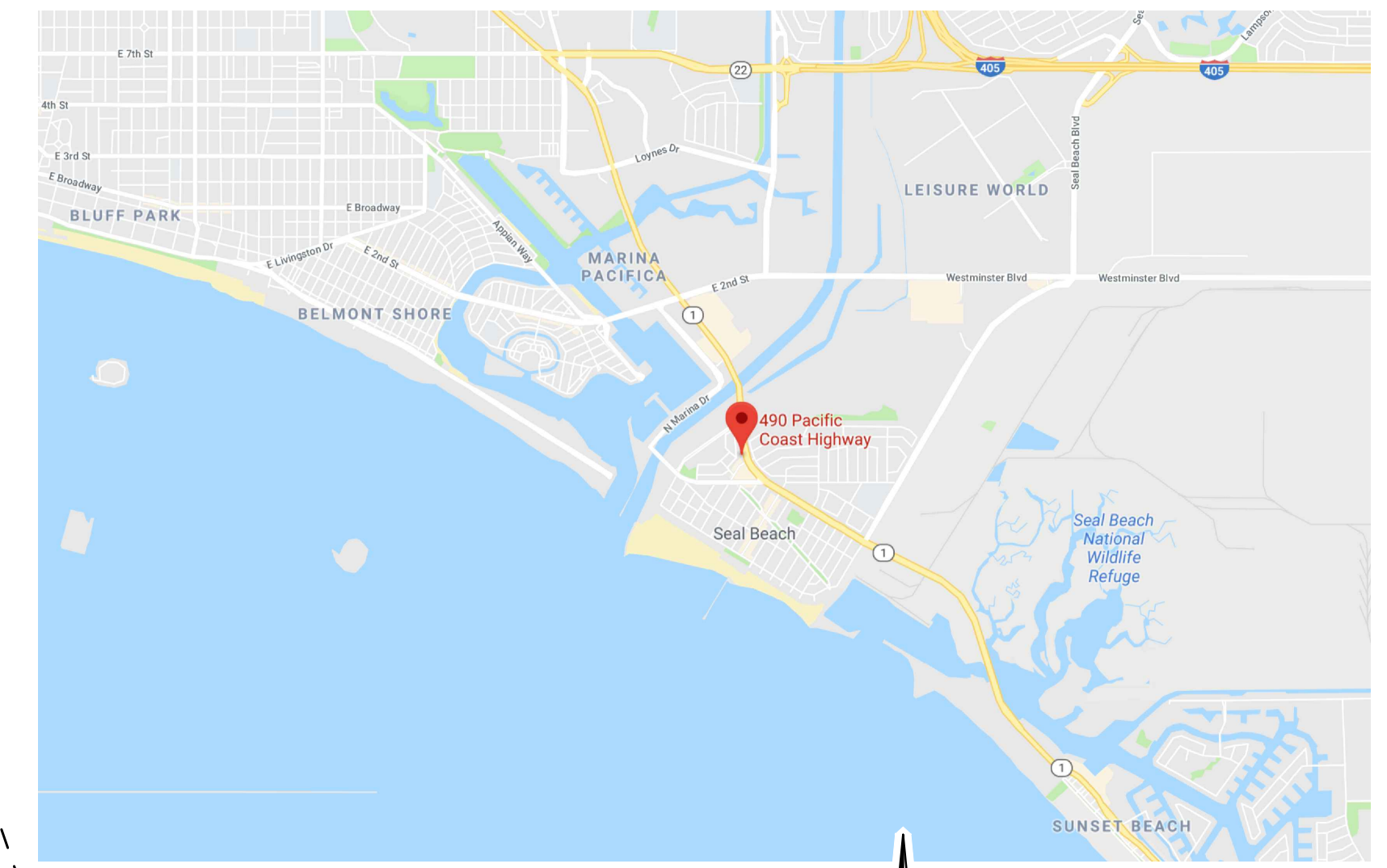
