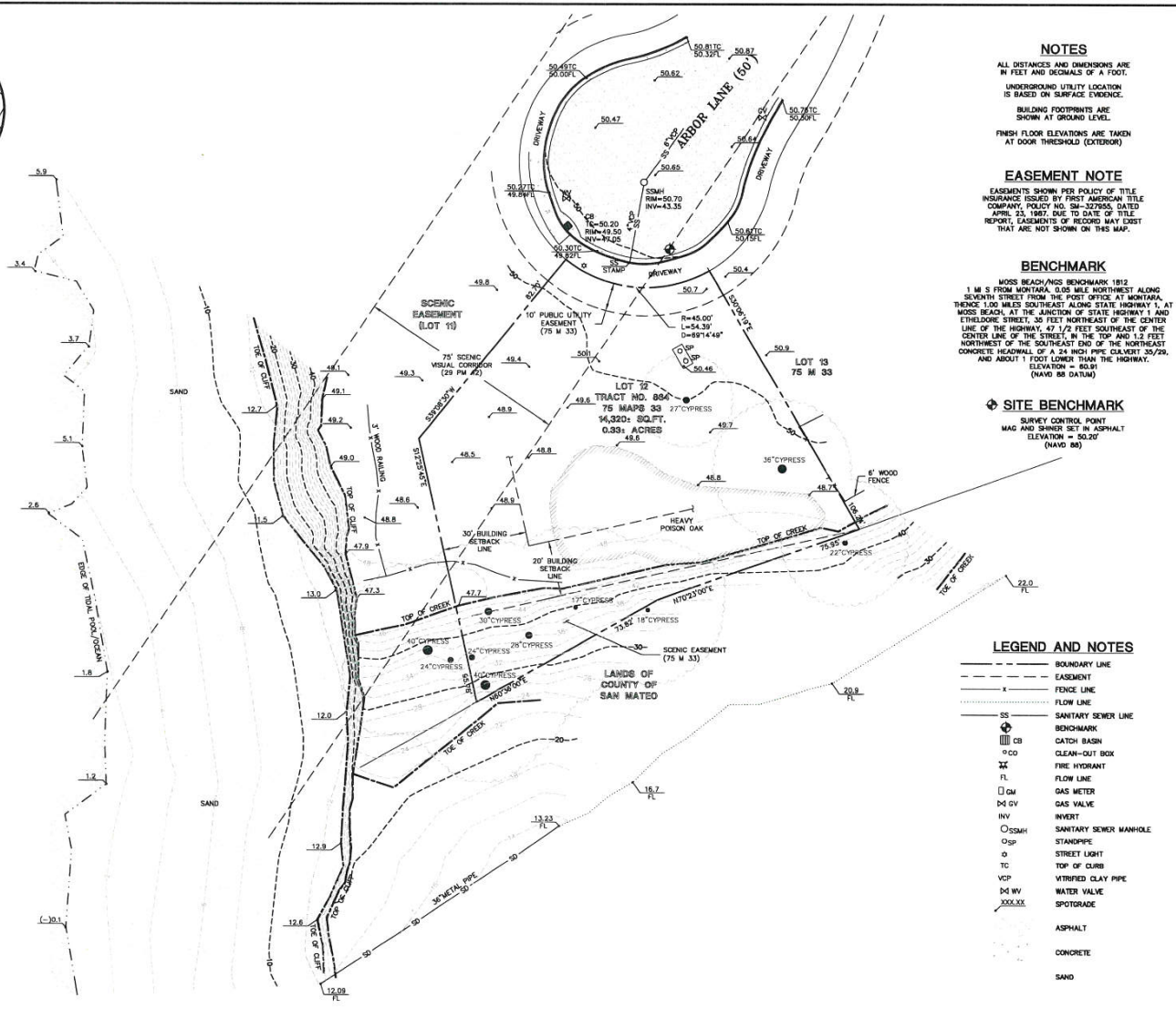


VICINITY MAP
NO SCALE

PACIFIC OCEAN



NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE
 EASEMENTS SHOWN PER POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, POLICY NO. SH-372838, DATED APRIL 23, 1987, DUE TO DATE OF TITLE REPORT. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

