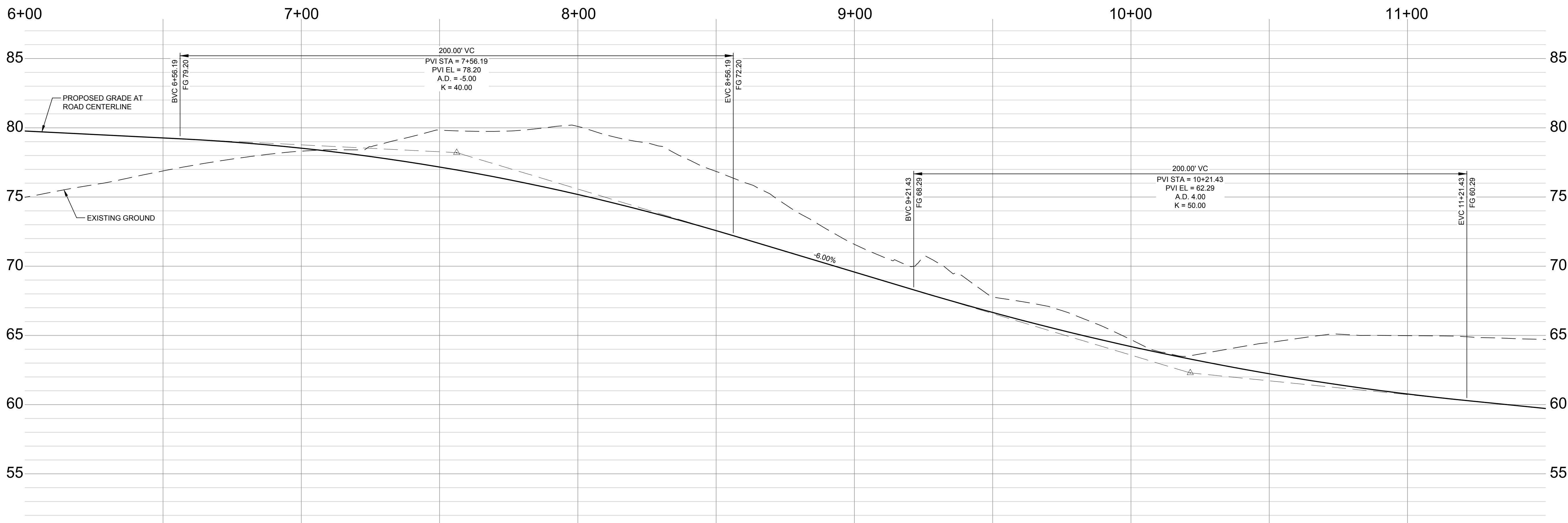
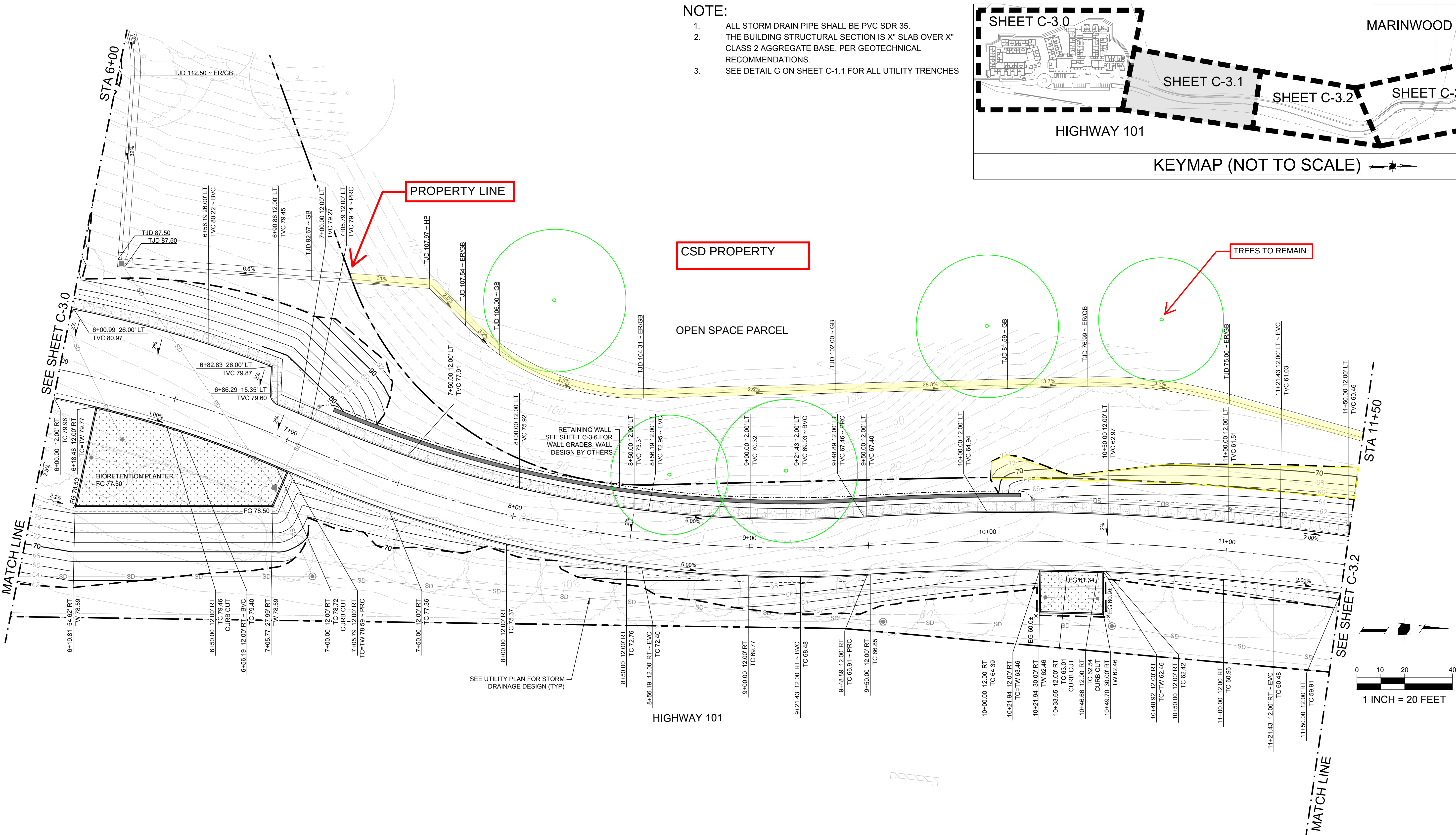




THE OAKS

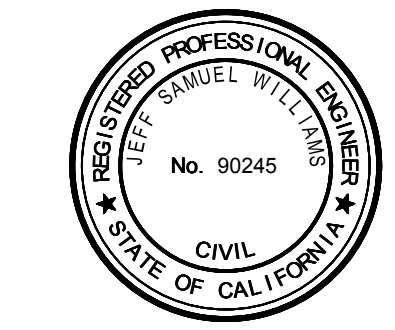
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SAN RAFAEL, CA



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PROPOSED WORK ON ADJACENT PROPERTY

GENERAL NOTES:
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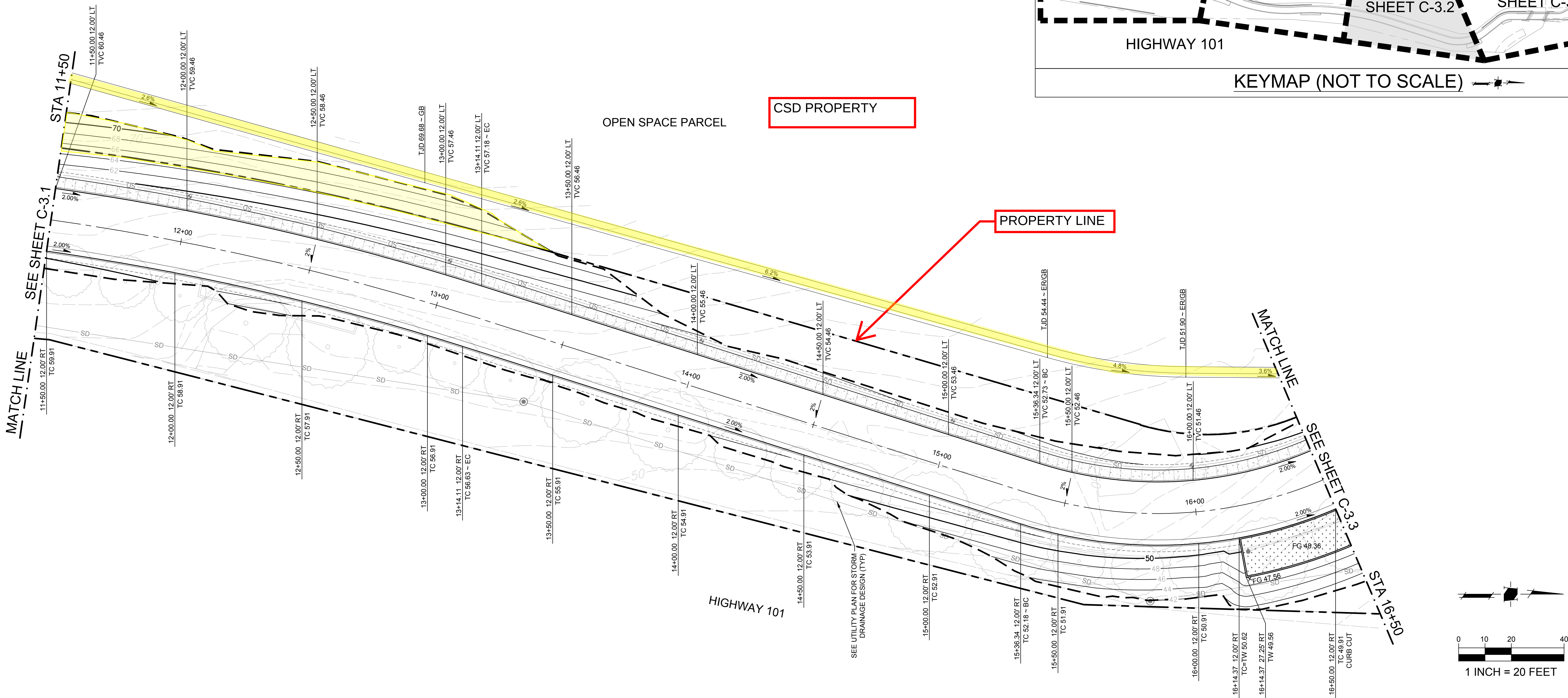
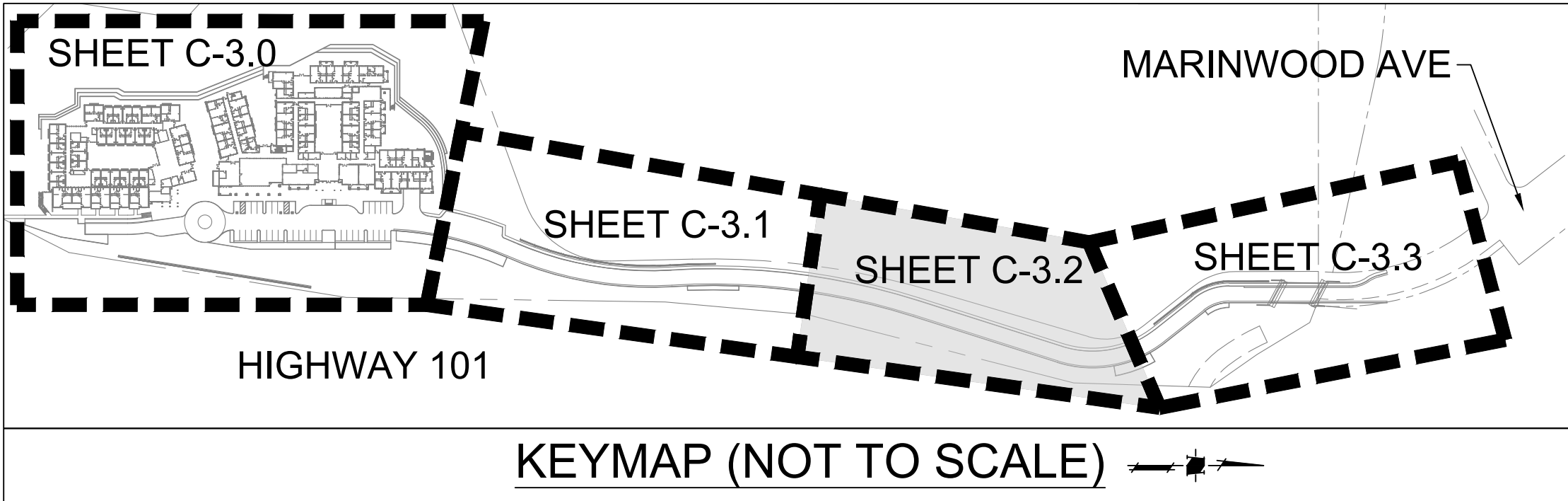
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

