

05.11.15 PC Meeting
Item #8c
1123 Lincoln Avenue
Page 1 of 2

*COMMUNICATION RECEIVED
AFTER PREPARATION
OF STAFF REPORT*

RECEIVED
MAY 11 2015
CITY OF BURLINGAME
CDD – PLANNING DIV.

-----Original Message-----

From: megan barnett bachmann [mailto:-----]
Sent: Sat 5/9/2015 8:48 PM
To: CD/PLG-Lewit, Erika; Form One; -----@.com; Philippe Bachmann
Subject: 1123 Lincoln Ave

Hello Erika,

My name is Megan Bachmann and am the homeowner of 1123 Lincoln ave. As you know we have an application for a second story addition. My husband and I have met with our neighbor John Gouws of ----- Juanita Ave to discuss placement of trees for privacy. We came to an agreement to add a birch tree to the open area along the back fence. Please find the attached document, where the location and species is noted and signed by both parties.

I have cc'd John on this email as well.

Please let me know if this documentation is sufficient for our meeting with the planning commission on Monday. Do I need to email anyone else too?

Thank you!!!

All the best,

Megan and Philippe Bachmann

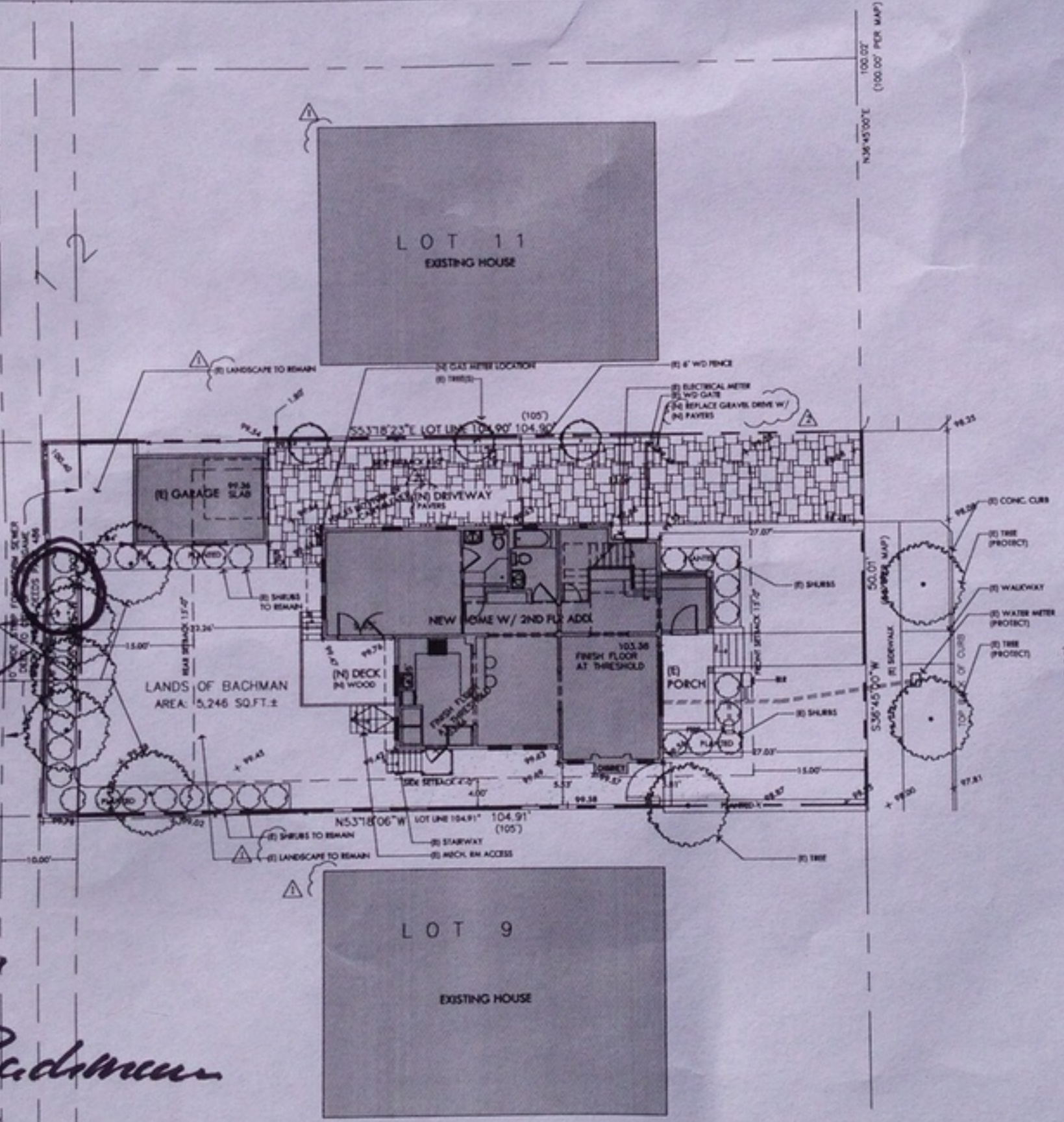
STREET TREES

1. PROTECT ALL STREET TREES DURING CONSTRUCTION

GENERAL NOTES & SCOPE

1. PROTECT ALL EXISTING LANDSCAPING AND TREES DURING CONSTRUCTION, CONSULT ARBORIST AS REQUIRED.
2. (R) SPRINKLER SYSTEM TO REMAIN
3. (R) DRIVEWAY TO REMAIN DURING CONSTRUCTION, REMOVE (R) GRAVEL AND REPLACE WITH (N) PAVERS AT END OF PROJECT
4. NO EXISTING TREES OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION (558-7330) NO TREES ARE TO BE REMOVED FOR THIS PROJECT.
5. WATER CONSERVATION IN LANDSCAPE ORDINANCE NOT REQUIRED SINCE LANDSCAPE WILL NOT BE REHABILITATED AS NOTED ON PLANS.

LANDSCAPE & SITE PLAN NOTES



