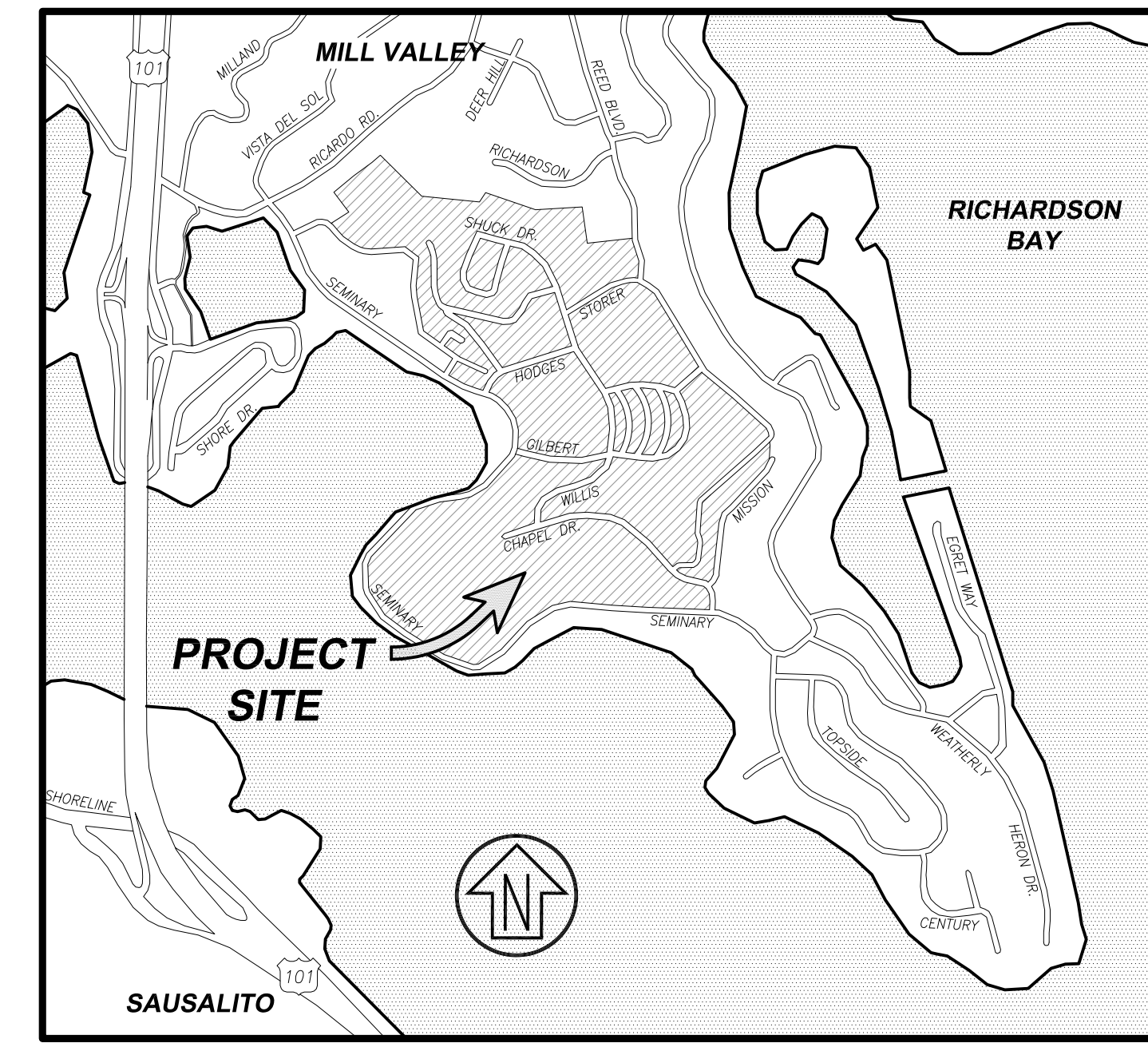


THE SEMINARY

201 SEMINARY DRIVE, MILL VALLEY, CA 94941



VICINITY MAP
SCALE: NTS

NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

DESCRIPTION
PLANNING SUBMITTAL SET
PLANNING RESUBMITTAL SET
PLANNING / MP RESUBM SET

REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY
 201 SEMINARY DRIVE
 MILL VALLEY, CA 94941

CIVIL COVER

SITE / BLDG. TYPE
00

SHEET NO.
C0.01

SYMBOLS

EXISTING	PROPOSED

LINETYPES

EXISTING	PROPOSED

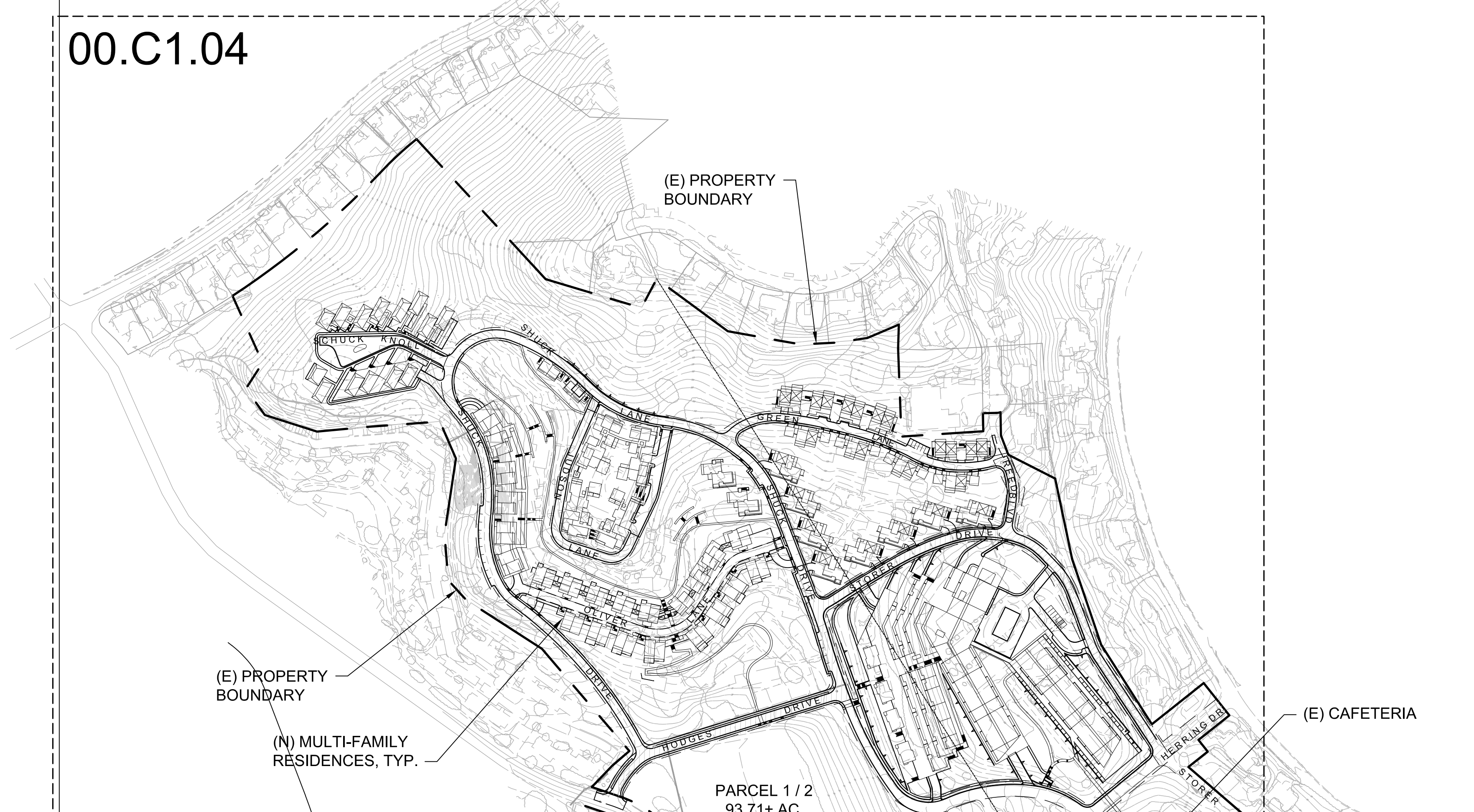
ABBREVIATIONS

AB	AGGREGATE BASE	FF	FINISH FLOOR	P UAE	PUBLIC UTILITY & ACCESS EASEMENT
AC	ASPHALT CONCRETE	FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
ACR	ACCESS COMPLIANT RAMP	FL	FLOWLINE	RP	RADIAL POINT
BC	BEGIN CURVE	FS	FINISH SURFACE	RW	RIGHT OF WAY
BCR	BEGIN CURB RETURN	GB	GRADE BREAK	SD	STORM DRAIN
BF	BOTTOM OF FOOTING	HDPE	HIGH DENSITY POLYETHYLENE PIPE	SDCO	STORM DRAIN CLEANOUT
BSW	BACK OF SIDEWALK	HP	HIGH POINT	SDMH	STORM DRAIN MANHOLE
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SF	SQUARE FEET
CB	CATCH BASIN	JB	JUNCTION BOX	SS	SANITARY SEWER
CJ	CONTROL JOINT	JP	JOINT POLE	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE / CONTROL LINE	JT	JOINT TRENCH	SSFM	SANITARY SEWER FORCE MAIN
CP	CONTROL POINT	LF	LINEAR FEET	SSMH	SANITARY SEWER MANHOLE
CR	CURB RETURN	LFF	LOWEST FINISH FLOOR	SW	SIDEWALK
DI	DROP INLET	LP	LOW POINT	TC	TOP OF CURB
DL	DAYLIGHT	MH	MANHOLE	TF	TOP OF FOOTING
DWY	DRIVEWAY	NTS	NOT TO SCALE	TG	TOP OF GRATE
EC	END CURVE	PB	PULLBOX	TW	TOP OF WALL
ECR	END CURB RETURN	PC	POINT ON CURVE	tw	TOE OF WALL
EG	EXISTING GRADE	PCC	POINT OF COMPOUND CURVE	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	P.C.C.	PORTLAND CEMENT CONCRETE	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	PML	POST MOUNTED LIGHT	VIF	VERIFY IN FIELD
EX	EXISTING	PRC	POINT OF REVERSE CURVE	WML	WALL MOUNTED LIGHT
EVA	EMERGENCY VEHICLE ACCESS	PRO	PROPOSED	WL	WATER LINE
EVC	END OF VERTICAL CURVE	PT	POINT OF TANGENCY		
FC	FACE OF CURB				

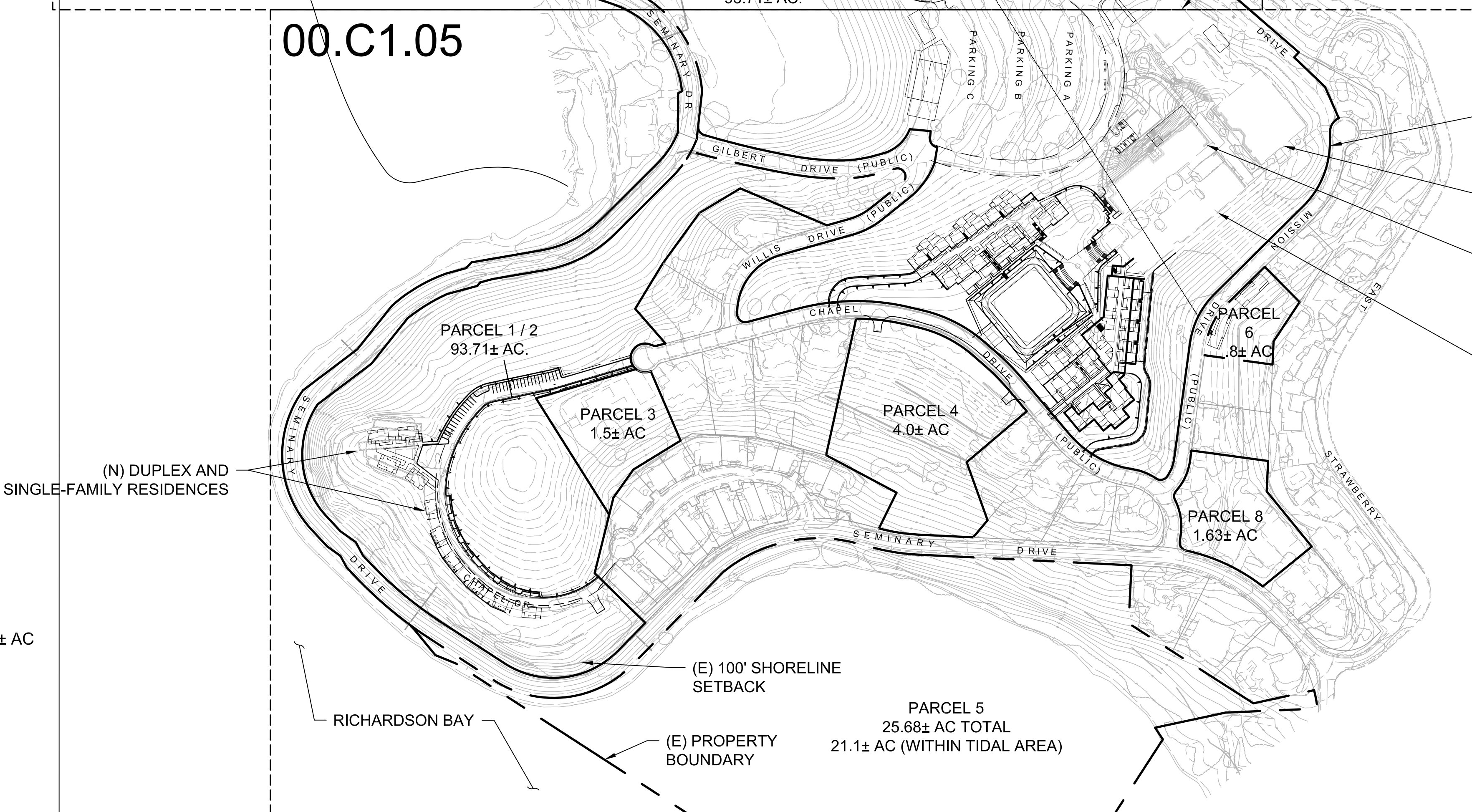
SHEET INDEX

SHEET INDEX	SEMINARY CIVIL SHEET TITLE FOR PRESUBMISSION FOR DESIGN REVIEW, TENTATIVE MAP, MP
00.C0.01	CIVIL COVER SHEET
00.C1.03	BOUNDARY & EXISTING TOPOGRAPHY - OVERALL
00.C1.04	BOUNDARY & EXISTING TOPOGRAPHY - NORTH
00.C1.05	BOUNDARY & EXISTING TOPOGRAPHY - SOUTH
00.C2.01	GEOTECHNICAL, AND FLOOD ZONED CONSTRAINTS MAP
00.C3.01	STAKING PLAN
00.C4.03	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - OVERALL
00.C4.04	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - NORTH
00.C4.05	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES - SOUTH
00.C5.03	LAYOUT PLAN - OVERALL
00.C5.10	LAYOUT PLAN - SITE EAST
00.C5.20	LAYOUT PLAN - SITE WEST AND SOUTH
00.C6.03	GRADING & DRAINAGE PLAN - OVERALL
00.C6.10	GRADING & DRAINAGE PLAN - SITE EAST
00.C6.11	GRADING & DRAINAGE PLAN - SITE EAST DETAIL
00.C6.12	GRADING & DRAINAGE PLAN - SITE EAST DETAIL
00.C6.13	GRADING & DRAINAGE PLAN - SITE EAST DETAIL
00.C6.20	GRADING & DRAINAGE PLAN - SITE WEST AND SOUTH
00.C6.21	GRADING & DRAINAGE PLAN - SITE WEST DETAIL
00.C6.22	GRADING & DRAINAGE PLAN - SITE WEST DETAIL
00.C6.23	GRADING & DRAINAGE PLAN - SITE WEST DETAIL
00.C6.24	GRADING & DRAINAGE PLAN - SITE SOUTH DETAIL
00.C7.03	CUT-FILL PLAN - OVERALL
00.C7.10	CUT-FILL PLAN - EAST
00.C7.20	CUT-FILL PLAN - WEST AND SOUTH
00.C8.03	UTILITY PLAN - OVERALL
00.C8.10	UTILITY PLAN - EAST
00.C8.20	UTILITY PLAN - WEST AND SOUTH
00.C9.01	SECTIONS & DETAILS

