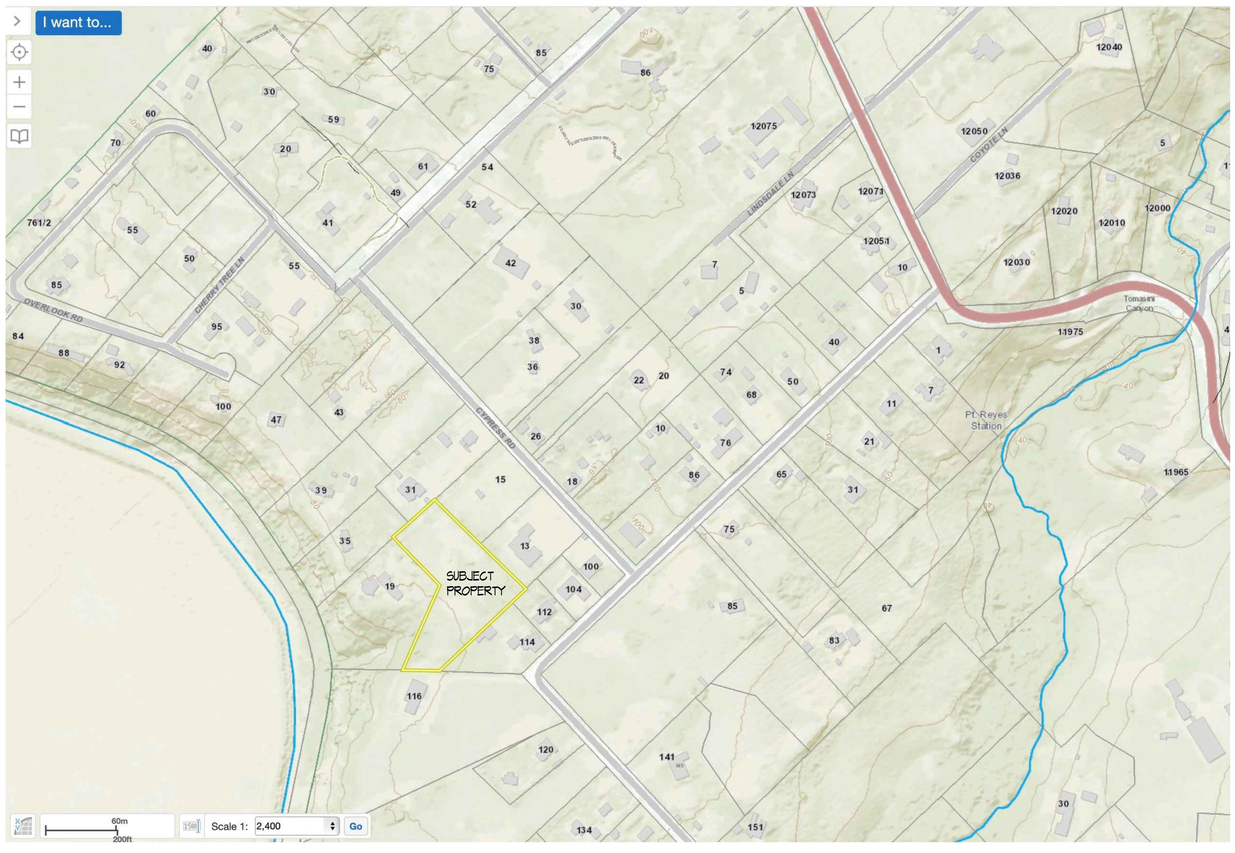
PLANNING SUBMITTAL

CYPRESS ROAD, POINT REYES STATION, CA

EXTERIOR FINISHES

	MATERIAL	COLOR
ROOF:	STANDING SEAM METAL	COLONIAL RED
WALLS:	LIME PLASTER	LA HABRA X-73 EGGSHELL
WINDOWS:	ALUMINUM CLAD WOOD	HARTFORD GREEN

COLONIAL RED | EGG SHELL | HARTFORD GREEN



PROJECT DATA

	CODE ALLOWED	PROPOSED	
PARCEL AREA	89,339 S.F. / 2.05 ACRES		
IMPERVIOUS SURFACE	1,440 S.F.		7,618 S.F.
PERVIOUS SURFACE	N/A		6,591 S.F.
BUILDING AREA	N/A	HOUSE	1,693.3 S.F.
		ADU	1,198.6 S.F.
		GARAGE	600 S.F.
FLOOR AREA	N/A	HOUSE (180.8 EX)	1,512.5 S.F.
		ADU (142.7 EX)	1,055.9 S.F.
		GARAGE (540 EX)	60 S.F.
		TOTAL	2,628.4 S.F.
FLOOR AREA RATIO	N/A	2,628.4 / 89,339 =	2.94%
MAXIMUM BUILDING HEIGHTS		HOUSE	24'-0"
		ADU	14'-3"
		GARAGE	15'-0"
CUT & FILL			
CUT	N/A	NO CUTS PROPOSED OTHER THAN FOUNDATION EXCAVATIONS	
FILL	N/A	SEPTIC MOUND 142 C.Y. (GRAVEL, SAND & TOPSOIL)	
		BUILDINGS 249 C.Y. NOTE: 20% OF BUILDING FILL WILL BE SOIL FROM FOUNDATION & PIER EXCAVATIONS.	
PARKING	N/A	1 COVERED PARKING SPACE, 3 GRAVEL SPACES	

DEVELOPMENT STANDARDS

ALL BUILDING IN MARIN COUNTY PLOTS ZONED AS C-ARP1 (AGRICULTURAL, RESIDENTIAL, PLANNED, WITH 1 UNIT PER ACRE) DO NOT HAVE DEAD SET STANDARDS, AND ARE SUBJECT TO THE TOWN'S MASTER PLAN AND DESIGN REVIEW.

EXISTING COVERAGE: 100% PERVIOUS

MAX HEIGHT: 24' ABOVE NATURAL GRADE

APPLICABLE CODES

STATE CODES:
2022 CALIFORNIA BUILDING CODE (VOL 1) INCORPORATING THE 2018 IBC
2022 CALIFORNIA BUILDING CODE (VOL 2) INCORPORATING THE 2018 IBC
2022 CALIFORNIA RESIDENTIAL CODE INCORPORATING THE 2018 IBC
2022 CALIFORNIA ELECTRICAL CODE INCORPORATING THE 2018 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE INCORPORATING THE 2018 UNIFORM MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE INCORPORATING THE 2018 UNIFORM PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
ARTICLE 8 (COMMENCING WITH SECTION 74) OF SUBCHAPTER 1 OF CHAPTER 1 OF TITLE 25 OF THE CALIFORNIA CODE OF REGULATIONS
THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE
PLUMBING UPGRADE SB 407
WILDLAND-URBAN INTERFACE
LANDINGS AND THRESHOLDS

COUNTY CODES:
MARIN COUNTY FIRE CODE - TITLE 16 MCC
MARIN COUNTY CODE TITLE 19 ALSO LISTS EXCEPTIONS AND ADDITIONS TO THE ABOVE LISTED CODES
AS WELL AS ADDITIONAL REQUIREMENTS FOR ON-SITE DEVELOPMENT.
COUNTY OF MARIN GREEN BUILDING AND ENERGY EFFICIENCY REQUIREMENTS
MARIN COUNTY LOCAL COASTAL PROGRAM TITLE 20 - COASTAL ZONING CODE, 20.130.030 - DEFINITIONS OF SPECIALIZED TERMS AND PHRASES
MARIN COUNTY CODE TITLE 22, 22.130.030.B - DEFINITIONS OF SPECIALIZED TERMS AND PHRASES
MARIN COUNTY COASTAL PROGRAM TITLE 20 - COASTAL ZONING CODE 20.64.030 - GENERAL SITE DEVELOPMENT STANDARDS

COUNTY ORDINANCES:
RESIDENTIAL FIRE SPRINKLERS ORDINANCE

SCOPE OF WORK

CONSTRUCTION OF A NEW RESIDENCE ON AN UNDEVELOPED PARCEL.

SCOPE OF WORK WILL INCLUDE SITE WORK, INCLUDING A NEW DRIVEWAY AND SEPTIC MOUND; CONSTRUCTION OF A NEW 1,693 SF SINGLE FAMILY RESIDENCE, A 1,224.2 SF ACCESSORY DWELLING UNIT, AND A 600 SF FREESTANDING GARAGE.

ALL BUILDINGS TO BE SPRINKLERED ACCORDING TO NFPA 13R STANDARDS.

ABBREVIATIONS

BM	BEAM
C.H.	CEILING HEIGHT
CLO.	CLOSET
C.O.	CLEAN OUT
D	DRYER
DH	DOUBLE-HUNG WINDOW
DR	DOOR
DS	DOWN SPOUT
DW	DISH WASHER
(E)	EXISTING
F.C.	FINISHED CEILING
F.F.	FINISHED FLOOR
KDVG	KILN DRIED VERT GRAIN
(N)	NEW
PL	PROPERTY LINE
R/WALL	RETAINING WALL
REF	REFRIGERATOR
S.S.D.	SEE STRUCTURAL DRWGS
TEMP GL	TEMPERED GLASS
TYP.	TYPICAL
W	WASHER
W/	WITH
WH	WATER HEATER

EXTERIOR LIGHTING SYMBOLS

ALL EXTERIOR WALL LIGHTS & STEP LIGHTS ARE FULL SHIELDED, DARK SKY FIXTURES.

DESCRIPTION	SYMBOL
SODOR OUTDOOR DARK SKY WALL LIGHT BY WAC LIGHTING WS-W15710-BK | WAC8311734	
LITHONIA WDGE ALUMINUM LED LIGHT	D

NOTES

A. ALL EXTERIOR WALLS OF THE HOUSE AND ADU THAT ARE SHOWN AS 15" THICK SHALL BE INSULATED USING 13" OF R-3.71/INCH OR BETTER. THIS ADDITIONAL WALL THICKNESS PROVIDES MORE THAN TWICE THE AMOUNT OF INSULATION COMPARED TO A 6" THICK WALL, RESULTING IN MUCH GREATER ENERGY EFFICIENCY. THE ADDITIONAL WALL THICKNESS INVOLVES 241 LINEAL FEET OF WALL IN THE HOUSE AND 190.5 LINEAL FEET IN THE ADU. THIS EXCLUDES 180.8 S.F. FROM THE FLOOR AREA OF THE HOUSE AND 142.7 S.F. FROM THE FLOOR AREA OF THE ADU.

SHEET INDEX

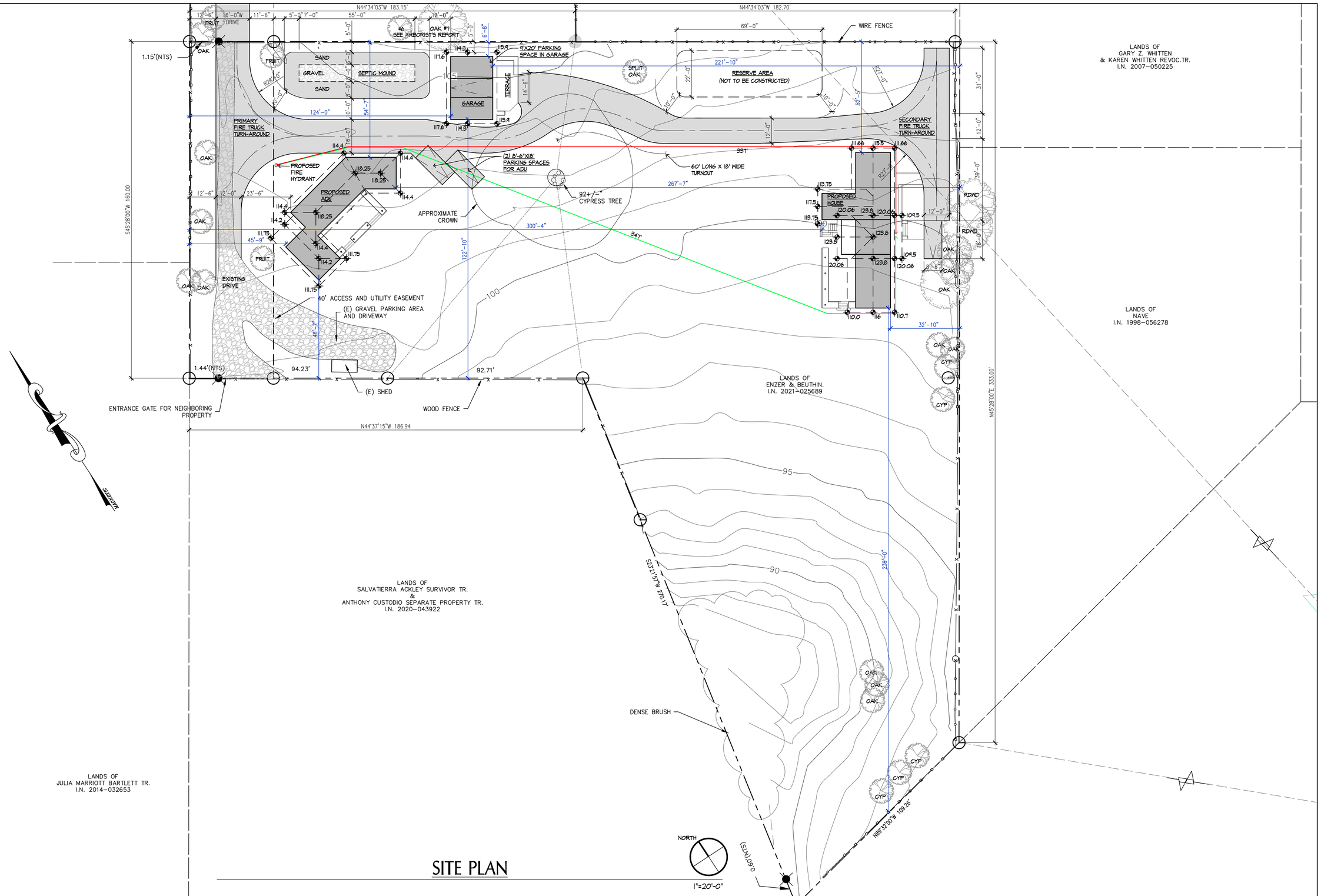
BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:
MATISSE ENZER & KIRSTEN BEUTHIN
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:		DATE: 1/29/2024
		SCALE: N/A
		DRAWN:
		JOB:

COVER SHEET

SHEET: A0



SITE PLAN

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-295-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

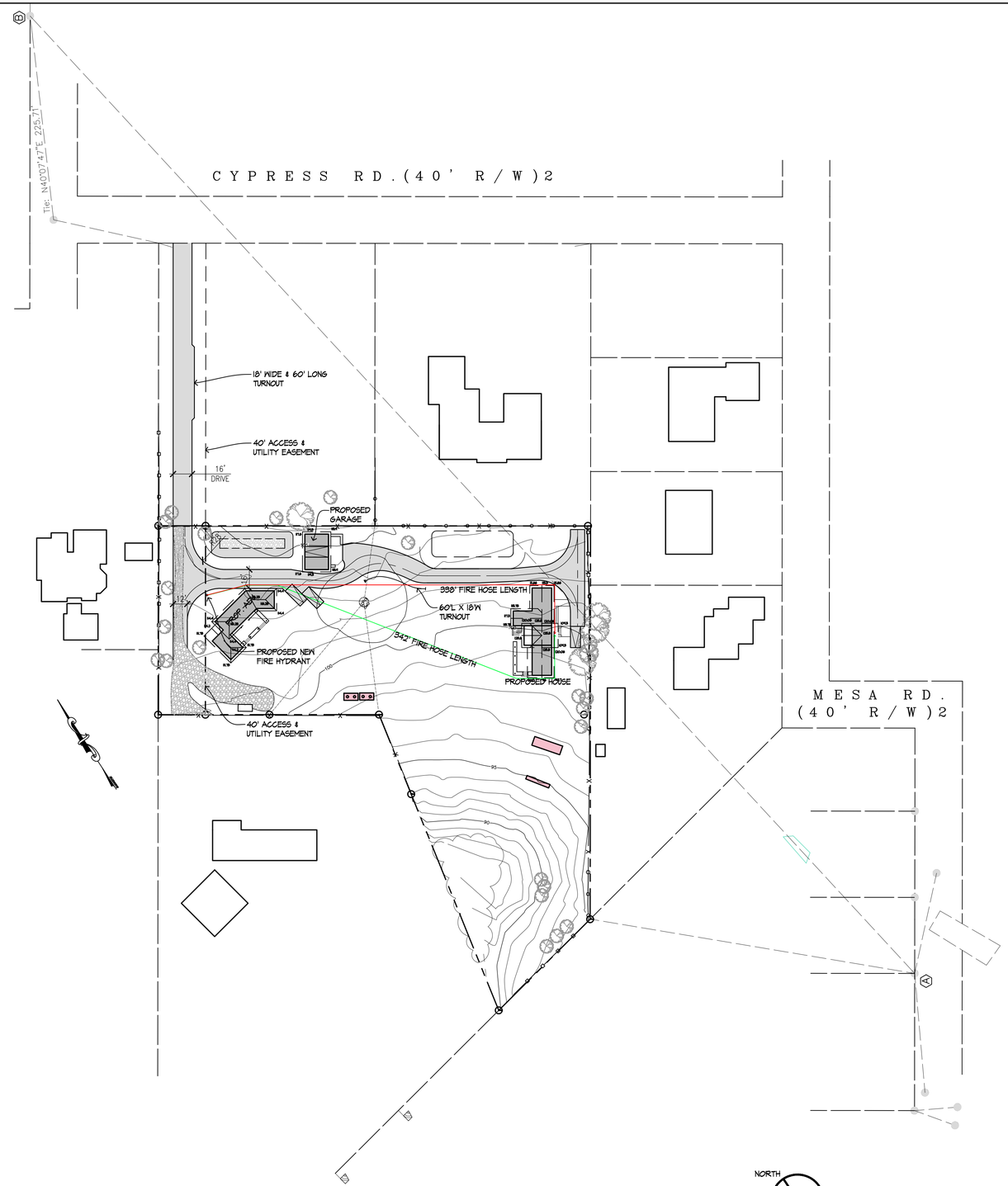
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE: 1/29/2024
SCALE: 1"=20'-0"
DRAWN:
JOB:

