© BKF ENGINEERS

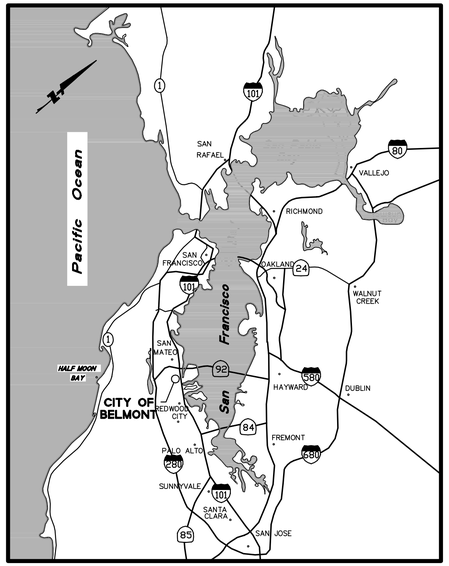
VESTING TENTATIVE MAP
490 EL CAMINO REAL
CITY OF BELMONT, SAN MATEO COUNTY, CALIFORNIA

GENERAL NOTES

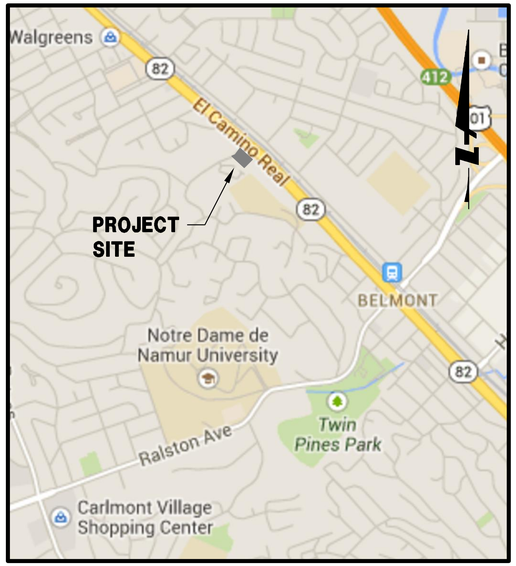
1. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
3. FINAL MAP: ONE SEPARATE FINAL MAP WILL BE FILED FOR THIS PROJECT.
3. PROJECT PHASING: THIS IS A PHASED PROJECT SUCH THAT CC&R'S, ARTICLES, BYLAWS, AND CONDOMINIUM PLANS MAY BE DEFERRED INTO THE FUTURE, IF AND WHEN THE CONDOMINIUM WILL BE CREATED.
4. BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD DATA PREPARED BY BKF ENGINEERS DATED 9/3/2014.
5. RECORD INFORMATION: RECORD OWNERSHIP AND EASEMENT INFORMATION WAS TAKEN FROM THE FOLLOWING TITLE REPORTS:
   A. TITLE REPORT 1: ORDER NO. NCS-646998-SC ISSUED BY FIRST AMERICAN TITLE COMPANY (APN 044-162-150/160, 490 EL CAMINO), DATED 11/27/2013
6. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED 9/3/2014.
7. GRADING: SITE GRADES AND BUILDING / GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.
8. UTILITIES: UTILITY SIZING, LOCATIONS, AND GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN, GEOTECHNICAL ENGINEER AND RESPECTIVE UTILITY AGENCY REVIEW AND APPROVAL.
   A. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOG OF ACTUAL CONDITIONS.
   B. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
   C. THE WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF BELMONT STANDARD SPECIFICATIONS & DETAILS, WHERE APPLICABLE.
   D. THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF BELMONT STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
   E. THE STORM DRAIN SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF BELMONT STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
9. FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE "X"; AREAS DETERMINED PER DRAFT REVISED PRELIMINARY INSURANCE RATE MAP COMMUNITY PANEL NO. 065016 0168E FROM THE FEMA WEBSITE DATED 10/16/2012.
10. LANDSCAPE PLAN: LANDSCAPE PLAN SHALL BE PROVIDED AS PART OF FINAL IMPROVEMENT PLANS FOR THE PROJECT.
11. GEOTECHNICAL REPORT: A GEOTECHNICAL REPORT ENTITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION TO SUPPORT DUE DILIGENCE EVALUATION" PREPARED BY ROCKRIDGE GEOTEHNICAL DATED 3/20/2014.
12. ELEVATION DATUM: EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE PER NGVD 29 DATUM. ELEVATIONS GIVEN WITHIN [] HAVE BEEN ADJUSTED TO NAVD 88 DATUM (NGVD29+2.87'=NAVD88)
12. CALTRANS RIGHT-OF-WAY: IMPROVEMENTS WITHIN CALTRANS RIGHT-OF-WAY SHALL REQUIRE AN ENCROACHMENT PERMIT.

