

COUNTY OF MARIN, STATE OF CALIFORNIA

ONSITE WASTEWATER SYSTEM AND STORMWATER DRAINAGE SYSTEM

PRS CUI FAMILY SUBDIVISION

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



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

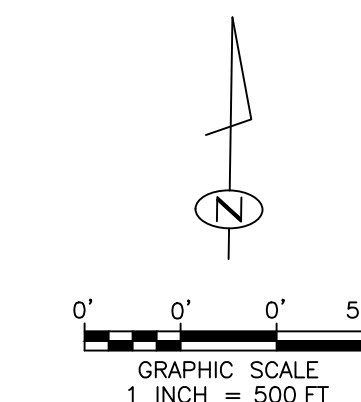
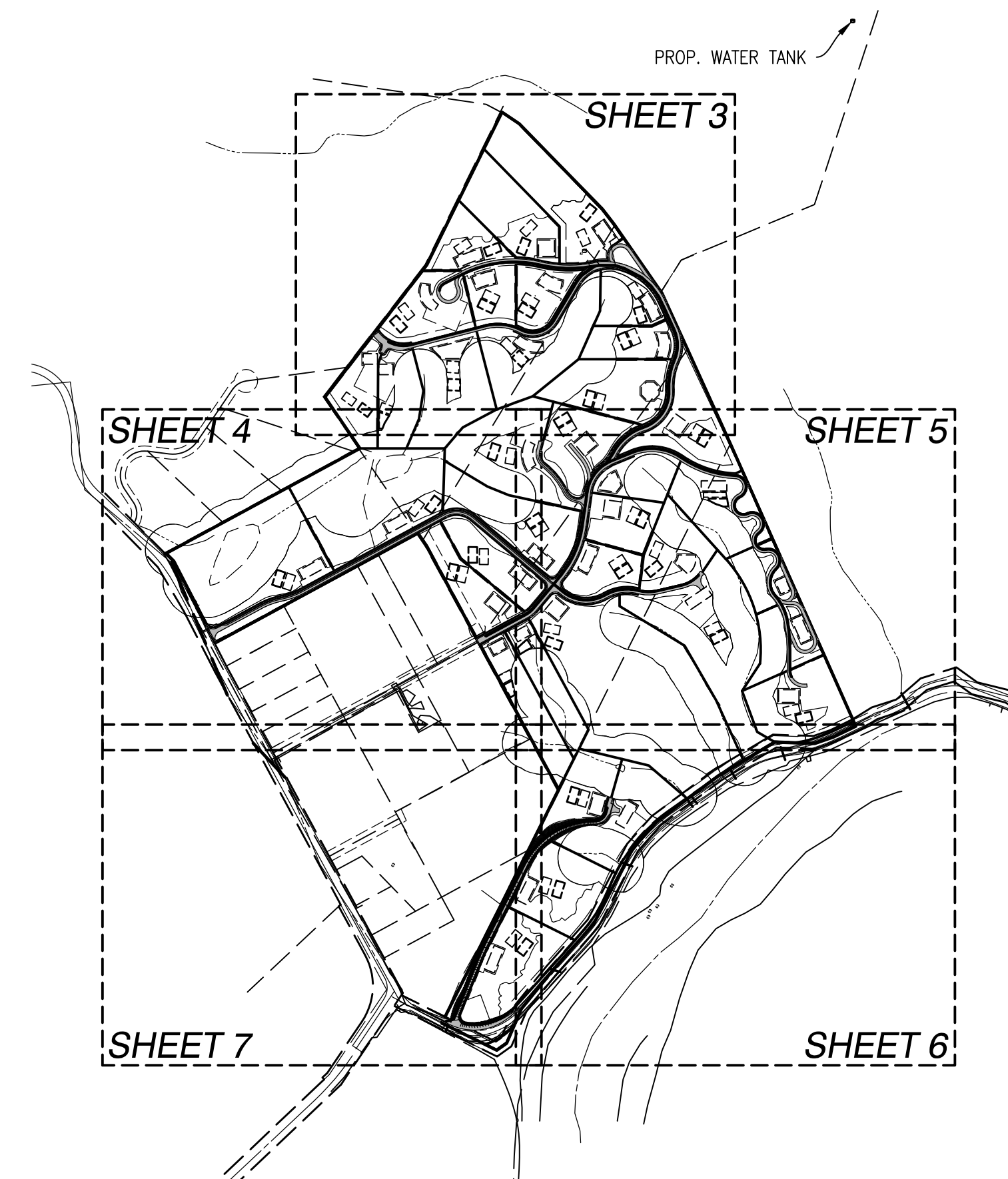
| | |
|--------|--|
| APN | ASSESSOR PARCEL NUMBER |
| ARP | AGRICULTURE RESIDENTIAL PLANNED |
| APZ | AGRICULTURAL PROTECTION ZONE |
| EXIST. | EXISTING |
| ESHA | ENVIRONMENTALLY SENSITIVE HABITAT AREA |
| FG | FINISH GRADE |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| HP | HIGH POINT |
| LP | 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 |