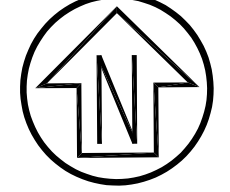
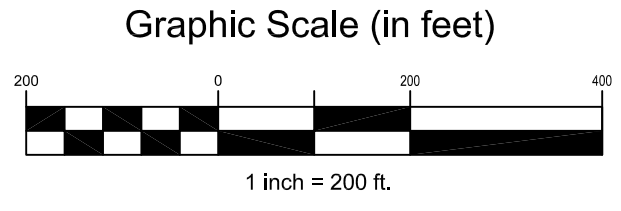
00.C1.04



00.C1.05



PROJECT AREA SUMMARY
 TOTAL PROJECT AREA: 123.35± AC
 TOTAL AREA ABOVE TIDAL INFLUENCE 101.1± AC



NORTH COAST
 LAND HOLDINGS
 L L C
 201 Seminary Drive
 Mill Valley, CA 94941



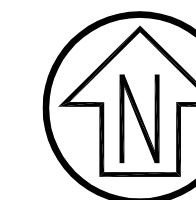
CSW ST 2
CSW/Stuber-Stroeh
 Engineering Group, Inc.
 45 Leveroni Court
 Novato, CA 94949 Tel: 415.883.9850
 Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

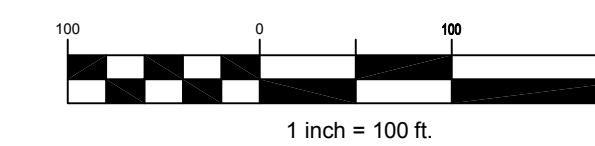
THE SEMINARY
 201 SEMINARY DRIVE
 MILL VALLEY, CA 94941

BOUNDARY & EXISTING TOPOGRAPHY OVERALL
 1" = 200'

SITE / BLDG. TYPE
00
 SHEET NO.
C1.03



Graphic Scale (in feet)



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.

45 Leveroni Court
Novato, CA 94949 Tel: 415.883.8650
Fax: 415.883.9835

REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

BOUNDARY AND EXISTING TOPOGRAPHY - NORTH

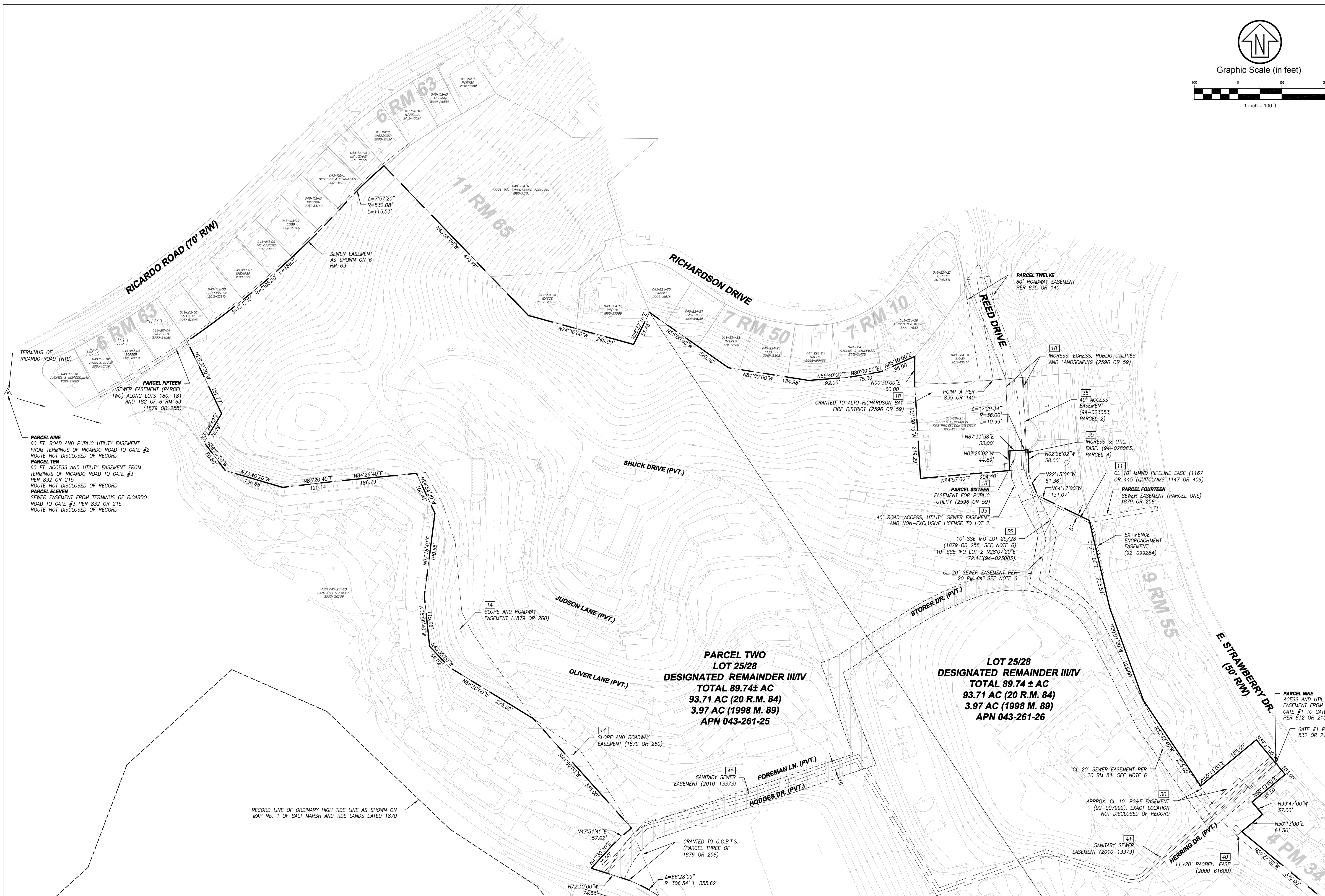
1" = 100'

SITE / BLDG. TYPE

00

SHEET NO.

C1.04



RECORD LINE OF ORDINARY HIGH TIDE LINE AS SHOWN ON MAP No. 1 OF SALT MARSH AND TIDE LANDS DATED 1870

SEE SHEET C1.05



CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc. 45 Leveroni Court Novato, CA 94949

REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING /MP RESUBM SET

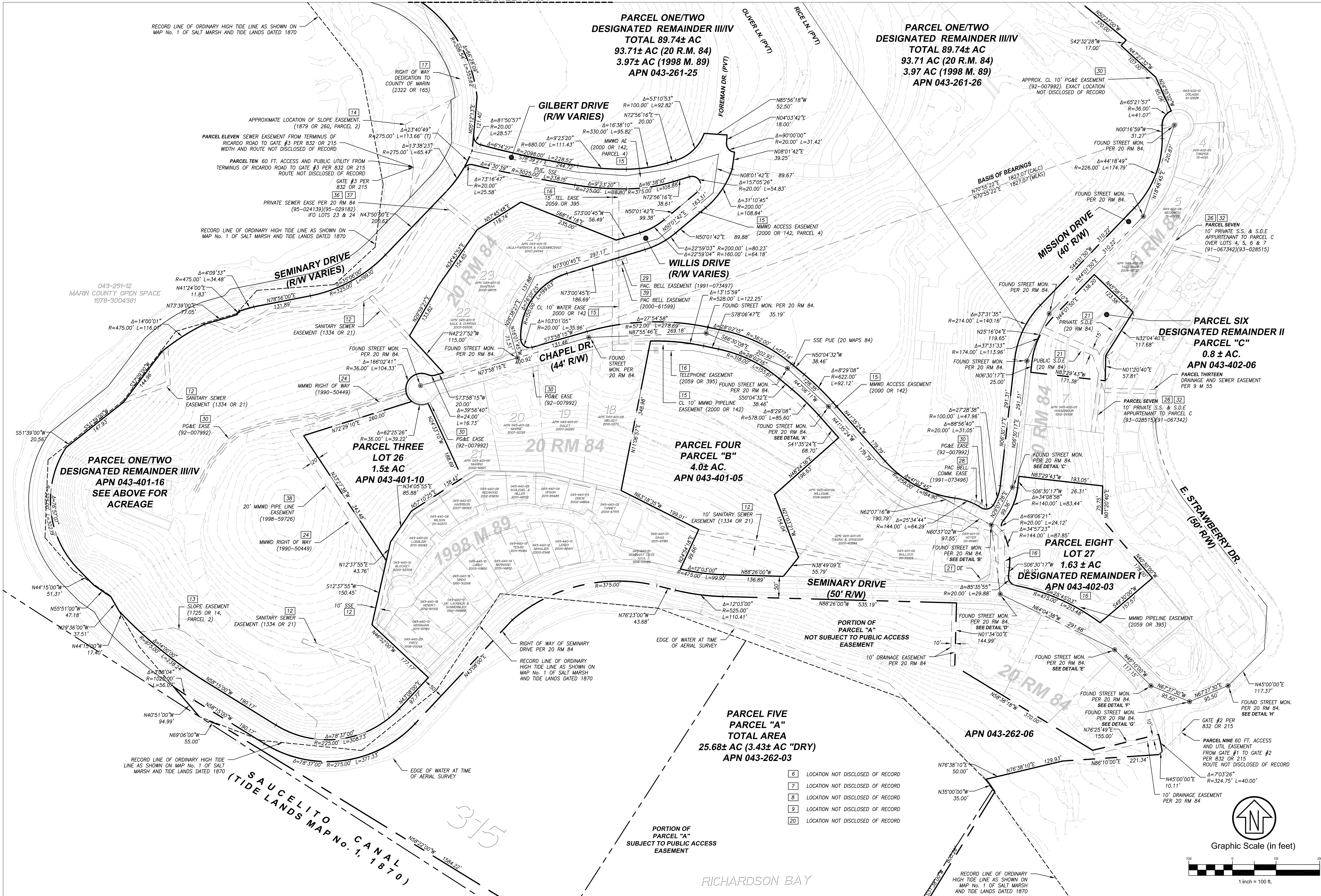
THE SEMINARY

201 SEMINARY DRIVE MILL VALLEY, CA 94041

BOUNDARY & EXISTING TOPOGRAPHY - SOUTH



1" = 100'

SITE / BLDG. TYPE 00 SHEET NO. C1.05



PROJECT AREA SUMMARY
 TOTAL PROJECT AREA: 123.35± AC
 TOTAL AREA ABOVE TIDAL INFLUENCE: 101.1± AC

LEGEND

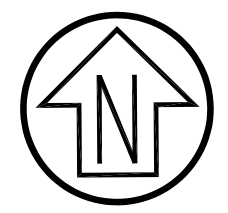
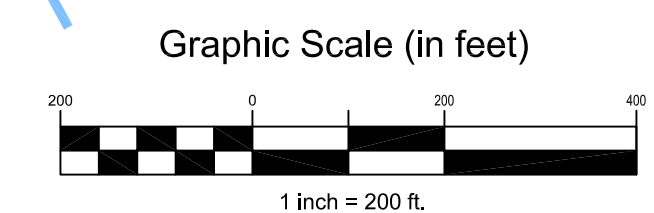
-  AREAS OF WEAK SOIL PER HERZOG SITE GEOLOGY MAP (SEE NOTE 1)
-  FLOOD ZONE PER FEMA

NOTES:

1. BASED OFF OF AREAS LABELED AS "SHALLOW EARTHFLAWS, SLUMPS AND COLLUVIAL SOILS" AS SHOWN ON THE HERZOG SITE GEOLOGY MAP CONTAINED IN "REPORT - GEOTECHNICAL RECONNAISSANCE FOR MASTER PLAN, GOLDEN GATE BAPTIST SEMINARY" DATED MARCH 22, 1982.
2. SEE SHEET 00.L3.10 AND 00.L3.20 FOR TREE REMOVAL AND PROTECTION PLANS.

ZONE AE
(EL. 9)

ZONE VE
(EL. 9)



NORTH COAST
 LAND HOLDINGS
 L L C

201 Seminary Drive
 Mill Valley, CA 94041



CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc.
 45 Leveroni Court
 Novato, CA 94949 Tel: 415.883.9850
 Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
 MILL VALLEY, CA 94041

GEOTECHNICAL
 AND
 FLOOD ZONE MAP
 1" = 200'

SITE / BLDG. TYPE

00

SHEET NO.

