

# UNINCORPORATED MARIN COUNTY

1501 LUCAS VALLEY ROAD

## VESTING TENTATIVE MAP PACKAGE

APN: 164-280-035  
MARIN COUNTY, CALIFORNIA  
MARCH 2024

### DEVELOPER

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

### CIVIL ENGINEER

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

### ARCHITECT

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

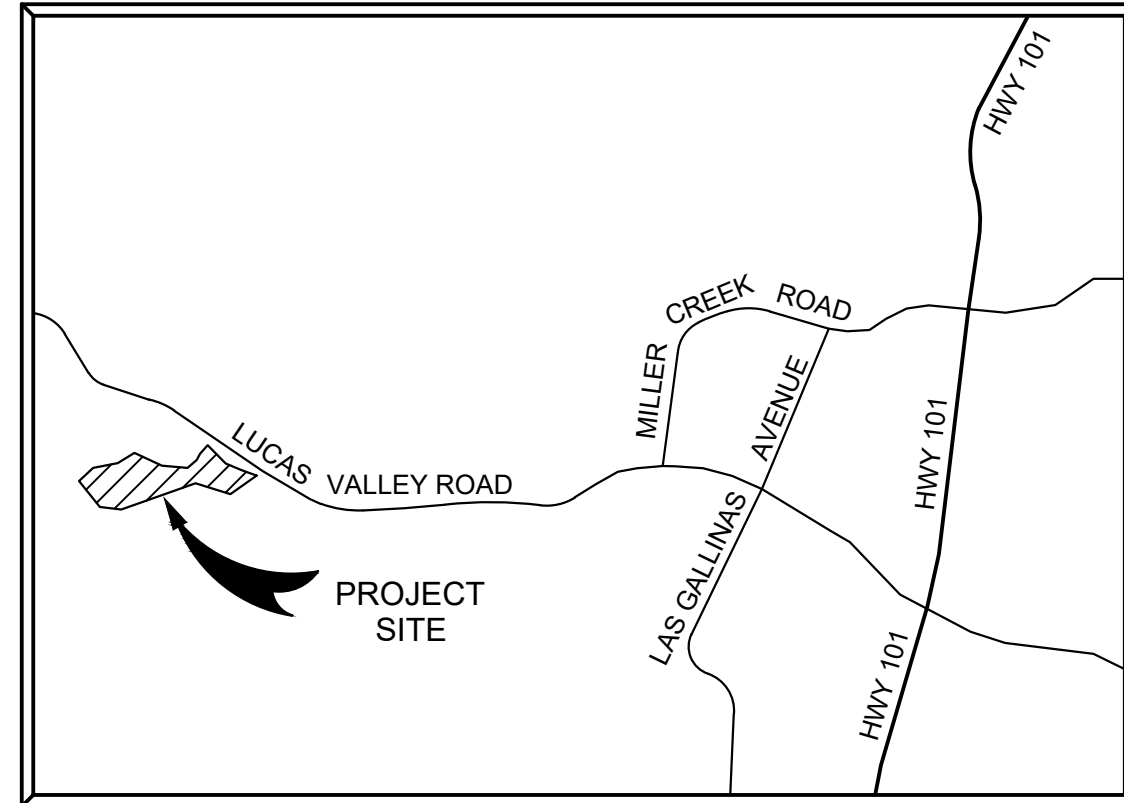
### LANDSCAPE ARCHITECT

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

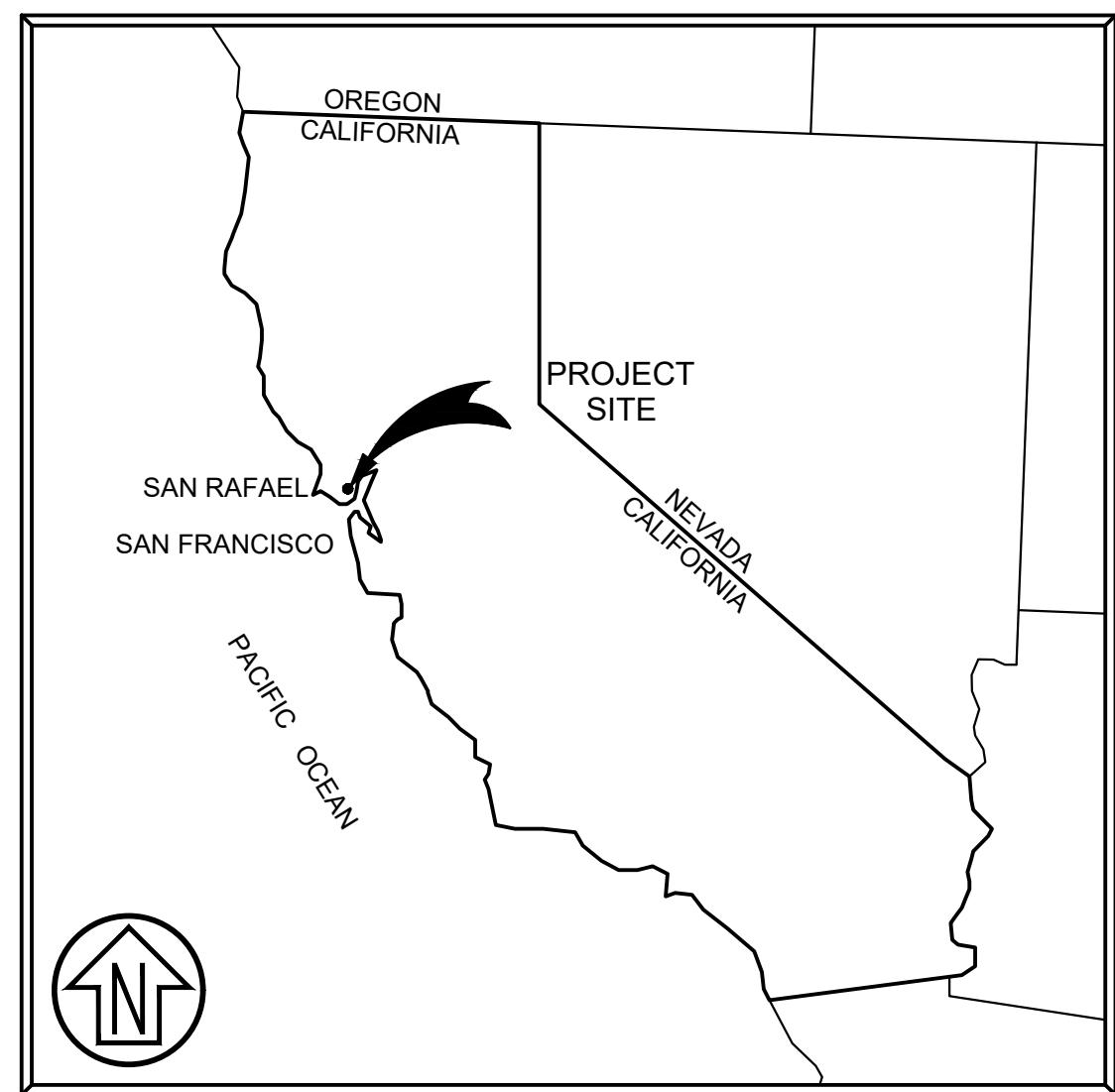
### GEOTECHNICAL ENGINEER

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

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	VESTING TENTATIVE MAP
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	GRADING SECTIONS
C7.0	UTILITY PLAN
C8.0	STORMWATER CONTROL PLAN
C9.0	FIRE ACCESS PLAN



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

### PROJECT INFORMATION:

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

### ENGINEER'S STATEMENT:

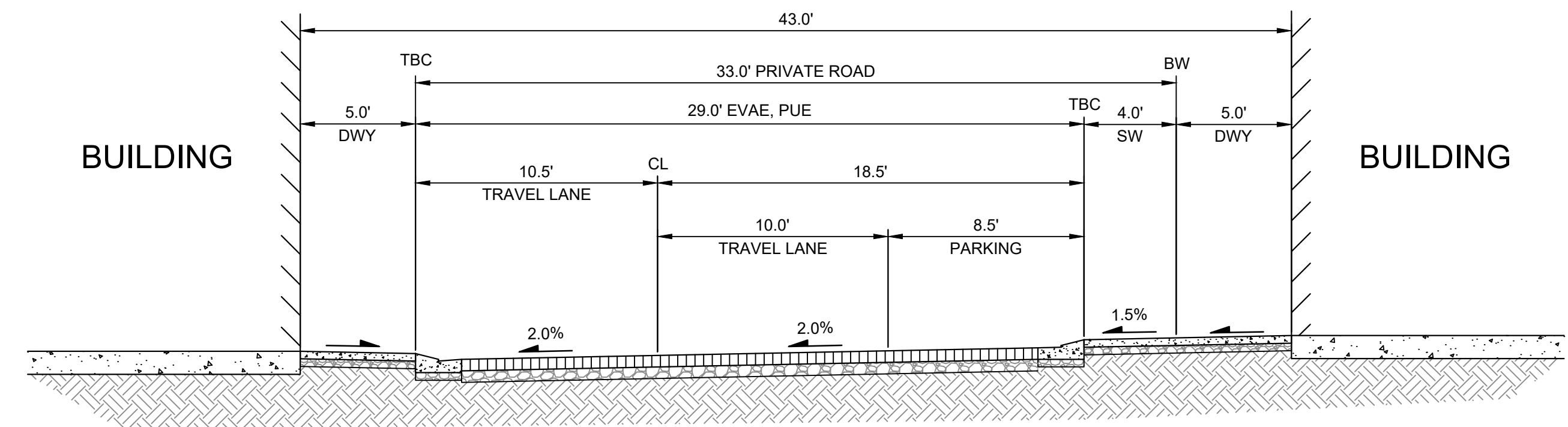
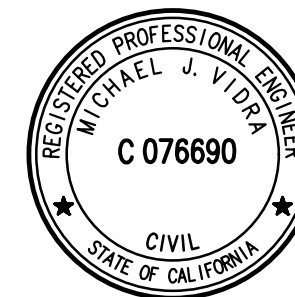
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

