

SHEET INDEX

NUMBER	SHEET	DESCRIPTION
1	TM-100	TITLE SHEET
2	TM-200	EXISTING CONDITIONS
3	TM-300	EXISTING PARCEL 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	SD/O	STORM DRAIN INLET/OUTLET
BLDG	BUILDING	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	SDCO	STORM DRAIN CLEANOUT
C&G	CURB AND GUTTER	SLB	STREET LIGHTING BOX
CB	CATCH BASIN	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE	SSMH	SANITARY SEWER MANHOLE
CLDR	CENTERLINE OF DOOR	SW	SIDEWALK
CLF	CHAIN LINK FENCE	TC	TOP OF CURB
COL	COLUMN	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		
PLNT	PLANTER		
PKM	PARKING METER		
SD	STORM DRAIN		

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

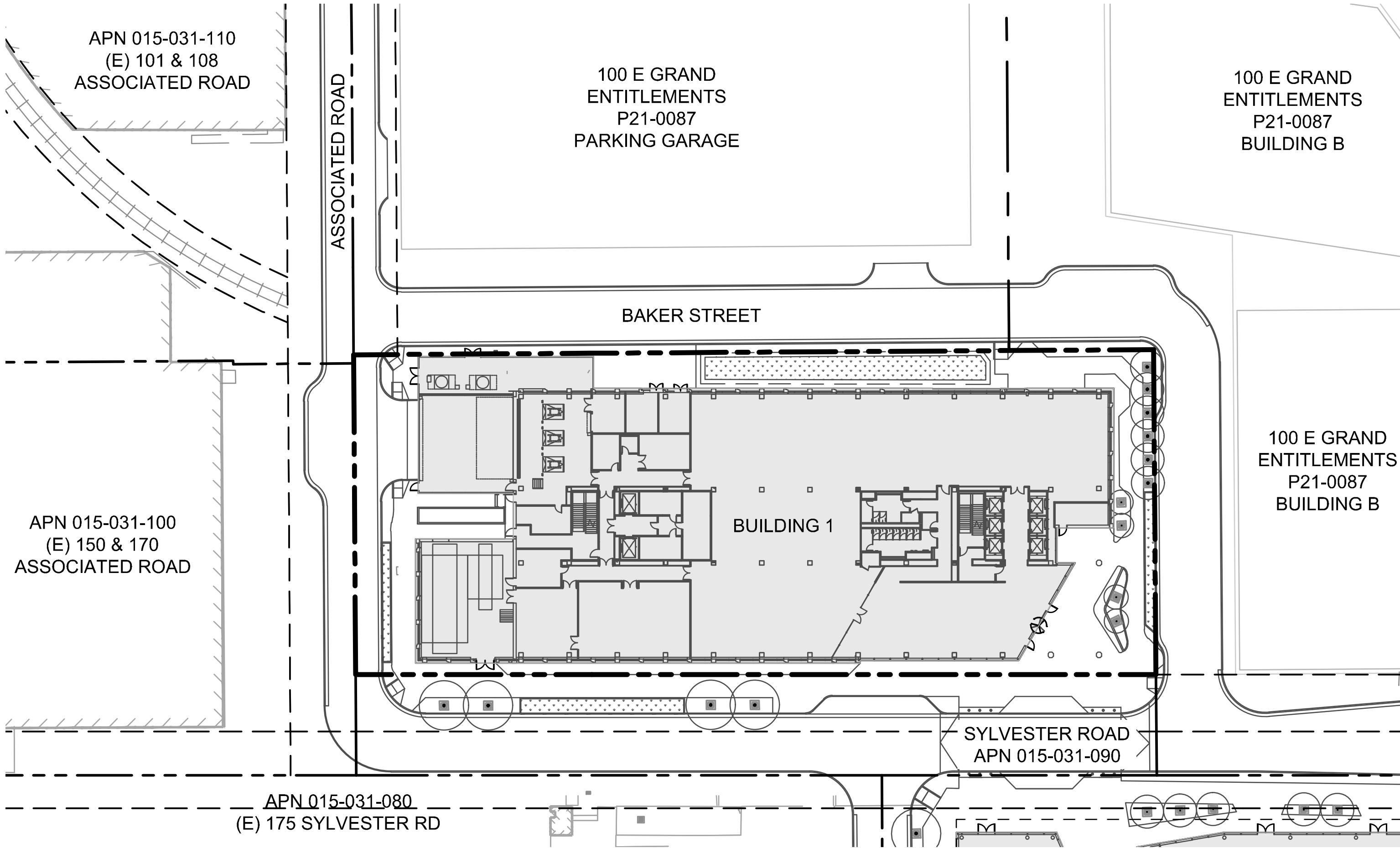
THE BEARING OF NORTH 88°57'16" WEST ALONG THE FORMER CENTERLINE OF EAST GRAND AVENUE BETWEEN MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED FOR RECORD JUNE 19, 1988, IN BOOK 10 OF LLS MAPS AT PAGES 88 THROUGH 90, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ENGINEER'S STATEMENT

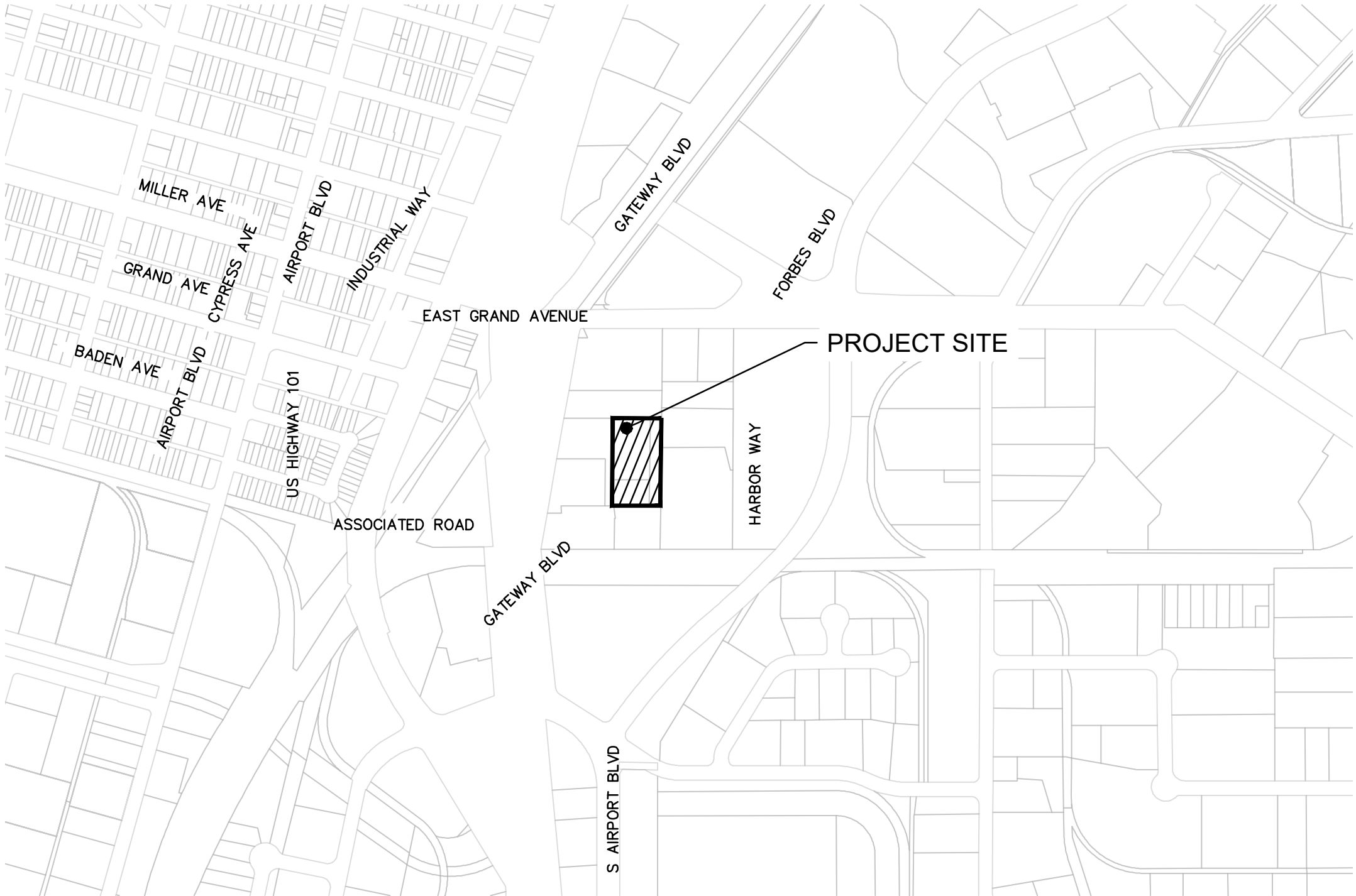
THIS TENTATIVE TRACT MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

01/26/2023
DATE
KEVIN M. WONG, P.E.
BKF ENGINEERS
R.C.E. NO. 72285

160 SYLVESTER ROAD
VESTING TENTATIVE PARCEL MAP
FOR COMMERCIAL CONDOMINIUM PURPOSES
160 SYLVESTER ROAD, SOUTH SAN FRANCISCO, CALIFORNIA



LOCATION MAP
NTS



VICINITY MAP
NTS

PROJECT SUMMARY

1. OWNER/DEVELOPER:

SSF EAST GRAND VENTURE, LLC
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
(415) 279-0071
2. CIVIL ENGINEER:

BKF ENGINEERS
2100 FRANKLIN STREET, SUITE 4C
OAKLAND, CA 94612
TEL (510) 899-7300
3. PURPOSE:

MERGE TWO PARCELS AND CREATE UP TO 12 COMMERCIAL CONDOMINIUM UNITS.
4. PROJECT ADDRESS:

160 SYLVESTER ROAD
5. ASSESSOR'S PARCEL NO.:

015-031-140, 015-031-150
6. NUMBER OF PROPOSED PARCELS:

1
7. EXISTING LAND USE:

COMMERCIAL BUILDING
8. PROPOSED LAND USE:

COMMERCIAL BUILDING
9. EXISTING ZONING:

ETC
10. PROPOSED ZONING:

ETC
11. GROSS ACREAGE:

1.6± ACRES
12. ESTIMATED AREA OF LAND DISTURBANCE:

1.6± ACRES
13. EXISTING NUMBER OF BUILDINGS:

2
14. NUMBER OF BUILDINGS REMOVED:

2
15. PROPOSED NUMBER OF BUILDINGS:

1
16. PROPOSED NUMBER OF PARKING GARAGES:

0
17. FLOOD ZONE DESIGNATION:

ZONE X - PER FEMA MAP NO. 06081C0044F, EFFECTIVE APRIL 5, 2019
18. 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:

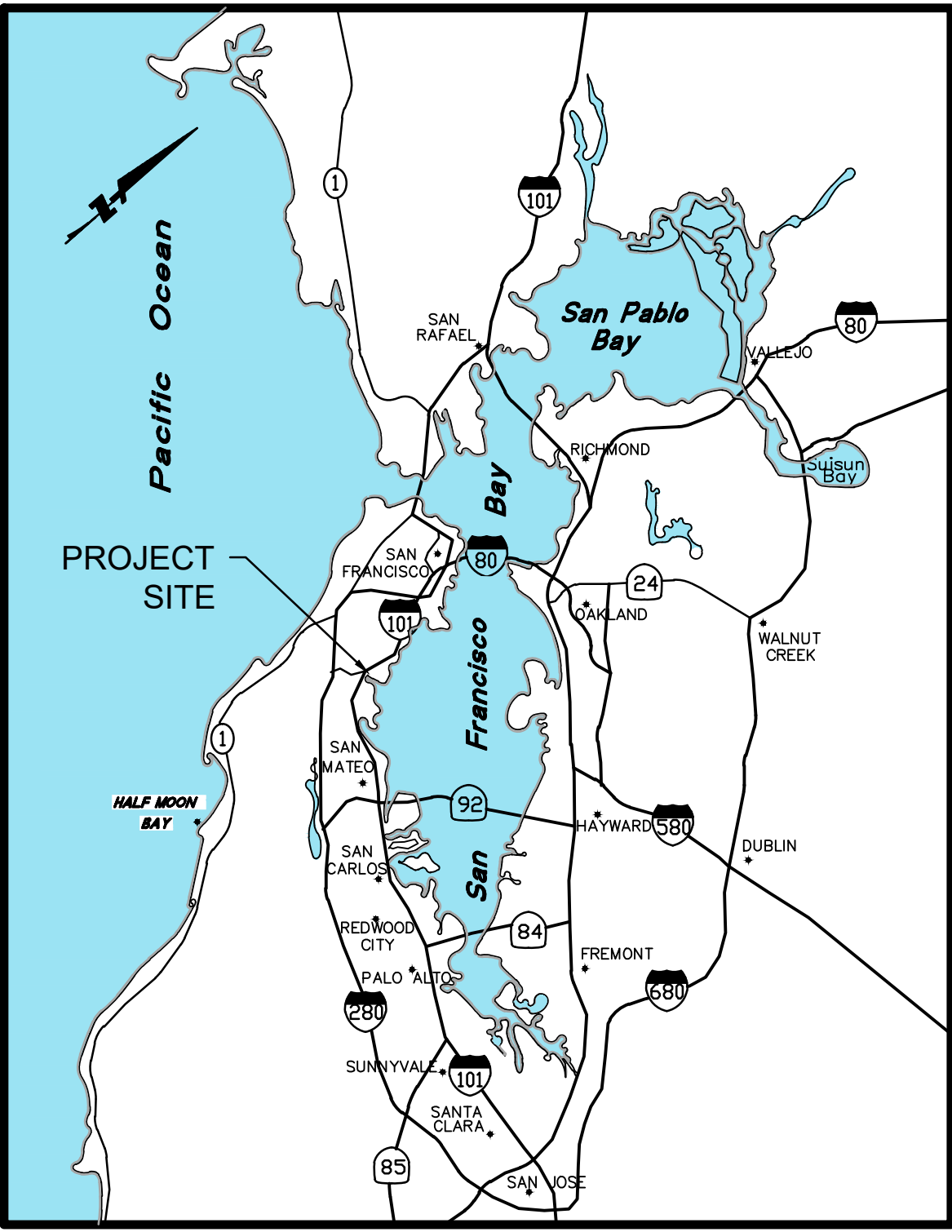
PACIFIC GAS & ELECTRIC (PGE)

TELEPHONE:

AT&T

CABLE TELEVISION:

COMCAST

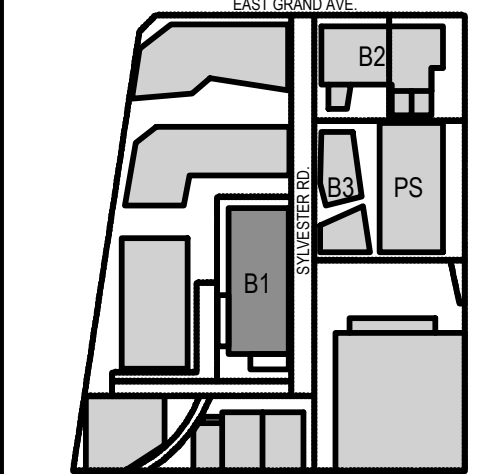


LOCATION MAP
NTS



P R O P P +
G U E R I N

Stamps & Approvals



Project Key Plan

NOT FOR
CONSTRUCTION

Rev | Date | Description

Project Title

TrammellCrowCompany

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

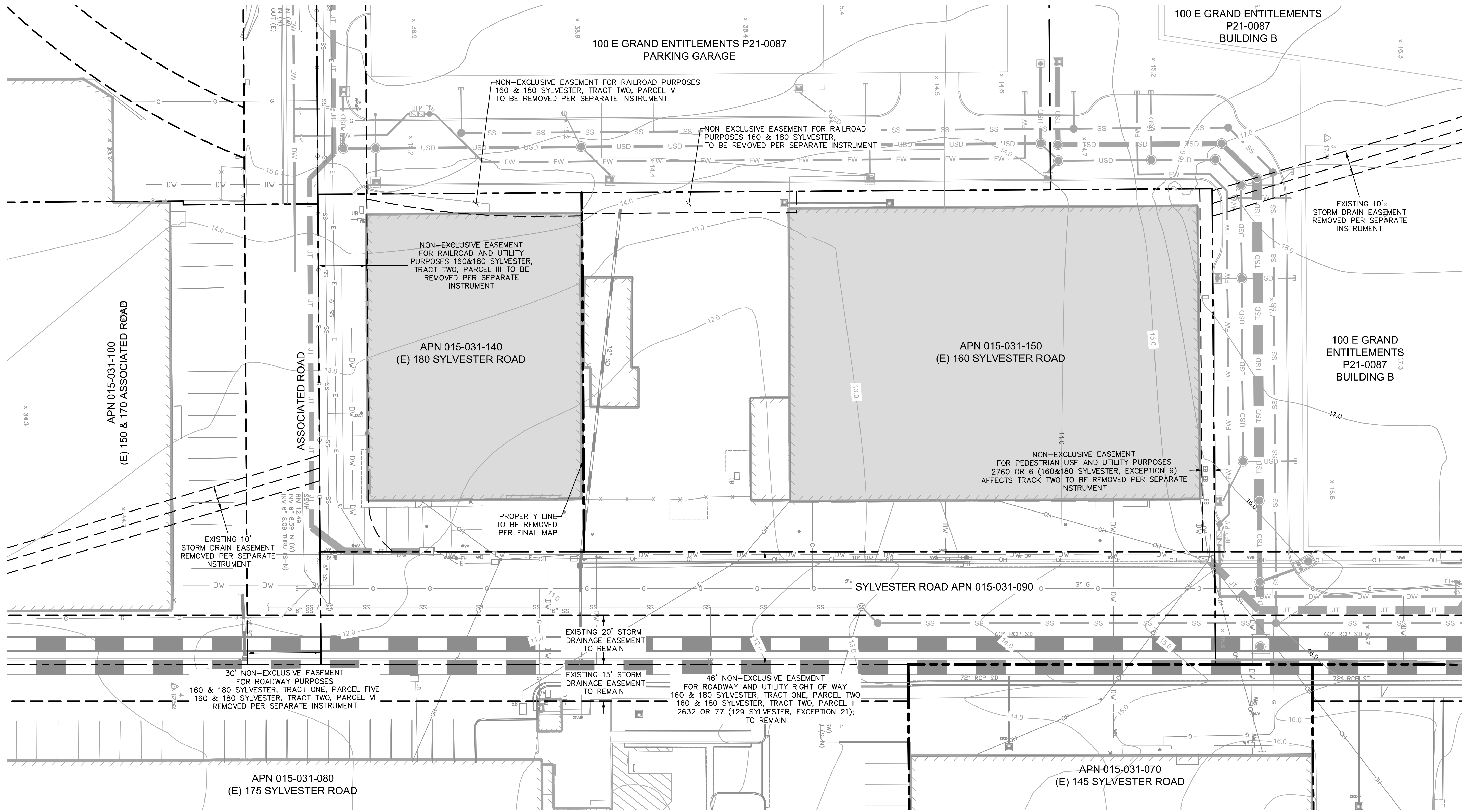
Sheet Title

TITLE SHEET

Sheet Number

Rev. No.

TM-100

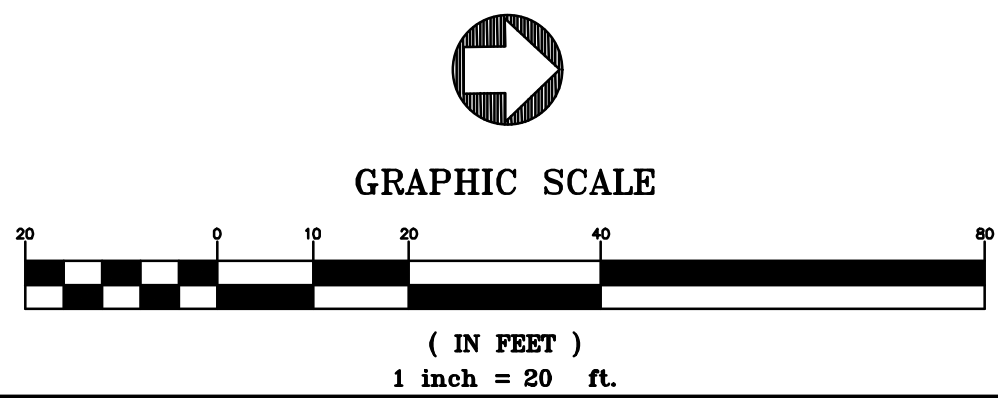


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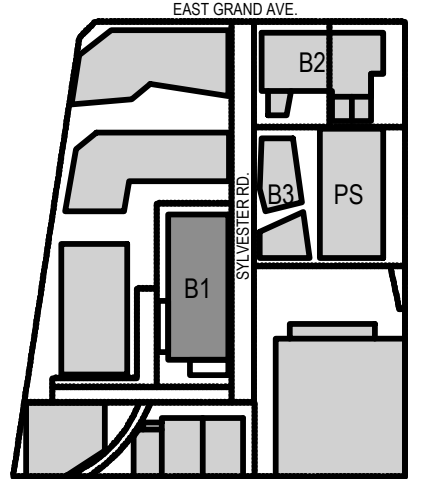
	PROPERTY LINE		EXISTING OVERHEAD LINE		EXISTING JOINT TRENCH
	PROPERTY LINE TO BE REMOVED PER FINAL MAP		EXISTING GAS LINE		EXISTING BACKFLOW PREVENTER
	EASEMENT LINE		EXISTING ELECTRICAL LINE		EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING SANITARY SEWER CLEANOUT		EXISTING FIRE HYDRANT		EXISTING TELECOMMUNICATION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



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
01/26/2023

Drawn By
BKF

Project Number
22601-01

Checked By
BKF

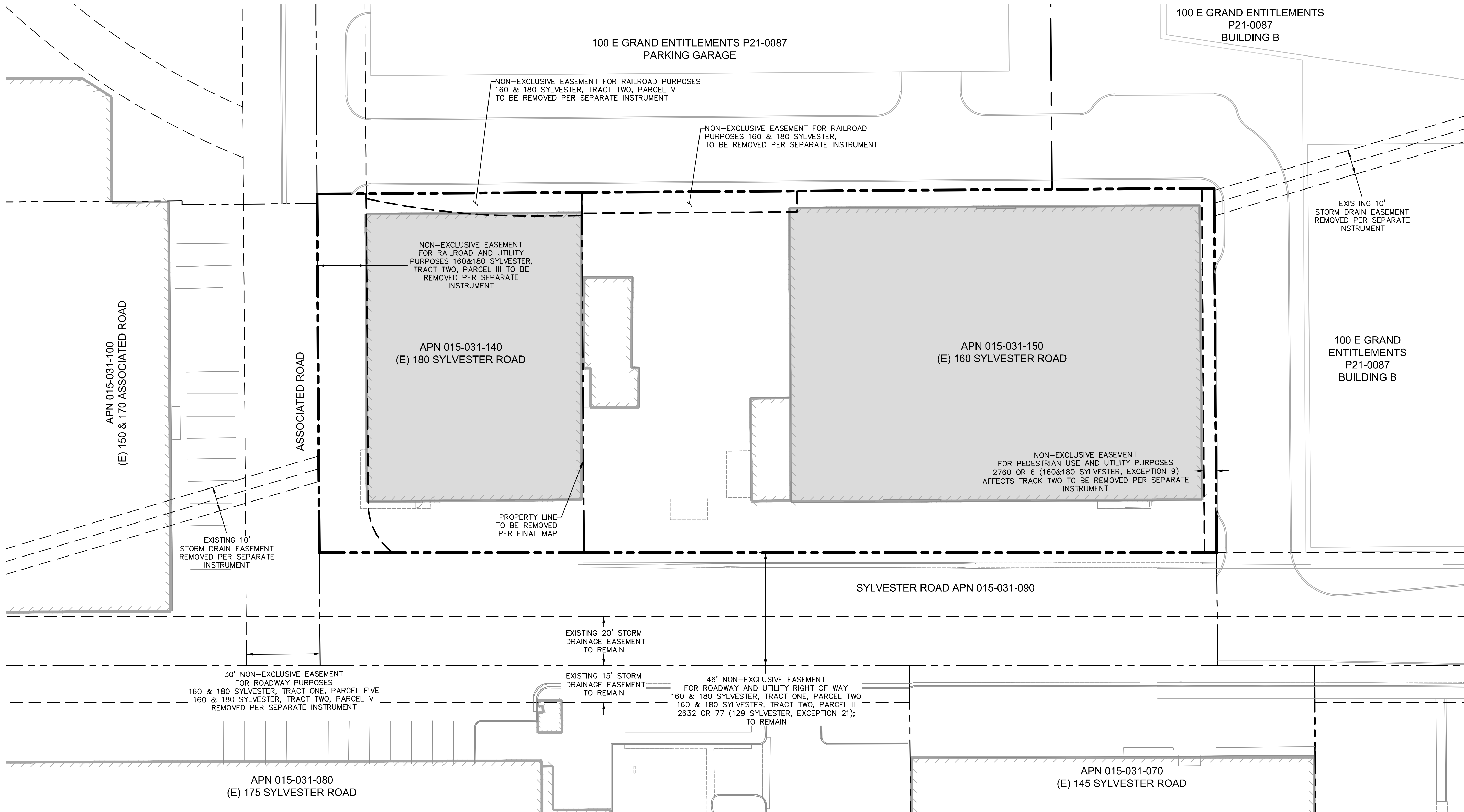
Sheet Title

**EXISTING CONDITIONS
PLAN**

Sheet Number

TM-200

Rev. No.

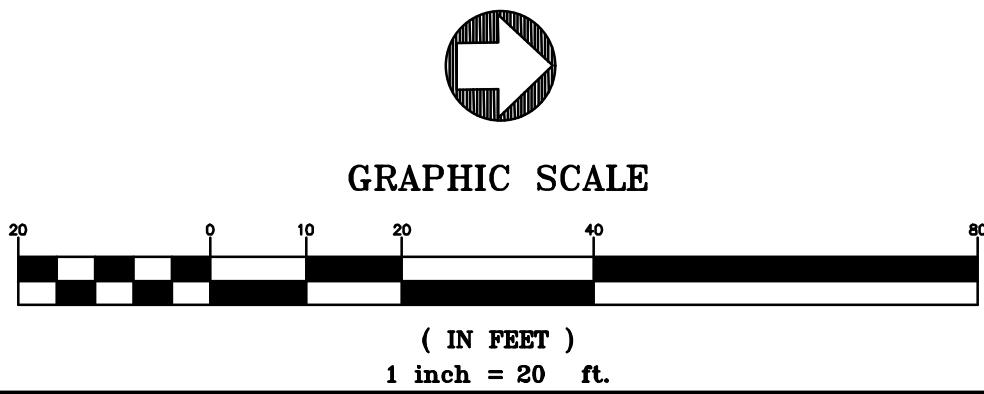


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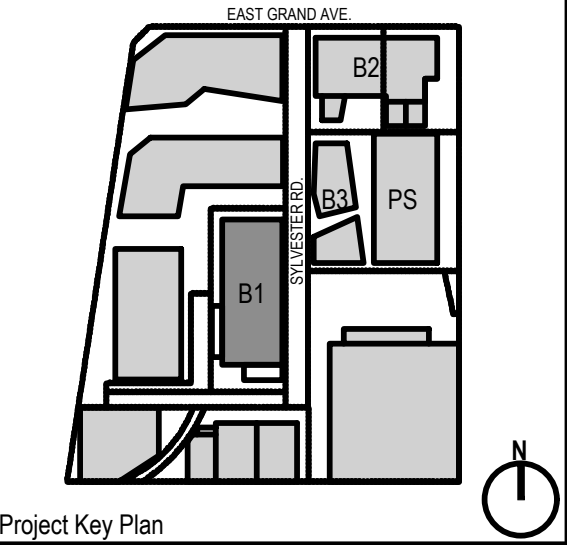
- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED PER FINAL MAP
- EASEMENT LINE
- EASEMENT LINE TO BE REMOVED

NOTES:

- EXISTING SURVEY TOPOGRAPHY IS BASED ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
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NOT FOR CONSTRUCTION

