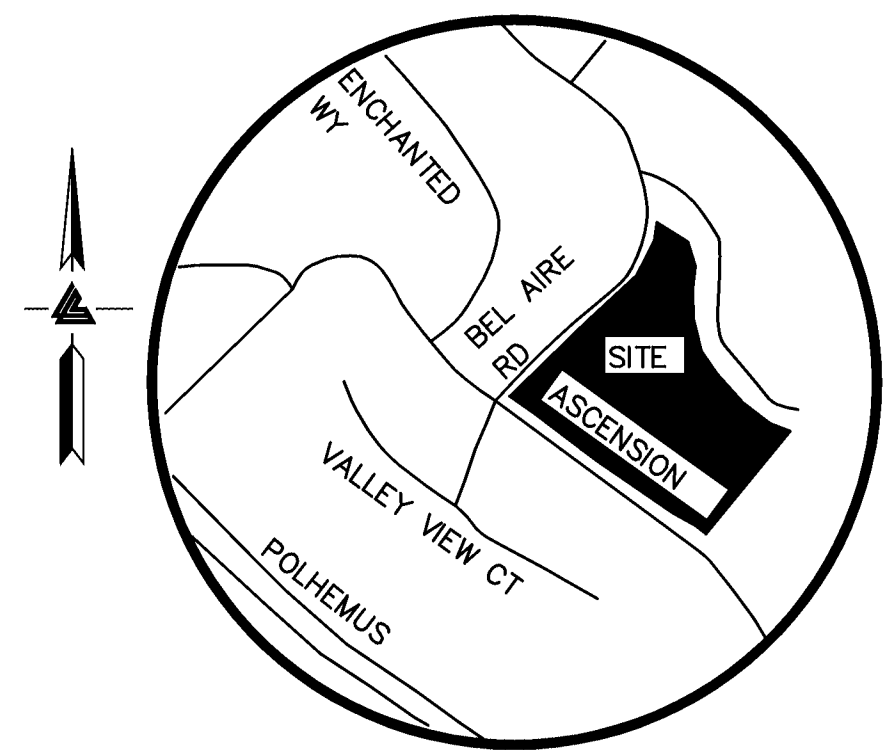
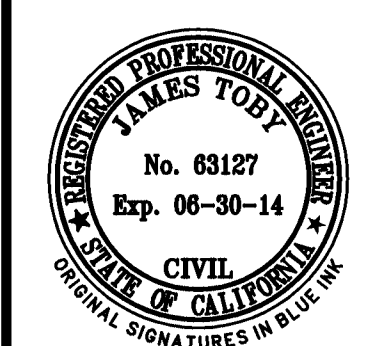


VESTING TENTATIVE SUBDIVISION MAP
ASCENSION HEIGHTS SUBDIVISION
SAN MATEO, CALIFORNIA
(UNINCORPORATED)



