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VESTING TENTATIVE TRACT MAP
SOUTHLINE
A PHASED SUBDIVISION PROJECT

CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

PROJECT SUMMARY

1. OWNER/SUBDIVIDER: LPGS (TANFORAN) LLC
   644 MENLO AVE 2ND FLOOR,
   MENLO PARK, CA 94025
   (650) 838–0100

2. ENGINEER: BKF ENGINEERS
   4670 WILLOW ROAD, SUITE 250
   PLEASANTON, CA 94588
   TEL (925) 396–7700
   FAX (925) 396–7799

3. SITE AREA: 1,243,235 SQ FT (APPROX. 28.54 ACRES)

4. UTILITIES:
   - WATER SUPPLY: CALWATER
   - SEWAGE DISPOSAL: CITY OF SOUTH SAN FRANCISCO
   - STORM DRAIN: CITY OF SOUTH SAN FRANCISCO
   - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
   - TELEPHONE: AT&T
   - CABLE TELEVISION: COMCAST

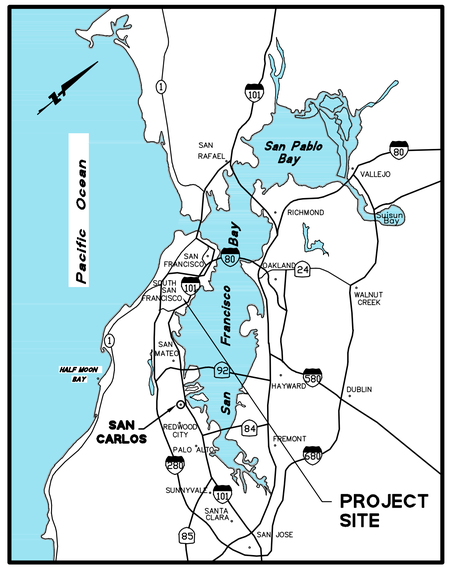
5. APN: 014–250–080, 014–232–030, 041–250–090, 014–250–050, 014–241–040, 014–241–030, 014–232–050, 102–590–010, 102–590–020, 102–590–030, 102–590–040, 102–590–050, 102–590–060, 102–590–070, 102–590–080, 102–590–090, 102–590–100, 102–590–110, 102–590–120, 102–590–130, 102–590–140, 102–590–150, 102–590–160,

6. ZONING DESIGNATION:
   - EXISTING: BUSINESS AND PROFESSIONAL OFFICE (BPO); 0.3–ACRE AREA ZONED PARKS AND RECREATION
   - PROPOSED: SOUTHLINE CAMPUS (S–C) DISTRICT

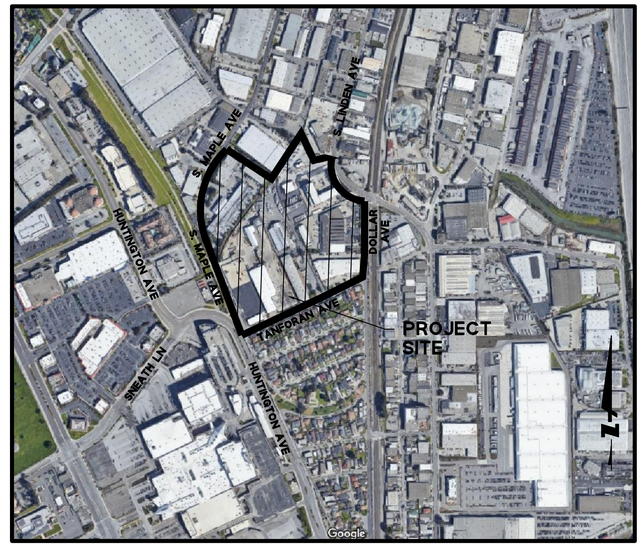
7. LAND USE:
   - EXISTING: INDUSTRIAL
   - PROPOSED: OFFICE, R&D, LIFE SCIENCE, AMENITY USES (FITNESS/FOOD AND BEVERAGE/EVENT SPACE)

8. GENERAL PLAN:
   - EXISTING: OFFICE; 0.3–ACRE AREA DESIGNATED AS PARKS AND RECREATION
   - PROPOSED: OFFICE

9. NUMBER OF PARCELS:
   - EXISTING: 9
   - PROPOSED: 5



LOCATION MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

NUMBER	DESCRIPTION
TM–1	TITLE SHEET
TM–2–5	TYPICAL SECTIONS
TM–6–9	EXISTING CONDITIONS PLAN
TM–10	DEMOLITION & EASEMENT DISPOSITION PLAN
TM–11	BOUNDARY PLAN
TM–12–15	PRELIMINARY SITE PLAN
TM–16–19	PRELIMINARY GRADING PLAN
TM–20–23	PRELIMINARY UTILITY PLAN
TM–24–25	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM–26–28	FIRE TRUCK TURNING

PROJECT DESCRIPTION

PROPOSED IMPROVEMENTS: TRANSIT–ORIENTED OFFICE / R&D CAMPUS WITH A MAXIMUM ANTICIPATED BUILDING AREA OF 2,800,000 SQUARE FEET, INCLUDING UNDERGROUND AND ABOVE GROUND PARKING STRUCTURE, NEW PUBLIC EAST–WEST CONNECTION ROADWAY, SIGNALIZED INTERSECTIONS, AND OFF–SITE IMPROVEMENTS TO ADJACENT INTERSECTIONS, ROADWAYS, BIKE AND PEDESTRIAN PATHS, AND AT–GRADE RAIL CROSSING.

STATEMENT

SUBDIVIDER INTENDS TO SEEK APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AND ZONING AMENDMENT FOR DEVELOPMENT OF THE MAP AREA, AND IF THOSE ENTITLEMENTS ARE APPROVED, THIS MAP SHALL CONFER THE VESTED RIGHT TO PROCEED WITH DEVELOPMENT IN SUBSTANTIAL COMPLIANCE WITH THE CHANGE IN THE APPLICABLE GENERAL PLAN, SPECIFIC PLAN, ZONING ORDINANCE AND THE MAP AS APPROVED. (GOV'T CODE SECTION 66498.3)

GENERAL NOTES

1. BASIS OF BEARING:
   NORTH 23°29'36" WEST, BEING THE LINE BETWEEN TWO FOUND MONUMENTS IN SOUTH MAPLE AVE. AS SHOWN ON SHEETS 39 AND 42 OF THAT CERTAIN RECORD OF SURVEY, R/S NO. 2067, FILED ON SEPTEMBER 28, 2009 IN BOOK 34 OF L.L.S. MAPS AT PAGES 1 THROUGH 61, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY.

2. BENCHMARK:
   A 2" BRASS MONUMENT STAMPED "CITY OF SAN BRUNO, PUBLIC WORKS, HVCN SB–11" SET ON THE TOP OF CURB ON HUNTINGTON AVE. ELEVATION = 45.572 FT (NAVD88).

3. UTILITIES:
   FINAL CONFIGURATION AND SIZE OF UTILITIES IS DEPENDENT ON FINAL ENGINEERING DESIGN.

ABBREVIATIONS

SYMBOL	DESCRIPTION
ACWD	ALAMEDA COUNTY WATER DISTRICT
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFPD	BACK FLOW PREVENTION DEVICE
BLDG	BUILDING
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CD	CURB DRAIN
CI	CURB INLET
CONC	CONCRETE
CY	CUBIC YARDS
DEMO	DEMOLITION
DI	DROP INLET
DW	DOMESTIC WATER
DW, D/W, DWY	DRIVEWAY
E, ELEC	ELECTRIC
(E), EX, EXIST	EXISTING
EASE	EASEMENT
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
HC/HCR	HANDICAP RAMP

SYMBOL	DESCRIPTION
HDPE	HIGH DENSITY POLYETHYLNE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PGE	PG&E EASEMENT
PGETLE	PG&E TOWER LINE EASEMENT
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSE	PUBLIC SURVEY EASEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RE	ROADWAY EASEMENT
RIM	RIM ELEVATION
R/W, R–O–W	RIGHT OF WAY
RTE	RAIL TRACK EASEMENT
RUE	ROAD UTILITY EASEMENT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN

SYMBOL	DESCRIPTION
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	STREET LIGHT
SQFT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW, S/W	SIDEWALK
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL., TELE	TELEPHONE
TG	TOP OF GRATE
THRU	THROUGH
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB/TSPB	TRAFFIC SIGNAL BOX
TYP	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
USD	UNION SANITARY DISTRICT
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

LEGEND

	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE	SD	42" SD
SANITARY SEWER LINE	SS	8" SS
WATER LINE	W	6" W
FIRE WATER LINE	FW	FW
STORM DRAIN MANHOLE		
SANITARY SEWER MANHOLE	SS	
FIRE HYDRANT	FH	
TRANSFORMER		
ELECTRICAL		E
OVERHEAD WIRES		OH
GAS		G
ELECTROLLER		
TRAFFIC SIGNAL		

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ERIC A. GIROD
PRINCIPAL
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROD No. 59903 CIVIL STATE OF CALIFORNIA

05/13/22
DATE

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SOUTHLINE
VESTING TENTATIVE MAP
TITLE SHEET
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROD No. 59903 CIVIL STATE OF CALIFORNIA

No.	SUBMITTAL
1	11/21/2019
2	05/21/2020
3	02/11/2021
4	03/29/2022
4	05/13/2022

Date: 05/13/2022
Scale: AS SHOWN
Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624–10

Drawing Number:
TM–1
1 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane–Partners\ENG\TM\SHEETS\01_TATMTS.dwg
PLOT TIME: 05–13–22
PLOTTED BY: zhan

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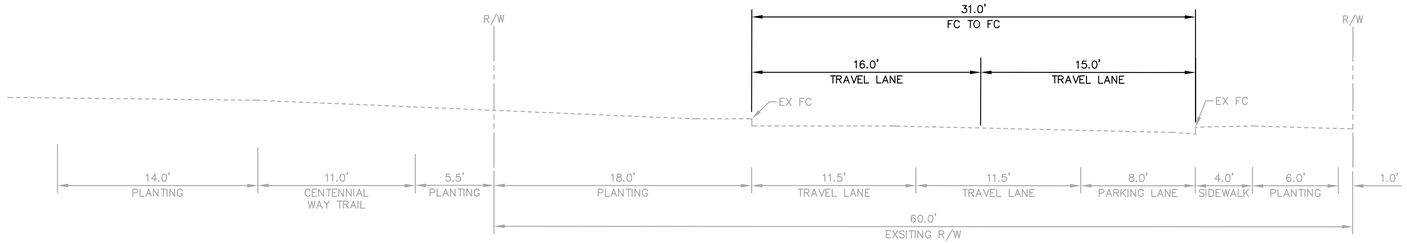

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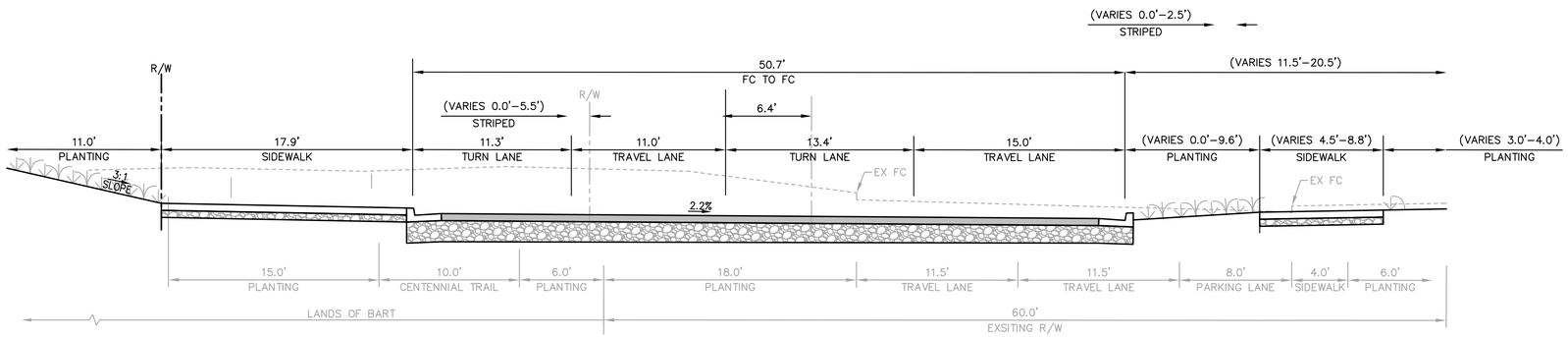

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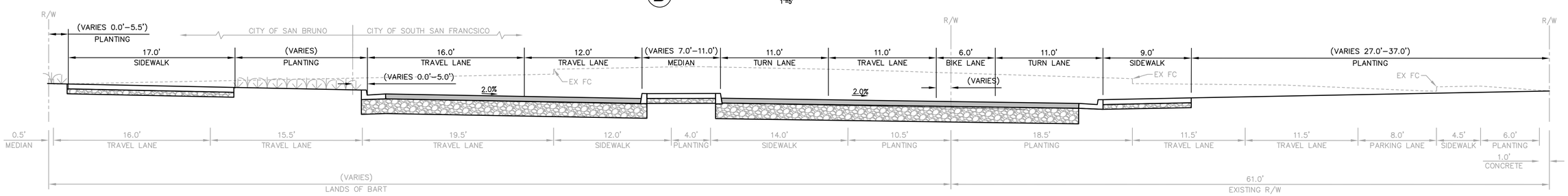
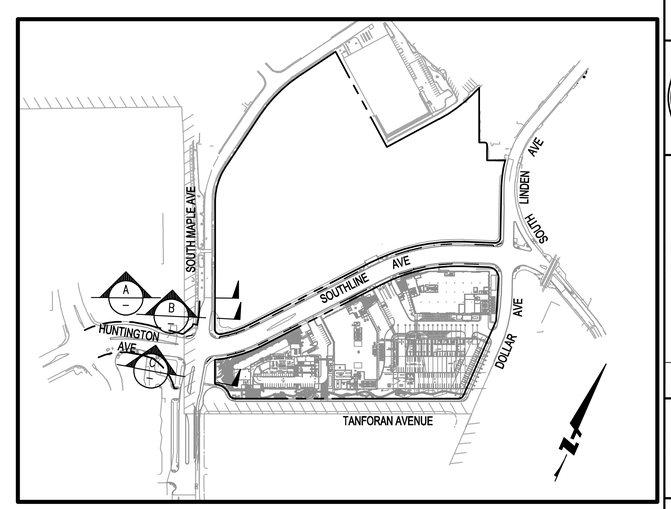


C HUNTINGTON AVE
1"=5'



KEY MAP
NTS

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SOUTHLINE
VESTING TENTATIVE MAP
TYPICAL SECTIONS

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROU
No. 59903
CIVIL
STATE OF CALIFORNIA

No.	SUBMITTAL
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Date: 05/13/2022
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Drawn: JN
Approved: EG
Job No: 20180624-10

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TM-2
2 OF 28

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PLOT TIME: 05-13-22
PLOTTED BY: zhan

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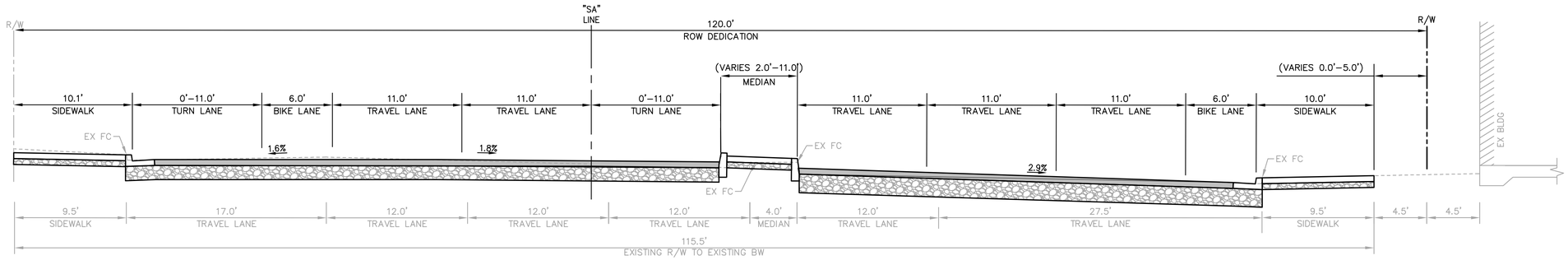