LEGEND

	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE		
SANITARY SEWER LINE	6" SS	SS
WATER LINE	8"W	W
FIRE SERVICE LINE	FS	FS
STORM DRAIN MANHOLE		Ⓓ
SEWER MANHOLE		Ⓢ
FIRE HYDRANT		
CATCH BASIN		
DRAIN INLET		□
SPOT ELEVATION	×101	×101
TRANSFORMER	UCD OR	
ELECTRICAL	E	E
OVERHEAD	OH	OH
JOINT TRENCH	JT	JT
UNDERGROUND TELEPHONE	T	UGT
GAS	G	G
ELECTROLIER		☼
TRAFFIC SIGNAL		☼



LOCATION MAP
NTS



VICINITY MAP
NTS

ABBREVIATIONS

SYMBOL	DESCRIPTION
6"TREE	6" DIAMETER TREE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BK	BOOK
BNDY	BNDY
BOL	BOLLARD
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IN-PLACE, CAST IRON PIPE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COR	CORNER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DW	DOMESTIC WATER
D/W, DWY	DRIVEWAY
E	ELECTRIC
(E), EX, EXIST	EXISTING
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ELEC	ELECTROLIER
ESMT	EDGE OF TRAVELED WAY
ETW	EDGE OF TRAVELED WAY
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTIC
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GR	GRATE
GV	GATE VALVE
HC/HCR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
OH, O/H	OVER HEAD
OR	OFFICIAL RECORD
PG	PAGE
PIV	POST INDICATOR VALVE
P/L, PL	PROPERTY LINE
PM	PARKING METER
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RIM	RIM ELEVATION
R/W, ROW	RIGHT OF WAY
RET	RETAINING
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW, S/W, SDWK	SIDEWALK
T, TRANS	TRANSFORMER
TC	TOP OF CURB
T, TEL	TELEPHONE
TG	TOP OF GRATE
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TTC	THEORETICAL TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UGE	UNDERGROUND ELECTRICAL
VOL	VOLUME
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

SHEET INDEX

SHT. NO.	DESCRIPTION
C1.00	TITLE SHEET
C1.10	EXISTING CONDITION
C2.00	GRADING AND DRAINAGE PLAN
C3.00	UTILITY PLAN
C4.00	EROSION CONTROL PLAN

