PRECISE DEVELOPMENT PLAN FOR GRADY RANCH

MARIN COUNTY, CALIFORNIA

BASIS OF TOPOGRAPHY

The aerial survey, dated October 23, 2007, was prepared by HJ W Geo Spacial, Inc. of Oakland, California using computer assisted, photogrammetric methods. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. CSW/Stuber-Stroeh Engineering Group, Inc. performed an OPUS Solution based on an Epoch Date of 2002.0000 and verified that the horizontal datum is based on NAD 83. Because of dense vegetation, the topographic contours have been modified to conform with field checked steam course.

BENCHMARK

Brass Tablet set in 3 ft. by 5 ft. rock outcrop at crest of hill, 30 feet east of Big Rock, 39.5 feet north of fence line, and 54.5 feet north of pavement center line, 5.2 miles west of U.S. 101 along Lucas Valley Road. Elevation is 647.6 feet (NAVD 88).

BASIS OF BEARINGS

The grid is based on the California Coordinate System, Zone III, NAD 1983. The Control survey was performed by PLS Surveys, Inc.

PROJECT INFORMATION

APN:	164-310-15, -17, -19
ADDRESS:	2828 Lucas Valley Road San Rafael, CA
TOTAL AREA:	239 Acres
ZONING:	RMP (Residential -Multiple Planned District) and Approved Use Permit per Resolution No. 96-151
GENERAL PLAN DESIGNATION:	Planned Residential
EXISTING USE:	Vacant
PROPOSED USE:	Offices for advanced, digital technology-based film production, production stages, outdoor stage, restaurant, a store and wine tasting, and associated uses.

OWNER/APPLICANT

Skywalker Properties, Ltd.
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Nicasio, CA 94946
Contact: Angelo Garcia
Tel. (415) 746-5006
Fax (415) 746-5015

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Fax (510) 663-4141

ARCHITECT

Urban Design Group
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Fax (972) 788-9234

MEP ENGINEER

Interface Engineering
717 Market Street Suite 500
San Francisco, CA 94103
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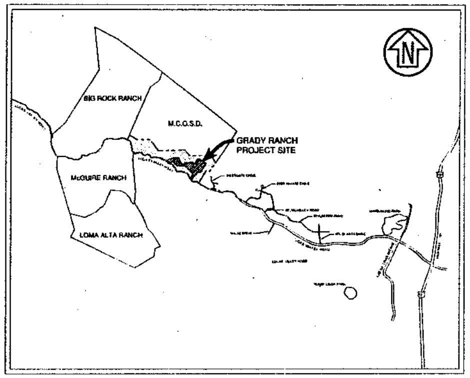
Fax (415) 489-7289



VICINITY MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE	P.C.C.	PORTLAND CEMENT CONCRETE
AC	ASPHALT CONCRETE	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CR	CURB RETURN	ROW	RIGHT OF WAY
DI	DROP INLET	SD	STORM DRAIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TW	TOP OF WALL
FS	FINISH SURFACE	tw	TOE OF WALL
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
JT	JOINT TRENCH	TP	TOP OF PAVEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
LP	LOW POINT		
PCC	POINT OF COMPOUND CURVE		

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A001	Main Building Rendering	UDG
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A100	Site Plan	UDG
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A200	Parking Level Plan	UDG
A201	First Level Plan	UDG
A202	Second Level Plan	UDG
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A300	Building Elevations	UDG
A301	Building Elevations	UDG
A400	Sectional Elevations	UDG
A401	Sectional Elevations	UDG
A402	Sectional Elevations	UDG
A500	Proposed Material	UDG
A501	Proposed Material	UDG
A502	Proposed Material	UDG
A503	Proposed Material	UDG
M001	Mechanical Symbol List, General Notes & Sheet Index	IFE
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M101	Enlarged Site Plan - Mechanical	IFE
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M201	First Level Plan - Mechanical	IFE
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M204	Roof Level Plan - Mechanical	IFE
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E001	Electrical Symbol List, General Notes & Sheet Index	IFE
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P100	Site Plan - Plumbing	IFE
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P302	Domestic CW/HW Riser Diagram	IFE

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Rev	Date	Description	Designed	Drawn	Checked
4	07/16/10	RESUBMITTAL TO M.C.C.D.A.	GKM	SAS	GKM
3	06/08/10	RESUBMITTAL TO M.C.C.D.A.	GKM	MRB	GKM
2	11/25/09	SUBMITTAL TO M.C.C.D.A. (NOPS1)	GKM	SAS	GKM
-	11/09/09	SUBMITTAL FOR CLIENT REVIEW	GKM	SAS	GKM
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	GKM	MAR	GKM

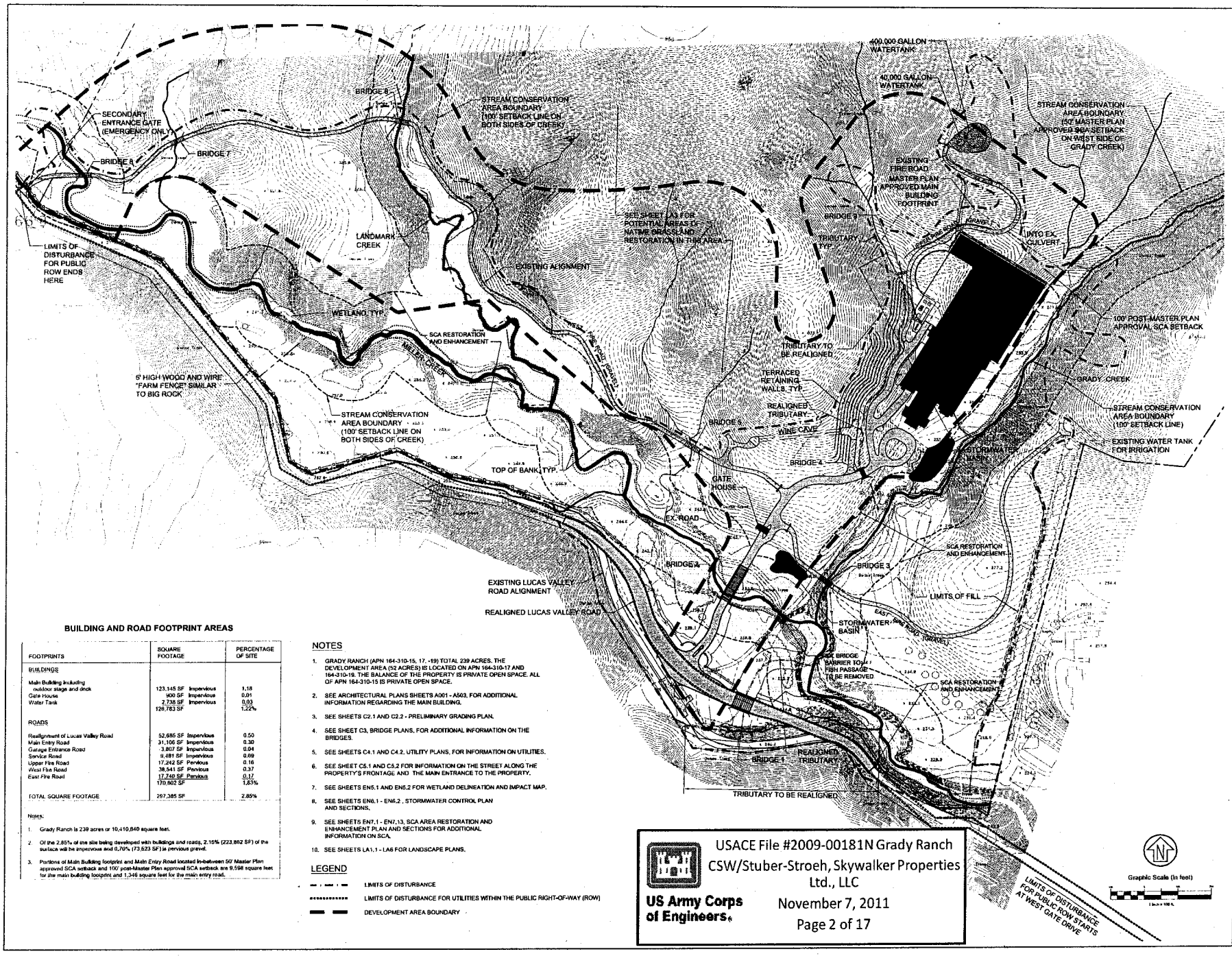
GRADY RANCH PRECISE DEVELOPMENT PLAN
COVER SHEET
Skywalker Properties Ltd.

County Of Marin
State Of California

Prepared Under the Direction of:

Sheet **EN1**

Scale:	NTS
Date:	November 21, 2008
File:	5.875.20 N 5.875.21 P
Plan File:	D-4868 N DP-0748-.18 P



BUILDING AND ROAD FOOTPRINT AREAS

FOOTPRINTS	SQUARE FOOTAGE		PERCENTAGE OF SITE
BUILDINGS			
Main Building including outdoor stage and deck	123,145 SF	Impervious	1.18
Gate House	900 SF	Impervious	0.01
Water Tank	2,738 SF	Impervious	0.03
	126,783 SF		1.22%
ROADS			
Realignment of Lucas Valley Road	52,685 SF	Impervious	0.50
Main Entry Road	31,106 SF	Impervious	0.30
Garage Entrance Road	3,807 SF	Impervious	0.04
Service Road	9,481 SF	Impervious	0.09
Upper Fire Road	17,242 SF	Pervious	0.16
West Fire Road	38,541 SF	Pervious	0.37
East Fire Road	17,740 SF	Pervious	0.17
	170,602 SF		1.63%
TOTAL SQUARE FOOTAGE	297,385 SF		2.85%

Notes:

1. Grady Ranch is 239 acres or 10,410,840 square feet.
2. Of the 2.85% of the site being developed with buildings and roads, 2.15% (223,862 SF) of the surface will be impervious and 0.70% (73,523 SF) is pervious gravel.
3. Portions of Main Building footprint and Main Entry Road located in-between 50' Master Plan approved SCA setback and 100' post-Master Plan approval SCA setback are 9,598 square feet for the main building footprint and 1,346 square feet for the main entry road.

NOTES

1. GRADY RANCH (APN 164-310-15, 17, -19) TOTAL 239 ACRES. THE DEVELOPMENT AREA (52 ACRES) IS LOCATED ON APN 164-310-17 AND 164-310-19. THE BALANCE OF THE PROPERTY IS PRIVATE OPEN SPACE. ALL OF APN 164-310-15 IS PRIVATE OPEN SPACE.
2. SEE ARCHITECTURAL PLANS SHEETS A001 - A503, FOR ADDITIONAL INFORMATION REGARDING THE MAIN BUILDING.
3. SEE SHEETS C2.1 AND C2.2 - PRELIMINARY GRADING PLAN.
4. SEE SHEET C3, BRIDGE PLANS, FOR ADDITIONAL INFORMATION ON THE BRIDGES.
5. SEE SHEETS C4.1 AND C4.2, UTILITY PLANS, FOR INFORMATION ON UTILITIES.
6. SEE SHEET C5.1 AND C5.2 FOR INFORMATION ON THE STREET ALONG THE PROPERTY'S FRONTAGE AND THE MAIN ENTRANCE TO THE PROPERTY.
7. SEE SHEETS EN5.1 AND EN5.2 FOR WETLAND DELINEATION AND IMPACT MAP.
8. SEE SHEETS EN6.1 - EN6.2 , STORMWATER CONTROL PLAN AND SECTIONS.
9. SEE SHEETS EN7.1 - EN7.13, SCA AREA RESTORATION AND ENHANCEMENT PLAN AND SECTIONS FOR ADDITIONAL INFORMATION ON SCA.
10. SEE SHEETS LA1.1 - LA6 FOR LANDSCAPE PLANS.