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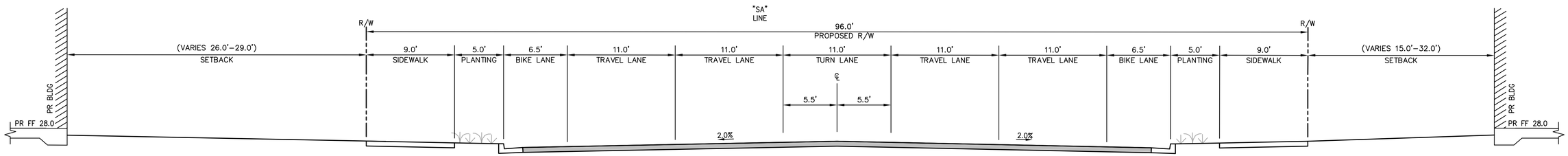

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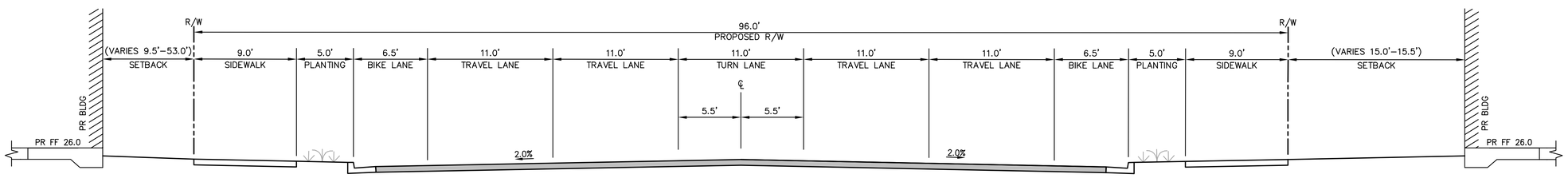
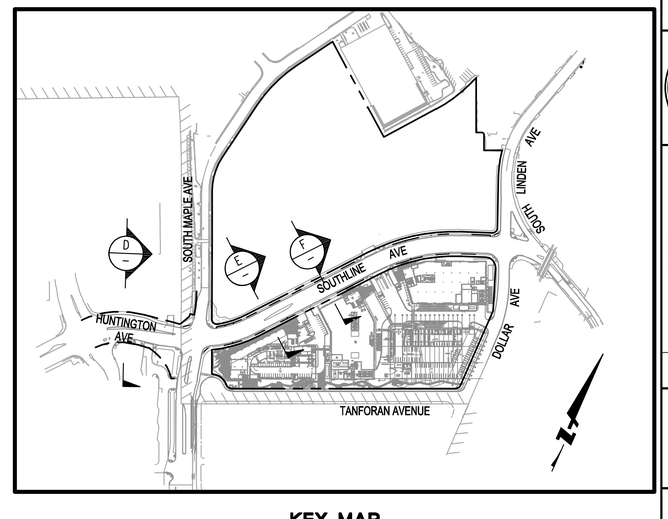
1"=5'



F SOUTHLINE AVE
1"=5'



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SOUTHLINE
VESTING TENTATIVE MAP
TYPICAL SECTIONS

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

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ERIC A. GIROU
No. 59903
CIVIL
STATE OF CALIFORNIA

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Date: 05/13/2022
Scale: AS SHOWN
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Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
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3 OF 28

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PLOT TIME: 05-13-22
PLOTTED BY: zhon

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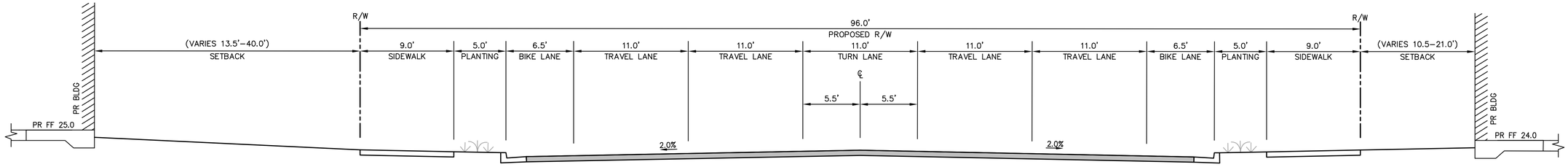

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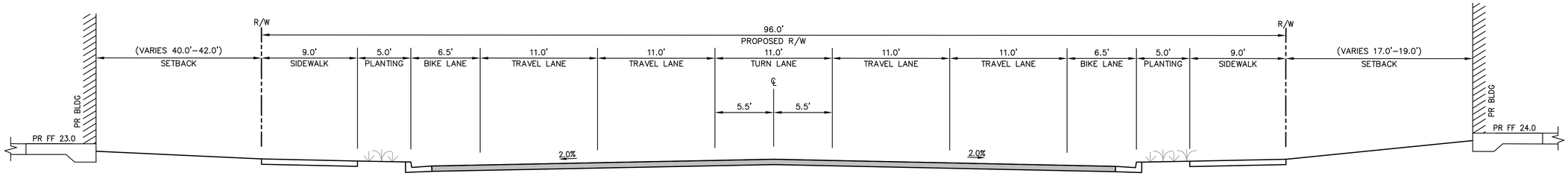
1"=5'



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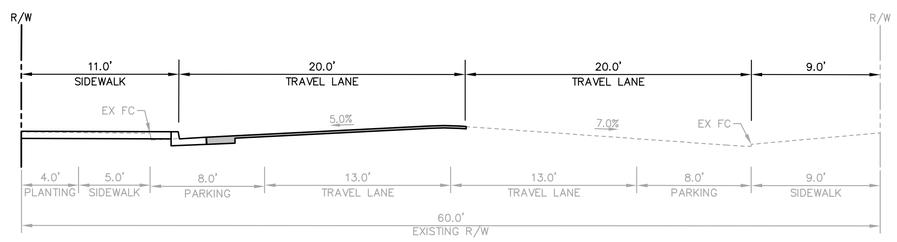

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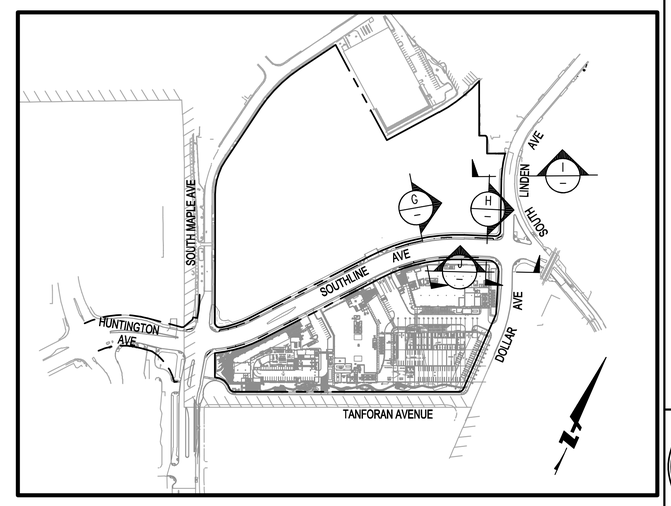

KEY MAP
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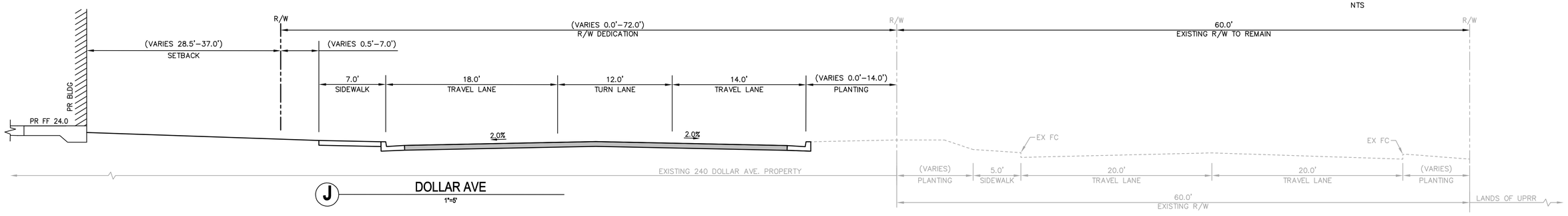

J DOLLAR AVE
1"=5'

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SOUTHLINE
VESTING TENTATIVE MAP
TYPICAL SECTIONS

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STATE OF CALIFORNIA

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Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-4
4 OF 28

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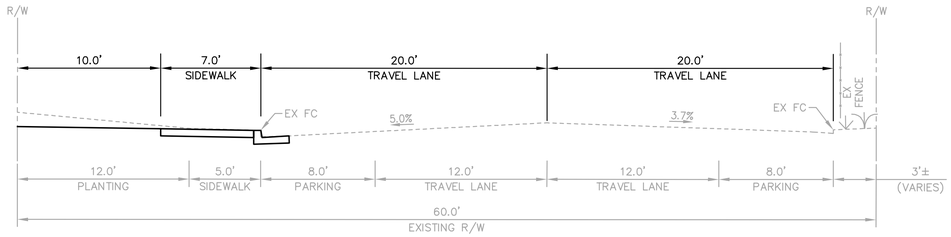

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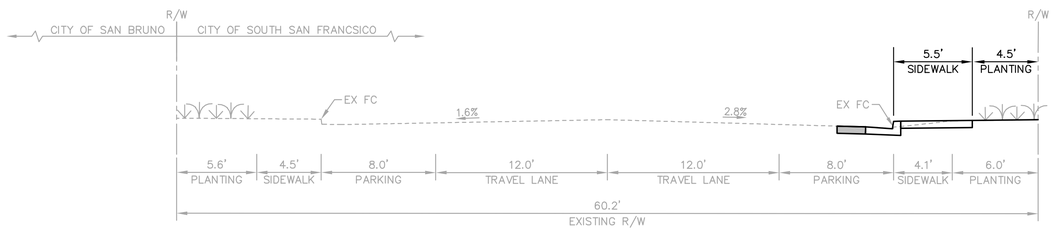

L TANFORAN AVE

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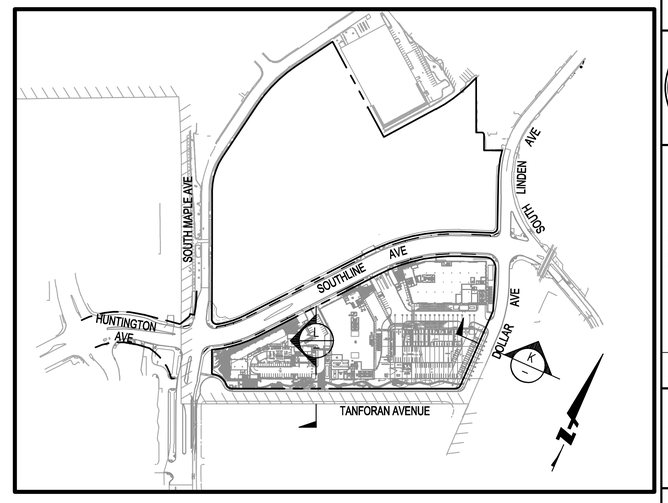

KEY MAP

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SOUTHLINE
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TYPICAL SECTIONS

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Drawing Number:

TM-5

5 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\02_TATMXS.dwg
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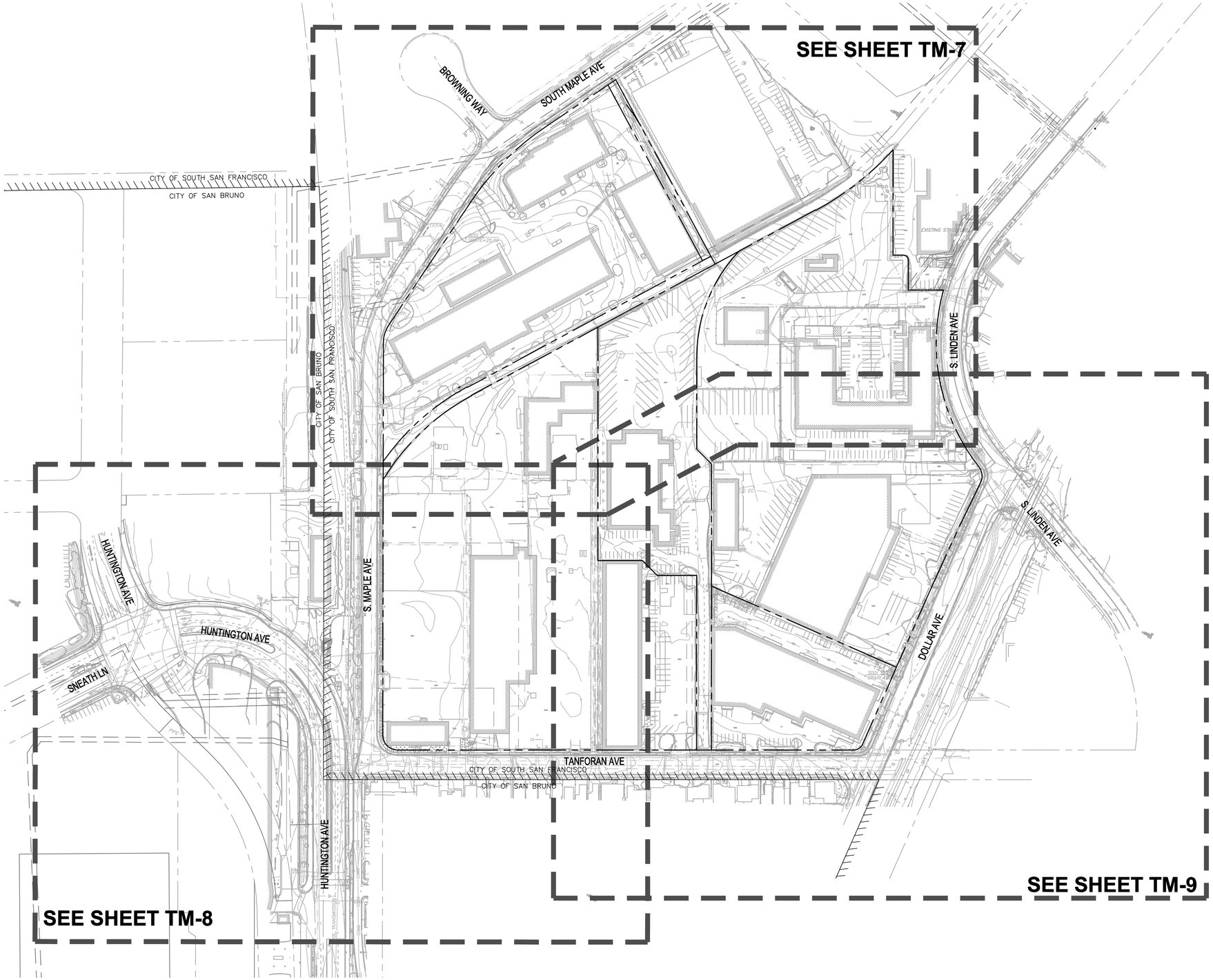

UTILITY NOTES

1. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOGUE OF ACTUAL CONDITIONS.

SOURCE OF TOPOGRAPHY

EXISTING AERIAL TOPOGRAPHY IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY DATED 04/08/18 BY ROBERT LUNG & ASSOCIATES FOR BKF ENGINEERS. FIELD DATES OF SUPPLEMENTAL TOPOGRAPHIC SURVEY WERE JUNE 11–26, 2018 BY BKF ENGINEERS.

DEMOLITION NOTE

ALL EXISTING PRIVATE IMPROVEMENTS INCLUDING BUILDINGS, SURFACE, AND UNDERGROUND IMPROVEMENTS ARE TO BE DEMOLISHED AS PART OF THE REDEVELOPMENT WITHIN THE PROJECT PROPERTY LINE.