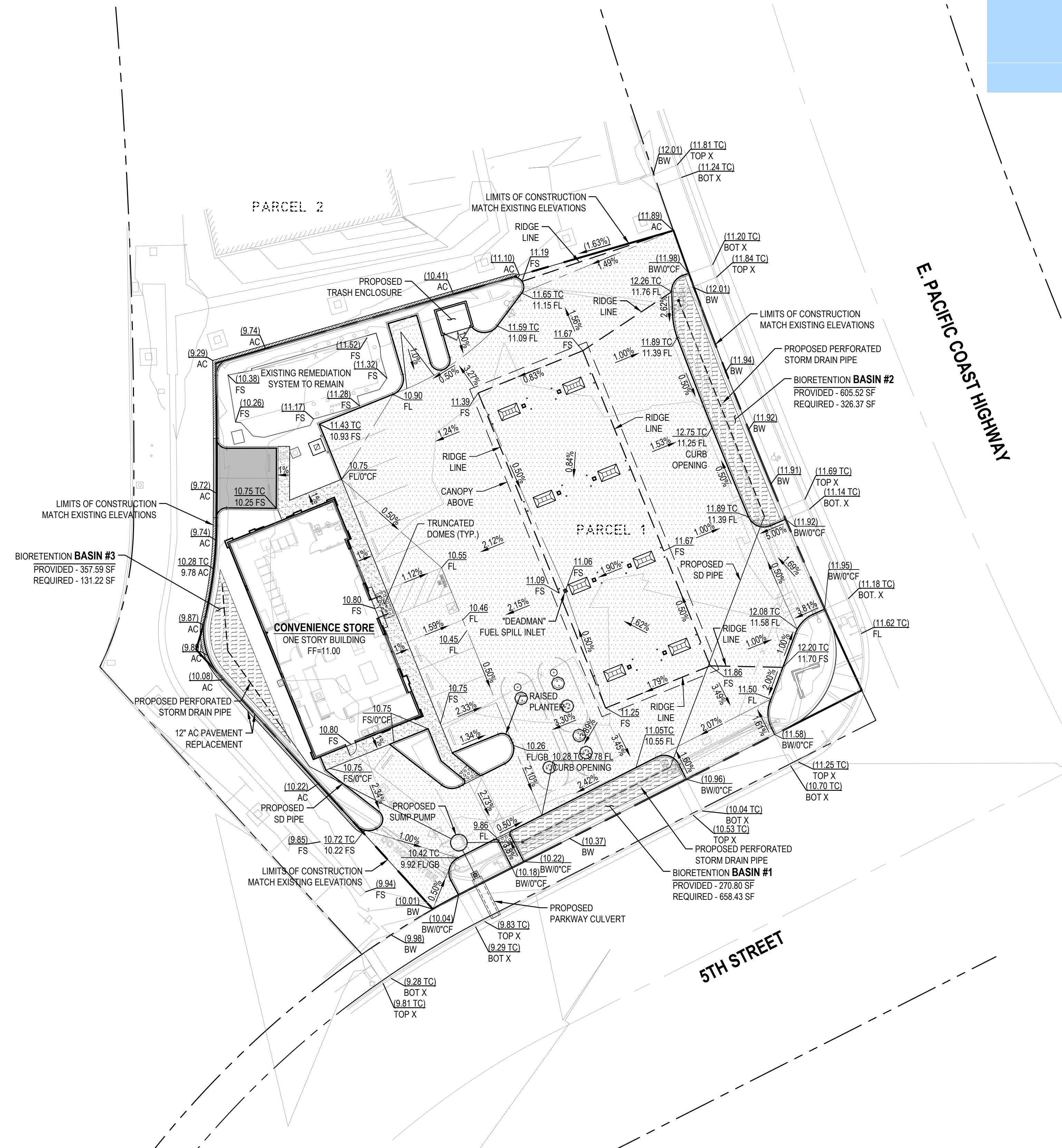
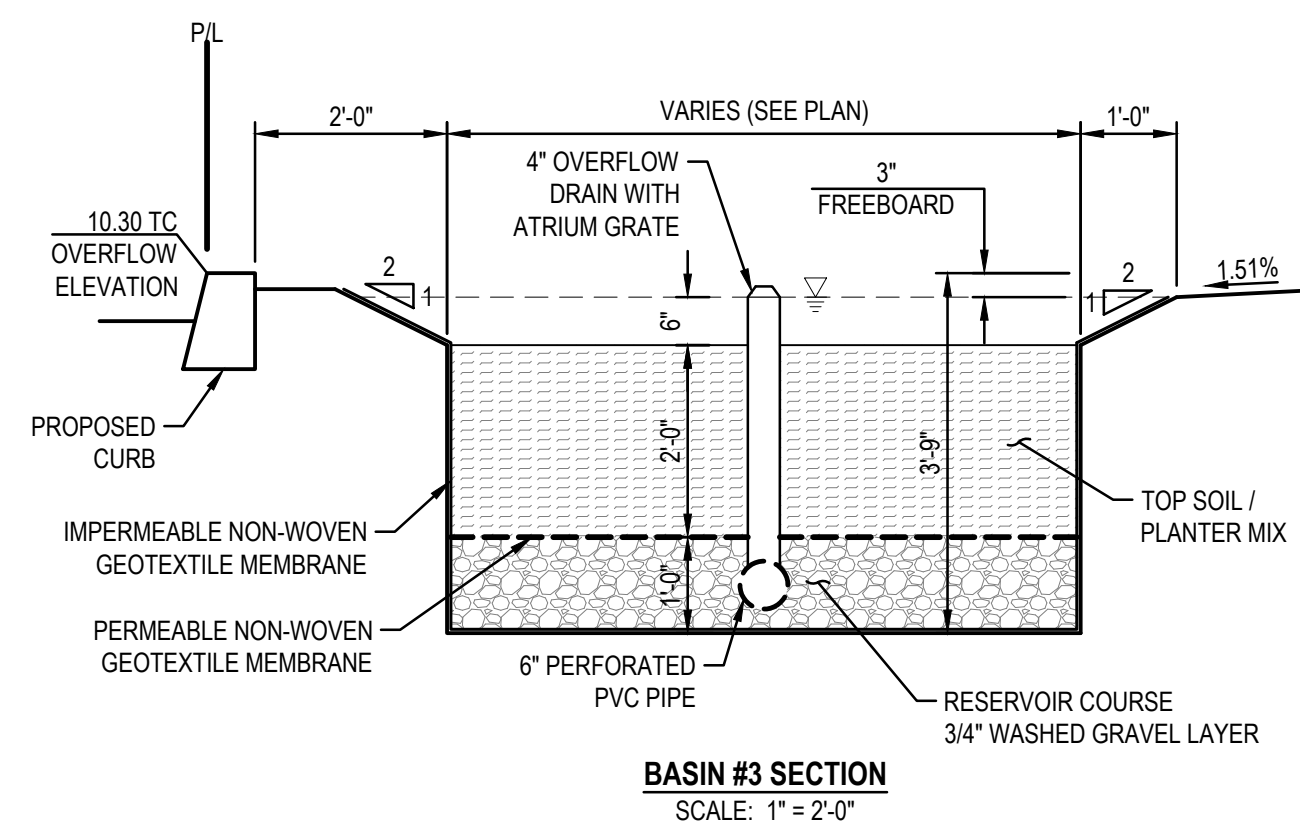
