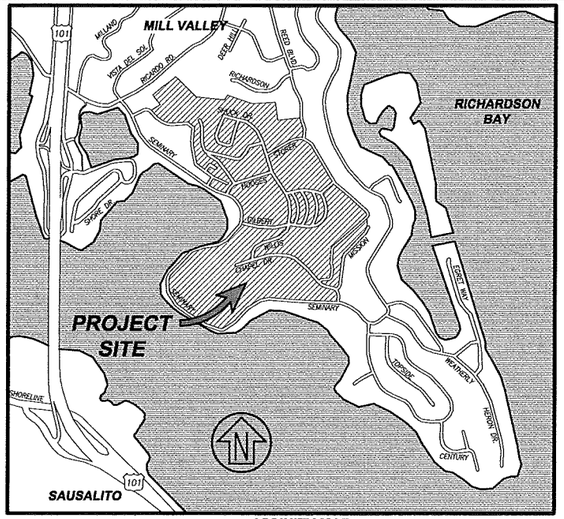
THE SEMINARY

201 SEMINARY DRIVE, MILL VALLEY, CA 94941



VICINITY MAP
SCALE: NTS

SYMBOLS

EXISTING		PROPOSED
	BOLLARD	
	SIGN	
	TREE / TREE TO BE REMOVED	
	LIGHT - POST MOUNTED	
	STREETLIGHT	
	TRAFFIC LIGHT	
PP	POWER POLE (WITH GUY)	PP
SSCO	SANITARY SEWER - CLEANOUT	SSCO
SS	SANITARY SEWER - MANHOLE	SS
	STORM DRAINAGE - AREA DRAIN	
SDCO	STORM DRAINAGE - CLEANOUT	SDCO
	STORM DRAINAGE - CURB INLET	
	STORM DRAINAGE - DROP INLET	
SD	STORM DRAINAGE - MANHOLE	SD
	STORMWATER BIORETENTION AREA, PLANTER BOX STYLE	
	STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINING WALLS AS OCCURS	
EM UM	ELECTRIC METER	EM UM
GM GU	GAS METER	GM GU
GV	GAS VALVE	GV
PB	PULLBOX	PB
	FIRE HYDRANT	
WM	WATER METER	WM
WV	WATER VALVE	WV
	FOUND / SET - BENCHMARK	
	FOUND / SET - CONTROL POINT	
	FOUND / SET - MONUMENT AS NOTED	
	FOUND / SET - SURVEY STREET MONUMENT	
2'	RETAINING WALL HEIGHT	

LINETYPES

EXISTING		PROPOSED
	BLDG. ENVELOPE	
	BLDG. SETBACK LINE	
	BOUNDARY LINE	
	CENTERLINE	
123	CONTOUR - MAJOR	30
	CONTOUR - MINOR	
	DIRT ROAD	
	EASEMENT	
E	ELECTRICAL LINE	E
F	FIRE WATER	F
	FLOWLINE / SWALE	
G	GAS LINE	G
JT	JOINT TRENCH	JT
	PROPERTY / LOT LINE	
	RETAINING WALL	
	RIGHT OF WAY	
SS	SANITARY SEWER	SS
	SPOT ELEVATION, FINISH GRATE	
	STORM DRAIN	
T	TELEPHONE LINE	T
	TOE OF BANK	
	TOP OF BANK	
	TREE DRIPLINE	N/A
W	WATER	W

ABBREVIATIONS

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

SHEET INDEX

00.C0.01	CIVIL COVER SHEET
00.C1.03	BOUNDARY & EXISTING TOPOGRAPHY - OVERALL
00.C1.04	BOUNDARY & EXISTING TOPOGRAPHY
00.C1.05	BOUNDARY & EXISTING TOPOGRAPHY
00.C2.01	CONSTRAINTS MAP
00.C3.01	STAKING PLAN
00.C4.03	TENTATIVE MAP - OVERALL
00.C4.04	TENTATIVE MAP
00.C4.05	TENTATIVE MAP
00.C5.03	LAYOUT PLAN - OVERALL
00.C5.10	LAYOUT PLAN - CAMPUS
00.C5.20	LAYOUT PLAN - RESIDENTIAL
00.C6.03	GRADING & DRAINAGE PLAN - OVERALL
00.C6.10	GRADING & DRAINAGE PLAN - CAMPUS
00.C6.11	GRADING & DRAINAGE PLAN - CAMPUS
00.C6.12	GRADING & DRAINAGE PLAN - CAMPUS
00.C6.13	GRADING & DRAINAGE PLAN - CAMPUS
00.C6.20	GRADING & DRAINAGE PLAN - RESIDENTIAL
00.C6.21	GRADING & DRAINAGE PLAN - RESIDENTIAL
00.C6.22	GRADING & DRAINAGE PLAN - RESIDENTIAL
00.C6.23	GRADING & DRAINAGE PLAN - RESIDENTIAL
00.C6.24	GRADING & DRAINAGE PLAN - RESIDENTIAL
00.C7.03	CUT-FILL PLAN - OVERALL
00.C7.10	CUT-FILL PLAN - CAMPUS
00.C7.20	CUT-FILL PLAN - RESIDENTIAL
00.C8.03	UTILITY PLAN - OVERALL
00.C8.10	UTILITY PLAN - CAMPUS
00.C8.20	UTILITY PLAN - RESIDENTIAL
00.C9.01	SECTIONS & DETAILS

NORTH COAST LAND HOLDINGS LLC
2350 Kerner Boulevard, Suite 350
San Rafael, CA 94901

CAVAGNERO ARCHITECTS

CSW | ST2
CSW/Stuber-Stroh Engineering Group, Inc.
45 Leveroni Court, Novato, CA 94949
tel: 415.883.0650
fax: 415.883.9635

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CIVIL COVER

BLDG. TYPE
00

SHEET NO.
C0.01

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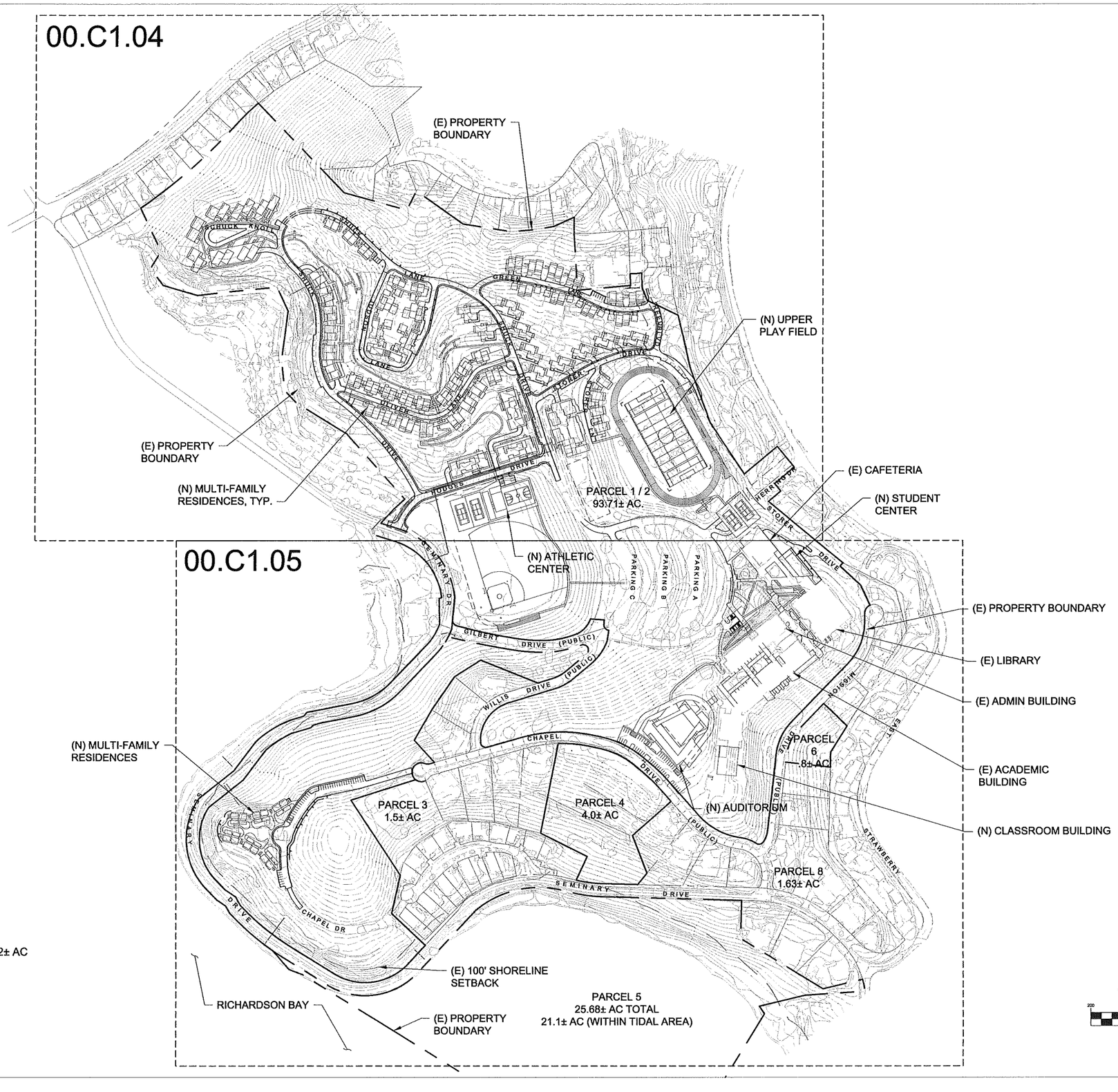


PROJECT AREA SUMMARY
TOTAL PROJECT AREA: 127.32± AC
TOTAL AREA ABOVE TIDAL INFLUENCE 106.22± AC

NORTH COAST LAND HOLDINGS LLC
2350 Kerner Boulevard, Suite 360
San Rafael, CA 94901

CAVAGNERO

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court Novato, CA 94949
tel: 415.883.9850 fax: 415.883.9835

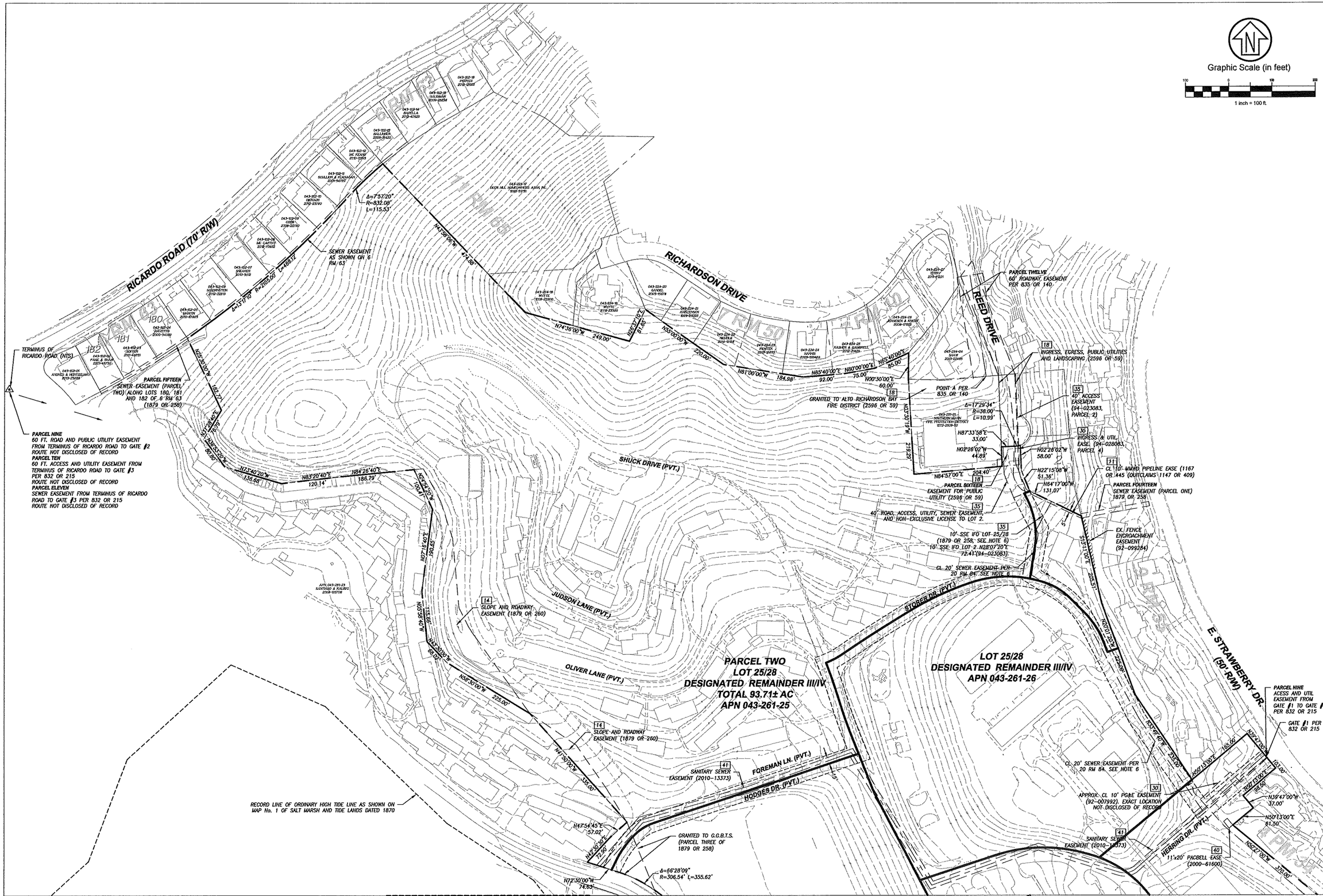
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

BOUNDARY & EXISTING TOPOGRAPHY OVERALL
1" = 200'

BLDG. TYPE
00

SHEET NO.
C1.03



SEE SHEET C1.05

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

BOUNDARY AND EXISTING TOPOGRAPHY

1" = 100'

BLDG. TYPE
00

SHEET NO.
C1.04

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SEE SHEET C1.04

LOT 25/28
DESIGNATED REMAINDER III/IV
TOTAL 93.71± AC
APN 043-261-25

LOT 25/28
DESIGNATED REMAINDER III/IV
TOTAL 93.71± AC
APN 043-261-26

GILBERT DRIVE
(R/W VARIES)

OLIVER LN. (PVT)

RIDGE LN. (PVT)

FOREMAN DR. (PVT)

SEMINARY DRIVE
(R/W VARIES)