in birch, in line with fence
John
5/9/15

Agreed
Phillippe Bachmann
F&S
5.9.15

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
 FOUND MAG NAIL AND TAG AT INTERSECTION OF LINCOLN AVE. AND LAGUNA AVE.
 ELEVATION = 100.00

BASIS OF BEARINGS

THE BEARING N 26°45'00" E OF THE CENTERLINE OF LINCOLN AVENUE AS MEASURED BETWEEN FOUND MAG NAILS WITH 1.25" BRASS TAGS "ICE JOURNAL" SET PER 39 LLS 92, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- FOUND MAG NAIL AND 1.25" BRASS TAG "ICE JOURNAL" SET PER 39 LLS 92
- ⊕ CENTERLINE

NOTE

THE BLOCK WAS CALCULATED FROM CENTERLINES OF LAGUNA AVENUE, JUANITA AVENUE AND CALIFORNIA DRIVE AS ESTABLISHED BY CURB SPLITS.

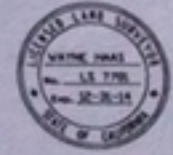
AVERAGE FRONT SETBACK

ADDRESS	SETBACK
#1101	4.7'
#1108	26.8'
#1115	16.7'
#1121	20.1'
#1123 (OUR LOT)	27.1'
#1125	24.4'
AVERAGE	20.7'

LINCOLN AVENUE (60' R/W)

(399.87' PER 39 LLS 92)
 399.89' TAG TO TAG
 S 26°45'00" W
 536.5100' W
 BASIS OF BEARINGS

FOUND MAG NAIL AND 1.25" BRASS TAG "ICE JOURNAL" SET PER 39 LLS 92



HOUSE LOCATION SURVEY

LANDS OF BACHMAN
 LOT 10, BLOCK 12
 "MAP OF BURLINGAME GROVE"
 VOLUME 4 OF MAPS AT PAGE 46
 ASSESSOR'S PARCEL NUMBER: 026-091-280
 (1123 LINCOLN AVENUE)

BURLINGAME SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 8' OCTOBER, 2014

B & H SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 901 WALTERS ST.
 BELMONT, CA 94002
 OFFICE (925) 637-1590
 FAX (925) 637-1059

DATE: 10/10/14
 DRAWN BY: PHILIPPE BACHMANN
 CHECKED BY: PHILIPPE BACHMANN
 PROJECT: BURLINGAME GROVE

APN # 026-091-280
 PLANNING SET



form+one
 DESIGN • PLANNING

PROPOSED SITE PLAN
 PHILIPPE BACHMANN
 1123 LINCOLN AVE
 BURLINGAME CA 94010

A1.0
 Sheet
 Scale: See Details