

COUNTY OF MARIN, STATE OF CALIFORNIA

GRADING PLAN

PRS CUI FAMILY SUBDIVISION

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



1043 NICHOLS DR SUITE 200
ROCKLIN, CA 95765 • 866.269.0999

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

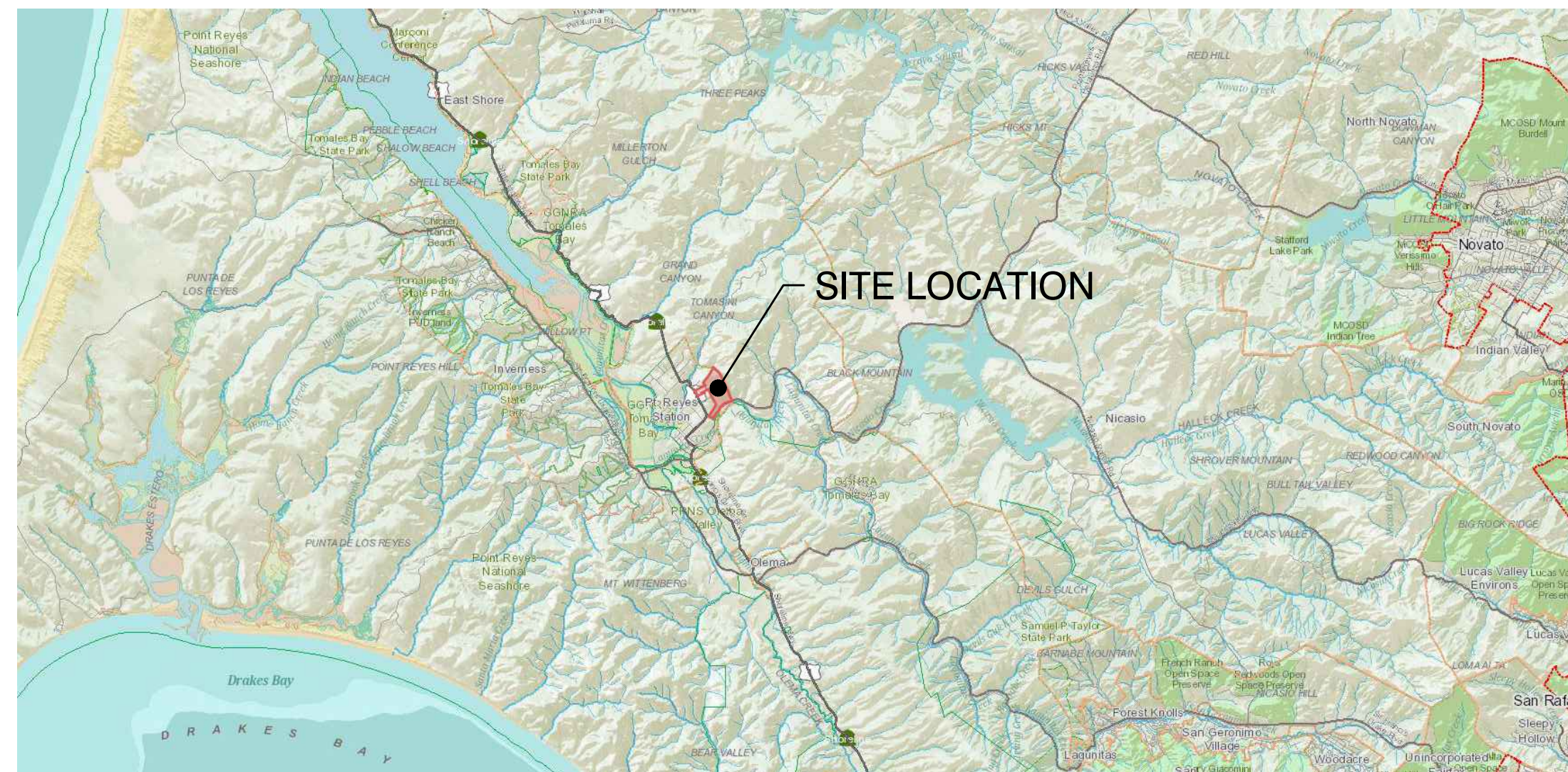
CONTACT: IAN M. COLE, PE
EMAIL: IAN@NEXGENENG.COM
TELEPHONE: (866) 269-0999

