







**NOTES**

- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION AND ABBREVIATIONS SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC AND UTILITY SURVEY DATED JANUARY 10, 2022, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
- PROPERTY AND EASEMENT INFORMATION SHOWN ON THESE PLANS IS BASED ON THE A.L.T.A./N.S.P.S LAND TITLE SURVEY DATED DECEMBER 23, 2021, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
- ENVIRONMENTALLY SENSITIVE HABIT AREA (ESHA) AND BUFFER INFORMATION SHOWN ON THESE PLANS IS BASED ON DATA PROVIDED BY WRA, INC. ENVIRONMENTAL CONSULTANTS IN JANUARY 2023. SEE BIOLOGICAL ASSESSMENT REPORT UNDER SEPARATE COVER FOR MORE DETAILED INFORMATION ON SPECIFIC WETLANDS, RIAPRIAN AND HABITAT DELINEATIONS.
- THE PROJECT HAS APPLIED FOR A LETTER OF MAP AMENDMENT WITH FEMA, CASE NUMBER 23-09-0532A. THE FEMA-DOCUMENTED FLOODWAY LINE DOES NOT REFLECT THE ACTUAL SITE CONDITIONS AS SINCE DETERMINED WITH THE PROJECT'S DETAILED TOPOGRAPHIC SURVEY, AND AN APPROVED LOMA APPLICATION WILL YIELD A FLOODWAY LINE THAT IS FURTHER TOWARD LAGUNITAS CREEK, THUS REMOVING ALL BUILDINGS AND SITE IMPROVEMENTS FROM THE FLOODWAY BOUNDARY.