WILLIS DRIVE
(R/W VARIES)

CHAPEL DR.
(44' R/W)

MISSION DRIVE
(40' R/W)

SEMINARY DRIVE
(50' R/W)

E. STRAWBERRY DR.
(50' R/W)

PARCEL SIX
PARCEL "C"
0.8 AC.
APN 043-402-06

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

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

PARCEL ONE
LOT 25
DESIGNATED REMAINDER IV

LOT 25/28
DESIGNATED REMAINDER III/IV
APN 043-401-16
SEE ABOVE FOR
ACREAGE

PARCEL EIGHT
LOT 27
1.63 AC
APN 043-402-03

PARCEL FIVE
PARCEL "A"
TOTAL AREA
25.68 AC
APN 043-262-03

PORTION OF
PARCEL "A"
NOT SUBJECT TO PUBLIC ACCESS
EASEMENT

PORTION OF
PARCEL "A"
SUBJECT TO PUBLIC ACCESS
EASEMENT

043-251-12
MARIN COUNTY OPEN SPACE
1976-9004381

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

EDGE OF WATER AT TIME OF AERIAL SURVEY

SAUCELITO CANAL
(TIDE LANDS MAP No. 1, 1870)

RICHARDSON BAY

BASIS OF BEARINGS
N70°55'22"E 1827.07' (CALC)
N70°58'22"E 1827.07' (MEAS)

APPROX. CL 10' PG&E EASEMENT (92-007992). EXACT LOCATION NOT DISCLOSED OF RECORD

PARCEL SEVEN
10' PRIVATE S.S. & S.D.E APPURTENANT TO PARCEL C OVER LOTS 4, 5, 6 & 7 (91-067342)(93-028515)

PARCEL THIRTEEN
DRAINAGE AND SEWER EASEMENT PER 9 M 55

PARCEL NINE 60 FT. ACCESS AND UTIL EASEMENT FROM GATE #1 TO GATE #2 PER 832 OR 215 ROUTE NOT DISCLOSED OF RECORD

6 LOCATION NOT DISCLOSED OF RECORD
7 LOCATION NOT DISCLOSED OF RECORD
8 LOCATION NOT DISCLOSED OF RECORD
9 LOCATION NOT DISCLOSED OF RECORD
20 LOCATION NOT DISCLOSED OF RECORD

Graphic Scale (in feet)
100 0 100 200
1 inch = 100 ft.

NORTH COAST LAND HOLDINGS LLC
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ARCHITECTS PLANNERS 415.777.8870
1375 Sutter Street, Suite 222 F 415.777.8810
San Francisco, CA 94109 www.cavagnero.com

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

BOUNDARY & EXISTING TOPOGRAPHY
1" = 100'

BLDG. TYPE
00

SHEET NO.
C1.05

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PROJECT AREA SUMMARY
TOTAL PROJECT AREA: 127.32± AC
TOTAL AREA ABOVE TIDAL INFLUENCE: 106.22± AC

LEGEND

- ARCHAEOLOGICAL AREAS PER CA DEPARTMENT OF PARKS AND RECREATION
- 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 EARTHFLOWS, 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.

LIMITS OF ARCHAEOLOGICAL AREA ARS 10-006-02

LIMITS OF ARCHAEOLOGICAL AREA CA-Mrn-18

LIMITS OF ARCHAEOLOGICAL AREA ARS 10-006-01

ZONE AE
(EL. 9)

ZONE VE
(EL. 9)

Graphic Scale (in feet)
200 0 200 400
1 inch = 200 ft.

NORTH COAST LAND HOLDINGS L L C
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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CONSTRAINTS MAP

1" = 200'

BLDG. TYPE
00

SHEET NO.
C2.01

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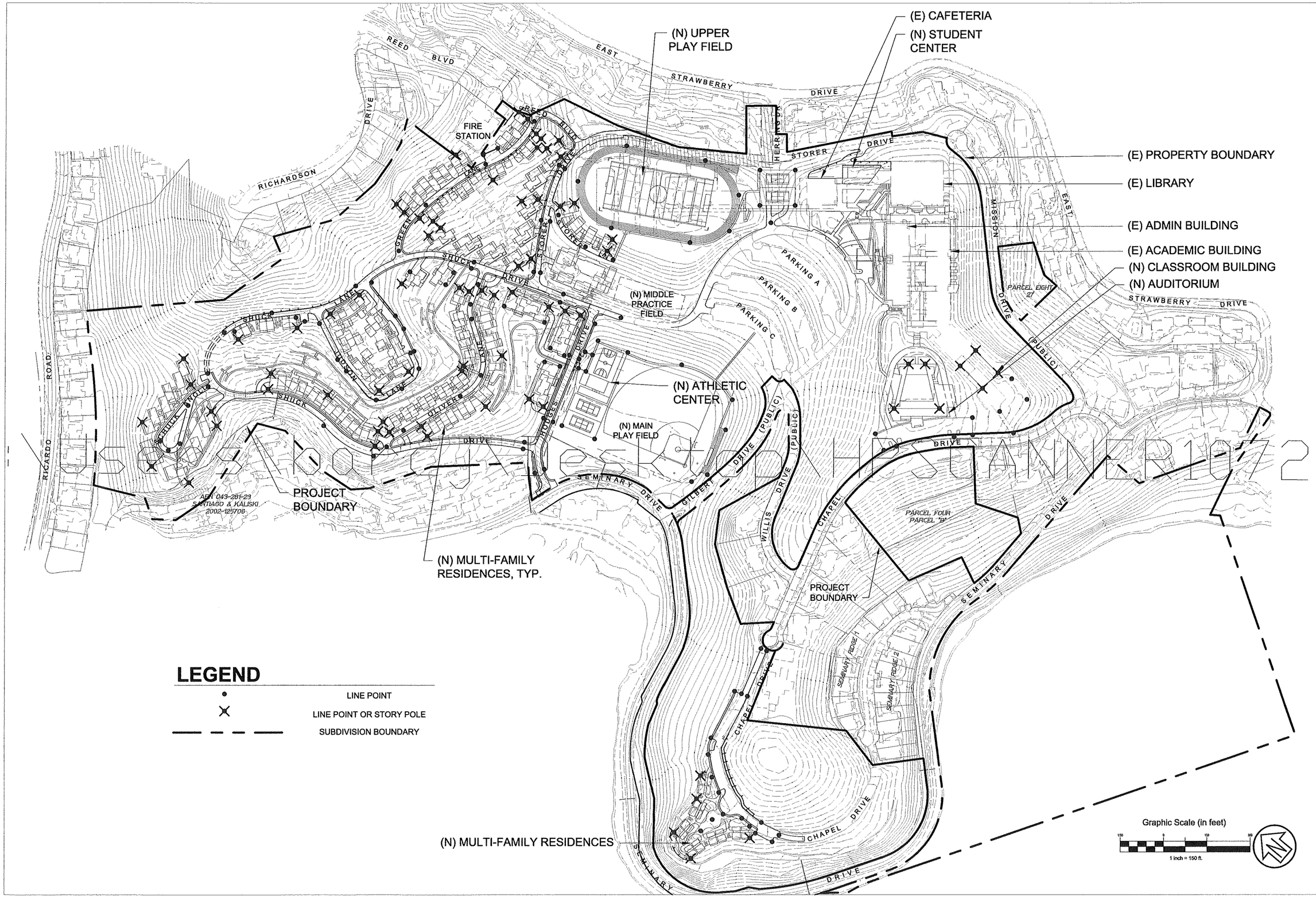

LEGEND

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

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION

THE SEMINARY

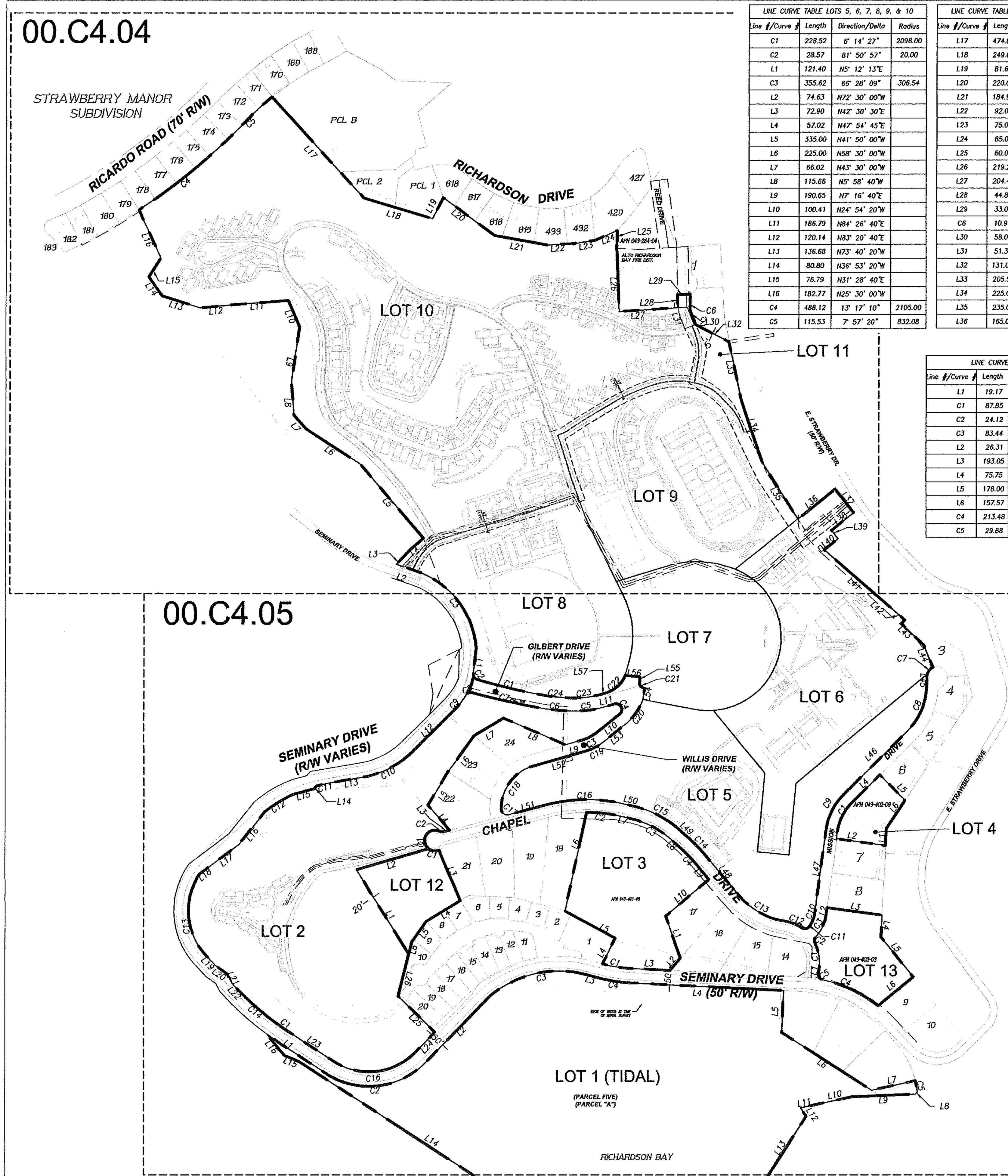
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

STAKING PLAN

1" = 150'

BLDG. TYPE
00

SHEET NO.
C3.01



LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
C1	228.52	6° 14' 27"	2098.00
C2	28.57	81° 50' 57"	20.00
L1	121.40	N5° 12' 13"E	
C3	355.62	66° 28' 09"	306.54
L2	74.63	N72° 30' 00"W	
L3	72.90	N42° 30' 30"E	
L4	57.02	N47° 54' 45"E	
L5	335.00	N41° 50' 00"W	
L6	225.00	N58° 30' 00"W	
L7	66.02	N43° 30' 00"W	
L8	115.66	N5° 58' 40"W	
L9	190.65	N7° 16' 40"E	
L10	100.41	N24° 54' 20"W	
L11	186.79	N84° 26' 40"E	
L12	120.14	N83° 20' 40"E	
L13	136.68	N73° 40' 20"W	
L14	80.80	N36° 53' 20"W	
L15	76.79	N31° 28' 40"E	
L16	182.77	N25° 30' 00"W	
C4	488.12	13° 17' 10"	2105.00
C5	115.53	7° 57' 20"	832.08

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
L17	474.88	N43° 58' 06"W	
L18	249.00	N74° 36' 00"W	
L19	81.65	N26° 37' 10"E	
L20	220.00	N55° 00' 00"W	
L21	184.98	N81° 00' 00"W	
L22	92.00	N85° 40' 00"E	
L23	75.00	N80° 00' 00"E	
L24	85.00	N65° 40' 00"E	
L25	60.00	N0° 30' 00"E	
L26	219.29	N3° 30' 19"W	
L27	204.40	N84° 57' 00"E	
L28	44.89	N2° 26' 02"W	
L29	33.00	N87° 33' 58"E	
C6	10.99	17° 29' 34"	36.00
L30	58.00	N2° 26' 02"W	
L31	51.36	N22° 15' 08"W	
L32	131.07	N64° 17' 00"W	
L33	205.51	S13° 11' 00"E	
L34	225.00	N20° 01' 20"W	
L35	235.00	N33° 49' 40"W	
L36	165.00	N50° 13' 00"E	

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
L37	103.00	N39° 47' 00"W	
L38	98.50	N50° 13' 00"E	
L39	37.00	N39° 47' 00"W	
L40	61.50	N50° 13' 00"E	
L41	370.00	N50° 27' 00"W	
L42	17.00	S42° 32' 28"W	
L43	107.00	N47° 27' 32"W	
L44	85.06	N24° 55' 02"W	
C7	41.07	65° 21' 57"	36.00
L45	31.27	N0° 16' 59"W	
C8	174.79	44° 18' 49"	226.00
L46	310.22	S44° 01' 50"W	
C9	140.16	37° 31' 35"	214.00
L47	291.31	N6° 30' 17"E	
C10	47.96	27° 28' 38"	100.00
C11	31.05	88° 56' 40"	20.00
C12	64.29	25° 34' 44"	144.00
C13	184.90	41° 03' 45"	258.00
L48	179.79	N41° 35' 24"W	
C14	92.12	8° 29' 08"	622.00
L49	38.46	N50° 04' 32"W	

