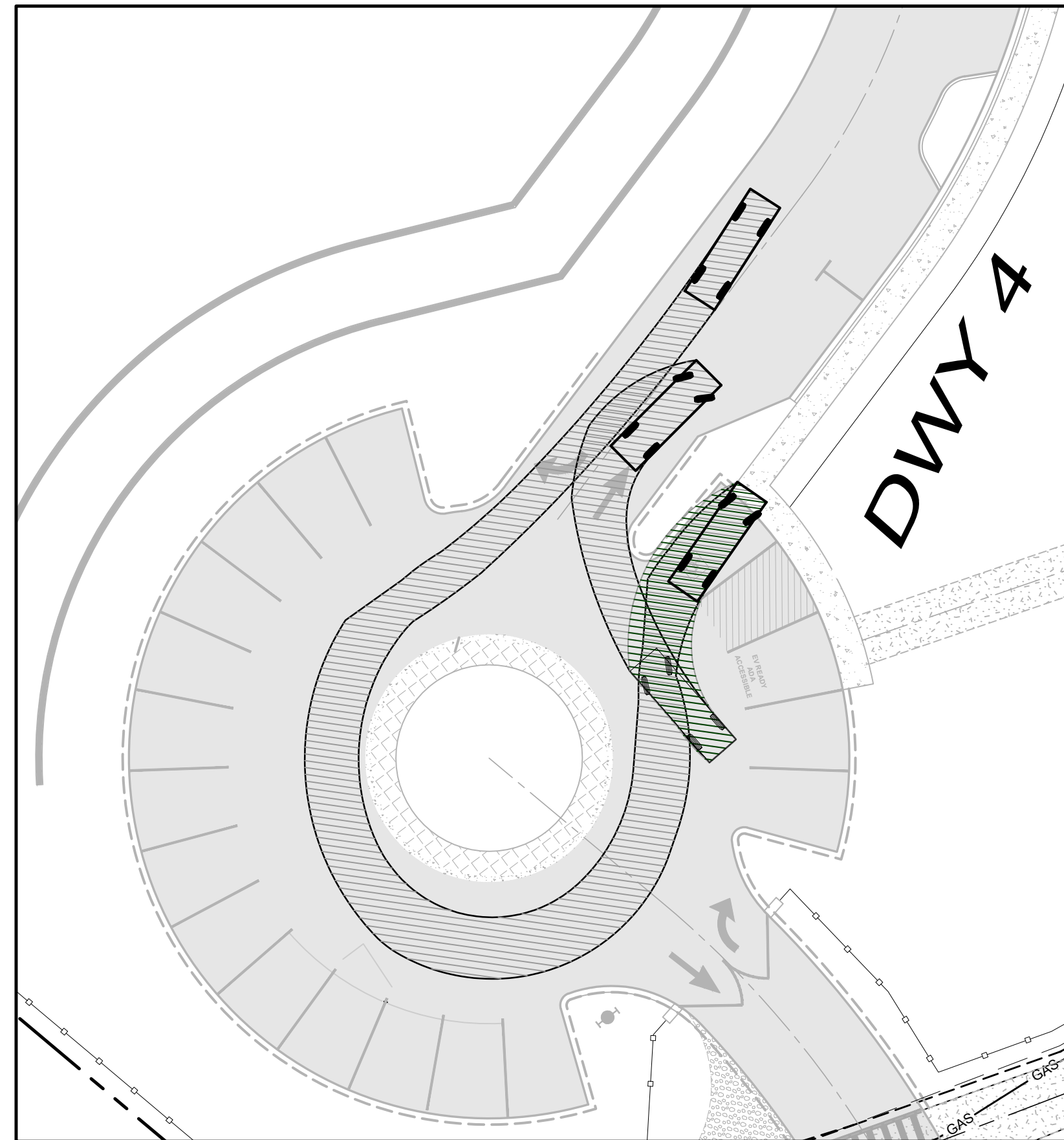
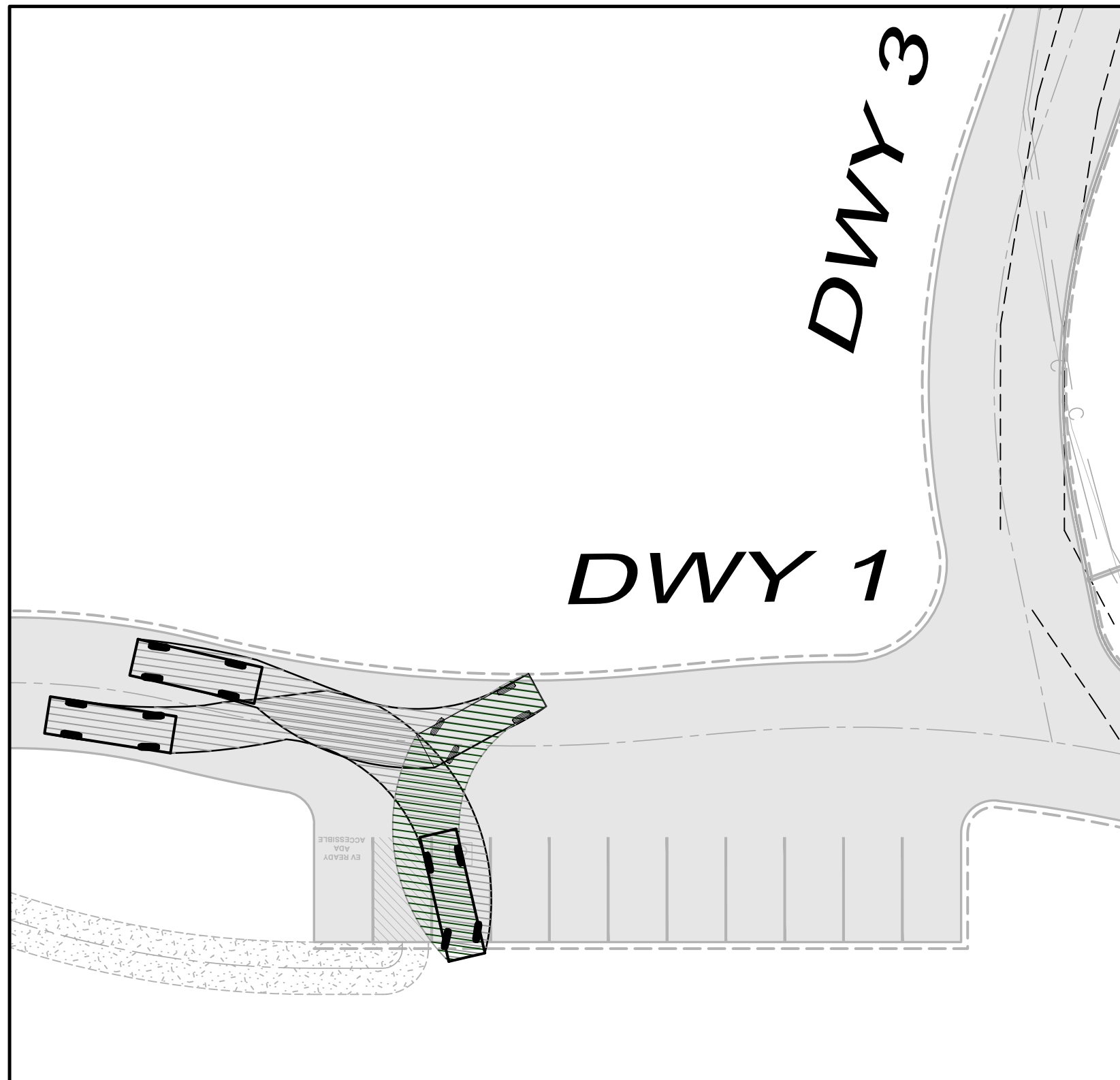
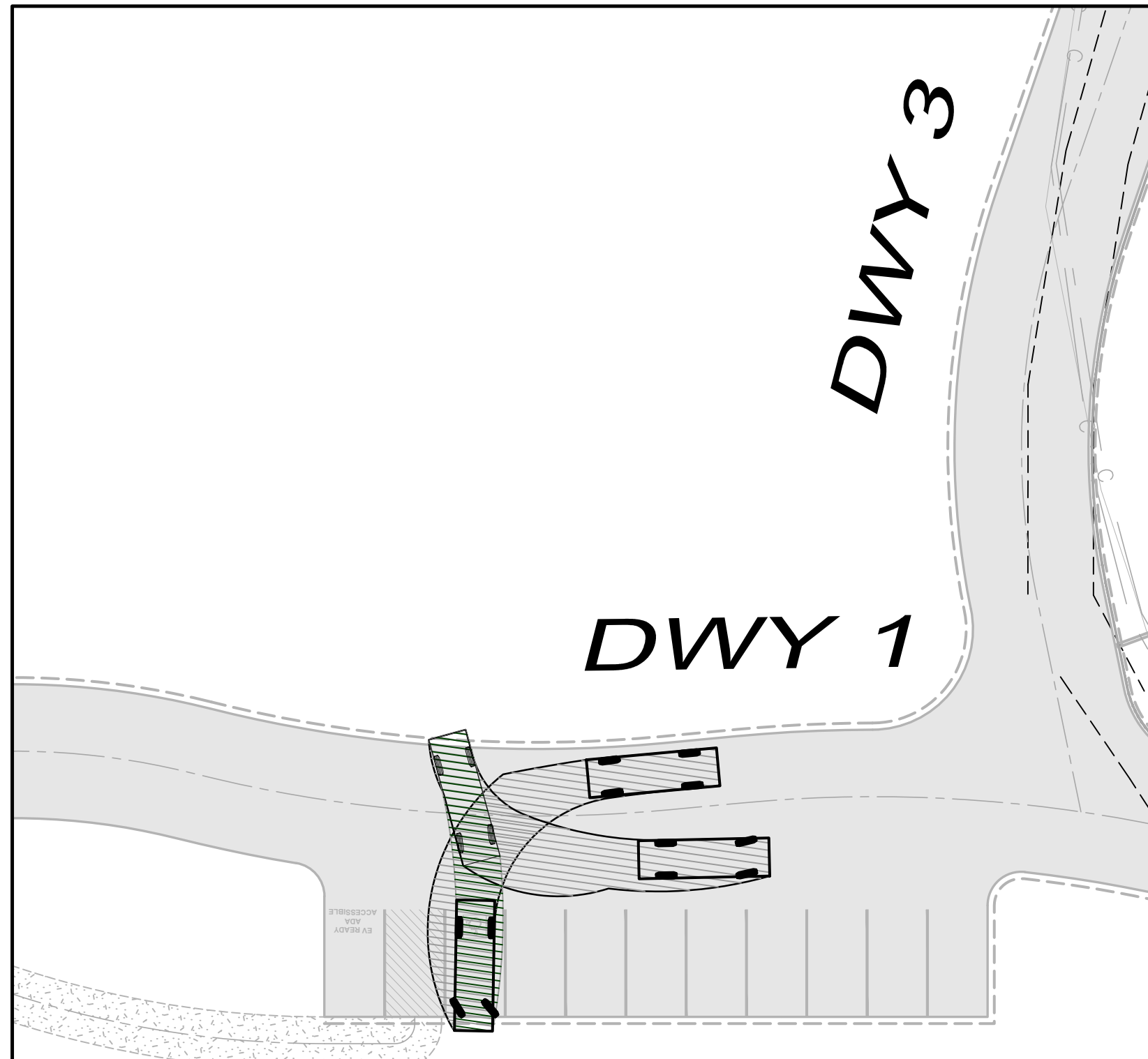
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23 of 24 Sheets
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20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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2026 Passenger Van | Sprinter | Mercedes-Benz Vans

