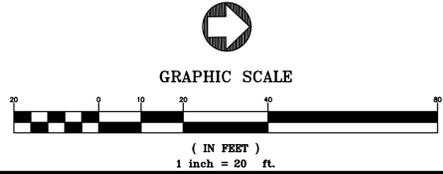


**LEGEND:**

---	PROPERTY LINE	—OH—	EXISTING OVERHEAD LINE	—JT—	EXISTING JOINT TRENCH
---	PROPERTY LINE TO BE REMOVED PER FINAL MAP	—G—	EXISTING GAS LINE	—BFP—	EXISTING BACKFLOW PREVENTER
---	EASEMENT LINE	—E—	EXISTING ELECTRICAL LINE	—FDC—	EXISTING FIRE DEPARTMENT CONNECTION
●	EXISTING SANITARY SEWER CLEANOUT	—F—	EXISTING FIRE HYDRANT	—T—	EXISTING TELECOMMUNICATION LINE
□	EXISTING WATER METER	●	EXISTING STORM DRAIN MANHOLE	—SD—	EXISTING SUBDRAIN
●	EXISTING POST INDICATOR VALVE	■	EXISTING STORM DRAIN INLET	—SD—	EXISTING SLOT DRAIN
—DW—	EXISTING DOMESTIC WATER LINE	●	EXISTING SANITARY SEWER MANHOLE	—AD—	EXISTING AREA DRAIN
—SD—	EXISTING STORM DRAIN LINE	—FW—	EXISTING FIRE SERVICE LINE	—CIB—	EXISTING STORM DRAIN CURB INLET
—SS—	EXISTING SANITARY SEWER LINE	—USD—	EXISTING UNTREATED STORM DRAIN LINE	—CIB—	EXISTING STORM DRAIN CATCH BASIN
		—TSD—	EXISTING TREATED STORM DRAIN LINE		

**NOTES:**

- EXISTING SURVEY TOPOGRAPHY IS BASED ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
- EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOGUE OF ACTUAL CONDITIONS. ACTUAL LOCATION AND SIZE AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING PRIVATE IMPROVEMENTS INCLUDING BUILDINGS, SURFACE, AND UNDERGROUND IMPROVEMENTS ARE TO BE DEMOLISHED AS PART OF THE REDEVELOPMENT WITHIN THE PROJECT PROPERTY LINE AND DEMOLITION WITHIN SYLVESTER ROAD ARE PER SEPARATE PERMITS, REFER TO "120 EAST GRAND SITE DEMOLITION AND ROUGH GRADING PLANS."
- THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



Flad  
BKF  
IPD  
bionic  
CPP WIND ENGINEERING CONSULTANTS  
PROPP  
GUERIN

Stamps & Approvals

Project Key Plan

**NOT FOR CONSTRUCTION**

Rev	Date	Description

Project Title

Trammell Crow Company

**TRAMMELL CROW COMPANY**

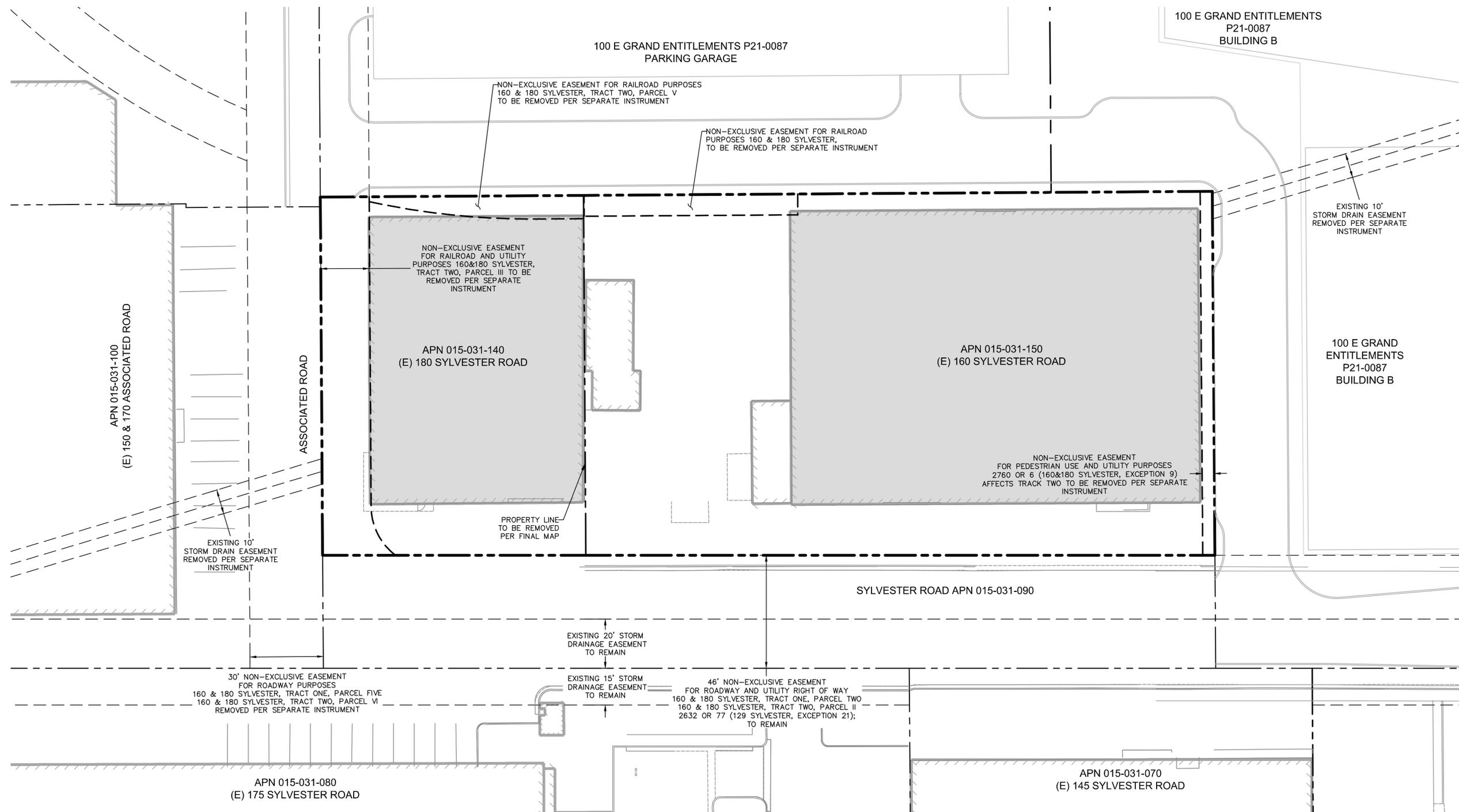
B1: 160 Sylvester Rd.  
South San Francisco

**160 SYLVESTER RD**

Project Phase	
VESTING TENTATIVE PARCEL MAP	
Date	Drawn By
01/26/2023	BKF
Project Number	Checked By
22601-01	BKF

**EXISTING CONDITIONS PLAN**

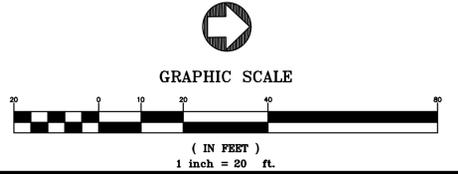
Sheet Number	Rev. No.
<b>TM-200</b>	



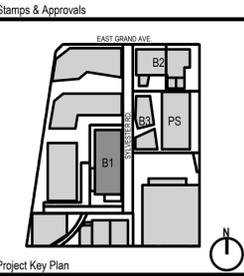
**LEGEND**

	PROPERTY LINE
	PROPERTY LINE TO BE REMOVED PER FINAL MAP
	EASEMENT LINE
	EASEMENT LINE TO BE REMOVED

- NOTES:**
- EXISTING SURVEY TOPOGRAPHY IS BASED ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
  - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



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G U E R I N



**NOT FOR CONSTRUCTION**

Rev	Date	Description
Project Title		
Trammell Crow Company		

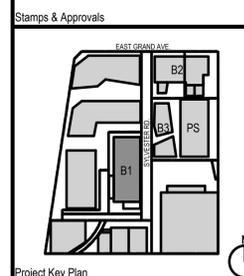
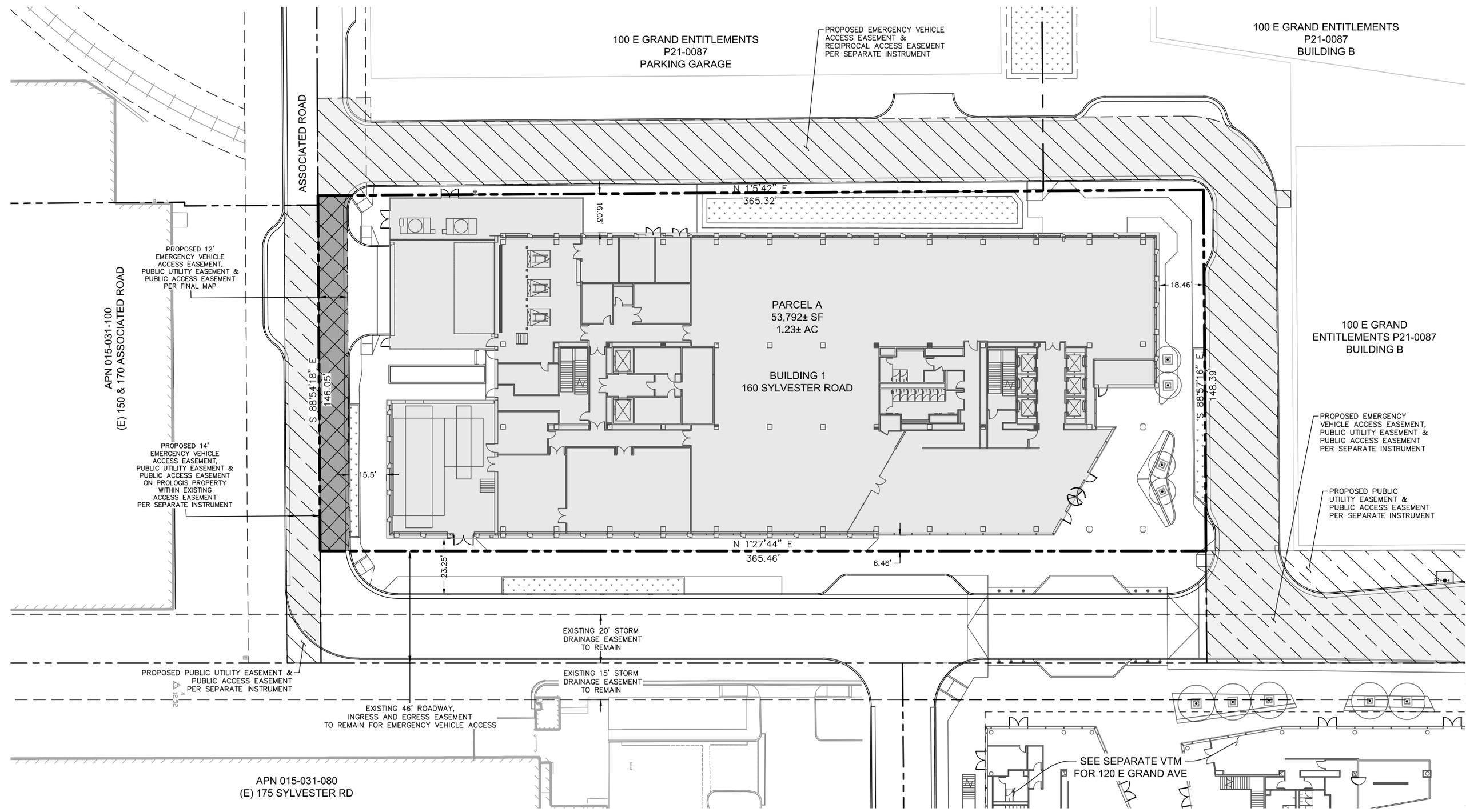
**TRAMMELL CROW COMPANY**  
B1: 160 Sylvester Rd.  
South San Francisco