ABBREVIATIONS

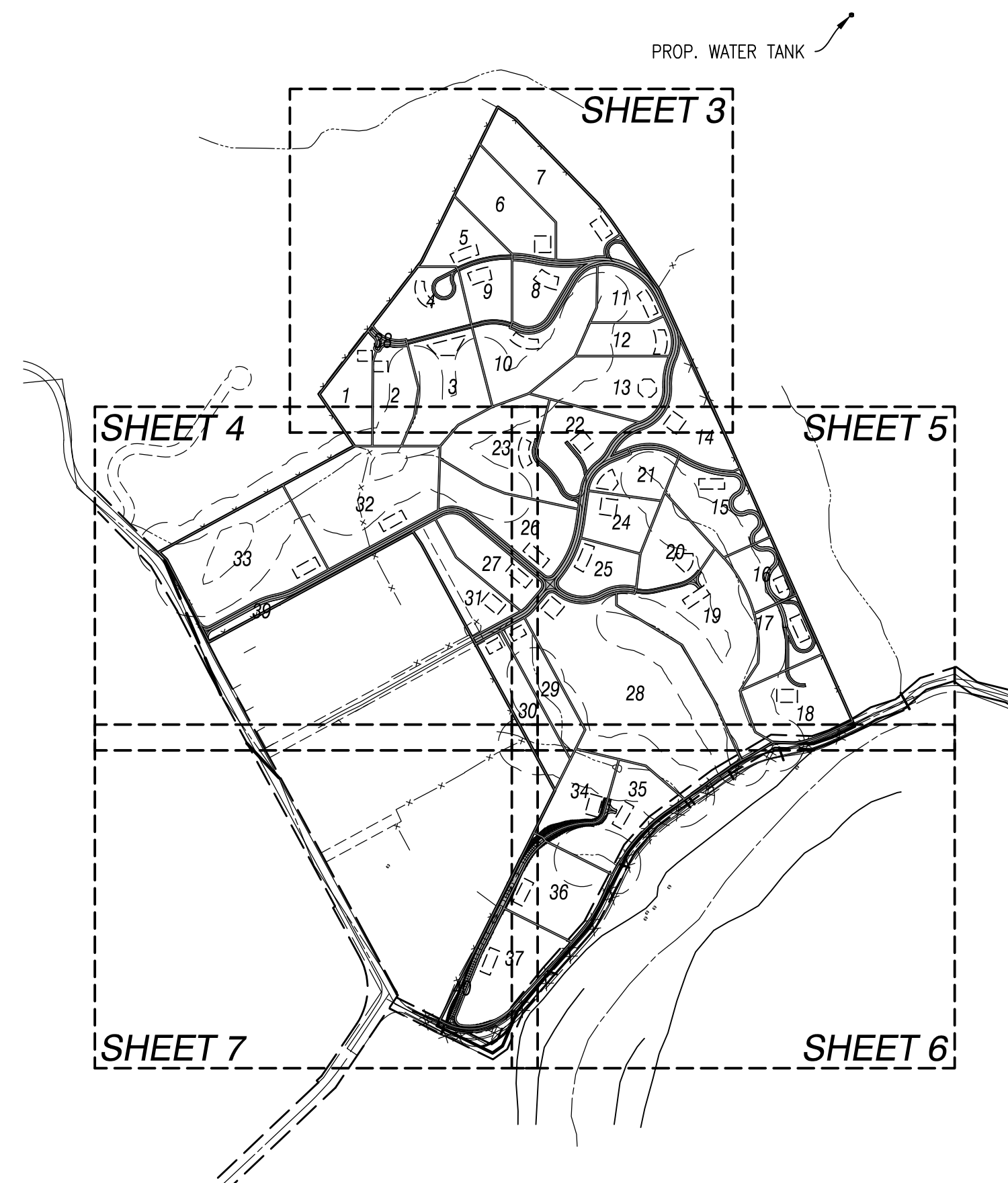
APN	ASSESSOR PARCEL NUMBER
ARP	AGRICULTURE RESIDENTIAL PLANNED
APZ	AGRICULTURAL PROTECTION ZONE
EXIST.	EXISTING
ESHA	ENVIRONMENTALLY SENSITIVE HABITAT AREA
FG	FINISH GRADE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
HP	HIGH POINT
LP	LOW POINT
MALT	MARIN AGRICULTURAL LAND TRUST
P/L	PROPERTY LINE
PROP.	PROPOSED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

