

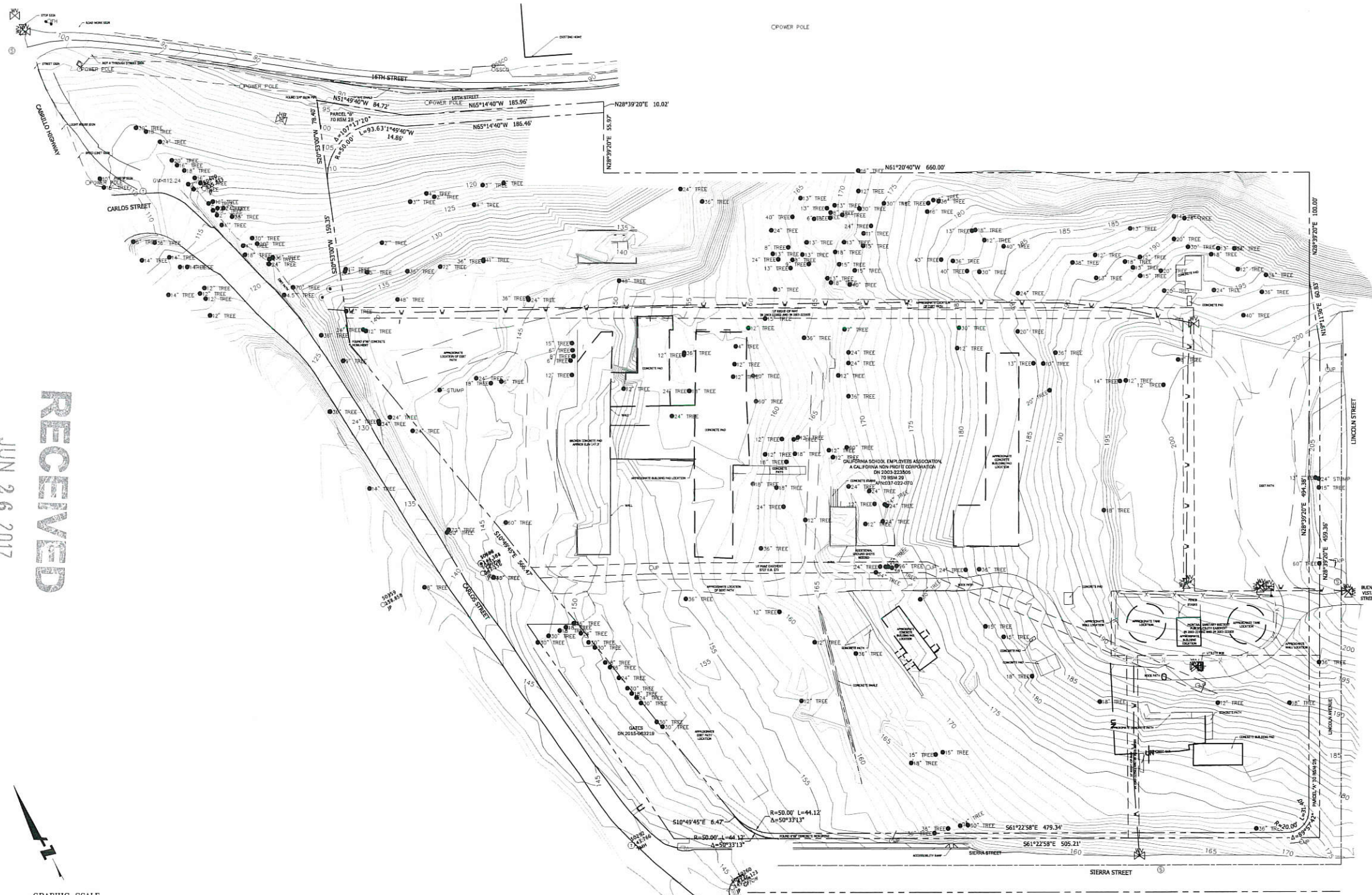
255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
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650-482-6399 (FAX)



STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY
APN 037-022-070, MOSS BEACH, CA 94038
MIDPEN HOUSING CORPORATION
COUNTY OF SAN MATEO