**160 SYLVESTER RD**

Project Phase VESTING TENTATIVE PARCEL MAP	
Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

**EXISTING PARCEL PLAN AND EASEMENT VACATION PLAN**

Sheet Number <b>TM-300</b>	Rev. No.
-------------------------------	----------



**NOT FOR CONSTRUCTION**

Rev	Date	Description
Project Title		
Trammell Crow Company		

**TRAMMELL CROW COMPANY**  
 B1: 160 Sylvester Rd.  
 South San Francisco

**160 SYLVESTER RD**

Project Phase	
VESTING TENTATIVE PARCEL MAP	
Date	Drawn By
01/26/2023	BKF
Project Number	Checked By
22601-01	BKF

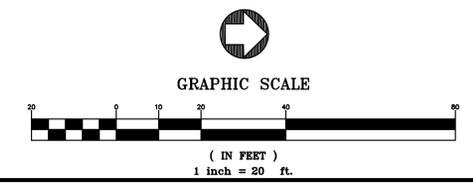
**PARCELIZATION PLAN**

Sheet Number	Rev. No.
<b>TM-400</b>	

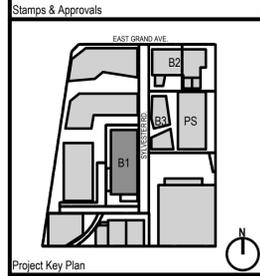
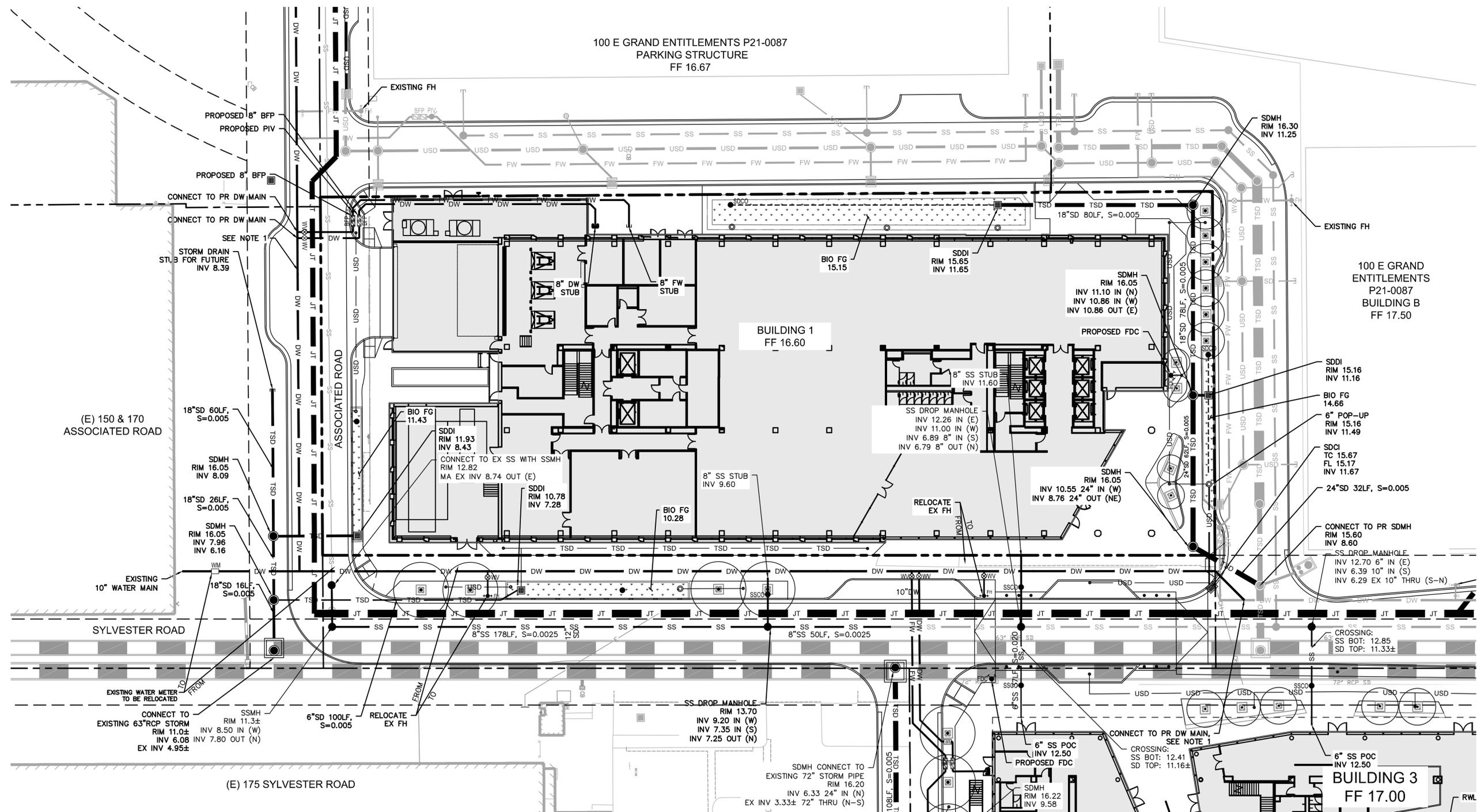
**LEGEND:**

	PROPERTY LINE		PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT PER SEPARATE INSTRUMENT
	EXISTING EASEMENT TO REMAIN		PROPOSED PUBLIC UTILITY EASEMENT (PUE) / PUBLIC ACCESS EASEMENT (PAE) PER SEPARATE INSTRUMENT
	PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT		PROPOSED RECIPROCAL ACCESS EASEMENT (RAE) PER SEPARATE INSTRUMENT
	PROPOSED PUBLIC UTILITY EASEMENT (PUE) / PUBLIC ACCESS EASEMENT (PAE)		

- NOTES:**
- RESERVE 12 COMMERCIAL CONDOMINIUM UNITS FOR BUILDING 1, 160 SYLVESTER ROAD.
  - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.







**NOT FOR CONSTRUCTION**

Rev	Date	Description

Project Title

Trammell Crow Company

**TRAMMELL CROW COMPANY**

B1: 160 Sylvester Rd.  
South San Francisco

**160 SYLVESTER RD**

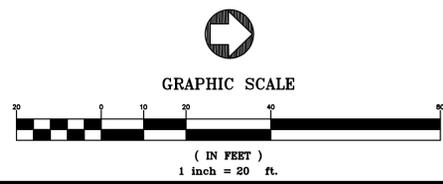
Project Phase	
VESTING TENTATIVE PARCEL MAP	
Date	Drawn By
01/26/2023	BKF
Project Number	Checked By
22601-01	BKF
Sheet Title	
<b>PRELIMINARY UTILITY PLAN</b>	
Sheet Number	Rev. No.
<b>TM-600</b>	

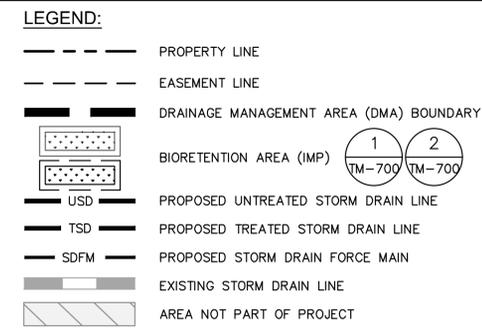
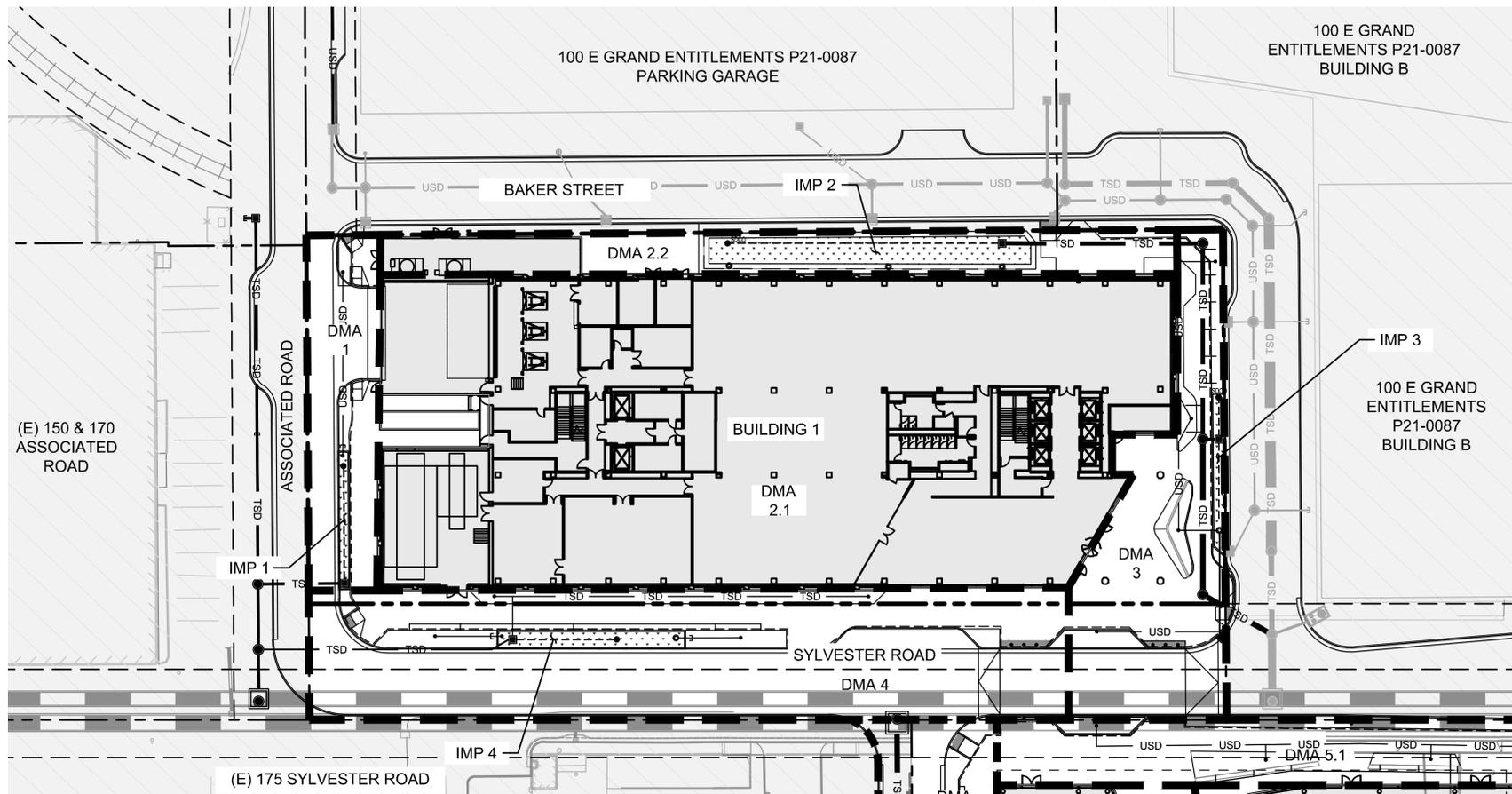
**LEGEND:**