LEGEND

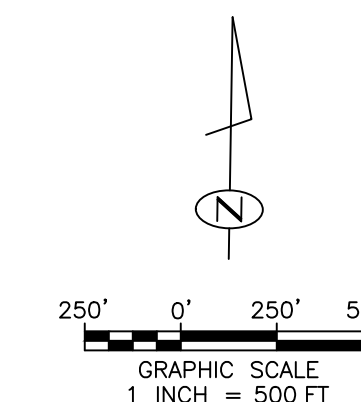
(XX.XX)	EXISTING ELEVATION
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING EASEMENT
---x---x---	EXISTING FENCE
○	EXISTING TREE
⊙	EXISTING WELL
---	EXISTING MAJOR CONTOUR
---	EXISTING FLOW LINE
---	EXISTING RIDGELINE
---	PROJECT BOUNDARY
---	PROPOSED LOT BOUNDARY
---	PROPOSED EASEMENT
---	PROPOSED MAJOR CONTOUR
1.0%	SLOPE INDICATOR
1:4	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



VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE: 1" = 500'

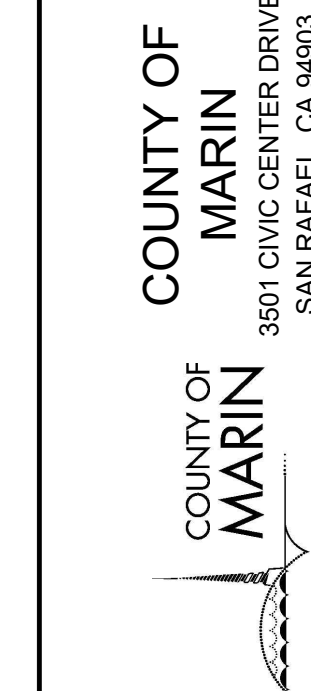


EARTHWORK

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.

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



PRC CUI FAMILY SUBDIVISION
APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
GRADING PLAN
TITLE SHEET

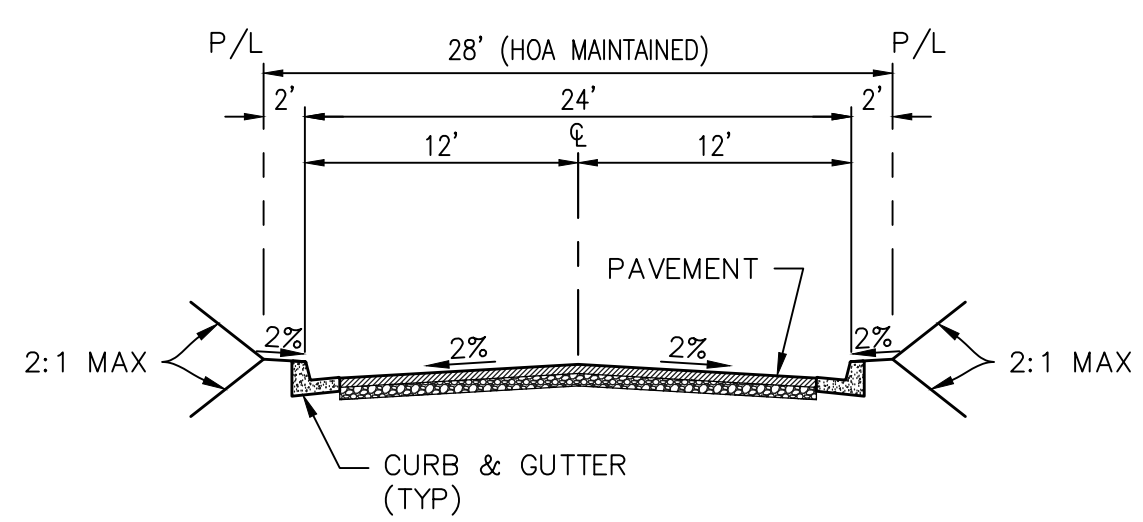
PROJECT NO: 7731.04
DATE: 09-23-24
DESIGNED BY: IC/AK
DRAWN BY: JS
CHECKED BY: IC/LB