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
C15	177.14	28° 02' 15"	362.00
L50	35.190	S78° 06' 47.00"E	
C16	278.69	27° 54' 58"	572.00
L51	131.46	S73° 58' 15"W	
C17	35.96	103° 01' 05"	20.00
C18	199.03	76° 01' 25"	150.00
L52	186.69	N73° 00' 45"E	
C19	80.23	22° 59' 03"	200.00
L53	89.88	N50° 01' 42"E	
C20	108.84	31° 10' 45"	200.00
L54	39.25	N8° 01' 42"E	
C21	31.42	90° 00' 00"	20.00
L55	18.00	N4° 03' 42"E	
L56	52.50	N85° 56' 18"W	
C22	92.82	53° 10' 53"	100.00
L57	20.00	N72° 56' 16"E	
C23	95.82	16° 38' 10"	330.00
C24	111.43	9° 23' 20"	680.00

LINE CURVE TABLE LOT 13			
Line #/Curve #	Length	Direction/Delta	Radius
L1	19.17	S6° 30' 17"W	
C1	87.85	34° 57' 23"	144.00
C2	24.12	69° 06' 21"	20.00
C3	83.44	34° 08' 58"	140.00
L2	26.31	S6° 30' 17"W	
L3	193.05	S83° 29' 43"E	
L4	75.75	N1° 20' 40"E	
L5	178.00	N40° 30' 00"W	
L6	157.57	S49° 30' 00"W	
C4	213.48	25° 45' 03"	475.00
C5	29.88	85° 35' 55"	20.00

LINE AND CURVE TABLE LOT 4			
Line #/Curve #	Length	Direction/Delta	Radius
L1	57.81	S1° 20' 40"W	
L2	171.38	N83° 29' 43"W	
L3	25.00	N6° 30' 17"E	
C1	113.96	37° 31' 33"	174.00
L4	136.20	N44° 01' 50"E	
L5	123.58	S45° 58' 10"E	
L6	117.68	S32° 04' 40"W	

LINE AND CURVE TABLE LOT 12			
Line #/Curve #	Length	Direction/Delta	Radius
L1	343.48	S33° 27' 38"E	
L2	260.00	S72° 29' 10"W	
C1	39.22	62° 25' 26"	36.00
L3	188.69	N24° 33' 10"W	
L4	138.42	N57° 10' 25"E	
L5	85.88	N34° 05' 55"E	
L6	43.76	N12° 37' 55"E	

LINE AND CURVE TABLE LOT 3			
Line #/Curve #	Length	Direction/Delta	Radius
L1	154.04	N21° 03' 21"W	
L2	55.79	N38° 49' 09"E	
L3	136.89	S88° 26' 00"E	
C1	99.90	12° 03' 00"	475.00
L4	99.66	S24° 54' 18"W	
L5	199.01	N63° 18' 35"W	
L6	348.98	N11° 06' 57"E	
C2	122.25	13° 15' 59"	528.00
L7	35.19	N78° 06' 47"W	
C3	155.61	28° 02' 15"	318.00
L8	38.46	N50° 04' 32"W	
C4	85.60	8° 29' 08"	578.00
L9	68.70	N41° 35' 24"W	
L10	196.63	N48° 24' 36"E	

LINE AND CURVE TABLE LOT 1			
Line #/Curve #	Length	Direction/Delta	Radius
C1	56.07	03° 08' 04"	1025.00
L1	190.17	S58° 15' 00"E	
C2	377.33	78° 37' 00"	275.00
L2	325.73	N43° 08' 00"E	
C3	352.79	53° 54' 11"	375.00
L3	43.68	S76° 23' 00"E	
C4	110.41	12° 03' 00"	525.00
L4	535.19	S88° 26' 00"E	
L5	144.99	S1° 34' 00"W	
L6	370.00	S58° 36' 18"E	
L7	155.00	N76° 25' 49"E	
C5	40.00	07° 03' 26"	324.75
L8	10.11	N45° 00' 00"E	
L9	221.34	N86° 10' 00"E	
L10	129.93	N76° 38' 10"E	
L11	50.00	N76° 38' 10"E	
L12	35.00	S35° 00' 00"E	
L13	800.26	N31° 38' 00"E	
L14	1584.22	S58° 22' 00"E	
L15	55.00	S69° 06' 00"E	
L16	94.99	S40° 51' 00"E	

LINE CURVE TABLE LOT 2			
Line #/Curve #	Length	Direction/Delta	Radius
L1	343.48	N33° 27' 38"W	
L2	260.00	N72° 29' 10"E	
C1	104.33	166° 02' 41"	36.00
C2	16.73	39° 56' 40"	24.00
L3	20.00	S73° 58' 15"W	
L4	115.00	N42° 27' 52"W	
L5	133.82	N29° 59' 27"E	
L6	154.65	N34° 43' 52"E	
L7	118.74	N57° 45' 48"E	
L8	235.00	568° 14' 18"E	
L9	56.49	S73° 00' 45"W	
C3	64.18	22° 59' 04"	160.00
L10	99.38	N50° 01' 42"E	
C4	54.83	157° 05' 26"	20.00
L11	38.61	N72° 56' 16"E	
C5	108.88	16° 38' 10"	375.00
C6	118.80	9° 23' 20"	725.00
C7	238.15	4° 30' 39"	3025.00
C8	25.58	73° 16' 47"	20.00
C9	65.47	13° 38' 23"	275.00
L12	200.62	N43° 50' 00"E	

LINE CURVE TABLE LOT 2			
Line #/Curve #	Length	Direction/Delta	Radius
C10	199.10	35° 06' 00"	325.00
L13	131.89	N78° 56' 00"E	
C11	34.48	4° 09' 33"	475.00
L14	11.83	N41° 24' 00"E	
L15	77.05	N73° 39' 00"E	
C12	116.07	14° 00' 01"	475.00
L16	144.96	S37° 09' 00"W	
L17	147.93	S51° 39' 00"W	
L18	20.56	S51° 39' 00"W	
C13	302.19	76° 57' 07"	225.00
L19	51.31	N44° 15' 00"W	
L20	47.18	N55° 51' 00"W	
L21	37.51	N29° 36' 00"W	
L22	17.40	N44° 15' 00"W	
C14	238.24	14° 00' 00"	975.00
L23	190.17	N58° 15' 00"W	
C15	308.73	78° 37' 00"	225.00
L24	97.77	N43° 08' 00"E	
L25	177.17	N46° 52' 00"W	
L26	150.45	S12° 37' 55"W	

NOTES

APPLICANT:

NORTH COAST LAND HOLDINGS
2350 KERNER BOULEVARD, SUITE 360
SAN RAFAEL, CA 94901
ATTN: ANDRES ORPHANOPOULOS
PHONE: (415) 461-2922

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: KERRY ETTINGER
PHONE: (415) 883-9850

UTILITY & SERVICE:

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

PROJECT ACREAGE:

127.28± 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)
101.06± 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

(dashed heavy line)	PROJECT BOUNDARY
(solid line)	LOT BOUNDARY/ BOUNDARY OF TENTATIVE MAP
(dashed box)	PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT

Graphic Scale (in feet)

200 0 200 400

1 inch = 200 ft.

NORTH COAST LAND HOLDINGS LLC
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CAVAGNERO

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
Dennis D. Rinehart
R.C.E. 32110

VESTING TENTATIVE MAP

OVERALL

1" = 200'

BLDG. TYPE
00

SHEET NO.
C4.03

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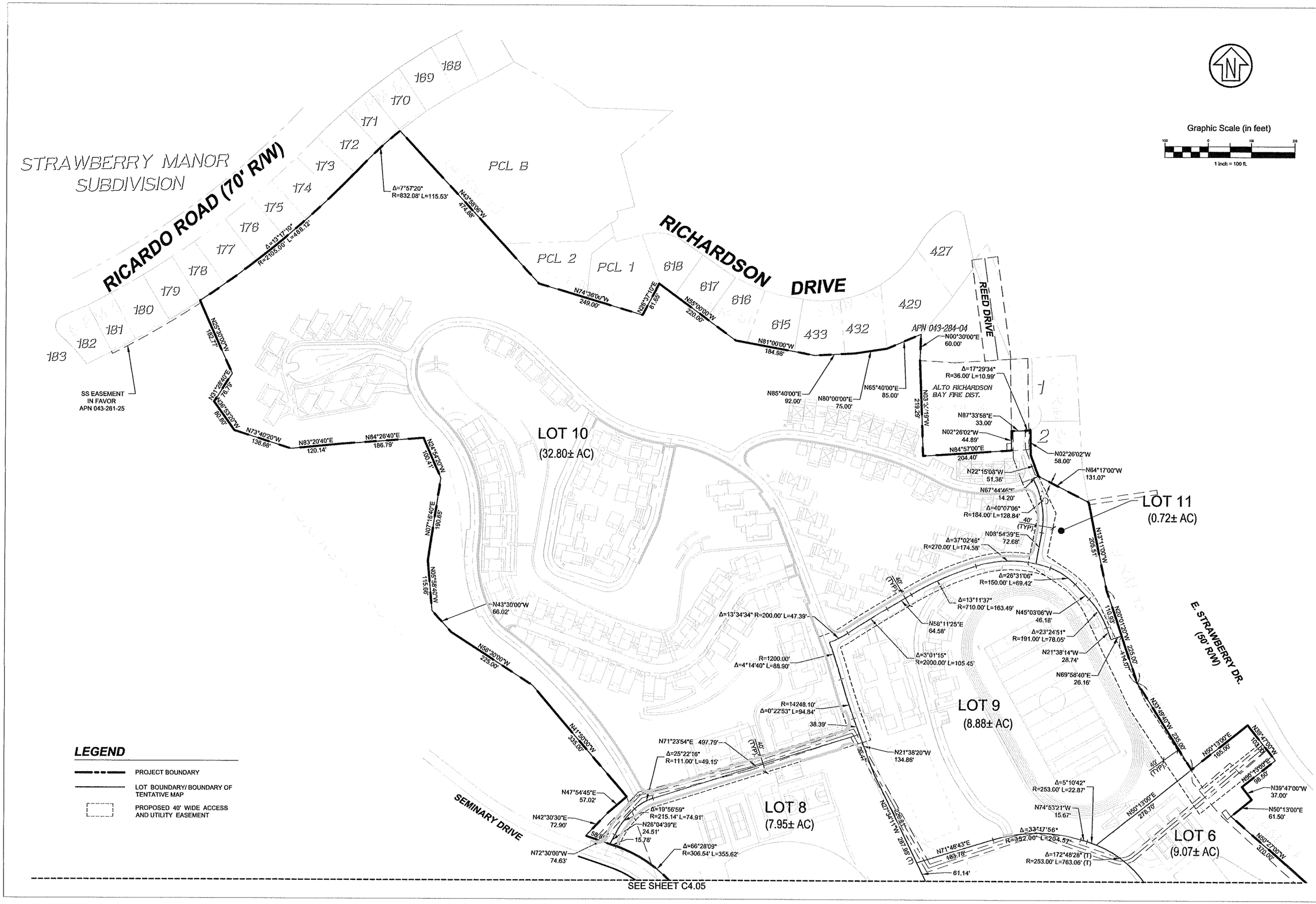

NORTH COAST LAND HOLDINGS LLC

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	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:

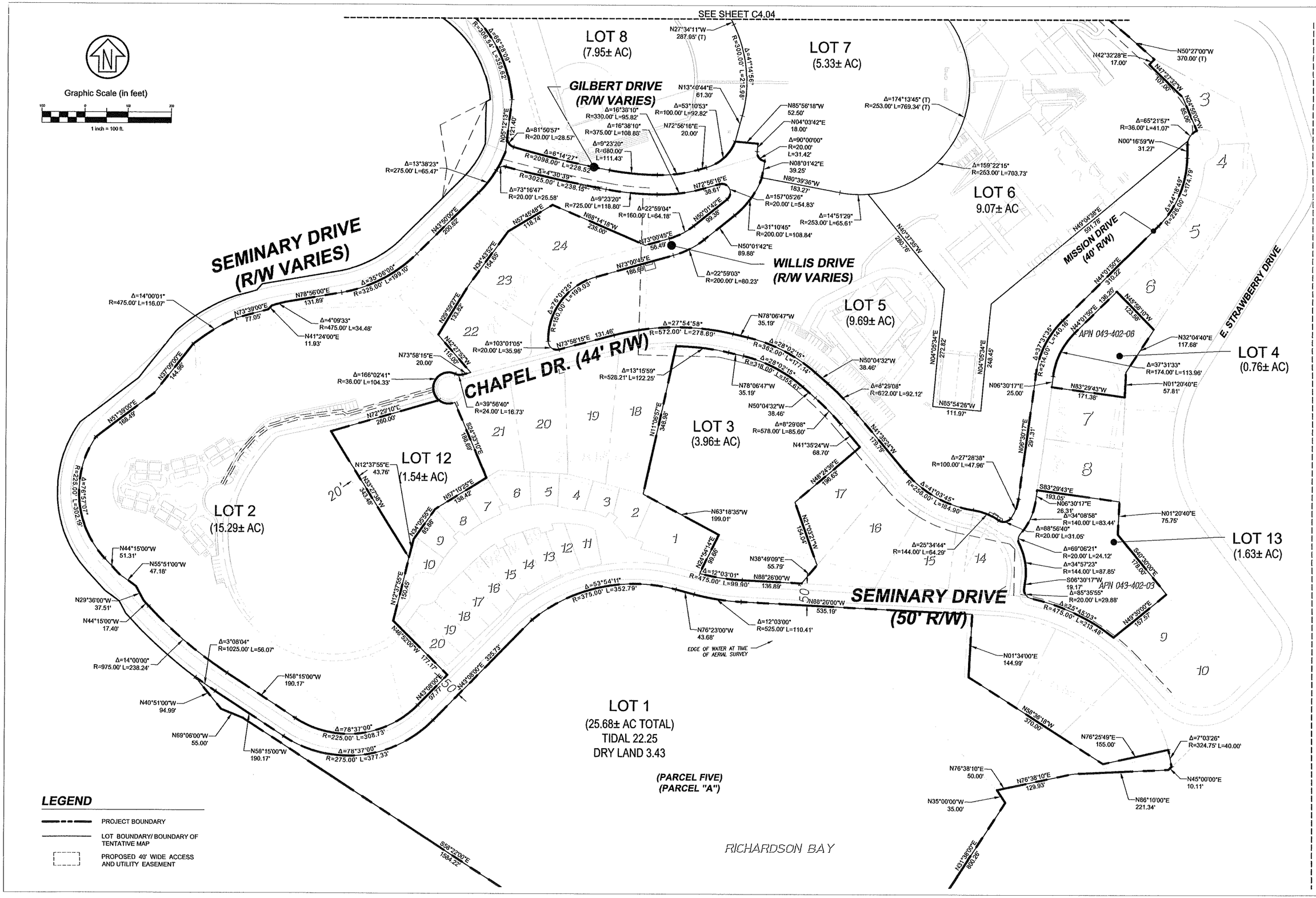
Dennis D. Rinehart
R.C.E. 32110

VESTING TENTATIVE MAP

1" = 100'