100 0 100 200
SCALE: 1"=100'

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SOUTHLINE
VESTING TENTATIVE MAP
OVERALL EXISTING CONDITIONS PLAN
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROU
No. 59903
CIVIL
STATE OF CALIFORNIA

No.	SUBMITTAL
1	11/21/2019
2	05/21/2020
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Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-6
6 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\03_TATMEX.dwg
PLOT TIME: 05-13-22
PLOTTED BY: zhan

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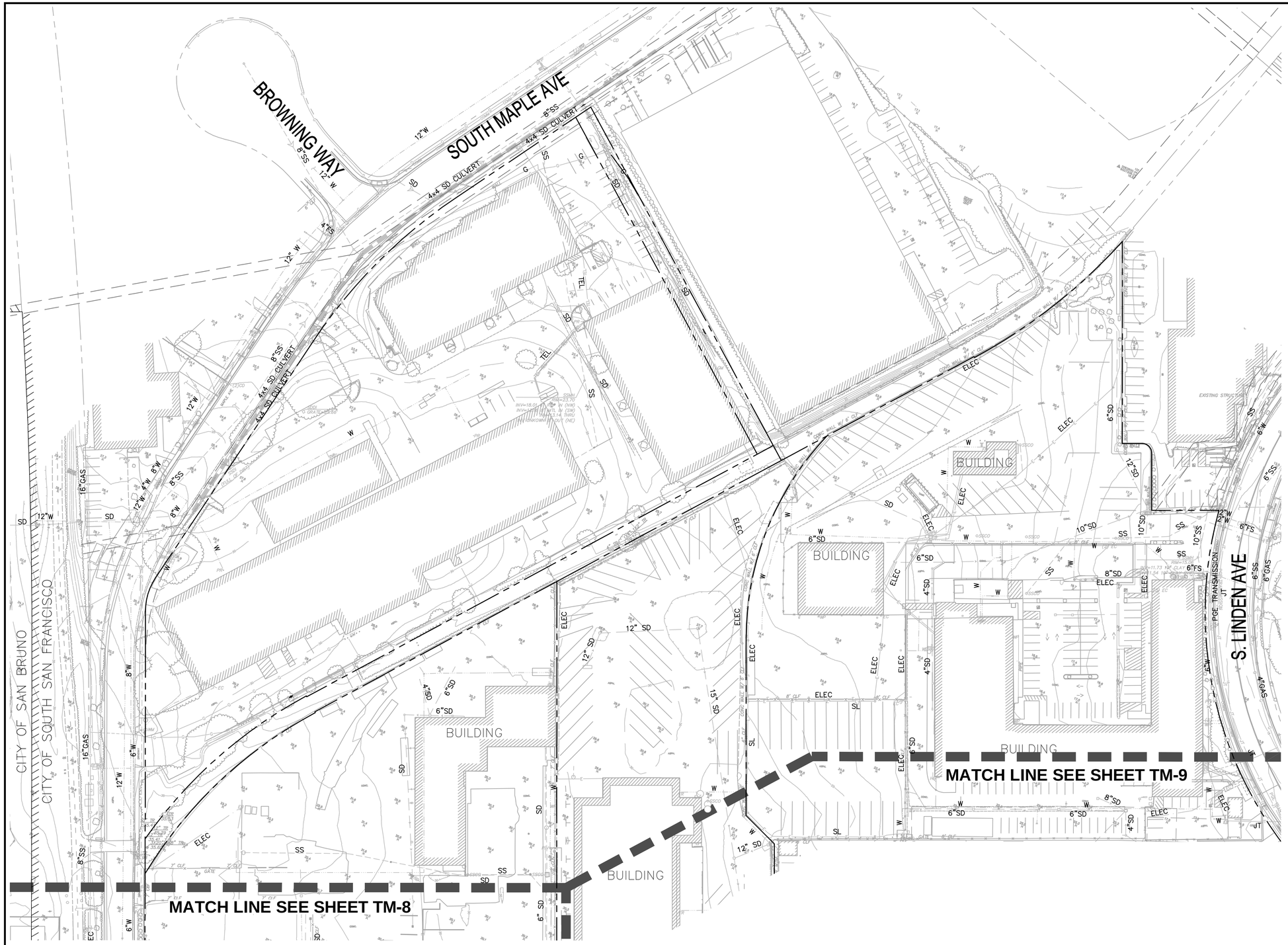

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CITY LIMIT LINE
- SS MANHOLE
- SS CLEAN OUT
- 8" SS — SS LINE
- SD CATCH BASIN
- 12" SD — SD LINE
- SD DRAIN INLET
- AREA DRAIN
- MANHOLE
- 8" FS — DOMESTIC WATER (DW) OR FIRE SERVICE (FS) LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT (FH)
- × 36.5 — SPOT ELEVATION
- 35 — CONTOUR LINE
- AP — ACCESSIBLE PARKING STALL
- JT — JOINT TRENCH LINE
- E — ELECTRIC LINE
- G — GAS LINE
- STREET LIGHTS
- ELECTROLIER

UTILITY NOTES

1. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOGUE OF ACTUAL CONDITIONS.

SOURCE OF TOPOGRAPHY

EXISTING AERIAL TOPOGRAPHY IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY DATED 04/08/18 BY ROBERT LUNG & ASSOCIATES FOR BKF ENGINEERS. FIELD DATES OF SUPPLEMENTAL TOPOGRAPHIC SURVEY WERE JUNE 11–26, 2018 BY BKF ENGINEERS.

DEMOLITION NOTE

ALL EXISTING PRIVATE IMPROVEMENTS INCLUDING BUILDINGS, SURFACE, AND UNDERGROUND IMPROVEMENTS ARE TO BE DEMOLISHED AS PART OF THE REDEVELOPMENT WITHIN THE PROJECT PROPERTY LINE.

50 0 50 100
SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
EXISTING CONDITIONS PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROU No. 59903 CIVIL STATE OF CALIFORNIA

No.	SUBMITTAL
1	11/21/2019
2	05/21/2020
3	02/11/2021
4	03/29/2022
4	05/13/2022

Date: 05/13/2022
Scale: AS SHOWN
Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-7
7 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\03_TATMEX.dwg
PLOT TIME: 05-13-22
PLOTTED BY: zhan

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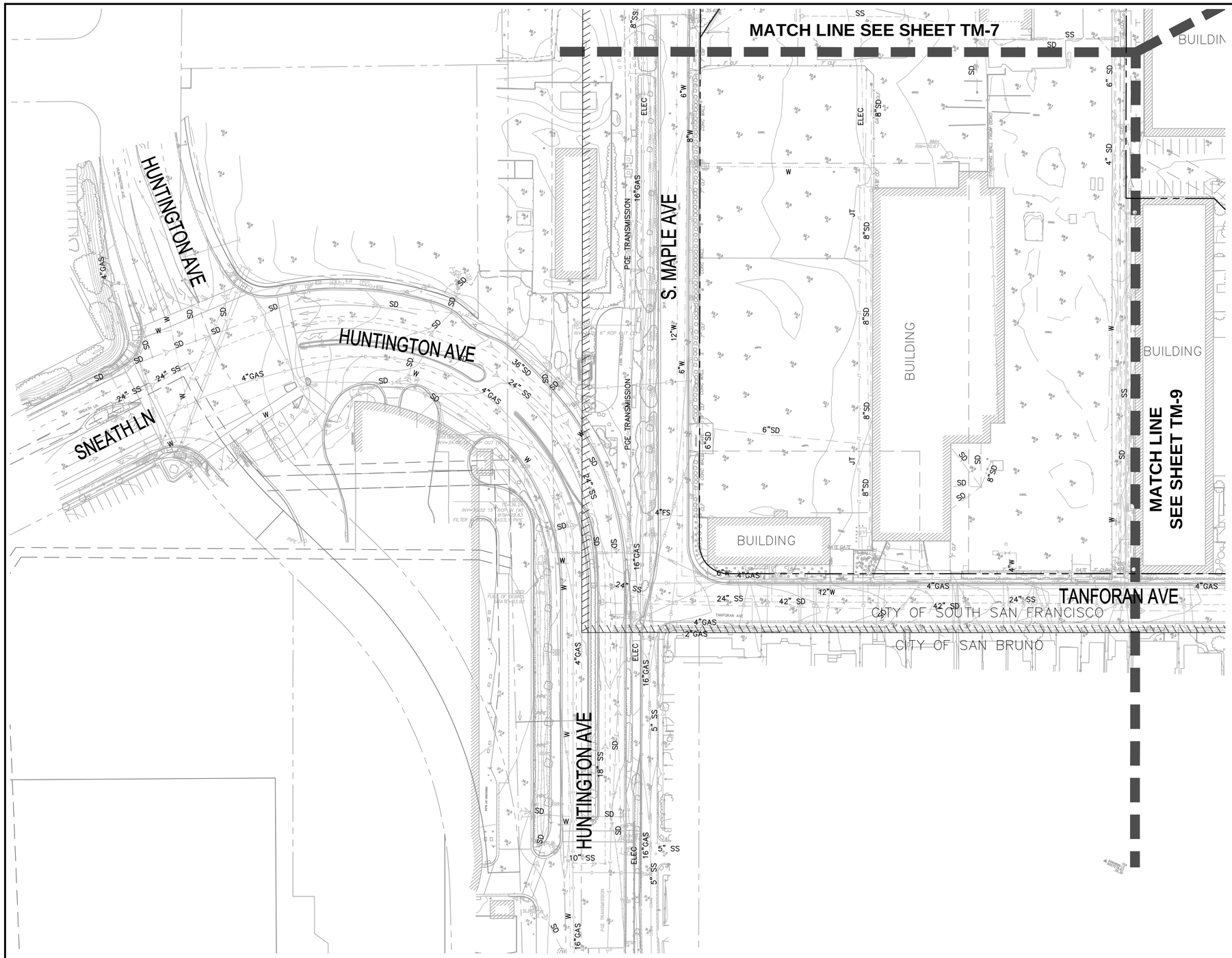

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CITY LIMIT LINE
- SS MANHOLE
- SS CLEAN OUT
- 8" SS — SS LINE
- SD CATCH BASIN
- 12" SD — SD LINE
- SD DRAIN INLET
- AREA DRAIN
- MANHOLE
- 8" FS — DOMESTIC WATER (DW) OR FIRE SERVICE (FS) LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT (FH)
- × 36.5 — SPOT ELEVATION
- 35 — CONTOUR LINE
- AP — ACCESSIBLE PARKING STALL
- JT — JOINT TRENCH LINE
- E — ELECTRIC LINE
- G — GAS LINE
- STREET LIGHTS
- ELECTROLIER

UTILITY NOTES

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SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
EXISTING CONDITIONS PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROD
No. 59903
CIVIL
STATE OF CALIFORNIA

No.	SUBMITTAL
1	11/21/2019
2	05/21/2020
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Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-8
8 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\03_TATMEX.dwg
PLOT TIME: 05-13-22
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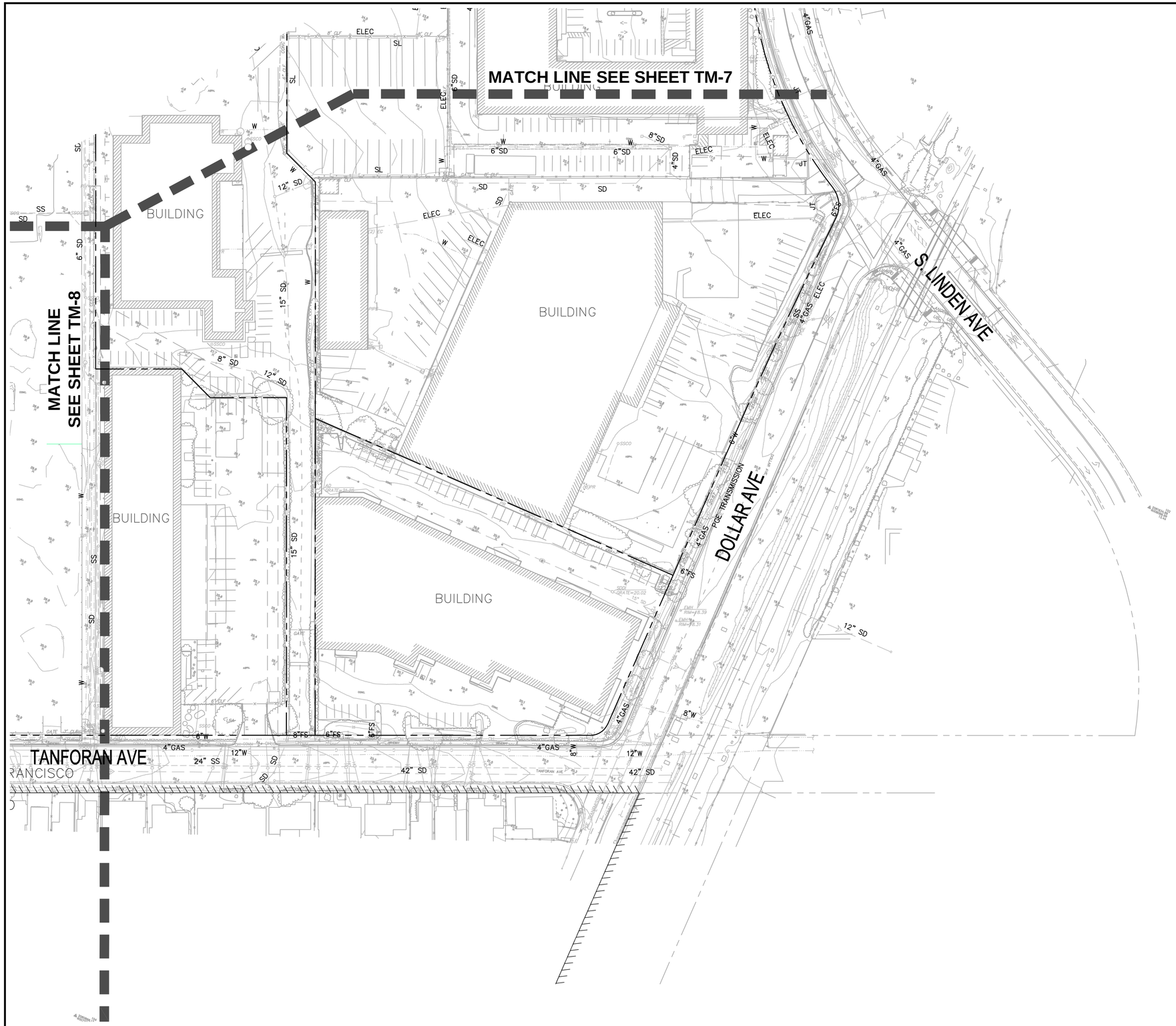

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CITY LIMIT LINE
	SS MANHOLE
	SS CLEAN OUT
8" SS	SS LINE
	SD CATCH BASIN
12" SD	SD LINE
	SD DRAIN INLET
	AREA DRAIN
	MANHOLE
8" FS	DOMESTIC WATER (DW) OR FIRE SERVICE (FS) LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT (FH)
× 36.5	SPOT ELEVATION
35	CONTOUR LINE
AP	ACCESSIBLE PARKING STALL
JT	JOINT TRENCH LINE
E	ELECTRIC LINE
G	GAS LINE
	STREET LIGHTS
	ELECTROLIER

UTILITY NOTES

1. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOGUE OF ACTUAL CONDITIONS.

