PASSAGE - VESTING TENTATIVE MAP

GENERAL NOTES

1.	SITE ADDRESS:	640, 666, 690 CONCAR DRIVE, SAN MATEO, CA 1855 SOUTH DELAWARE STREET, SAN METEO, CA 1820 & 1880 SOUTH GRANT STREET, SAN MATEO, CA
2.	ASSESSORS PARCEL NO.:	035-242-090, 035-242-140, 035-242-160, 035-242-170, 035-242-190, 035-242-200, 035-242-210, 035-242-220
3.	EXISTING ZONING:	HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT
4.	PROPOSED ZONING:	HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT
5.	CONTOUR INTERVAL:	1 FOOT
6.	SITE AREA (GROSS):	14.5 AC±
7.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
8.	NUMBER OF LOTS/PARCELS:	35
9.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10.	UTILITY PROVIDERS:	
	WATER:	CALIFORNIA WATER SERVICES
	SANITARY SEWER:	CITY OF SAN MATEO
	STORM DRAIN:	CITY OF SAN MATEO
	GAS & ELECTRIC:	PG&E
11.	TELEPHONE:	AT&T
12.	CABLE TV:	COMCAST
13.	FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE DEPARTMENT
14.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
15.	TRASH:	INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY.
16.	UTILITIES:	ALL ONSITE STORM AND SANITARY SEWER MAINS WILL BE PRIVATELY OWNED AND MAINTAINED.
17.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
18.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
19.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
20.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
21.	FLOOD ZONE:	ZONE X: AREAS OF MINIMAL FLOOD HAZARD. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0166F EFFECTIVE: JULY 16, 2015
22.	BASIS OF BEARING:	THE BEARING N41°24'09"W BEING A CALCULATED BEARING BETWEEN TWO FOUND MONUMENTS ON S. DELAWARE STREET AT THE INTERSECTIONS OF THE ALLEY (NOW CONCAR DRIVE) AND CHARLES LANE AS SHOWN ON THAT CERTAIN MAP ENTITLED "NINETEENTH AVENUE PARK UNIT NO. 1" ON FILE IN BOOK 42, PAGE 1 THROUGH 4, OF MAPS.
23.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 1 THROUGH 21. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 139 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 21.
24.	COMMON AREAS:	COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.
25.	MULTIPLE FINAL MAPS:	PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 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.

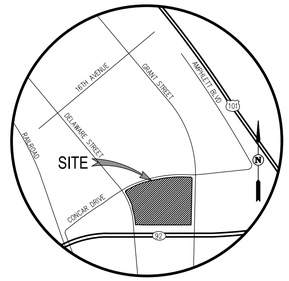
ABBREVIATIONS

AC	ACRE	HP	HIGH POINT	PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	INV	INVERT	R	RADIUS
BFP	BACK FLOW PREVENTION	IRR	IRRIGATION SERVICE	R/W	RIGHT-OF-WAY
BOV	BLOW-OFF VALVE	LF	LINEAL FOOT	S	SLOPE
BW	BACK OF WALK	LL	LOT LINE	SD	STORM DRAIN
CL	CENTERLINE	LP	LOW POINT	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LS	LANDSCAPE	SS	SANITARY SEWER
DDCV	DOUBLE DETECTOR CHECK VALVE	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	MIN	MINIMUM	TC	TOP OF CURB
EX	EXISTING	NAP	NOT A PART	TG	TOP OF GRATE
FF	FINISHED FLOOR ELEVATION	PAE	PUBLIC ACCESS EASEMENT	TSC	TOP OF SILVA CELLS
FG	FINISHED GRADE	PL	PROPERTY LINE	TSM	TOP OF SOIL MIX
FH	FIRE HYDRANT	PR	PROPOSED	TYP	TYPICAL
FI	FIELD INLET	PR W	PRIVATE WATER	W	WATER
FW	FIRE WATER	PRC	POINT OF REVERSE CURVE	WM	WATER METER
GB	GRADE BREAK	PRSE	PRIVATE STREET EASEMENT	WS	WATER SERVICE