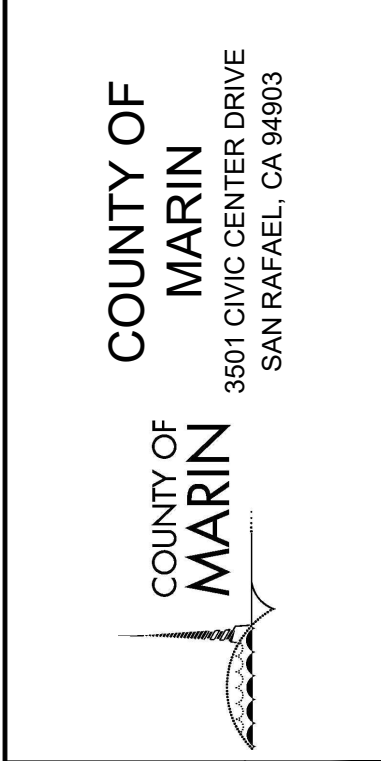


VICINITY MAP
NOT TO SCALE



| INDEX OF SHEETS: | | |
|------------------|---------|-------------|
| SHEET NO. | DWG NO. | SHEET NAME |
| 1 | G1 | TITLE SHEET |
| 2 | G2 | NOTES |
| 3 | C1 | OWS PLAN 1 |
| 4 | C2 | OWS PLAN 2 |
| 5 | C3 | OWS PLAN 3 |
| 6 | C4 | OWS PLAN 4 |
| 7 | C5 | OWS PLAN 5 |

| REV. | DATE | DESCRIPTION |
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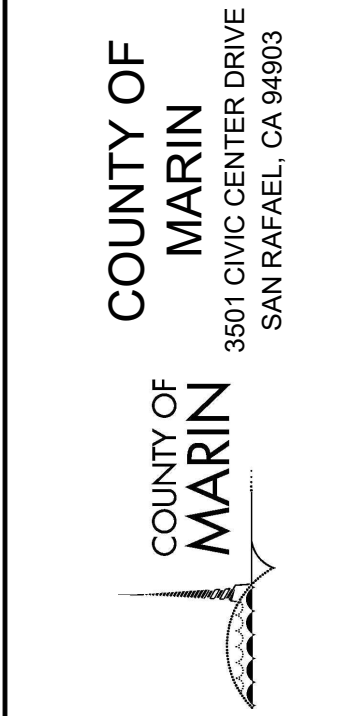
PRS CUI FAMILY SUBDIVISION
APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
OWS PRIVATE IMPROVEMENT PLANS
TITLE SHEET

| | |
|--------------|----------|
| 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

| PRELIMINARY DISPERSAL SYSTEM SIZING | | | | | |
|-------------------------------------|----------------------------|--|---------------------------|-------------------------------------|--|
| NUMBER OF BEDROOMS | WASTEWATER FLOW RATE (GPD) | WASTEWATER APPLICATION RATE (GPD/FT ²) | WASTEWATER FLOW REDUCTION | ADJUSTED WASTEWATER FLOW RATE (GPD) | MINIMUM ABSORPTION AREA (FT ²) |
| 3 | 450 | 0.2 | 30% | 315 | 1,575 |
| 4 | 600 | 0.2 | 30% | 420 | 1,680 |



