

COUNTY OF MARIN, STATE OF CALIFORNIA

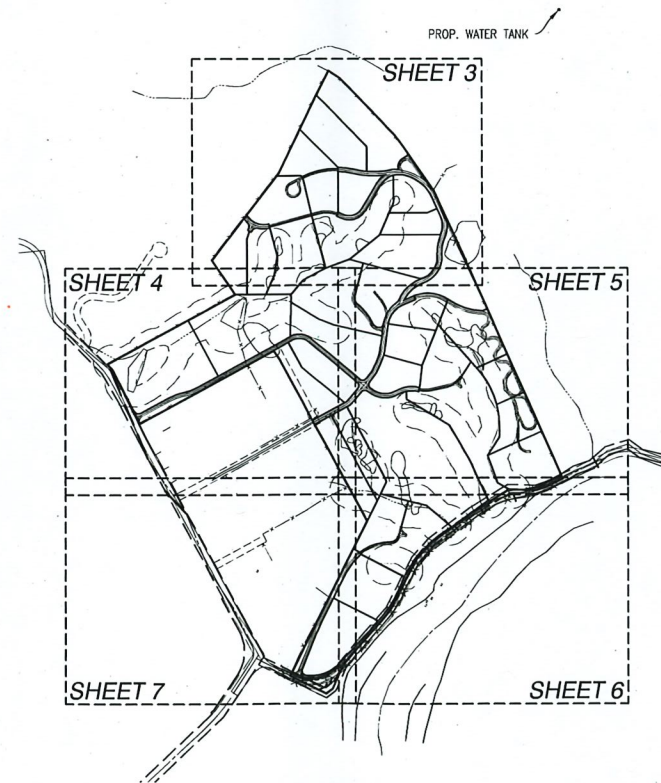
CONSTRAINTS MAP

PRS CUI FAMILY SUBDIVISION

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



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

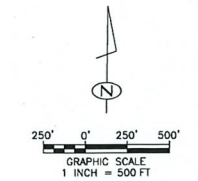
CONTACT: IAN M. COLE, PE
EMAIL: IAN@NEXGENENG.COM
TELEPHONE: (866) 269-0999

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 |
| x x 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 |
| --- | 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 FEMA FLOOD ZONE |
| --- | ESHA BUFFER |



INDEX OF SHEETS:

| SHEET NO. | DWG NO. | SHEET NAME |
|-----------|---------|-------------------|
| 1 | G1 | TITLE SHEET |
| 2 | C1 | OVERALL SLOPE MAP |
| 3 | C2 | CONSTRAINTS MAP 1 |
| 4 | C3 | CONSTRAINTS MAP 2 |
| 5 | C4 | CONSTRAINTS MAP 3 |
| 6 | C5 | CONSTRAINTS MAP 4 |
| 7 | C6 | CONSTRAINTS MAP 5 |