PROJECT SUMMARY

1. PROPERTY ADDRESS:	490 EL CAMINO REAL, BELMONT, CA
2. PROPERTY OWNERS:	SARES-REGIS GROUP NORTHERN CALIFORNIA 901 MARINERS ISLAND BOULEVARD, #700 SAN MATEO, CA 94404 (650) 377-5707
3. DEVELOPER:	SARES-REGIS GROUP NORTHERN CALIFORNIA 901 MARINERS ISLAND BOULEVARD, #700 SAN MATEO, CA 94404 (650) 377-5707
4. ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300
5. ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 (925) 251-7200
6. LANDSCAPE:	BRUCE JETT ASSOCIATES 3 ALTARINDA ROAD, SUITE 201 ORINDA, CA 94563 (925) 254-5422
7. GEOTECHNICAL:	ROCKRIDGE GEOTECHNICAL 270 GRAND AVENUE OAKLAND, CA 94610 (510) 420-5738
8. ASSESSOR'S PARCEL NO:	APN 044-162-150/160
9. TOTAL AREA:	80,012 SF (1.84 ACRES ±)
10. EXISTING ZONING:	C1 – COMMERCIAL GENERAL
11. EXISTING LAND USE:	OFFICE BUILDING, CONVENIENCE STORE, PARKING LOT
12. PROPOSED ZONING:	NEW PLANNED DEVELOPMENT
13. PROPOSED LAND USE:	HIGH-DENSITY RESIDENTIAL 73 MAXIMUM RESIDENTIAL UNITS 49,990 SF RETAIL UNDERGROUND PARKING GARAGE
14. UTILITIES:	
WATER SUPPLY:	MID-PENINSULA WATER DISTRICT
FIRE PROTECTION:	BELMONT FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF BELMONT
STORM DRAIN:	CITY OF BELMONT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST
CABLE TELEVISION:	COMCAST

ENGINEER'S STATEMENT

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

JASON C. MANSFIELD, P.E.
PROJECT MANAGER
R.C.E. No. 59567 EXP 12/31/15
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
JASON CONRAD MANSFIELD
No. C 59567
EXP. 12-31-15
CIVIL
STATE OF CALIFORNIA

8/21/2015
DATE

THIRD SUBMITTAL 8/21/2015

BKF
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SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

VESTING TENTATIVE MAP
DAVEY GLEN - 490 EL CAMINO REAL
COVER SHEET
CITY OF BELMONT SAN MATEO COUNTY CALIFORNIA

Revisions	No.

Date: 8/21/2015
Scale: AS SHOWN
Design: JY
Drawn: JY
Approved: JM
Job No: 20140222

Drawing Number:
C1.00
1 OF 5

K:\Civil\14-0222\DWG\VTM\SHEETS\C100-CS.dwg
DRAWING NAME: K:\Civil\14-0222\DWG\VTM\SHEETS\C100-CS.dwg
PLOT DATE: 08/21/15
PLOT TIME: 08:31
PLOTTED BY: Jason Mansfield

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ROSS WOODS SUBDIVISION
LAND-USE MED. DENSITY RES.

044-390-190 | 044-390-200 | 044-390-210 | 044-390-220 | 044-390-999 | 044-390-230 | 044-390-240 | 044-390-270

044-162-160
LAND-USE MED. DENSITY RES.

490 EL CAMINO REAL
044-162-150
LAND-USE COMM HIGHWAY

510 EL CAMINO REAL
LANDS OF KNUTZEN
044-201-180
LAND USE: COMMERCIAL HIGHWAY

390 EL CAMINO REAL
LANDS OF BEL ARBOR
044-163-070
LAND-USE COMM. NEIGHBORHOOD

EL CAMINO REAL

DAVEY GLEN ROAD

N44°46'37"W 306.89'

S46°18'57"W 270.05'

N40°33'51"E 140.25'

S40°33'51"W 140.37'

L=217.79' R=4935.00'

L=98.71' R=330.00'

L=123.13' R=270.00'

L=15.71' R=10.00'

N49°26'09"W 90.27'

N49°26'09"W 52.96'

L=15.71' R=10.00'

DEMOLITION LEGEND

1. EXISTING TO BE REMOVED
2. EXISTING TO BE RELOCATED
3. EXISTING TO BE REPLACED
4. EXISTING TO REMAIN

(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED

LIMIT OF DEMOLITION

PROPERTY LINE

NOTES:

1. EXISTING TREES TO REMAIN WITHIN PROJECT BOUNDARY SHALL BE PROTECTED IN PLACE PER ARBORIST RECOMMENDATIONS.

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VESTING TENTATIVE MAP
DAVEY GLEN – 490 EL CAMINO REAL
EXISTING CONDITION