BENCHMARK
 MOSS BEACH/MSZ BENCHMARK 1812
 1 M S FROM MONTANA, 0.05 MILE NORTHWEST ALONG SEVENTH STREET FROM THE POST OFFICE AT MONTANA, THENCE 1.00 MILES SOUTHEAST ALONG STATE HIGHWAY 1, AT MOSS BEACH, AT THE JUNCTION OF STATE HIGHWAY 1 AND ETHELROSE STREET, 35 FEET NORTHEAST OF THE CENTER LINE OF THE HIGHWAY, 47 1/2 FEET SOUTHEAST OF THE CENTER LINE OF THE STREET, BY THE TOP AND 1.12 FEET NORTHWEST OF THE SOUTHEAST END OF THE NORTHEAST CONCRETE HEADWALL OF A 24 HIGH PIPE CULVERT 50/20, AND ABOUT 1 FOOT LOWER THAN THE HIGHWAY.
 ELEVATION = 48.51'
 (NAVD 88 DATUM)

SITE BENCHMARK
 SURVEY CONTROL POINT
 MAG AND SPINER SET IN ASPHALT
 ELEVATION = 50.20'
 (NAVD 88)

- LEGEND AND NOTES**
- BOUNDARY LINE
 - - - - - EASEMENT
 - FENCE LINE
 - FLOW LINE
 - SANITARY SEWER LINE
 - SS BENCHMARK
 - CB CATCH BASIN
 - CO CLEAN-OUT BOX
 - FIRE HYDRANT
 - FL FLOW LINE
 - GM GAS METER
 - GV GAS VALVE
 - INV INVERT
 - SMH SANITARY SEWER MANHOLE
 - SP STANDPIPE
 - SL STREET LIGHT
 - TC TOP OF CURB
 - VCP VITRIFIED CLAY PIPE
 - WV WATER VALVE
 - WV SPOTDRAGE
 - ASPHALT
 - CONCRETE
 - SAND



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
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 (714) 887-2009 FAX (714) 887-2008
 (714) 887-2009 FAX (714) 887-2008
 (714) 887-2009 FAX (714) 887-2008

199 ARBOR LANE
 MOSS BEACH
 CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2102045
 DATE: 5-18-18
 SCALE: 1" = 16'
 FIELD BY: DR
 DRAWN BY: DB
 SHEET NO:

SU1

1 OF 1 SHEETS

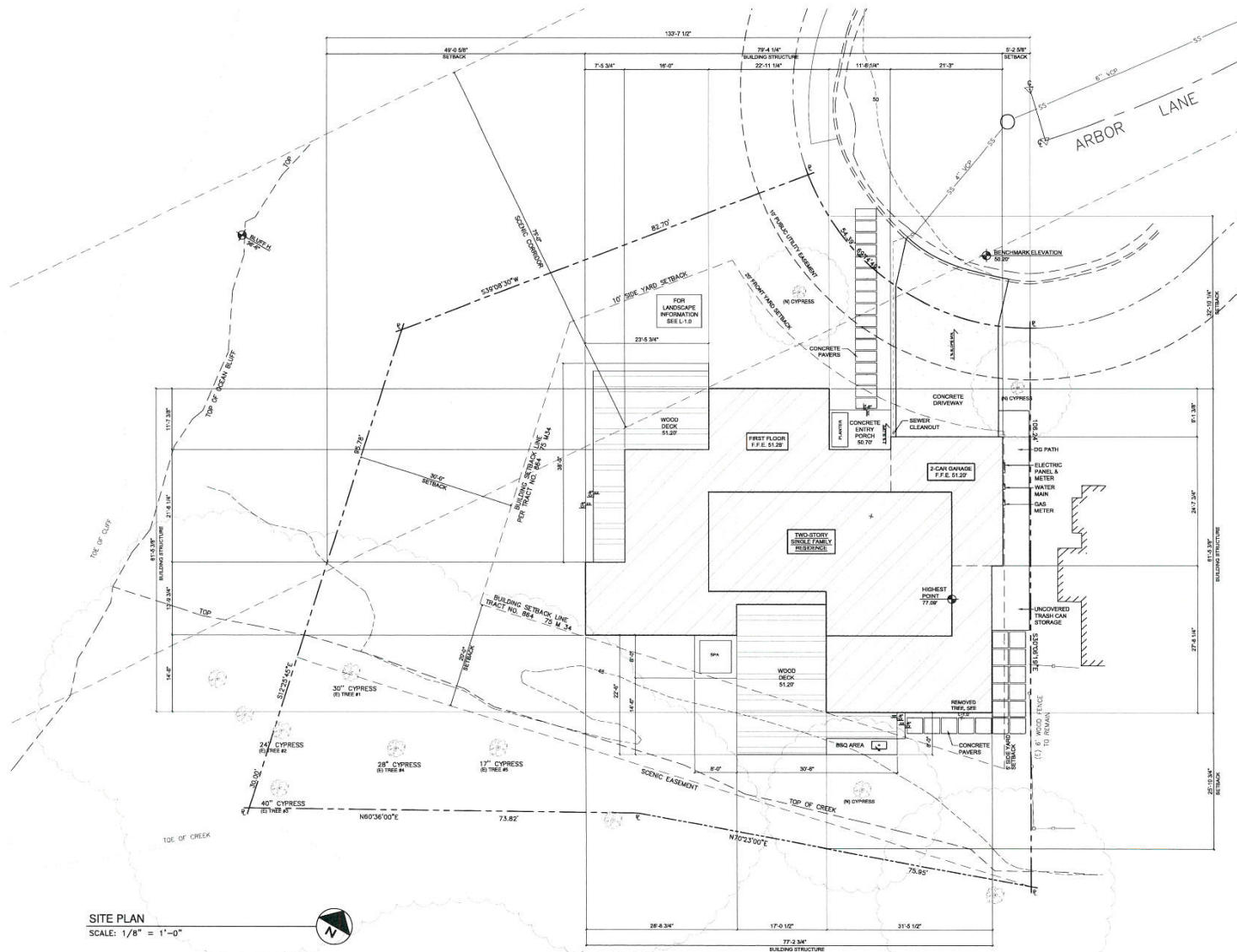


PROJECT ADDRESS:
 199 ARBOR LANE, MOSS BEACH, SAN MATEO COUNTY, CA

TOPOGRAPHIC SURVEY

ASSESSOR'S PARCEL NUMBER:
 037-123-430

SU-10



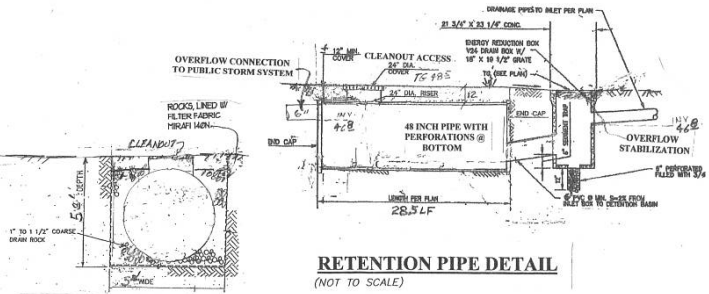
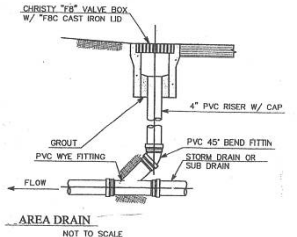
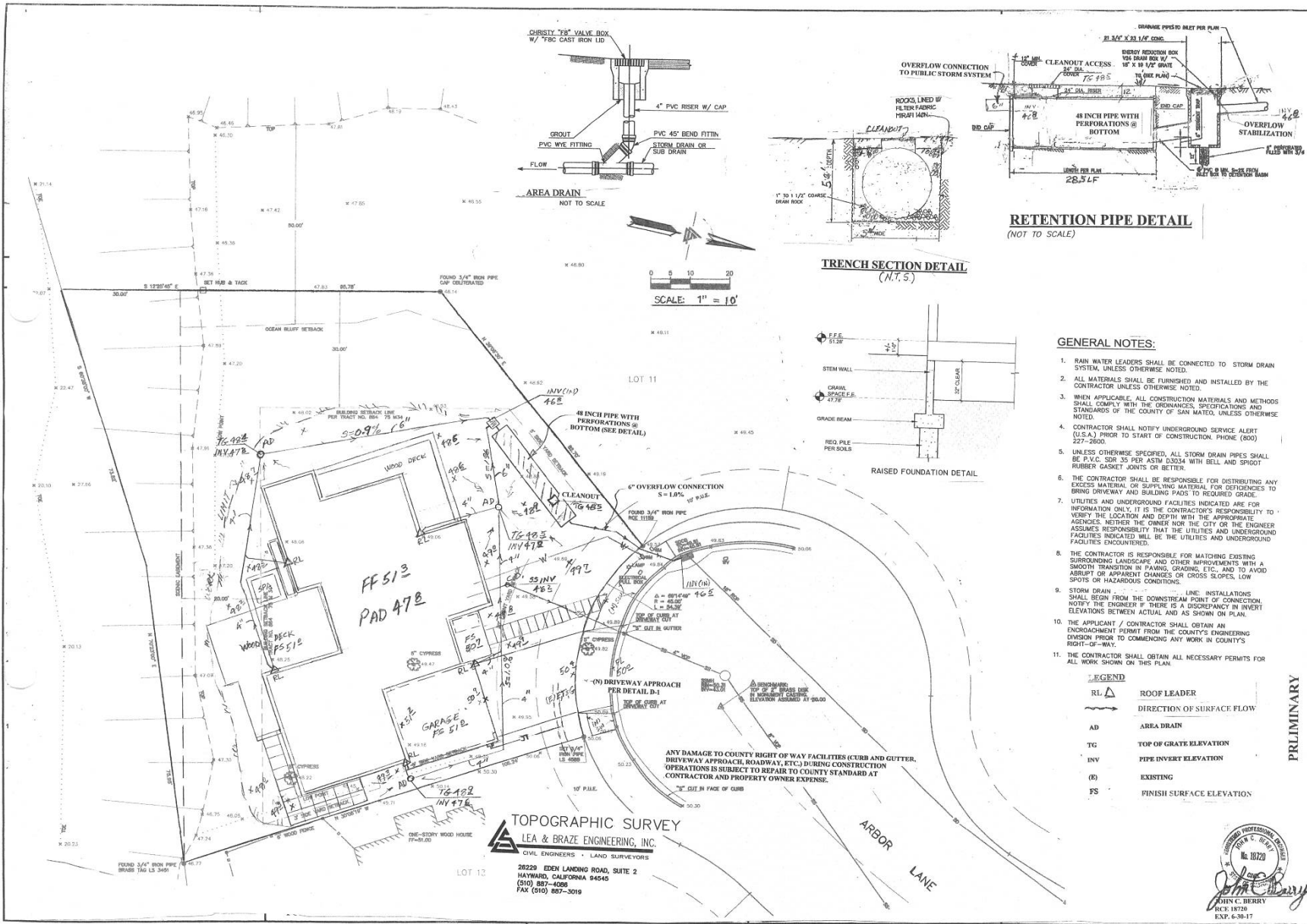
SITE PLAN
SCALE: 1/8" = 1'-0"



