

# SITE PLAN

## PRS CUI FAMILY SUBDIVISION

### APN 119-050-04 & -05, 119-140-03 & -09

#### GENERAL NOTES

1. ASSESSOR'S PARCEL NO.: 119-050-04 & 119-050-05, 119-140-03 & 119-140-09.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
3. ALL ONSITE STREETS AND NUMBERED NON-RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
4. CONTOUR INTERVAL = 1 FOOT (VARIES).
5. ALL SLOPES ARE 2:1 OR FLATTER.
6. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
7. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
8. PROJECT SITE IS NOT WITHIN FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 06041C0233D, PANELS 233 OF 531.
9. PROJECT SITE IS NOT WITHIN THE SPECIFIC PLAN.
10. PROJECT SITE IS LOCATED WITHIN AN URBAN WILDLAND INTERFACE.
11. PROJECT SITE IS LOCATED WITHIN THE POINT REYES STATION VILLAGE LIMIT BOUNDARIES.
12. PROJECT SITE IS NOT LOCATED WITHIN THE RIDGE AND UPLAND GREENBELT (RUG).
13. PROJECT SITE IS IN ZONE 2 FOR MODERATE SEISMIC SHAKING.
14. PROJECT SITE IS IN A MODERATE FIRE HAZARD SEVERITY ZONE.
15. PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION.
16. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
17. LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE (NO RECORDS AVAILABLE).

#### PROPOSAL APPLICATION

TENTATIVE MAP

#### AREA AND DENSITY SUMMARY TABLE

TOTAL GROSS AREA:	82.3 AC
TOTAL NEW IMPERVIOUS AREA:	7.2 AC
TOTAL NO. OF NUMBERED RESIDENTIAL LOTS:	37 (5 LOTS FOR AFFORDABLE HOUSING AND 32 LOTS FOR MARKET RATE HOUSING)
TOTAL LOT AREA:	77.5 AC
DENSITY (GROSS):	1 UNIT PER 2.2 AC
MINIMUM LOT SIZE:	44,243 SF (RESIDENTIAL LOTS)
AVERAGE LOT SIZE:	91,288 SF (RESIDENTIAL LOTS)
MAXIMUM LOT SIZE:	358,281 SF (RESIDENTIAL LOTS)
TOTAL NO. OF NUMBERED NON-RESIDENTIAL LOTS:	3
TOTAL LOT AREA:	4.8 AC

#### LAND USE NOTES

- EXISTING ZONING: C-ARP-3 (1 UNIT PER 3 AC)
- PROPOSED ZONING: C-ARP-3
- EXISTING LAND USE: C-AG3 (1 UNIT PER 1-9 AC)
- PROPOSED LAND USE: C-AG3 (1 UNIT PER 1.02-8.2 AC; W/ 20% AFFORDABLE HOUSING AND 35% DENSITY BONUS)
- ADJACENT EXISTING LAND USE:
- NORTH = C-AG3
  - EAST = C-AG1
  - SOUTH = C-AG3
  - WEST = C-SF4