GRADING PLAN

JOB NO. DCI # 22-045	SHEET NO. C-3.1 OF SHEETS
DATE: 09.23.2022	
DRAWN: JW/JM	
CHECKED: AL	
ISSUE:	

- NOTE:
1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35.
 2. THE BUILDING STRUCTURAL SECTION IS X" SLAB OVER X" CLASS 2 AGGREGATE BASE, PER GEOTECHNICAL RECOMMENDATIONS.
 3. SEE DETAIL G ON SHEET C-1.1 FOR ALL UTILITY TRENCHES



THE OAKS

SENIOR LIVING COMMUNITY

VENTURE SENIOR LIVING, LLC
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PROPOSED WORK ON
ADJACENT PROPERTY

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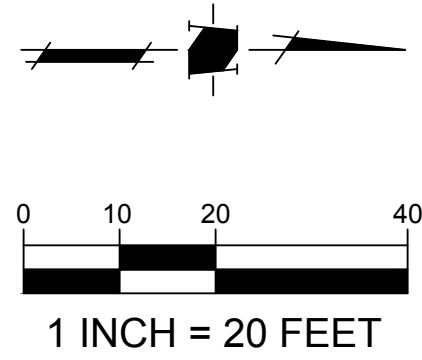
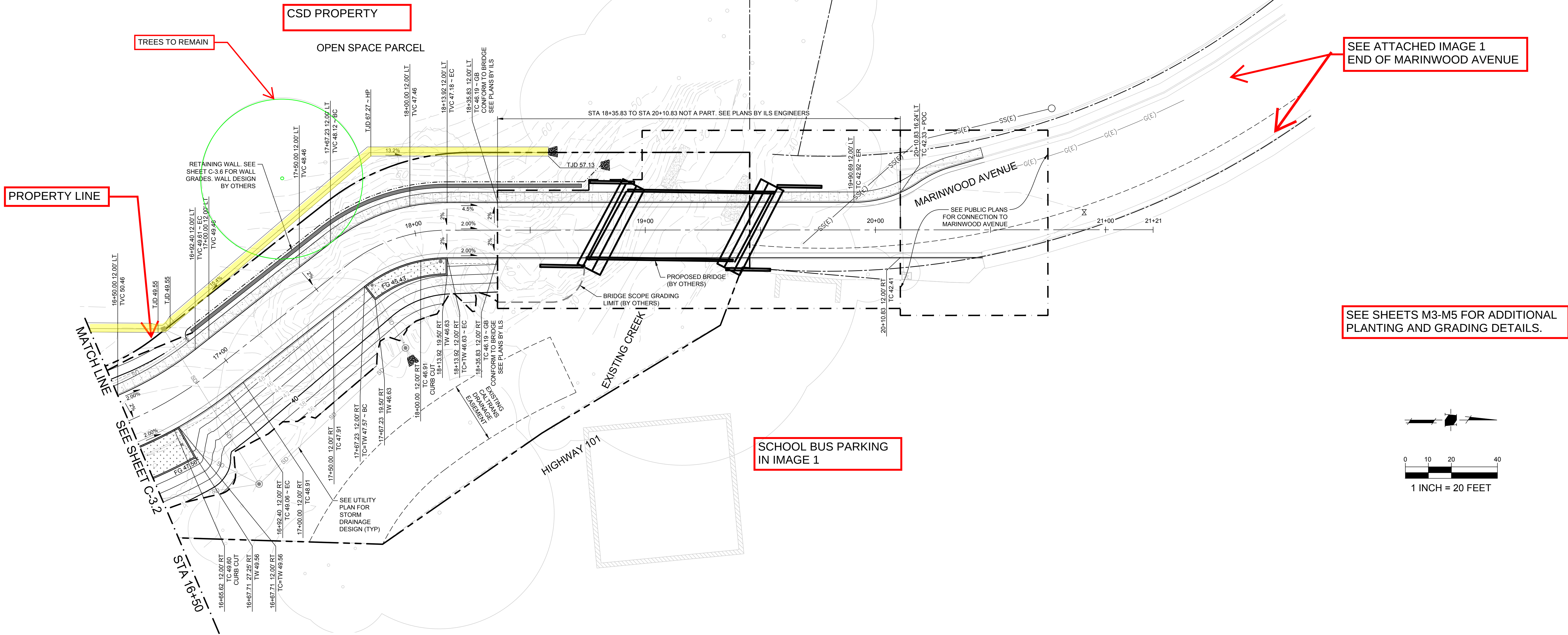
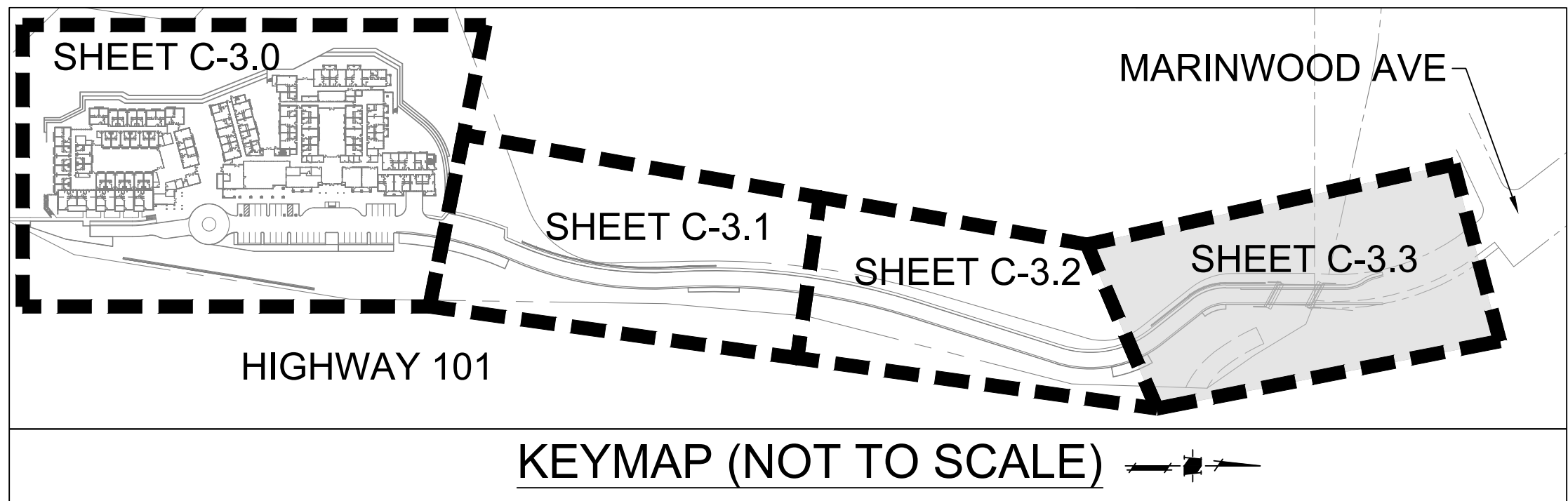
REVISIONS

NO.	DATE	DESCRIPTION	BY

GRADING PLAN

JOB NO. DCI # 22-045	SHEET NO.
DATE: 09.23.2022	C-3.2
DRAWN: JW/JM	OF SHEETS
CHECKED: AL	
ISSUE:	

- NOTE:
1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35.
 2. THE BUILDING STRUCTURAL SECTION IS X" SLAB OVER X" CLASS 2 AGGREGATE BASE, PER GEOTECHNICAL RECOMMENDATIONS.
 3. SEE DETAIL G ON SHEET C-1.1 FOR ALL UTILITY TRENCHES