*Michael Vidra*

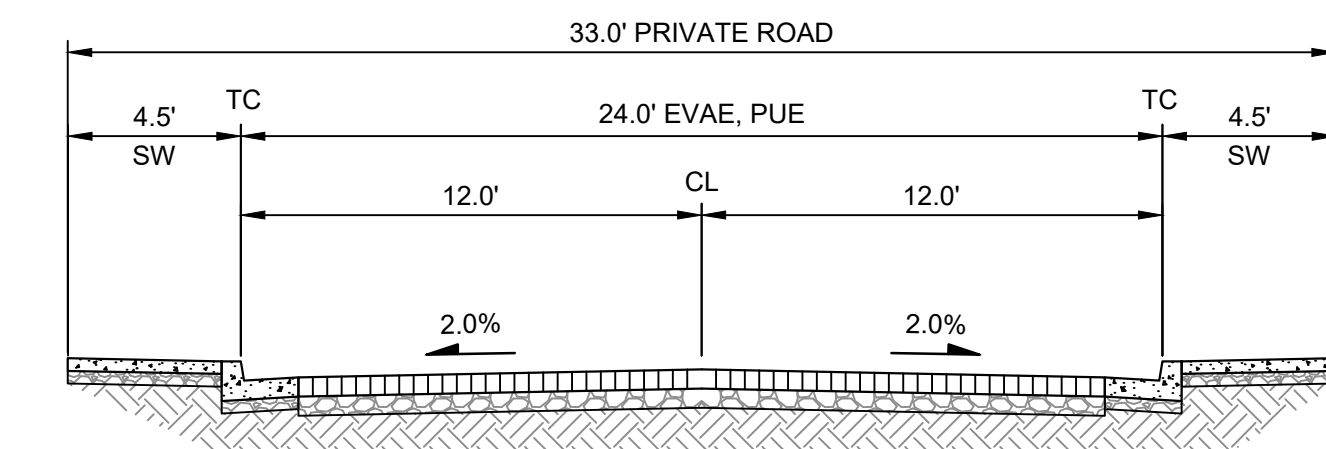
03 / 08 / 24

DATE

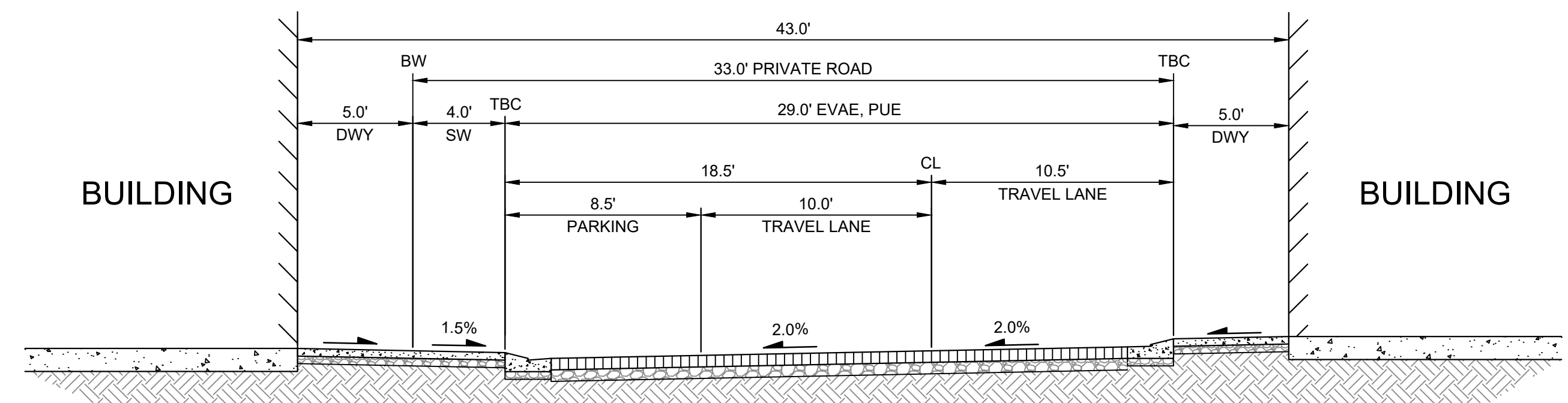
MICHAEL VIDRA  
R.C.E. 76690  
CSW/STRUBER-STROEH ENGINEERING GROUP, INC.



TYPICAL A STREET  
NOT TO SCALE



B STREET  
NOT TO SCALE



TYPICAL C STREET  
NOT TO SCALE

### ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	FW	FIRE WATER
BC	BACK OF CURB	GB	GRADE BREAK
BLDG	BUILDING	GFF	GARAGE FINISH FLOOR
BNDY	BOUNDARY	GR	GRATE
BW	BACK OF SIDEWALK	IMP	INTEGRATED MANAGEMENT PRACTICE
CL	CENTERLINE	INV	INVERT
DMA	DRAINAGE MANAGEMENT AREA	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY	R	RADIUS
EG	EXISTING GRADE	RET	RETAINING
ESMT	EASEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
EX	EXISTING	SF	SQUARE FEET
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	STD.	STANDARD
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FT	FOOT / FEET	TBC	TOP OF BEVELED CURB
		TSM	TOP OF SOIL MIXTURE
		TYP	TYPICAL
		W	WATER



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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

CSW | ST2

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


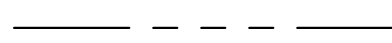






TITLE SHEET

C1.0

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

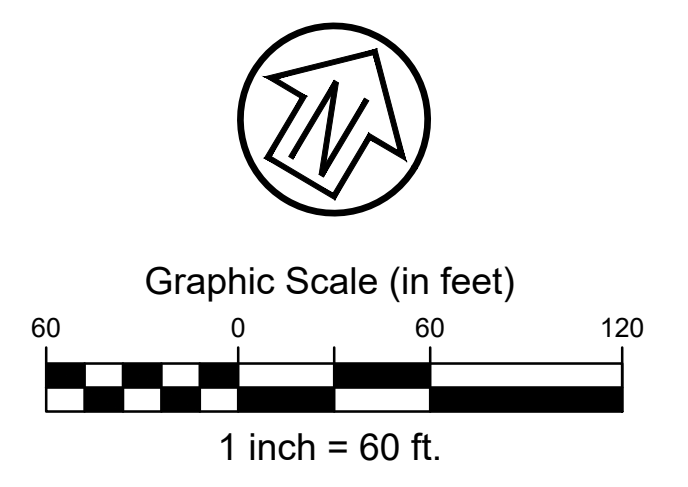
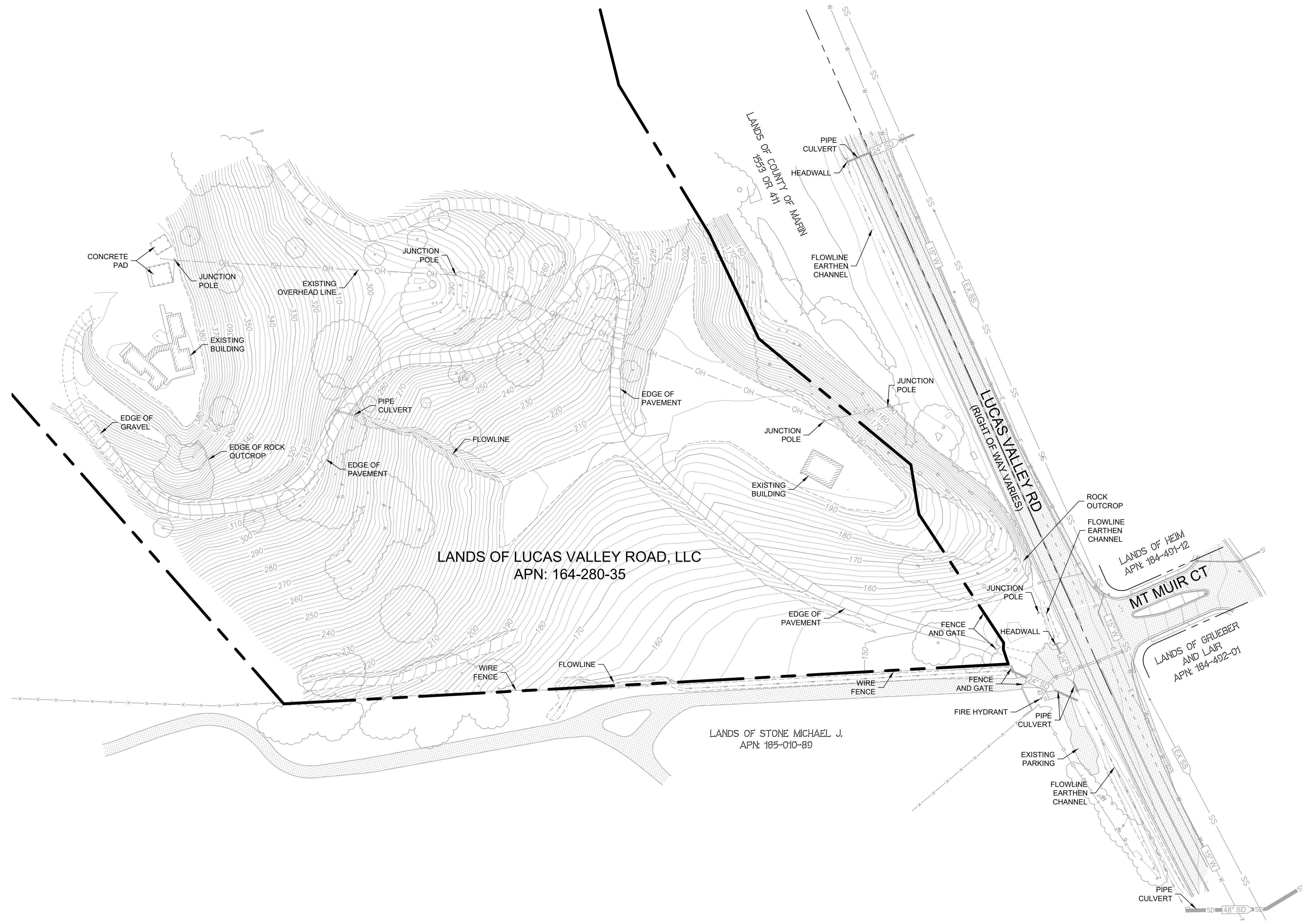
DATE: 03.08.2024  
PROJECT: 2300205.10