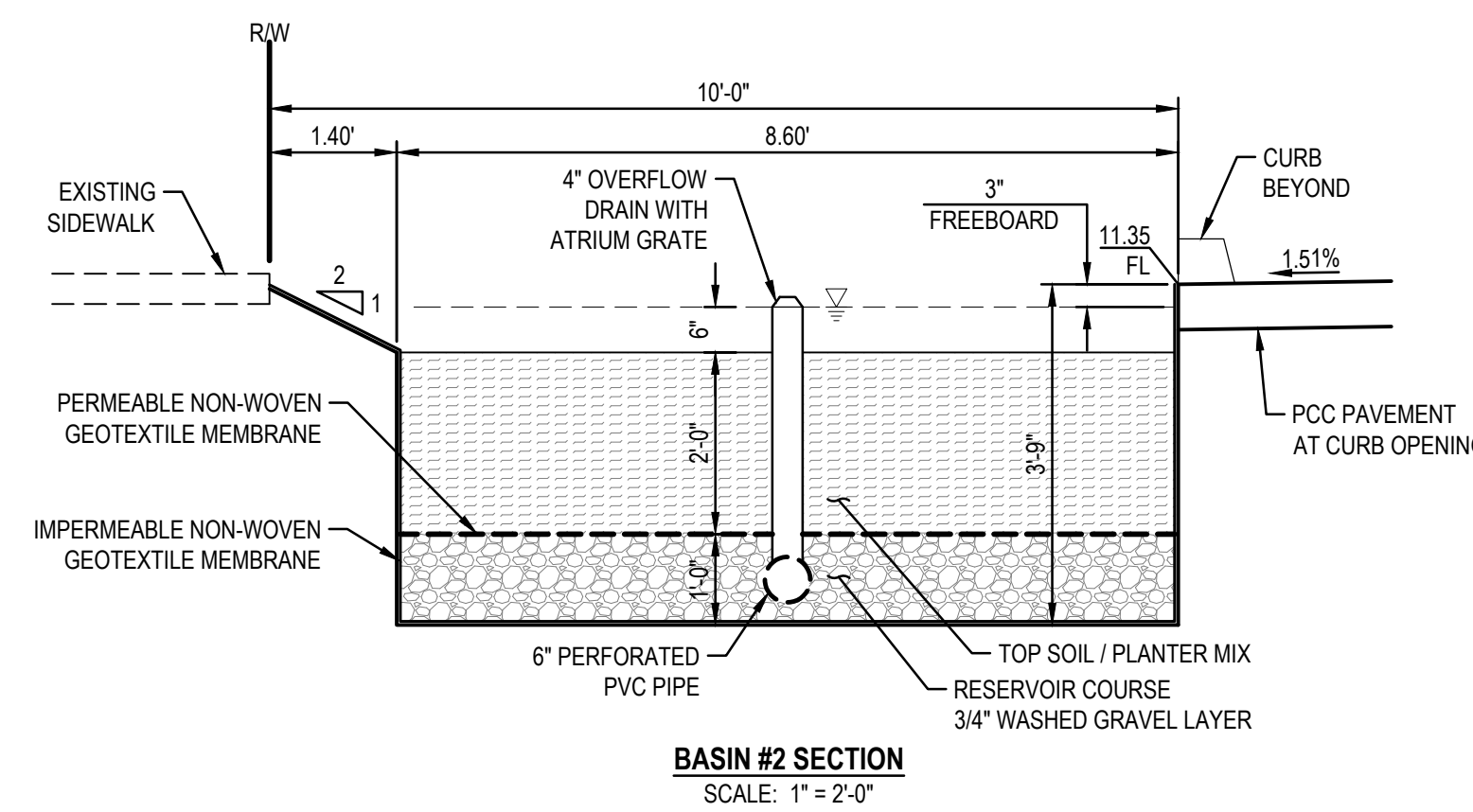
