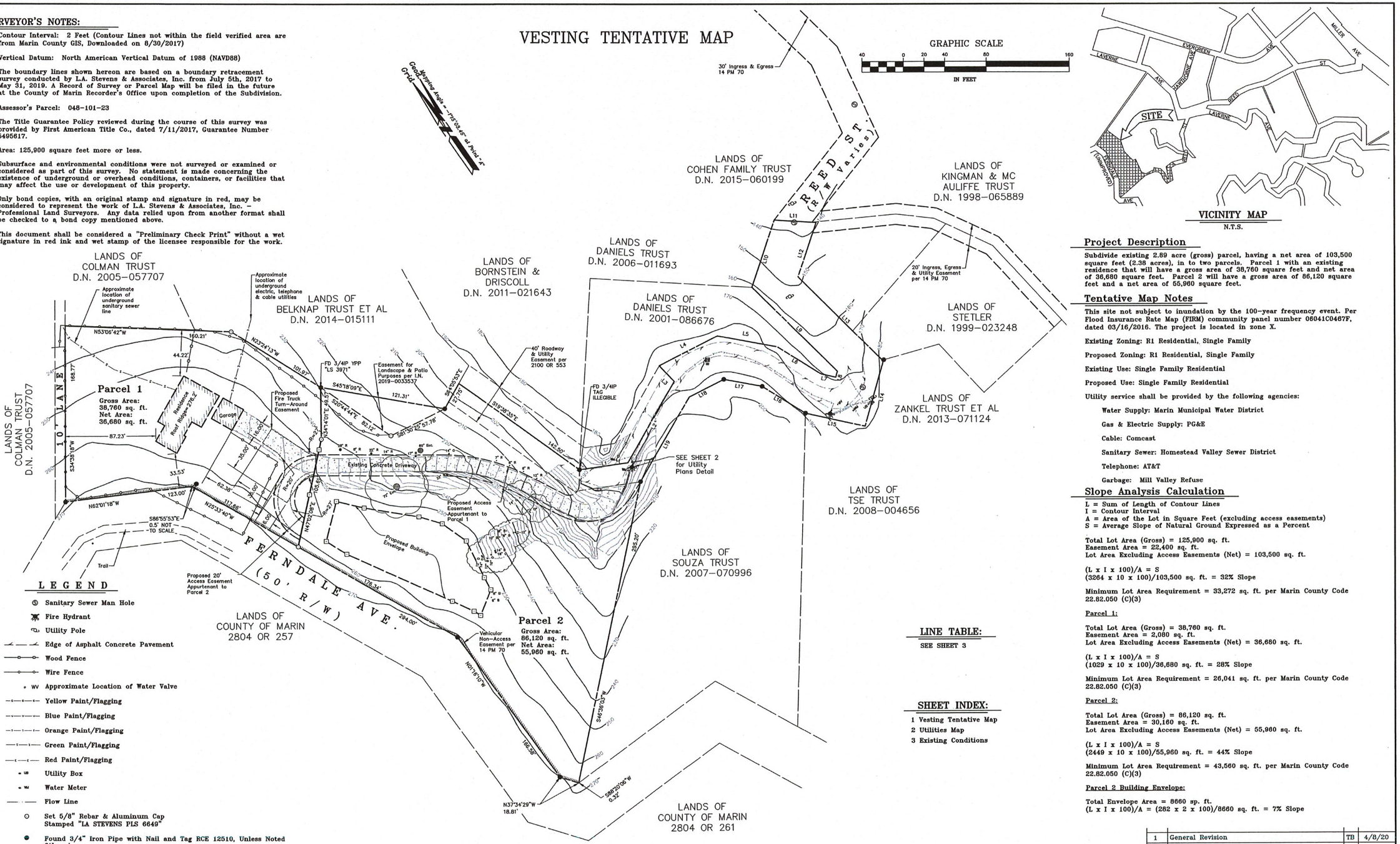
VESTING TENTATIVE MAP

SURVEYOR'S NOTES:

1. Contour Interval: 2 Feet (Contour Lines not within the field verified area are from Marin County GIS, Downloaded on 8/30/2017)
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
3. The boundary lines shown hereon are based on a boundary retracement survey conducted by L.A. Stevens & Associates, Inc. from July 5th, 2017 to May 31, 2019. A Record of Survey or Parcel Map will be filed in the future at the County of Marin Recorder's Office upon completion of the Subdivision.
4. Assessor's Parcel: 048-101-23
5. The Title Guarantee Policy reviewed during the course of this survey was provided by First American Title Co., dated 7/11/2017, Guarantee Number 5495617.
6. Area: 125,900 square feet more or less.
7. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
8. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. – Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
9. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.