Lineup

Key Features

Uplift

Gallery

Dimensions

Overall Length: 144'-0"

Wheelbase: 233.5"

Height: 102.8"

Width: 92.3"

Overall Length:

Overall Width with mirrors:

Wheelbase:

234 in

92 in

144 in

Key Features

Engine:

Payload Capacity:

Max Towing:

Seating Capacity:

4-Cylinder Diesel Standard Output

3,307 lbs

5,000 lbs^[1]

12

<https://www.mbvass.com/test/print/passenger-van>

4/17

421/06, 12/26 PM 2020 Passenger Van | Sprinter | Mercedes-Benz Vans

	Lineup	Key Features	Upfit	Gallery
Max Towing:				5,000 lbs ⁽¹⁾
Fuel Tank Capacity:				24.5 gal
Payload Capacity:				3,307 lbs
Base Curb Weight:				5,743 lbs
Base Curb Weight (Front), lbs.:				2,699 lbs
UVW, lbs.:				3,357 lbs
Base Curb Weight (Rear), lbs.:				3,044 lbs
Max. Tongue Weight, lbs.:				500 lbs
GAWR.F (Standard), lbs.:				1,860 lbs
GAWR.F (Option), lbs.:				2,000 lbs
GAWR.R, lbs.:				2,431 lbs

Measurements

Cargo Bed Length:	36 in
Turning Diameter (curb to curb):	45 ft
Ground to First Step-Side:	21 in
Dual Door Width-Side:	51 in
Door Width-Rear:	61 in
Max. Cargo Bed Length:	36 in
Cargo Width at Wheelhouse:	53 in
Max Width at Floor:	in
Overhang (Front, In):	40 in

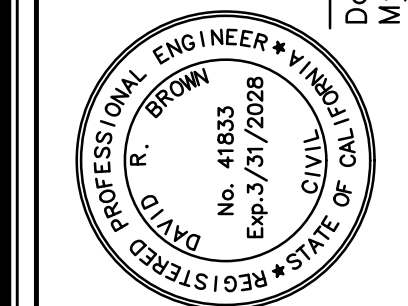
<https://www.mercedes.com/sprinter/passenger-van>

517

2020 Passenger Van Sprinter Mercedes-Benz Vans			
			
Lineup	Key Features	Uplift	Gallery
Max. Height Center of Gravity Z, in:			TBD
Center of Gravity Y, in:			TBD
Tires & Load Ratings:			3,086
Interior Height:			64 in
Powertrain			
Engine:		4-Cylinder Diesel Standard Output	
Fuel Type:		Diesel	
Displacement:		1950 cc	
Horsepower:		170 hp	
Rated Torque:		295 lb-ft	
Transmission:		Automatic Transmission, 9G-TRONIC	
Drive Shaft:		RWD	
Emission Certification:		SULEV	
Injection:		Common-rail direct injection (CDI)	

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PRELIMINARY



David R. Brown, RCE 41833
My license expires 3/31/2028

FERNWOOD CEMETERY EXPANSION

MASTER PLAN TURNING ANALYSIS

301 Tennessee Valley Road
Mill Valley, California
APN 052-140-45

SCALE:AS SHOWN

Date: August 7, 2026

Design by: $\frac{IAL}{ZR}$

Checked by: DRB

Sheet

C12.2

24 of 24 Sheets
Job 23275