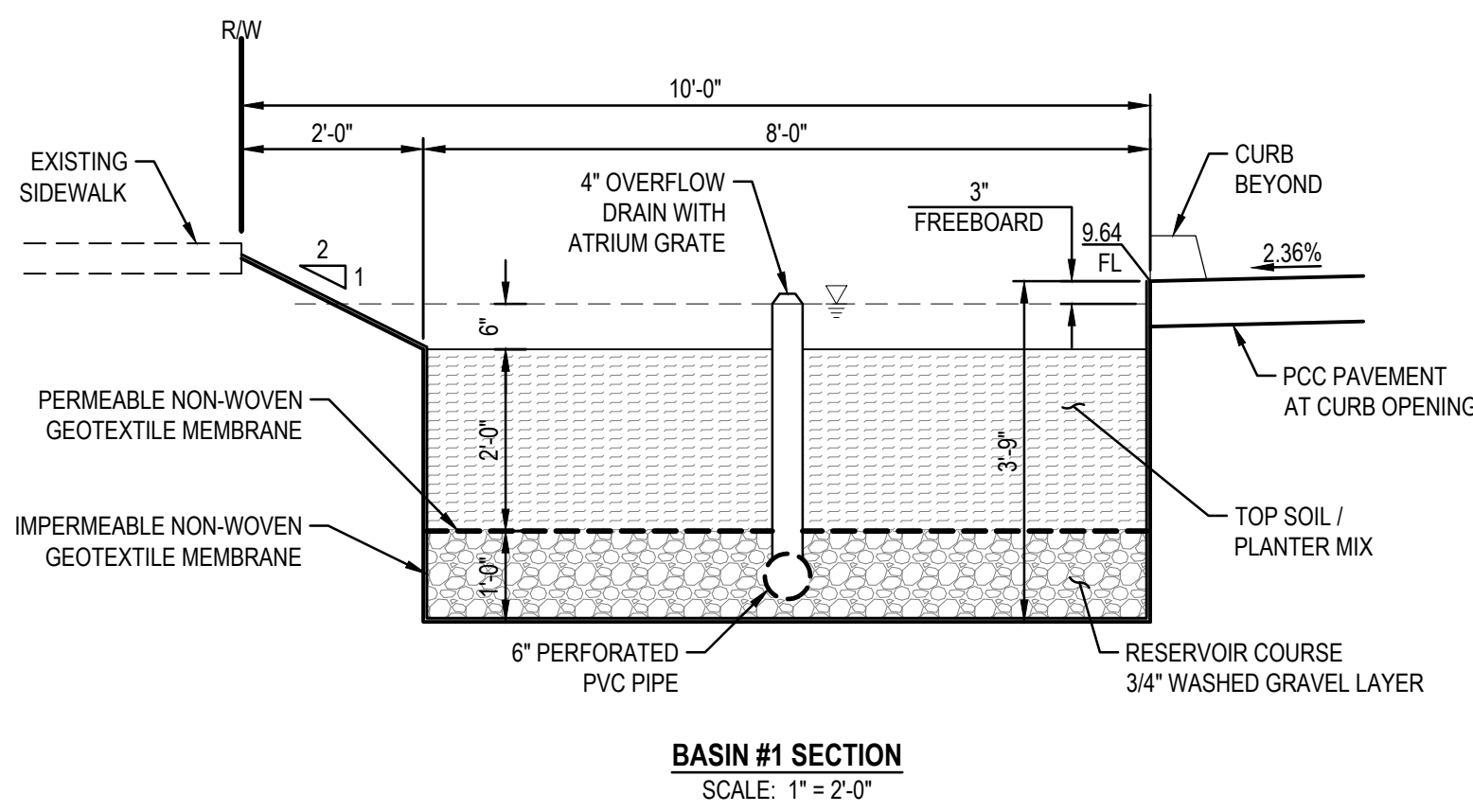