CITY OF MOSS BEACH

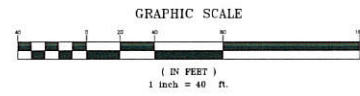


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JUN 26 2017

San Mateo County
Planning and Building Department

PRE 2017-00032



LEGEND

- SSCO SANITARY SEWER CLEAN OUT
- ⊕ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊕ SIGN
- ⊕ JOINT POLE
- ⊕ GUY WIRE
- TREE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ HOSE BIB
- BOLLARD

ABBREVIATIONS

- APPROX APPROXIMATE
- E EAST
- EL / ELEV ELEVATION
- ELEC ELECTRIC
- EMH ELECTRIC MANHOLE
- EP EDGE OF PAVEMENT
- ER ELECTRIC RISER
- EX EXISTING
- HR HANDICAP RAMP
- LLS LICENSED LAND SURVEYOR
- M MARKS
- N NORTH
- OR OFFICIAL RECORD
- PLS PROFESSIONAL LAND SURVEYOR
- S SOUTH
- W WEST

LINE TABLE

- BOUNDARY LINE
- CONCRETE BUILDING PAD
- EASEMENT LINE
- EDGE OF PATH
- W WATER LINE (PROVIDED BY OTHERS)
- UN UNKNOWN UTILITY LINE (PROVIDED BY OTHERS)

BASIS OF BEARINGS STATEMENT:
THE BEARING NORTH 10°49'43" WEST WAS TAKEN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CABRILLO HIGHWAY ROUTE 1 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP FILED FOR RECORD ON DECEMBER 19, 1969 IN VOLUME 70 OF MAPS AT PAGES 28 AND 29, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BENCHMARK STATEMENT:
AN ASSUMED ELEVATION WAS TAKEN AT POINT 100 WHICH IS A MAG & WASHER. ELEVATION 100.00'.

UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

WATER UTILITY LINE AND ASSOCIATED INFRASTRUCTURE SHOWN IS BASED ON POT HOLE INFORMATION PROVIDED BY OTHERS

SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

ALEX M. CALDER
P.L.S.# 8863

DATE



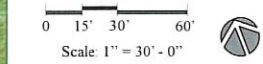
| Revision | No. | Date |
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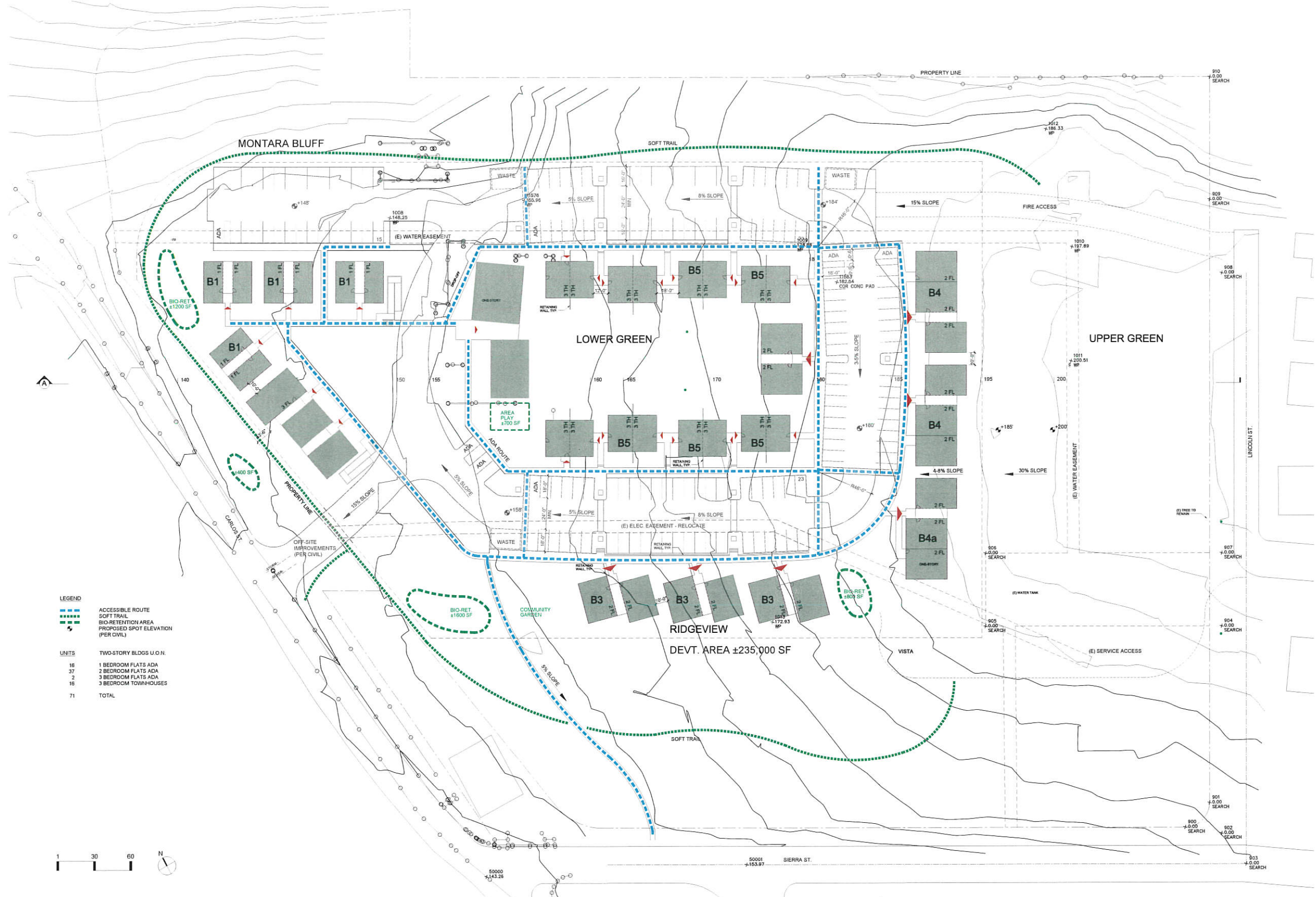
Drawing Number
TOPO
1 of 1



KEY NOTES

- ① CYPRESS POINT ENTRY DRIVE
- ② BROAD CANOPY ENTRY TREES
- ③ BIO-RETENTION AREA
- ④ PLAY STRUCTURE (AGES 2-5 YEARS)
- ⑦ SLOPING PATH THROUGH CENTRAL GREEN
- ⑧ SLOPING LAWN
- ⑨ PLANTING - TREES, SHRUBS, AND GRASSES
- ⑩ TRELLIS, SEATING, AND BBQ AREA
- ⑪ WASTE ENCLOSURE (3 TOTAL)
- ⑫ OVERLOOK WITH SEATING
- ⑬ EXISTING GRAVEL ACCESS ROAD
- ⑭ EXISTING WATER TANKS
- ⑮ COMMUNITY GARDEN
- ⑯ PARKING LOT
- ⑰ ACCESSIBLE CROSSING
- ⑱ PLANTED SLOPE
- ⑲ TRAIL FOOT PATH AROUND PERIMETER OF SITE
- ⑳ PATH TO SIERRA STREET
- ㉑ EXISTING TREES
- ㉒ EMERGENCY VEHICLE ROUTE





LEGEND

- ACCESSIBLE ROUTE
- - - SOFT TRAIL
- - - BIO-RETENTION AREA
- - - PROPOSED SPOT ELEVATION (PER CIVIL)

UNITS

| TWO-STORY BLDGS U.O.N. | |
|------------------------|-----------------------|
| 16 | 1 BEDROOM FLATS ADA |
| 37 | 2 BEDROOM FLATS ADA |
| 2 | 3 BEDROOM FLATS ADA |
| 16 | 3 BEDROOM TOWN-HOUSES |
| 71 | TOTAL |



CYPRESS POINT AFFORDABLE HOUSING
Moss Beach CA

PRELIMINARY SITE PLAN





Lower Green 1 Bedroom Flats Entry Drive Existing Trees Beyond Community Room 2 Story Townhomes Central Green Open Air Circulation Between Units Parking 2 Bedroom Flats

SITE SECTION A

