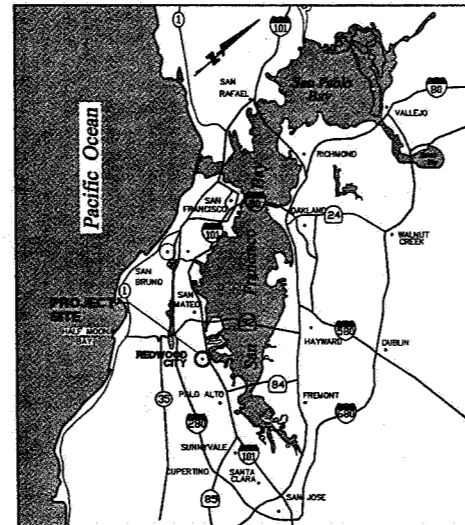


CONCEPTUAL PLAN

LAUREL WAY JOINT VENTURE

REDWOOD CITY SAN MATEO COUNTY CALIFORNIA

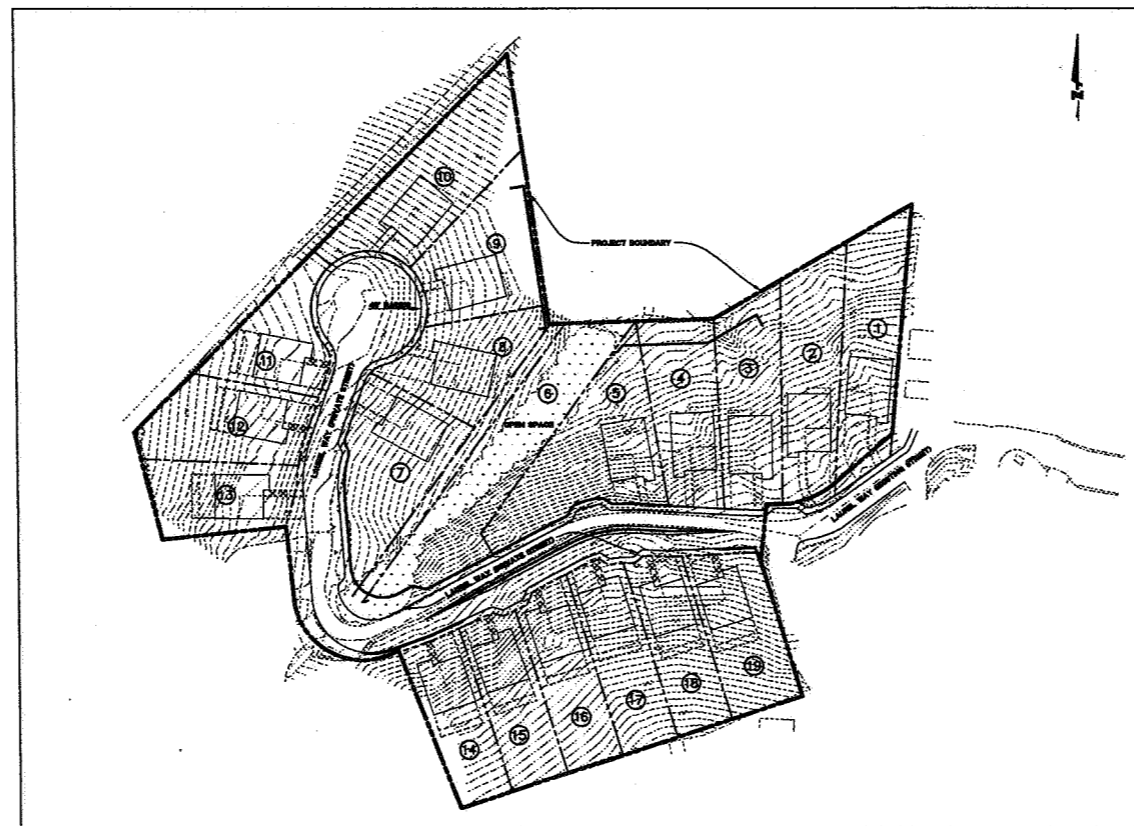
JULY 23, 2007



VICINITY MAP
NTS



LOCATION MAP
NTS



SITE PLAN
SCALE 1"=60'