BLDG. TYPE
00

SHEET NO.
C4.04



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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
Dennis D. Rinehart
R.C.E. 32110

VESTING TENTATIVE MAP

1" = 100'

BLDG. TYPE
00

SHEET NO.
C4.05

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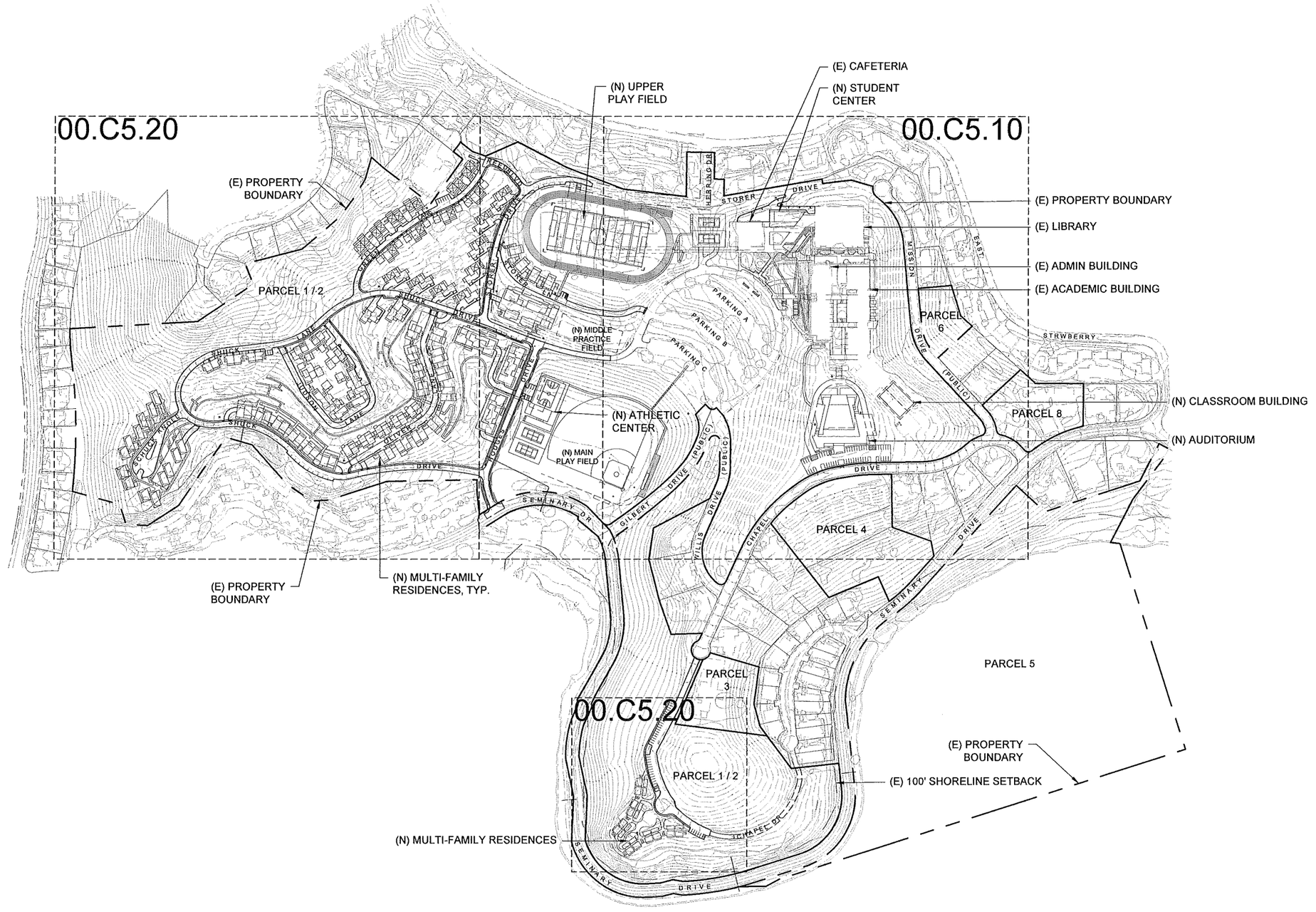

Graphic Scale (in feet)

1 inch = 200 ft.

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

LAYOUT PLAN
OVERALL

1" = 200'

BLDG. TYPE
00

SHEET NO.
C5.03

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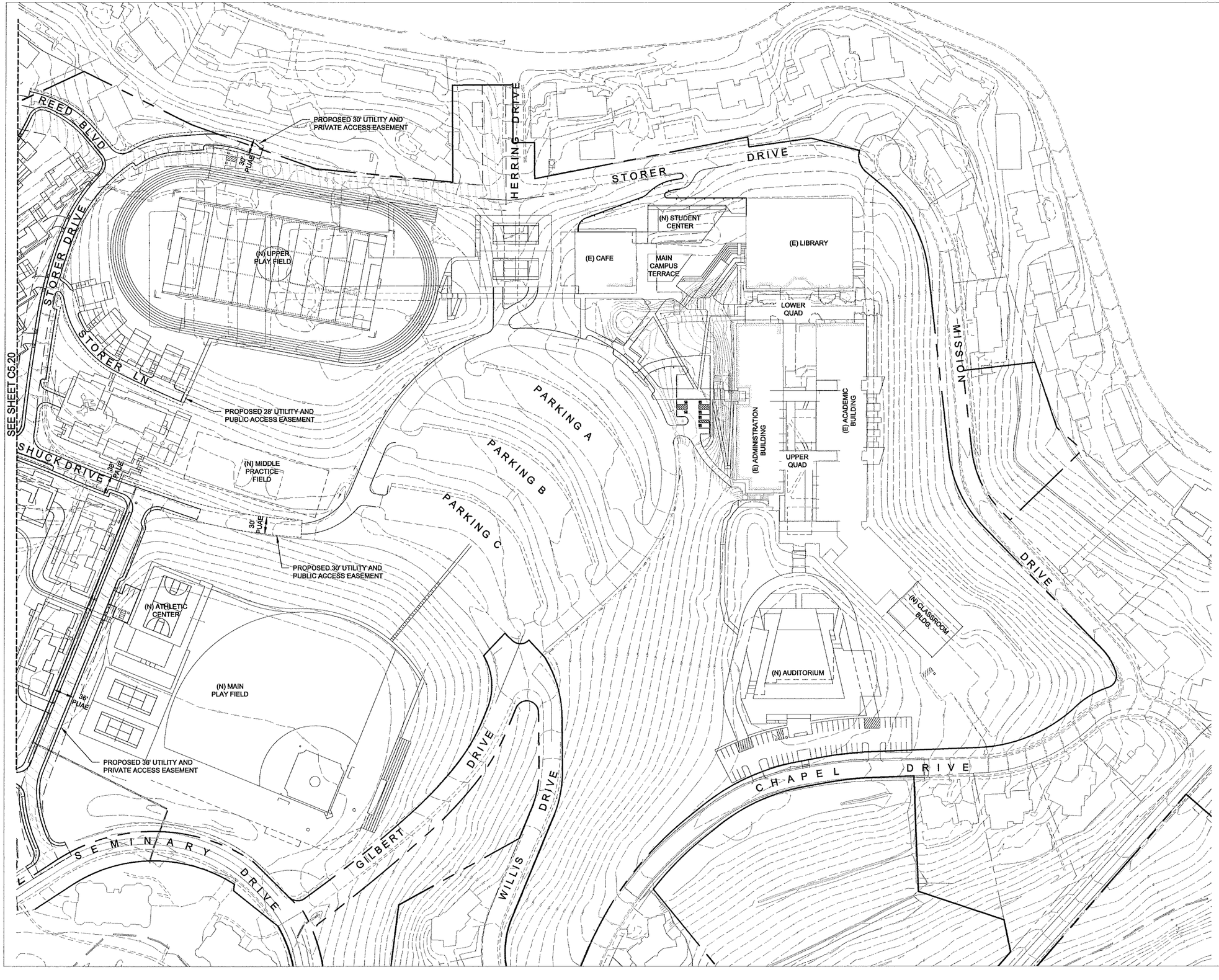

NORTH COAST LAND HOLDINGS LLC
2350 Kerner Boulevard, Suite 360
San Rafael, CA 94901

CAVAGNERO ARCHITECTS AND KEES

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

LAYOUT PLAN
CAMPUS
1" = 80'

BLDG. TYPE
00

SHEET NO.
C5.10

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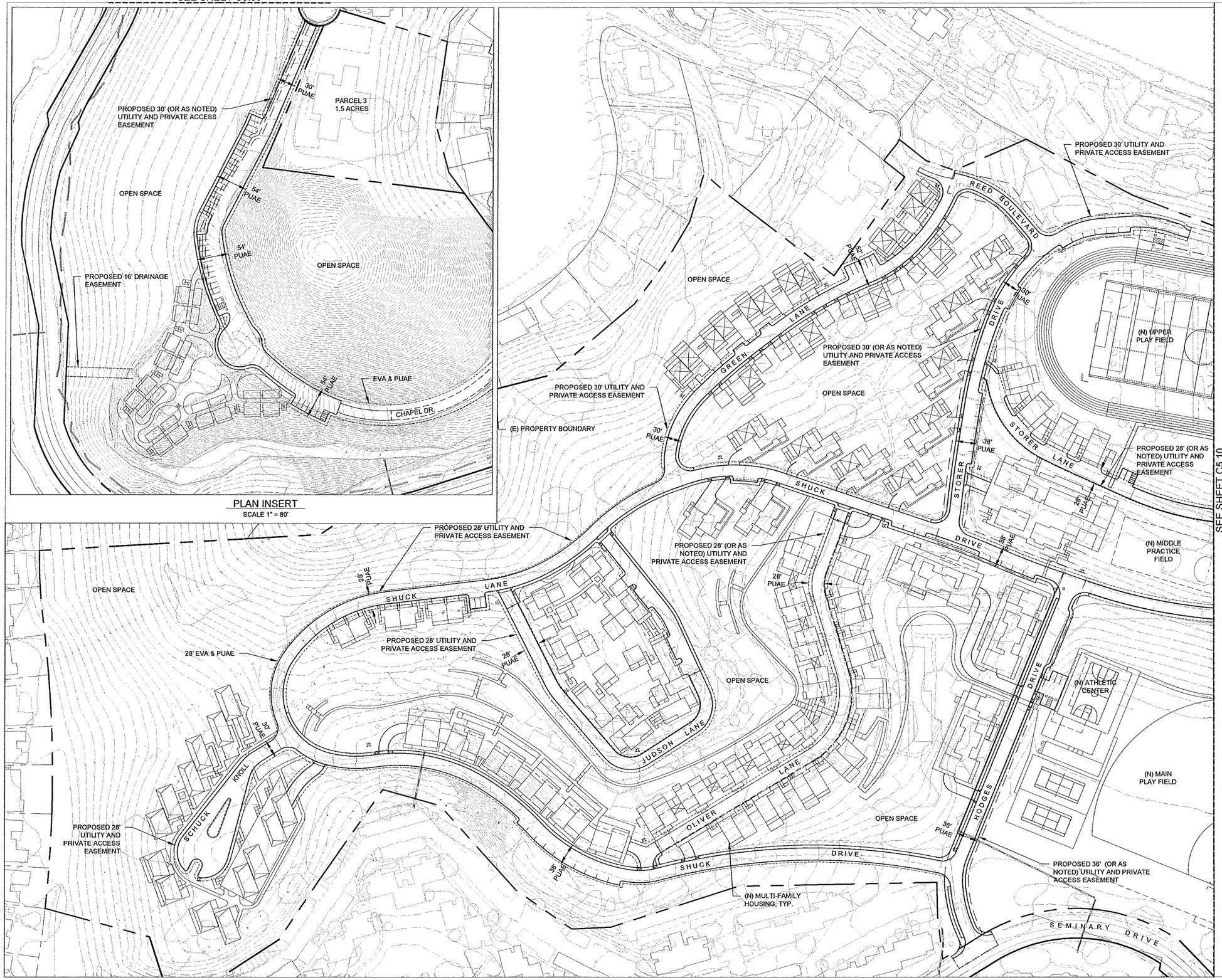

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

LAYOUT PLAN
RESIDENTIAL

1" = 80'

BLDG. TYPE
00

SHEET NO.
C5.20

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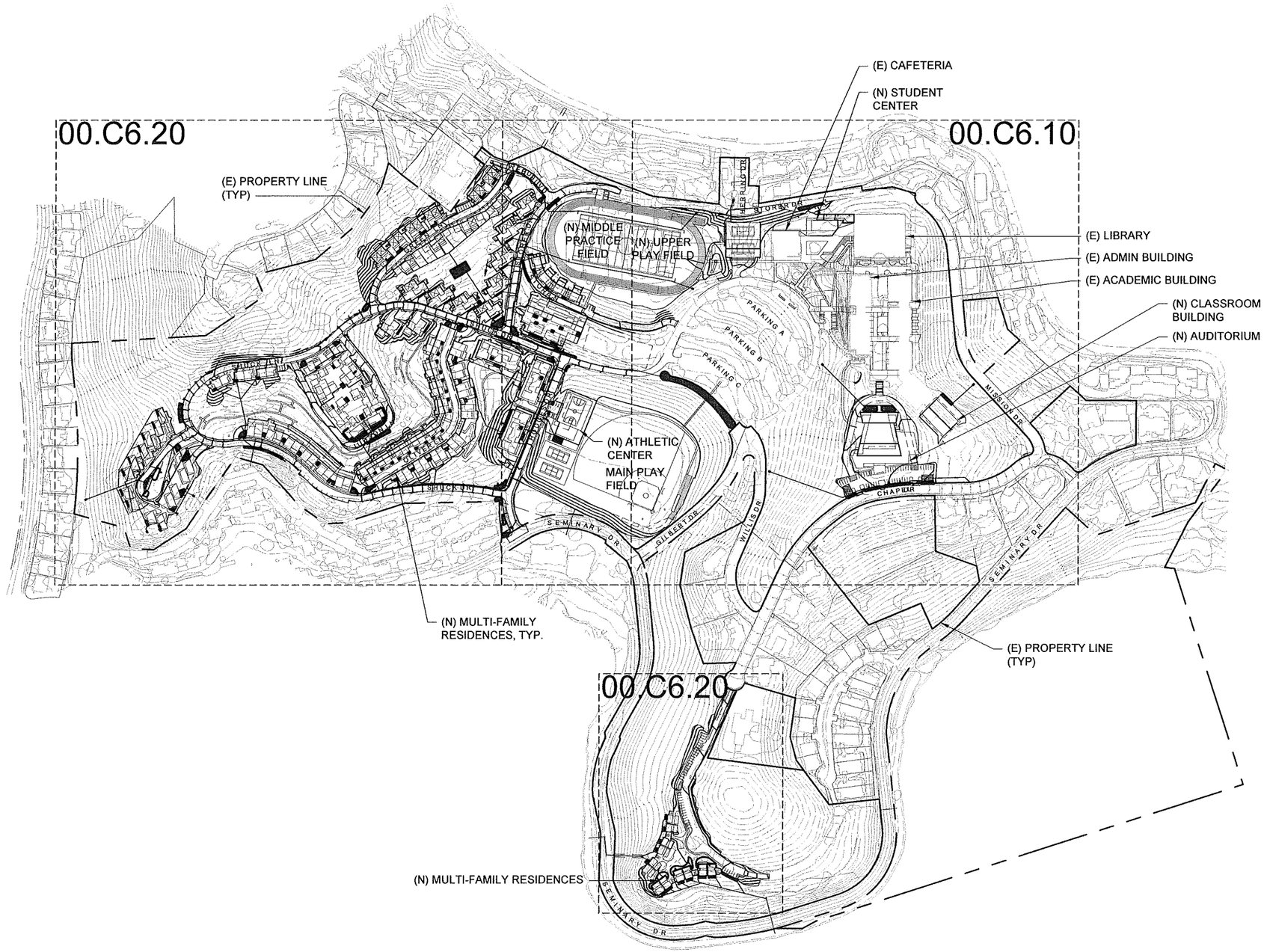