**ABBREVIATIONS**

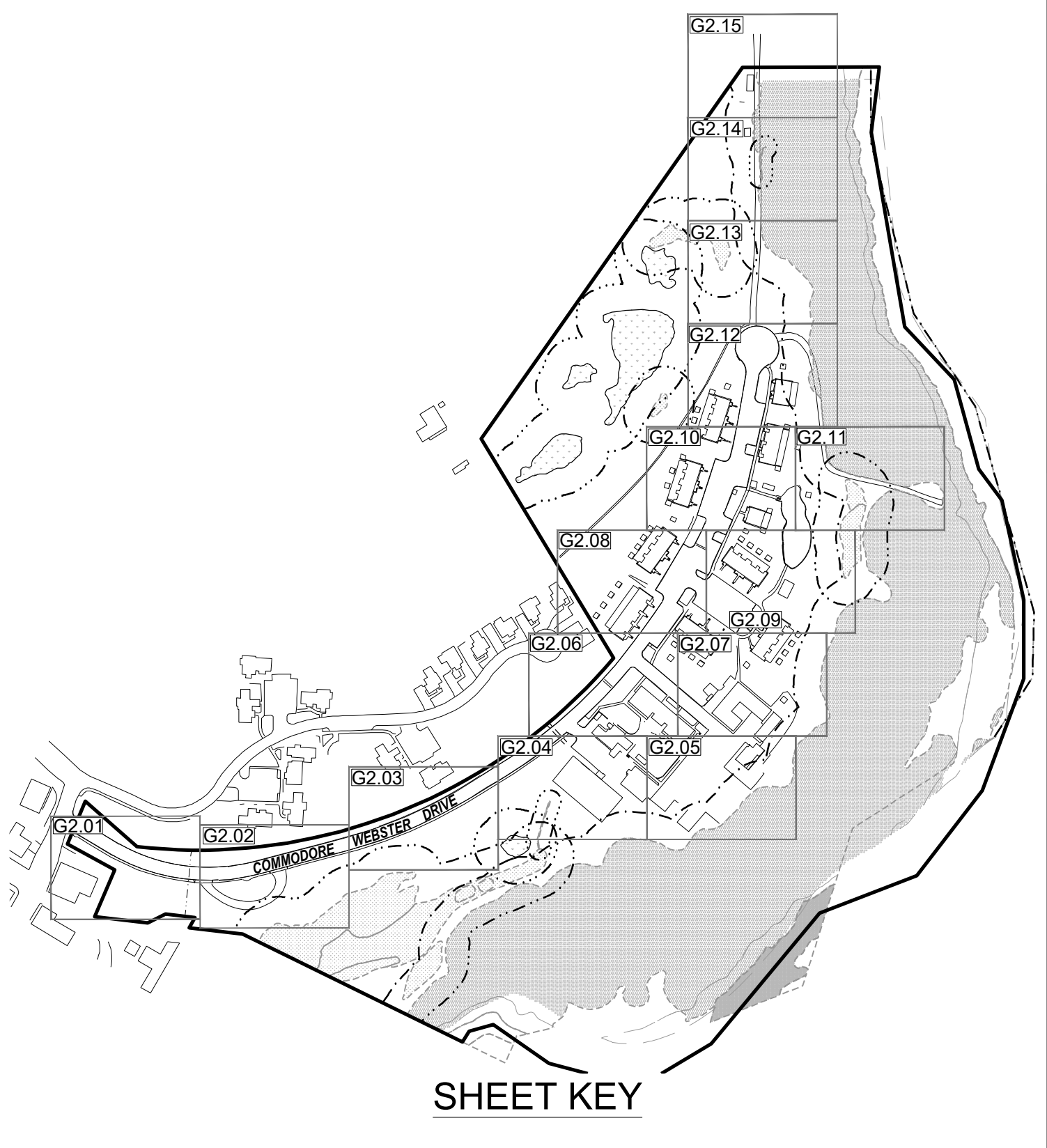
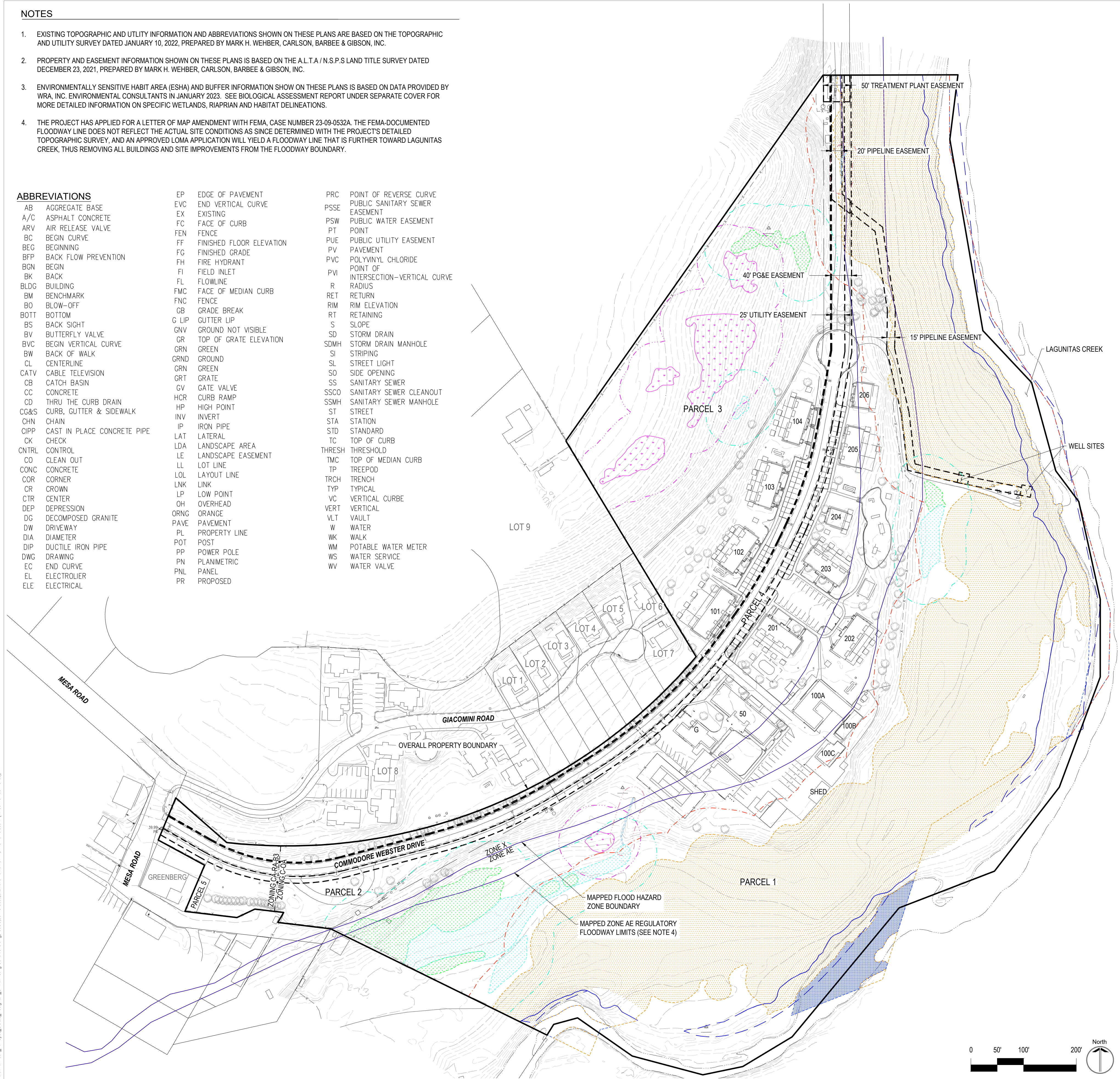
AB	AGGREGATE BASE	EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE
A/C	ASPHALT CONCRETE	EVC	END VERTICAL CURVE	PSSE	PUBLIC SANITARY SEWER EASEMENT
ARV	AIR RELEASE VALVE	EX	EXISTING	PSW	PUBLIC WATER EASEMENT
BC	BEGIN CURVE	FC	FACE OF CURB	PT	POINT
BEG	BEGINNING	FEN	FENCE	PUE	PUBLIC UTILITY EASEMENT
BFP	BACK FLOW PREVENTION	FF	FINISHED FLOOR ELEVATION	PV	PAVEMENT
BGN	BEGIN	FG	FINISHED GRADE	PVC	POLYVINYL CHLORIDE
BK	BACK	FH	FIRE HYDRANT	PVI	POINT OF INTERSECTION-VERTICAL CURVE
BLDG	BUILDING	FI	FIELD INLET	R	RADIUS
BM	BENCHMARK	FL	FLOWLINE	RET	RETURN
BO	BLOW-OFF	FMC	FACE OF MEDIAN CURB	RIM	RIM ELEVATION
BOTT	BOTTOM	FNC	FENCE	RT	RETAINING
BS	BACK SIGHT	GB	GRADE BREAK	S	SLOPE
BV	BUTTERFLY VALVE	G LIP	GUTTER LIP	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	GNV	GROUND NOT VISIBLE	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	GR	TOP OF GRATE ELEVATION	SI	STRIPING
CL	CENTERLINE	GRN	GREEN	SL	STREET LIGHT
CATV	CABLE TELEVISION	GRND	GROUND	SO	SIDE OPENING
CB	CATCH BASIN	GRN	GREEN	SS	SANITARY SEWER
CC	CONCRETE	GRT	GRATE	SSCO	SANITARY SEWER CLEANOUT
CD	THRU THE CURB DRAIN	GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
CG&S	CURB, GUTTER & SIDEWALK	HCR	CURB RAMP	ST	STREET
CHN	CHAIN	HP	HIGH POINT	STA	STATION
CIPP	CAST IN PLACE CONCRETE PIPE	INV	INVERT	STD	STANDARD
CK	CHECK	IP	IRON PIPE	TC	TOP OF CURB
CNTRL	CONTROL	LAT	LATERAL	THRESH	THRESHOLD
CO	CLEAN OUT	LDA	LANDSCAPE AREA	TMC	TOP OF MEDIAN CURB
CONC	CONCRETE	LE	LANDSCAPE EASEMENT	TP	TREEPOD
COR	CORNER	LL	LOT LINE	TRCH	TRENCH
CR	CROWN	LOL	LAYOUT LINE	TYP	TYPICAL
CTR	CENTER	LNK	LINK	VC	VERTICAL CURBE
DEP	DEPRESSION	LP	LOW POINT	VERT	VERTICAL
DG	DECOMPOSED GRANITE	OH	OVERHEAD	VLT	VAULT
DRIVEWAY	DRIVEWAY	ORNG	ORANGE	W	WATER
DIA	DIAMETER	PAVE	PAVEMENT	WK	WALK
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	WM	POTABLE WATER METER
DWG	DRAWING	POT	POT	WS	WATER SERVICE
EC	END CURVE	PP	POWER POLE	WV	WATER VALVE
EL	ELECTROUER	PN	PLANIMETRIC		
ELE	ELECTRICAL	PNL	PANEL		
		PR	PROPOSED		