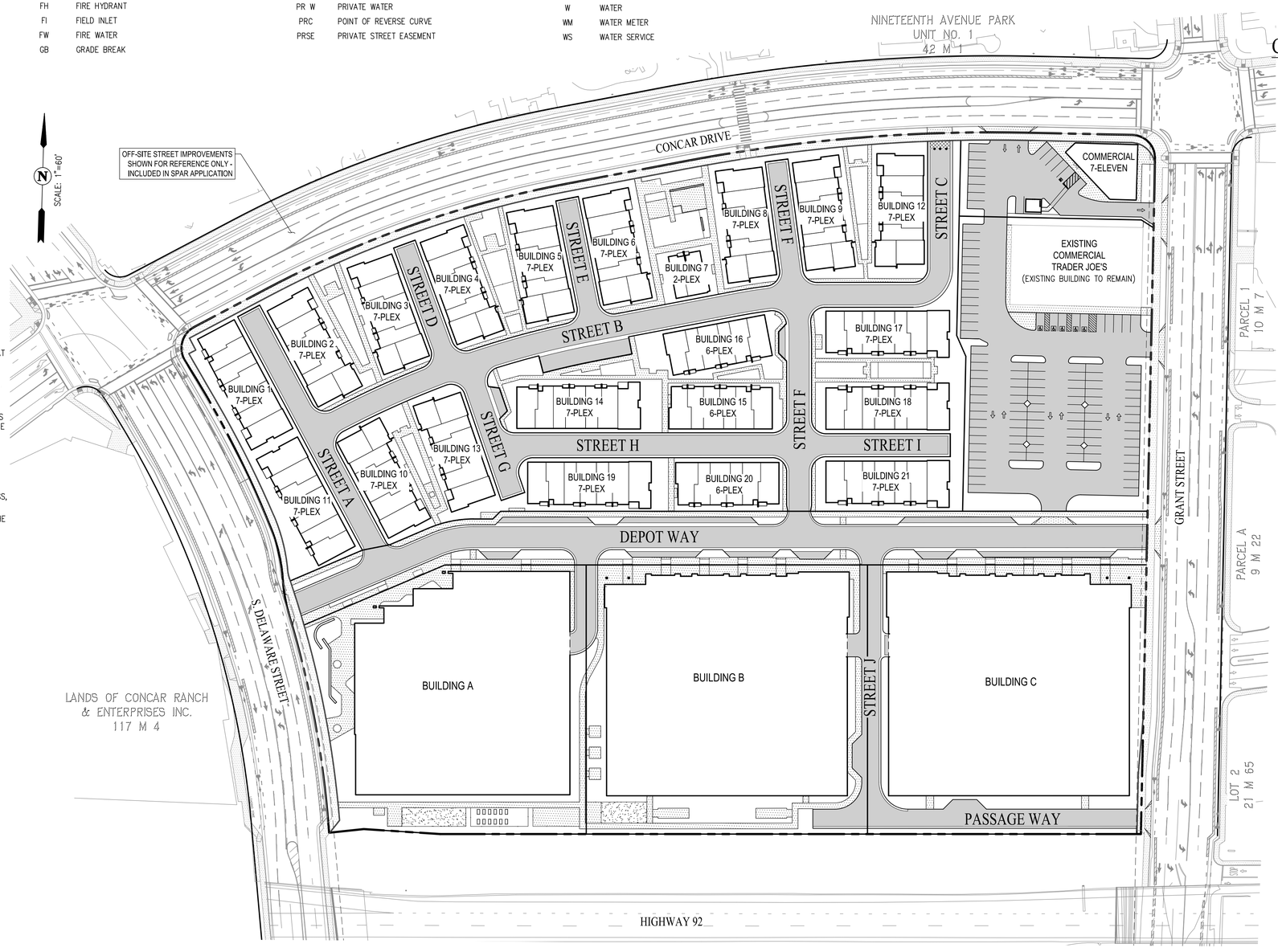
I, ANGELO OBERTELLO, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFOREMENTIONED REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