SITE PLAN

SHEET: A0.1



SITE PLAN

1"=50'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

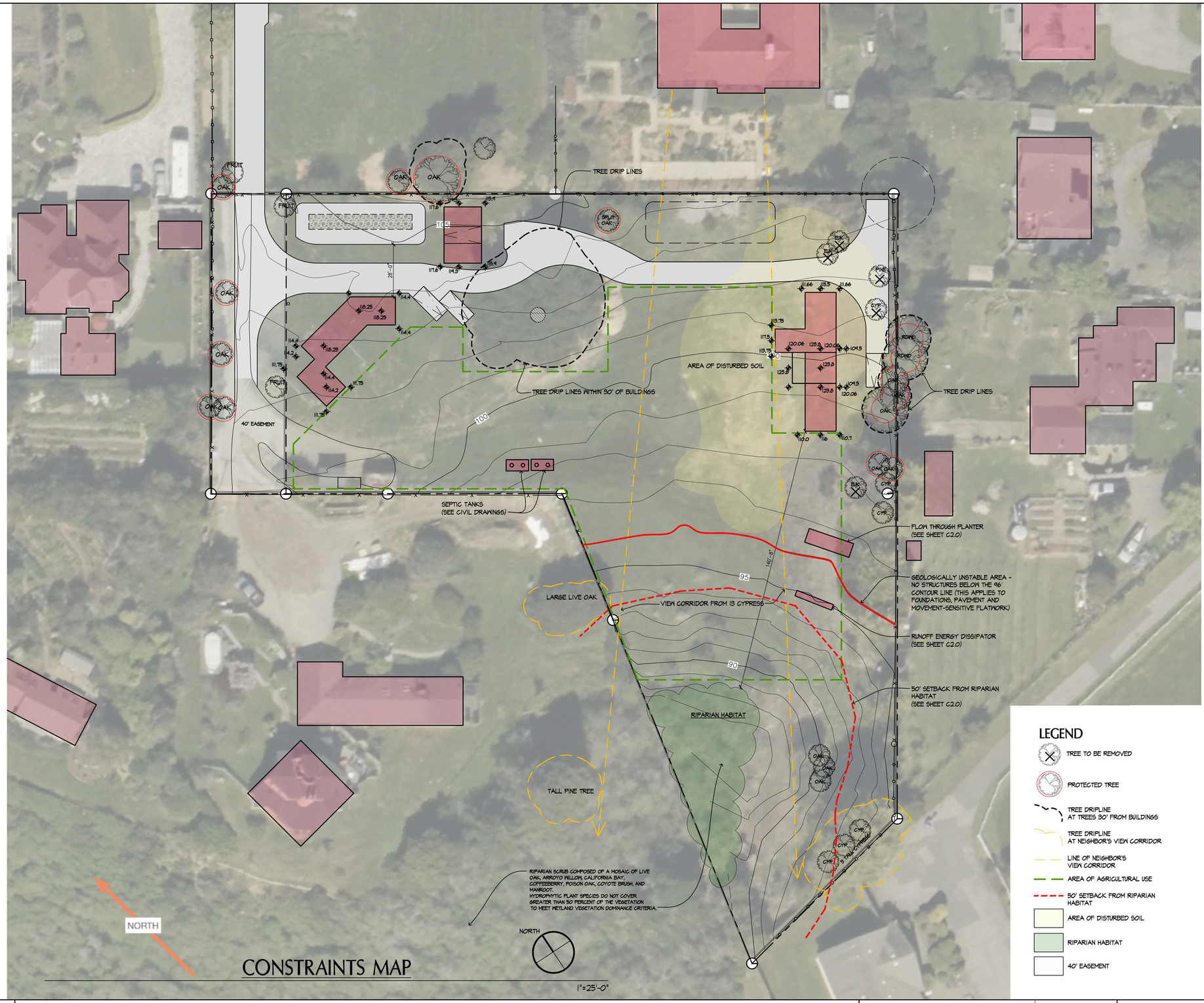
MATISSE ENZER & KIRSTEN BEUTHIN

CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:		
	DATE:	1/23/2024
	SCALE:	1"=50'-0"
	DRAWN:	
	JOB:	

SITE PLAN

SHEET: A0.2



LEGEND

- TREE TO BE REMOVED
- PROTECTED TREE
- TREE DRIPLINE AT TREES 30' FROM BUILDINGS
- TREE DRIPLINE AT NEIGHBOR'S VIEW CORRIDOR
- LINE OF NEIGHBOR'S VIEW CORRIDOR
- AREA OF AGRICULTURAL USE
- 50' SETBACK FROM RIPARIAN HABITAT
- AREA OF DISTURBED SOIL
- RIPARIAN HABITAT
- 40' EASEMENT

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/23/2024
SCALE:	1"=25'-0"
DRAWN:	
JOB:	

CONSTRAINTS MAP

SHEET: A0.3

CONSTRUCTION MANAGEMENT PLAN

1"=20'-0"

NOTES

1. PROJECT WILL BE CONSTRUCTED IN A SINGLE STAGE STARTING IN FALL 2024.
2. CONSTRUCTION IS ANTICIPATED TO TAKE 12-18 MONTHS, DEPENDING ON WEATHER AND MATERIALS SUPPLY CHAIN.
3. ROUGH GRADING CONCRETE AND FRAMING ANTICIPATED TO BE COMPLETE BY SUMMER 2025.
4. AREA OF SEPTIC MOUND AND RESERVE MOUND TO BE FENCED OFF DURING CONSTRUCTION.

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

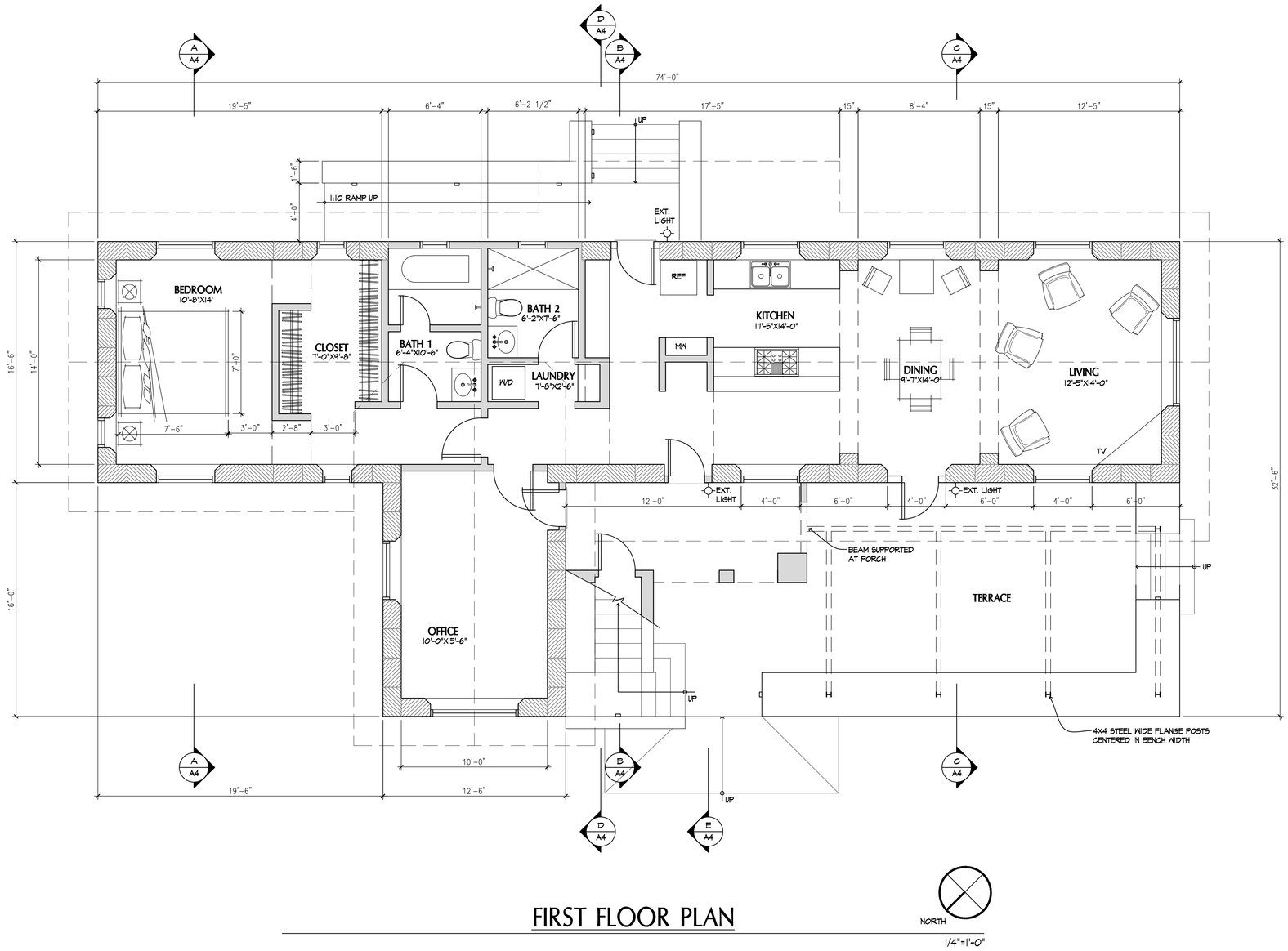
NEW HOME FOR:
MATISSE ENZER & KIRSTEN BEUTHIN
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE: 1/23/2024
SCALE: 1"=20'-0"
DRAWN:
JOB:

CONSTRUCTION MANAGEMENT PLAN

SHEET: A0.4



FIRST FLOOR PLAN

NORTH

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

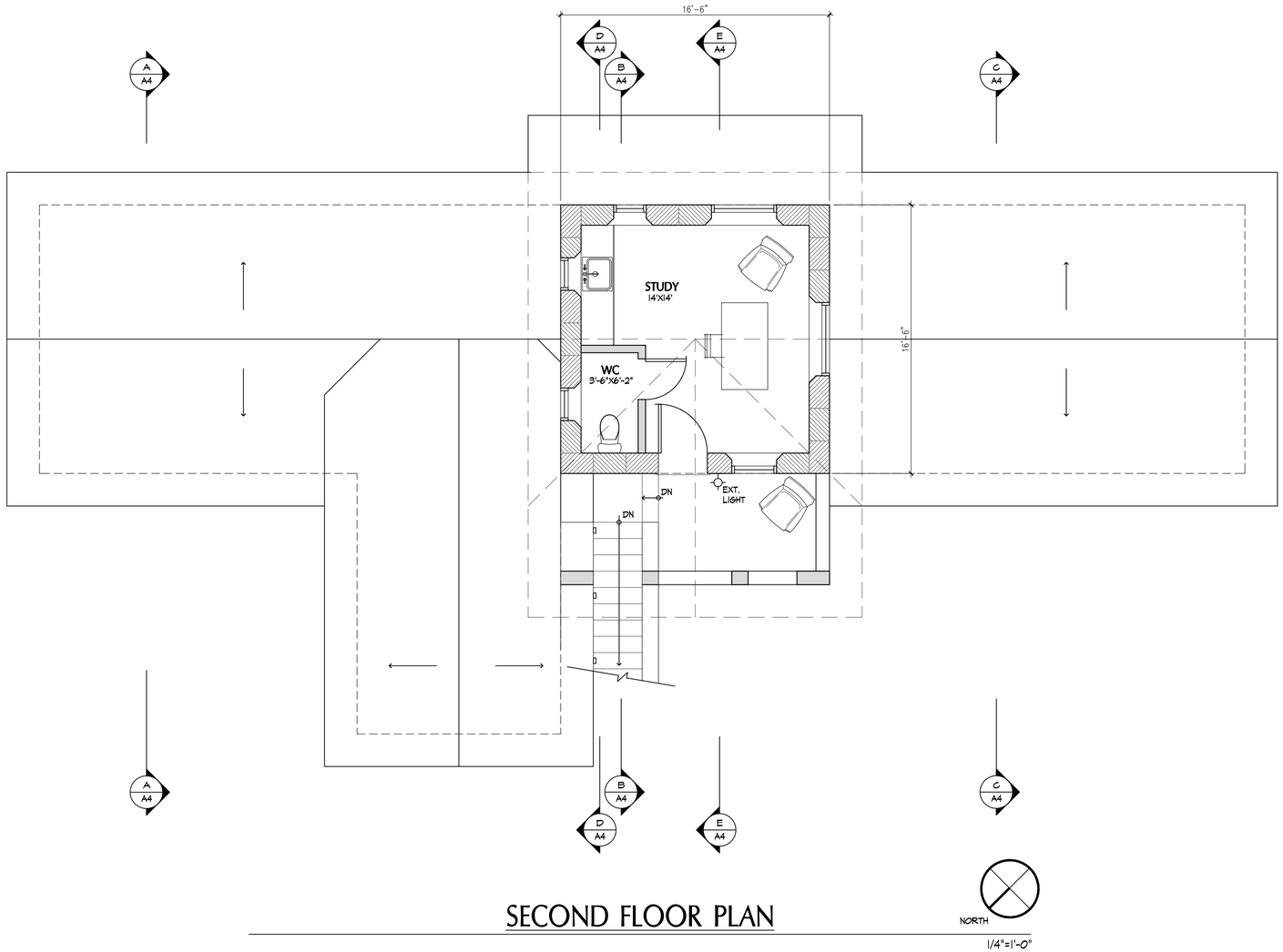
MATISSE ENZER & KIRSTEN BEUTHIN

CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:		
	DATE:	1/23/2024
	SCALE:	1/4"=1'-0"
	DRAWN:	BT/KK
	JOB:	

FIRST FLOOR PLAN

SHEET: A1



SECOND FLOOR PLAN

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

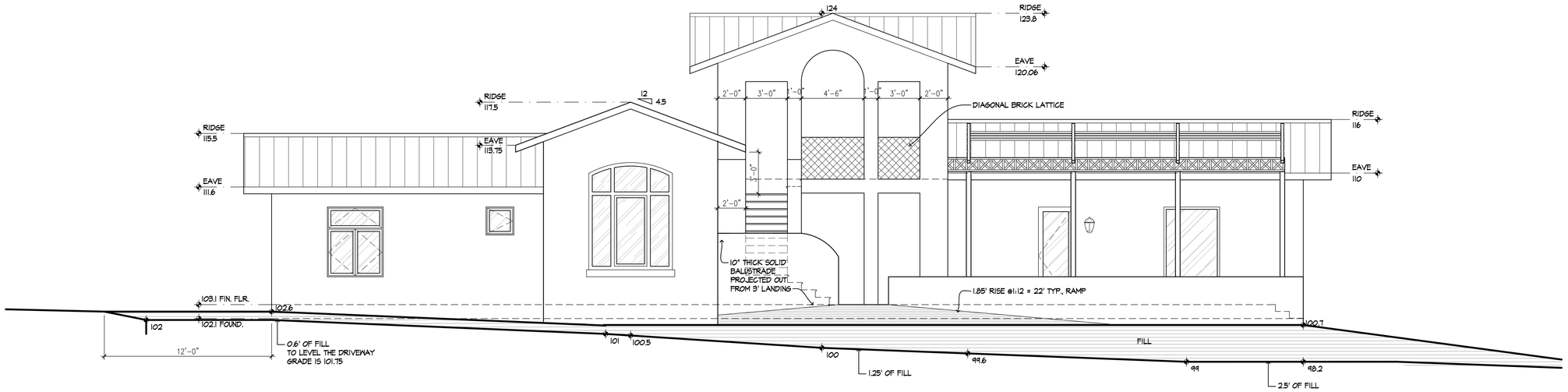
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/23/2024
SCALE:	1/4"=1'-0"
DRAWN:	BT/KK
JOB:	

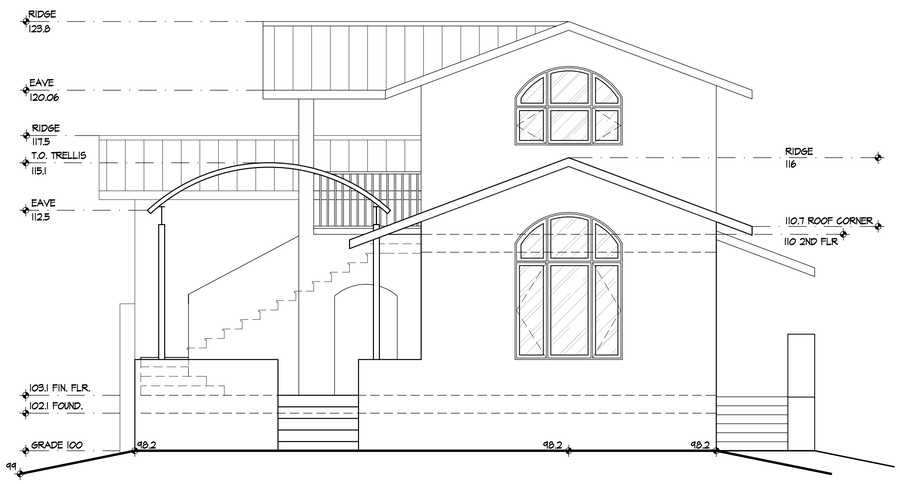
SECOND FLOOR PLAN

SHEET: A2



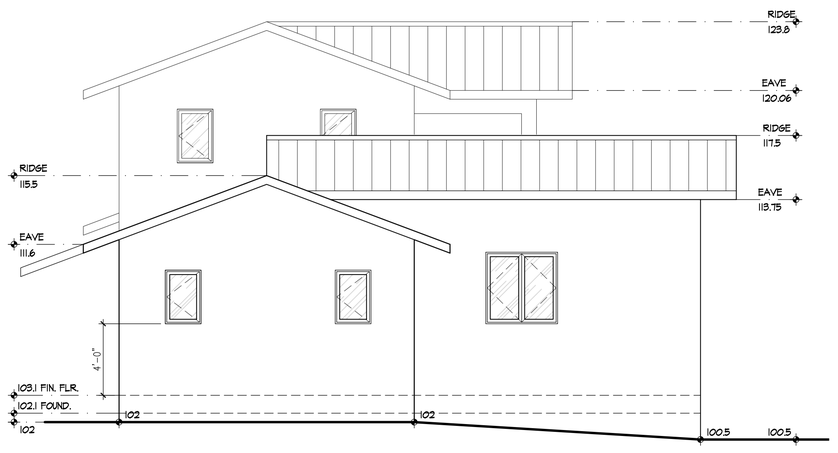
NORTH WEST ELEVATION (FRONT)

1/4"=1'-0"



SOUTH EAST ELEVATION

1/4"=1'-0"



NORTH EAST ELEVATION (UPHILL)

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

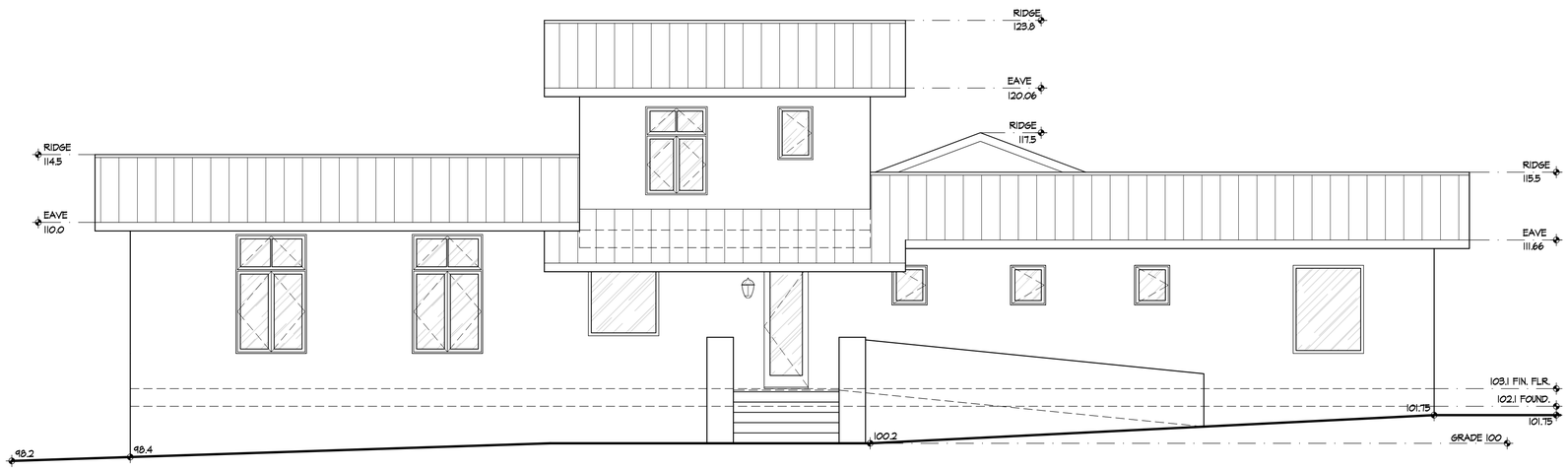
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/29/2024
SCALE:	1/4"=1'-0"
DRAWN:	BT/KK
JOB:	

ELEVATIONS

SHEET: A3



SOUTH WEST ELEVATION (REAR)