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

COUNTY OF MARIN
3507 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

CONSTRAINTS MAP
TITLE SHEET

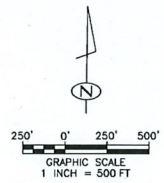
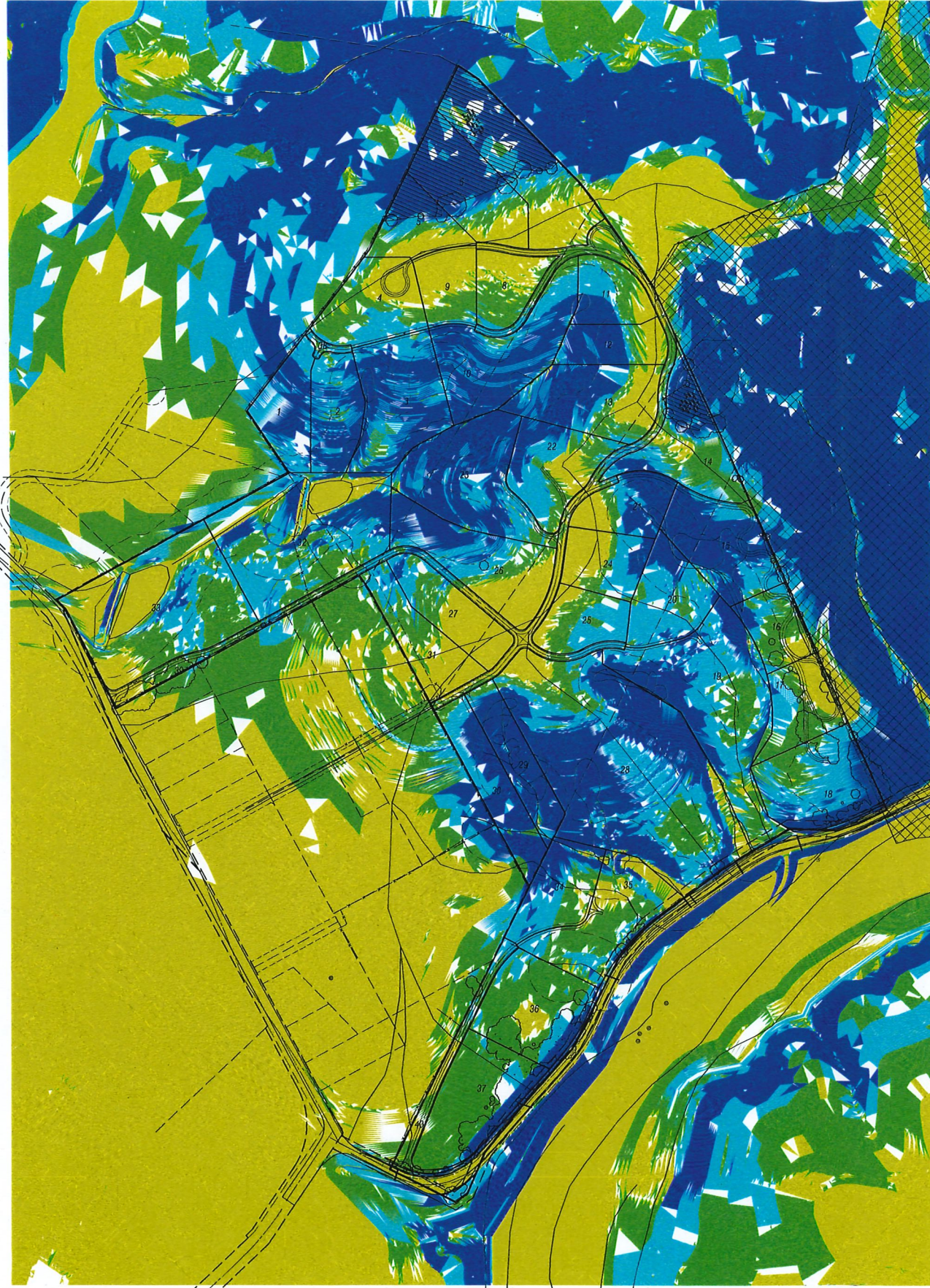
PROJECT NO: 7731.04
DATE: 10-7-24
DESIGNED BY: IC/AK
DRAWN BY: AK
CHECKED BY: IC/LB

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

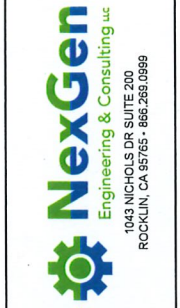
DRAWING:
G1
SHEET 1 OF 7

Drawing Name: 731_01.dwg with: M:\Engineering\Projects\731_Planet Reyes Station CA\CAD\Constraints Plan\731_CMS.dwg
Last Updated: Dec 07, 2024 11:15 AM by: [Name]

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Constraints Plan\7731-CNS.dwg
 Last Opened: Dec 09, 2024 - 1:15pm by vince



| SLOPE MAP TABLE | | | | |
|-----------------|---------------|---------------|------------|------------|
| NUMBER | MINIMUM SLOPE | MAXIMUM SLOPE | AREA | COLOR |
| 1 | 0.00% | 15.00% | 4636099.48 | Yellow |
| 2 | 16.00% | 24.00% | 2111636.47 | Green |
| 3 | 25.00% | 34.00% | 1761294.60 | Light Blue |
| 4 | 35.00% | 6348.56% | 3359414.78 | Dark Blue |