LEGEND

- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE FOR UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW)
- DEVELOPMENT AREA BOUNDARY

US Army Corps of Engineers

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
Page 2 of 17

CSW ST2
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Rev.	Date	Description	Designed	Drawn	Checked
4	8/08/10	SUBMITTAL TO USACE (NOPSI)	CMM	AHN	CMM
3	6/08/10	RESUBMITTAL TO M.C.E.D.A.	CMM	MRB	CMM
2	1/05/08	SUBMITTAL TO M.C.E.D.A. (NOPSI)	CMM	SAS	CMM
1	12/05/06	SUBMITTAL TO M.C.E.D.A. (PRE-APP)	CMM	SAS	CMM
0	6/15/06	SUBMITTAL TO M.C.E.D.A.	CMM	JRT	CMM

GRADY RANCH PRECISE DEVELOPMENT PLAN

SITE PLAN - DEVELOPMENT AREA

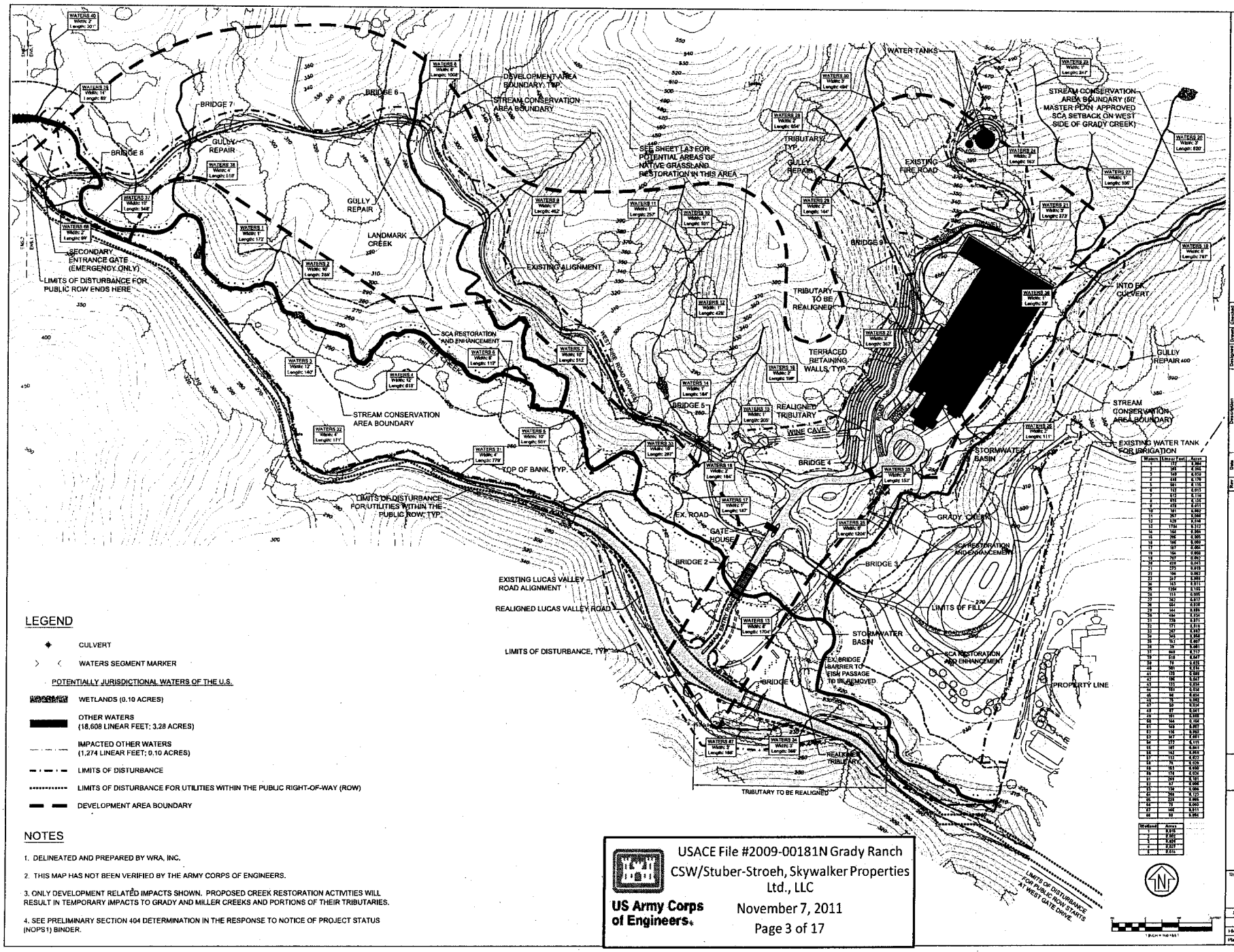
Skywalker Properties Ltd.

County Of Marin
State Of California

Prepared Under the Direction of:

Sheet
EN4.2

Scale: 1" = 100'
Date: November 21, 2008
File: 5,675.20 N 5,675.21 P
Plan File: D-4468 N DP-0748-10 P


WATERS 40 Width: 2' Length: 301'
WATERS 39 Width: 14' Length: 89'
WATERS 38 Width: 4' Length: 518'
WATERS 37 Width: 10' Length: 348'
WATERS 36 Width: 2' Length: 99'
WATERS 1 Width: 1' Length: 172'
WATERS 2 Width: 10' Length: 258'
WATERS 3 Width: 12' Length: 140'
WATERS 4 Width: 12' Length: 618'
WATERS 22 Width: 4' Length: 171'
WATERS 21 Width: 4' Length: 779'
WATERS 5 Width: 8' Length: 112'
WATERS 6 Width: 6' Length: 1008'
WATERS 8 Width: 1' Length: 462'
WATERS 7 Width: 10' Length: 512'
WATERS 9 Width: 10' Length: 501'
WATERS 11 Width: 1' Length: 257'
WATERS 10 Width: 1' Length: 191'
WATERS 12 Width: 1' Length: 428'
WATERS 14 Width: 1' Length: 184'
WATERS 13 Width: 1' Length: 205'
WATERS 33 Width: 10' Length: 267'
WATERS 18 Width: 2' Length: 184'
WATERS 17 Width: 1' Length: 187'
WATERS 15 Width: 8' Length: 1704'
WATERS 16 Width: 1' Length: 198'
WATERS 27 Width: 8' Length: 367'
WATERS 28 Width: 2' Length: 142'
WATERS 29 Width: 2' Length: 654'
WATERS 30 Width: 2' Length: 494'
WATERS 23 Width: 7' Length: 247'
WATERS 24 Width: 3' Length: 162'
WATERS 21 Width: 3' Length: 273'
WATERS 22 Width: 1' Length: 196'
WATERS 20 Width: 3' Length: 820'
WATERS 19 Width: 6' Length: 787'
WATERS 26 Width: 3' Length: 39'
WATERS 25 Width: 1' Length: 111'
WATERS 35 Width: 2' Length: 153'
WATERS 32 Width: 8' Length: 1206'
WATERS 87 Width: 3' Length: 168'
WATERS 34 Width: 3' Length: 349'
BRIDGE 1
BRIDGE 2
BRIDGE 3
BRIDGE 4
BRIDGE 5
BRIDGE 6
BRIDGE 7
BRIDGE 8
BRIDGE 9
DEVELOPMENT AREA BOUNDARY, TYP.
STREAM CONSERVATION AREA BOUNDARY
SEE SHEET L4.1 FOR POTENTIAL AREAS OF NATIVE GRASSLAND RESTORATION IN THIS AREA
WATER TANKS
STREAM CONSERVATION AREA BOUNDARY (50' MASTER PLAN APPROVED SCA SETBACK ON WEST SIDE OF GRADY CREEK)
EXISTING FIRE ROAD
TRIBUTARY, TYP.
GULLY REPAIR
LANDMARK CREEK
EXISTING ALIGNMENT
TRIBUTARY TO BE REALIGNED
TERRACED RETAINING WALLS, TYP.
INTO FR. CULVERT
SCA RESTORATION AND ENHANCEMENT
MILLER CREEK
WEST FIRE ROAD (GRAVEL)
REALIGNED TRIBUTARY
WINE CAVE
STORMWATER BASIN
EXISTING WATER TANK FOR IRRIGATION
SECONDARY ENTRANCE GATE (EMERGENCY ONLY)
LIMITS OF DISTURBANCE FOR PUBLIC ROW ENDS HERE
TOP OF BANK, TYP.
LIMITS OF DISTURBANCE FOR UTILITIES WITHIN THE PUBLIC ROW, TYP.
EX. ROAD
GATE HOUSE
GRADY CREEK
EXISTING LUCAS VALLEY ROAD ALIGNMENT
REALIGNED LUCAS VALLEY ROAD
LIMITS OF DISTURBANCE, TYP.
LIMITS OF FILL
EX. BRIDGE / BARRIER TO FISH PASSAGE TO BE REMOVED
PROPERTY LINE
TRIBUTARY TO BE REALIGNED
LIMITS OF DISTURBANCE FOR PUBLIC ROW STARTS AT WEST GATE DRIVE
LEGEND
CULVERT
WATERS SEGMENT MARKER
POTENTIALLY JURISDICTIONAL WATERS OF THE U.S.
WETLANDS (0.10 ACRES)
OTHER WATERS (18,608 LINEAR FEET; 3.28 ACRES)
IMPACTED OTHER WATERS (1,274 LINEAR FEET; 0.10 ACRES)
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE FOR UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW)
DEVELOPMENT AREA BOUNDARY
NOTES
1. DELINEATED AND PREPARED BY WRA, INC.
2. THIS MAP HAS NOT BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS.
3. ONLY DEVELOPMENT RELATED IMPACTS SHOWN. PROPOSED CREEK RESTORATION ACTIVITIES WILL RESULT IN TEMPORARY IMPACTS TO GRADY AND MILLER CREEKS AND PORTIONS OF THEIR TRIBUTARIES.
4. SEE PRELIMINARY SECTION 404 DETERMINATION IN THE RESPONSE TO NOTICE OF PROJECT STATUS (NOPS1) BINDER.
US Army Corps of Engineers
USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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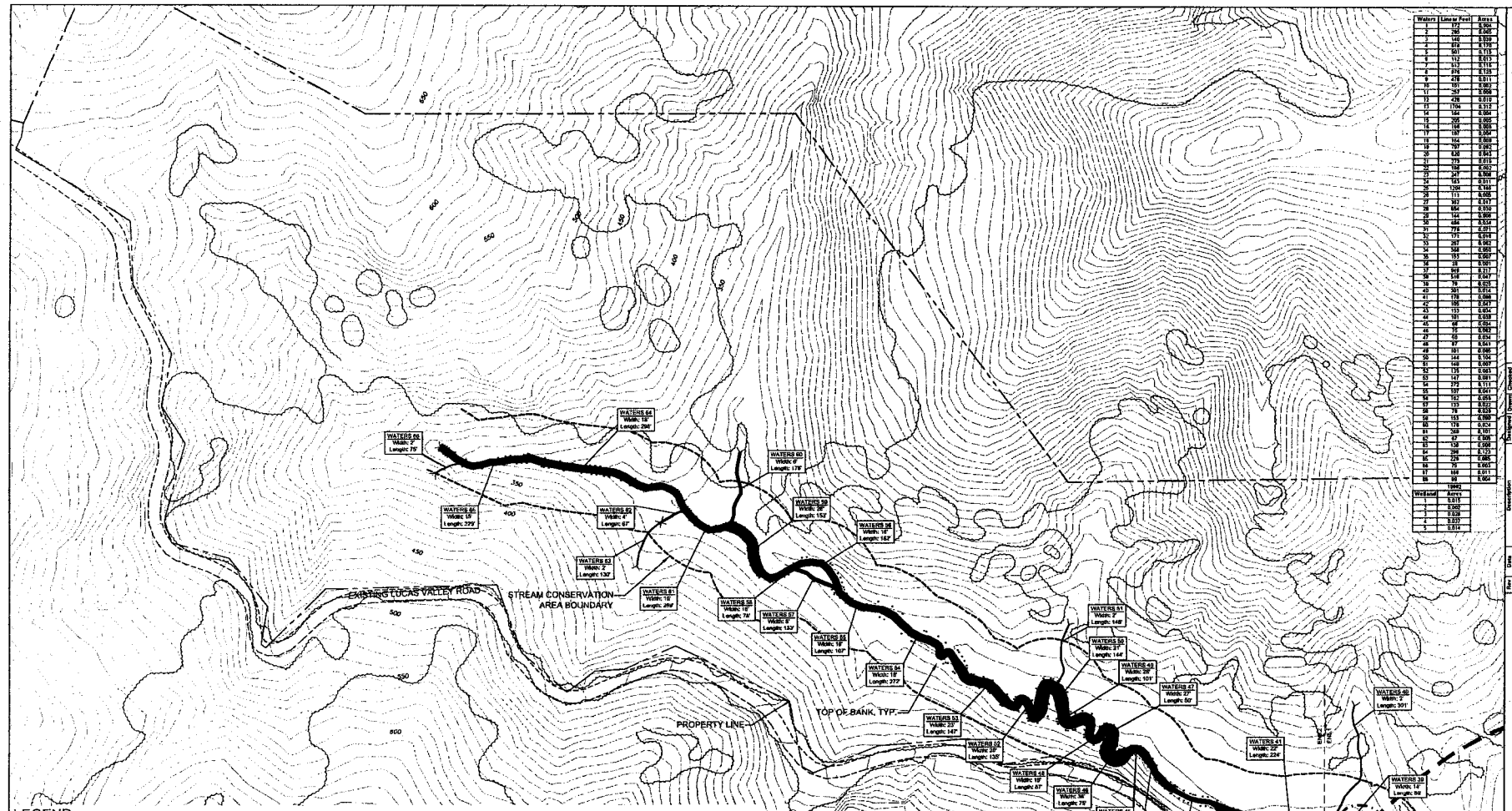
CSW|ST2
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
WRA
BIOLOGY / WETLANDS
LANDSCAPE ARCHITECTURE
Balance Hydrologics, Inc.
GEOMORPHOLOGY
GRADY RANCH PRECISE DEVELOPMENT PLAN
WETLAND DELINEATION AND IMPACT MAP
Skywalker Properties Ltd.
County Of Marin
State Of California
Prepared Under the Direction of:
Sheet
EN5.1
Scale: 1" = 100'
Date: February 22, 2011



