PENINSULA CROSSING

VESTING TENTATIVE MAP

CITY OF BURLINGAME, SAN MATEO COUNTY, CA

VICINITY MAP
NTS

LOCATION MAP
NTS

GENERAL NOTES

1. PROJECT DESCRIPTION

   THREE LIFE SCIENCE/OFFICE BUILDINGS AND TWO PARKING STRUCTURES AS WELL AS THE OFFSITE IMPROVEMENTS REQUIRED TO SUPPORT THE DEVELOPMENT, INCLUDING NEW SIDEWALK, LANDSCAPING, LIGHTING, AND UTILITY SERVICES.

2. BASIS OF BEARING

   THE BEARING OF NORTH 57°51'03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

3. SITE BENCHMARK

   NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY. ELEVATION 10.58 (NAVD 88, VERTCON)

4. SOURCE OF SURVEY

   SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 11/24/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256. REFER TO SURVEY DOCUMENT FOR FULL DETAIL.

   THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 2106035. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY ON 06/25/2021, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

5. FEMA

   THE SUBJECT PROPERTY IS SHOWN ON FEMA FIRM NO. 06081C0151F AND 06081C0153F COMMUNITY NUMBER 065019, WITH EFFECTIVE DATE APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "X-UNSHADED", "X-SHADED", AND "AE":

   ACCORDING TO FEMA, THE DEFINITION OF ZONE "X-UNSHADED" IS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF MINIMAL FLOOD HAZARD.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE (EL 10)" IS: SPECIAL FLOOD HAZARD AREAS WITH BFE (BASE FLOOD ELEVATION) OR DEPTH.

SUBDIVIDER'S STATEMENT

OWNER:	DW BURLINGAME I OWNER, LLC; DW BURLINGAME II OWNER, LLC; DW BURLINGAME III OWNER, LLC 301 HOWARD STREET, SUITE 2100 SAN FRANCISCO, CA 94105 CONTACT: VIRGINIA CALKINS (248) 961-5664
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: PATRICK CONNORS, P.E. (650) 482-6300
APN:	026-113-470, 026-113-330, 026-113-480, 026-113-450, 026-142-110, 026-142-160, 026-142-020, 026-142-030, 026-142-170, 026-142-180, 026-142-200, 026-142-220, 026-142-240
EXISTING ZONING:	BFC (BAYFRONT COMMERCIAL)
EXISTING LAND USE:	COMMERCIAL, HOTEL, OPEN SPACE
PROPOSED USE:	OFFICE/R&D, LABORATORY/R&D, RESTAURANT, OPEN SPACE, STRUCTURED PARKING
SITE ADDRESS:	1200-1340 OLD BAYSHORE HWY BURLINGAME, CA 94010
SITE AREA:	12.02 ± ACRES

LIST OF UTILITIES & PROVIDERS:

WATER SUPPLY:	CITY OF BURLINGAME
FIRE PROTECTION	CENTRAL COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL	CITY OF BURLINGAME
STORM DRAIN	CITY OF BURLINGAME
GAS & ELECTRIC	PACIFIC GAS AND ELECTRIC COMPANY
COMMUNICATION	COMCAST, AT&T

DRAWING INDEX

LEGEND

- PROPERTY LINE
- EX PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EX EASEMENT LINE
- MONUMENT LINE
- BUILDING
- EX FENCE
- EX TREE
- EX MANHOLE
- EX HYDRANT
- EX STORM DRAIN CATCH BASIN
- EX STREET LIGHT

ABBREVIATIONS:

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF WALK
C EDGE	CONCRETE EDGE
CONC	CONCRETE
DW	DOMESTIC WATER
E	EAST
EX	EXISTING
EX.NO.	EXISTING NUMBER
FL	FLOW LINE
FW	FIRE WATER
GR	GRATE
INV	INVERT
LG	LIP OF GUTTER
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
O.R.	OFFICIAL RECORD
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PM	PARCEL MAP
PR	PROPOSED
PTR	PRELIMINARY TITLE REPORT
P.U.E.	PUBLIC UTILITY EASEMENT
S	SOUTH
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SSMH	SANITARY SEWER MANHOLE
SW	SOUTHWEST
TC	TOP OF CURB
TYP	TYPICAL
W	WEST

ENGINEER'S STATEMENT

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

SIMON R. NORTH, PE
PRINCIPAL
P.E. #64657 EXP 06/30/25
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
SIMON R. NORTH
No. 64657
EXP. 06/30/2025
CIVIL
STATE OF CALIFORNIA

02/15/2024
DATE

ENGINEER'S STATEMENT

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

PATRICK CONNORS, PE
PROJECT MANAGER
P.E. #85260 EXP 06/30/25
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
PATRICK CONNORS
No. 85260
CIVIL
STATE OF CALIFORNIA

02/15/2024
DATE

BKF
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

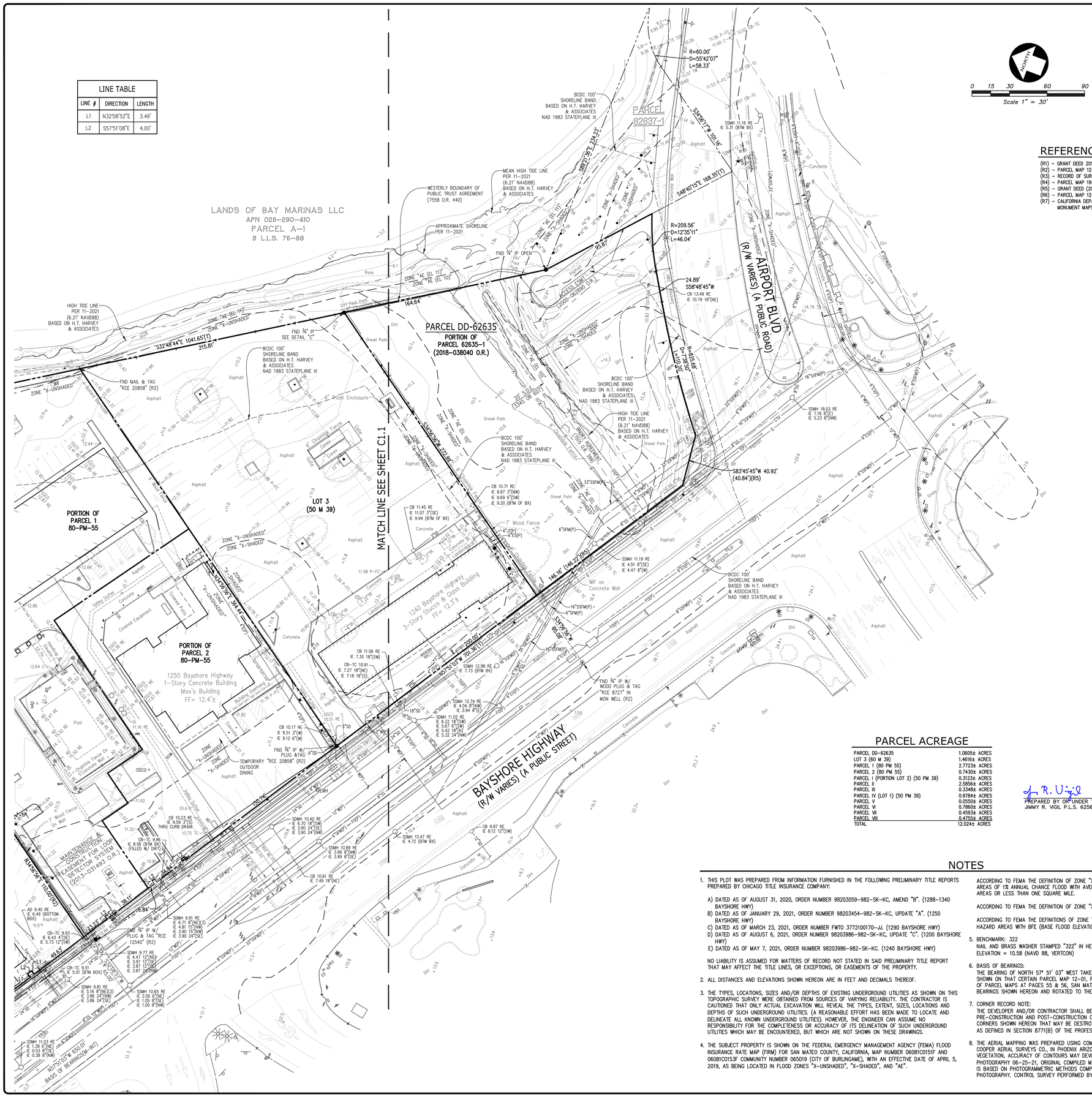
PENINSULA CROSSING
VESTING TENTATIVE MAP
TITLE SHEET
BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

Revisions
No.

Date 02/15/2024
Scale AS SHOWN
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:
TM-001

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N32°08'52"E	3.49'
L2	S57°51'08"E	4.00'

REFERENCES

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(R3) – RECORD OF SURVEY (8 LLS 76-88)
(R4) – PARCEL MAP 19-02 (85 PM 30&31)
(R5) – GRANT DEED (2018-038040)
(R6) – PARCEL MAP 12-01 (69 PM 17&18)
(R7) – CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENT MAPS (S-630&S-815)

DETAIL "A"
NTS

DETAIL "B"
NTS

DETAIL "C"
NTS

LEGEND

ASPHALT BERM
BCDC 100' SETBACK
BUILDING LINE
CENTERLINE
CONCRETE/BLOCK WALL
CONCRETE CURB & GUTTER
MAJOR CONTOUR LINE
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF ROCK
FENCE LINE
GUARD RAIL
LOT LINE
HIGH TIDE LINE
MEAN HIGH TIDE LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
RETAINING WALL
SHORELINE
SIDEWALK
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
ELECTRICAL SPARE LINE
FIBER OPTICS LINE
GAS LINE-VALVE & METER
JOINT TRENCH LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SANITARY SEWER FORCE MAIN LINE
SANITARY SEWER SLUDGE FORCE MAIN LINE
STORM DRAIN LINE-MANHOLE & CATCH BASIN
TELEPHONE LINE
CABLE TELEVISION LINE
WATER LINE & VALVE
SPOT ELEVATION
ACCESSIBLE PARKING SYMBOL
AREA DRAIN
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
DOUBLE DETECTOR CHECK VALVE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
HOSEBIBB
POST INDICATOR VALVE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
WALK-BOLLARD LIGHT
WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN
ASR	AUTO SPRINKLER RISER
BC	BACK OF CURB
BCDC	BAY CONSERVATION AND DEVELOPMENT COMMISION
BNDRY	BOUNDARY
BLDG	BUILDING
BLRD	BOLLARD
BLVD	BOULEVARD
BOL	BOLLARD
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BV	BLOW OFF VALVE
BW	BACK OF WALK
C	CONCRETE
C-FC	CONCRETE AT FACE OF CURB
CB	CATCH BASIN
CL	CENTER LINE
COM	COMMUNICATION LINE BOX
CTV	CABLE TV LINE
CONST	CONSTRUCTION
CTVB	CABLE TV BOX
DR	DOOR
DWY	DRIVEWAY
DYLT	DAYLIGHT
DDCV	DOUBLE DETECTOR CHECK VALVE
E	EAST
EB	ELECTRIC BOX
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRICAL VAULT
EW	EDGE OF WALK
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FL-FC	FLOWLINE AT FACE OF CURB
FW	FACE OF WALL
FC	FACE OF CURB
FND	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FNC	FENCE
FOB	FIBER OPTICS BOX
FP	FLAG POLE
GB	GRADE BREAK
GM	GAS MARKER/METER
GI	GREASE INTERCEPTOR
GRN	GROUND
GV	GAS VALVE
HWY	HIGHWAY
IE	INVERT ELEVATION
I.E.E.	INGRESS AND EGRESS EASEMENT
IB	IRRIGATION BOX
IP	IRON PIPE
LIP	LIP OF GUTTER
LP	LOW POINT
LT	LIGHT
L.D.	LEGAL DESCRIPTION
L/S	LANDSCAPE
M	MAP
MGR	METAL GUARD RAIL
MON	MONUMENT
MH	MANHOLE
M-INT	MONUMENT TO INTERSECTION
N	NORTH
NE	NORTH EAST
NRM	NON-RECORD MONUMENT
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORD
OVHG	OVERHANG
PCL	PARCEL
PG	PAGE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
P-FC	PAVEMENT AT FACE OF CURB
PG	PAGE
(P)	PER PLAN
POB	POINT OF BEGINNING
PT&T	PACIFIC TELEPHONE AND TELEGRAPH
(R)	RADIAL
RCV	RECLAIMED WATER VALVE
R&C	REBAR AND CAP
RE	RIM ELEVATION
R/W	RIGHT OF WAY
RISR	RISER
S	SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
S.F.	SQUARE FEET
SFNF	SEARCHED FOR NOT FOUND
S.D.E.	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SOUTH WEST
(T)	TOTAL
TB	TELEPHONE BOX
TC	TOP OF CURB
TD	TRAFFIC DETECTOR BOX
TMH	TELEPHONE MANHOLE
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TR	TOP OF RAMP
TRN	TRANSFORMER
TS	TOP OF STAIR
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UNKNOWN UTILITY BOX
VG	VALLEY GUTTER
W	WEST
WB	WATER BOX
WS	WATER SERVICE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

PARCEL ACREAGE

PARCEL DD-62635	1.0605± ACRES
LOT 3 (60 M 39)	1.4616± ACRES
PARCEL 1 (80 PM 55)	2.7723± ACRES
PARCEL 2 (80 PM 55)	0.7430± ACRES
PARCEL I (PORTION LOT 2) (50 PM 39)	0.3123± ACRES
PARCEL II	2.5856± ACRES
PARCEL III	0.3348± ACRES
PARCEL IV (LOT 1) (50 PM 39)	0.9784± ACRES
PARCEL V	0.0550± ACRES
PARCEL VI	0.7860± ACRES
PARCEL VII	0.4593± ACRES
PARCEL VIII	0.4755± ACRES
TOTAL	12.024± ACRES

PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256 — DATE 11/10/2021

LICENSED LAND SURVEYOR JIMMY R. VIGIL NO. 6256 STATE OF CALIFORNIA

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN THE FOLLOWING PRELIMINARY TITLE REPORTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY:

   A) DATED AS OF AUGUST 31, 2020, ORDER NUMBER 98203059-982-SK-KC, AMEND "B". (1288-1340 BAYSHORE HWY)
   B) DATED AS OF JANUARY 29, 2021, ORDER NUMBER 98203454-982-SK-KC, UPDATE "A". (1250 BAYSHORE HWY)
   C) DATED AS OF MARCH 23, 2021, ORDER NUMBER FWTO 3772100170-JJ. (1290 BAYSHORE HWY)
   D) DATED AS OF AUGUST 6, 2021, ORDER NUMBER 98203986-982-SK-KC, UPDATE "C". (1200 BAYSHORE HWY)
   E) DATED AS OF MAY 7, 2021, ORDER NUMBER 98203986-982-SK-KC. (1240 BAYSHORE HWY)

   NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0151F AND 06081C0153F COMMUNITY NUMBER 065019 (CITY OF BURLINGAME), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONES "X-UNSHADED", "X-SHADED", AND "AE".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OR LESS THAN ONE SQUARE MILE.

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   ACCORDING TO FEMA THE DEFINITIONS OF ZONE "AE (EL 10)" & "AE (EL 10)" ARE: SPECIAL FLOOD HAZARD AREAS WITH BFE (BASE FLOOD ELEVATION) OR DEPTH.