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

COUNTY OF MARIN
 3801 CIVIC CENTER DRIVE
 SAN RAFAEL, CA 94903

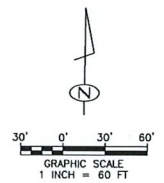
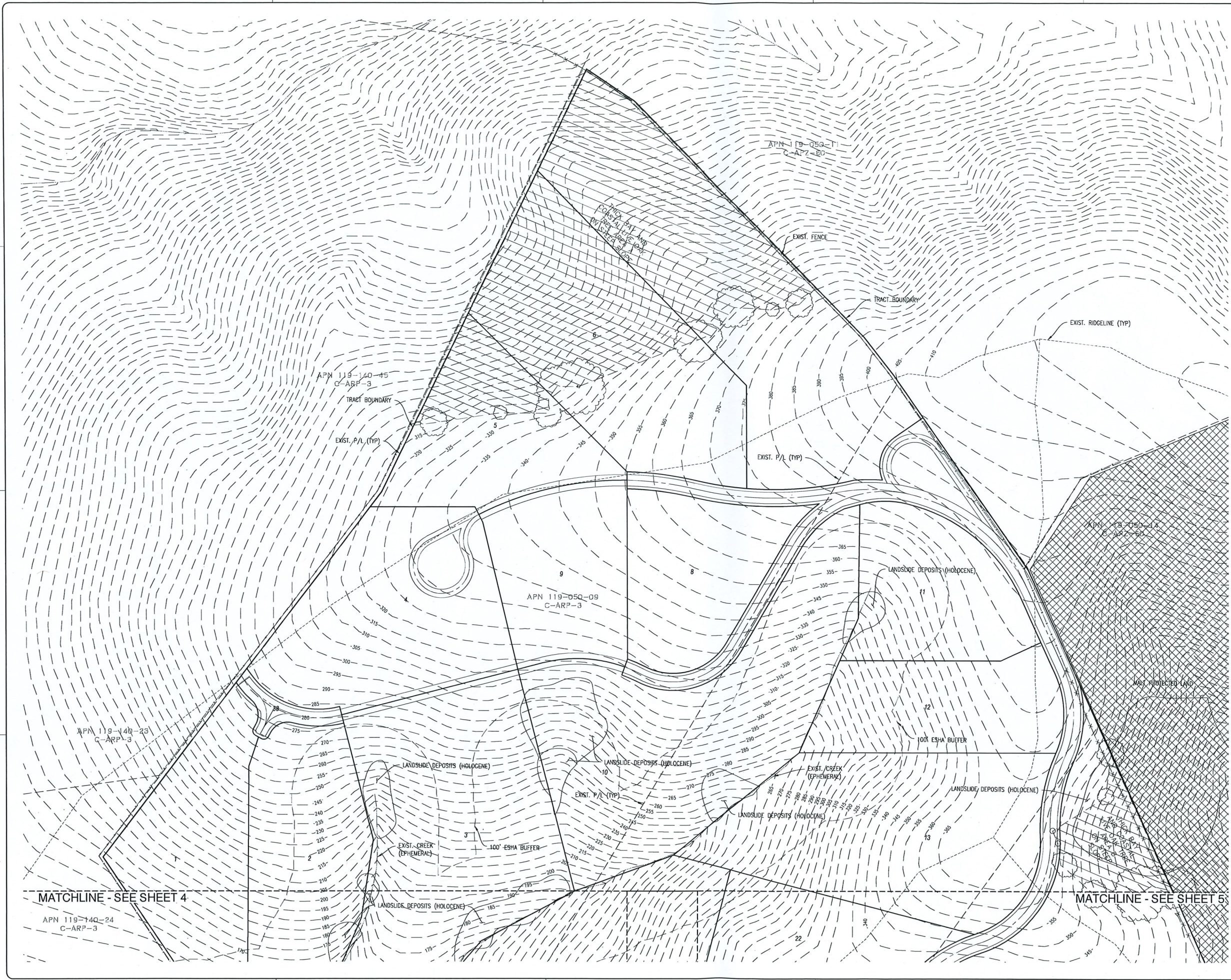
PRC CUI FAMILY SUBDIVISION
 APN 119-050-04 & 05, 119-140-03 & -09
 HIGHWAY 1, POINT REYES STATION, CA 94956
 CONSTRAINTS MAP
 OVERALL SLOPE MAP