- |     |                            |     |                                  |     |                                   |       |   |
|-----|----------------------------|-----|----------------------------------|-----|-----------------------------------|-------|---|
| --- | PROPERTY LINE              | ●   | STORM DRAIN POP-UP EMITTER       | --- | EXISTING STORM DRAIN LINE         | ● PIV | POST INDICATOR VALVE                                      |
| --- | EASEMENT LINE              | SS  | SANITARY SEWER LINE              | --- | EXISTING SANITARY SEWER LINE      | □ WM  | WATER METER   |
| --- | DOMESTIC WATER LINE        | ●   | SANITARY SEWER MANHOLE           | --- | EXISTING OVERHEAD LINE            | WV    | WATER VALVE   |
| --- | FIRE SERVICE LINE          | ●   | BACKFLOW PREVENTER               | --- | EXISTING GAS LINE TO BE RELOCATED | ---   | ELECTRICAL STRUCTURE, SEE STRUCTURAL DRAWINGS FOR DETAILS |
| --- | UNTREATED STORM DRAIN LINE | ●   | FIRE HYDRANT                     | --- | EXISTING ELECTRICAL LINE          | ---   | ELECTRIC LINE   |
| --- | TREATED STORM DRAIN LINE   | ●   | EXISTING FIRE HYDRANT            | --- | JOINT TRENCH                      | ---   | TRENCH DRAIN  |
| --- | STORM DRAIN FORCE MAIN     | ●   | STRUCTURAL BIORETENTION AREA     | --- | TRENCH DRAIN                      | ●     | AREA DRAIN  |
| --- | STORM DRAIN MANHOLE        | ●   | NON-STRUCTURAL BIORETENTION AREA | --- | STORM DRAIN INLET                 | ■     | STORM DRAIN INLET   |
| --- | STORM DRAIN DROP INLET     | --- | EXISTING DOMESTIC WATER LINE     | --- |                                   | ---   |   |

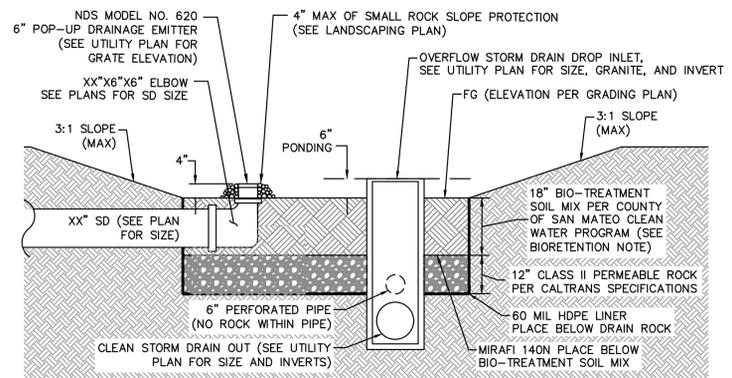
**NOTES:**

- THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



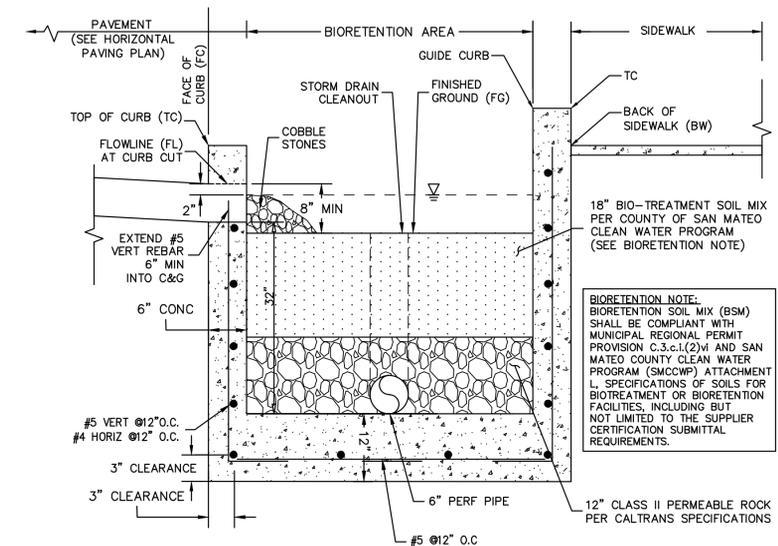


- NOTES:**
1. REQUIRED TREATMENT AREA IS CALCULATED PER "WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD" PROVIDED BY SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM.
  2. THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



**BIORETENTION NOTE:**  
 BIORETENTION SOIL MIX (BSM) SHALL BE COMPLIANT WITH MUNICIPAL REGIONAL PERMIT PROVISION C.3.c.1.(2)(v) AND SAN MATEO COUNTY CLEAN WATER PROGRAM (SMCCWP) ATTACHMENT L, SPECIFICATIONS OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES, INCLUDING BUT NOT LIMITED TO THE SUPPLIER CERTIFICATION SUBMITTAL REQUIREMENTS.

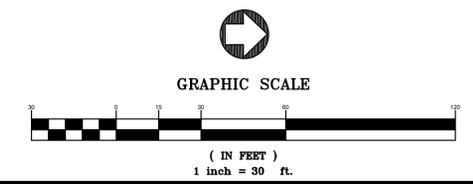
① NON-STRUCTURAL BIORETENTION AREA  
 N.T.S.



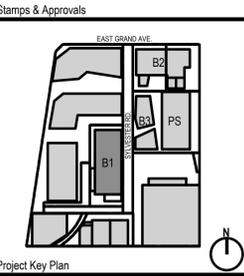
② STRUCTURAL BIORETENTION AREA  
 N.T.S.

TRAMMELL CROW COMPANY - 120 EAST GRAND - STORMWATER MANAGEMENT PLAN TABLE									
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL TRIBUTARY AREA (SF)	C	I	Q <sub>10</sub> YEAR	TREATED IN IMP #	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)
1	3,630	180	4,000	0.88	1.94	0.16	1	115	190
<b>TOTAL</b>	<b>3,630</b>	<b>180</b>	<b>4,000</b>						
2.1	37,750	250	38,000						
2.2	3,230	720	5,300	0.91	1.94	1.75	2	1,294	1,350
<b>TOTAL</b>	<b>40,980</b>	<b>970</b>	<b>43,300</b>						
3	5,920	1,550	7,750	0.80	1.94	0.27	3	191	280
<b>TOTAL</b>	<b>5,920</b>	<b>1,550</b>	<b>7,750</b>						
4	13,720	1,500	15,700	0.86	1.94	0.60	4	437	480
<b>TOTAL</b>	<b>13,720</b>	<b>1,500</b>	<b>15,700</b>						
5.1	4,300	1,300	5,600						
5.2	4,170	500	5,400	0.85	1.94	0.69	5	501	730
5.3	7,250	0	7,250						
<b>TOTAL</b>	<b>15,720</b>	<b>1,800</b>	<b>18,250</b>						
6.1	10,500	900	11,400						
6.2	6,300	0	6,300						
6.3	1,850	750	2,600						
6.4	32,100	0	32,100	0.91	1.94	2.62	6	1,867	1,910
6.5	10,490	0	12,400						
<b>TOTAL</b>	<b>61,240</b>	<b>1,650</b>	<b>64,800</b>						
7.1	1,950	0	1,950						
7.2	3,150	0	3,150	0.80	1.94	0.59	7	410	500
7.3	7,600	3,200	11,300						
<b>TOTAL</b>	<b>12,700</b>	<b>3,200</b>	<b>16,400</b>						
8.1	4,200	0	4,200						
8.2	9,980	100	10,600	0.91	1.94	0.60	8	447	520
<b>TOTAL</b>	<b>14,180</b>	<b>100</b>	<b>14,800</b>						
9.1	26,500	0	26,500						
9.2	5,020	4,200	10,600	0.85	1.94	1.40	9	1,006	1,380
<b>TOTAL</b>	<b>31,520</b>	<b>4,200</b>	<b>37,100</b>						

PER SEPARATE VTM 120 E GRAND AVENUE



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 IPD  
 bionic  
 CPP WIND ENGINEERING CONSULTANTS  
 PROPP  
 GUERIN



**NOT FOR CONSTRUCTION**

Rev	Date	Description

Project Title  
 Trammell Crow Company

**TRAMMELL CROW COMPANY**  
 B1: 160 Sylvester Rd.  
 South San Francisco

160 SYLVESTER RD

Project Phase	
VESTING TENTATIVE PARCEL MAP	
Date	01/26/2023
Project Number	22601-01
Drawn By	BKF
Checked By	BKF

Sheet Title  
**PRELIMINARY STORMWATER MANAGEMENT PLAN**

Sheet Number	Rev. No.
<b>TM-700</b>	

**SHEET INDEX**

NUMBER	SHEET	DESCRIPTION
1	TM-100	TITLE SHEET
2	TM-200	EXISTING CONDITIONS
3	TM-300	EXISTING PARCELIZATION PLAN AND EASEMENT VACATION PLAN
4	TM-400	PARCELIZATION PLAN
5	TM-500	PRELIMINARY GRADING PLAN
6	TM-600	PRELIMINARY UTILITY PLAN
7	TM-700	PRELIMINARY STORMWATER MANAGEMENT PLAN

**ABBREVIATIONS**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE	SDMH	STORM DRAIN MANHOLE
BLDG	BUILDING	SDCO	STORM DRAIN CLEANOUT
BW	BACK OF WALK	SLB	STREET LIGHTING BOX
C&G	CURB AND GUTTER	SSCO	SANITARY SEWER CLEANOUT
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
CL	CENTERLINE	SW	SIDEWALK
CLDR	CENTERLINE OF DOOR	TC	TOP OF CURB
CLF	CHAIN LINK FENCE	TB	TELEPHONE BOX
COMM	COMMUNICATION	TEL	TELEPHONE
CONC	CONCRETE	TMH	TELEPHONE MANHOLE
CTV	CABLE TELEVISION	TSB	TRAFFIC SIGNAL BOX
DI	DROP INLET	UB	UTILITY BOX
DW	DRIVEWAY	UV	UTILITY VAULT
EB	ELECTRICAL BOX	WM	WATER MAIN
EMH	ELECTRICAL MANHOLE	WV	WATER VALVE
EP	EDGE OF PAVEMENT		
FDC	FIRE DEPARTMENT CONNECTION		
FF	FINISHED FLOOR		
FH	FIRE HYDRANT		
FL	FLOWLINE		
GB	GRADE BREAK		
GM	GAS METER		
GND	GROUND		
GV	GAS VALVE		
INV	INVERT		
JP	JOINT POLE		
JB	JUNCTION BOX		
LG	LIP OF GUTTER		
MH	MANHOLE		
PB	PULL BOX		
PIV	POST-INDICATOR VALVE		
PKM	PARKING METER		
PP	POWER POLE		
SD	STORM DRAIN		
SDIO	STORM DRAIN INLET/OUTLET		

**BENCHMARK**

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18.