VICINITY MAP
NO SCALE



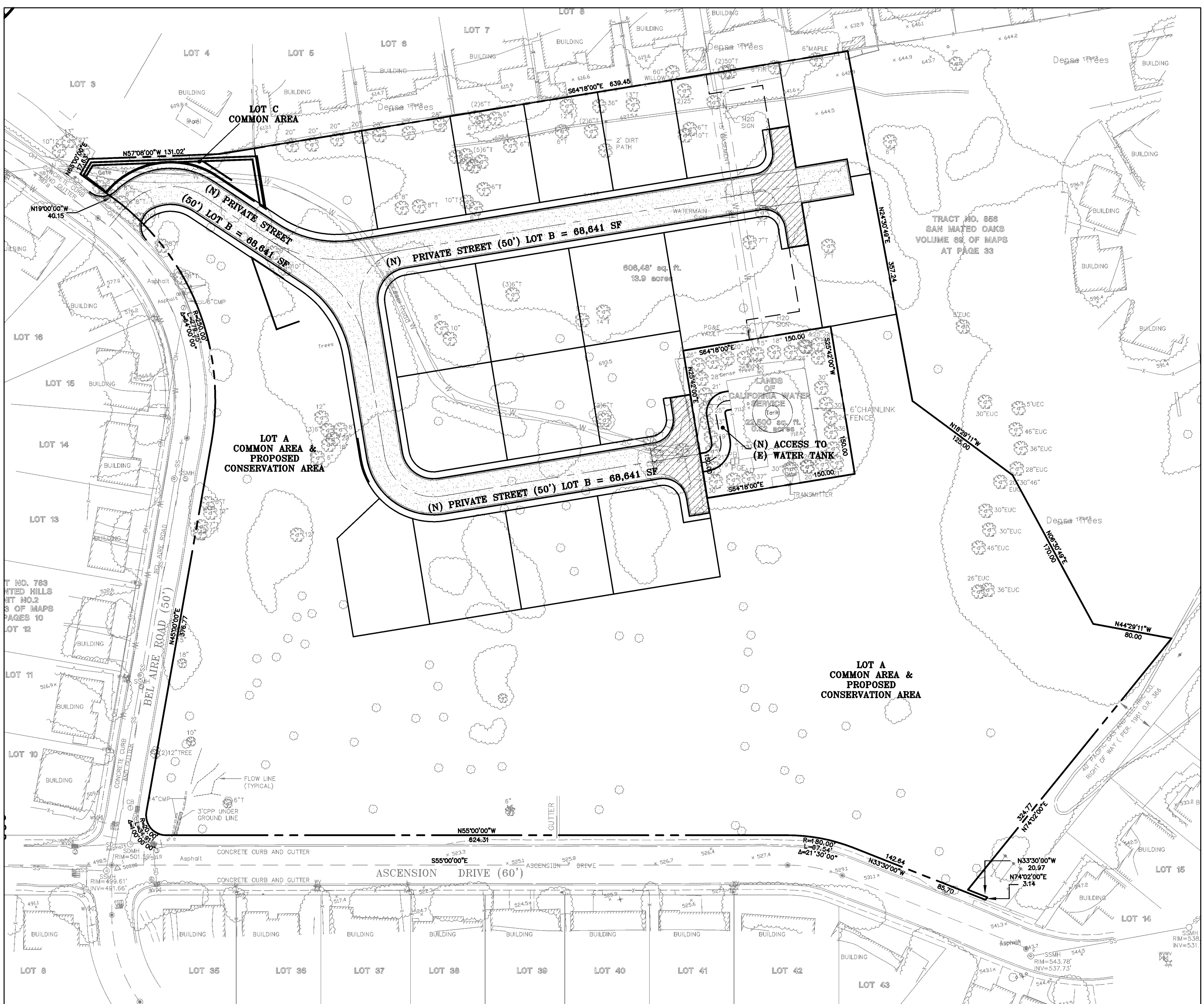
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
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ASCENSION HEIGHTS
SUBDIVISION
SAN MATEO, CALIFORNIA
(UNINCORPORATED) SAN MATEO COUNTY

VESTING TENTATIVE
SUBDIVISION MAP
TITLE SHEET

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	---	BOUNDARY
	---	PROPERTY LINE
SD	---	STORM DRAIN LINE
SS	---	SANITARY SEWER LINE
W	---	WATER LINE
	---	SET BACK LINE
	→	FLOW DIRECTION
	---	RETAINING WALL
	---	CONCRETE VALLEY GUTTER
	---	SWALE FLOW DIRECTION
	---	CONTOURS
SSMH	SSMH	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SDMH	SDMH	STORM DRAIN MANHOLE
OH	---	OVERHEAD UTILITY LINE
SS	---	STORM WATER TREATMENT UNIT
SD	---	SANITARY SEWER UNDERGROUND LINE
	---	STORM DRAIN UNDERGROUND LINE
	---	PINE TREE (UNLESS NOTED)
	---	MISC. UTILITIES
	---	FIRE HYDRANT
	---	ELECTRIC POLE
	---	TREE
	---	JOINT POLE
	---	CATCH BASIN
	---	CURB INLET
	---	JUNCTION BOX
	---	ELECTROLIER
	---	SMALL SIGN
	---	LIGHT ON POLE
	---	GUY ANCHOR
	---	POST
	---	FENCE
	---	TREE
	---	DENSE TREE LINE
	---	SPOT ELEVATION
	---	HORIZONTAL AND VERTICAL CONTROL
	---	PALM TREE
	---	CITY MONUMENT
	---	PACIFIC BELL VAULT
	---	PG&E VAULT
	---	GUY ANCHOR
	---	AREA DRAIN
	---	TREE TO BE REMOVED