PROJECT NO: 7731.04
 DATE: 10-7-24
 DESIGNED BY: IC/AK
 DRAWN BY: AK
 CHECKED BY: IC/LB

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWING:
C1
 SHEET 2 OF 7

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CAD\Constraints Plan\7731-CNS.dwg
 Last Opened: Tue 09/26/24 11:58am by vince



NexGen
Engineering & Consulting
1000 NICHOLS DR SUITE 200
ROCKLIN, CA 95765-8662/866.266.0989

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

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

COUNTY OF MARIN

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

CONSTRAINTS MAP 1

PROJECT NO: 7731.04
DATE: 10-7-24
DESIGNED BY: IC/AK
DRAWN BY: AK
CHECKED BY: IC/LB

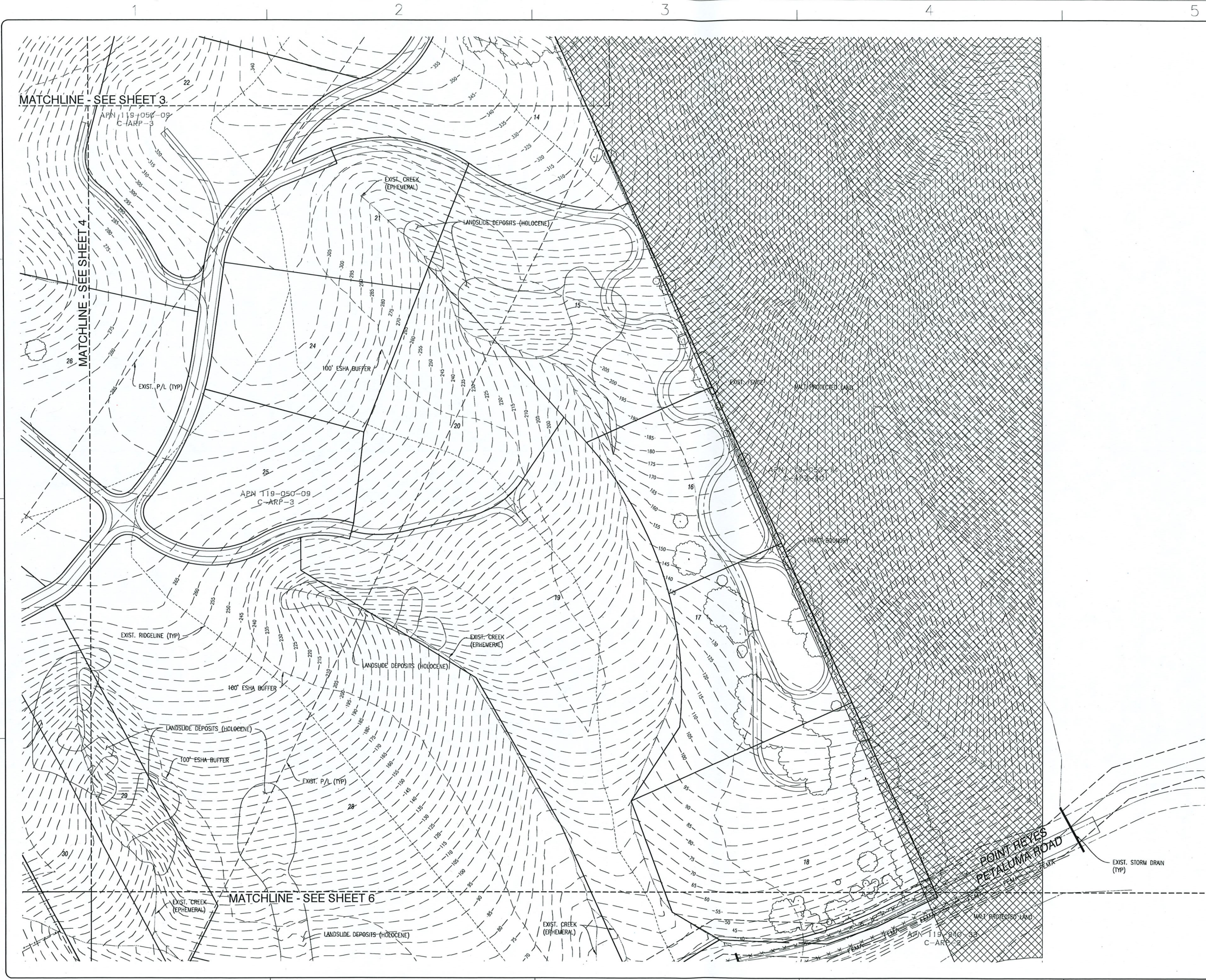
We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWING:
C2