LEGEND

AC	ASPHALTIC CONCRETE
BSL	SEWERING
BLD COR	BAY LAUREL
BLD COR	BUILDING CORNER
BW	BACK OF WALK
BW/FW	BACK OF WALK @ FACE OF WALL
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CMF	CONDENSATED METAL PIPE
CONC	CONCRETE
D	DRAIN PILE
EP	EDGE OF PAVEMENT
ESL	EUCALYPTUS TREE
FL	FLOW LINE
FS	FENCE
GB	GRADE BREAK
GM	GAS METER
GSD	GRADING SHOT
GRWEL	EDGE OF GRAVEL ROAD
GW	GUY WIRE
INV	INVERT
JP	JOINT PILE
LC	LIP OF CUTTING
L	LAUREL TREE
P	PEPPER TREE
PNC	PINE TREE
RET. WALL	RETAINING WALL
SD	STORM DRAIN
SSCO	SANITARY SEWER CLEAN OUT
SSM	SANITARY SEWER MANHOLE
T	TREE
TS	TOP OF SLOPE
TOP	TOP OF SLOPE
TC/PC	TOP OF CURB/FADE OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE
	MALIBOX
	FIRE HYDRANT
	RECORD BOUNDARY LINE
	6" IRON FENCE (UNLESS OTHERWISE NOTED)
	6" CHAIN LINK FENCE (UNLESS OTHERWISE NOTED)
	TREE NUMBER PER ARBORIST REPORT "LAUREL WAY, REDWOOD CITY, CA TREE LIST"
	PROPOSED RETAINING WALL

SHEET INDEX

SHEET NO	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL - DEVELOPMENT PLAN
3	CONCEPTUAL - GRADING PLAN
4	CONCEPTUAL - UTILITY PLAN

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300 (PHONE)
(650) 482-6399 (FAX)



CALIFORNIA

LAUREL WAY JOINT VENTURE
TITLE SHEET

SAN MATEO COUNTY

REDWOOD CITY

Date:	07/23/07
Book:	AS SHOWN
Design:	JT
Drawn:	MD
Approved:	RT
Job No.:	20050001

JULY 23, 2007

255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300 (PHONE)
 (650) 482-6395 (FAX)