CITY OF BELMONT | SAN MATEO COUNTY | CALIFORNIA

No.	Revisions

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Drawn: JY
Approved: JM
Job No: 20140022

Drawing Number:
C1.10
2 OF 5

THIRD SUBMITTAL 8/21/2015

DRAWING NAME: K:\Dgn\1-Vol22\JMO\JYM\SHEETS\C1.01-GM.dwg
PLOT DATE: 8/21/15
PLOT BY: Jim Moore

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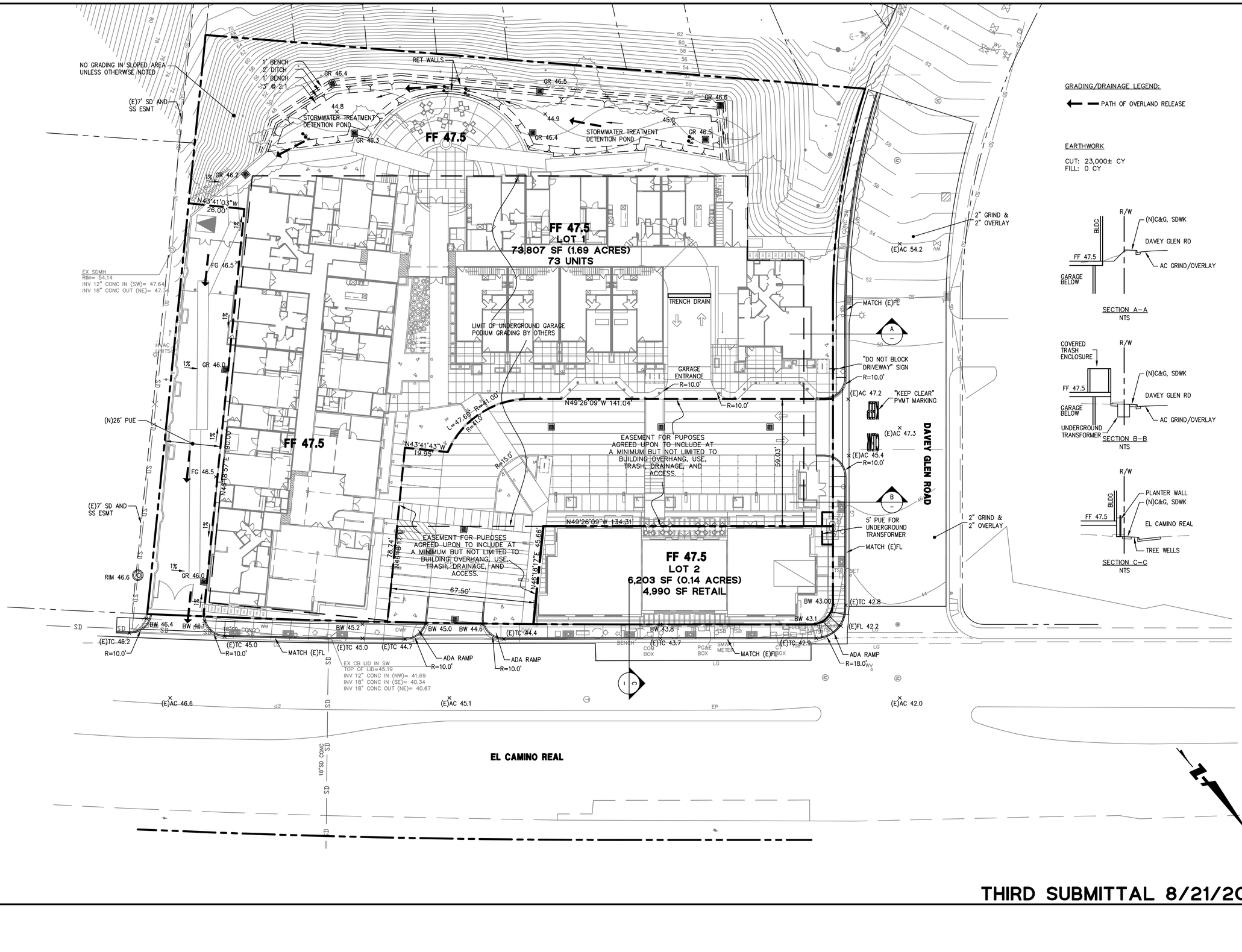