**LEGEND**

---	PROPERTY LINE	---	SANITARY SEWER PIPE
---	PARCEL LINE	---	ELECTRICAL LINE
---	EASEMENT LINE	---	COMMUNICATIONS LINE
---	FENCE	---	STREET LIGHT
---	STORM DRAIN PIPE	---	FIRE HYDRANT
---	WATER PIPE		

**ESHA LEGEND**

[Blue Hatched]	COASTAL STREAM (PERENNIAL)
[Orange Hatched]	COASTAL RIPARIAN WOODLAND
[Red Dashed]	50' COASTAL STREAM AND RIPARIAN ESHA BUFFER
[Green Dotted]	SEASONAL WETLAND (CORPS & CCC. SEE NOTE 3 THIS SHEET)
[Green Dashed]	50' WETLAND ESHA BUFFER
[Purple Dotted]	PURPLE NEEDLEGRASS GRASSLAND
[Purple Dashed]	50' TERRESTRIAL ESHA BUFFER
[Blue Dotted]	EPHEMERAL DITCH
[Red Dotted]	20' EPHEMERAL DITCH BUFFER



Project Title:  
**COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.**  
**POINT REYES HOUSING RENEWAL**  
 100 COMMODORE WEBSTER DR.  
 POINT REYES STATION, CA 94956  
 APN#: 1 1 9 - 2 4 0 - 7 3

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No.	Description	Date
1	Planning R1	03/15/23

