

EXISTING / PROPOSED LOT AREA MATRIX

1984 MASTER PLAN		EXISTING (PER 1988 MAP)		PROPOSED		
PARCEL / LOT	AREA (ACRES)	PARCEL / LOT	AREA (ACRES)	PARCEL / LOT	AREA (ACRES)	
THE SEMINARY	148.69	ROAD RIGHT-OF-WAYS ⁴	4.27	N/A	4.27	PREVIOUSLY SUBDIVIDED / DEVELOPED LOTS
		LOT 1	0.34	N/A	0.34	
		LOT 2	0.39	N/A	0.39	
		LOT 3	0.38	N/A	0.38	
		LOT 4	0.32	N/A	0.32	
		LOT 5	0.31	N/A	0.31	
		LOT 6	0.37	N/A	0.37	
		LOT 7	0.49	N/A	0.49	
		LOT 8	0.52	N/A	0.52	
		LOT 9	0.42	N/A	0.42	
		LOT 10	0.44	N/A	0.44	
		LOT 11	0.66	N/A	0.66	
		LOT 12	0.74	N/A	0.74	
		LOT 13	0.65	N/A	0.65	
		LOT 14	0.38	N/A	0.38	
		LOT 15	0.50	N/A	0.50	
		LOT 16	0.71	N/A	0.71	
		LOT 17	0.62	N/A	0.62	
		LOT 18	0.82	N/A	0.82	
		LOT 19	0.67	N/A	0.67	
		LOT 20	0.59	N/A	0.59	
		LOT 21	0.51	N/A	0.51	
		LOT 22	0.61	N/A	0.61	
		LOT 23	0.53	N/A	0.53	
		LOT 24	0.56	N/A	0.56	
		SEMINARY COVE DEVELOPMENT ²	n/a	N/A	3.97	THE SEMINARY 2016
		PARCEL TWO LOT 25/28	93.71	LOT 2	15.29	
				LOT 5	9.69	
				LOT 6	9.07	
				LOT 7	5.33	
				LOT 8	7.95	
				LOT 9	8.88	
				LOT 10	32.80	
		LOT 11	0.72			
		PARCEL FIVE PARCEL "A" APN 043-262-03 (DRYLAND)	3.43	LOT 1 (DRYLAND)	3.43	
		PARCEL FIVE PARCEL "A" APN 043-262-03 (SUBMERGED)	22.25	LOT 1 (SUBMERGED)	22.25	
		PARCEL THREE LOT 26 APN 043-401-10	1.54	LOT 12	1.54	
		PARCEL FOUR PARCEL "B" APN 043-401-05	3.96	LOT 3	3.96	
		PARCEL SIX PARCEL "C" APN 043-402-06	0.76	LOT 4	0.76	
		PARCEL EIGHT LOT 27 APN 043-402-03	1.63	LOT 13	1.63	
1984 MASTER PLAN AREA ³	148.69	PREVIOUSLY SUBDIVIDED AREA	16.80	PREVIOUSLY SUBDIVIDED AREA	20.77	
		SEMINARY AREA	127.28	SEMINARY AREA	123.31	
TOTAL AREA ³	148.69	TOTAL AREA	144.08	TOTAL AREA	144.08	
TOTAL APPROVED UNITS	364	TOTAL APPROVED UNITS	364	TOTAL PROPOSED UNITS	364	
ZONING DENSITY	2.47	ZONING DENSITY	2.47	ZONING DENSITY	2.47	
CALCULATED LOT DENSITY	2.45	CALCULATED LOT DENSITY	2.53	CALCULATED LOT DENSITY	2.53	

¹ Lot 1 (Tidal) = 25.68 Acres and includes ~ 3.43 Acres dryland and ~22.25 Acres submerged

² Seminary cove is a portion of parcel two lot 25/28

³ 1984 Master Plan Area—148.69 acres from the planning level documents approved by Marin County Supervisors. Subsequent Record map filed in 1988 resolved the boundary and showed the total acreage to be 144.08 acres. Using 144.08 acres the approved density should have been 2.53 units per acre.

⁴ Road right-of-ways include Reed Blvd, Mission Dr, Chapel Dr, Gilbert Dr, & Willis Dr.