SITE SUMMARY

1. TOTAL ACREAGE: 127.3 AC

EXISTING CONDITIONS
1. TOTAL IMPERVIOUS: 18.9 AC
2. TOTAL PERVIOUS: 108.4 AC

PER 1984 MASTER PLAN
1. TOTAL IMPERVIOUS: 24.9 AC
2. TOTAL PERVIOUS: 102.4 AC

PROPOSED CONDITIONS:
1. TOTAL IMPERVIOUS: 23.6 AC
2. TOTAL PERVIOUS: 103.7 AC

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

Graphic Scale (in feet)

200 0 200 400

1 inch = 200 ft.

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

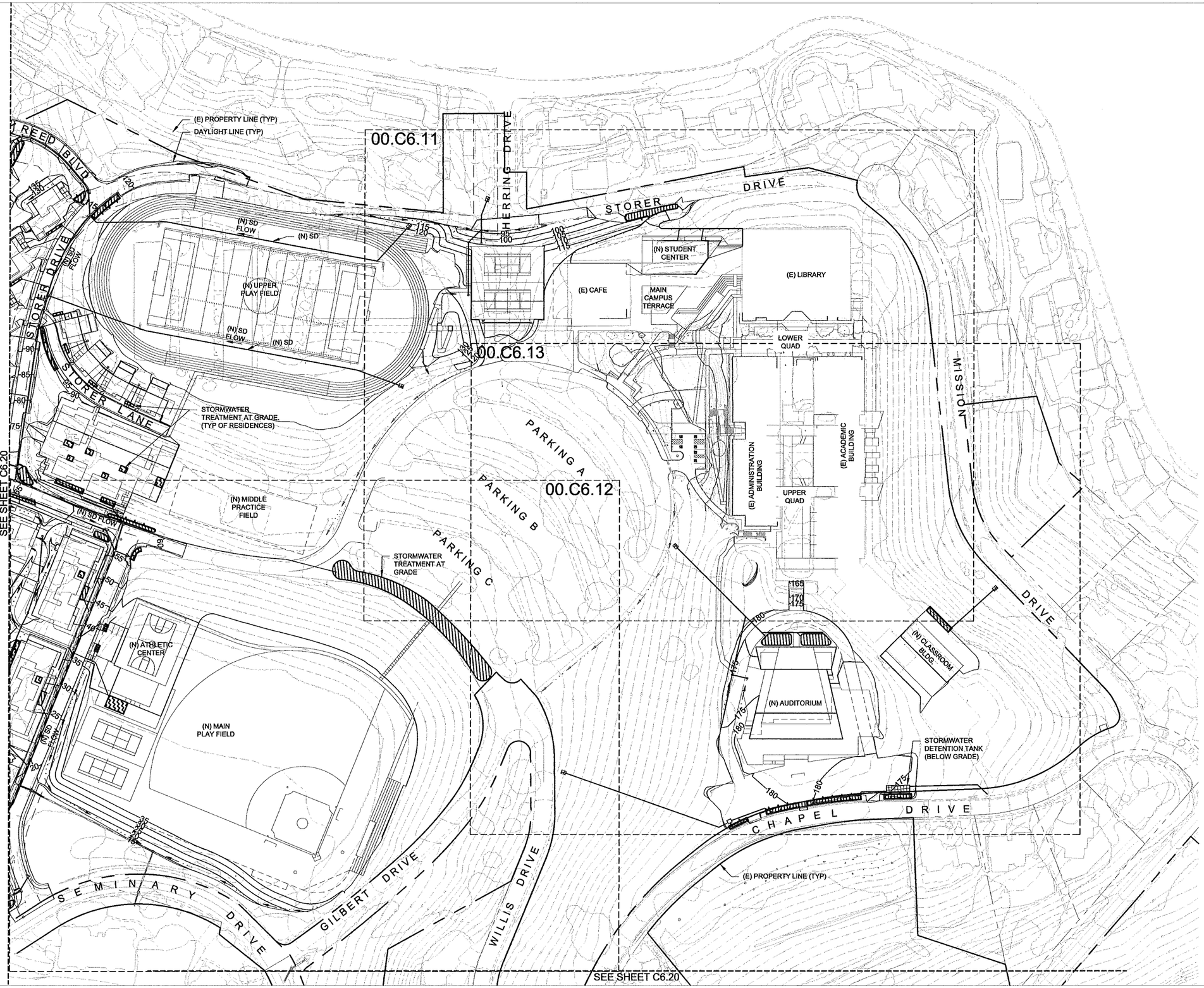
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
OVERALL

1" = 200'

BLDG. TYPE
00

SHEET NO.
C6.03



LEGEND:

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

Graphic Scale (in feet)

0 80 160

1 Inch = 80 ft.

NORTH COAST LAND HOLDINGS LLC
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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
CAMPUS

1" = 80'

BLDG. TYPE
00

SHEET NO.
C6.10

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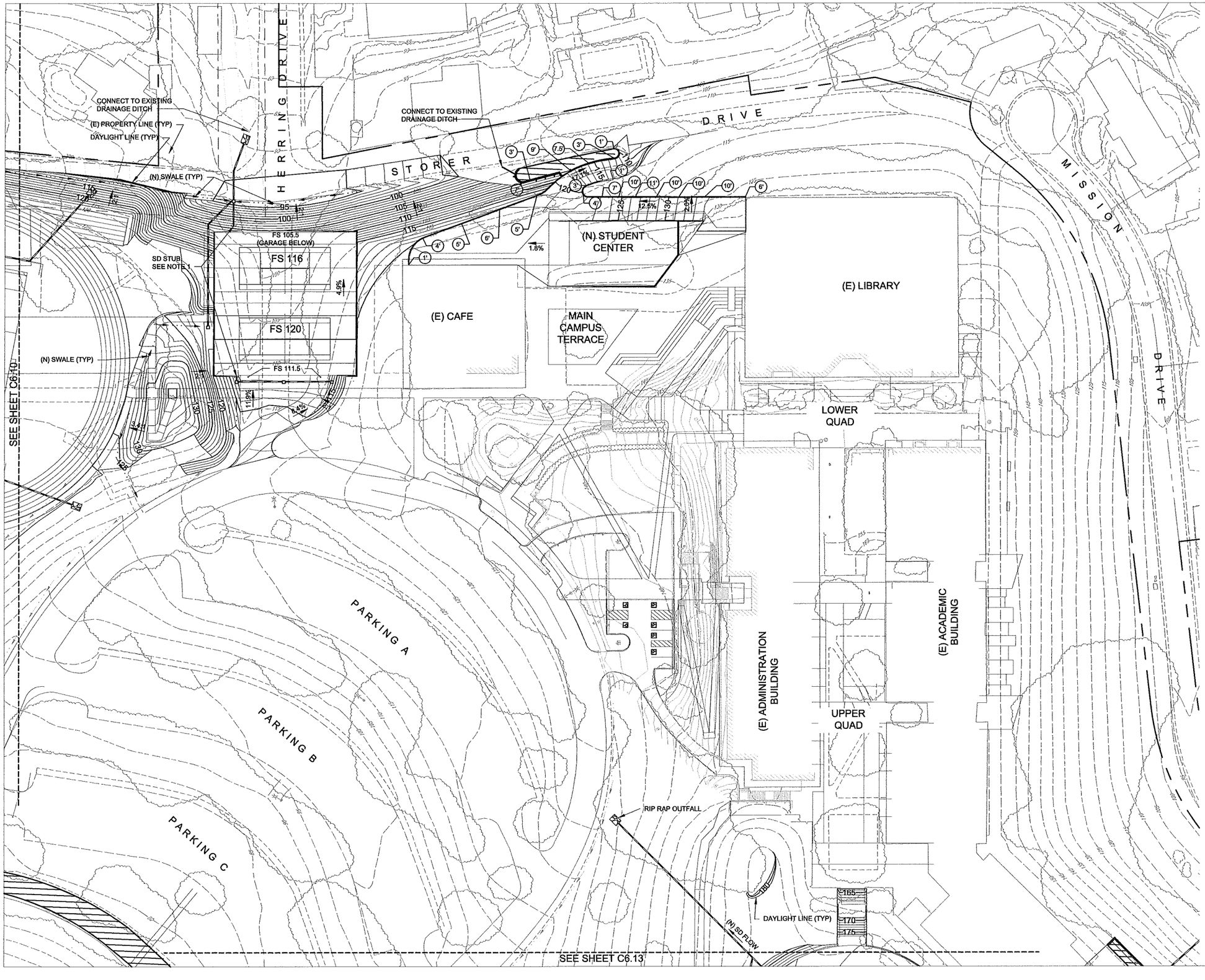

LEGEND:

STORMWATER BIORETENTION AREA, PLANTER BOX STYLE

STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINIING WALLS AS OCCURS

SHEET NOTES

1. STORM DRAIN STUB TO CONNECT TO BUILDING.

Graphic Scale (in feet)

40 0 40 80

1 inch = 40 ft.

NORTH COAST LAND HOLDINGS LLC
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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
CAMPUS
1" = 40'

BLDG. TYPE
00

SHEET NO.
C6.11

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SEE SHEET C6.10

SEE SHEET C6.20

SEE SHEET C6.13

HODGES DRIVE

SEMINARY DRIVE

GILBERT DRIVE

WILLIS DRIVE

PARKING B

PARKING C

(N) MIDDLE PRACTICE FIELD

(N) ATHLETIC CENTER

FF 40.0

(N) MAIN PLAY FIELD

FG 39.0

FG 38.0

REMOVE AND REPLACE EXISTING SD

(N) SD FLOW

DAYLIGHT LINE (TYP)

REMOVE AND REPLACE EXISTING SD IN HODGES DRIVE (TYP)

STORMWATER TREATMENT AT GRADE

EXISTING ROAD TO BE REMOVED

DAYLIGHT LINE (TYP)

STORMWATER TREATMENT PLANTER AT GRADE

(E) SD TO REMAIN

(N) SWALE

(E) SD TO REMAIN

DAYLIGHT LINE (TYP)

(E) PROPERTY LINE (TYP)

(E) HEADWALL

CONNECT TO EXISTING SD STRUCTURE

LEGEND:

STORMWATER BIORETENTION AREA, PLANTER BOX STYLE

STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINIING WALLS AS OCCURS

Graphic Scale (in feet)

40 0 40 80

1 inch = 40 ft.

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
CAMPUS

1" = 40'

BLDG. TYPE
00

SHEET NO.
C6.12

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LEGEND:

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

Graphic Scale (in feet)

1 inch = 40 ft.

NORTH COAST LAND HOLDINGS LLC

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN CAMPUS

1" = 40'

BLDG. TYPE 00

SHEET NO. C6.13

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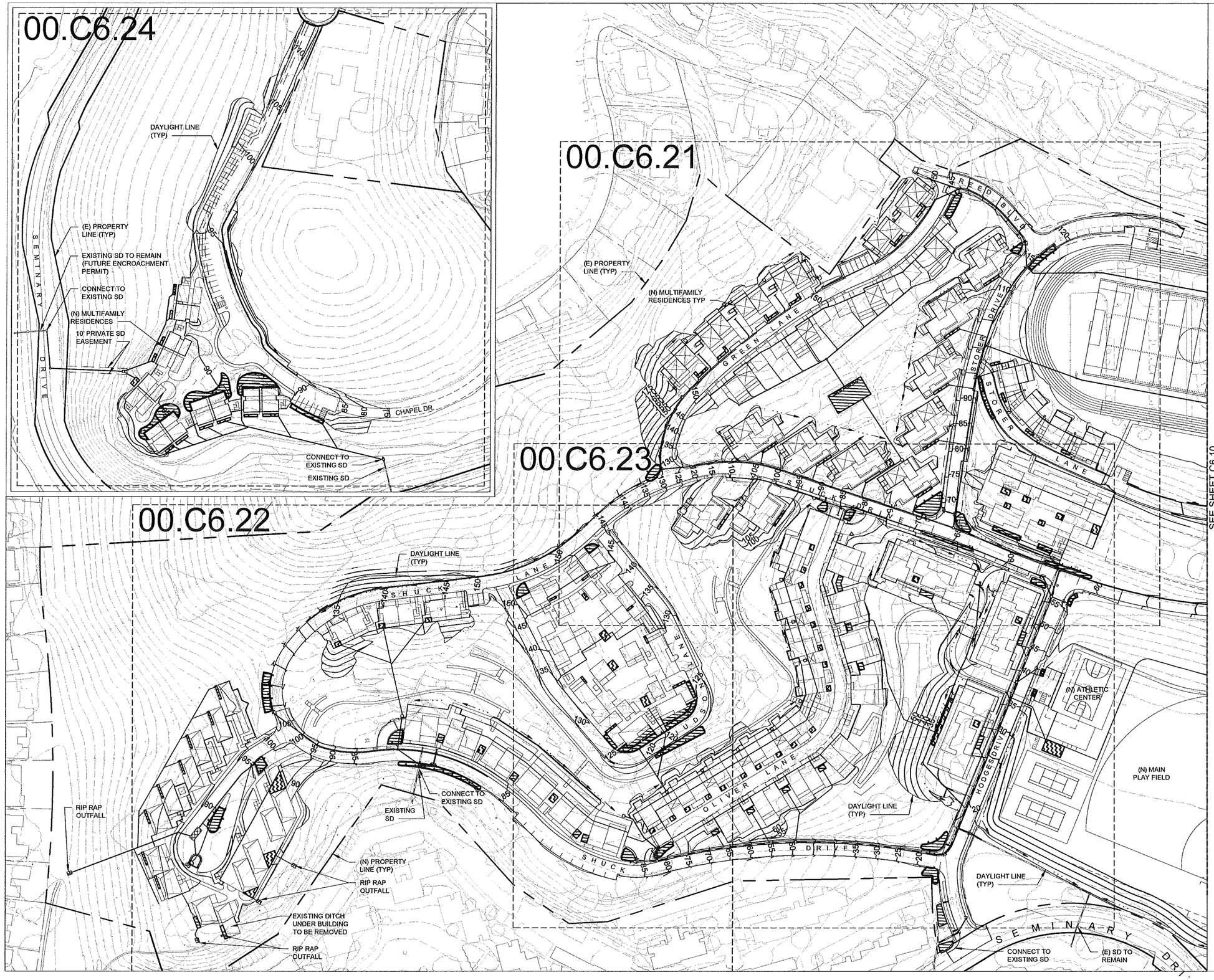

LEGEND:

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

Graphic Scale (in feet)

1 inch = 80 ft.