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 07/29/22

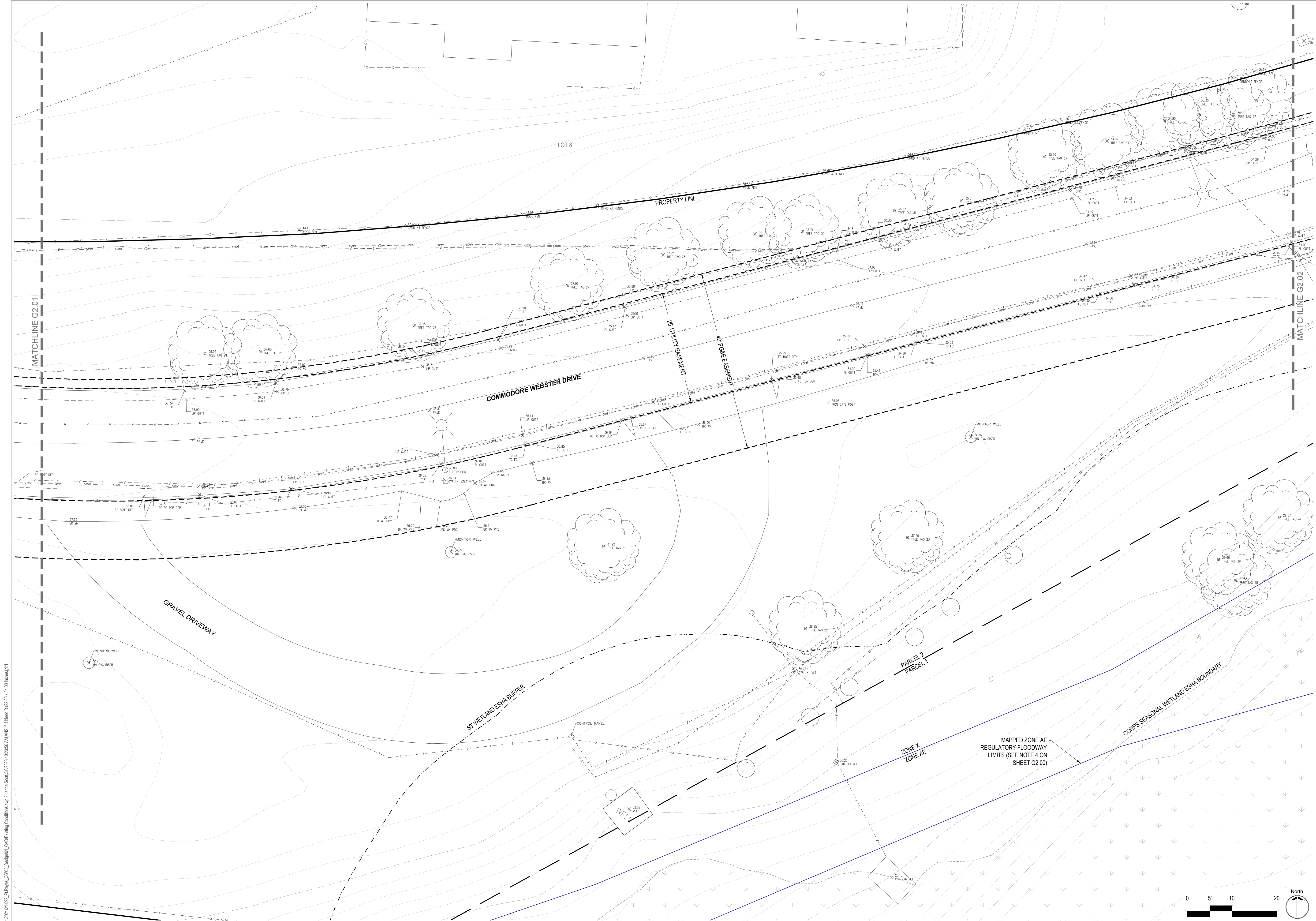
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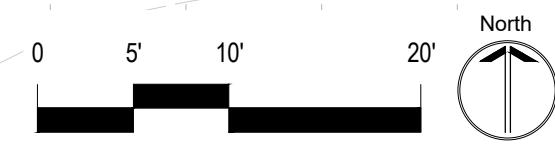
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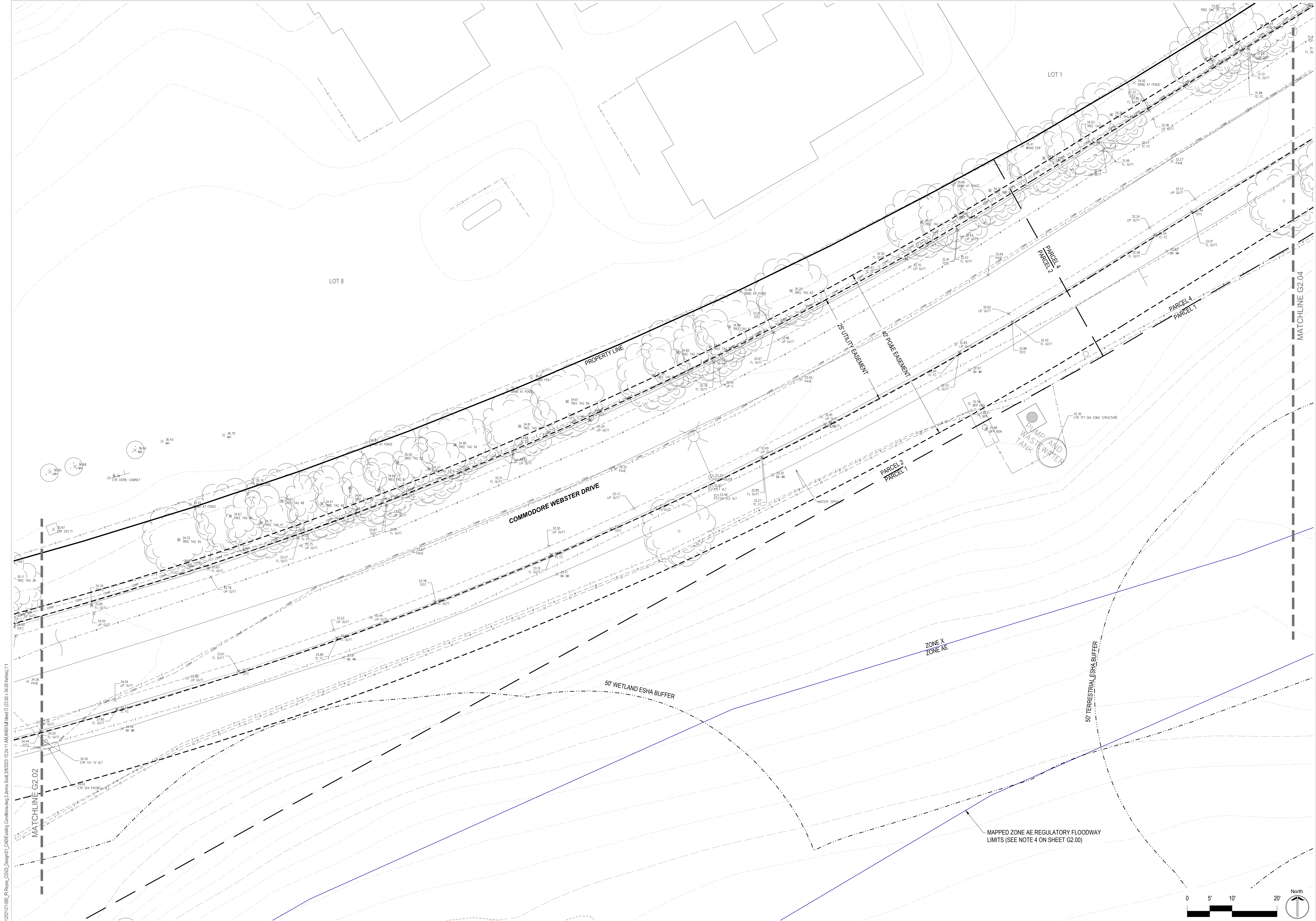
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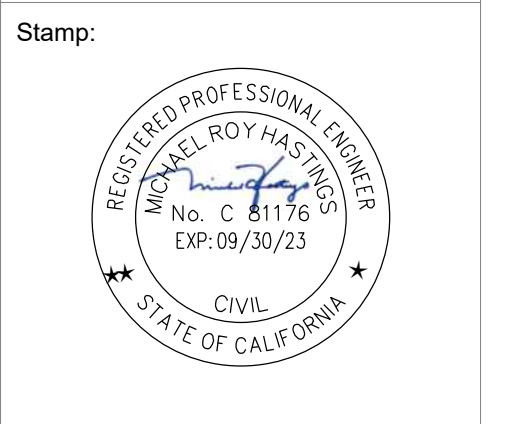