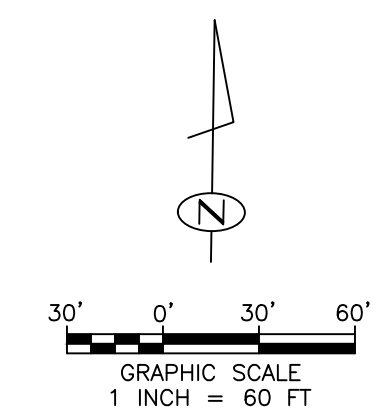
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APN 19-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
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NOTES

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DRAWING:
G2
SHEET 2 OF 7

Drawing Name: Z:\NexGen E&C\Engineering\Projects\7731 Point Reyes Station CA\CAO\Sawer Plan\7731-SWR.dwg
 Last Opened: Jan 06, 2025 - 12:54pm by abhazeppul



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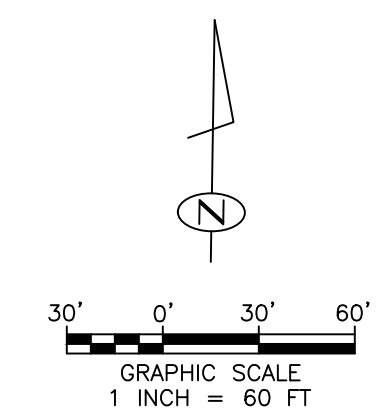
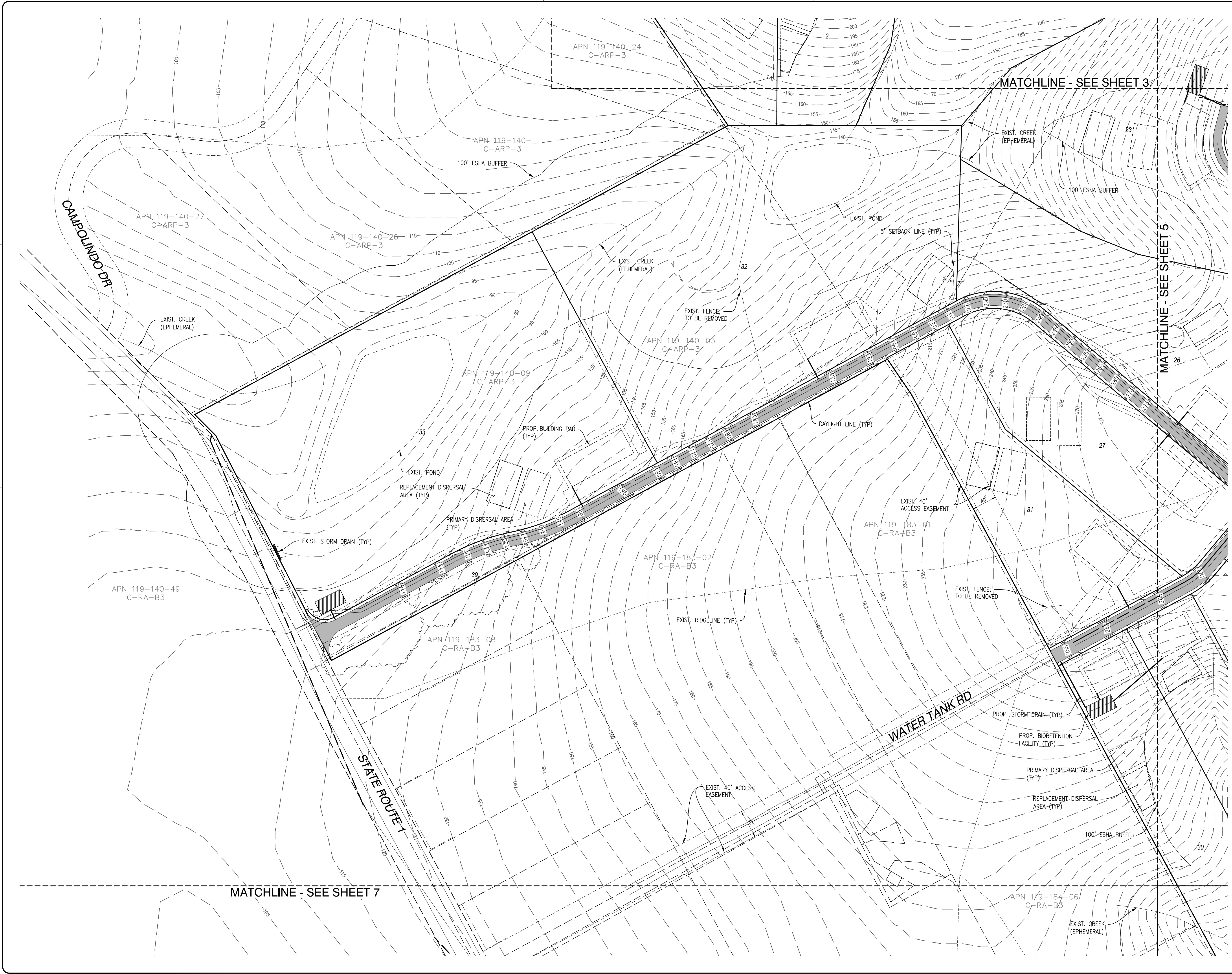
COUNTY OF MARIN
 3501 CIVIC CENTER DRIVE
 SAN RAFAEL, CA 94903