Rev	Date	Description
Project Title		
Trammell Crow Company		

TRAMMELL CROW COMPANY

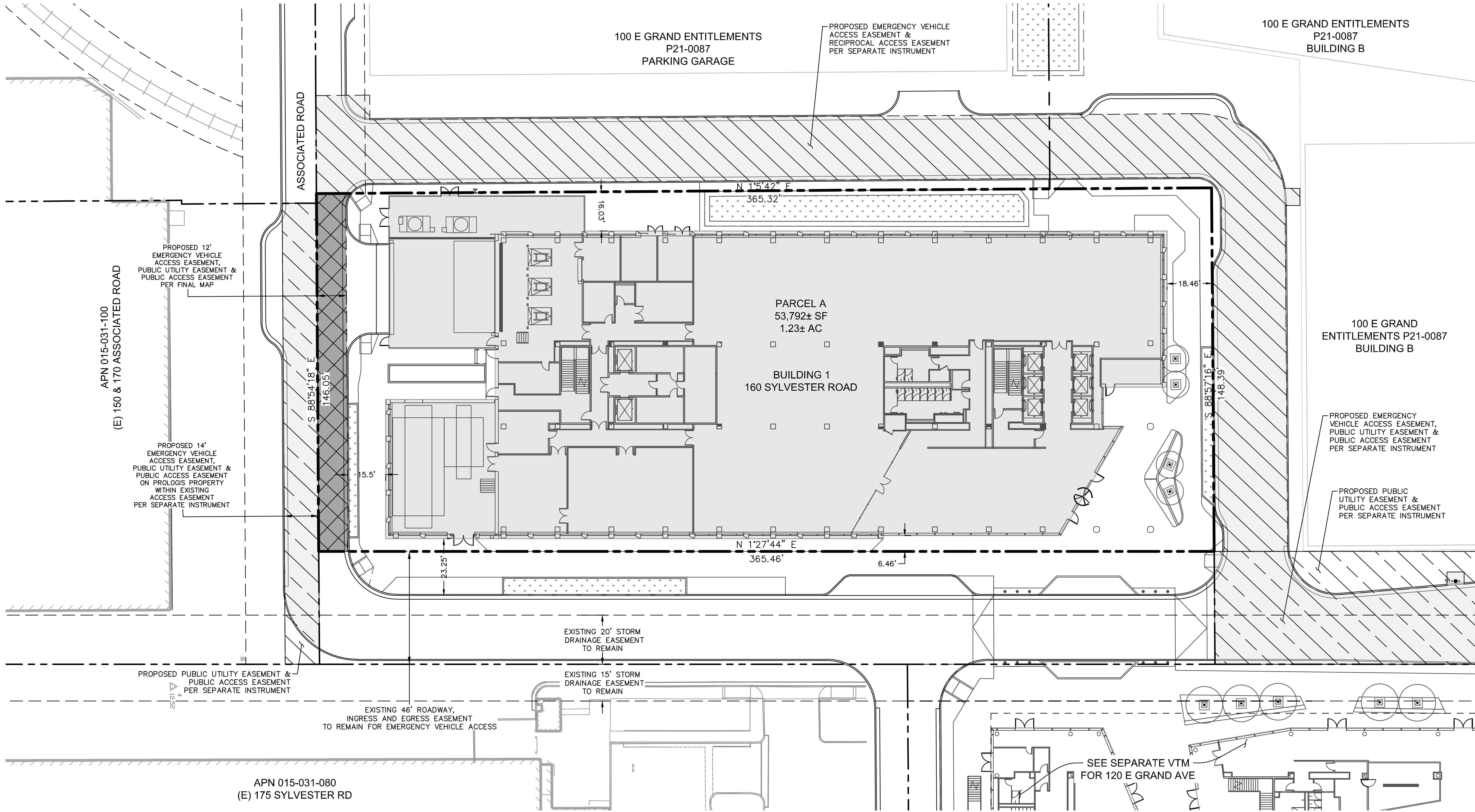
B1: 160 Sylvester Rd.
South San Francisco

160 SYLVESTER RD

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

Sheet Title
EXISTING PARCEL PLAN AND EASEMENT VACATION PLAN

Sheet Number TM-300	Rev. No.
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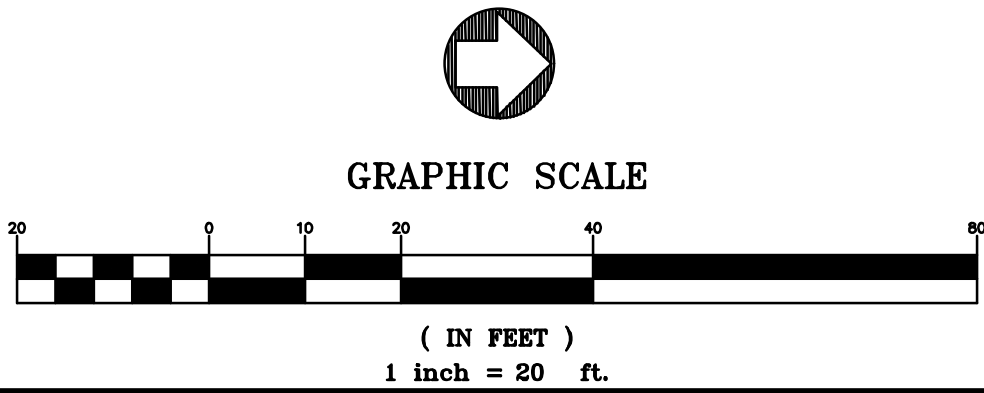


LEGEND:

	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)		

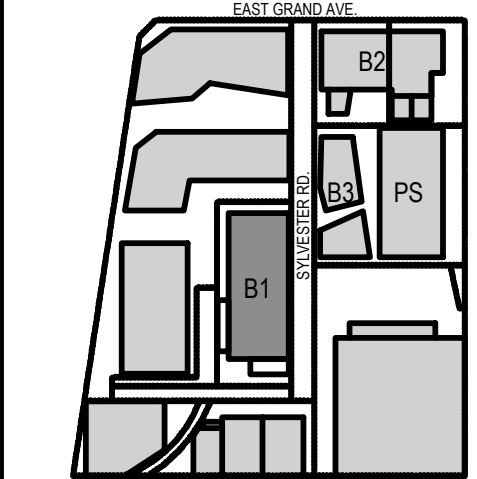
NOTES:

- 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.



bionic
CPP WIND ENGINEERING
CONSULTANTS
P R O P P +
G U E R I N

Stamps & Approvals



Project Key Plan

**NOT FOR
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Rev	Date	Description
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Project Title

TrammellCrowCompany

**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

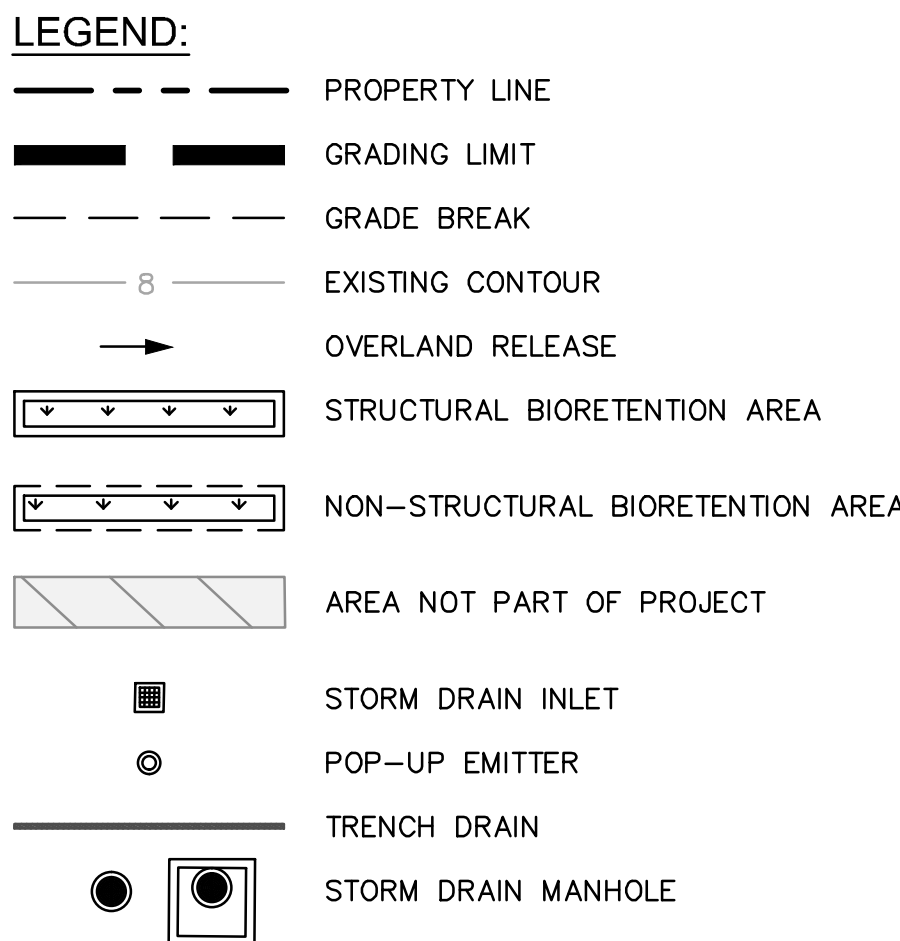
Sheet Title

**PARCELIZATION
PLAN**

Sheet Number

TM-400

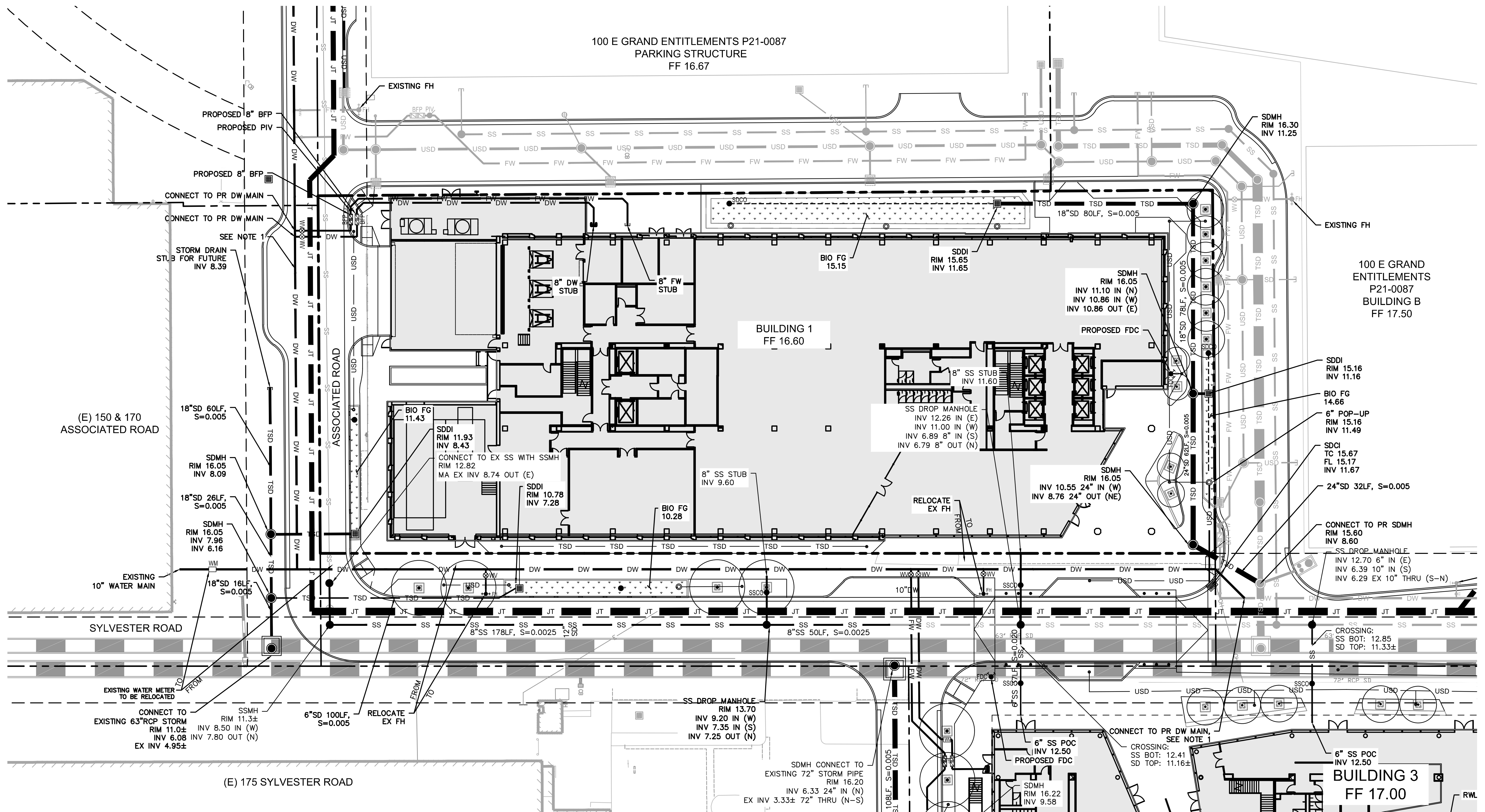
Rev. No.



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.



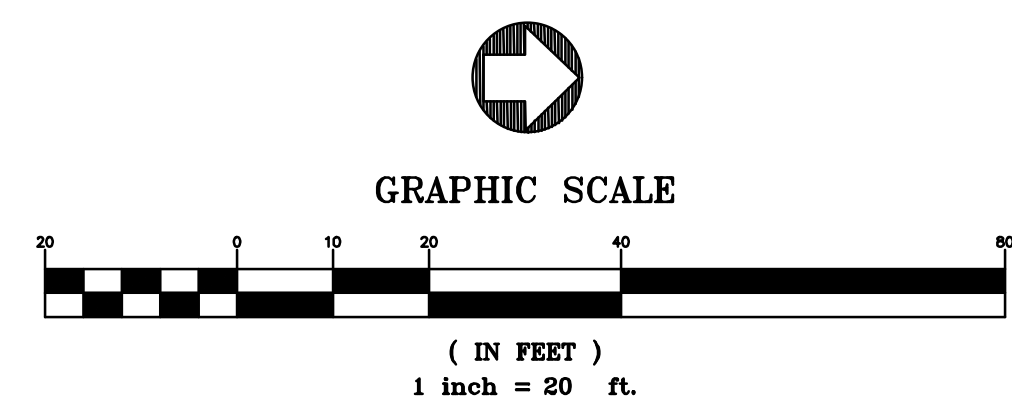
LEGEND:

---	PROPERTY LINE	●	STORM DRAIN POP-UP EMITTER
---	EASEMENT LINE	SS	SANITARY SEWER LINE
DW	DOMESTIC WATER LINE	●	SANITARY SEWER MANHOLE
FW	FIRE SERVICE LINE	BFP	BACKFLOW PREVENTER
USD	UNTREATED STORM DRAIN LINE	FH	FIRE HYDRANT
TSD	TREATED STORM DRAIN LINE	FH	EXISTING FIRE HYDRANT
SDFM	STORM DRAIN FORCE MAIN	[Pattern]	STRUCTURAL BIORETENTION AREA
●	STORM DRAIN MANHOLE	[Pattern]	NON-STRUCTURAL BIORETENTION AREA
■	STORM DRAIN DROP INLET	DW	EXISTING DOMESTIC WATER LINE

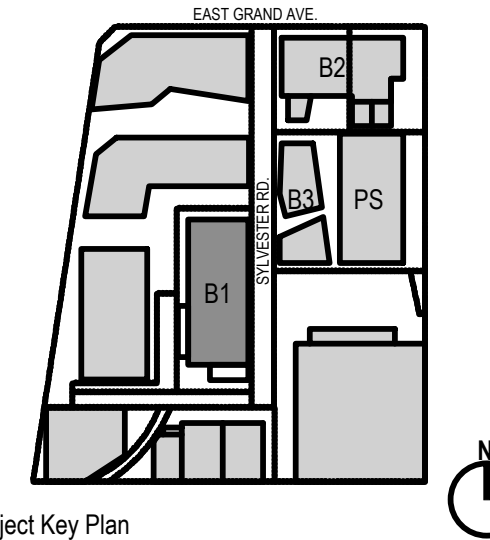
[Pattern]	EXISTING STORM DRAIN LINE	●	PIV
SS	EXISTING SANITARY SEWER LINE	WM	WATER METER
OH	EXISTING OVERHEAD LINE	WV	WATER VALVE
G	EXISTING GAS LINE TO BE RELOCATED		ELECTRICAL STRUCTURE, SEE STRUCTURAL DRAWINGS FOR DETAILS
E	EXISTING ELECTRICAL LINE		ELECTRIC LINE
JT	JOINT TRENCH		
---	TRENCH DRAIN		
•	AREA DRAIN		
■	STORM DRAIN INLET		

