



1,2 and 3 Waters Park Subdivision – Final Map

January 19, 2021

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Senior Engineer



Background

- City Council approved the project (PA18-013) and vesting tentative map 2/19/19
 - 190 units = 28 Single Family Units + 162 Condo Units (38 Lots)
- Planning Commission approved project modification (PA20-043) 10/27/20
 - 190 units = 27 Single Family Units + 163 Condo Units (38 Lots)
- Developer filed the final map in November 2020
- Subdivision Improvement Agreement is required
- Covenants, Conditions and Restrictions have been reviewed

Recommendation

- Adopt a Resolution to approve the final map and approve the subdivision improvement agreement for Waters Park Development, creating 27 single family residential units and 163 residential condominium units, and authorize the Acting Public Works Director to sign the agreement in substantially the form presented.



Thank you for your time.



You can reach me at:

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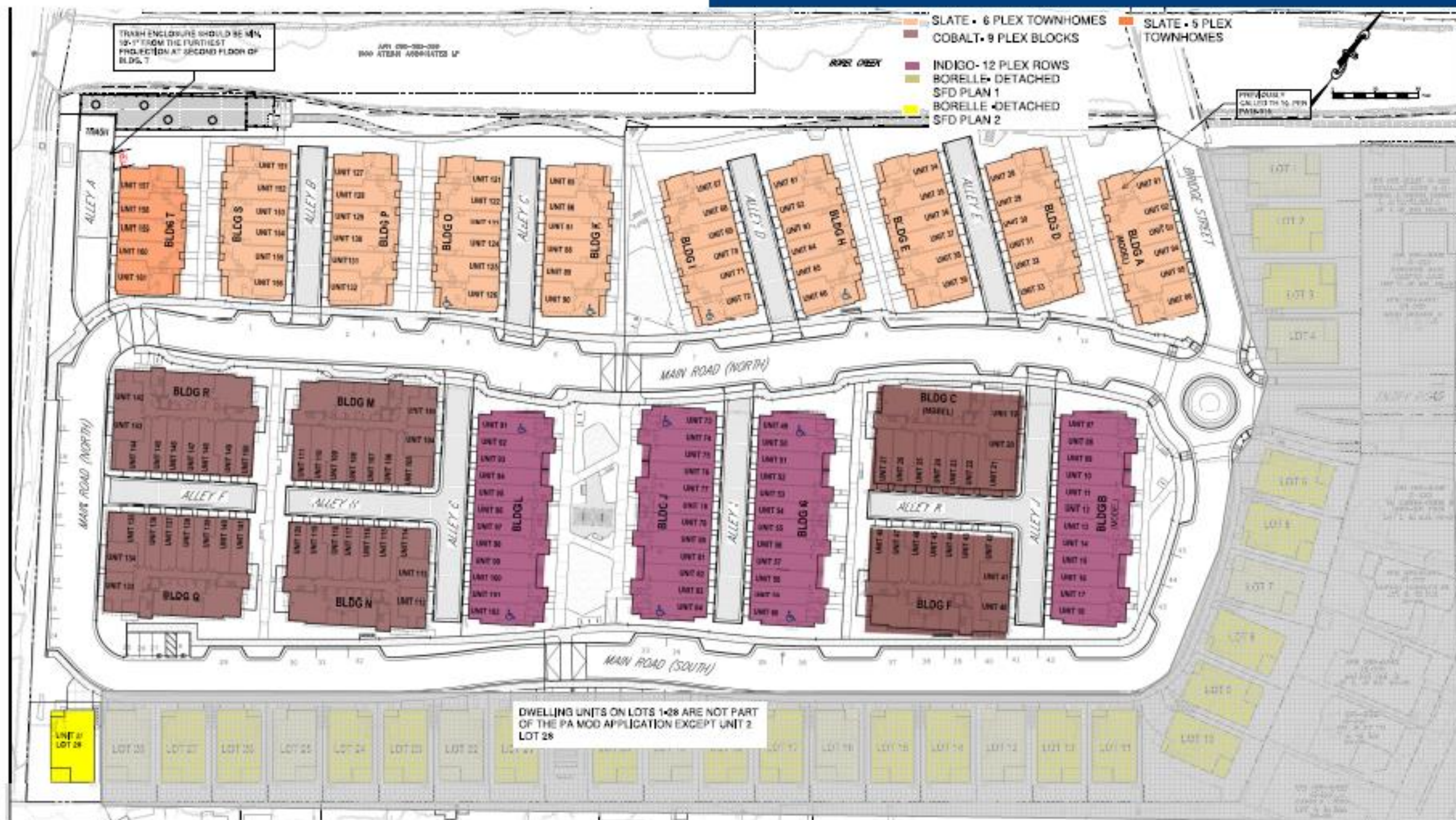
www.cityofsanmateo.org/publicworks