KEY MAP
SCALE: 1" = 60'

PROJECT INFORMATION

OWNERS:	JOHN O' ROURKE CHRIS T. JAMES
AREA:	13.32± ACRES
ASSESSOR'S PARCEL NOS.:	1. 041-111-020 2. 041-111-130 3. 041-111-160 4. 041-111-270 5. 041-111-280 6. 041-111-320 7. 041-111-360
CONSULTANTS	
CIVIL ENGINEER/SURVEYOR:	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 PH: (510) 887-4086 FAX: (510) 887-3019 CONTACT: JIM TOBY
SUBDIVIDER:	SAN MATEO REAL ESTATE & CONSTRUCTION 1777 BOREL PLACE, SUITE 330 SAN MATEO, CA 94402 PH: (650) 578-0330 CONTACT: DENNIS THOMAS
SUBDIVISION NAME:	ASCENSION HEIGHTS SUBDIVISION
COUNTY/DISTRICT APPROVALS	
ZONING:	R-1/S-8
LOT COVERAGE	

INDIVIDUAL LOTS TOTAL:	178,812 S.F.	31%
PRIVATE STREETS:	68,641 S.F.	12%
CONSERVATION/TRAIL/TOT LOT AREA	332,608 S.F.	57%
	580,061 S.F.	TOTAL

TREES ON SITE:	65
TREES TO BE REMOVED:	9
EXISTING TREES REMOVED WILL BE REPLANTED WITH NEW NATIVE TREES AT A 3:1 RATIO.	

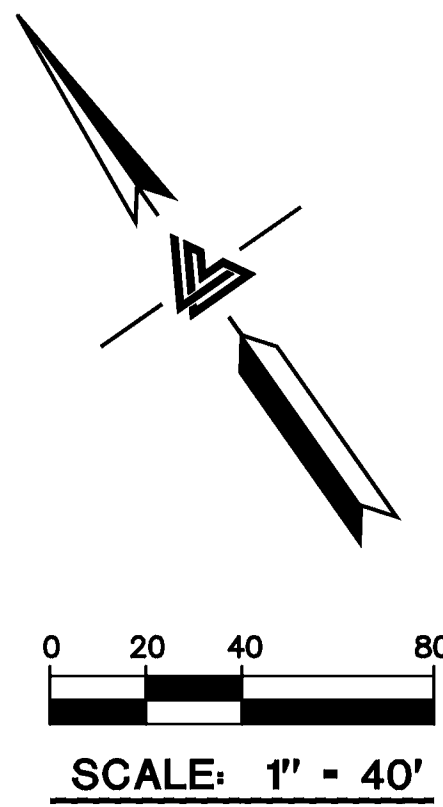
UTILITY SERVICES:	
STORM DRAIN:	SAN MATEO COUNTY
SANITARY SEWER:	CRYSTAL SPRINGS SANITARY DISTRICT
WATER:	CALIFORNIA WATER
FIRE:	CALIFORNIA DEPARTMENT OF FORESTRY
CABLE:	COMCAST
GAS & ELECTRICAL:	PG&E
TELEPHONE:	AT&T
EXISTING USE:	VACANT LOT
PROPOSED USE:	-SINGLE FAMILY, RESIDENTIAL HOUSING WITH PUBLIC STREETS -OPEN SPACE WITH TRAILS

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	LOT LAYOUT PLAN
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY UTILITY COMPOSITE PLAN
C-5	CONCEPTUAL DETAILS
C-6	STORMWATER CONTROL PLAN
C-7	STORMWATER CONTROL PLAN

BENCHMARK
IRON PIPE MONUMENT IN HAND HOLE
PER. TRACT NO. 783
ENCHANTED HILL UNIT NO. 2
VOLUME 53 OF MAPS
AT PAGE 10
ELEVATION=583.61'
ASSUMED