NOTES:

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



Stamps & Approvals



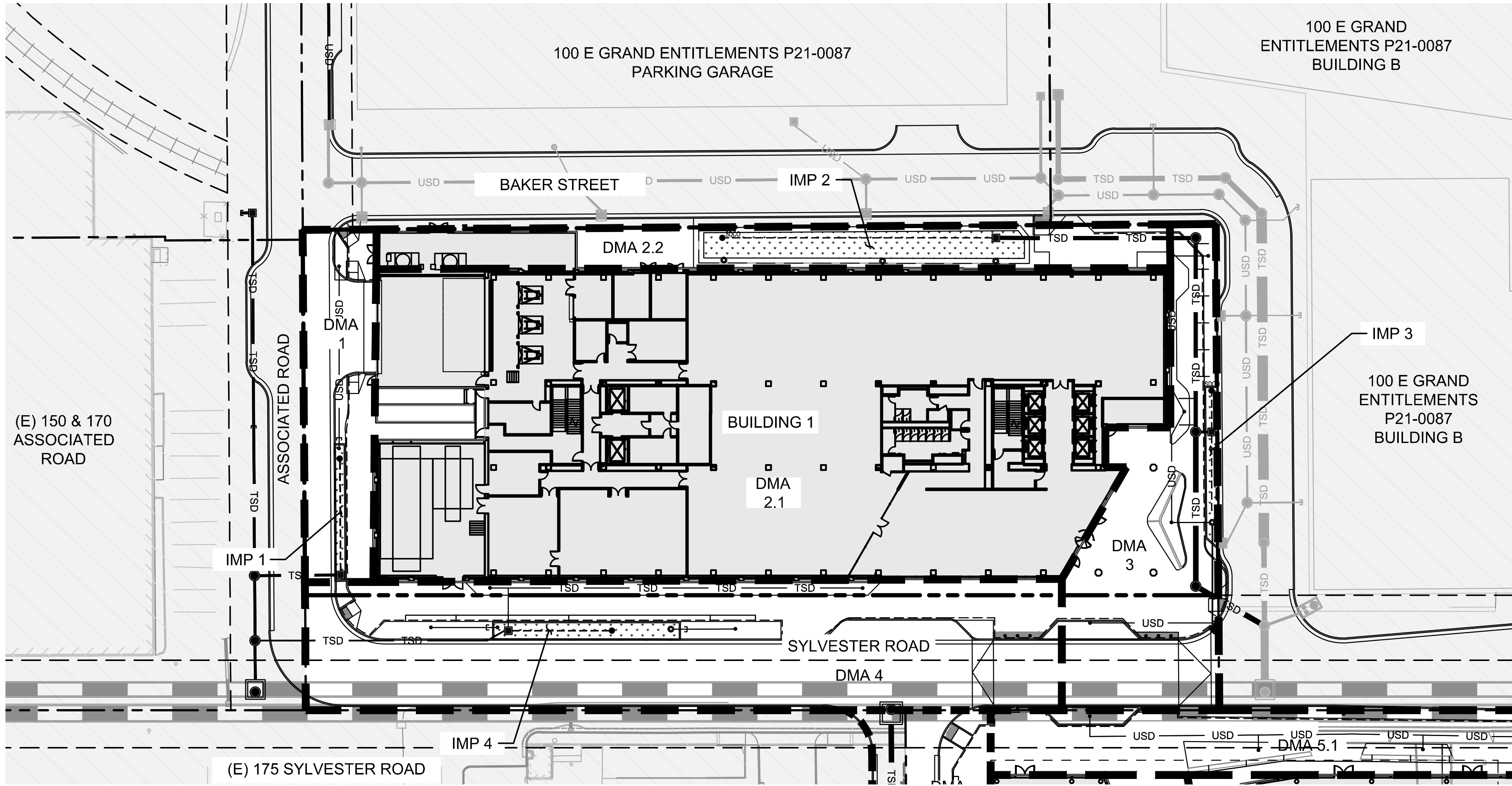
NOT FOR CONSTRUCTION

Rev	Date	Description
Project Title		
Trammell Crow Company		

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

160 SYLVESTER RD

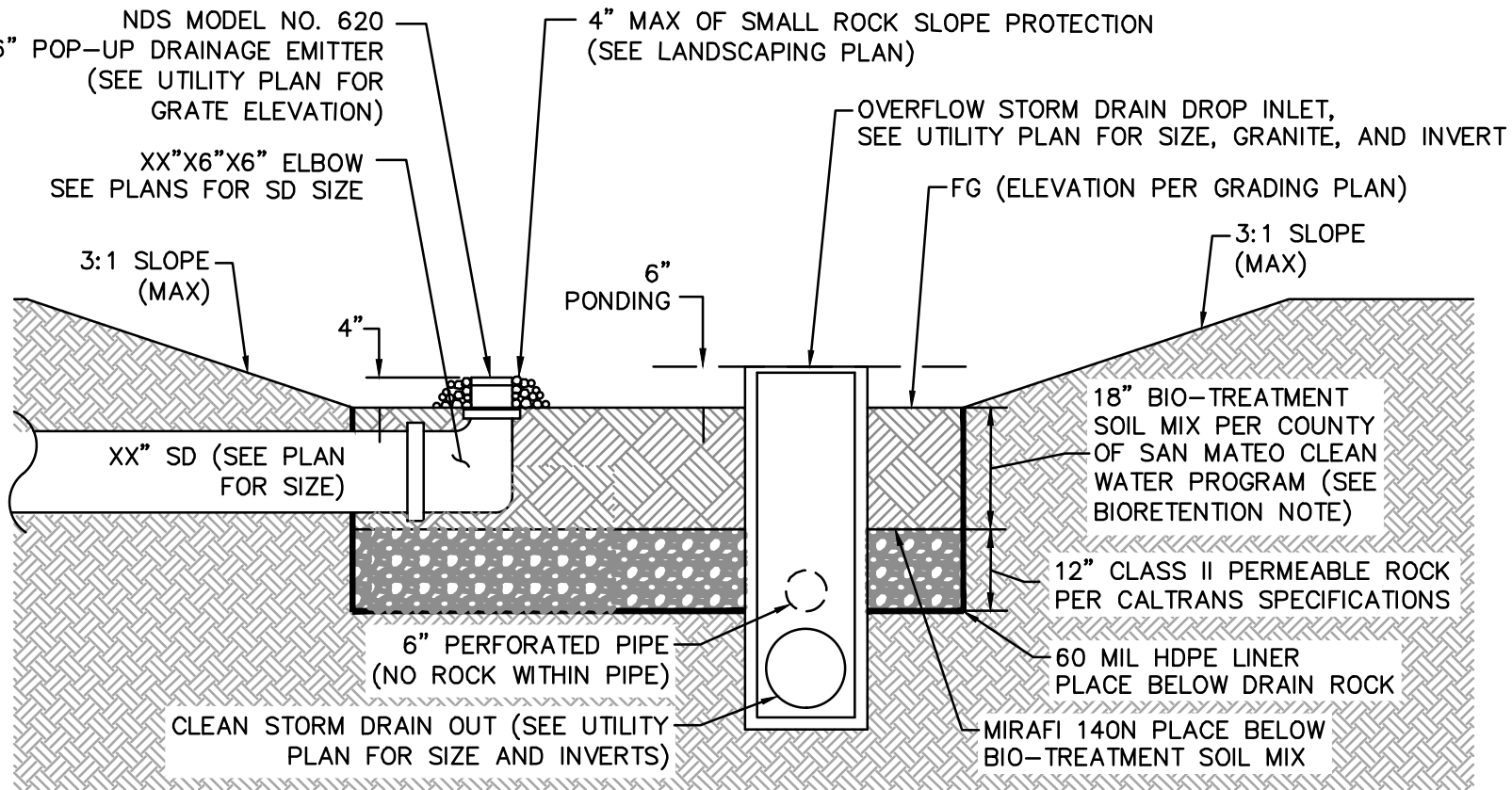
Project Phase	
VESTING TENTATIVE PARCEL MAP	
Date	01/26/2023
Project Number	22601-01
Sheet Title	PRELIMINARY UTILITY PLAN
Sheet Number	TM-600



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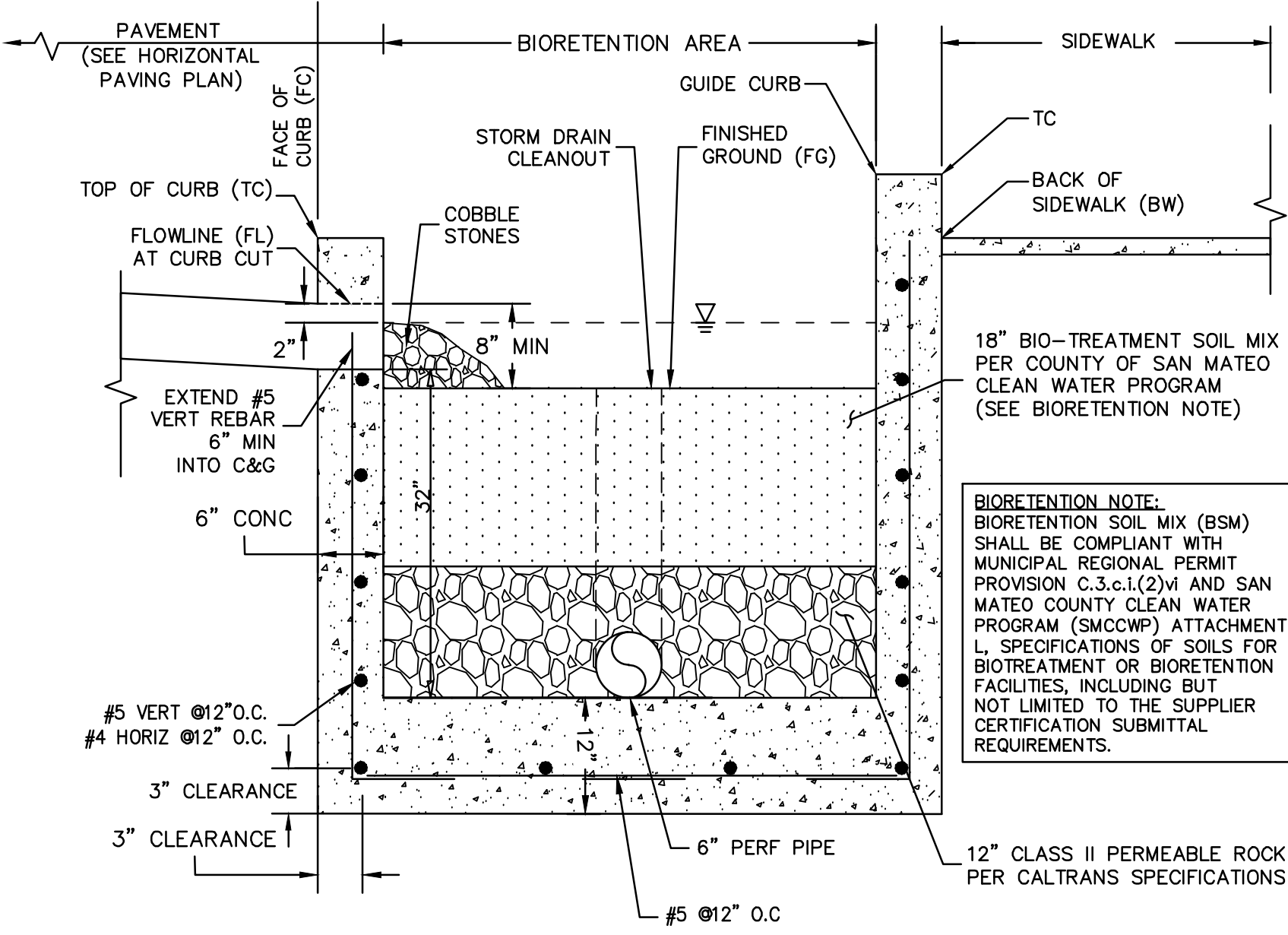
- PROPERTY LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (IMP)
- USD: PROPOSED UNTREATED STORM DRAIN LINE
- TSD: PROPOSED TREATED STORM DRAIN LINE
- SDFM: PROPOSED STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN LINE
- AREA NOT PART OF PROJECT

- 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.



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

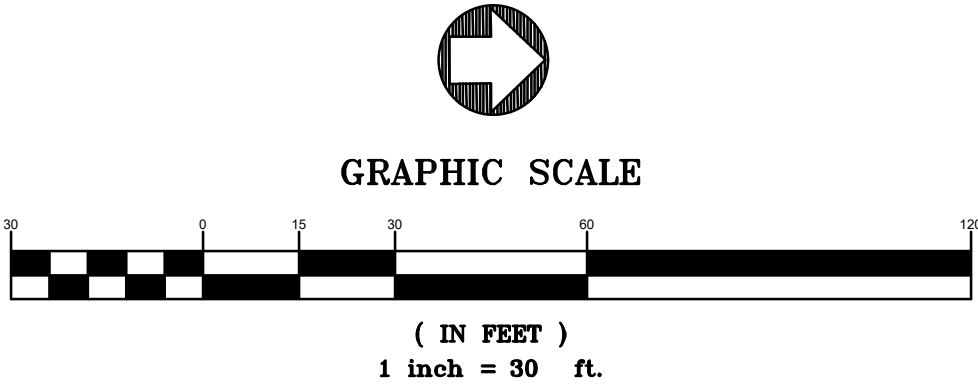
1 NON-STRUCTURAL BIORETENTION AREA
N.T.S.



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 ₁₀ 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
TOTAL	3,630	180	4,000						
2.1	37,750	250	38,000	0.91	1.94	1.75	2	1294	1,350
2.2	3,230	720	5,300						
TOTAL	40,980	970	43,300						
3	5,920	1,550	7,750	0.80	1.94	0.27	3	191	280
TOTAL	5,920	1,550	7,750						
4	13,720	1,500	15,700	0.86	1.94	0.60	4	437	480
TOTAL	13,720	1,500	15,700						
5.1	4,300	1,300	5,600	0.85	1.94	0.69	5	501	730
5.2	4,170	500	5,400						
5.3	7,250	0	7,250						
TOTAL	15,720	1,800	18,250						
6.1	10,500	900	11,400	0.91	1.94	2.62	6	1867	1,910
6.2	6,300	0	6,300						
6.3	1,850	750	2,600						
6.4	32,100	0	32,100						
6.5	10,490	0	12,400						
TOTAL	61,240	1,650	64,800						
7.1	1,950	0	1,950	0.80	1.94	0.59	7	410	500
7.2	3,150	0	3,150						
7.3	7,600	3,200	11,300						
TOTAL	12,700	3,200	16,400						
8.1	4,200	0	4,200	0.91	1.94	0.60	8	447	520
8.2	9,980	100	10,600						
TOTAL	14,180	100	14,800						
9.1	26,500	0	26,500	0.85	1.94	1.40	9	1006	1,380
9.2	5,020	4,200	10,600						
TOTAL	31,520	4,200	37,100						

PER SEPARATE VTM 120 E GRAND AVENUE



Flad

BKF

IPD

bionic

CPP WIND ENGINEERING CONSULTANTS

PROPP + GUERIN

Stamps & Approvals

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

PRELIMINARY STORMWATER MANAGEMENT PLAN

Sheet Number	Rev. No.
TM-700	

SHEET INDEX

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ABBREVIATIONS

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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		
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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		
SD/IO	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.