**BASIS OF BEARINGS**

THE BEARING OF NORTH 88°57'16" WEST ALONG THE FORMER CENTERLINE OF EAST GRAND AVENUE BETWEEN MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED FOR RECORD JUNE 19, 1988, IN BOOK 10 OF LLS MAPS AT PAGES 88 THROUGH 90, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

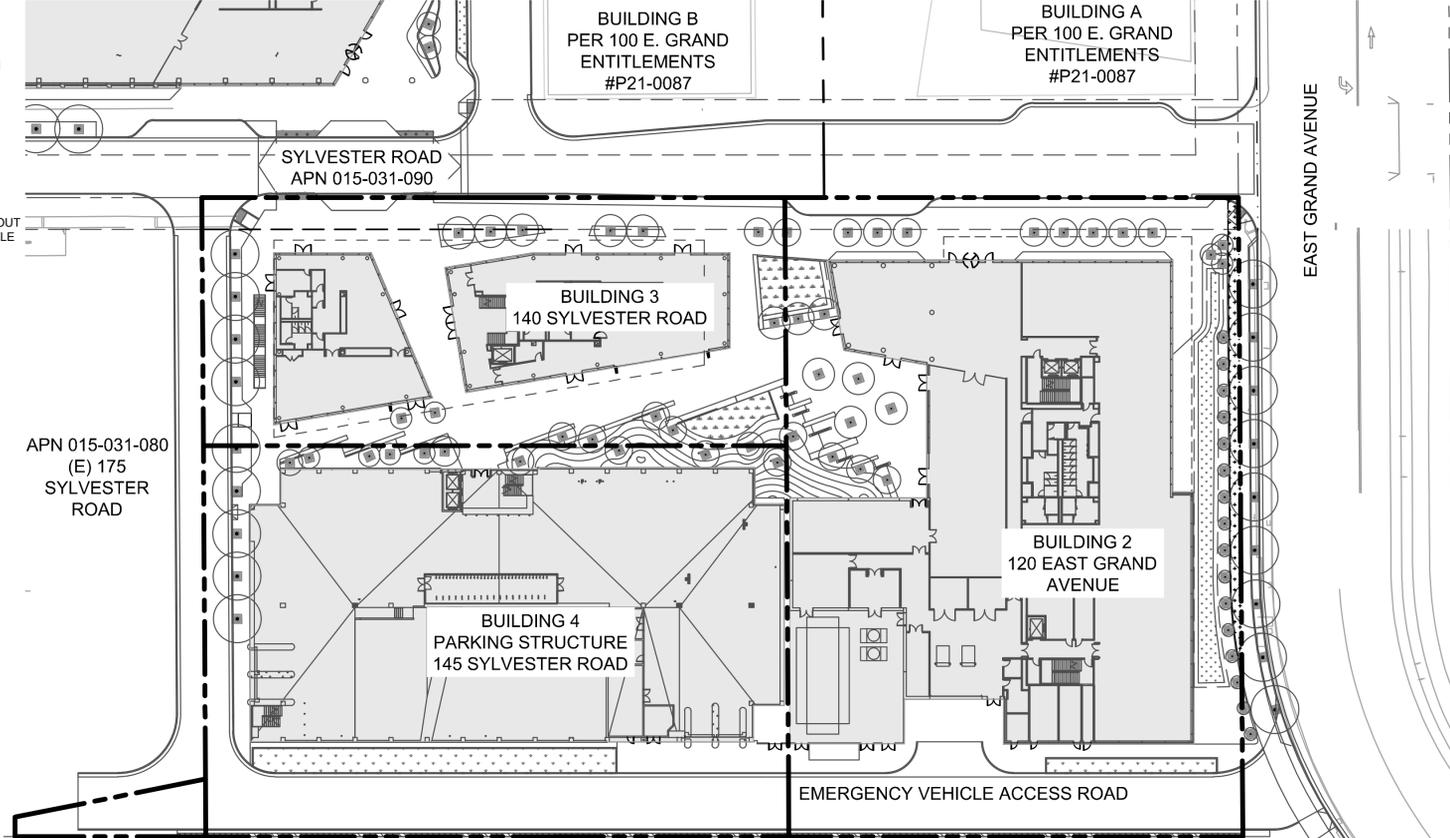
**ENGINEER'S STATEMENT**

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

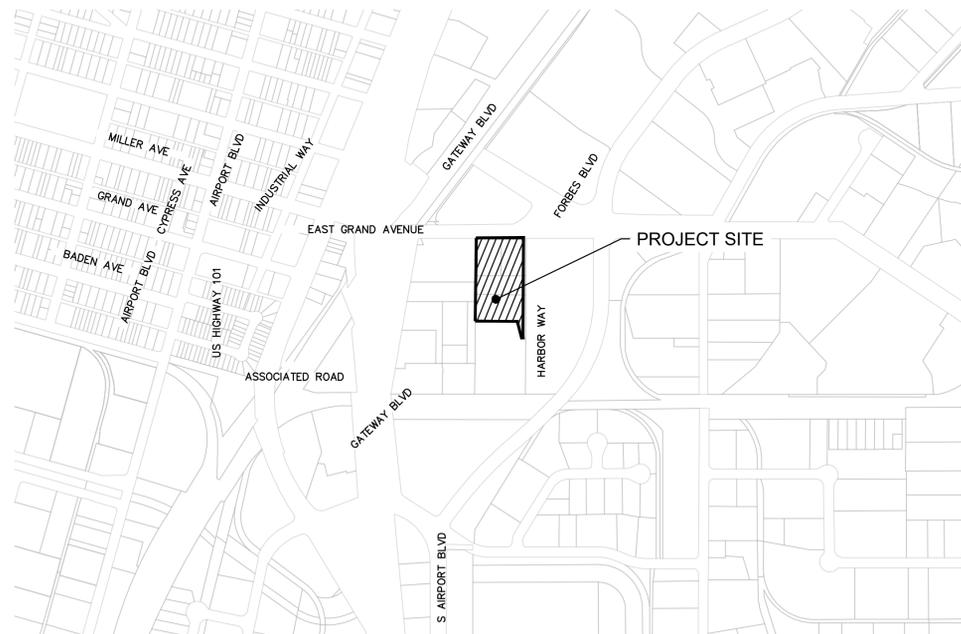
  
 KEVIN M. WONG, P.E.  
 BKF ENGINEERS  
 R.C.E. NO. 72285  
 01/25/2023  
 DATE

# 120 EAST GRAND AVENUE VESTING TENTATIVE PARCEL MAP FOR COMMERCIAL CONDOMINIUM PURPOSES

120 EAST GRAND AVENUE, SOUTH SAN FRANCISCO, CALIFORNIA



**LOCATION MAP**  
 NTS

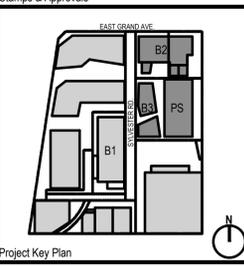


**VICINITY MAP**  
 NTS

**PROJECT SUMMARY**

- OWNER/DEVELOPER:** SSF EAST GRAND VENTURE, LLC  
415 MISSION STREET, 45TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 279-0071
- CIVIL ENGINEER:** BKF ENGINEERS  
2100 FRANKLIN STREET, SUITE 4C  
OAKLAND, CA 94612  
TEL (510) 899-7300
- PURPOSE:** SUBDIVIDE SUBJECT SITE FOR THE PURPOSES OF THE PROPOSED BUILDINGS AND UP TO 6 COMMERCIAL CONDOMINIUM UNITS AT 120 EAST GRAND AVENUE, UP TO 3 COMMERCIAL CONDOMINIUM UNITS AT 140 SYLVESTER ROAD, AND UP TO 10 COMMERCIAL CONDOMINIUM UNITS AT 145 SYLVESTER ROAD.
- PROJECT ADDRESS:** 120 EAST GRAND AVENUE
- ASSESSOR'S PARCEL NO.:** 015-031-060, 015-031-070, 015-031-170, 015-031-180
- NUMBER OF PROPOSED PARCELS:** 4
- EXISTING LAND USE:** COMMERCIAL BUILDING
- PROPOSED LAND USE:** COMMERCIAL BUILDING
- EXISTING ZONING:** ETC
- PROPOSED ZONING:** ETC
- GROSS ACREAGE:** 3.5± ACRES
- ESTIMATED AREA OF LAND DISTURBANCE:** 3.5± ACRES
- EXISTING NUMBER OF BUILDINGS:** 4
- NUMBER OF BUILDINGS REMOVED:** 4
- PROPOSED NUMBER OF BUILDINGS:** 3
- PROPOSED NUMBER OF PARKING GARAGES:** 1
- FLOOD ZONE DESIGNATION:** ZONE X - PER FEMA MAP NO. 06081C0044F, EFFECTIVE APRIL 5, 2019
- UTILITIES:**
  - WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY (CAL WATER)
  - FIRE PROTECTION: CITY OF SOUTH SAN FRANCISCO
  - SEWAGE DISPOSAL: CITY OF SOUTH SAN FRANCISCO
  - STORM DRAIN: CITY OF SOUTH SAN FRANCISCO
  - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PGE)
  - TELEPHONE: AT&T
  - CABLE TELEVISION: COMCAST

Stamps & Approvals



**NOT FOR CONSTRUCTION**

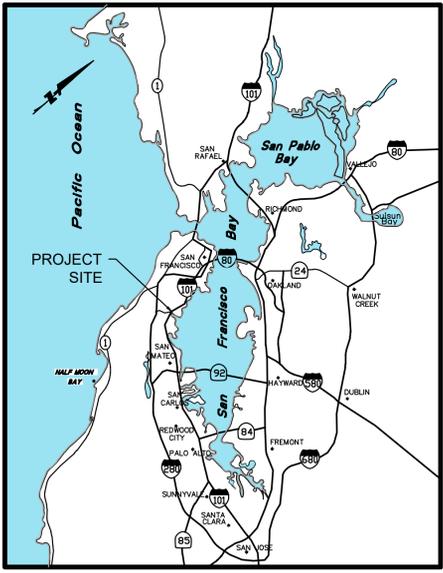
Rev	Date	Description
Project Title		
Tammell Crow Company		