5. BENCHMARK: 322
   NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
   ELEVATION = 10.58 (NAVD 88, VERTCON)

6. BASIS OF BEARINGS:
   THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2012, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

8. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 2106035. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 06-25-21, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

NO.	REVISION	BY

NO.	REVISION	BY
1	UPDATED PER COMMENTS 11-10-2021	BHM

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

TOPOGRAPHIC, UTILITY & BOUNDARY SURVEY

1200, 1240, 1250, 1288, 1290, 1300, 1308, 1340, 1388 BAYSHORE HIGHWAY

BURLINGAME, CALIFORNIA

OF

FOR

WOODSTOCK DEVELOPMENT, INC

DATE	AUG. 19, 2022
SCALE	AS SHOWN
SURVEYOR	JRV
DRAWN BY	KRW
JOB NO.	A20698-5
SHEET	TM-002
OF	2 SHEETS

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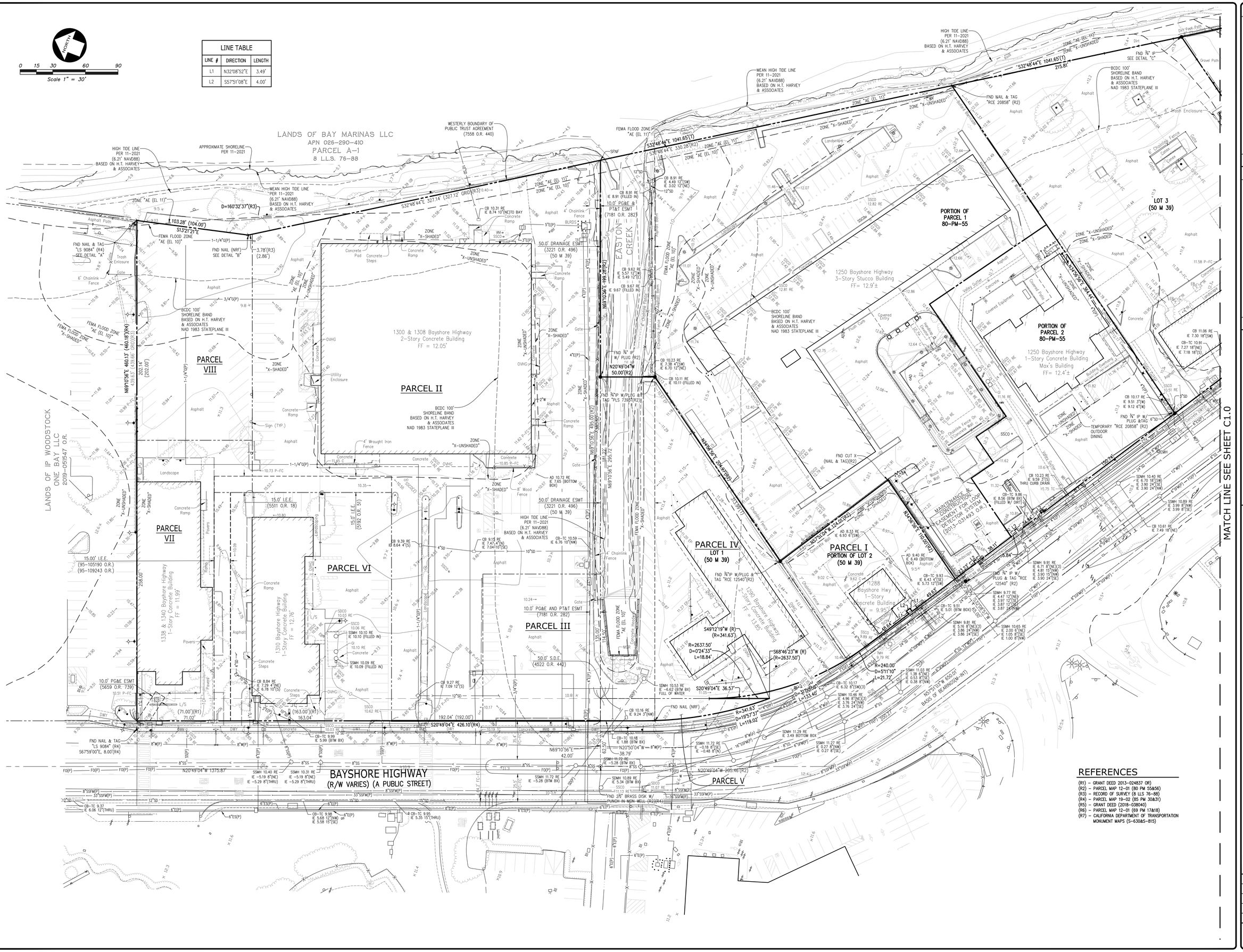

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TOPOGRAPHIC, UTILITY & BOUNDARY SURVEY

1200, 1240, 1250, 1288, 1290, 1300, 1308, 1340, 1388 BAYSHORE HIGHWAY
OF
FOR
WOODSTOCK DEVELOPMENT, INC

BURLINGAME, CALIFORNIA

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DRAWN BY	KRW
JOB NO.	A20698-5
SHEET	TM-003
OF	2 SHEETS

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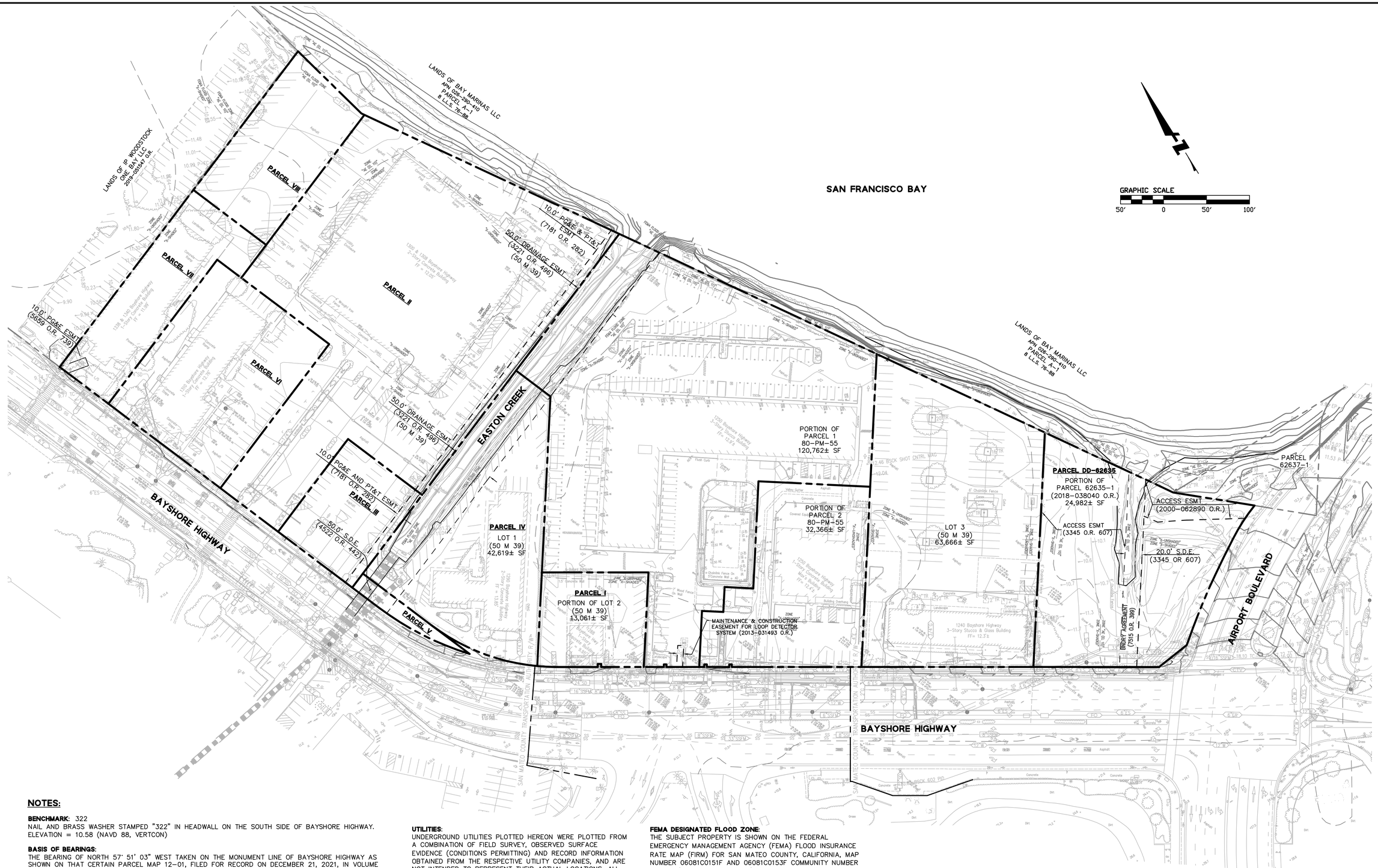

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BEARING AND DISTANCE LABELS FOR EXISTING SITE PARCEL LINES ARE PROVIDED ON ENT C-300.

SOURCE OF SURVEY:
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UTILITIES:
UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF BURLINGAME. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

FEMA DESIGNATED FLOOD ZONE:
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255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF

PENINSULA CROSSING
VESTING TENTATIVE MAP
EXISTING CONDITIONS

COUNTY OF SAN MATEO

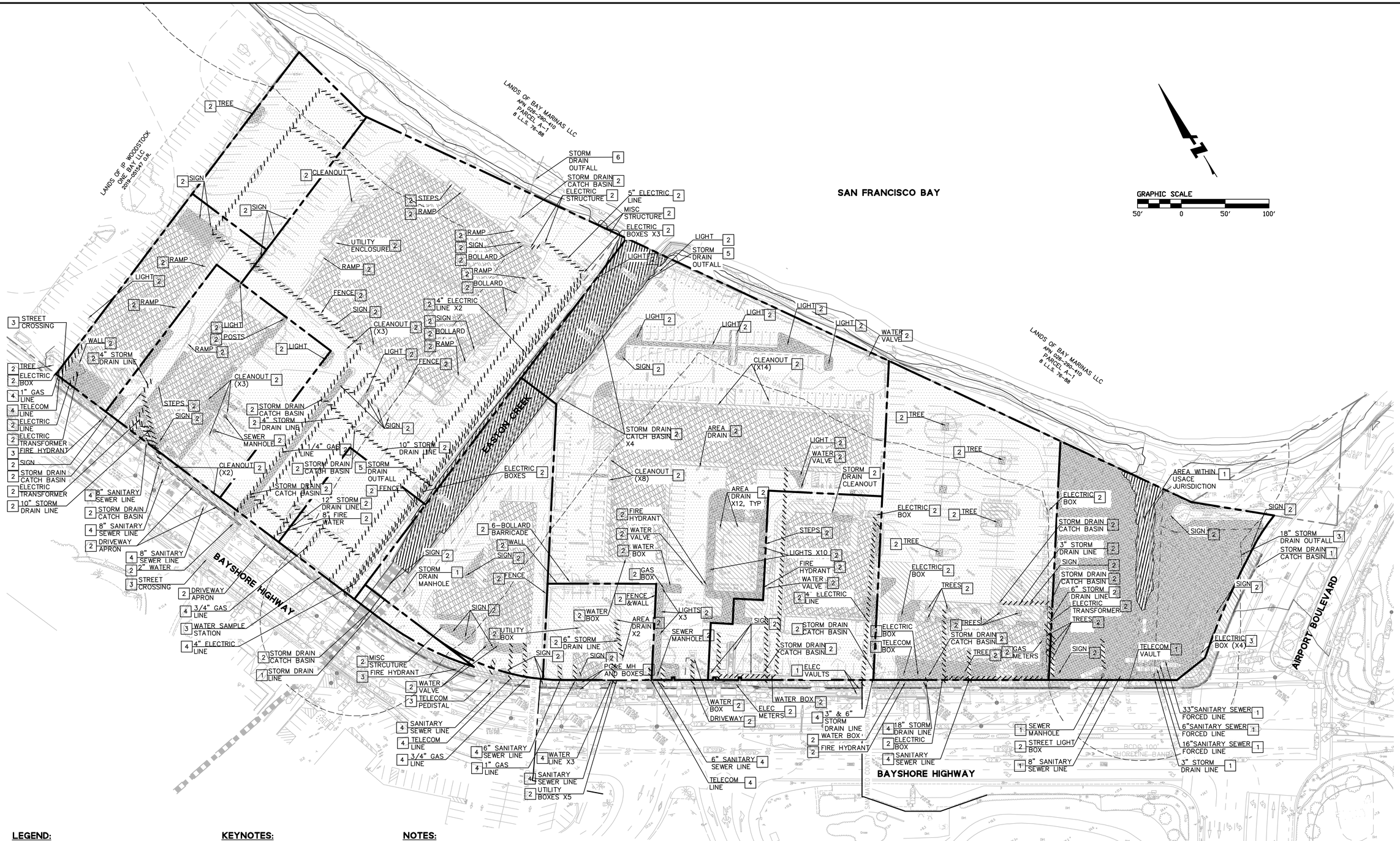
BURLINGAME CALIFORNIA

Revisions

No.	

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:
TM-100



LEGEND:

- AC SAWCUT (1' MIN)
- FULL DEPTH AC REMOVAL
- REMOVE EXISTING CONCRETE HARDSCAPE, INCLUDING DRIVEWAY, SIDEWALK, CURB & GUTTER
- CLEAR & GRUB/REMOVE EXISTING LANDSCAPE/VEGETATION
- DEMOLISH EXISTING BUILDING/FOUNDATION
- PROTECTED AREA, SEE NOTE 12
- SAWCUT LINE/LIMIT OF WORK

KEYNOTES:

1	EXISTING TO REMAIN PROTECT IN PLACE
2	EXISTING TO BE REMOVED
3	EXISTING TO BE RELOCATED
4	EXISTING TO BE ABANDONED IN PLACE
5	EXISTING OUTFALL TO BE REMOVED. NEW OUTFALL TO BE INSTALLED AT APPROXIMATELY SAME LOCATION
6	EXISTING OUTFALL TO BE ABANDONED. STORM DRAIN PIPE TO BE CAPPED ONSITE, UPSTREAM OF OUTFALL

NOTES:

1. EXISTING SITE UTILITIES SHOWN ARE BASED ON AVAILABLE SITE TOPOGRAPHIC SURVEY, RECORD INFORMATION, AND SURFACE OBSERVATION. ADDITIONAL SITE UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WITHIN THE WORK AREA WHICH ARE TO REMAIN IN USE, WHETHER OR NOT SHOWN ON THESE PLANS. PRIOR TO SITE DEMOLITION, CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS ONSITE AND PERFORM ONSITE UTILITY LOCATING TO DETERMINE IF ADDITIONAL UTILITIES EXIST BEYOND THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
3. CONTRACTOR TO OBTAIN ANY REQUIRED ENCROACHMENT, SIDEWALK, PARKING, HAULING, OR OTHER SPECIAL PERMITS AS A PART OF THIS WORK.
4. CONTRACTOR SHALL COORDINATE SAFE-OFF AND REMOVAL/ABANDONMENT OF EXISTING UTILITIES WITH ALL APPLICABLE UTILITY OWNERS. COORDINATE WITH UTILITY REPRESENTATIVES PRIOR TO ANY REMOVALS OR DEMOLITION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE PEDESTRIAN PATH IN FRONT OF THE PROJECT SITE. CONSTRUCT PEDESTRIAN ACCESS/TRAFFIC CONTROL TO SATISFACTION OF CITY ENGINEER.
6. SHALLOW UTILITIES MAY EXIST UNDER CURB, SIDEWALK, AND PAVEMENT. CONTRACTOR TO INVESTIGATE AND IDENTIFY PRIOR TO SAWCUTTING AND DEMOLITION.
7. FOR UTILITIES TO BE ABANDONED, CONTRACTOR SHALL COORDINATE WITH THE CITY OF BURLINGAME.
8. EXISTING PAVEMENTS, ABANDONED UTILITIES, AND OTHER OBSTRUCTIONS INCLUDING ANY BURIED FOUNDATIONS AND SLABS FROM PREVIOUS STRUCTURES SHALL BE REMOVED FROM AREAS THAT ARE TO RECEIVE IMPROVEMENTS.
9. FOR ANY DRY UTILITY DEMOLITION (ELEC, GAS, COMM), REFER TO APPROVED JT DEMOLITION PLANS.
10. FOR PG&E LINES TO BE REMOVED, CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR TO REMOVAL FOR DISCONNECTION AND SAFE-OFF OF UTILITIES.
11. REFER TO TRAFFIC SIGNAL PLANS FOR DETAIL OF ANY TRAFFIC SIGNAL INFRASTRUCTURE (CONDUITS, BOXES, SIGNAL POLES, DETECTOR LOOPS, ETC) TO BE REMOVED, RELOCATED, OR REPLACED.
12. AREA IS WITHIN USACE AND/OR RWQCB AND CDFW'S JURISDICTION. SELECT DEMOLITION AND TEMPORARY IMPACTS PERMITTED WITH AGENCY REVIEW APPROVAL.

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PENINSULA CROSSING VESTING TENTATIVE MAP DEMOLITION PLAN

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

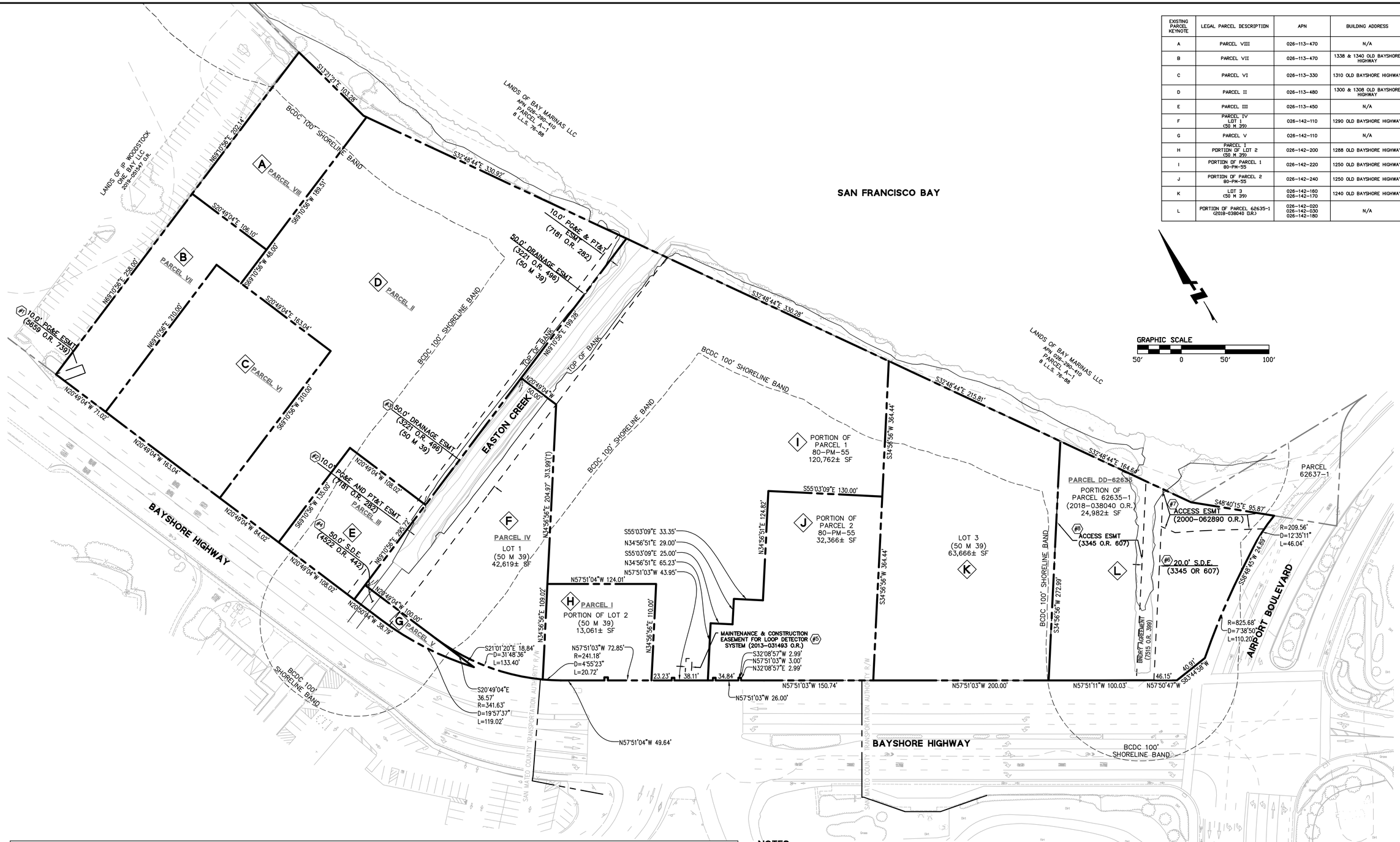
Revisions | No.