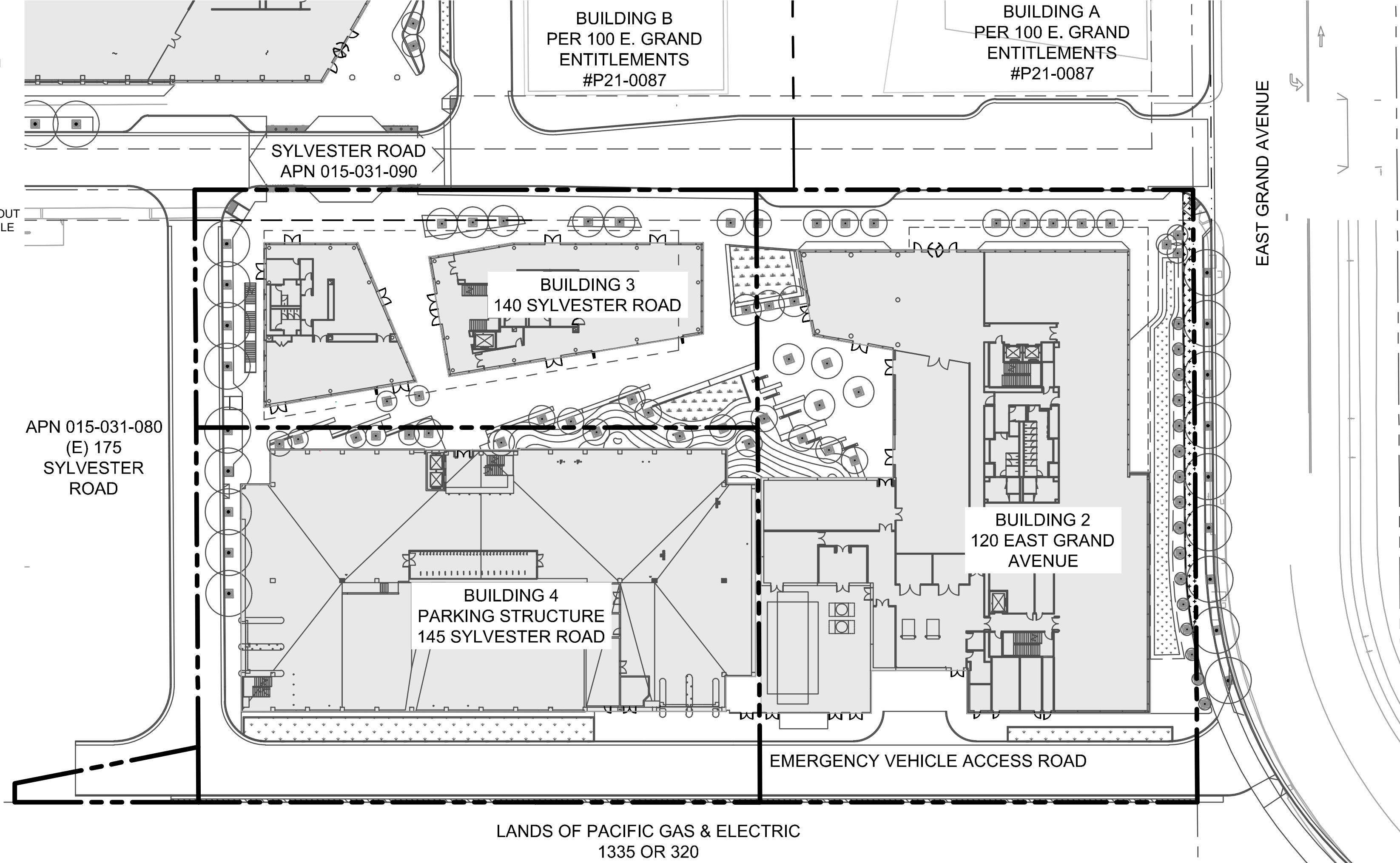
ENGINEER'S STATEMENT

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

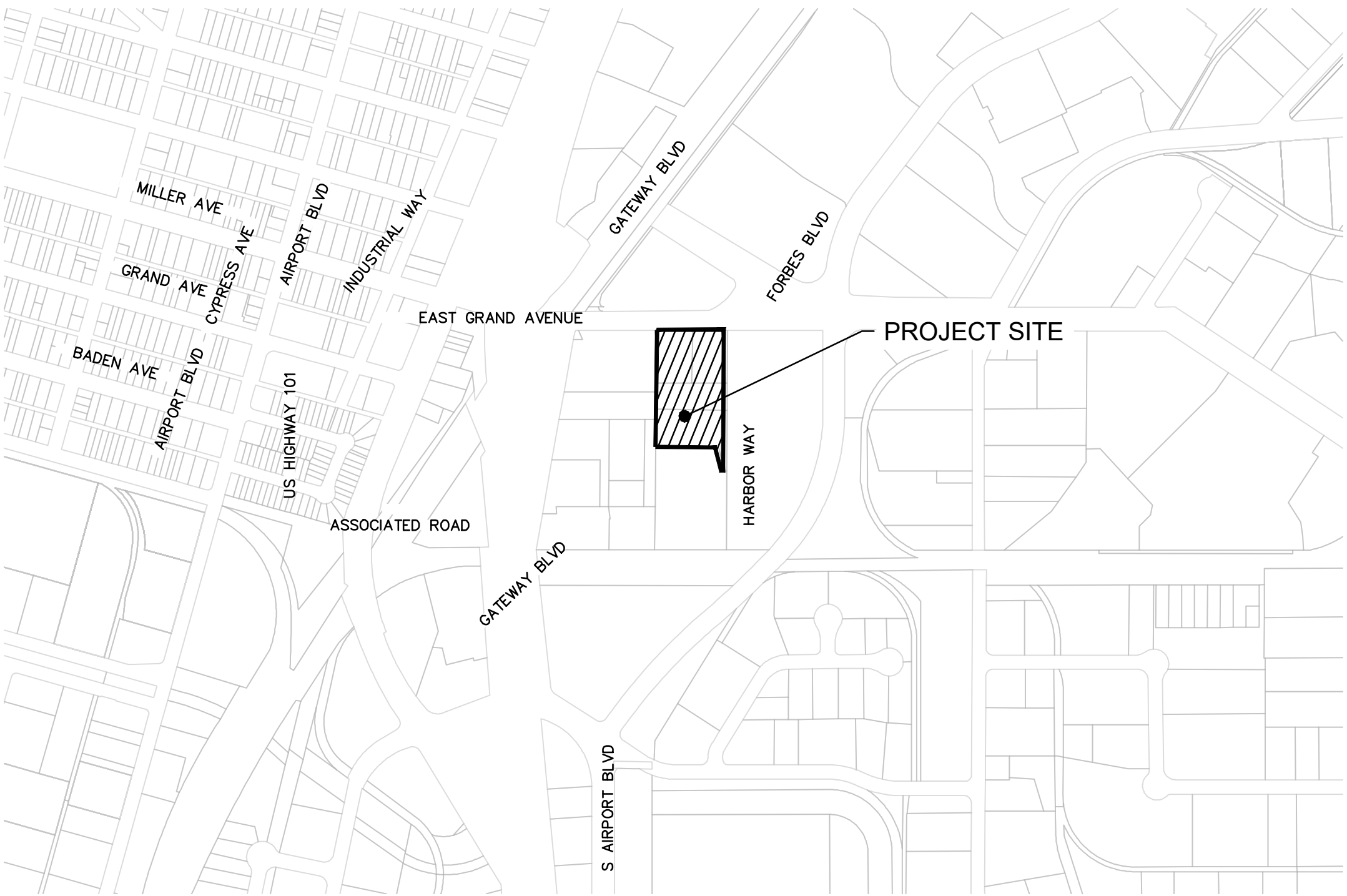
01/25/2023
DATE
KEVIN M. WONG, P.E.
BKF ENGINEERS
R.C.E. NO. 72285

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

1. OWNER/DEVELOPER:

SSF EAST GRAND VENTURE, LLC
415 MISSION STREET, 45TH FLOOR
SAN FRANCISCO, CA 94105
(415) 279-0071
2. CIVIL ENGINEER:

BKF ENGINEERS
2100 FRANKLIN STREET, SUITE 4C
OAKLAND, CA 94612
TEL (510) 899-7300
3. 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.
4. PROJECT ADDRESS:

120 EAST GRAND AVENUE
5. ASSESSOR'S PARCEL NO.:

015-031-060, 015-031-070, 015-031-170, 015-031-180
6. NUMBER OF PROPOSED PARCELS:

4
7. EXISTING LAND USE:

COMMERCIAL BUILDING
8. PROPOSED LAND USE:

COMMERCIAL BUILDING
9. EXISTING ZONING:

ETC
10. PROPOSED ZONING:

ETC
11. GROSS ACREAGE:

3.5± ACRES
12. ESTIMATED AREA OF LAND DISTURBANCE:

3.5± ACRES
13. EXISTING NUMBER OF BUILDINGS:

4
14. NUMBER OF BUILDINGS REMOVED:

4
15. PROPOSED NUMBER OF BUILDINGS:

3
16. PROPOSED NUMBER OF PARKING GARAGES:

1
17. FLOOD ZONE DESIGNATION:

ZONE X - PER FEMA MAP NO. 06081C0044F, EFFECTIVE APRIL 5, 2019
18. 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:

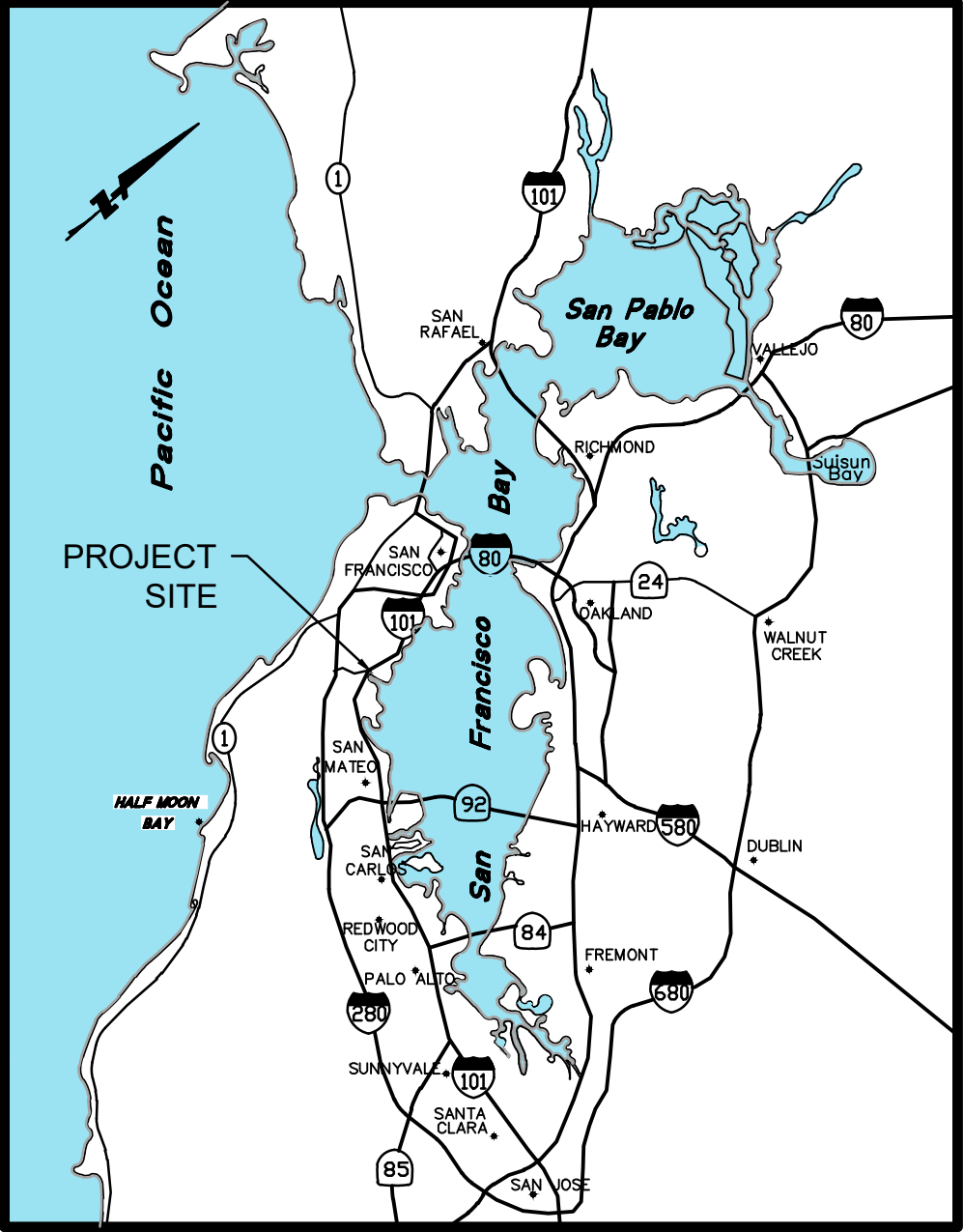
PACIFIC GAS & ELECTRIC (PGE)

TELEPHONE:

AT&T

CABLE TELEVISION:

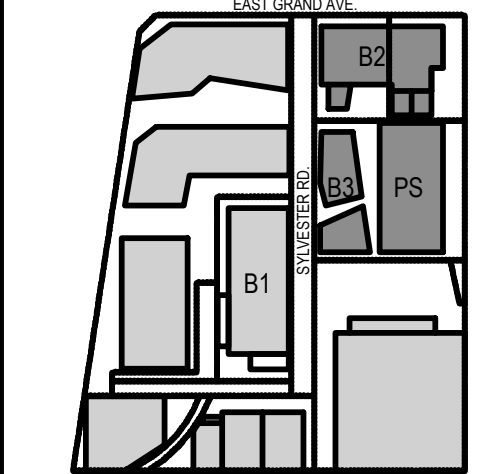
COMCAST



LOCATION MAP
NTS



Stamps & Approvals



Project Key Plan

NOT FOR
CONSTRUCTION

Rev	Date	Description
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Project Title