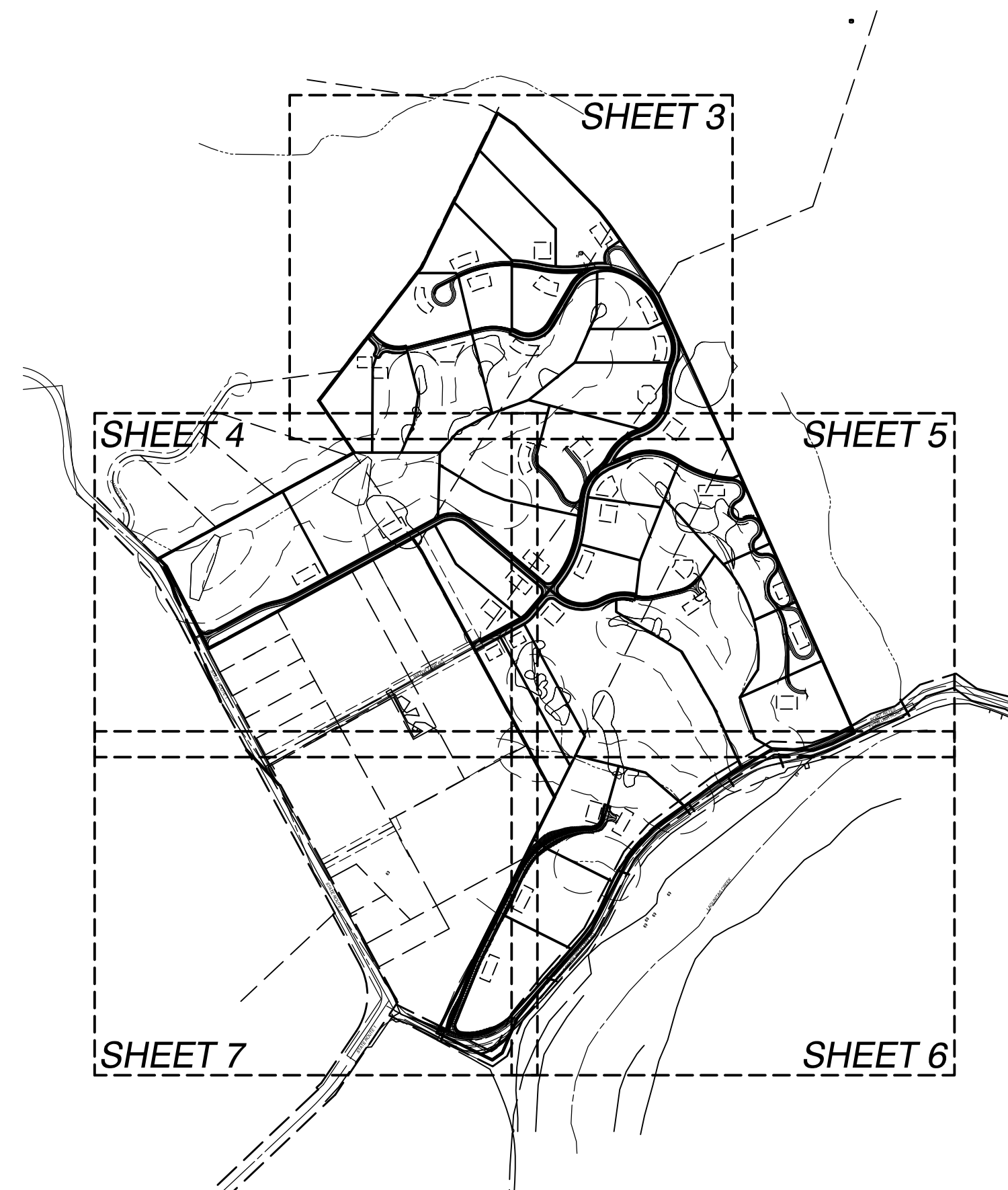
#### EARTHWORK

CUT: 9,256 CY  
 FILL: 9,256 CY  
 EXPORT: 0 CY  
 IMPORT: 0 CY

NOTE: THE QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.



VICINITY MAP  
NOT TO SCALE



INDEX MAP  
SCALE: 1" = 500'

#### OWNER

CUI FAMILY TRUST  
 15906 VIA PATO  
 RANCHO SANTA FE, CA 92067

CONTACT: YAN CUI  
 EMAIL: YANCUIW@GMAIL.COM  
 TELEPHONE: (858) 245-0605

#### APPLICANT

STETSON ENGINEERS INC.

2171 E. FRANCISCO BLVD, SUITE K  
 SAN RAFAEL, CA 94901

CONTACT: XIAOQING ZENG, PHD, PE  
 EMAIL: XIAOQINGZ@STETSONENGINEERS.COM  
 TELEPHONE: (415) 457-0701

#### ENGINEER

NEXGEN ENGINEERING & CONSULTING LLC  
 1043 NICHOLS DRIVE, SUITE 200  
 ROCKLIN, CA 95765

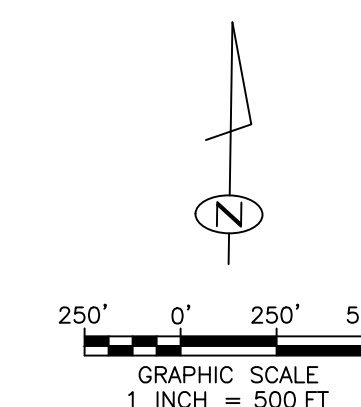
CONTACT: IAN M. COLE, PE  
 EMAIL: IAN@NEXGENENG.COM  
 TELEPHONE: (866) 269-0999

#### ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
ARP	AGRICULTURE RESIDENTIAL PLANNED
APZ	AGRICULTURAL PROTECTION ZONE
EXIST.	EXISTING
ESHA	ENVIRONMENTALLY SENSITIVE HABITAT AREA
FG	FINISH GRADE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
HP	HIGH POINT
LP	LOW POINT
MALT	MARIN AGRICULTURAL LAND TRUST
P/L	PROPERTY LINE
PROP.	PROPOSED
RA	RESIDENTIAL AGRICULTURAL
RMP	RESIDENTIAL MULTIPLE PLANNED

#### LEGEND

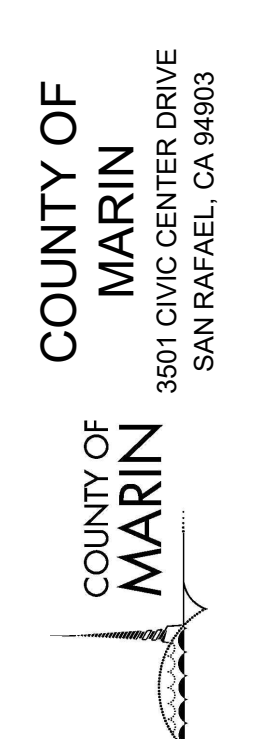
(XX.XX)	EXISTING ELEVATION
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING EASEMENT
---	EXISTING FENCE
○	EXISTING TREE
⊙	EXISTING WELL
---	EXISTING MAJOR CONTOUR
---	EXISTING FLOW LINE
---	EXISTING RIDGELINE
---	PROJECT BOUNDARY
---	PROPOSED LOT BOUNDARY
---	PROPOSED EASEMENT
---	PROPOSED MAJOR CONTOUR
---	SLOPE INDICATOR
---	SLOPE (IF > 4:1)
---	PROPOSED DAYLIGHT LINE
---	PROPOSED FLOW LINE
---	PROPOSED RETAINING WALL
---	PROPOSED STORM DRAIN
---	PROPOSED BIORETENTION FACILITY
---	PROPOSED AC ROADWAY
---	FEMA FLOOD ZONE
---	ESHA BUFFER



INDEX OF SHEETS:		
SHEET NO.	DWG NO.	SHEET NAME
1	G1	TITLE SHEET
2	G2	TYPICAL SECTIONS
3	C1	SITE PLAN 1
4	C2	SITE PLAN 2
5	C3	SITE PLAN 3
6	C4	SITE PLAN 4
7	C5	SITE PLAN 5



REV.	DATE	DESCRIPTION



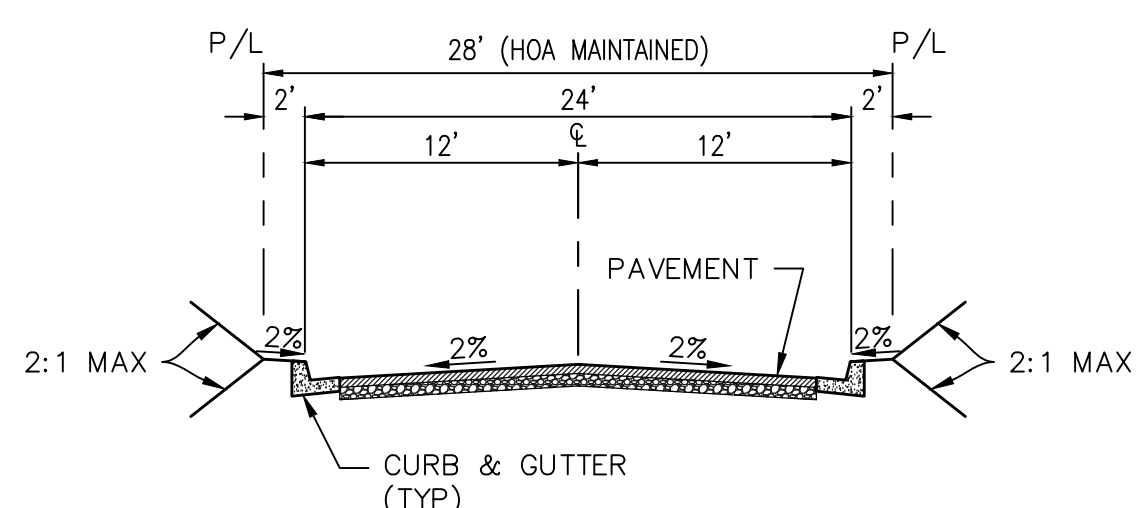
PRS CUI FAMILY SUBDIVISION  
 APN 119-050-04 & -05, 119-140-03 & -09  
 HIGHWAY 1, POINT REYES STATION, CA 94956