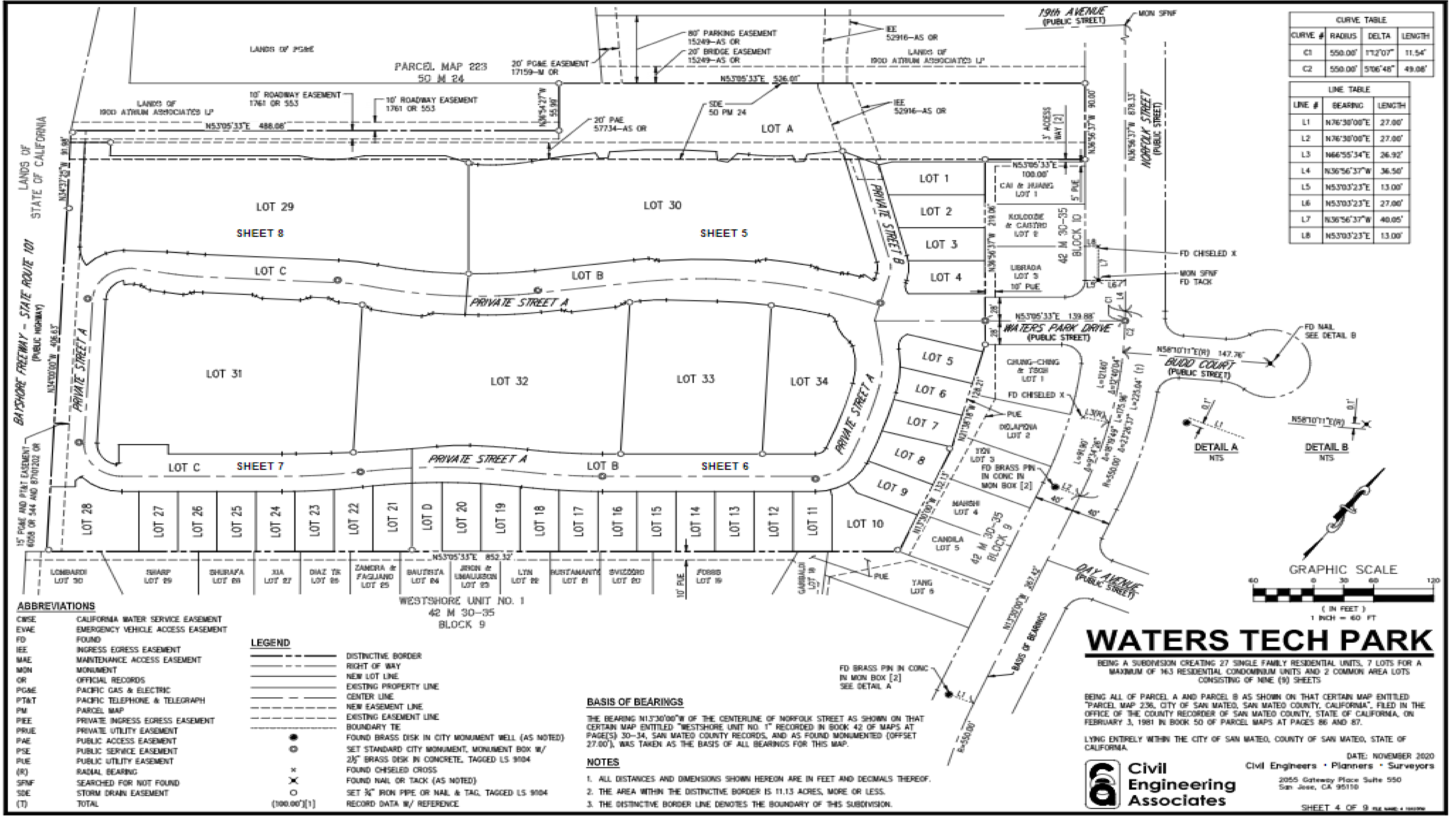
Stewards of your infrastructure

330 W. 20th Avenue
San Mateo, CA 94403
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PA MODIFICATION - SITEPLAN FOR REFERENCE





CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	550.00'	172°07'	11.54'
C2	550.00'	57°06'48"	49.08'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N76°38'00"E	27.00'
L2	N76°38'00"E	27.00'
L3	N66°55'34"E	26.92'
L4	N36°56'37"W	36.50'
L5	N53°03'23"E	13.00'
L6	N53°03'23"E	27.00'
L7	N36°56'37"W	40.05'
L8	N53°03'23"E	13.00'

ABBREVIATIONS	
CWSE	CALIFORNIA WATER SERVICE EASEMENT
EWAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IEE	INGRESS EGRESS EASEMENT
MAE	MAINTENANCE ACCESS EASEMENT
MON	MONUMENT
OR	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PM	PARCEL MAP
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PUUE	PRIVATE UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SNF	SEARCHED FOR NOT FOUND
SDE	STORM DRAIN EASEMENT
(T)	TOTAL

LEGEND	
---	DISTINCTIVE BORDER
---	RIGHT OF WAY
---	NEW LOT LINE
---	EXISTING PROPERTY LINE
---	CENTER LINE
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
---	BOUNDARY TIE
●	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
⊙	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED L.S. 9104
×	FOUND CHISELED CROSS
×	FOUND NAIL OR TACK (AS NOTED)
○	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED L.S. 9104
(100.00') [1]	RECORD DATA W/ REFERENCE

BASIS OF BEARINGS

THE BEARING N13°30'00"W OF THE CENTERLINE OF NORFOLK STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "WESTSHORE UNIT NO. 1" RECORDED IN BOOK 42 OF MAPS AT PAGE(S) 30-34, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED (OFFSET 27.00'), WAS TAKEN AS THE BASIS OF ALL BEARINGS FOR THIS MAP.

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BORDER IS 11.13 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

WATERS TECH PARK

BEING A SUBDIVISION CREATING 27 SINGLE FAMILY RESIDENTIAL UNITS, 7 LOTS FOR A MAXIMUM OF 163 RESIDENTIAL CONDOMINIUM UNITS AND 2 COMMON AREA LOTS CONSISTING OF NINE (9) SHEETS

BEING ALL OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 236, CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON FEBRUARY 3, 1981 IN BOOK 50 OF PARCEL MAPS AT PAGES 86 AND 87.

LYING ENTIRELY WITHIN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

Civil
Engineering
Associates

DATE: NOVEMBER 2020
Civil Engineers • Planners • Surveyors
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SHEET 4 OF 9 (SEE MAP & RECORDS)