**LEGEND:**

	PROJECT BOUNDARY
	MONUMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING ASPHALT PAVEMENT

**NOTES:**

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THE BASIS OF BEARING FOR THIS MAP IS NORTH 54°45'05" WEST, WITH A DISTANCE OF 1,427.97' BETWEEN FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AND FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LANDS CONVEYED TO ANDRE SOUANG" RECORDED IN BOOK 2023 OF MAPS, PAGE 87, MARIN COUNTY RECORDS.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.
- TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY IN FEBRUARY 2024.
- THE SITE IS NOT LOCATED WITHIN A STATE OF CALIFORNIA EARTHQUAKE FAULT HAZARD ZONE FOR ACTIVE FAULTS.



1501 LUCAS VALLEY ROAD  
 MARIN COUNTY, CALIFORNIA



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



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

EXISTING CONDITIONS  
**C2.0**

ENGINEER: MICHAEL VIDRA  
 LICENSE NO: 076690  
 DATE: 03.08.2024  
 PROJECT: 2300205.10



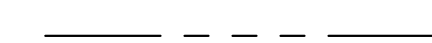






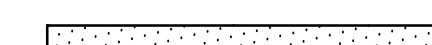
**AVERAGE SLOPE CALCULATION:**

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

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

# VESTING TENTATIVE MAP

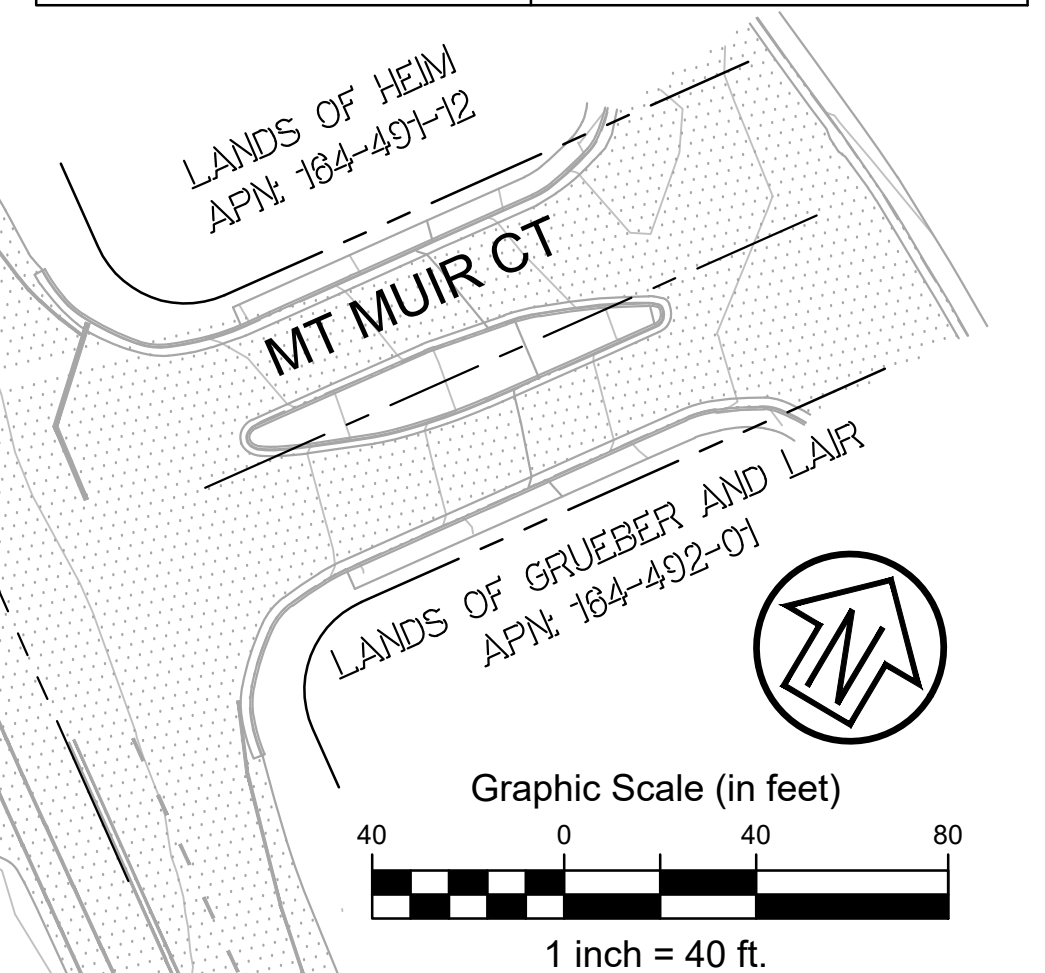
**LEGEND:**

-  PROJECT BOUNDARY
-  PRIVATE ROAD
-  MONUMENT LINE
-  LOT LINE
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING ASPHALT PAVEMENT
-  PROPOSED CURB & GUTTER
-  PROPOSED SIDEWALK
-  PROPOSED PAVEMENT

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

**SUMMARY OF REMNANT COVERAGE**

LOT NAME	PLAN AREA (SF)
PRIVATE ROADS	41,816
PARCEL A	7,973
PARCEL B	16,100
PARCEL C	5,576



1501 LUCAS VALLEY ROAD  
 MARIN COUNTY, CALIFORNIA



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















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

VESTING TENTATIVE MAP  
**C3.0**

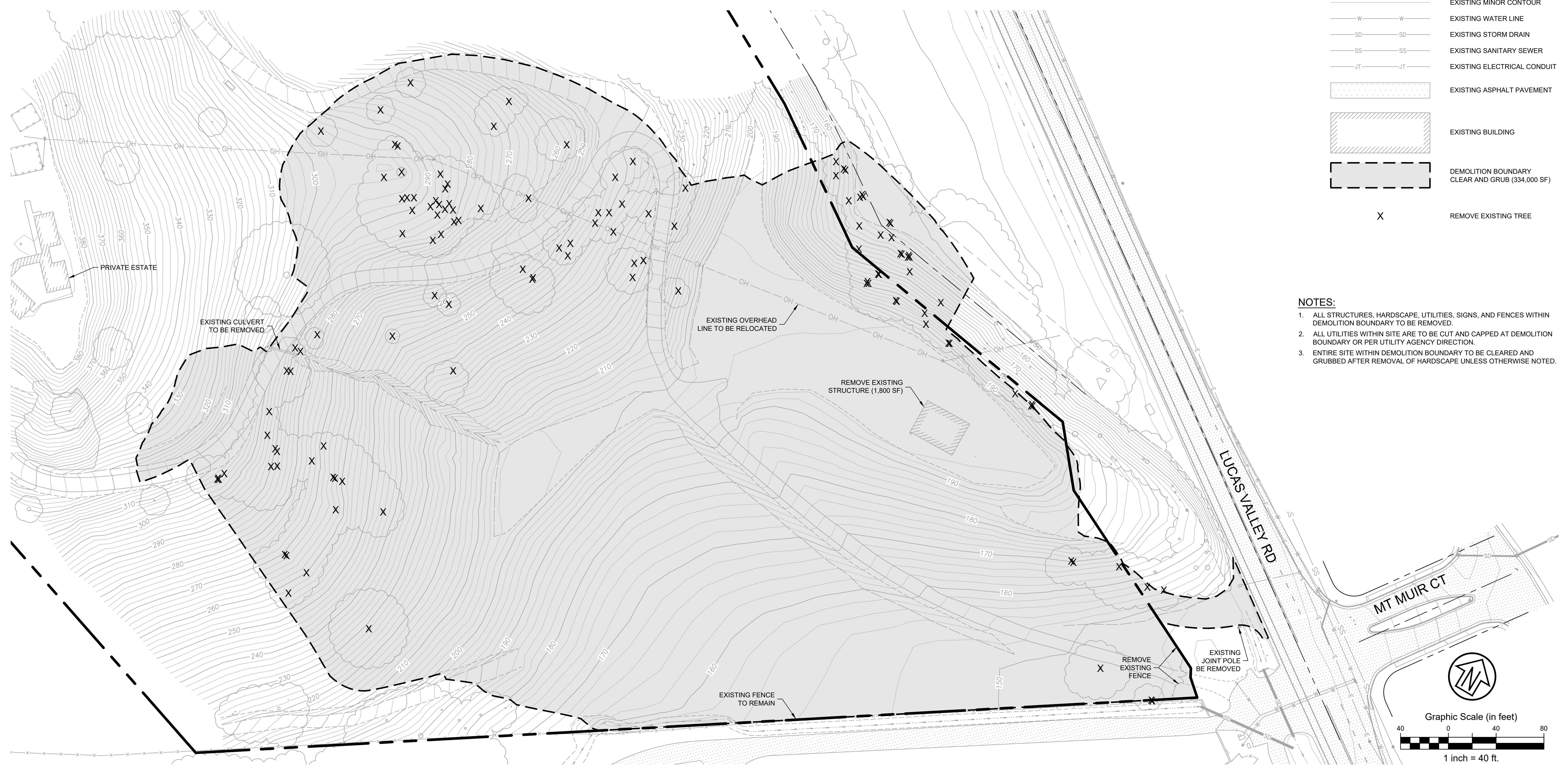
ENGINEER: MICHAEL VIDRA  
 LICENSE NO: 076690  
 DATE: 03.08.2024  
 PROJECT: 2300205.10