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VESTING TENTATIVE MAP
DAVEY GLEN – 490 EL CAMINO REAL
GRADING AND DRAINAGE PLAN

CITY OF BELMONT SAN MATEO COUNTY CALIFORNIA

No.	Revisions

Date: 8/21/2015
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Approved: JM
Job No: 20140022

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3 OF 5

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PLOT DATE: 08-21-15
PLOT BY: Jeff Yee

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ROSS WOODS SUBDIVISION
LAND-USE MED. DENSITY RES.

510 EL CAMINO REAL
LANDS OF KNUTZEN
044-201-180
LAND USE: COMMERCIAL HIGHWAY

390 EL CAMINO REAL
LANDS OF BEL ARBOR
044-163-070
LAND-USE COMM. NEIGHBORHOOD

EL CAMINO REAL

DAVEY GLEN ROAD

PROPERTY LINE

SDDI GR 46.4
INV 6"SD 42.9

PERF 2-6"SD

SDDI GR 46.6
INV 6"SD 43.1

SDDI GR 46.5
INV 6"SD 43.0

SEE NOTE 3

6"SD

12"SD S=0.005

(E)SSMH RIM 68.0
INV (E)8"SS 60.7

(E)SDAD GR 68.0
INV (E)6"SD 61.2
INV (E)12"SD 61.1

(E)7' SD & SS ESMT

(N)TRANSFORMER

(E)SSMH RIM 54.9
INV (E)6"SS 47.5

(E)SDMH RIM 54.2
INV (E)12"SD IN 47.7
INV (E)18"SD OUT 47.4

SDDI GR 46.2
INV 12"SD 43.0

SDDI GR 46.3
INV 6"SD 42.8
INV 12"SD 43.3

SDDI GR 46.4
INV 6"SD 42.9

SDDI GR 46.5
OUTFALL FROM
PUMP

FROM
GARAGE
PUMP

(N)BLDG-MOUNTED FDC

GAS METERS

GAS METERS

(E)SSMH

GAS CONNECTION

JT LINE FOR
RELOCATED OH

RESIDENTIAL TRASH
ENCLOSURE IN
UNDERGROUND GARAGE

FIRE CONNECTION
DOUBLE CHECK
DETECTOR ASSEMBLY
PIV, FDC

DCDA

(E)SDCB

(E)SDCB

TRENCH DRAIN

TO GARAGE PUMP

PIV
FDC

BFP

WM

DOMESTIC WATER
CONNECTION, WM, BFP

IRR WATER
CONNECTION
WM, BFP

8"SS 40LF S=0.020

SS CONNECTION
INV 8"SS IN 43.8±
INV (E)8"SS THRU 43.7±

FIRE SPRINKLER
CONNECTION

(N)FH

SEWER CONNECTION
BACKFLOW PREVENTION
DEVICE AND CLEANOUT
INV 44.6±

LIMIT OF UNDERGROUND GARAGE
PODIUM UTILITIES BY OTHERS

SDDI

SD OVER GARAGE
PODIUM TO BE BY OTHERS

RETAIL TRASH
ENCLOSURE
W/SSAD

4"SS

5' PUE FOR
UNDERGROUND
TRANSFORMER

(E)8"SS S=0.04

(N)UNDERGROUND