PRELIMINARY GRADING AND DRAINAGE PLAN SHELL SEAL BEACH

490 PACIFIC COAST HIGHWAY,
SEAL BEACH, CA 90740



VICINITY MAP
SCALE: 1" = 400'



LEGAL DESCRIPTION:

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1 OF PARCEL MAP IN THE CITY OF SEAL BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 5 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED.
DEPTH: 500 FEET
RECORDED: MARCH 1, 1961 IN BOOK 5643, PAGE 499 OF OFFICIAL RECORDS.

PARCEL 1A:

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN LOT C-1 OF THE RANCHO LOS ALAMITOS, AS SHOWN ON MAP FILED IN BOOK 86, PAGE 50 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

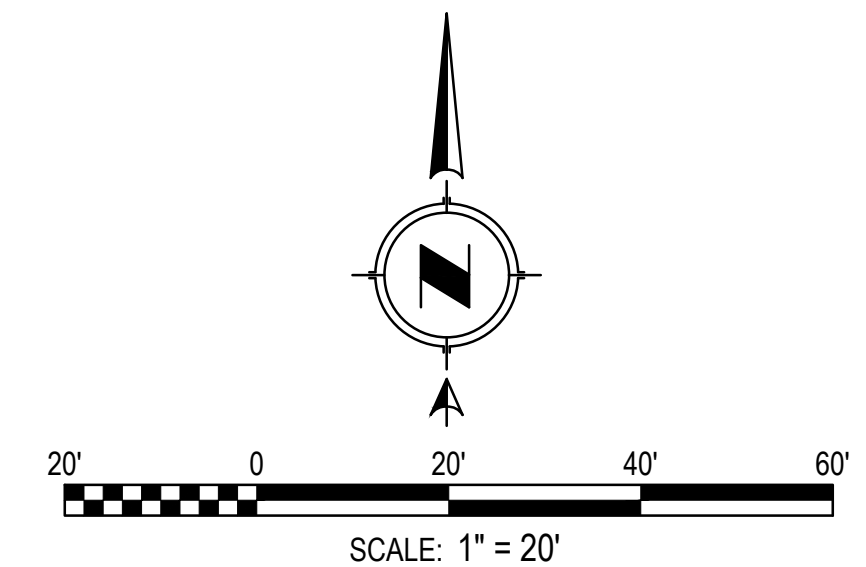
BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL SHOWN AS CONTAINING 11.746 ACRES ON SAID RECORD OF SURVEY, SAID CORNER BEING ALSO THE POINT OF INTERSECTION OF THE WESTERLY LINE OF PACIFIC COAST HIGHWAY (100 FEET WIDE), WITH THE NORTHERLY LINE OF FIFTH STREET (80 FEET WIDE); THENCE NORTHERLY ALONG SAID WESTERLY LINE BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1550 FEET THROUGH A CENTRAL ANGLE OF 5° 54' 52" AN ARC DISTANCE OF 160 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70° 29' 47" WEST; THENCE SOUTH 73° 51' 28" WEST 50 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT IN SAID WESTERLY LINE WHICH IS DISTANT SOUTHERLY THEREON 18 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE 18 FEET TO THE TRUE POINT OF BEGINNING.

