

VESTING TENTATIVE MAP

ENGINEER
OVERKAMPER & ASSOCIATES
 CIVIL ENGINEERS, INC.
 7200 REDWOOD BLVD STE. 308
 NOVATO, CA 94945
 tel. (415) 897-2800

OWNER-DEVELOPER
KARUNA LAND LLC
 11 SACRAMENTO AVE
 SAN ANSELMO, CA 94960
 tel. (415) 457-3431

MAP NOTES:

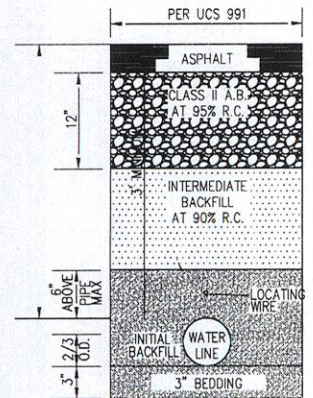
- TOTAL SITE AREA: 10.6 ACRES
- The Land is not presently in use.
- Proposed use will be residential.
- All construction shall be in accordance with Standard Specifications and Uniform Construction Standards, Cities of Marin, County of Marin.
- Assessors Parcel ~ 177-220-10
- Sewage disposal will be by SANITARY DISTRICT NO. 1
- Water supply by MARIN MUNICIPAL WATER DISTRICT
- Gas and Electric Service by PG&E
- Telephone service by AT&T
- TV Service by COMCAST
- A Storm Water Pollution Prevention Plan utilizing Best Management Practices shall be included with Construction Drawings and Documents
- The total proposed pavement area is 18,800 square feet.
- The Basis of Bearing for this map is based on the California Coordinate System NAD 83 Zone 3 determined by GPS Observation. There is a rotation of 01°15'18" clockwise from the Basis of Bearing as shown on the Record of Survey recorded in 10 O.S. 92.

SHEET INDEX

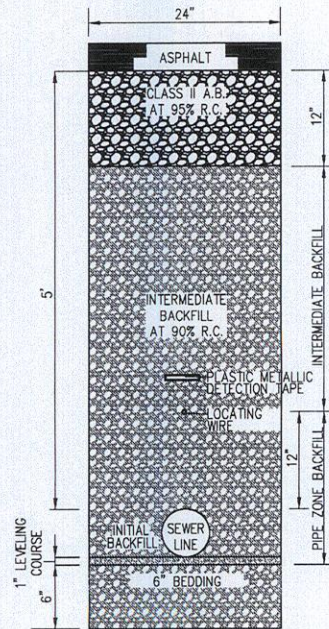
- C1 TENTATIVE MAP
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- C3 DRIVEWAY PLAN AND PROFILE
- C4 DRIVEWAY PLAN AND PROFILE
- C5 PRELIMINARY GRADING AND DRAINAGE
- C6 GRADING CUT & FILL AREAS
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- C8 DEVELOPMENT AREA PLAN
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- S1 LOT 1~CROSS SECTIONS
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- S5 LOT 5~CROSS SECTIONS
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PROJECT DATA

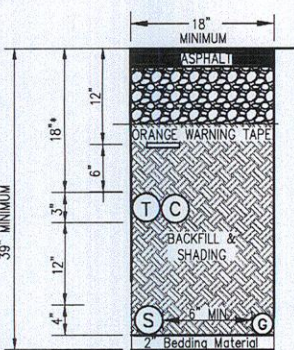
Item	Information
General Plan Designation	MF-2 (Multiple Family, 1 to 4 units per acre), partial Ridge and Upland Greenbelt
Zoning	RMP-1.33 (Residential Multiple Family, 1.33 units per acre maximum density)
Existing lot area	461,561 sq ft; 10.6 acres
Proposed Lot 1; 1,500 sq ft single family home	5,268 sq ft; 0.121 acres; Generally 3 story, bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 2; 1,500 sq ft single family home	6,119 sq ft; 0.140 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 3; 1,500 sq ft single family home	5,914 sq ft; 0.136 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 4; 1,500 sq ft single family home	3,539 sq ft; 0.081 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint; Affordable housing lot
Proposed Lot 5; 1,500 sq ft single family home	4,133 sq ft; 0.095 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 6; 1,500 sq ft single family home	4,133 sq ft; 0.095 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Remainder Parcel	401,725 sq ft; 9.222 acres; future uses consistent with RMP zoning. Specific master plan uses include but are not limited to agriculture, recreation, memorial site, and/or meditation area.
Proposed Driveway and Utility Parcel	30,730 sq ft; 0.705 acres
Existing building area	None
Proposed building area	One 1,500 sq ft home on each of lots 1-6
Existing floor area ratio (FAR)	Not applicable
Proposed FAR Lot 1	28% FAR
Proposed FAR Lot 2	25% FAR
Proposed FAR Lot 3	25% FAR
Proposed FAR Lot 4	42% FAR
Proposed FAR Lot 5	36% FAR
Proposed FAR Lot 6	36% FAR
Minimum proposed setbacks	Refer to building envelopes on Oberkammer drawings S1 through S6
Maximum height of proposed development	Thirty feet (30) Maximum Building Height
Average slope of property	0%-18%; 42,891 sq ft; 9.3% 18%-25%; 37,780 sq ft; 8.2% 25%-UP; 381,065 sq ft; 82.6% See Oberkammer drawing C8
Total parking space required/provided	24 required/26 provided; For locations see Oberkammer drawing C3
Project description	See project description letter submitted with application
Adjacent land uses	Residential, light industrial, and open space
Vegetation	Ruderal vegetation and oak/bay woodland with some open grass areas
Topography and slope	Varies from flat to very steeply sloped



TYPICAL WATERLINE TRENCH SECTION
NOT TO SCALE



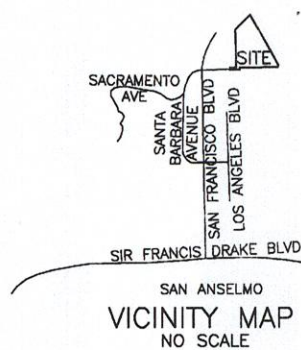
TYPICAL SEWER TRENCH SECTION
NOT TO SCALE



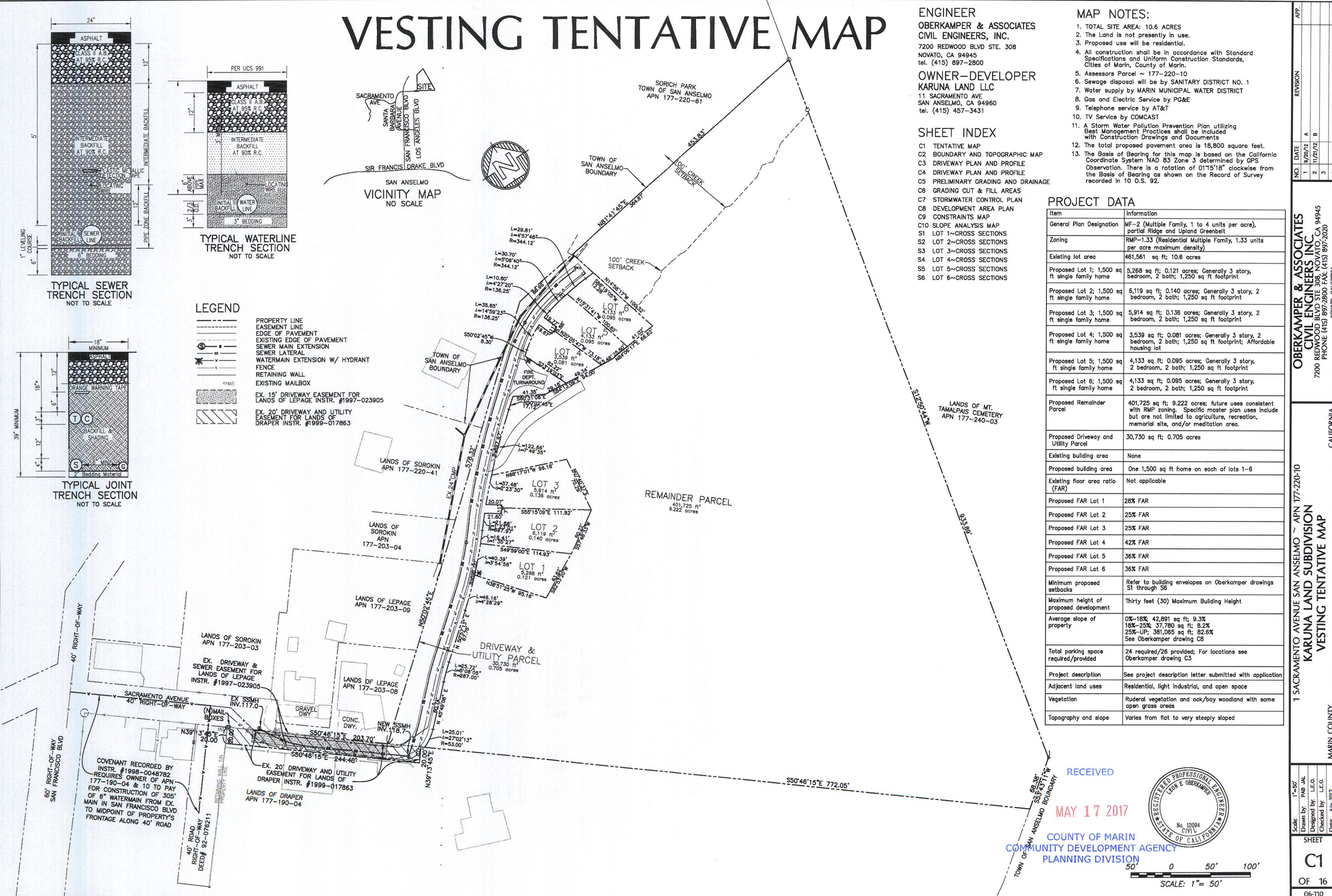
TYPICAL JOINT TRENCH SECTION
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- SEWER MAIN EXTENSION
- SEWER LATERAL
- WATERMAIN EXTENSION W/ HYDRANT
- FENCE
- RETAINING WALL
- EXISTING MAILBOX
- EX. 15' DRIVEWAY EASEMENT FOR LANDS OF LEPAGE INSTR. #1997-023905
- EX. 20' DRIVEWAY AND UTILITY EASEMENT FOR LANDS OF DRAPER INSTR. #1999-017863



VICINITY MAP
NO SCALE



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 MAY 17 2017
 COUNTY OF MARIN
 COMMUNITY DEVELOPMENT AGENCY
 PLANNING DIVISION

REGISTERED PROFESSIONAL ENGINEER
 LION E. OVERKAMPER
 No. 12084
 CIVIL
 STATE OF CALIFORNIA

SCALE: 1" = 50'

NO.	DATE	REVISION
1	8/20/12	A
2	11/21/12	B
3		
4		

1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
 KARUNA LAND SUBDIVISION
 VESTING TENTATIVE MAP

Scale: 1"=50'
 Drawn by: PAB/JAL
 Designed by: L.E.O.
 Checked by: L.E.O.
 Date: July 2012

SHEET
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 OF 16
 06-110

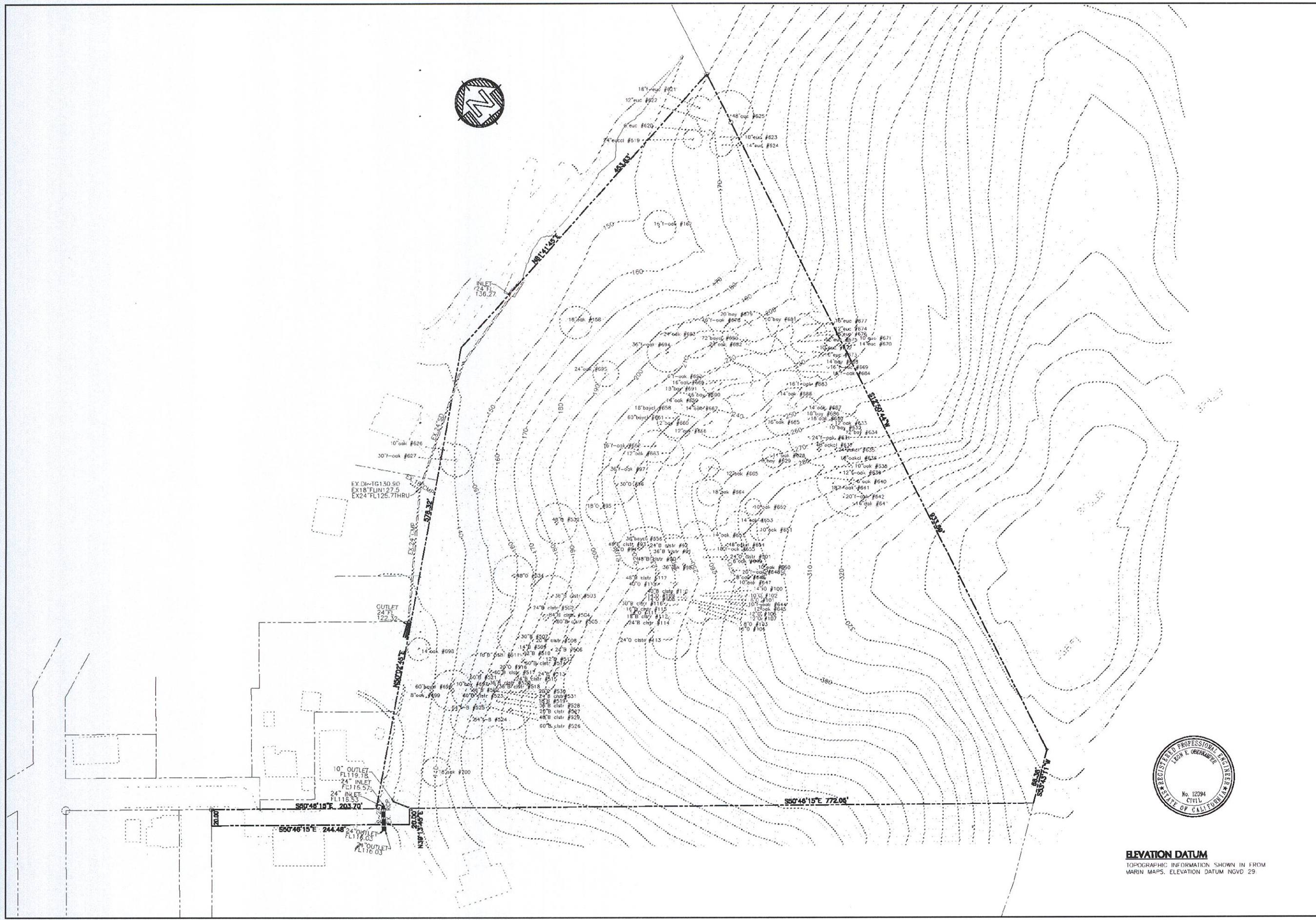
OVERKAMPER & ASSOCIATES
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 PHONE (415) 897-2800 FAX: (415) 897-2020
 NOVATO, CALIFORNIA

CALIFORNIA

MARIN COUNTY

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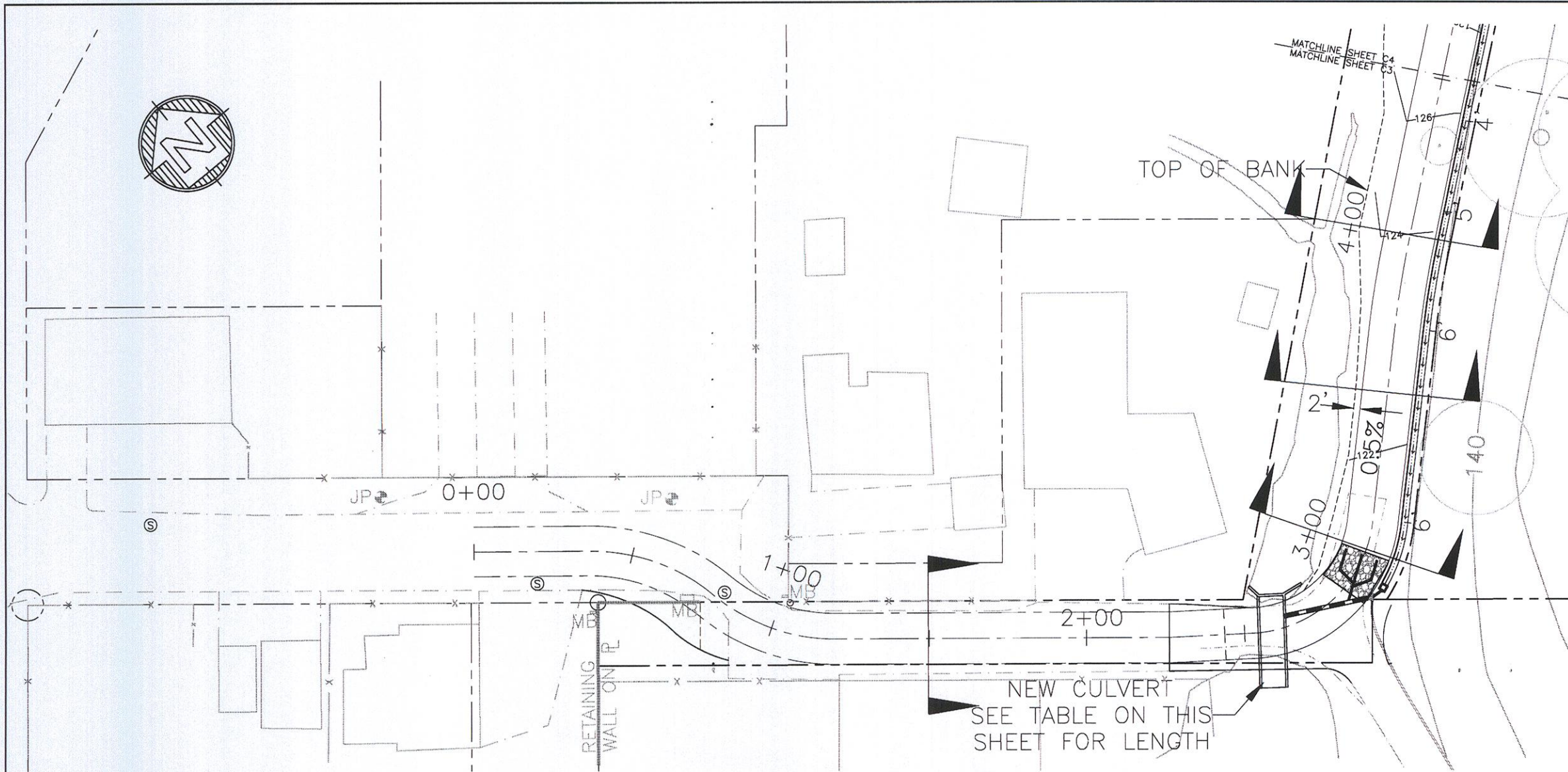


ELEVATION DATUM
 TOPOGRAPHIC INFORMATION SHOWN IN FROM
 MARIN MAPS, ELEVATION DATUM NGVD 29.

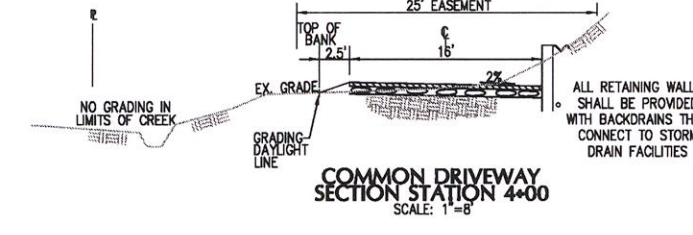
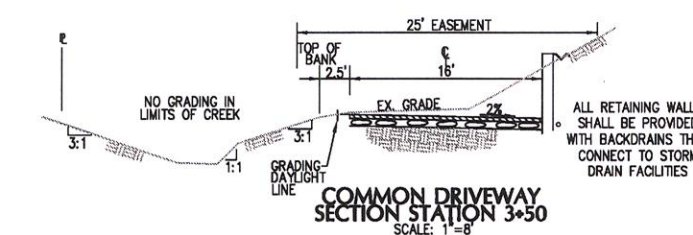
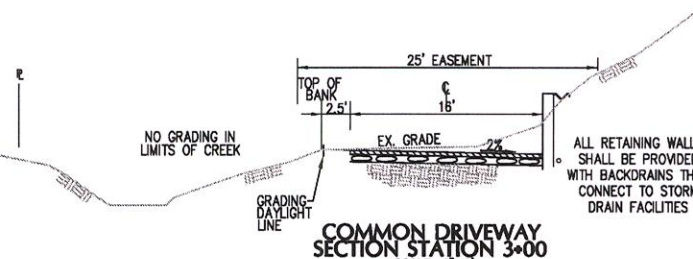
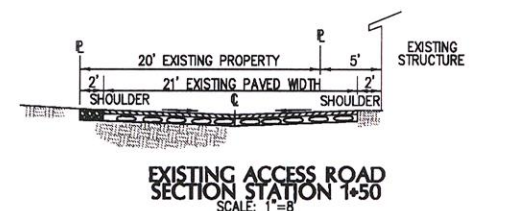
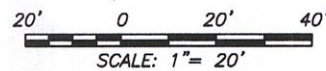
Scale 1"=50'	Drawn by	RM
	Designed by	LEA
	Checked by	LEA
	Date	JULY 2012
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OF 16		
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OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945 PHONE (415) 897-2800 FAX (415) 897-2020 NOVATO, CALIFORNIA	
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10 KARUNA LAND SUBDIVISION BOUNDARY AND TOPOGRAPHIC MAP	
CALIFORNIA	MARIN COUNTY

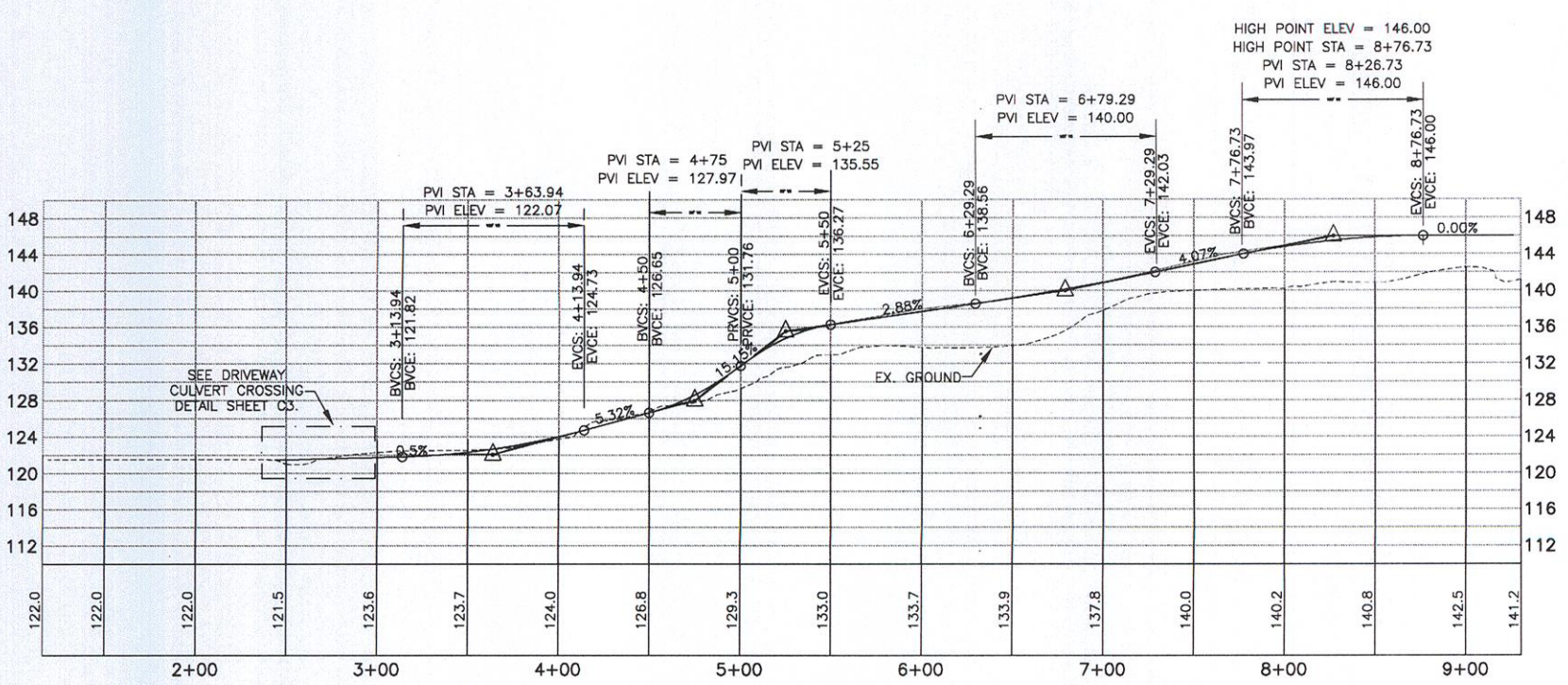


ENTRY DRIVEWAY PLAN VIEW
SCALE: 1"=20'