**TRAMMELL CROW COMPANY**  
 B2: 120 E Grand Ave.  
 B3: 140 E Sylvester Rd.  
 B4: 145 E Sylvester Rd.  
 South San Francisco

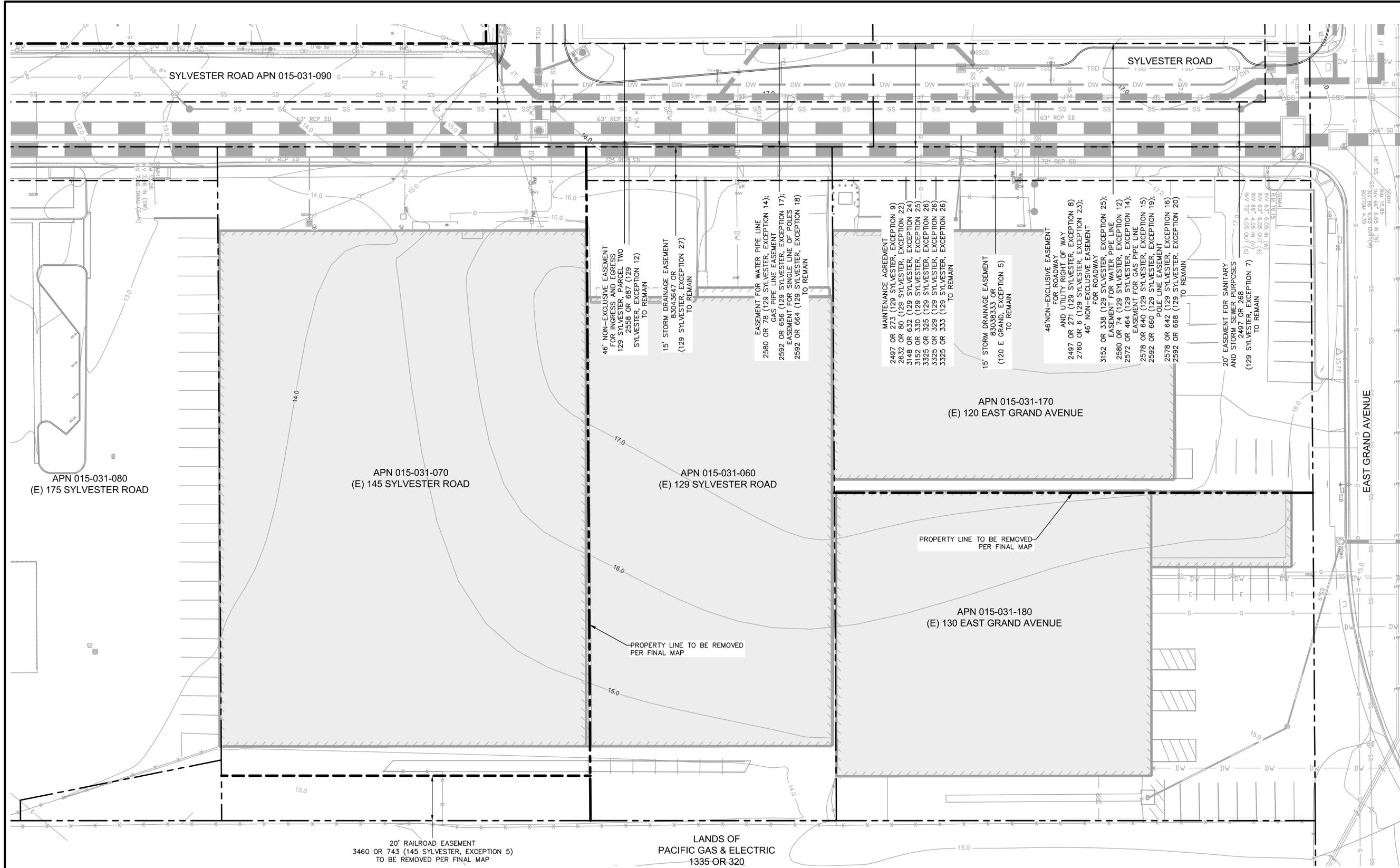
**120 EAST GRAND AVENUE**

Project Phase VESTING TENTATIVE PARCEL MAP	
Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF
Sheet Title <b>TITLE SHEET</b>	

Sheet Number <b>TM-100</b>	Rev. No.
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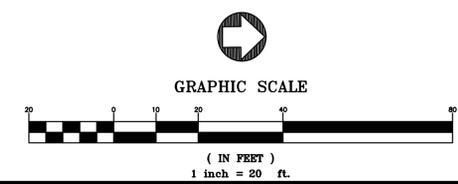
**LOCATION MAP**  
 NTS



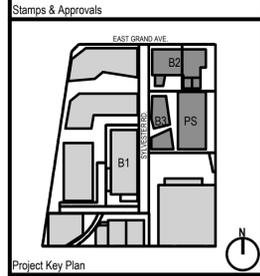
**LEGEND:**

	PROPERTY LINE		EXISTING OVERHEAD LINE		EXISTING JOINT TRENCH
	PROPERTY LINE TO BE REMOVED PER FINAL MAP		EXISTING GAS LINE		EXISTING BACKFLOW PREVENTER
	EASEMENT LINE		EXISTING ELECTRICAL LINE		EXISTING FIRE DEPARTMENT CONNECTION
	EASEMENT LINE TO BE REMOVED PER FINAL MAP		EXISTING FIRE HYDRANT		EXISTING TELECOMMUNICATION LINE
	EXISTING SANITARY SEWER CLEANOUT		EXISTING STORM DRAIN MANHOLE		EXISTING SUBDRAIN
	EXISTING WATER METER		EXISTING STORM DRAIN INLET		EXISTING SLOT DRAIN
	EXISTING POST INDICATOR VALVE		EXISTING SANITARY SEWER MANHOLE		EXISTING AREA DRAIN
	EXISTING DOMESTIC WATER LINE		EXISTING FIRE SERVICE LINE		EXISTING STORM DRAIN CURB INLET
	EXISTING STORM DRAIN LINE		EXISTING UNTREATED STORM DRAIN LINE		EXISTING STORM DRAIN CATCH BASIN
	EXISTING SANITARY SEWER LINE		EXISTING TREATED STORM DRAIN LINE		

- NOTES:**
- EXISTING SURVEY TOPOGRAPHY IS BASED ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
  - EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOGUE OF ACTUAL CONDITIONS. ACTUAL LOCATION AND SIZE AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL EXISTING PRIVATE IMPROVEMENTS INCLUDING BUILDINGS, SURFACE, AND UNDERGROUND IMPROVEMENTS ARE TO BE DEMOLISHED AS PART OF THE REDEVELOPMENT WITHIN THE PROJECT PROPERTY LINE AND DEMOLITION WITHIN SYLVESTER ROAD ARE PER SEPARATE PERMITS, REFER TO "120 EAST GRAND SITE DEMOLITION AND ROUGH GRADING PLANS."
  - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



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Rev	Date	Description
Project Title		
Trammell Crow Company		

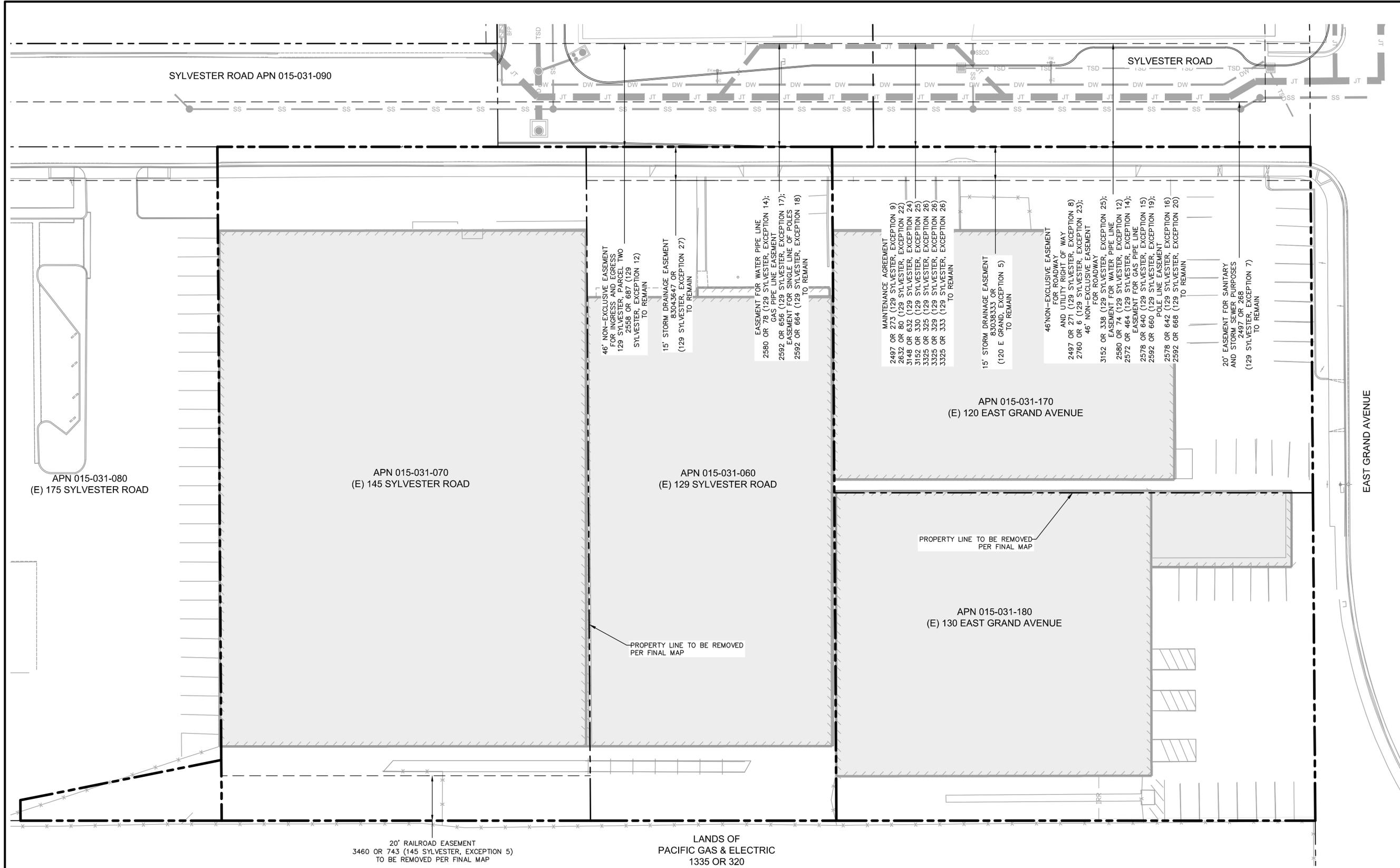
**TRAMMELL CROW COMPANY**  
B2: 120 E Grand Ave.  
B3: 140 E Sylvester Rd.  
B4: 145 E Sylvester Rd.  
South San Francisco