Waters	Linear Feet	Acres
1	127	0.006
2	295	0.007
3	146	0.009
4	614	0.175
5	501	0.115
6	112	0.013
7	532	0.116
8	976	0.135
9	478	0.011
10	101	0.003
11	257	0.005
12	428	0.010
13	1104	0.312
14	544	0.064
15	305	0.005
16	146	0.003
17	137	0.004
18	164	0.009
19	797	0.062
20	630	0.043
21	775	0.015
22	158	0.002
23	547	0.008
24	651	0.011
25	1301	0.110
26	111	0.005
27	902	0.017
28	654	0.030
29	144	0.008
30	484	0.034
31	778	0.031
32	171	0.018
33	287	0.042
34	584	0.030
35	153	0.007
36	28	0.001
37	842	0.117
38	648	0.047
39	79	0.025
40	301	0.014
41	178	0.008
42	105	0.037
43	153	0.012
44	101	0.039
45	98	0.004
46	75	0.042
47	69	0.034
48	147	0.041
49	161	0.005
50	144	0.104
51	149	0.007
52	135	0.008
53	147	0.061
54	372	0.111
55	137	0.041
56	162	0.015
57	133	0.012
58	79	0.029
59	153	0.009
60	179	0.024
61	368	0.101
62	87	0.005
63	138	0.006
64	396	0.133
65	229	0.085
66	79	0.001
67	168	0.011
68	89	0.004
	19608	

Wetland	Acres
1	0.015
2	0.002
3	0.028
4	0.037
5	0.014

LEGEND

- CULVERT
- WATERS SEGMENT MARKER

POTENTIALLY JURISDICTIONAL WATERS OF THE U.S.

- WETLANDS (0.10 ACRES)
- OTHER WATERS (18,608 LINEAR FEET; 3.28 ACRES)
- IMPACTED OTHER WATERS (1,274 LINEAR FEET; 0.10 ACRES)
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE FOR UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW)
- DEVELOPMENT AREA BOUNDARY

NOTES

1. DELINEATED AND PREPARED BY WRA, INC.
2. THIS MAP HAS NOT BEEN VERIFIED BY THE ARMY CORPS OF ENGINEERS.
3. ONLY DEVELOPMENT RELATED IMPACTS SHOWN. PROPOSED CREEK RESTORATION ACTIVITIES WILL

US Army Corps of Engineers

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
Page 4 of 17

CSW|ST2
ENVIRONMENTAL PLANNING
CIVIL ENGINEERING
CONTACT: DEVIN MCNAMEE

WRA
BIOLOGY / WETLANDS
LANDSCAPE ARCHITECTURE
CONTACT: TOM FRAEFER

Balance Hydrologics, Inc.
GEOMORPHOLOGY
CONTACT: MARK WOYSNER

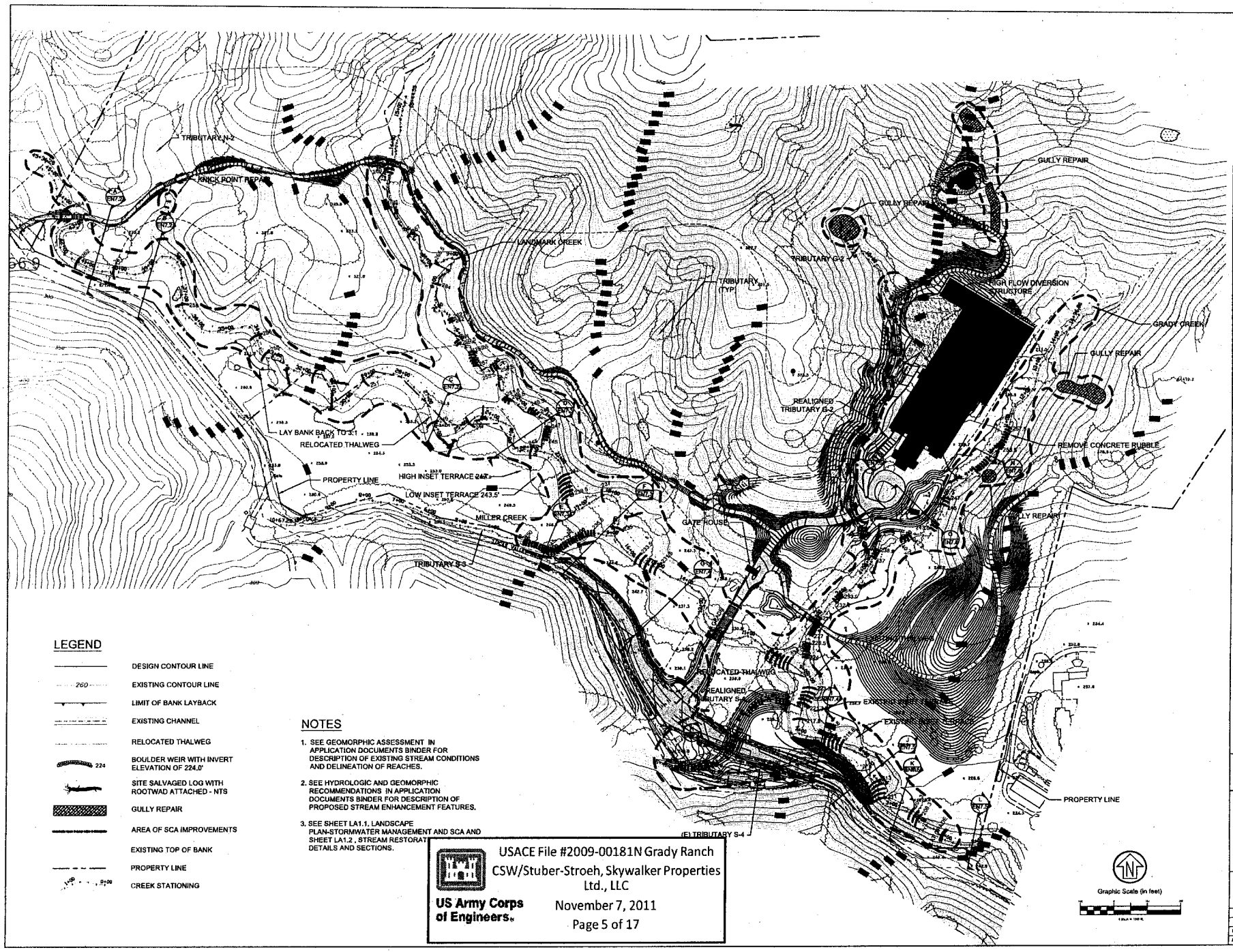
Rev.	Date	Description	Drawn	Checked
6	10/20/11	CORPS VERIFIED DELINEATION	DRC	GAS
5	11/04/10	RESPONSE TO CAPP 3	DRC	TEF
4	11/04/10	SUBMITTAL TO N.C.C.D.A. (NORPS)	DRC	TEF
3	8/04/10	RESUBMITTAL TO N.C.C.D.A.	DRC	TEF
2	11/25/09	SUBMITTAL TO N.C.C.D.A. (NORPS)	DRC	TEF
1	10/14/09	SUBMITTAL TO N.C.C.D.A. (NORPS)	DRC	TEF
-	04/14/09	SUBMITTAL TO N.C.C.D.A.	DRC	TEF

GRADY RANCH PRECISE DEVELOPMENT PLAN
WETLAND DELINEATION AND IMPACT MAP
Skywalker Properties Ltd.

County Of: Marin
State Of: California

Sheet: EN5.2

Scale: 1" = 100'
Date: February 22, 2011
File: 5.875-20 H 5.875-21 P
Plan File: U-1968 N 18P-0748-18 P



LEGEND

- DESIGN CONTOUR LINE
- 260 EXISTING CONTOUR LINE
- LIMIT OF BANK LAYBACK
- EXISTING CHANNEL
- RELOCATED THALWEG
- 224 BOULDER WEIR WITH INVERT ELEVATION OF 224.0'
- SITE SALVAGED LOG WITH ROOTWAD ATTACHED - NTS
- GULLY REPAIR
- AREA OF SCA IMPROVEMENTS
- EXISTING TOP OF BANK
- PROPERTY LINE
- 1+00 0+00 CREEK STATIONING

NOTES

1. SEE GEOMORPHIC ASSESSMENT IN APPLICATION DOCUMENTS BINDER FOR DESCRIPTION OF EXISTING STREAM CONDITIONS AND DELINEATION OF REACHES.
2. SEE HYDROLOGIC AND GEOMORPHIC RECOMMENDATIONS IN APPLICATION DOCUMENTS BINDER FOR DESCRIPTION OF PROPOSED STREAM ENHANCEMENT FEATURES.
3. SEE SHEET LA1.1, LANDSCAPE PLAN-STORMWATER MANAGEMENT AND SCA AND SHEET LA1.2, STREAM RESTORAT DETAILS AND SECTIONS.

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USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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CSW ST2
ENVIRONMENTAL PLANNING
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LANDSCAPE ARCHITECTURE
CONTACT: TOM FRASER

Balance Hydrologics, Inc.
GEOMORPHOLOGY
CONTACT: MARK WOYSHNER

Rev	Date	Description	Designed	Drawn	Checked
2	11/28/09	SUBMITTAL TO M.C.C.D.A. (NOP51)	EDB	DJ	EDB
1	11/06/09	SUBMITTAL FOR CLIENT REVIEW	EDB	DJ	EDB
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	EDB	DJ	EDB

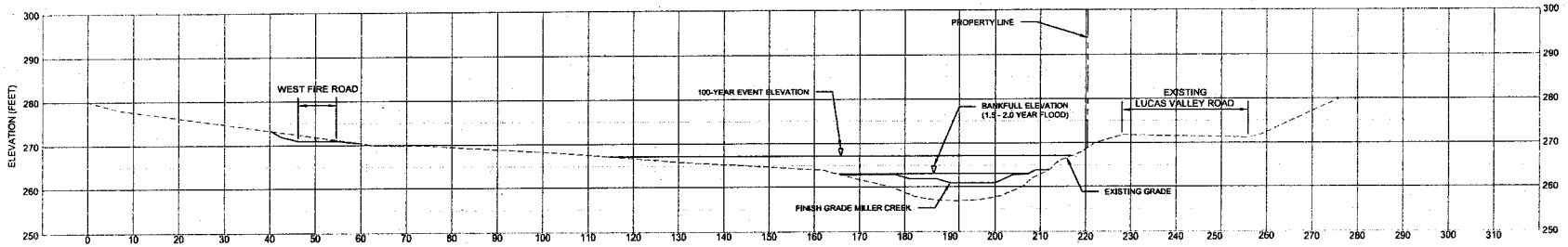
GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT PLAN
Skywalker Properties Ltd.