NORTH COAST LAND HOLDINGS LLC

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CAVAGNERO

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
RESIDENTIAL

1" = 80'

BLDG. TYPE
00

SHEET NO.
C6.20

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LEGEND:

STORMWATER BIORETENTION AREA, PLANTER BOX STYLE

STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINIING 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.

Graphic Scale (in feet)

1 inch = 40 ft.

NORTH COAST LAND HOLDINGS LLC

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CAVAGNERO

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN RESIDENCES

1" = 40'

BLDG. TYPE 00

SHEET NO. C6.21

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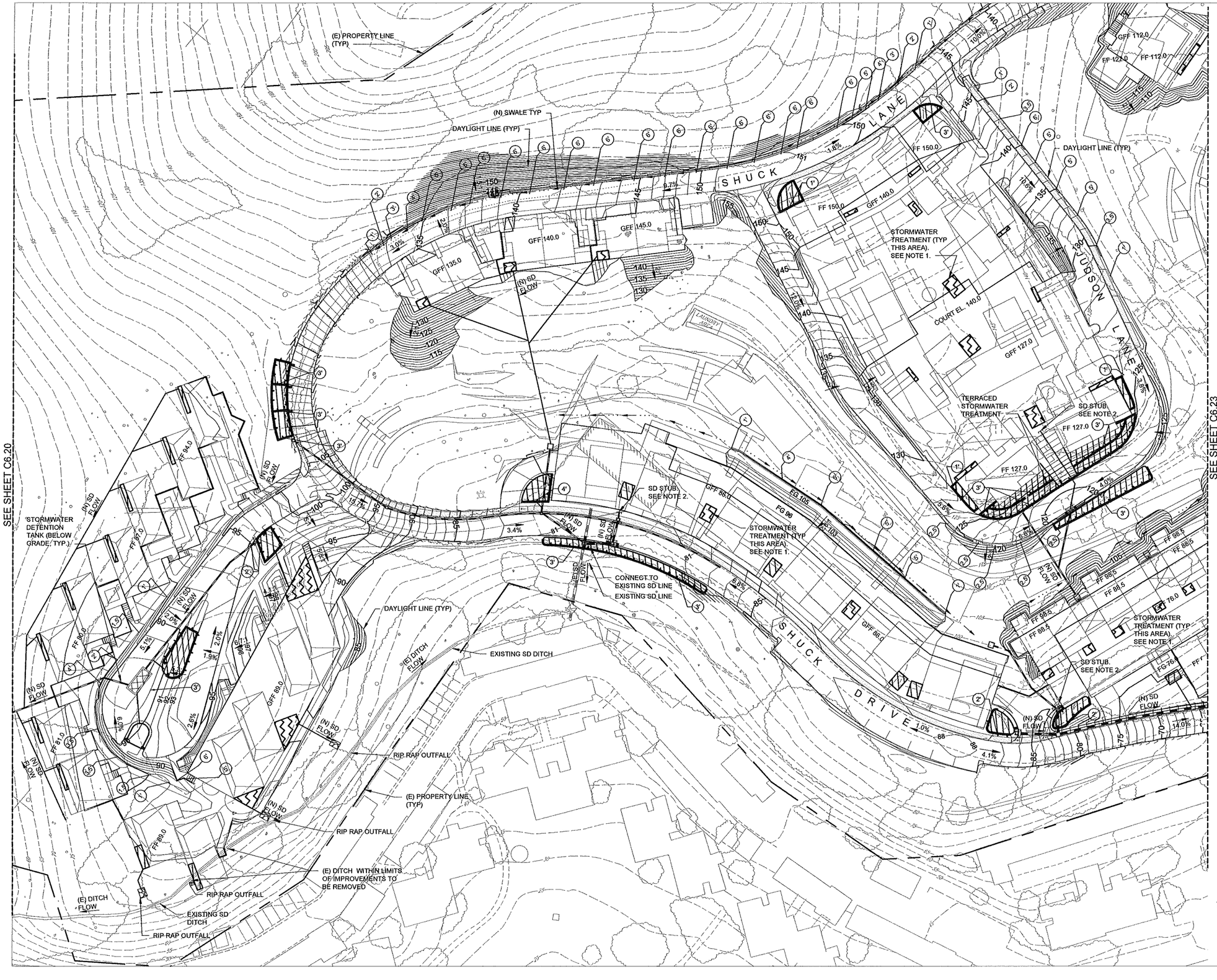

LEGEND:

- STORMWATER BIORETENTION AREA, PLANTER BOX STYLE
- STORMWATER BIORETENTION AREA, AT GRADE STYLE. RETAINIING 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.

Graphic Scale (in feet)

1 inch = 40 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN RESIDENTIAL

1" = 40'

BLDG. TYPE 00

SHEET NO. C6.22

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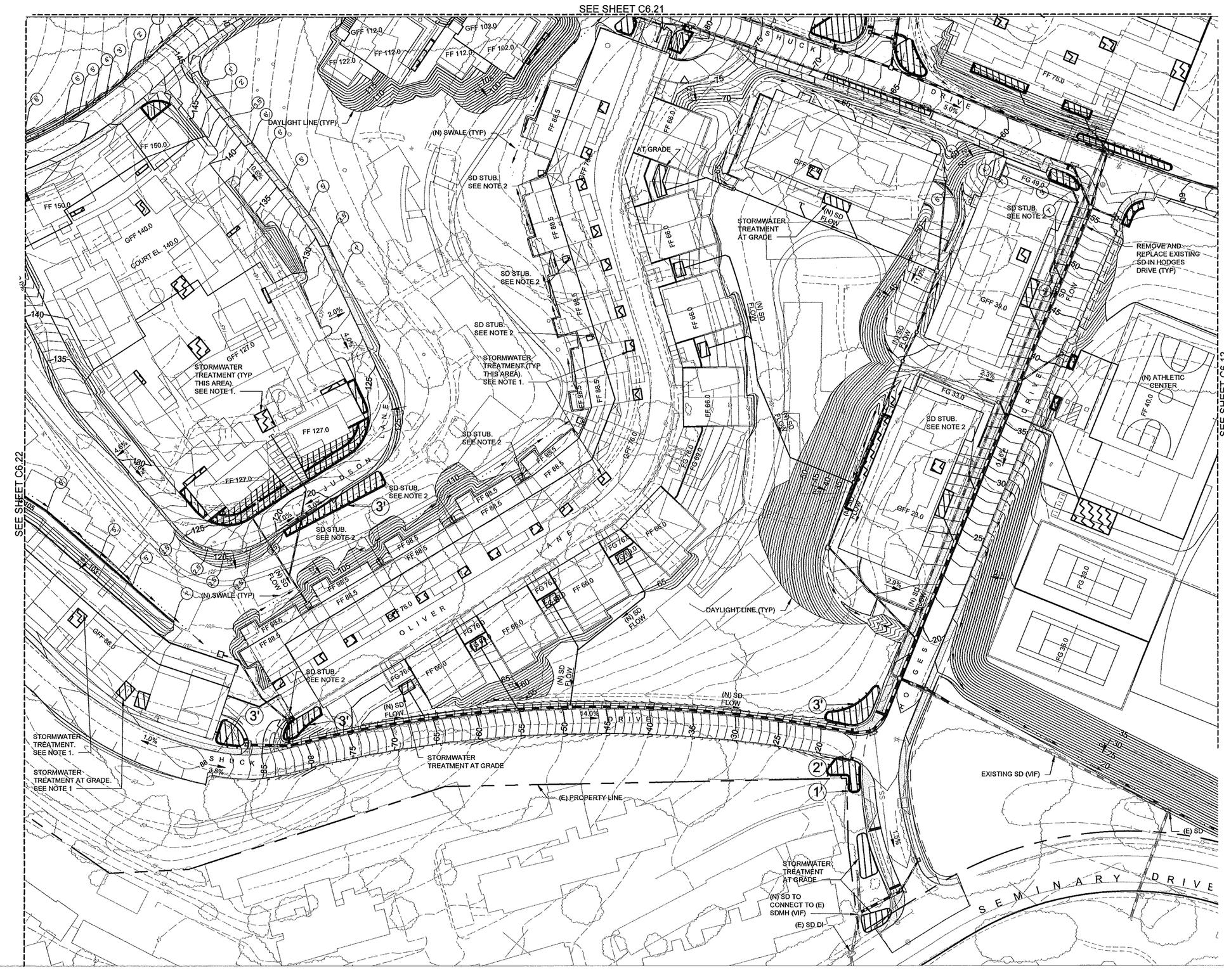

NORTH COAST LAND HOLDINGS LLC
2350 Kerner Boulevard, Suite 360
San Rafael, CA 94901

CAVAGNERO ARCHITECTS PLANNERS

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tel: 415.883.9650
fax: 415.883.9635

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN
RESIDENTIAL
1" = 40'

BLDG. TYPE
00

SHEET NO.
C6.23

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LEGEND:

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

Graphic Scale (in feet)

1 inch = 40 ft.

NORTH COAST LAND HOLDINGS LLC

2350 Kerner Boulevard, Suite 360
San Rafael, CA 94901

CAVAGNERO

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court
Novato, CA 94949
tel: 415.883.9650
fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GRADING & DRAINAGE PLAN RESIDENTIAL

1" = 40'

BLDG. TYPE
00

SHEET NO.
C6.24

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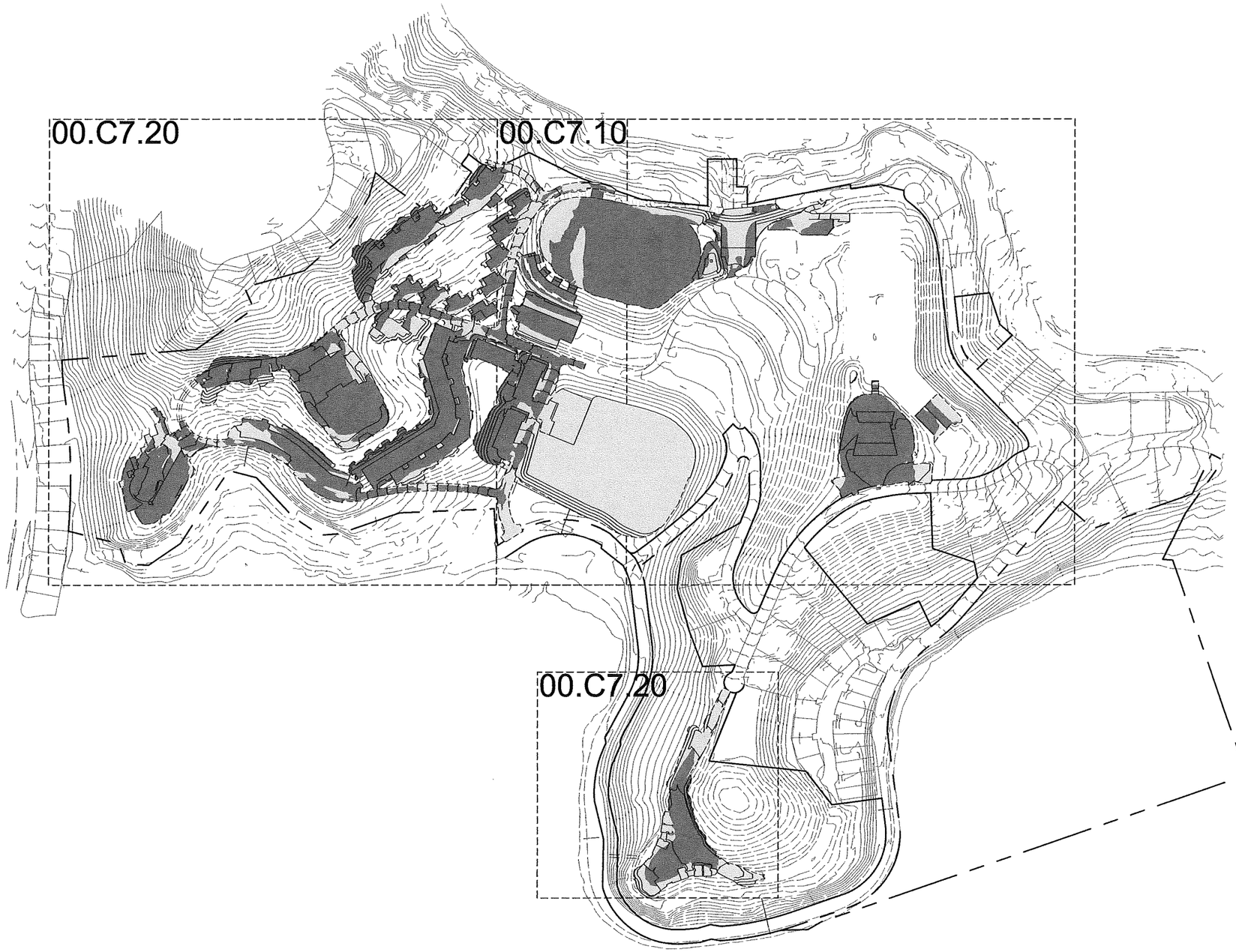