SITE PLAN  
TITLE SHEET

PROJECT NO:	7731.04
DATE:	09-23-24
DESIGNED BY:	IC/AK
DRAWN BY:	JS
CHECKED BY:	IC/LB

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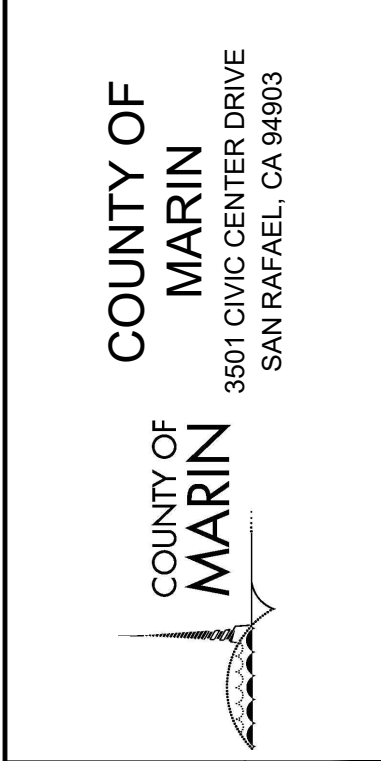
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 Last Opened: Jan 06, 2025 - 12:53pm by ahazepoul



INTERIOR STREET (PRIVATE)  
NOT TO SCALE



REV.	DATE	DESCRIPTION



**PRS CUI FAMILY SUBDIVISION**  
**APN 19-050-04 & -05, 119-140-03 & -09**  
**HIGHWAY 1, POINT REYES STATION, CA 94956**  
**SITE PLAN**  
**TYPICAL SECTIONS**

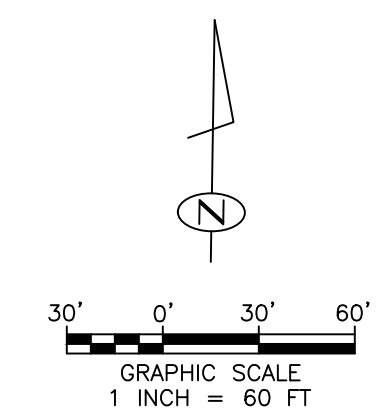
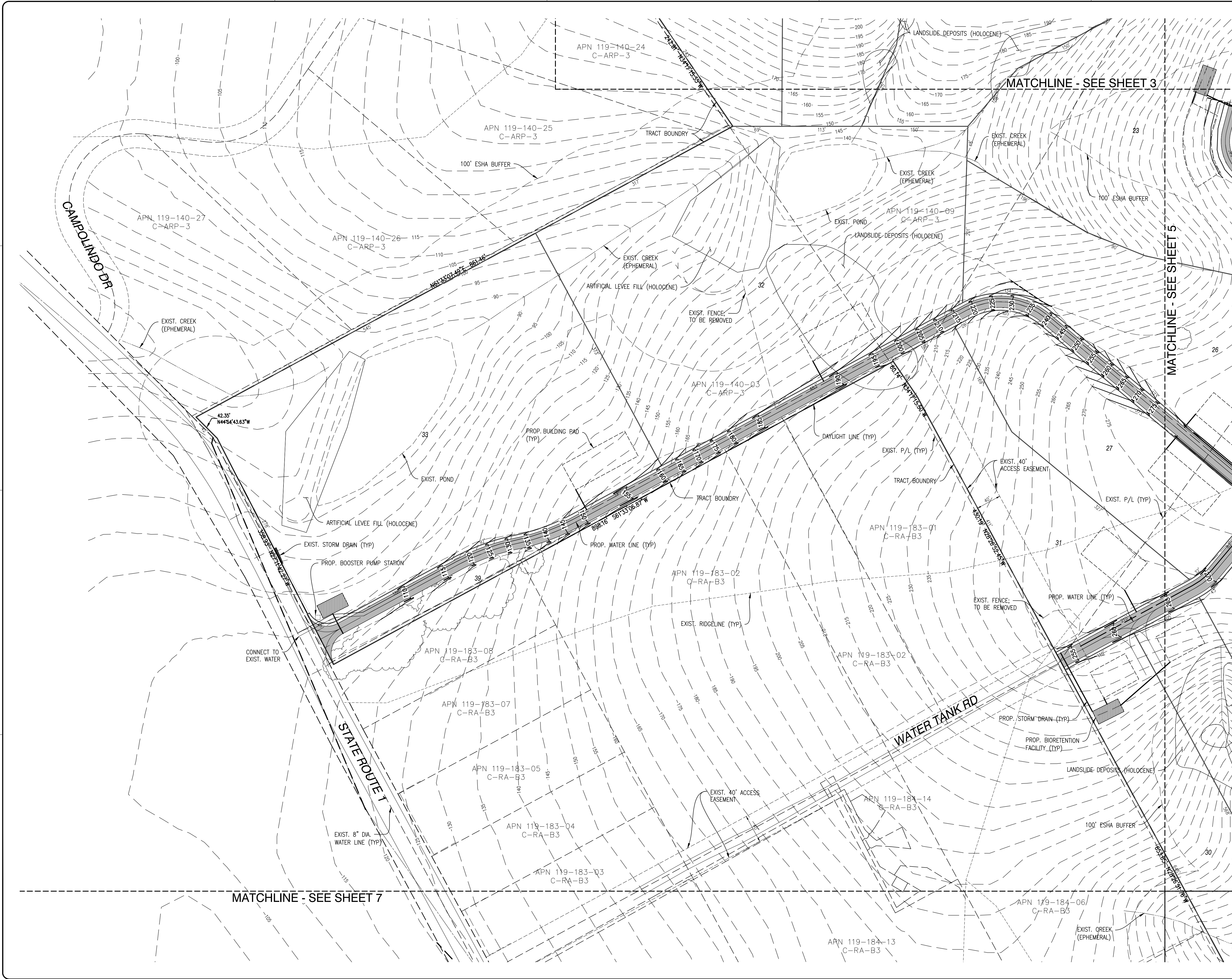
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DRAWING:  
**G2**