**LEGEND:**

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

**NOTES:**

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



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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
















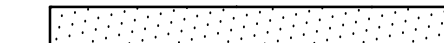
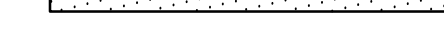
Civil: CSW | ST2  
5870 Stoneridge Mall Rd, Suite 203  
Pleasanton, CA 94588  
Contact: Michael Vidra  
415.883.9850

DEMOLITION PLAN  
C4.0

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

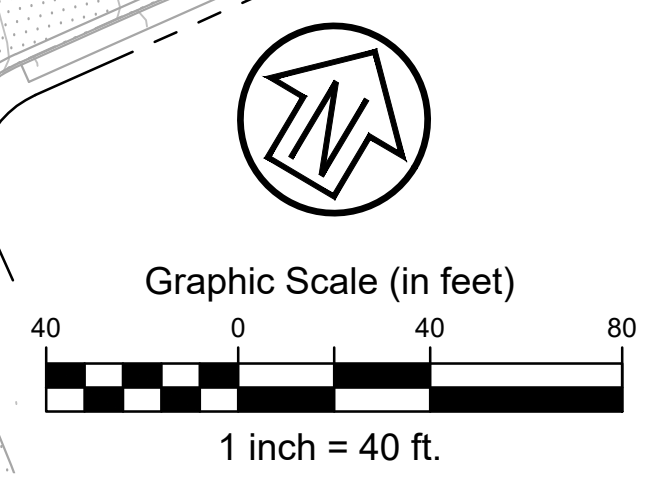
DATE: 03.08.2024  
PROJECT: 2300205.10

**LEGEND:**

-  PROJECT BOUNDARY
-  RIGHT OF WAY
-  CENTERLINE
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING WATER LINE
-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING ELECTRICAL CONDUIT
-  EXISTING ASPHALT PAVEMENT
-  PROPOSED CURB & GUTTER
-  PROPOSED SIDEWALK
-  PROPOSED PAVEMENT
-  PROPOSED BIORETENTION
-  PROPOSED TRANSFORMER

**NOTES:**

1. ALL ROADS SHALL BE DESIGNED AS FIRE LANES.
2. ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST PROVISIONS OF CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THE CITY OF SAN RAFAEL STANDARD DETAILS.



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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















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

SITE PLAN  
C5.0

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

DATE: 03.08.2024  
PROJECT: 2300205.10

**LEGEND:**

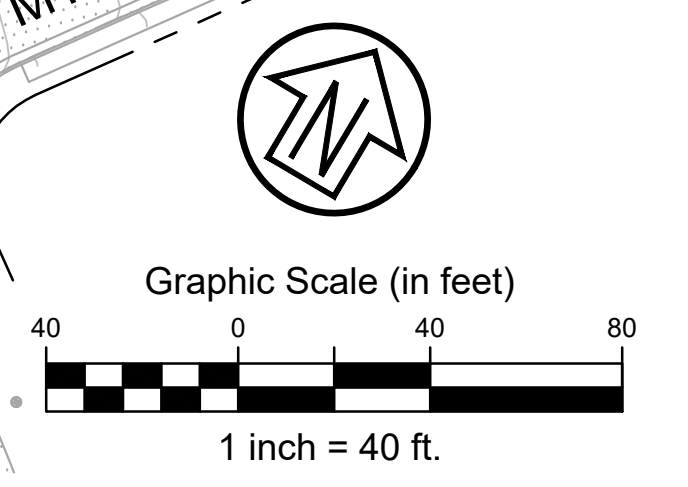
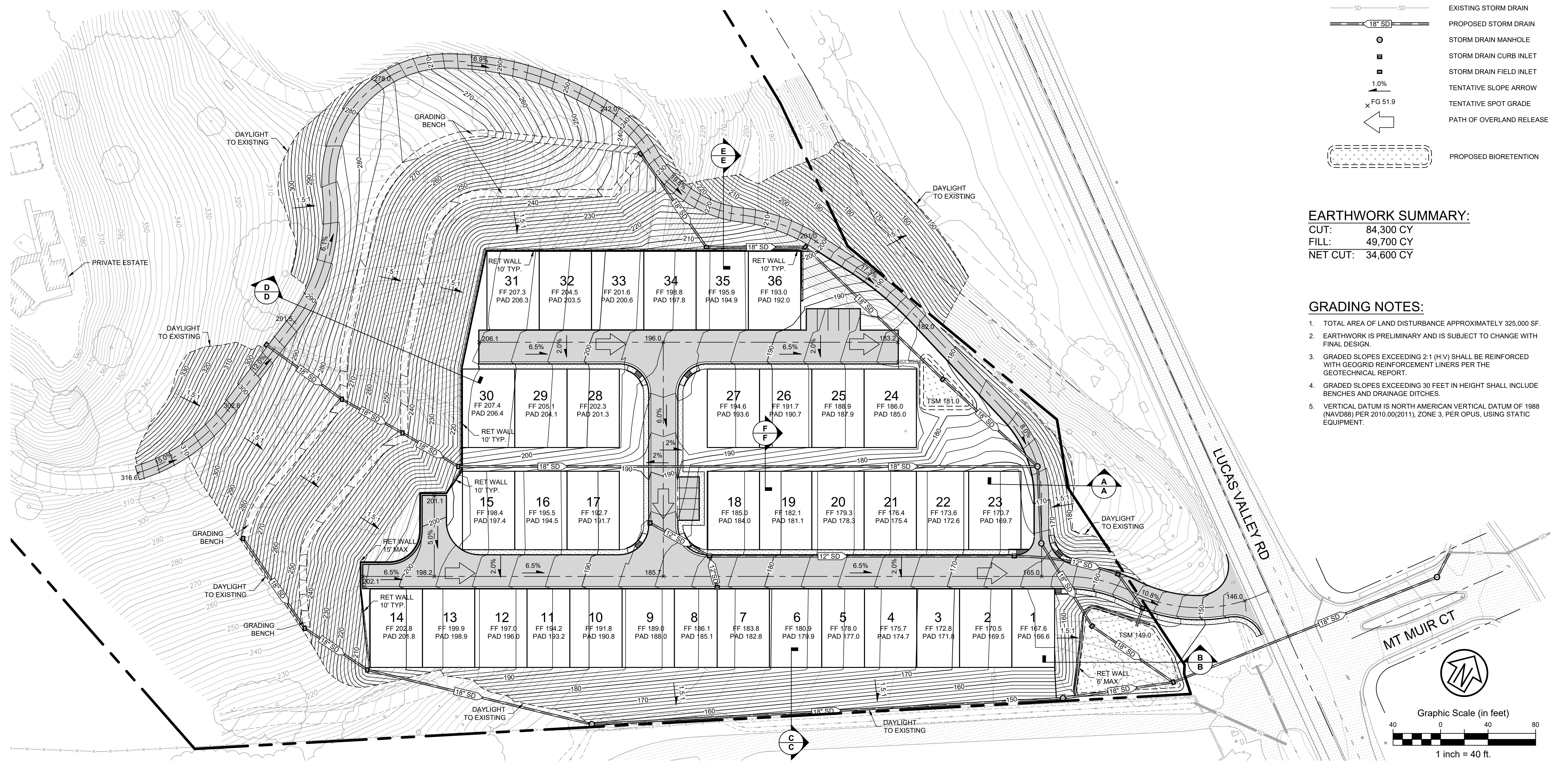
-  PROJECT BOUNDARY
-  LIMIT OF GRADING
-  CENTERLINE
-  EXISTING STORM DRAIN
-  PROPOSED STORM DRAIN
-  STORM DRAIN MANHOLE
-  STORM DRAIN CURB INLET
-  STORM DRAIN FIELD INLET
-  TENTATIVE SLOPE ARROW
-  TENTATIVE SPOT GRADE
-  PATH OF OVERLAND RELEASE
-  PROPOSED BIORETENTION

**EARTHWORK SUMMARY:**

CUT: 84,300 CY  
 FILL: 49,700 CY  
 NET CUT: 34,600 CY

**GRADING NOTES:**

1. TOTAL AREA OF LAND DISTURBANCE APPROXIMATELY 325,000 SF.
2. EARTHWORK IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.
3. GRADED SLOPES EXCEEDING 2:1 (H:V) SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT LINERS PER THE GEOTECHNICAL REPORT.
4. GRADED SLOPES EXCEEDING 30 FEET IN HEIGHT SHALL INCLUDE BENCHES AND DRAINAGE DITCHES.
5. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.



