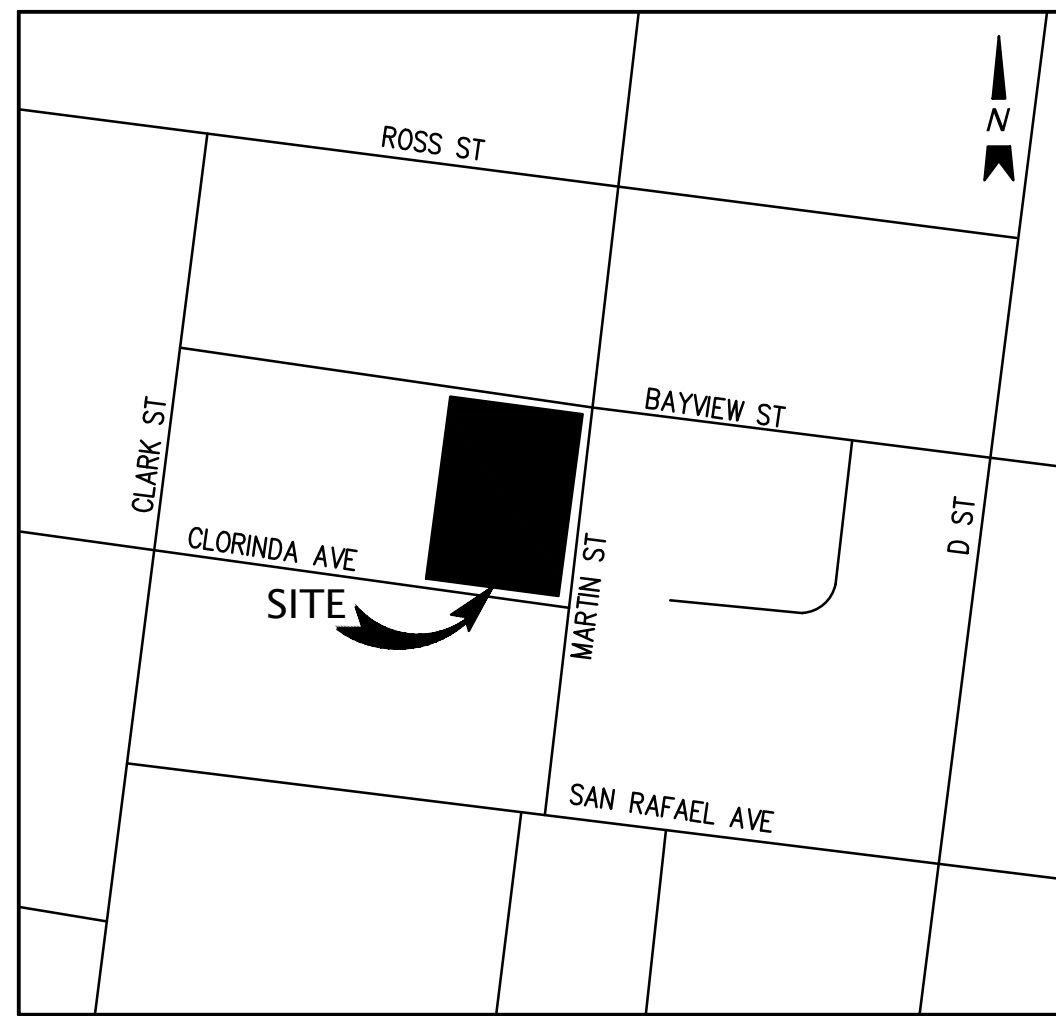


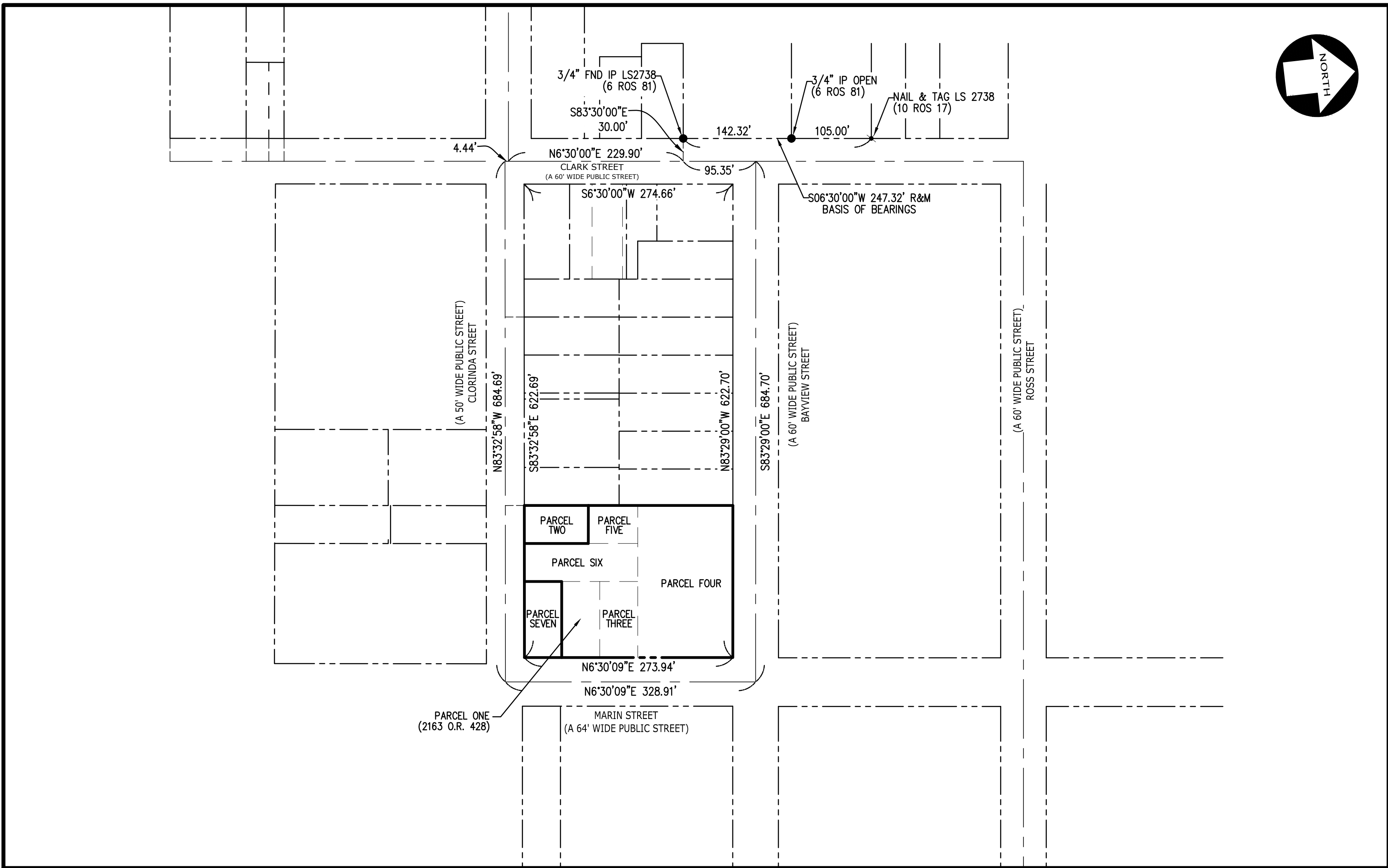
TOPOGRAPHIC SURVEY
OF
35 MARIN STREET
FOR
SAN RAFAEL CITY SCHOOL
SAN RAFAEL CALIFORNIA



VICINITY MAP
NOT TO SCALE

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 20, 2023, NUMBER NCS-1197540-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MARIN COUNTY, CALIFORNIA, MAP NUMBER 06041C0458F FOR COMMUNITY NUMBER 065058 (CITY OF SAN RAFAEL), WITH AN EFFECTIVE DATE OF MARCH 16, 2016, AS BEING LOCATED IN FLOOD ZONES "X (SCREEN)" AND "X (NO SCREEN)". A. ACCORDING TO FEMA THE DEFINITION OF ZONE "X (SCREEN)"
IS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
ACCORDING TO FEMA THE DEFINITION OF ZONE "X (NO SCREEN)"
IS: AREAS OF MINIMAL FLOOD HAZARD.
FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.
- BENCHMARK:
BENCHMARK ID: HT1770
DESCRIPTION: AT SAN RAFAEL, 140 FEET SOUTHWEST OF THE INTERSECTION OF WEST END AVENUE AND GREENFIELD AVENUE, AT A 2X2-FOOT CATCH BASIN, SET IN THE CONCRETE CURBING ABOVE THE BOX, 18 FEET EAST OF THE CENTERLINE OF THE DRIVEWAY AT 31 GREENFIELD AVENUE, 10.7 FEET NORTH OF A POWERLINE POLE, AND 0.6 FOOT SOUTHEAST OF THE SOUTHEAST CORNER OF THE INLET.
ELEVATION: 73.78 FEET (NAVD 88)
- BASIS OF BEARINGS:
THE BEARING OF SOUTH 06° 30' 00" WEST TAKEN ON THE WESTERLY RIGHT OF WAY LINE OF CLARK STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY, 1967, IN BOOK 6 OF MAPS AT PAGE 81, OFFICIAL RECORDS OF MARIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.