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REV.	DATE	DESCRIPTION

COUNTY OF MARIN  
 3501 CIVIC CENTER DRIVE  
 SAN RAFAEL, CA 94903

**PRS CUI FAMILY SUBDIVISION**  
**APN 119-050-04 & -05, 119-140-03 & -09**  
 HIGHWAY 1, POINT REYES STATION, CA 94956

**SITE PLAN**  
**SITE PLAN 2**

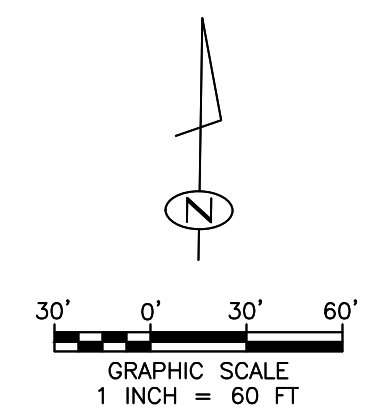
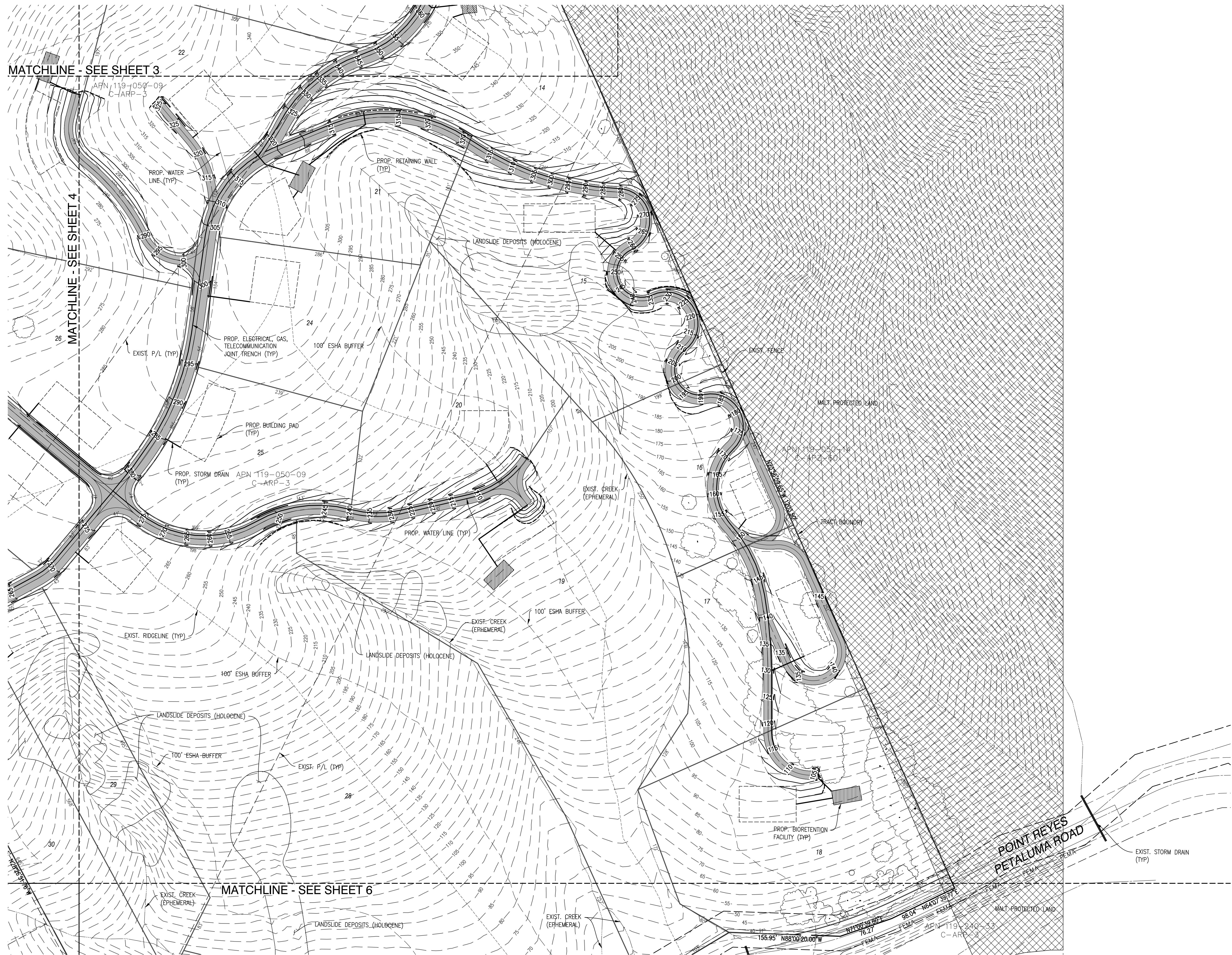
PROJECT NO: 7731.04  
 DATE: 09-23-24  
 DESIGNED BY: IC/AK  
 DRAWN BY: JS  
 CHECKED BY: IC/LB

