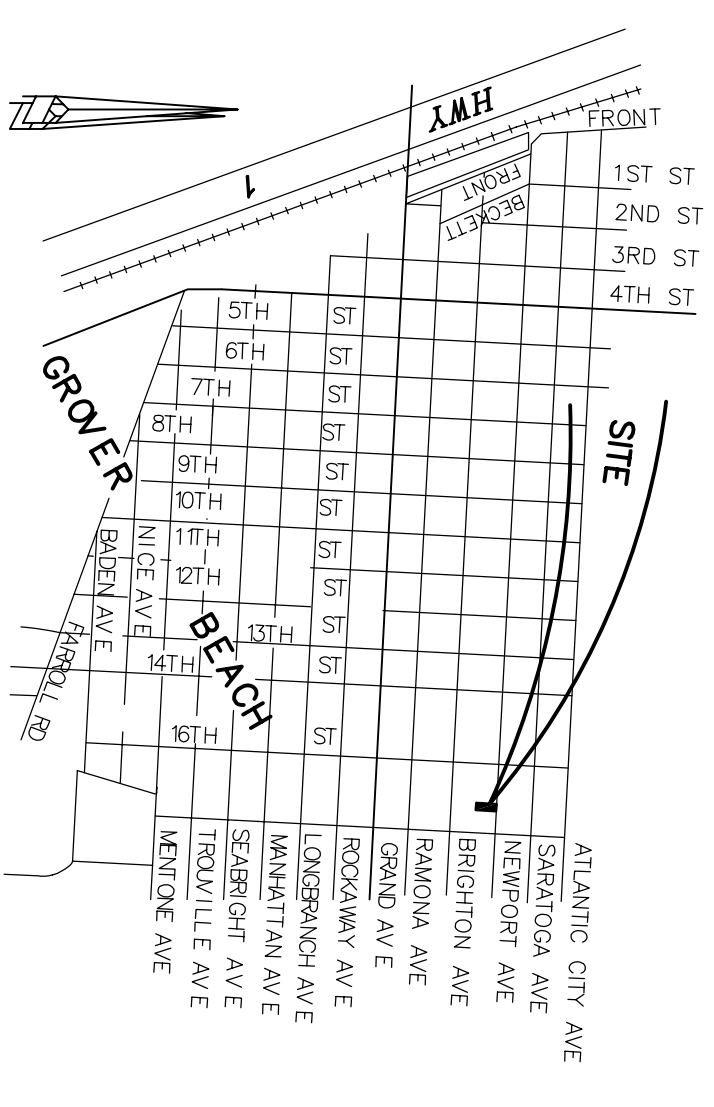


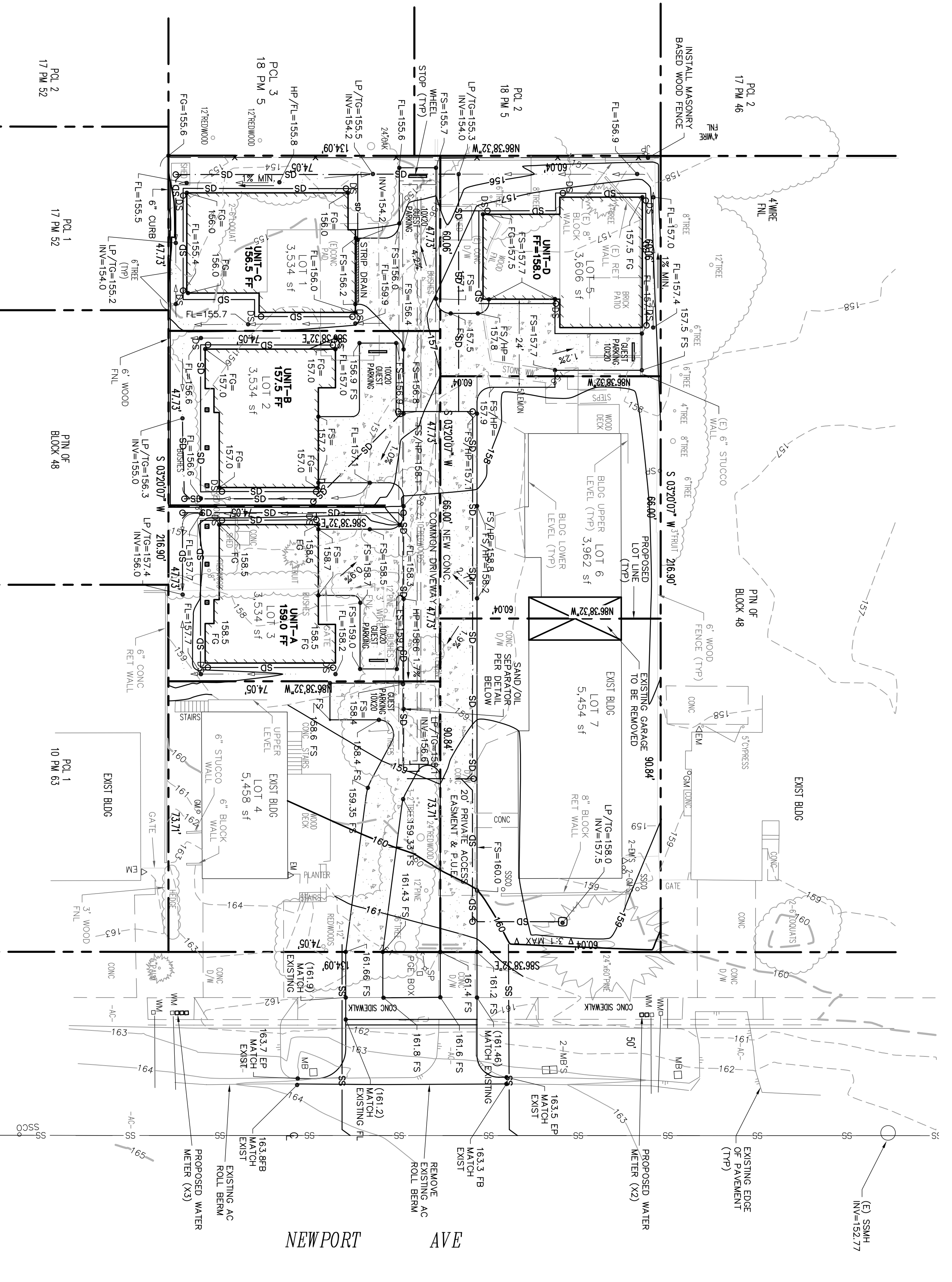
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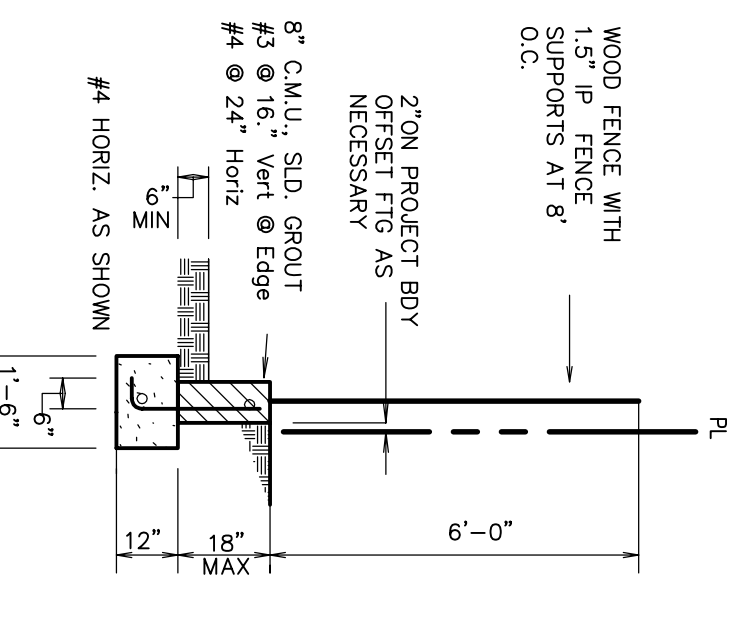
VICINITY MAP
 (NOT SCALE)