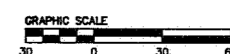
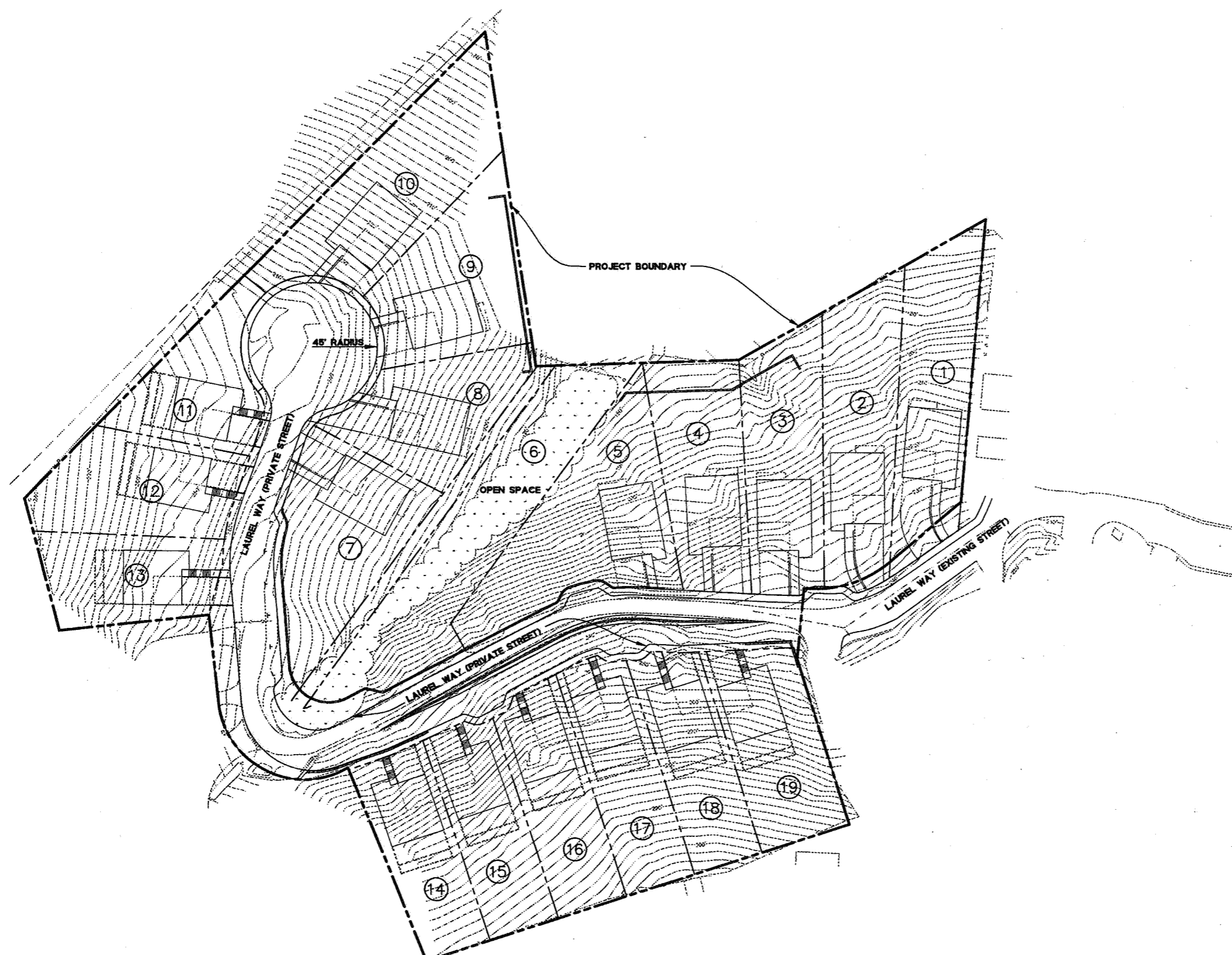


CALIFORNIA

LAUREL WAY JOINT VENTURE
 CONCEPTUAL - DEVELOPMENT PLAN

SAN MATEO COUNTY

REDWOOD CITY



See Note 1

See Note 2

Lot #	Area (sq. ft.)	Average Slope
1	11000	30%
2	10700	24%
3	9900	30%
4	9400	34%
5	13200	37%
6	13700	40%
7	10800	31%
8	8300	36%
9	10100	25%
10	12800	29%
11	7200	22%
12	9100	26%
13	7400	30%
14	7400	38%
15	7500	38%
16	7900	34%
17	8100	37%
18	7700	38%
19	8900	35%
Average	9532	32%

- Note:
 1. Lot 6, Open Space Lot, No Buildings
 2. 19 Total Lots; 18 Residential Lots and 1 Open Space Lot

- PROPOSED PARKING
 • UNIT - 2 PER UNIT - TOTAL 36
 • OFF-STREET - 2 PER UNIT - TOTAL 36
 • GUEST STREET PARKING - 9
 RATIO = 0.50/UNIT
 • TOTAL PROVIDED ~ 81 SPACES
 (UNIT, OFFSTREET & GUEST PARKING)

Date	By	Checked	Approved
07/23/07	JT	MB	MB
07/23/07	JT	MB	MB
07/23/07	JT	MB	MB
07/23/07	JT	MB	MB

JULY 23, 2007

2
 4

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300 (PHONE)
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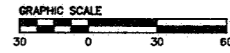