THE OAKS

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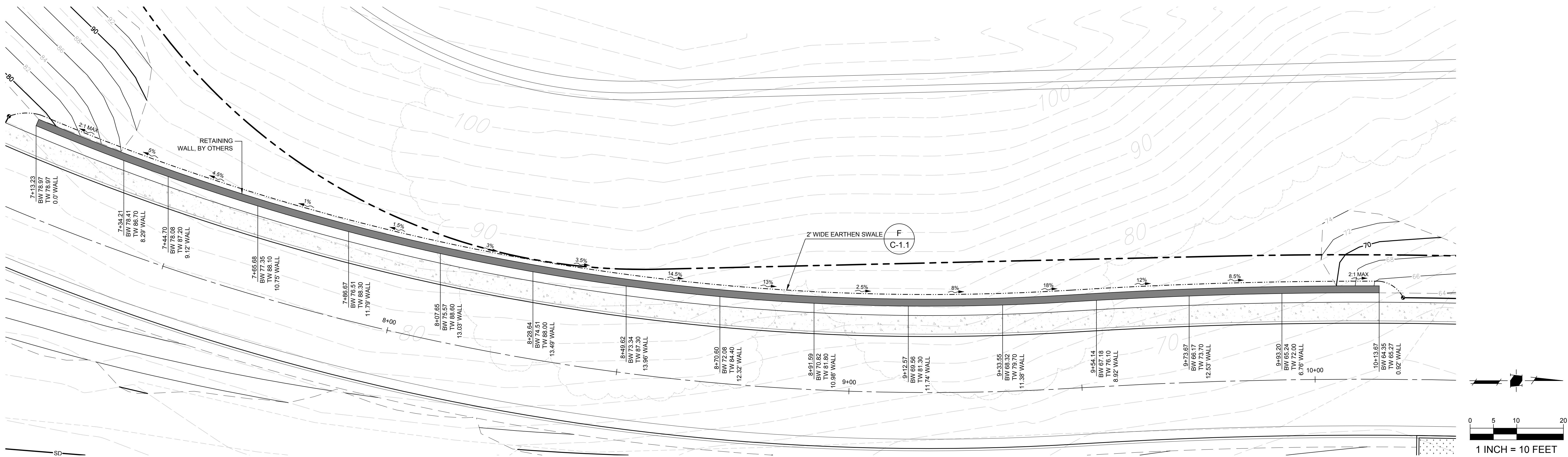
REVISIONS

NO.	DATE	DESCRIPTION	BY

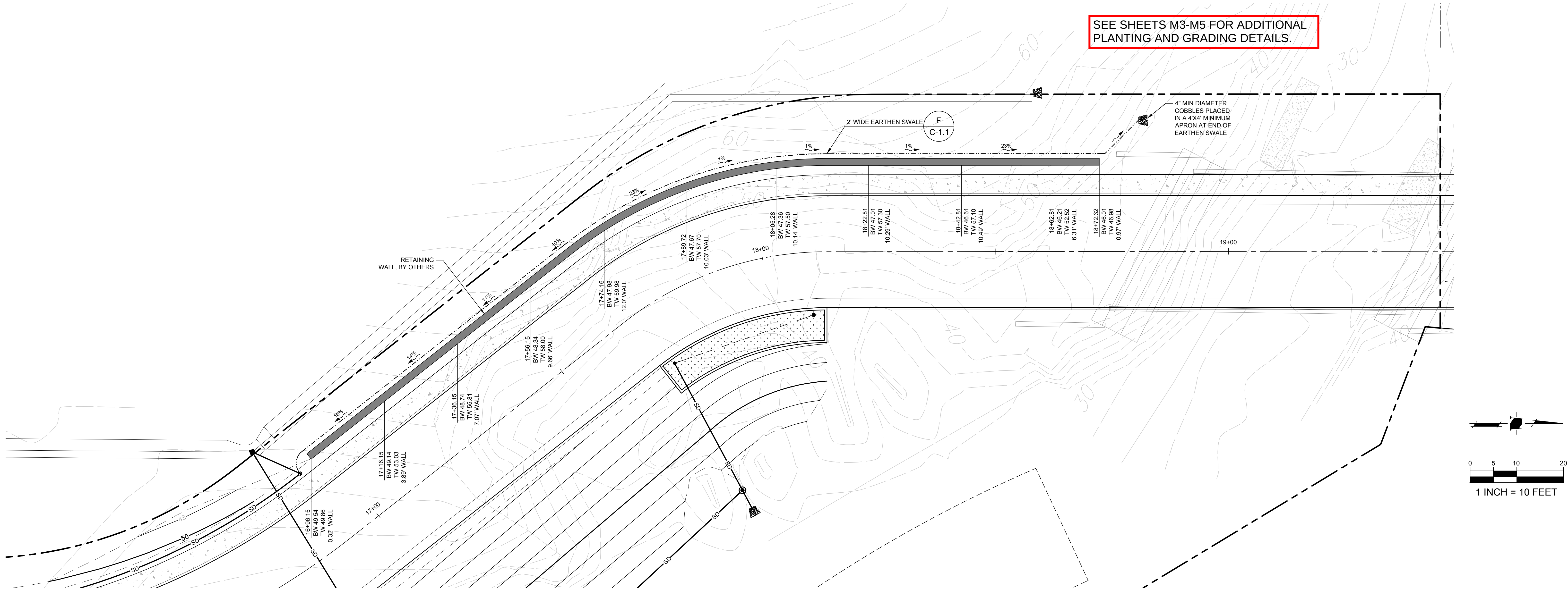
GRADING PLAN

JOB NO. DCI # 22-045	SHEET NO.
DATE: 09.23.2022	C-3.3
DRAWN: JW/JM	OF SHEETS
CHECKED: AL	
ISSUE:	

SCALE: HOR 1"=20'/ VER 1"=4'



B WALL GRADING DETAIL -
1" = 10'



A WALL GRADING DETAIL -
1" = 10'

SEE SHEETS M3-M5 FOR ADDITIONAL
PLANTING AND GRADING DETAILS.

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REVISIONS

NO.	DATE	DESCRIPTION	BY

DETAIL GRADING

JOB NO. DCI # 22-045	SHEET NO.
DATE: 09.23.2022	C-3.6
DRAWN: JW/JM	OF SHEETS
CHECKED: AL	
ISSUE:	

THE OAKS
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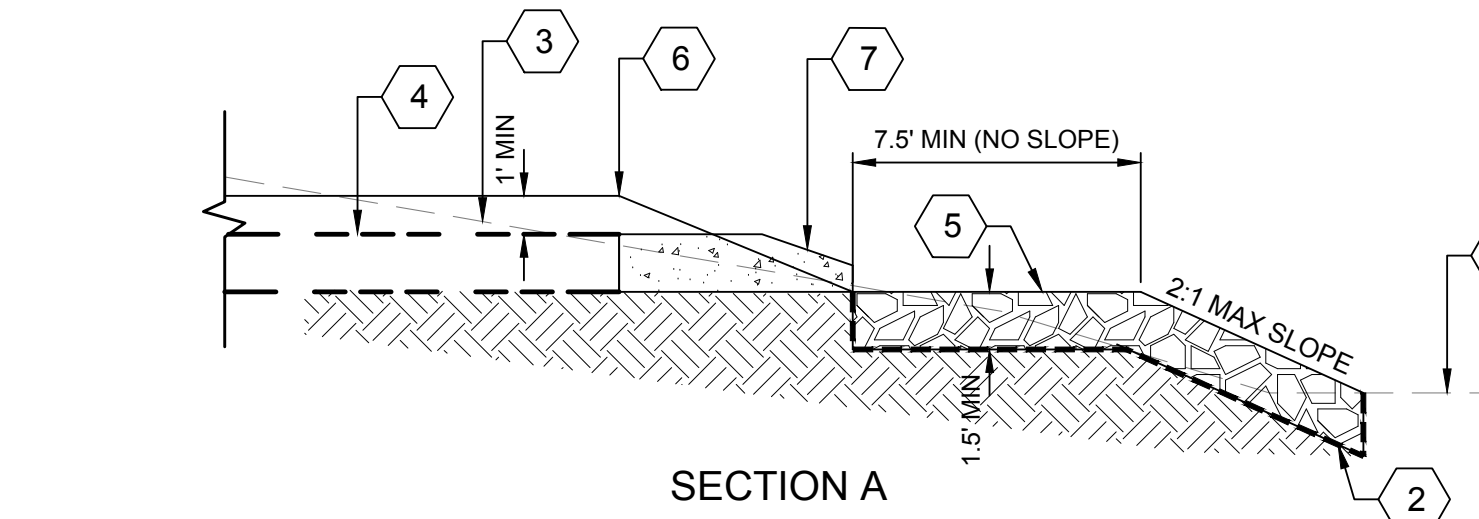
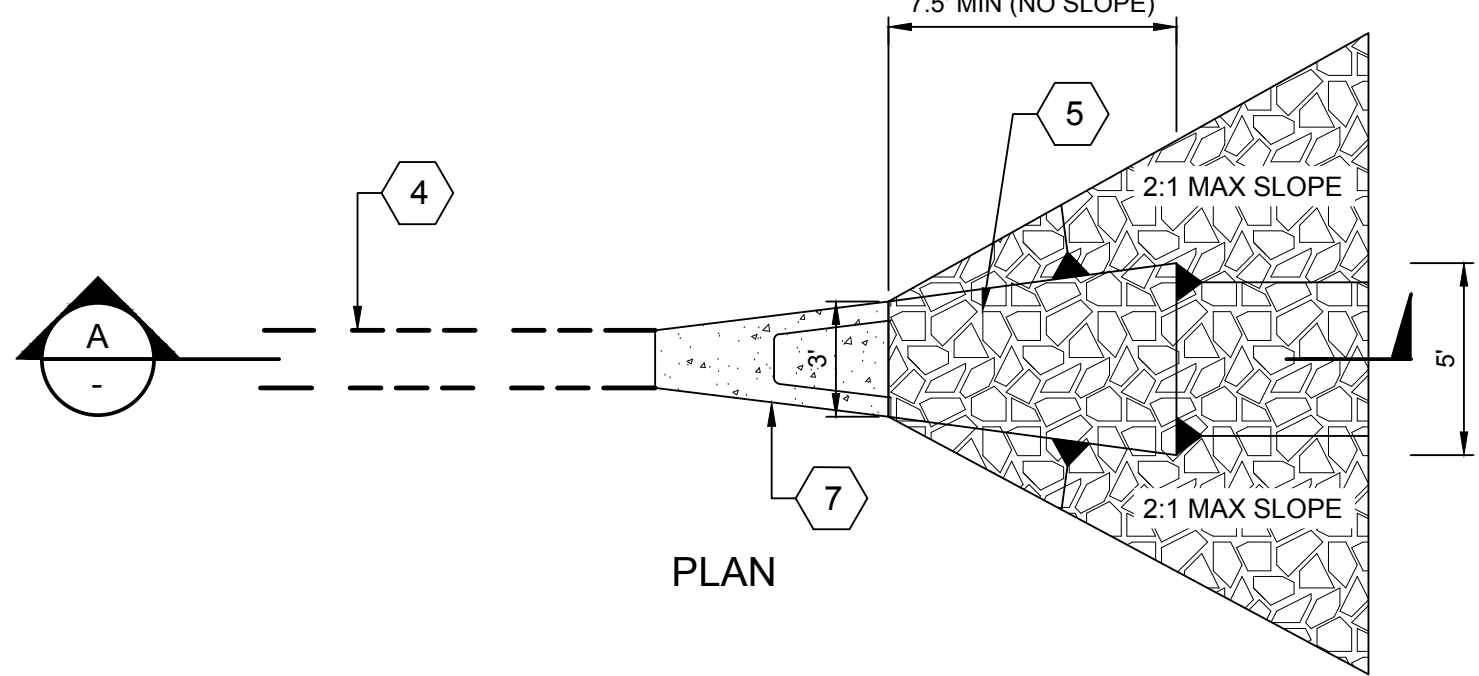
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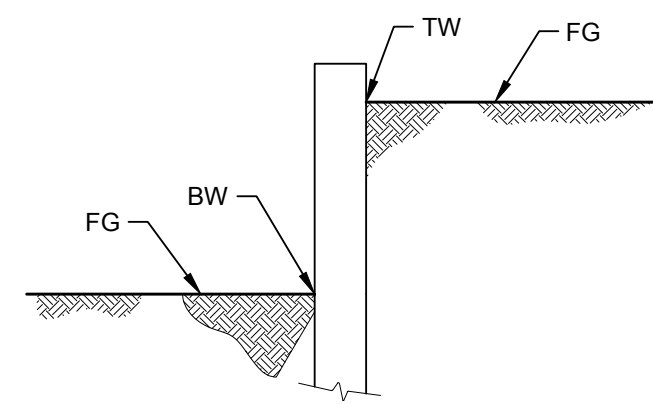
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- 1 EXISTING CREEK BED
- 2 INSTALL GEOTEXTILE BETWEEN RIP RAP AND NATIVE SOIL
- 3 EXISTING GROUND
- 4 18" PVC STORM DRAIN PIPE. SEE PLAN FOR LOCATION, SLOPE, AND INVERT
- 5 10" MINIMUM DIAMETER RIP RAP, 1.5' DEPTH. SEE PLAN FOR LIMITS.
- 6 FINISHED GRADE TO PROVIDE 1' MIN COVER OVER PIPE
- 7 OLDCASTLE PRECAST END SECTION HEADWALL SIZED FOR 18" PIPE, OR APPROVED EQUAL