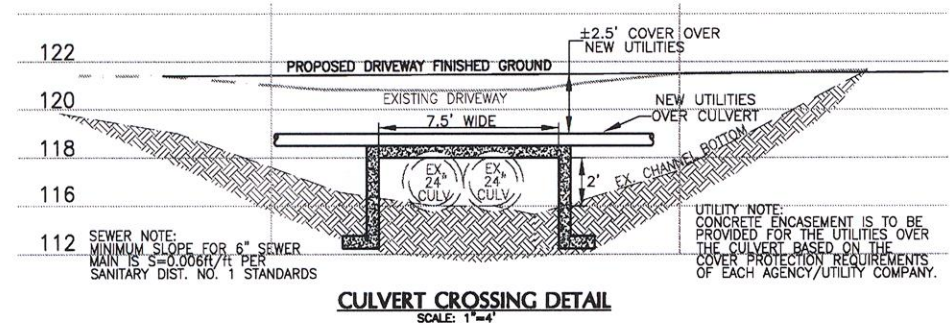
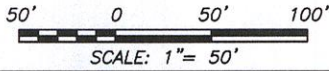


DRIVEWAY CULVERT TABLE

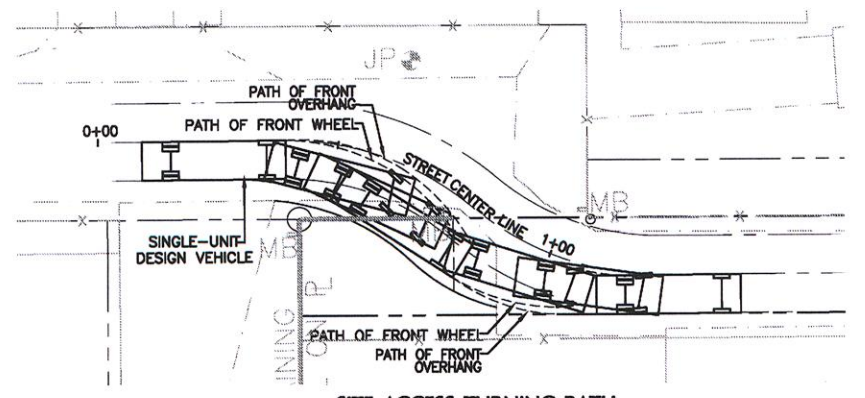
	LENGTH	SIZE	BOTTOM
EXISTING CULVERT	31 FEET	2'-24" PIPES	CONCRETE PIPE
PROPOSED CULVERT	30 FEET	2'x7.5'	NATURAL EARTH



PROFILE VIEW - DRIVEWAY CENTERLINE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



CULVERT CROSSING DETAIL
SCALE: 1"=4'



SITE ACCESS TURNING PATH
SCALE: 1"=20'



APP: _____
 REVISION: _____
 NO. DATE: _____
 1 9/20/12 A
 2 11/21/12 B
 3 _____
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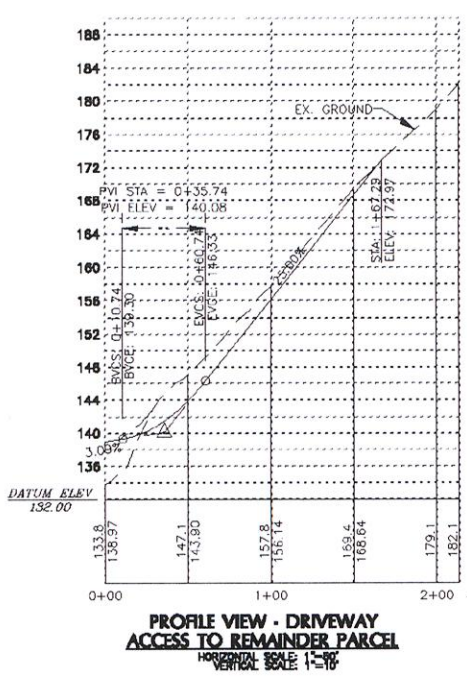
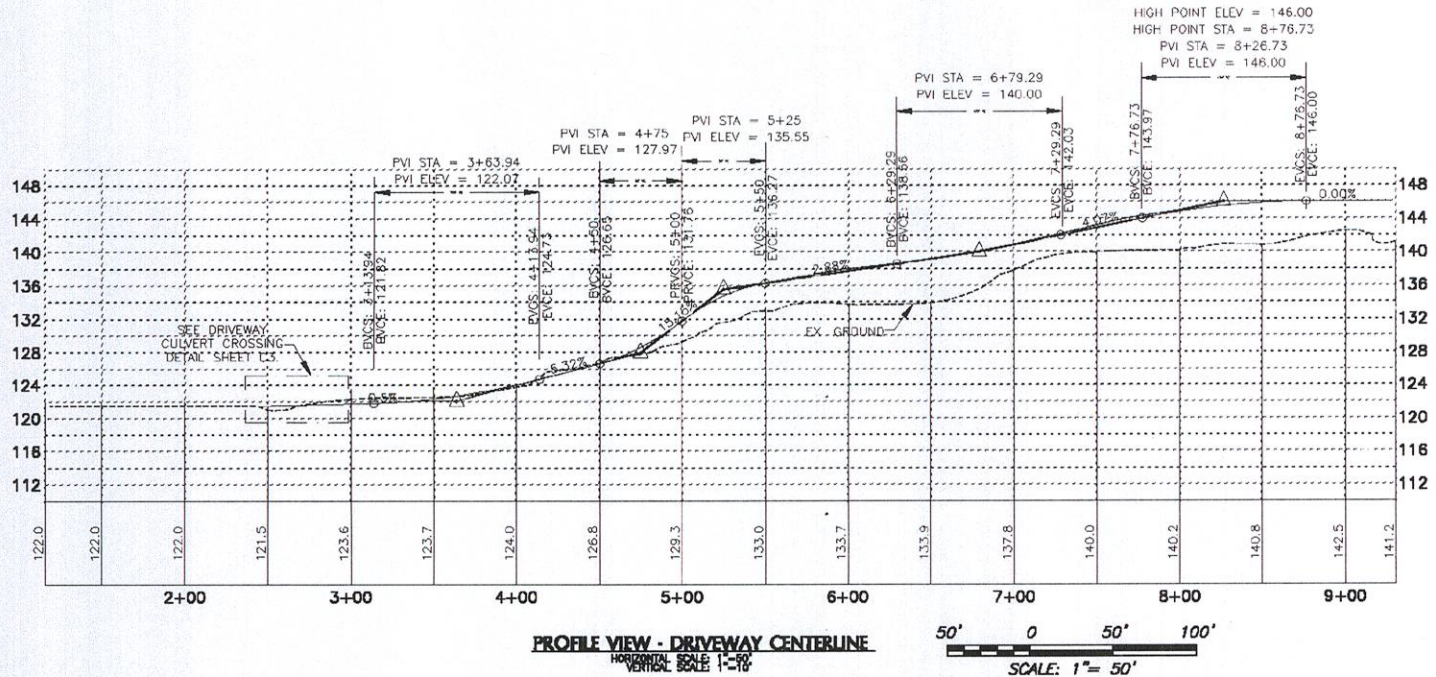
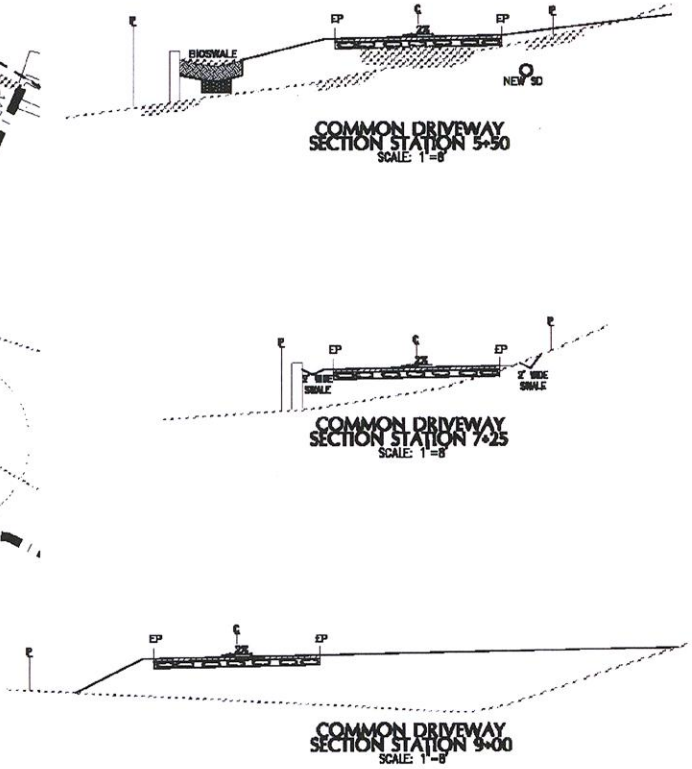
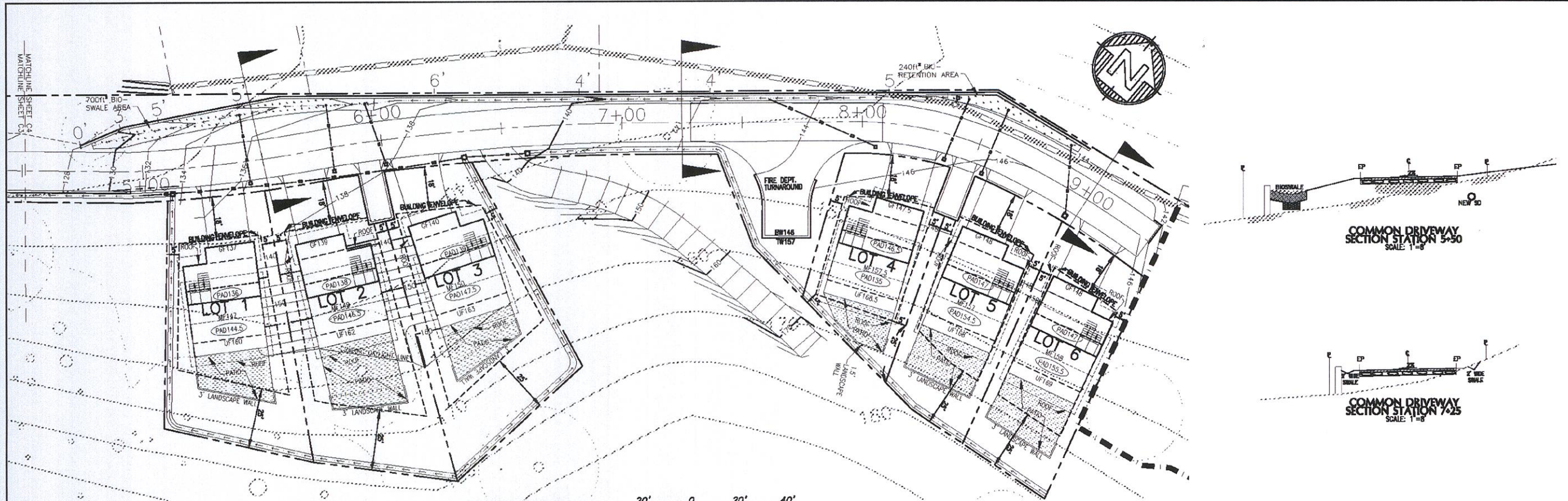
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 PHONE: (415) 897-2800 FAX: (415) 897-2020
 NOVATO, CALIFORNIA

1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
DRIVEWAY PLAN AND PROFILE
 MARIN COUNTY

AS NOTED
 Drawn by: PAB/JAL
 Designed by: LEO
 Checked by: LEO
 Date: JULY, 2012

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NOVATO, CALIFORNIA

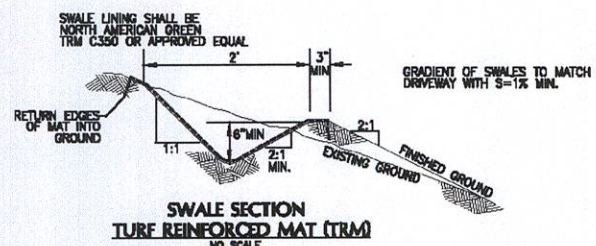
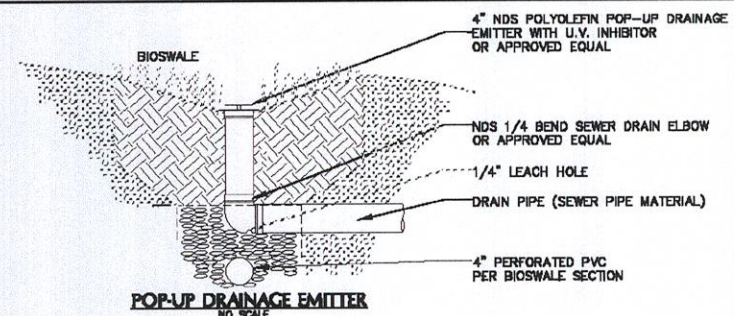
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KARUNA LAND SUBDIVISION
DRIVEWAY PLAN AND PROFILE

MARIN COUNTY
CALIFORNIA



Scale: AS NOTED
Drawn by: PMJ/JAL
Designed by: LEO
Checked by: LEO
Date: JULY, 2012

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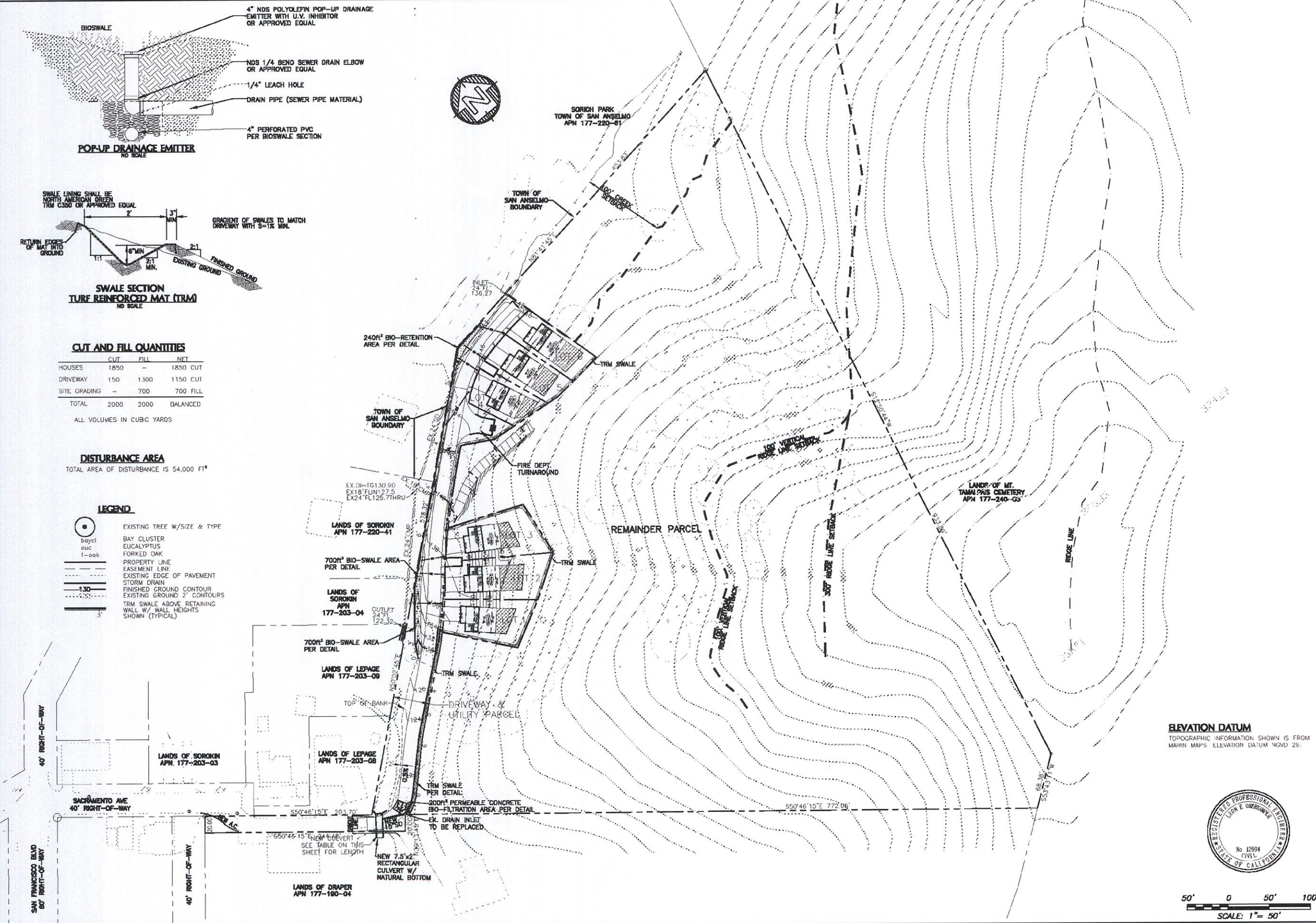
CUT AND FILL QUANTITIES

	CUT	FILL	NET
HOUSES	1850	-	1850 CUT
DRIVEWAY	150	1300	1150 CUT
SITE GRADING	-	700	700 FILL
TOTAL	2000	2000	BALANCED

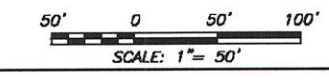
ALL VOLUMES IN CUBIC YARDS

DISTURBANCE AREA
TOTAL AREA OF DISTURBANCE IS 54,000 FT²

- LEGEND**
- EXISTING TREE W/SIZE & TYPE
 - BAY CLUSTER
 - EUCALYPTUS
 - FORKED OAK
 - PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EDGE OF PAVEMENT
 - STORM DRAIN
 - FINISHED GROUND CONTOUR
 - EXISTING GROUND 2' CONTOURS
 - TRM SWALE ABOVE RETAINING WALL W/ WALL HEIGHTS SHOWN (TYPICAL)

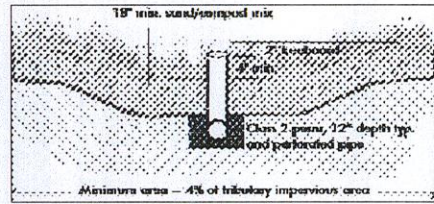


ELEVATION DATUM
TOPOGRAPHIC INFORMATION SHOWN IS FROM MARIN MAPS ELEVATION DATUM NGVD 29.



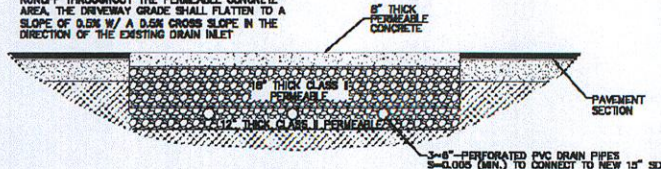
<p>OBERKAMMER & ASSOCIATES CIVIL ENGINEERS INC 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945 PHONE (415) 897-2800 FAX (415) 897-2020 NOVATO, CALIFORNIA</p>	<p>1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10 KARUNA LAND SUBDIVISION PRELIMINARY GRADING AND DRAINAGE PLAN</p>
<p>Scale: 1"=50' Drawn by: PJO/JAL Designed by: LCA Checked by: LCA Date: JULY, 2012</p>	<p>NO. DATE REVISION APP. 1 1/26/12 A 2 3 4 </p>
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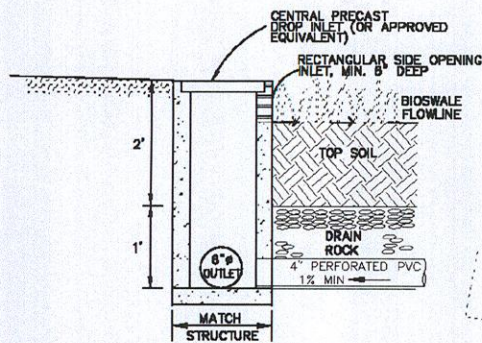


TYPICAL BIORETENTION SECTION
NOT TO SCALE

NOTE: IN ORDER TO FACILITATE THE EVEN DISBURSEMENT OF RUNOFF THROUGHOUT THE PERMEABLE CONCRETE AREA, THE DRIVEWAY GRADE SHALL FLATTEN TO A SLOPE OF 0.06 H/1 A 0.06 CROSS SLOPE IN THE DIRECTION OF THE EXISTING DRAIN INLET.



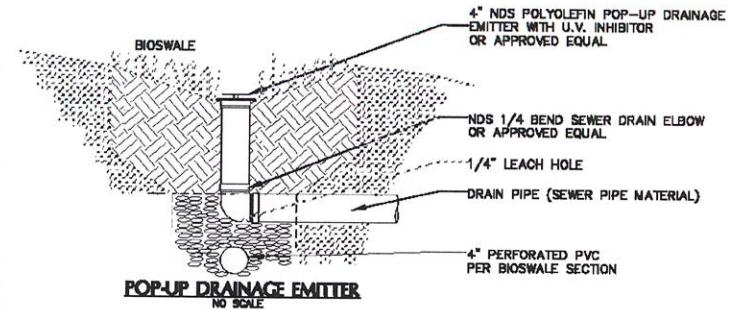
360ft² PERMEABLE CONCRETE
BIO-FILTRATION AREA
NOT TO SCALE



TYPICAL BIOSWALE STRUCTURE
NOT TO SCALE

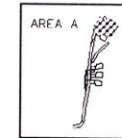
STORMWATER CONTROL PLAN CHECKLIST
CONTENTS OF EXHIBIT

- EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, WATERCOURSES, RELATIVELY UNDISTURBED AREAS) AND SIGNIFICANT NATURAL RESOURCES.
- SOIL TYPES AND DEPTH TO GROUNDWATER.
- EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO DRAINAGE OFF-SITE.
- PROPOSED DESIGN FEATURES AND SURFACE TREATMENTS USED TO MINIMIZE IMPERVIOUSNESS.
- ENTIRE SITE DIVIDED INTO SEPARATE DRAINAGE AREAS, WITH EACH AREA IDENTIFIED AS SELF-RETAINING (ZERO DISCHARGE), SELF-TREATING, OR DRAINING TO A BIORETENTION FACILITY.
- FOR EACH DRAINAGE AREA, TYPES OF IMPERVIOUS AREA PROPOSED (ROOF, PLAZA/SIDEWALK, AND STREETS/PARKING) AND EACH AREA.
- PROPOSED LOCATIONS AND SIZES OF INFILTRATION, TREATMENT, OR FLOW-CONTROL FACILITIES.
- POTENTIAL POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FOOD SERVICE AREAS, REFUSE AREAS, OUTDOOR PROCESSES AND STORAGE, VEHICLE CLEANING, REPAIR OR MAINTENANCE, FUEL DISPENSING, EQUIPMENT WASHING, ETC.