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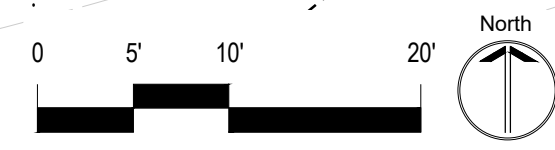
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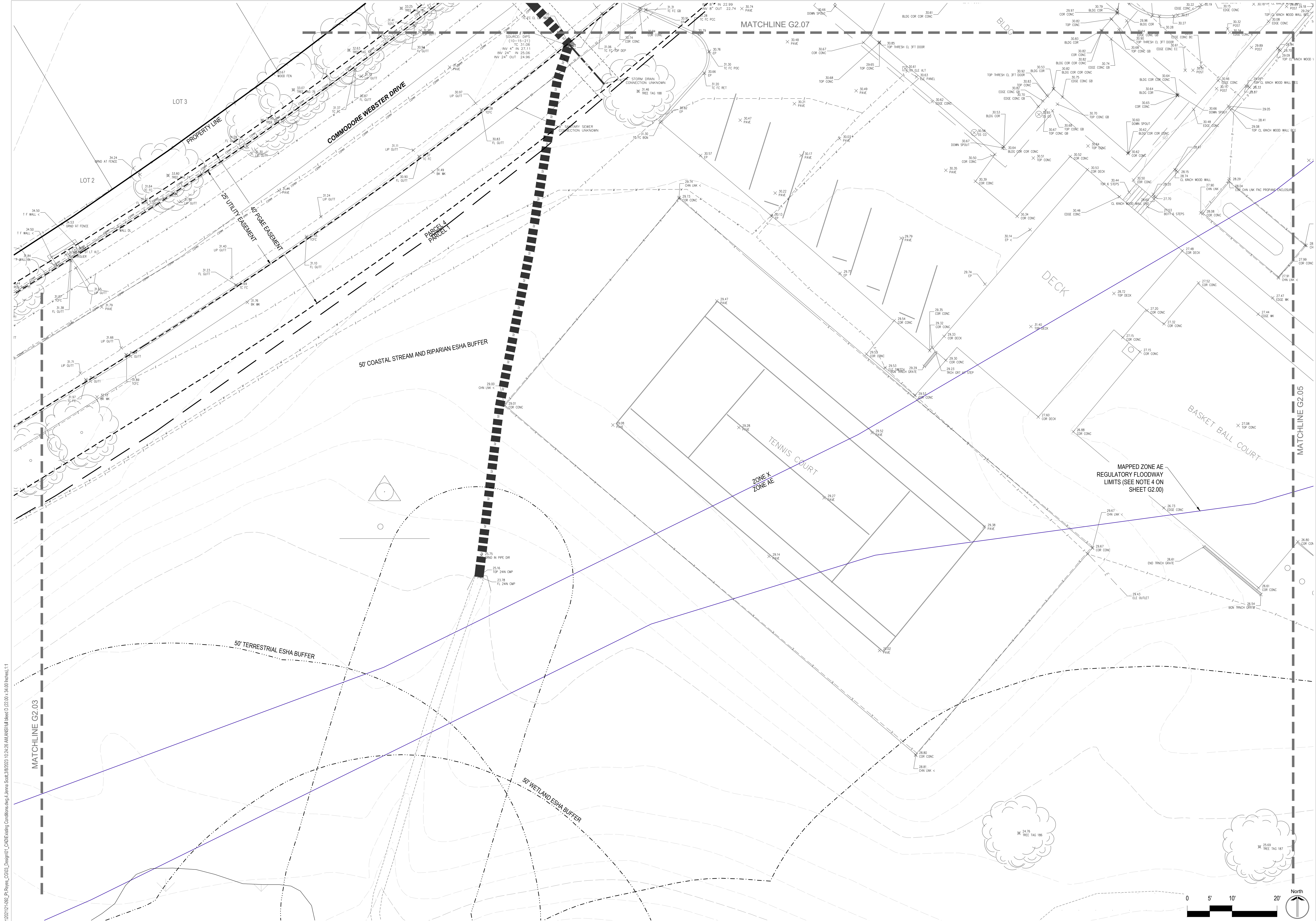