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CF CURB FACE
- EG EXISTING GROUND
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GROUND
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT
- LP LOW POINT
- MAX. MAXIMUM
- MIN. MINIMUM
- P.L. PROPERTY LINE
- R.W. RIGHT OF WAY
- S.P.P.W.C. STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
- SW SIDEWALK
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TG TOP OF GRATE
- XXX.XX PROPOSED ELEVATION
- (XXX.XX) EXISTING ELEVATION

LEGEND:

- PCC SIDEWALK
- PCC PAVEMENT
- AC PAVEMENT
- AC PAVEMENT REPLACEMENT
- P.L.
- R.W.
- CURB
- CURB AND GUTTER
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE



REVISION

BENCH MARK



Waber Consultants, Inc.
REGISTERED PROFESSIONAL ENGINEER
PLANNING CIVIL ENGINEERING SURVEYING
3711 E. COLLETT AVENUE, SUITE 100
SEAL BEACH, CA 90740
P: 949.448.8333 F: 949.448.3332

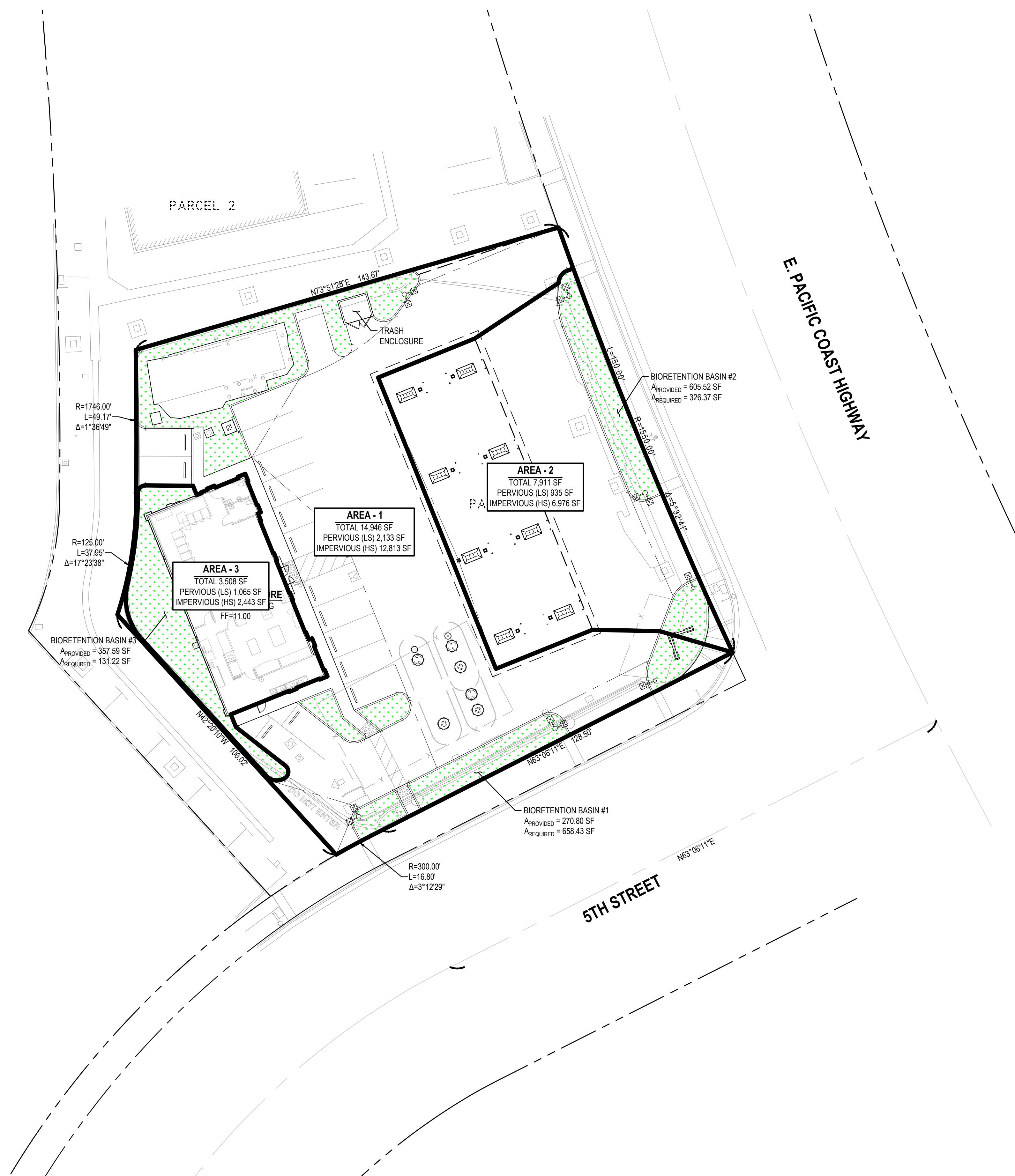