REVISIONS	BY
JOB NO:	2010135
DATE:	7-1-13
SCALE:	1" = 60'
DESIGN BY:	JT
DRAWN BY:	TB
SHEET NO:	
C-1	
1 OF 7 SHEETS	



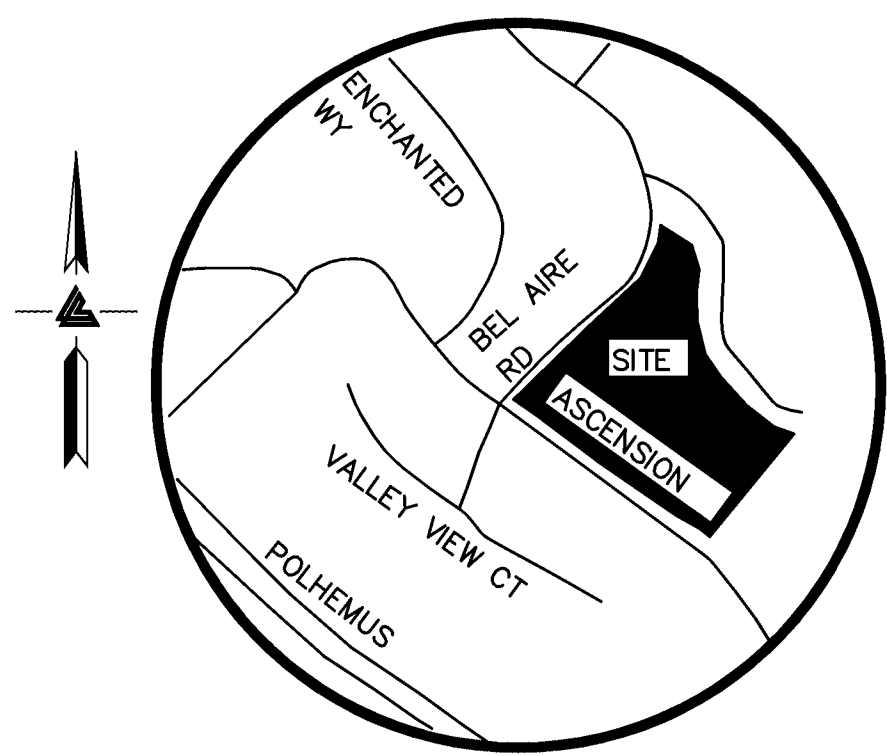
BENCHMARK

IRON PIPE MONUMENT IN HAND HOLE
PER. TRACT NO. 783
ENCHANTED HILL UNIT NO. 2
VOLUME 53 OF MAPS
AT PAGE 10
ELEVATION=583.61'
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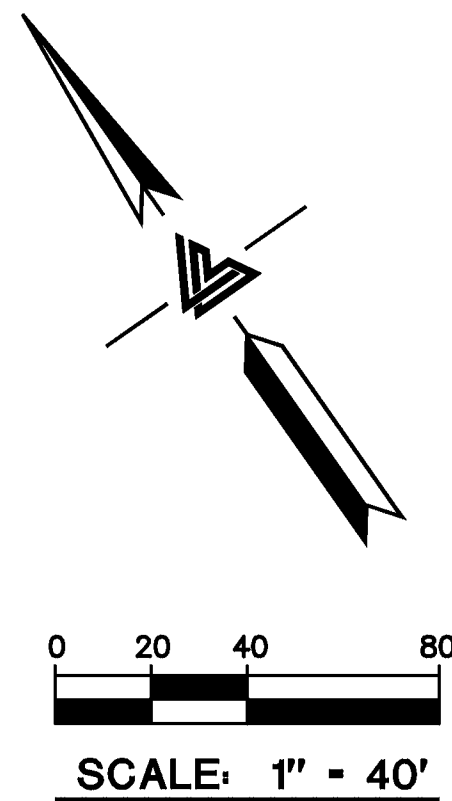
LINE TABLE		
LINE	LENGTH	BEARING
L1	21.50	N25°42'00"E
L4	27.50	S64°18'00"E
L5	27.50	S64°18'00"E
L6	21.50	N25°42'00"E
L11	8.33	S64°18'00"E
L12	18.50	N25°42'00"E
L13	27.50	S64°18'00"E
L14	27.50	N64°18'00"W
L15	23.50	S25°42'00"W
L16	42.00	S25°42'00"W
L17	18.50	N24°30'49"E
L18	18.50	N24°30'49"E
L19	42.00	S25°42'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	124.57	85.00	83°58'16"
C2	21.99	14.00	90°00'00"
C3	21.99	14.00	90°00'00"
C4	39.27	25.00	90°00'00"
C5	39.27	25.00	90°00'00"
C6	26.70	17.00	90°00'00"
C7	26.70	17.00	90°00'00"
C8	33.54	75.00	25°37'15"
C9	39.53	75.00	30°11'47"
C11	51.59	35.00	84°27'30"