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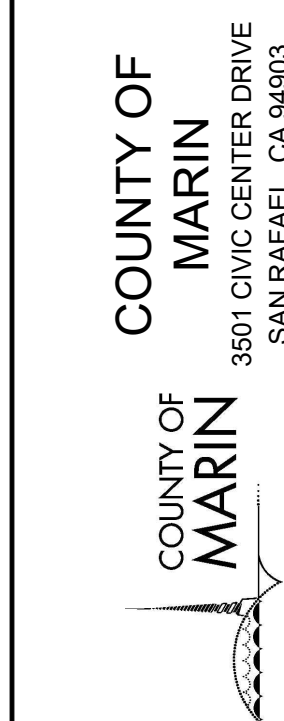
DRAWING:

G1

SHEET 1 OF 7



INTERIOR STREET (PRIVATE)
NOT TO SCALE



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

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

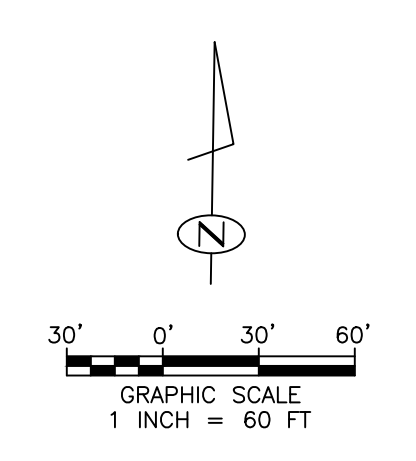
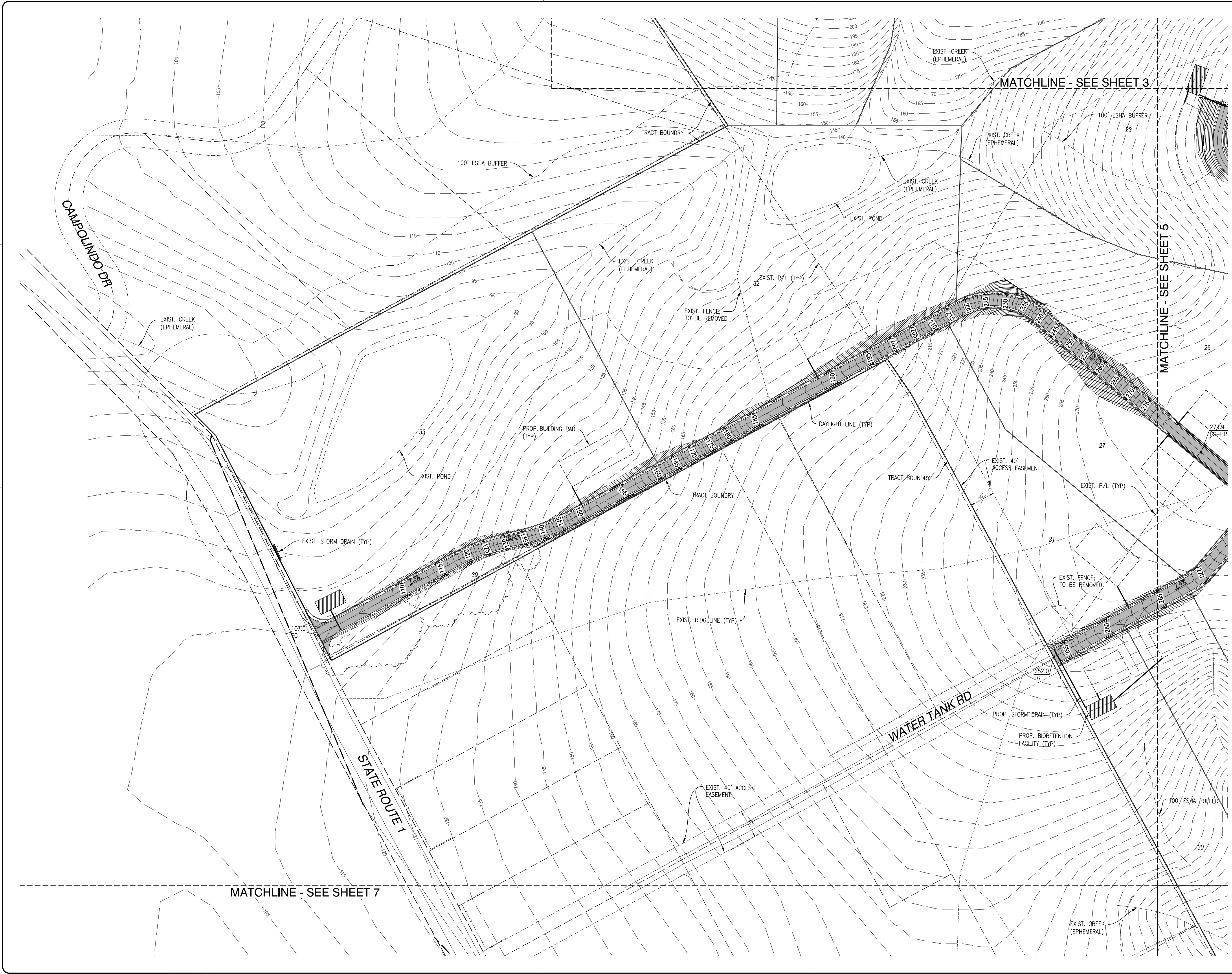
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DRAWING:

G2

SHEET 2 OF 7

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Grading Plan\7731-GRD.dwg
 Last Opened: Dec 05, 2024 - 1:22pm by vince



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
GRADING PLAN
GRADING 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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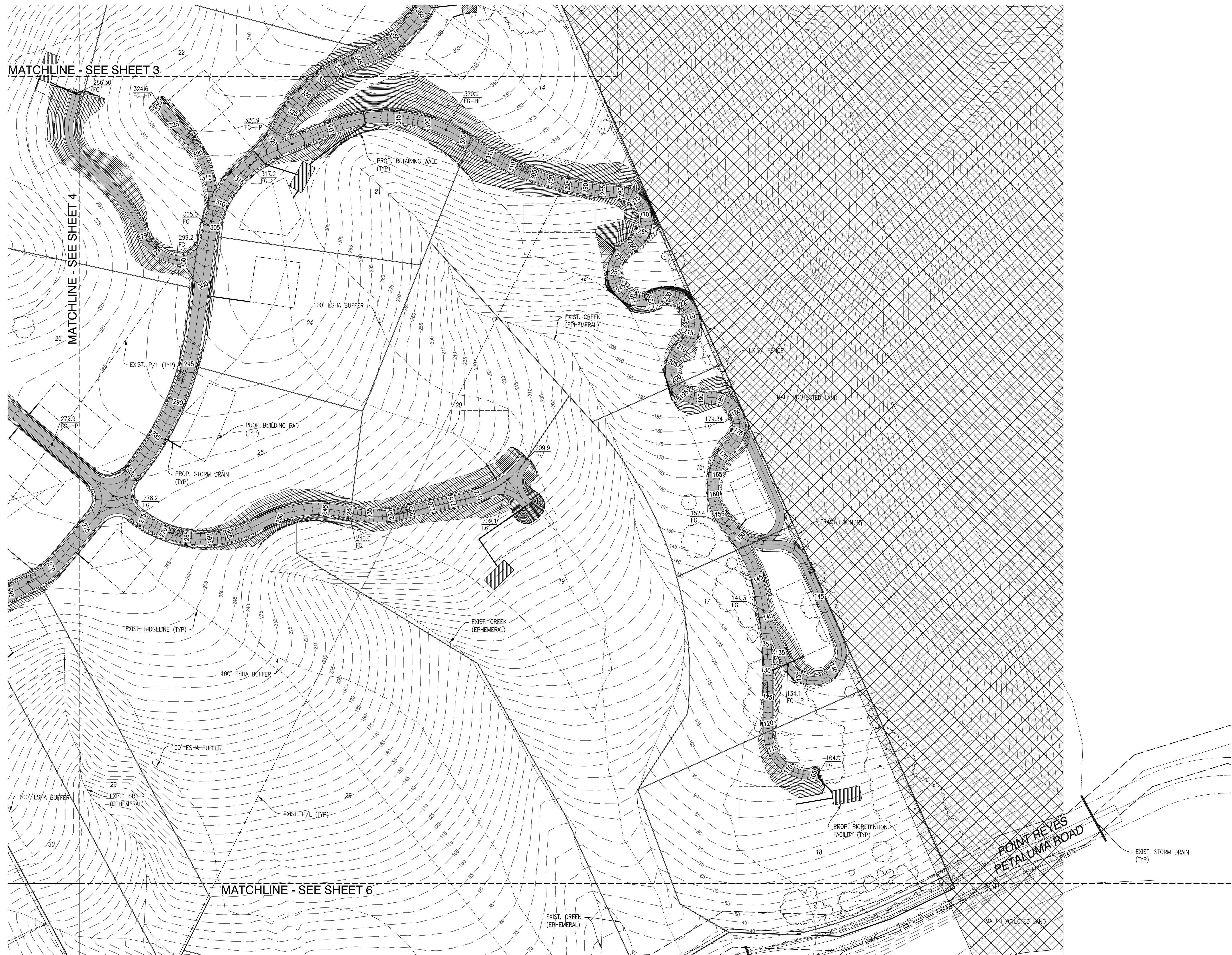
1