County Of Marin
State Of California

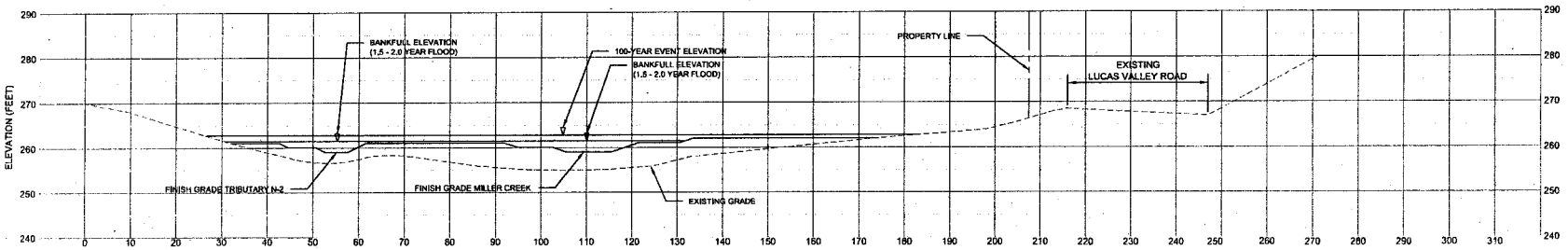
Prepared Under the Direction of:

Sheet
EN7.1

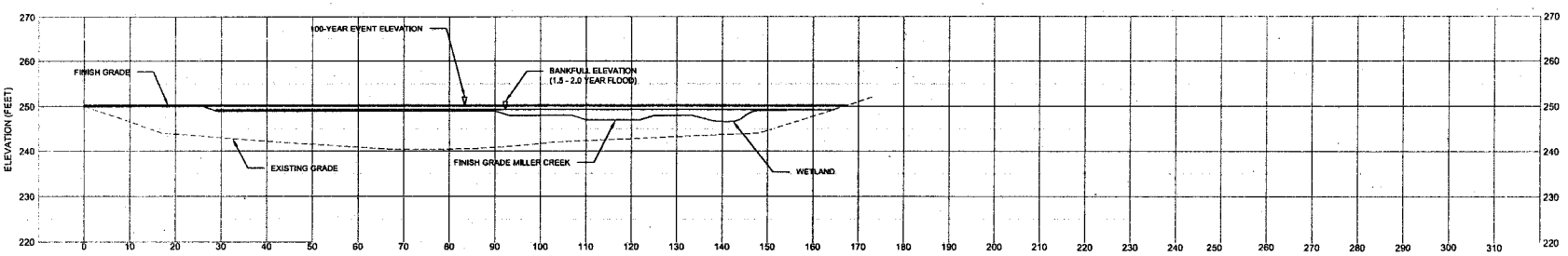
Scale:	1" = 100'
Date:	November 21, 2008
File:	5,875.20 N 5,875.21 P
Plan File:	D-4688 N DP-0746-18 P



A / EN7.1 MILLER CREEK STA 40+75
SCALE 1" = 10'



B / EN7.1 MILLER CREEK STA 38+93
SCALE 1" = 10'



C / EN7.1 MILLER CREEK STA 26+07
SCALE 1" = 10'

Graphic Scale (in feet)

CSW ST2
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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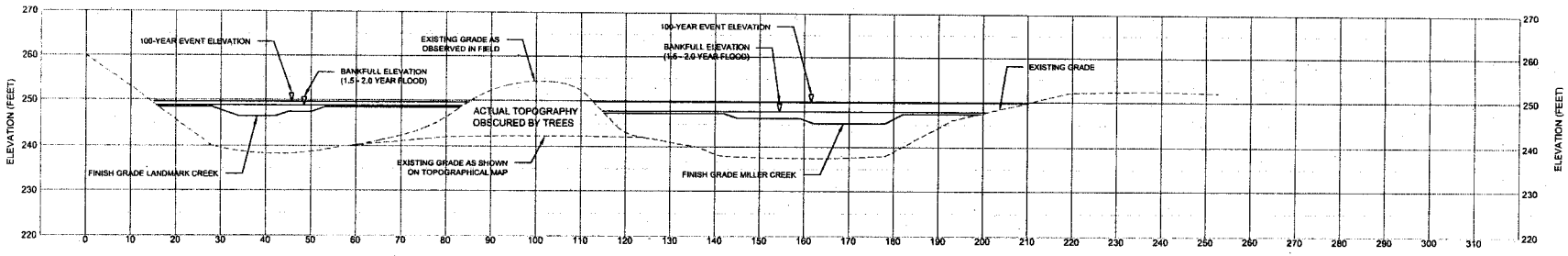
GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT SECTIONS (1 OF 5)
Skywalker Properties Ltd.

County Of Marin
State Of California

Sheet **EN7.2**

Scale: 1" = 10'
Date: November 21, 2009



D EN7.1 MILLER CREEK STA 22+75
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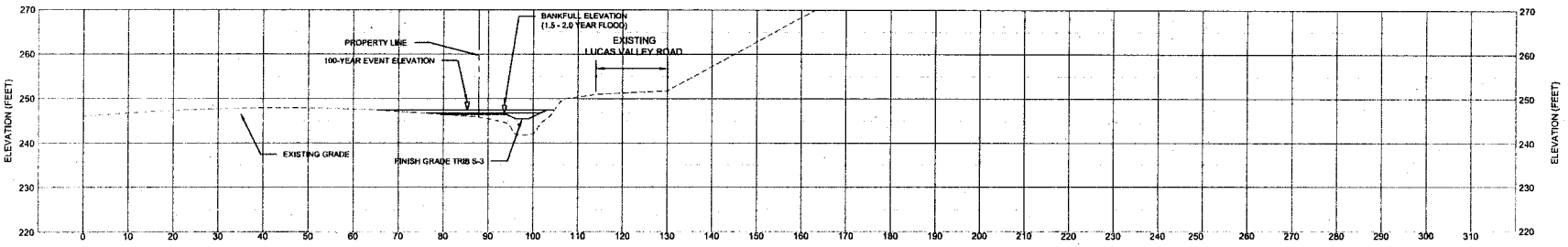
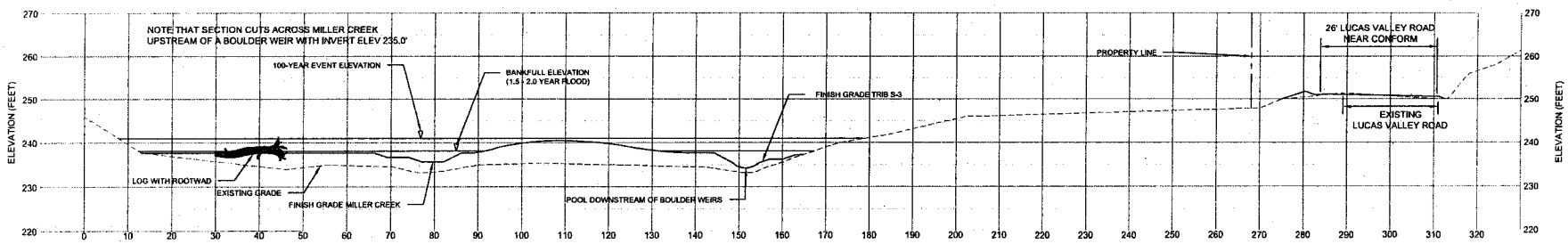


E EN7.1 TRIBUTARY S-3 STA 2+28 (S-3 LINE)
SCALE 1" = 10'



F EN7.1 MILLER CREEK STA 17+25 (CONFLUENCE AT TRIB S-3)
SCALE 1" = 10'

Graphic Scale (in feet)

CSWST2
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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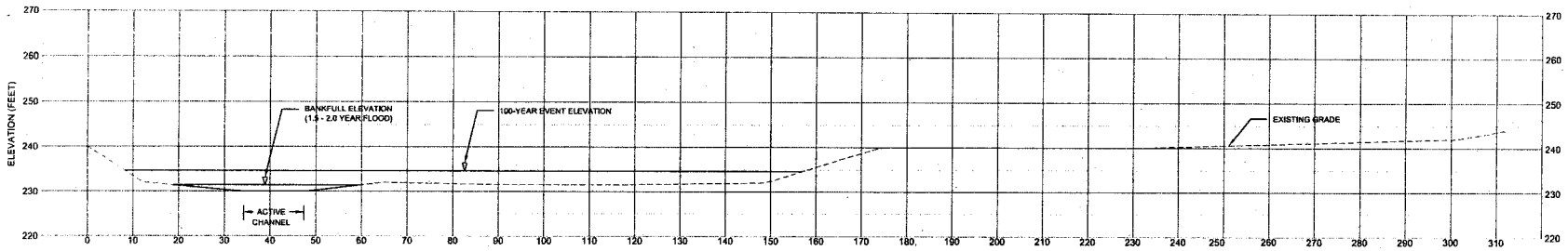
GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT SECTIONS (2 OF 5)
Skywalker Properties Ltd.

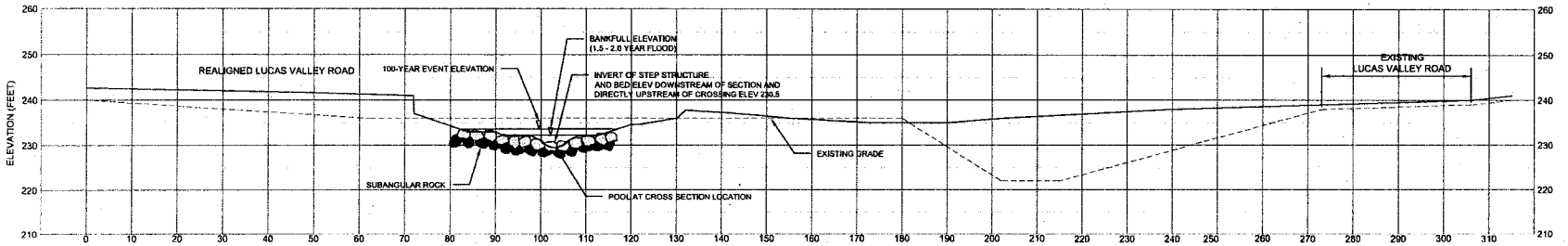
County Of: Marin
State Of: California

Sheet: **EN7.3**

Scale: 1" = 10'
Date: November 21, 2006



G EN7.1 MILLER CREEK STA 13+93
SCALE 1" = 10'



H EN7.1 TRIBUTARY S-4 STA 2+73.75 (S-4 LINE)
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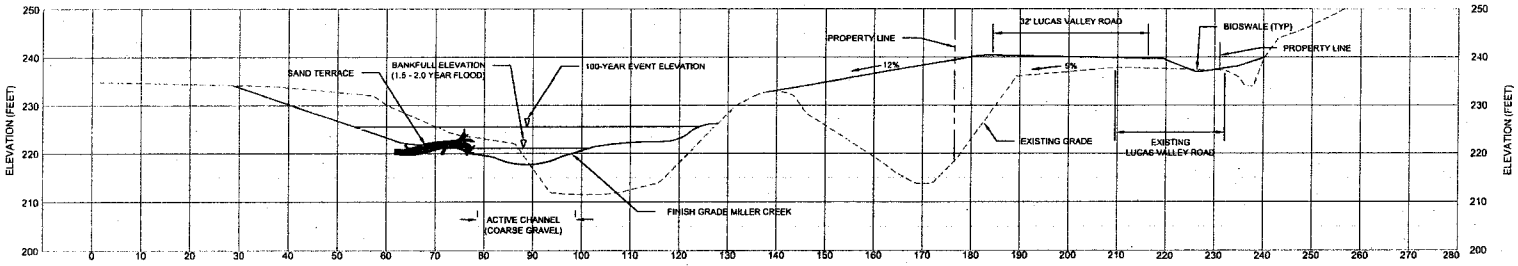