POP-UP DRAINAGE EMITTER
NOT TO SCALE

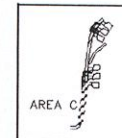
DRAINAGE MAINTENANCE AREAS (DMA'S)



DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	IMP Name
Area A	3,830	Houses	1.0	3,830	240 ft² Bio-Retention Area
	1,700	Driveway	1.0	1,700	IMP Sizing factor
Total				5,530	0.04



DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	IMP Name
Area B	5,360	Houses	1.0	5,360	700 ft² Bio-Swale Area
	10,200	Driveway	1.0	10,200	IMP Sizing factor
Total				15,560	0.04



DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	IMP Name
Area C	3,400	Driveway	1.0	3,400	PerVIOUS Concrete Area
					IMP Sizing factor
Total				3,400	0.04

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CALIFORNIA

1 SACRAMENTO AVENUE SAN ANSELMO, CA 94060-1772
KARUNA LAND SUBDIVISION
STORMWATER CONTROL PLAN

MARIN COUNTY

Scale: 1"=50'
Drawn by: PAB/AL
Designed by: LEO
Checked by: LEO
Date: JULY 2012

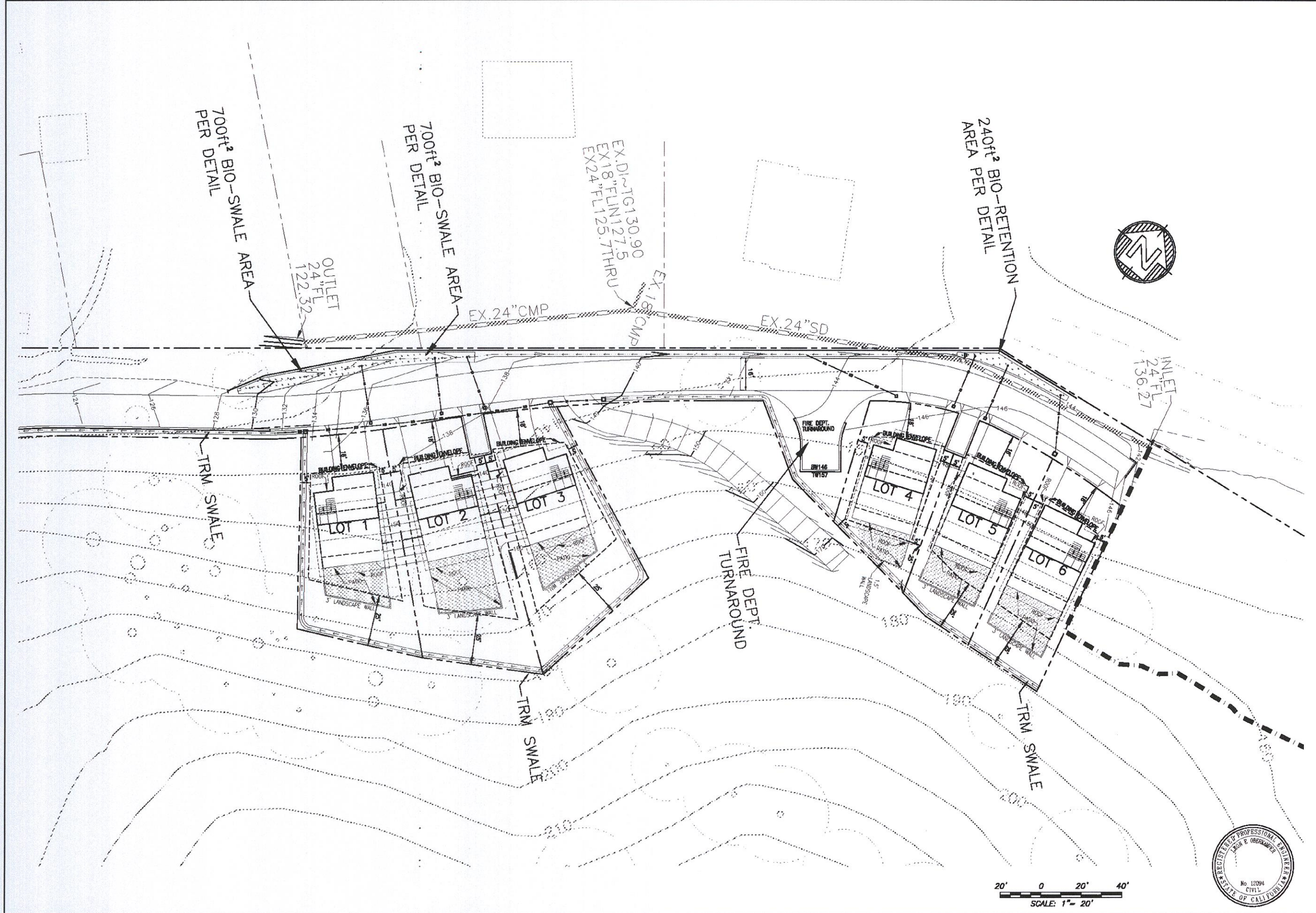
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OF 16
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SCALE: 1" = 50'

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Scale	1"=20'
Drawn by	PHB/JAL
Designed by	L.E.A.
Checked by	L.E.A.
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OF	16
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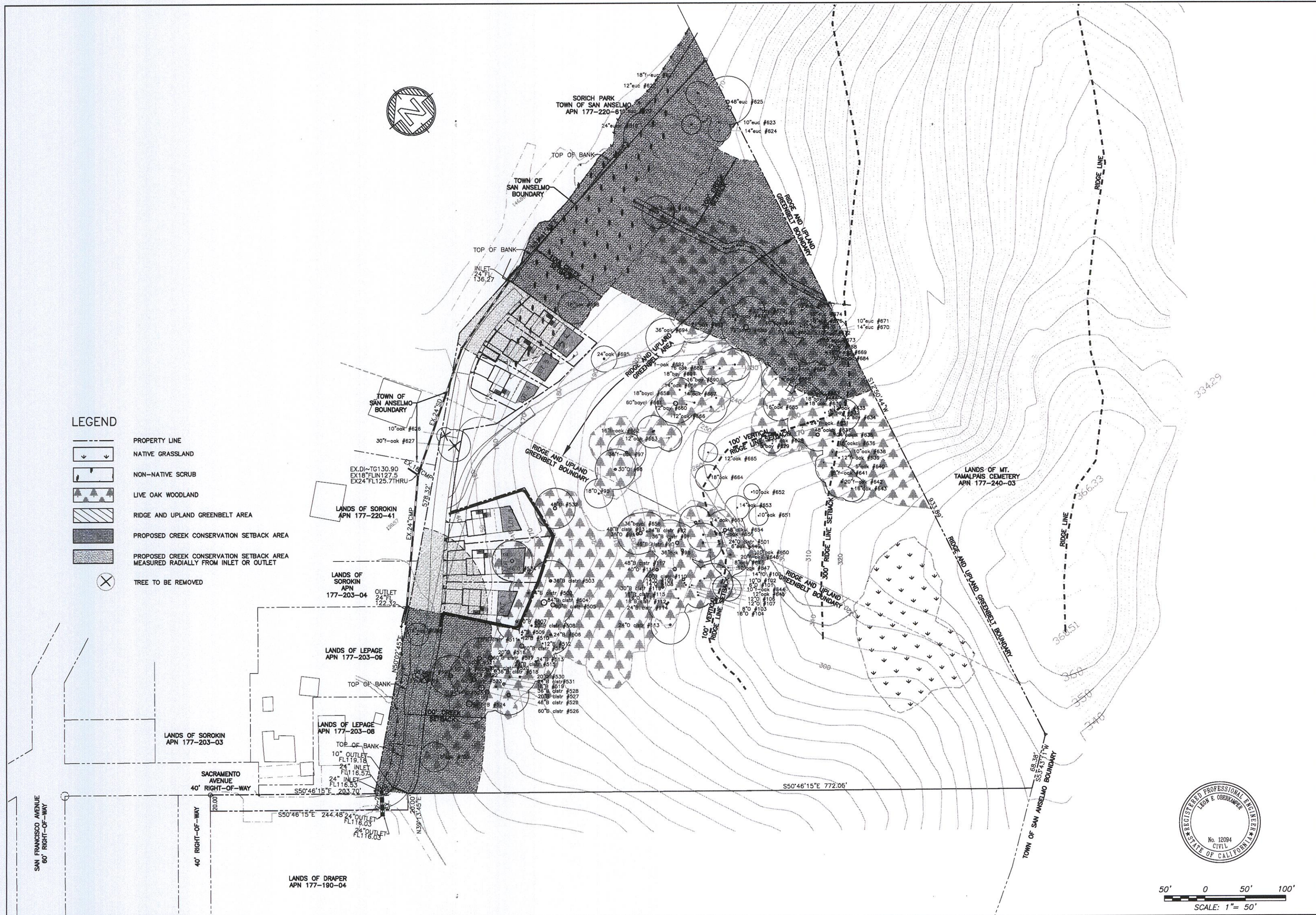
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
 DEVELOPEMENT AREA PLAN

MARIN COUNTY
 CALIFORNIA

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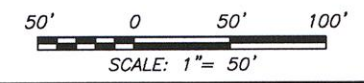


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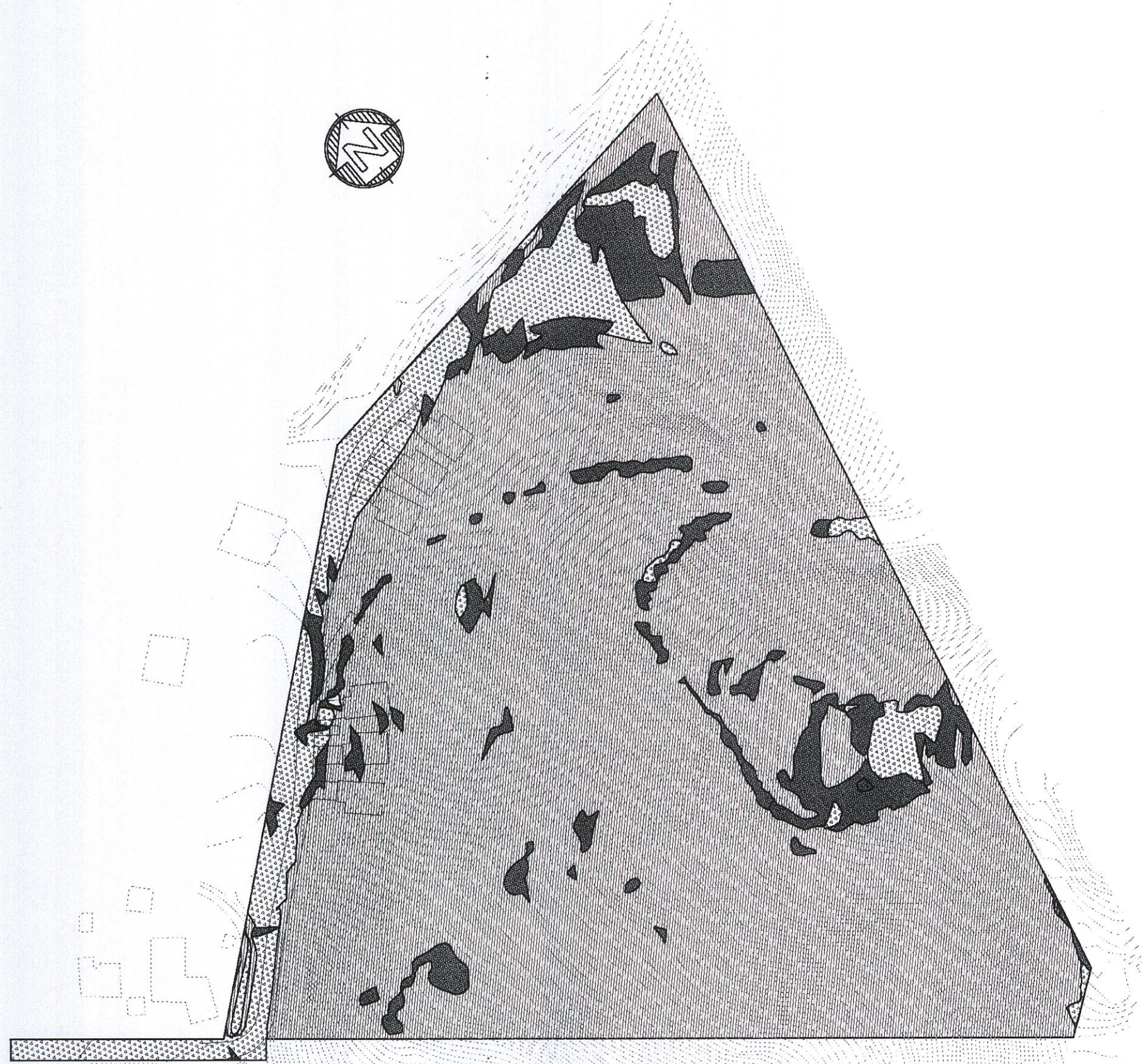
LEGEND




- PROPERTY LINE
- NATIVE GRASSLAND
- NON-NATIVE SCRUB
- LIVE OAK WOODLAND
- RIDGE AND UPLAND GREENBELT AREA
- PROPOSED CREEK CONSERVATION SETBACK AREA
- PROPOSED CREEK CONSERVATION SETBACK AREA MEASURED RADIALLY FROM INLET OR OUTLET
- TREE TO BE REMOVED

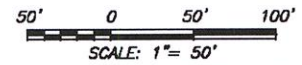


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<p>1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10 KARUNA LAND SUBDIVISION CONSTRAINTS MAP</p>		
Scale:	1"=50'	
Drawn by:	PAB JAL	
Designed by:	L.E.O.	
Checked by:	L.E.O.	
Date:	JULY, 2012	
<p>MARIN COUNTY CALIFORNIA</p>		
<p>SHEET C9 OF 16</p>		
<p>06-110</p>		

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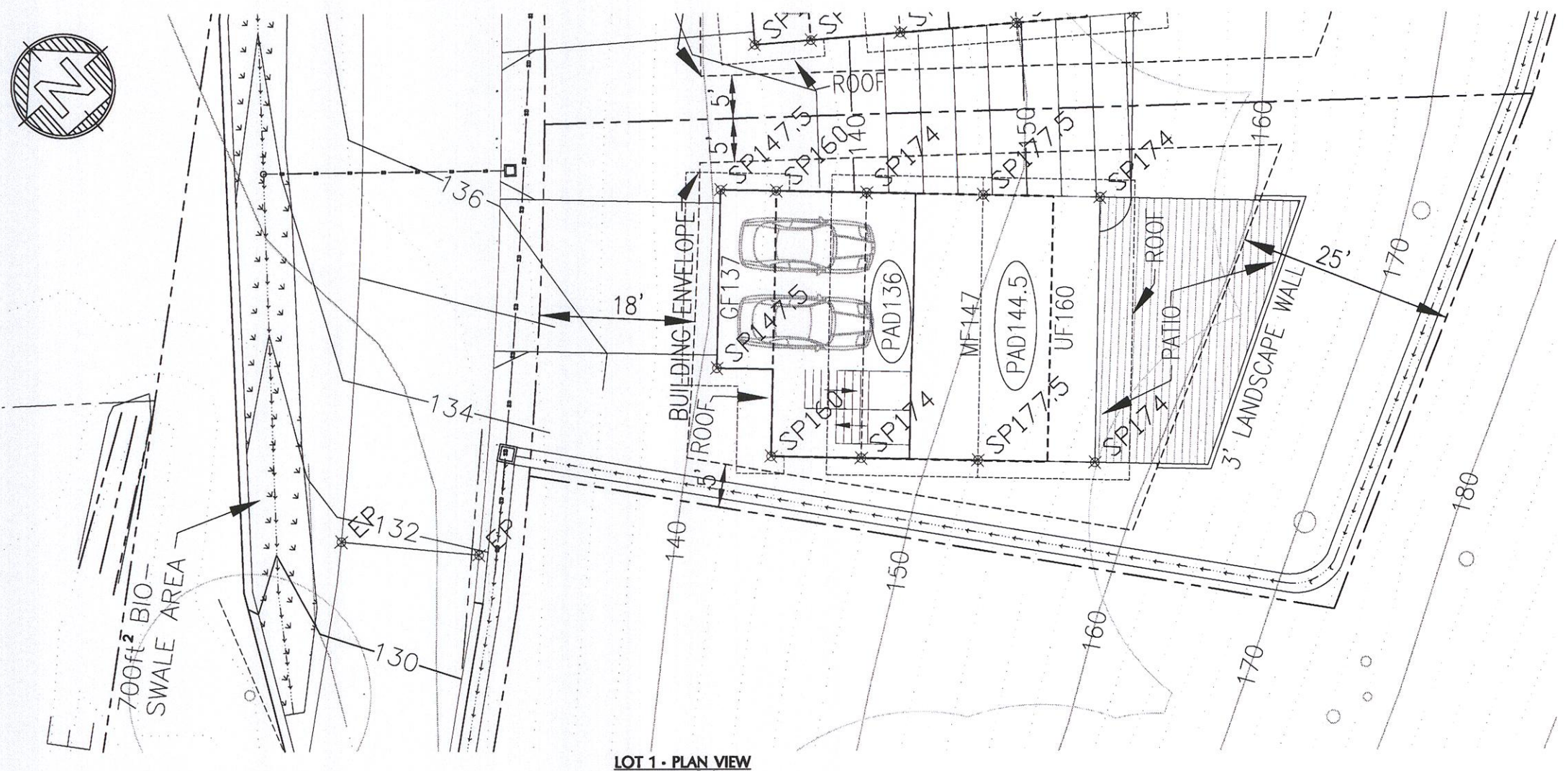


	Slope	Area (sq ft)	Percent of Site
	0-18%	42,891	9.3
	18%-25%	37,780	8.2
	25%-UP	381,065	82.6

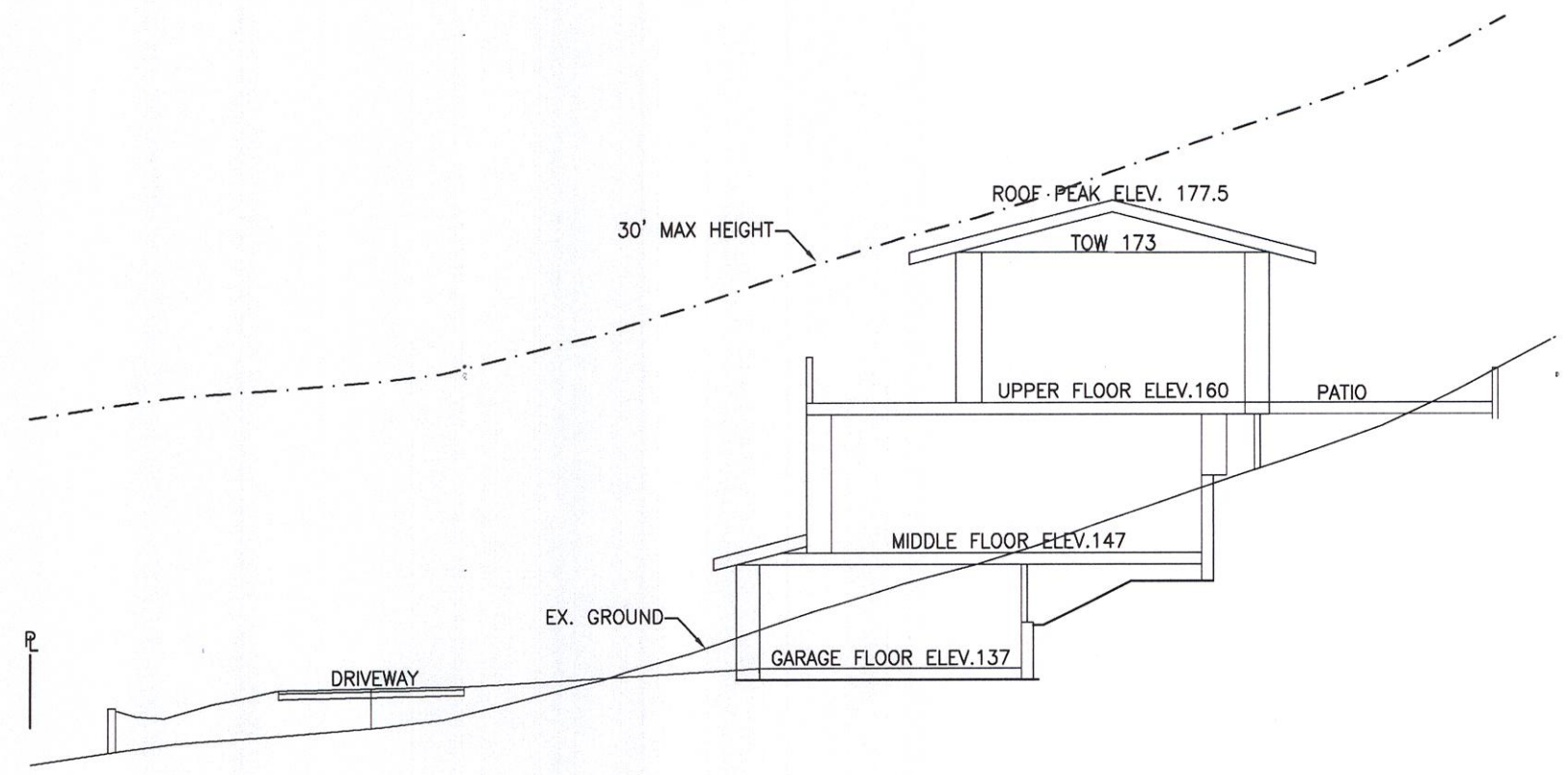
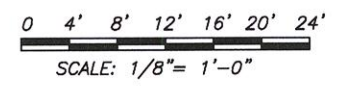


<p>1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10 KARUNA LAND SUBDIVISION SLOPE ANALYSIS MAP</p>		<p>OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7700 SAN ANSELMO AVENUE, SUITE 100 SAN ANSELMO, CALIFORNIA 94028 PHONE (415) 897-2800 FAX (415) 897-2020</p>	
Scale	1"=50'	NO.	1
Drawn by	PAJ	DATE	7/27/12
Designed by	L.E.O.	REVISION	A
Checked by	L.E.O.		
Date	JULY, 2012		
<p>SHEET C10 OF 16 06-110</p>		<p>MARIN COUNTY CALIFORNIA</p>	

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LOT 1 - PLAN VIEW
SCALE: 1"=8'



LOT 1 - BUILDING SECTION LINE S1-1
HORIZONTAL SCALE 1"=8'
VERTICAL SCALE 1"=8'



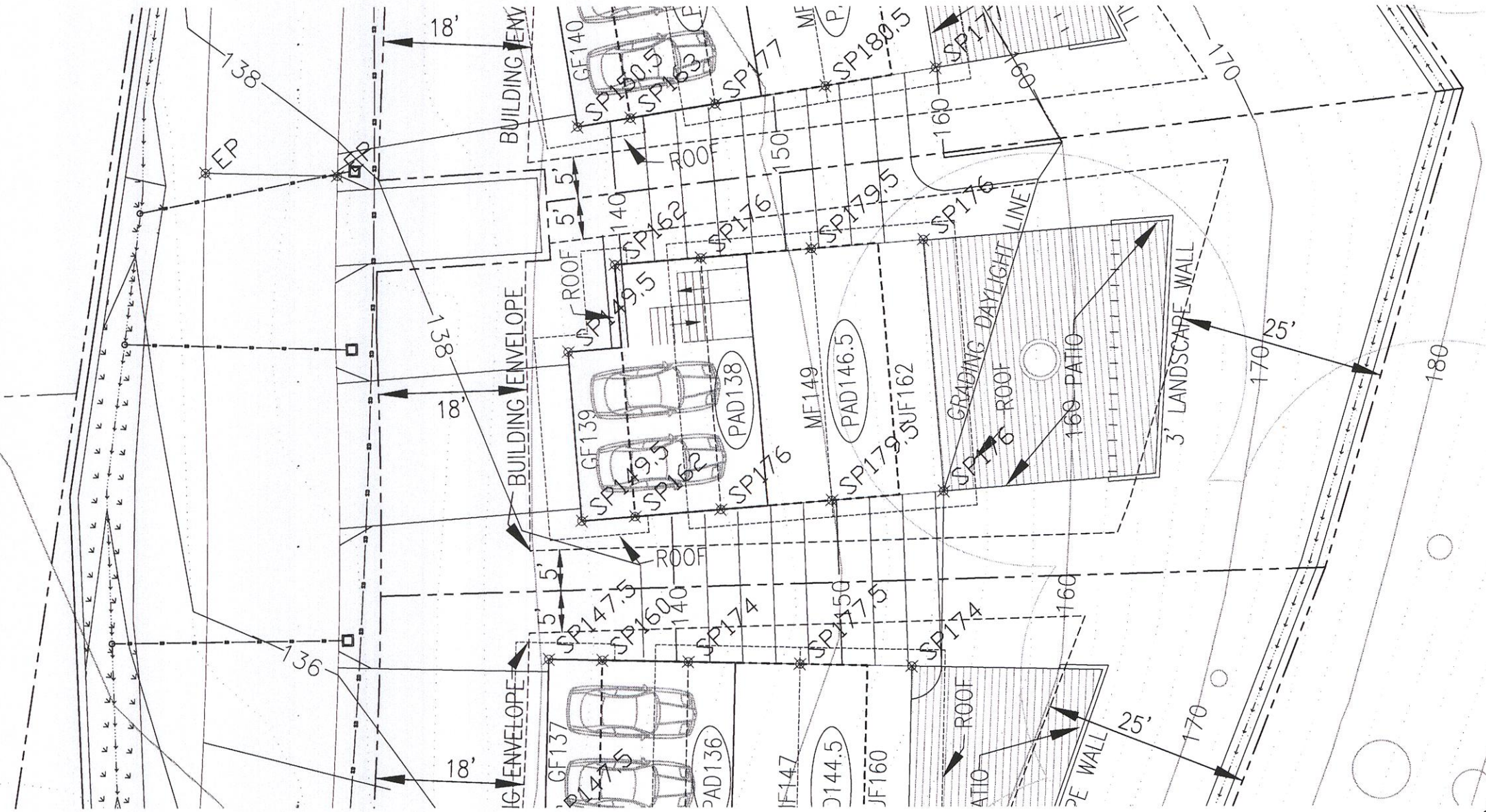
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Designed by: L.E.O.	2		
Checked by: L.E.O.	3		
Date: JULY, 2012	4		