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-295-0616

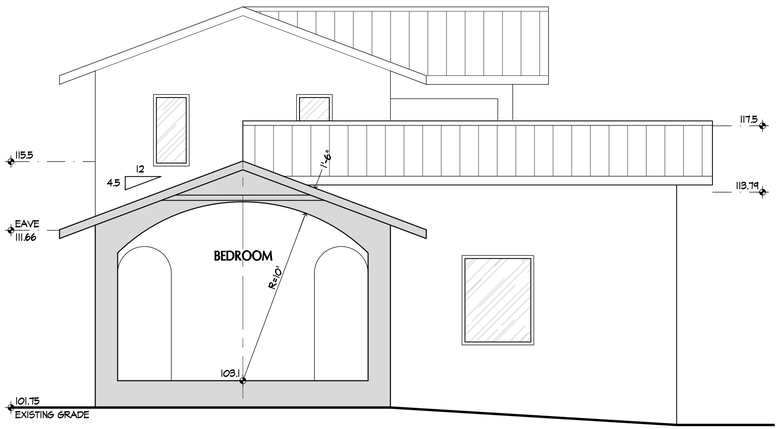
NEW HOME FOR:
MATISSE ENZER & KIRSTEN BEUTHIN
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE: 1/29/2024
SCALE: 1/4"=1'-0"
DRAWN: BT/KK
JOB:

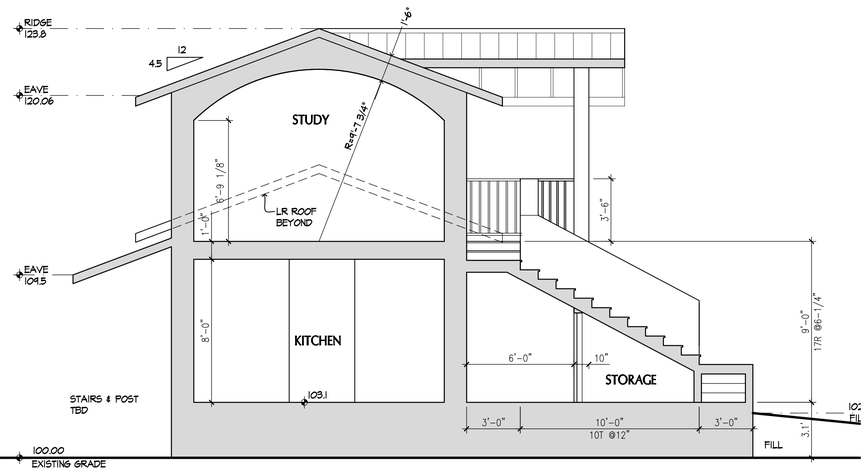
ELEVATIONS

SHEET: A3.1



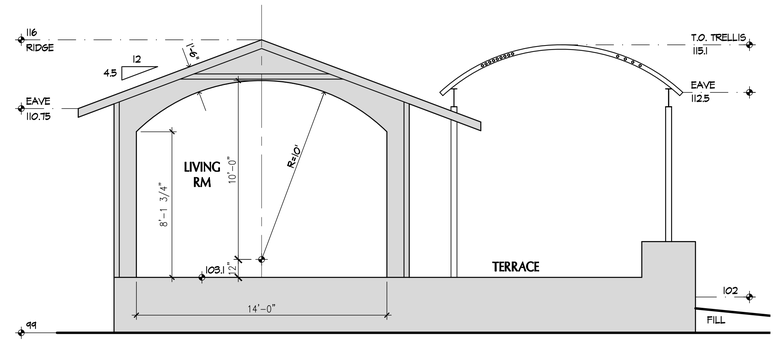
SECTION A

1/4"=1'-0"



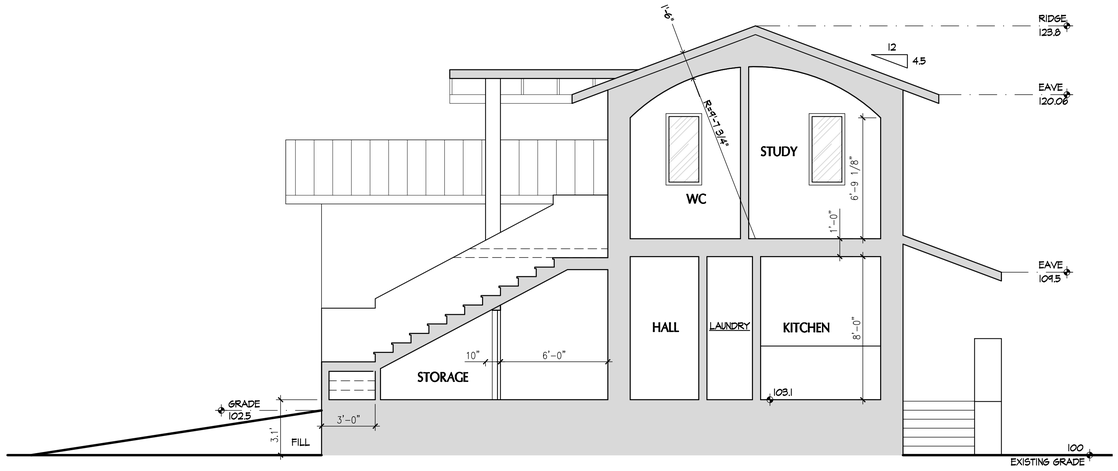
SECTION B

1/4"=1'-0"



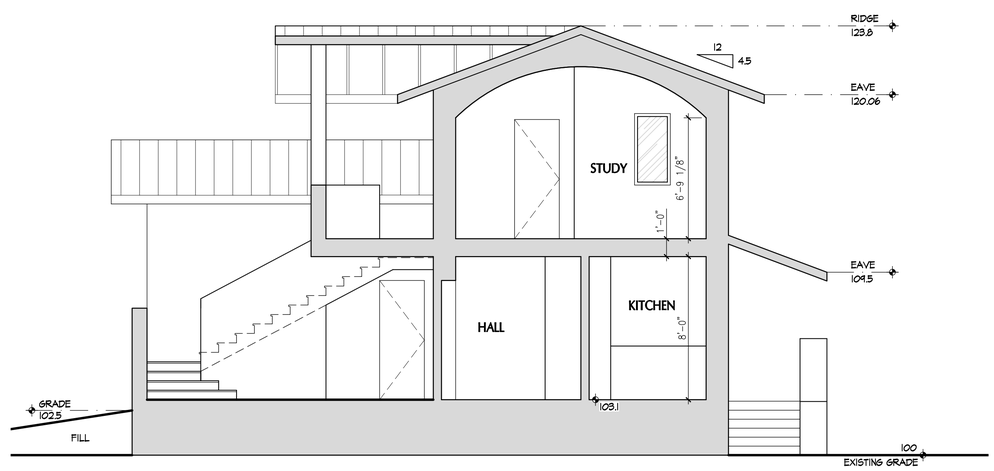
SECTION C

1/4"=1'-0"



SECTION D

1/4"=1'-0"



SECTION E

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-295-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

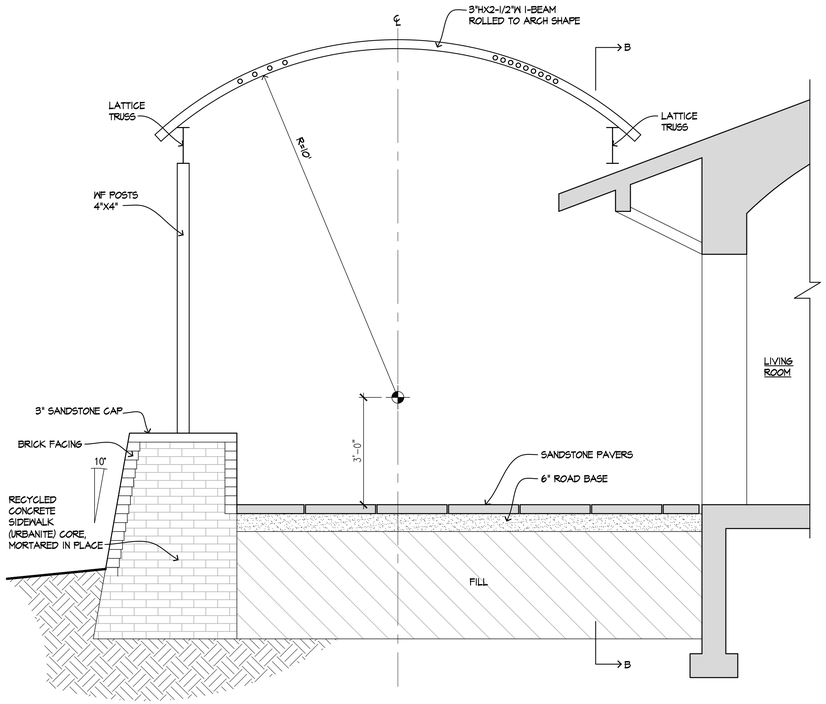
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/29/2024
SCALE:	1/4"=1'-0"
DRAWN:	BT/KK
JOB:	

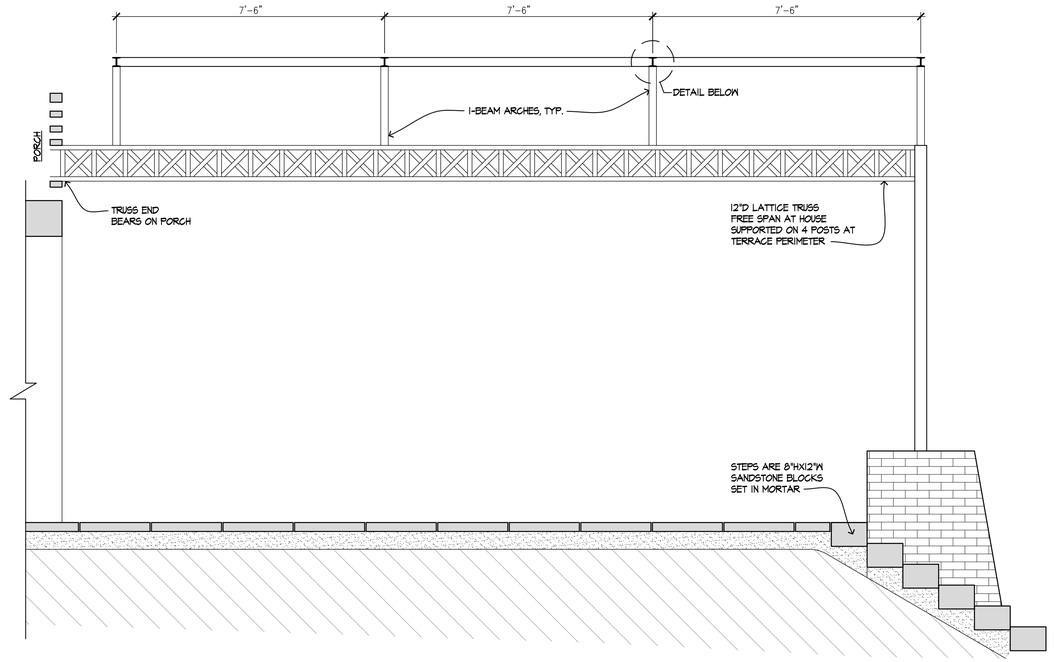
SECTIONS

SHEET: A4



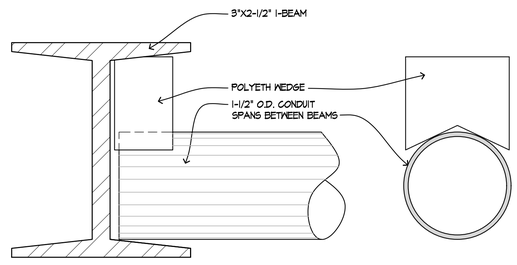
TRELLIS SECTION A

1/2"=1'-0"



TRELLIS SECTION B

1/2"=1'-0"



TRELLIS DETAIL

FULL SCALE

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

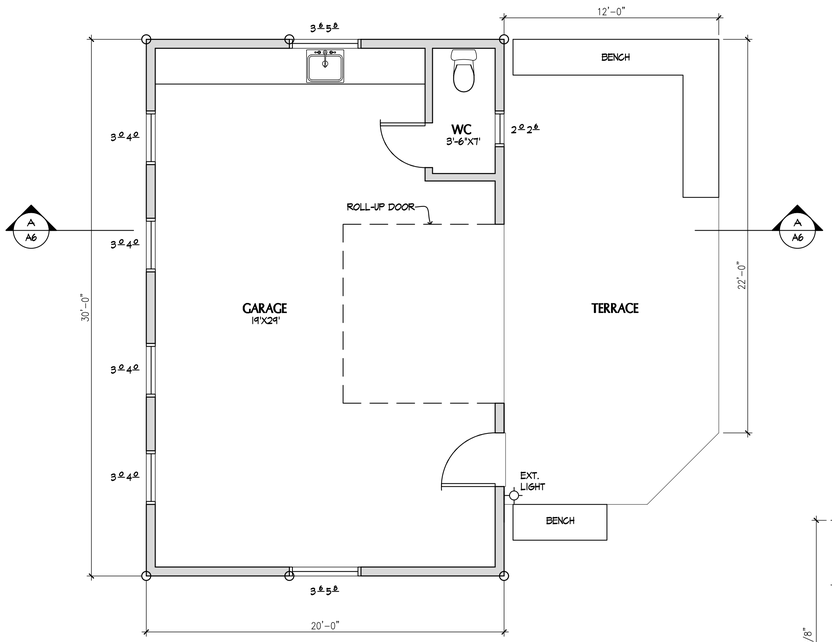
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/23/2024
SCALE:	AS NOTED
DRAWN:	BT/KK
JOB:	

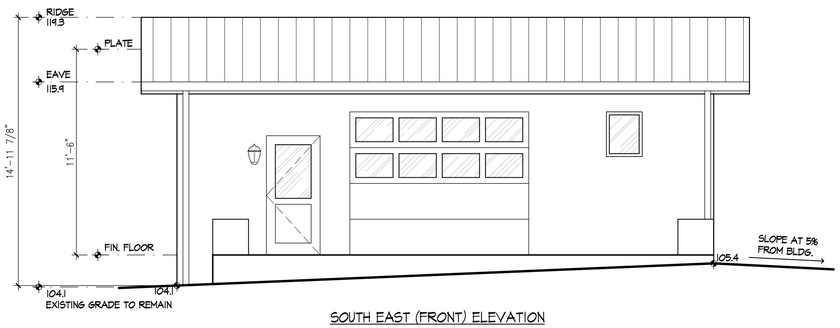
TRELLIS & TERRACE DETAILS

SHEET: A5

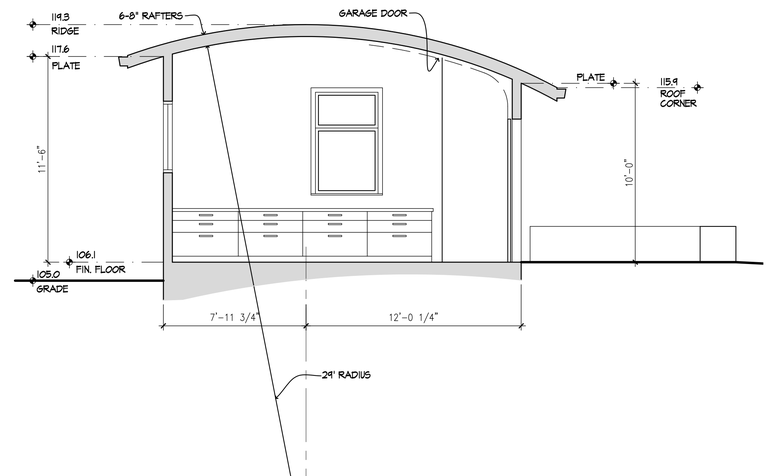


GARAGE FLOOR PLAN

1/4"=1'-0"

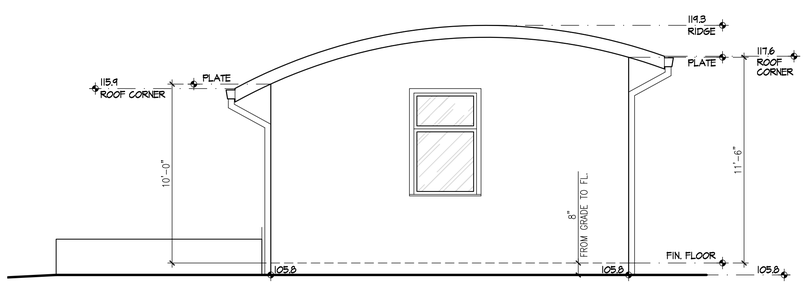


SOUTH EAST (FRONT) ELEVATION

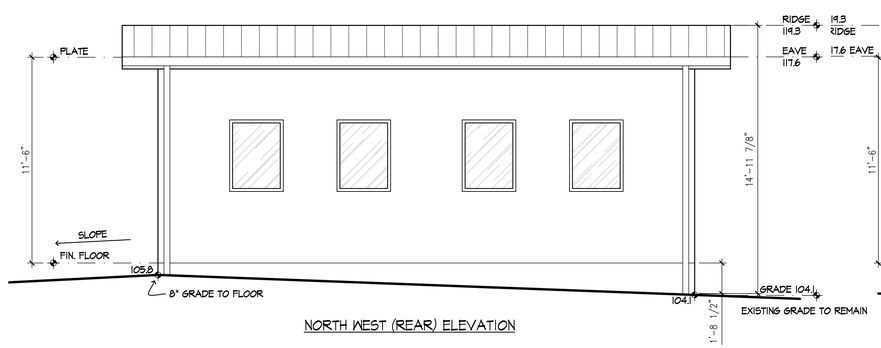


GARAGE SECTION 'A'

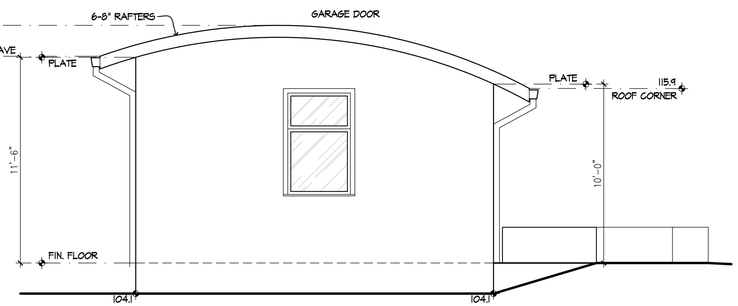
1/4"=1'-0"