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50 0 50 100

SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
EXISTING CONDITIONS PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROU No. 59903 CIVIL STATE OF CALIFORNIA

No.	SUBMITTAL
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Date: 05/13/2022
Scale: AS SHOWN
Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-9
9 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\03_TATMEX.dwg
PLOT TIME: 05-13-22
PLOTTED BY: zhan

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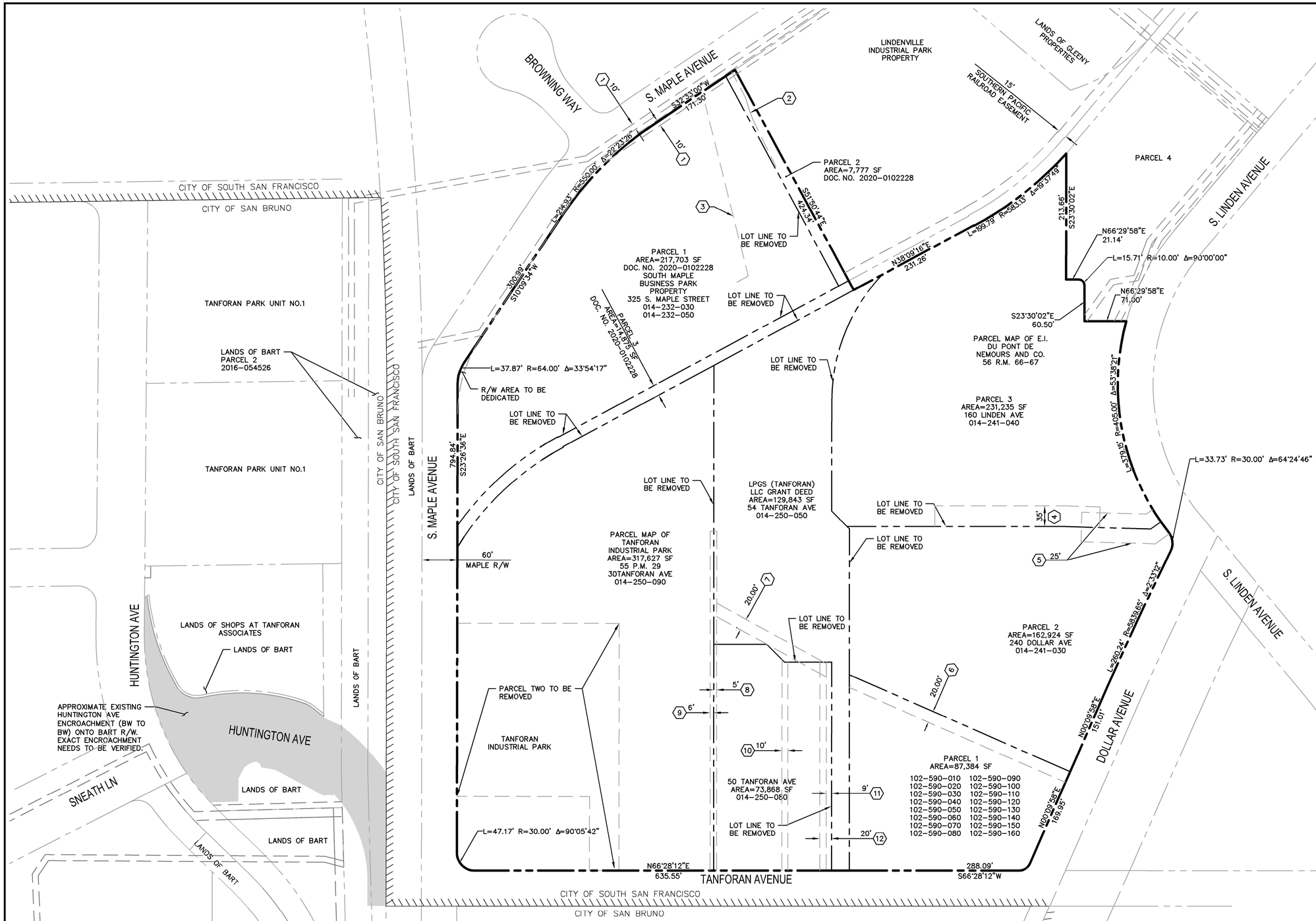

KEYNOTE	EASEMENT	GRANTED TO	RECORD INFORMATION	DISPOSITION/ACTION
1	10' STORM DRAIN AND SEWER EASEMENT	CITY OF SOUTH SAN FRANCISCO	BOOK 774, PAGE 152	TO REMAIN
2	10' WIDE PG&E EASEMENT	PACIFIC GAS & ELECTRIC	O.R. 95142392	TO BE QUITCLAIMED
3	PRIVATE SEWER EASEMENT		O.R. 96-155370	
4	35' RESTRICTIVE USE EASEMENT	E.I. DU PONT DE NEMOURS AND COMPANY	O.R.85134382, O.R.85134383, O.R.85134384	
5	25' INGRESS/EGRESS	CITY OF SOUTH SAN FRANCISCO	O.R.85135531, O.R.86003860, BOOK 56 PAGE 67	ABANDON AS PART OF FINAL MAP APPROVAL
6	20' BUILDING SETBACK/PRIVATE UTILITY EASEMENT	THE ROBERT DOLLAR CO.	O.R.85134382, O.R.85134383, O.R.85134384	TO BE QUITCLAIMED
7	20' PG&E/PT&T EASEMENT	PACIFIC GAS & ELECTRIC	BOOK 3705, PAGE 716	TO BE QUITCLAIMED
8	5' PG&E EASEMENT		BOOK 613, PAGE 262	
9	6' PG&E EASEMENT		BOOK 613, PAGE 261	
10	10' COLORADO FUEL & IRON CORP EASEMENT	COLORADO FUEL & IRON	BOOK 3705, PAGE 724	
11	9' COLORADO FUEL & IRON CORP EASEMENT			
12	20' PG&E/PT&T EASEMENT	PACIFIC GAS & ELECTRIC	BOOK, PAGE 715 AND BOOK 3733, PAGE 129	

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CITY LIMIT LINE

NOTES

1. ALL PARCELS WITHIN THE PROPOSED DEVELOPMENT AREA TO BE MERGED.
2. ALL EASEMENTS WITHIN DEVELOPMENT AREA TO BE REMOVED.

80 0 80 160
SCALE: 1"=80'

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SOUTHLINE
VESTING TENTATIVE MAP
DEMOLITION & EASEMENT DISPOSITION PLAN
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROD No. 59903 CIVIL STATE OF CALIFORNIA

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Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-10
10 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\04_TATMDE.dwg
PLOT TIME: 05-13-22
PLOTTED BY: zinan

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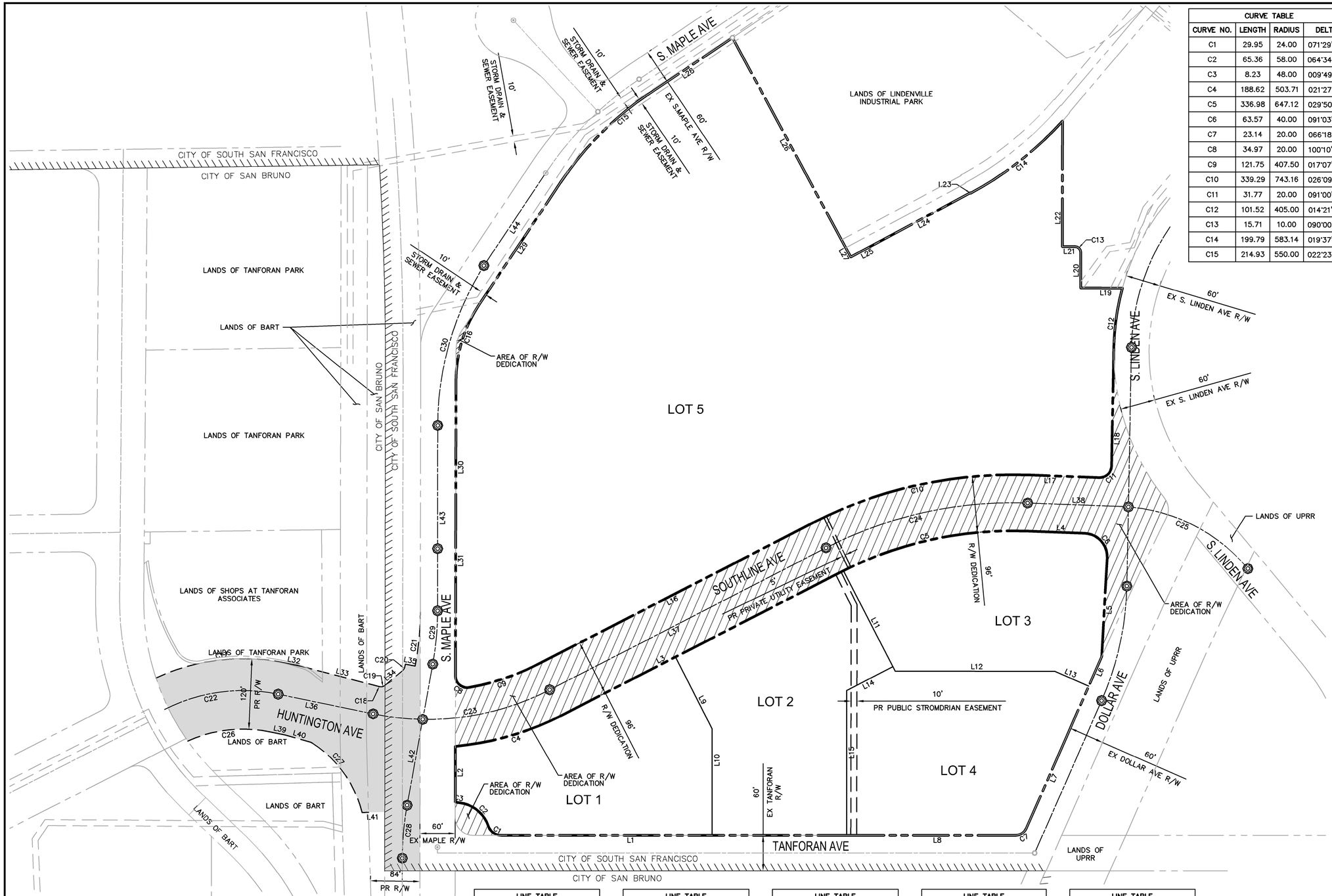

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	29.95	24.00	071°29'55"
C2	65.36	58.00	064°34'00"
C3	8.23	48.00	009°49'10"
C4	188.62	503.71	021°27'17"
C5	336.98	647.12	029°50'10"
C6	63.57	40.00	091°03'42"
C7	23.14	20.00	066°18'14"
C8	34.97	20.00	100°10'24"
C9	121.75	407.50	017°07'07"
C10	339.29	743.16	026°09'31"
C11	31.77	20.00	091°00'05"
C12	101.52	405.00	014°21'43"
C13	15.71	10.00	090°00'00"
C14	199.79	583.14	019°37'47"
C15	214.93	550.00	022°23'26"

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C16	129.96	236.72	031°27'17"
C17	224.47	349.00	036°51'07"
C18	2.10	408.00	000°17'43"
C19	9.02	10.00	051°41'05"
C20	6.66	10.00	038°10'18"
C21	92.33	488.00	010°50'26"
C22	198.84	294.50	038°41'09"
C23	309.25	455.50	038°53'57"
C24	355.30	694.50	029°18'44"
C25	247.21	294.50	048°05'45"
C26	143.79	229.00	035°58'37"
C27	149.40	195.44	043°47'57"
C28	90.68	509.00	010°12'25"
C29	91.35	510.00	010°15'47"
C30	299.53	510.00	033°39'02"

LEGEND

- EXISTING DEVELOPMENT BOUNDARY LINE
- DEVELOPMENT BOUNDARY LINE
- PROPOSED LOT LINE
- MONUMENT LINE
- PROPOSED MONUMENT
- CITY LIMIT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- RIGHT OF WAY DEDICATION
- PROPOSED RIGHT OF WAY ACQUISITION

BASIS OF BEARING

NORTH 23°29'36"WEST, BEING THE LINE BETWEEN TWO FOUND MONUMENTS IN SOUTH MAPLE AVENUE AS SHOWN ON SHEETS 39 AND 42 OF THAT CERTAIN RECORD OF SURVEY, R/S NO. 2067, FILED ON SEPTEMBER 28, 2009 IN BOOK 34 OF L.L.S. MAPS AT PAGES 1 THROUGH 61, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER.

BENCHMARK

A 2" BRASS MONUMENT STAMPED CITY OF SAN BRUNO, PUBLIC WORKS, HVCN SB-11 SET IN THE TOP OF CURB ON HUNTINGTON AVE. 90 FT. SOUTHERLY OF THE DRIVEWAY INTO THE SAN BRUNO POST OFFICE. ELEVATION = 45.572 FT. (NAVD88)

SOURCE OF TOPOGRAPHY

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NOTES

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2. ALL EASEMENTS WITHIN DEVELOPMENT AREA TO BE REMOVED.

80 0 80 160
SCALE: 1"=80'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	586.70	S66°28'12"W
L2	94.48	S23°26'18"E
L3	525.34	N39°16'23"E
L4	98.74	N68°35'07"E
L5	167.95	S20°21'10"E
L6	149.36	S00°09'58"W
L7	169.95	S00°09'58"W
L8	288.09	S66°28'12"W
L9	137.21	S50°30'02"E
L10	181.60	S23°31'48"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L11	192.60	S50°47'04"E
L12	271.66	N66°30'04"E
L13	62.89	S89°50'02"E
L14	88.36	S39°34'20"W
L15	247.23	S23°31'21"E
L16	510.70	S39°16'23"W
L17	127.59	S68°35'07"W
L18	202.75	S22°24'58"E
L19	71.00	S66°29'58"W
L20	60.50	N23°30'02"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L21	21.14	S66°29'58"W
L22	213.66	N23°30'02"W
L23	1.00	N51°50'44"W
L24	176.16	S38°09'16"W
L25	55.10	S38°09'16"W
L26	406.34	N51°50'44"W
L27	18.00	N51°50'44"W
L28	171.47	S32°33'00"W
L29	249.11	S10°09'34"W
L30	177.71	S23°30'02"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L31	324.66	S23°23'57"E
L32	29.54	N78°10'20"E
L33	135.65	N81°07'48"E
L34	39.81	N26°11'32"E
L35	17.00	N77°24'20"E
L36	165.01	S78°10'20"W
L37	528.86	S39°16'23"W
L38	159.51	N68°35'07"E
L39	26.62	S78°10'20"W
L40	47.44	N82°22'33"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L41	38.65	S64°55'24"W
L42	244.05	N13°13'41"W
L43	315.53	S23°29'28"E
L44	176.84	S10°09'34"W

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SOUTHLINE
VESTING TENTATIVE MAP
BOUNDARY PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROU No. 59903 CIVIL STATE OF CALIFORNIA

No.	SUBMITTAL
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Date: 05/13/2022
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Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-11
11 OF 28

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PLOT TIME: 05-13-22
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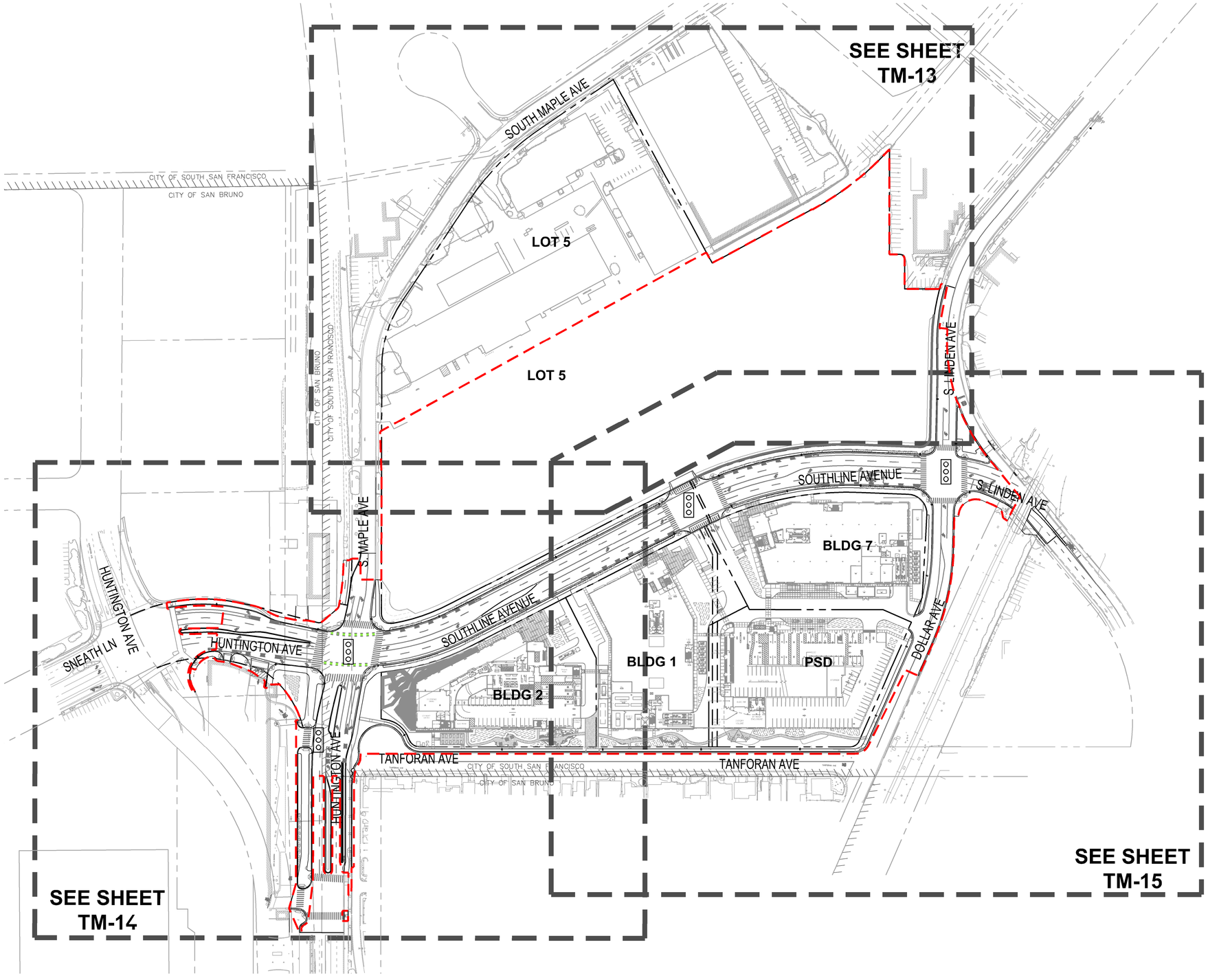

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY/LOT LINE
- EASEMENT
- LIMIT OF WORK
- PROPOSED TRAFFIC SIGNALIZED INTERSECTION

100 0 100 200

SCALE: 1"=100'