LEGEND

CUT

FILL

GRADING QUANTITIES

CUT:	159,000 CU. YD.
FILL:	159,000 CU. YD.
NET:	**0 CU. YD.**

Graphic Scale (in feet)

200 0 200 400

1 Inch = 200 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CUT - FILL PLAN - OVERALL

1" = 200'

BLDG. TYPE
00

SHEET NO.
C7.03

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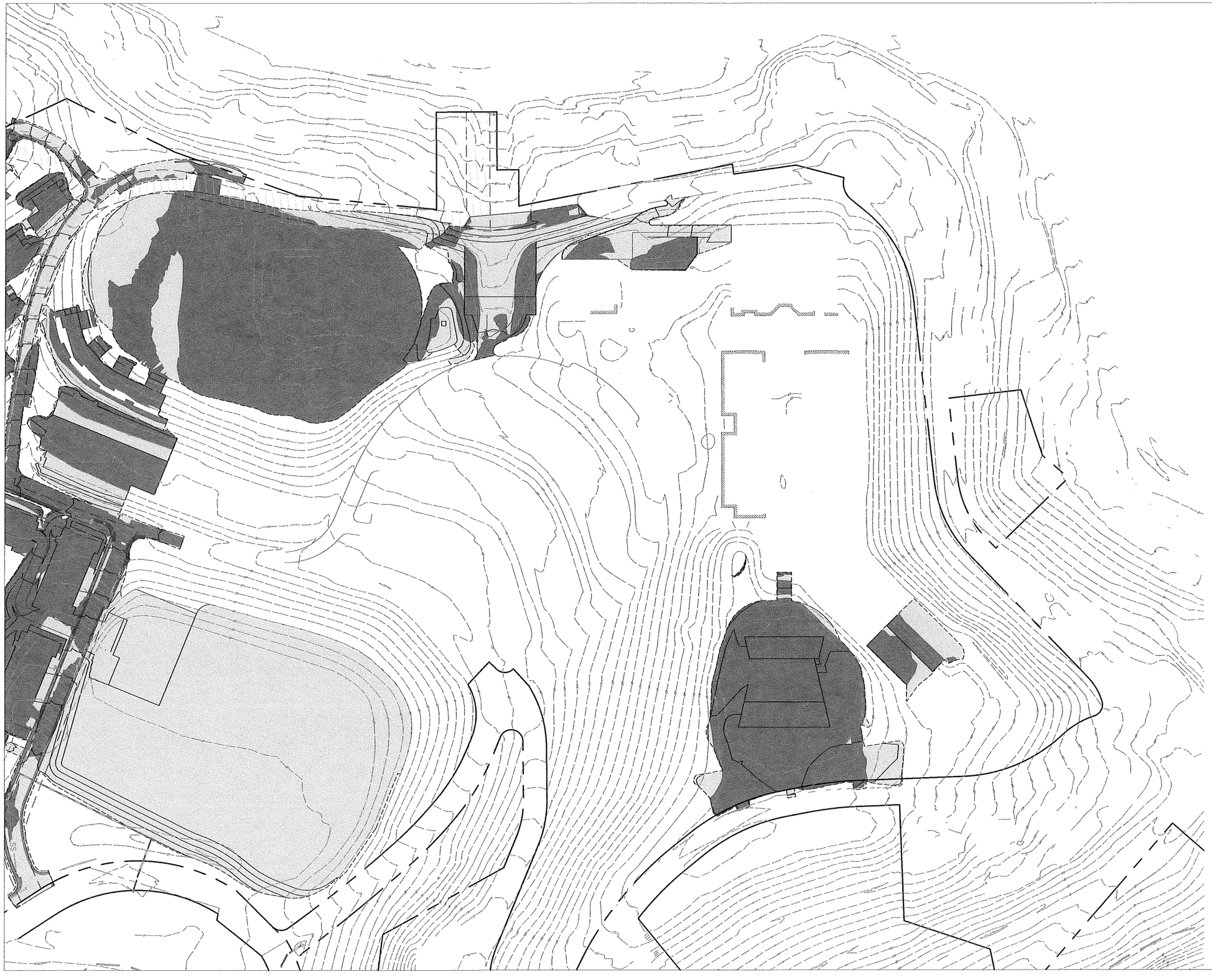

LEGEND

- CUT
- FILL

Graphic Scale (in feet)

1 inch = 80 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CUT - FILL PLAN - CAMPUS

1" = 80'

BLDG. TYPE
00

SHEET NO.
C7.10

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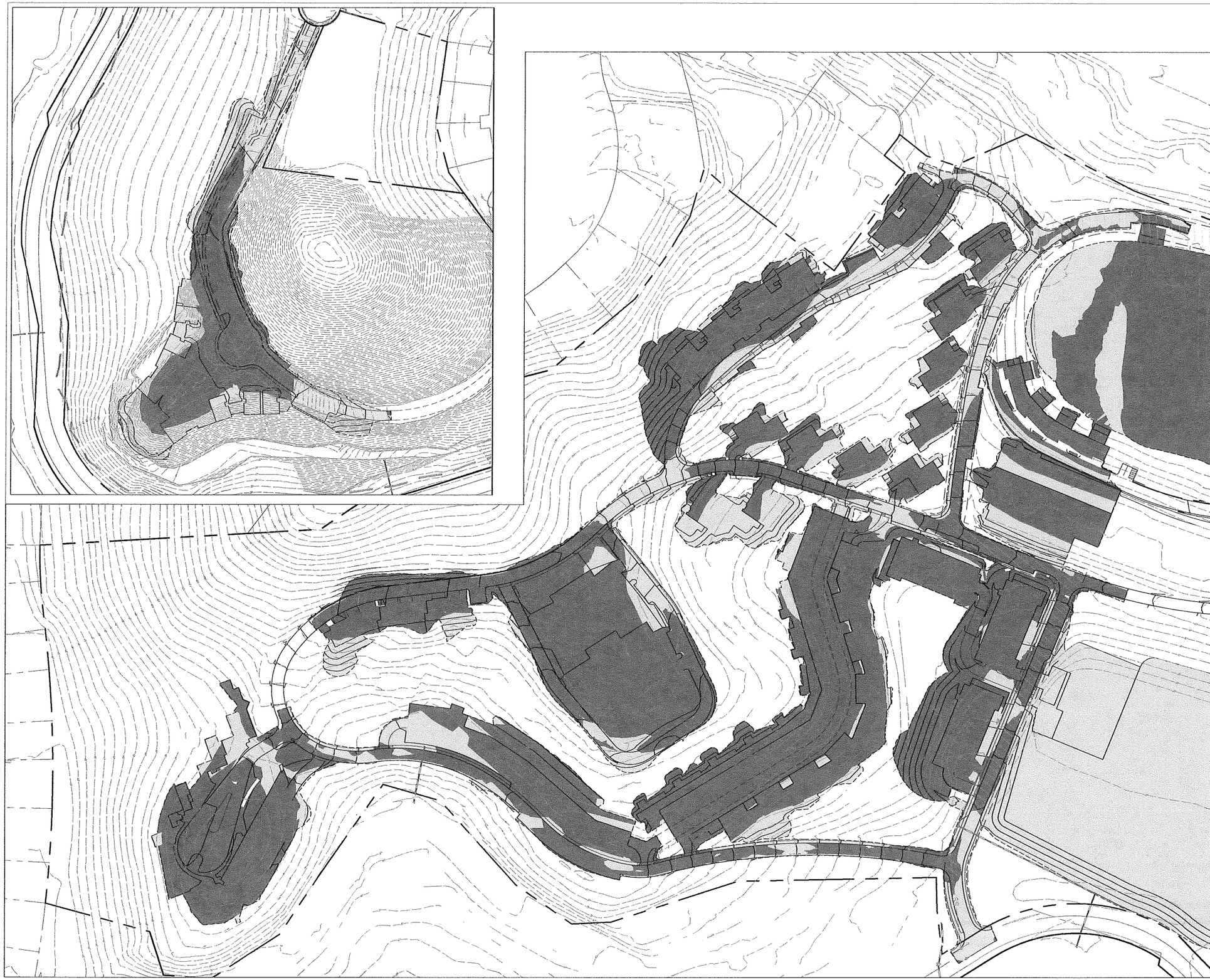

LEGEND

- CUT
- FILL

Graphic Scale (in feet)

1 inch = 80 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CUT - FILL PLAN RESIDENTIAL

1" = 80'

BLDG. TYPE
00

SHEET NO.
C7.20

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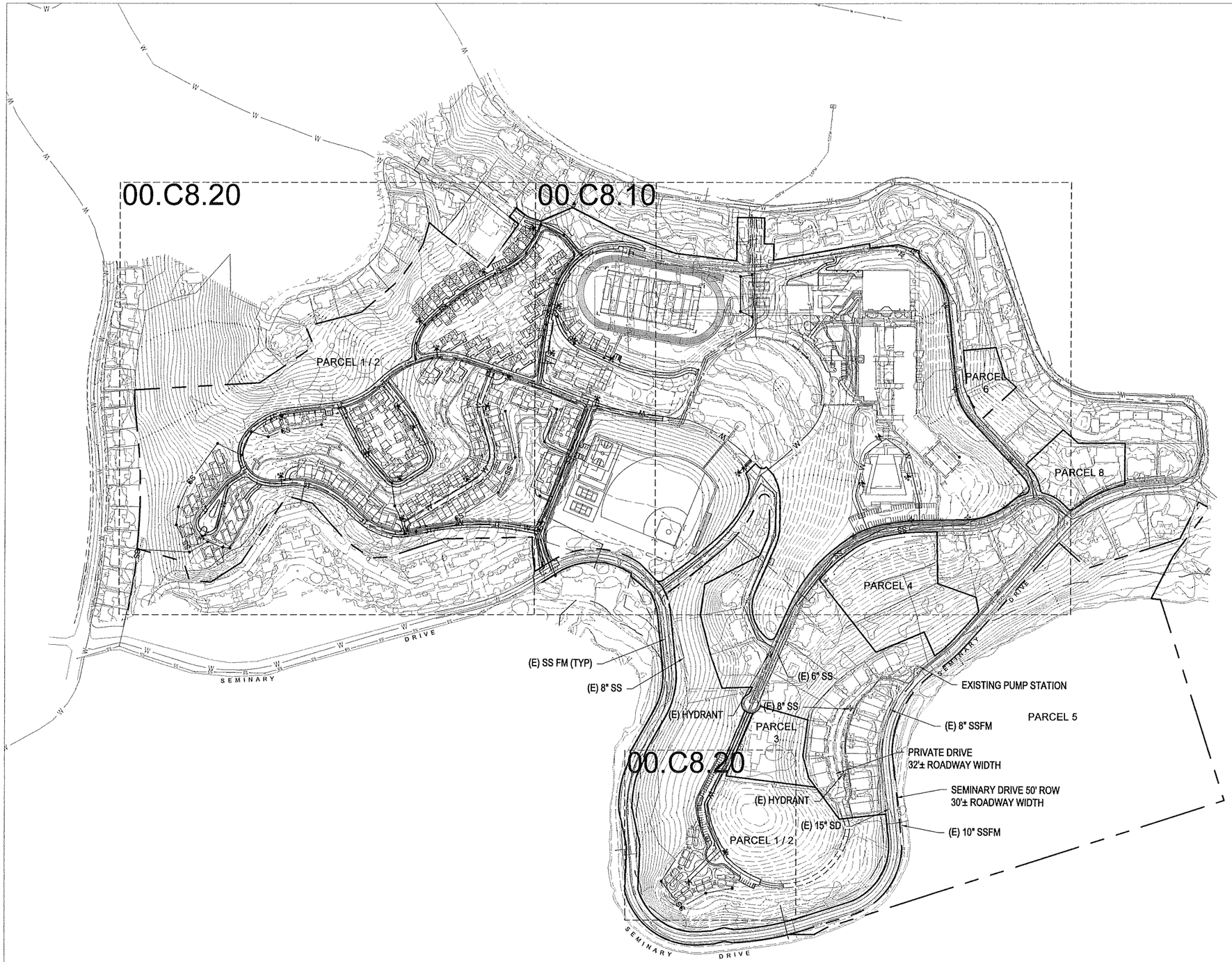

UTILITY PROVIDERS

NATURAL GAS:	PG&E
ELECTRICAL:	PG&E
SEWER:	RICHARDSON BAY SANITARY DISTRICT
STORM DRAIN:	MARIN COUNTY
WATER:	MARIN MUNICIPAL WATER DISTRICT
TELEPHONE:	PAC BELL

Graphic Scale (in feet)

200 0 200 400

1 inch = 200 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

UTILITY PLAN
OVERALL
1" = 200'

BLDG. TYPE
00

SHEET NO.
C8.03

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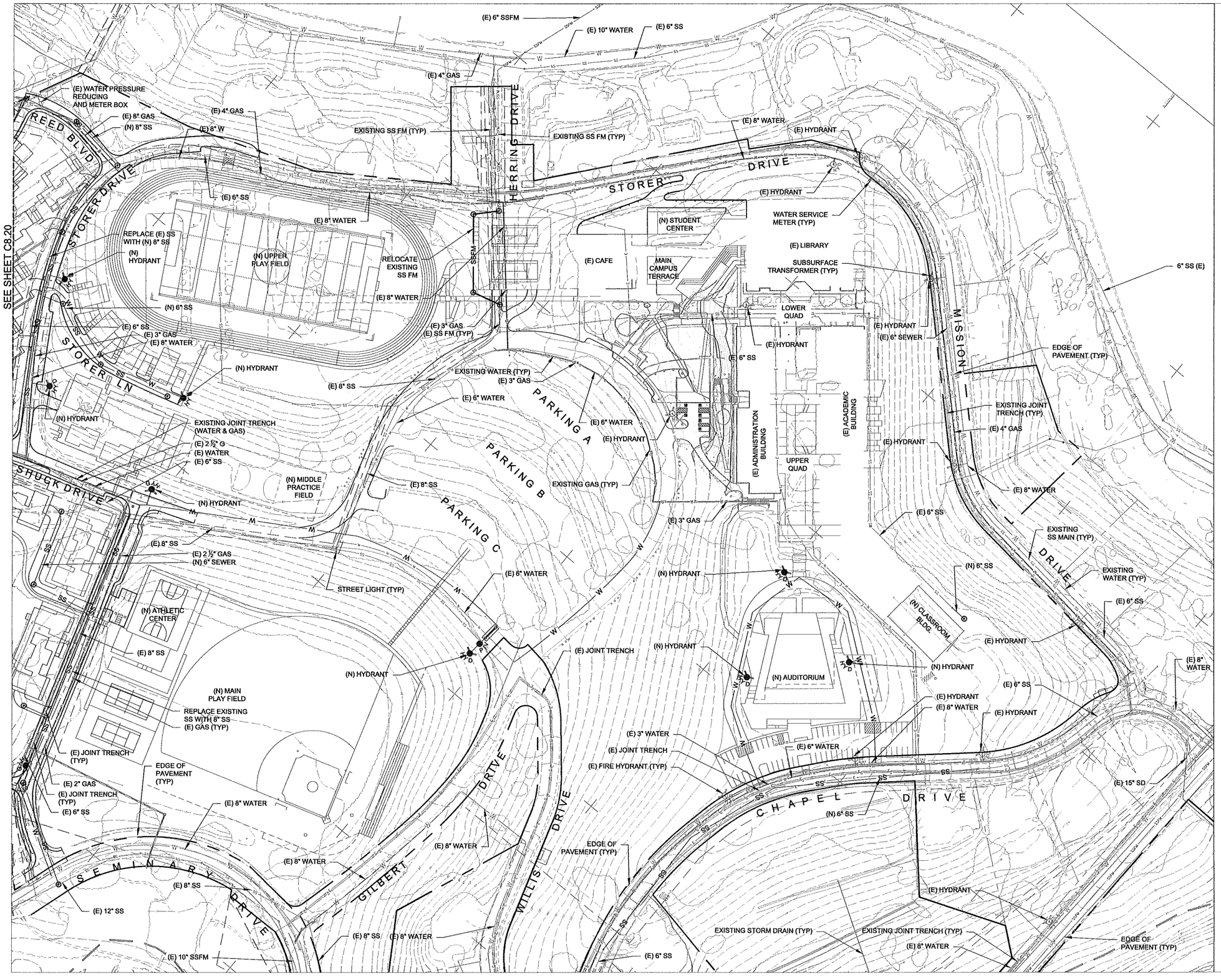

Graphic Scale (in feet)

1 inch = 80 ft.