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

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 DATE: 09-23-24
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 Last Opened: Jan 06, 2025 - 12:55pm by ahzoeppol



| REV. | DATE | DESCRIPTION |
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COUNTY OF MARIN
 3501 CIVIC CENTER DRIVE
 SAN RAFAEL, CA 94903

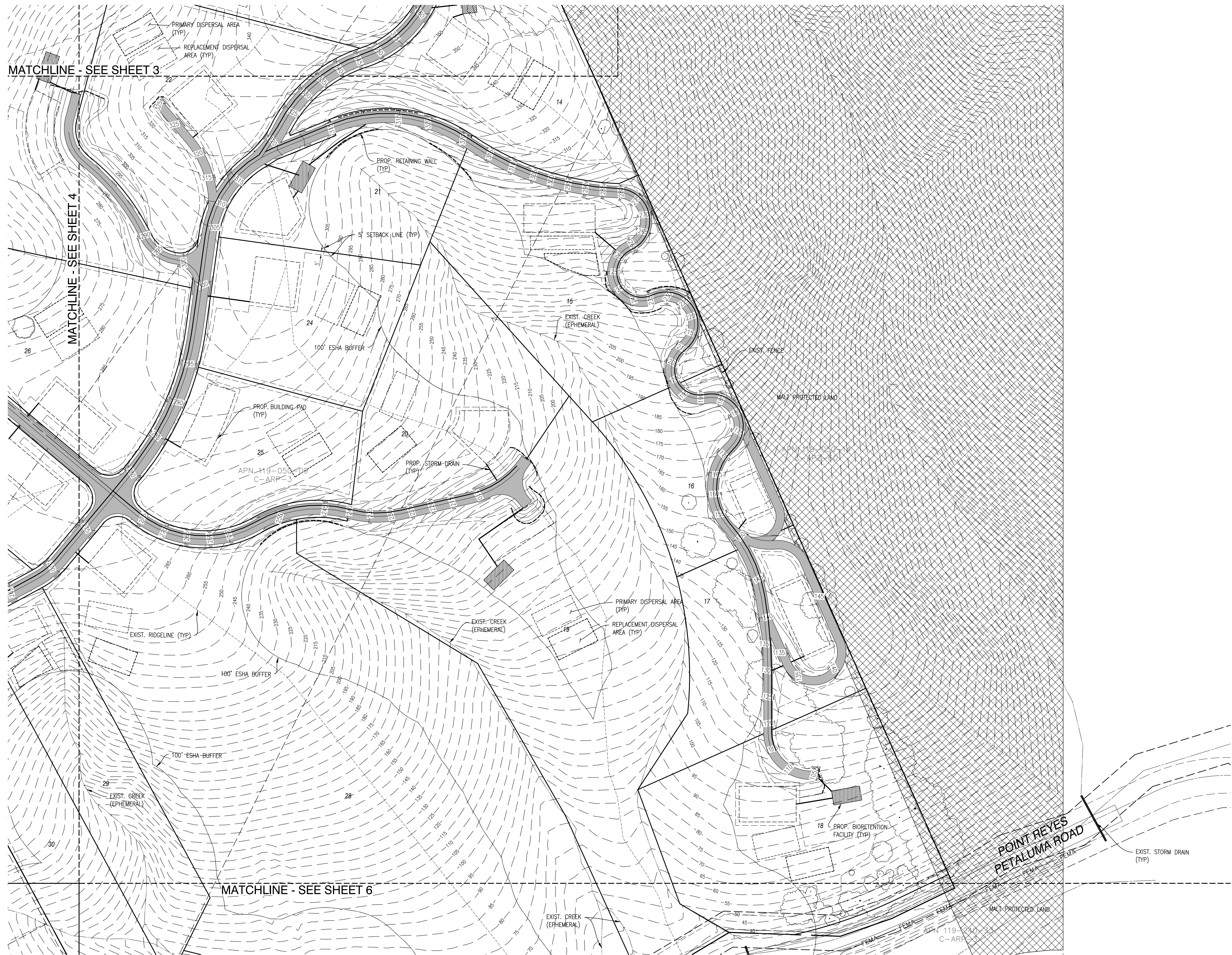
PRS CUI FAMILY SUBDIVISION
APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
OWS PRIVATE IMPROVEMENT PLANS
OWS PLAN 2

PROJECT NO: 7731.04
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DRAWING:
C2
 SHEET 4 OF 7

Drawing Name: Z:\NexGen_E&C\Engineering\Projects\7731 Point Reyes Station CA\CAO\Water Plan\7731-SWR.dwg
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| REV. | DATE | DESCRIPTION |
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COUNTY OF MARIN
 3501 CIVIC CENTER DRIVE
 SAN RAFAEL, CA 94903