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SOUTHLINE
VESTING TENTATIVE MAP
PRELIMINARY OVERALL SITE PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROU
No. 59903
CIVIL
STATE OF CALIFORNIA

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Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-12
12 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\06_TATMHZ.dwg
PLOTTING: 05-13-22
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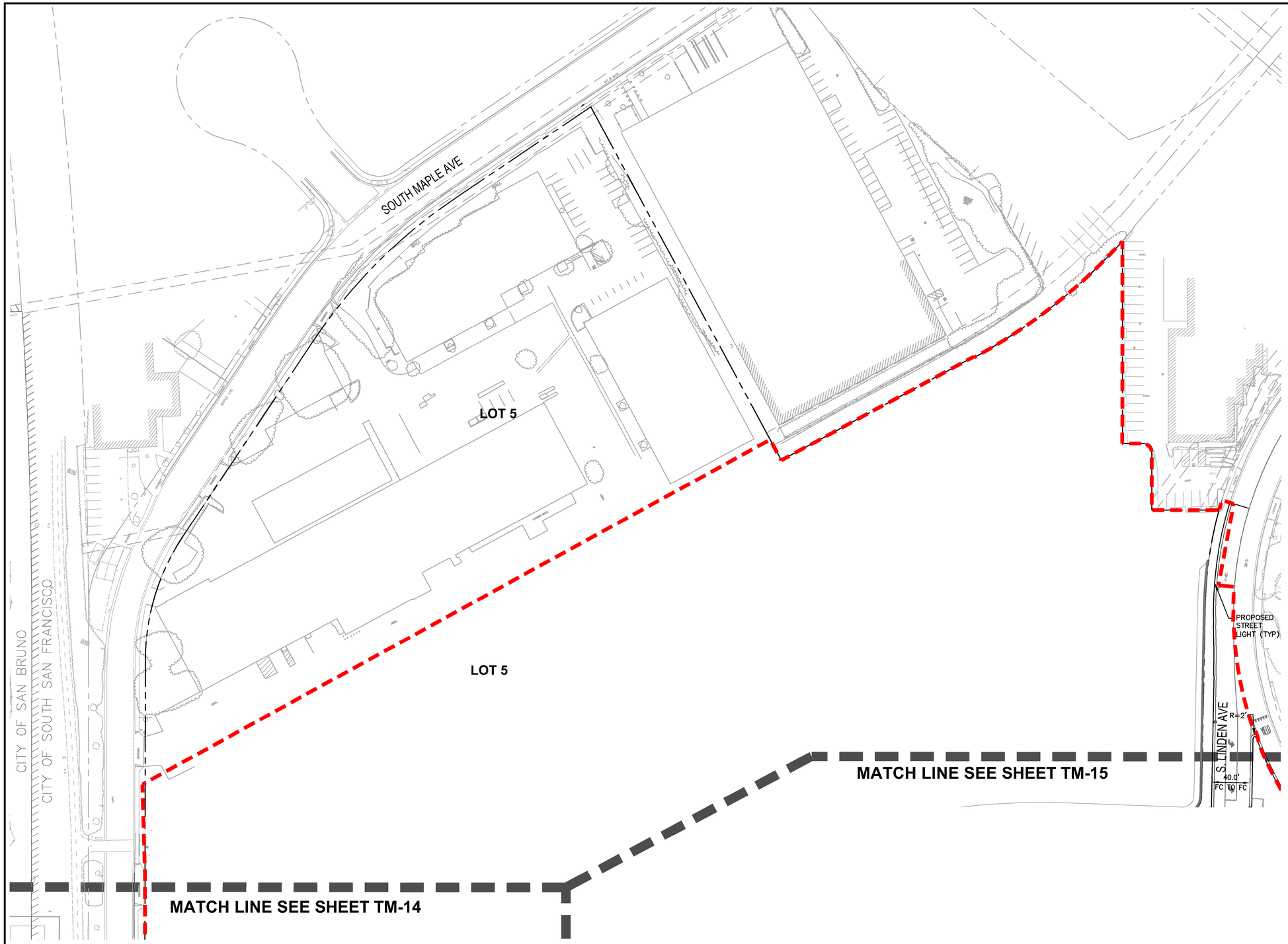

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY/LOT LINE
- EASEMENT
- LIMIT OF PROPOSED BUILDING BELOW

50 0 50 100

SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROU
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TM-13
13 OF 28

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PLOT TIME: 05-13-22
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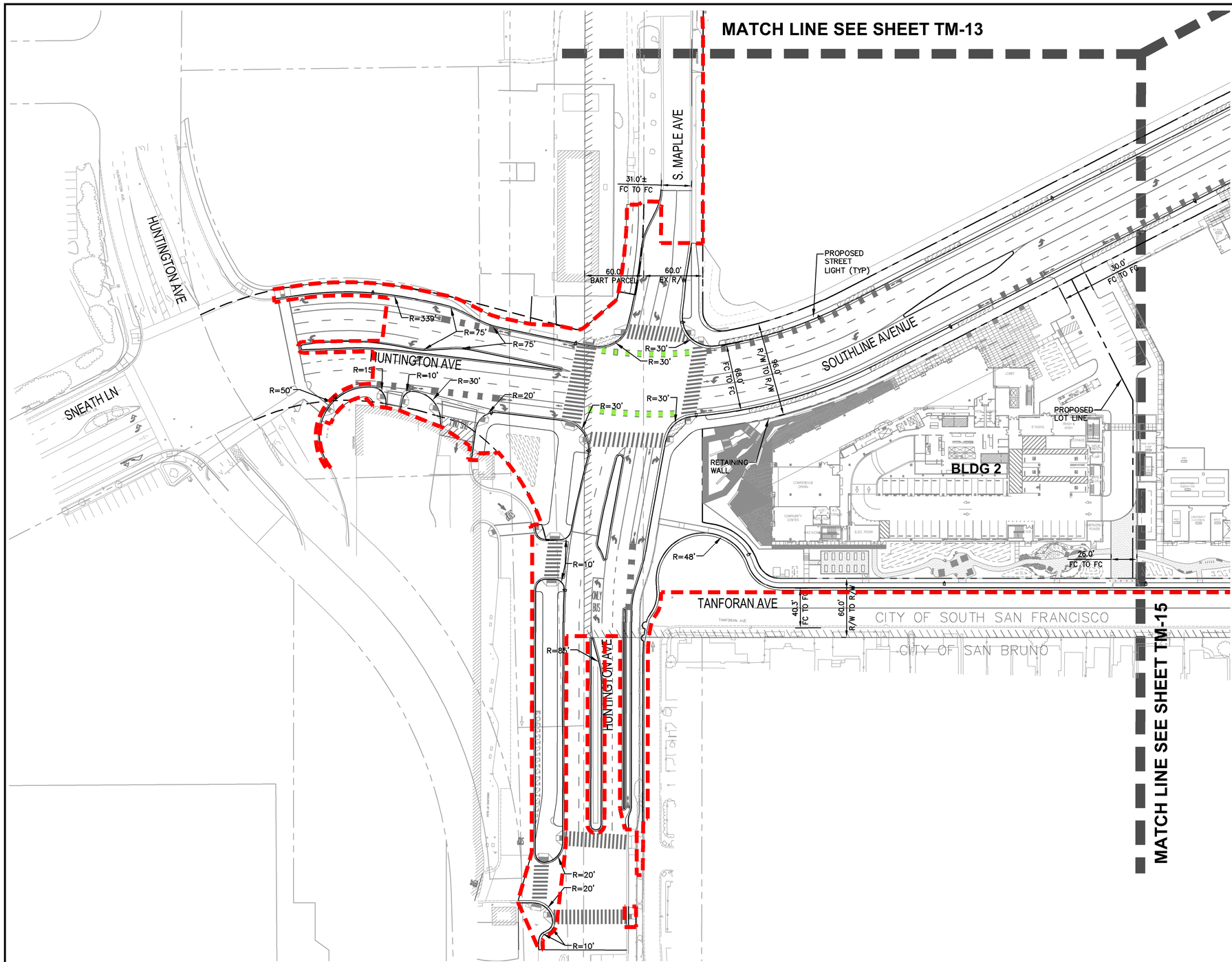

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY/LOT LINE
- EASEMENT
- LIMIT OF PROPOSED BUILDING BELOW

50 0 50 100

SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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Approved: EG
Job No: 20180624-10

Drawing Number:
TM-14
14 OF 28

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PLOT TIME: 05-13-22
PLOTTED BY: zhan

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MATCH LINE SEE SHEET TM-13

S. LINDEN AVE

R=2'

40.0' FC TO FC

21.0' FC TO FC

DRIVEWAY ACCESS MODIFIED TO BE RIGHT-IN/RIGHT-OUT ONLY

PROPOSED STREET LIGHT (TYP)

SOUTHLINE AVENUE

R=10'

R=20'

R=5'

R=45'

R=40'

61.2' FC TO FC

S. LINDEN AVE

44.0' FC TO FC

R=30'

R=30'

68.0' FC TO FC

96.0' R/W TO R/W

PROPOSED 5' PRIVATE UTILITY EASEMENT

R=30'

PROPOSED LOT LINE

BLDG 7

PROPOSED 10' PUBLIC SD EASEMENT

PROPOSED LOT LINE

30.0' FC TO FC

R=20'

DOLLAR AVE

BLDG 1

PSD

PROPOSED LOT LINE

PROPOSED LOT LINE

26.0' FC TO FC

TANFORAN AVE

MATCH LINE SEE SHEET TM-14

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY/LOT LINE
- EASEMENT
- LIMIT OF PROPOSED BUILDING BELOW

50 0 50 100

SCALE: 1"=50'

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SOUTHLINE
VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ERIC A. GIROD No. 59903 CIVIL STATE OF CALIFORNIA

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Approved: EG
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Drawing Number:
TM-15
15 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\06_TATMHZ.dwg
PLOT TIME: 05-13-22
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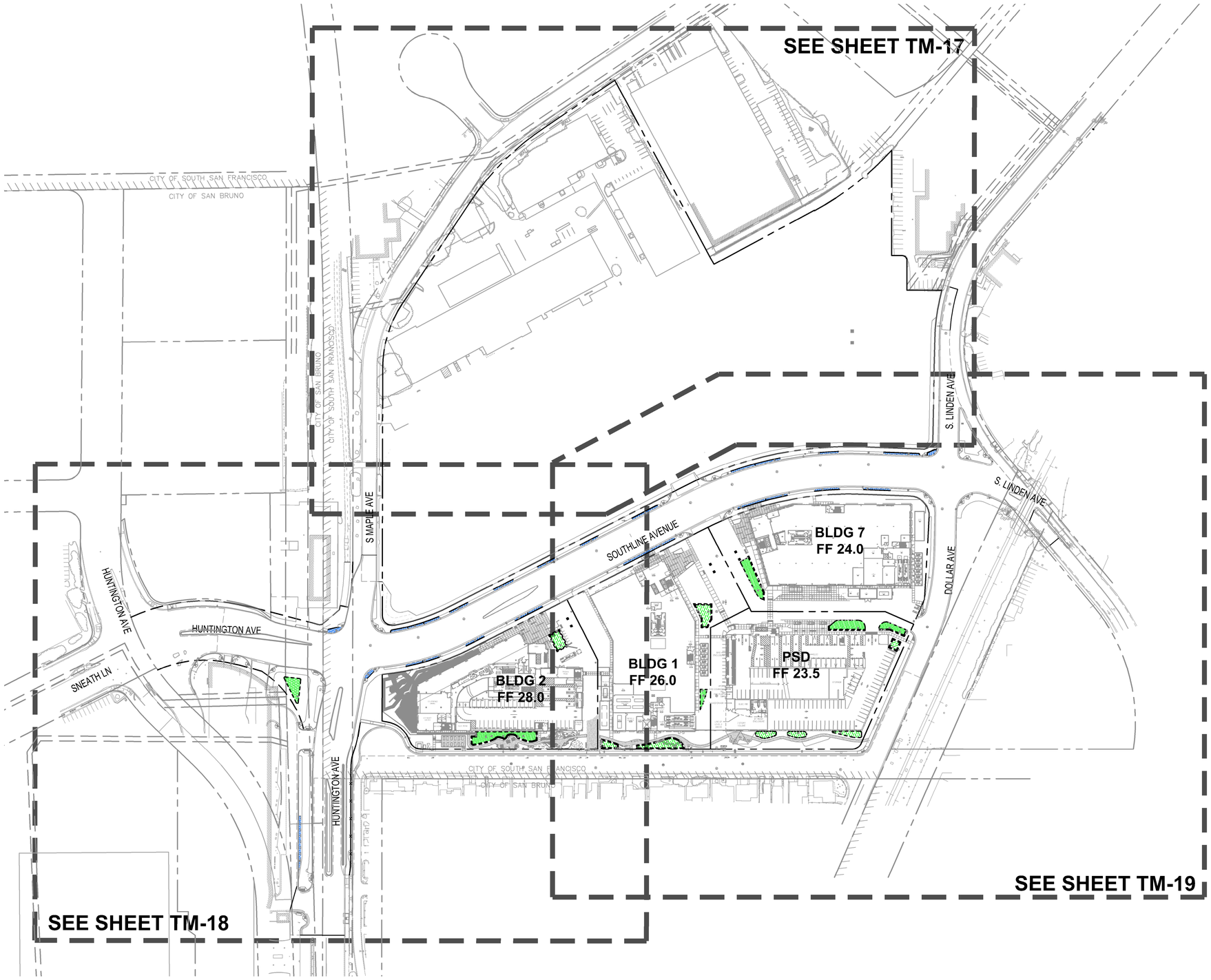

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- GRADE BREAK
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2

100 0 100 200
SCALE: 1"=100'

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PRELIMINARY OVERALL GRADING PLAN
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

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TM-16
16 OF 28

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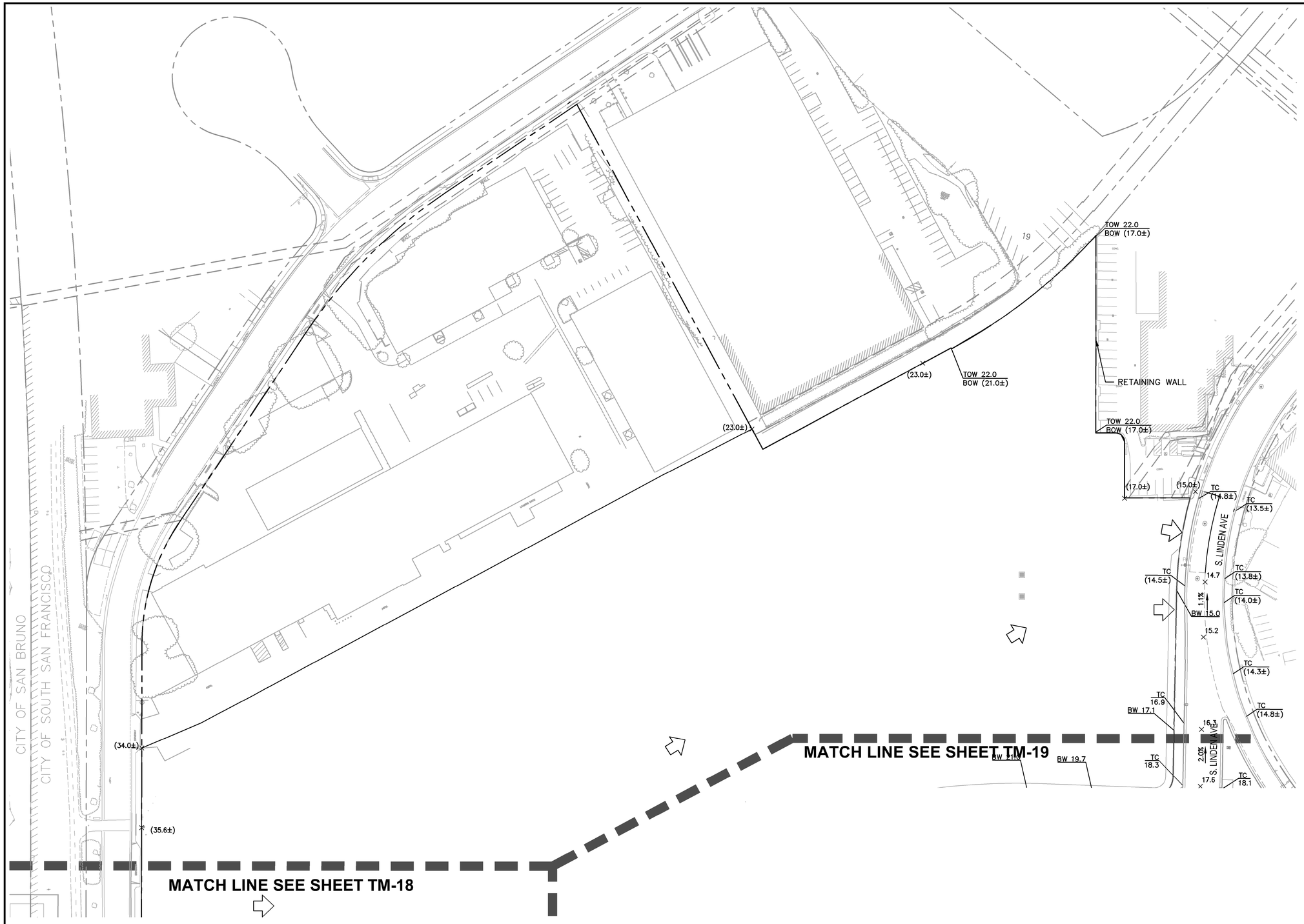