**120 EAST GRAND AVENUE**

Project Phase VESTING TENTATIVE PARCEL MAP	
Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

**EXISTING CONDITIONS PLAN**

Sheet Number <b>TM-200</b>	Rev. No.
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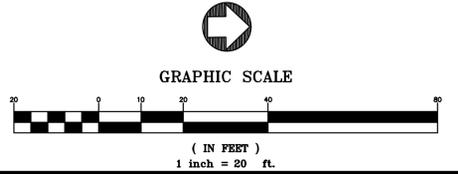


**LEGEND**

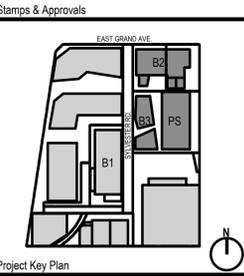
- PROPERTY LINE
- - - - - PROPERTY LINE TO BE REMOVED PER FINAL MAP
- - - - - EASEMENT LINE
- - - - - EASEMENT LINE TO BE REMOVED

**NOTES:**

1. EXISTING SURVEY TOPOGRAPHY IS BASED ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



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**NOT FOR CONSTRUCTION**

Rev	Date	Description
Project Title		
Trammell Crow Company		

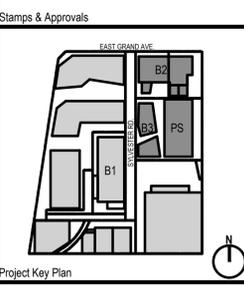
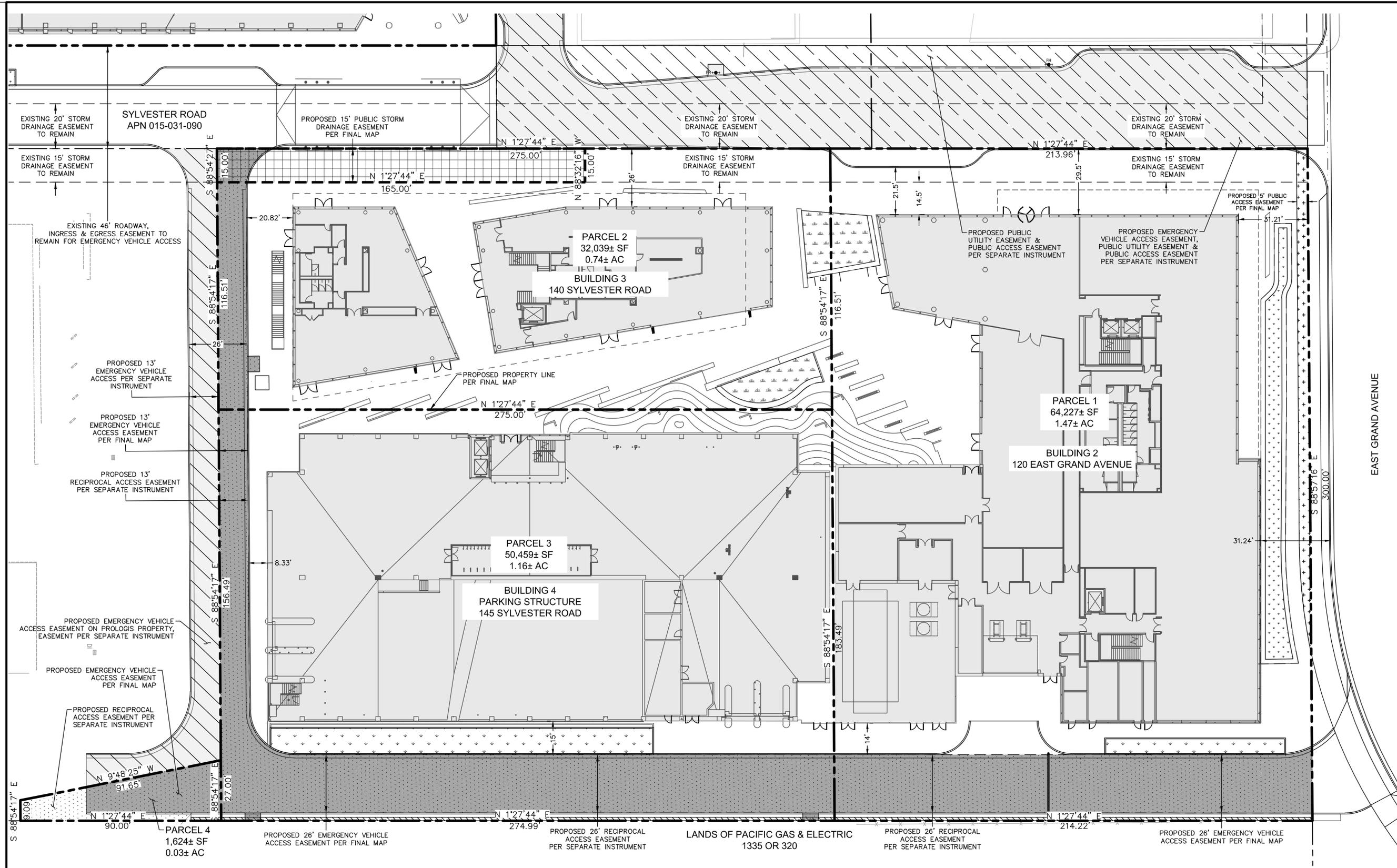
**TRAMMELL CROW COMPANY**  
B2: 120 E Grand Ave.  
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B4: 145 E Sylvester Rd.  
South San Francisco

**120 EAST GRAND AVENUE**

Project Phase VESTING TENTATIVE PARCEL MAP	
Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

**EXISTING PARCEL PLAN AND EASEMENT VACATION PLAN**

Sheet Number <b>TM-300</b>	Rev. No.
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**NOT FOR CONSTRUCTION**

Rev	Date	Description

TrammellCrowCompany

**TRAMMELL CROW COMPANY**  
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 B4: 145 E Sylvester Rd.  
 South San Francisco

**120 EAST GRAND AVENUE**

Project Phase  
VESTING TENTATIVE PARCEL MAP

Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

Sheet Title  
**PARCELIZATION PLAN**

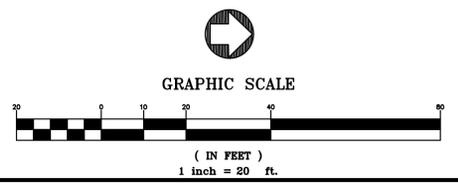
Sheet Number <b>TM-400</b>	Rev. No.
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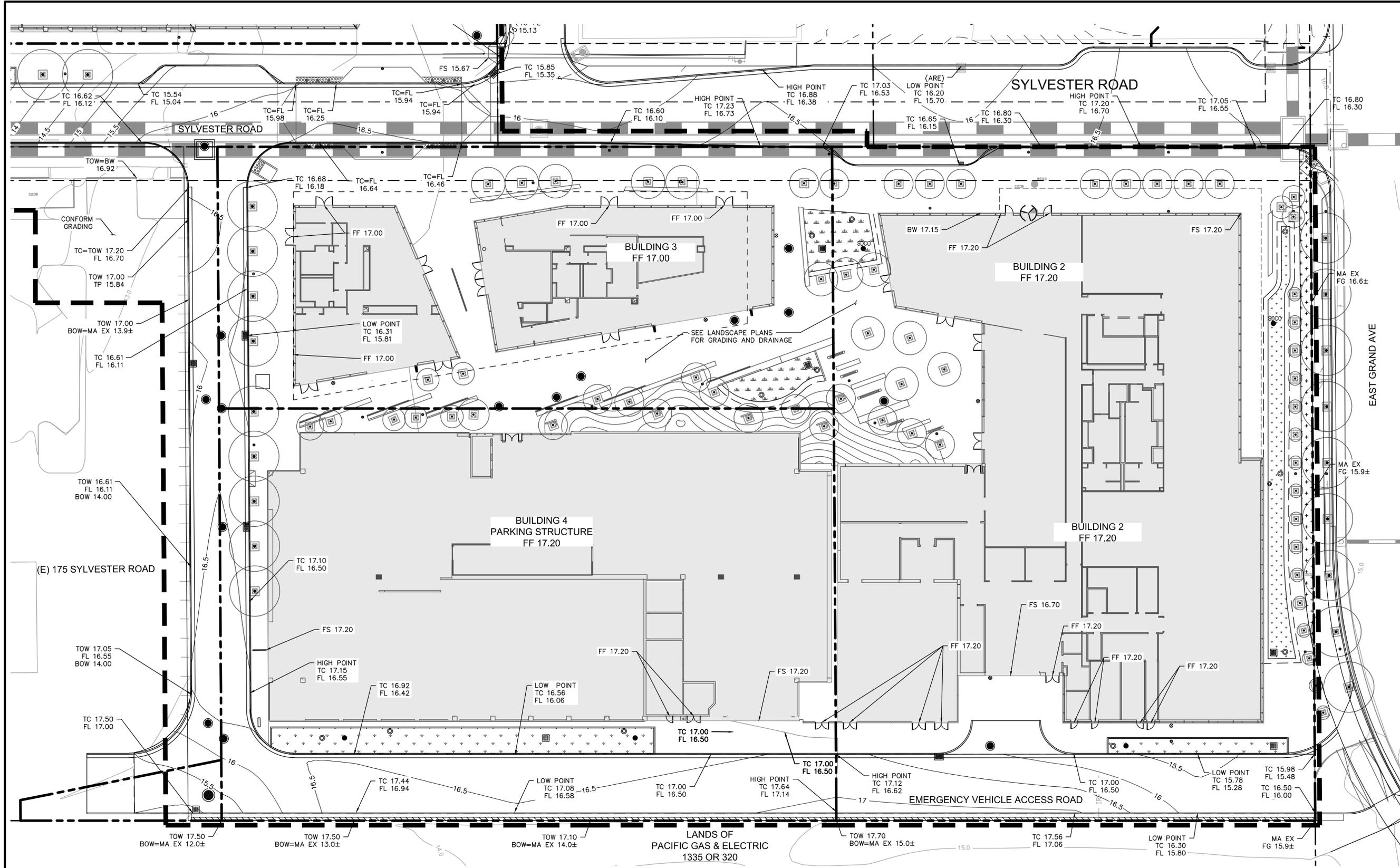
**LEGEND:**

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT TO REMAIN
	PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT
	PROPOSED 15' PUBLIC STORM DRAIN EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT

	PROPOSED EMERGENCY VEHICLE ACCESS (EVA) EASEMENT PER SEPARATE INSTRUMENT
	PROPOSED PUBLIC UTILITY EASEMENT (PUE) / PUBLIC ACCESS EASEMENT (PAE) PER SEPARATE INSTRUMENT
	PROPOSED RECIPROCAL ACCESS EASEMENT (RAE) PER SEPARATE INSTRUMENT
	PROPOSED RECIPROCAL ACCESS EASEMENT (RAE) PER SEPARATE INSTRUMENT

- NOTES:**
- RESERVE 6 COMMERCIAL CONDOMINIUM UNITS FOR BUILDING 2, 120 EAST GRAND AVENUE.
  - RESERVE 3 COMMERCIAL CONDOMINIUM UNITS FOR BUILDING 3, 140 SYLVESTER ROAD.
  - RESERVE 10 COMMERCIAL CONDOMINIUM UNITS FOR BUILDING 4, 145 SYLVESTER ROAD.
  - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.