TRANSFORMER

JT LINE FROM OH POLE

12"SD S=0.004

(E)OH GUYWIRE

(E)OH POLE

SDDI GR 46.0
INV 12"SD 42.7

(E)7' SD & SS ESMT

SD-SS CROSSING
12"SD INV 42.2
(E)6"SS 41.2
6" CLEAR
ENCASE IN CONCRETE

SDMH RIM 47.2
INV 12"SD IN 42.2
INV (E)18"SD THRU 41.7

SSMH RIM 47.4
INV 6"SS IN 41.2
INV (E)6"SS THRU 41.1

12"SD
S=0.003

6"SS S=0.02

SDDI GR 46.0
INV 12"SD 42.3

SEWER CONNECTION
BFP AND SSCO
INV 41.7

GAS METERS

TO GARAGE PUMP

SEE MECHANICAL PLANS
FOR SD IN GARAGE SPACE

GREASE INTERCEPTOR
INV 8"SS 42.6± OUT

RETAIL SEWER
CONNECTION
8"SS INV 42.9±

RETAIL DOMESTIC AND IRR
WATER CONNECTION, BFP, WM

SEWER BACKFLOW PREVENTION
DEVICE AND CLEANOUT
8"SS 168 LF S=0.020

CONNECT TO
(E)8" WATER

(E)FH

SSMH RIM 44.0±
INV 8"SS IN 39.4±
INV (E)8"SS THRU 39.3±

(E)SSMH RIM 46.1
INV 6"SS IN PVC 40.07
INV (E)6"SS THRU 41.0

(E)OH LINES
TO REMAIN

(E)OH LINES
TO BE
REMOVED

8" GAS MAIN

18"SD CONC

8"CIP

NOTES:
1. ROOF DRAINS SHALL BE DIRECTED TO GARAGE-LEVEL PUMP AND PUMPED TO BIORETENTION POND SOUTHWEST OF BLDG.
2. GARAGE DRAINS SHALL BE CONNECTED TO SEWER.
3. BIORETENTION SUBDRAIN, BUILDING SUBDRAIN, AND CONCRETE-LINED V-DITCH TO BE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
4. EXISTING STORM DRAIN AND SEWER SOUTHEAST OF RESIDENTIAL BLDG SHALL BE INSPECTED BY CLOSED-CIRCUIT TELEVISION FROM THE POINT OF CONNECTION, DOWNSTREAM TO THE MAIN CONNECTION TO IDENTIFY AREAS FOR CLEANING OR REPAIR.
5. MPWD WATER STATION ON DAVEY GLEN ROAD TO BE SERVED BY TRANSFORMER ON DAVEY GLEN ROAD VIA CONDUIT UNDER PAVEMENT @ 1' OFFSET FROM LIP OF GUTTER.

THIRD SUBMITTAL 8/21/2015

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VESTING TENTATIVE MAP
DAVEY GLEN - 490 EL CAMINO REAL
UTILITY PLAN

CITY OF BELMONT SAN MATEO COUNTY CALIFORNIA

No.	Revisions

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Design: JY
Drawn: JY
Approved: JM
Job No: 20140022

Drawing Number:
C3.00
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PLOTTED BY: dsilva
PLOT DATE: 8/21/2015