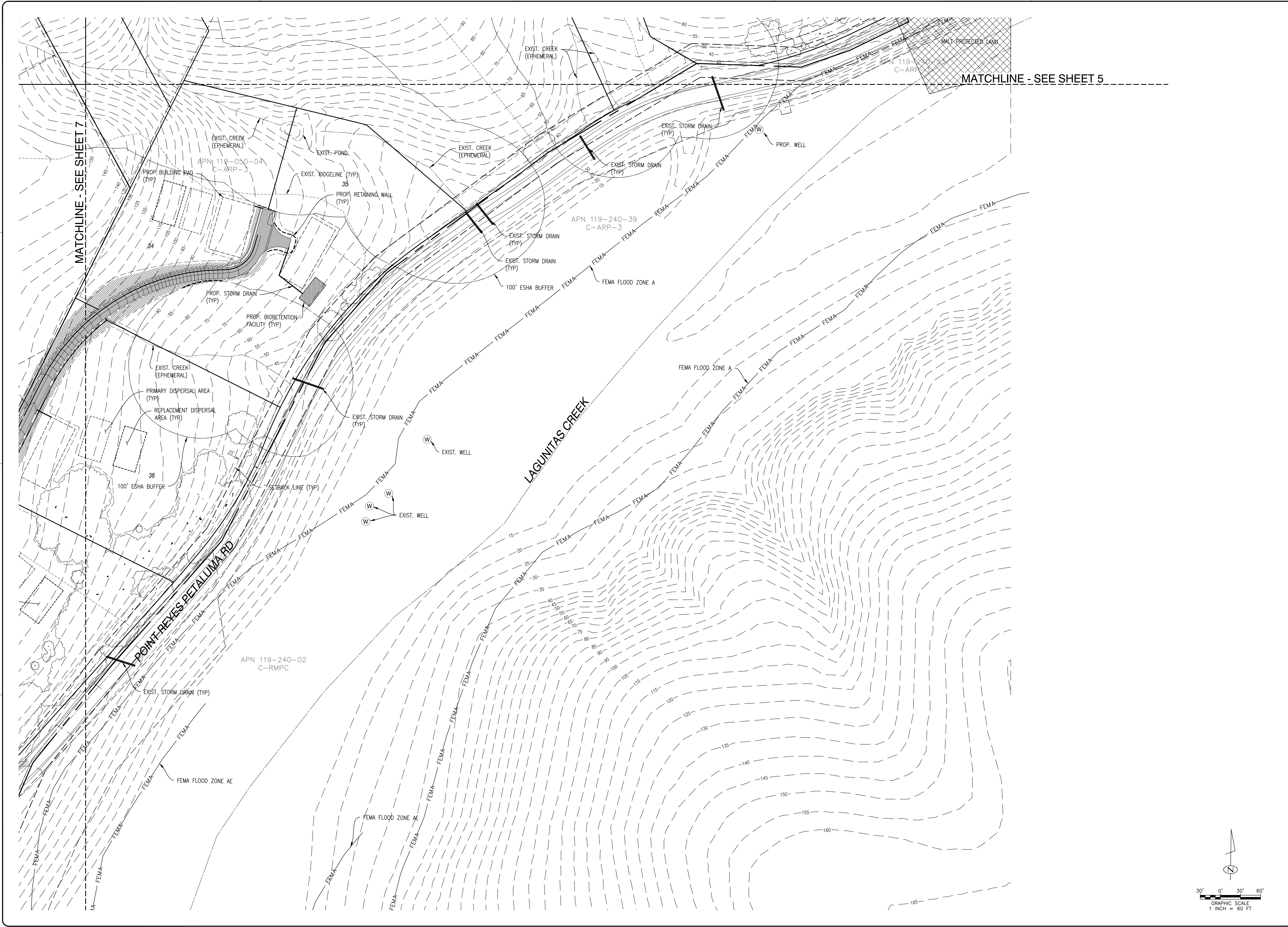
PRS CUI FAMILY SUBDIVISION
APN 19-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
OWS PRIVATE IMPROVEMENT PLANS
OWS PLAN 3

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DRAWING:
C3
 SHEET 5 OF 7

Drawing Name: Z:\NexGen_E&C\Engineering\Projects\7731 Point Reyes Station CA\CAO\Sewer Plan\7731-SWR.dwg
 Last Opened: Jan 06, 2025 - 12:55pm by akhazepoul



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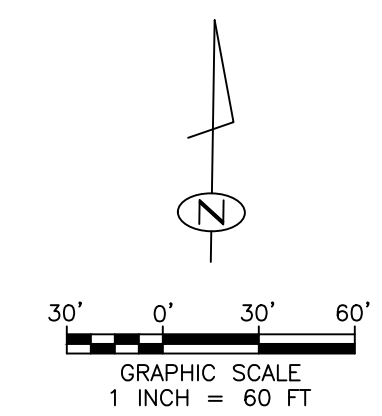
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APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
OWS PRIVATE IMPROVEMENT PLANS
OWS PLAN 4