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:

TM-200

EXISTING PARCEL KEYNOTE	LEGAL PARCEL DESCRIPTION	APN	BUILDING ADDRESS
A	PARCEL VIII	026-113-470	N/A
B	PARCEL VII	026-113-470	1338 & 1340 OLD BAYSHORE HIGHWAY
C	PARCEL VI	026-113-330	1310 OLD BAYSHORE HIGHWAY
D	PARCEL II	026-113-480	1300 & 1308 OLD BAYSHORE HIGHWAY
E	PARCEL III	026-113-450	N/A
F	PARCEL IV LOT 1 (50 M 39)	026-142-110	1290 OLD BAYSHORE HIGHWAY
G	PARCEL V	026-142-110	N/A
H	PARCEL I PORTION OF LOT 2 (50 M 39)	026-142-200	1288 OLD BAYSHORE HIGHWAY
I	PORTION OF PARCEL 1 80-PM-55	026-142-220	1250 OLD BAYSHORE HIGHWAY
J	PORTION OF PARCEL 2 80-PM-55	026-142-240	1250 OLD BAYSHORE HIGHWAY
K	LOT 3 (50 M 39)	026-142-160 026-142-170	1240 OLD BAYSHORE HIGHWAY
L	PORTION OF PARCEL 62635-1 (2018-038040 O.R.)	026-142-020 026-142-030 026-142-180	N/A



EASEMENT DISPOSITION TABLE			
EASEMENT	IN FAVOR OF	DESCRIPTION	ACTION
#1 – 10' PGE EASEMENT	PACIFIC GAS AND ELECTRIC	PGE EASMENT FOR EXISTING TRANSFORMER	EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT
#2 – 10' PGE & PTT EASEMENT	PACIFIC GAS AND ELECTRIC AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PGE AND PTT (COMM) EASEMENT FOR ONSITE DRY UTILITIES AND ELECTRICAL/TELECOM STRUCTURES	EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT
#3 – 50' DRAINAGE EASEMENT	CITY OF BURLINGAME	DRAINAGE EASEMENT OVER THE PORTION OF EASTON CREEK RUNNING THROUGH THE PROJECT SITE	EASEMENT TO REMAIN
#4 – 50' STORM DRAIN EASEMENT	CITY OF BURLINGAME	EASEMENT FOR THE MAINTENANCE AND OPERATION OF STORM DRAIN LINES THAT ARE ON THE PROJECT SITE	EASEMENT TO REMAIN
#5 – MAINTENANCE AND CONTSTRUCTION EASEMENT FOR LOOP DETECTOR SYSTEM	SAN MATEO COUNTY TRANSPORTATION AUTHORITY	MAINTENANCE AND CONSTRUCTION EASEMENT FOR LOOP DETECTOR SYSTEM LOCATED AT THE ONSITE DRIVEWAY. LOOP DETECTOR SYSTEM FOR THE SIGNALIZED INTERSECTION	EASEMENT TO BE VACATED PER SEPARATE INSTRUMENT. WITH MODIFICATION OF EXISTING TRAFFIC SIGNALS, NEW EASEMENT TO BE CREATED FOR NEW LOOP DETECTOR SYSTEM, SUBJECT TO FUTURE COORDINATION WITH CALTRANS.
#6 – 20' STORM DRAIN EASEMENT	VACATED–FOR REFERENCE ONLY	STORM DRAIN EASEMENT FOR ONSITE STORM DRAIN INFRASTRUCTURE AND CHANNEL THAT WAS REMOVED AS PART OF THE CALTRANS IMPROVEMENTS.	PREVIOUSLY VACATED – ACCORDING TO K&W ALTA, THIS EASEMENT WAS PREVIOUSLY EXTINGUISHED BY LOT MERGER AND IS PLOTTED FOR REFERENCE ONLY.
#7 – ACCESS EASEMENT	CITY OF BURLINGAME	ACCESS EASEMENT FOR PORTION OF BAY TRAIL THAT IS ON PROJECT SITE	EASEMENT TO BE VACATED PER MAP
#8 – ACCESS EASEMENT	VACATED – FOR REFERENCE ONLY	PRIVATE EASEMENTS FOR INGRESS, EGRESS, STORM DRAIN AND INCIDENTAL PURPOSES.	PREVIOUSLY VACATED – ACCORDING TO K&W ALTA, SAID PRIVATE EASEMENTS WERE PREVIOUSLY EXTINGUISHED BY LOT MERGER AND ARE PLOTTED FOR REFERENCE ONLY.

NOTES:

BENCHMARK: 322
NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
ELEVATION = 10.58 (NAVD 88, VERTCON)

BASIS OF BEARINGS:
THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

SOURCE OF SURVEY:
SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 11/24/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256. REFER TO SURVEY DOCUMENT FOR FULL DETAIL

THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 2106035. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 06/25/2021, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

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PENINSULA CROSSING
VESTING TENTATIVE MAP
EXISTING PARCELIZATION PLAN

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

Revisions | No.

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No 20210035

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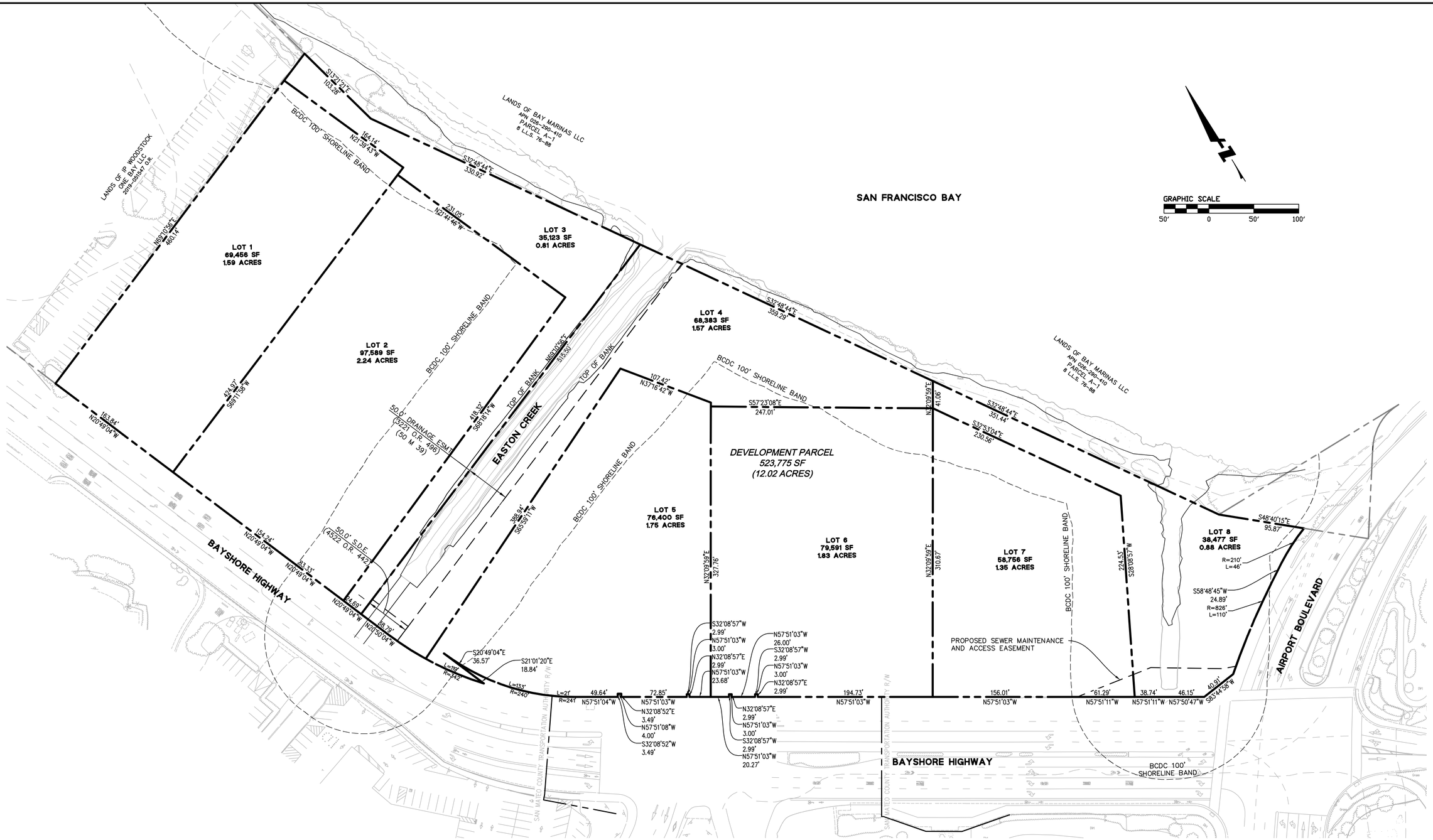
TM-300



GENERAL NOTES

TENTATIVE PARCEL MAP:
THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH SECTION 66452 OF THE SUBDIVISION MAP ACT.

MULTIPLE FINAL MAPS:
PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

BENCHMARK: 322
NAIL AND BRASS WASHER STAMPED "322" IN HEADWALL ON THE SOUTH SIDE OF BAYSHORE HIGHWAY.
ELEVATION = 10.58 (NAVD 88, VERTCON)

BASIS OF BEARINGS:
THE BEARING OF NORTH 57° 51' 03" WEST TAKEN ON THE MONUMENT LINE OF BAYSHORE HIGHWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 12-01, FILED FOR RECORD ON DECEMBER 21, 2021, IN VOLUME 80 OF PARCEL MAPS AT PAGES 55 & 56, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM.

SOURCE OF SURVEY:
SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 11/24/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL P.L.S. 6256. REFER TO SURVEY DOCUMENT FOR FULL DETAIL

SITE GRADES:
SITE GRADES, INCLUDING PADS AND STREETS, AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

EASEMENTS:
EMERGENCY VEHICLE ACCESS EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS SHOWN ON SEPARATE DRAWINGS. SEE SHEETS TM-302 AND TM-303.

PROJECT DATA

PROJECT ADDRESS:
1200-1340 OLD BAYSHORE HIGHWAY, BURLINGAME, CA 94010

ASSESSOR PARCEL NO.:
026-113-470, 026-113-330, 026-113-480, 026-113-450, 026-142-110, 026-142-160, 026-142-020, 026-142-030, 026-142-170, 026-142-180, 026-142-200, 026-142-220, 026-142-240

EXISTING ZONING:
BFC (BAYFRONT COMMERCIAL)

EXISTING LAND USE:
COMMERCIAL, HOTEL, OPEN SPACE

PROPOSED USE:
OFFICE/R&D, LABORATORY/R&D, RESTAURANT, OPEN SPACE, STRUCTURED PARKING

PROPOSED PROJECT AREA: 12.02± ACRES

UTILITIES:
WATER SUPPLY: CITY OF BURLINGAME
FIRE PROTECTION: CENTRAL COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL: CITY OF BURLINGAME
STORM DRAIN: CITY OF BURLINGAME
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
COMMUNICATION: COMCAST, AT&T

PUBLIC DEDICATIONS:
(SDE) STORM DRAIN EASEMENT
(PAE) PUBLIC ACCESS EASEMENT
(MAE) MAINTENANCE AND ACCESS EASEMENT

MAPPING STATEMENT

THIS PROJECT WILL BE A MERGER OF 12 PARCELS INTO 8 DEVELOPMENT PARCELS, CURRENTLY UNDER THREE DIFFERENT OWNERS AS SHOWN ABOVE. CONDITIONS OF APPROVAL OF THE TENTATIVE MAP SHALL REQUIRE THAT RECIPROCAL ACCESS, PARKING, UTILITY, DRAINAGE, EMERGENCY VEHICLE ACCESS, AND NO-BUILD EASEMENTS BE RECORDED AGAINST THE APPROPRIATE PARCELS AS NECESSARY TO ENSURE OPERATION OF THE PROJECT AS ONE SITE.

ENGINEER'S STATEMENT

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

SIMON R. NORTH, P.E.
PRINCIPAL
BKF ENGINEERS
P.E. #64657

02/15/2024
DATE

REGISTERED PROFESSIONAL ENGINEER
SIMON R. NORTH
No. 64657
EXP. 06/30/2025
CIVIL
STATE OF CALIFORNIA

PATRICK C. CONNORS, P.E.
PROJECT MANAGER
BKF ENGINEERS
P.E. #85260

02/15/2024
DATE

REGISTERED PROFESSIONAL ENGINEER
PATRICK C. CONNORS
No. 85260
CIVIL
STATE OF CALIFORNIA

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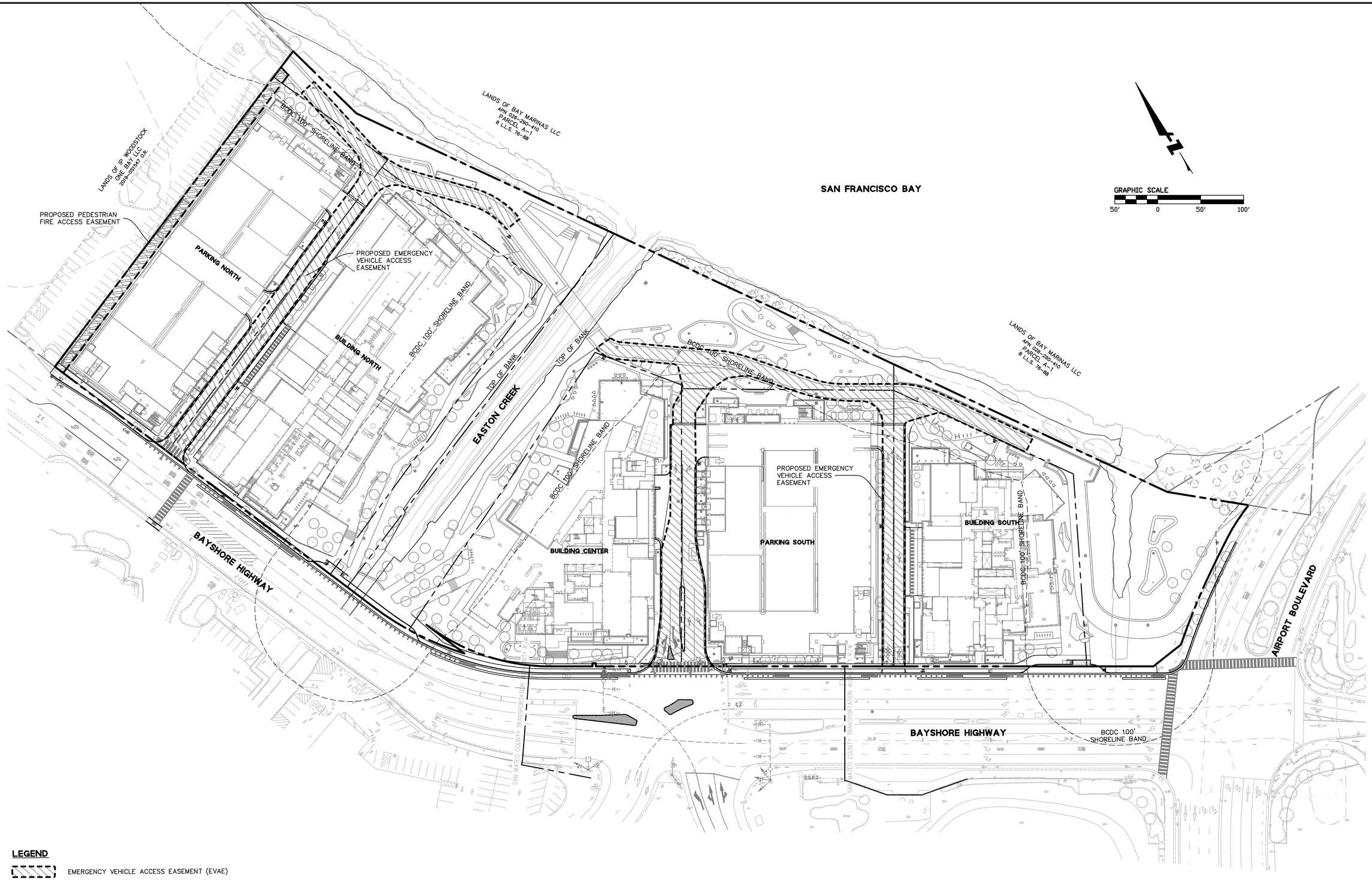
PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED PARCELIZATION PLAN

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

Revisions
No.