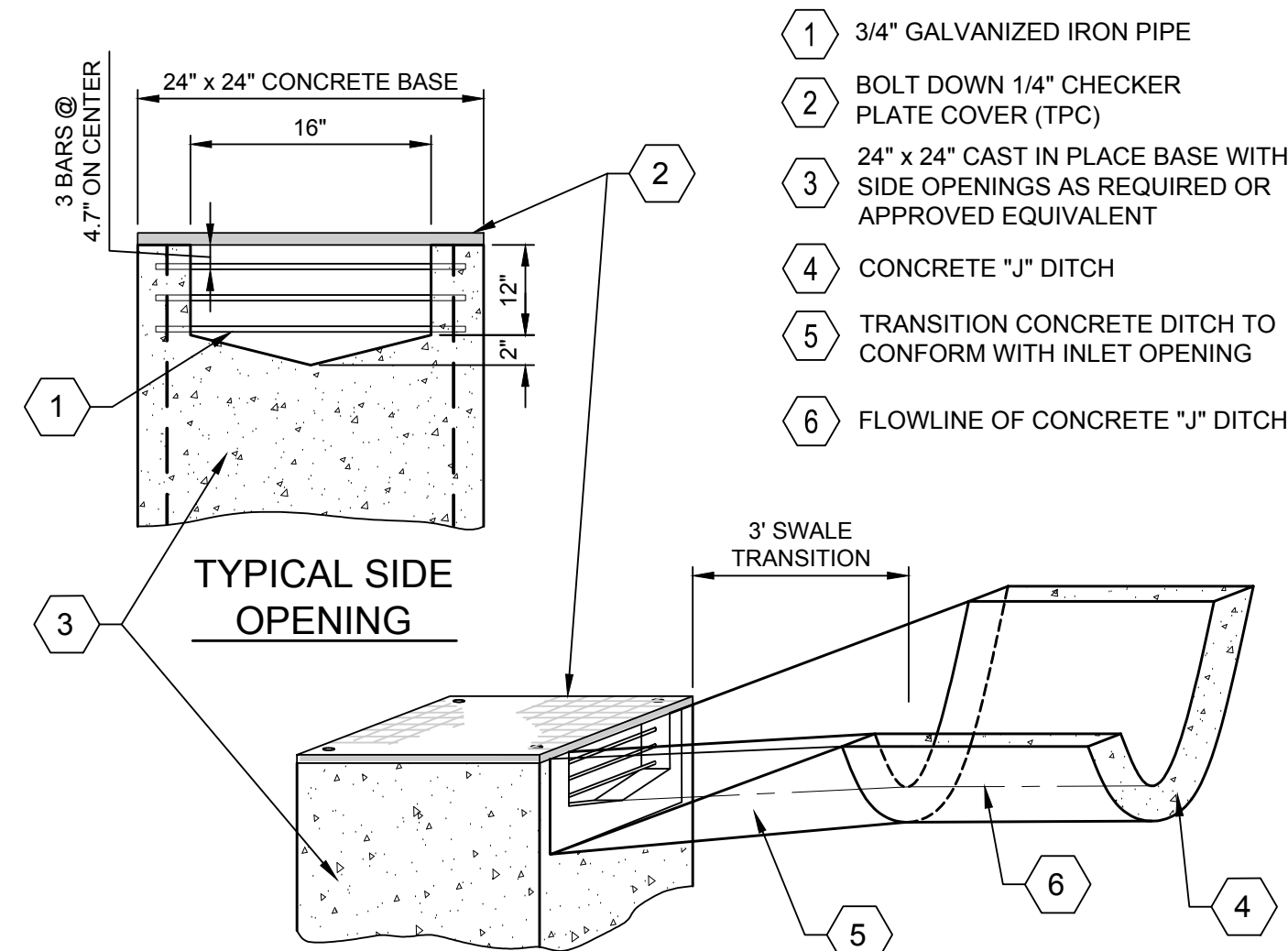


L OUTFALL TO CREEK
NTS

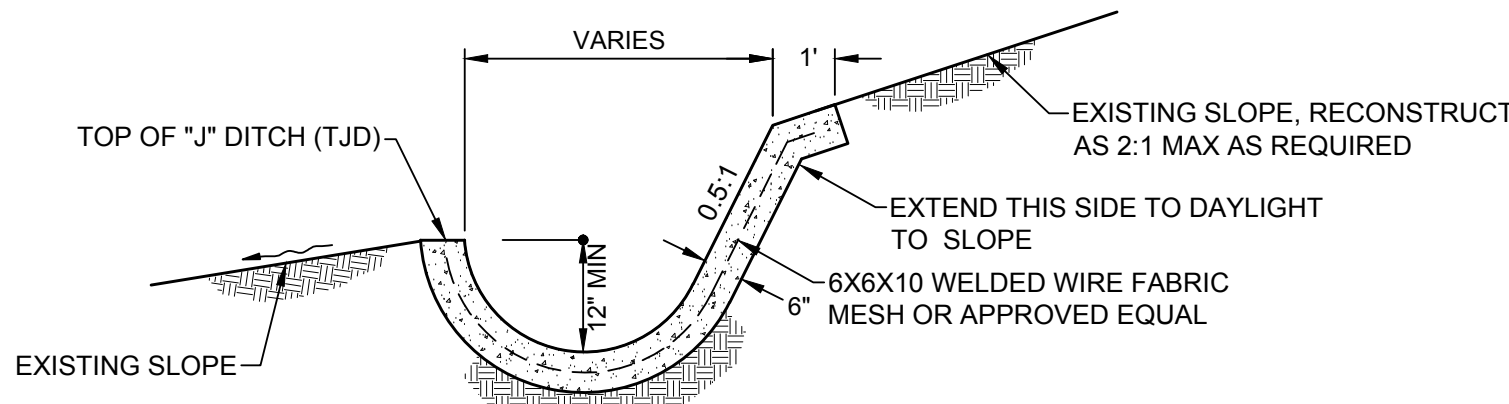


*SEE GRADING PLAN FOR ACTUAL WALL ELEVATIONS
SEE STRUCTURAL PLANS FOR RETAINING WALL DESIGN AND DETAILS

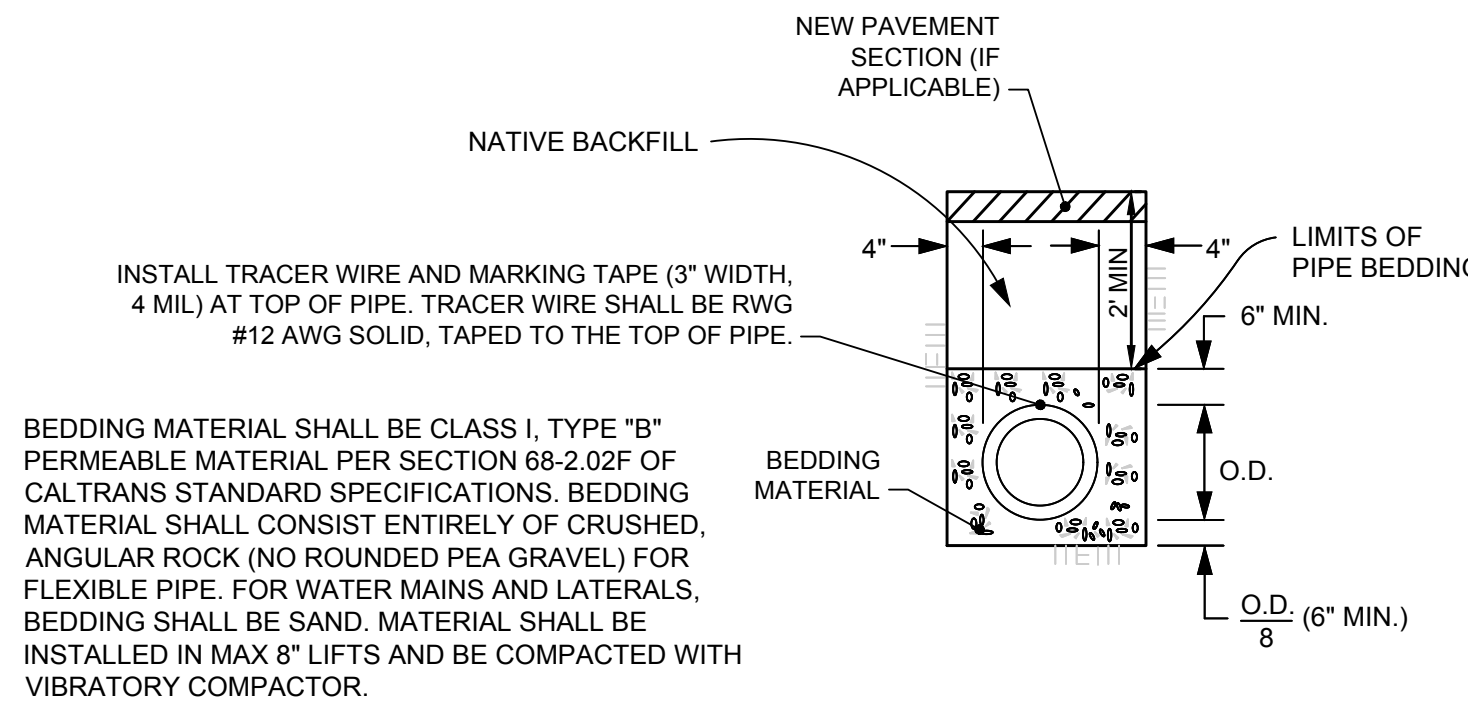
K RETAINING WALL LABELING INTENT
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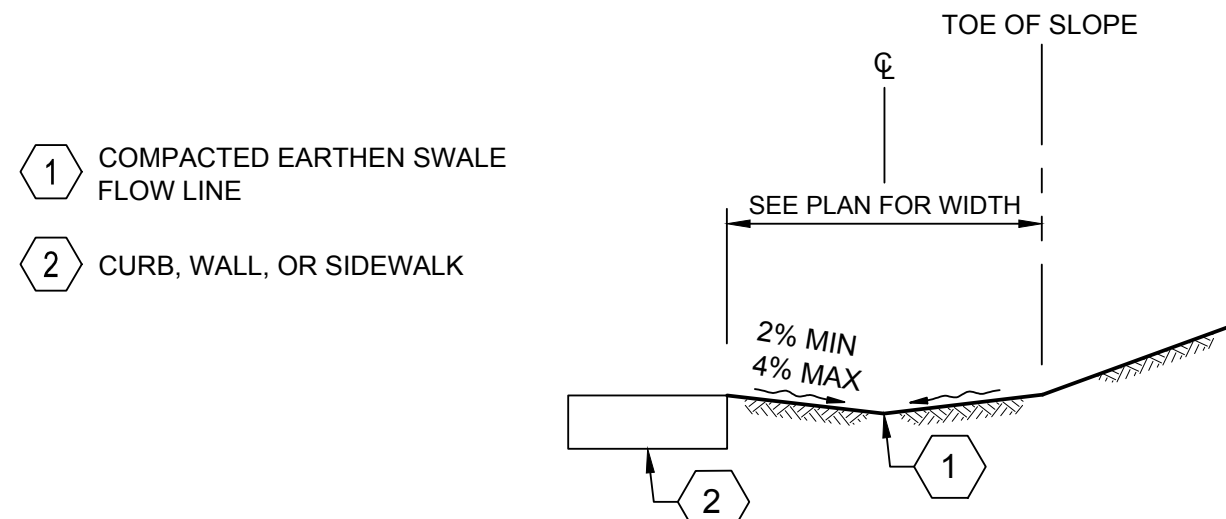
J CONCRETE "J" DITCH TO INLET CONNECTION
NTS