VICINITY MAP
NO SCALE

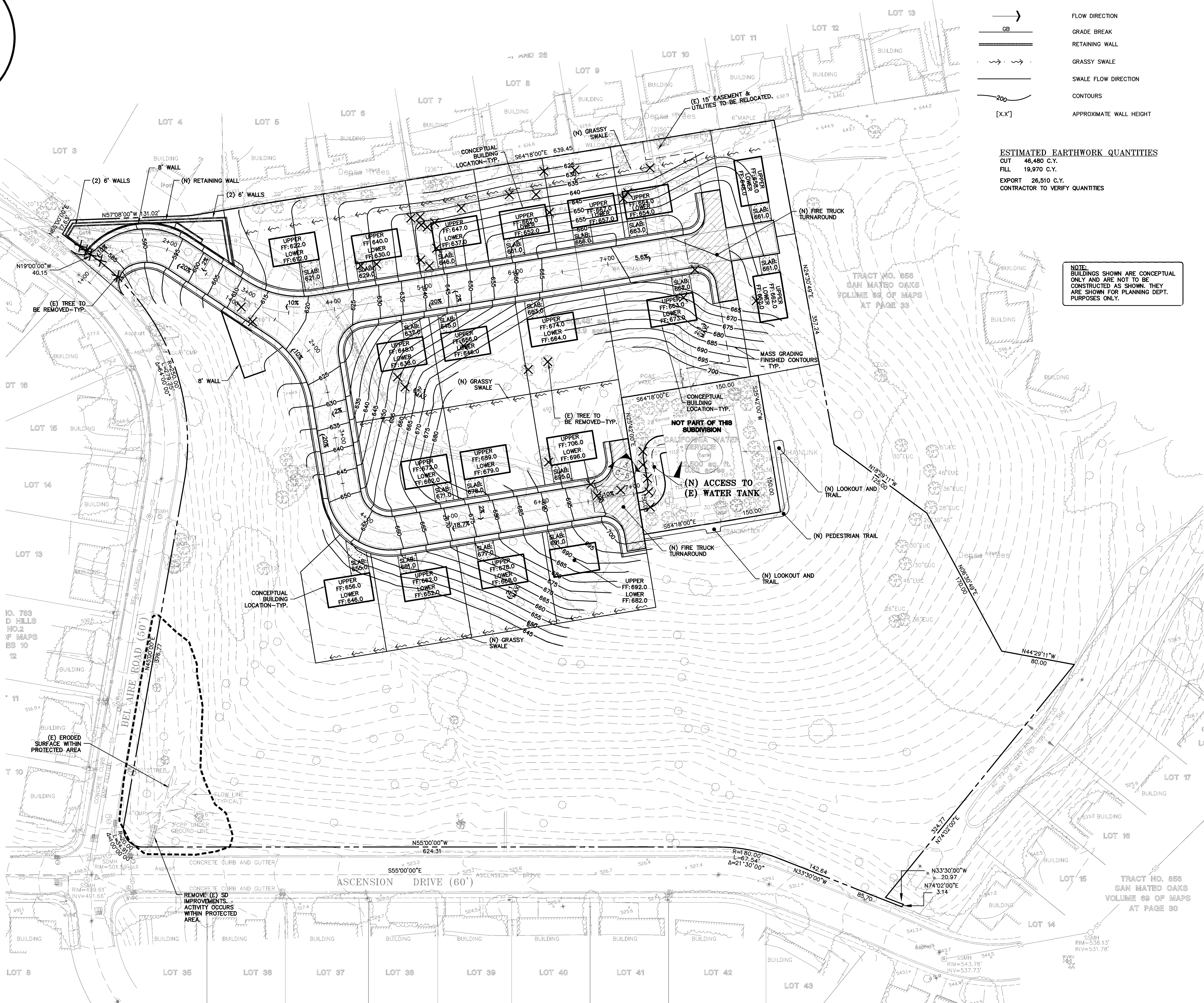


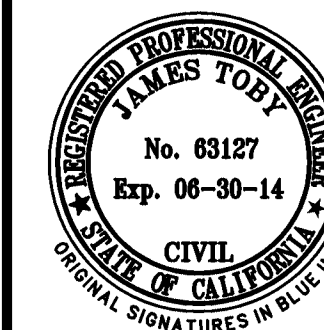
GRADING LEGEND

PROPOSED	DESCRIPTION
	FLOW DIRECTION
	GRADE BREAK
	RETAINING WALL
	GRASSY SWALE
	SWALE FLOW DIRECTION
	CONTOURS
	APPROXIMATE WALL HEIGHT

ESTIMATED EARTHWORK QUANTITIES
CUT 46,480 C.Y.
FILL 19,970 C.Y.
EXPORT 26,510 C.Y.
CONTRACTOR TO VERIFY QUANTITIES

NOTE:
BUILDINGS SHOWN ARE CONCEPTUAL
ONLY AND ARE NOT TO BE
CONSTRUCTED AS SHOWN. THEY
ARE SHOWN FOR PLANNING DEPT.
PURPOSES ONLY.





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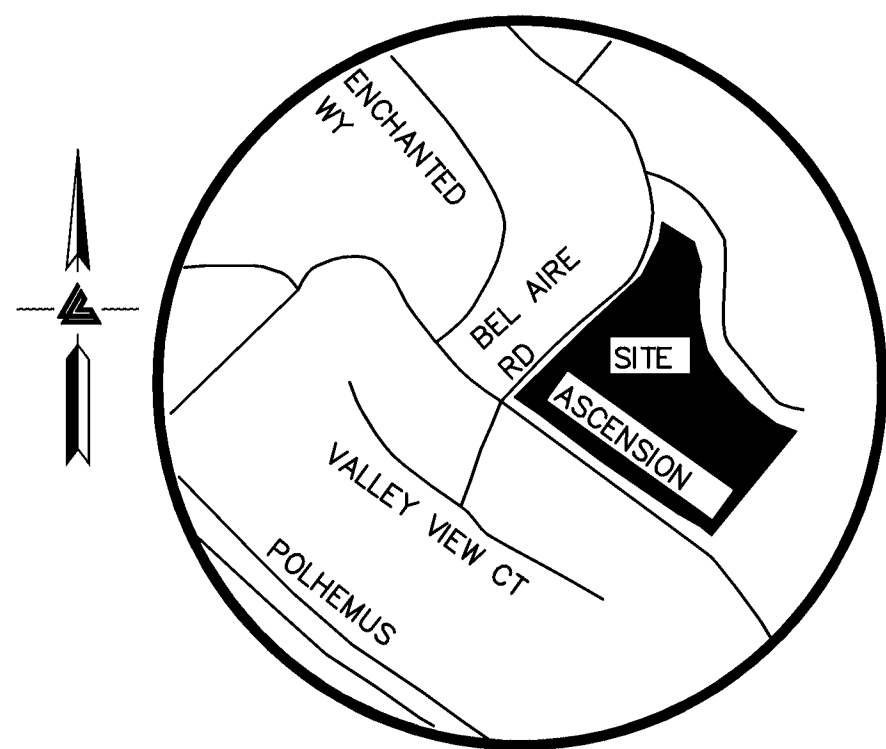
**ASCENSION HEIGHTS
SUBDIVISION
SAN MATEO, CALIFORNIA**
(UNINCORPORATED) SAN MATEO COUNTY

**VESTING TENTATIVE
SUBDIVISION MAP
PRELIMINARY UTILITY
COMPOSITE PLAN**

REVISIONS	BY
JOB NO: 2010135	
DATE: 7-1-13	
SCALE: 1" = 40'	
DESIGN BY: JT	
DRAWN BY: TB	
SHEET NO:	

UTILITY LEGEND

PROPOSED	DESCRIPTION
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
FB	FIRE HYDRANT
CB	CATCH BASIN
CI	CURB INLET
JB	JUNCTION BOX



VICINITY MAP
NO SCALE

0 20 40 80
SCALE: 1" = 40'



TRACT NO. 856
SAN MATEO OAKS
VOLUME 69 OF MAPS
AT PAGE 30



DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCT A SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF 19 UNITS, PARKING TO ACCOMMODATE THE UNITS, AND EXTEND UTILITIES TO SERVE THE DEVELOPMENT. FRONTAGE IMPROVEMENTS, ROUGH GRADING AND UTILITY STUBS WILL BE INSTALLED FOR THESE IMPROVEMENTS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION:

THIS PROJECT USES BIO RETENTION AREAS EXCLUSIVELY AS THE TCM.