I EN7.1 MILLER CREEK STA 6+30 (AT CONFLUENCE WITH TRIB S4)
SCALE 1" = 10'

Graphic Scale (in feet)

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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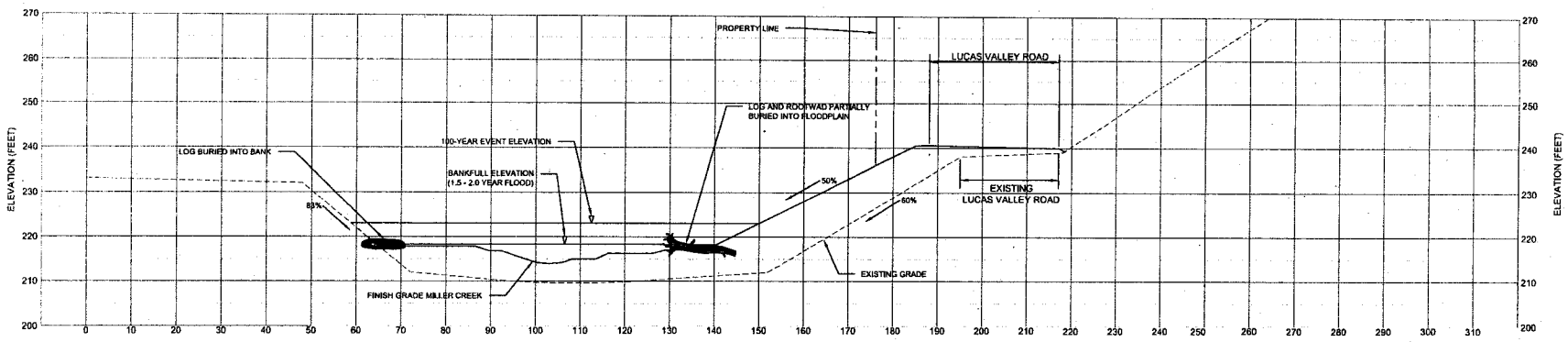
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING

GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT SECTIONS (3 OF 5)
Skywalker Properties Ltd.

County Of Marin
State Of California

Sheet **EN7.4**

Scale: 1" = 10'
Date: November 21, 2008



J / EN7.1 MILLER CREEK STA 4+28
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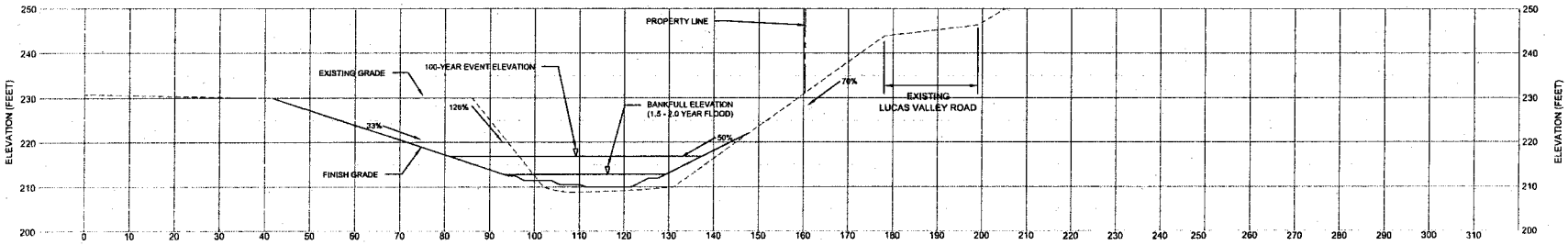
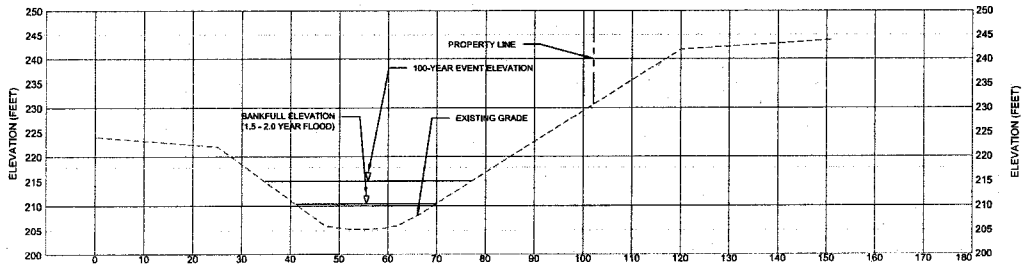


K / EN7.1 MILLER CREEK STA 2+75
SCALE 1" = 10'



L / EN7.1 MILLER CREEK STA 0+17
SCALE 1" = 10'

Graphic Scale (in feet)

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November 7, 2011
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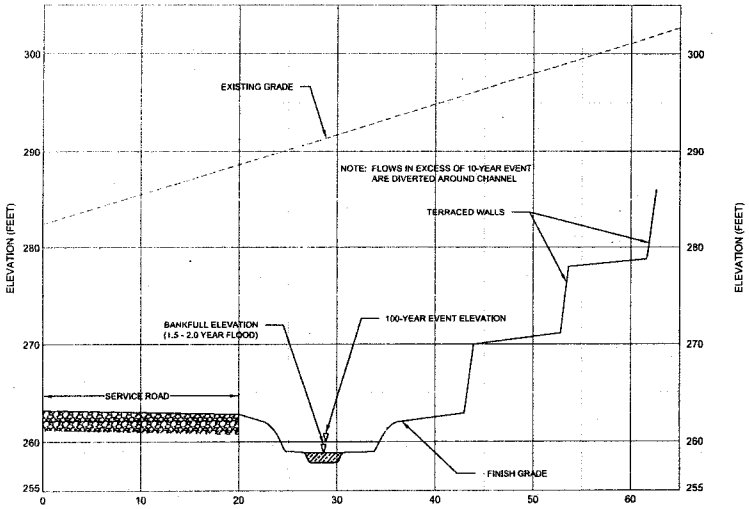
GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT SECTIONS (4 OF 5)
Skywalker Properties Ltd.

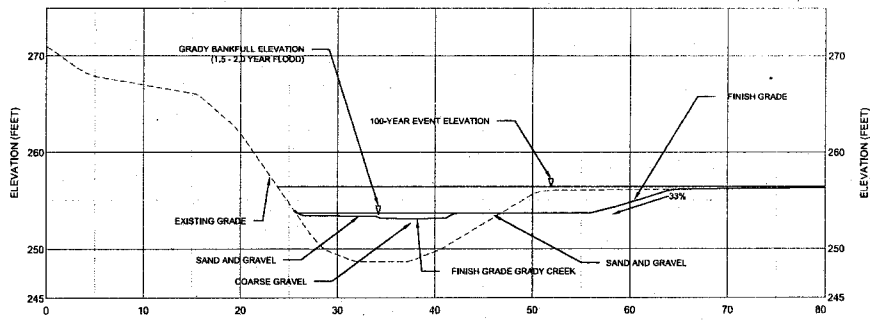
County Of: Marin
State Of: California

Sheet: **EN7.5**

Scale: 1" = 10'
Date: November 21, 2008

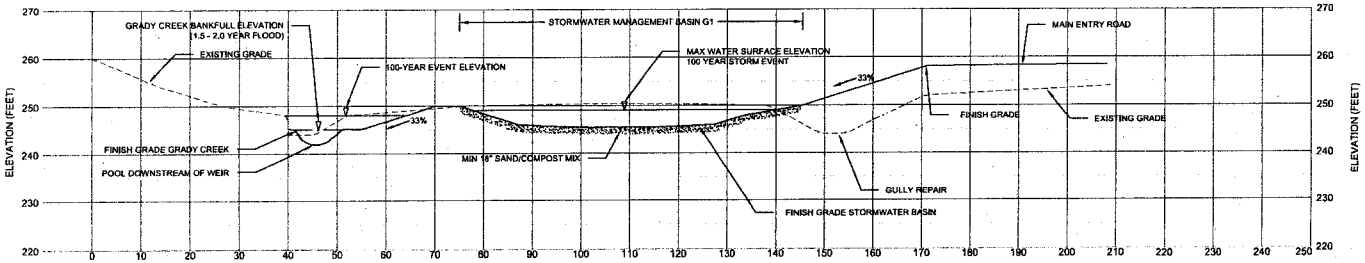


M
EN7.1
TYPICAL SECTION THROUGH REALIGNED TRIBUTARY G-2
SCALE 1"=5'



N
EN7.1
GRADY CREEK STA 9+80
SCALE 1" = 5'

Graphic Scale (in feet)



O
EN7.1
GRADY CREEK STA 7+07 AND STORMWATER BASIN
SCALE 1"=10'

Graphic Scale (in feet)

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
Page 10 of 17

US Army Corps of Engineers

CSW ST 2
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CONTACT: GEORGIA McDANIEL
CIVIL ENGINEERING
CONTACT: EMILY DEAN

wra
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LANDSCAPE ARCHITECTURE
CONTACT: TOM FRASER

Balance Hydrologics, Inc.
GEOMORPHOLOGY
CONTACT: MARK WOYSHNER

Rev	Date	Description	Designed	Drawn	Checked
2	11/2/2009	SUBMITTAL TO M.C.C.D.A. (NOPS1)	EDB	DJ	EDB
1	11/06/09	SUBMITTAL FOR CLIENT REVIEW	EDB	DJ	EDB
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	EDB	DJ	EDB

GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCEMENT SECTIONS (5 OF 5)
Skywalker Properties Ltd.

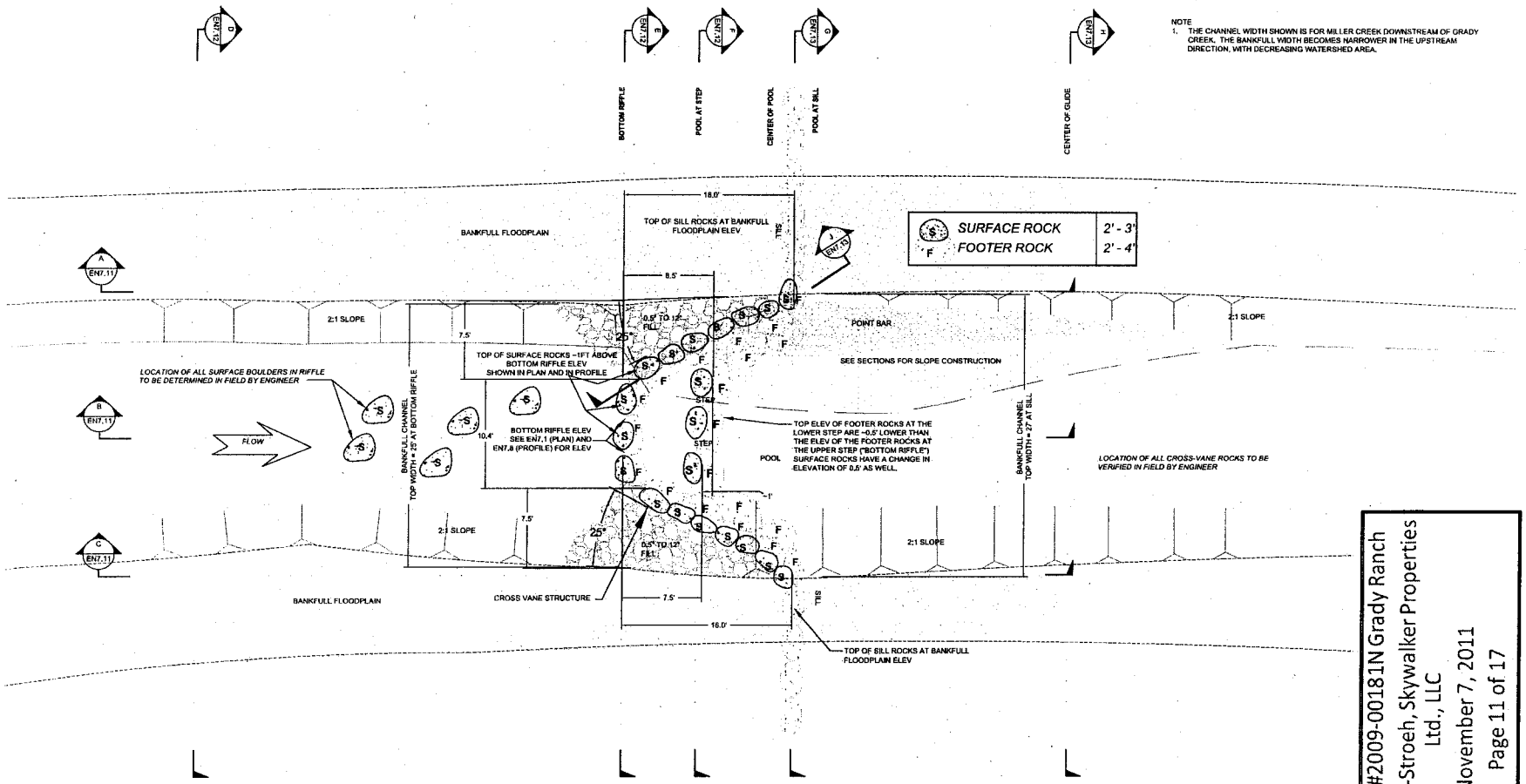
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet
EN7.6