C2.01



REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

STAKING PLAN

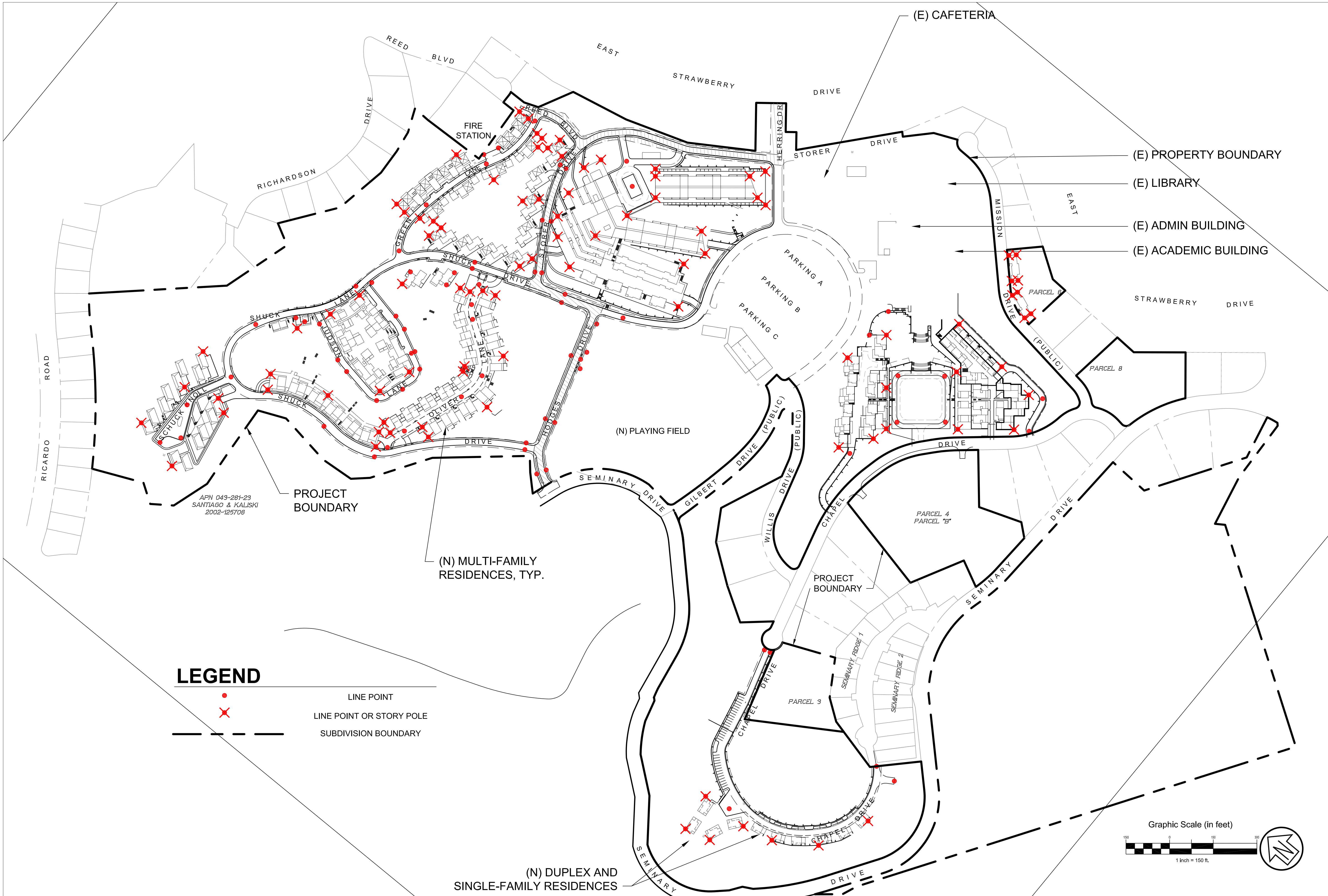
1" = 150'

SITE / BLDG. TYPE

00

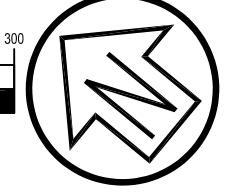
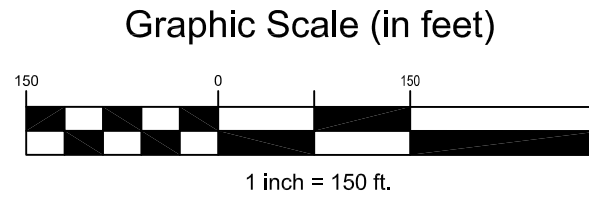
SHEET NO.

C3.01



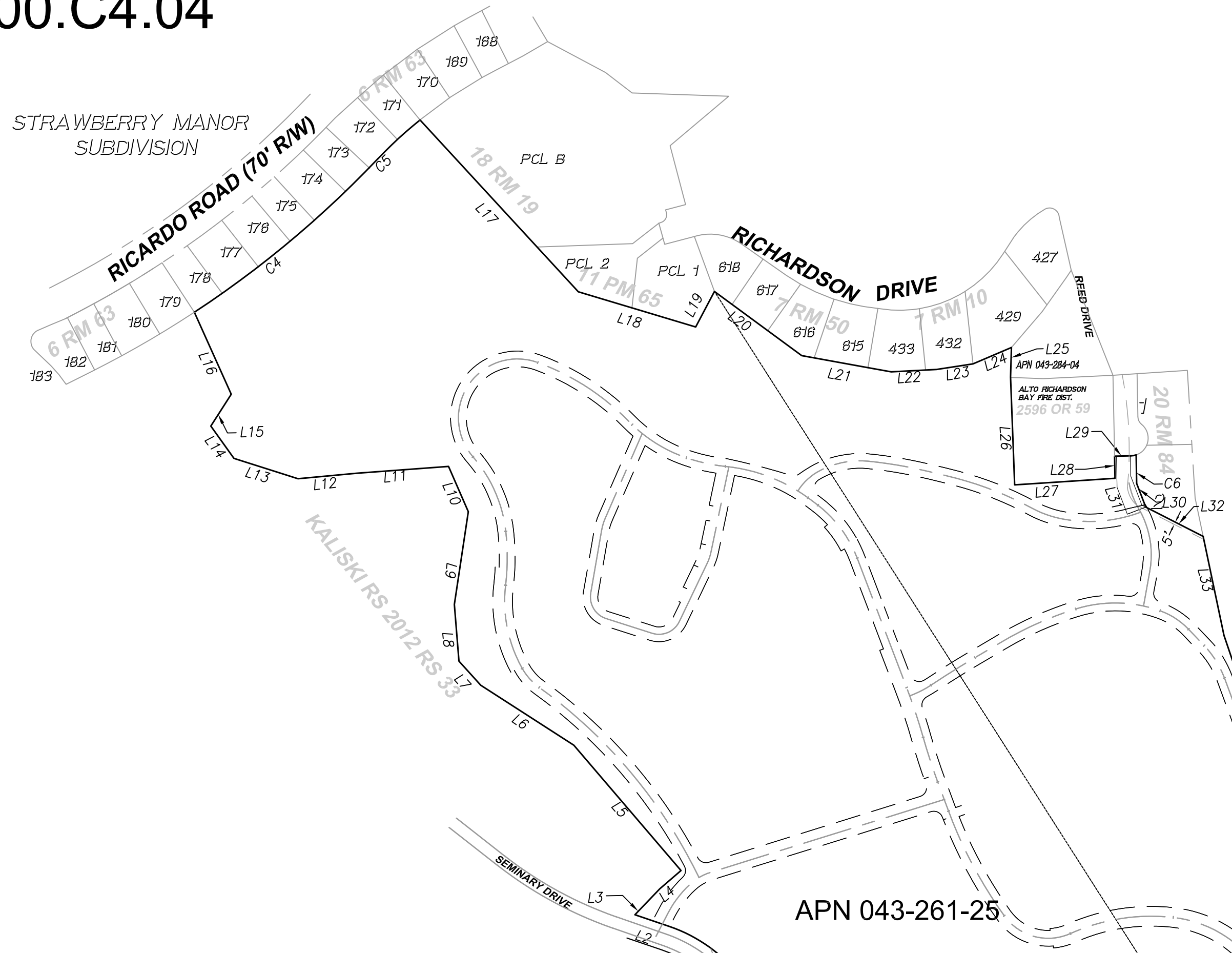
LEGEND

- LINE POINT
- LINE POINT OR STORY POLE
- SUBDIVISION BOUNDARY



00.C4.04

STRAWBERRY MANOR SUBDIVISION



LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L16.

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L17 through L36.

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L37 through L49.

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include C15 through C24.

NOTES

APPLICANT:

NORTH COAST LAND HOLDINGS, 2350 KERNER BOULEVARD, SUITE 360, SAN RAFAEL, CA 94901, ATTN: BRUCE JONES, PHONE: (415) 380-8500

ARCHITECT:

MARK CAVAGNERO ASSOCIATES, 1045 SANSOME STREET, SUITE 200, SAN FRANCISCO, CA 94111, PHONE: (415) 398-6944

CIVIL ENGINEER:

CSW/ST2, 45 LEVERONI COURT, NOVATO, CA 94945, ATTN: AL CORNWELL, PHONE: (415) 883-9850

UTILITY & SERVICE:

- ELECTRICITY PG&E, WATER PG&E, SEWER MMWD, STORM DRAINAGE RICHARDSON BAY SANITARY DISTRICT, CABLE TV MARIN COUNTY, BROADBAND COMCAST

ASSESSOR'S PARCEL NUMBERS & EXISTING ZONING:

- 043-261-26 RMP-2.47 AH, 043-261-25 RMP-2.47 AH, 043-401-16 BFC-RMP-2.1/RMP-2.47, 043-262-03 BFC-RMP-2.47, 043-262-06 BFC-RMP-2.47, 043-402-06 RMP-2.47, 043-401-05 RMP-2.47, 043-401-10 RMP-2.47, 042-402-03

PROJECT ACREAGE:

- 127.32± AC TOTAL PDP/MASTER PLAN (20 RM 84), 3.97± AC PREVIOUSLY MAPPED (1998 RM 89), 22.25± AC TIDAL PORTION OF LOT 1 (SUBMERGED), 701.1± AC REMAINING NON-TIDAL LAND

EXISTING USE:

INSTITUTIONAL/ HOUSING

PROPOSED USE:

INSTITUTIONAL/ HOUSING

TOPOGRAPHY:

BASED ON AERIAL SURVEY PROVIDED BY CARTWRIGHT AERIAL SURVEYS INC. 2/13/10, SUPPLEMENTAL GROUND TOPOGRAPHY BY MICHAEL FORD LAND SURVEYING. ADDITIONAL GROUND TOPOGRAPHY BY R.W. DAVIS & ASSOCIATES (2014)

FEMA FLOOD ZONE:

ALL PORTION OF THE PROPERTY INTENDED FOR DEVELOPMENT ARE OUTSIDE THE AREAS OF INUNDATION BY THE 100 YEAR FREQUENCY FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP PANEL 0469D, MAP 06041C0469D, MAY 2009. PORTIONS OF LOT 1 ARE WITHIN FLOOD ZONE VE 9, ARE TIDAL AND TO REMAIN.

PRELIMINARY GRADING AND DRAINAGE PLAN:

SEE SHEETS C6.03 - C6.24

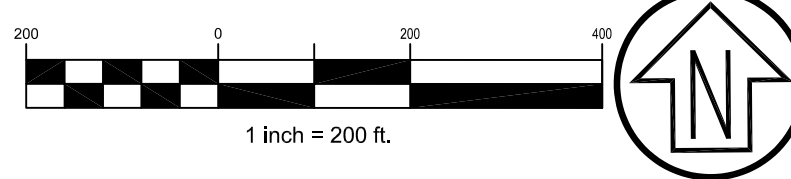
PRELIMINARY UTILITY PLAN:

SEE SHEETS C8.03 - C8.20

LEGEND

- PROJECT BOUNDARY, PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT

Graphic Scale (in feet)



NORTH COAST LAND HOLDINGS L.L.C.

201 Seminary Drive, Mill Valley, CA 94941



CSW ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court, Novato, CA 94949, Tel: 415.883.9850, Fax: 415.883.9835

DESCRIPTION: PLANNING SUBMITTAL SET, PLANNING RESUBMITTAL SET, PLANNING / MP RESUBM SET

Table with columns: REV, DATE, DESCRIPTION. Rows include 10.05.2015, 05.16.2016, 01.31.2020.

THE SEMINARY

201 SEMINARY DRIVE, MILL VALLEY, CA 94941

Prepared Under the Supervision of:

AL CORNWELL

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES OVERALL

SITE / BLDG. TYPE

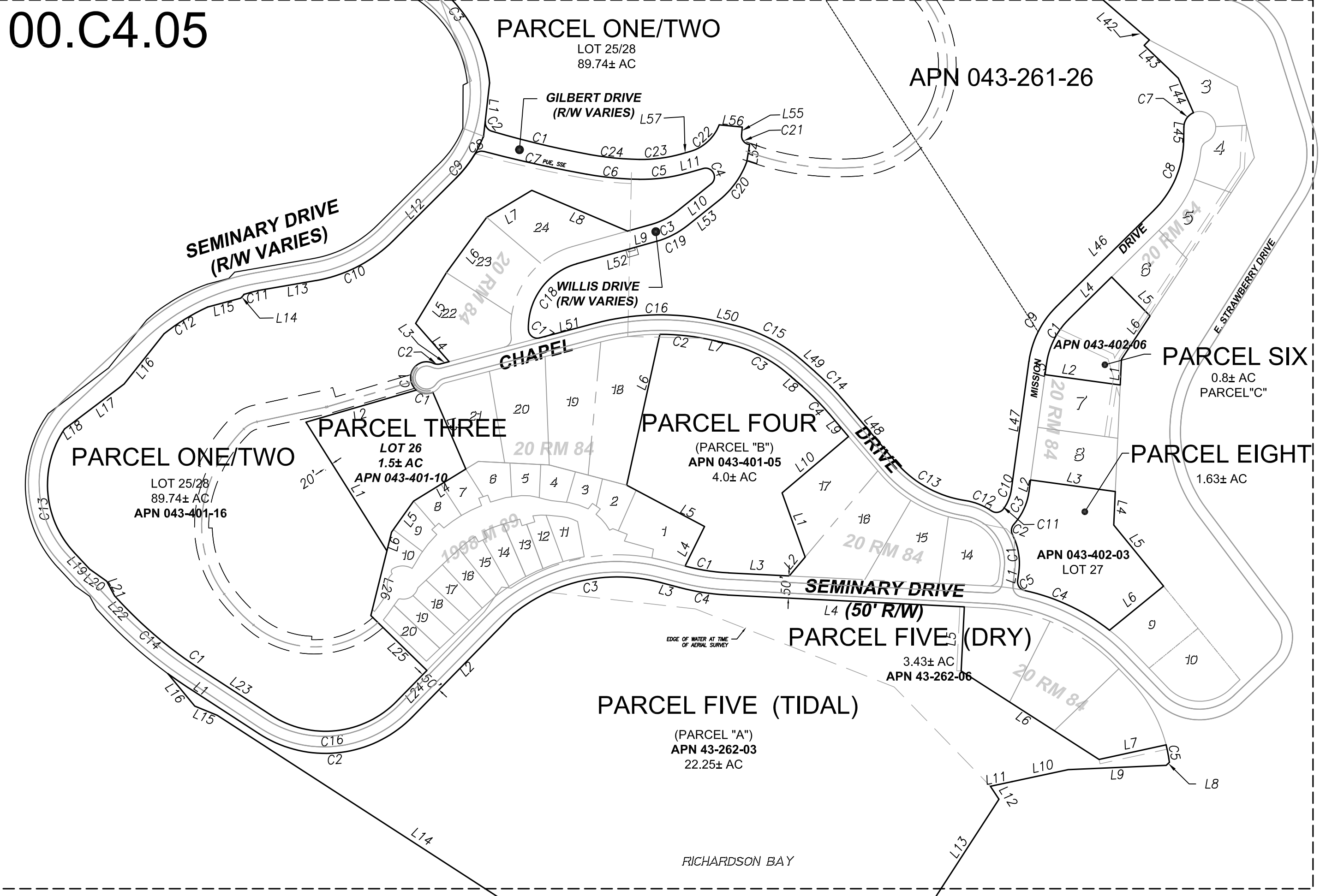
00

SHEET NO.

C4.03

1" = 200'

00.C4.05



LINE CURVE TABLE LOT 13. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L6.

LINE AND CURVE TABLE LOT 4. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L6.