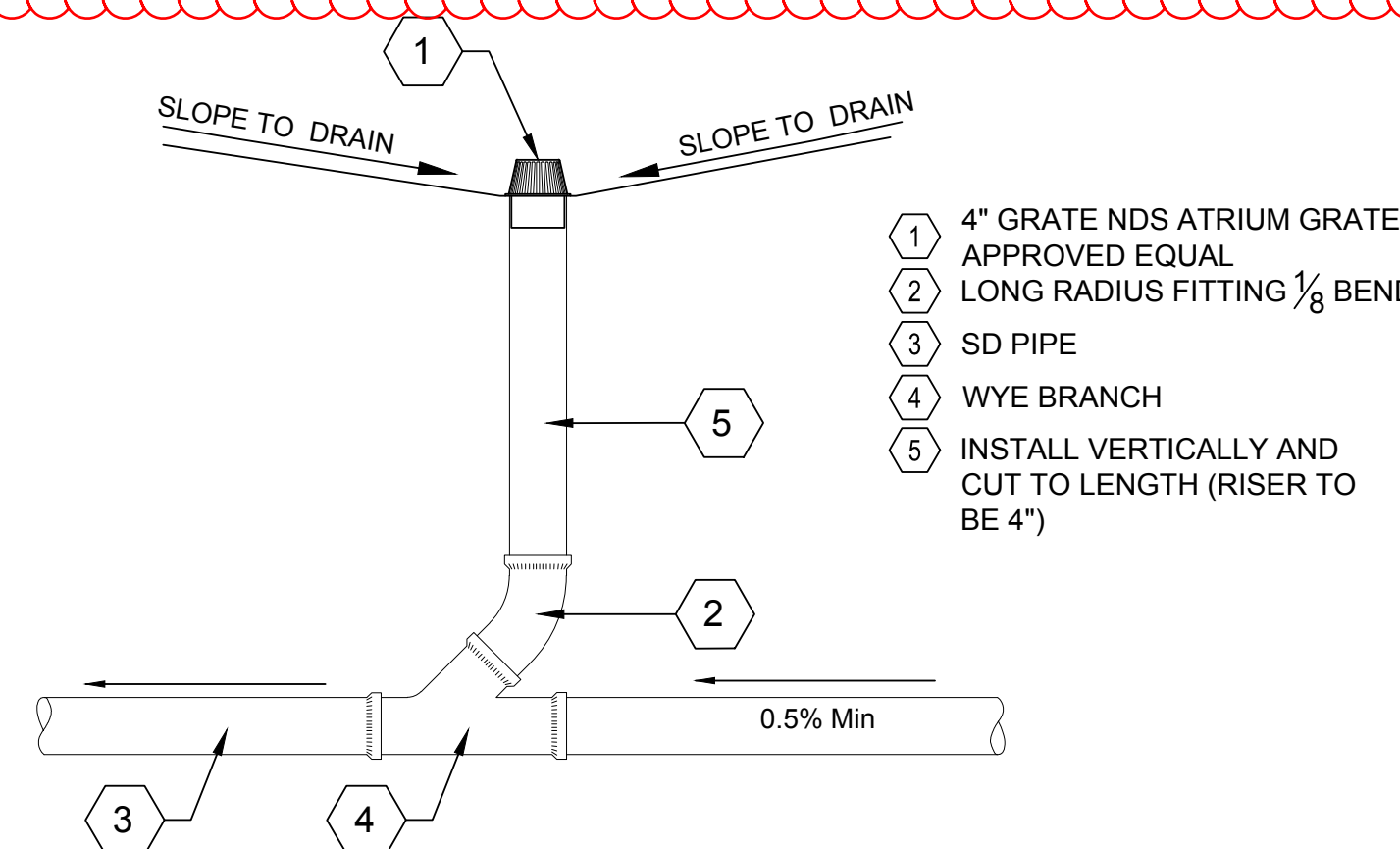
H CONCRETE "J" DITCH
NTS



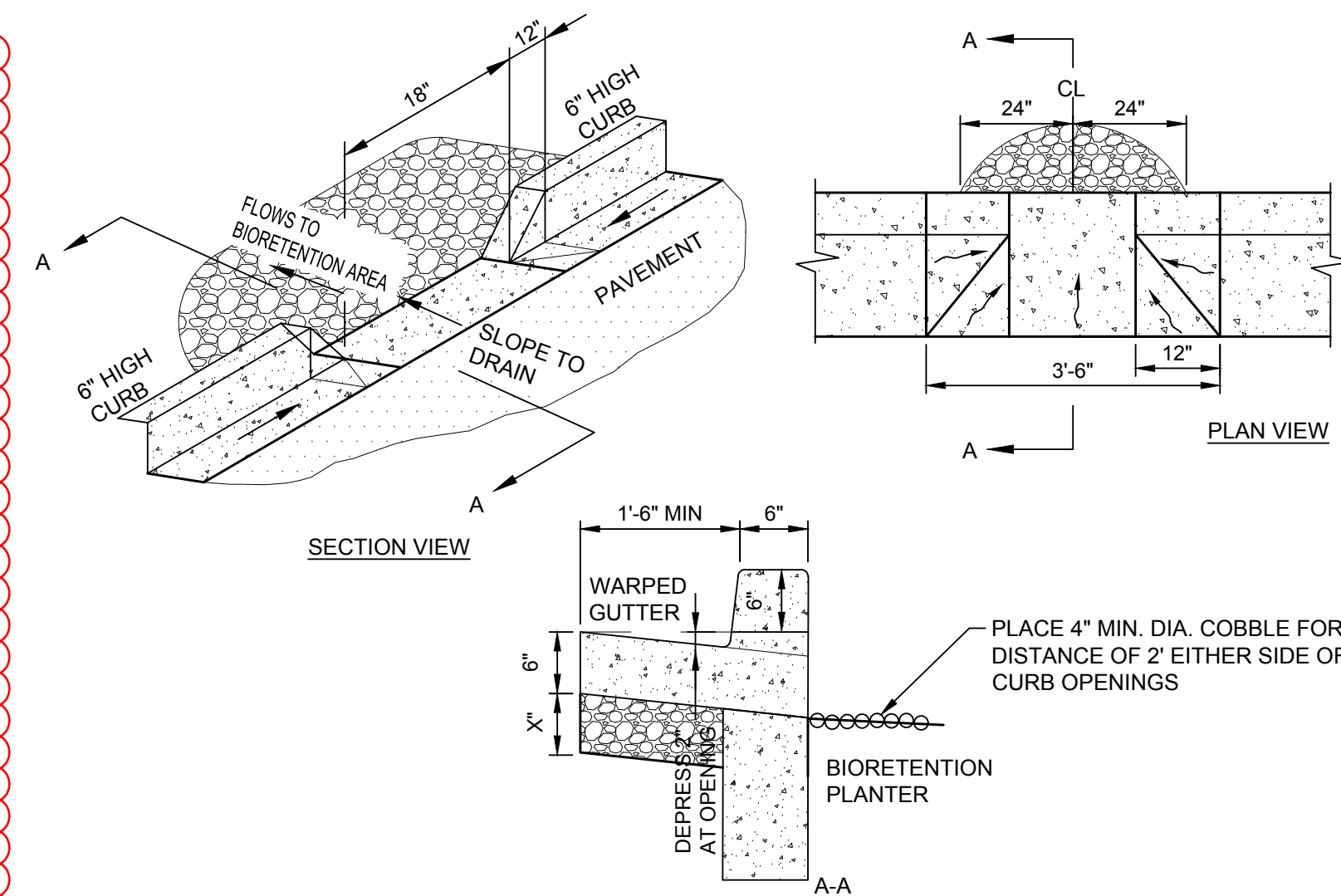
G TYPICAL UTILITY TRENCH
NTS



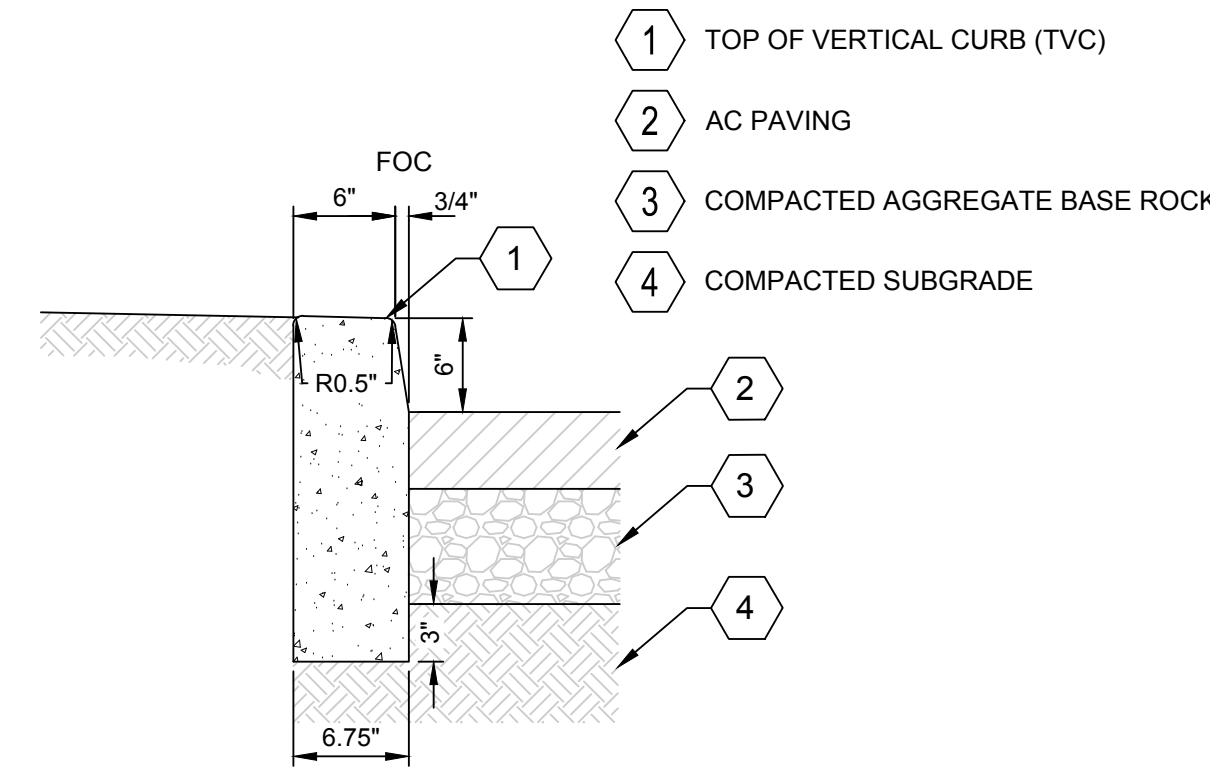
F EARTHEN SWALE DETAIL
NTS



E AREA DRAIN
NTS

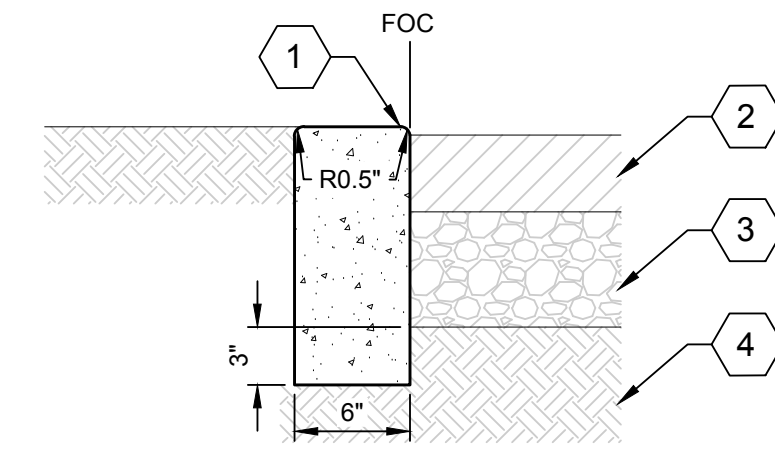


D CURB OPENING
NTS

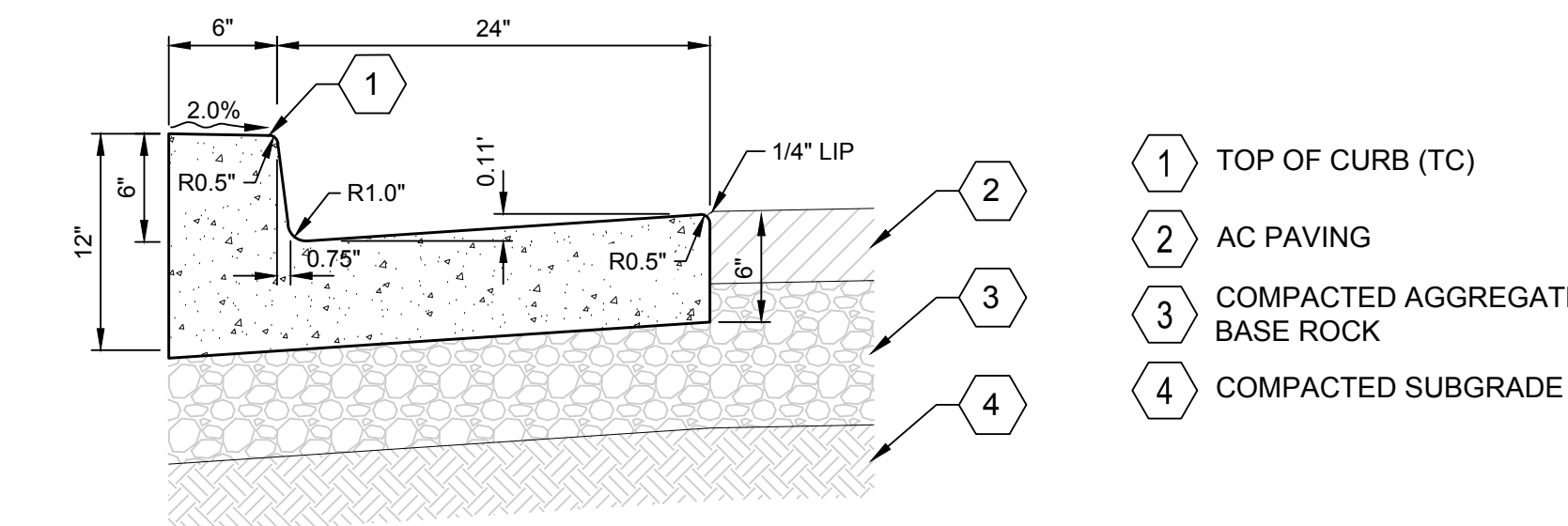


C VERTICAL CURB
NTS

- 1 TOP OF VERTICAL CURB (TVC)
- 2 AC PAVING
- 3 COMPACTED AGGREGATE BASE ROCK
- 4 COMPACTED SUBGRADE



B DEPRESSED VERTICAL CURB
NTS



A CURB & GUTTER
NTS

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DETAILS