TrammellCrowCompany

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

Project Number
22601-01

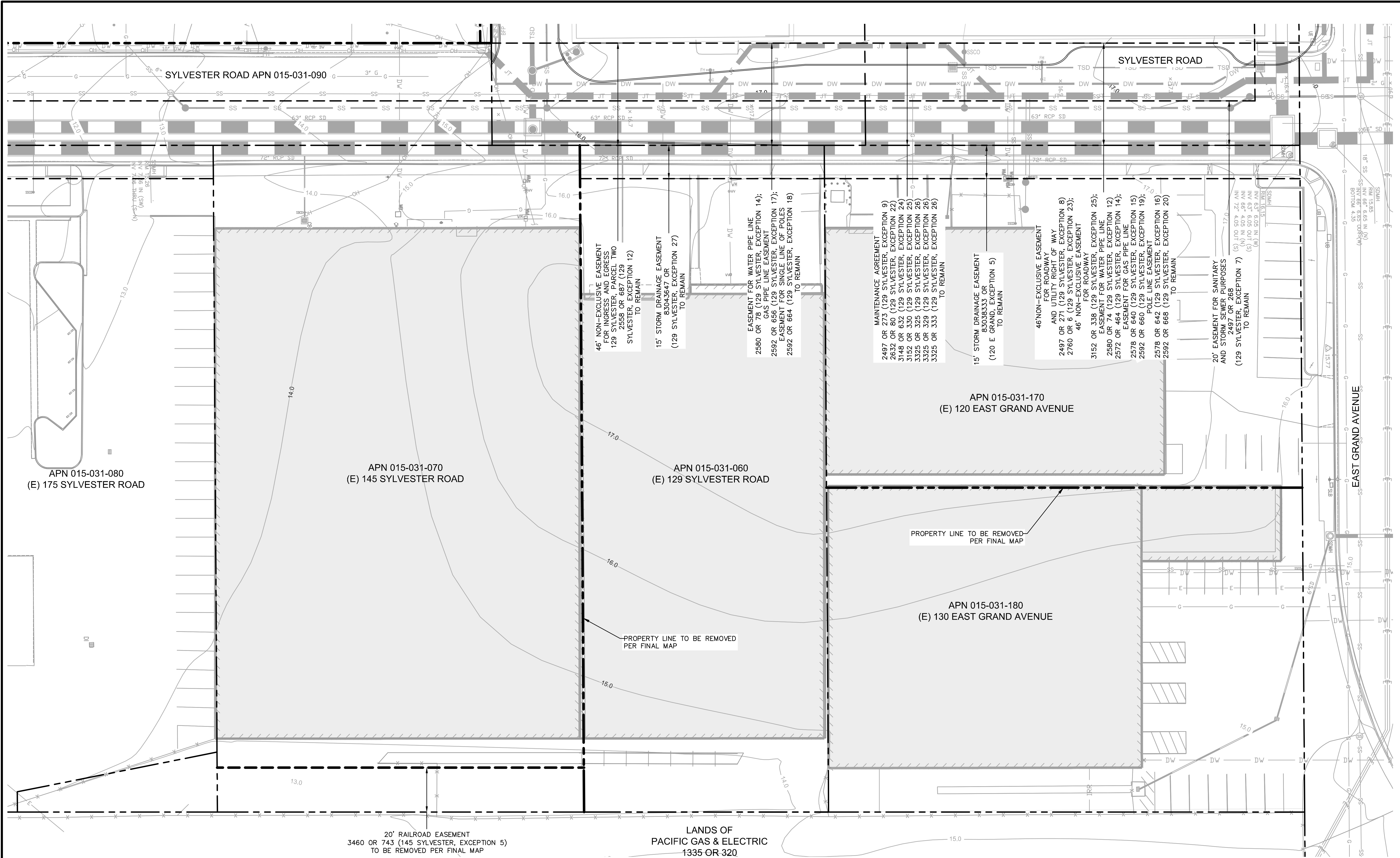
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TITLE SHEET

Sheet Number

TM-100

Rev. No.

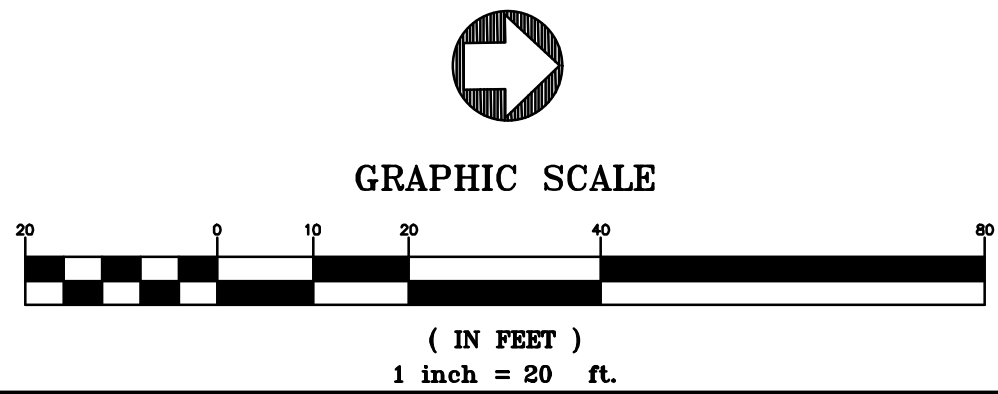


LEGEND:

	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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Project Key Plan

NOT FOR CONSTRUCTION

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

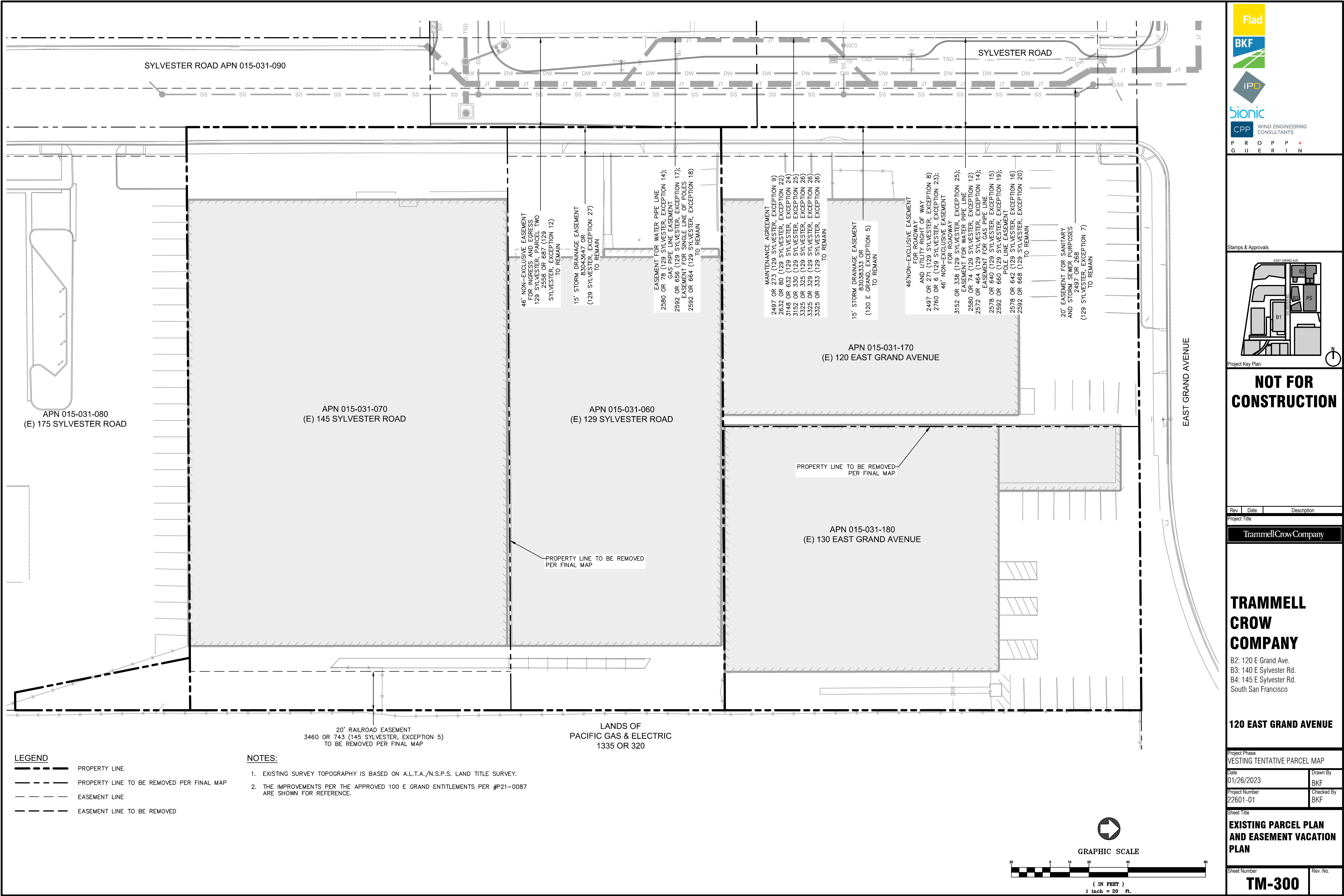
VESTING TENTATIVE PARCEL MAP

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

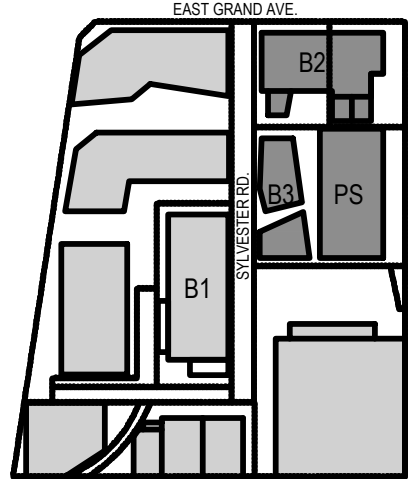
Sheet Title

EXISTING CONDITIONS PLAN

Sheet Number	TM-200	Rev. No.	
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Project Key Plan

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CONSTRUCTION

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

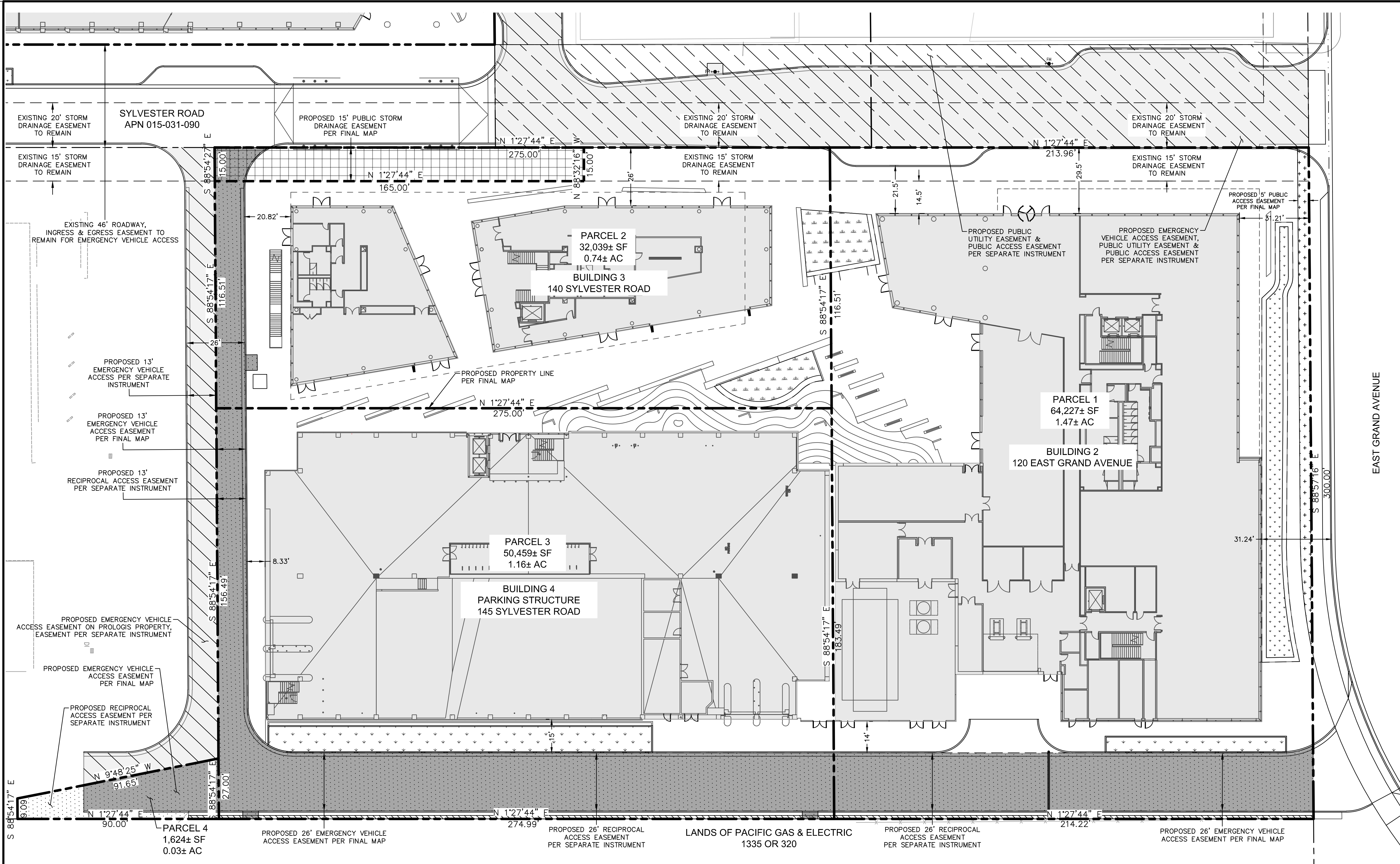
120 EAST GRAND AVENUE

Project Phase
VESTING TENTATIVE PARCEL MAP

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

Sheet Title
EXISTING PARCEL PLAN
AND EASEMENT VACATION
PLAN

Sheet Number TM-300	Rev. No.
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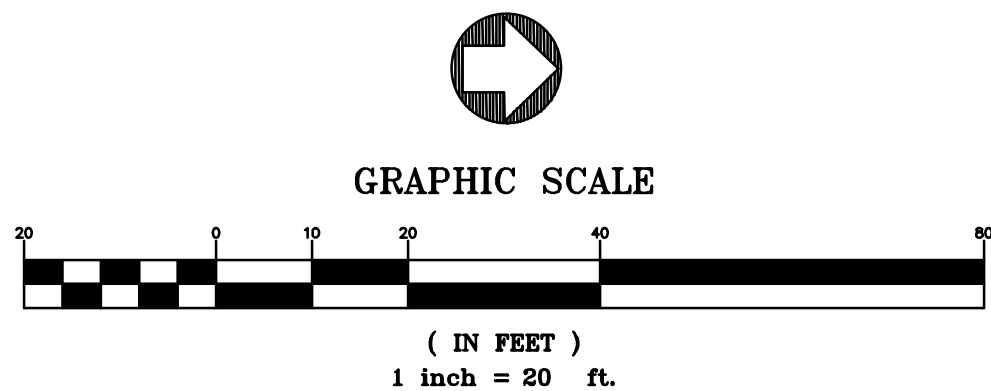
LEGEND:

- 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

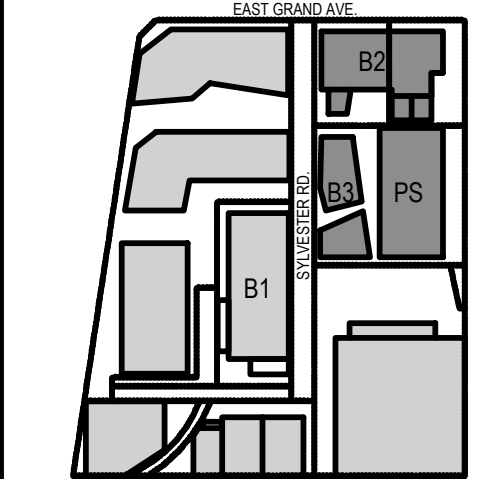
NOTES:

- 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.