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- GRADE BREAK
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2
- OVERLAND RELEASE LOCATION

NOTES:

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TM-17
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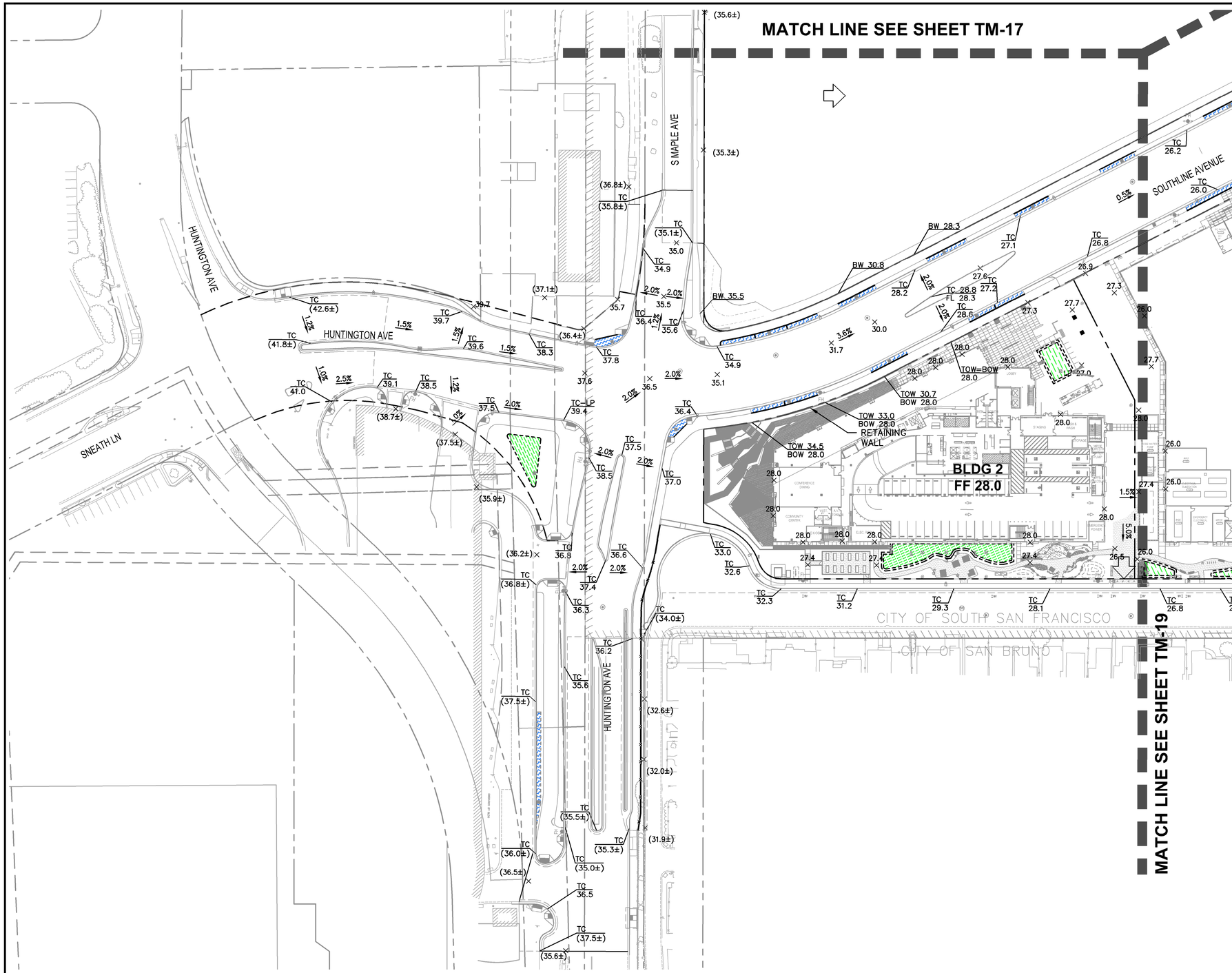

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- GRADE BREAK
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2
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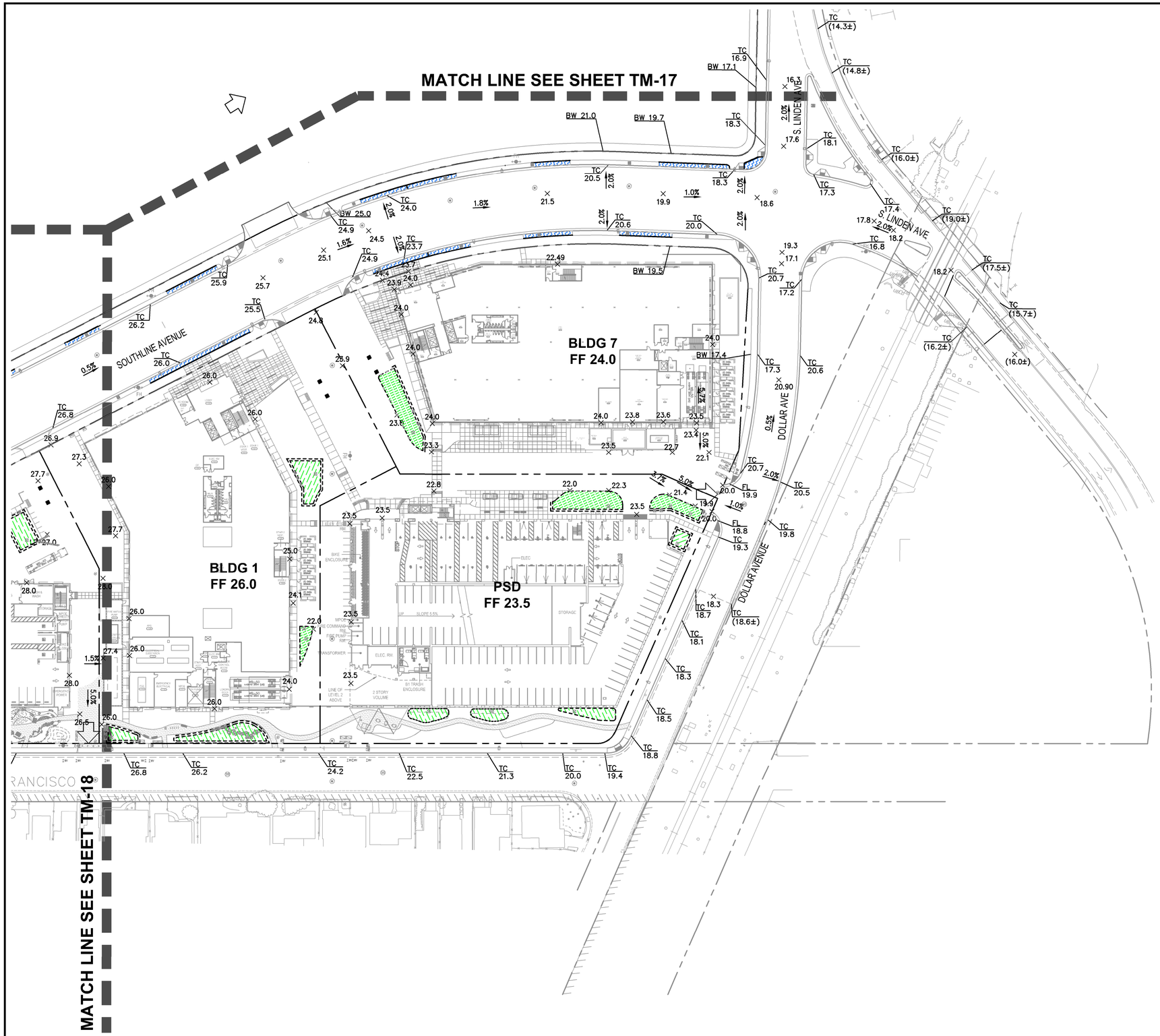

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- GRADE BREAK
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2
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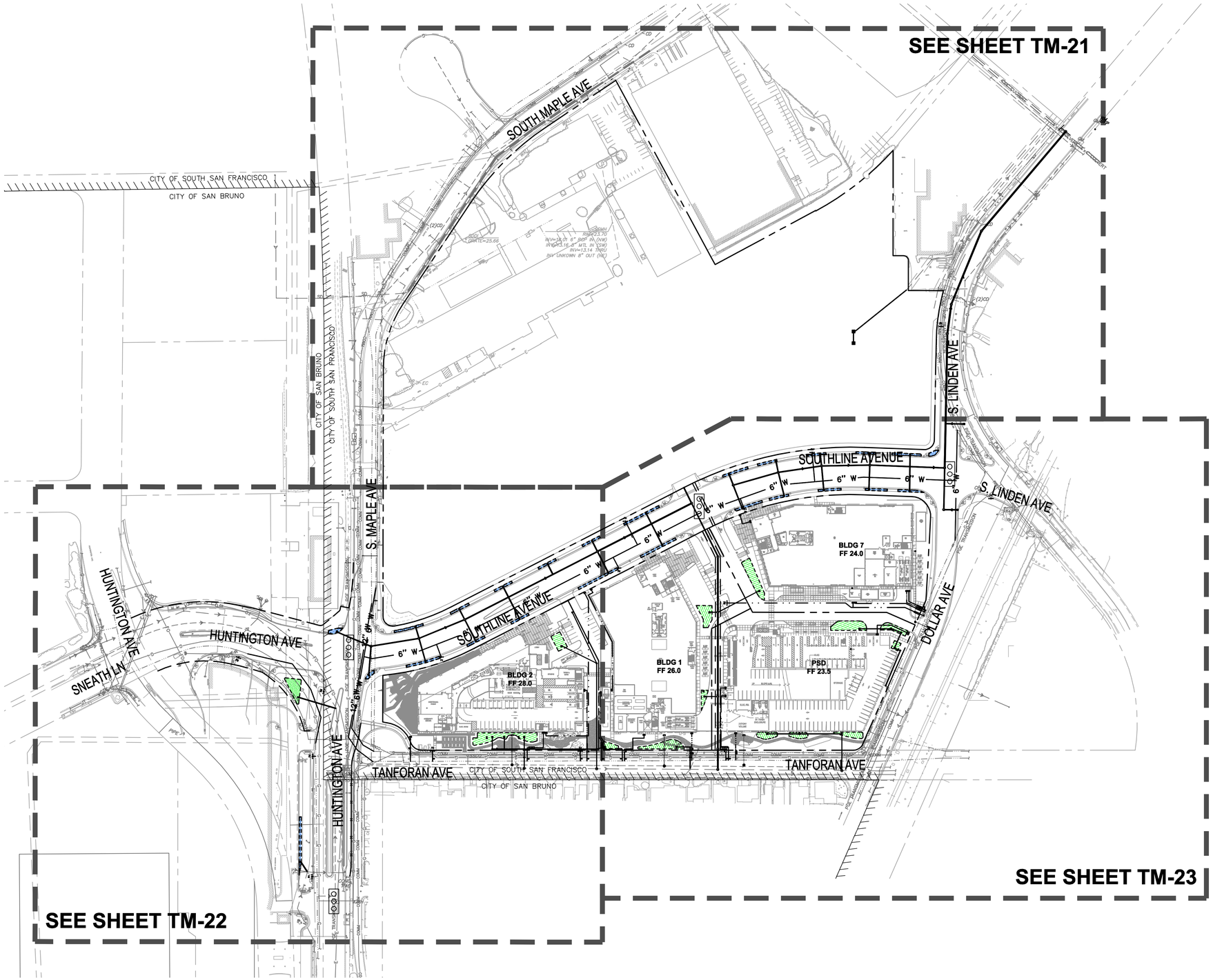

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF PROPOSED BUILDING BELOW
- STORM DRAIN LINE (SD) [MIN. SLOPE 0.5%]
- FIRE LINE (FW)
- DOMESTIC WATER LINE (DW)
- SANITARY SEWER LINE (SS)
- EXISTING UTILITY LINE TO BE RELOCATED
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2
- PROPOSED TRAFFIC SIGNAL INTERSECTION

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20 OF 28

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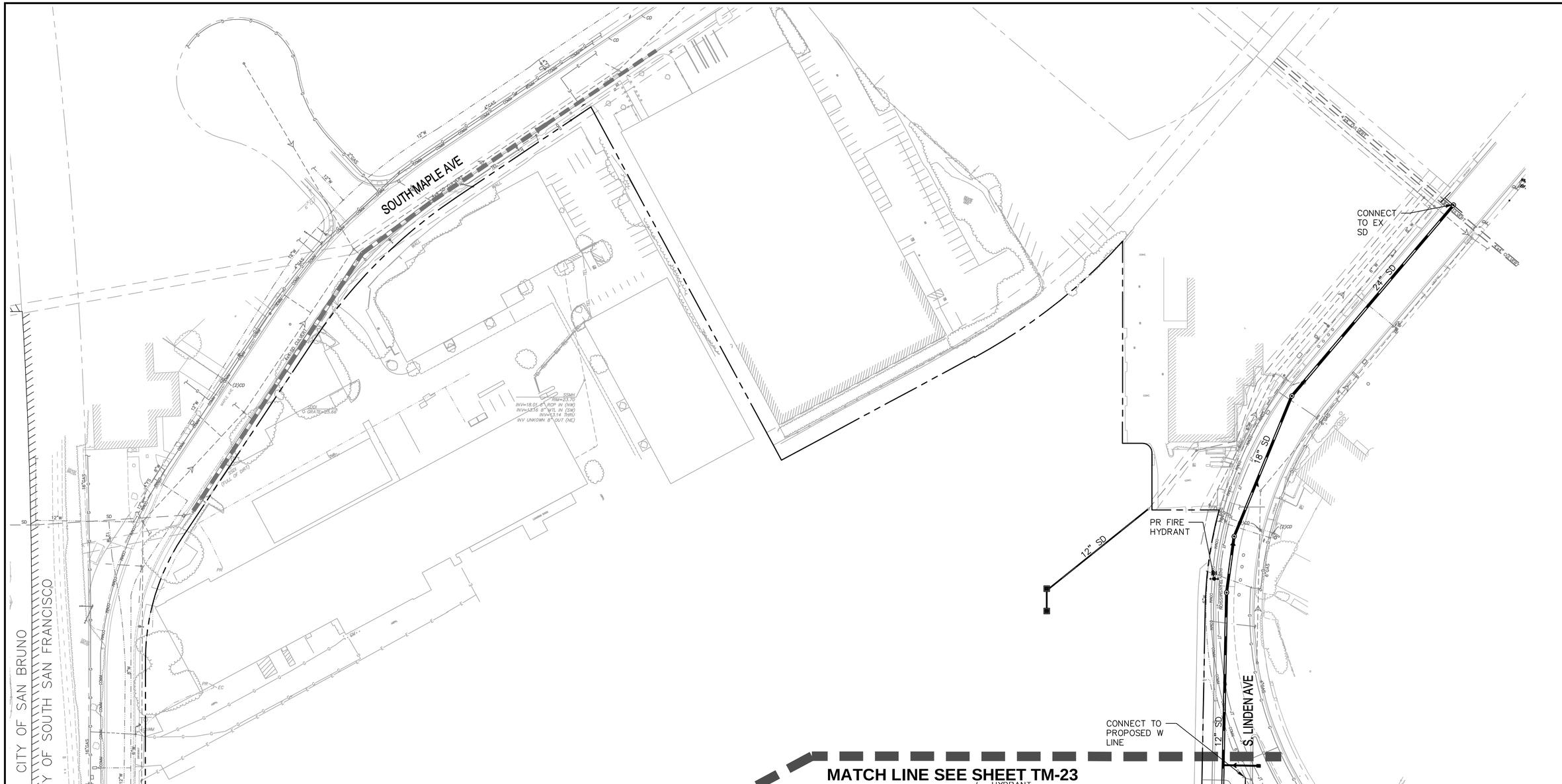