JOB NO. DCI # 22-045

DATE: 12.12.2022

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CHECKED: AL

ISSUE:

SHEET NO.

C-1.1

OF SHEETS

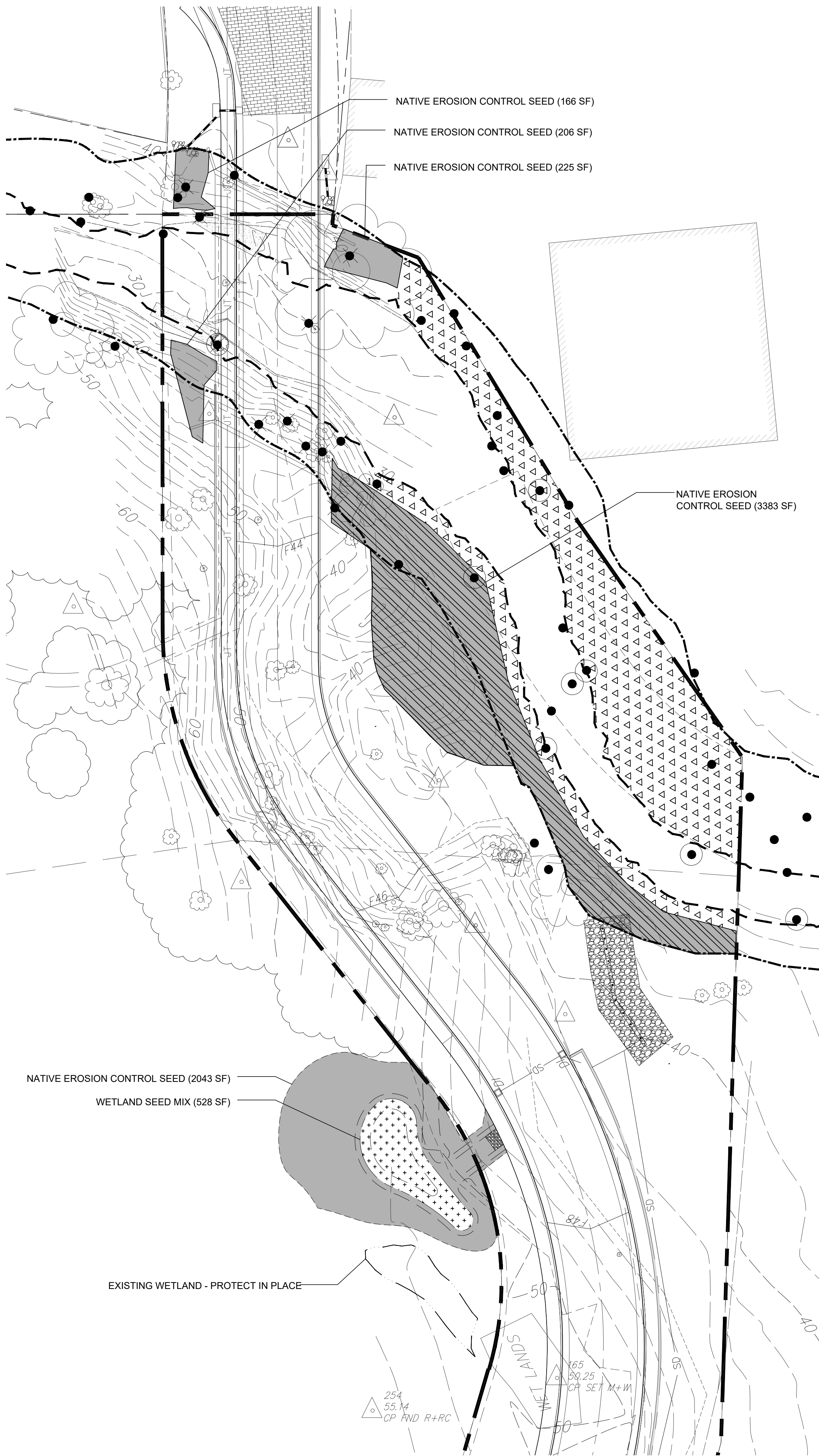
LEGEND

- PROPERTY LINE
- TOP OF STREAM BANK
- PERENNIAL WATERS
- EXISTING WETLAND - PROTECT IN PLACE
- FLATTEN BIKE JUMPS, REMOVE VEGETATION AND RIP TO A DEPTH OF 4" TO 8".
- REMOVE INVASIVE SPECIES WITH HAND TOOLS AS FLAGGED BY BIOLOGIST
- NATIVE EROSION CONTROL SEED MIX
- WETLAND SEED MIX
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SNAG TO REMAIN