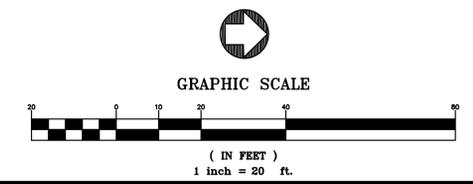
**LEGEND:**

	PROPERTY LINE
	GRADING LIMIT
	GRADE BREAK
	EXISTING CONTOUR
	OVERLAND RELEASE
	STRUCTURAL BIORETENTION AREA
	NON-STRUCTURAL BIORETENTION AREA
	HALF STRUCTURAL BIORETENTION AREA

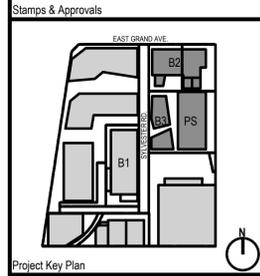
	AREA NOT PART OF PROJECT
	STORM DRAIN INLET
	POP-UP EMITTER
	TRENCH DRAIN
	STORM DRAIN MANHOLE

**NOTES:**

1. THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.
2. DRAINAGE PATTERN ON PG&E PROPERTY TO BE FIELD VERIFIED TO ENSURE NOT DRAINING INTO PROPOSED RETAINING WALL.



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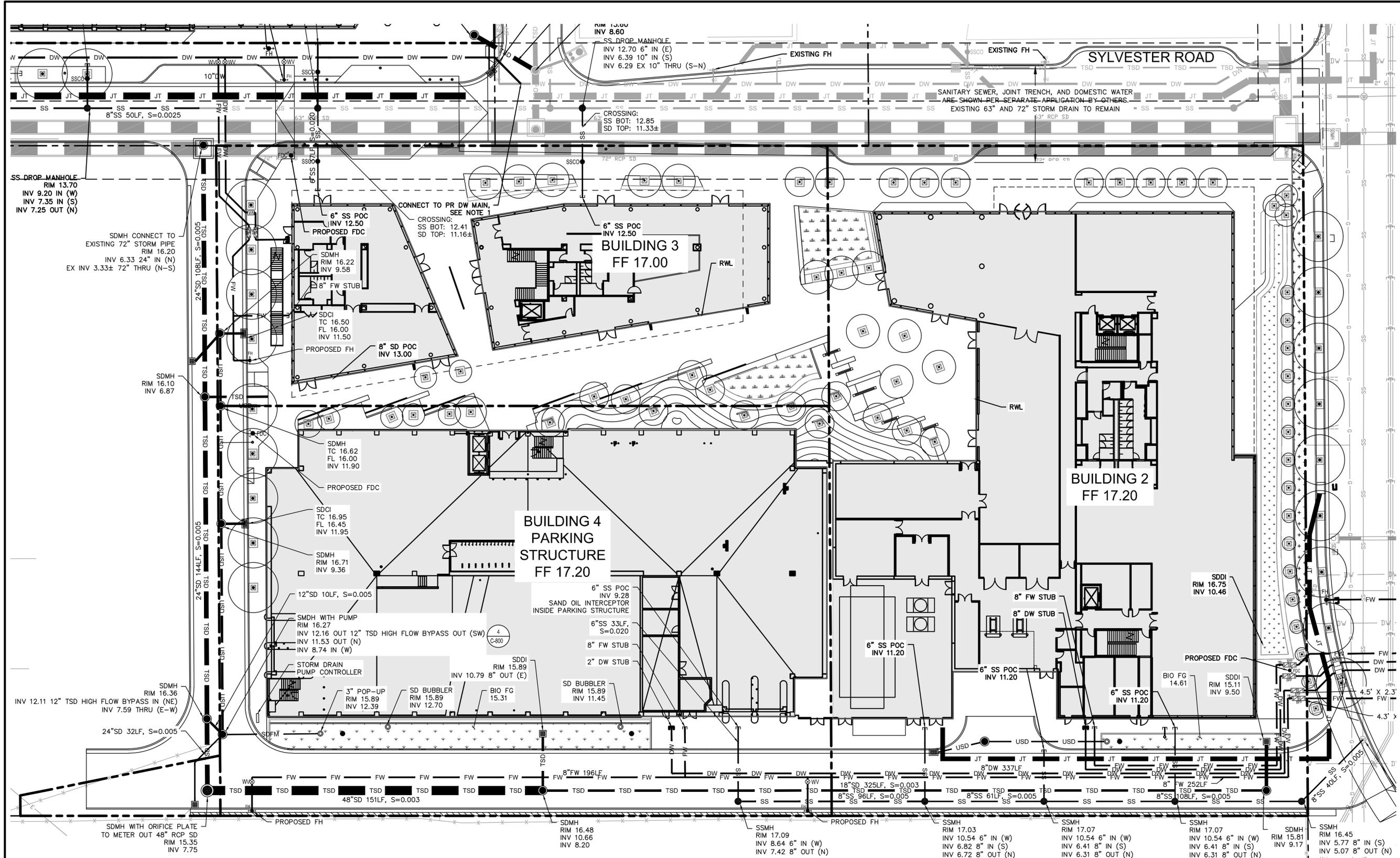
Rev	Date	Description
Trammell Crow Company		

**TRAMMELL CROW COMPANY**  
 B2: 120 E Grand Ave.  
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 B4: 145 E Sylvester Rd.  
 South San Francisco

**120 EAST GRAND AVENUE**

Project Phase VESTING TENTATIVE PARCEL MAP	
Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

Sheet Title  
**PRELIMINARY GRADING PLAN**  
 Sheet Number  
**TM-500**  
 Rev. No.

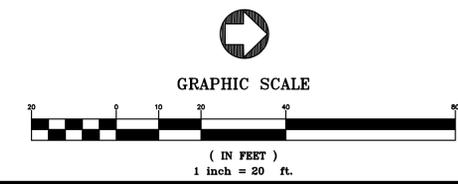


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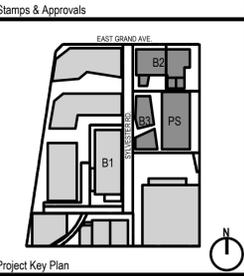
---	PROPERTY LINE	⊙	STORM DRAIN POP-UP EMITTER	---	EXISTING STORM DRAIN LINE	●	PIV	POST INDICATOR VALVE
- - -	EASEMENT LINE	— SS —	SANITARY SEWER LINE	---	EXISTING SANITARY SEWER LINE	□	WM	WATER METER
---	DOMESTIC WATER LINE	●	SANITARY SEWER MANHOLE	---	EXISTING OVERHEAD LINE	---		
---	FIRE SERVICE LINE	REP	BACKFLOW PREVENTER	---	EXISTING GAS LINE TO BE RELOCATED	---		
---	UNTREATED STORM DRAIN LINE	FH	FIRE HYDRANT	---	EXISTING ELECTRICAL LINE	---		
---	TREATED STORM DRAIN LINE	+	EXISTING FIRE HYDRANT	---	JOINT TRENCH	---		
---	STORM DRAIN FORCE MAIN	+	STRUCTURAL BIORETENTION AREA	---	TRENCH DRAIN	---		
○	STORM DRAIN MANHOLE	+	NON-STRUCTURAL BIORETENTION AREA	---	AREA DRAIN	---		
○	STORM DRAIN DROP INLET	---	EXISTING DOMESTIC WATER LINE	---	STORM DRAIN INLET	---		

**NOTES:**

- THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.



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Rev	Date	Description

Project Title  
**Trammell Crow Company**

**TRAMMELL CROW COMPANY**  
B2: 120 E Grand Ave.  
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**120 EAST GRAND AVENUE**

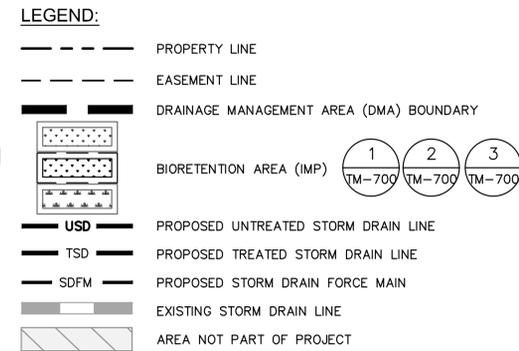
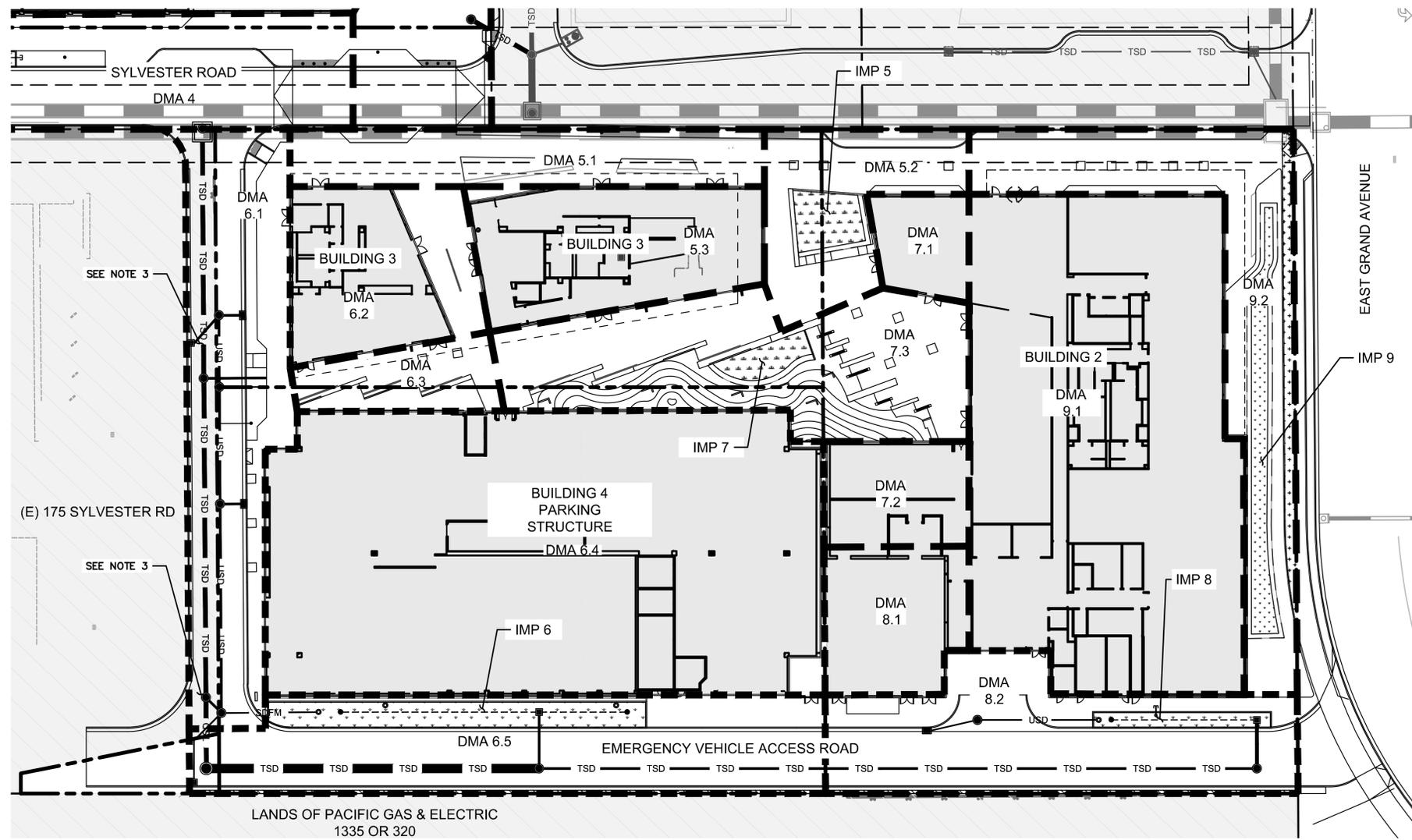
Project Phase  
VESTING TENTATIVE PARCEL MAP