1501 LUCAS VALLEY ROAD  
 MARIN COUNTY, CALIFORNIA



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



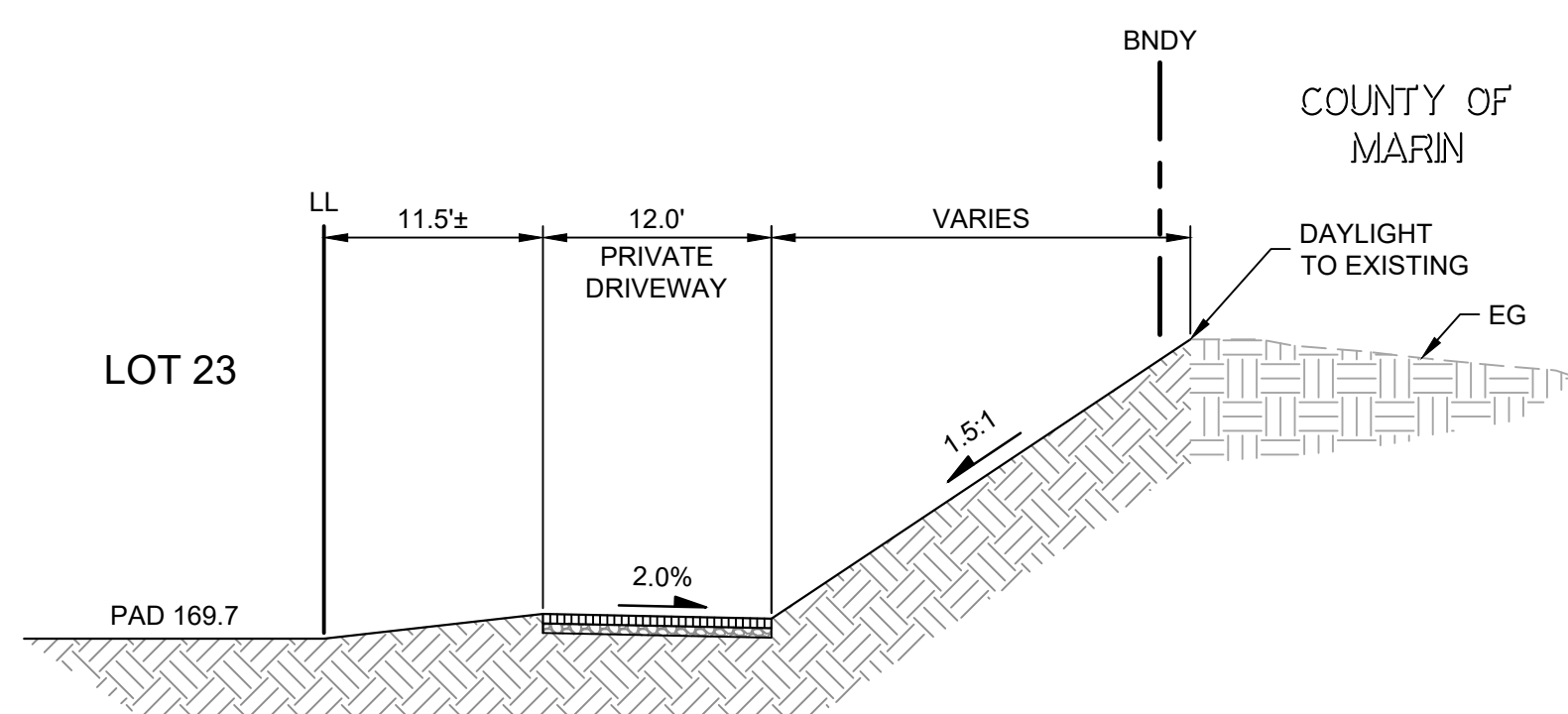
Civil: CSW | ST2  
 5870 Stoneridge Mall Rd, Suite 203  
 Pleasanton, CA 94588  
 Contact: Michael Vidra  
 415.883.9850