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DRAWING: **C2**

SHEET 4 OF 7

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REV.	DATE	DESCRIPTION

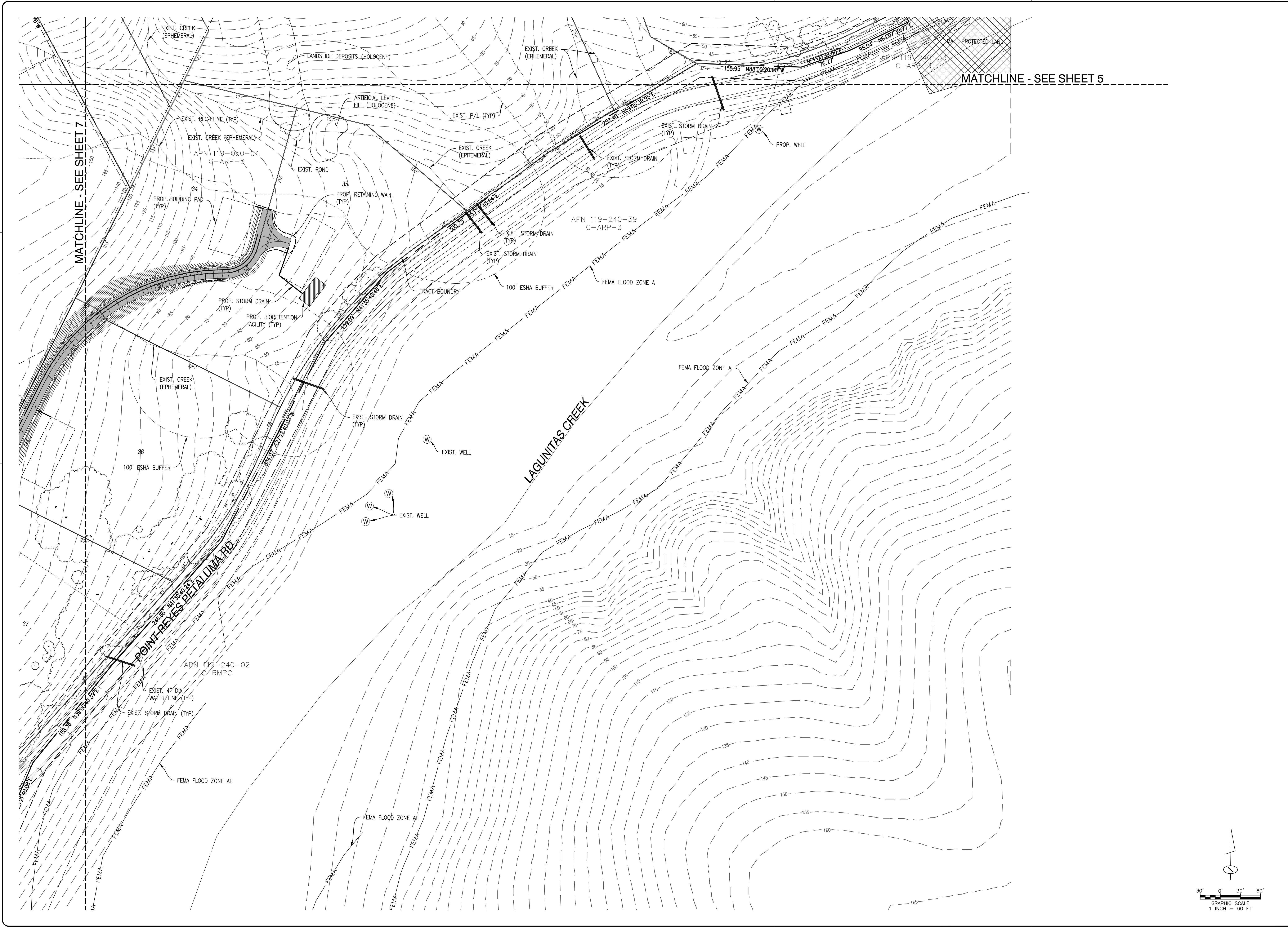
COUNTY OF MARIN  
 3501 CIVIC CENTER DRIVE  
 SAN RAFAEL, CA 94903