Scale: AS NOTED
Date: November 21, 2008
File: 5.675.20 N 5.675.21 P
Plan File: D-1549 N DP-07-09-16 P

NOTE
1. THE CHANNEL WIDTH SHOWN IS FOR MILLER CREEK DOWNSTREAM OF GRADY CREEK. THE BANKFULL WIDTH BECOMES NARROWER IN THE UPSTREAM DIRECTION, WITH DECREASING WATERSHED AREA.



1 EN7.1 TYPICAL RIFFLE/POOL
SCALE 1" = 4'

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
CONTACT: GENISSA MCCANNEL

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BIOLOGY / WETLANDS
LANDSCAPE ARCHITECTURE
CONTACT: DOM HABER

Balance Hydrologics, Inc.
GEOMORPHOLOGY
CONTACT: MARK MOYSINNER

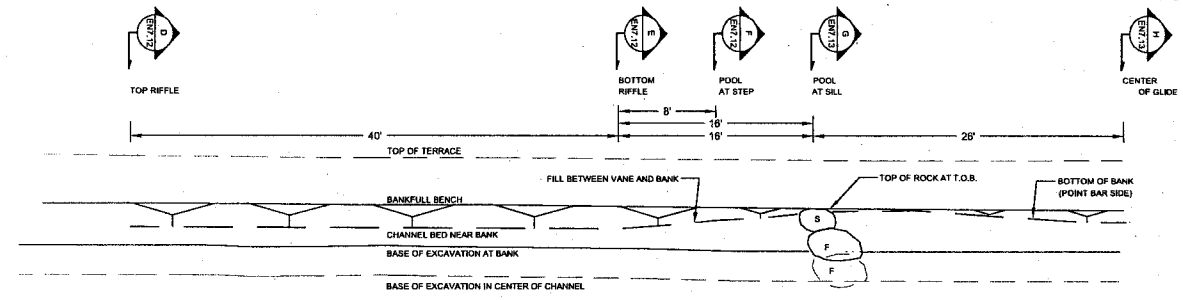
Rev	Date	Description	Designed	Drawn	Checked
2	11/05/09	SUBMITTAL TO U.S.C.O.E. (NOPO)	EDB	DJ	EDB
1	04/14/09	SUBMITTAL TO U.S.C.O.E.	EDB	DJ	EDB
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	EDB	DJ	EDB

GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCMENT DETAILS AND TYPICALS (1 OF 4)
Skywalker Properties Ltd.

County Of: Marin
State Of: California
Prepared Under the Direction of:

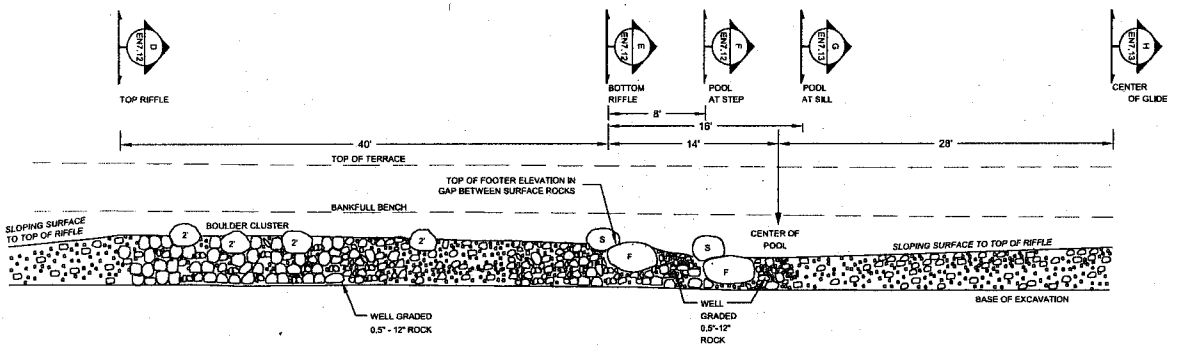
Sheet **EN7.10**

Scale: 1" = 4'
Date: November 21, 2008
File: 0.67b.20 N 0.67b.21 P
Plot File: D-4869 N D2-874b.16 P



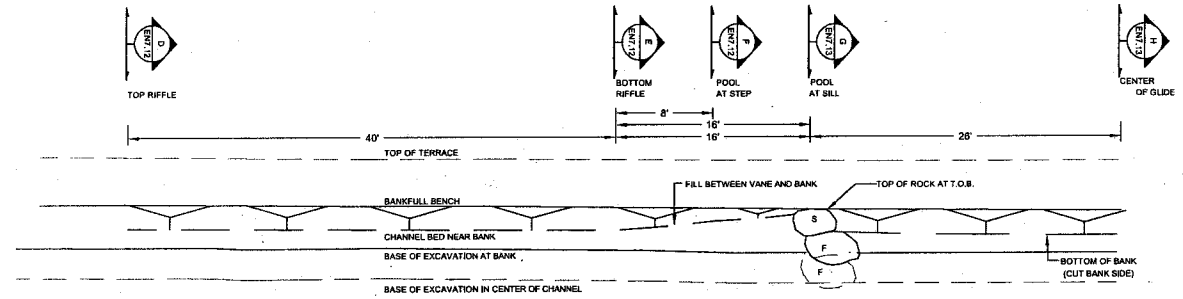
S = SURFACE ROCK	2' - 3'
F = FOOTER ROCK	3' - 4'

A EN7.10 TYPICAL RIFFLE SECTION
SCALE 1" = 4'



S = SURFACE ROCK	2' - 3'
F = FOOTER ROCK	3' - 4'

B EN7.10 TYPICAL RIFFLE SECTION
SCALE 1" = 4'



S = SURFACE ROCK	2' - 3'
F = FOOTER ROCK	3' - 4'

C EN7.10 TYPICAL RIFFLE SECTION
SCALE 1" = 4'

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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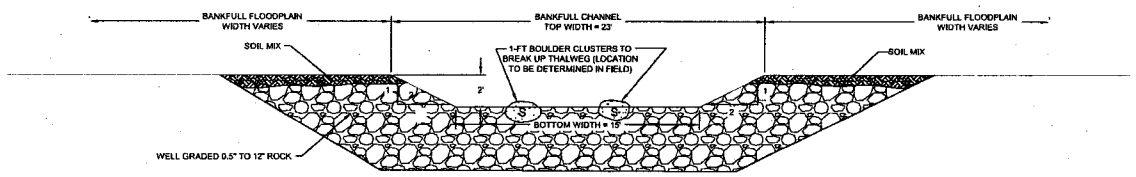
Rev	Date	Description	Designed	Drawn	Checked
2	11/09/09	SUBMITTAL TO M.C.D.A. (REPRT)	EDR	DJ	EDR
1	11/06/09	SUBMITTAL FOR CLIENT REVIEW	EDR	DJ	EDR
-	04/10/09	SUBMITTAL TO M.C.D.A.	EDR	DJ	EDR

GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCMENT DETAILS AND TYPICALS (2 OF 4)
Skywalker Properties Ltd.

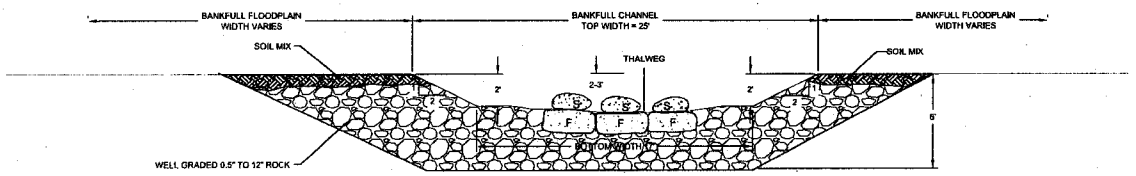
County Of Marin
State Of California

Sheet **EN7.11**

Scale: 1" = 4'
Date: November 21, 2008
File: 0-876.20 N 0-876.21 P
Plan File: D1-0809 N D2-07-09-18 P

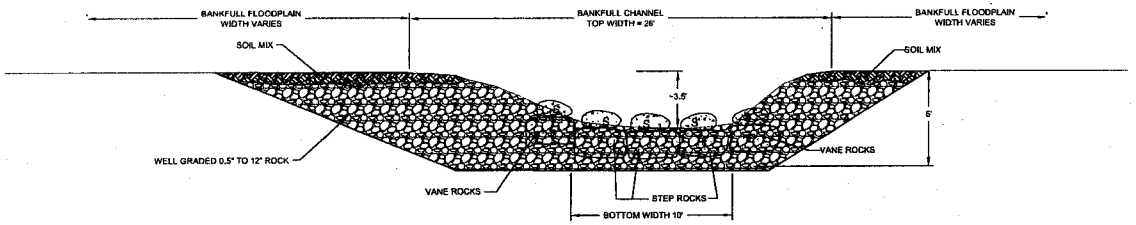


F EN7.10 TYPICAL TOP RIFFLE
SCALE 1" = 3'



S	SURFACE ROCK	2' - 3'
F	FOOTER ROCK	2' - 4'

F EN7.10 TYPICAL BOTTOM RIFFLE
SCALE 1" = 3'



F EN7.10 TYPICAL POOL AT STEP STRUCTURE
SCALE 1" = 3'

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
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Rev	Date	Description	Designed	Drawn	Checked
2	11/25/09	SUBMITTAL TO M.C.C.D.A. (NOPSI)	EDB	DJ	EDB
1	11/09/09	SUBMITTAL FOR CLIENT REVIEW	EDB	DJ	EDB
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	EDB	DJ	EDB

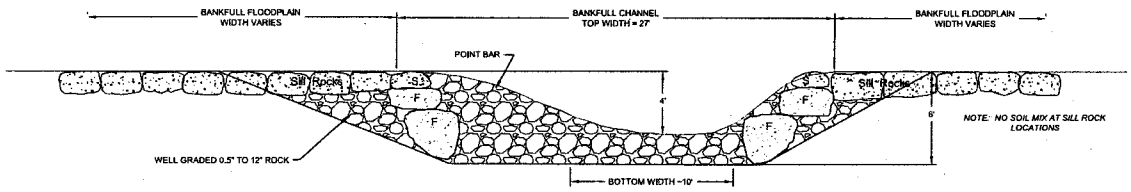
GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCMENT DETAILS AND TYPICALS (3 OF 4)
Skywalker Properties Ltd.