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF CIVIL WORK
- LIMIT OF PROPOSED BUILDING BELOW
- STORM DRAIN LINE (SD) [MIN. SLOPE 0.5%]
- FIRE LINE (FW)
- DOMESTIC WATER LINE (DW)
- SANITARY SEWER LINE (SS)
- BIORETENTION AREA
- BIORETENTION AREA TYPE 2
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT (FH)

UTILITY NOTES

1. TREATED STORMWATER FROM PODIUM WILL BE PUMPED TO STORM DRAIN LATERAL CONNECTION TO PUBLIC SYSTEM
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TM-21
21 OF 28

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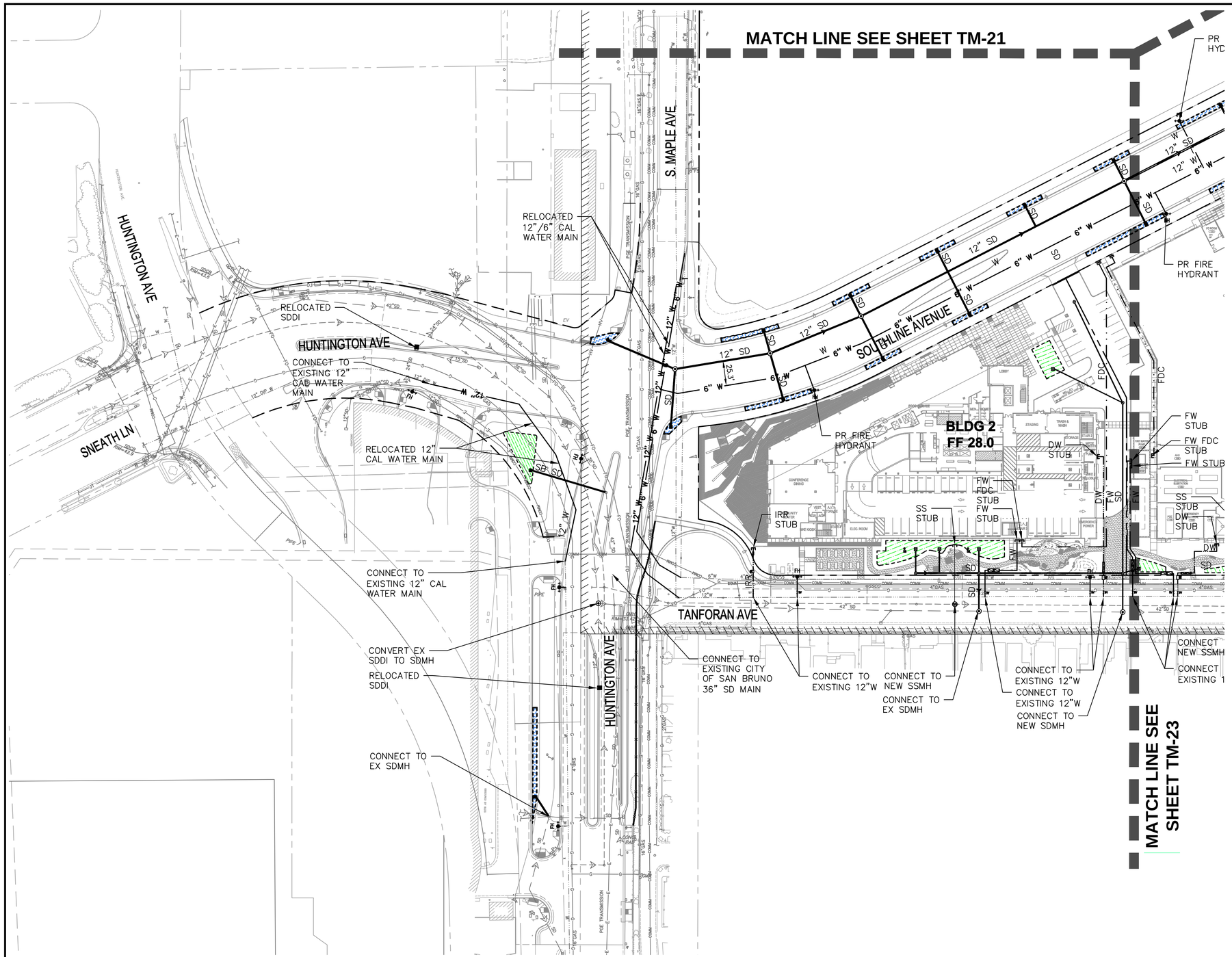

LEGEND

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- PROPOSED PROPERTY LINE
- LIMIT OF CIVIL WORK
- LIMIT OF PROPOSED BUILDING BELOW
- STORM DRAIN LINE (SD) [MIN. SLOPE 0.5%]
- FIRE LINE (FW)
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TM-22
22 OF 28

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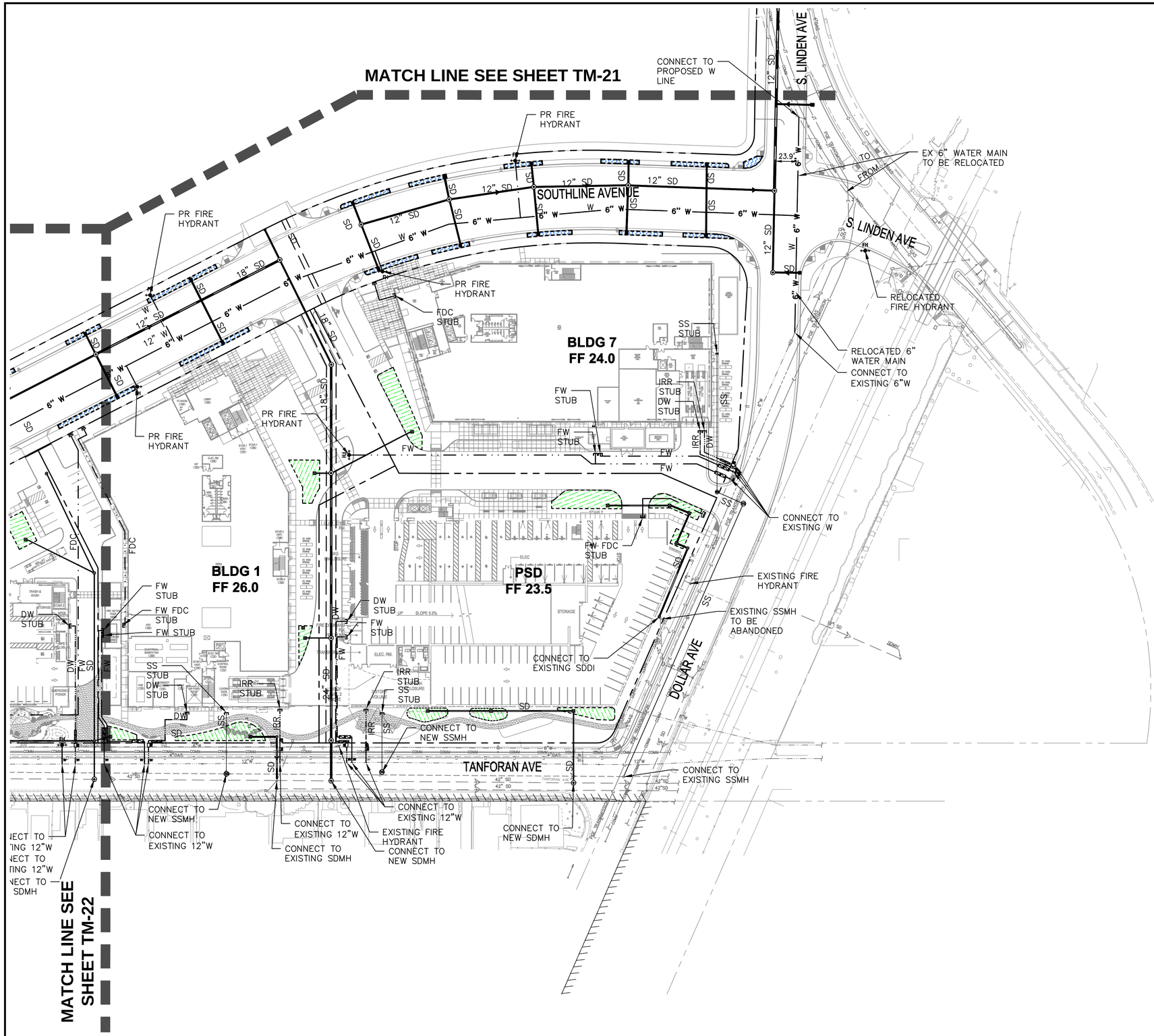

LEGEND

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- PROPOSED PROPERTY LINE
- LIMIT OF CIVIL WORK
- LIMIT OF PROPOSED BUILDING BELOW
- STORM DRAIN LINE (SD) [MIN. SLOPE 0.5%]
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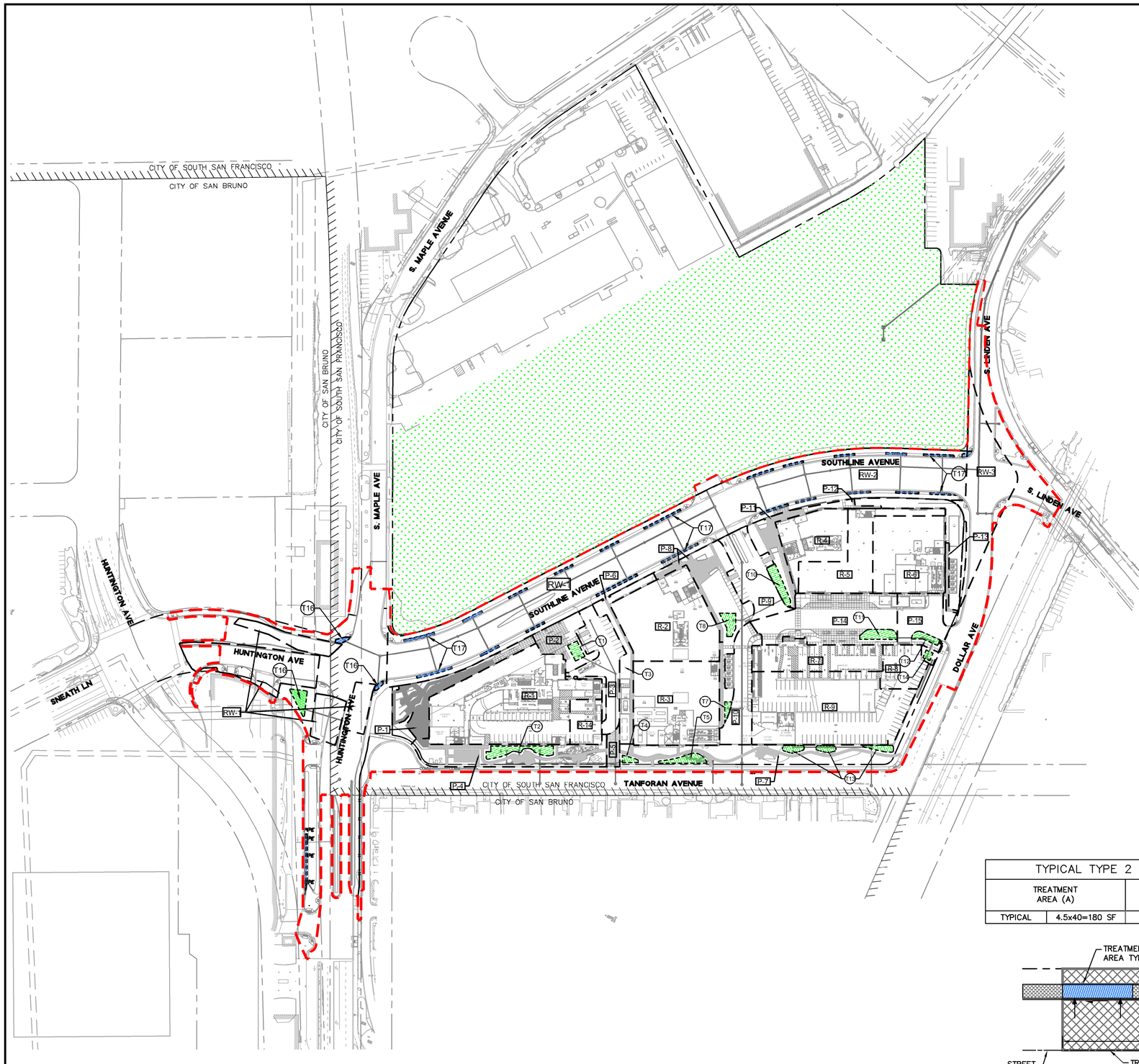
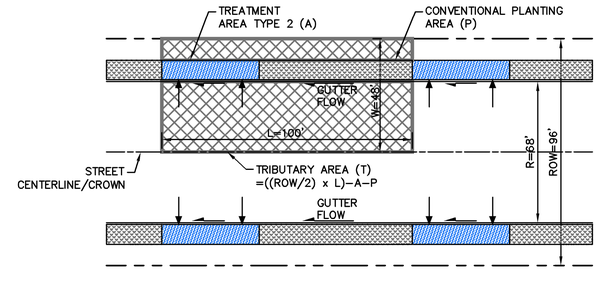


STORMWATER TREATMENT TABLE

DRAINAGE AREA DESIGNATION	PROPOSED IMPERVIOUS DRAINAGE AREA (SF)	TREATMENT METHOD	PONDING DEPTH (INCHES)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	EXCESS TREATMENT AREA (SF)	TREATMENT AREA DESIGNATION
R-1	55,126	Bioretention Area	6	1,654	1,877	223	T2
P-1	8,352	Bioretention Area	6	251	687	436	T1
P-2	3,355	Bioretention Area	6	101	436	336	T1
R-2	27,020	Bioretention Area	6	811	918	107	T8
P-3	11,722	Bioretention Area	6	352	382	31	T3
R-3	33,775	Bioretention Area	6	1,013	1,071	58	T5
R-4	10,544	Bioretention Area	6	316	937	621	T10
P-4	4,858	Self-Retaining	6	2,429	-	-	-
R-5	15,831	Bioretention Area	6	475	621	146	T10
P-5	1,884	Self-Retaining	6	942	-	-	-
R-6	21,108	Bioretention Area	6	633	642	8	T11
P-6	1,813	Self-Retaining	6	906	-	-	-
R-7	13,576	Bioretention Area	6	407	438	31	T12
P-7	4,102	Self-Retaining	N/A	2,051	-	-	-
R-8	6,788	Bioretention Area	6	204	239	35	T14
P-8	5,669	Self-Retaining	N/A	2,835	-	-	-
R-9	40,730	Bioretention Area	6	1,222	1,803	581	T13
P-9	11,757	Bioretention Area	6	353	1,290	937	T10
P-10	10,956	Bioretention Area	6	329	330	1	T7
P-11	4,848	Self-Retaining	N/A	2,424	-	-	-
P-12	346	Self-Retaining	N/A	173	-	-	-
P-13	1,025	Self-Retaining	N/A	513	-	-	-
R-14	5,531	Bioretention Area	6	166	262	96	T4
P-14	20,282	Bioretention Area	6	608	1,250	642	T11
P-15	8,026	Bioretention Area	6	241	679	438	T12
RW-1	29,691	Bioretention Area	6	1,188	1,347	159	T16
RW-2	115,656	Bioretention Area	6	4,626	4,668	42	T11
RW-3	21,223	In-lieu by RW-1	N/A	849	1,347	498	T16

TYPICAL TYPE 2 BIORETENTION SIZING CALCS (4%)

TREATMENT AREA (A)		TRIBUTARY MAX (T =A/0.04)	ROW MAX WIDTH, WITH L=100 (ROW MAX WIDTH=2(T +A+P)/L)
TYPICAL	4.5x40=180 SF	4,500 SF	99 FT (> 96 FT)



STORMWATER TREATMENT LEGEND:

- TYPE 1 BIORETENTION AREA, SEE DETAIL SHEET TM-25
- TYPE 2 BIORETENTION AREA, SEE DETAIL SHEET TM-25
- P-5 — BIORETENTION DRAINAGE AREA DESIGNATION
- T4 — BIORETENTION AREA DESIGNATION
- STORM DRAIN MANHOLE
- DRAINAGE AREA BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- CIVIL LIMIT OF WORK
- IMPERVIOUS AREA DRAINS TO LANDSCAPE SELF-RETAINING AREA AT 2:1 RATIO
- SELF-TREATING AREA

STORMWATER TREATMENT NOTES:

1. REQUIRED TREATMENT AREA IS CALCULATED AS 4% OF PROPOSED IMPERVIOUS DRAINAGE AREA.
2. TYPE 2 BIORETENTION AREAS SPACED TO PROVIDE MINIMUM 4% TREATMENT AREA FOR TRIBUTARY HARDSCAPE AREAS WITHIN PUBLIC STREETS ONLY.