**GRADING & DRAINAGE PLAN**

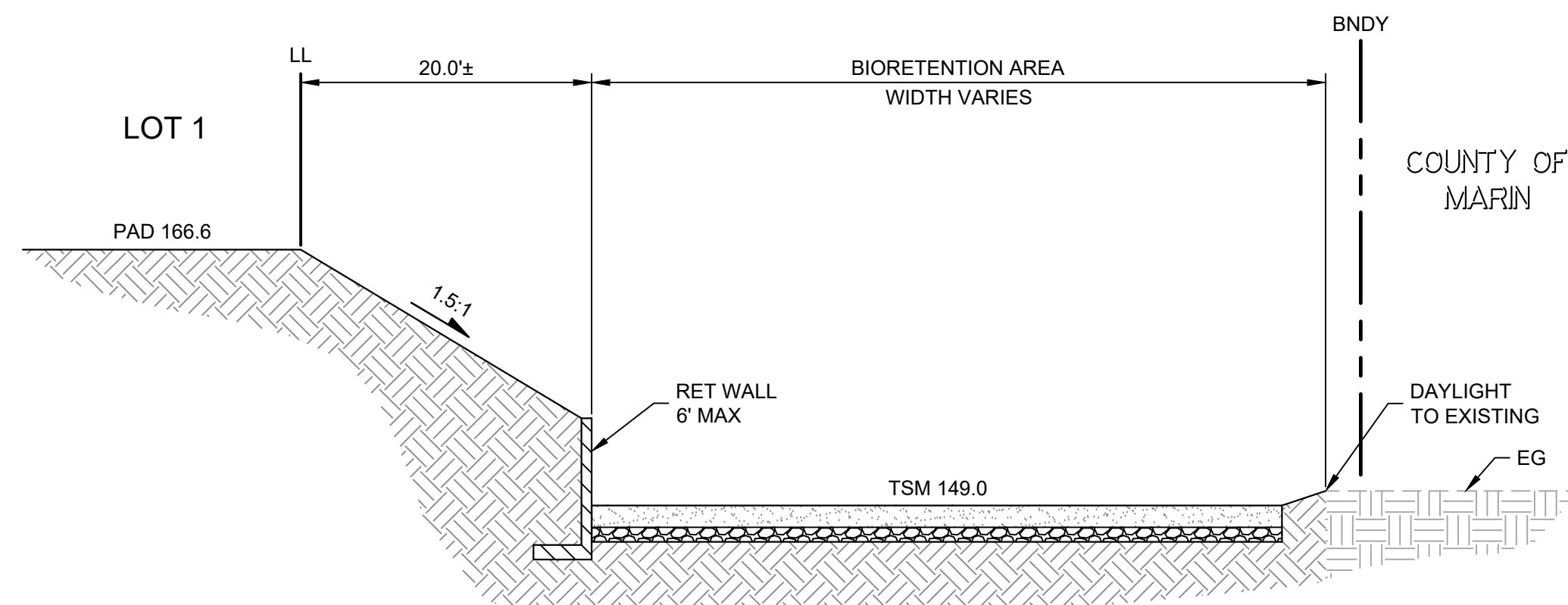
**C6.0**

ENGINEER: MICHAEL VIDRA  
 LICENSE NO: 076690

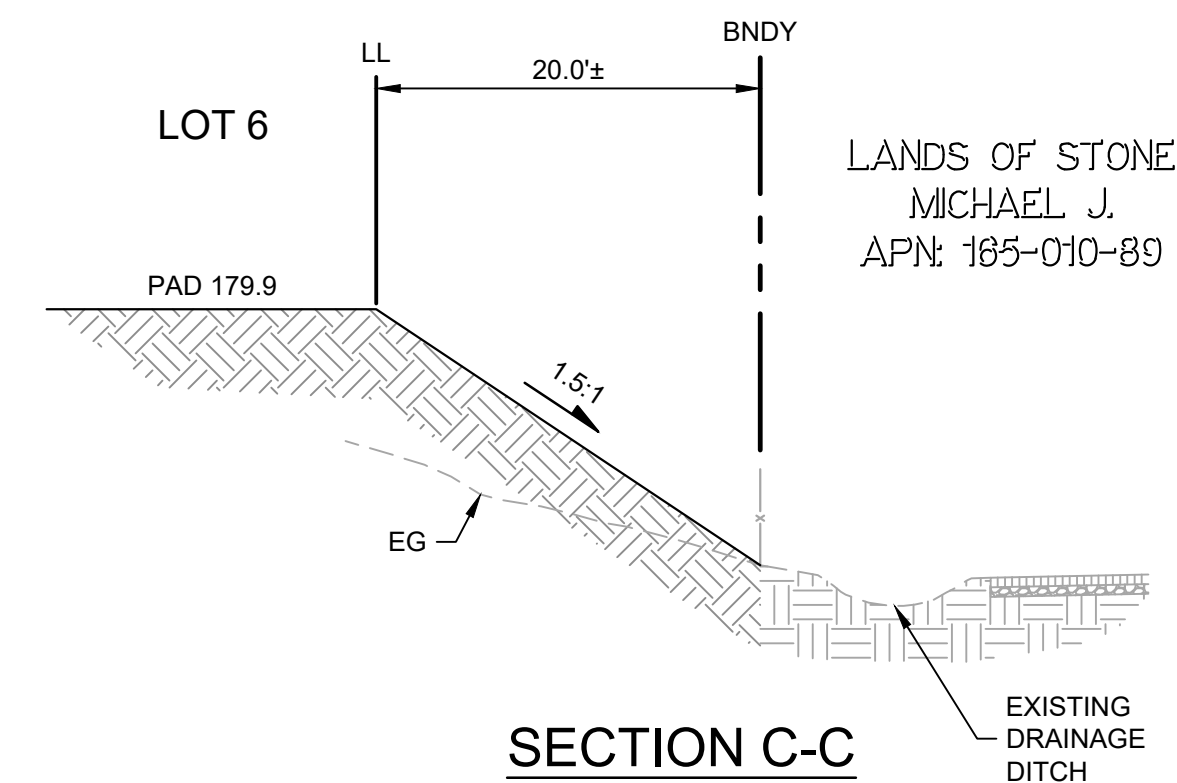
DATE: 03.08.2024  
 PROJECT: 2300205.10



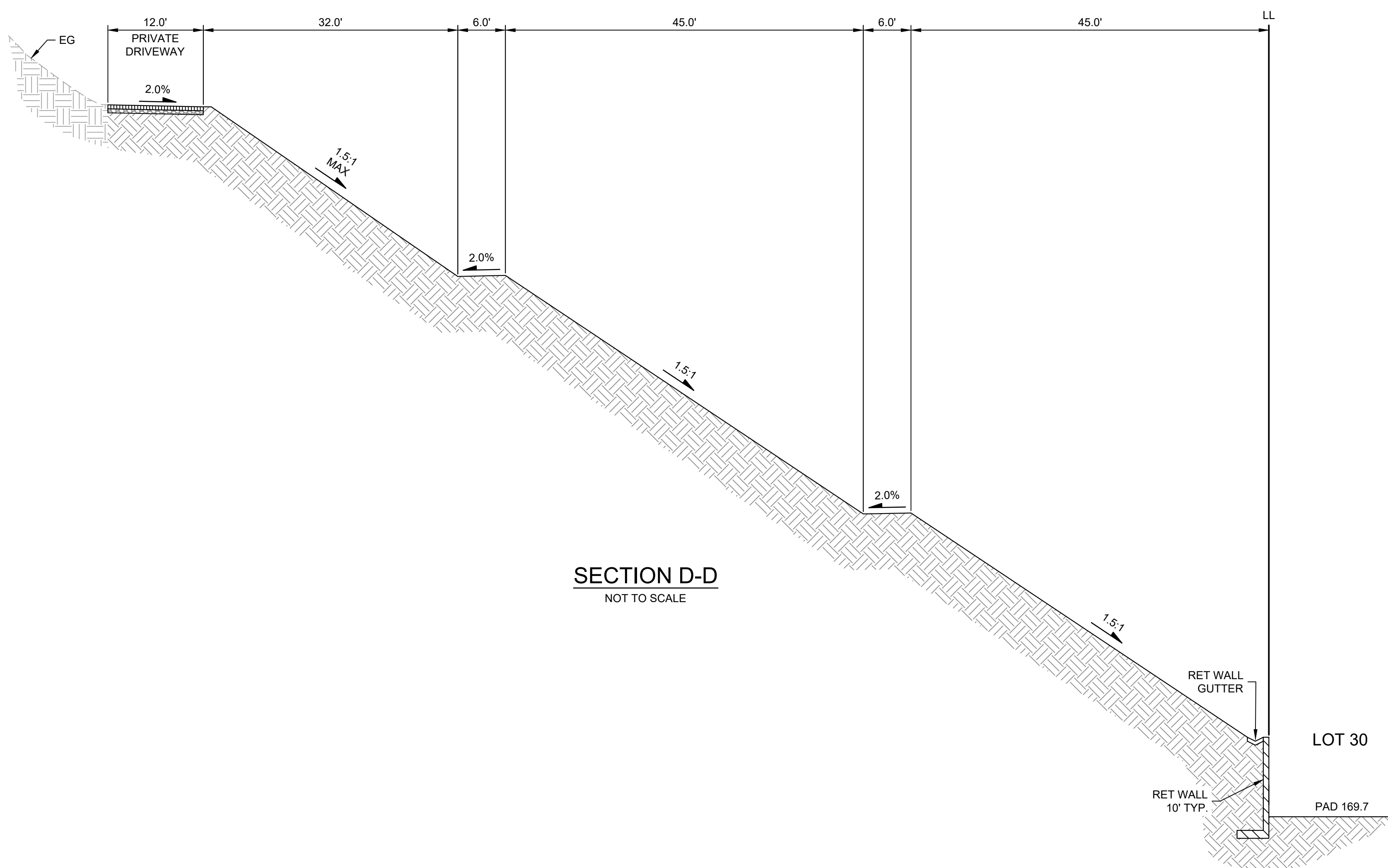
**SECTION A-A**  
NOT TO SCALE



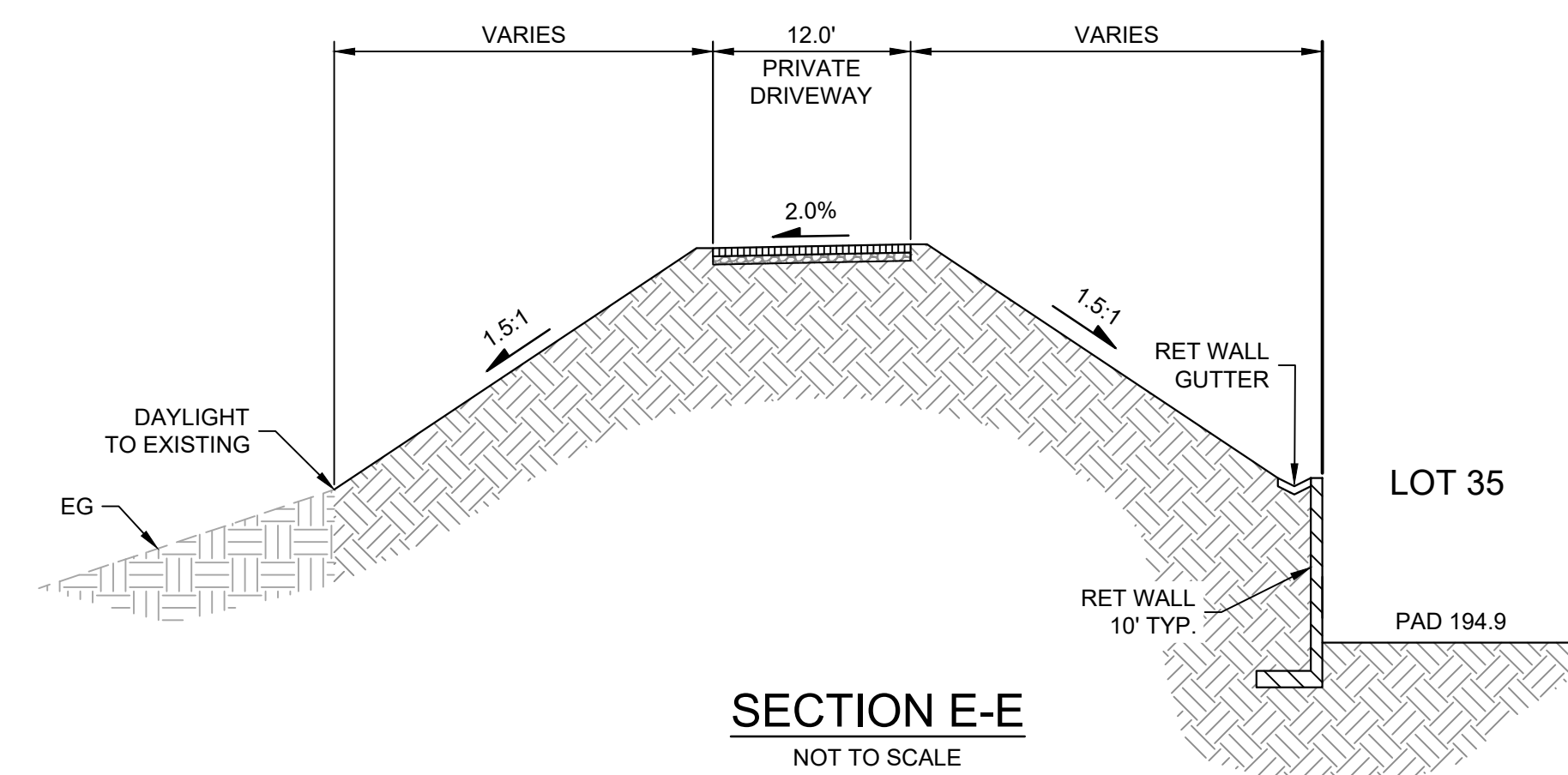
**SECTION B-B**  
NOT TO SCALE



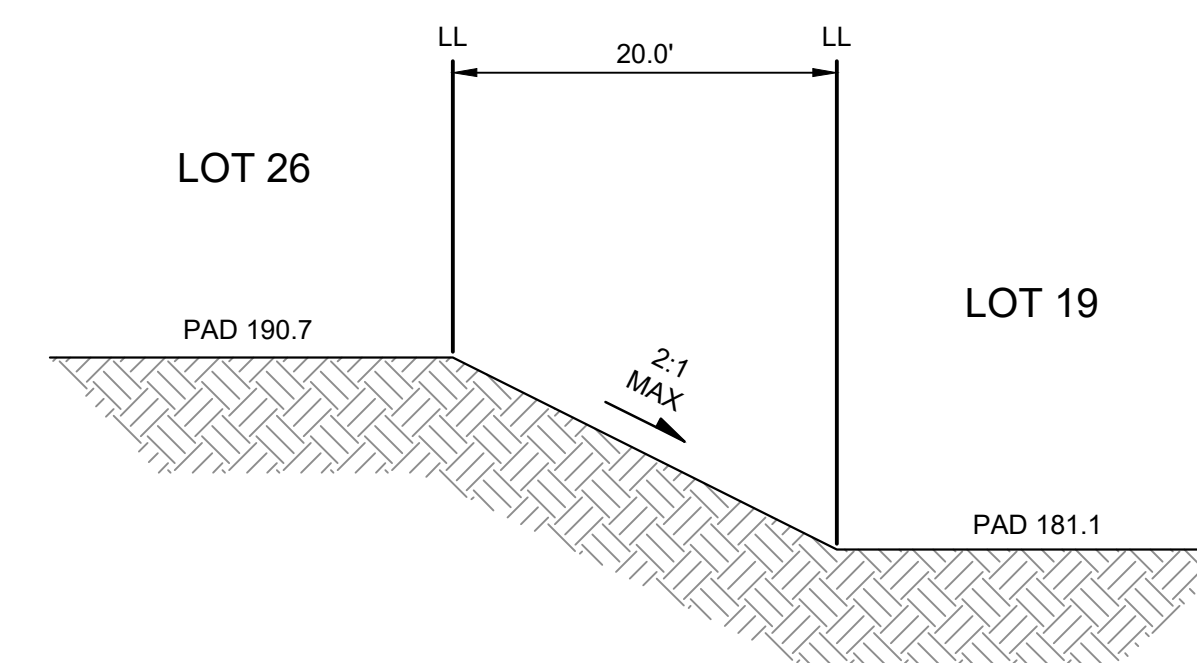
**SECTION C-C**  
NOT TO SCALE



**SECTION D-D**  
NOT TO SCALE



**SECTION E-E**  
NOT TO SCALE



**SECTION F-F**  
NOT TO SCALE



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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