LEGEND

- Sanitary Sewer Man Hole
- Fire Hydrant
- Utility Pole
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence
- WV Approximate Location of Water Valve
- Yellow Paint/Flagging
- Blue Paint/Flagging
- Orange Paint/Flagging
- Green Paint/Flagging
- Red Paint/Flagging
- UB Utility Box
- WM Water Meter
- Flow Line
- Set 5/8" Rebar & Aluminum Cap Stamped "LA STEVENS PLS 6649"
- Found 3/4" Iron Pipe with Nail and Tag RCE 12510, Unless Noted Otherwise
- Tree (Size & Type Noted)
- O Coast Live Oak (Quercus Agrifolia)
- B California Bay (Umbellularia Californica)
- R Redwood (Sequoia Sempervirens)
- Euc. Eucalyptus (Eucalyptus Globulus)
- Set Lath for Building Envelope and Proposed Boundary Line

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LINE TABLE:

SEE SHEET 3

SHEET INDEX:

1 Vesting Tentative Map
2 Utilities Map
3 Existing Conditions

Project Description

Subdivide existing 2.89 acre (gross) parcel, having a net area of 103,500 square feet (2.38 acres), in to two parcels. Parcel 1 with an existing residence that will have a gross area of 38,760 square feet and net area of 36,680 square feet. Parcel 2 will have a gross area of 86,120 square feet and a net area of 55,960 square feet.

Tentative Map Notes

This site not subject to inundation by the 100-year frequency event. Per Flood Insurance Rate Map (FIRM) community panel number 06041C0467F, dated 03/16/2016. The project is located in zone X.

Existing Zoning: R1 Residential, Single Family

Proposed Zoning: R1 Residential, Single Family

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Utility service shall be provided by the following agencies:

Water Supply: Marin Municipal Water District

Gas & Electric Supply: PG&E

Cable: Comcast

Sanitary Sewer: Homestead Valley Sewer District

Telephone: AT&T

Garbage: Mill Valley Refuse

Slope Analysis Calculation

L = Sum of Length of Contour Lines
I = Contour Interval
A = Area of the Lot in Square Feet (excluding access easements)
S = Average Slope of Natural Ground Expressed as a Percent

Total Lot Area (Gross) = 125,900 sq. ft.
Easement Area = 22,400 sq. ft.
Lot Area Excluding Access Easements (Net) = 103,500 sq. ft.

(L x I x 100)/A = S
(3264 x 10 x 100)/103,500 sq. ft. = 32% Slope

Minimum Lot Area Requirement = 33,272 sq. ft. per Marin County Code 22.82.050 (C)(3)

Parcel 1:

Total Lot Area (Gross) = 38,760 sq. ft.
Easement Area = 2,080 sq. ft.
Lot Area Excluding Access Easements (Net) = 36,680 sq. ft.

(L x I x 100)/A = S
(1029 x 10 x 100)/36,680 sq. ft. = 28% Slope

Minimum Lot Area Requirement = 26,041 sq. ft. per Marin County Code 22.82.050 (C)(3)

Parcel 2:

Total Lot Area (Gross) = 86,120 sq. ft.
Easement Area = 30,160 sq. ft.
Lot Area Excluding Access Easements (Net) = 55,960 sq. ft.

(L x I x 100)/A = S
(2449 x 10 x 100)/55,960 sq. ft. = 44% Slope

Minimum Lot Area Requirement = 43,560 sq. ft. per Marin County Code 22.82.050 (C)(3)

Parcel 2 Building Envelope:

Total Envelope Area = 8660 sp. ft.
(L x I x 100)/A = (282 x 2 x 100)/8660 sq. ft. = 7% Slope