1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10	CALIFORNIA
KARUNA LAND SUBDIVISION	
LOT 1 - CROSS SECTIONS	

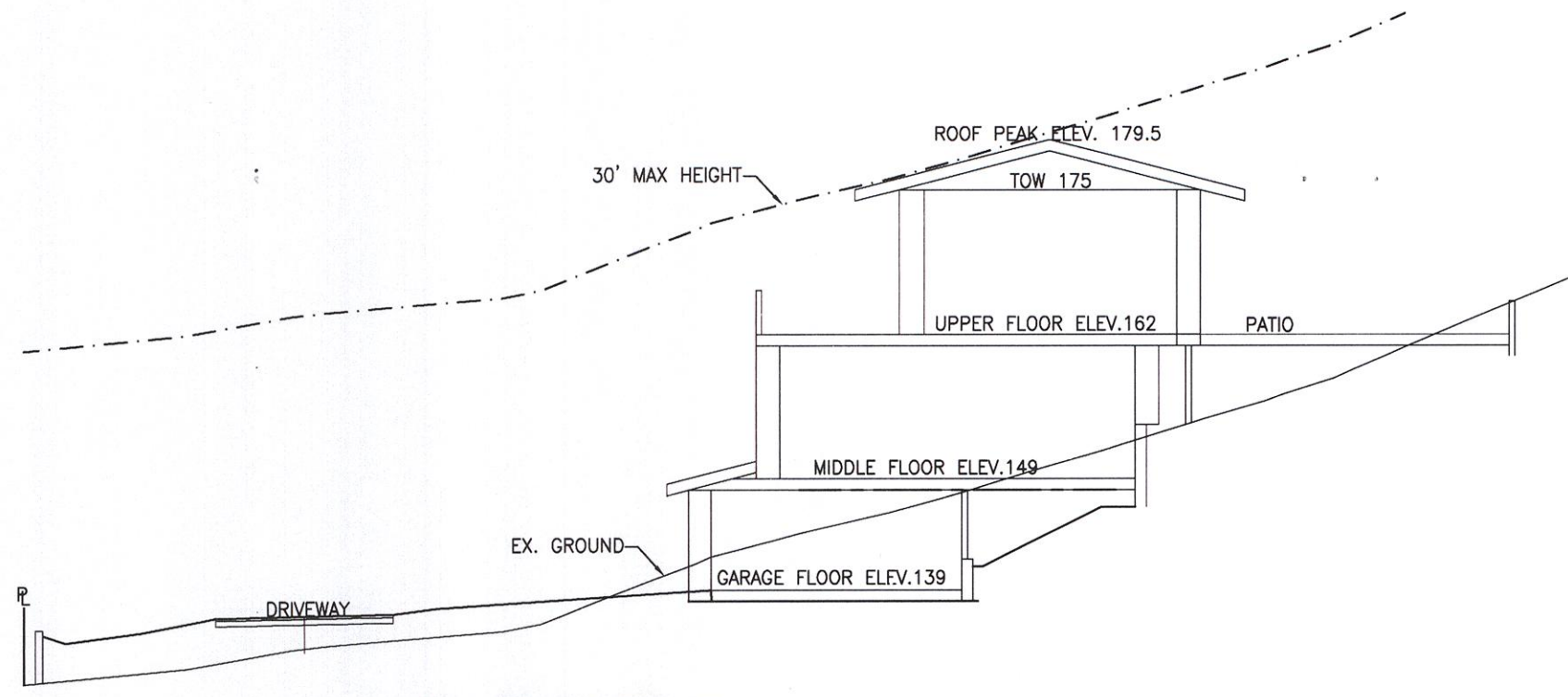
MARIN COUNTY
06-110

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945
 PHONE (415) 897-2800 FAX (415) 897-2020
 NOVATO, CALIFORNIA

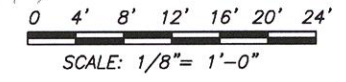
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LOT 2 - PLAN VIEW
SCALE: 1"=8'



LOT 2 - BUILDING SECTION LINE SL-2
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'

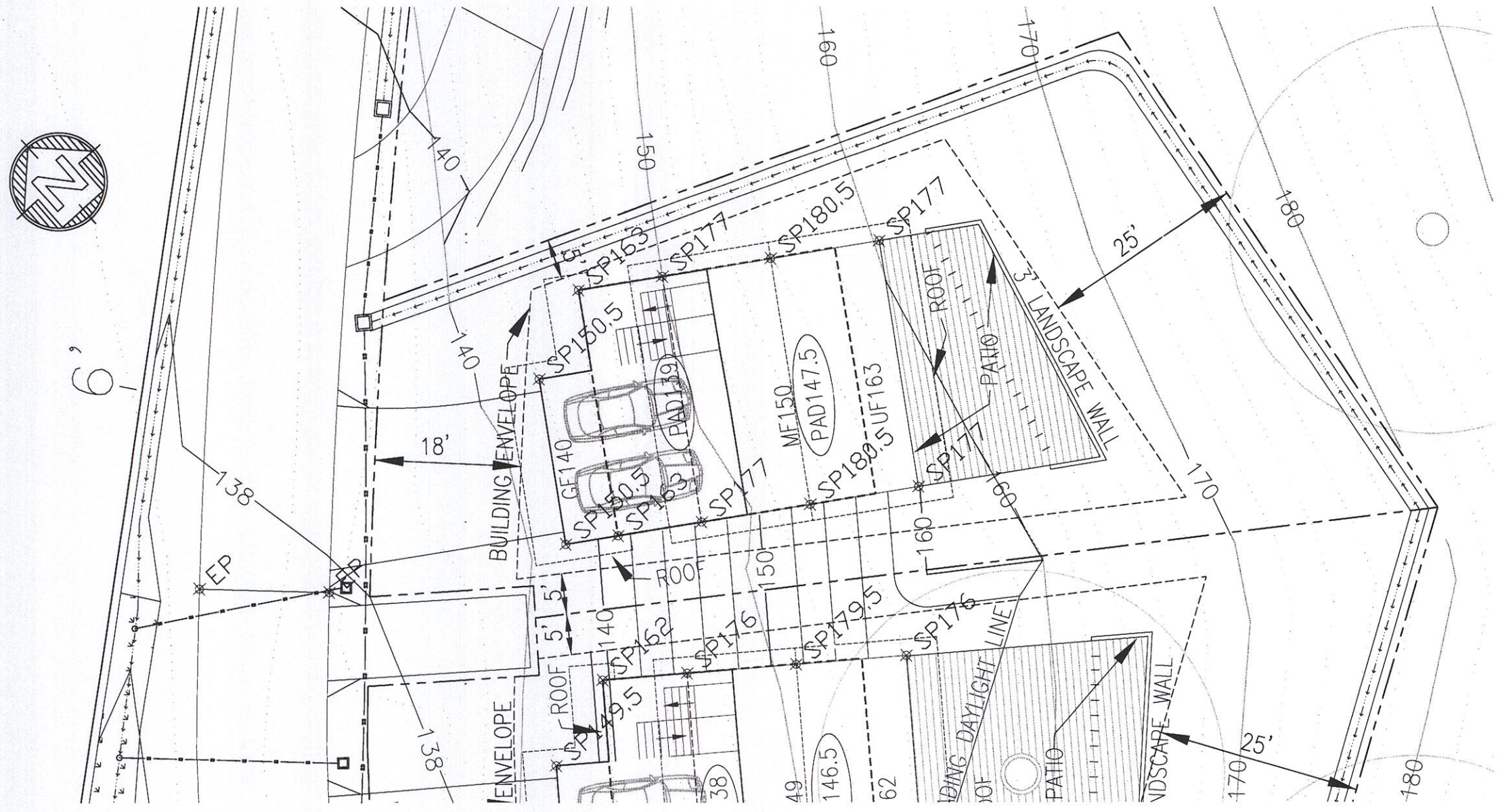


AS NOTED	NO. 1	DATE	REVISION
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Designed by: L.E.O.	3		
Checked by: L.E.O.	4		
Date: JULY, 2012			

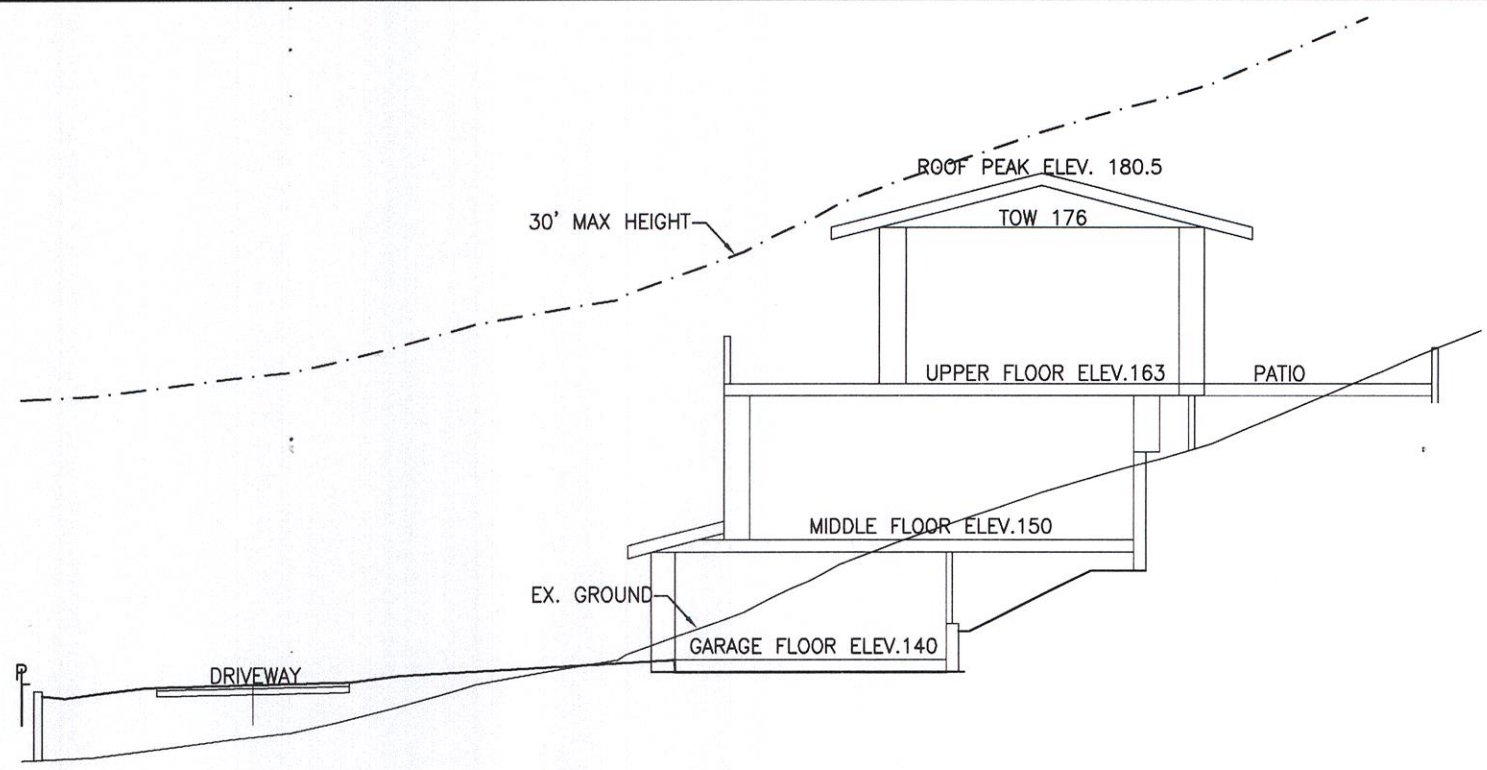
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KARUNA LAND SUBDIVISION	
LOT 2 - CROSS SECTIONS	
MARIN COUNTY	CALIFORNIA

OBERKAMPER & ASSOCIATES	
CIVIL ENGINEERS INC.	
7200 REDWOOD BLVD STE. 308, NOVATO, CA 94945	
PHONE: (415) 897-2800 FAX: (415) 897-2020	
NOVATO, CALIFORNIA	

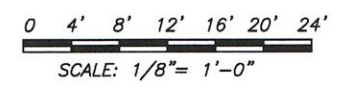
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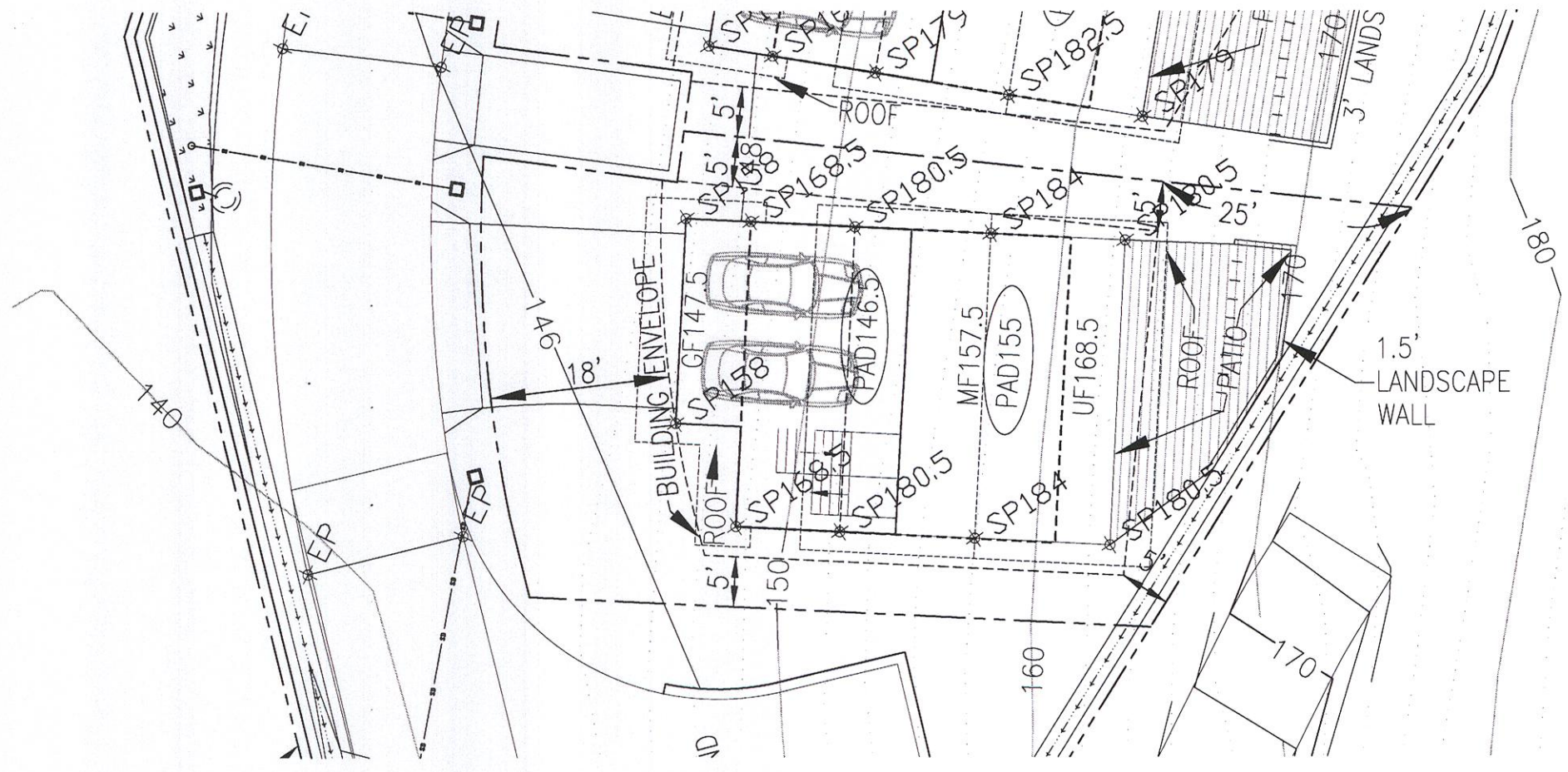
LOT 3 - PLAN VIEW
SCALE: 1"=8'



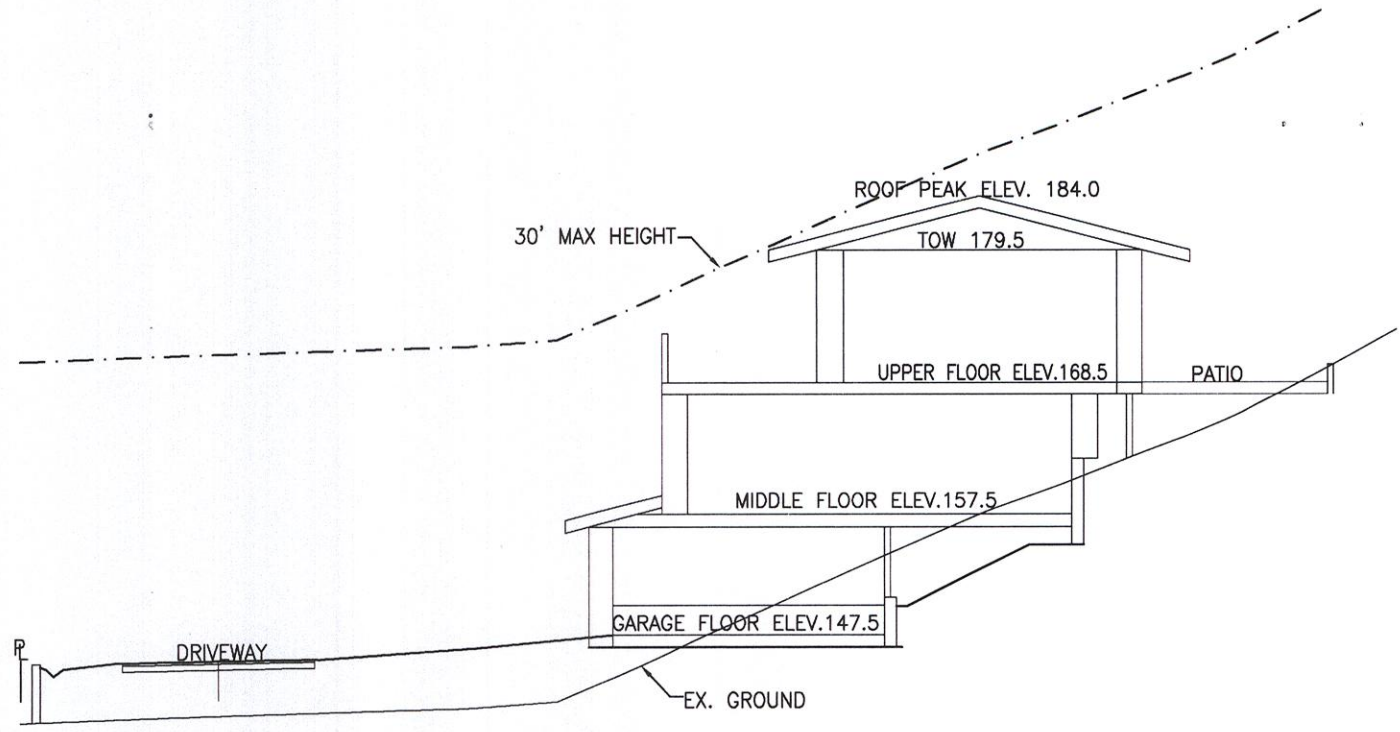
LOT 3 - BUILDING SECTION LINE SL-3
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



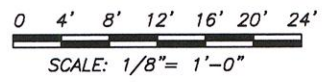
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SHEET S3 OF 16				
06-110				
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10				
KARUNA LAND SUBDIVISION				
LOT 3 - CROSS SECTIONS				
MARIN COUNTY				
CALIFORNIA				
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945 PHONE (415) 897-2800 FAX (415) 897-2020 NOVATO, CALIFORNIA				
NO.	DATE	REVISION		
1	9/20/12	A		
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LOT 4 - PLAN VIEW
SCALE: 1"=8'



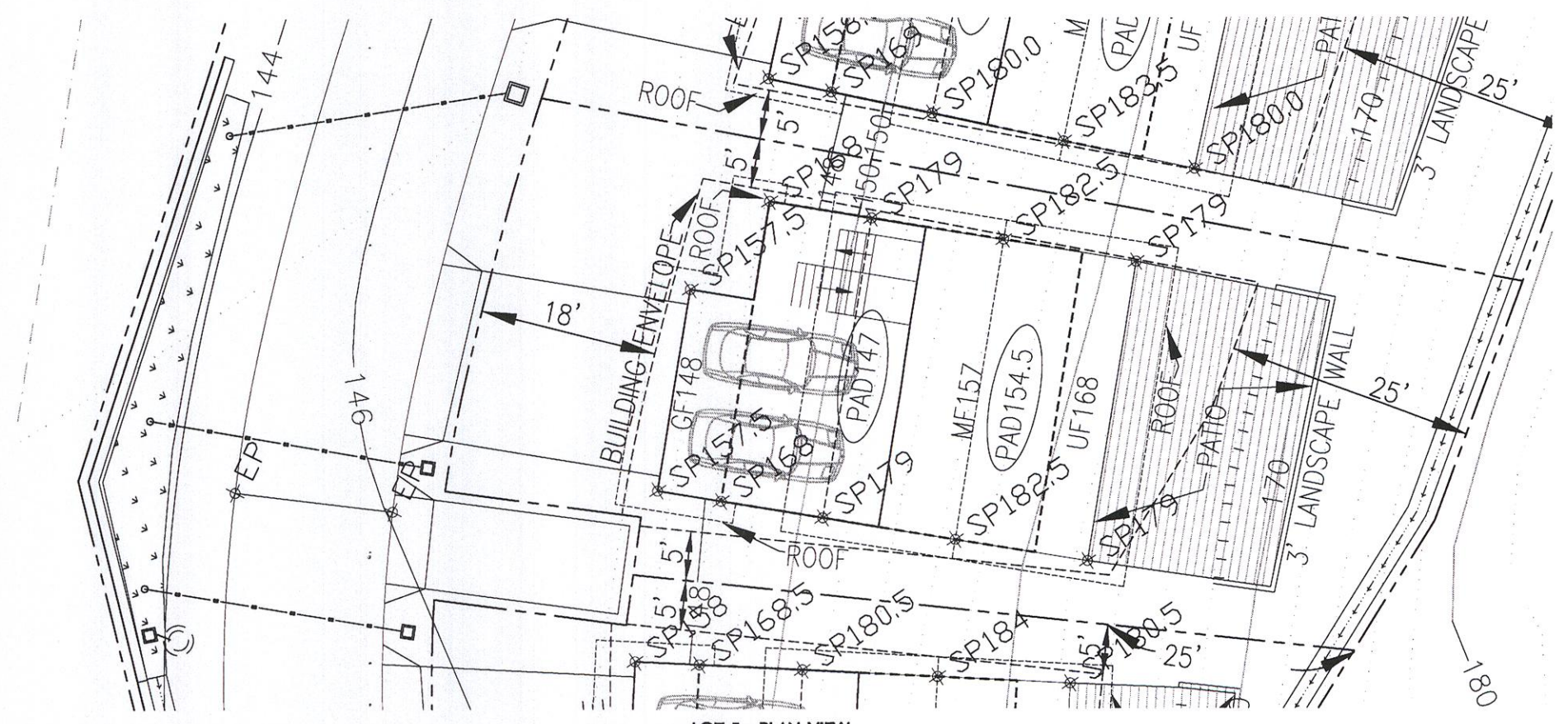
LOT 4 - BUILDING SECTION LINE SL-4
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