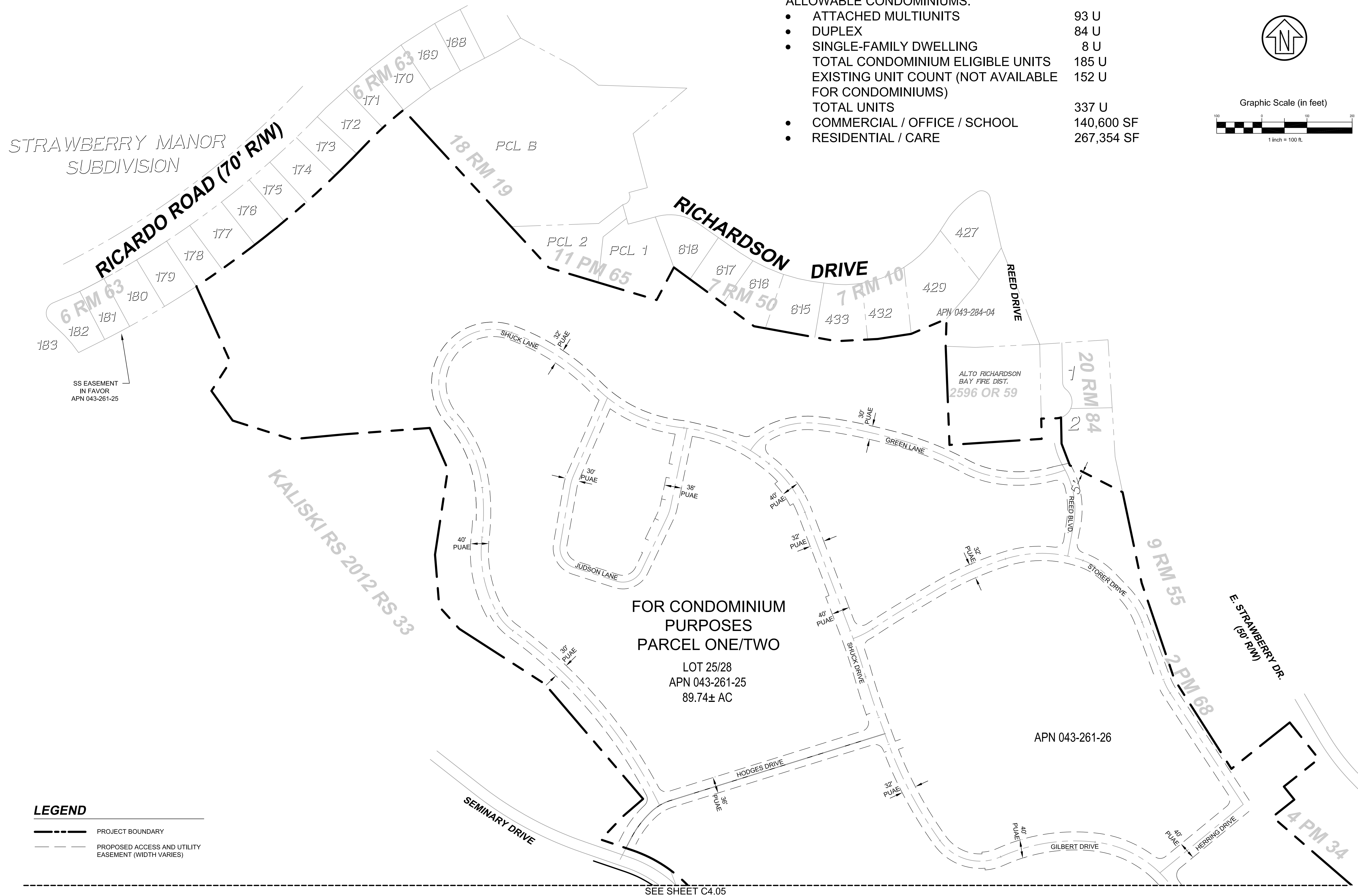
LINE AND CURVE TABLE LOT 12. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L6.

LINE AND CURVE TABLE LOT 3. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L10.

LINE AND CURVE TABLE LOT 1. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include C1 through L16.

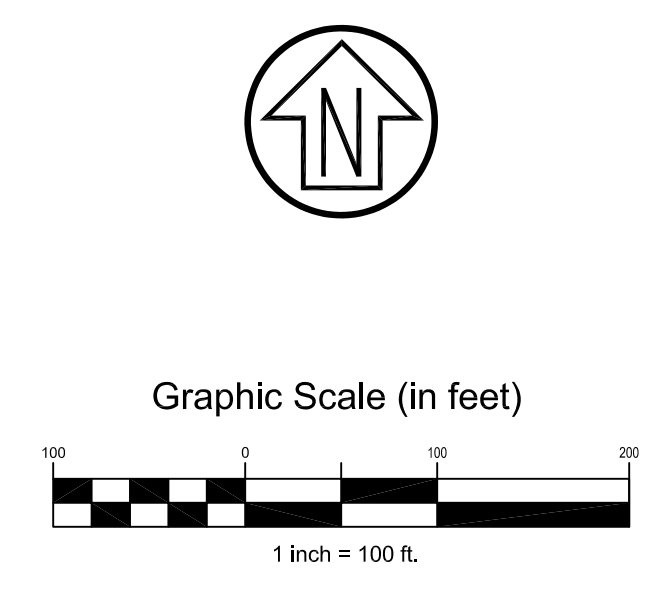
LINE CURVE TABLE LOT 2. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include L1 through L12.

LINE CURVE TABLE LOT 2. Table with columns: Line #/Curve #, Length, Direction/Delta, Radius. Rows include C10 through L26.



ALLOWABLE CONDOMINIUMS:

• ATTACHED MULTIUNITS	93 U
• DUPLEX	84 U
• SINGLE-FAMILY DWELLING	8 U
TOTAL CONDOMINIUM ELIGIBLE UNITS	185 U
EXISTING UNIT COUNT (NOT AVAILABLE FOR CONDOMINIUMS)	152 U
TOTAL UNITS	337 U
• COMMERCIAL / OFFICE / SCHOOL	140,600 SF
• RESIDENTIAL / CARE	267,354 SF



NORTH COAST
LAND HOLDINGS
L.L.C.
201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
AL CORNWELL

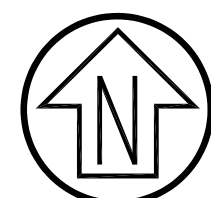
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
NORTH
1" = 100'

SITE / BLDG. TYPE
00

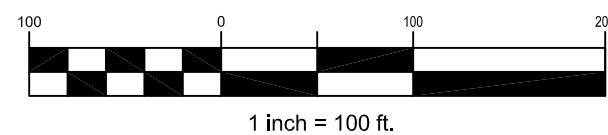
SHEET NO.
C4.04

SEE SHEET C4.05

SEE SHEET C4.04



Graphic Scale (in feet)



PARCEL ONE/TWO
LOT 25-28
89.74± AC FOR CONDOMINIUM PURPOSES

APN 043-261-26

GILBERT DRIVE
(R/W VARIES)

SEMINARY DRIVE
(R/W VARIES)

PARCEL ONE/TWO
LOT 28
APN 043-401-16
89.74± AC
FOR CONDOMINIUM PURPOSES

FOR CONDOMINIUM PURPOSES

PARCEL THREE
APN 043-401-10
LOT 26
1.5± AC

20 RM 84

PARCEL FOUR
PARCEL "B"
4.0± AC
APN 043-401-05

APN 043-261-25

WILLIS DRIVE
(R/W VARIES)

CHapel DR. (44' R/W)

MISSION DRIVE
(40' R/W)

20 RM 84

PARCEL SIX
(0.8± AC)
FOR CONDOMINIUM
PURPOSE
PARCEL "C"

PARCEL EIGHT
(1.63± AC)
FOR CONDOMINIUM
PURPOSES
LOT 27

APN 043-402-03

SEMINARY DRIVE
(50' R/W)

DRY LAND 3.43± AC
APN 043-262-06

20 RM 84

PARCEL FIVE
(25.68± AC TOTAL)
TIDAL 22.25± AC
APN 043-262-03

EDGE OF WATER AT TIME
OF AERIAL SURVEY

RICHARDSON BAY

LEGEND

- PROJECT BOUNDARY
- PROPOSED ACCESS AND UTILITY EASEMENT (WIDTH VARIES)

**NORTH
COAST**
LAND HOLDINGS
L L C

201 Seminary Drive
Mill Valley, CA 94941



CSW | ST 2

**CSW/Stuber-Stroeh
Engineering Group, Inc.**
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:

AL CORNWELL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SOUTH
1" = 100'

SITE / BLDG. TYPE

00

SHEET NO.

C4.05



CSW | ST 2

**CSW/Stuber-Stroeh
Engineering Group, Inc.**

45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

**LAYOUT PLAN
OVERALL**

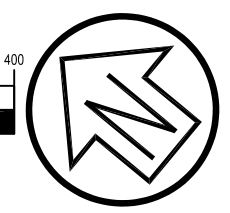
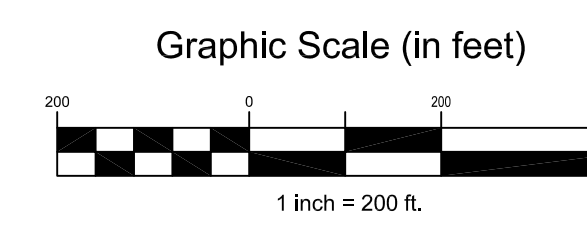
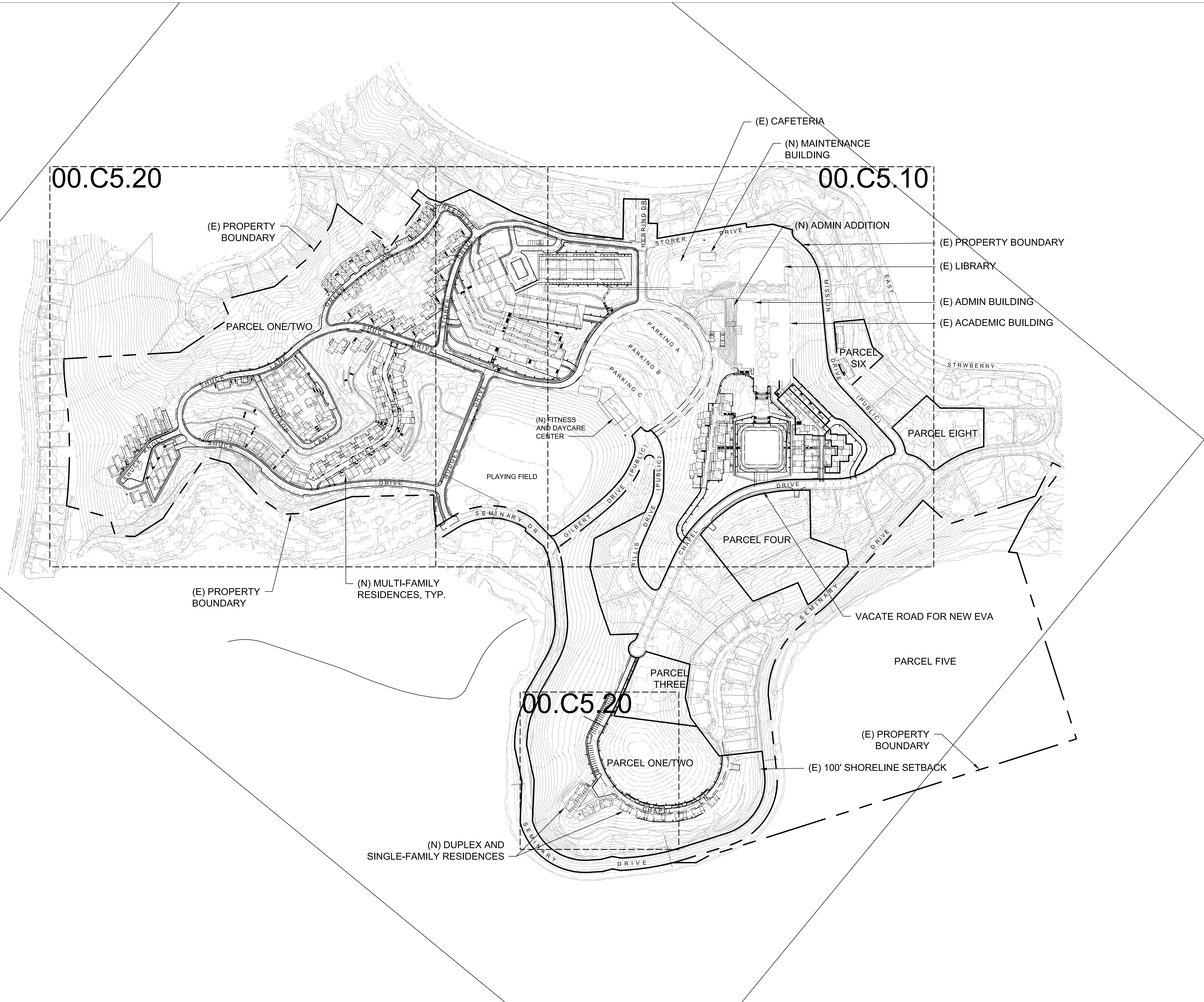
1" = 200'