SHEET LAYOUT
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY - 35 MARIN STREET

NOTE: THIS SITE HAS FIBER OPTIC LINES
LOCATED ON OR ADJACENT TO IT.

LEGEND

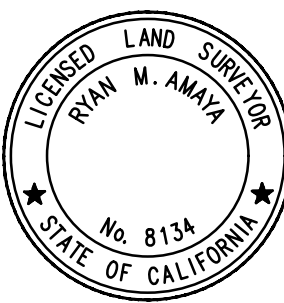
	BUILDING LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	EDGE OF PAVEMENT
	FENCE LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	UNKNOWN UTILITY LINE
	WATER LINE & VALVE
	AREA DRAIN
	BACKFLOW PREVENTION DEVICE
	FOUND/SET CROSS
	ELECTROLUX
	FIRE HYDRANT
	FLAG POLE
	IRRIGATION LINE
	LIP OF GUTTER
	MAIL BOX
	POWER POLE/JOINT POLE
	SURVEY CONTROL POINT
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE

ABBREVIATIONS

BC	BACK OF CURB
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BLRD	BOLLARD
BR	BACK OF RAMP
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEANOUT
CTV	CABLE TV LINE
CTVB	CABLE TV BOX
DI	DRAIN INLET
DR	DOOR
E	EAST
EB	ELECTRIC BOX
ELEC	ELECTRICAL LINE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FF	FINISH FLOOR
FH	FIRE HYDRANT
FP	FLAG POLE
FW	FACE OF WALL
GB	GRADE BREAK
GRN	GROUND
GV	GAS VALVE
IB	IRRIGATION BOX
IRR	IRRIGATION LINE
LIP	LIP OF GUTTER
LS	UNKNOWN_ABBR
LT	LIGHT
MB	MAIL BOX
MH	MANHOLE
N	NORTH
P-FC	PAVEMENT @ FACE OF CURB
POC	POINT OF CONNECTION
PP	POWER POLE
RW	R/W ELEVATION
RWL	RAIN WATER LEADER
S	SOUTH
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TRENCH DRAIN
TD	TREE
TR	TRANSFORMER
TRN	TOP OF STAIR
TS	TOP OF WALL
TW	TOP OF WALK
UB	UNKNOWN UTILITY BOX
W	WEST
WB	WATER BOX
WO	WOOD
WV	WATER VALVE

DRAFT

12/8/2023
PREPARED BY OR UNDER THE SUPERVISION OF DATE
RYAN M. AMAYA P.L.S. 8134
RAMAYAKIERWRIGHT.COM



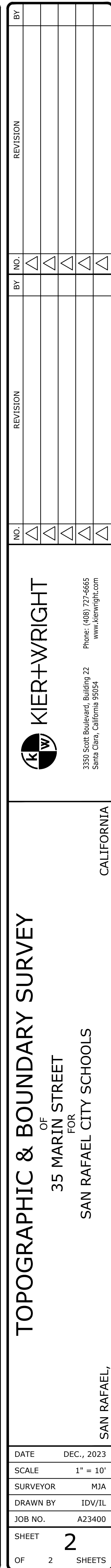
TOPOGRAPHIC & BOUNDARY SURVEY
OF
35 MARIN STREET
FOR
SAN RAFAEL CITY SCHOOLS

SAN RAFAEL,
CALIFORNIA

DATE	DEC., 2023
SCALE	1" = 10'
SURVEYOR	MJA
DRAWN BY	IDV/JL
JOB NO.	A23400
SHEET	1
OF	2 SHEETS

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NO.	BY	NO.	REVISION
1		1	
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SAN RAFAEL,

DATE	DEC., 2023
SCALE	1" = 10'
SURVEYOR	MJA
DRAWN BY	IDV/IL
JOB NO.	A23400
SHEET	2
OF	2 SHEETS