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

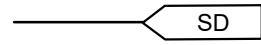
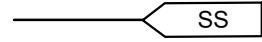
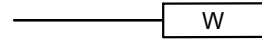
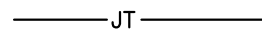



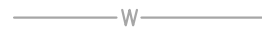
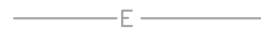








GRADING SECTIONS

C6.1

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

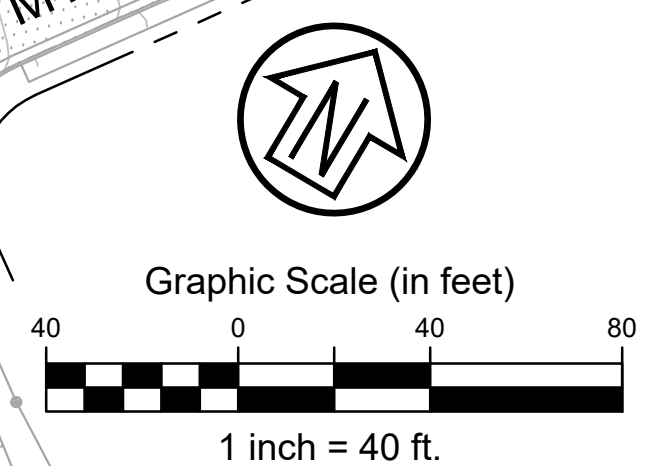
DATE: 03.08.2024  
PROJECT: 2300205.10

**LEGEND:**

	STORM DRAIN PIPE
	SANITARY SEWER PIPE
	WATER PIPE
	JOINT TRENCH LINE
	EXISTING OVERHEAD LINE
	EXISTING SANITARY SEWER PIPE
	EXISTING STORM DRAIN PIPE
	EXISTING WATER PIPE
	EXISTING ELECTRICAL CONDUIT
	STORM DRAIN CURB INLET
	STORM DRAIN FIELD INLET
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	BLOWOFF
	WATER VALVE
	TRANSFORMER

**NOTES:**

1. THERE ARE NO WATER WELLS OR SEPTIC TANKS LOCATED ON THE SUBJECT AND ADJOINING PROPERTIES.
2. ALL ONSITE UTILITIES WILL BE UNDERGROUND



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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



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

UTILITY PLAN  
C7.0

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

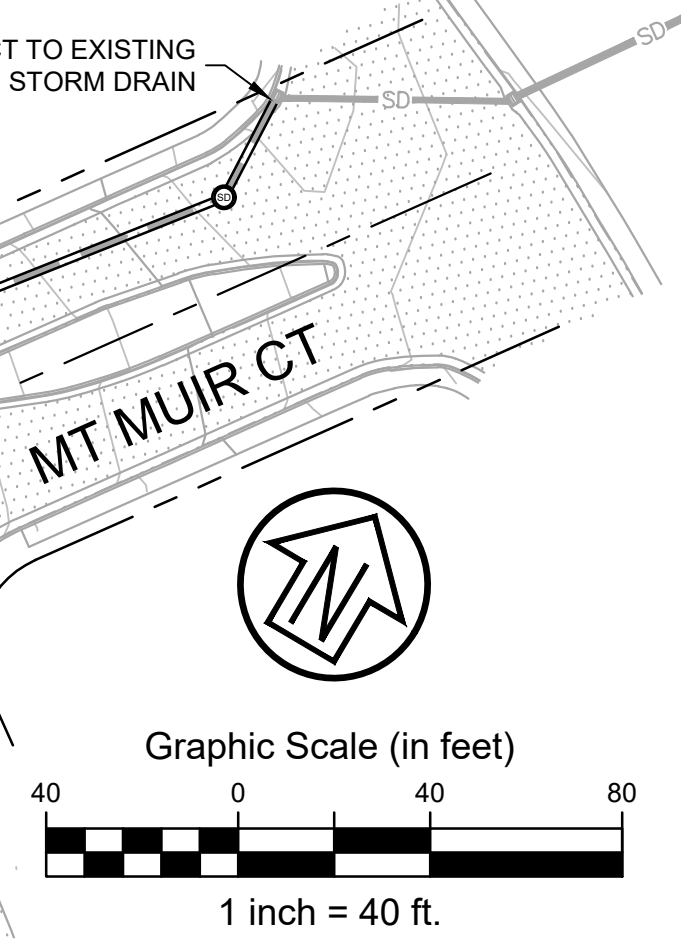
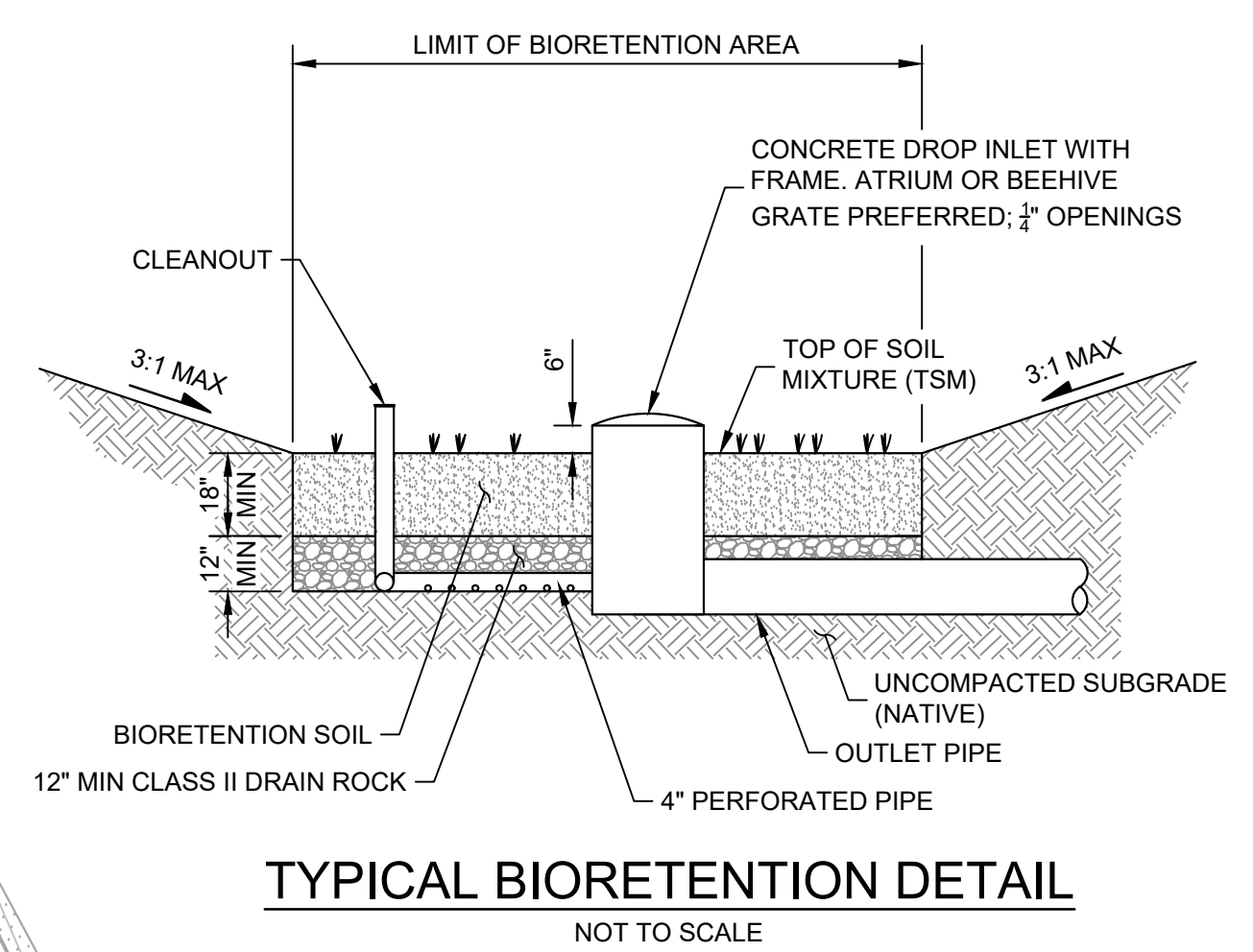
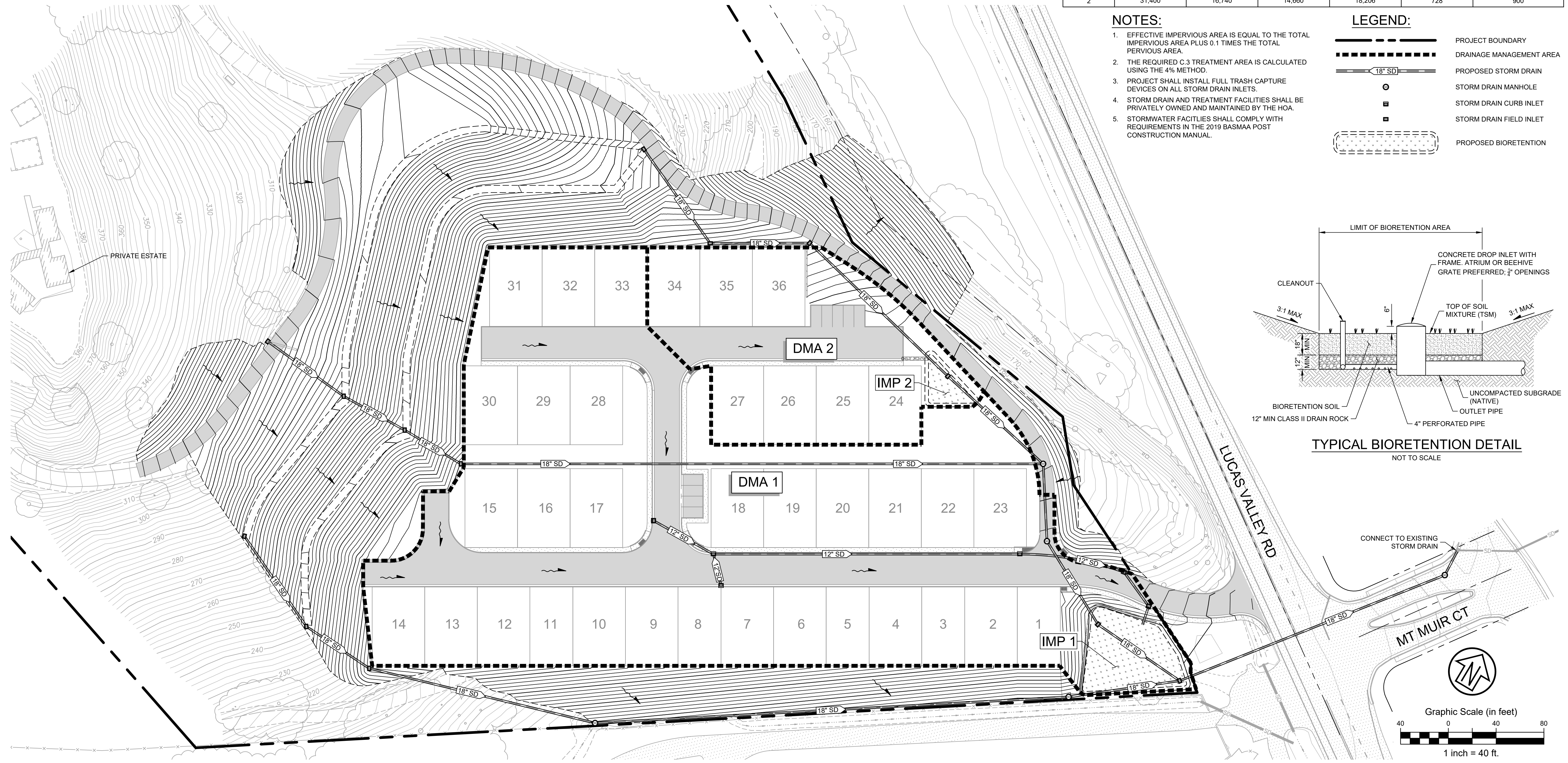
DATE: 03.08.2024  
PROJECT: 2300205.10