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No. 20210035

Drawing Number:
TM-301



LEGEND

- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- PEDESTRIAN FIRE ACCESS EASEMENT

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

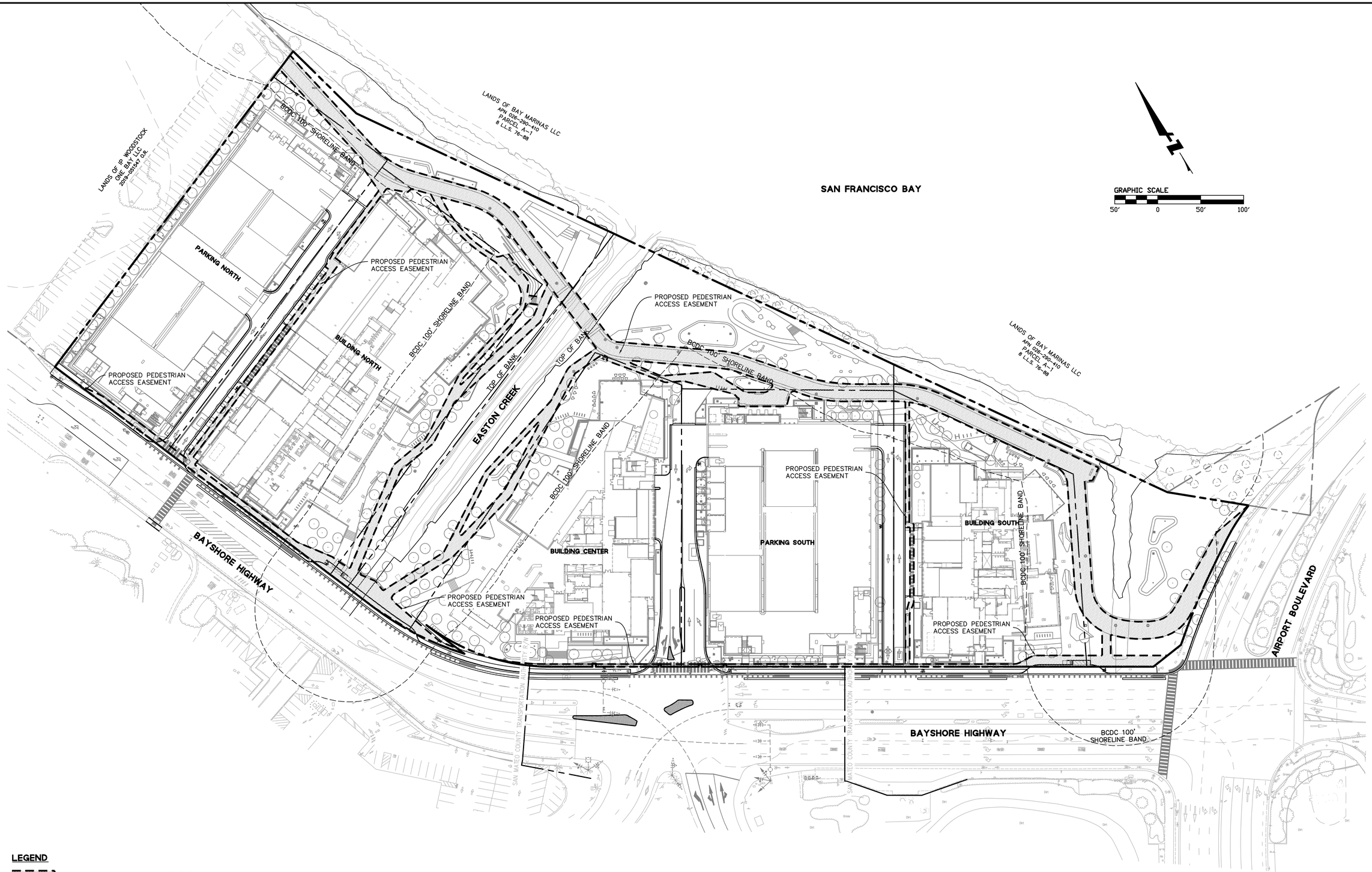
Revisions

No.	

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved FC
Job No 20210035

Drawing Number:

TM-302



LEGEND

PEDESTRIAN ACCESS EASEMENT (PAE)

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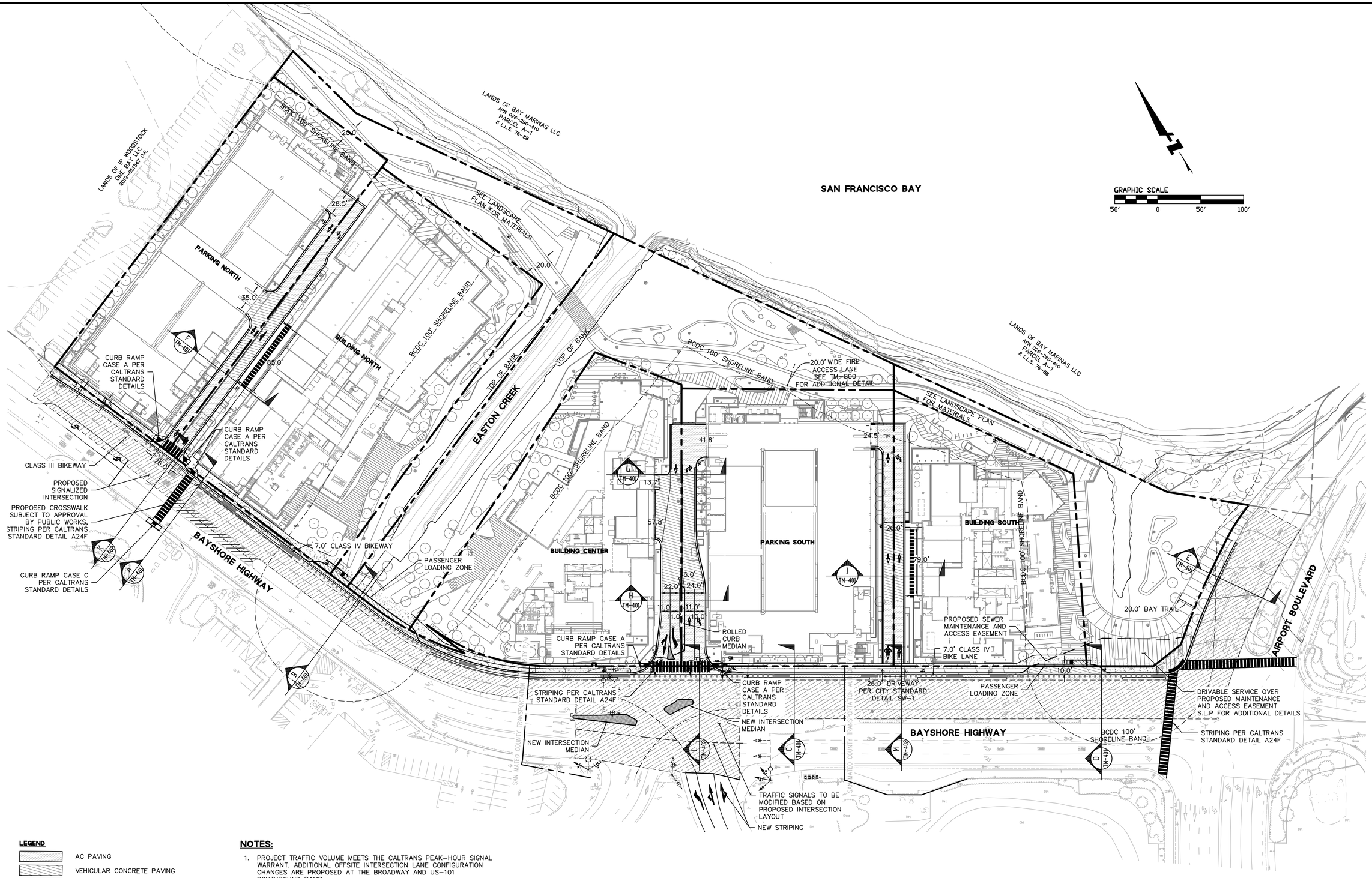
PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED PEDESTRIAN ACCESS EASEMENT

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

Revisions	No.

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:
TM-303



LEGEND

- AC PAVING
- VEHICULAR CONCRETE PAVING
- CONCRETE PAVING
- MEDIAN CONCRETE
- 2" GRIND AND OVERLAY
- SAWCUT LINE/LIMIT OF WORK

NOTES:

1. PROJECT TRAFFIC VOLUME MEETS THE CALTRANS PEAK-HOUR SIGNAL WARRANT. ADDITIONAL OFFSITE INTERSECTION LANE CONFIGURATION CHANGES ARE PROPOSED AT THE BROADWAY AND US-101 SOUTHBOUND RAMP.
2. FIRE ACCESS TURNAROUND IS PART OF THE FIRE ACCESS ROAD. ALL FIRE ACCESS ROADS AND TURNAROUNDS SHALL BE CAPABLE OF SUPPORTING 65,000 LBS AND CONSTRUCTED WITH NON-PERVIOUS SURFACE MATERIALS.
3. EMERGENCY VEHICLE ACCESS EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS SHOWN ON SEPARATE DRAWINGS. SEE SHEETS TM-302 AND TM-303.

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED CIVIL SITE PLAN

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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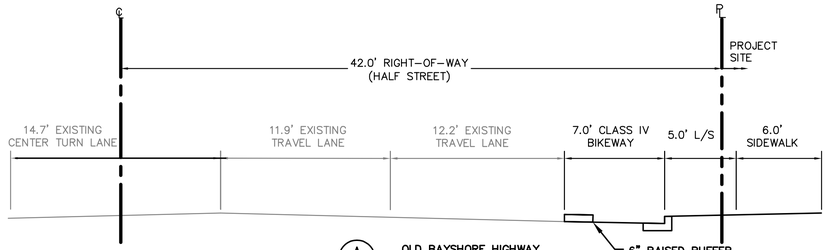
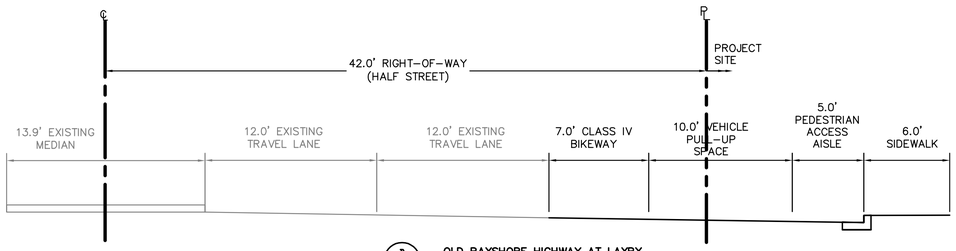
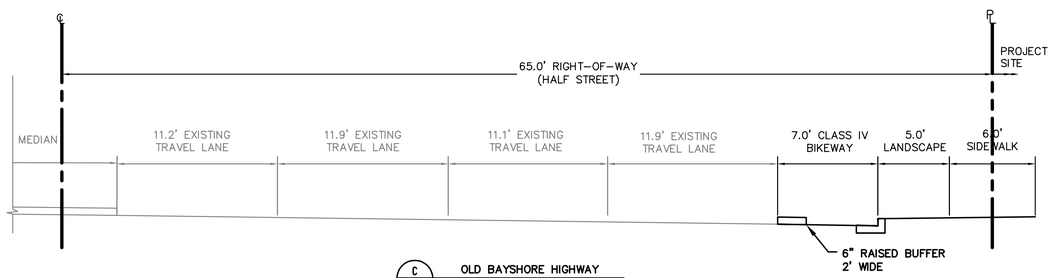
TM-400



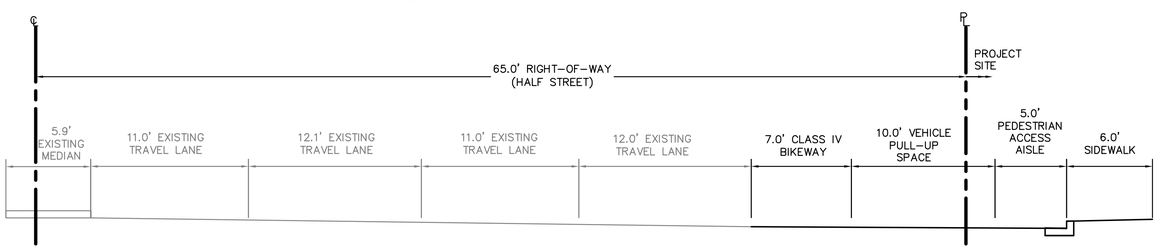
A — OLD BAYSHORE HIGHWAY
NOT TO SCALE



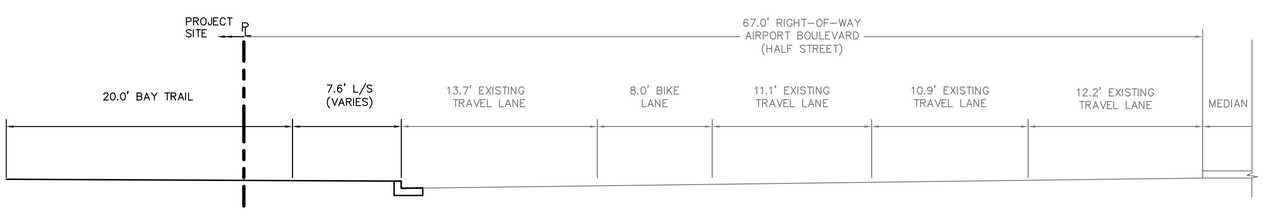
B — OLD BAYSHORE HIGHWAY AT LAYBY
NOT TO SCALE



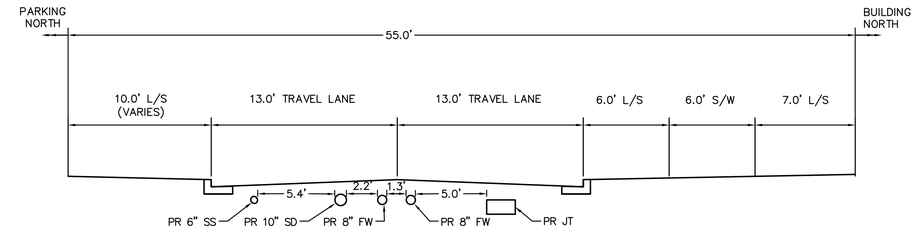
C — OLD BAYSHORE HIGHWAY
NOT TO SCALE



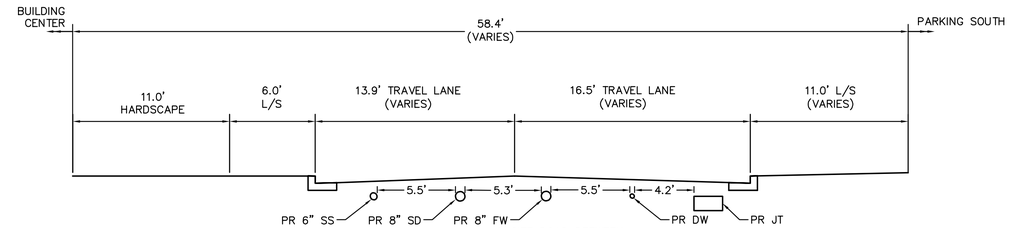
D — OLD BAYSHORE HIGHWAY AT LAYBY
NOT TO SCALE



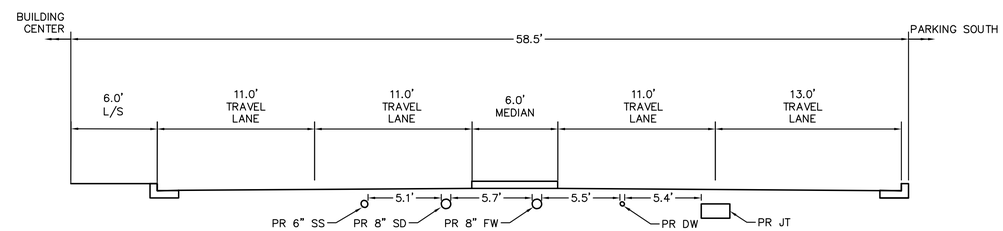
E — AIRPORT BOULEVARD
NOT TO SCALE



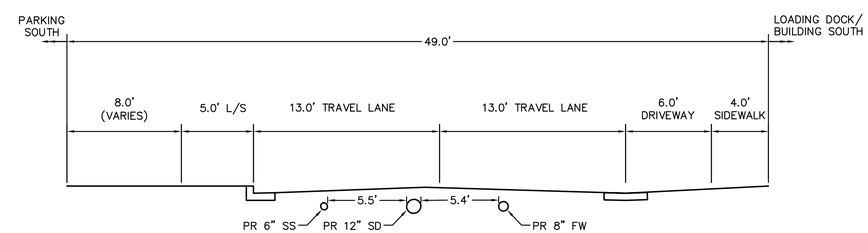
F — ONSITE ROAD BETWEEN PARKING NORTH AND BUILDING NORTH
NOT TO SCALE



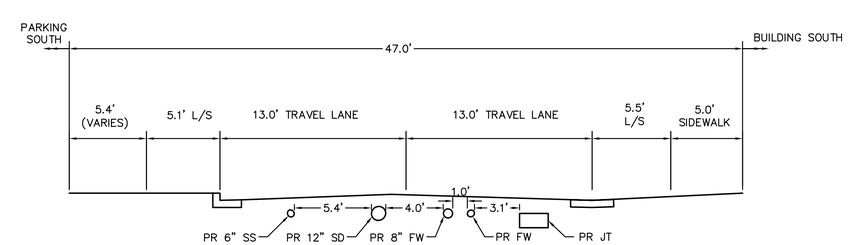
G — ONSITE ROAD BETWEEN BUILDING CENTER AND PARKING SOUTH
NOT TO SCALE



H — ONSITE ROAD BETWEEN BUILDING CENTER AND PARKING SOUTH
NOT TO SCALE



I — ONSITE ROAD BETWEEN PARKING SOUTH AND BUILDING SOUTH
NOT TO SCALE



J — ONSITE ROAD BETWEEN PARKING SOUTH AND BUILDING SOUTH
NOT TO SCALE

GENERAL NOTE:
WHERE LANDSCAPE (L/S) IS ADJACENT TO ROADWAY, LANDSCAPE WIDTH DIMENSION INCLUDES 0.5' FOR THE CURB

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PENINSULA CROSSING VESTING TENTATIVE MAP PROPOSED STREET SECTIONS

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

Revisions

No.	