Date 01/26/2023	Drawn By BKF
Project Number 22601-01	Checked By BKF

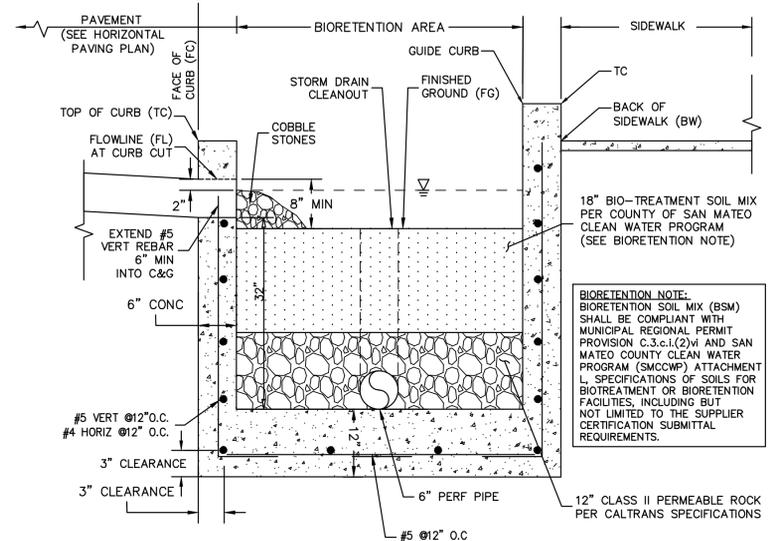
Sheet Title  
**PRELIMINARY UTILITY PLAN**

Sheet Number  
**TM-600**

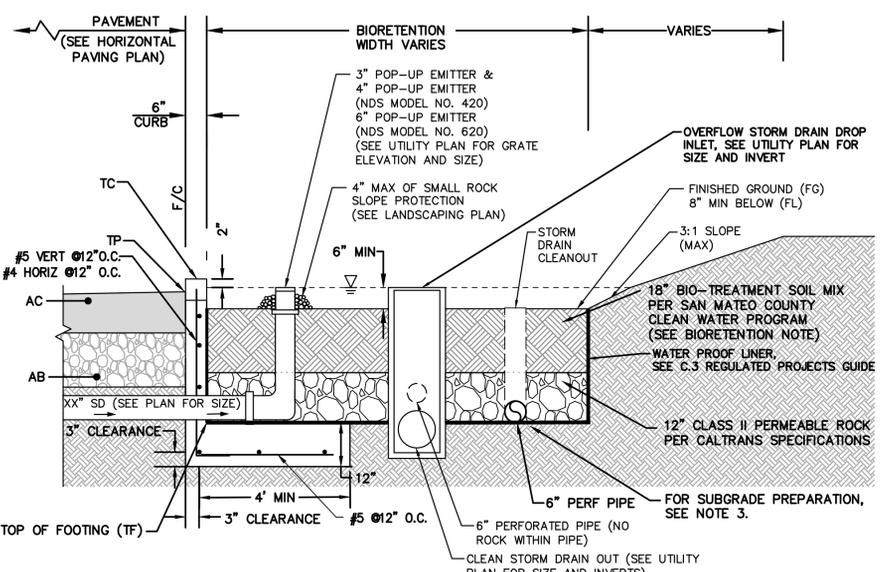
Rev. No.



- NOTES:**
- REQUIRED TREATMENT AREA IS CALCULATED PER "WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD" PROVIDED BY SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM.
  - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.
  - ASSUMING PORTION OF EMERGENCY VEHICLE ACCESS ROAD IS TREATED ON TCC. STORMWATER AND MAINTENANCE AGREEMENT WILL BE REQUIRED BETWEEN PROPERTY OWNERS.

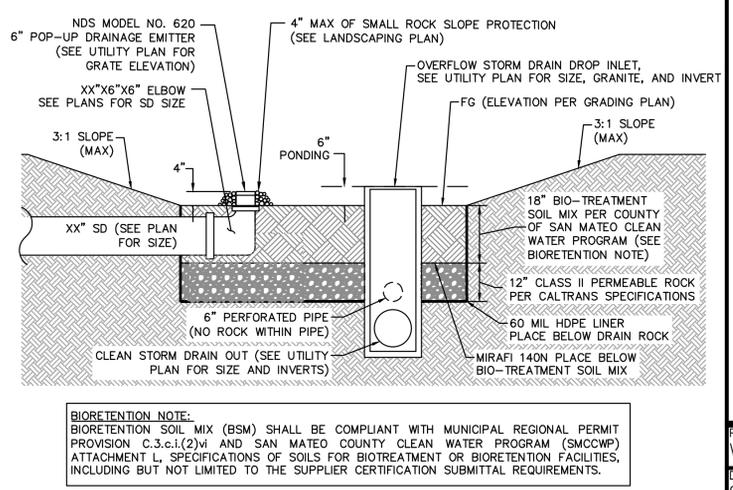


1 STRUCTURAL BIORETENTION AREA  
N.T.S.



- NOTES:**
- IF BIORETENTION AREA EXCEEDS 7 FT IN WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
  - IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
  - BIORETENTION AREA FOOTING/FOUNDATION SUBGRADE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

3 HALF-STRUCTURAL BIORETENTION SECTION  
N.T.S.



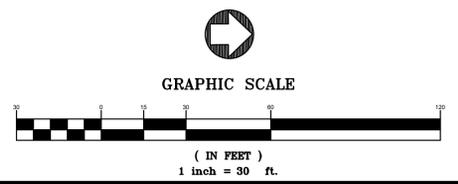
BIORETENTION NOTE: BIORETENTION SOIL MIX (BSM) SHALL BE COMPLIANT WITH MUNICIPAL REGIONAL PERMIT PROVISION C.3.c.i.(2)(vi) AND SAN MATEO COUNTY CLEAN WATER PROGRAM (SMCCWP) ATTACHMENT L SPECIFICATIONS OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES, INCLUDING BUT NOT LIMITED TO THE SUPPLIER CERTIFICATION SUBMITTAL REQUIREMENTS.

2 NON-STRUCTURAL BIORETENTION AREA  
N.T.S.

TRAMMELL CROW COMPANY - 120 EAST GRAND - STORMWATER MANAGEMENT PLAN TABLE

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL TRIBUTARY AREA (SF)	C	I	Q <sub>10</sub> YEAR	TREATED IN IMP #	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)
1	3,630	180	4,000	0.88	1.94	0.16	1	115	190
<b>TOTAL</b>	<b>3,630</b>	<b>180</b>	<b>4,000</b>						
2.1	37,750	250	38,000						
2.2	3,230	720	5,300	0.91	1.94	1.75	2	1294	1,350
<b>TOTAL</b>	<b>40,980</b>	<b>970</b>	<b>43,300</b>						
3	5,920	1,550	7,750	0.80	1.94	0.27	3	191	280
<b>TOTAL</b>	<b>5,920</b>	<b>1,550</b>	<b>7,750</b>						
4	13,720	1,500	15,700	0.85	1.94	0.60	4	437	480
<b>TOTAL</b>	<b>13,720</b>	<b>1,500</b>	<b>15,700</b>						
5.1	4,300	1,300	5,600						
5.2	4,170	500	5,400						
5.3	7,250	0	7,250	0.85	1.94	0.69	5	501	730
<b>TOTAL</b>	<b>15,720</b>	<b>1,800</b>	<b>18,250</b>						
6.1	10,500	900	11,400						
6.2	6,300	0	6,300						
6.3	1,850	750	2,600	0.91	1.94	2.62	6	1867	1,910
6.4	32,100	0	32,100						
6.5	10,490	0	12,400						
<b>TOTAL</b>	<b>61,240</b>	<b>1,650</b>	<b>64,800</b>						
7.1	1,950	0	1,950						
7.2	3,150	0	3,150	0.80	1.94	0.59	7	410	500
7.3	7,600	3,200	11,300						
<b>TOTAL</b>	<b>12,700</b>	<b>3,200</b>	<b>16,400</b>						
8.1	4,200	0	4,200						
8.2	9,980	100	10,600	0.91	1.94	0.60	8	447	520
<b>TOTAL</b>	<b>14,180</b>	<b>100</b>	<b>14,800</b>						
9.1	26,500	0	26,500						
9.2	5,020	4,200	10,600	0.85	1.94	1.40	9	1006	1,380
<b>TOTAL</b>	<b>31,520</b>	<b>4,200</b>	<b>37,100</b>						

PER SEPARATE VTM  
160 SYLVESTER ROAD



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Stamps & Approvals  
Project Key Plan

**NOT FOR CONSTRUCTION**

Rev	Date	Description

Trammell Crow Company

**TRAMMELL CROW COMPANY**  
B2: 120 E Grand Ave.  
B3: 140 E Sylvester Rd.  
B4: 145 E Sylvester Rd.  
South San Francisco

120 EAST GRAND AVENUE

Project Phase	
Date	01/26/2023
Project Number	22601-01
Drawn By	BKF
Checked By	BKF

**PRELIMINARY STORMWATER MANAGEMENT PLAN**  
Sheet Number  
Rev. No.  
**TM-700**