2

3

4

5



Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Grading Plan\7731-GRD.dwg
 Last Opened: Dec 05, 2024 - 1:22pm by vince



REV.	DATE	DESCRIPTION

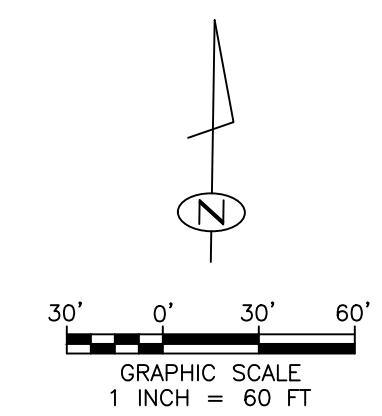
COUNTY OF MARIN
 COUNTY OF MARIN
 3501 CIVIC CENTER DRIVE
 SAN RAFAEL, CA 94903

PRS CUI FAMILY SUBDIVISION
APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
GRADING PLAN
GRADING 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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DRAWING:
C3
 SHEET 5 OF 7



Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Grading Plan\7731-GRD.dwg
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REV.	DATE	DESCRIPTION

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

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

GRADING PLAN
GRADING PLAN 4

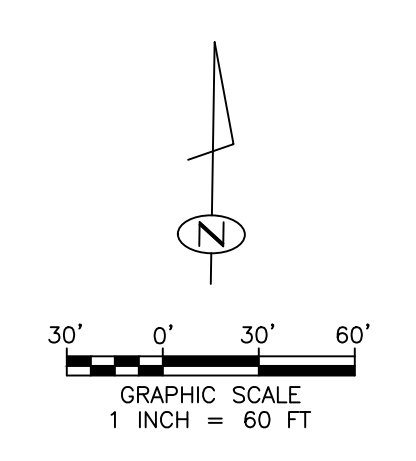
PROJECT NO: 7731.04
 DATE: 09-23-24
 DESIGNED BY: IC/AK
 DRAWN BY: JS
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DRAWING:
C4

SHEET 6 OF 7

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Grading Plan\7731-GRD.dwg
 Last Opened: Dec 05, 2024 - 1:22pm by vince



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
GRADING PLAN
GRADING PLAN 5

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

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DRAWING:
C5
 SHEET 7 OF 7