THE TOTAL SITE AREA IS APPROXIMATELY 579,991 SF. THE DEVELOPMENT WILL HAVE 474,803 SF PERVIOUS SURFACE AND 105,188 SF IMPVIOUS SURFACE.

THE SITE IS DIVIDED INTO 23 DRAINAGE MANAGEMENT AREAS (DMA).

POST CONSTRUCTION TCM MAINTENANCE AND/OR SOURCE CONTROL:

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL USE ABSORBENT MATERIAL ON SMALL SPILLS RATHER THAN HOISING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTION PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

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THE INTEGRATED PEST MANAGEMENT INFORMATION ATTACHED WILL BE PROVIDED TO BUILDING MANAGEMENT.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, VEGETATED SWALES, CURB INLETS, AND CLEANOUTS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGER/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING:

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM AREA DRAINS, CLEANOUTS, AND CATCH BASINS.

C. BIORETENTION AREAS

MAINTENANCE AGREEMENT
UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE PORTION OF THE BIORETENTION AREAS USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW-RELEASE FERTILIZER WITH TRACE ELEMENTS.

*REMOVE OBSTRUCTIONS AND TRASH FROM BIORETENTION AREAS.

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*EROSION AT INFLOW POINTS MUST BE REPAIRED.

BIORETENTION AREAS SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

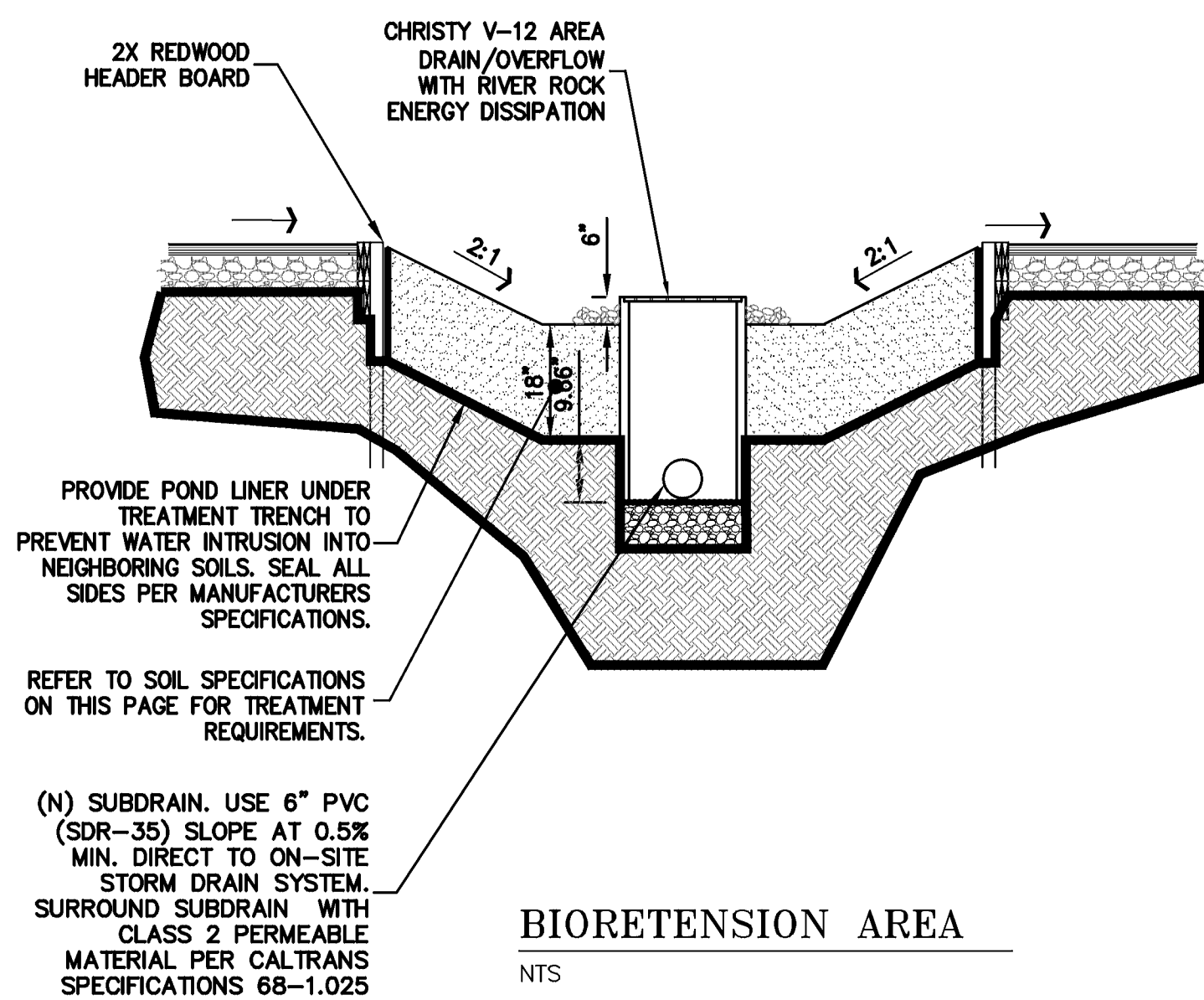
*CONDITION OF GRASSES.