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

UTILITY PLAN
CAMPUS

1" = 80'

BLDG. TYPE
00

SHEET NO.
C8.10

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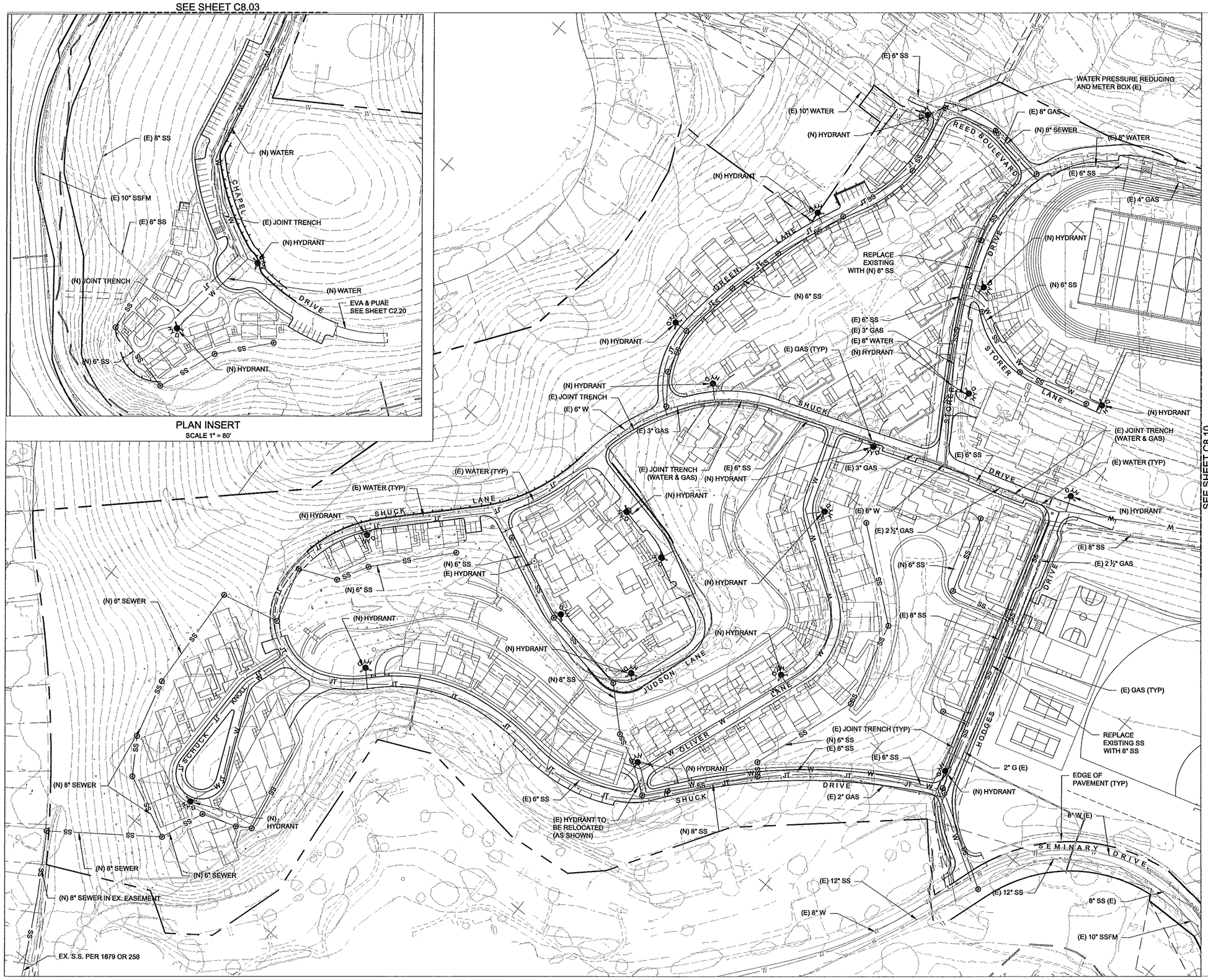

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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET

THE SEMINARY

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MILL VALLEY, CA 94941

UTILITY PLAN
RESIDENTIAL
1" = 80'

BLDG. TYPE
00

SHEET NO.
C8.20

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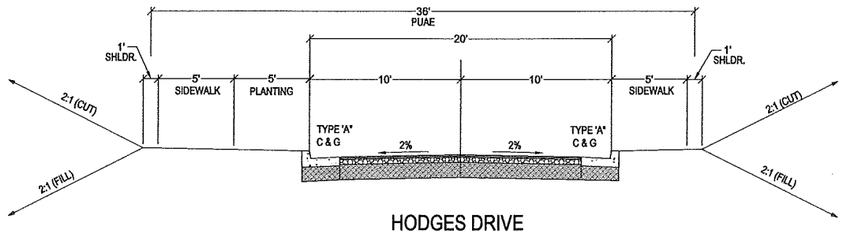
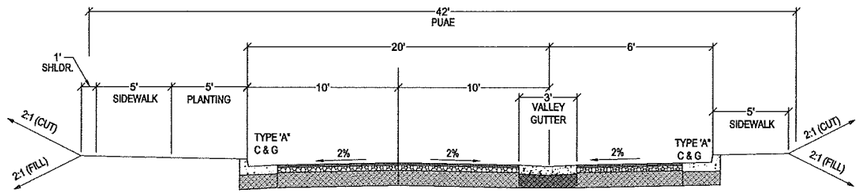
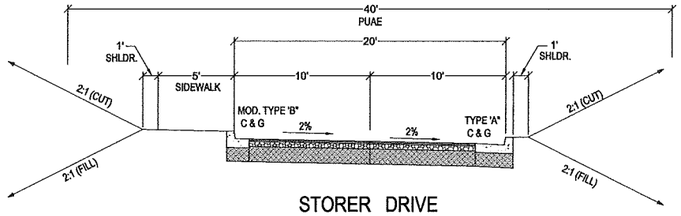


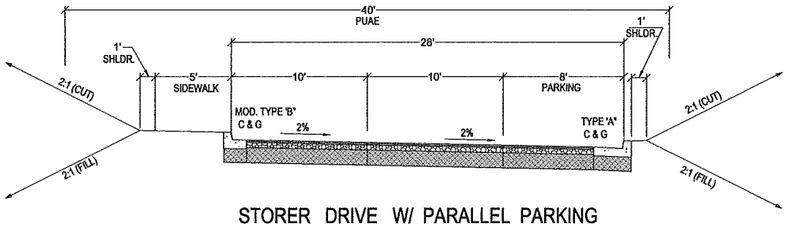
HODGES DRIVE



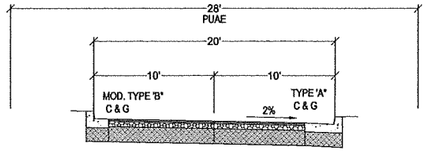
HODGES DRIVE W/ DROP OFF



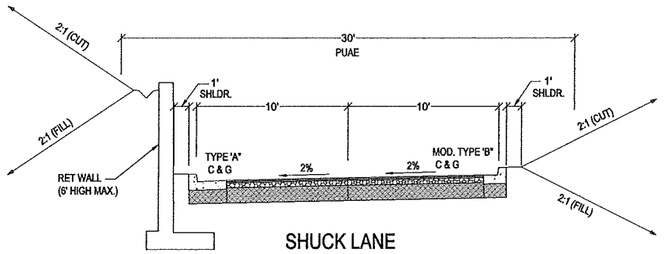
STORER DRIVE



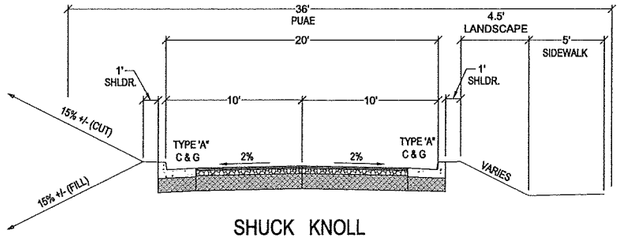
STORER DRIVE W/ PARALLEL PARKING



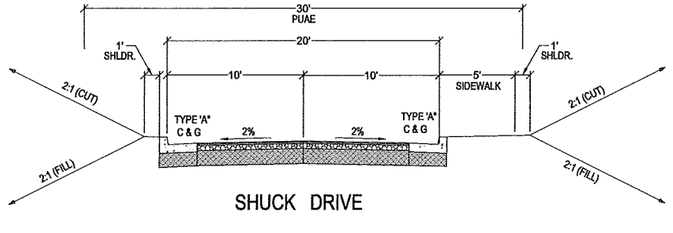
STORER LANE



SHUCK LANE



SHUCK KNOLL



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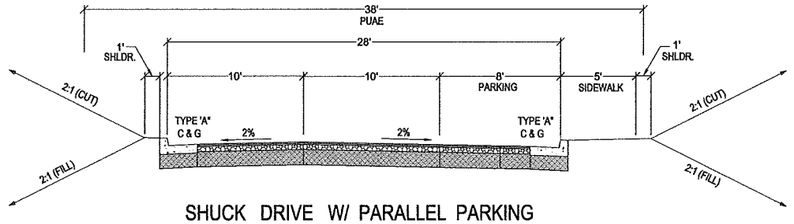
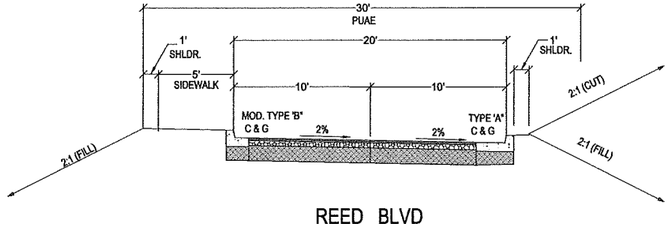
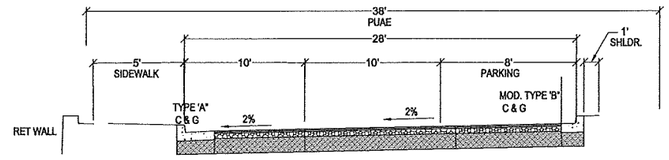


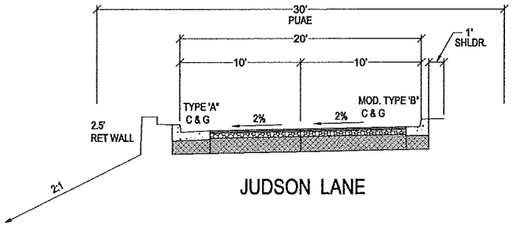
SHUCK DRIVE W/ PARALLEL PARKING



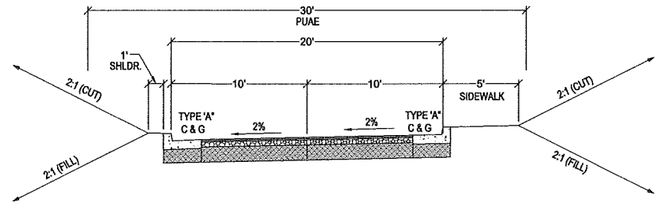
REED BLVD



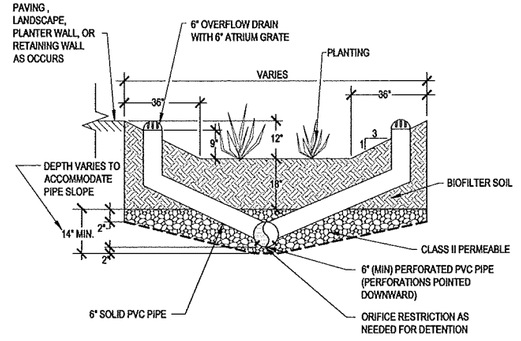
JUDSON LANE W/ PARALLEL PARKING



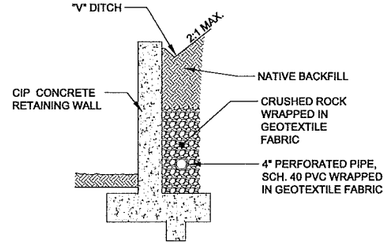
JUDSON LANE



GREEN LANE



VEGITATED FLOW-THROUGH STORMWATER TREATMENT (TYP)



TYPICAL RETAINING WALL DETAIL
CAST IN PLACE (CIP)

NORTH COAST LAND HOLDINGS L.L.C
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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET 1

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

SECTIONS & DETAILS
N.T.S.

BLDG. TYPE
00

SHEET NO.
C9.01

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