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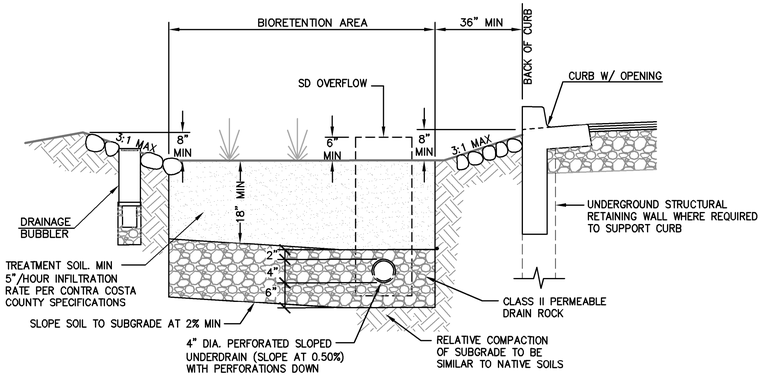
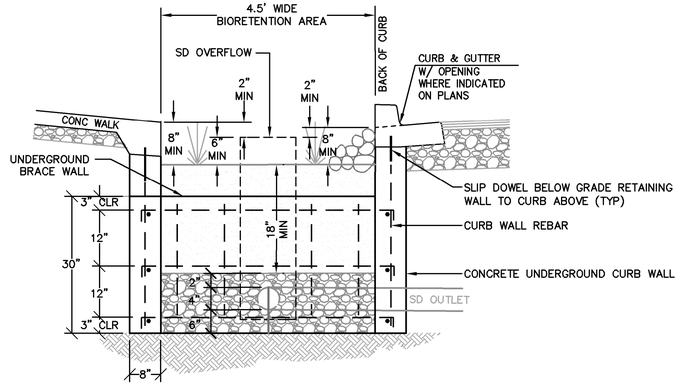


TYPE 1 BIORETENTION AREA



TYPE 2 BIORETENTION AREA

1 BIORETENTION AREA

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SOUTHLINE
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PRELIMINARY STORMWATER MANAGEMENT DETAILS
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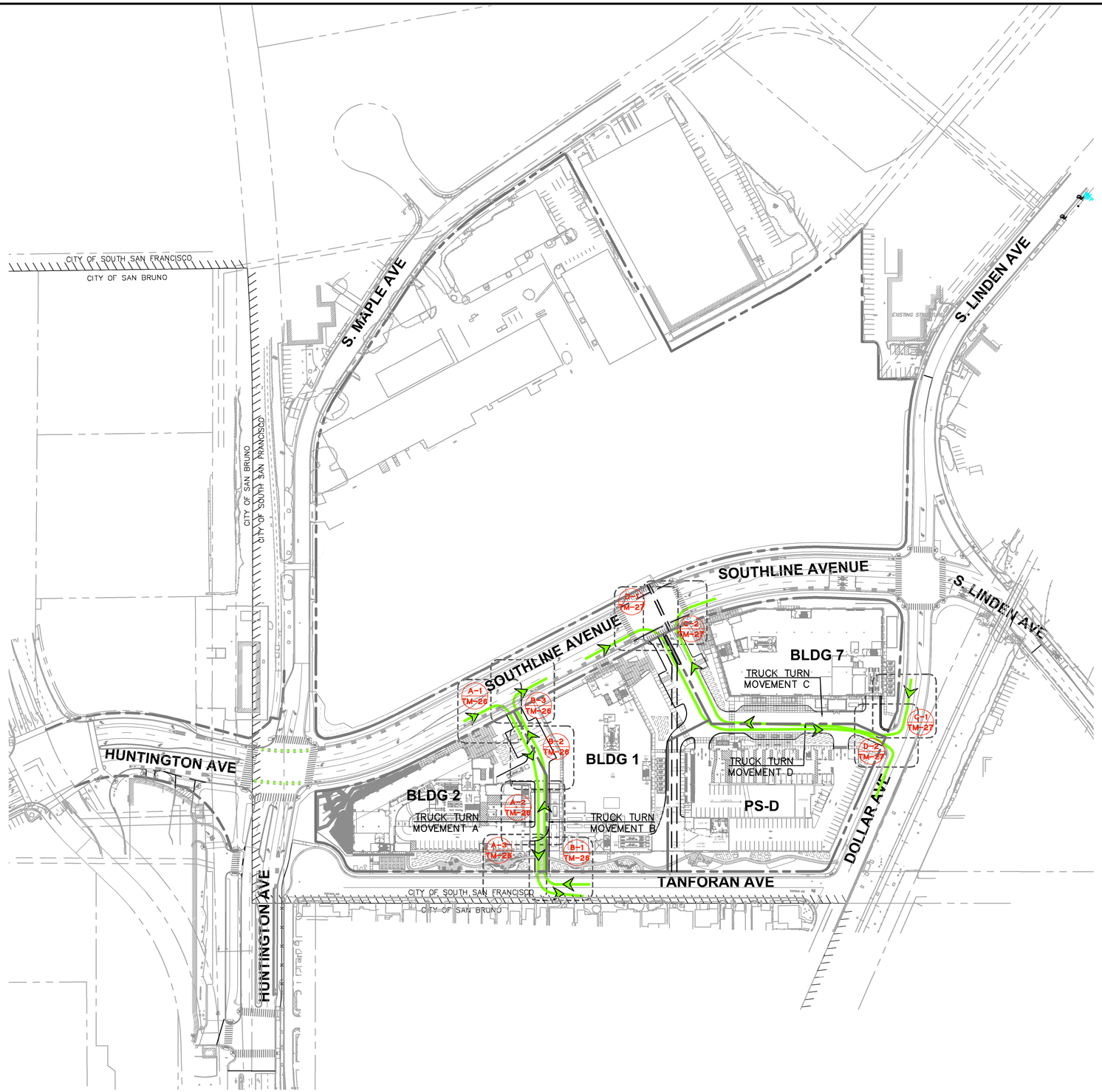
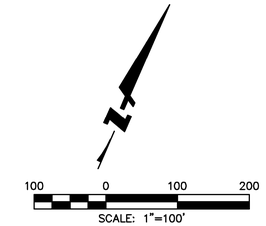
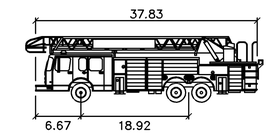




LEGEND

FIRE TRUCK PATH

B-1 TM-X — FIRE TRUCK TURNING DETAIL



SSF FIRE – QUINT 62

	feet
Width	: 8.17
Track	: 7.17
Lock to Lock Time	: 6.0
Steering Angle	: 29.7

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SOUTHLINE
VESTING TENTATIVE MAP
FIRE TRUCK TURNING
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ERIC A. GIROD
No. 59903
CIVIL
STATE OF CALIFORNIA

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3		02/11/2021
4		03/29/2022
4		05/13/2022

Date: 05/13/2022
Scale: AS SHOWN
Design: MZ
Drawn: JN
Approved: EG
Job No: 20180624-10

Drawing Number:
TM-26
26 OF 28

DRAWING NAME: K:\2018\180624_Tanforan_Lane-Partners\ENG\TM\SHEETS\10_TATMFT.dwg
PLOT TIME: 05-13-22
PLOTTED BY: zhan

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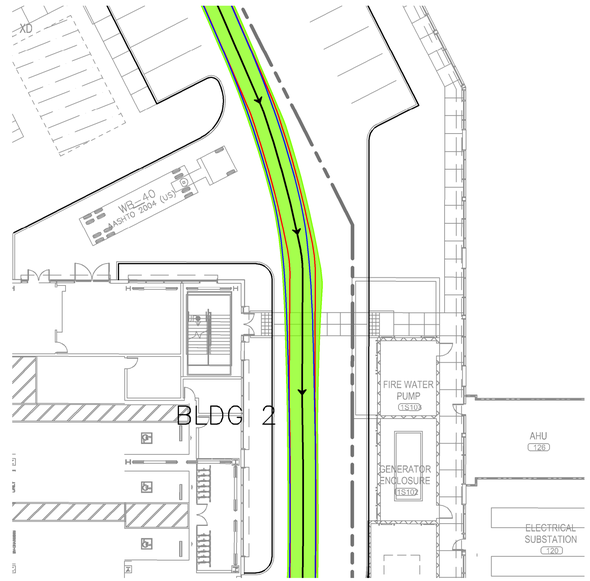
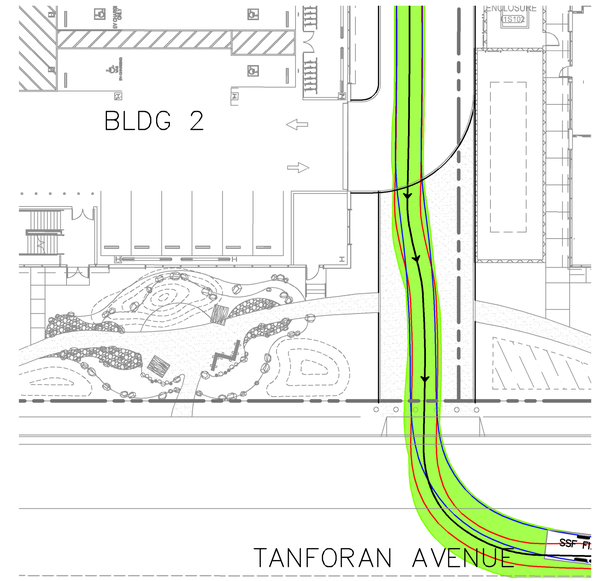
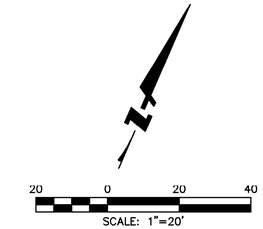
DETAIL A–1



DETAIL A–2

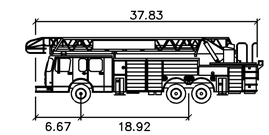


DETAIL A–3



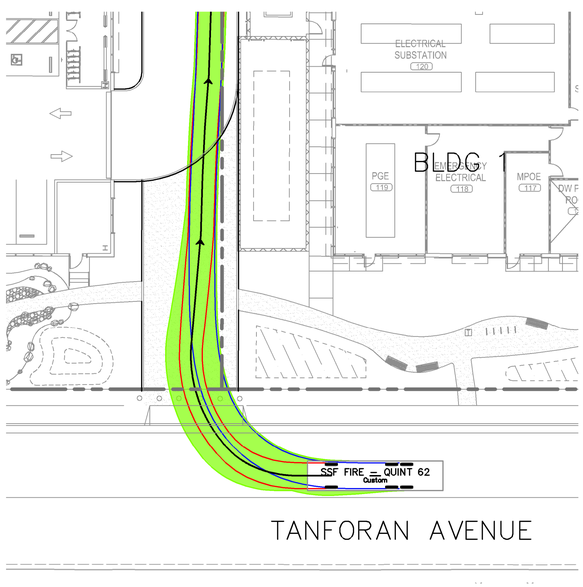
LEGEND:

- DIRECTION OF TRAVEL
- REAR TIRE EXTERIOR LIMIT
- FRONT TIRE EXTERIOR LIMIT
- VEHICLE BODY TURNING ENVELOPE



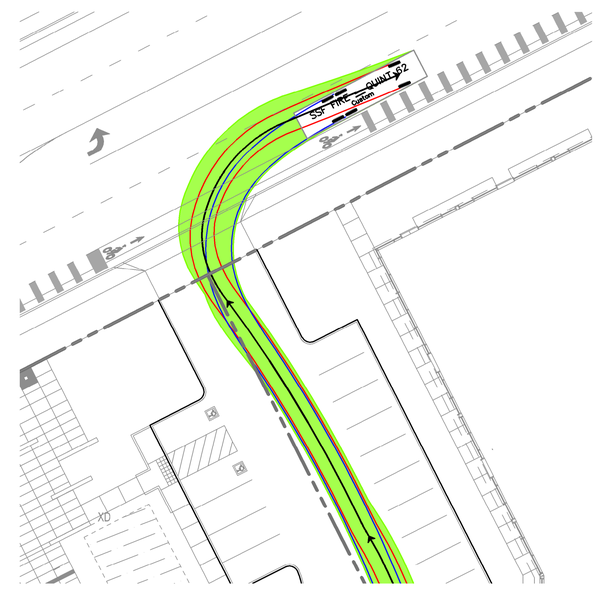
SSF FIRE – QUINT 62

	feet
Width	: 8.17
Track	: 7.17
Lock to Lock Time	: 6.0
Steering Angle	: 29.7



DETAIL B–1

DETAIL B–2



DETAIL B–3

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TM–27
27 OF 28

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PLOT TIME: 05-13-22
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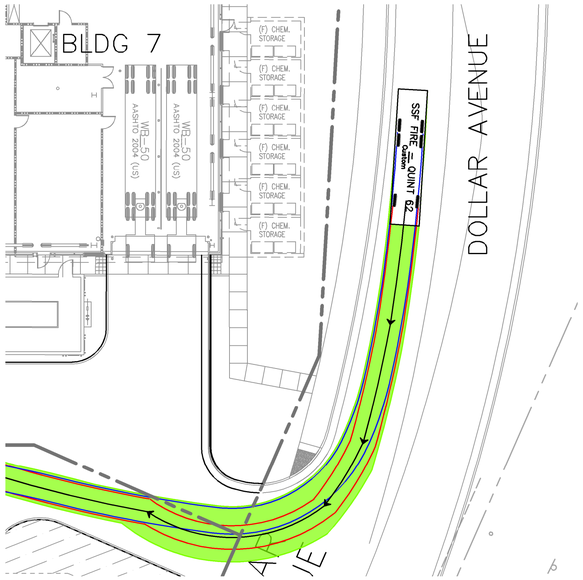
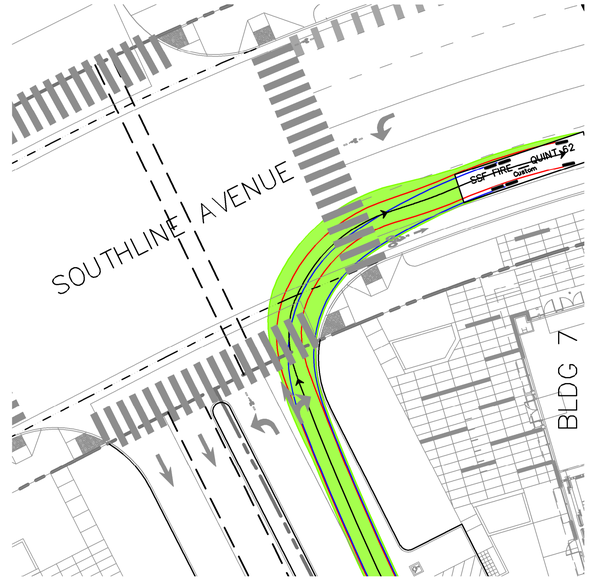
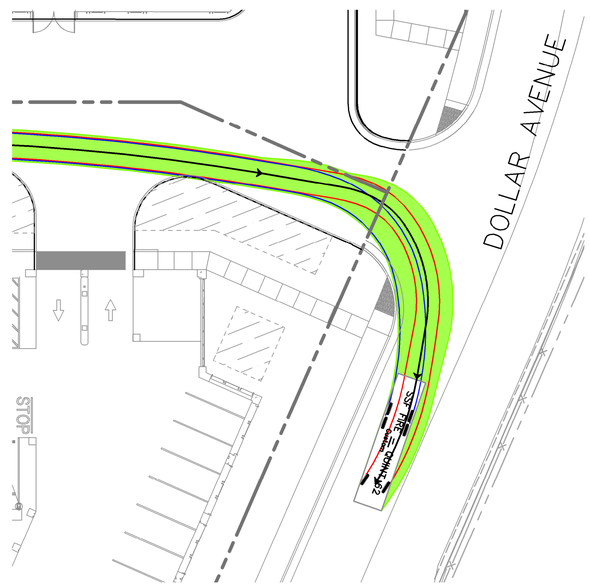


DETAIL C–1

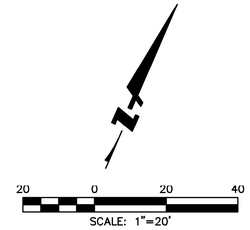


DETAIL C–2

DETAIL D–1



DETAIL D–2



LEGEND:

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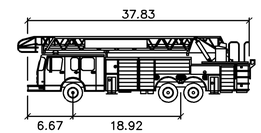

SSF FIRE – QUINT 62

	feet
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