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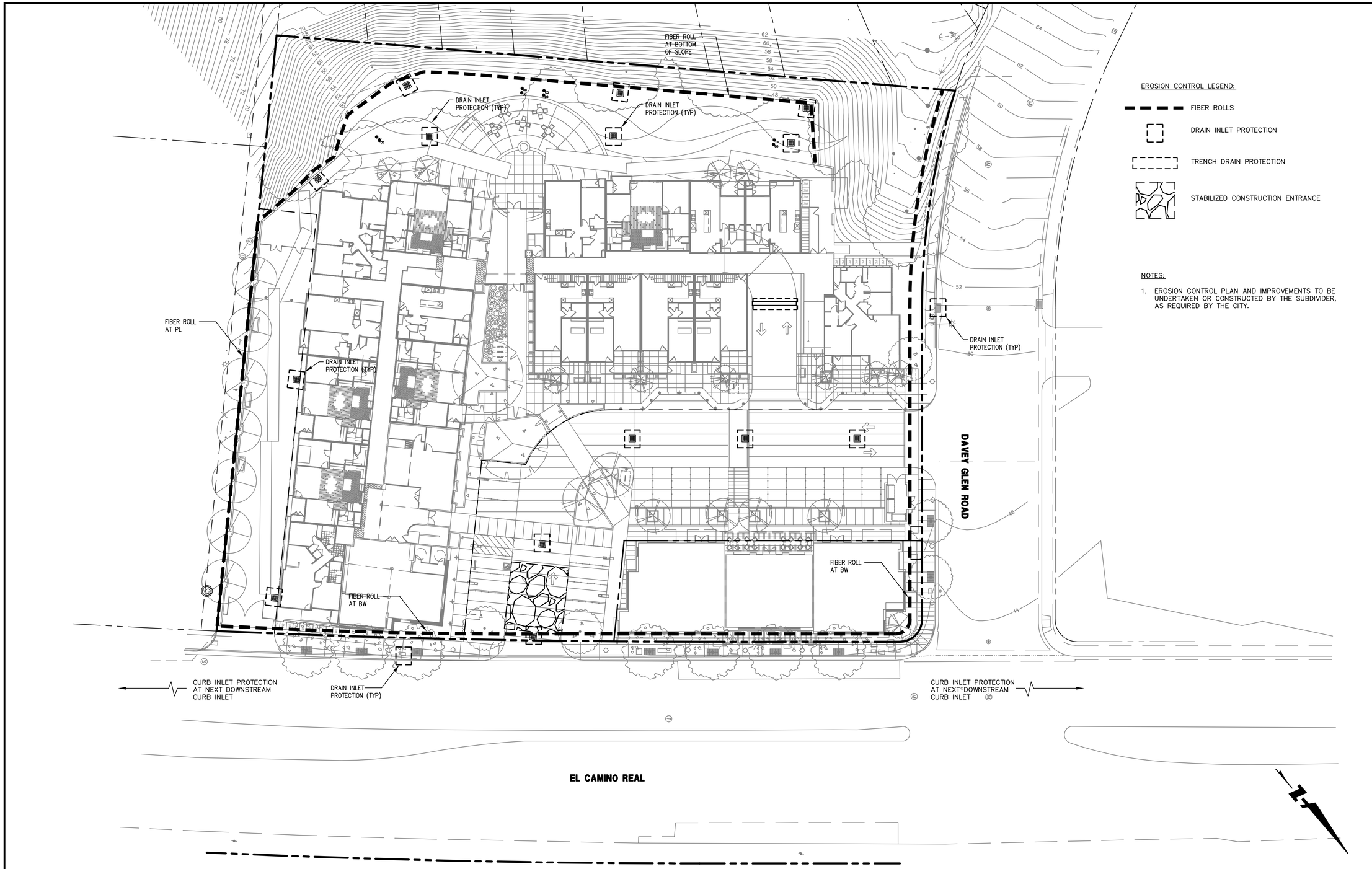

EROSION CONTROL LEGEND:

- FIBER ROLLS
- DRAIN INLET PROTECTION
- TRENCH DRAIN PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. EROSION CONTROL PLAN AND IMPROVEMENTS TO BE UNDERTAKEN OR CONSTRUCTED BY THE SUBDIVIDER, AS REQUIRED BY THE CITY.

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VESTING TENTATIVE MAP
DAVEY GLEN – 490 EL CAMINO REAL
EROSION CONTROL PLAN

CITY OF BELMONT SAN MATEO COUNTY CALIFORNIA

No.	Revisions

Date: 8/21/2015
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THIRD SUBMITTAL 8/21/2015