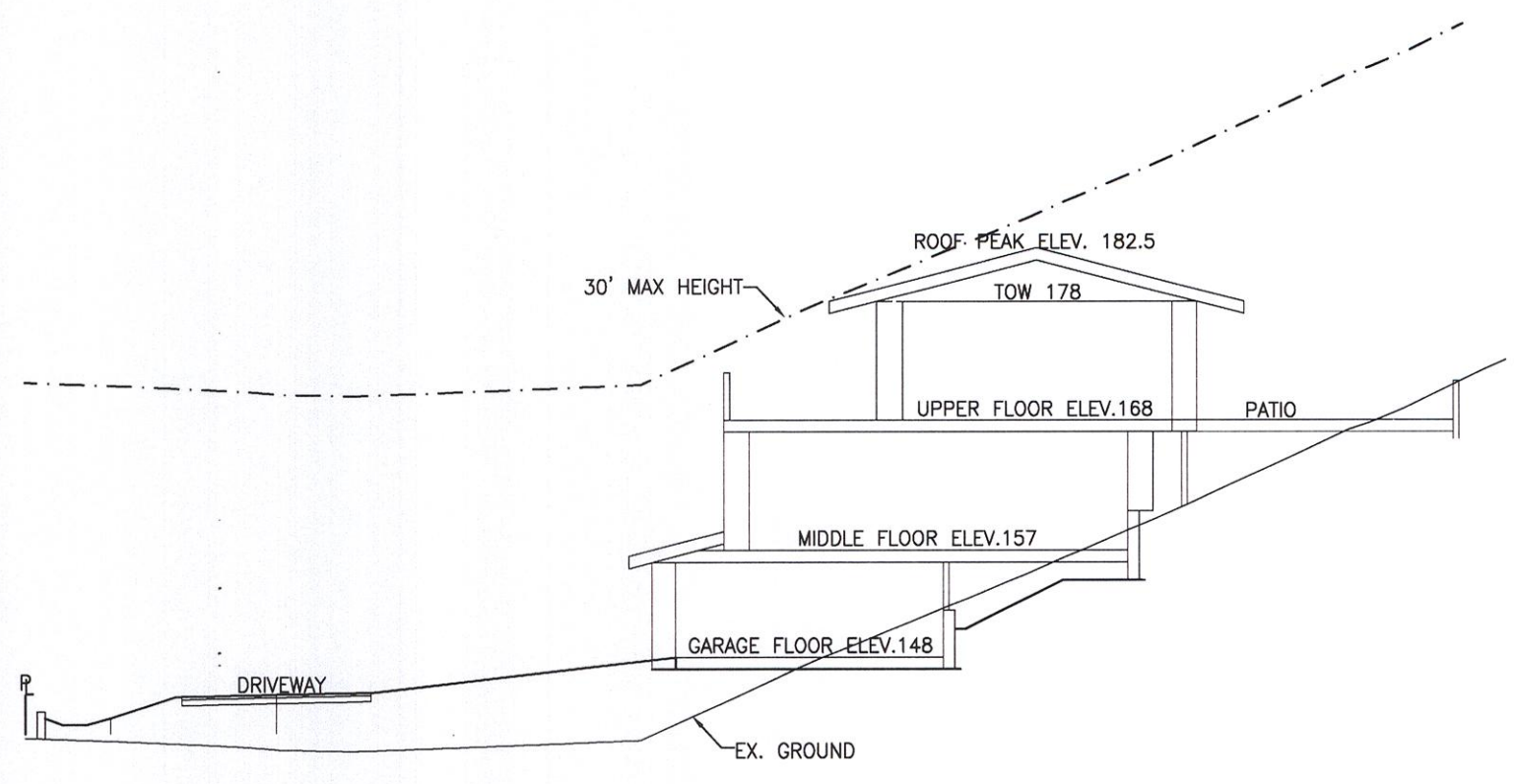
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06-110				
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10				
KARUNA LAND SUBDIVISION				
LOT 4 - CROSS SECTIONS				
MARIN COUNTY				
CALIFORNIA				
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945 PHONE (415) 897-2800 FAX: (415) 897-2020 NOVATO, CALIFORNIA				
NO. DATE	REVISION	APP.		
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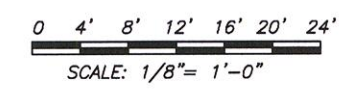
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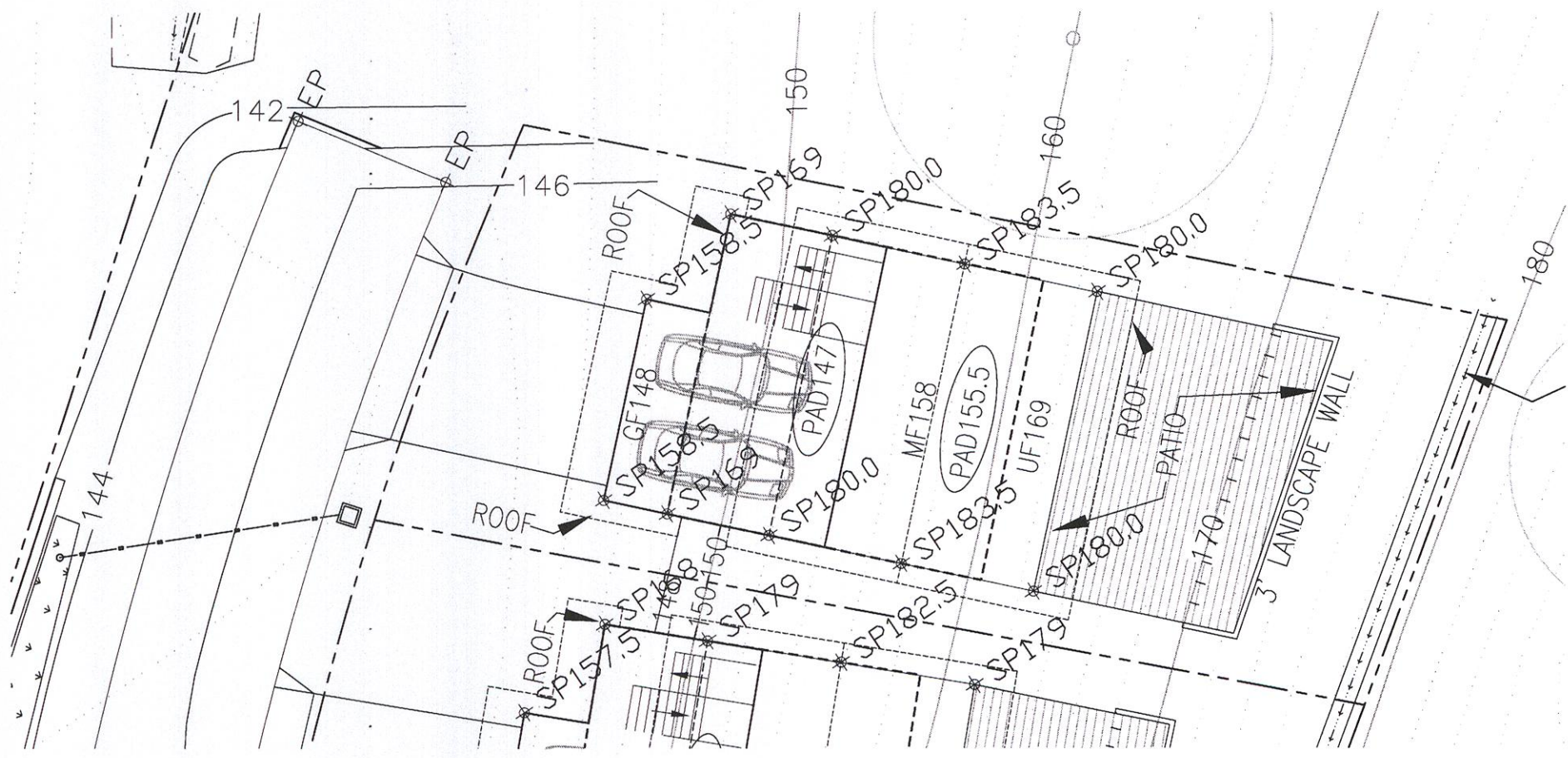
LOT 5 - PLAN VIEW
SCALE: 1"=8'



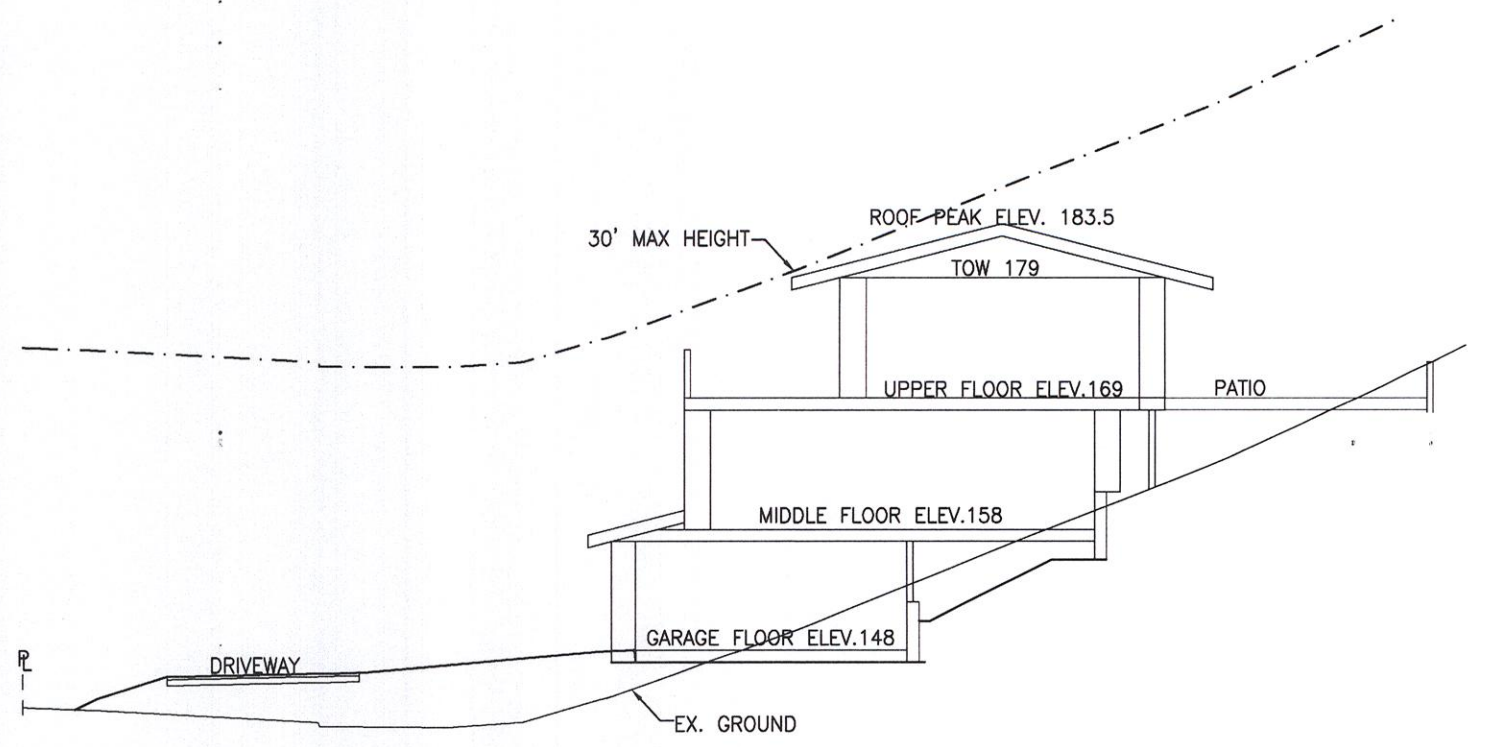
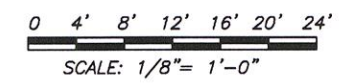
LOT 5 - BUILDING SECTION LINE S1-5
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



Scale: AS NOTED	Drawn by: PAB/JAL	Designed by: LEO	Checked by: LEO	Date: JULY, 2012
SHEET				
S5				
OF 16				
06-110				
MARIN COUNTY				
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10				
KARUNA LAND SUBDIVISION				
LOT 5 - CROSS SECTIONS				
CALIFORNIA				
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD STE 308, NOVATO, CA 94945 PHONE (415) 897-2800 FAX (415) 897-2020 NOVATO, CALIFORNIA				
NO.	DATE	REVISION	APP.	
1	9/20/12	A		
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LOT 6 - PLAN VIEW
SCALE: 1"=8'



LOT 6 - BUILDING SECTION LINE SL-6
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'

Scale: AS NOTED
Drawn by: PAB JAL
Designed by: L.E.O.
Checked by: L.E.O.
Date: JULY, 2012

SHEET

S6

OF 16

06-110

1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
LOT 6 - CROSS SECTIONS
MARIN COUNTY

CALIFORNIA

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD STE 308, NOVATO, CA 94945
PHONE (415) 897-2800 FAX: (415) 897-2020
NOVATO, CALIFORNIA

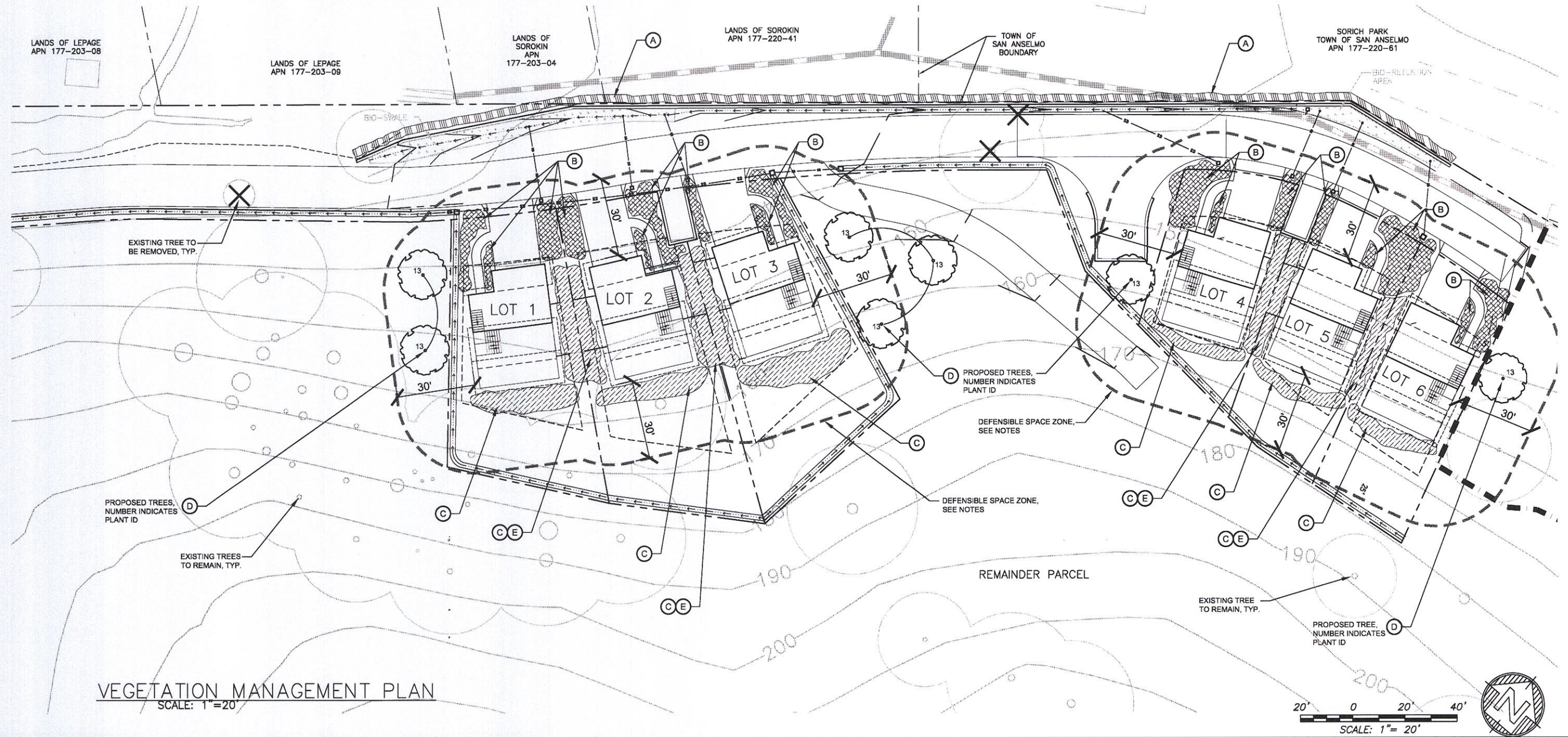
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LANDSCAPE & IRRIGATION NOTES

- DEFENSIBLE SPACE VEGETATION MANAGEMENT ZONE SHALL BE 30'x30'x30'. SEE WRITTEN NARRATIVE FOR HAZARD POINTS AND OTHER INFORMATION NOT SHOWN HERE
- SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.
- TREES SHOULD BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. EXISTING TREES SHALL BE THINNED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE HOUSES.
- SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18-FT. DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.
- TRIM AND MAINTAIN VEGETATION WITHIN 10 FEET OF ROADWAYS AS FOR DEFENSIBLE SPACE.
- TRIM TREES SO THEY DO NOT HANG LOWER THAN 15-FT. ABOVE THE ROADWAY.
- EXISTING LANDSCAPE WITHIN DEFENSIBLE SPACE ZONE IMMEDIATE VICINITY OF HOUSES SHALL BE MAINTAINED AS WIDELY SPACED TREES, SHRUBS AND GROUNDCOVERS. AREAS OF PAVEMENT OCCUR AROUND THE PERIMETER OF THE HOUSE PROVIDING A FIRE SAFE BUFFER.
- NEW LANDSCAPING IN INTERFACE AREAS TO THE EXISTING NATIVE VEGETATION ARE SELECTED FROM LOW PYROPHYTIC PLANTS, AND SPACED TO PROVIDE A FIRE SAFETY BUFFER, PER REGULATORY REQUIREMENTS, MARIN COUNTY FIRE DEPARTMENT AND MMWD STANDARDS.
- NEW LANDSCAPING SHALL BE "SPECIMEN GARDEN" FUEL TYPE: A WELL-MAINTAINED, IRRIGATED, ORNAMENTAL GARDEN. TREES AND SHRUBS ARE WELL SPACED OR CLUSTERED, THINNED AND FREE OF DEADWOOD. THE LAWN IS MOWED AND CLEAN. NO PYROPHYTIC PLANTS WITHIN 10 FT. OF HOUSE.
- ALL PLANTER BEDS SHALL RECEIVE A 2" MIN. LAYER OF FIR BARK MULCH TOP DRESSING PER FIRE DEPARTMENT REGULATIONS
- ALL PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- CONVENTIONAL 6' & 12' POP-UP STREAM SPRAY HEADS SHALL BE USED IN ALL LAWN AREAS AROUND THE IMMEDIATE VICINITY OF THE HOUSE, AND MAY BE USED FOR SHRUB BEDS NEAR HOUSE (MODERATE WATER USE AREAS)
- DRIP IRRIGATION SHALL BE USED FOR ALL OTHER PLANTING AREAS (LOW WATER USE AREAS)

PLANT LEGEND

A Location A - Vegetation along swale/retaining wall			C Location C - Groundcover above and between homes		
Plant ID	Botanical name	Common name	Plant ID	Botanical name	Common name
TREES			SHRUBS		
15	Arbutus unedo	Strawberry Tree	23	Baccharis pilularis consanguinea	Coyote Brush
24	Ceanothus 'Ray Hartman'	Ray Hartman	30	Lantana camara	Bush Lantana
13	Quercus lobata	Valley Oak	2	Mahonia repens	Creeping Mahonia
SHRUBS			20	Osmanthus frangrans	Sweet Olive
24	Ceanothus 'Concha'	Concha Ceanothus	31	Ribes aureum	Golden Currant
17	Corylus cornuta	Beaked Hazel	32	Ribes sanguineum	Red-Flowering Currant
14	Garrya elliptica	Coast Silktassel	GROUNDCOVERS / SHRUBS		
22	Myrica californica	Pacific Wax Myrtle	3	Ribes viburnifolium	Evergreen Currant
26	Prunus ilicifolia	Holly-Leaf Cherry	GROUNDCOVERS		
9	Rhamnus californica	Coffeeberry	1	Arctostaphylos uva-ursi	Kinnikinnick
11	Teucrium fruticans	Bush Germander	23	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush
10	Westringia rosmariniformis	Coast Rosemary	8	Salvia sonomensis	Creeping Sage
B Location B - Entry Landscaping			FERNS AND FERN-LIKE PLANTS		
Plant ID	Botanical name	Common name	19	Polystichum munitum	Western Sword Fern
TREES			D Location D - Trees on sides of clusters; replacement oaks		
16	Acer palmatum	Japanese Maple	Plant ID	Botanical name	Common name
15	Arbutus unedo	Strawberry Tree	TREES		
SHRUBS			13	Quercus lobata	Valley Oak
28	Agapanthus 'Peter Pan'	Dwarf Blue Agapanthus	E Location E - Trees between homes on slope		
27	Berberis thunbergii	Japanese Barberry	Plant ID	Botanical name	Common name
5	Lavandula angustifolia	English Lavender	TREES		
21	Nandina domestica	Heavenly Bamboo	18	Acer circinatum	Vine Maple
20	Osmanthus frangrans	Sweet Olive	12	Feijoa sellowiana	Pineapple Guava
32	Ribes sanguineum	Red-Flowering Currant	GROUNDCOVERS / SHRUB		
6	Rosmarinus officinalis	Rosemary	3	Ribes viburnifolium	Evergreen Currant
GROUNDCOVER / SHRUB			GROUNDCOVERS		
7	Achillea spp.	Yarrow	4	Armeria maritime	Sea Thrift
4	Armeria maritime	Sea Thrift	29	Zauschneria californica	Pyracantha spp.
29	Zauschneria californica	Pyracantha spp.	ANNUALS, PERENNIALS, BULBS & ORNAMENTAL GRASSES		
25	Iris douglasiana	Douglas Iris			



VEGETATION MANAGEMENT PLAN
SCALE: 1" = 20'

APP.	
REVISION	
NO.	DATE
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DRAPER PLANNING GROUP
11 SACRAMENTO AVE. SAN ANSELMO, CA 94960
PHONE: (415) 457-3431

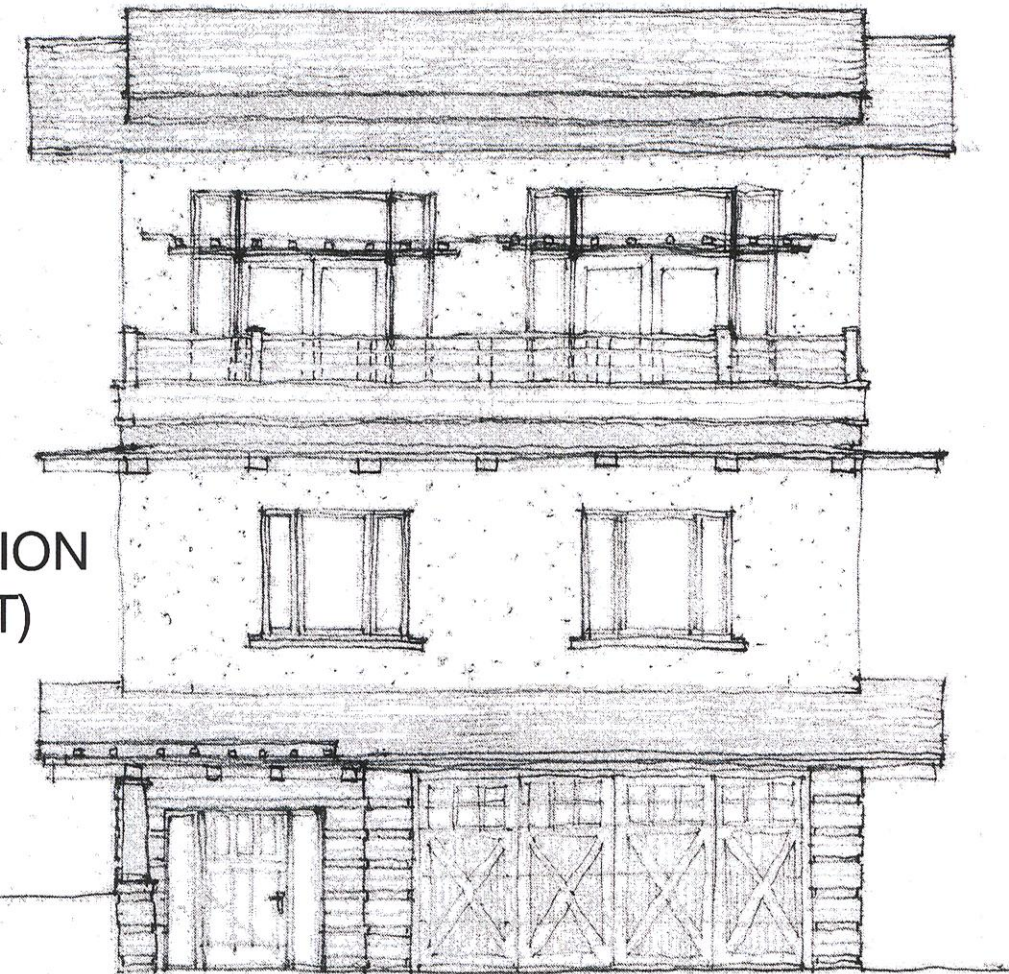
1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
VEGETATION MANAGEMENT PLAN
CALIFORNIA