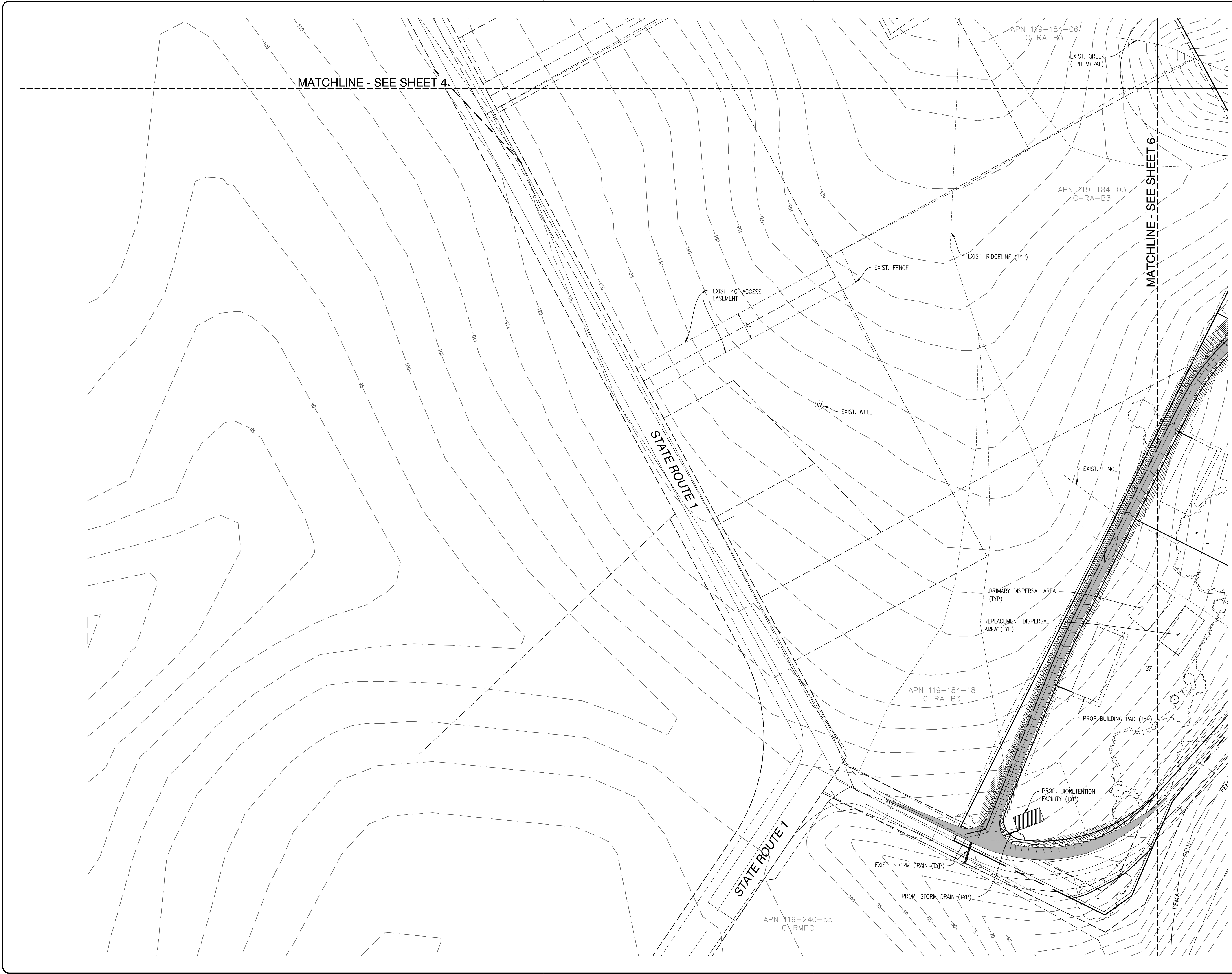
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DRAWING: **C4**
 SHEET 6 OF 7



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COUNTY OF MARIN
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 SAN RAFAEL, CA 94903

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DRAWING:
C5
 SHEET 7 OF 7