Date 02/15/2024
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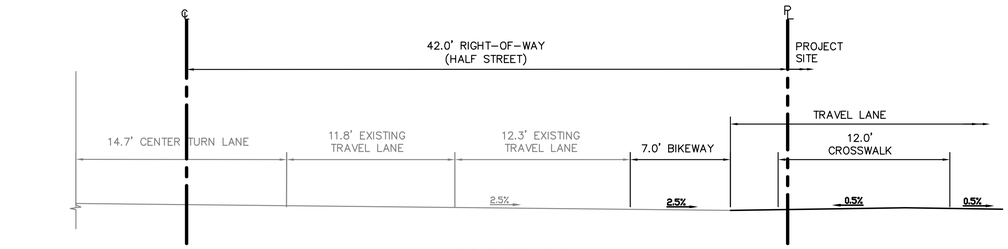
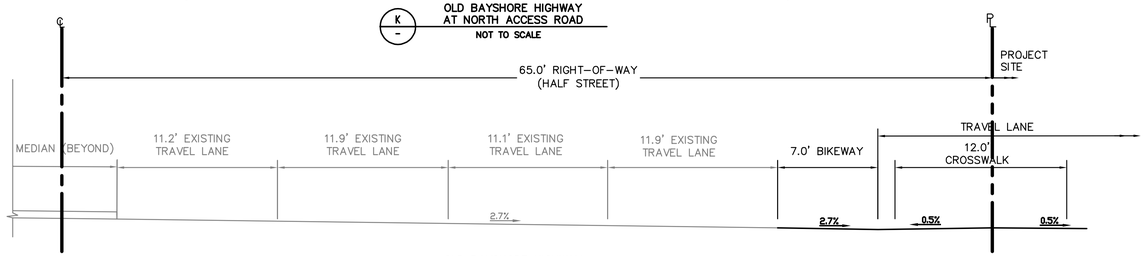
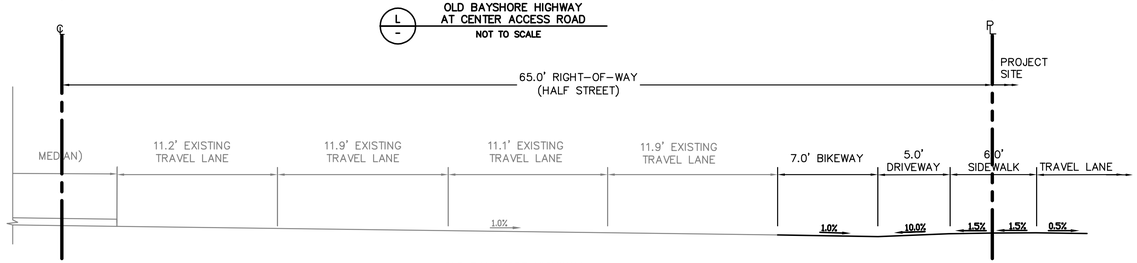


K
-
OLD BAYSHORE HIGHWAY
AT NORTH ACCESS ROAD
NOT TO SCALE



L
-
OLD BAYSHORE HIGHWAY
AT CENTER ACCESS ROAD
NOT TO SCALE



M
-
OLD BAYSHORE HIGHWAY
AT SOUTH ACCESS ROAD
NOT TO SCALE

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED STREET SECTIONS

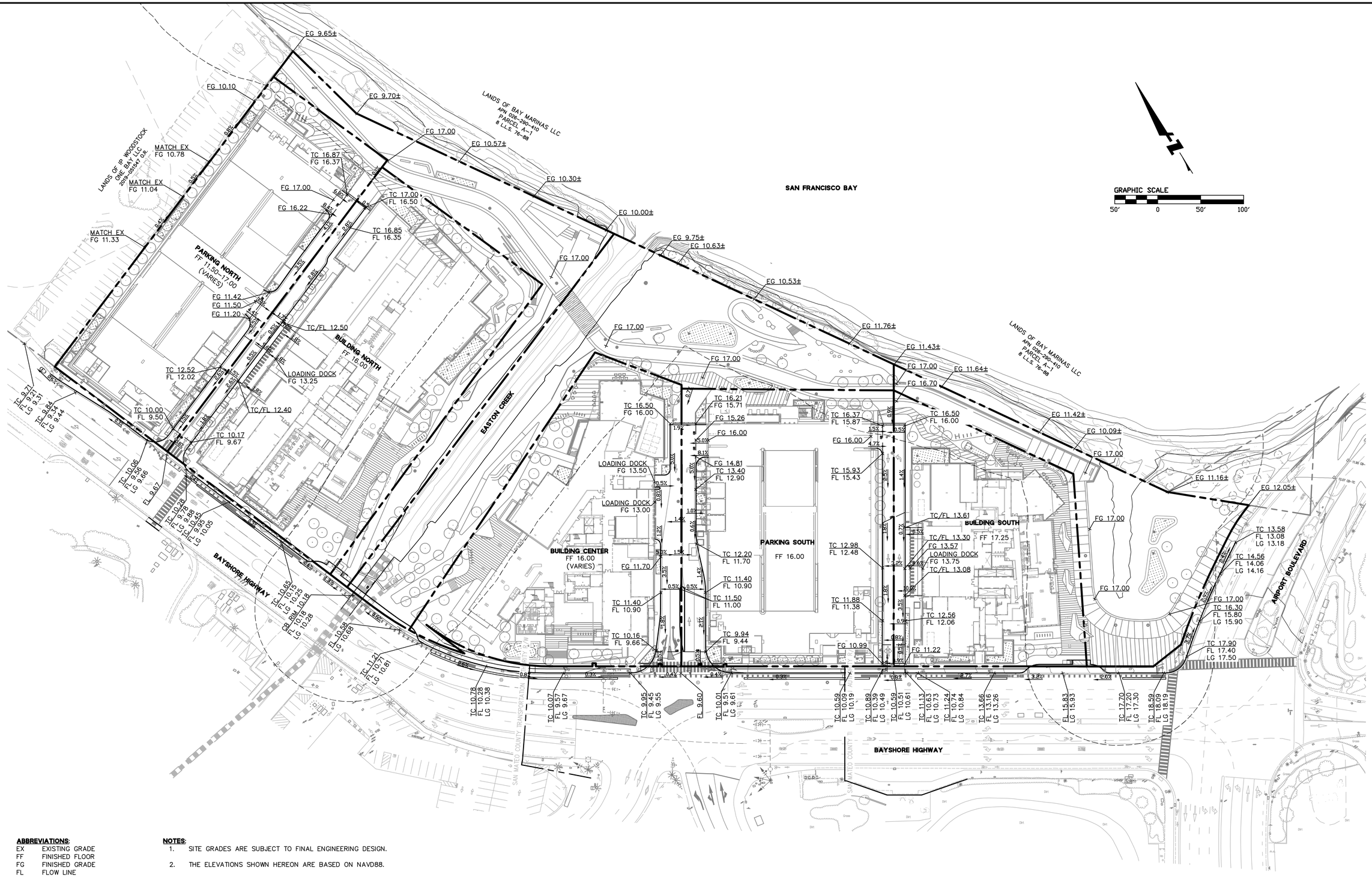
BURLINGAME
COUNTY OF SAN MATEO
CALIFORNIA

Revisions

No.	

Date 02/15/2024
Scale 1" = 50'
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:
TM-402
12 OF 24



ABBREVIATIONS:

EX	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
TC	TOP OF CURB

NOTES:

1. SITE GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED GRADING PLAN

COUNTY OF SAN MATEO

BURLINGAME CALIFORNIA

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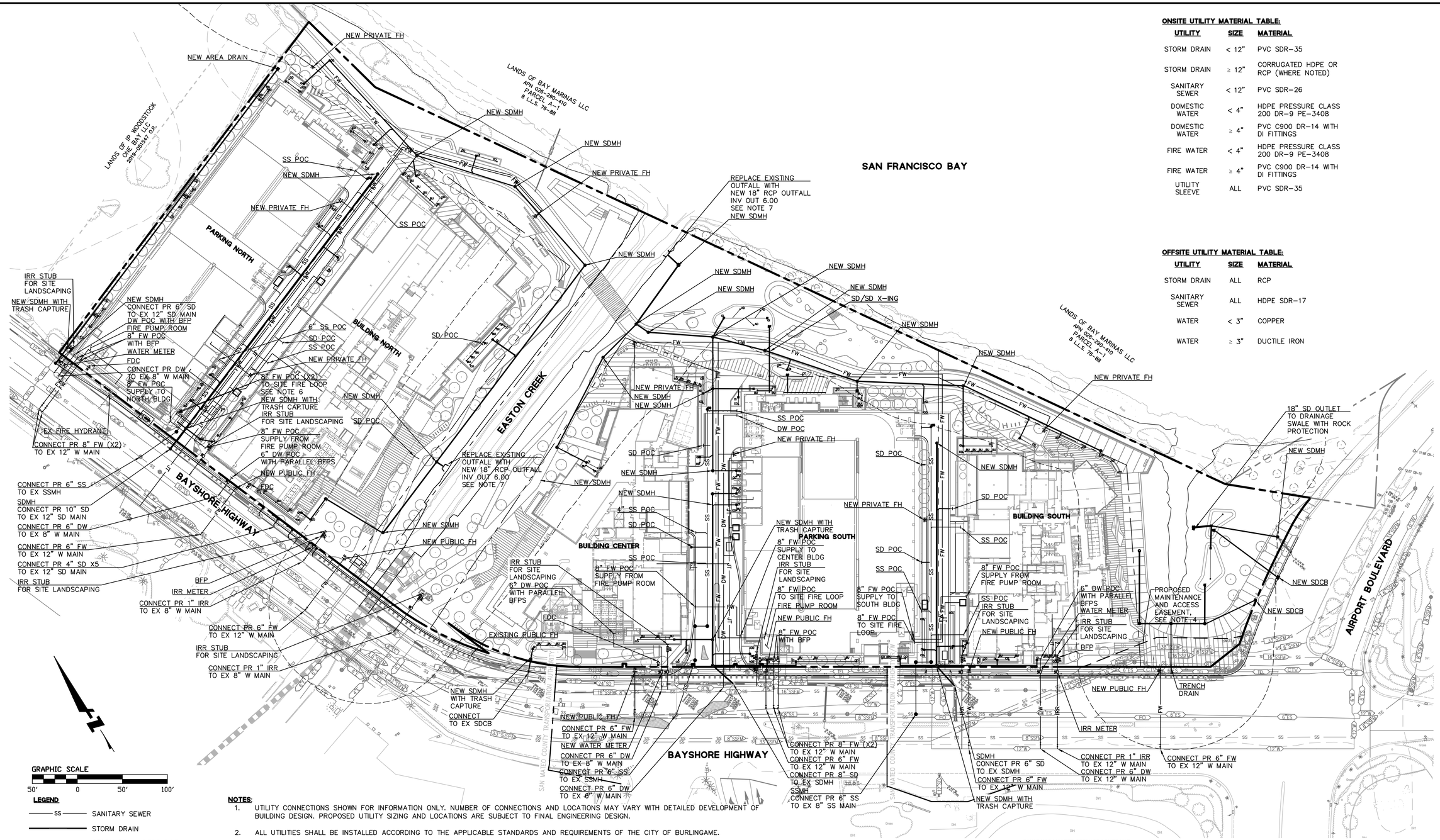

ONSITE UTILITY MATERIAL TABLE:

UTILITY	SIZE	MATERIAL
STORM DRAIN	< 12"	PVC SDR-35
STORM DRAIN	≥ 12"	CORRUGATED HDPE OR RCP (WHERE NOTED)
SANITARY SEWER	< 12"	PVC SDR-26
DOMESTIC WATER	< 4"	HDPE PRESSURE CLASS 200 DR-9 PE-3408
DOMESTIC WATER	≥ 4"	PVC C900 DR-14 WITH DI FITTINGS
FIRE WATER	< 4"	HDPE PRESSURE CLASS 200 DR-9 PE-3408
FIRE WATER	≥ 4"	PVC C900 DR-14 WITH DI FITTINGS
UTILITY SLEEVE	ALL	PVC SDR-35

OFFSITE UTILITY MATERIAL TABLE:

UTILITY	SIZE	MATERIAL
STORM DRAIN	ALL	RCP
SANITARY SEWER	ALL	HDPE SDR-17
WATER	< 3"	COPPER
WATER	≥ 3"	DUCTILE IRON

GRAPHIC SCALE

50' 0 50' 100'

LEGEND

- SS — SANITARY SEWER
- STORM DRAIN
- STORM DRAIN PERF PIPE
- DW — DOMESTIC WATER
- FW — FIRE WATER
- RW — RECYCLED WATER
- IRR — IRRIGATION
- NEW MANHOLE STRUCTURE
- NEW CATCH BASIN
- NEW CHECK VALVE
- NEW WATER METER
- NEW BACKFLOW PREVENTION DEVICE
- FH — NEW FIRE HYDRANT
- FH — EX FIRE HYDRANT
- FDC — NEW FIRE DEPARTMENT CONNECTION

NOTES:

1. UTILITY CONNECTIONS SHOWN FOR INFORMATION ONLY. NUMBER OF CONNECTIONS AND LOCATIONS MAY VARY WITH DETAILED DEVELOPMENT OF BUILDING DESIGN. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.
2. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF BURLINGAME.
3. EXISTING UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
4. THE EXISTING SANITARY SEWER FORCE MAINS ON THE SITE, WHICH PARALLEL BAYSHORE NEAR THE SITE CORNER WITH AIRPORT BLVD, WILL REMAIN IN PLACE. THE PROPOSED PROJECT HAS BEEN DESIGNED TO AVOID THESE EXISTING PIPELINES. A MAINTENANCE AND ACCESS EASEMENT IS BEING PROVIDED TO ALLOW FOR FUTURE CITY MAINTENANCE. SITE ELEVATIONS WILL BE RAISED IN THE VICINITY OF THESE PIPELINES. FURTHER DETAIL OF SPECIFIC PROTECTION MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION, AS WELL AS A DETAILED CONTINGENCY PLAN, WILL BE PROVIDED WITH APPLICATIONS FOR PERMIT. SPECIFIC PROTECTIVE MEASURES WILL DEPEND ON FURTHER INVESTIGATION OF THE MATERIAL AND DEPTH OF THE EXISTING PIPELINES, EXPECTED CONSTRUCTION ACTIVITIES AND EQUIPMENT LOADING IN THE VICINITY OF THE PIPELINES, AND COORDINATION WITH PUBLIC WORKS STAFF.
5. PER CITY STANDARDS, SEWER CONNECTIONS WILL REQUIRE A SEWER CLEANOUT WITHIN THE CITY RIGHT-OF-WAY.
6. SITE FIRE WATER LOOP SHOWN ALONG NORTHERN SITE ACCESS ROAD. IF A SINGLE SITE FIRE WATER LINE CAN PROVIDE THE REQUIRED FLOW AND PRESSURE TO PRIVATE SITE HYDRANTS ALONG THE NORTHERN ACCESS ROAD, THE NORTHERN SITE FIRE WATER LOOP MAY BE ELIMINATED AND REPLACED WITH A SINGLE SITE FIRE WATER LINE. TO BE CONFIRMED PRIOR TO BUILDING PERMIT APPLICATION.
7. FLAP GATE SHALL BE PROVIDED FOR EACH EASTON CREEK OUTFALL.
8. ALL BACKFLOW DEVICES WILL BE INSTALLED IN EXTERIOR LOCATIONS BEHIND THE PROPERTY LINE.

BUILDING WATER SERVICE SCHEDULE

LOCATION	TYPE	NUMBER OF SERVICE CONNECTIONS	NUMBER OF METERS	NOTES
PARKING NORTH	DW	1	1	FOR HOSE BIBS
	IRR	-	-	
	FW	2	-	REDUNDANT FIRE WATER SERVICE FOR FIRE PUMP ROOM
NORTH BUILDING	DW	1	1	
	IRR*	-	-	
	FW	-	-	FIRE WATER IS FED FROM PARKING NORTH FIRE PUMP ROOM
CENTER BUILDING	DW	1	1	
	IRR*	-	-	
	FW	-	-	FIRE WATER IS FED FROM PARKING SOUTH FIRE PUMP ROOM
PARKING SOUTH	DW	1	1	FOR POTENTIAL DRINKING FOUNTAINS OR PUBLIC RESTROOMS
	IRR	-	-	
	FW	2	-	REDUNDANT FIRE WATER SERVICE FOR FIRE PUMP ROOM
SOUTH BUILDING	DW	1	1	
	IRR*	-	-	
	FW	-	-	FIRE WATER IS FED FROM PARKING SOUTH FIRE PUMP ROOM
LANDSCAPE	IRR	8	8	SEPARATE IRRIGATION SERVICE FOR EACH SITE PARCEL (8 TOTAL).

* BUILDING IRRIGATION SHALL BE SUB-METERED OFF THE DOMESTIC WATER LINE

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PENINSULA CROSSING VESTING TENTATIVE MAP PROPOSED UTILITY PLAN

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

Revisions | No.