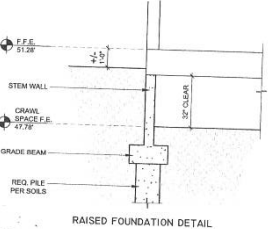
PROJECT ADDRESS:
199 ARBOR LANE, MOSS BEACH, SAN MATEO COUNTY, CA

ASSESSOR'S PARCEL NUMBER:
037-123-430

SITE PLAN



TRENCH SECTION DETAIL
(N.T.S.)



RAISED FOUNDATION DETAIL

RETENTION PIPE DETAIL
(NOT TO SCALE)

GENERAL NOTES:

- RAIN WATER LEADERS SHALL BE CONNECTED TO STORM DRAIN SYSTEM, UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION, PHONE (800) 227-2800.
- UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPES SHALL BE P.V.C. SDR 35 PER ASTM D2234 WITH BELL AND SPIGOT RUBBER GASKET JOINTS OR BETTER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- STORM DRAIN SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION. NOTIFY THE ENGINEER IF THERE IS A DISCREPANCY IN INVERT ELEVATIONS BETWEEN ACTUAL AND AS SHOWN ON PLAN.
- THE APPLICANT / CONTRACTOR SHALL OBTAIN AN ENFORCEMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO COMMENCING ANY WORK IN COUNTIES RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

LEGEND

- RL ROOF LEADER
- DIRECTION OF SURFACE FLOW
- AD AREA DRAIN
- TC TOP OF GRATE ELEVATION
- INV PIPE INVERT ELEVATION
- (E) EXISTING
- FS FINISH SURFACE ELEVATION

TOPOGRAPHIC SURVEY
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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(510) 887-4086
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PROFESSIONAL ENGINEER
JOHN C. BERRY
No. 18720
EXP. 6-30-17

BERRY & ASSOCIATES
1733 WOODSIDE ROAD, SUITE 335
REDWOOD CITY, CA 94061
PHONE: 650/368-0750 FAX: 650/368-1810

PRELIMINARY

SITE GRADING, DRAINAGE & UTILITY PLAN
199 ARBOR LANE
MOSS BEACH, CA

DATE	
REVISION	
NO.	

DRAWN BY: *WCB*
DESIGNED BY:
CHECKED BY:
SCALE: 1" = 10'
DATE: 10/12/16
DRAWING NO.: 30710
SHEET: C-1
1 OF 1