Scale: 1"=20'-0"
Drawn by: MAR
Designed by:
Checked by:
Date: SEPTEMBER, 2012

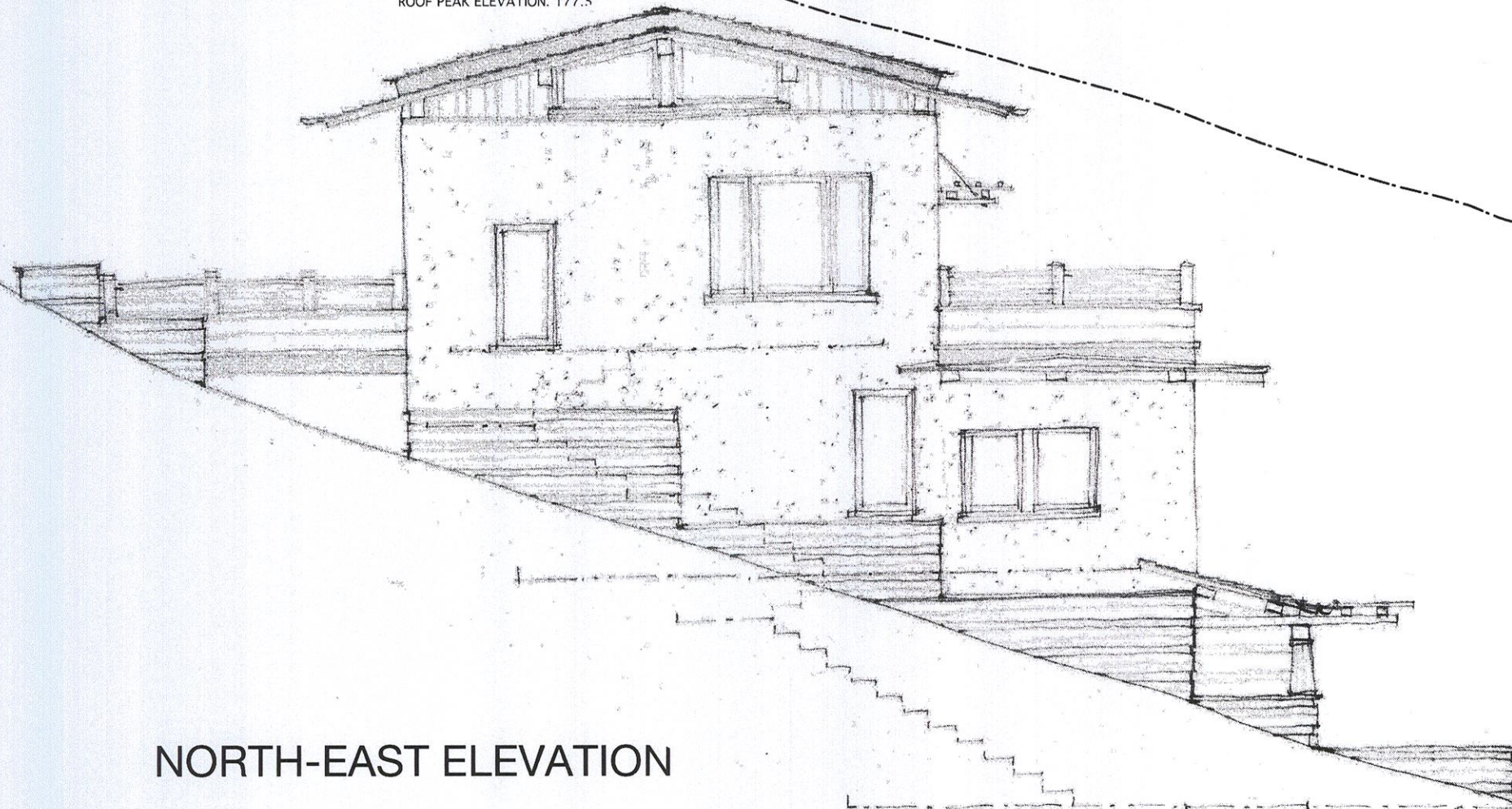
SHEET
V1
OF 14
06-110

LOT 1 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION. 177.5



NORTH-EAST ELEVATION

30'-0"
MAX

DRIVEWAY

EX. GROUND

RECEIVED
MAY 17 2017
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:

LOT 1
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

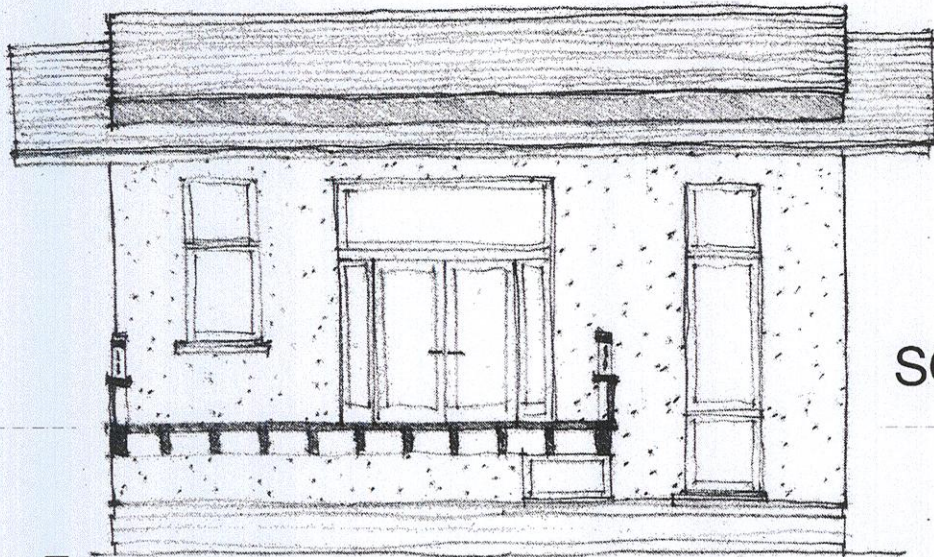
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1/4"=1'

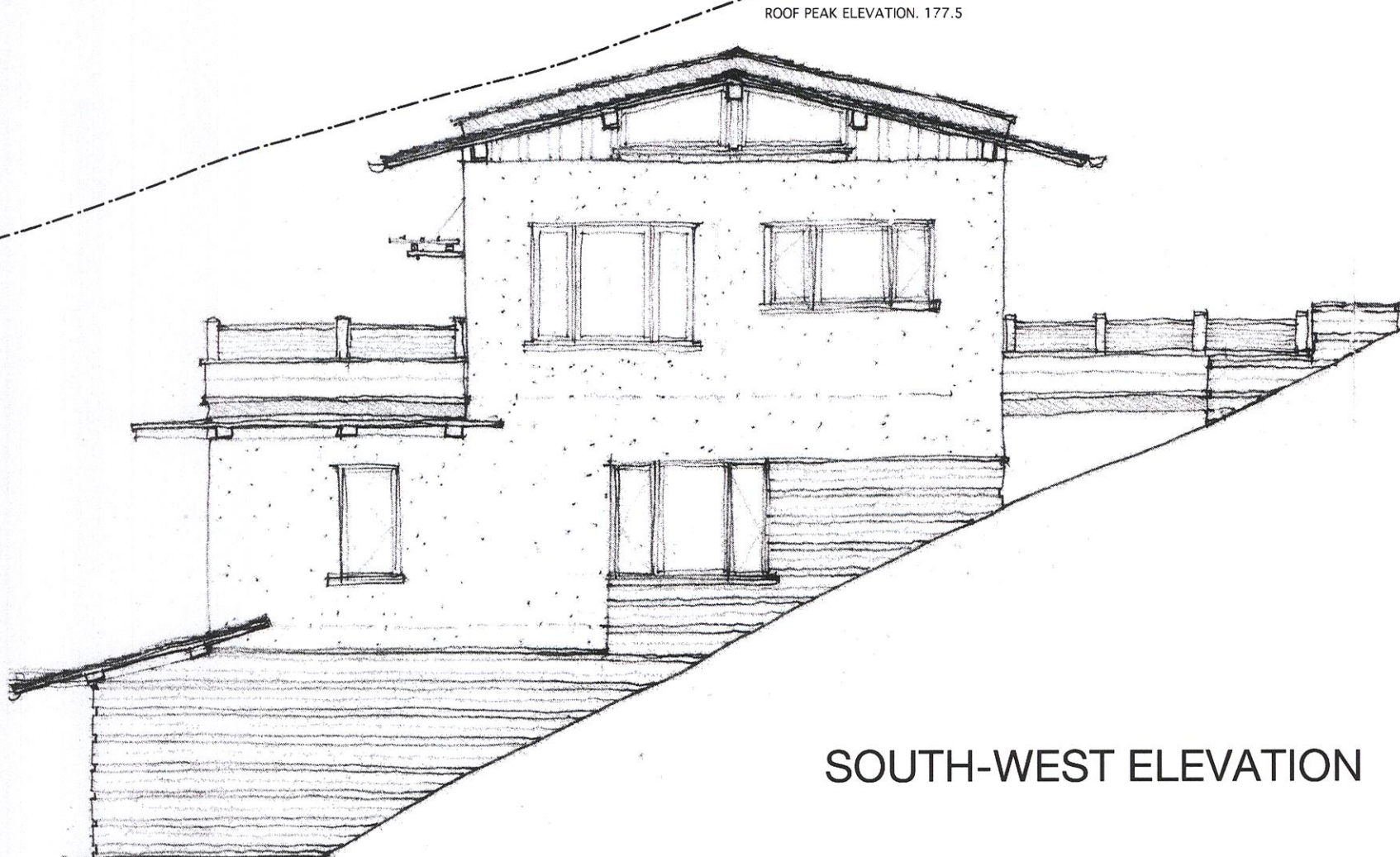
PAGE NO.:

E1A

LOT 1 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



ROOF PEAK ELEVATION. 177.5

30'-0"
MAX

DRIVEWAY

EX. GROUND

SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS	
NO	DATE

DRAWING
TITLE:
LOT 1
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

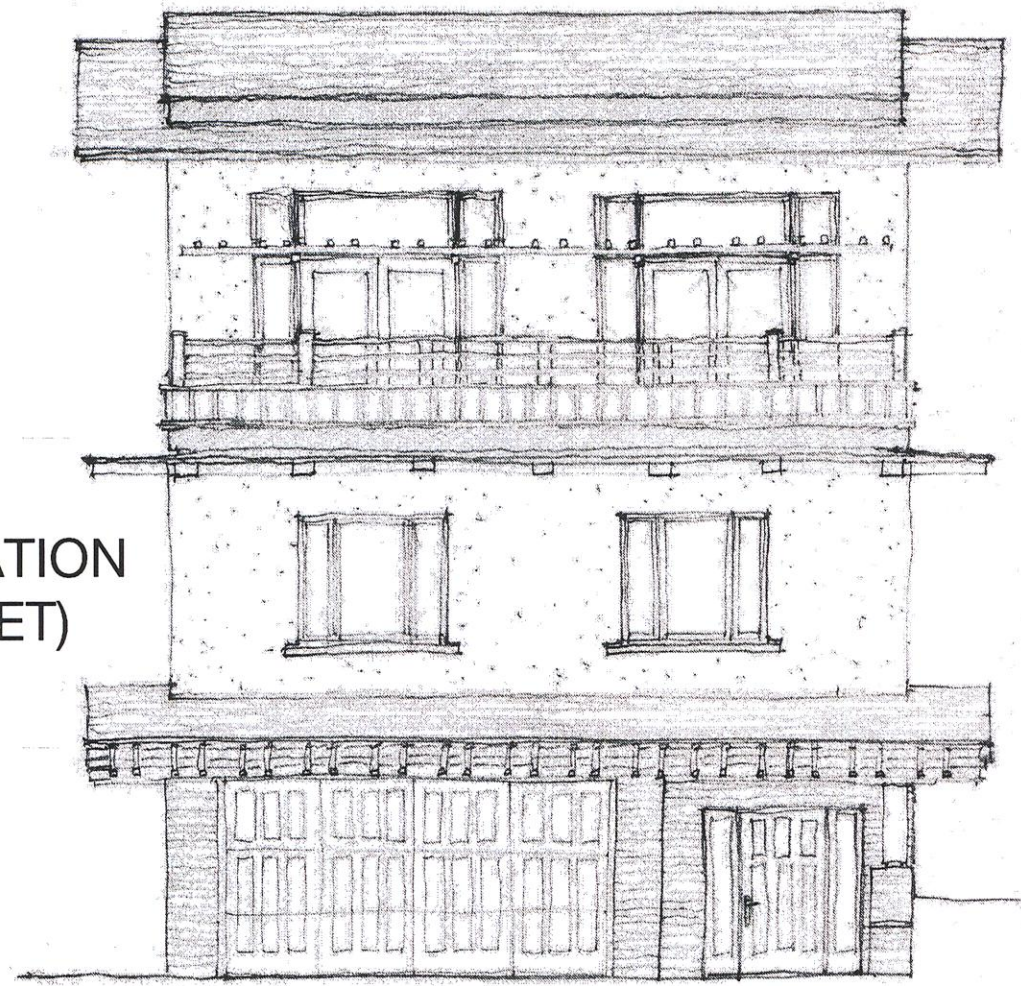
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KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

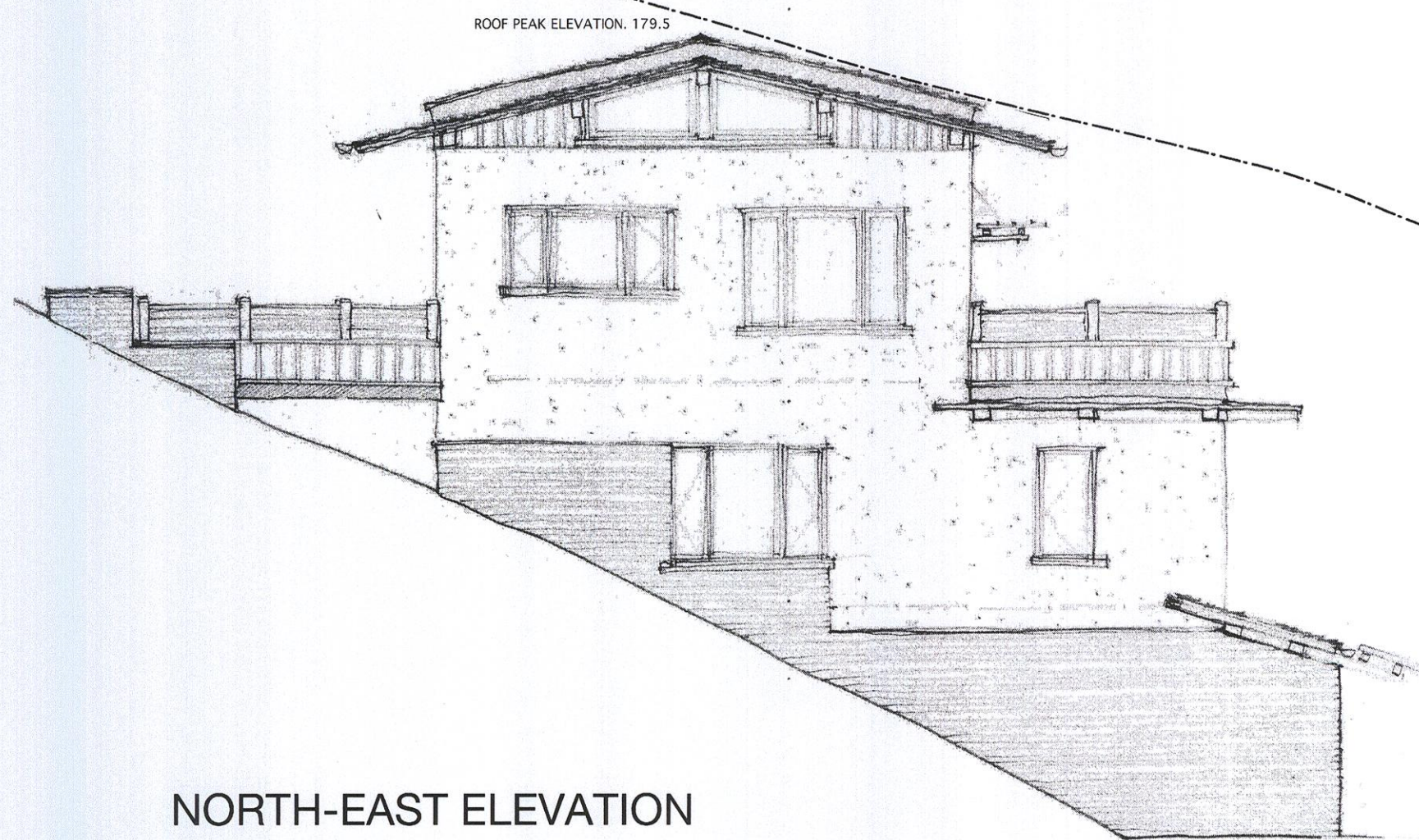
SCALE
1/4" = 1'

PAGE NO.:
E1B

LOT 2 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'



NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION. 179.5

NORTH-EAST ELEVATION

30'-0"
MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING TITLE:
LOT 2
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

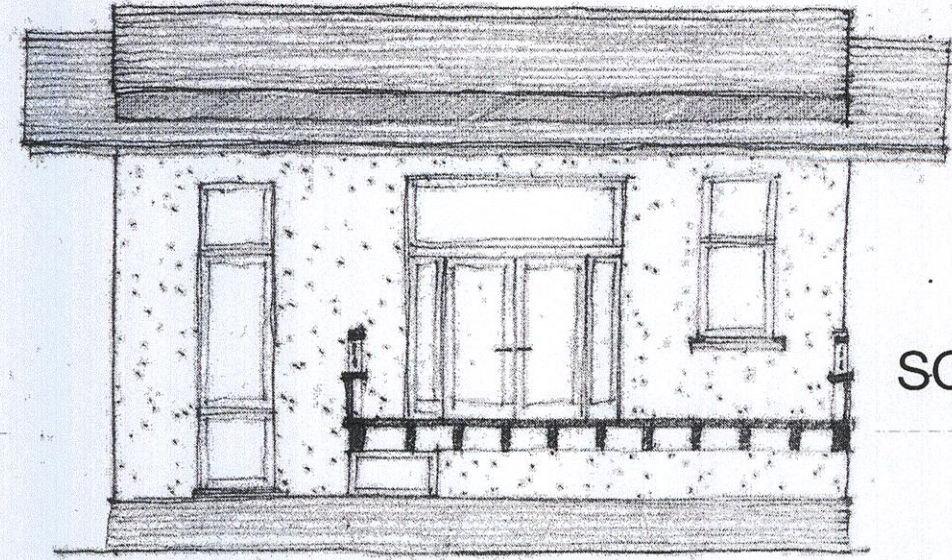
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1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

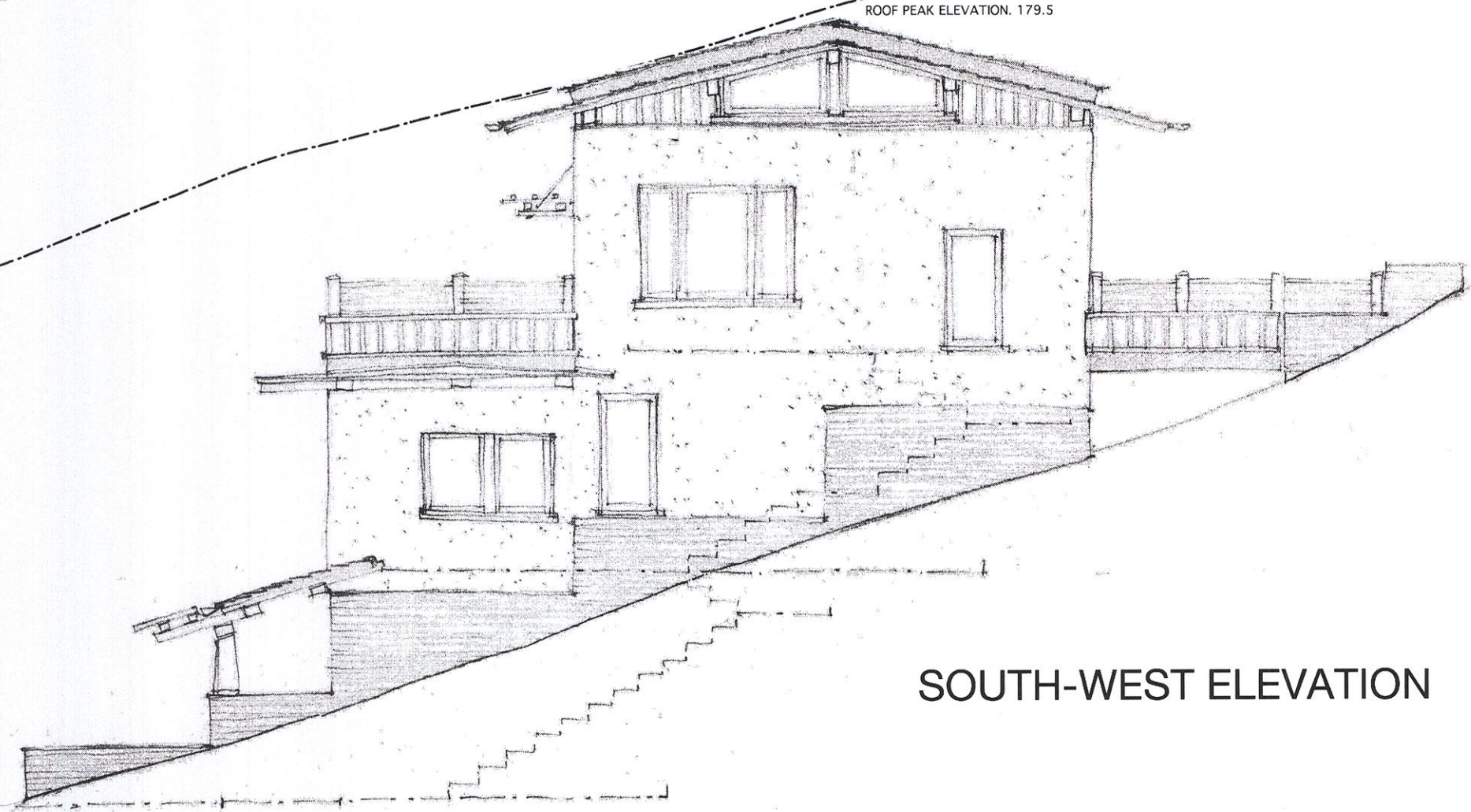
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1/4" = 1'

PAGE NO.:
E2A

LOT 2 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



ROOF PEAK ELEVATION. 179.5

SOUTH-WEST ELEVATION

DRIVEWAY

EX. GROUND

30'-0"
MAX

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING TITLE:
LOT 2
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

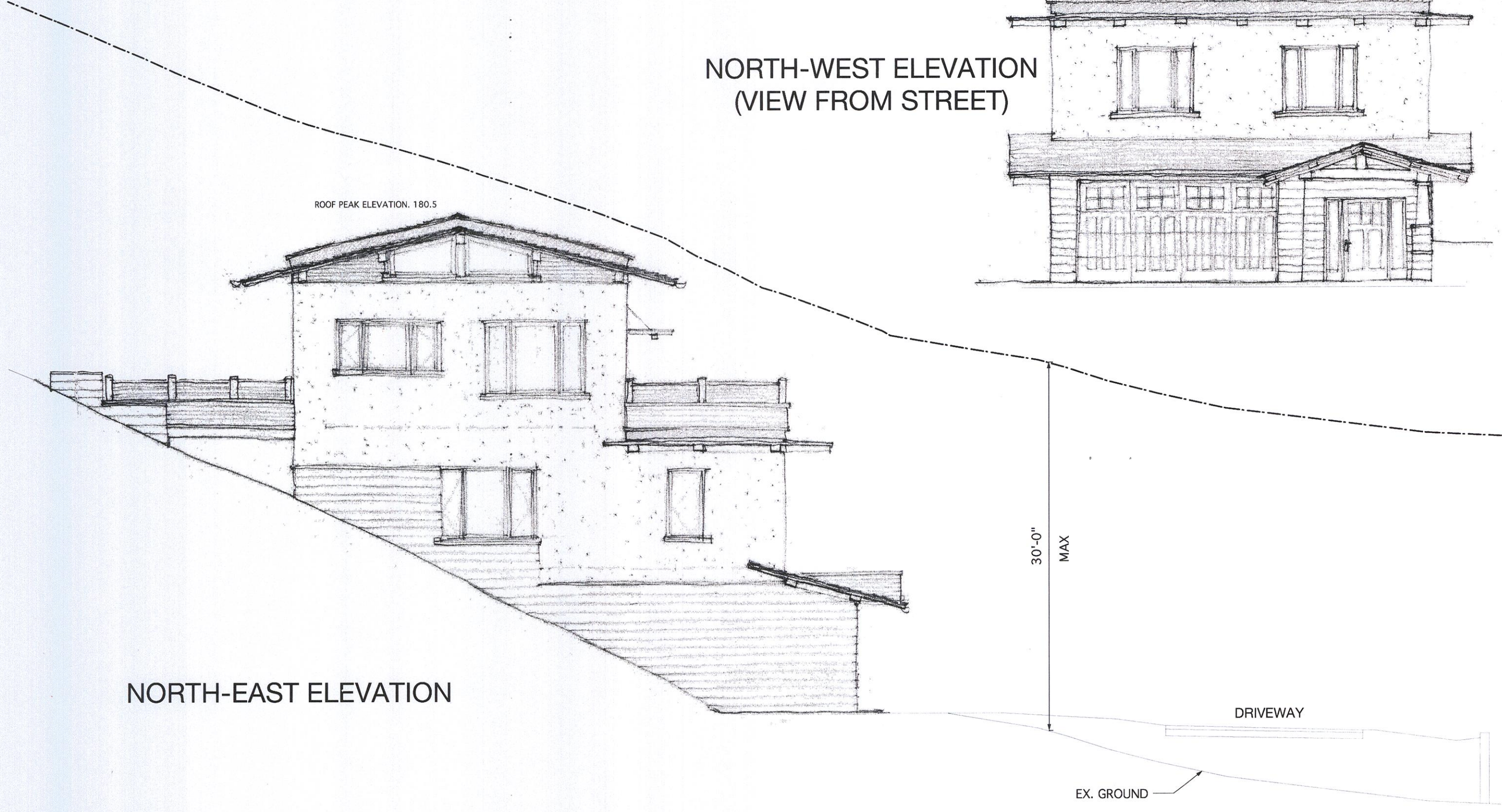
SCALE
1/4"=1'