NORTH EAST (SIDE) ELEVATION



NORTH WEST (REAR) ELEVATION



SOUTH WEST (SIDE) ELEVATION

GARAGE ELEVATIONS

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

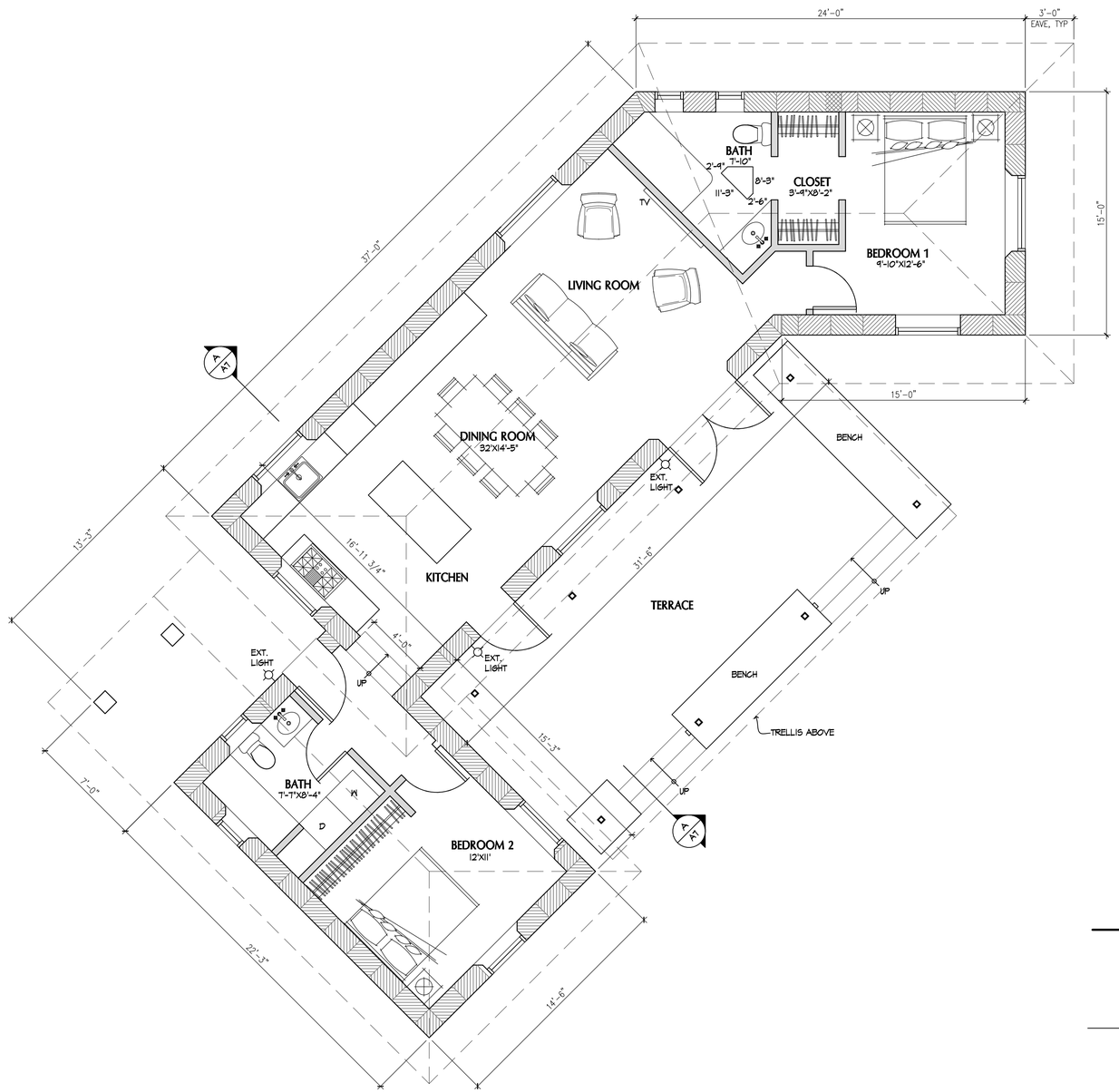
MATISSE ENZER & KIRSTEN BEUTHIN

CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:		DATE:	1/23/2024
		SCALE:	1/4"=1'-0"
		DRAWN:	BT/KK
		JOB:	

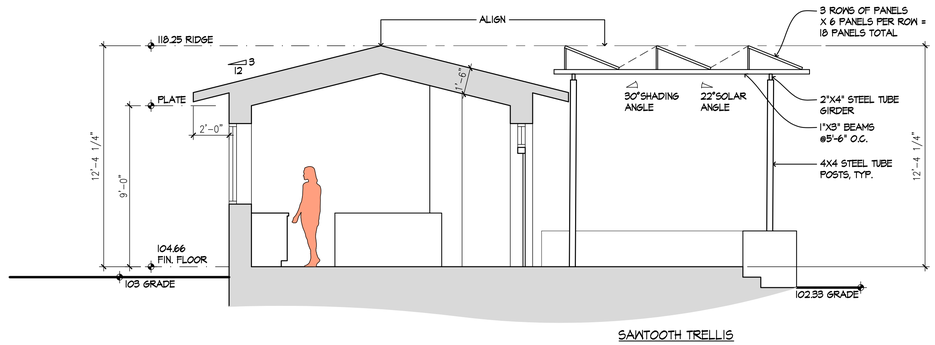
GARAGE

SHEET: A6



ADU FLOOR PLAN

1/4"=1'-0"



ADU SECTION 'A'

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

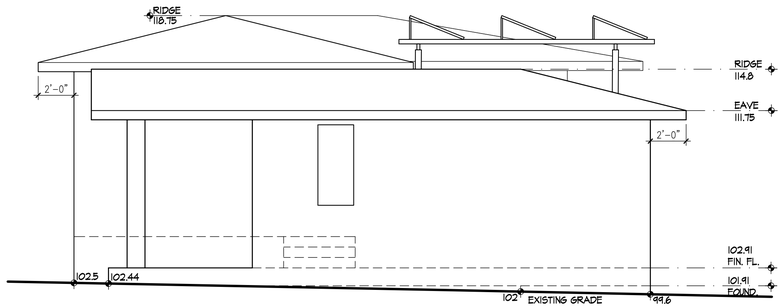
CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/23/2024
SCALE:	1/4"=1'-0"
DRAWN:	BT/KK
JOB:	

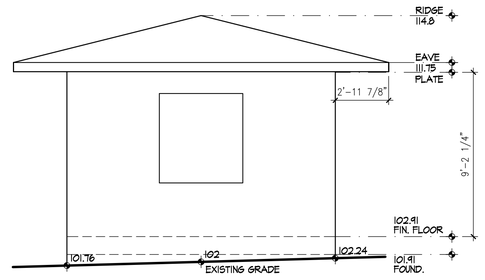
ADU
FLOOR PLAN
& SECTION

SHEET: A7



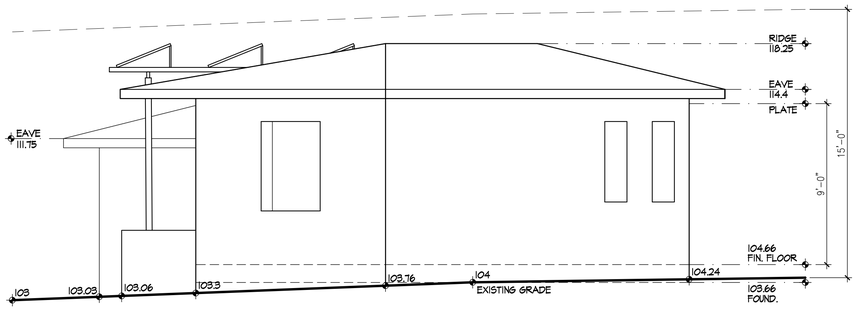
ADU WEST ELEVATION

1/4"=1'-0"



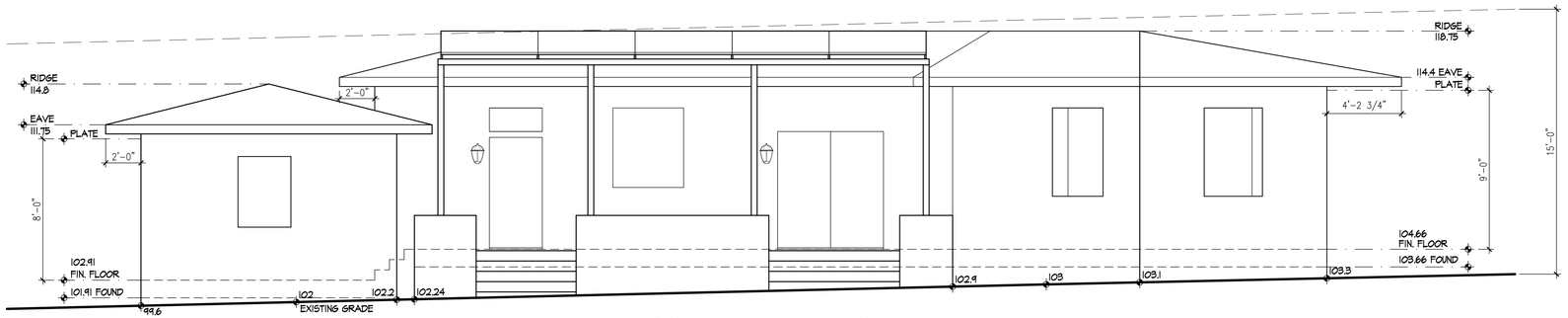
ADU SOUTH EAST ELEVATION

1/4"=1'-0"



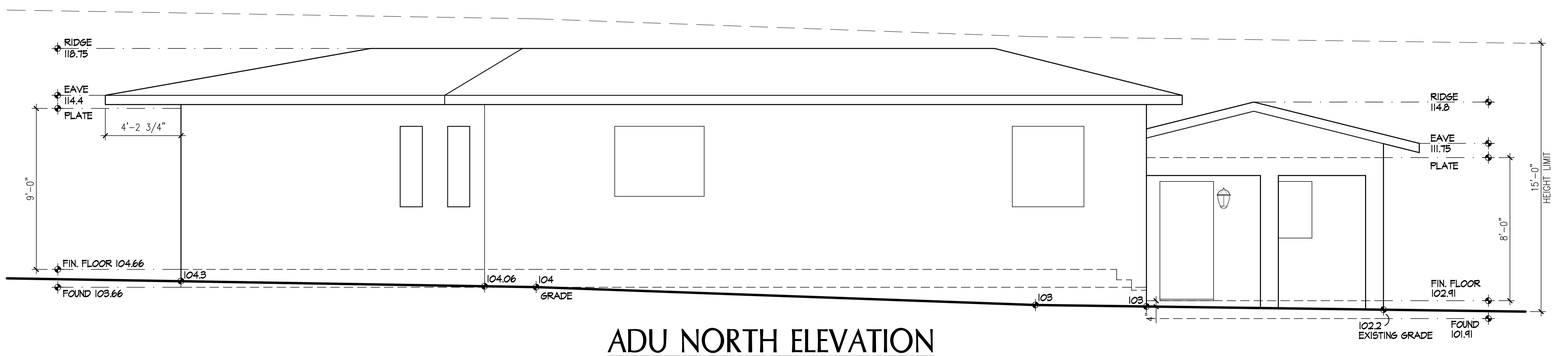
ADU EAST ELEVATION

1/4"=1'-0"



ADU SOUTH ELEVATION

1/4"=1'-0"



ADU NORTH ELEVATION

1/4"=1'-0"

BOB THEIS
6435 CLAREMENT AVENUE
RICHMOND HEIGHTS, CA 94805
510-235-0616

NEW HOME FOR:

MATISSE ENZER & KIRSTEN BEUTHIN

CYPRESS ROAD, PT. REYES STATION, CA 94956 APN# 119-081-53

REVISION:

DATE:	1/29/2024
SCALE:	1/4"=1'-0"
DRAWN:	BT/KK
JOB:	

ADU ELEVATIONS

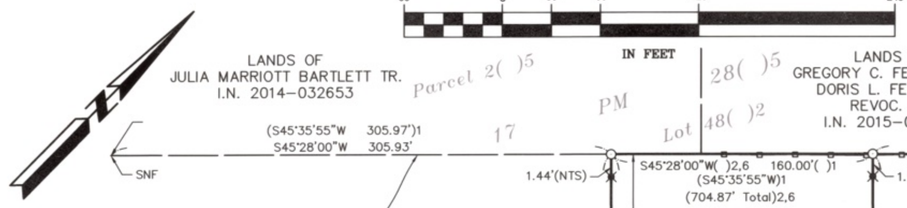
SHEET: A8

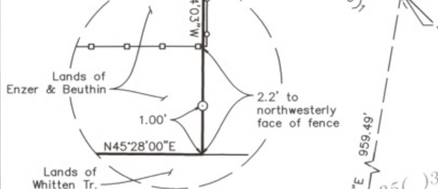
All distances are in feet and decimals thereof.

GRAPHIC SCALE

60 0 30 60 120 240

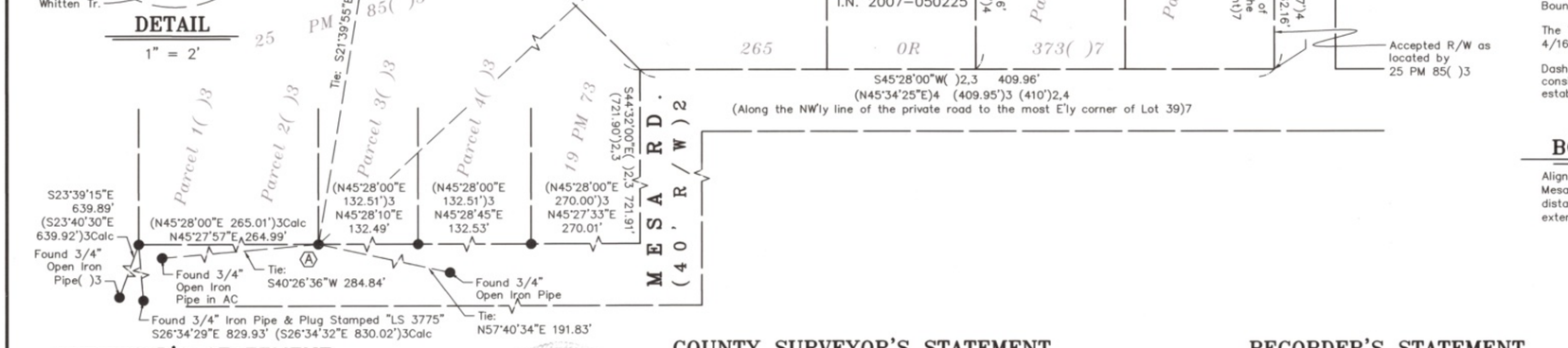
IN FEET





DETAIL

1" = 2'



LEGEND

- ● Found 3/4" Iron Pipe & Plastic Plug, Stamped "RCE 17486"( )3, UNO
- ✖ Found 1/2" Rebar & Plastic Cap, Stamped "RCE 11181"( )1, UNO
- ○ Set 5/8" Rebar & Punched 3–3/16" Brass Cap, Stamped "Matisse & Kirsten Boundary 2021 L.A. Stevens, PLS 6649", UNO
- ▢ Base of Ancient Hewn 4"x4" Fencepost Leaning Easterly, Shot at N'ly Corner
- Calc Calculated per Record Map
- NDR No Discovered Record
- /NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- Wood Fence
- Wire Fence
- RM Major Subdivision Map – Filed in Book of Maps
- RS Record of Survey filed in Official Surveys prior to 1998 & in Book of Maps in 1998 and thereafter

REFERENCES

( )1 20 PM 74, "Lands of Healy", by Edward Beattie, filed 10/7/1982

( )2 4 RM 30, "Map No. 1 Point Reyes Land Co.", filed 8/22/1912

( )3 25 PM 85, "Lands of Hynes", by Frost Meglio & Associates, filed 2/28/1995

( )4 6 PM 12, "Land Division of a Portion of Lot 39 Point Reyes Land Co. Map No. 1", by Roemer & Estes, filed 6/23/1971

( )5 17 PM 28, "Lands of Alberti", by Edward Beattie, filed 10/10/1979

( )6 Book 158 of Deeds, Page 332, Marin County Records. Grantor: Point Reyes Land Co. Grantee: Duncanson–Harrelson Co. Executed: 3/12/1914 Recorded: 3/23/1914

( )7 Book 265 of Official Records, Page 373, Marin County Records. Grantor: F.W. Ritchie et ux. Grantee: Henry A. Leveridge et ux. Executed: 1/11/1933 Recorded: 8/9/1933

BASIS OF BEARINGS

The Basis of Bearings of this survey is N12°26'41"W( )3 Calc, 2239.98' (2239.95')3 Calc, between points Ⓐ, a found 3/4" Iron Pipe with Plug & Tag Stamped "RCE 17486", and Ⓑ, a found 1/2" Rebar without cap, said pipe being on the Right of Way of Mesa Road and at the most Southerly corner of Parcel 3( )3.

NOTE

Boundary evidence collected between 12/3/21 & 1/19/22. Boundary monuments set 1/31/22 & 2/7/22.

The Title Insurance Policy reviewed during the course of this survey was provided by Old Republic Title Co., dated 4/16/2021, Policy Number A04039–FTYA–171610. Only documents within said Policy were reviewed for this work.

Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcel owned by Enzer and Beuthin.

BOUNDARY RESOLUTION NOTES

Aligned and scaled record dimensions per 25 PM 85( )3 between Basis of Bearings to determine SW'ly ROW of Mesa Road & Cypress Road. Proportioned in N'ly corner of Lot 39( )2 along Cypress Road ROW. Held record distance per 158 Deeds 332( )6 along Cypress Road and record angle ( )6 for SE'ly line of Parcel 3( )1, and extended to S'ly line of Lot 39( )2. See 25 PM 85 for additional boundary evidence.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of J Matisse Enzer in October 2021.

Lawrence A. Stevens, PLS 6649

LAWRENCE A. STEVENS L-6649 PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA

5-20-2022

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 1ST day of June, 2022.

T.W. Park

Tracy W. Park, PLS 8176, County Surveyor

By Deputy County Surveyor

PROFESSIONAL LAND SURVEYOR TRACY W. PARK NO. 8176 STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 3 day of JUNE, 2022 at 8:40 A.m. in Book 2022 of Maps at Page 92, at the request of the Marin County Department of Public Works.

Serial No. 2022-0022046 **Fee:** $84

SHELLY SCOTT
County Recorder

Deputy Recorder

AP 119–081–53

RECORD OF SURVEY

LANDS OF

ENZER & BEUTHIN

(IN 2021–025689)

POINT REYES STATION

COUNTY OF MARIN STATE OF CALIFORNIA

FEBRUARY 2022 SCALE: 1" = 60'

L.A. Stevens & Associates, Inc.

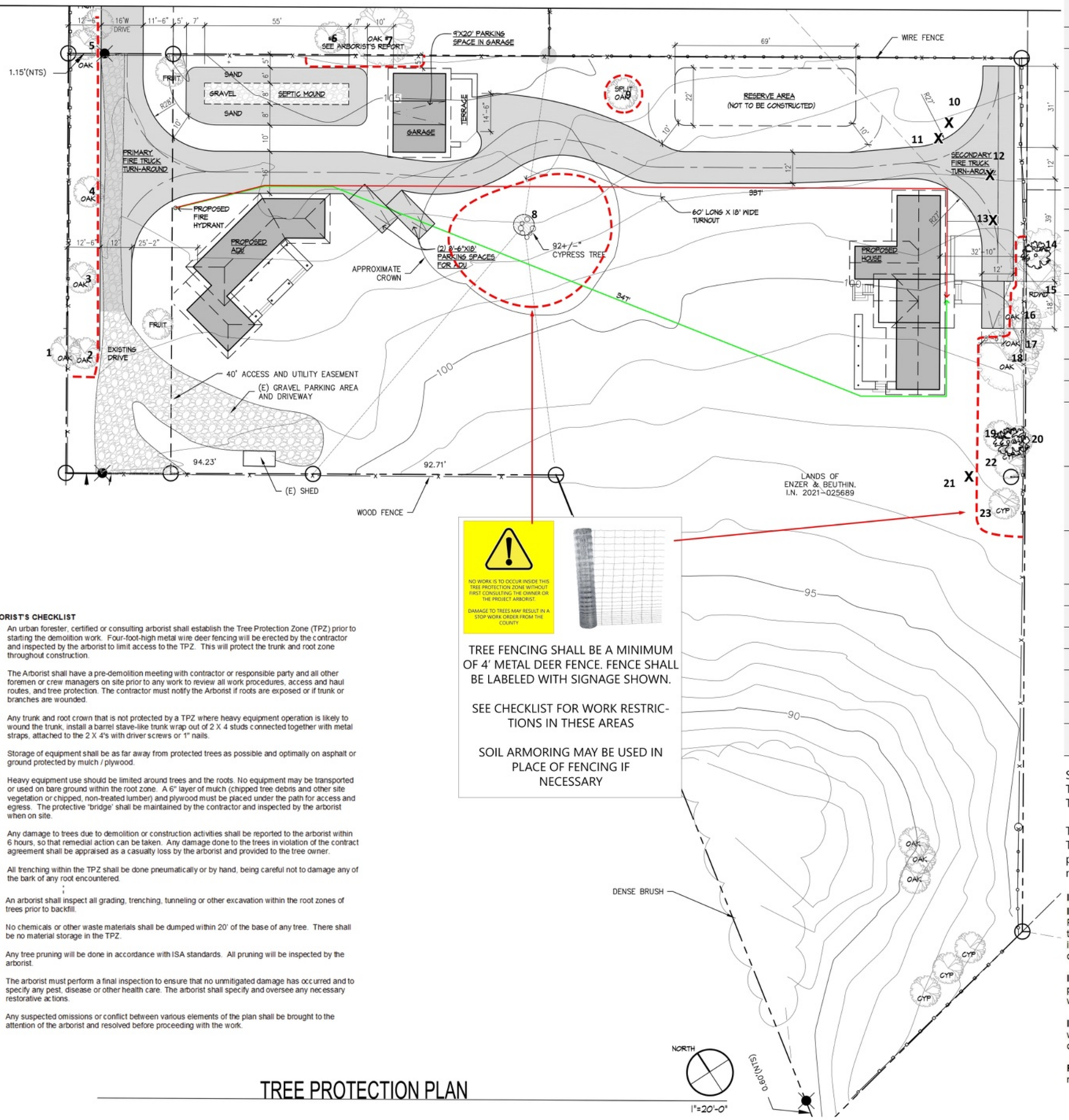
Professional Land Surveyors * (415) 382–7713

7 Commercial Blvd. Suite 1 * Novato, California 94949

Drawing No. 212147fld.dwg

Sheet 1 Of 1

SURVEYOR'S COPY



NO WORK IS TO OCCUR INSIDE THIS TREE PROTECTION ZONE WITHOUT FIRST CONSULTING THE OWNER OR THE PROJECT ARBORIST.