CALIFORNIA

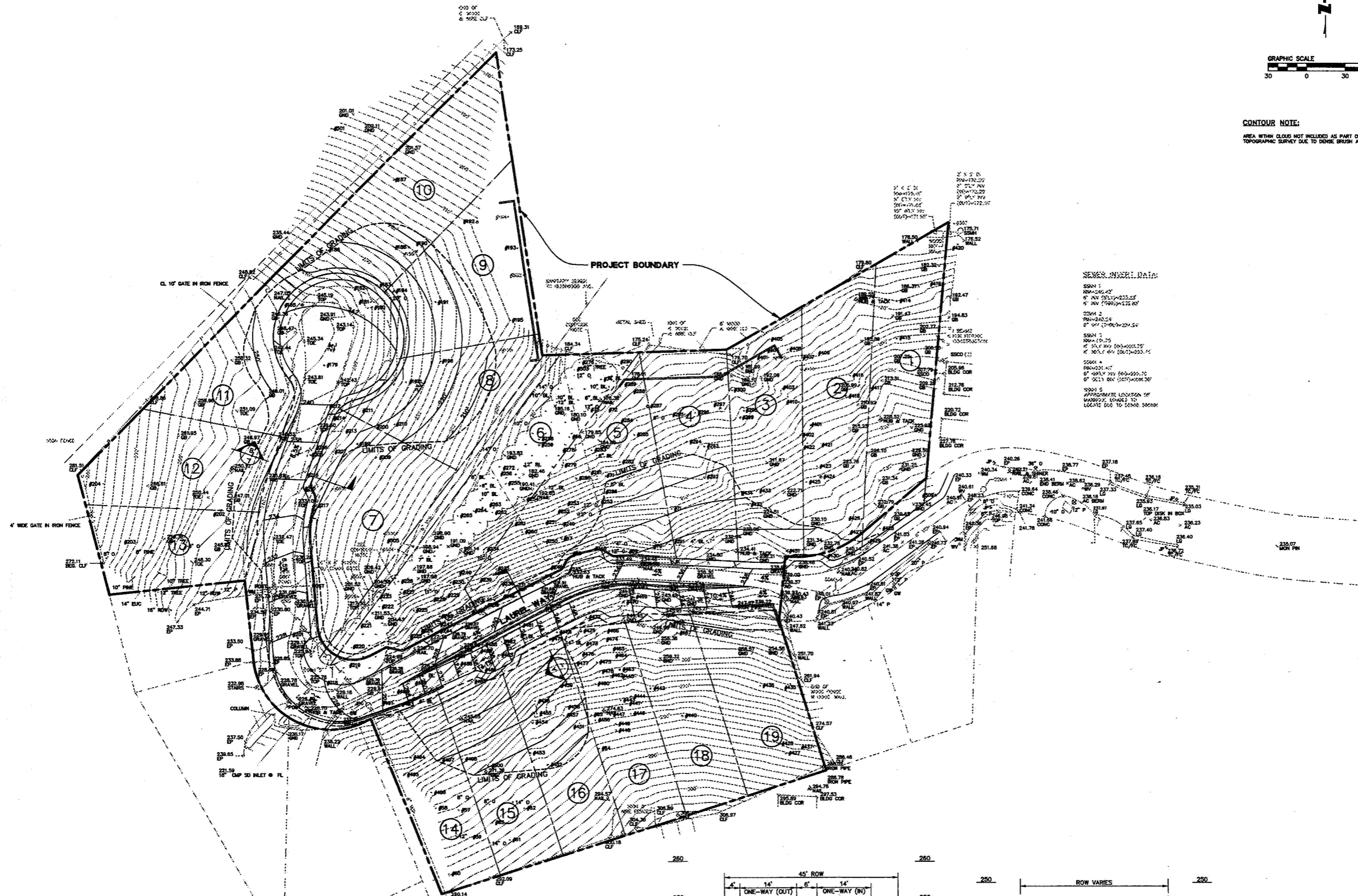
LAUREL WAY JOINT VENTURE
CONCEPTUAL - GRADING PLAN