PAGE NO.:
E2B

LOT 3 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'



NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION. 180.5

NORTH-EAST ELEVATION

30'-0"
MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS	
NO	DATE

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PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

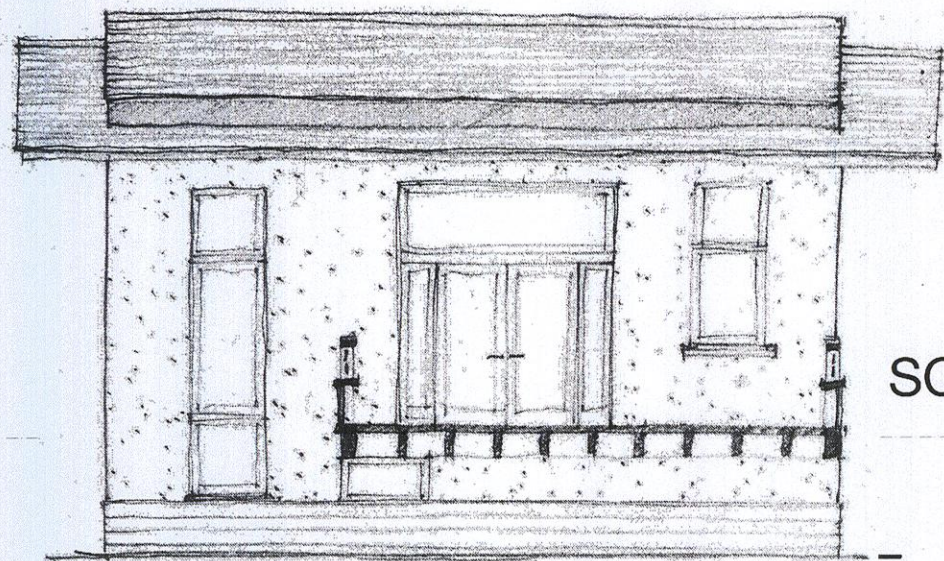
PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

SCALE:
1/4" = 1'

PAGE NO.:
E3A

LOT 3 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION

ROOF PEAK ELEVATION. 180.5



SOUTH-WEST ELEVATION

30'-0"
MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO DATE

DRAWING
TITLE:

LOT 3
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

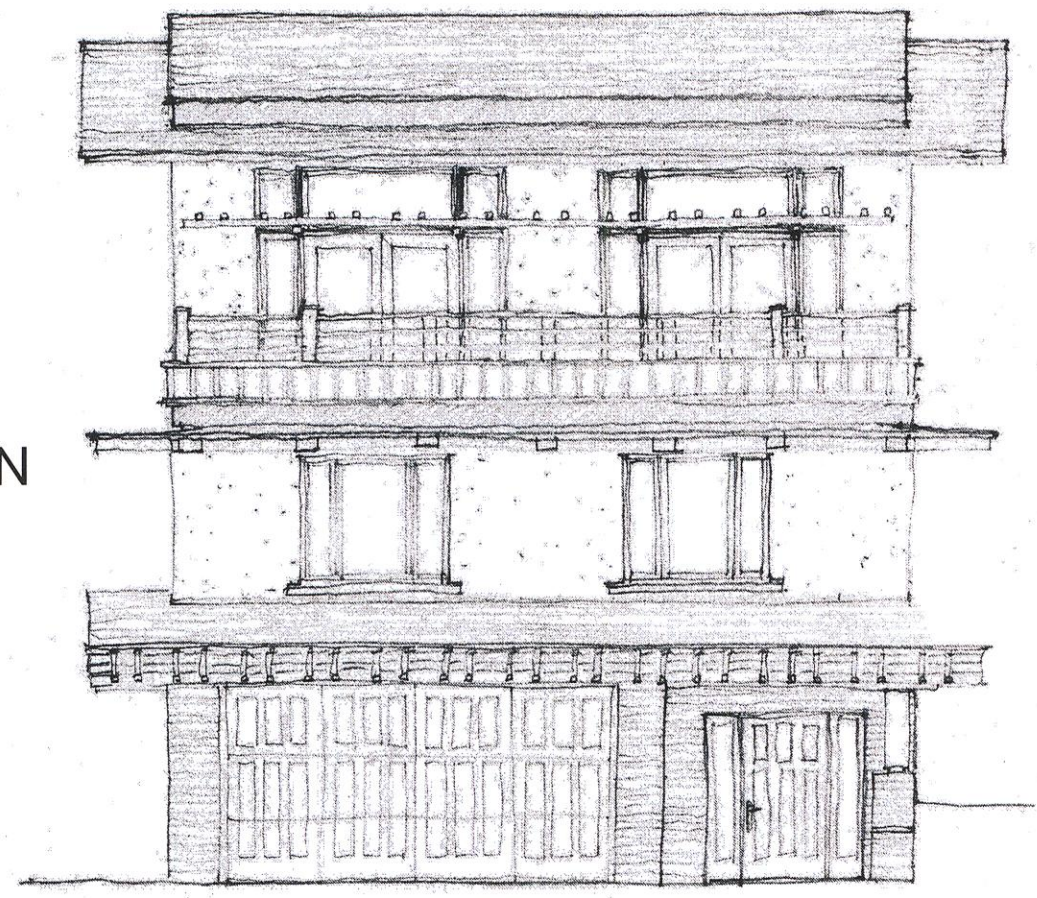
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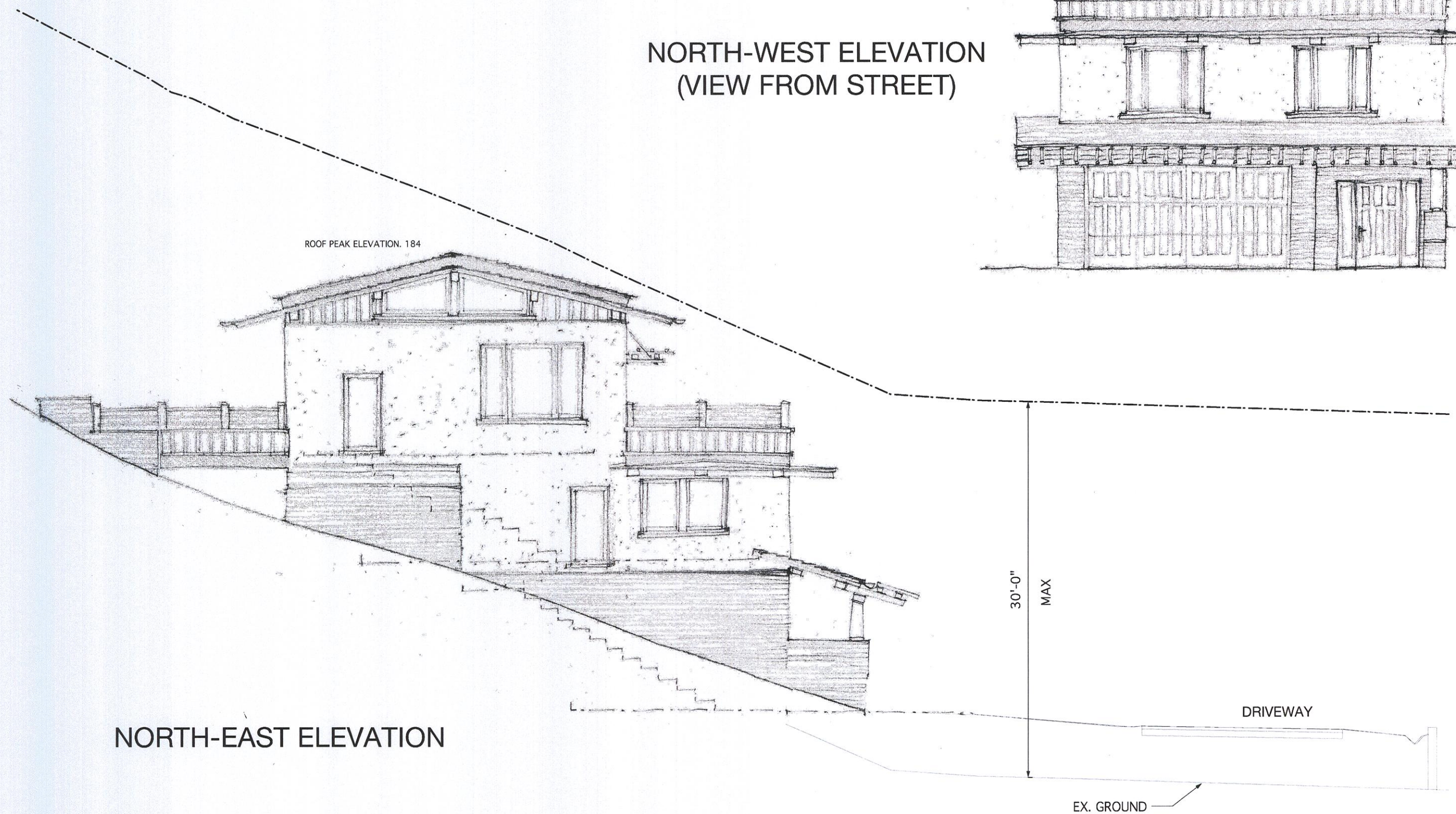
PAGE NO.:

E3B

LOT 4 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'



NORTH-WEST ELEVATION
(VIEW FROM STREET)



NORTH-EAST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS	
NO	DATE

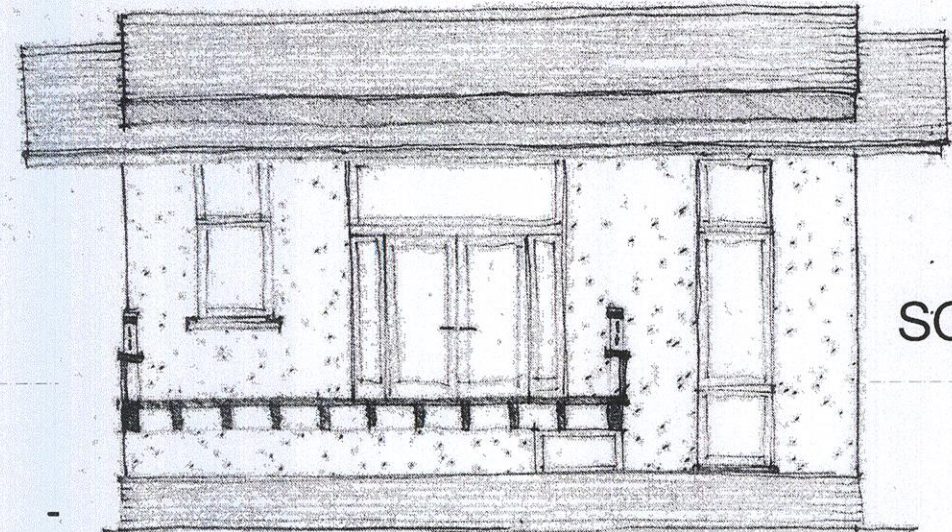
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LOT 4
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960
APN: 177-220-10

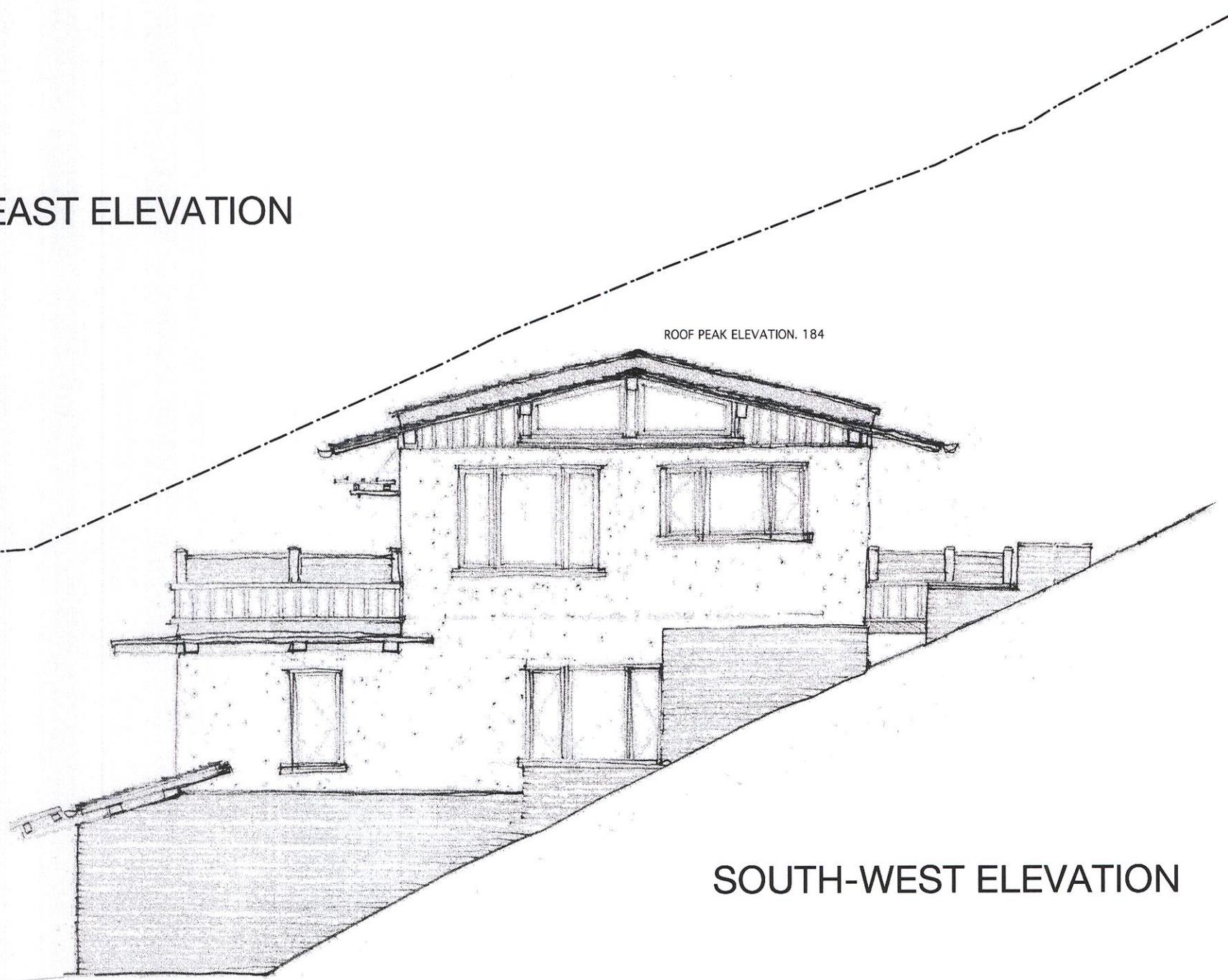
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PAGE NO.:
E4A

LOT 4 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'

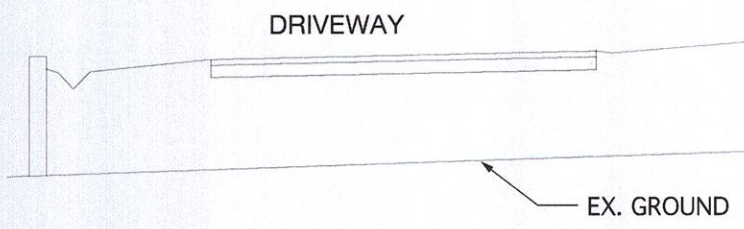


SOUTH-EAST ELEVATION



ROOF PEAK ELEVATION. 184

SOUTH-WEST ELEVATION



30'-0"
MAX

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:
LOT 4
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

SCALE
1/4"=1'

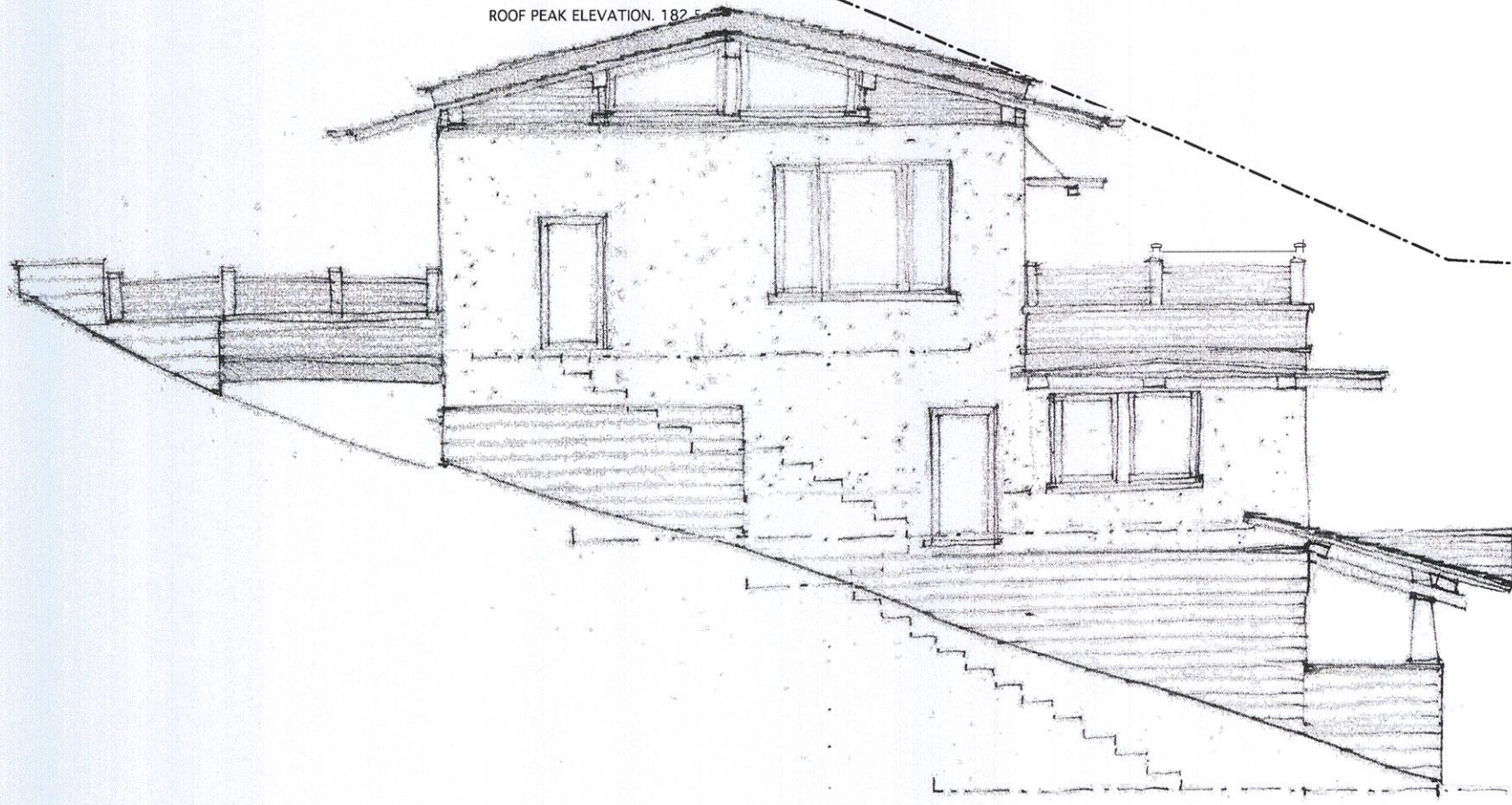
PAGE NO.:
E4B

LOT 5 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION: 182.5



NORTH-EAST ELEVATION

30'-0"
MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING TITLE:
LOT 5
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

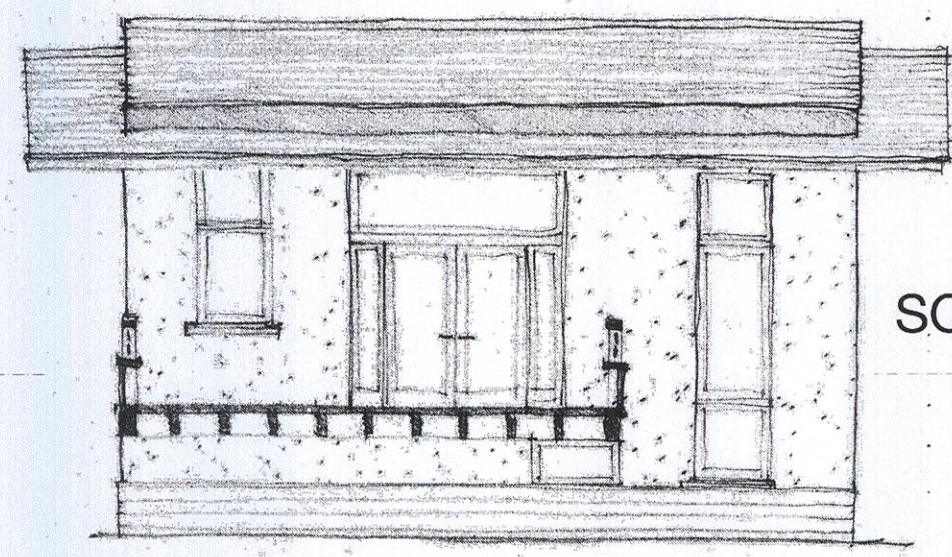
PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

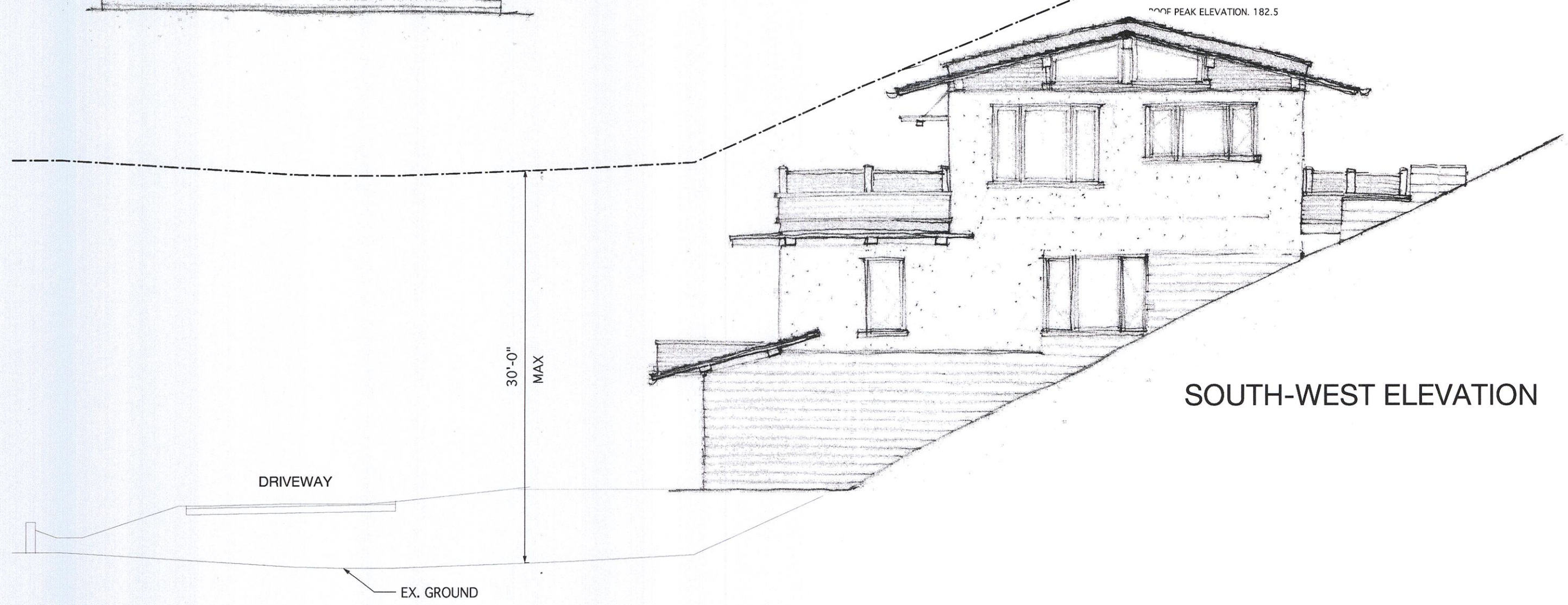
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PAGE NO.:
E5A