LAWRENCE A. STEVENS L-6649 REGISTERED PROFESSIONAL LAND SURVEYOR CALIFORNIA 4-13-2020

LAWRENCE A. STEVENS, PLS 6649

No.	REVISION:	BY	DATE
1	General Revision	TB	4/8/20

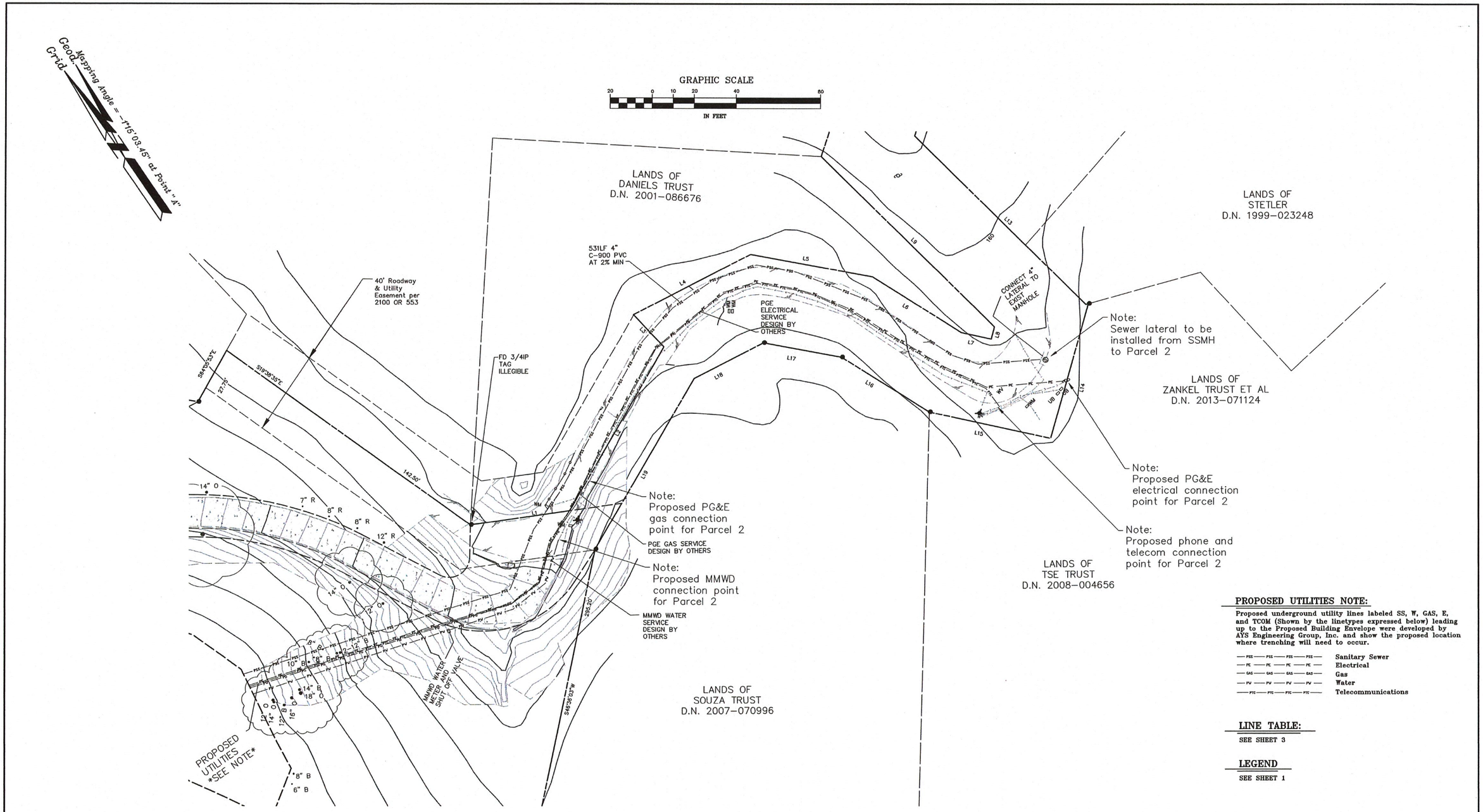
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd., Suite 1 * Novato, California 94949

LANDS OF SMITH TRUST
(D.N. 2001-060507)
245 Reed Street
Mill Valley, California

BY: O.A./T.B.
DATE: 9-05-2019
SCALE: 1" = 40'
DRAWING NO. 171809 1 of 3

VESTING TENTATIVE MAP

DZA - Attachment #5



PROPOSED UTILITIES NOTE:

Proposed underground utility lines labeled SS, W, GAS, E, and TCOM (Shown by the linetypes expressed below) leading up to the Proposed Building Envelope were developed by AYS Engineering Group, Inc. and show the proposed location where trenching will need to occur.

—PSS—PSS—PSS—PSS—	Sanitary Sewer
—PE—PE—PE—PE—	Electrical
—GAS—GAS—GAS—GAS—	Gas
—PW—PW—PW—PW—	Water
—PTC—PTC—PTC—PTC—	Telecommunications

LINE TABLE:

SEE SHEET 3

LEGEND

SEE SHEET 1

No.	REVISION:	BY	DATE

L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd., Suite 1 * Novato, California 94949

LANDS OF SMITH TRUST
(D.N. 2001-060507)
245 Reed Street
Mill Valley, California

BY: O.A./T.B.
DATE: 04-08-2020
SCALE: 1" = 20'