NATIVE EROSION CONTROL SEED MIX			
	BOTANICAL NAME	COMMON NAME	PURE LIVE SEED LB/ACRE
	BROMUS CARINATUS	CALIFORNIA BROME	16
	ELYMUS GLAUCUS	BLUE WILDRYE	8
	ELYMUS TRITICOIDES	CREEPING WILDRYE	8
	FESTUCA MICROSTACHYS	THREE WEEKS FESCUE	6
	TRIFOLIUM WILLDENOVII	TOMCAT CLOVER	4

WETLAND BASIN SEED MIX			
	BOTANICAL NAME	COMMON NAME	PURE LIVE SEED LB/ACRE
	DANTHONIA CALIFORNICA	CALIFORNIA OAT GRASS	2
	DESCHAMPSIA DANTHONIOIDES	ANNUAL HAR GRASS	4
	ELYMUS TRITICOIDES	CREEPING WILDRYE	6
	FESTUCA RUBRA	RED FESCUE	6
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	8
	PLEUROPOGON CALIFORNICUS	SEMAPHORE GRASS	4

SEEDING PLAN FOR AREA NEAR BRIDGE/ROADWAY. EXPOSED GRADING ALONG CSD LANDS TO COMPLY WITH PLANTING PROPOSED SEE C3.2 FOR LOCATION



5/20/22 100% DRAFT CONSTRUCTION SET ORIGINAL DRAWING SIZE: 24 X 36

MWS Consulting
LANDSCAPE ARCHITECTURE & PLANNING
GRANT WRITING
130 MONROE AVE
FREMONT, CA 94539
mwsconsulting.com

THE OAKS
HABITAT MITIGATION PLANS
MARIN COUNTY, CALIFORNIA

0 20
SCALE: 1" = 20'

N

MITIGATION SEEDING PLAN

Sheet

M-3

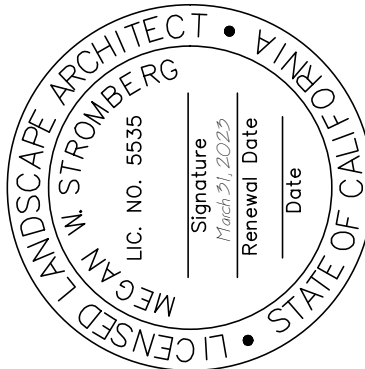


LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- ⊙ EXISTING SNAG TO REMAIN

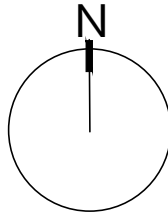
SUMMARY OF TREES TO BE REMOVED
TBD - PLEASE PROVIDE NEW TREE SURVEY OR
CONFIRM STATUS OF THIS ONE.

TREE DISPOSITION PLAN
FOR AREA NEAR
BRIDGE/ROADWAY.
SEE C3.2 FOR LOCATION



THE OAKS
HABITAT MITIGATION PLANS
MARIN COUNTY, CALIFORNIA

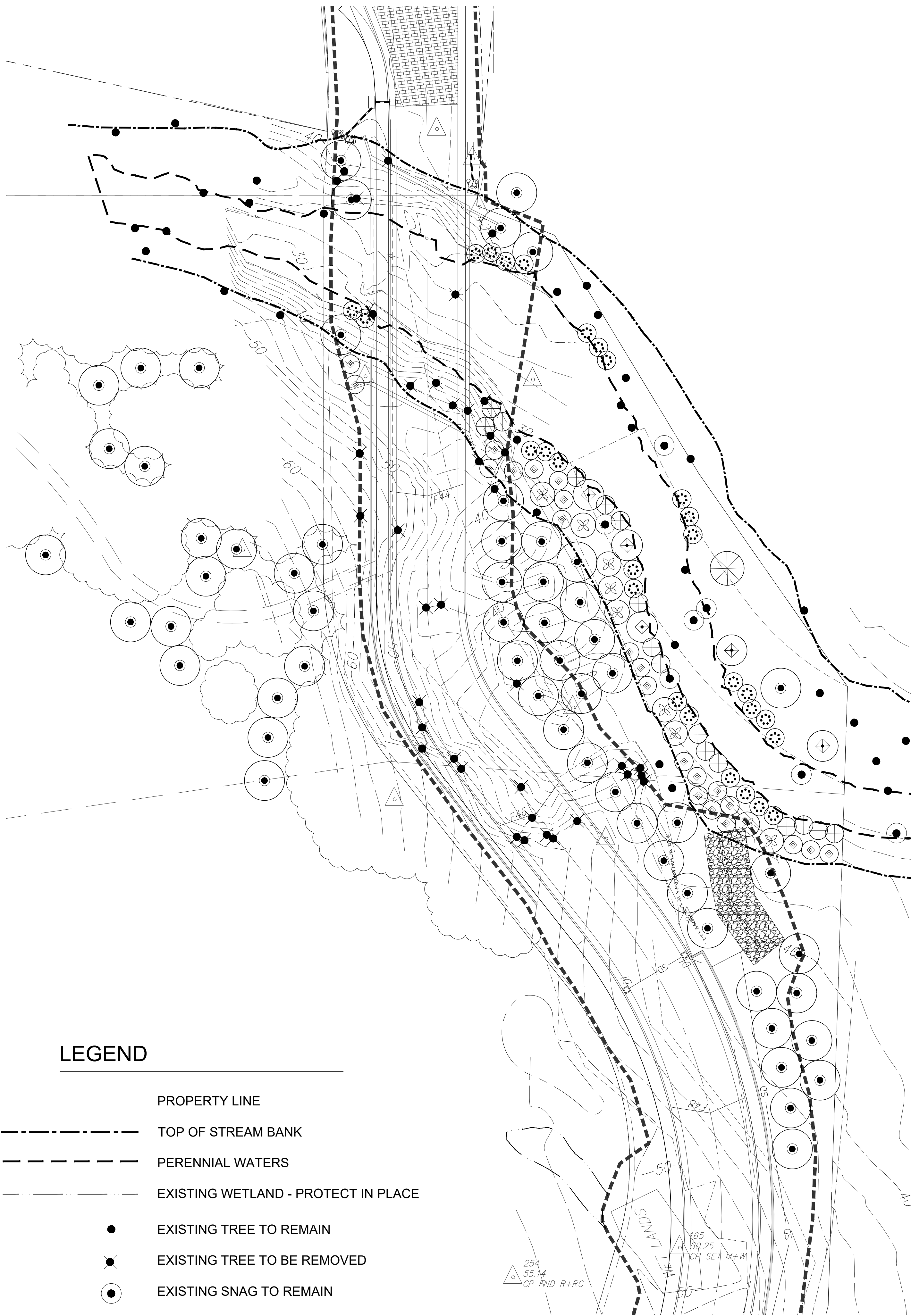
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SCALE: 1" = 20'



TREE
DISPOSITION
PLAN

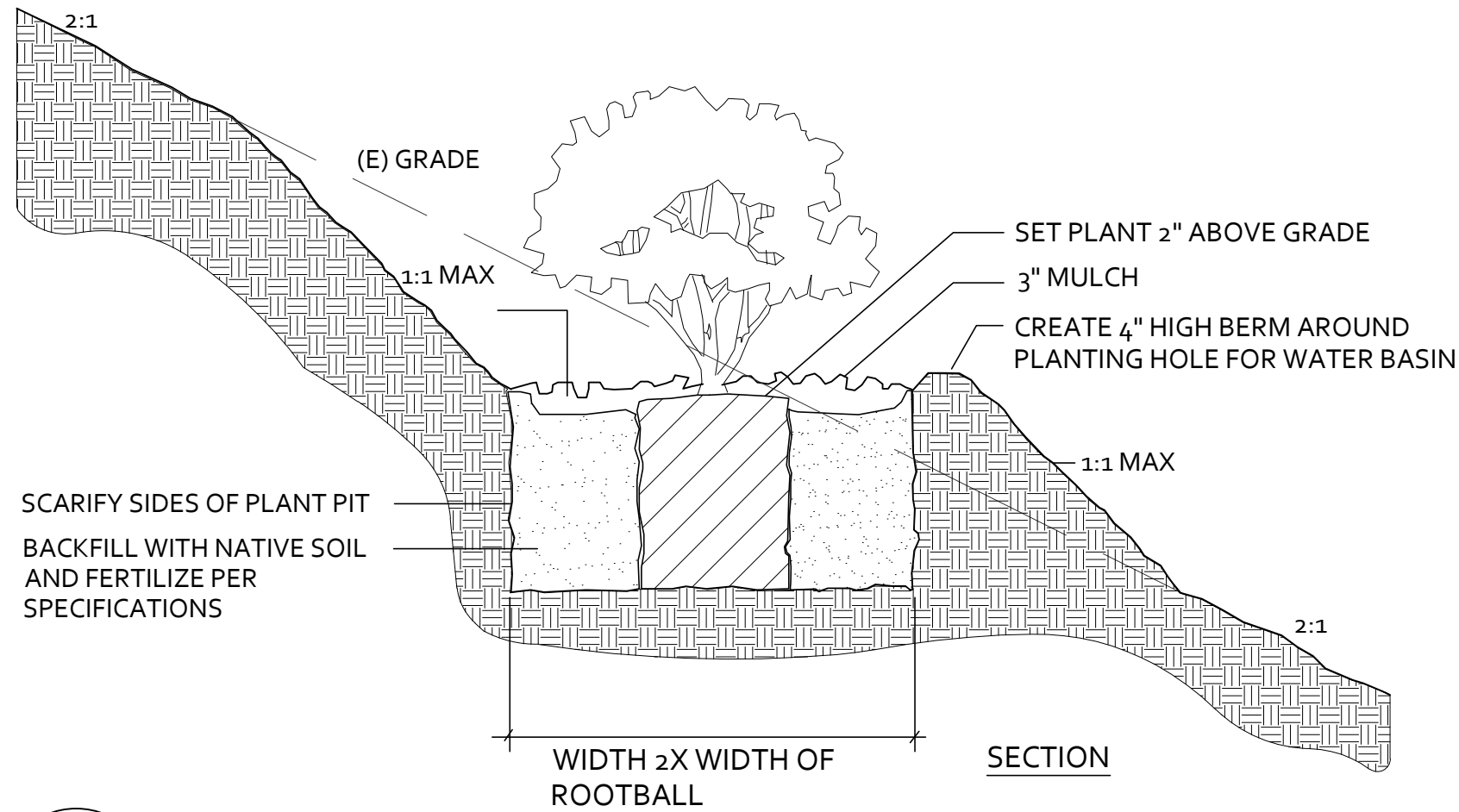
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M-4