PRELIMINARY GRADING AND DRAINAGE PLAN
PRELIMINARY PLANS
SHELL SEAL BEACH
490 PACIFIC COAST HIGHWAY,
SEAL BEACH, CA 90740

JOB NO. 17028
DATE: 1/16/2018
SHEET 1 OF 2 SHEETS

W17-028 SHELL SEAL BEACH/DWG/PRELIMINARY/17028/PG.000 Jan. 16, 2018 - 8:54pm

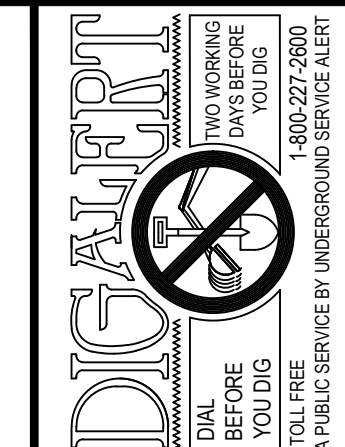
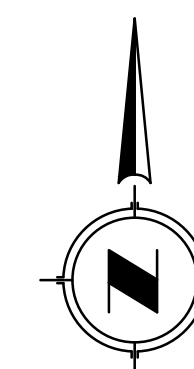
PRELIMINARY WQMP SITE PLAN SHELL SEAL BEACH

490 PACIFIC COAST HIGHWAY,
SEAL BEACH, CA 90740



LEGEND:

- PROPOSED PERVIOUS AREA
- DRAINAGE BOUNDARY



DATE	REVISION

BENCH MARK

BRASS OF BEARINGS
BEARINGS OF ALL TYPES FOUND ON THE EASTERLY LINE OF THE PROPERTY



Waber Consultants, Inc.
PLANNING CIVIL ENGINEERING SURVEYING
3711 E. PACIFIC COAST HIGHWAY, SUITE 100
SEAL BEACH, CA 90740
P: (949) 448-8333 F: (949) 372-3332

PRELIMINARY WQMP SITE PLAN
PRELIMINARY PLANS
SHELL SEAL BEACH
490 PACIFIC COAST HIGHWAY,
SEAL BEACH, CA 90740

JOB NO. **17028**
DATE: **1/16/2018**
SHEET **2**
OF 2 SHEETS