County Of Marin
State Of California

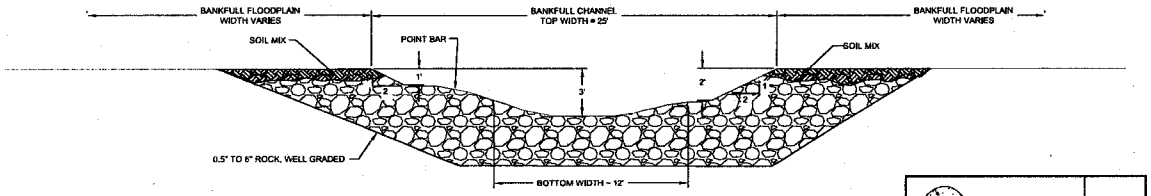
Prepared Under the Direction of:

Sheet
EN7.12

Scale: 1" = 3'
Date: November 21, 2008
File: 5.875.20 N 5.875.21 P
Plan File: D-1868 N DP-8718-18 P

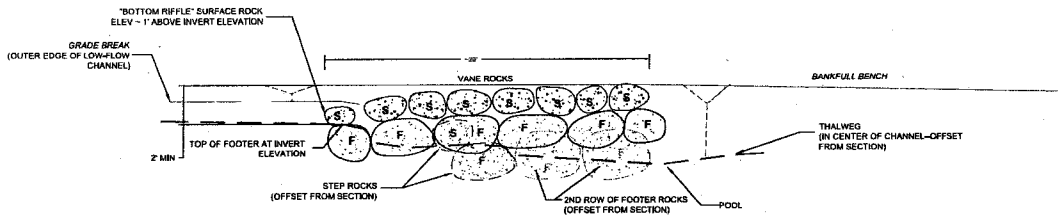


G EN7.10 TYPICAL POOL AT SILL
SCALE 1" = 3'



S	SURFACE ROCK	2' - 3'
F	FOOTER ROCK	2' - 4'

H EN7.10 TYPICAL GLIDE
SCALE 1" = 3'



F EN7.10 TYPICAL CROSS VANE
SCALE 1" = 3'

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
November 7, 2011
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CSW ST 2
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
45 Leveroni Court Tel: 415.883.9850
Novato, CA 94949 Fax: 415.883.9825
CONTACT: GEORGIA McDANIEL
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Novato, CA 94949 Fax: 415.883.9825
CONTACT: EMILY DEAN

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2169 East Francisco Blvd., Ste. G
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Ph: 415-454-8868 ext. 116
Fax 415-454-8029
CONTACT: TOM HUGHES

Balance Hydrologics, Inc.
GEOMORPHOLOGY
101 Lucas Valley Road, Ste. 229
San Rafael, CA 94901
Ph: 510.704.1000 ext. 206
Fax 510.704.1001
CONTACT: MARK WOYSHNER

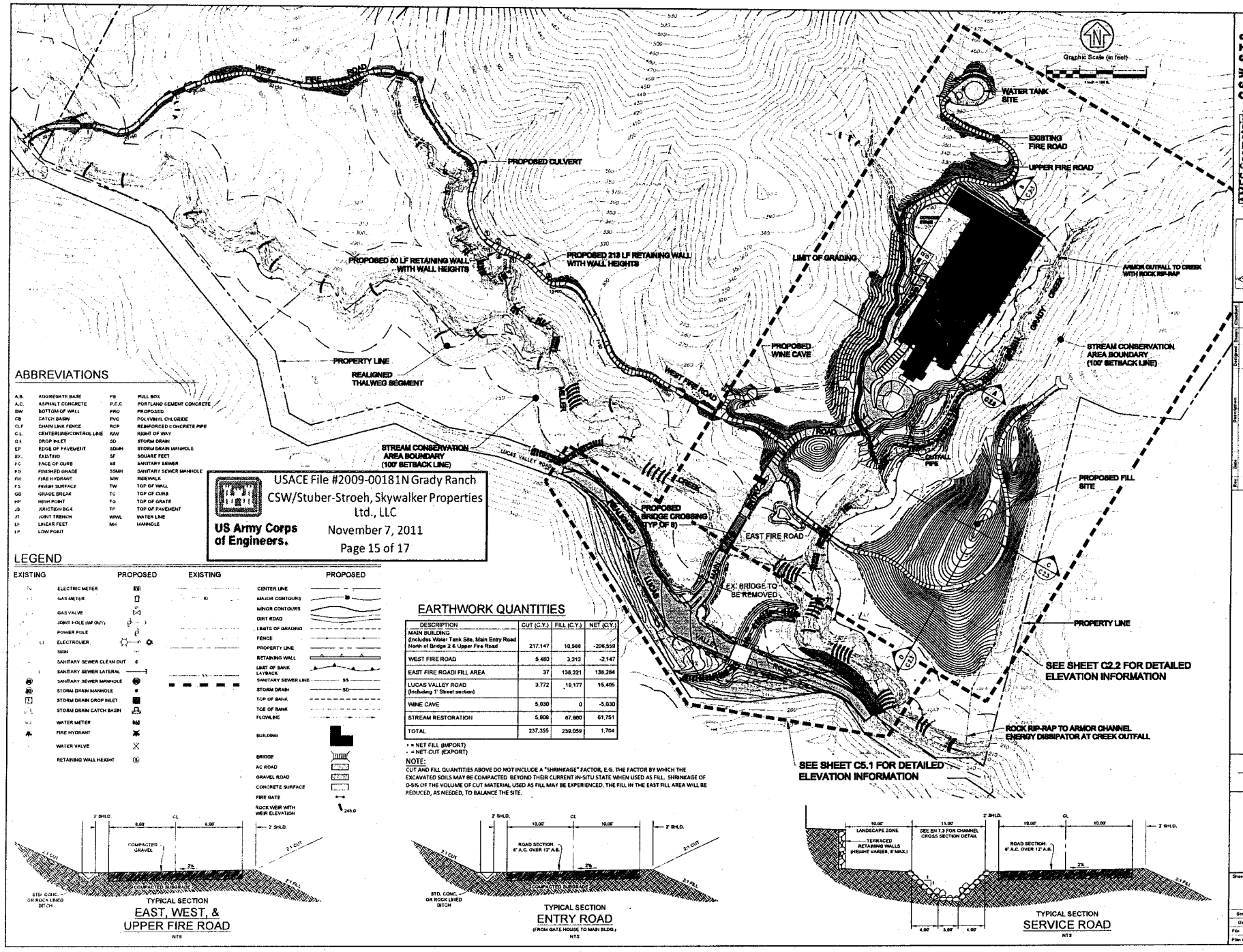
Rev	Date	Description	Designed	Drawn	Checked
2	11/05/09	SUBMITTAL TO M.C.C.D.A. (NPP'S1)	EDB	DJ	EDB
1	11/08/09	SUBMITTAL FOR CLIENT REVIEW	EDB	DJ	EDB
-	04/14/09	SUBMITTAL TO M.C.C.D.A.	EDB	DJ	EDB

GRADY RANCH PRECISE DEVELOPMENT PLAN
SCA RESTORATION AND ENHANCMENT DETAILS AND TYPICALS (4 OF 4)
Skywalker Properties Ltd.

County Of Marin
State Of California
Prepared Under the Direction of:

Sheet
EN7.13

Scale: 1" = 3'
Date: November 21, 2008
File: 6,875.20 N 6,875.21 P
Plan File: D-4868 N DP-0746-16 P



USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
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ABBREVIATIONS

A.B.	AGGREGATE BASE	PB	PULL BOX
A.C.	ASPHALT CONCRETE	P.C.C.	PORTLAND CEMENT CONCRETE
BW	BOTTOM OF WALL	PRO	PROPOSED
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CLF	CHAIN LINK FENCE	RCP	REINFORCED CONCRETE PIPE
C.L.	CENTERLINE/CONTROL LINE	R/W	RIGHT OF WAY
D.I.	DROP INLET	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EX.	EXISTING	SF	SQUARE FEET
FC	FACE OF CURB	SS	SANITARY SEWER
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SW	SIDEWALK
FS	FINISH SURFACE	TW	TOP OF WALL
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
JB	JUNCTION BOX	TP	TOP OF PAVEMENT
JT	JOINT TRENCH	WVL	WATER LINE
LF	LINEAR FEET	MH	MANHOLE
LP	LOW POINT		

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
ELECTRIC METER			CENTER LINE
GAS METER			MAJOR CONTOURS
GAS VALVE			MINOR CONTOURS
JOINT POLE (W/ GUY)			DIRT ROAD
POWER POLE			LIMITS OF GRADING
ELECTROLIER			FENCE
SIGN			PROPERTY LINE
SANITARY SEWER CLEAN OUT			RETAINING WALL
SANITARY SEWER LATERAL			LIMIT OF BANK LAYBACK
SANITARY SEWER MANHOLE		SS	SANITARY SEWER LINE
STORM DRAIN MANHOLE			STORM DRAIN
STORM DRAIN DROP INLET			TOP OF BANK
STORM DRAIN CATCH BASIN			TOE OF BANK
WATER METER			FLOWLINE
FIRE HYDRANT			BUILDING
WATER VALVE			BRIDGE
RETAINING WALL HEIGHT			AC ROAD
			GRAVEL ROAD
			CONCRETE SURFACE
			FIRE GATE
			ROCK WEIR WITH WEIR ELEVATION

EARTHWORK QUANTITIES

DESCRIPTION	CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
MAIN BUILDING (Includes Water Tank Site, Main Entry Road North of Bridge 2 & Upper Fire Road	217,147	10,588	-206,559
WEST FIRE ROAD	5,460	3,313	-2,147
EAST FIRE ROAD/ FILL AREA	37	138,321	138,284
LUCAS VALLEY ROAD (Including 1' Street section)	3,772	19,177	15,405
WINE CAVE	5,030	0	-5,030
STREAM RESTORATION	5,908	67,660	61,751
TOTAL	237,355	239,059	1,704

+ = NET FILL (IMPORT)
- = NET CUT (EXPORT)

NOTE:
CUT AND FILL QUANTITIES ABOVE DO NOT INCLUDE A "SHRINKAGE" FACTOR, E.G. THE FACTOR BY WHICH THE EXCAVATED SOILS MAY BE COMPACTED BEYOND THEIR CURRENT IN-SITU STATE WHEN USED AS FILL. SHRINKAGE OF 0-5% OF THE VOLUME OF CUT MATERIAL USED AS FILL MAY BE EXPERIENCED. THE FILL IN THE EAST FILL AREA WILL BE REDUCED, AS NEEDED, TO BALANCE THE SITE.