SHEET 3 OF 7

SHEET 3 OF 7

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Constraints Plan\7731-CNS.dwg
 Last Opened: Dec 09, 2024 - 11:19am by vince



1043 NICHOLS DR SUITE 200
 ROCKLIN, CA 95765-1862, 956.989.9999

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

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

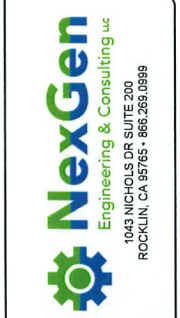
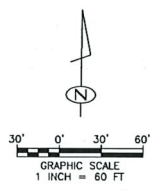
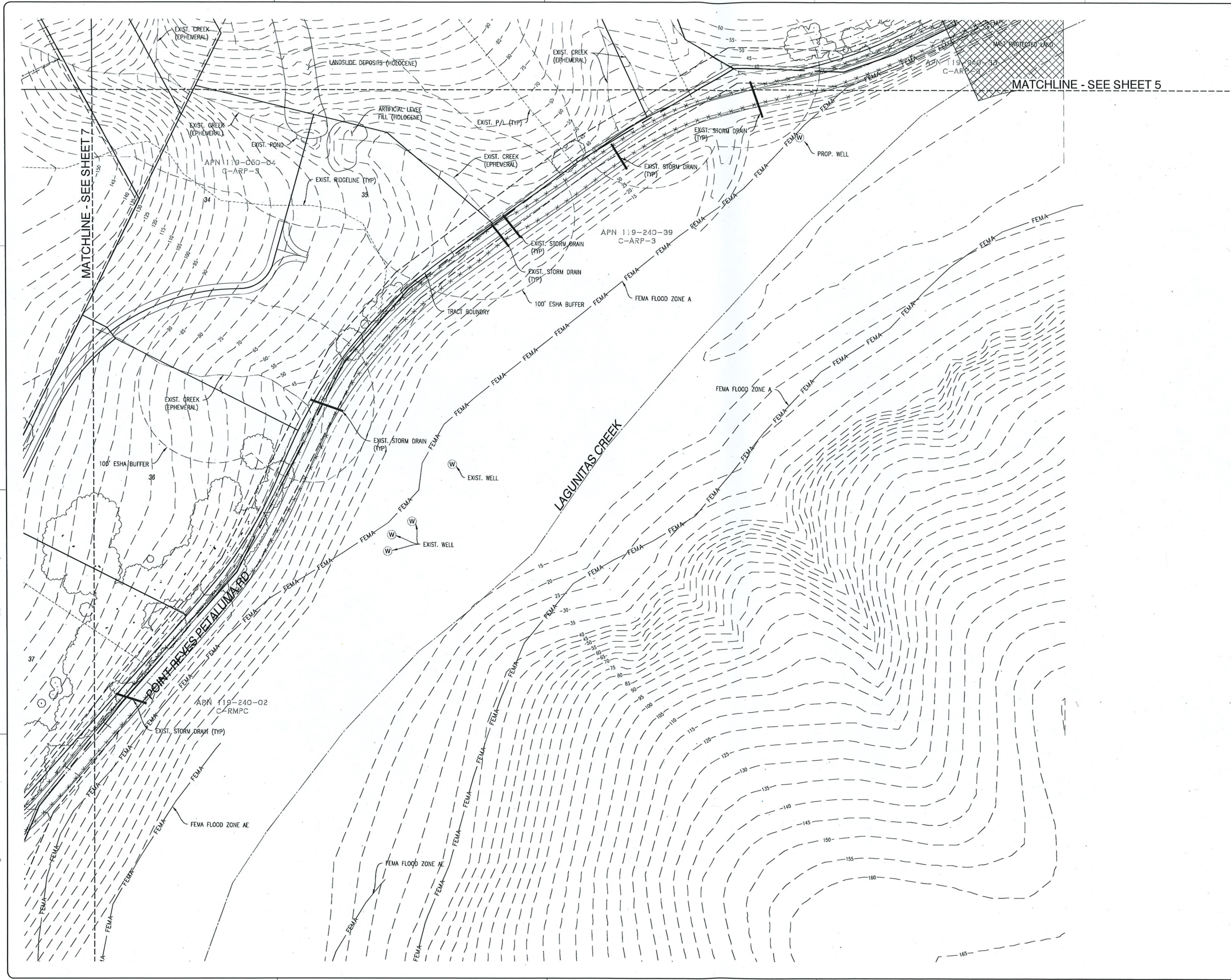
PRIS CUI FAMILY SUBDIVISION
 APN 119-050-04 & 05, 119-140-03 & -09
 HIGHWAY 1, POINT REYES STATION, CA 94956
 CONSTRAINTS MAP
 CONSTRAINTS MAP 3