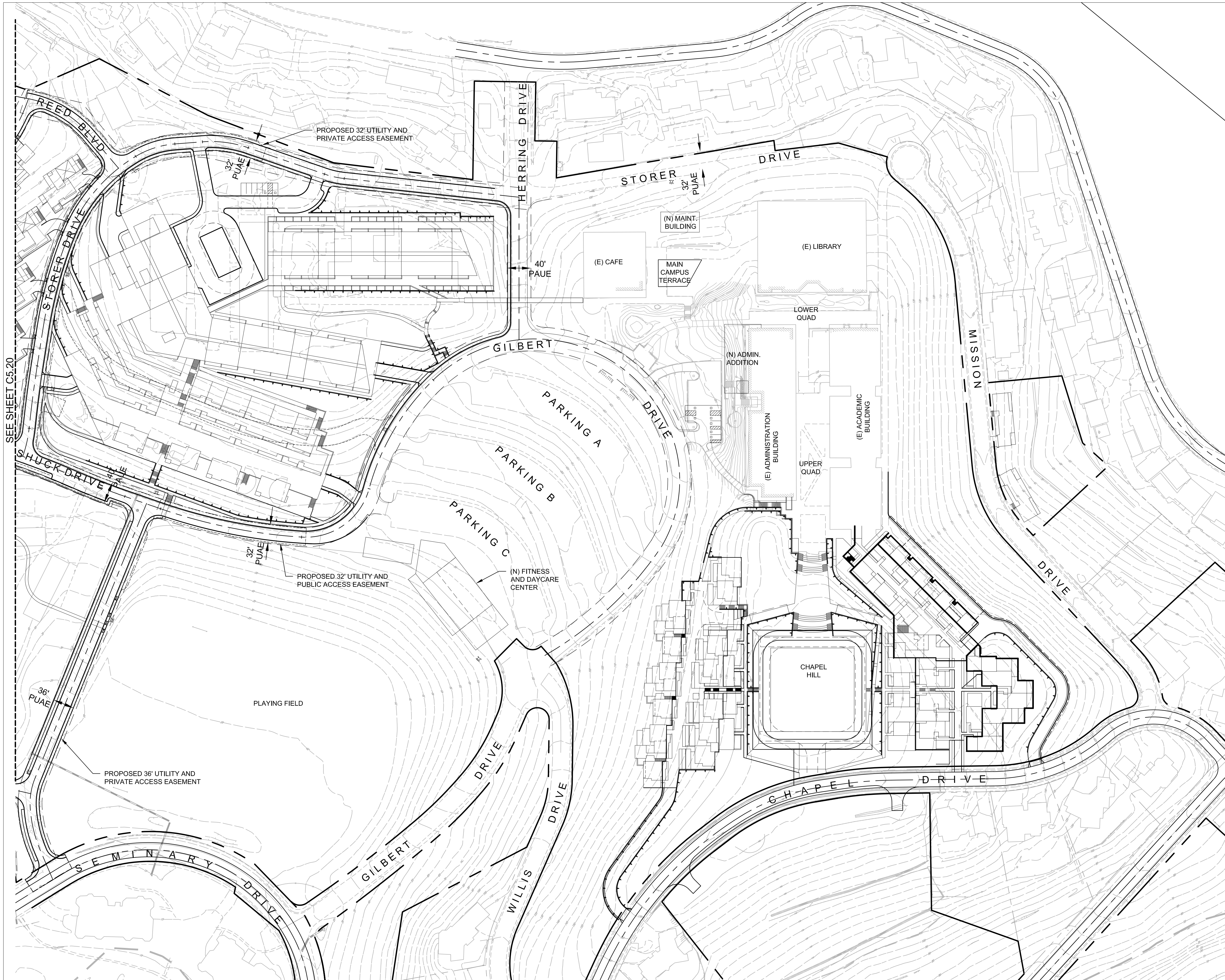
SITE / BLDG. TYPE

00

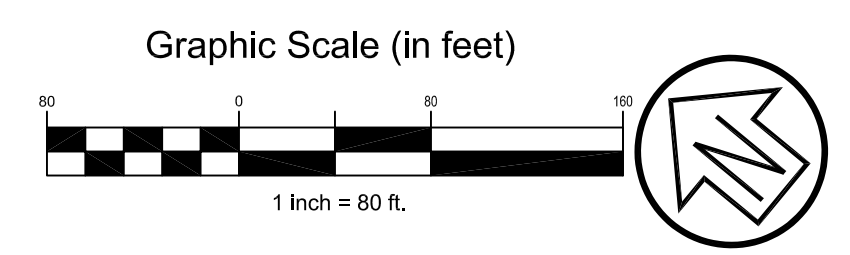
SHEET NO.

C5.03





SEE SHEET C5.20



NORTH COAST
LAND HOLDINGS
L L C



CSW ST 2
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

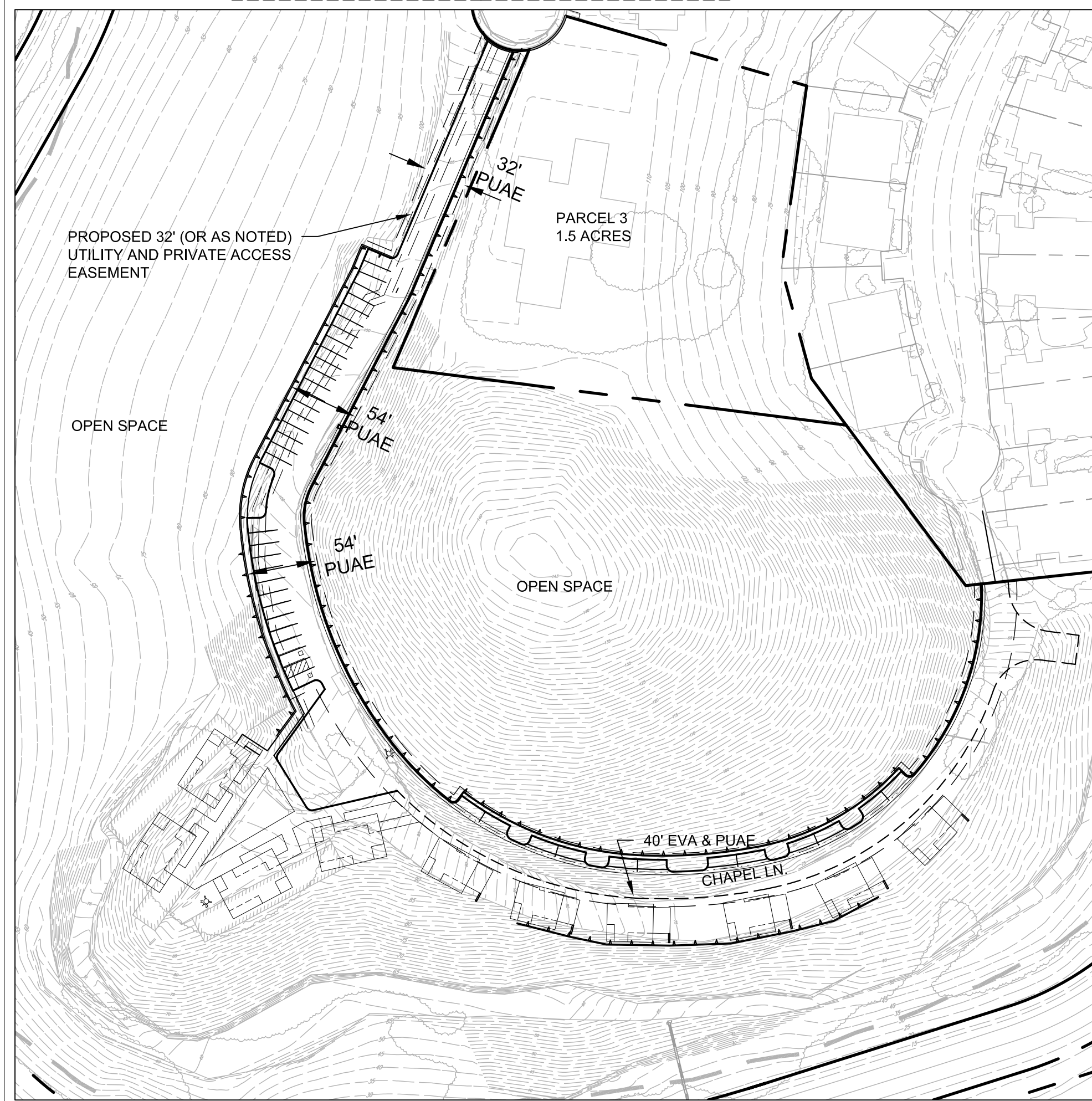
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

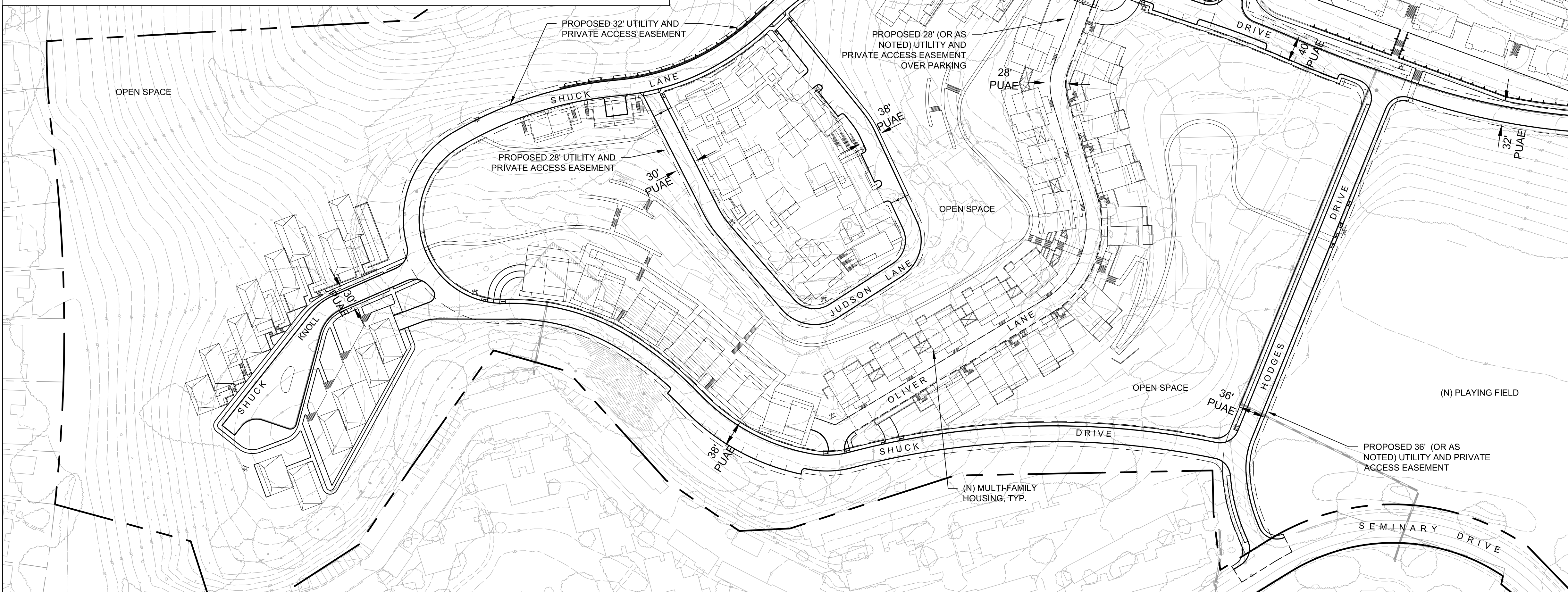
LAYOUT PLAN
SITE EAST
1" = 80'

SITE / BLDG. TYPE
00
SHEET NO.
C5.10

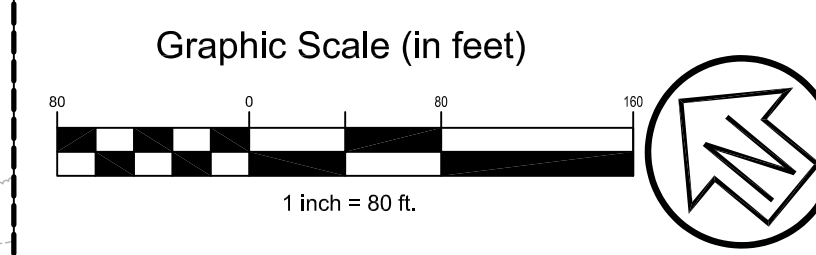
SEE SHEET C5.03



SOUTH PLAN INSERT
SCALE 1" = 80'



SEE SHEET C5.10



NORTH COAST
LAND HOLDINGS
LLC
201 Seminary Drive
Mill Valley, CA 94941



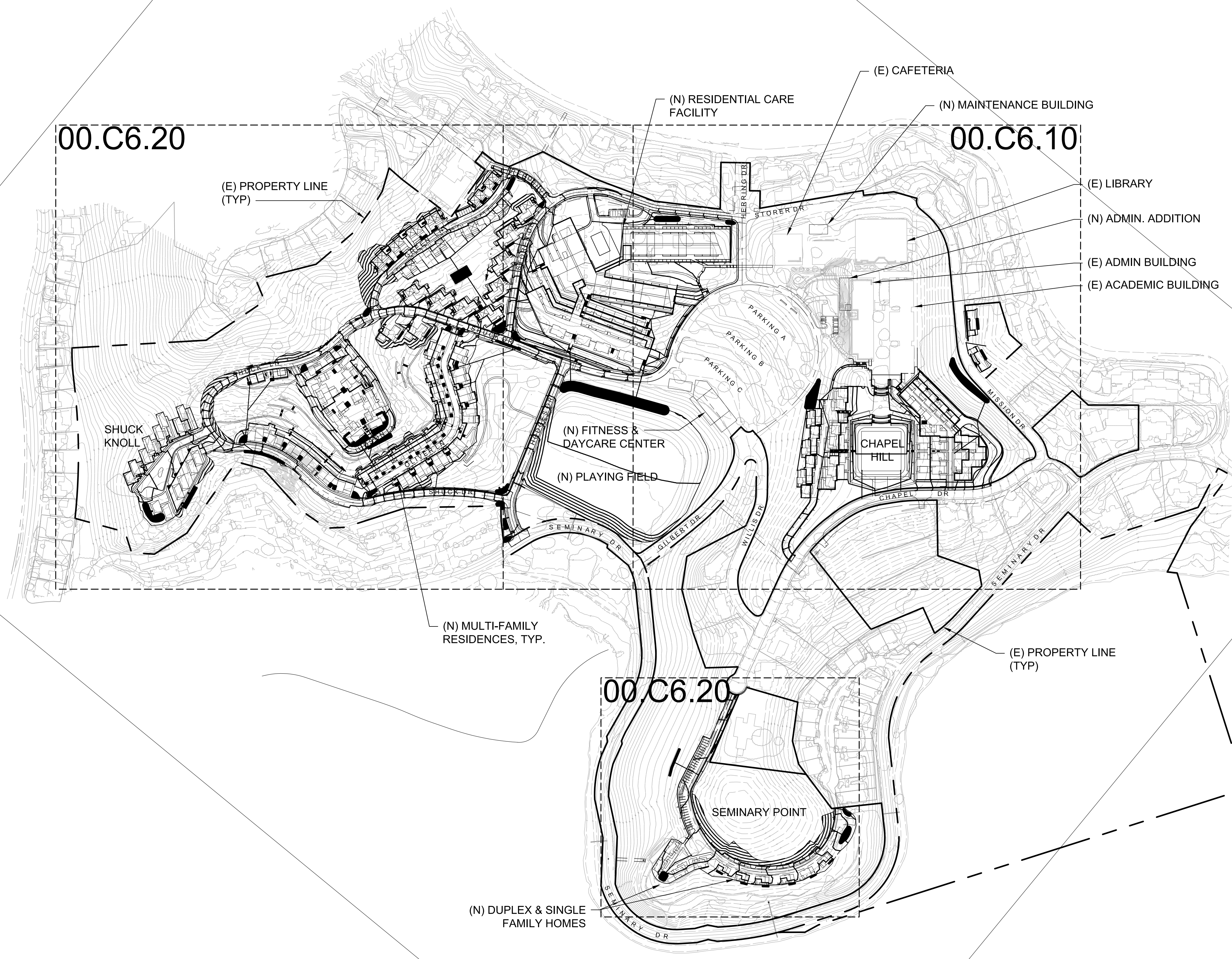
CSW | ST 2
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

LAYOUT PLAN
SITE WEST AND SOUTH
1" = 80'

SITE / BLDG. TYPE
00
SHEET NO.
C5.20



SITE SUMMARY

- 1. TOTAL ACREAGE: 123.35 AC
- 2. DRY LAND ACREAGE 101.1 AC

EXISTING CONDITIONS

- 1. TOTAL IMPERVIOUS: 18.9 AC
- 2. TOTAL PERVIOUS: 82.2 AC

PROPOSED CONDITIONS:

- 1. TOTAL IMPERVIOUS: 23.6 AC
- 2. TOTAL PERVIOUS: 77.5 AC

NOTE: REFER TO PROJECT HYDROLOGY STUDY FOR STORM WATER DETENTION AND TREATMENT INFORMATION

NORTH COAST
LAND HOLDINGS
L L C

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

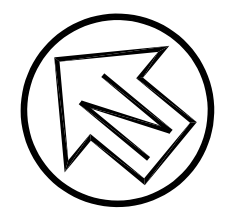
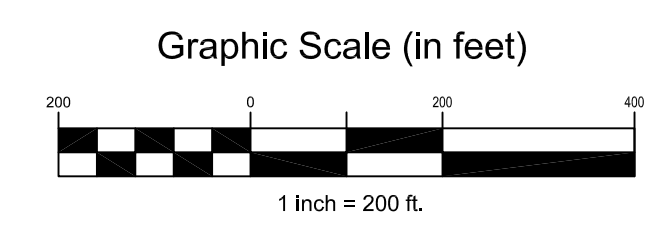
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

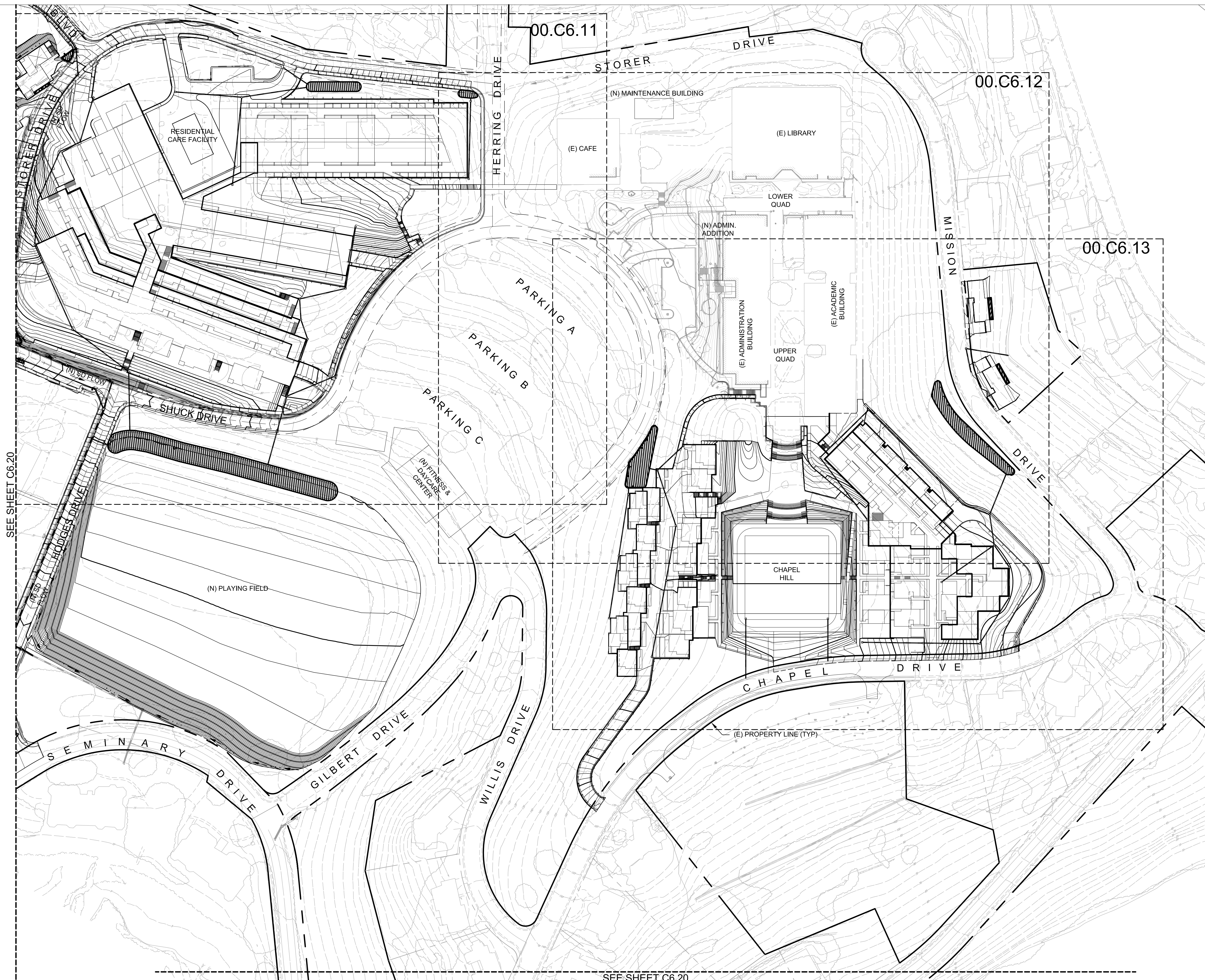
THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941





GRADING & DRAINAGE PLAN
OVERALL
1" = 200'

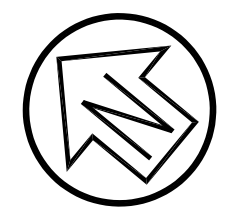
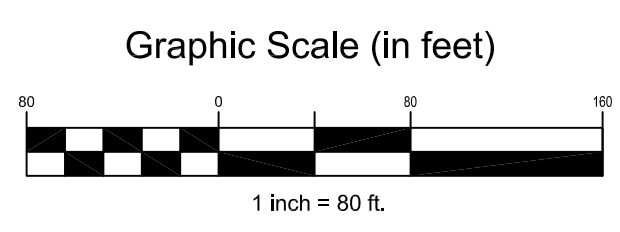
SITE / BLDG. TYPE
00
SHEET NO.
C6.03



P:\011183900\DWG\Sheet_Drawing\Grading_Drainage\Development Plan\00.C6.03.dwg 02/04/2020 - 05:48 PM Lorenzo 1:1



- LEGEND:**
-  BIORETENTION AREA, PLANTER BOX STYLE
 -  BIORETENTION AREA, AT GRADE STYLE
 -  STORMWATER DETENTION TANK (BELOW GRADE)
 -  RIPRAP OUTFALL



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS
2000 Redwood Road, Suite 400
Mill Valley, CA 94941 P: 415.983.9850

CSW ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

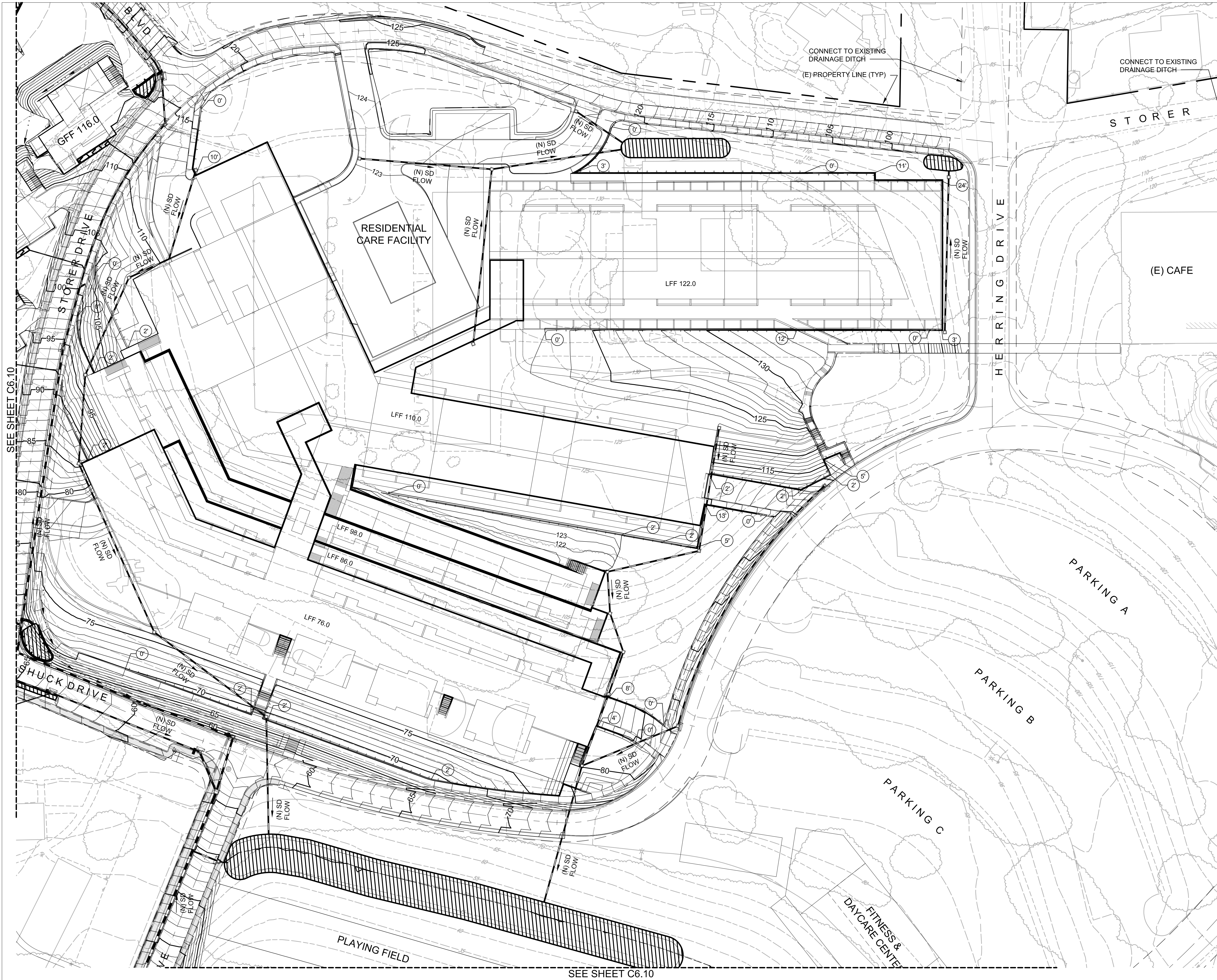
GRADING & DRAINAGE PLAN
SITE EAST
1" = 80'

SITE / BLDG. TYPE
00



SHEET NO.
C6.10

SEE SHEET C6.20

SEE SHEET C6.20



LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS

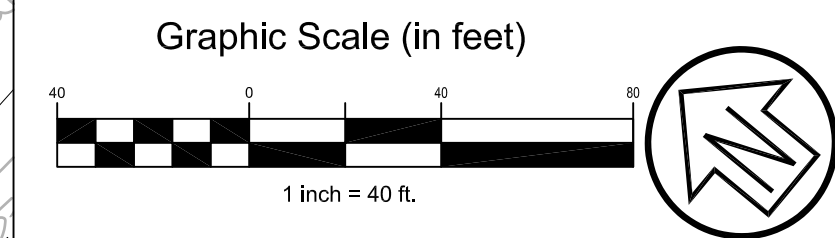
SHEET NOTES

1. STORM DRAIN STUB TO CONNECT TO BUILDING.

SEE SHEET C6.12

SEE SHEET C6.10

SEE SHEET C6.10



NORTH COAST LAND HOLDINGS LLC

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

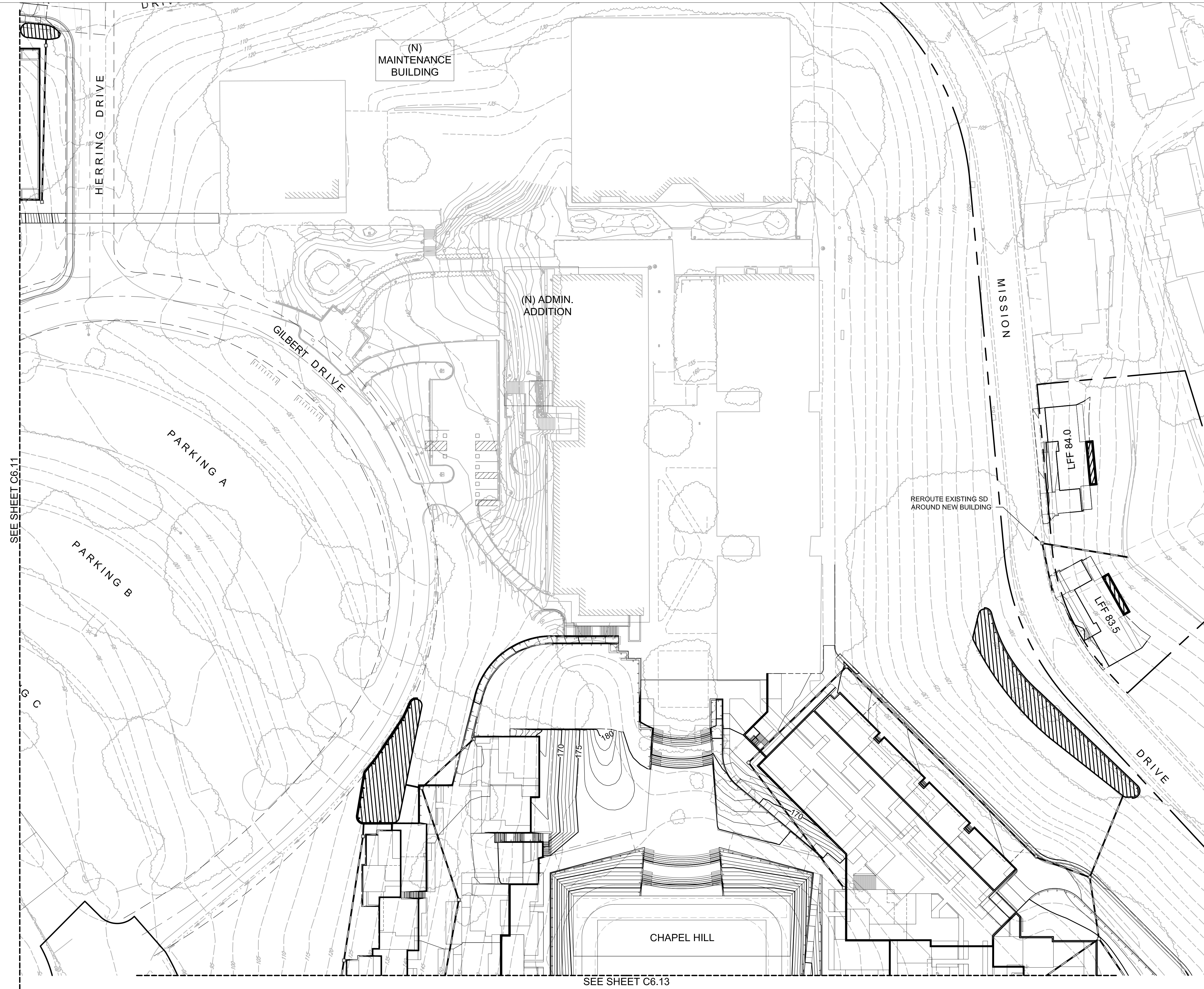
THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

**GRADING & DRAINAGE PLAN
SITE EAST DETAIL**

1" = 40'