STORMWATER MANAGEMENT TABLE						
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	137,450	71,300	66,150	77,915	3,117	4,400
2	31,400	16,740	14,660	18,206	728	900

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

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



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



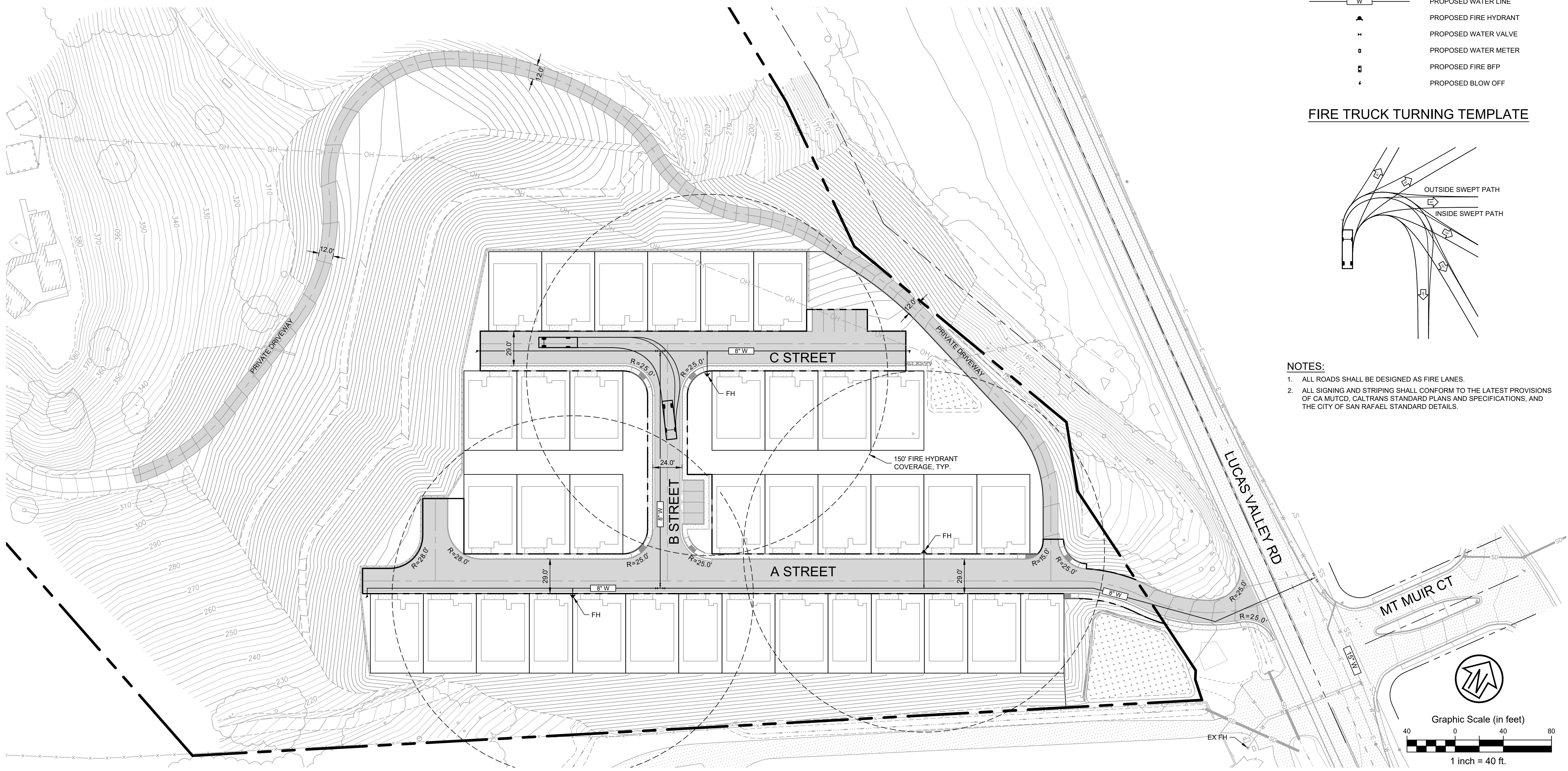
Architect: WHA Architects  
5000 Executive Parkway, Suite 375  
San Ramon, CA 94582  
Contact: Adam Gardner  
925.463.1700



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

STORMWATER CONTROL PLAN  
C8.0

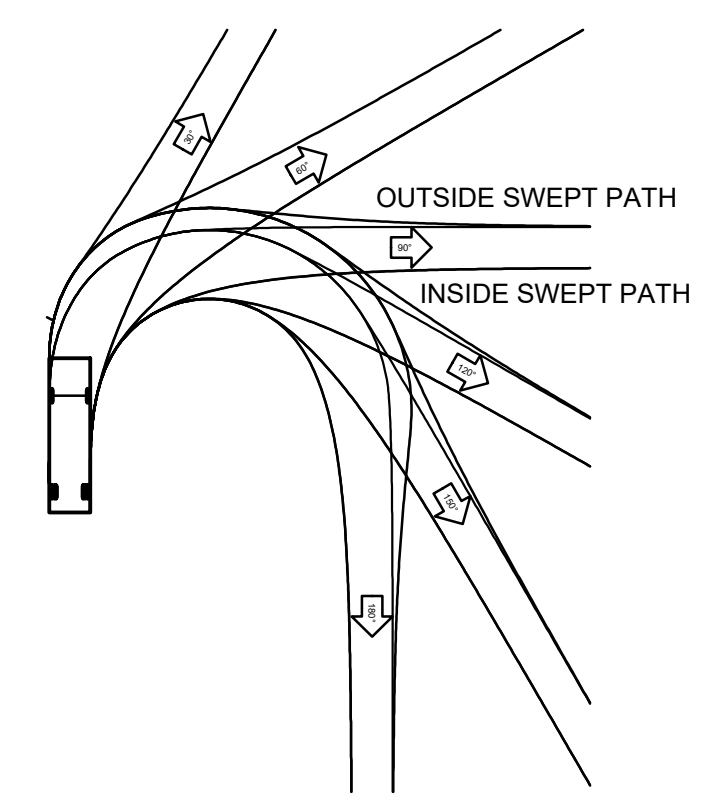
ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690  
DATE: 03.08.2024  
PROJECT: 2300205.10



**LEGEND:**

- PROJECT BOUNDARY
- - - - - RIGHT OF WAY
- - - - - CENTERLINE
- W — PROPOSED WATER LINE
- ▲ PROPOSED FIRE HYDRANT
- ⋈ PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE BFP
- ⚡ PROPOSED BLOW OFF

**FIRE TRUCK TURNING TEMPLATE**



**NOTES:**

1. ALL ROADS SHALL BE DESIGNED AS FIRE LANES.
2. ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST PROVISIONS OF CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THE CITY OF SAN RAFAEL STANDARD DETAILS.



1501 LUCAS VALLEY ROAD  
MARIN COUNTY, CALIFORNIA



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



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

FIRE ACCESS PLAN

C9.0

ENGINEER: MICHAEL VIDRA  
LICENSE NO: 076690

DATE: 03.08.2024  
PROJECT: 2300205.10