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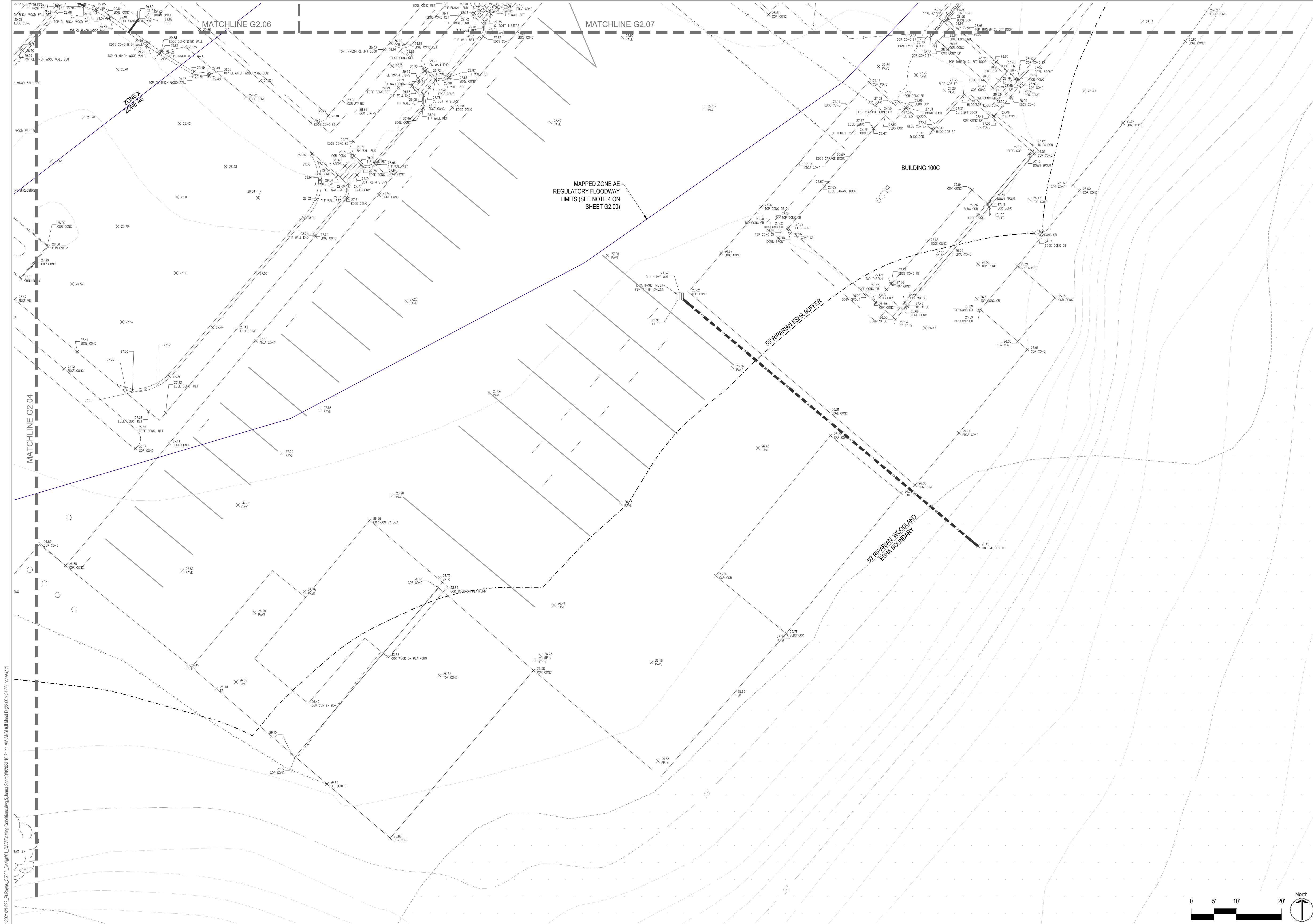
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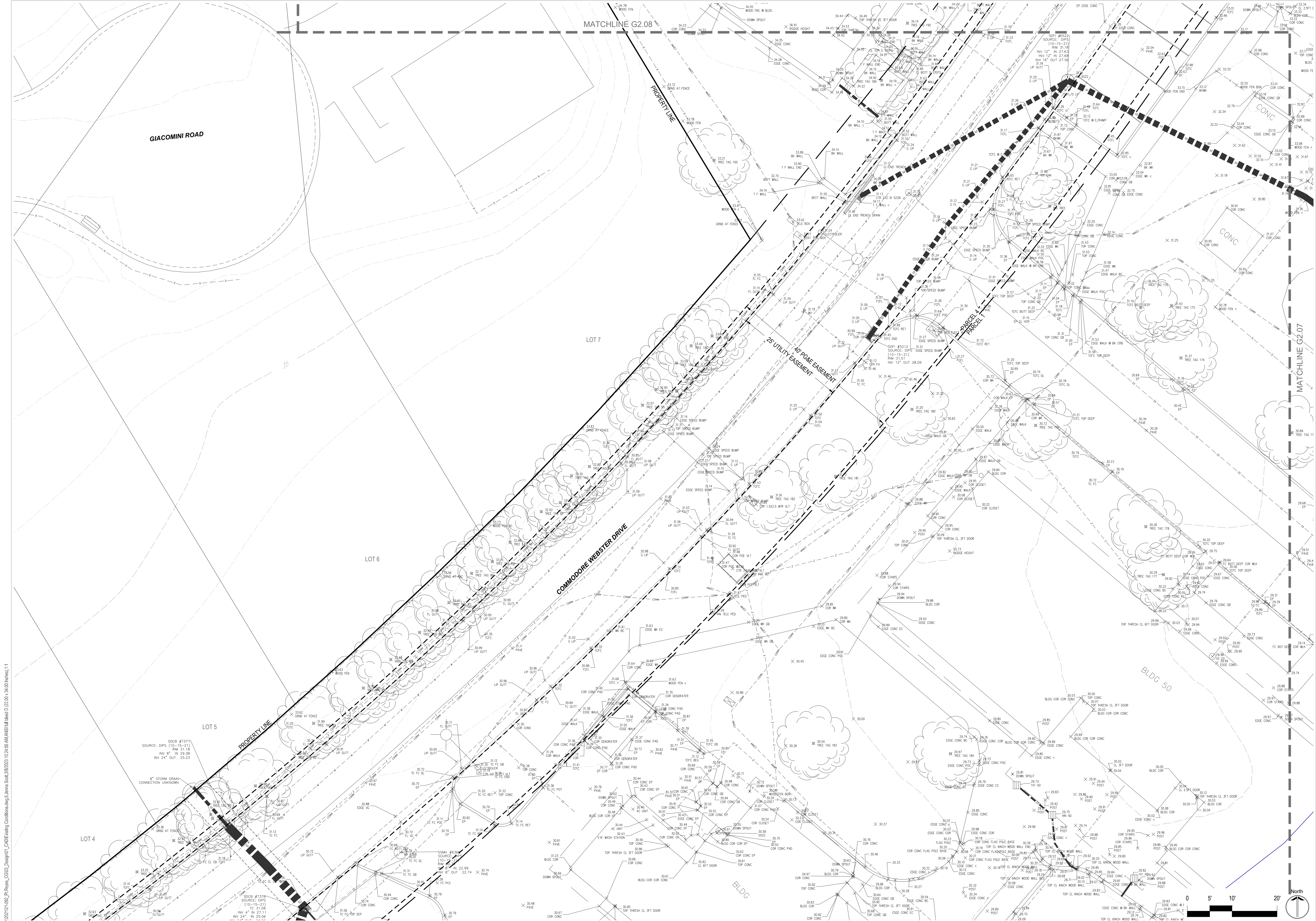
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Sheet No.:

**G2.05**






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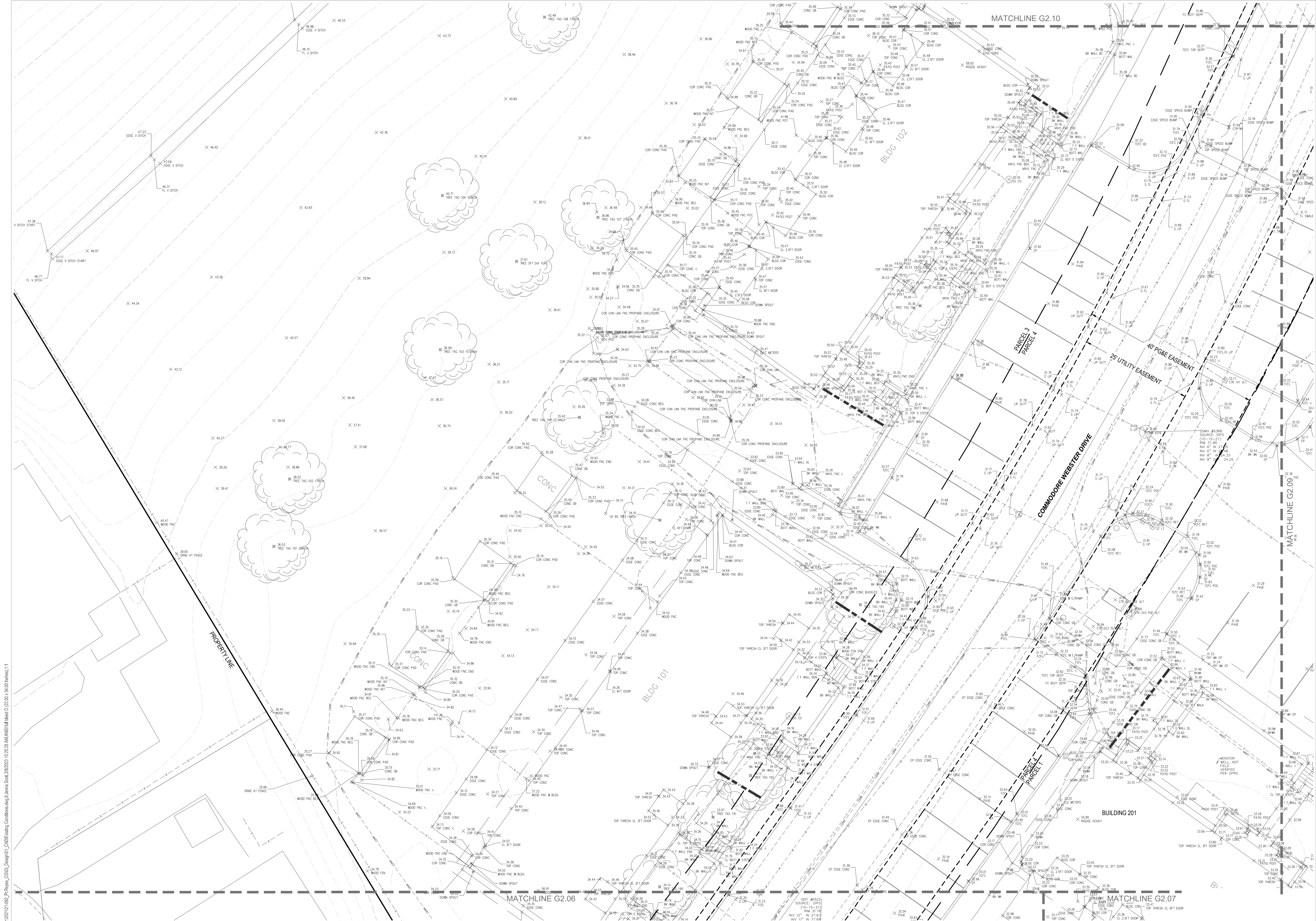
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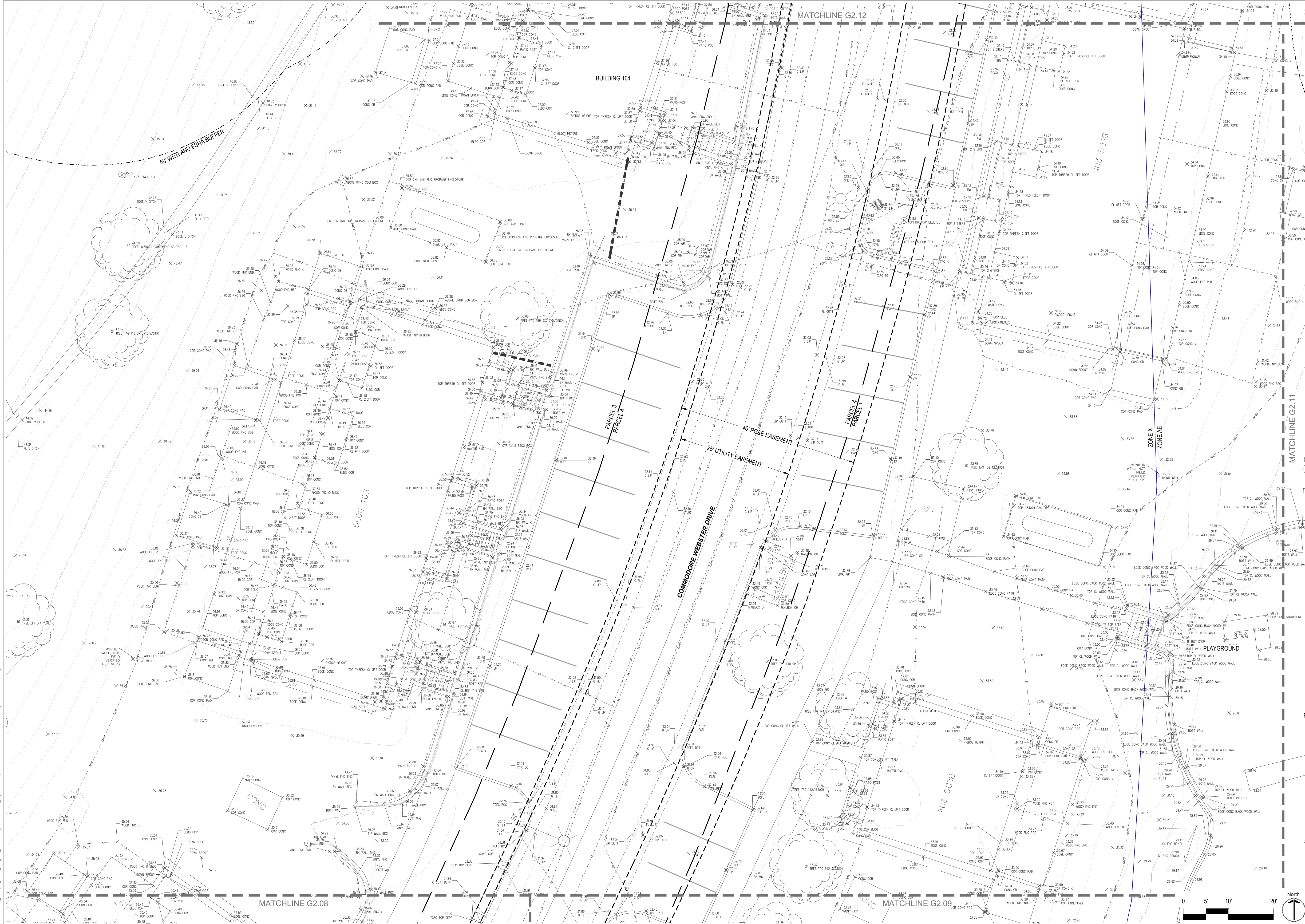
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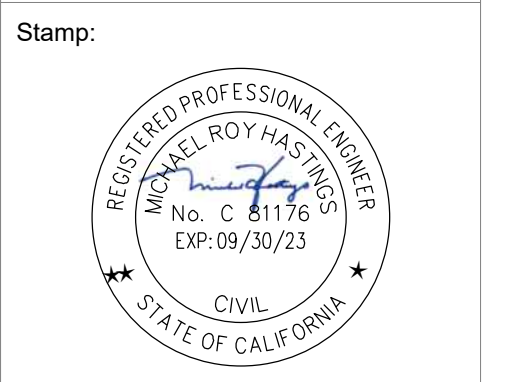