Date 02/15/2024
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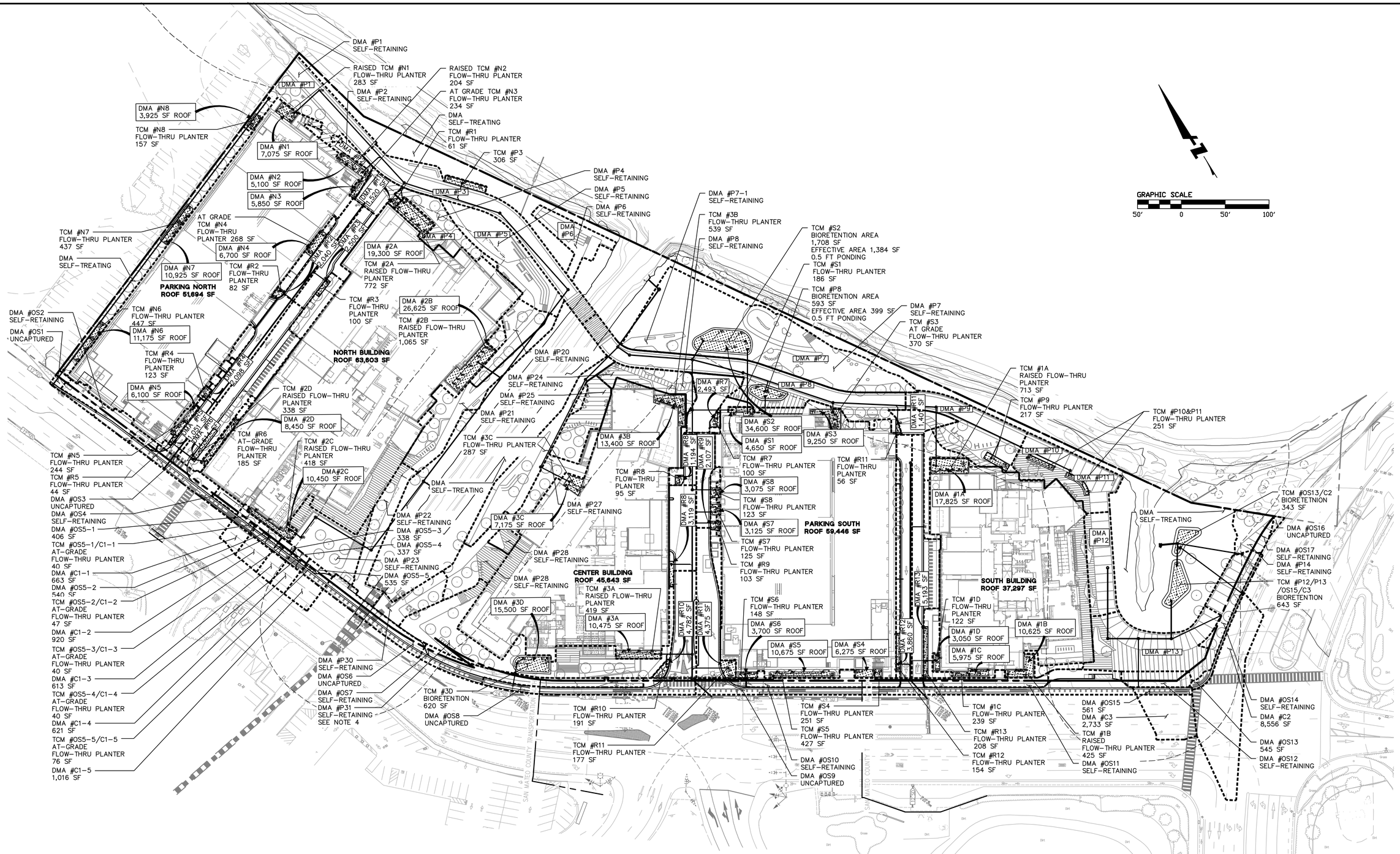

LEGEND

- STORM DRAIN
- TREATMENT CONTROL MEASURE (TCM)
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY

NOTES:

1. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. OF THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP).
2. BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
3. TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN OLD BAYSHORE HIGHWAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
4. STORMWATER RUNOFF FROM THE STAIRS AND WALKWAYS LEADING INTO THE CENTER BUILDING WILL BE DIRECTED TO LOCAL LANDSCAPE AREAS BY GRAVITY. SELF-RETAINING AREAS SHALL COMPLY WITH THE C.3 REGULATED PROJECTS GUIDE.
5. FOR PLANTER AREAS BEHIND THE CURB ALONG BAYSHORE HIGHWAY, CURB CUTS SHALL BE PROVIDED TO ALLOW PLANTER AREAS TO RECEIVE STORMWATER RUNOFF FROM THE ADJACENT ROADWAY. UNLESS OTHERWISE NOTED, THESE PLANTERS ARE INTENDED TO BY TYPICAL LANDSCAPE BUFFERS AND NOTBIORETENTION FLOW-THRU PLANTER.
6. BIORETENTION HAS BEEN SIZED USING 4% RULE OR COMBINATION FLOW AND VOLUME CALCULATIONS.
7. LANDSCAPE STRIP AREA TO BE USED AS SELF-RETAINING AREAS WILL HAVE A MAXIMUM 2:1 RATIO OF CONTRIBUTING IMPERVIOUS AREA TO LANDSCAPE AREA AND A 3" PONDING DEPTH.
8. THE PROJECT IS PROPOSING TO TREAT PORTIONS OF EXISTING ROADWAY THAT ARE NOT BEING REDEVELOPED. PROJECT IS PROPOSING TO UTILIZE THESE AREAS AS IN-LIEU CREDIT.

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED STORMWATER MANAGEMENT PLAN

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

Revisions | No.

Date 02/15/2024
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Drawn MC
Approved FC
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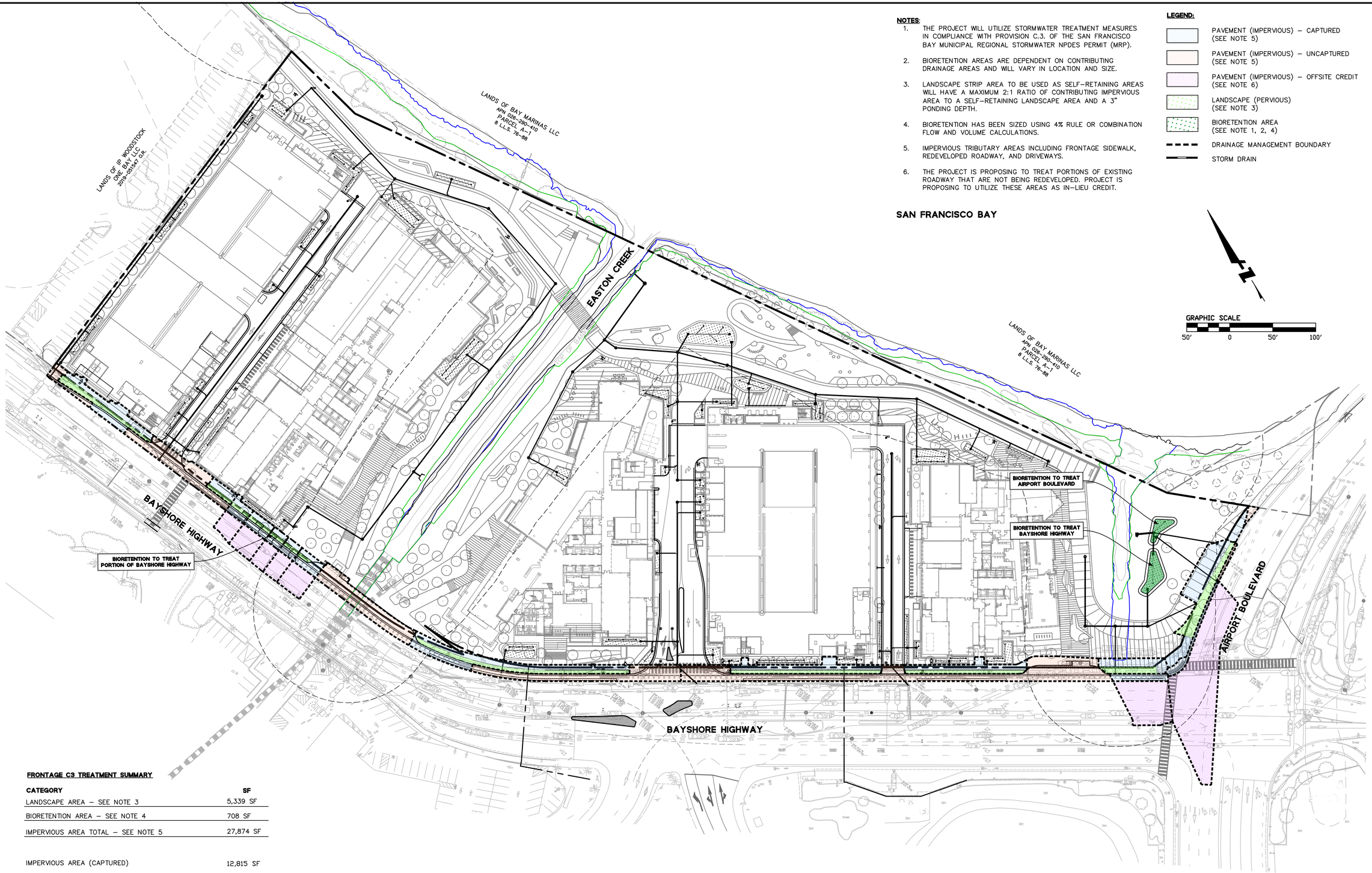
NOTES:

1. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. OF THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP).
2. BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
3. LANDSCAPE STRIP AREA TO BE USED AS SELF-RETAINING AREAS WILL HAVE A MAXIMUM 2:1 RATIO OF CONTRIBUTING IMPERVIOUS AREA TO A SELF-RETAINING LANDSCAPE AREA AND A 3" PONDING DEPTH.
4. BIORETENTION HAS BEEN SIZED USING 4% RULE OR COMBINATION FLOW AND VOLUME CALCULATIONS.
5. IMPERVIOUS TRIBUTARY AREAS INCLUDING FRONTAGE SIDEWALK, REDEVELOPED ROADWAY, AND DRIVEWAYS.
6. THE PROJECT IS PROPOSING TO TREAT PORTIONS OF EXISTING ROADWAY THAT ARE NOT BEING REDEVELOPED. PROJECT IS PROPOSING TO UTILIZE THESE AREAS AS IN-LIEU CREDIT.

LEGEND:

- PAVEMENT (IMPERVIOUS) – CAPTURED (SEE NOTE 5)
- PAVEMENT (IMPERVIOUS) – UNCAPTURED (SEE NOTE 5)
- PAVEMENT (IMPERVIOUS) – OFFSITE CREDIT (SEE NOTE 6)
- LANDSCAPE (PERVIOUS) (SEE NOTE 3)
- BIORETENTION AREA (SEE NOTE 1, 2, 4)
- DRAINAGE MANAGEMENT BOUNDARY
- STORM DRAIN



FRONTAGE C3 TREATMENT SUMMARY

CATEGORY	SF
LANDSCAPE AREA – SEE NOTE 3	5,339 SF
BIORETENTION AREA – SEE NOTE 4	708 SF
IMPERVIOUS AREA TOTAL – SEE NOTE 5	27,874 SF
IMPERVIOUS AREA (CAPTURED)	12,815 SF
IMPERVIOUS AREA (UNCAPTURED)	15,059 SF
OFFSITE CREDIT – IMPERVIOUS AREA BEYOND PROJECT LIMITS (CAPTURED) – SEE NOTE 6	15,120 SF
WITH CREDITS, TOTAL CAPTURED IMPERVIOUS AREA	27,935 SF

WITH CREDITS, CAPTURED AREA INCLUDES 100% OF TRIBUTARY ONSITE FRONTAGE AND 100% OFFSITE REDEVELOPED IMPERVIOUS AREA

OFFSITE CREDIT SUMMARY (SEE NOTE 6):
PORTION OF ROADWAY NORTH OF EASTON CREEK: 3,831 SF
PORTION OF AIRPORT BLVD TO SITE BIORETENTION: 8,556 SF
PORTION OF BAYSHORE HIGHWAY TO SITE BIORETENTION: 2,733 SF

TOTAL OFFSITE CREDIT REQUIRED (uncaptured site impervious): 15,059 SF
TOTAL OFFSITE CREDIT PROVIDED: 15,120 SF

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PENINSULA CROSSING VESTING TENTATIVE MAP

PROPOSED OFFSITE STORMWATER MANAGEMENT PLAN

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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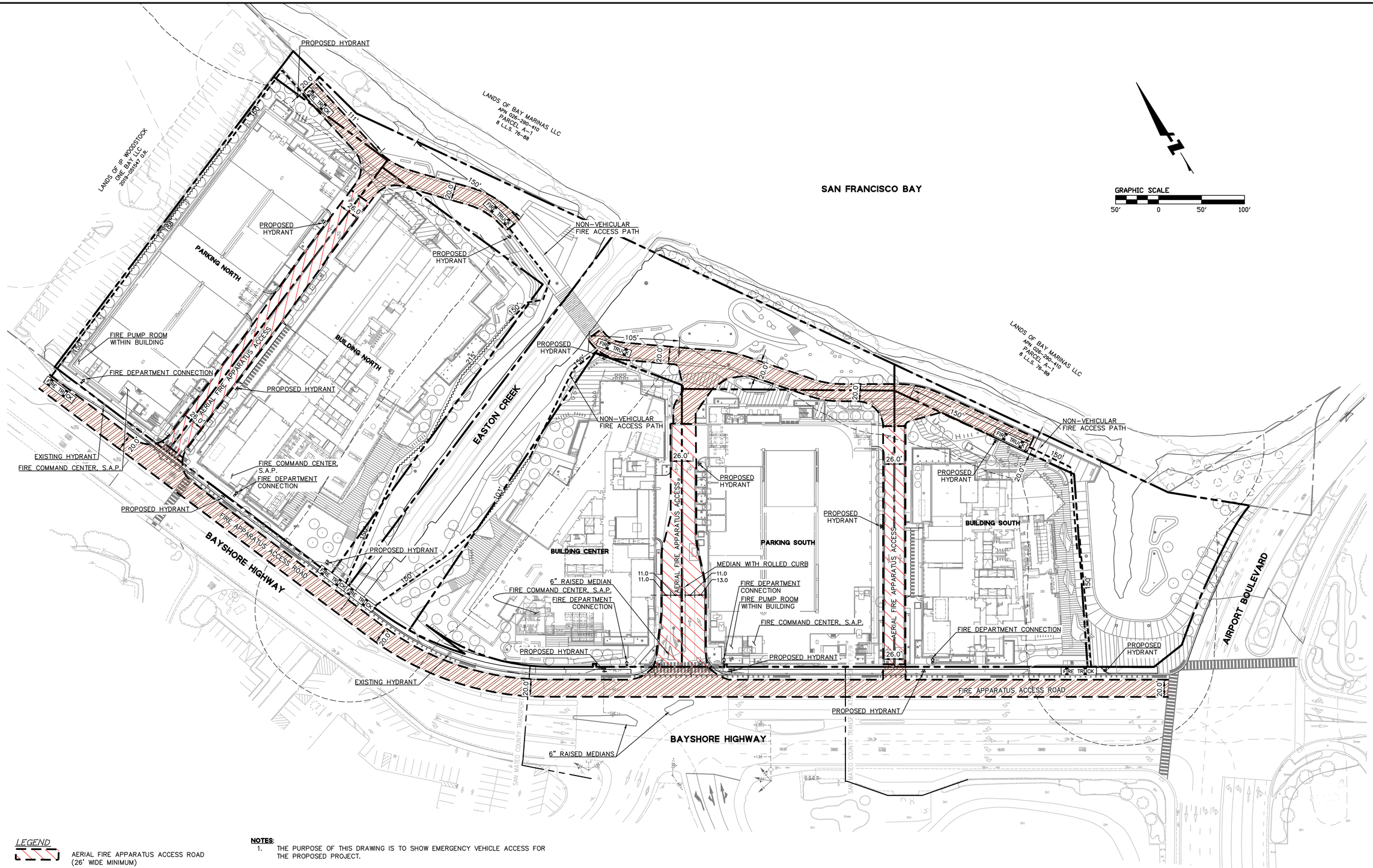

LEGEND

- AERIAL FIRE APPARATUS ACCESS ROAD (26' WIDE MINIMUM)
- FIRE APPARATUS ACCESS ROAD (20' WIDE MINIMUM
- FIRE TRUCK — FIRE TRUCK EXAMPLE STAGING AREA
- 150' — 150' PEDESTRIAN FIRE ACCESS ROUTE
- XX' — PEDESTRIAN FIRE ACCESS ROUTE BEYOND 150' FROM FIRE ACCESS ROAD
- FH — NEW FIRE HYDRANT
- FH — EX FIRE HYDRANT
- FDC — NEW FIRE DEPARTMENT CONNECTION

NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW EMERGENCY VEHICLE ACCESS FOR THE PROPOSED PROJECT.
2. TOTAL SITE AREA = 12.02± ACRES
3. GEOMETRY OF FIRE APPARATUS ACCESS MAY VARY WITH FUTURE SITE PLAN REVISIONS AND DETAIL OF LANDSCAPING. ANY CHANGE TO FIRE LANE GEOMETRY MUST BE APPROVED BY CCFD
4. FIRE ACCESS TURNAROUND IS PART OF THE FIRE ACCESS ROAD. ALL FIRE ACCESS ROADS AND TURNAROUNDS SHALL BE CAPABLE OF SUPPORTING 65,000 LBS AND CONSTRUCTED WITH NON-PERVIOUS SURFACE MATERIALS.
5. ALL NON-EMERGENCY VEHICLE FUNCTIONS, INCLUDING LOADING, TRASH/RECYCLING, GENERATOR FUEL OIL FILLING, GREASE WASTE SERVICING, ETC, WILL BE ACCOMMODATED WITHIN THE PUBLICLY ACCESSIBLE PORTION OF THE SERVICE ROADS, AND WILL NOT REQUIRE REMOVAL OF BOLLARDS TO ACCESS THE BAY TRAIL PORTION OF THE FIRE ACCESS ROADS.