SITE / BLDG. TYPE	00
SHEET NO.	C6.11





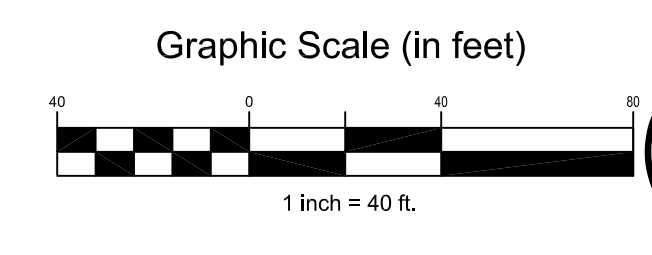
SEE SHEET C6.11

C

SEE SHEET C6.13

LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



CSW | ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

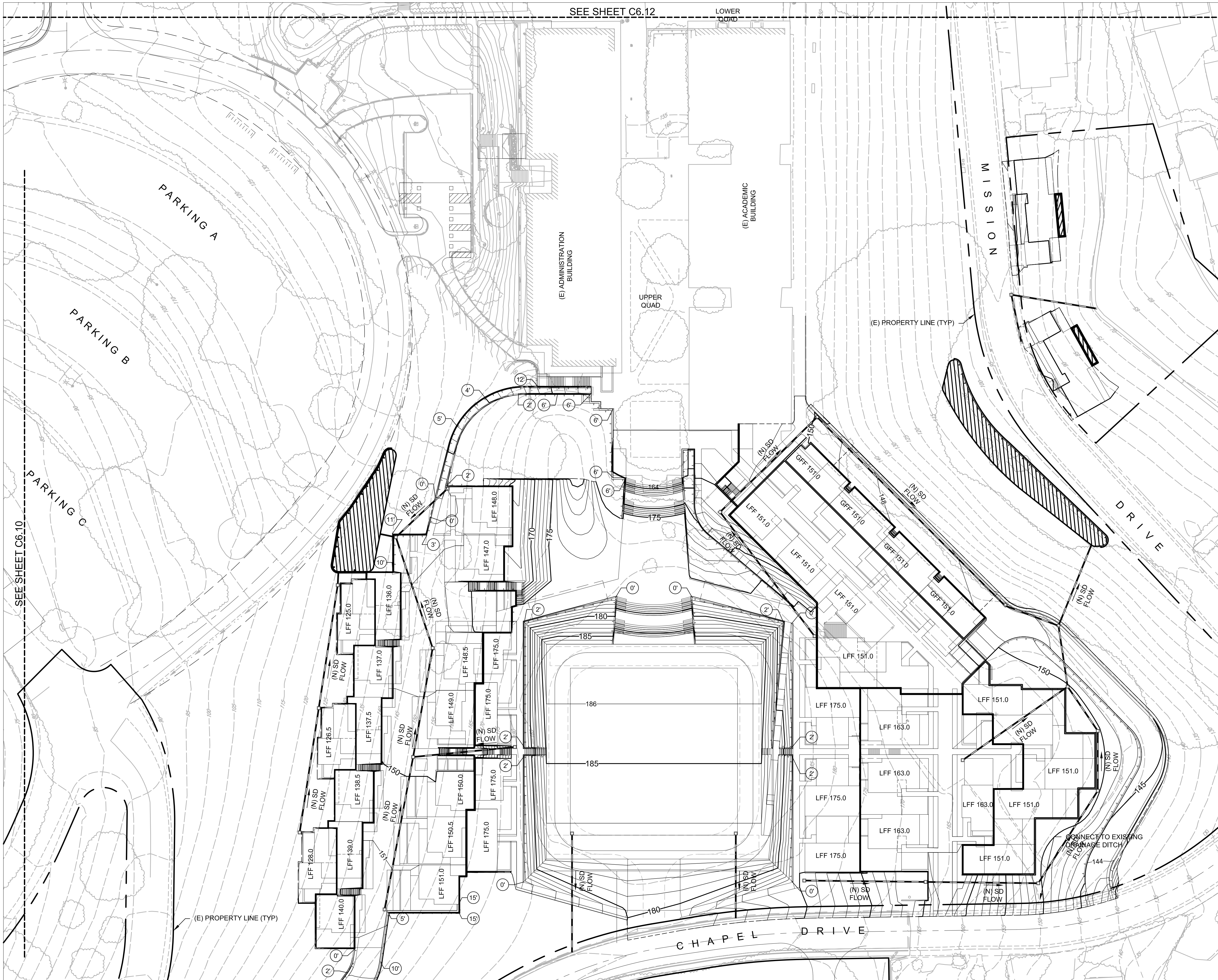
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
SITE EAST DETAIL



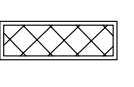
1" = 40'

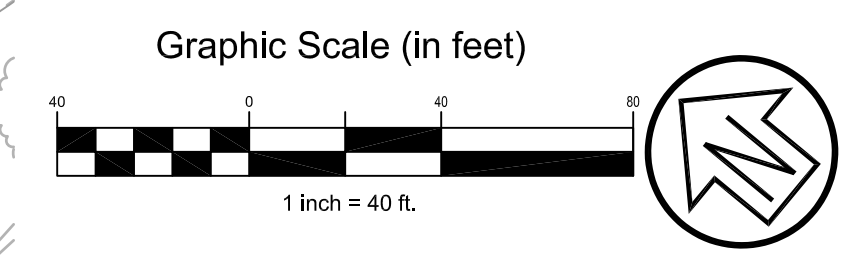
SITE / BLDG. TYPE
00

SHEET NO.
C6.12



LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS
-  STORMWATER DETENTION TANK (BELOW GRADE)



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

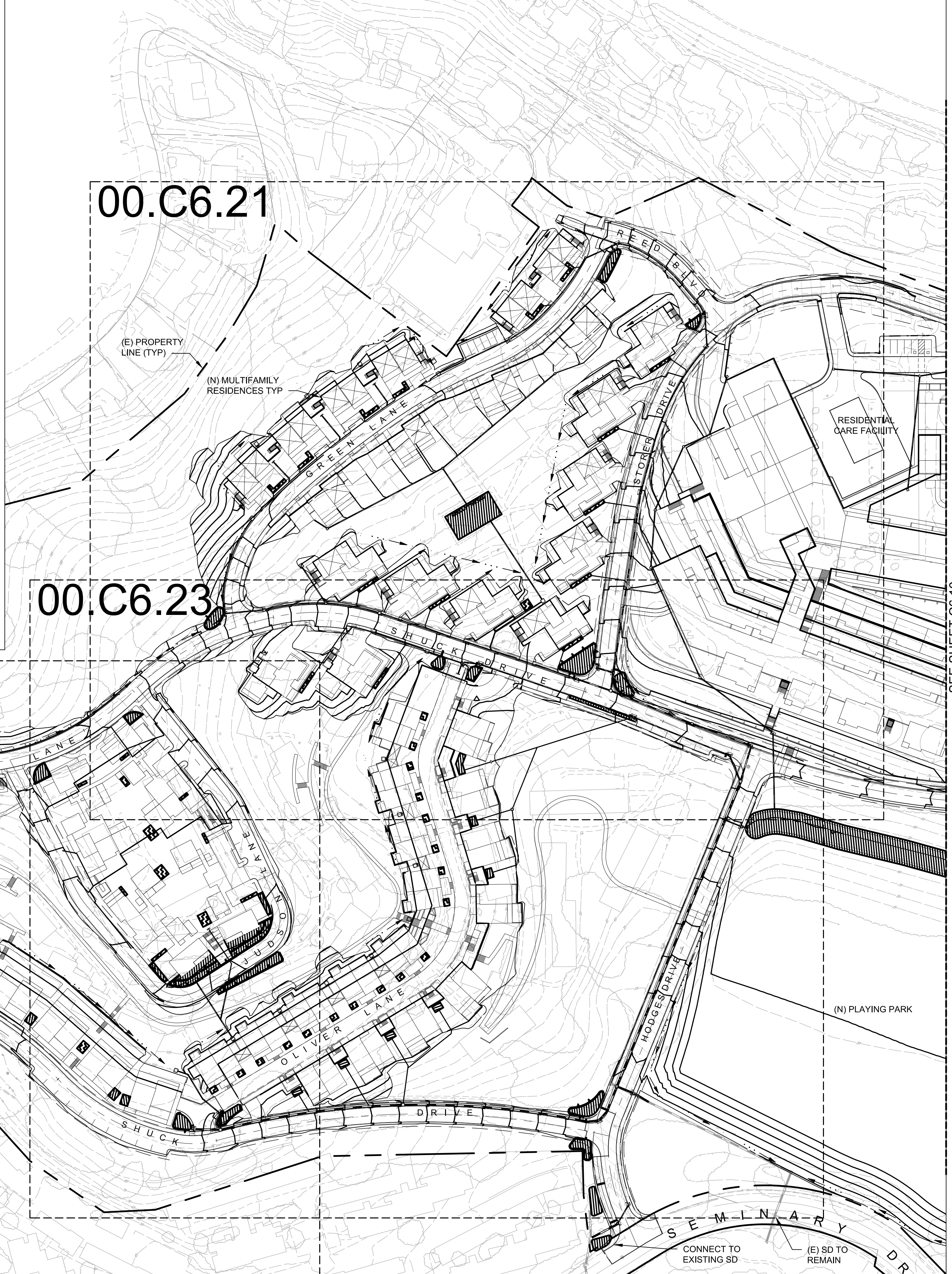
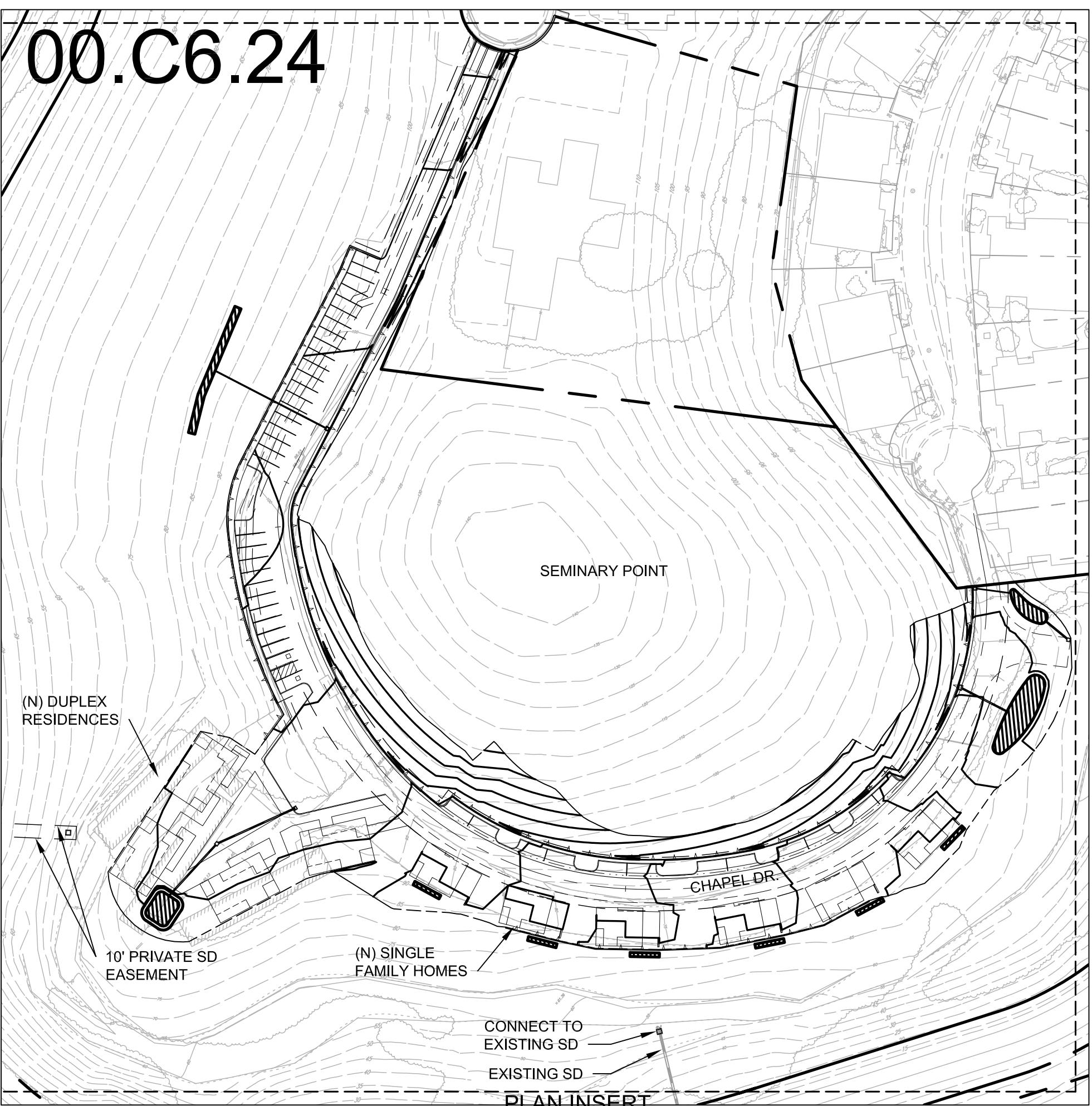
CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court Novato, CA 94949 Tel: 415.883.9850 Fax: 415.883.9835



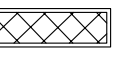
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

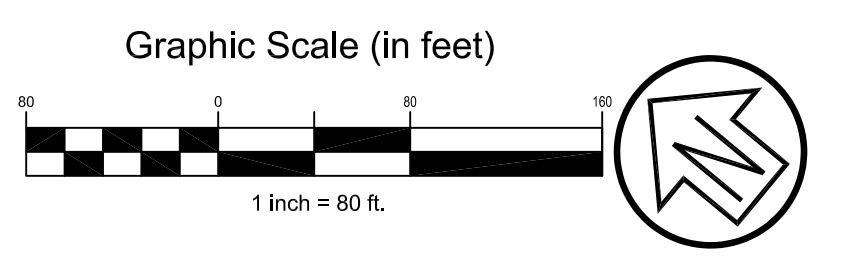
GRADING & DRAINAGE PLAN
CAMPUS
1" = 40'

SITE / BLDG. TYPE
00
SHEET NO.
C6.13



- LEGEND:**
-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
 -  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS
 -  STORMWATER DETENTION TANK (BELOW GRADE)

SEE SHEET C6.10



NORTH COAST
LAND HOLDINGS
LLC

201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS
2014 Redwood Street, Suite 200
Mill Valley, CA 94941 P: 415.883.9850

CSW ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
SITE WEST & SOUTH



1" = 80'

SITE / BLDG. TYPE
00

SHEET NO.
C6.20



LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS

SHEET NOTES

1. STORMWATER TREATMENT BMP'S LOCATED ATOP BUILDING STRUCTURES TO CONNECT TO BUILDING PLUMBING.
2. STORM DRAIN STUB TO CONNECT TO BUILDING.