TYPICAL SECTION
EAST, WEST, & UPPER FIRE ROAD
NTS

TYPICAL SECTION
ENTRY ROAD
(FROM GATE HOUSE TO MAIN BLDG.)
NTS

TYPICAL SECTION
SERVICE ROAD
NTS

CSW ST2
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
GEOMORPHOLOGY
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE

Rev.	Date	Description	Designed	Drawn	Checked
1	12/21/11	REVISED EARTHWORK TABLE		GRM	
4	9/06/10	SUBMITTAL TO S.C.C.D.A. (NOPES)	BND	BND	
3	6/04/10	RE-SUBMITTAL TO S.C.C.D.A.	BND	BND	
2	11/06/09	SUBMITTAL FOR CLIENT REVIEW	BND	BND	
1	11/05/09	SUBMITTAL FOR CLIENT REVIEW	BND	BND	
-	4/14/09	SUBMITTAL TO S.C.C.D.A.	BND	BND	

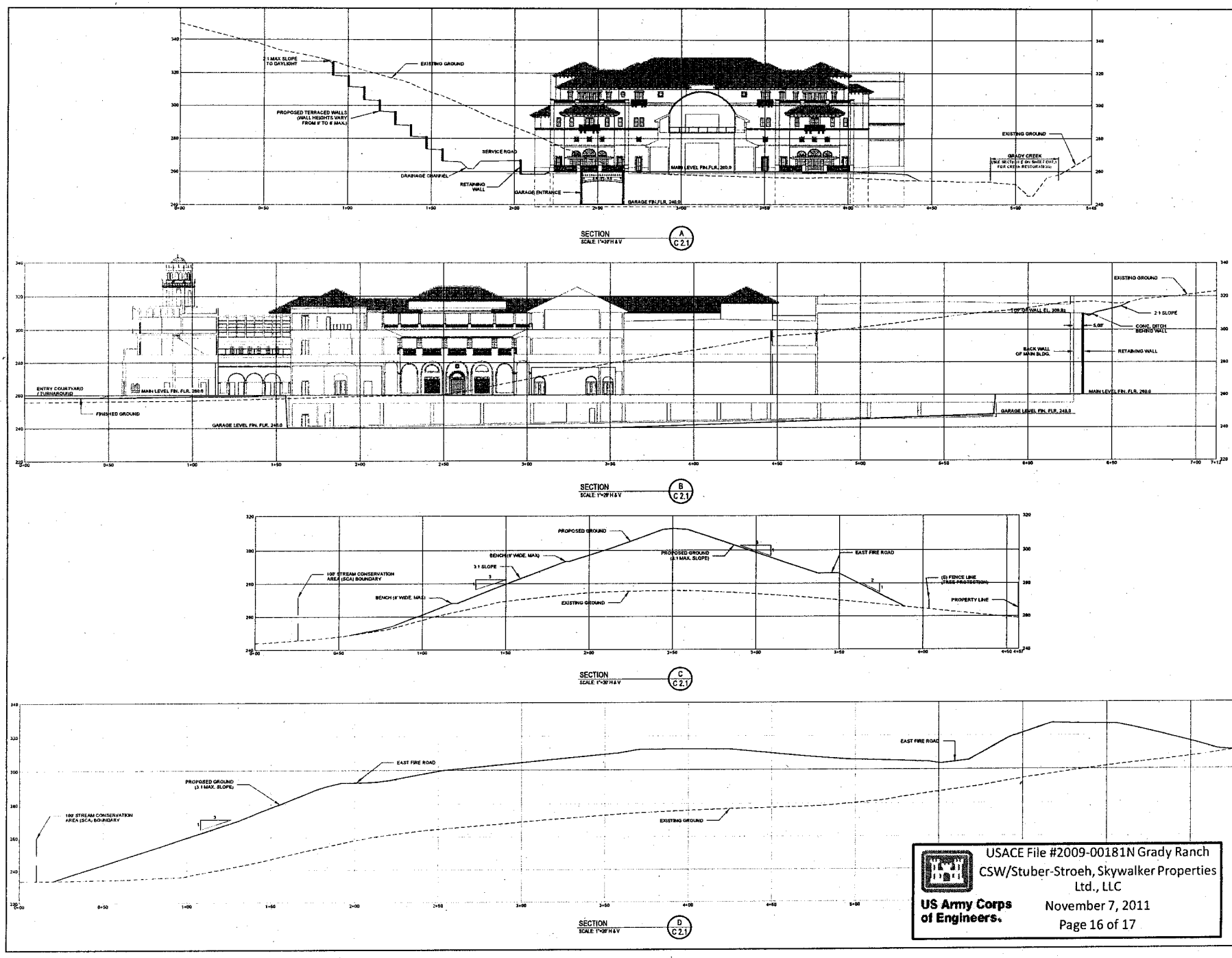
GRADY RANCH PRECISE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN
Skywalker Properties Ltd.

County Of Marin
State Of California

Prepared Under the Direction of

Sheet **C2.1**

Scale: 1" = 100'
Date: November 21, 2009
File: 5,875.26 N 5,675.21 P
Plan File: D-4868 N DP-0748.18 P



USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
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US Army Corps of Engineers

CSW ST2
CIVIL ENGINEERING
ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE

AMEC Geomatrix
GEOTECHNICAL ENGINEERING

Balance Hydrologics, Inc.
GEOMORPHOLOGY

Rev	Date	Description	Designed	Drawn	Checked
2	11/2/2009	SUBMITTAL TO M.C.C.D.A. (NOPES)	EMD		EMD
1	11/06/08	SUBMITTAL FOR CLIENT REVIEW	EMD	SMI	EMD
-	4/14/09	SUBMITTAL TO M.C.C.D.A.	EMD	SMI	EMD

GRADY RANCH PRECISE DEVELOPMENT PLAN

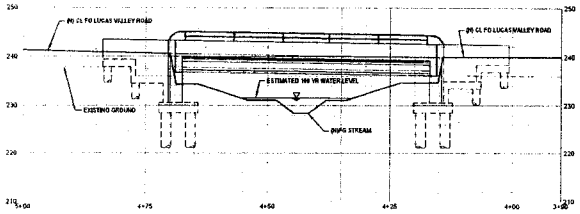
GRADING SECTIONS

Skywalker Properties Ltd.

County Of Marin
State Of California
Prepared Under the Direction of

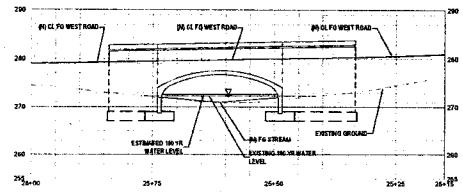
Sheet **C2.3**

Scale	1" = 20'
Date:	November 21, 2008
File:	5,875.20 N 5,875.21 P
Plan File:	D-4588 N DP-0746-18 P



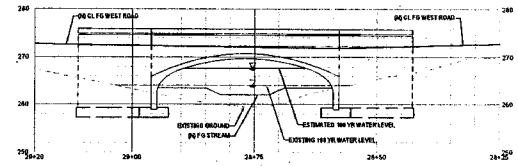
CL LUCAS VALLEY ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 1 PROFILE
(TRIBUTARY S-4)



WEST ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 7 PROFILE
(UNNAMED TRIBUTARY)



WEST ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 8 PROFILE
(MILLER CREEK STA 43+25±)

USACE File #2009-00181N Grady Ranch
CSW/Stuber-Stroeh, Skywalker Properties Ltd., LLC
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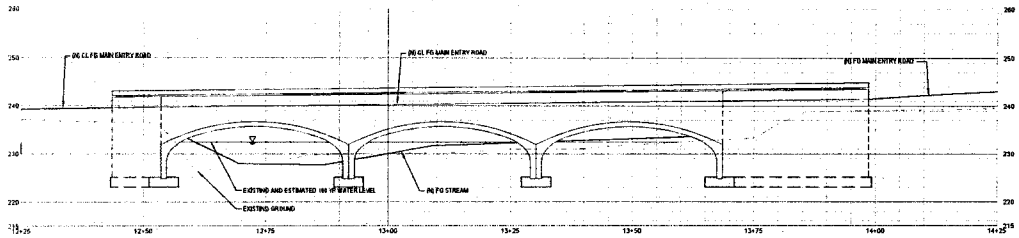
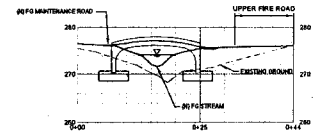


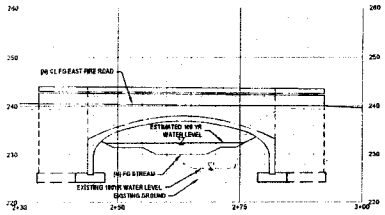
CL MAIN ENTRY ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 2 PROFILE
(MILLER CREEK STA 12+00)



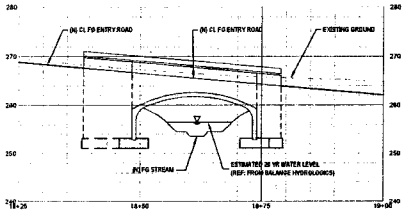
ACCESS TO TERRACED WALLS PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 9 PROFILE
(MAINTENANCE BRIDGE)



Alignment -EAST FIRE RD PROFILE
Scale: H:1"=10' V:1"=10'

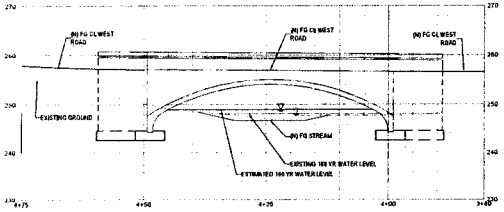
BRIDGE 3 PROFILE
(GRADY CREEK STA 1+75±)



CL MAIN ENTRY ROAD PROFILE
Scale: H:1"=10' V:1"=10'

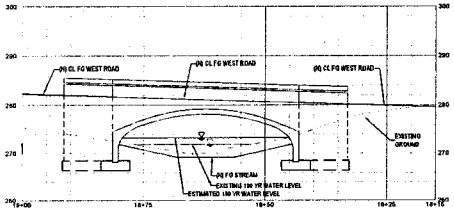
BRIDGE 4 PROFILE
(RE-ALIGNED TRIBUTARY STA 1+50)

NOTE: 100 YEAR FLOW TO BE CONVEYED BY ADJACENT OVERFLOW PIPE - SEE BALANCE HYDROLOGICS REPORT



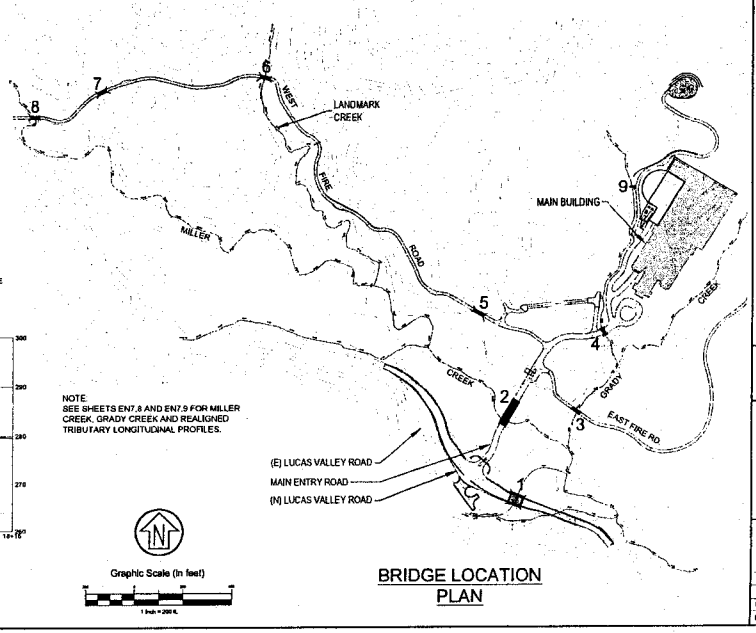
WEST ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 5 PROFILE
(UNNAMED TRIBUTARY)



WEST ROAD PROFILE
Scale: H:1"=10' V:1"=10'

BRIDGE 6 PROFILE
(LANDMARK CREEK)



NOTE:
SEE SHEETS EN7.8 AND EN7.9 FOR MILLER CREEK, GRADY CREEK AND REALIGNED TRIBUTARY LONGITUDINAL PROFILES.

BRIDGE LOCATION PLAN

CSW|ST2 CIVIL ENGINEERING
AMEC Geomatrix GEOTECHNICAL ENGINEERING
ENVIRONMENTAL PLANNING LANDSCAPE ARCHITECTURE
Balance Hydrologics, Inc. GEOMORPHOLOGY

Rev	Date	Description	Designed	Drawn	Checked
2	11/07/09	SUBMITTAL TO M.C.C.D.A. (90%)			EMD
1	11/06/09	SUBMITTAL TO M.C.C.D.A. (REVIEW)	BRB	MS	EMD
-	4/14/09	SUBMITTAL TO M.C.C.D.A.	BRB	MS	EMD

GRADY RANCH PRECISE DEVELOPMENT PLAN
BRIDGE PLANS
Skywalker Properties Ltd.

County Of Marin
State Of California
Prepared Under the Direction of

Sheet **C3**
Scale: AS NOTED
Date: November 21, 2008
File: 5,875.20 N 5,875.21 P
Plan File: D-4468 N DP-0746-18 P