SAN MATEO COUNTY

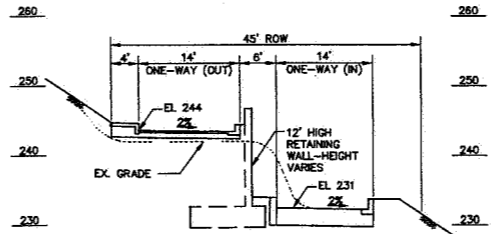
REDWOOD CITY



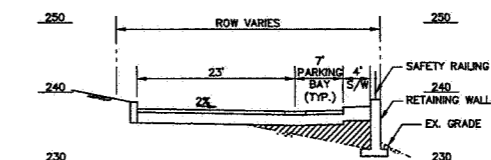
CONTOUR NOTE:
AREA WITHIN CLOUD NOT INCLUDED AS PART OF THIS
TOPOGRAPHIC SURVEY DUE TO DENSE BRUSH AND CREEK



SEWER MANHOLE DATA:
MANHOLE 1
ELEVATION: 223.25'
INVERT: 223.25'
MANHOLE 2
ELEVATION: 223.25'
INVERT: 223.25'
MANHOLE 3
ELEVATION: 223.25'
INVERT: 223.25'
MANHOLE 4
ELEVATION: 223.25'
INVERT: 223.25'
MANHOLE 5
ELEVATION: 223.25'
INVERT: 223.25'



SECTION A
H: 1"=10'
V: 1"=10'



SECTION B
H: 1"=10'
V: 1"=10'

JULY 23, 2007

Revisions	
No.	
Date:	07/23/07
Scale:	1"=30'
Design:	JT
Drawn:	MA
Approved:	PK
Job No.:	20050091
Drawing Number:	3
	3
	4

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94061
(650) 482-6300 (PHONE)
(650) 482-6398 (FAX)

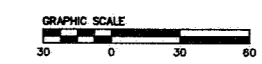


Engineers/Planners

SAN MATEO COUNTY

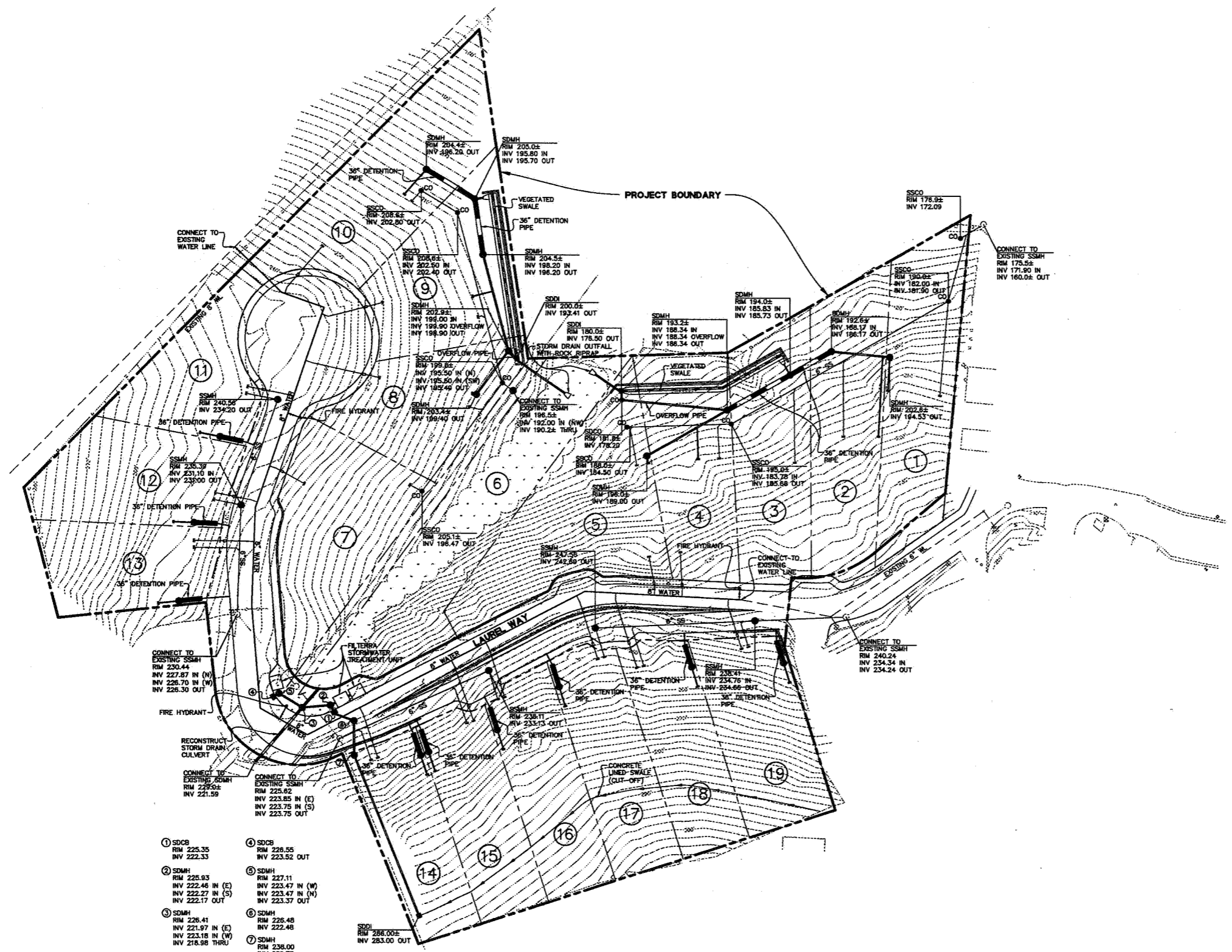
LAUREL WAY JOINT VENTURE
CONCEPTUAL - UTILITY PLAN