UTILITIES MAP

DRAWING NO. 171809
2 of 3

PROFESSIONAL LAND SURVEYOR LAWRENCE A. STEVENS L-6649 STATE OF CALIFORNIA
4-13-20
LAWRENCE A. STEVENS, PLS 6649

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GRAPHIC SCALE

40 0 20 40 80 160

IN FEET

Geodetic Bearing Angle = -1°16'05.45" at Point "A"
Grid

LANDS OF
COLMAN TRUST
D.N. 2005-057707

LANDS OF
BELKNAP TRUST ET AL
D.N. 2014-015111

LANDS OF
BORNSTEIN &
DRISCOLL
D.N. 2011-021643

LANDS OF
DANIELS TRUST
D.N. 2006-011693

LANDS OF
DANIELS TRUST
D.N. 2001-086676

LANDS OF
COHEN FAMILY TRUST
D.N. 2015-060199

LANDS OF
KINGMAN & MC
AULIFFE TRUST
D.N. 1998-065889

LANDS OF
STETLER
D.N. 1999-023248

LANDS OF
ZANKEL TRUST ET AL
D.N. 2013-071124

LANDS OF
TSE TRUST
D.N. 2008-004656

LANDS OF
SOUZA TRUST
D.N. 2007-070996

LANDS OF
COUNTY OF MARIN
2804 OR 257

LANDS OF
COUNTY OF MARIN
2804 OR 261

LANDS OF
COLMAN TRUST
D.N. 2005-057707

10' LANE

REED ST. (R/W Varies)

FERNDALE AVE. (50' R/W)

30' Ingress & Egress
14 PM 70

20' Ingress, Egress
& Utility Easement
per 14 PM 70

40' Roadway
& Utility
Easement per
2100 OR 553

Approximate
location of
underground
electric, telephone
& cable utilities

Approximate
location of
underground
sanitary sewer
line

Vehicular
Non-Access
Easement per
14 PM 70

Residence
Roof Ridge= 276.2'

Garage

Existing Concrete Driveway

Trail

FD 3/4IP YPP
"LS 3971"

FD 3/4IP
TAG
ILLEGIBLE

Top of Bank
Elev.= 48.2'

Note:
Additional trees exist
along slope & have not
been located except
where noted.

N53°06'42"W 160.21'
N23°24'13"W 101.97'
S45°18'09"E 121.31'
S34°05'53"E 27.75'
S16°38'35"E 142.50'
S34°58'18"W 168.77'
N62°01'18"W 123.00'
N25°33'40"W 117.66'
176.34'
294.06'
N01°16'10"W 168.58'
S86°55'53"E 0.5' NOT TO SCALE
S46°39'05"E 295.20'
S88°07'06"W 0.32'
N37°34'29"W 18.81'

LEGEND

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- R Redwood (Sequoia Sempervirens)
- Euc. Eucalyptus (Eucalyptus Globulus)

LINE TABLE

Measured Line Table			Record Line Table	
Line #	Direction	Length	Direction	Length
L1	S63° 08' 14"E	47.38'	(N64°15'W	47.37')2,3,5
L2	N64° 56' 46"E	89.62'	(S63°50'W	89.60')2,3,5
L3	N8° 43' 14"W	21.01'	(N09°50'W	20.841')2,3,5
L4	N82° 11' 59"W	62.56'	(S83°30'E	62.383')5
L5	S44° 35' 11"E	58.83'	(S45°50'E	58.849')5
L6	N23° 08' 55"W	49.83'	(N24°10'W	49.93')5
L7	S42° 48' 40"E	14.48'	(N44°W	14.689')5
L8	N50° 10' 17"E	5.94'	(S49°30'W	6.107)5
L9	S10° 37' 32"E	115.31'	(S12'E	115.364')5
L10	S53° 22' 28"W	67.97'	(S52'W	68.002')5
L11	N51° 38' 29"W	40.49'	(N53°01'W	40.511')5
L12	N53° 22' 28"E	55.26'	(S52'W	55.29')5
L13	N10° 37' 32"W	113.99'	(S12'E	114.05')5
L14	N50° 41' 20"E	66.17'	(S49°30'W	66.478')5
L15	S42° 48' 40"E	59.04'	(N44°W	59.31')5
L16	N23° 08' 55"W	49.19'	(N24°10'W	49.268')5
L17	S44° 35' 11"E	37.63'	(S45°50'E	37.551')5
L18	N82° 11' 59"W	37.03'	(S83°30'E	37.018')5
L19	S65° 08' 01"W	93.51'	(N65°08'14"E	93.51')5

PROFESSIONAL LAND SURVEYOR
LAWRENCE A STEVENS
L-6649
CALIFORNIA
4-13-20

LAWRENCE A. STEVENS, PLS 6649

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EXISTING CONDITIONS

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