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Project Key Plan

**NOT FOR
CONSTRUCTION**

Rev	Date	Description
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Project Title

TrammellCrowCompany

**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

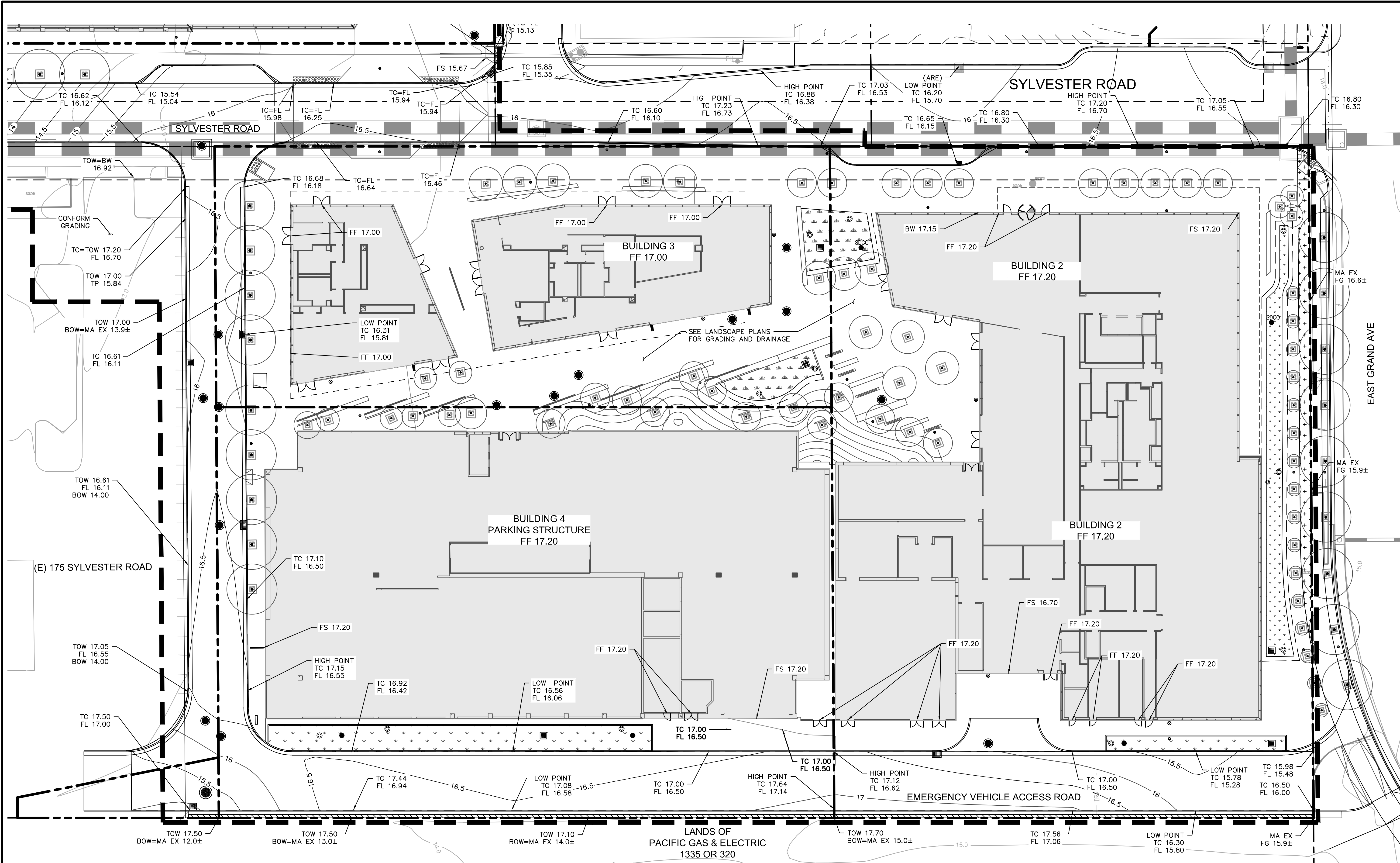
Sheet Title

**PARCELIZATION
PLAN**

Sheet Number

TM-400

Rev. No.

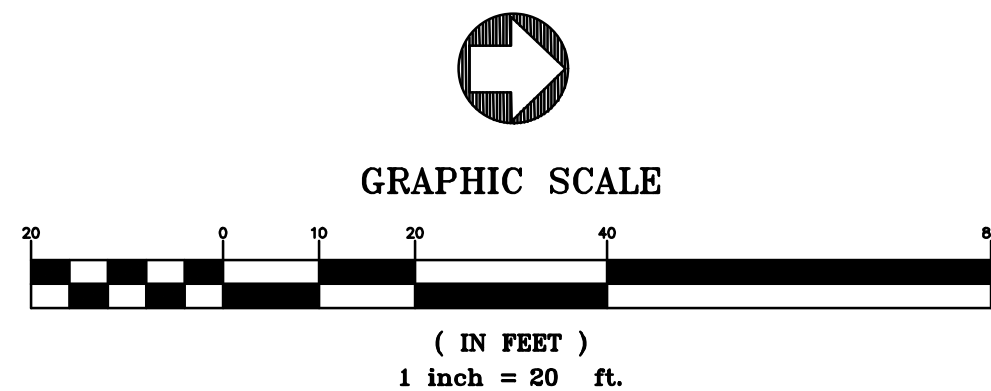


LEGEND:

- | | | | |
|-----|-----------------------------------|---|--------------------------|
| --- | PROPERTY LINE | ▨ | AREA NOT PART OF PROJECT |
| --- | GRADING LIMIT | ■ | STORM DRAIN INLET |
| --- | GRADE BREAK | ○ | POP-UP EMITTER |
| --- | EXISTING CONTOUR | — | TRENCH DRAIN |
| → | OVERLAND RELEASE | ● | STORM DRAIN MANHOLE |
| ▨ | STRUCTURAL BIORETENTION AREA | | |
| ▨ | NON-STRUCTURAL BIORETENTION AREA | | |
| ▨ | HALF STRUCTURAL BIORETENTION AREA | | |

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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Project Key Plan

NOT FOR CONSTRUCTION

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

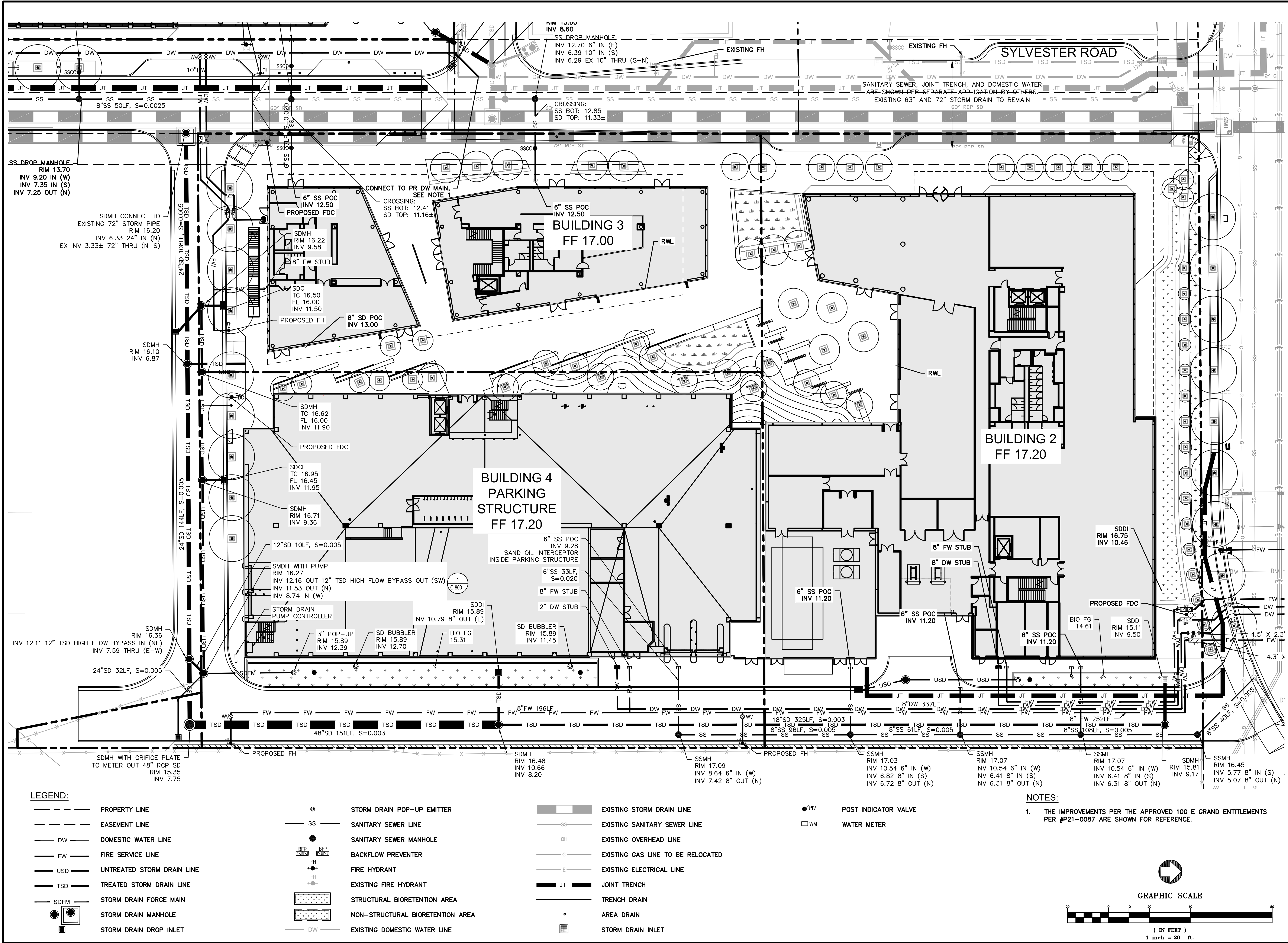
Date
01/26/2023

Project Number
22601-01

Sheet Title
PRELIMINARY GRADING PLAN

Sheet Number
TM-500

Rev. No.



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Project Key Plan

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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