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PENINSULA CROSSING VESTING TENTATIVE MAP
PROPOSED FIRE APPARATUS ACCESS PLAN

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

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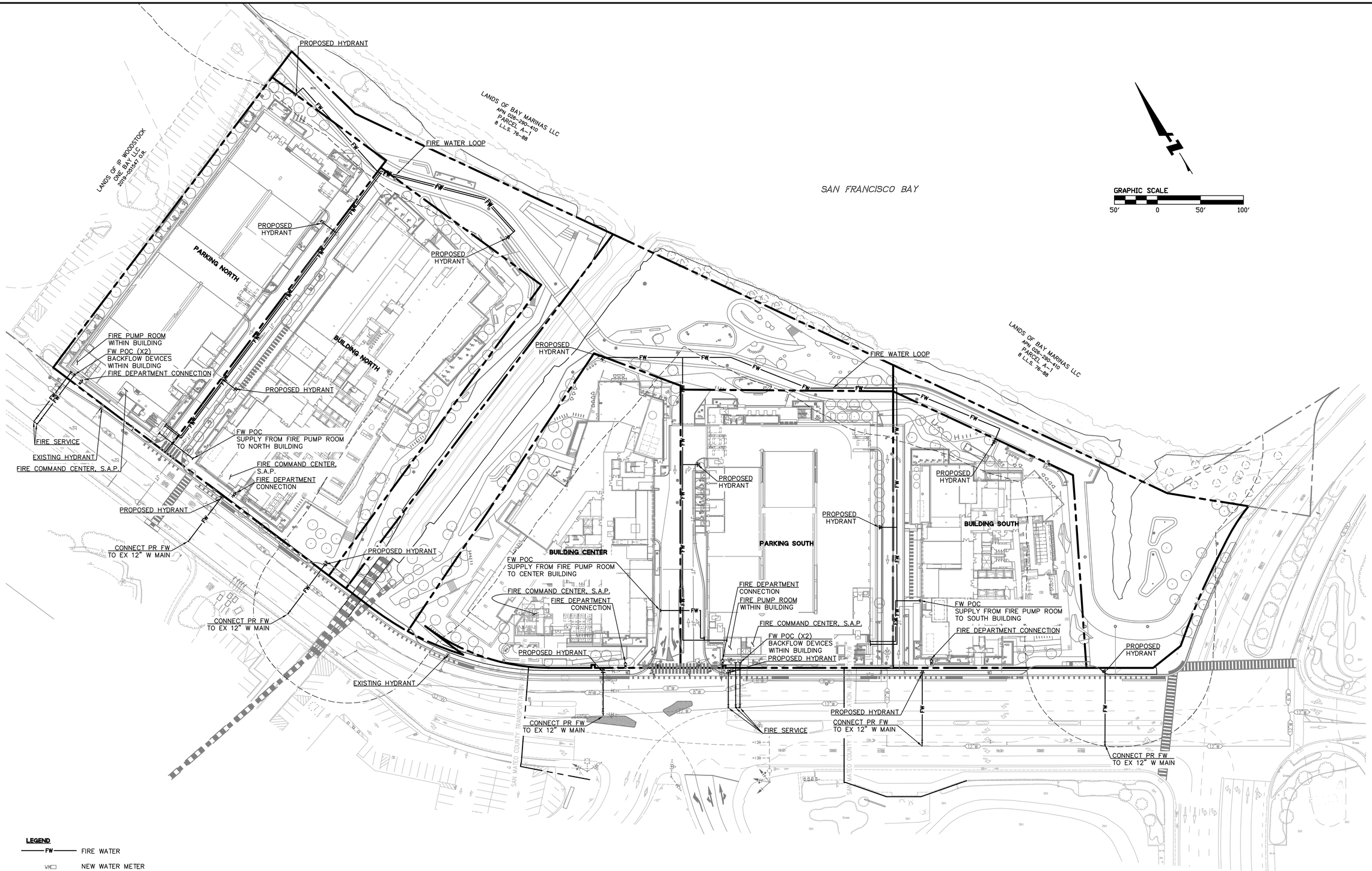

LEGEND

—FW—	FIRE WATER
WM	NEW WATER METER
SBS	NEW BACKFLOW PREVENTION DEVICE
FH	NEW FIRE HYDRANT
FH	EX FIRE HYDRANT
FDC	NEW FIRE DEPARTMENT CONNECTION
CO	NEW CLEANOUT

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PENINSULA CROSSING
VESTING TENTATIVE MAP
PROPOSED UNDERGROUND FIRE SERVICE PLAN

BURLINGAME — COUNTY OF SAN MATEO — CALIFORNIA

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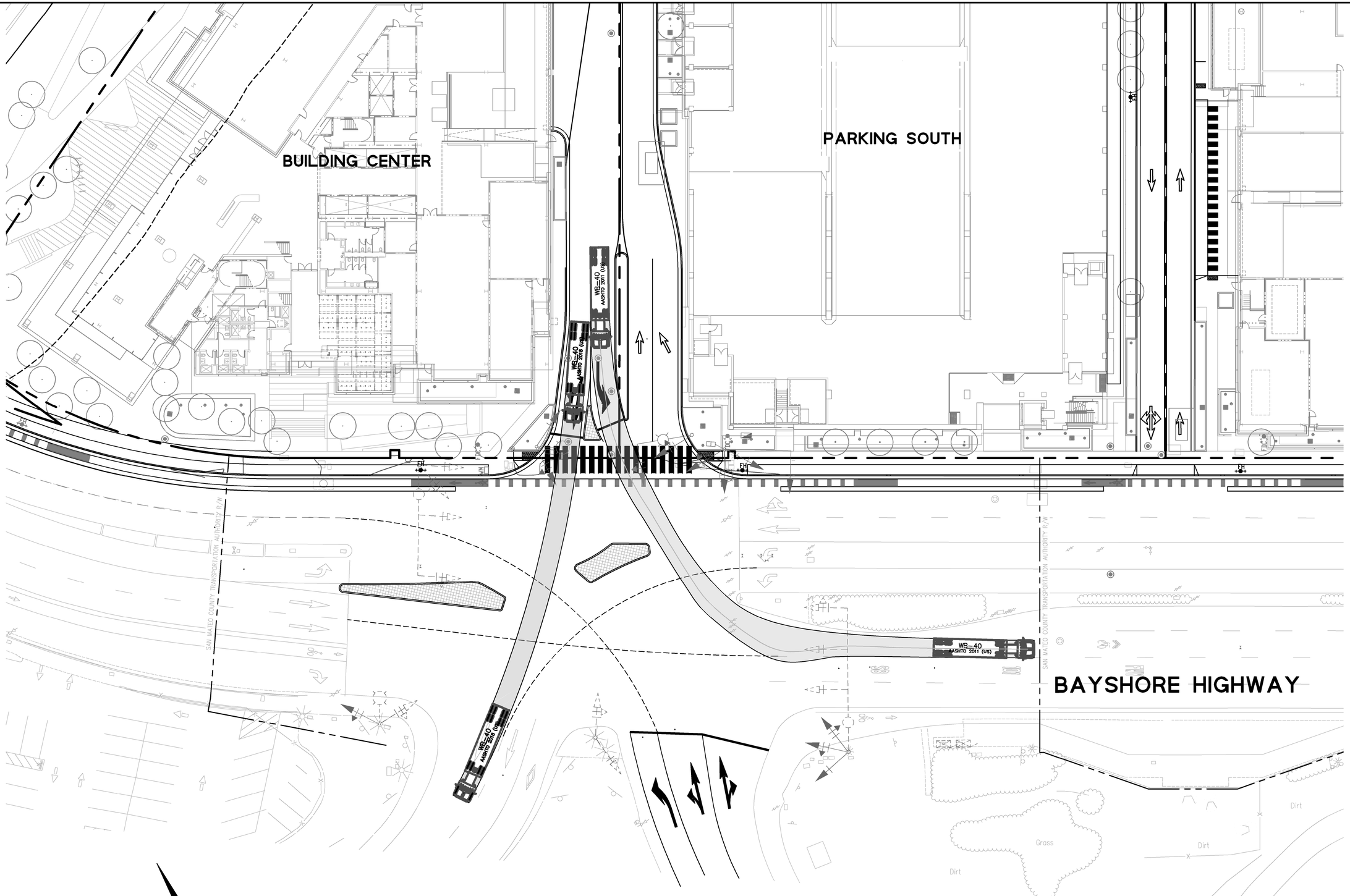

GRAPHIC SCALE

20′ 0 20′ 40′

NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE VEHICLE TURNING MOVEMENTS AT THE CALTRANS INTERSECTION FOR THE PROPOSED INTERSECTION CONFIGURATION. PROPOSED DESIGN IS SUBJECT TO COORDINATION WITH CALTRANS.

STAA TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION FROM BAYSHORE HIGHWAY TO THE HWY 101 NORTH ON-RAMP, AND FROM THE HWY 101 NORTH OFF-RAMP TO BAYSHORE HIGHWAY.

WB-40 TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION TO & FROM THE PROJECT SITE

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PENINSULA CROSSING
VESTING TENTATIVE MAP
TRUCK TURNING MOVEMENTS - SHEET 1

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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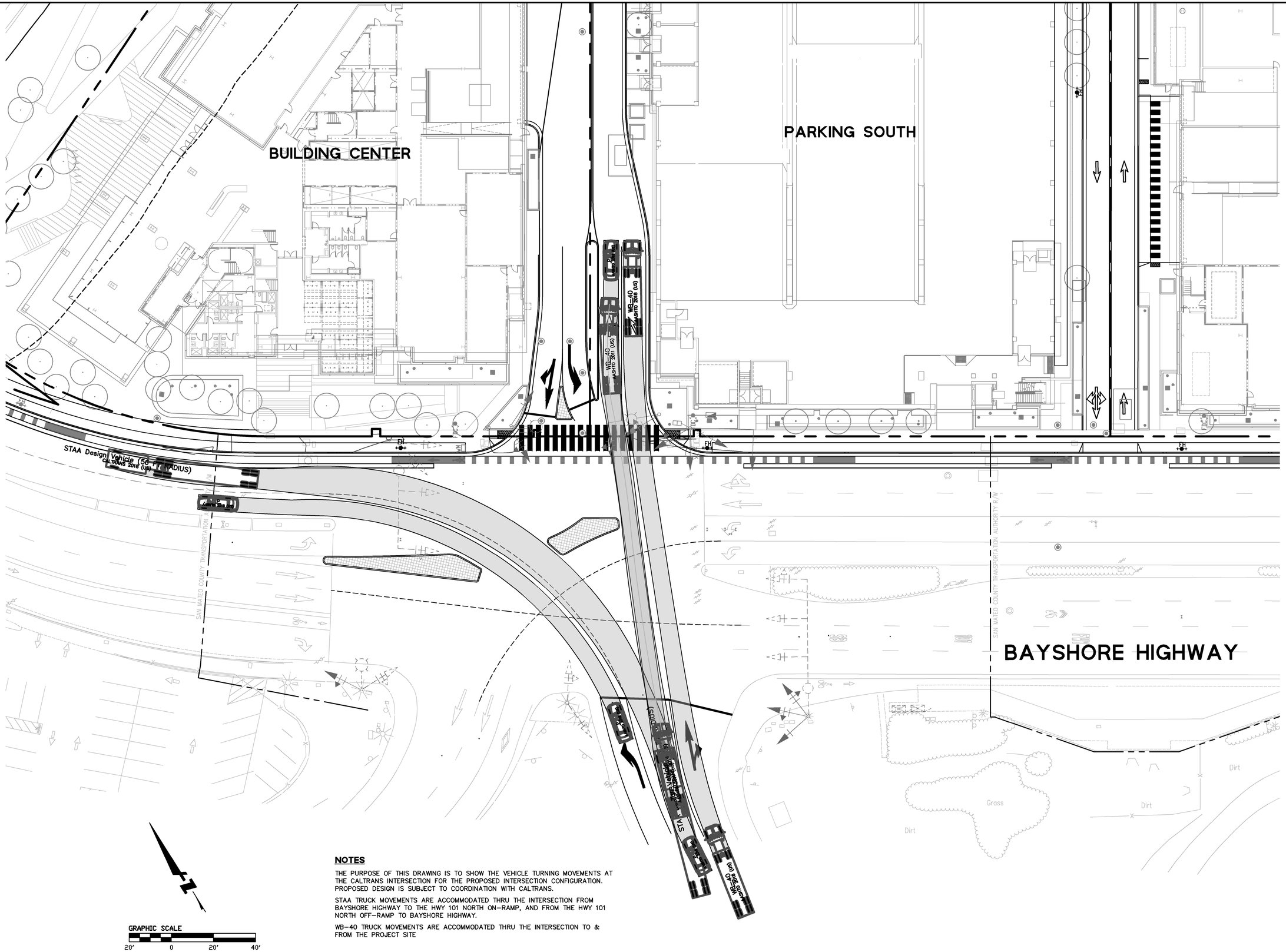
Job No 20210035

Drawing Number:

TM-900



GRAPHIC SCALE

20' 0 20' 40'

NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE VEHICLE TURNING MOVEMENTS AT THE CALTRANS INTERSECTION FOR THE PROPOSED INTERSECTION CONFIGURATION. PROPOSED DESIGN IS SUBJECT TO COORDINATION WITH CALTRANS.

STAA TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION FROM BAYSHORE HIGHWAY TO THE HWY 101 NORTH ON-RAMP, AND FROM THE HWY 101 NORTH OFF-RAMP TO BAYSHORE HIGHWAY.

WB-40 TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION TO & FROM THE PROJECT SITE

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PENINSULA CROSSING
VESTING TENTATIVE MAP
TRUCK TURNING MOVEMENTS - SHEET 2

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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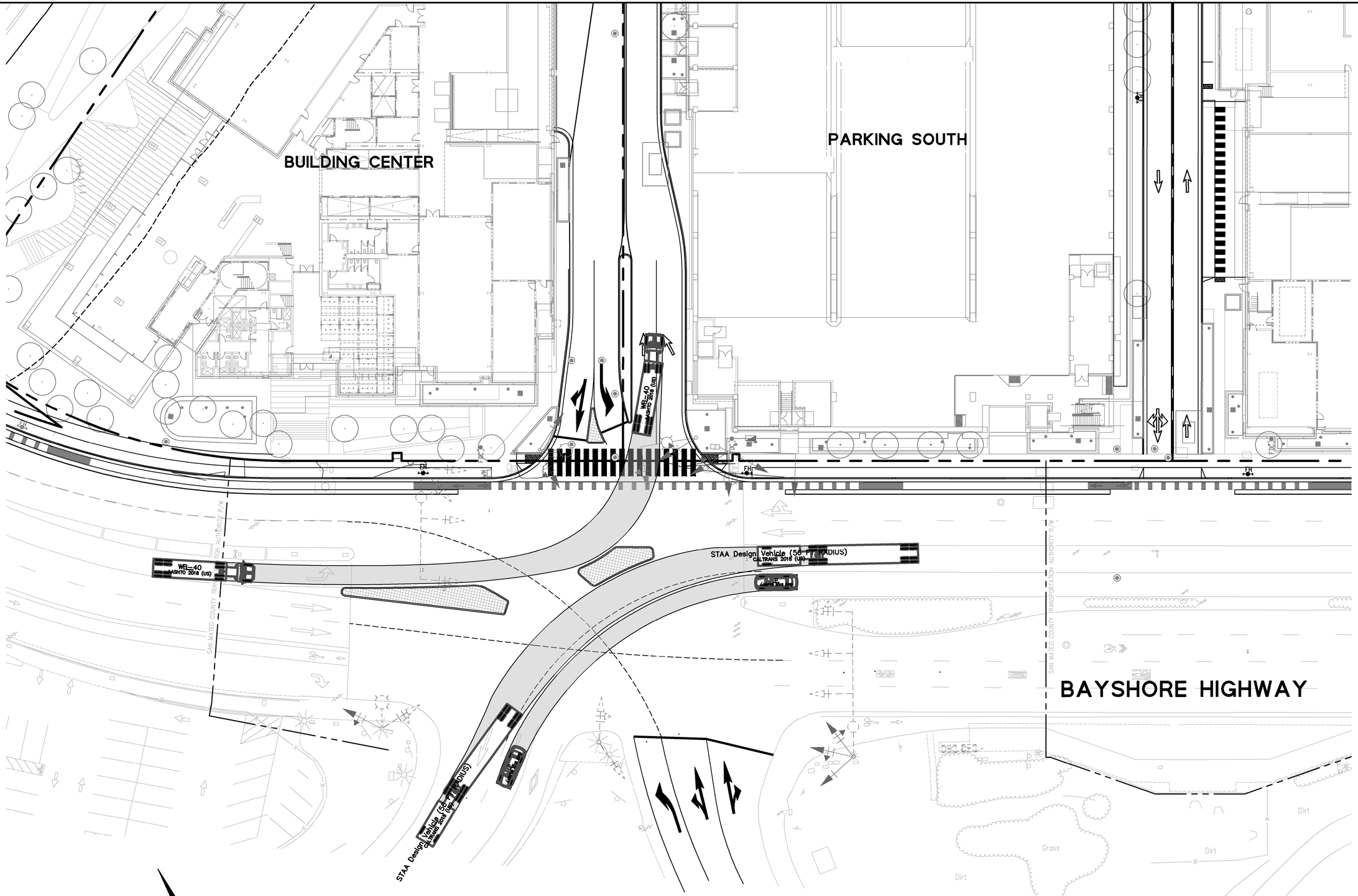

GRAPHIC SCALE

20′ 0 20′ 40′

NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE VEHICLE TURNING MOVEMENTS AT THE CALTRANS INTERSECTION FOR THE PROPOSED INTERSECTION CONFIGURATION. PROPOSED DESIGN IS SUBJECT TO COORDINATION WITH CALTRANS.

STAA TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION FROM BAYSHORE HIGHWAY TO THE HWY 101 NORTH ON-RAMP, AND FROM THE HWY 101 NORTH OFF-RAMP TO BAYSHORE HIGHWAY.