LOT 5 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING TITLE:
LOT 5
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE
SAN ANSELMO, CA 94960

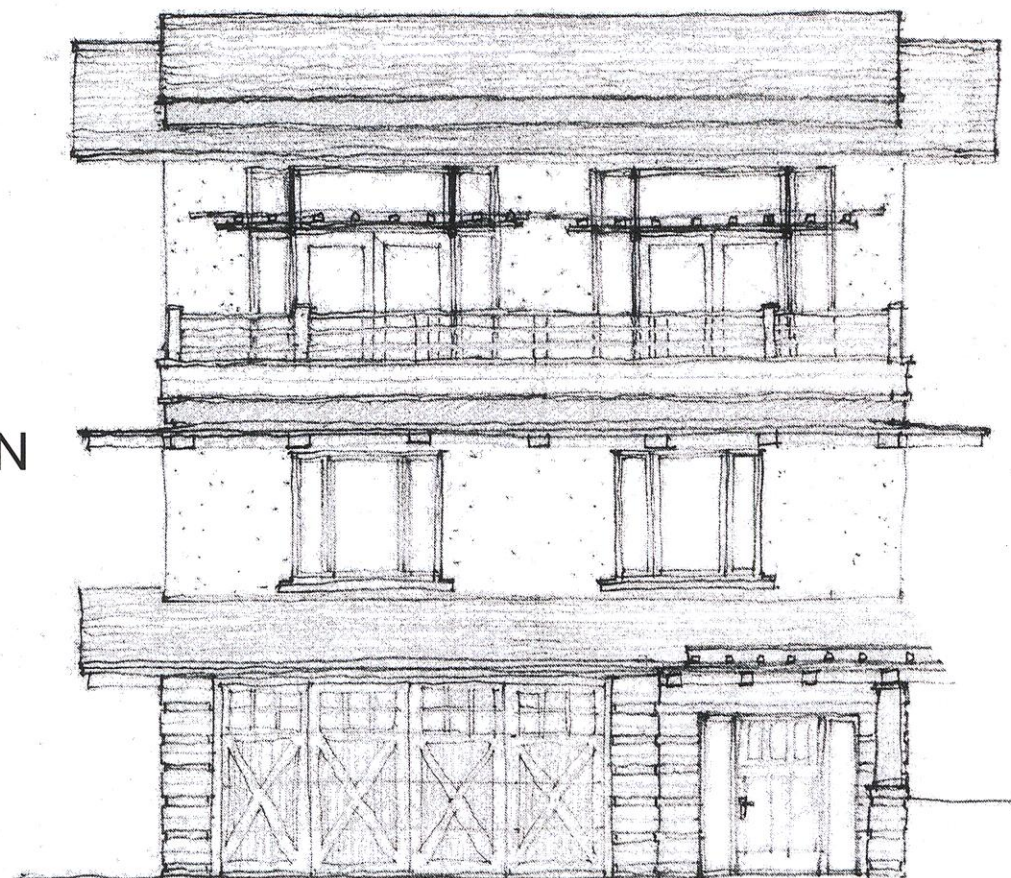
APN: 177-220-10

SCALE
1/4"=1'

PAGE NO.:
E5B

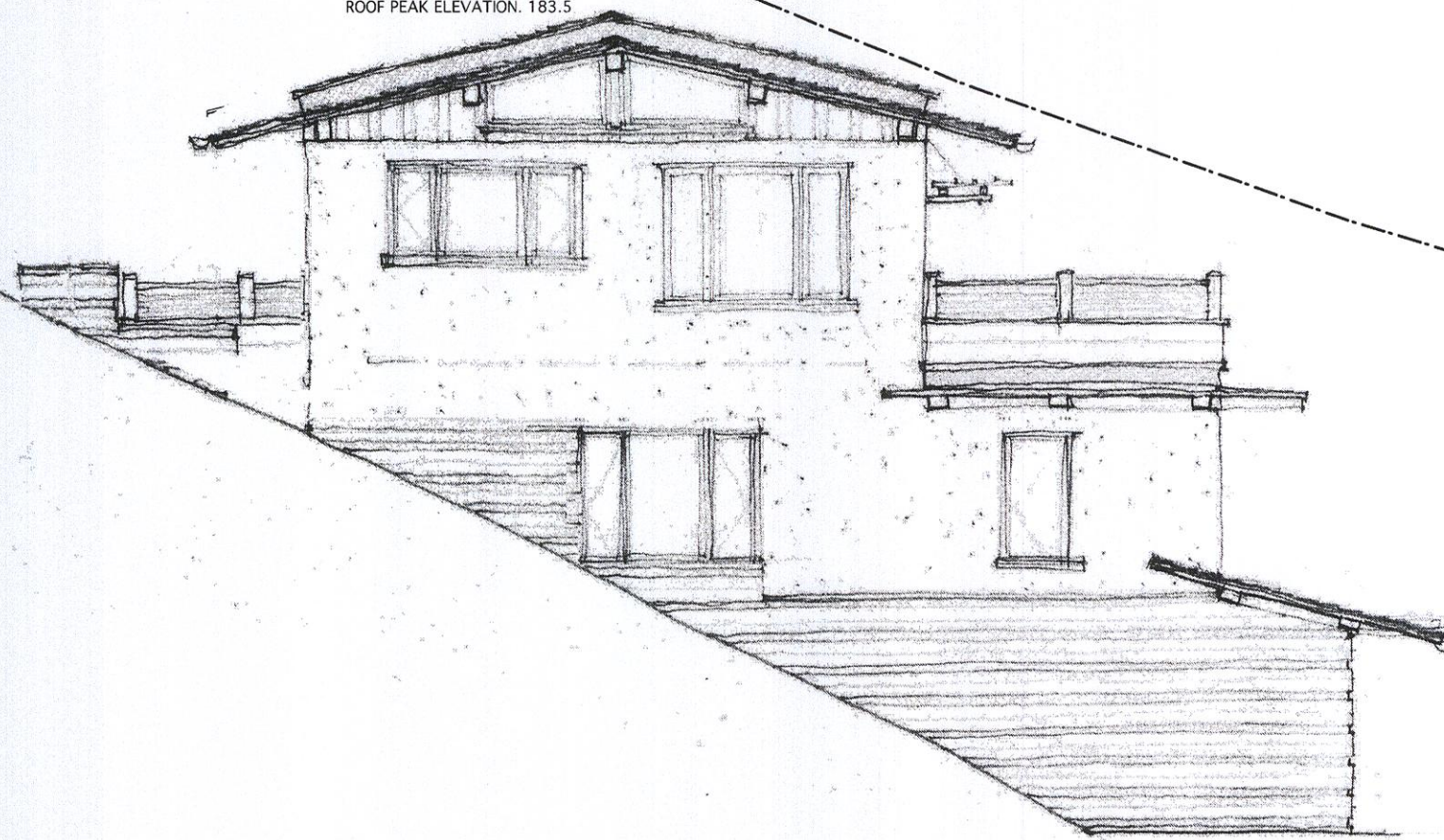
LOT 6 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION. 183.5

NORTH-EAST ELEVATION



30'-0"
MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO DATE

DRAWING
TITLE:

LOT 6
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

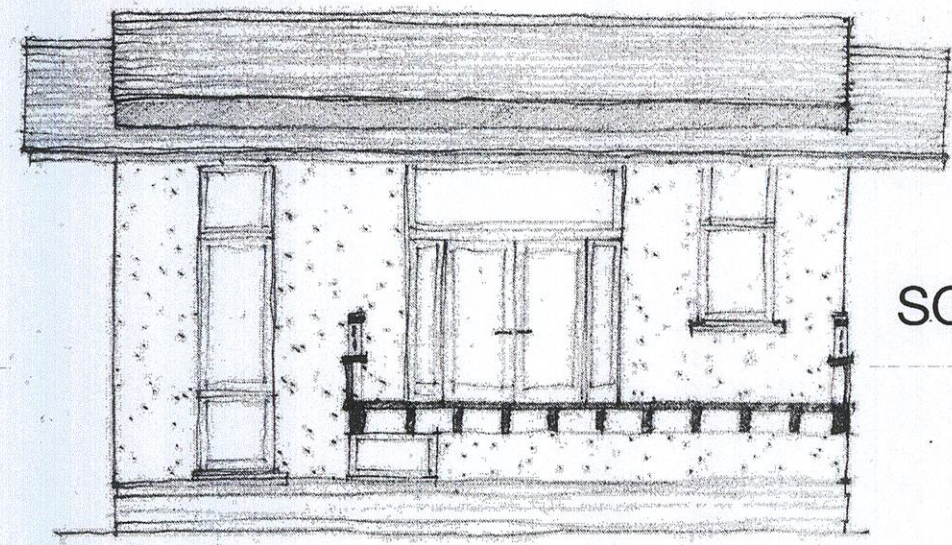
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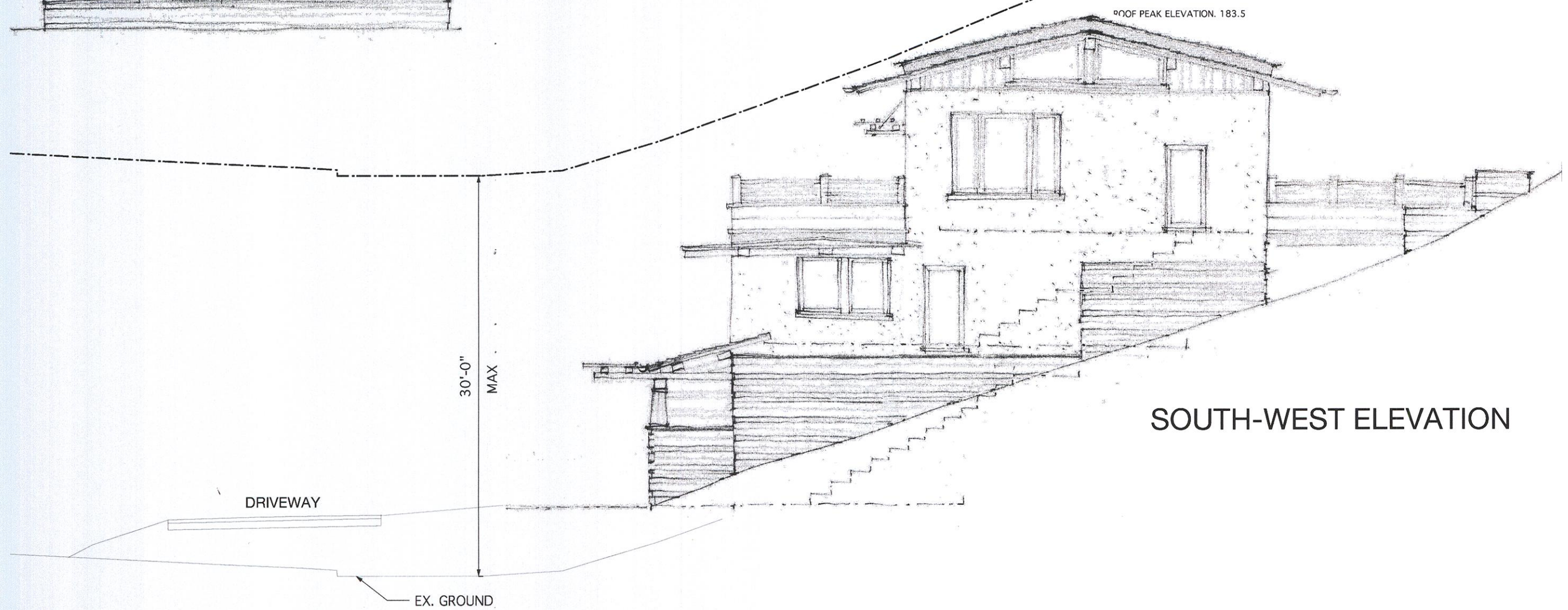
PAGE NO.:

E6A

LOT 6 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:

LOT 6
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

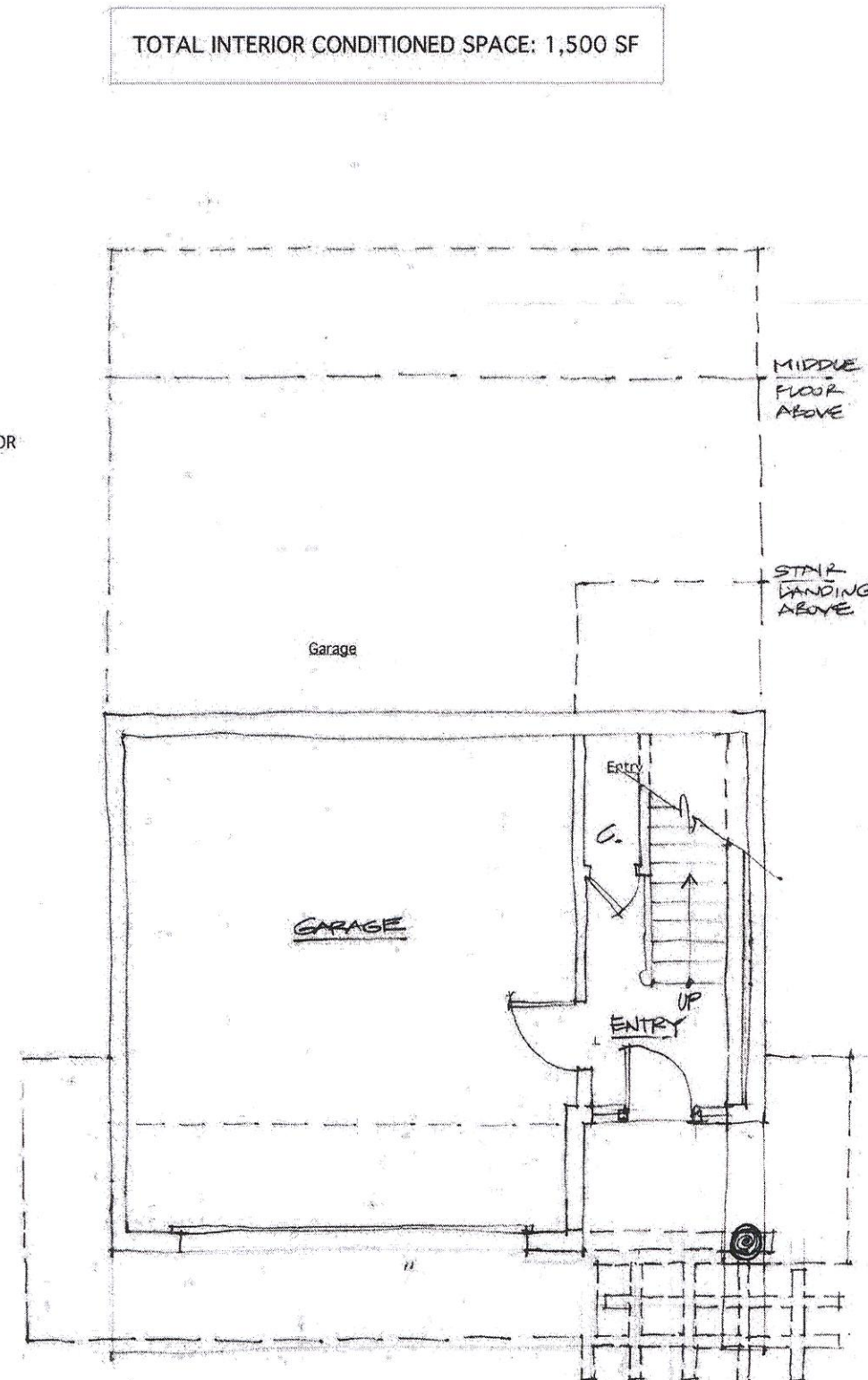
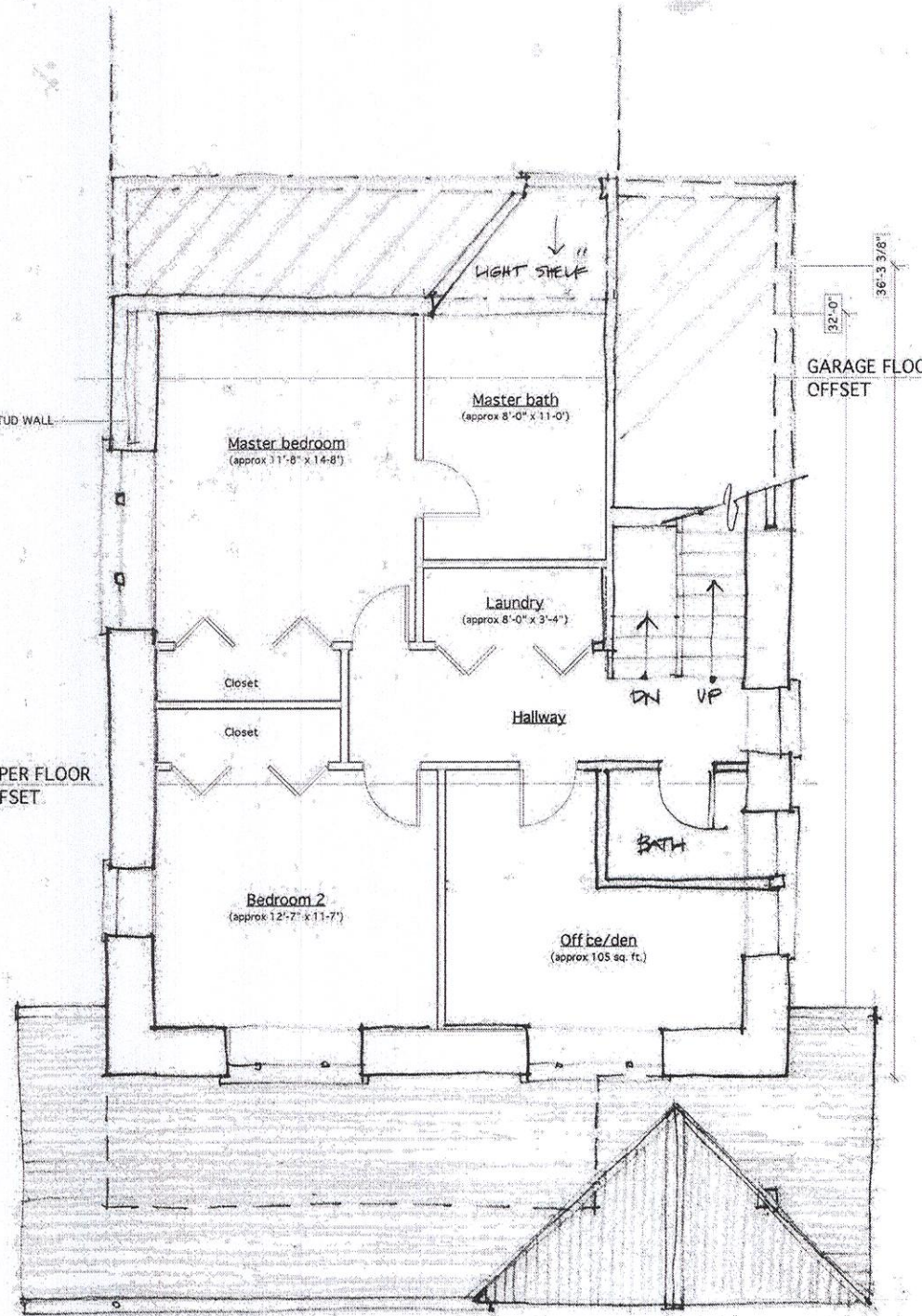
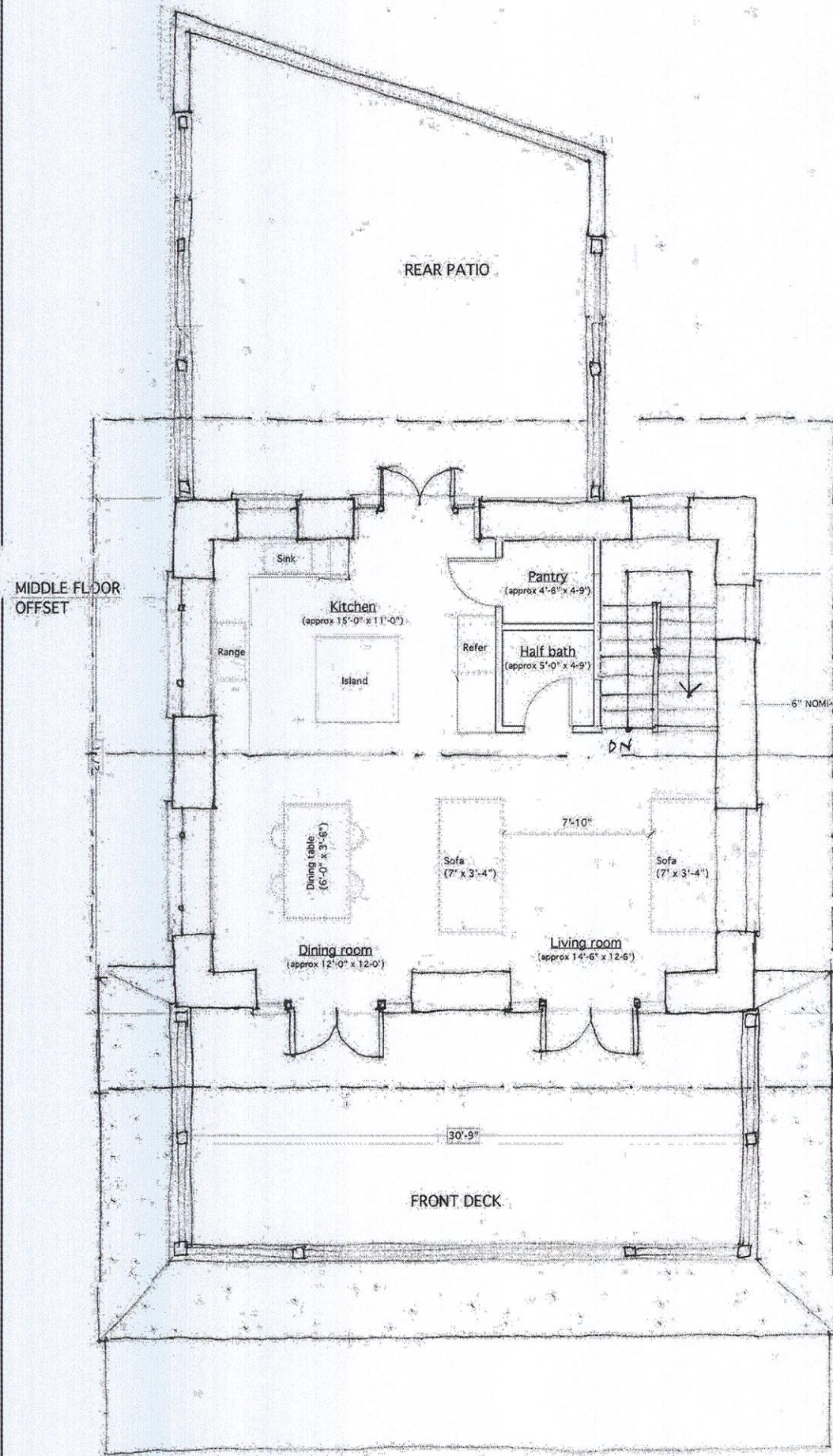
SCALE

1/4"=1'

PAGE NO.:

E6B

RESIDENCES 1 THRU 6 PRELIMINARY RESIDENCE CONCEPTUAL FLOOR PLAN



TOTAL INTERIOR CONDITIONED SPACE: 1,500 SF

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS	
NO	DATE

DRAWING TITLE:
RESIDENCES 1 THRU 6
PRELIMINARY RESIDENCE
CONCEPTUAL FLOOR PLAN

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

SCALE:
1/4" = 1'

PAGE NO.:
F1