**PRS CUI FAMILY SUBDIVISION**  
**APN 119-050-04 & -05, 119-140-03 & -09**  
**HIGHWAY 1, POINT REYES STATION, CA 94956**  
**SITE PLAN**  
**SITE PLAN 3**

PROJECT NO:	7731.04
DATE:	09-23-24
DESIGNED BY:	IC/AK
DRAWN BY:	JS
CHECKED BY:	IC/LB

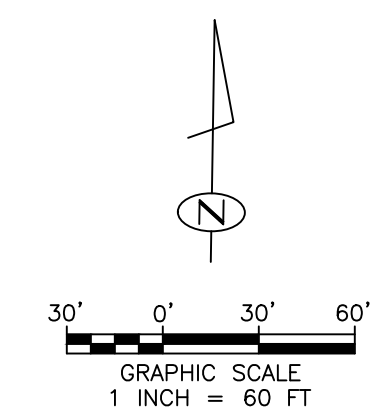
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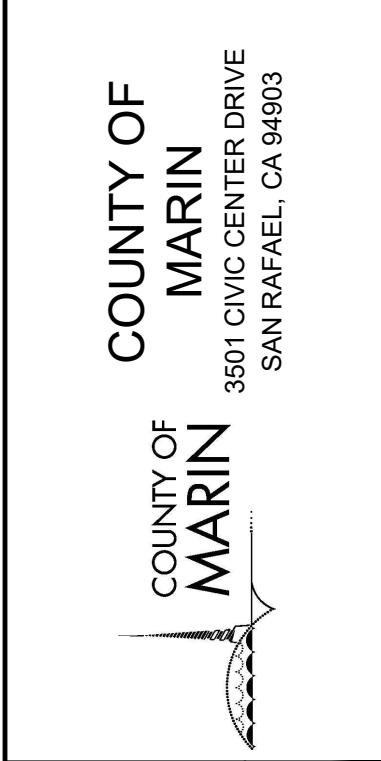


MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5



REV.	DATE	DESCRIPTION



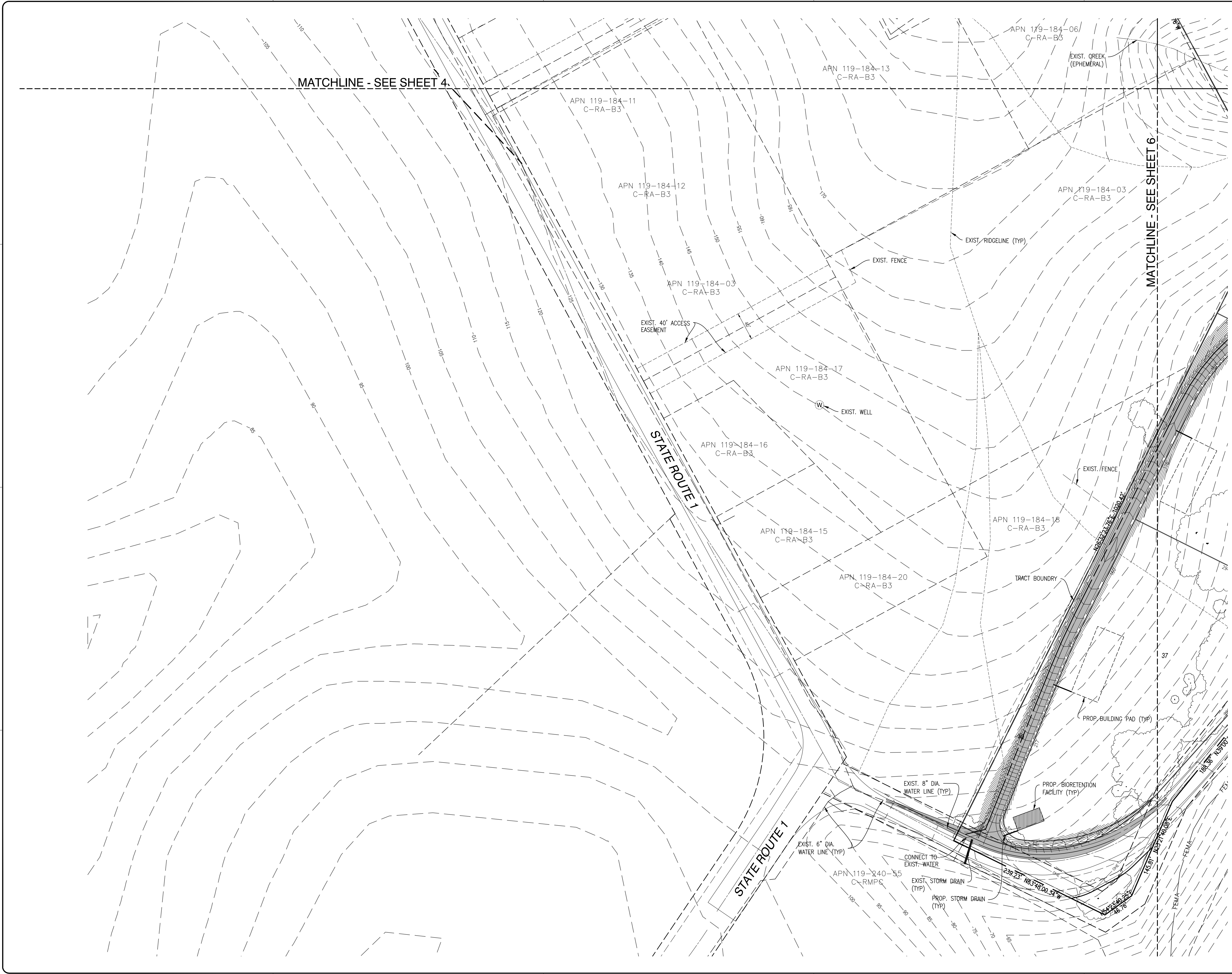
**PRS CUI FAMILY SUBDIVISION**  
**APN 119-050-04 & -05, 119-140-03 & -09**  
**HIGHWAY 1, POINT REYES STATION, CA 94956**  
**SITE PLAN**  
**SITE PLAN 4**

PROJECT NO: 7731.04  
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DRAWING:  
**C4**  
 SHEET 6 OF 7

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REV.	DATE	DESCRIPTION

COUNTY OF MARIN  
 3501 CIVIC CENTER DRIVE  
 SAN RAFAEL, CA 94903

**PRS CUI FAMILY SUBDIVISION**  
**APN 119-050-04 & -05, 119-140-03 & -09**  
 HIGHWAY 1, POINT REYES STATION, CA 94956  
**SITE PLAN**  
**SITE PLAN 5**

PROJECT NO: 7731.04  
 DATE: 09-23-24  
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 DRAWN BY: JS  
 CHECKED BY: IC/LB

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DRAWING:  
**C5**  
 SHEET 7 OF 7