REDWOOD CITY



UTILITY NOTE:
THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

- LEGEND (PROPOSED)
- SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - SD STORM DRAIN
 - SDCB STORM DRAIN CATCH BASIN
 - SDDI STORM DRAIN DROP INLET
 - SDMH STORM DRAIN MANHOLE
 - FILTERED STORMWATER TREATMENT UNIT
 - ◁ FIRE HYDRANT
 - MANHOLE
 - CO ● SANITARY SEWER CLEANOUT
 - STORM DRAIN CATCH BASIN
 - WATER MAIN
 - 6" SS SANITARY SEWER MAIN
 - STORM DRAIN DETENTION PIPE
 - STORM DRAIN OUTFALL WITH ROCK RIP-RAP
 - CONCRETE LINED SWALE (CUT-OFF)
 - VEGETATED SWALE



- ① SDCB
RM 225.35
INV 222.33
- ② SDMH
RM 225.93
INV 222.46 IN (E)
INV 222.77 IN (S)
INV 222.17 OUT
- ③ SDMH
RM 226.41
INV 221.97 IN (E)
INV 223.18 IN (W)
INV 218.98 THRU
- ④ SDCB
RM 226.55
INV 223.52 OUT
- ⑤ SDMH
RM 227.11
INV 223.47 IN (W)
INV 223.47 IN (N)
INV 223.37 OUT
- ⑥ SDMH
RM 226.48
INV 222.48
- ⑦ SDMH
RM 226.00
INV 222.73
- ⑧ SDMH
RM 204.42
INV 196.20 OUT
- ⑨ SDCO
RM 208.81
INV 202.80 OUT
- ⑩ SDCO
RM 208.81
INV 202.80 OUT
- ⑪ SDCO
RM 208.81
INV 202.80 OUT
- ⑫ SDCO
RM 208.81
INV 202.80 OUT
- ⑬ SDCO
RM 208.81
INV 202.80 OUT
- ⑭ SDCO
RM 208.81
INV 202.80 OUT
- ⑮ SDCO
RM 208.81
INV 202.80 OUT
- ⑯ SDCO
RM 208.81
INV 202.80 OUT
- ⑰ SDCO
RM 208.81
INV 202.80 OUT
- ⑱ SDCO
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INV 202.80 OUT
- ⑳ SDCO
RM 208.81
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RM 208.81
INV 202.80 OUT
- ㊹ SDCO
RM 208.81
INV 202.80 OUT
- ㊺ SDCO
RM 208.81
INV 202.80 OUT

JULY 23, 2007

Date:	07/23/07
Scale:	1"=30'
Drawn:	JT
Checked:	JM
Approved:	BN
Job No.:	2005091
Drawing Number:	4
Sheet:	4 of 4