DAMAGE TO TREES MAY RESULT IN A STOP WORK ORDER FROM THE COUNTY

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

SEE CHECKLIST FOR WORK RESTRICTIONS IN THESE AREAS

SOIL ARMORING MAY BE USED IN PLACE OF FENCING IF NECESSARY

ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch (chipped tree debris and other site vegetation or chipped, non-treated lumber) and plywood must be placed under the path for access and egress. The protective "bridge' shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the TPZ.
- Any tree pruning will be done in accordance with ISA standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

TREE PROTECTION PLAN

Tree Number	Species	Latin Name	Diameter 3 Largest Trunks (inches)			Health	Structure	Form	Comments	Heritage/Protected	Removal
1	Coast live oak	*Quercus agrifolia*	9	9	8	Good	Fair to Good	Fair	Grows through fence. Topped for powerlines.	Protected	
2	Coast live oak	*Quercus agrifolia*	8			Good	Good	Fair	Topped for powerlines	Protected	
3	Coast live oak	*Quercus agrifolia*	11.5	9.5	8.5	Good	Fair	Fair	Topped for powerline clearance. Rooted adjacent to rotting stump.	Protected	
4	Coast live oak	*Quercus agrifolia*	13	11	7	Fair to Good	Fair	Fair	Topped for powerline clearance. Necrotic strip extends from topping cut to just above grade on largest trunk.	Protected	
5	Coast live oak	*Quercus agrifolia*	12.5	12	9.5	Good	Fair to Good	Fair	Partially topped for powerline clearance. Off property.	Protected	
6	Coast live oak	*Quercus agrifolia*	6			Good	Good	Good	Off property	Protected	
7	Coast live oak	*Quercus agrifolia*	13.5	11.5	11	Good	Good	Good	Off property	Protected	
8	Monterey Cypress	*Hesperocyparis macrocarpa*	30	25	25	Good	Fair	Good	Large, but low and spreading. Approximately eight trunks meet at grade.	Species Exempt	
9	Coast live oak	*Quercus agrifolia*	6.5	5.5	5	Good	Good	Good		Protected	
10	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	15	11		Poor to Fair	Poor to Fair	Poor	The top half of the larger trunk broke out of the tree	Species Exempt	Yes
11	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	18			Good	Fair	Poor to Fair	Trunk bows strongly northwest	Species Exempt	Yes
12	Monterey Pine	*Pinus radiata*	28			Good	Fair	Fair	Uncorrected lean and canopy balance east	Species Exempt	Yes
13	Monterey Cypress	*Hesperocyparis macrocarpa*	20			Poor	Fair	Poor	Topped and nearly dead	Species Exempt	Yes
14	Coast Redwood	*Sequoia sempervirens*	16			Fair	Good	Fair	Off property. Will suffer root damage from driveway installation but will likely tolerate if provided irrigation.	Protected	
15	Coast Redwood	*Sequoia sempervirens*	24			Fair to Good	Good	Fair to Good	Off property. Will suffer root damage from driveway installation but will likely tolerate if provided irrigation.	Protected	
16	Coast live oak	*Quercus agrifolia*	8.5			Fair to Good	Good	Fair to Good	Scraggly. Will suffer root damage from driveway installation but will likely tolerate if provided irrigation.	Protected	
17	Coast live oak	*Quercus agrifolia*	12			Good	Fair to Good	Fair to Good		Protected	
18	Coast live oak	*Quercus agrifolia*	9			Good	Good	Fair to Good		Protected	
19	Coast live oak	*Quercus agrifolia*	7.5			Good	Good	Fair to Good	Scraggly	Protected	
20	Coast live oak	*Quercus agrifolia*	8	6.5		Good	Good	Fair to Good	Grows over neighbors structure	Protected	
21	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	14.5			Fair	Poor	Poor	Recently suffered major failure in upright spar	Species Exempt	Yes
22	Monterey Cypress	*Hesperocyparis macrocarpa*	21			Good	Fair to Good	Fair to Good		Species Exempt	
23	Monterey Cypress	*Hesperocyparis macrocarpa*	26.5			Good	Fair to Good	Fair to Good	Weakly attached false leader targets neighbors property	Species Exempt	

Summary:
Total Heritage Removals: 0
Total Protected Removals:0

Trees 6 & 7 are on the neighboring property.
Tree 7 will require pruning to accommodate the proposed garage. It is my understanding the tree owners prefer this to be a cut at the property line, which is not in accordance with pruning standards, but will not significantly impact the health or stability of the tree.

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: After installation of fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

Fieldwork performed March 8, 2023

Ben Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA # 686, WE #10160B

BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist # 686

(415) 454-4212
info@urbanforestryassociates.com

URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS

CYPRESS ROAD, POINT REYES STATION, CA 94956

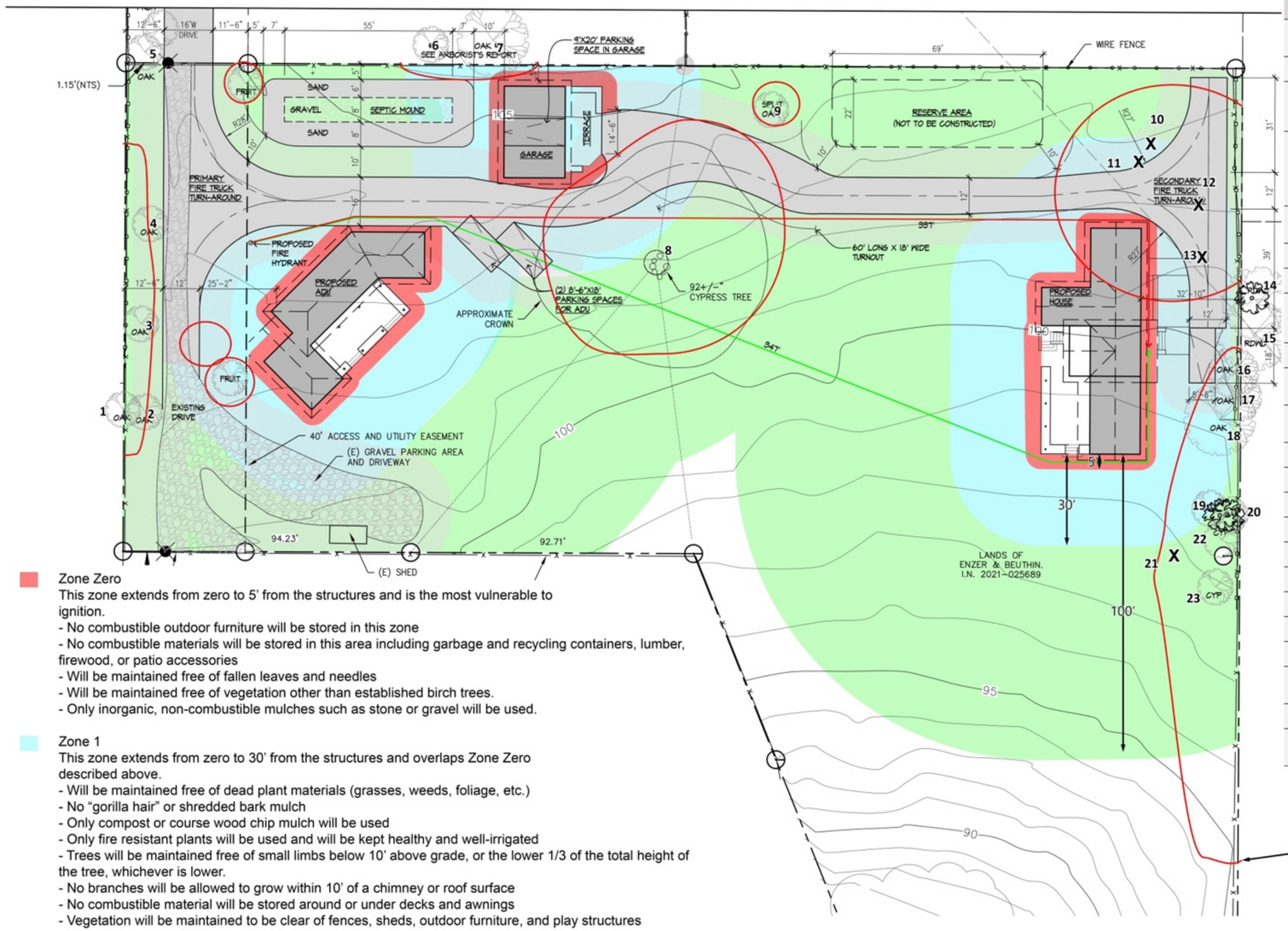
APN: 119-081-53

MARIN COUNTY

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY

DATE: 8-9-23
SCALE: 1" = 20'

SHEET NO:
T 1
1 OF 1 SHEETS



Tree Number	Species	Latin Name	Diameter 3 Largest Trunks (inches)			Health	Structure	Form	Comments	Heritage/Protected	Removal
1	Coast live oak	*Quercus agrifolia*	9	9	8	Good	Fair to Good	Fair	Grows through fence. Topped for powerlines.	Protected	
2	Coast live oak	*Quercus agrifolia*	8			Good	Good	Fair	Topped for powerlines	Protected	
3	Coast live oak	*Quercus agrifolia*	11.5	9.5	8.5	Good	Fair	Fair	Topped for powerline clearance. Rooted adjacent to rotting stump.	Protected	
4	Coast live oak	*Quercus agrifolia*	13	11	7	Fair to Good	Fair	Fair	Topped for powerline clearance. Necrotic strip extends from topping cut to just above grade on largest trunk.	Protected	
5	Coast live oak	*Quercus agrifolia*	12.5	12	9.5	Good	Fair to Good	Fair	Partially topped for powerline clearance. Off property.	Protected	
6	Coast live oak	*Quercus agrifolia*	6			Good	Good	Good	Off property	Protected	
7	Coast live oak	*Quercus agrifolia*	13.5	11.5	11	Good	Good	Good	Off property	Protected	
8	Monterey Cypress	*Hesperocyparis macrocarpa*	30	25	25	Good	Fair	Good	Large, but low and spreading. Approximately eight trunks meet at grade.	Species Exempt	
9	Coast live oak	*Quercus agrifolia*	6.5	5.5	5	Good	Good	Good		Protected	
10	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	15	11		Poor to Fair	Poor to Fair	Poor	The top half of the larger trunk broke out of the tree	Species Exempt	Yes
11	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	18			Good	Fair	Poor to Fair	Trunk bows strongly northwest	Species Exempt	Yes
12	Monterey Pine	*Pinus radiata*	28			Good	Fair	Fair	Uncorrected lean and canopy balance east	Species Exempt	Yes
13	Monterey Cypress	*Hesperocyparis macrocarpa*	20			Poor	Fair	Poor	Topped and nearly dead	Species Exempt	Yes
14	Coast Redwood	*Sequoia sempervirens*	16			Fair	Good	Fair	Off property	Protected	
15	Coast Redwood	*Sequoia sempervirens*	24			Fair to Good	Good	Fair to Good	Off property	Protected	
16	Coast live oak	*Quercus agrifolia*	8.5			Fair to Good	Good	Fair to Good	Scraggly	Protected	
17	Coast live oak	*Quercus agrifolia*	12			Good	Fair to Good	Fair to Good		Protected	
18	Coast live oak	*Quercus agrifolia*	9			Good	Good	Fair to Good		Protected	
19	Coast live oak	*Quercus agrifolia*	7.5			Good	Good	Fair to Good	Scraggly	Protected	
20	Coast live oak	*Quercus agrifolia*	8	6.5		Good	Good	Fair to Good	Grows over neighbors structure	Protected	
21	Red Ironbark Eucalyptus	*Eucalyptus sideroxylon*	14.5			Fair	Poor	Poor	Recently suffered major failure in upright spar	Species Exempt	Yes
22	Monterey Cypress	*Hesperocyparis macrocarpa*	21			Good	Fair to Good	Fair to Good		Species Exempt	
23	Monterey Cypress	*Hesperocyparis macrocarpa*	26.5			Good	Fair to Good	Fair to Good	Weakly attached false leader targets neighbors property	Species Exempt	

Zone Zero
This zone extends from zero to 5' from the structures and is the most vulnerable to ignition.
- No combustible outdoor furniture will be stored in this zone
- No combustible materials will be stored in this area including garbage and recycling containers, lumber, firewood, or patio accessories
- Will be maintained free of fallen leaves and needles
- Will be maintained free of vegetation other than established birch trees.
- Only inorganic, non-combustible mulches such as stone or gravel will be used.

Zone 1
This zone extends from zero to 30' from the structures and overlaps Zone Zero described above.
- Will be maintained free of dead plant materials (grasses, weeds, foliage, etc.)
- No "gorilla hair" or shredded bark mulch
- Only compost or course wood chip mulch will be used
- Only fire resistant plants will be used and will be kept healthy and well-irrigated
- Trees will be maintained free of small limbs below 10' above grade, or the lower 1/3 of the total height of the tree, whichever is lower.
- No branches will be allowed to grow within 10' of a chimney or roof surface
- No combustible material will be stored around or under decks and awnings
- Vegetation will be maintained to be clear of fences, sheds, outdoor furniture, and play structures
- Outbuildings and LPG storage tanks will be maintained with at least 10' of vegetation clearance
- Fire-Hazardous plants will be removed

Zones 2 & 3 (Extended Zone)
This zone extends from zero to 100' from the structures and overlaps Zones Zero and 1 described above
- Annual grasses will be cut or mowed down to a maximum height of 4 inches when dry (typically in May)
- Horizontal spacing will be maintained between shrubs to disrupt surface and ladder fuel continuity
- Vertical spacing will be maintained between surface/ladder fuels and tree canopies
- No piles of dead vegetation or leaves will be permitted in this zone / on the property

Zone 3 (Access Zone)
Zero to 10' horizontal and 14' vertical clearance from the road and driveway
- Will be maintained the same as Zone 2, described above

Existing Conditions:
The site is currently undeveloped. It is covered with annual grasses, blackberry, mature trees listed in the tree inventory table above, and several small but old fruit trees.

Proposed Scope:
Construct a new home, garage, ADU and the associated infrastructure (septic, driveway, etc.) on a previously undeveloped lot. Remove several non-native trees that are not protected by the Local Coastal Plan.

Future Planting
Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe Marin planting lists located at www.firesafemarin.org/plants.

Long Term Maintenance Schedule and Safety Practices
a. All fire prone fuels and dead material will be removed from the property.
b. Remove branches beneath large trees for a 6-foot minimum clearance.
c. Roofs and gutters will be maintained free of needles and leaves.
roofs and gutter at minimum twice yearly.
d. All weeds and grasses shall be cut regularly to a height of 4" or less.
e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
h. All planted areas inside Home ignition zones 1 shall be irrigated.
i. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesaemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
j. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

VEGETATION MANAGEMENT PLAN

NORTH
1"=20'-0"

0 10 20 40
SCALE: 1" = 20'

Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 5182 per RC Section R337.1.5

Fieldwork performed March 8, 2023

Ben Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA # 686, WE #10160B

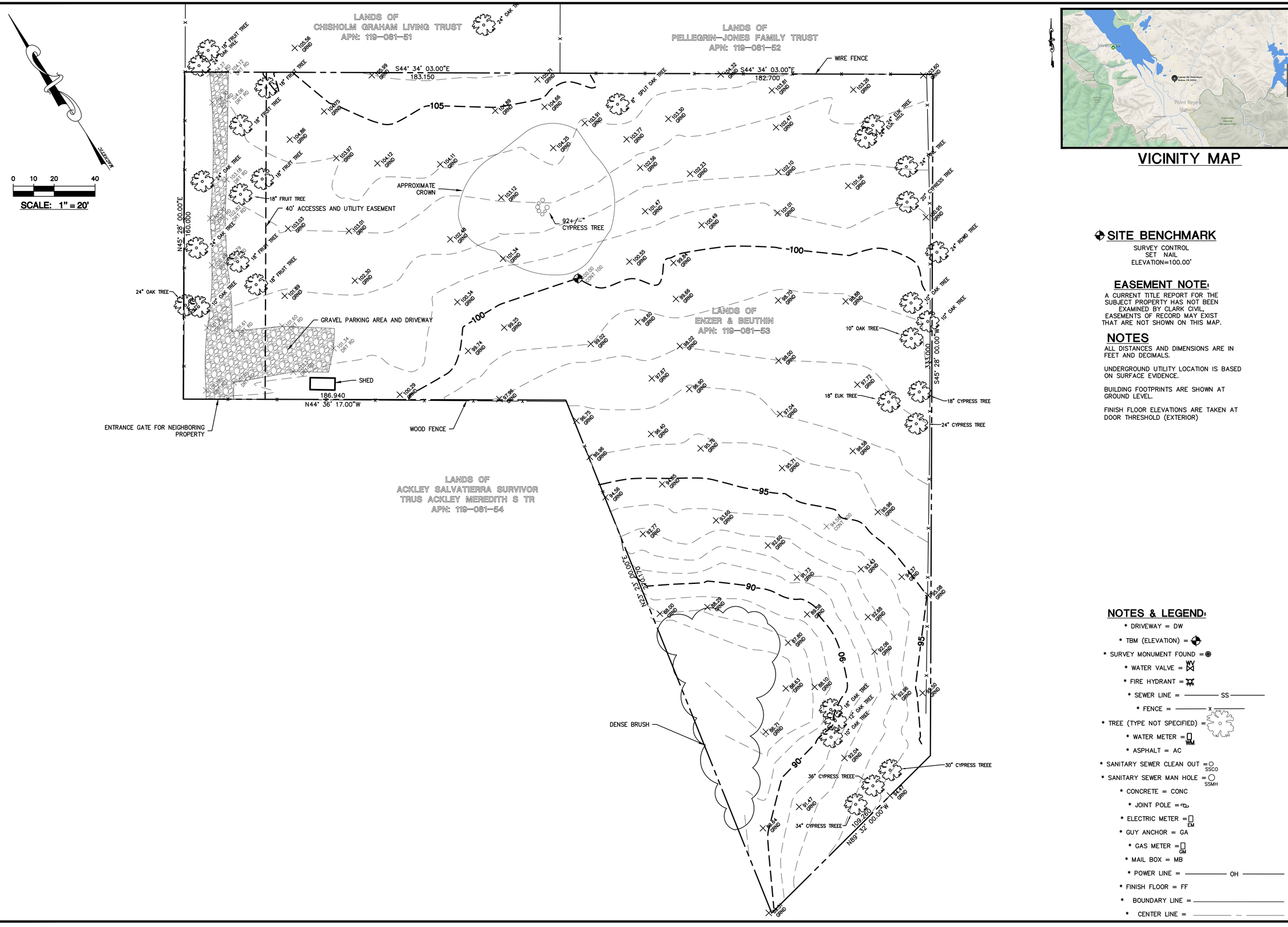
BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist # 686
(415) 454-4212
info@urbanforestryassociates.com
URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS

CYPRESS ROAD, POINT REYES STATION, CA 94956
APN: 119-081-53
MARIN COUNTY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

DATE: 8-9-23
SCALE: 1" = 20'

SHEET NO:
V 1
1 OF 1 SHEETS



VICINITY MAP

SITE BENCHMARK

SURVEY CONTROL
SET NAIL
ELEVATION=100.00'

EASEMENT NOTE:

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY CLARK CIVIL, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

NOTES & LEGEND:

* DRIVEWAY = DW
* TBM (ELEVATION) =
* SURVEY MONUMENT FOUND =
* WATER VALVE = WV
* FIRE HYDRANT =
* SEWER LINE = ——— SS ———
* FENCE = ——— x ———
* TREE (TYPE NOT SPECIFIED) =
* WATER METER = WM
* ASPHALT = AC
* SANITARY SEWER CLEAN OUT = SSCO
* SANITARY SEWER MAN HOLE = SSMH
* CONCRETE = CONC
* JOINT POLE =
* ELECTRIC METER = EM
* GUY ANCHOR = GA
* GAS METER = GM
* MAIL BOX = MB
* POWER LINE = ——— OH ———
* FINISH FLOOR = FF
* BOUNDARY LINE = ———————
* CENTER LINE = ——— _ ———

LICENSED LAND SURVEYOR
WILLIAM C. CLARK
No. 9671
Exp. 06-30-24
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450 FAX: 510-372-0259

CYPRESS ROAD, POINT REYES STATION, CA 94956

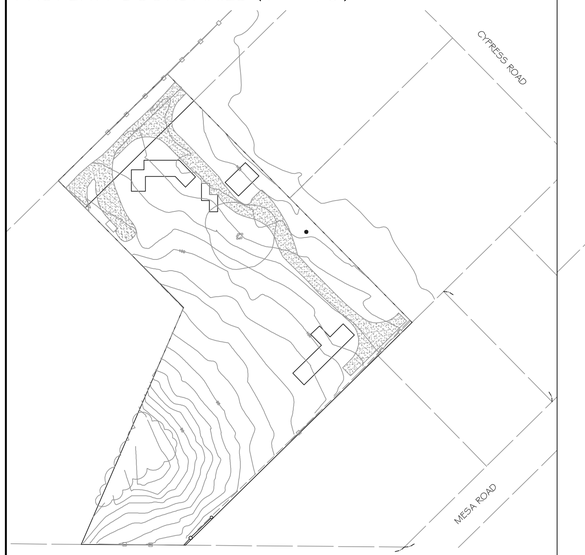
MARIN COUNTY

APN: 119-061-53

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	223006
DATE:	02/16/23
SCALE:	1" = 20'
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	TP01
	1 OF 1 SHEETS

PROPERTY BOUNDARIES (1" = 75')

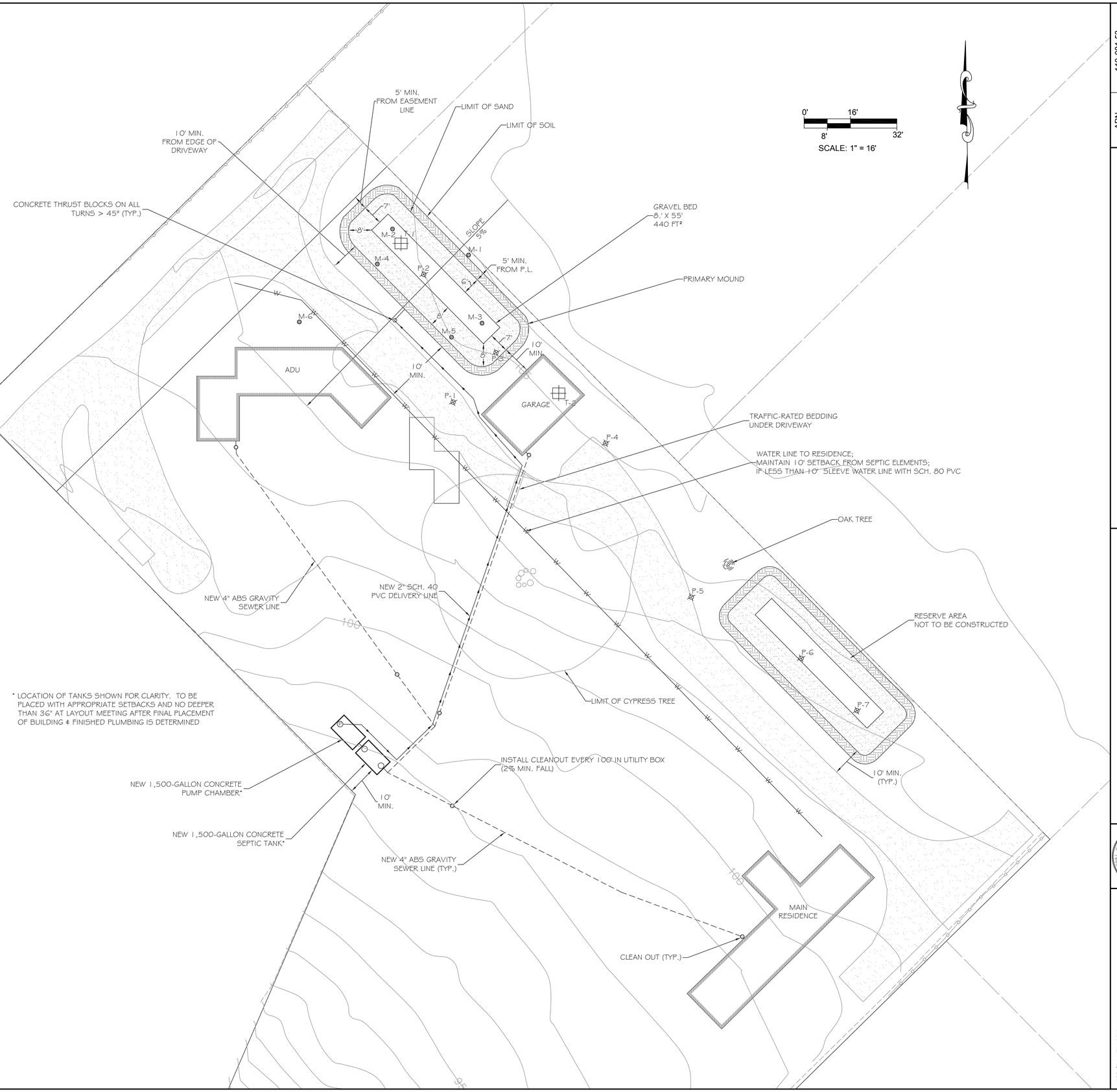


LEGEND

- Soil Profile Trench
- Percolation Test
- Monitoring Well
- Clean Out

NOTES

* Survey provided by owner. EED assumes no responsibility.
* 525 GPD System
* 1' contours shown



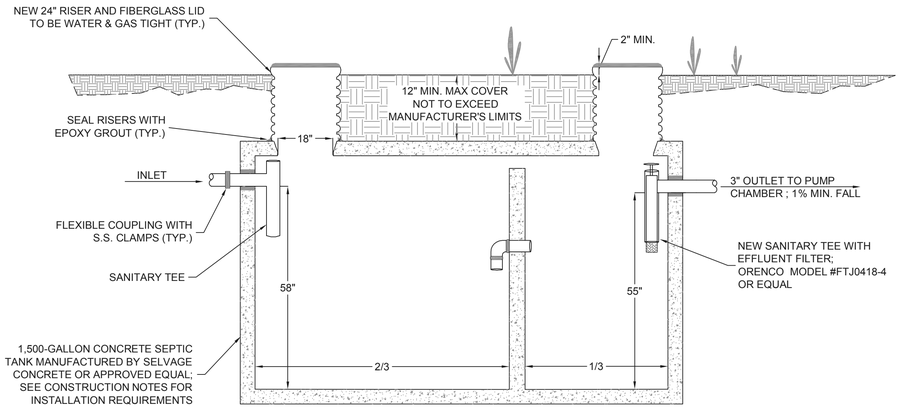
APN	119-081-53
DATE / REV.	02-20-2024 / B
SCALE/SIZE	1" = 16' / ARCHD
SHEET	1 OF 3

CLASS I FIVE-BEDROOM ON-SITE WASTEWATER SYSTEM SITE PLAN

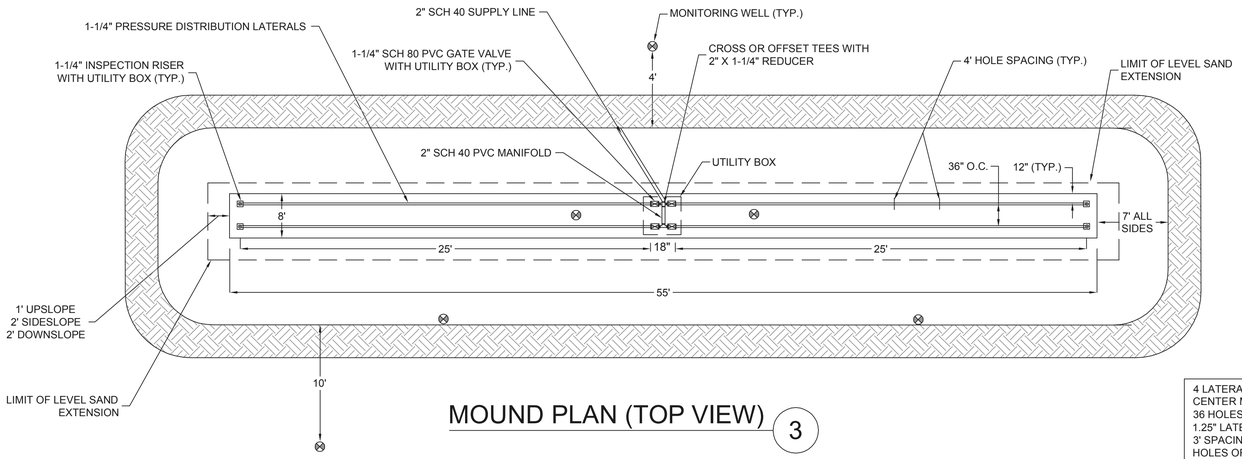
ENZER RESIDENCE
CYPRESS ROAD
POINT REYES STATION, CALIFORNIA

PROFESSIONAL ENGINEER — NOADIAH S. ECKMAN — No. 7486 — REGISTERED CIVIL ENGINEER — STATE OF CALIFORNIA

eckman environmental designs, inc
100 Shoreline Highway
Bld B, Suite 100
Mill Valley, CA 94941
510.390.3852

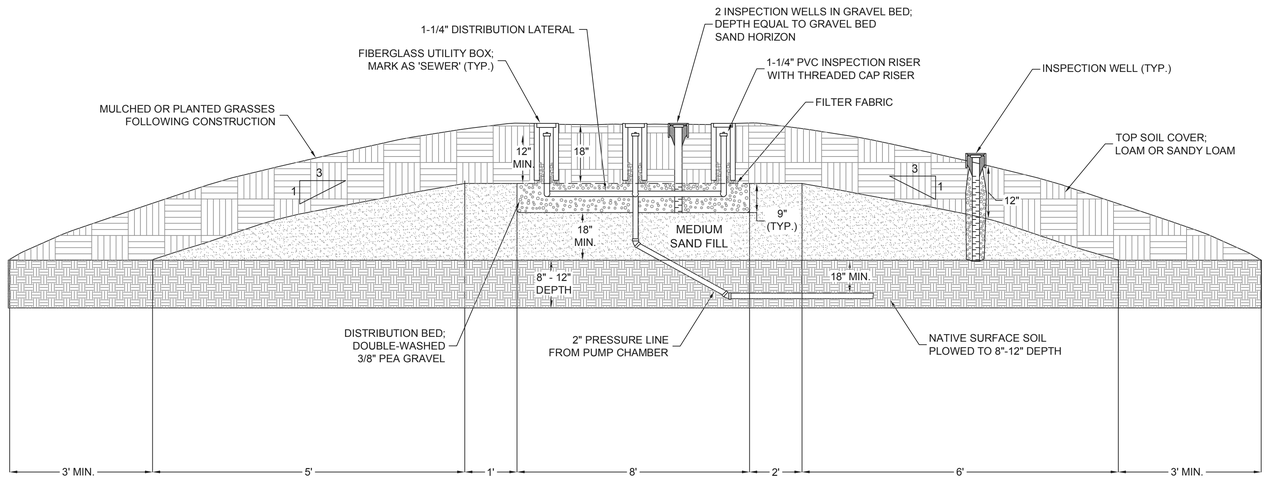


1,500-GALLON SEPTIC TANK 1

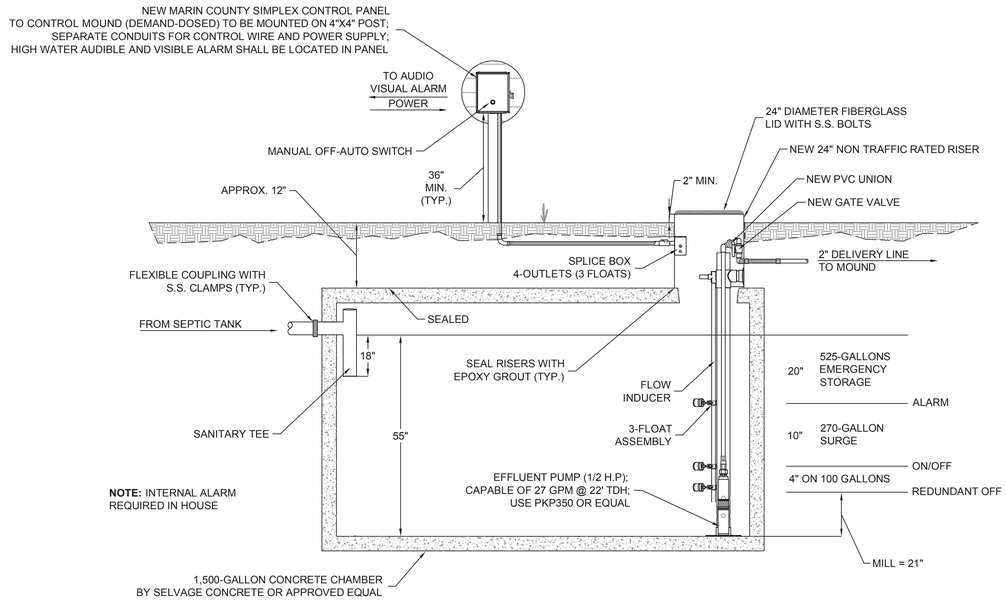


MOUND PLAN (TOP VIEW) 3

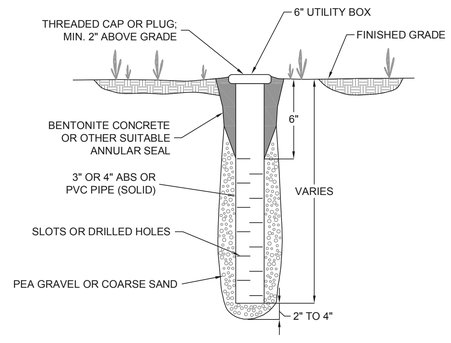
4 LATERALS @ 25' EACH
CENTER MANIFOLD
36 HOLES TOTAL
1.25" LATERAL, 3/16" HOLES
3' SPACING
HOLES ORIENTED UP W/ SHIELDS
110 GALLON DOSE
3' SQUIRT HEIGHT



MOUND PLAN (CROSS VIEW) 4



1,500-GALLON CONCRETE PUMP CHAMBER WITH EFFLUENT PUMPING SYSTEM 2



MONITORING WELL 5

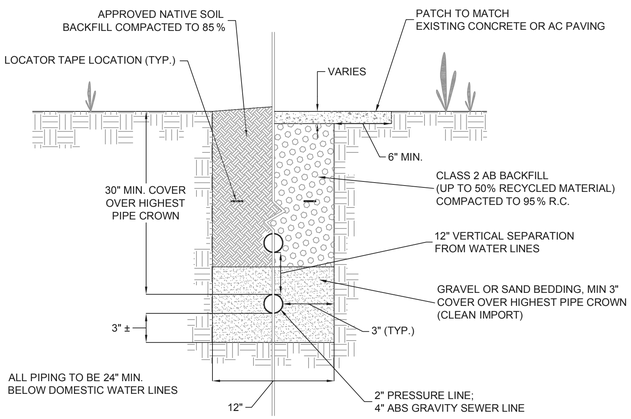
APN	119-081-53
DATE / REV.	02-20-2024 / B
SCALE/SIZE	NONE / ARCHD
SHEET	2 OF 3

ON-SITE WASTEWATER SYSTEM PLAN CONSTRUCTION DETAILS

ENZER RESIDENCE
CYPRESS ROAD
POINT REYES STATION, CALIFORNIA

NOADIAH S. ECKMAN No. 7486

eckman environmental designs, inc
100 Shoreline Highway
Bld B, Suite 100
Mill Valley, CA 94941
510.380.3992



SINGLE PIPE TRENCH TYPE 1 (6)

CONSTRUCTION SPECIFICATIONS

GENERAL

1. Plan Changes. Changes in plans or specifications shall be made only after consultation with and approval of the Designer.

2. Property Lines. Property lines shown on drawing are approximate. The owner has had the property boundaries marked by a licensed surveyor.

3. Mound Construction. Mound shall be created with a crawler tractor; no rubber-tired vehicles shall be permitted in mound area.

4. Construction Inspection. Construction inspection by the Designer shall be required at checkpoints as outlined in the attached Construction Inspection Schedule. It shall be the responsibility of the contractor to call for the required inspections, and to provide at least 48-hours advance notification of the Designer and Marin County Environmental Health Department.

MATERIALS

5. General. All construction materials shall be approved by the designer prior to their placement. Marin County electrical permit is required.

6. Sand Fill. Sand fill for the mound shall be a medium to coarse textured sand conforming to the following specifications:

Sieve Size	Percent Passing
3/8	100
#4	90 - 100
#10	62 - 100
#16	45 - 82
#30	25 - 55
#50	5 - 20
#60	0 - 10
#100	0 - 4

7. Pea Gravel. Shall be cleaned and nominally 3/8"-size.

8. Distribution Piping. All piping for the delivery and pressure distribution network shall be Schedule 40 PVC and have a minimum pressure rating of 150 psi unless otherwise specified. All joints shall be solvent-cement socket type conforming to ASTM D-2672.

   Perforations for the pressure distribution network shall be drilled in a straight line along the invert of the pipe according to the hole diameter and spacing as shown on the plans or as modified by the designer. Clean all drilling burrs from the inside and outside of the pipe prior to installation.

9. Filter Fabric. Filter fabric shall be Mirafi 140N or approved equal. Filter fabric shall be handled and installed in accordance with manufacturer's recommendations. Borders of fabric shall be overlapped 12 to 18 inches. Any torn or damaged sections of fabric shall be covered with additional pieces of filter fabric sufficient to meet the above overlapping requirement.

10. Effluent Filter. Contractor shall use Orenco Effluent Screen, Model #FTJO418-4, or approved equal.

11. Septic Tank. A 1,500-gallon concrete septic tank as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for septic tank shown on the plans. Septic tanks shall be water tight construction and certified as such. Field testing of septic tank integrity shall be required.

12. Pump Chamber. A 1,500-gallon concrete pump chamber as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for pump chamber shown on the plans. The pump chamber shall be of watertight construction and certified as such. Field-testing of the chamber shall be required.

13. Pumps. The pumps are to be Orenco #PKP350 , 1/2 HP or equal for the mound capable of 27 gpm and 22' TDH.

14. Control Panel. Contractor shall use Orenco control panel simplex, or equal, to control the mound pump. The 3-float configuration on the plans supports demand-dose (Mound). Distributed by Pace Supply, Santa Rosa, CA, 707-545-7101.