D. TRAINING PROGRAM

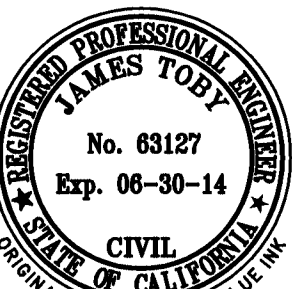
A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE TCM'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE TCM'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.



AREA DESCRIPTION (DMA)	TREATMENT CONTROL MEASURE	IMPERVIOUS AREA (sF)	IMPERVIOUS AREA WITH 25% SAFETY FACTOR	BMP SIZING	REQUIRED TREATMENT (sF)	PROPOSED TREATMENT (sF)
DMA 1	TCM 1	2147	2684	4%	107	110
DMA 2	TCM 2	1900	2375	4%	95	100
DMA 3	TCM 3	1900	2375	4%	95	100
DMA 4	TCM 4	1900	2375	4%	95	100
DMA 5	TCM 5	1900	2375	4%	95	100
DMA 6	TCM 6	1900	2375	4%	95	100
DMA 7	TCM 7	1900	2375	4%	95	105
DMA 8	TCM 8	1900	2375	4%	95	100
DMA 9	TCM 9	1900	2375	4%	95	100
DMA 10	TCM 10	1900	2375	4%	95	100
DMA 11	TCM 11	1900	2375	4%	95	100
DMA 12	TCM 12	1900	2375	4%	95	105
DMA 13	TCM 13	1900	2375	4%	95	100
DMA 14	TCM 14	1900	2375	4%	95	100
DMA 15	TCM 15	1900	2375	4%	95	100
DMA 16	TCM 16	1900	2375	4%	95	100
DMA 17	TCM 17	1900	2375	4%	95	100
DMA 18	TCM 18	1900	2375	4%	95	100
DMA 19	TCM 19	2100	2625	4%	105	110
DMA 20	TCM 20	13900		4%	556	607
DMA 21	TCM 21	11719		4%	469	396
DMA 22	TCM 22	26248		4%	1050	1056
DMA 23	TCM 23	12738		4%	510	518



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ASCENSION HEIGHTS
SUBDIVISION
SAN MATEO, CALIFORNIA
(UNINCORPORATED) SAN MATEO COUNTY

VESTING TENTATIVE
SUBDIVISION MAP
STORMWATER CONTROL PLAN

REVISIONS	BY
JOB NO: 2010135	
DATE: 7-1-13	
SCALE: 1" = 40'	
DESIGN BY: JT	
DRAWN BY: TB	
SHEET NO:	

C-6

DESCRIPTION OF FACILITY ACTIVITY:

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D. TRAINING PROGRAM

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