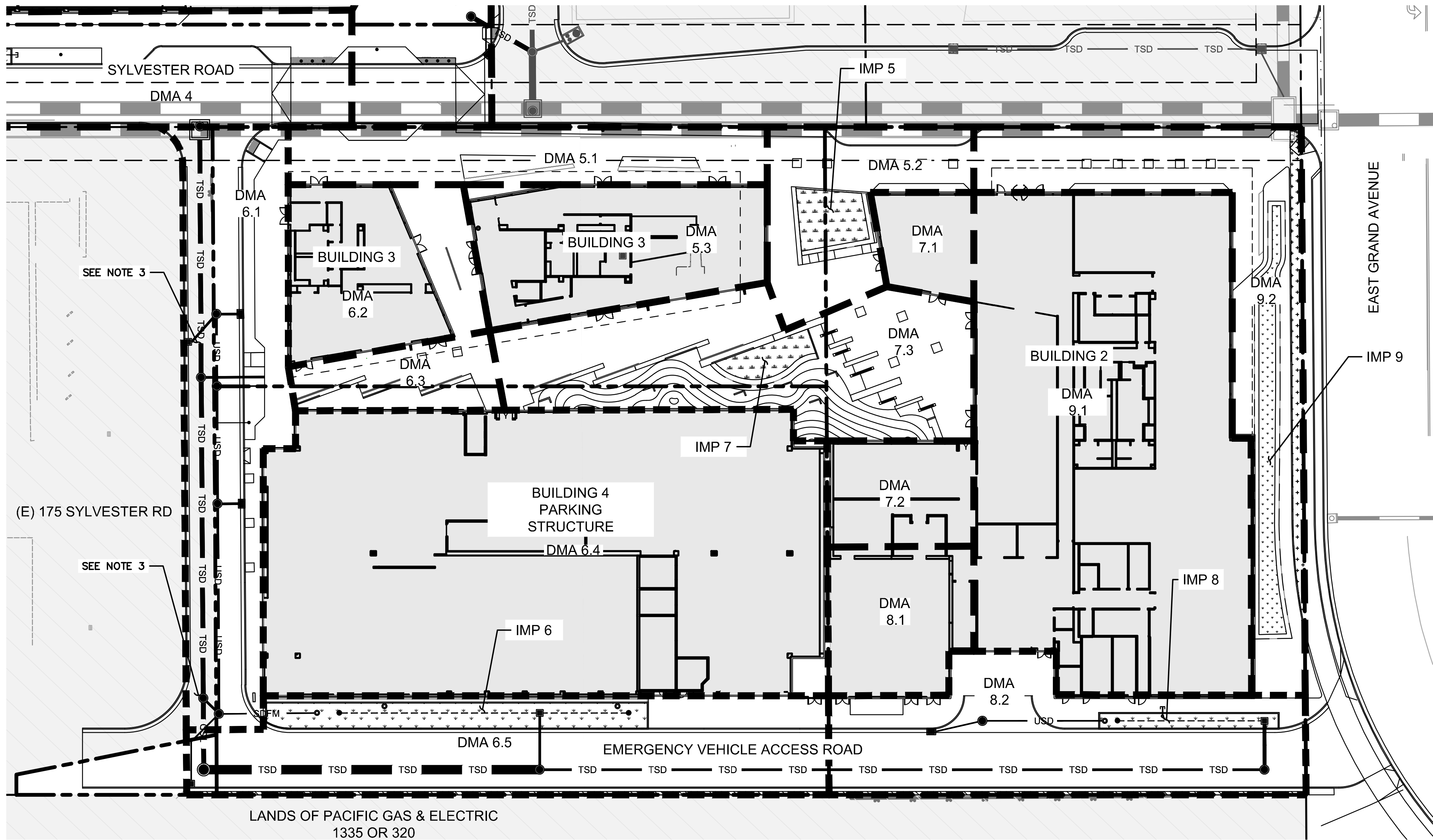
Sheet Title

PRELIMINARY UTILITY PLAN

Sheet Number

TM-600

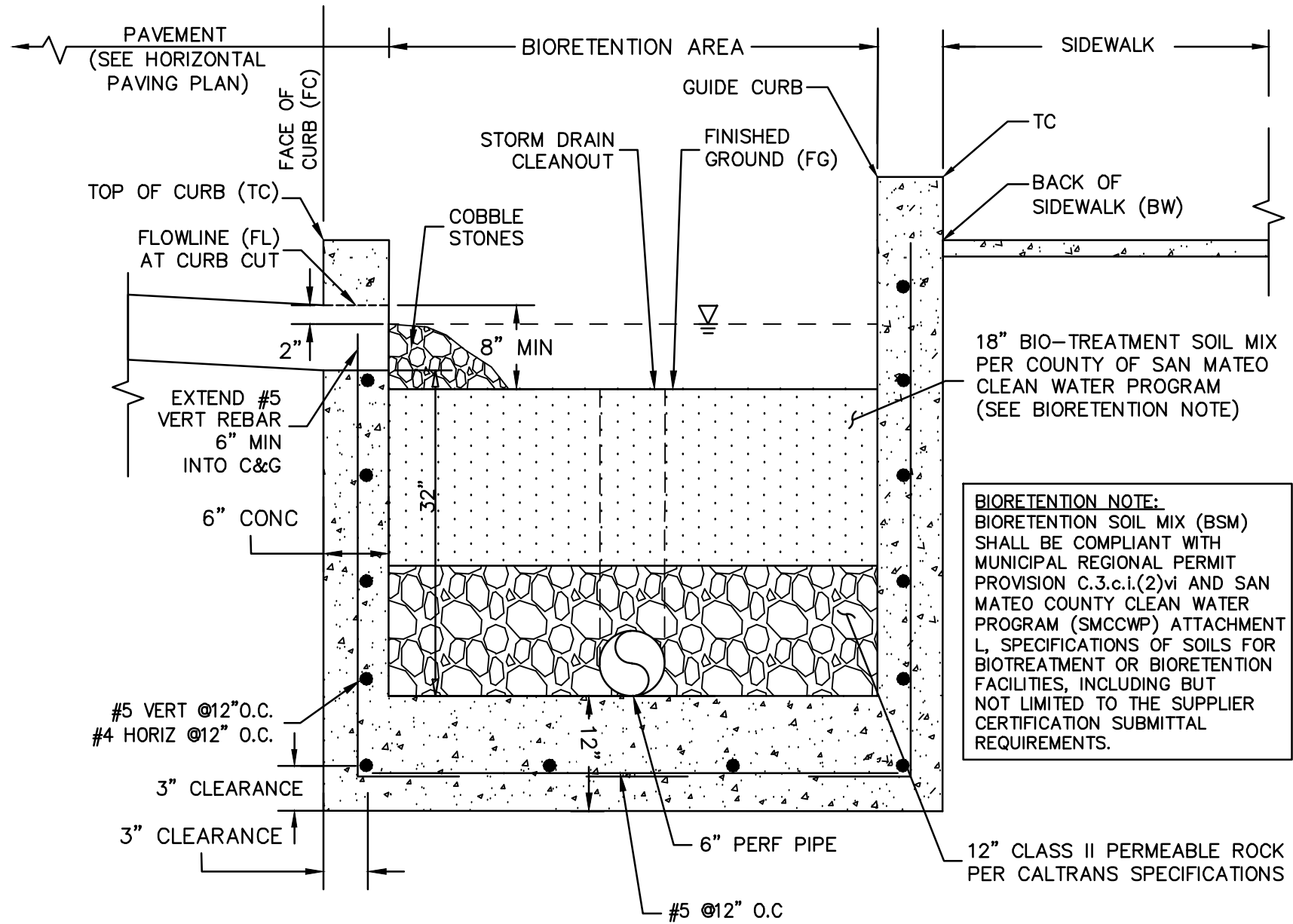
Rev. No.



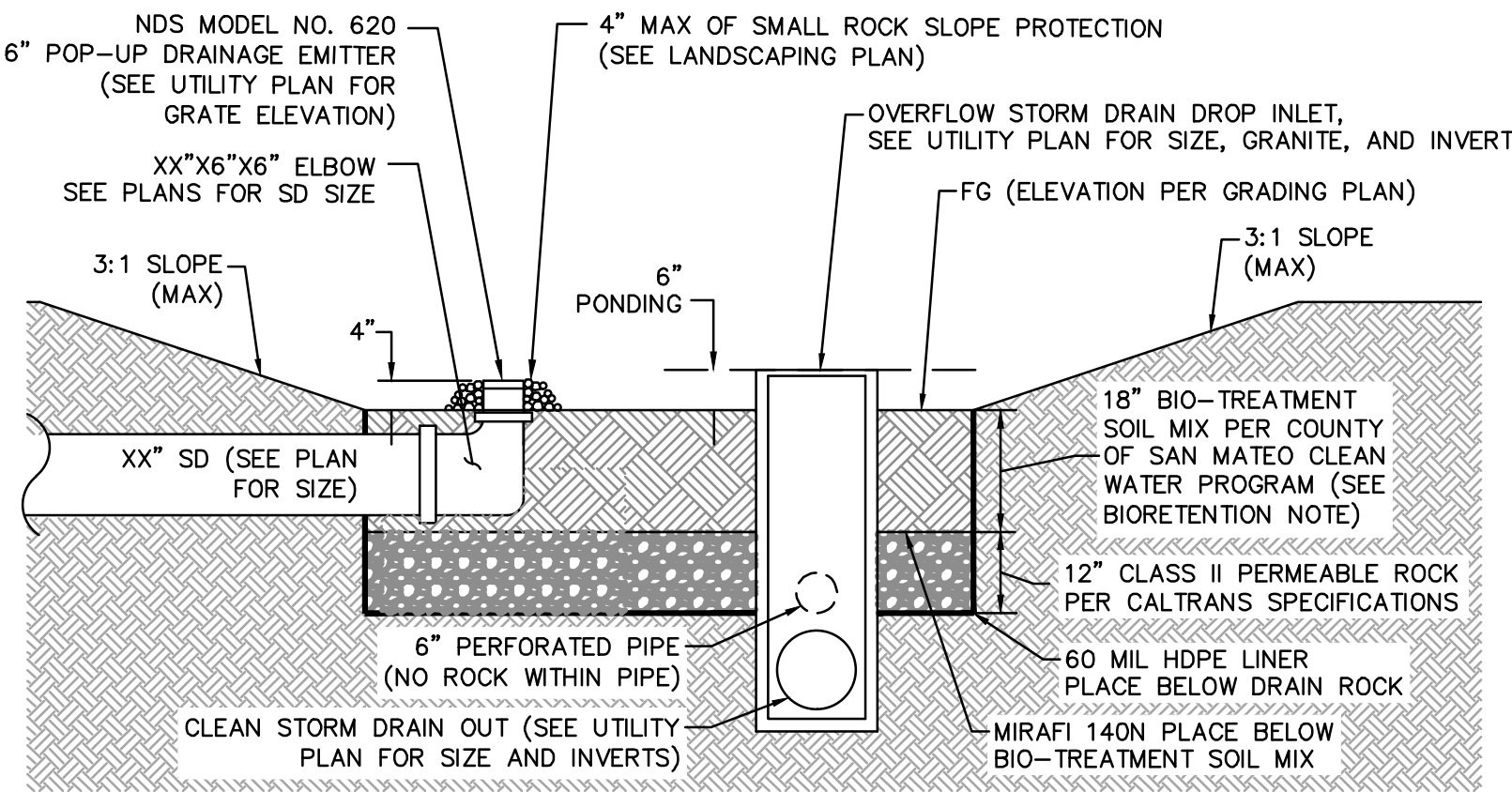
LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- BIORETENTION AREA (IMP)
- USD: PROPOSED UNTREATED STORM DRAIN LINE
- TSD: PROPOSED TREATED STORM DRAIN LINE
- SDFM: PROPOSED STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN LINE
- AREA NOT PART OF PROJECT

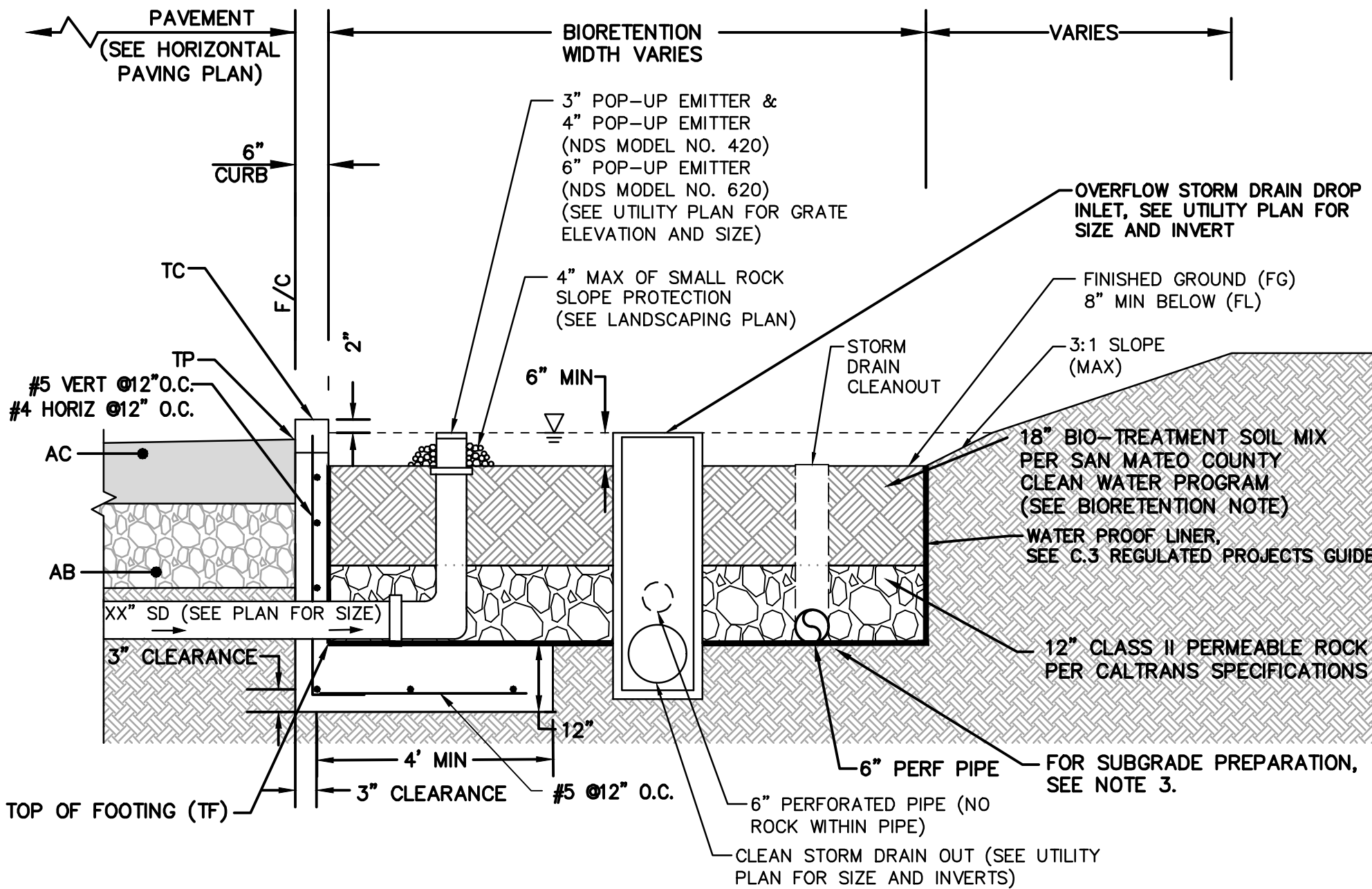
- NOTES:**
- REQUIRED TREATMENT AREA IS CALCULATED PER "WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD" PROVIDED BY SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM.
 - THE IMPROVEMENTS PER THE APPROVED 100 E GRAND ENTITLEMENTS PER #P21-0087 ARE SHOWN FOR REFERENCE.
 - ASSUMING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

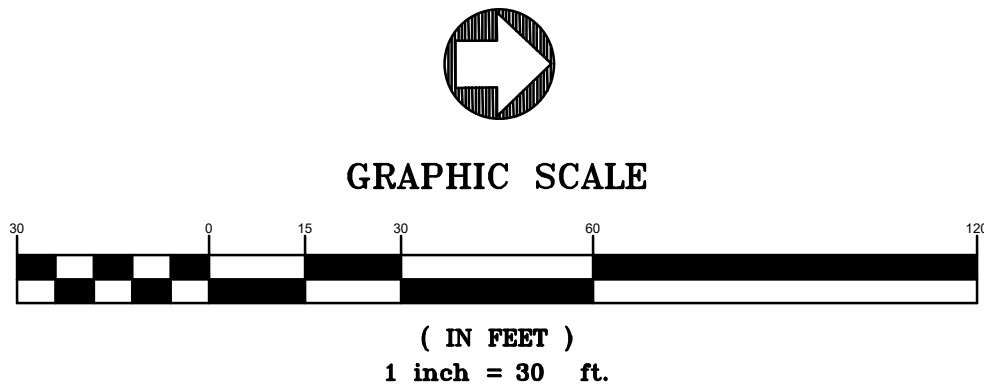


2 NON-STRUCTURAL BIORETENTION AREA
N.T.S.



- 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.



TRAMMELL CROW COMPANY - 120 EAST GRAND - STORMWATER MANAGEMENT PLAN TABLE									
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL TRIBUTARY AREA (SF)	C	I	Q ₁₀ 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
TOTAL	3,630	180	4,000						
2.1	37,750	250	38,000						
2.2	3,230	720	5,300	0.91	1.94	1.75	2	1294	1,350
TOTAL	40,980	970	43,300						
3	5,920	1,550	7,750	0.80	1.94	0.27	3	191	280
TOTAL	5,920	1,550	7,750						
4	13,720	1,500	15,700	0.86	1.94	0.60	4	437	480
TOTAL	13,720	1,500	15,700						
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						
TOTAL	15,720	1,800	18,250						
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						
TOTAL	61,240	1,650	64,800						
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						
TOTAL	12,700	3,200	16,400						
8.1	4,200	0	4,200						
8.2	9,980	100	10,600	0.91	1.94	0.60	8	447	520
TOTAL	14,180	100	14,800						
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
TOTAL	31,520	4,200	37,100						

PER SEPARATE VTM
160 SYLVESTER ROAD

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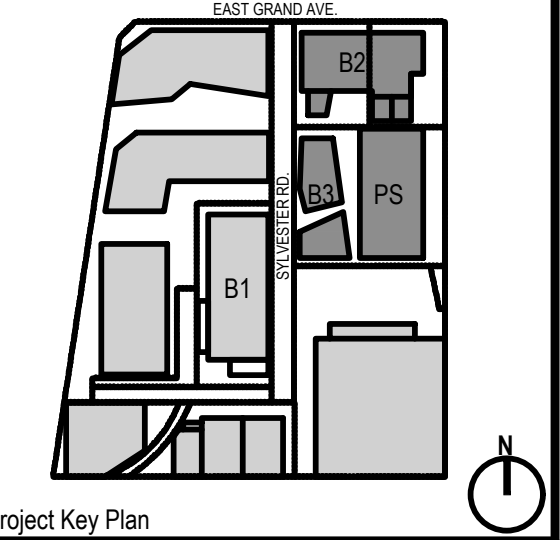
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**NOT FOR
CONSTRUCTION**

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

Sheet Title
**PRELIMINARY
STORMWATER
MANAGEMENT PLAN**

Sheet Number TM-700	Rev. No.
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