15. Access Risers. Watertight and gas tight access risers shall be installed over the inlet and outlet openings of both the septic tank and the pump chamber. Access risers shall be installed from the top of the tanks to about ½-inch above ground surface at all tank openings. The riser must be watertight at all points and have a watertight seal at the top of the tank.

CONSTRUCTION

17. Installation. All installation work shall be in accordance with applicable Marin County Regulations.

18. Mound Area Compaction. Vehicle traffic shall not be permitted within an area of ten feet downslope of the mound and five feet of the sideslope.

19. Location of Mound. Location shown for the mound is approximate, subject to adjustment in the field by the Contractor according to building constraints and noted setback requirements.

20. Septic Tank and Pump Chamber Location. Location for the septic tank and pump chamber is approximate, subject to adjustment in the field by the contractor according to building constraints and noted setback requirements. They shall be located and installed to be free from vehicle traffic and protected against entry of surface runoff. Install clean-outs every 100 feet and on turns to septic tank.

21. Septic Tank/Pump Chamber Leak Test. The new septic tank and new pump chamber shall be required to be certified as watertight. Field testing of tanks shall be required and conducted as follows:

    Designer to visually inspect tank prior to conducting leak test. Fill tank and pump chamber so water level is 2 inches ± above tank/access riser joints. Note depth of water and re-measure not less than one hour later. A water level drop of 0.25 inches or greater shall be considered to be an indicator of a leaking tank; a tank shall be repaired or replaced to the satisfaction of the engineer. Note: The septic tank and pump chamber excavation are not to be backfilled until the leak test is completed.

22. Electrical.

- High water audio and visual alarm shall be located within the house.
- All electrical work shall conform to procedures and codes of Marin County Building Department.

23. Pressure Pipe Network.

- All pressure pipe shall be Schedule 40 PVC or approved equal.
- All joints shall be glued with solvent cement.
- Distribution pipe shall be laid level with a maximum permissible slope of three (3) inches in 100 feet.
- Hydraulic testing shall be conducted in the presence of the Designer to determine any leaks in the system and to check the discharge head and pump operation.
- A concrete thrust block shall be installed at all pipe bends of 45° or greater in the 2-inch pressure line from the pump to the sand filter and mound.

24. Erosion Protection. Re-seed mound area for erosion protection following final cover placement. Divert existing garage roof drainage away from mound area.

25. Clearing and Grubbing Limits. All disposal sites will be cleared and grubbed. These areas will be cleared and grubbed only after the Designer has observed and approved the Contractors staking of the clearing limits, to ensure that no more clearing and grubbing is done than necessary.

Mound Construction

Mound construction shall be in accordance with the following guidelines, or as may be modified in consultation with the Design Engineer:

a) Pump Chambers and Pumps

All electrical, mechanical, and plumbing work, and the methods of construction shall meet Uniform Plumbing Code and National Electrical Code, and shall conform to all local, state, federal and other laws pertaining to this work.

b) Disposal Site Preparation

Rope off the site of the mound including the area extending five feet beyond the mound on all sides to prevent damage to the area during other construction activity on the lot. Vehicular traffic over the area shall be prohibited to avoid soil compaction.

Stake out the mound perimeter and beds in the proper orientation. Reference stakes set some distance from the mound perimeter are also required in case the corner stakes are disturbed.

Cut and remove vegetation.

Install the delivery pipe from the sump to the mound. Lay the pipe at a depth of 24 inches and slope it uniformly back to the pump chamber. Backfill and compact the soil around the pipe.

Plow the area within the mound perimeter. Use a two bottom or larger moldboard plow or chisel plow, plowing 8-12 inches deep, parallel to the slope contour. Plowing should be done when the soil is dry. The Designer shall be consulted to determine if proper soil moisture conditions exist.

c) Fill Placement

Place the fill materials on the edges of the plowed area, keeping trucks off the plowed area.

Move the medium sand fill material into place using a track type tractor with a blade. Maintain a minimum of 6 inches of material beneath the tracks of the tractor to minimize compaction of the natural soil. The fill material should be worked in this manner until the height of the fill reaches the elevation of the top of the absorption bed.

With the blade of the tractor or by hand, form the absorption bed. Hand level the bottom of the bed, checking for the proper elevation. Shape the sides to the desired slope.

d) Distribution Network Placement

Carefully place the pea gravel in the bed, taking care not to create ruts in the bottom of the bed. Level the pea gravel to a minimum depth of 6 inches.

Assemble the distribution network on the pea gravel, laying the lateral level. Perform hydraulic test of distribution system in the presence of the Design Engineer.

Place additional pea gravel to a depth of at least 2 inches over the crown of the pipe.

Place filter fabric over the pea gravel to form silt barrier; filter fabric shall be Mirafi 140N for approved equal.

e) Mound Covering

Place good quality topsoil over the entire mound surface. Topsoil depth should be roughly 18 inches over the center and 12 inches minimum over the side slopes. The soil cover of the mound should be compacted with a small track machine or by hand.

Plant grass over the entire mound using grasses adapted to the area that shall aid in protecting the mound from erosion. Shrubs can be planted around the base and up the side slopes. Shrubs should be somewhat moisture tolerant since the downslope perimeter may become moist during early spring and late fall. Plants placed on top of the mound should be drought tolerant.

Inspection of the system shall be performed by the Designer at various stages of construction to verify adherence to design specifications. Inspections are recommended as indicated in the attached schedule.

RECOMMENDED CONSTRUCTION INSPECTION SCHEDULE

In accordance with requirements of Marin County Environmental Health Department, the following construction activities will be inspected by the Designer.

INSPECTION #1

On-site preconstruction conference to discuss project with contractor;

Staking of septic tank and pump chamber;

Staking and layout of mound disposal area; and

Review/approval of material.

INSPECTION #2

Placement of 4-inch tight line;

Septic tank and pump chamber installation;

Leak testing of septic tank and pump chamber;

Clearing of mound site;

Plowing of surface soils; and,

Placement of sand fill.

INSPECTION #3

Placement of mound pea gravel in distribution bed;

Assembly and layout of mound distribution pipe network;

Placement of 2-inch pressure line;

INSPECTION #4

Testing of pumps and distribution systems.

Installation of monitoring wells; and,

Final fastening of pipe connections.

INSPECTION #5

Placement of filter fabric;

Placement of topsoil cover;

Final shaping of mound;

Seeding of mound; and,

Pump alarm; Confirm low flow fixtures

APN 119-081-53
DATE / REV. 02-20-2024 / B
SCALE/SIZE NONE / ARCHD
SHEET 3 OF 3

ON-SITE WASTEWATER SYSTEM PLAN
CONSTRUCTION DETAILS

ENZER RESIDENCE
CYPRESS ROAD
POINT REYES STATION, CALIFORNIA

REGISTERED ENVIRONMENTAL HEALTH SPECIALIST
NOADIAH S. ECKMAN
No. 7486
STATE OF CALIFORNIA

100 Shoreline Highway
Bld B, Suite 100
Mill Valley, CA 94941
510.380.3892
eckman environmental designs, inc

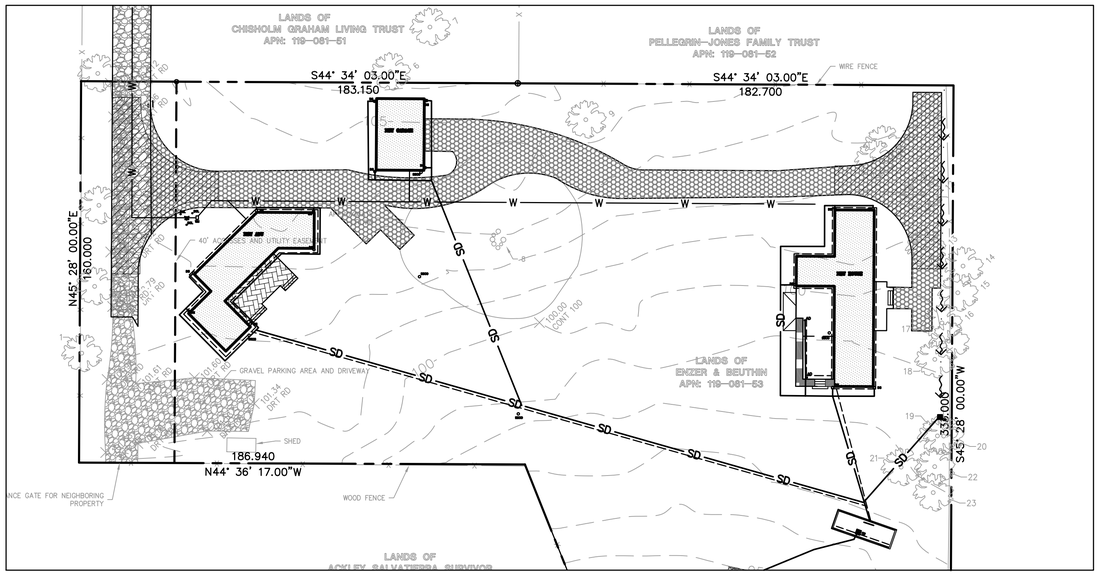
ENZER & BEUTHIN RESIDENCE & ADU
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OFWALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or –TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUC	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
		SUBDRAIN LINE
		TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		SWALE FLOW DIRECTION
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
AD	AD	SQUARE AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 30'

VICINITY MAP
NTS

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

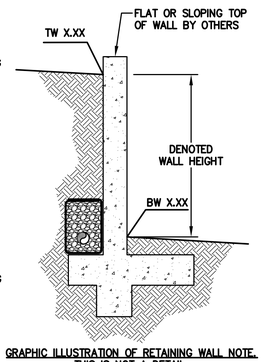
1. TOPOGRAPHIC SURVEY BY:
   CLARK CIVIL ENGINEERING
   5500 NICASIO VALLEY ROAD
   NICASIO, CALIFORNIA 94946

2. ARCHITECTURAL PLAN BY BOB THEIS
   6435 CLAREMENT AVENUE
   RICHMOND HEIGHTS, CA, 94805
   (510) 235-0616

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. GRADES SHOWN ON PLAN AS TW X.XX & BW X.XX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUB-DRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING MIRADRAIN PANELS TERMINATING INTO A GRAVEL DRAIN AT THE BASE OF THE WALL (BELOW FINISHED FLOOR LEVEL) CONSISTING OF PERFORATED PIPE ENCAPSULATED IN 3/4 INCH CRUSHED ROCK WITH THE ROCK WRAPPED IN MIRAFI 140N OR APPROVED EQUAL FABRIC. TO PREVENT HYDROSTATIC PRESSURE. THE SUBDRAIN PIPE SHALL BE CONNECTED TO A SUITABLE DISCHARGE POINT AS SHOWN ON THE PLANS.
6. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



GRAPHIC ILLUSTRATION OF RETAINING WALL NOTE. THIS IS NOT A DETAIL.
PROFESSIONAL DISCIPLINE RESPONSIBLE FOR RETAINING WALL DESIGN VARIES PER PROJECT. SEE ARCHITECTURAL TITLE SHEET INDEX FOR REFERENCE TO RETAINING WALL DESIGN.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
BUIDLINGS	0 S.F.	3160 S.F.
DRIVEWAY	0 S.F.	0 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		3160 S.F.

ESTIMATED EARTHWORK QUANTITIES

CUT	10 C.Y.
FILL	0 C.Y.
IMPORT	10 C.Y

NOTE: 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

SHEET INDEX

CALL 1-800-227-2600 BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — WILLIAM C. CLARK — No. 65497 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA
APN: 119-081-53
MARIN COUNTY

TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C0.1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC.., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
8. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL: CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630. SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS. FOR SANITARY SEWER LINES IN THE PUBLIC RIGHT-OF-WAY (BELOW THE SIDEWALK OR BELOW THE ROADWAY) THE APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH-DENSITY POLYETHYLENE (HDPE) SDR 17 MINIMUM.
4. SEWER WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

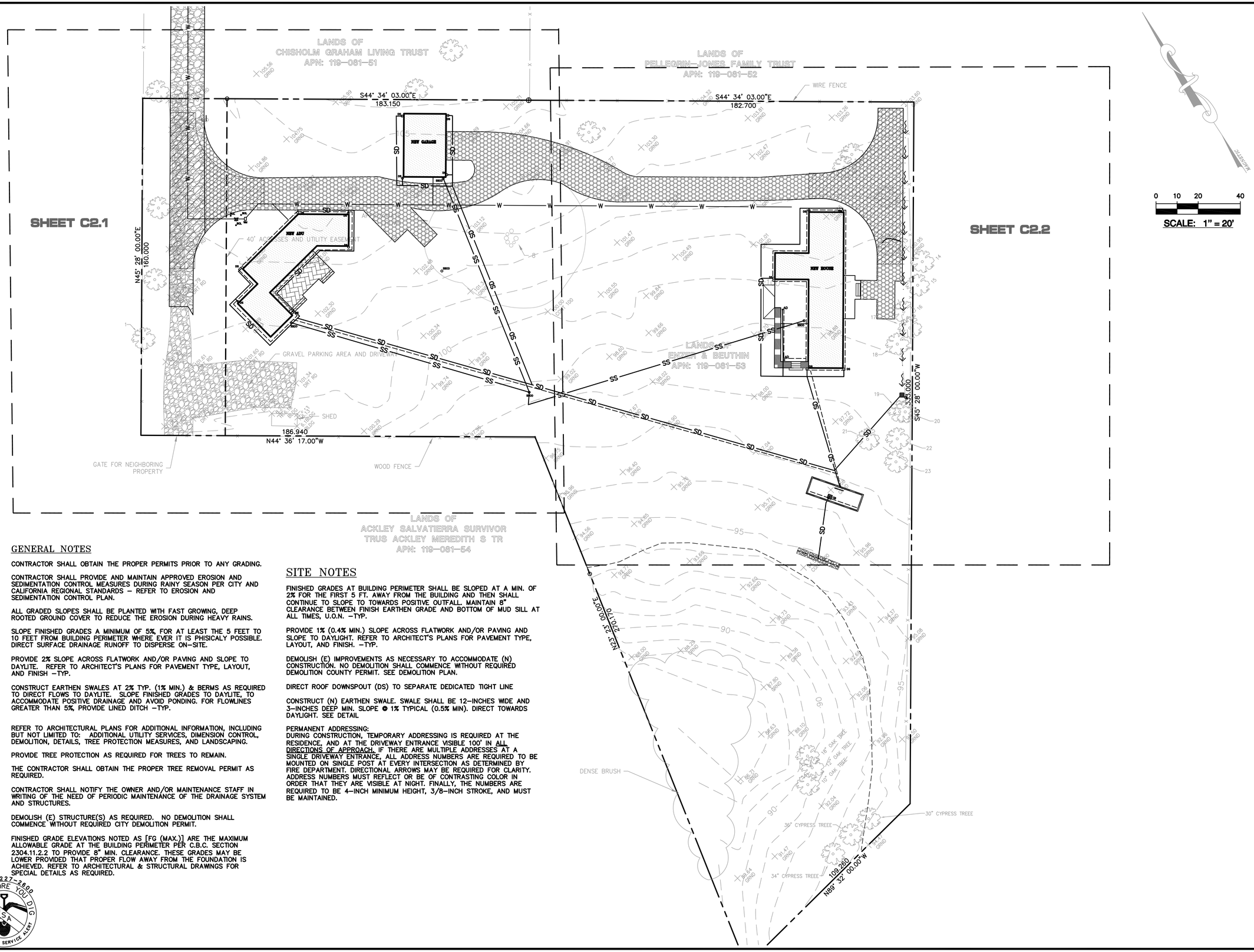
ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA

APN: 119-081-53
MARIN COUNTY

GRADING SPECIFICATIONS

–		–
–		–
–		–
–		–
–		–
REVISIONS		BY

JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C0.2



GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS – REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5% FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHISICALY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON–SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH –TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH –TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

SITE NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. –TYP.

PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. –TYP.

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION COUNTY PERMIT. SEE DEMOLITION PLAN.

DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE

CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12–INCHES WIDE AND 3–INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

PERMANENT ADDRESSING:
DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4–INCH MINIMUM HEIGHT, 3/8–INCH STROKE, AND MUST BE MAINTAINED.

CALL 1-800-227-2600 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

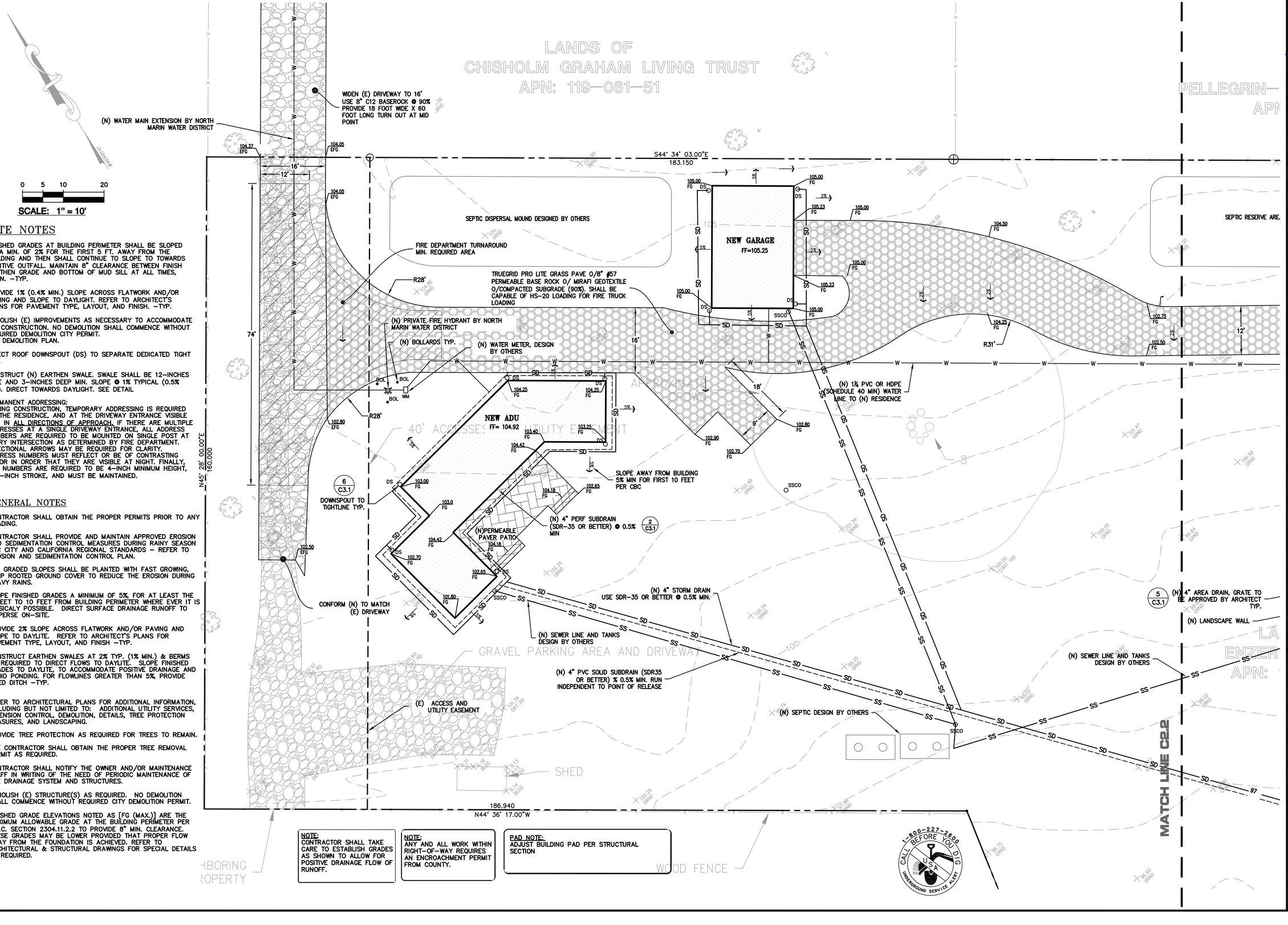
CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA
APN:119-081-53
MARIN COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C2.0



0 5 10 20

SCALE: 1" = 10'

SITE NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. –TYP.

PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. –TYP.

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.

DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE

CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12–INCHES WIDE AND 3–INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

PERMANENT ADDRESSING:
DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4–INCH MINIMUM HEIGHT, 3/8–INCH STROKE, AND MUST BE MAINTAINED.

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS – REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHISICALY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON–SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH –TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH –TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

NOTE:
CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE:
ANY AND ALL WORK WITHIN RIGHT–OF–WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY.

PAD NOTE:
ADJUST BUILDING PAD PER STRUCTURAL SECTION

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

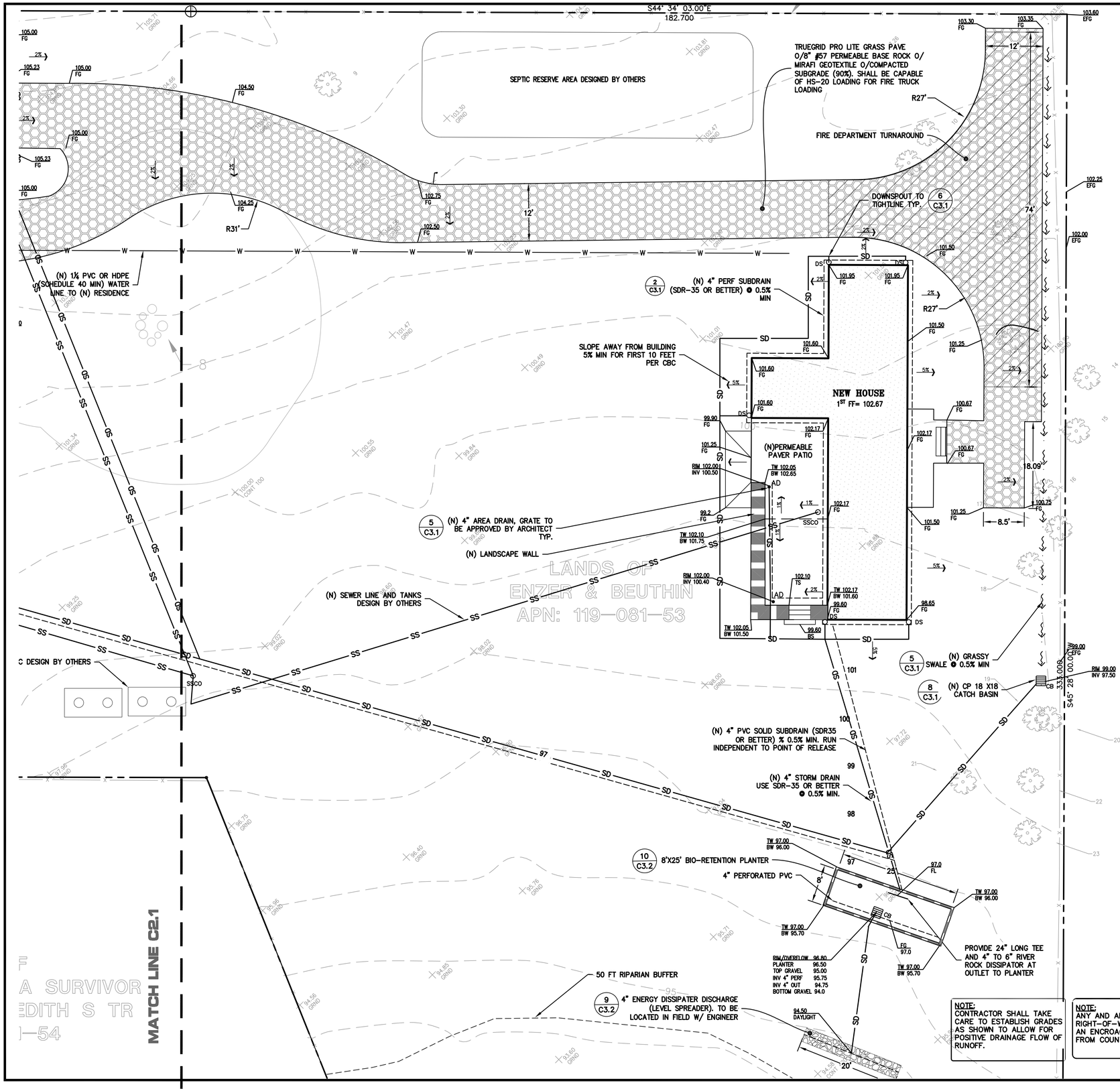
ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA

APN:119-081-53

MARIN COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

REVISIONS	BY
JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C2.1



0 5 10 20

SCALE: 1" = 10'

SITE NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. -TYP.

PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT.
SEE DEMOLITION PLAN.

DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE

CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

PERMANENT ADDRESSING:
DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4-INCH MINIMUM HEIGHT, 3/8-INCH STROKE, AND MUST BE MAINTAINED.

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHISICALY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH -TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

NOTE:
CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE:
ANY AND ALL WORK WITHIN RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY.

PAD NOTE:
ADJUST BUILDING PAD PER STRUCTURAL SECTION

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

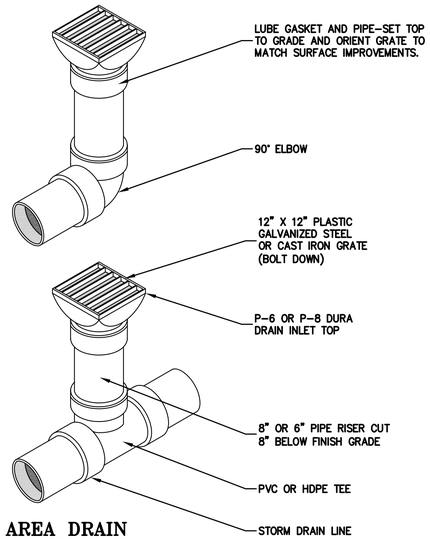
ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA

APN:119-081-53
MARIN COUNTY

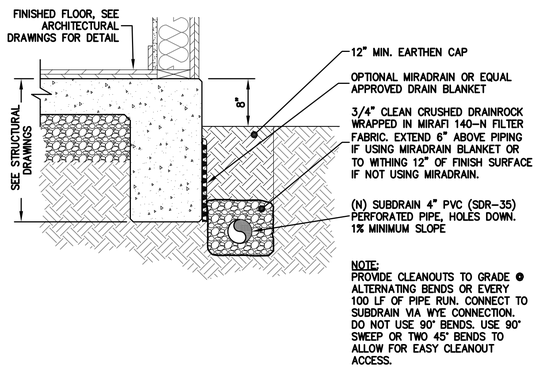
PRELIMINARY GRADING & DRAINAGE PLAN

	REVISIONS	BY
-		-
-		-
-		-
-		-
-		-

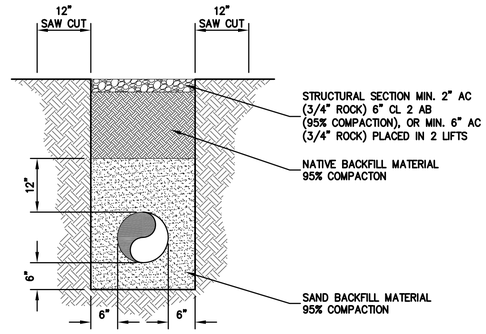
JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C2.2



1 C3.1 **AREA DRAIN**
NTS



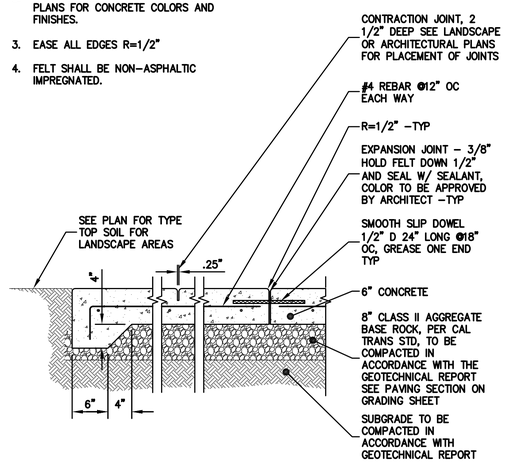
2 C3.1 **SLAB FOUNDATION SUBDRAIN**
NTS



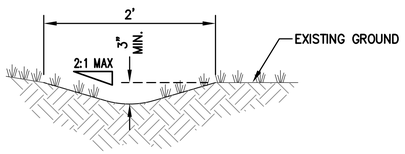
3 C3.1 **TRENCH BACKFILL**
NTS

NOTES:

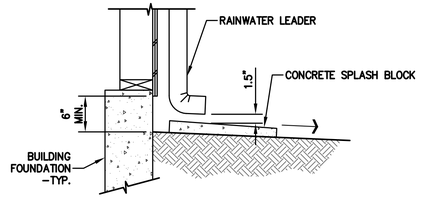
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



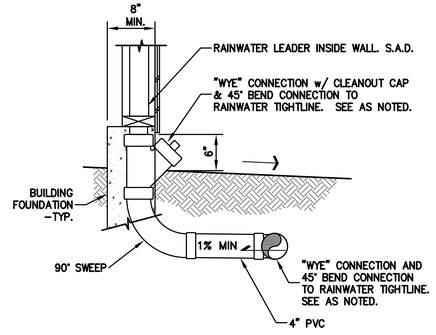
4 C3.1 **CONCRETE PAVING**
NTS



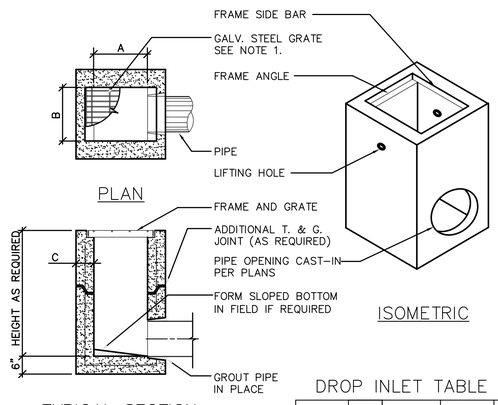
5 C3.1 **GRASSY SWALE DETAIL**
NTS



6 C3.1 **RAIN WATER LEADER TO CONCRETE SPLASH BLOCK**
NTS



4 C3.1 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS



TYPICAL SECTION

NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-SO" PAGE 1-6 AND "DI-DO" PAGE 1-5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

8 C3.1 **CATCH BASIN DETAIL**
NTS

WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

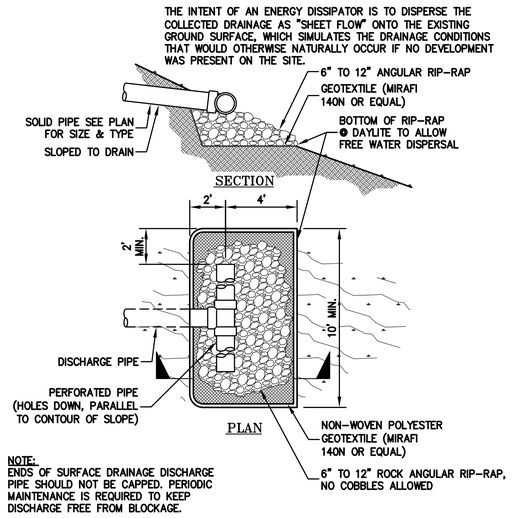
ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES
STATION, CALIFORNIA
MARIN COUNTY
APN: 119-081-53

DETAILS

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

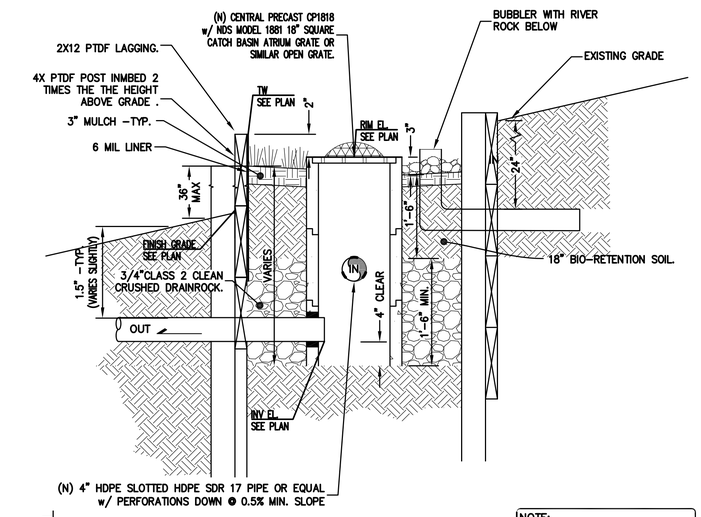
JOB NO: 223006
DATE: 9-21-23
SCALE: AS NOTED
DESIGN BY: RG
DRAWN BY: RG
SHEET NO:

C3.1



NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

9 / C3.2 **ENERGY DISSIPATOR DISCHARGE**
NTS



NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

10 / C3.2 **FLOW-THROUGH PLANTER**
NTS

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA

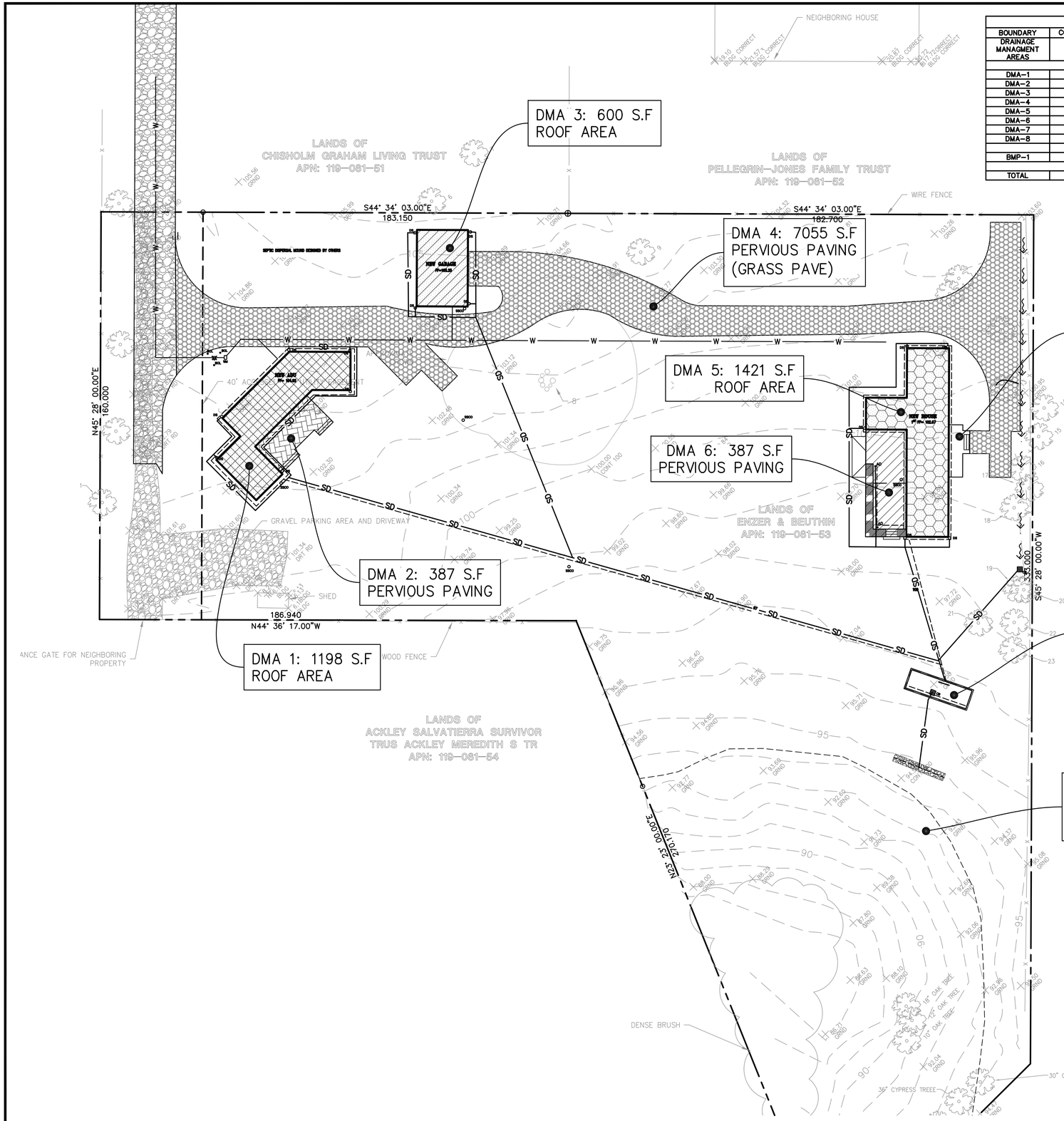
APN:119-081-53
MARIN COUNTY

DETAILS

–		–
–		–
–		–
–		–
–		–
REVISIONS		BY

JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	

C3.2



AREA SUMMARY TABLES

BOUNDARY	CONVENTIONAL SURFACES (SF)		PLANTERS (SF)				
DRAINAGE MANAGMENT AREAS	ROOF	CONCRETE / ASPHALT	PERVIOUS PAVING	LANDSCAPE AREA	TREATMENT AREA	REQUIRED TREATEMENT	PROVIDED TREATMENT
DMA-1	1198	0					
DMA-2			387				
DMA-3	600						
DMA-4			7055				
DMA-5	1421						
DMA-6			387				
DMA-7			136				
DMA-8				79172			
BMP-1					187	128	187
TOTAL	3219	0	7965		187	128	240

0 10 20 40

SCALE: 1" = 20'

STORM WATER CONTROL PLAN NOTES:

ONSITE STORM DRAINS
- MARK ALL INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY"
- MAINTAIN AND PERIODICALLY REPAINT OR REPLACE INTEL MARKINGS
- PROVIDE STORMWATER POLLUTION PREVENTION INFORMATION TO NEW OPERATOR .
- NO ONE SHALL DISCHARGE ANYTHING TO STORM DRAINS OR TO STORE OR DEPOSIT MATERIALS SO AS TO CREATE A POTENTIAL DISCHARGE TO STORM DRAINS

INTERIOR FLOOR DRAINS
- INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS WILL BE PLUMBED TO SANITARY SEWER
- PERIODICALLY INSPECT INLETS AND PUMPS TO PREVENT BLOCKAGE AND OVREFLOWS

REFUSE AREA
- TRASH TO BE TRANSPORTED TO CENTRAL DUMPSTER FACILITY ONSITE
- DUMPSTER AREA TO BE POSTED WITH"DO NOT DUMP HAZARDOUS MATERIALS HERE"

INDUSTRIAL PROCESS
- NO INDUSTRIAL PROCESS PROPOSED, PROPOSED FOOD STORAGE AND DISTRIBUTION

OUTDOOR STORAGE AREAS:
- ALL FOOD STORAGE TO BE INDOORS NONE PROPOSED OUTSIDE

VEHICLE AND EQUIPMENT CLEANING
- NONE PROPOSED

VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
- NONE PROPOSED

FUEL DESPENSING
- NONE PROPOSED

LOADING DOCKS
- ALL MATERIAL TO BE MOVED INTO INDOOR AS SOON AS POSSIBLE

FIRE SPRINKLER TEST WATER
- PROVIDE MEANS TO DRAIN FIRE SPRINKLER TEST WATER TO THE SANITARY SEWER

PARKING LOTS AND WALKWAYS
- SWEEP SIDEWALKS AND PARKING LOTS REGULARLY TO PREVENT ACCUMULATION OF LITTER AND DEBRIS

WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

ENZER & BEUTHIN RES.
CYPRESS ROAD, POINT REYES STATION, CALIFORNIA
APN:119-081-53
MARIN COUNTY

STORM WATER MANAGEMENT PLAN

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	223006
DATE:	9-21-23
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	C4.4