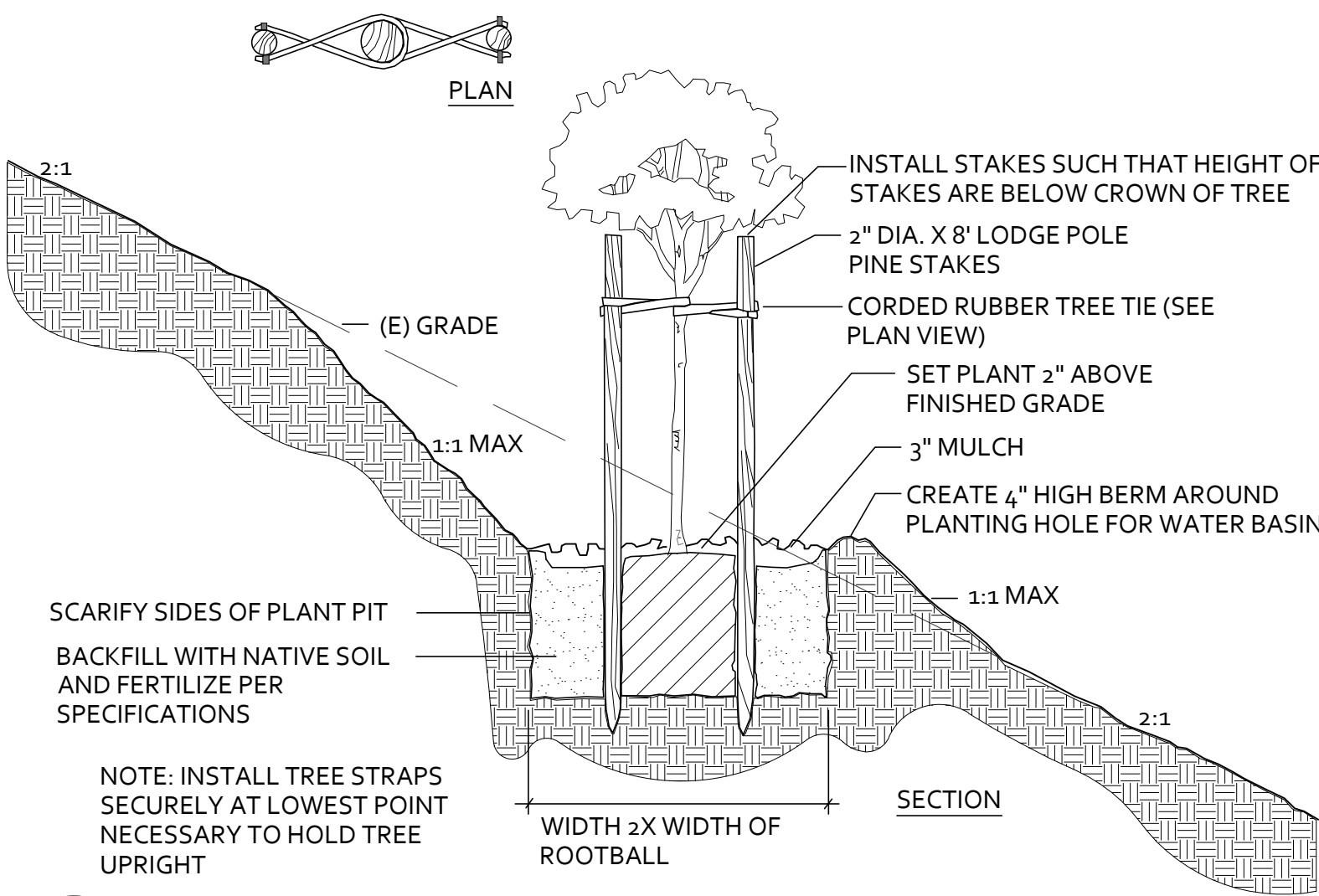


1 RIPARIAN PLANTING PLAN
SCALE: 1" = 20'

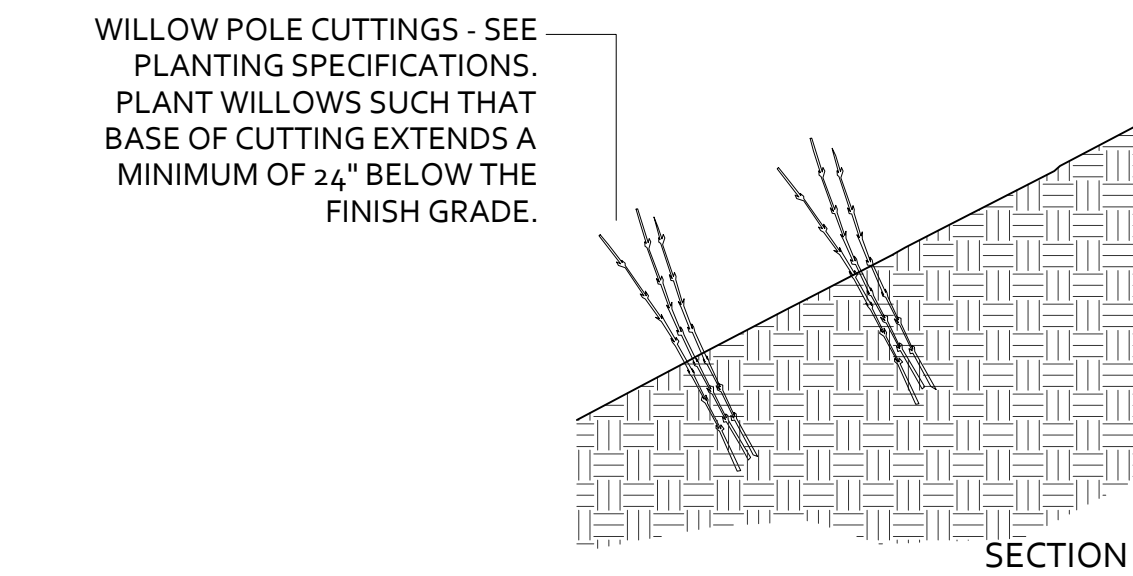
RIPARIAN PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)	ACCESSORIES	TOTAL QUANTITY
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	13	WIRE CAGE AND TREE STAKES	1
	ALNUS RHOMBIFOLIA	WHITE ALDER	15 GAL	10	WIRE CAGE AND TREE STAKES	5
	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL	6		16
	FRANGULA CALIFORNICA	COFFEE BERRY	5 GAL	8	WIRE CAGE	9
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	13	WIRE CAGE AND TREE STAKES	30
	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL	13	WIRE CAGE	29
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	6		22
	SALIX LAEVIGATA	RED WILLOW	LIVE STAKE (3 EACH)	6		87



2 SHRUB PLANTING DETAIL
NOT TO SCALE

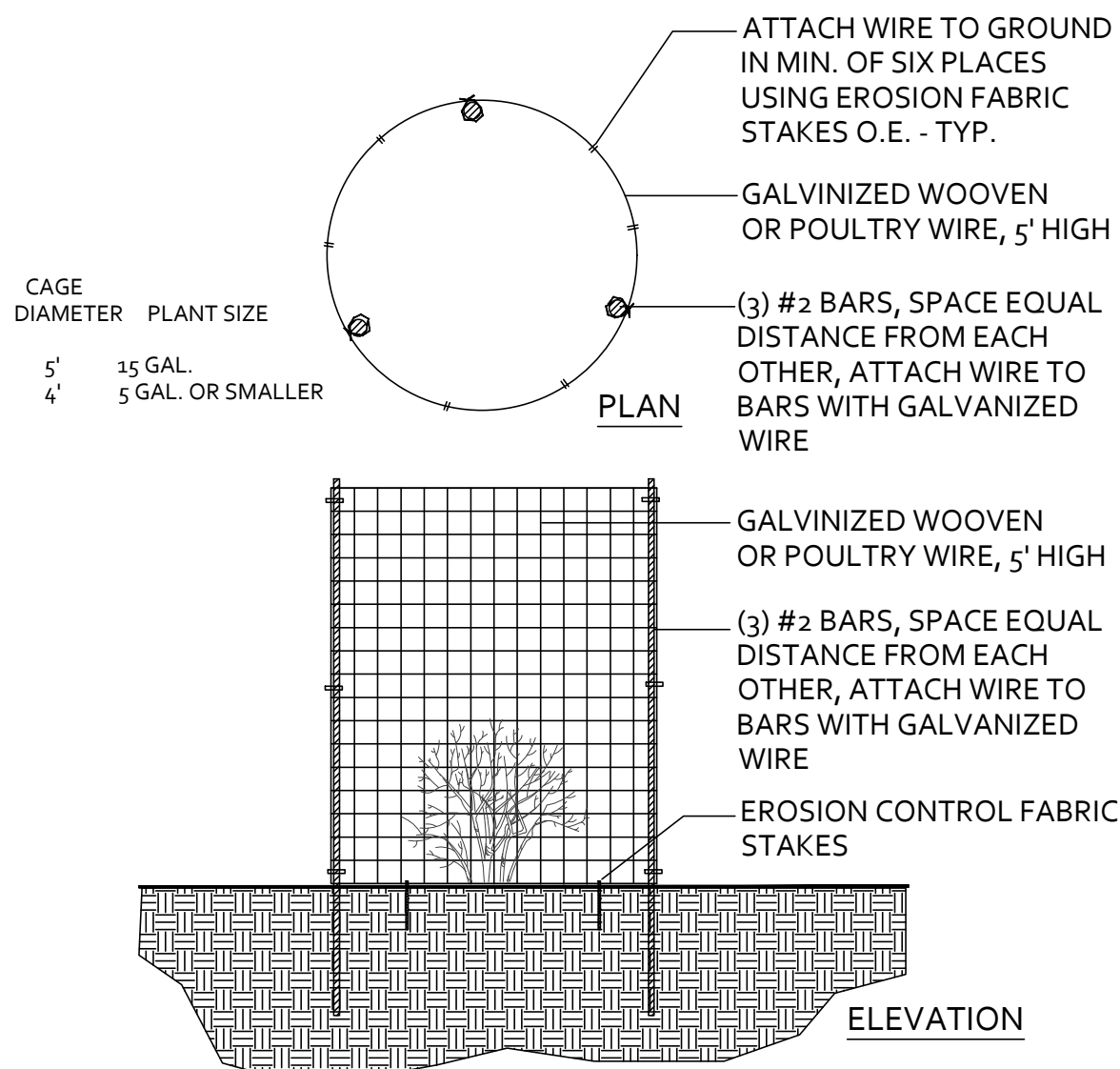


3 TREE PLANTING DETAIL
NOT TO SCALE



4 WILLOW PLANTING DETAIL
NOT TO SCALE

PLANTING PLAN FOR AREA
NEAR BRIDGE/ROADWAY.
SEE C3.2 FOR LOCATION



5 WIRE CAGE DETAIL
NOT TO SCALE