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

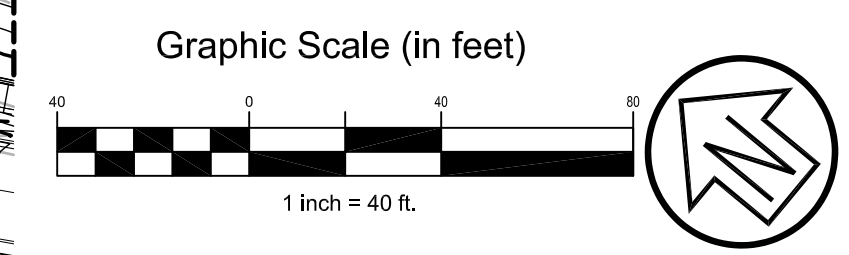
THE SEMINARY

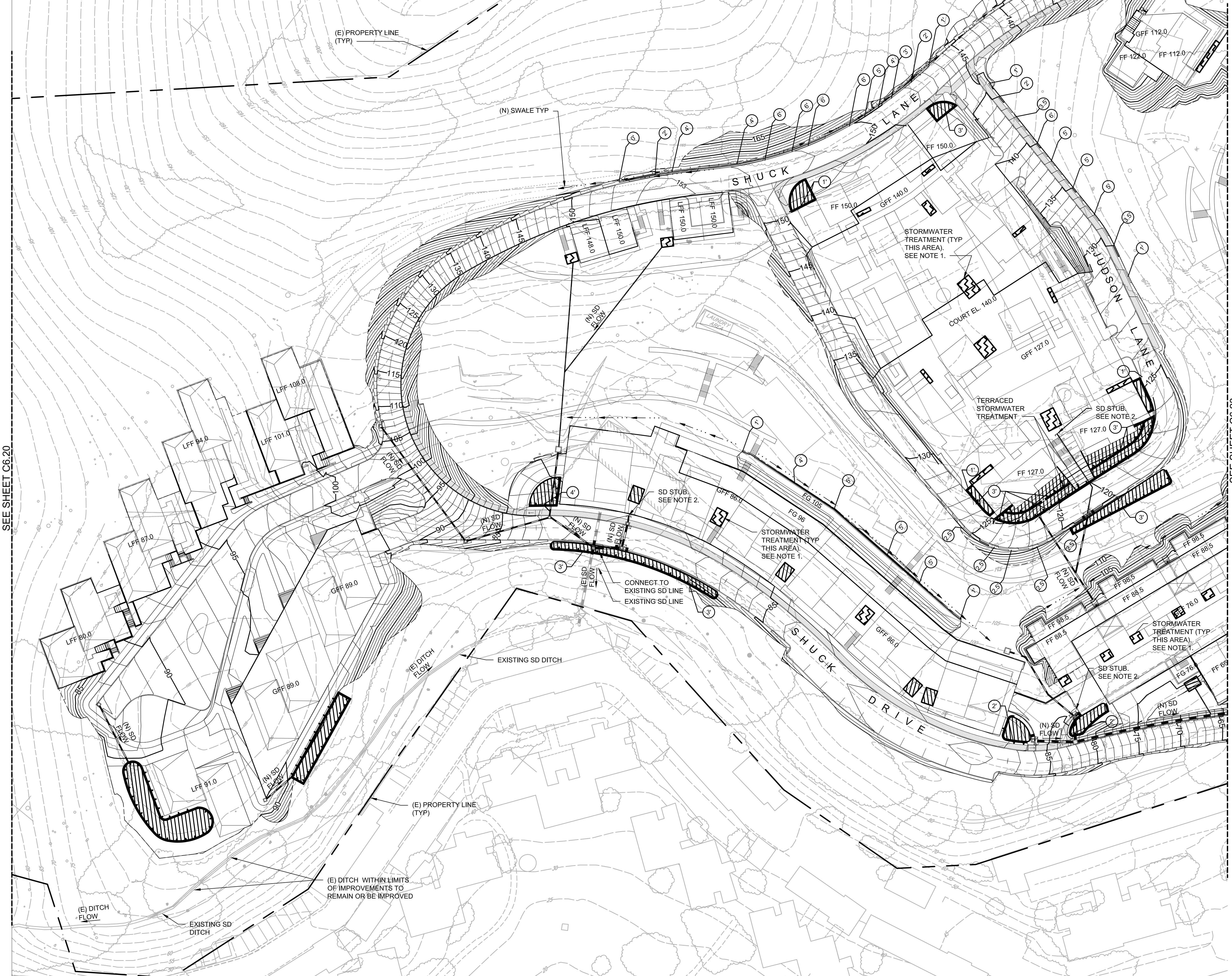
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
SITE WEST DETAIL

1" = 40'

SITE / BLDG. TYPE	00
SHEET NO.	C6.21








SEE SHEET C6.20

SEE SHEET C6.23

LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS
-  STORMWATER DETENTION TANK (BELOW GRADE)

SHEET NOTES

1. STORMWATER TREATMENT BMP'S LOCATED ATOP BUILDING STRUCTURES TO CONNECT TO BUILDING PLUMBING.
2. STORM DRAIN STUB TO CONNECT TO BUILDING.

NORTH COAST LAND HOLDINGS LLC

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court, Novato, CA 94949 | Tel: 415.883.9850 | Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

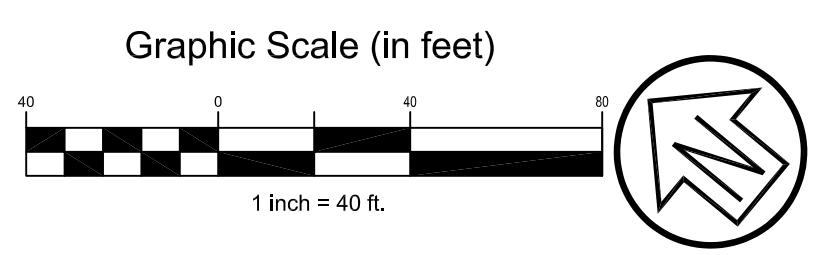
THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

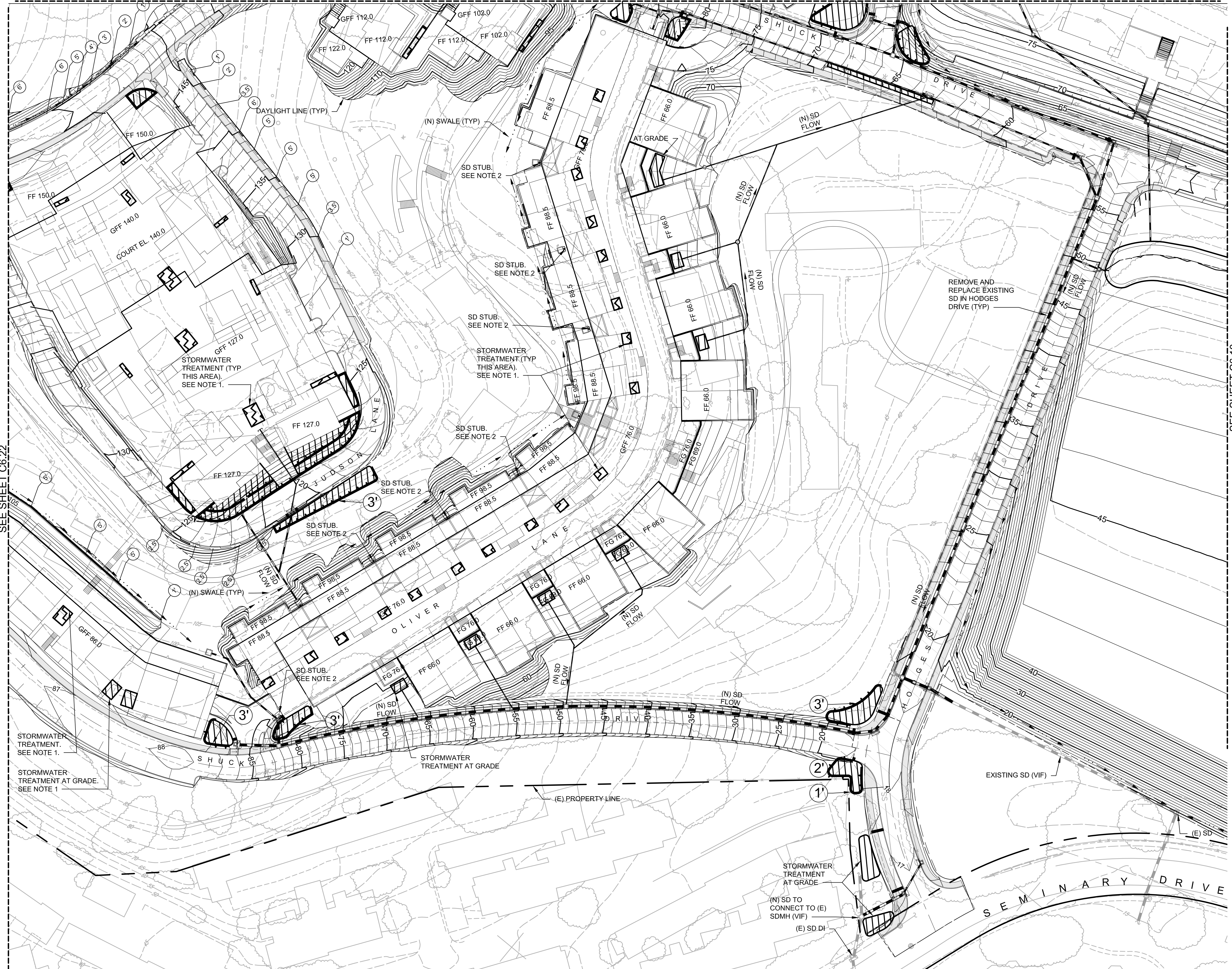
**GRADING & DRAINAGE PLAN
SITE WEST DETAIL**

1" = 40'

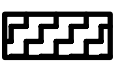

SITE / BLDG. TYPE	00
SHEET NO.	C6.22



SEE SHEET C6.21



LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS

SHEET NOTES

1. STORMWATER TREATMENT BMP'S LOCATED ATOP BUILDING STRUCTURES TO CONNECT TO BUILDING PLUMBING.
2. STORM DRAIN STUB TO CONNECT TO BUILDING.

SEE SHEET C6.10

SEE SHEET C6.22

NORTH COAST LAND HOLDINGS LLC

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

**GRADING & DRAINAGE PLAN
SITE WEST DETAIL**

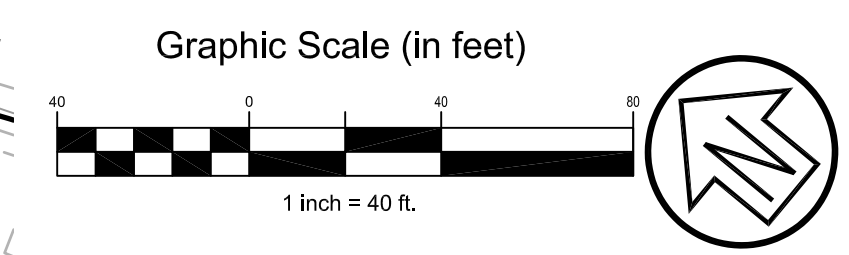
1" = 40'

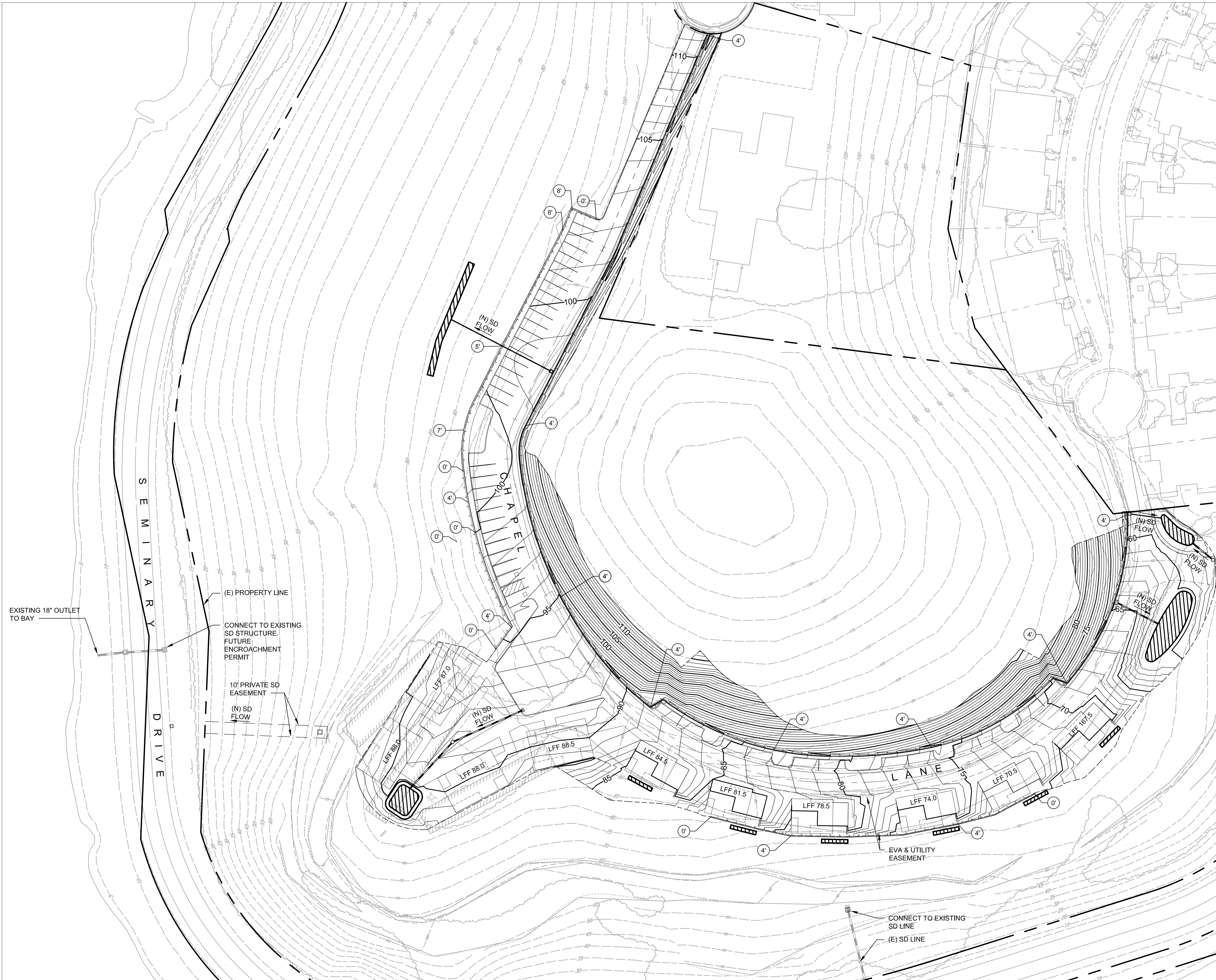
SITE / BLDG. TYPE

00



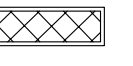
SHEET NO.

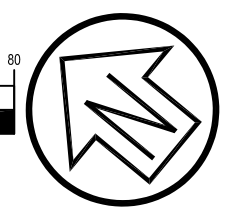
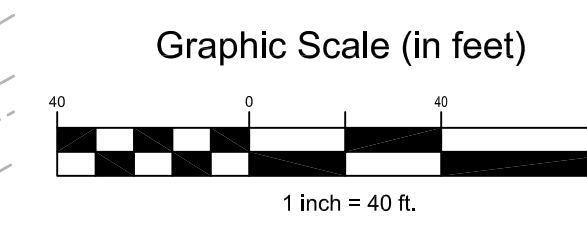
C6.23





LEGEND:

-  STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
-  STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS
-  STORMWATER DETENTION TANK (BELOW GRADE)



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



CSW ST 2

CSW/Stuber-Stroeh
Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949 Tel: 415.883.9850
Fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
SITE SOUTH DETAIL

1" = 40'

SITE / BLDG. TYPE

00

SHEET NO.

C6.24