

TENTATIVE TRACT MAP NO. _____

PRS CUI FAMILY SUBDIVISION

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

GENERAL NOTES

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

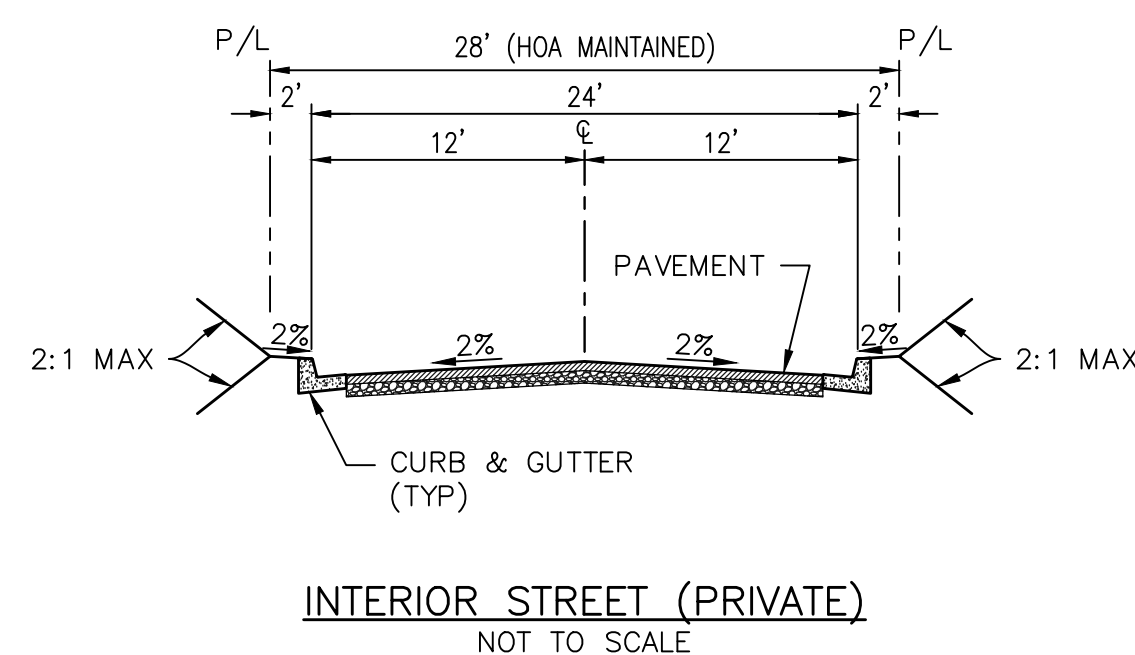


VICINITY MAP
NOT TO SCALE

LOT AREA TABLE

LOT NO.	AREA (SF)
1	56102
2	58929
3	107021
4	75964
5	50321
6	89671
7	118906
8	45265
9	45297
10	113545
11	45627
12	45384
13	94693
14	86893
15	91137
16	44243
17	57668
18	95711
19	182512
20	67986
21	51071
22	76078
23	125579
24	52318
25	49100
26	105010
27	62186
28	358281
29	55790
30	66729
31	62848
32	190589
33	191750
34	61755
35	96098
36	95259
37	101763

NON-RESIDENTIAL LOTS	
LOT NO.	AREA (SF)
38	4990
39	140916
40	29373



OWNER

CUI FAMILY TRUST
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APPLICANT

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ENGINEER

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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	C1	TENTATIVE MAP 1
3	C2	TENTATIVE MAP 2



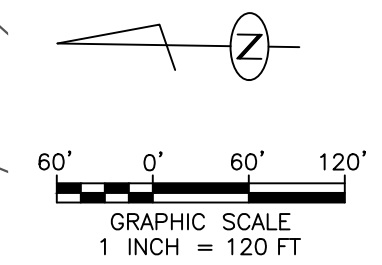
PRS CUI FAMILY SUBDIVISION
APN 119-050-04 & -05, 119-140-03 & -09
HIGHWAY 1, POINT REYES STATION, CA 94956
TENTATIVE MAP
TITLE SHEET

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

Drawing Name: Z:\NexGen_E&C\Engineering\Projects\7731 Point Reyes Station CA\00 Tentative Tract Map\7731-TM.dwg
 Last Opened: Jan 06, 2025 - 1:01pm by ahazarepo



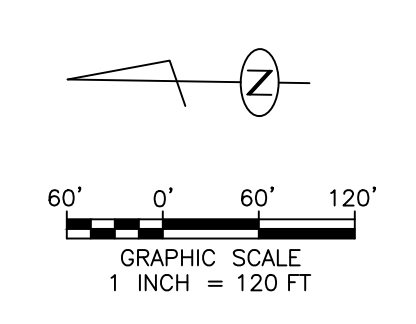
REV.	DATE	DESCRIPTION

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
TENTATIVE MAP 1
TENTATIVE MAP 1

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 Last Opened: Jan 06, 2025 - 1:01pm by ahazorpoul



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 PENINSULA
 TENTATIVE MAP
 TENTATIVE MAP 2

PROJECT NO: 7731.04
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DRAWING: **C2**
 SHEET 3 OF 3