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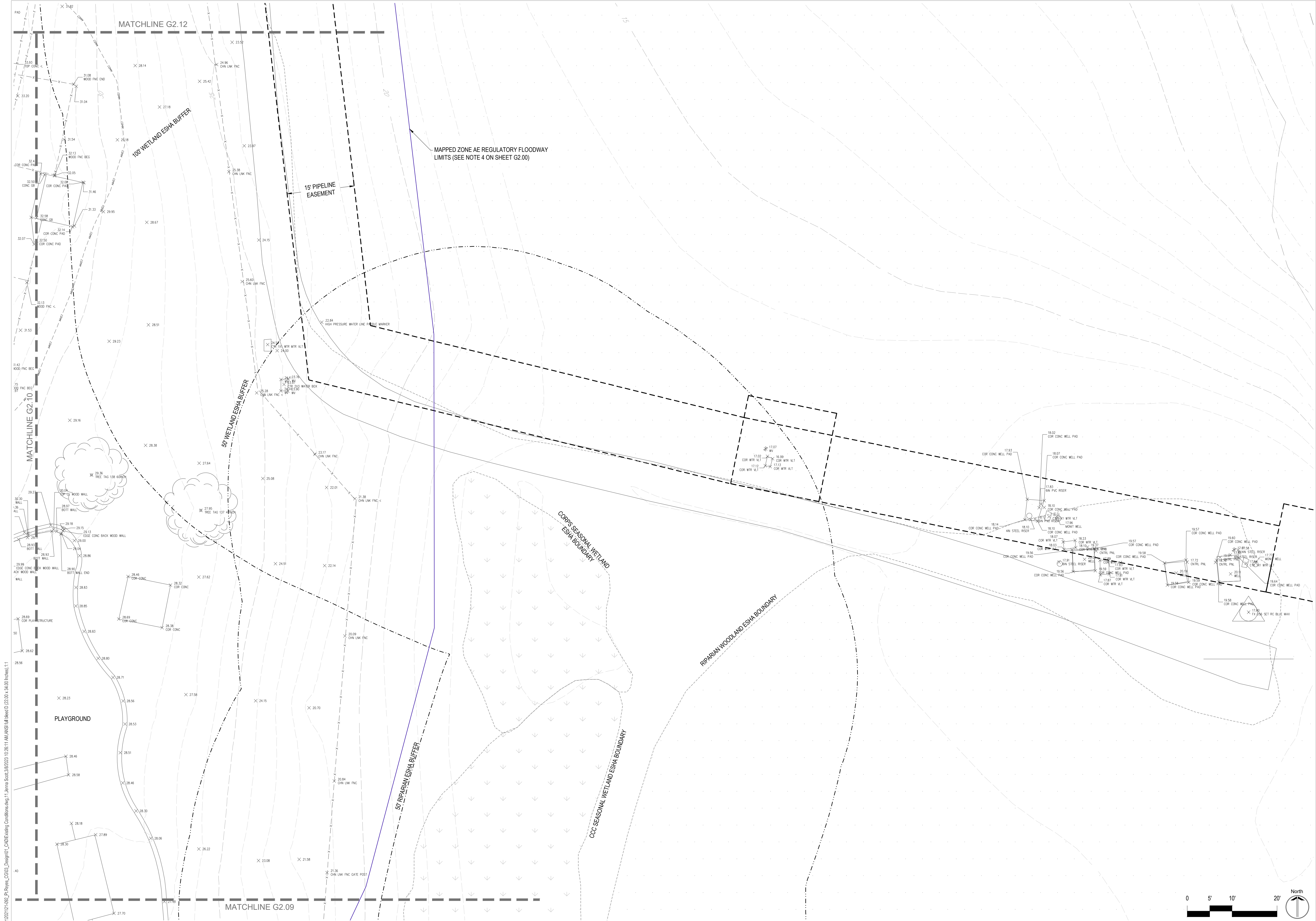
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Sheet Title:  
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Sheet No.:  
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Sheet No.:

**G2.11**