LEGEND

- 60 — EXISTING CONTOUR
- 60 — FINISH CONTOUR
- 60 — PROPERTY LINE
- 60 — FLOW LINE
- (E) BUILDING LINE
- PNC STORM DRAIN
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING SEWER LINE
- PROPOSED BASIN
- RETAINING WALL
- FL FLOWLINE
- FS FINISHED SURFACE
- TC TOP OF CURB
- FG FINISHED GRADE
- (E) EXISTING
- (P) PROPOSED
- BW BACK OF WALK
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- EXISTING HOSE BIB



NEWPORT AVE



- NOTE**
- 1) BEARINGS AND DISTANCES ARE PER RECORD DATA AND ARE SHOWN FOR REFERENCE ONLY. PROPERTY LINES ARE APPROXIMATE.
 - 2) A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE ENCUMBRANCES NOT SHOWN ON THIS PLAN.
 - 3) MAXIMUM SIDE SLOPE FOR BASINS) AND OTHER FEATURES IS 3:1
 - 4) ALL FLOW LINES TO BE 1% MIN.

PROJECT BENCHMARK
 NAIL IN TOP OF CURB T' NORTH OF CURB AND NEWPORT AVE. ELEVATION = 155.77' (CITY OF GROVER BEACH DATUM)

SITE ADDRESS:
 1740 & 1748 NEWPORT AVE.
 GROVER BEACH, CA 93433

APPROXIMATE EARTHWORK QUANTITIES

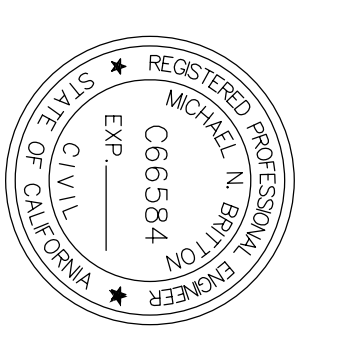
FILL	183 CY
WASTE	24 CY
CONSOLIDATION (15%)	24 CY
IMPORT	134 CY

SITE BENCHMARK
 SURVEY CONTROL POINT 'X' IN TOP OF CURB AT INTERSECTION OF 1748 NEWPORT AVE. AND NEWPORT AVE. ELEVATION = 155.77' (CITY OF GROVER BEACH DATUM)

OWNER/APPLICANT
 BGD PROPERTIES
 171 N. 13TH STREET
 GROVER BEACH, CA
 (805)481-7700

ROOF DRAIN NOTE
 BUILDINGS TO HAVE DOWN SPOUTS ROUTED TO STORM DRAIN PIPES

NO.	DATE	DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
TEC
 4115 Broad Street, Suite B-1 SLO, CA 93401
 Ph. (805) 541-2114, Fax (805) 541-2132

CITY OF GROVER BEACH
 PRELIMINARY GRADING AND DRAINAGE PLAN
 APN - 060-181-056 & 060-081-059
 1740 & 1748 NEWPORT AVE.
 GROVER BEACH, CA
 FOR CARMEN GREEN

JOB NO.	GREEN001
DATE	2-12-07
VERT. SCALE	AS NOTED
HORIZ. SCALE	1" = 20'
DRAWN BY:	BAF
CHECKED BY:	CAC
APPROVED BY:	MB
SHEET	1
OF	2
SHEETS	