WB-40 TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION TO & FROM THE PROJECT SITE

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PENINSULA CROSSING
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TRUCK TURNING MOVEMENTS – SHEET 3

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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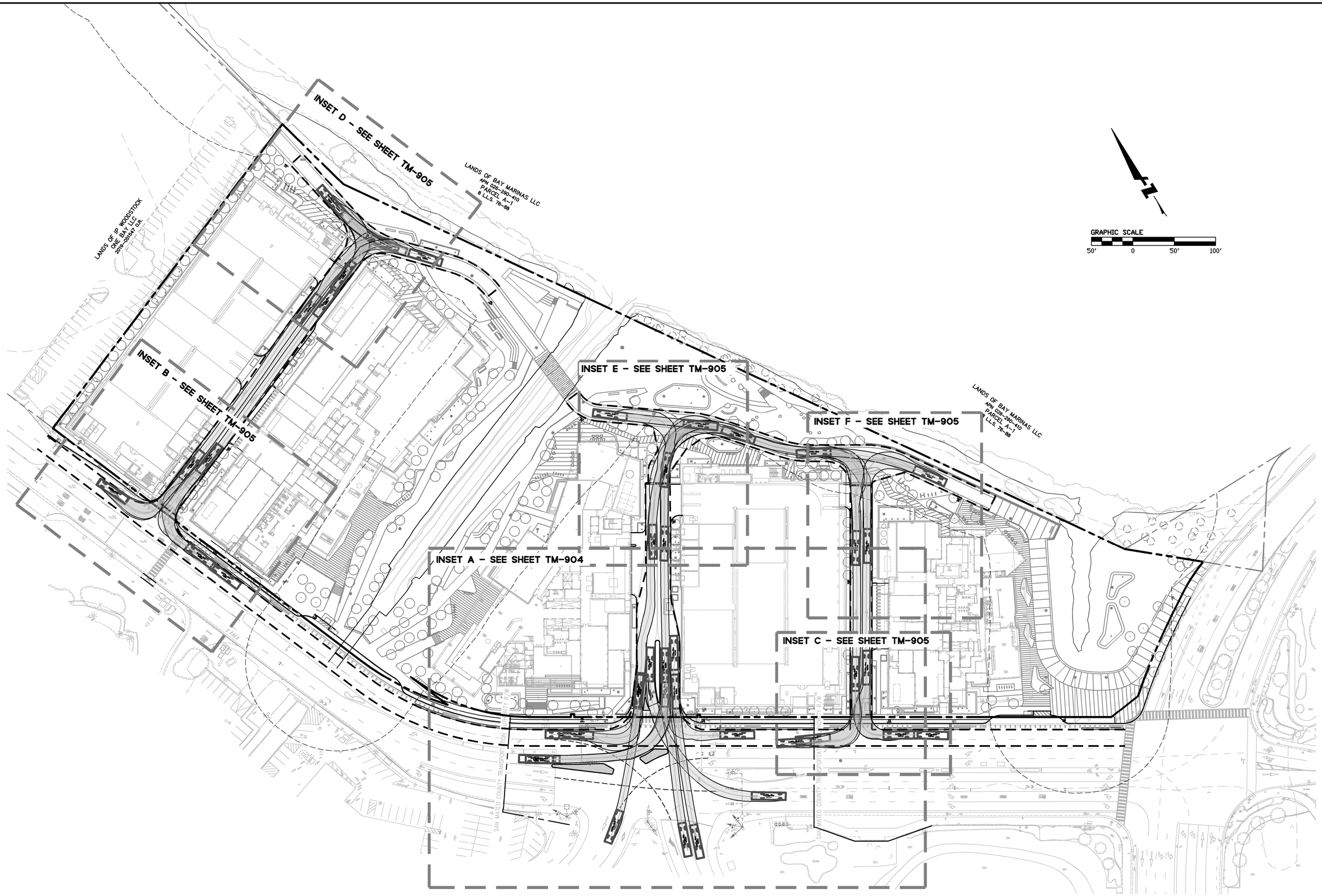

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PENINSULA CROSSING
VESTING TENTATIVE MAP
FIRE TRUCK TURNING MOVEMENTS - OVERALL CIRCULATION

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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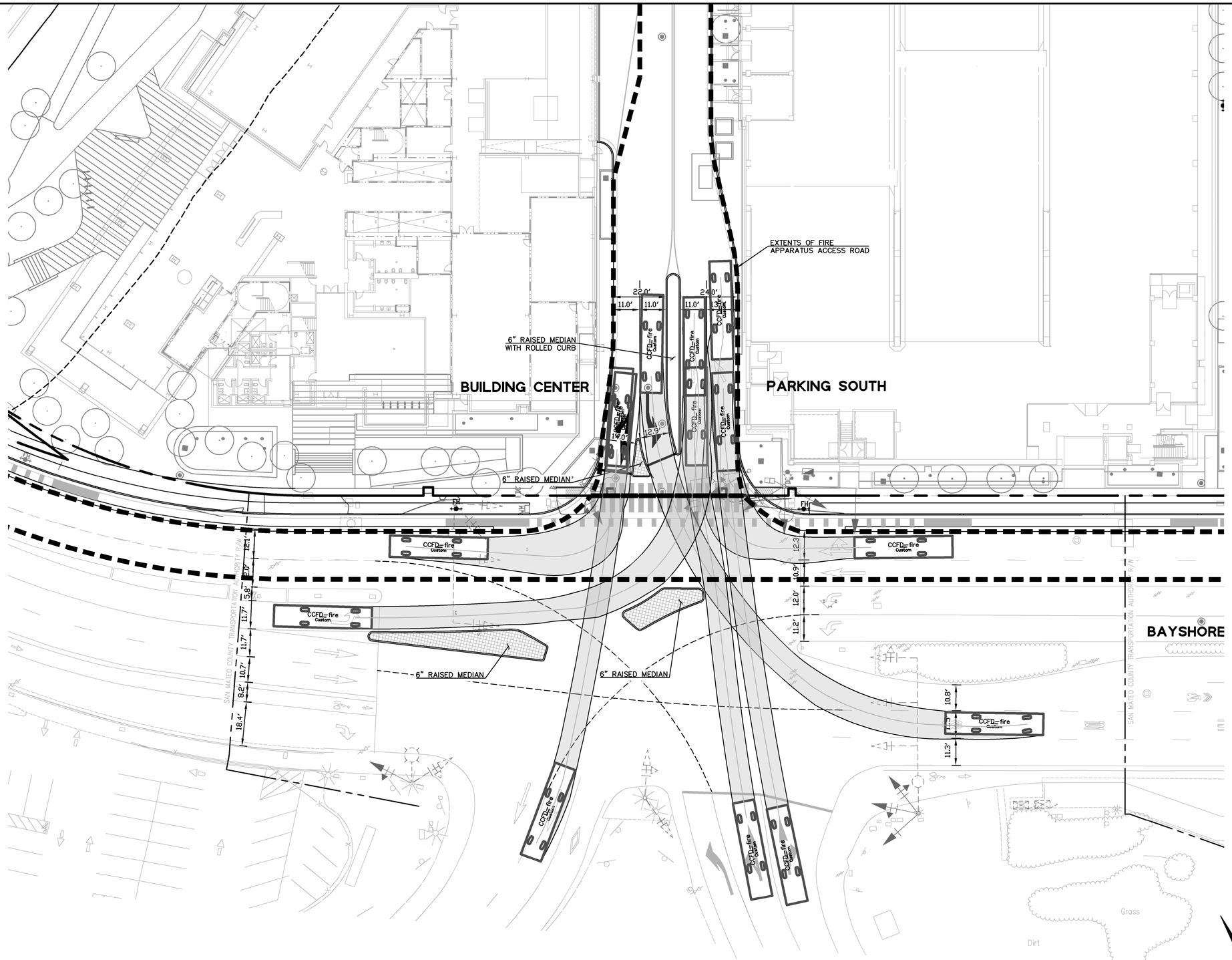

A INTERSECTION AT BAYSHORE HIGHWAY AND HWY 101 NORTH ON-RAMP AND OFF-RAMP

SCALE: 1" = 20'

GRAPHIC SCALE

20' 0 20' 40'

NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE VEHICLE TURNING MOVEMENTS AT THE CALTRANS INTERSECTION FOR THE PROPOSED INTERSECTION CONFIGURATION. PROPOSED DESIGN IS SUBJECT TO COORDINATION WITH CALTRANS.

FIRE TRUCK MOVEMENTS ARE ACCOMMODATED THRU THE INTERSECTION FROM BAYSHORE HIGHWAY TO THE HWY 101 NORTH ON-RAMP, AND FROM THE HWY 101 NORTH OFF-RAMP TO BAYSHORE HIGHWAY.

FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.

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PENINSULA CROSSING VESTING TENTATIVE MAP

FIRE TRUCK TURNING MOVEMENTS – CALTRANS INTERSECTION

BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

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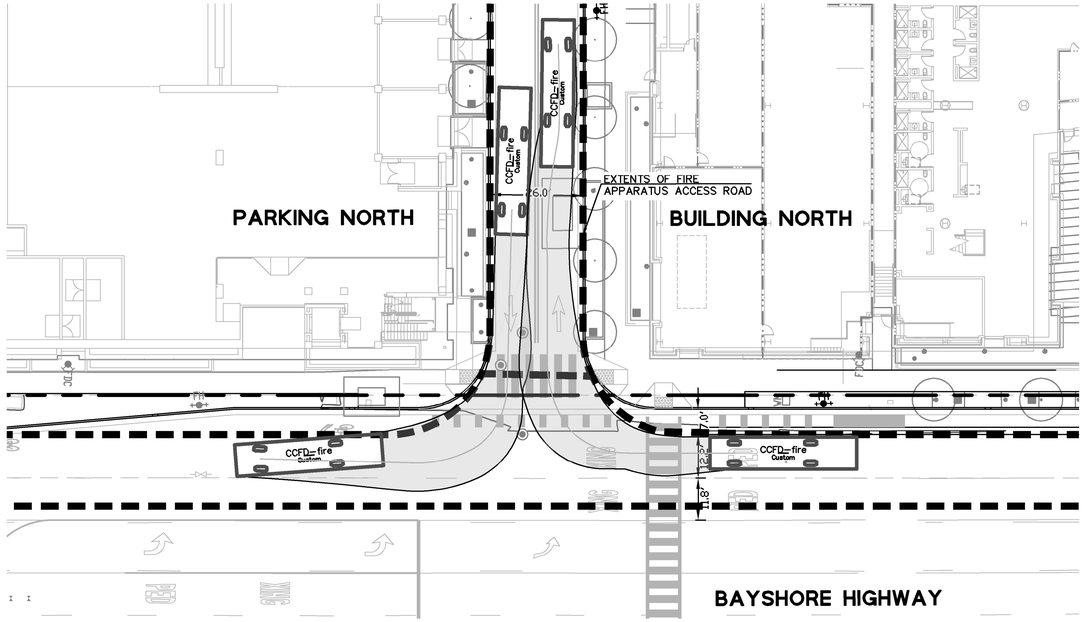
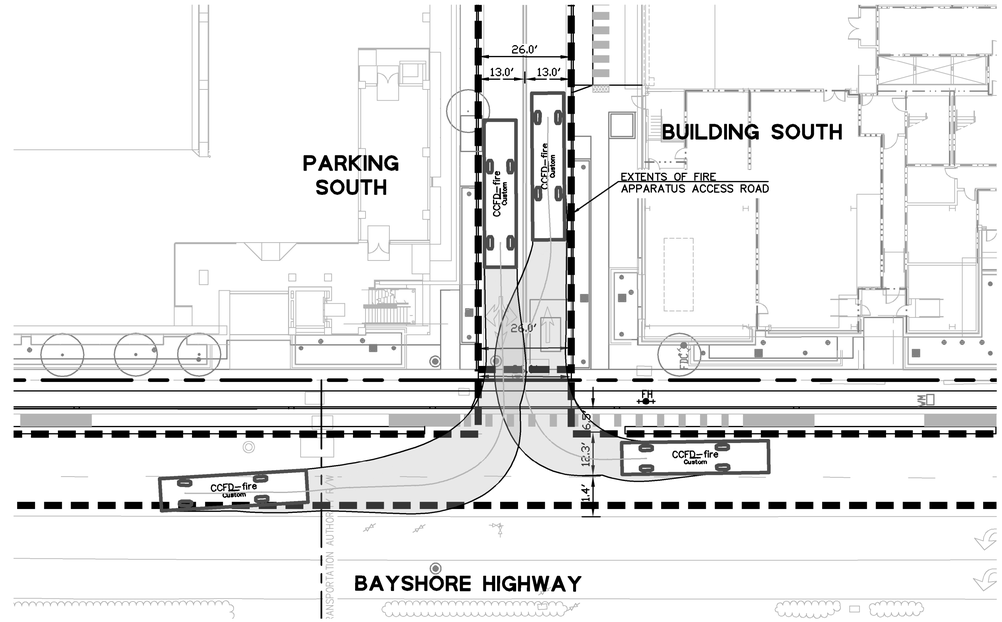
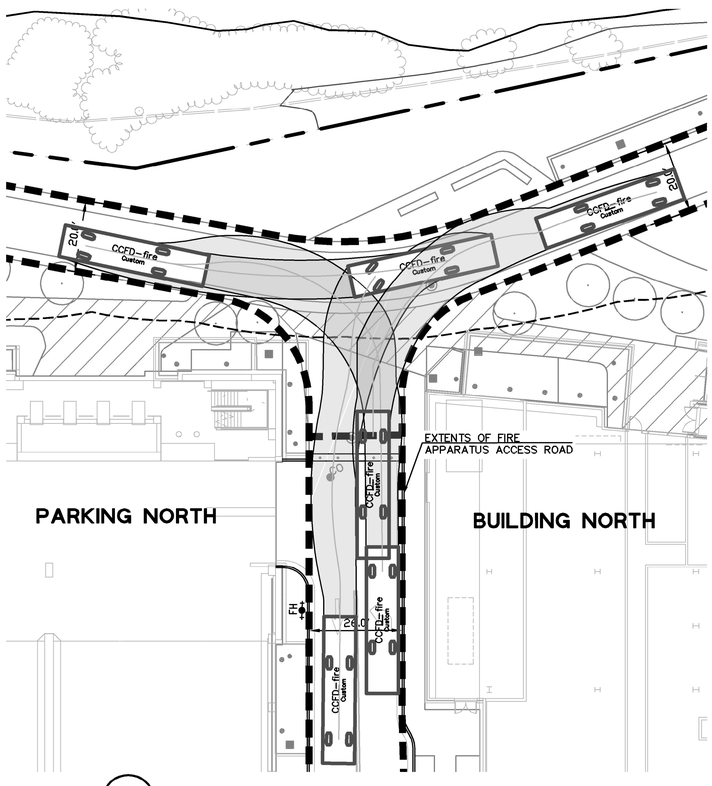


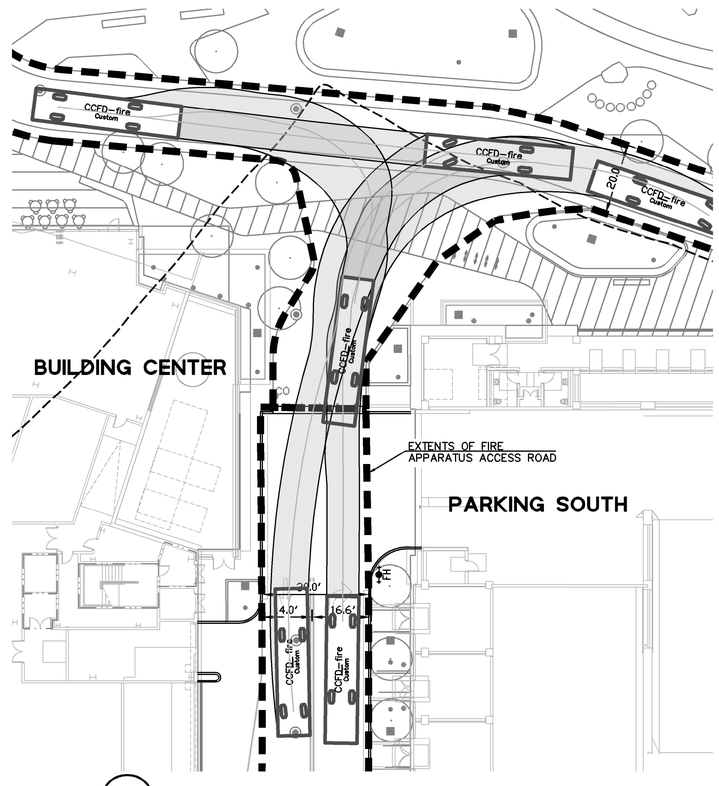
B NORTHERN ENTRANCE INTERSECTION – BAYSHORE HIGHWAY
SCALE: 1" = 20'
THIS PLAN SHOWS THE TURNING MOVEMENT FOR A CCFD FIRE ENGINE ENTERING THE NORTHERN ACCESS ROAD FROM BAYSHORE HIGHWAY. FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.



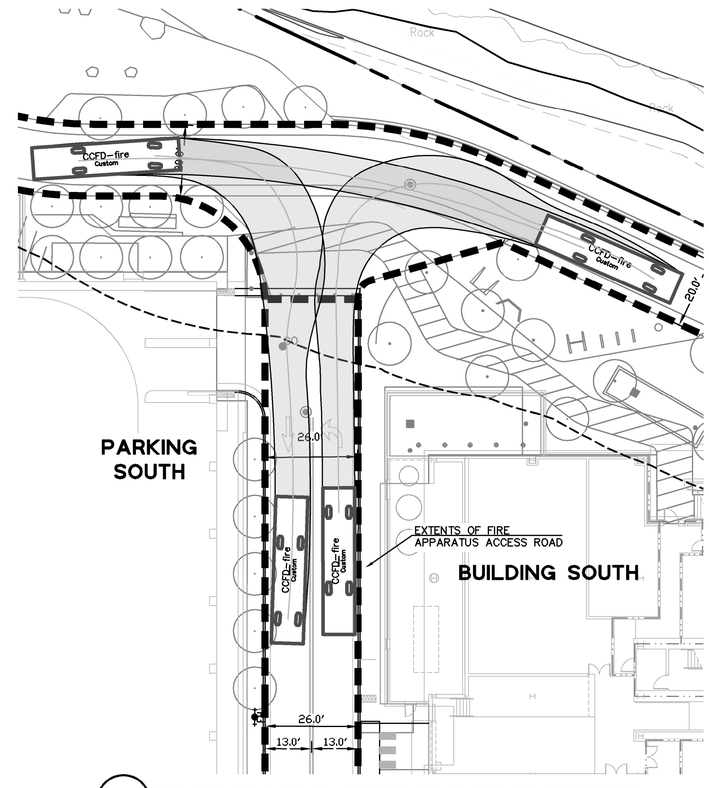
C EASTERN ENTRANCE DRIVEWAY – BAYSHORE HIGHWAY
SCALE: 1" = 20'
THIS PLAN SHOWS THE TURNING MOVEMENT FOR A CCFD FIRE ENGINE ENTERING THE EASTERN ACCESS ROAD FROM BAYSHORE HIGHWAY. FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.



D TURNARAUND BETWEEN PARKING NORTH AND BUILDING NORTH
SCALE: 1" = 20'
THIS PLAN SHOWS THE TURNING MOVEMENT FOR A CCFD FIRE ENGINE. FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.



E TURNARAUND BETWEEN BUILDING CENTER AND PARKING SOUTH
SCALE: 1" = 20'
THIS PLAN SHOWS THE TURNING MOVEMENT FOR A CCFD FIRE ENGINE. FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.



F TURNARAUND BETWEEN PARKING SOUTH AND BUILDING SOUTH
SCALE: 1" = 20'
THIS PLAN SHOWS THE TURNING MOVEMENT FOR A CCFD FIRE ENGINE. FIRE TRUCK SPECIFICATIONS WERE PROVIDED BY CCFD ON FEBRUARY 2, 2022.

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PENINSULA CROSSING
VESTING TENTATIVE MAP
FIRE TRUCK TURNING MOVEMENTS – SITE DRIVEWAYS
COUNTY OF SAN MATEO
BURLINGAME
CALIFORNIA

Revisions | No.

Date 02/15/2024
Scale 1" = 20'
Design JHD
Drawn MC
Approved PC
Job No 20210035

Drawing Number:
TM-905