PROJECT NO: 7731.04
 DATE: 10-7-24
 DESIGNED BY: IC/AK
 DRAWN BY: AK
 CHECKED BY: IC/LB

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWING: C4
 SHEET 5 OF 7

Drawing Name: Z:\Shared with Me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Constraints Plan\7731-CNS.dwg
 Last Opened: Dec 09, 2024 - 11:39am by vince



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

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

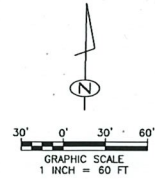
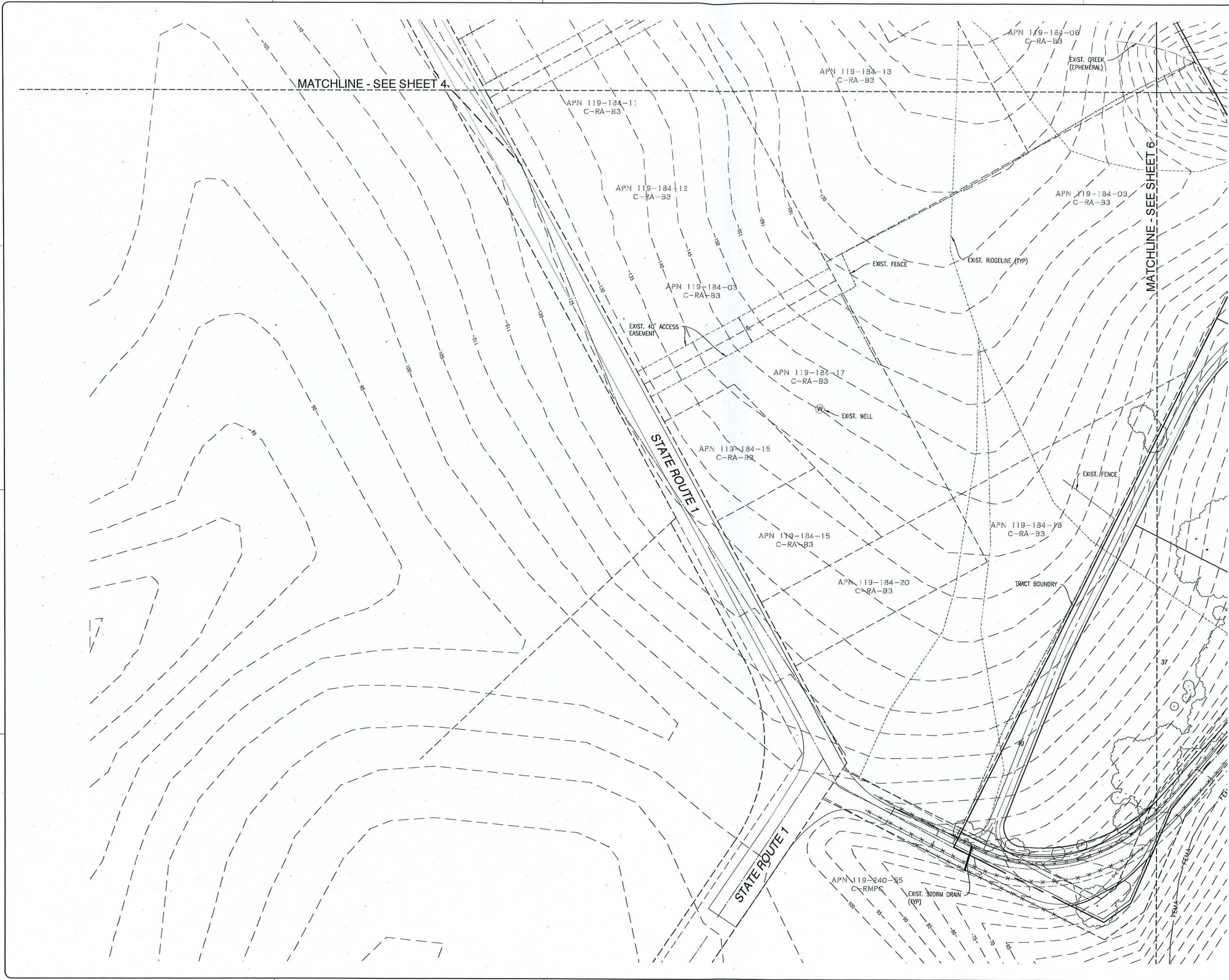
PRS CUI FAMILY SUBDIVISION
APN 119-050-04 & 05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
CONSTRAINTS MAP
CONSTRAINTS MAP 4

PROJECT NO: 7731.04
 DATE: 10-7-24
 DESIGNED BY: IC/AK
 DRAWN BY: AK
 CHECKED BY: IC/LB

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWING:
C5
 SHEET 6 OF 7

Drawing Name: Z:\Shared with me\Engineering\Projects\7731 Point Reyes Station CA\CAD\Constraints Plan\7731-CNS.dwg
 Last Opened: Dec 05, 2024 11:11:11 AM by vince



| <p>NexGen Engineering & Consulting 1043 NICHOLS DR SUITE 200 ROCKLIN, CA 95765-8662 959.9899</p> | | | | | | | | | | | | | |
|--|------|-------------|------|-------------|--|--|--|--|--|--|--|--|--|
| <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | REV. | DATE | DESCRIPTION | | | | | | | | | |
| REV. | DATE | DESCRIPTION | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <p>COUNTY OF MARIN 3501 CIVIC CENTER DRIVE SAN RAFAEL, CA 94903</p> | | | | | | | | | | | | | |
| <p>PRC CUI FAMILY SUBDIVISION APN 119-050-04 & 05, 119-140-03 & -09 HIGHWAY 1, POINT REYES STATION, CA 94956 CONSTRAINTS MAP CONSTRAINTS MAP 5</p> | | | | | | | | | | | | | |
| <p>PROJECT NO: 7731.04 DATE: 10-7-24 DESIGNED BY: IC/AK DRAWN BY: AK CHECKED BY: IC/LB</p> <p><small>We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied or any format or manner whatsoever without first obtaining our express written permission and consent.</small></p> | | | | | | | | | | | | | |
| <p>DRAWING: C6</p> | | | | | | | | | | | | | |
| <p>SHEET 7 OF 7</p> | | | | | | | | | | | | | |