REGISTERED ENGINEER — DATE 5/1/2026

REGISTERED PROFESSIONAL ENGINEER — ANGELO OBERTELLO — 64345 — CIVIL — STATE OF CALIFORNIA



VICINITY MAP



CONTACTS

1.	DEVELOPER:	BROOKFIELD PROPERTIES JASON BERNSTEIN 12657 ALCOSTA BOULEVARD, SUITE 250 SAN RAMON, CA 94583 (415) 298-3325
2.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. ANGELO OBERTELLO, P.E., RCE 64345 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
3.	ARCHITECT:	KTGY ARCHITECTS, INC. LILY CIAMMAICHELLA 1814 FRANKLIN STREET. SUITE 400 OAKLAND, CA 94612 (510) 463-2045
4.	LANDSCAPE:	C2 COLLABORATIVE CHRISTOPHER FORTUNATO 100 AVENIDA MIRAMAR SAN CLEMENTE, CA 92672 (949) 366-6625
5.	OWNER:	SEE SHEET C3 FOR OWNERSHIP INFORMATION

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		PARCEL LINE
		CURB, GUTTER & SIDEWALK
		ELECTROLIER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
EX 12" SS	12" SS	SANITARY SEWER PIPE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
EX 12" SD	12" SD	STORM DRAIN PIPE
		STREET LIGHT
		UTILITY POLE
EX 8" W	8" W	WATER PIPE
		BLOW OFF
		BIORETENTION AREA
		SILVA CELLS
		GRASS PAVERS

CIVIL INDEX OF SHEETS

Sheet Number	Sheet Title
C1	TITLE SHEET
C2	VESTING TENTATIVE MAP
C3	FULL SITE SURVEY
C4	EXISTING TREE INVENTORY PLAN
C5	DEMOLITION PLAN
C6	SITE PLAN
C7	STREET SECTIONS & DETAILS
C8	GRADING PLAN
C9	GRADING PLAN
C10	GRADING PLAN
C11	GRADING PLAN
C12	UTILITY PLAN
C13	UTILITY PLAN
C14	UTILITY PLAN
C15	UTILITY PLAN
C16	STORMWATER CONTROL PLAN
C17	STORMWATER CONTROL PLAN – APARTMENT BUILDINGS
C18	STORMWATER CONTROL PLAN DETAILS
C19	VEHICLE MANUVERING – DELIVERY TRUCK
C20	VEHICLE MANUVERING – DELIVERY TRUCK CONT.
C21	VEHICLE MANUVERING FIRE TRUCK & ACCESS PLAN
C22	EROSION CONTROL PLAN
C23	CASQA DETAILS
C24	CASQA DETAILS
C25	INITIAL FINAL MAP CONFIGURATION (PRE- 7-ELEVEN DEMO)
C26	LOT LINE ADJUSTMENT (POST 7-ELEVEN)
C27	PRIVATE STREETS – PLAN VIEW
C28	PRIVATE STREETS – PROFILE VIEW
C29	PRIVATE STREETS – PROFILE VIEW
C30	PRIVATE STREETS – PROFILE VIEW
C31	PRIVATE STREETS – PROFILE VIEW
C32	PRIVATE STREETS – PROFILE VIEW
C33	PRIVATE STREETS – PROFILE VIEW
INT 1	JOINT TRENCH INTENT TITLE SHEET
INT 2–INT 6	JOINT TRENCH INTENT

H:\4144.000\ACAD\TM\M01.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 30 60 120
Scale 1" = 60'

VESTING TENTATIVE MAP
TITLE SHEET

C1

EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC USE OF PARK AMENITIES AND WALKWAYS.
4. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
5. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR ANY ROADWAY LIMITED TO EMERGENCY VEHICLES.

NOTES:

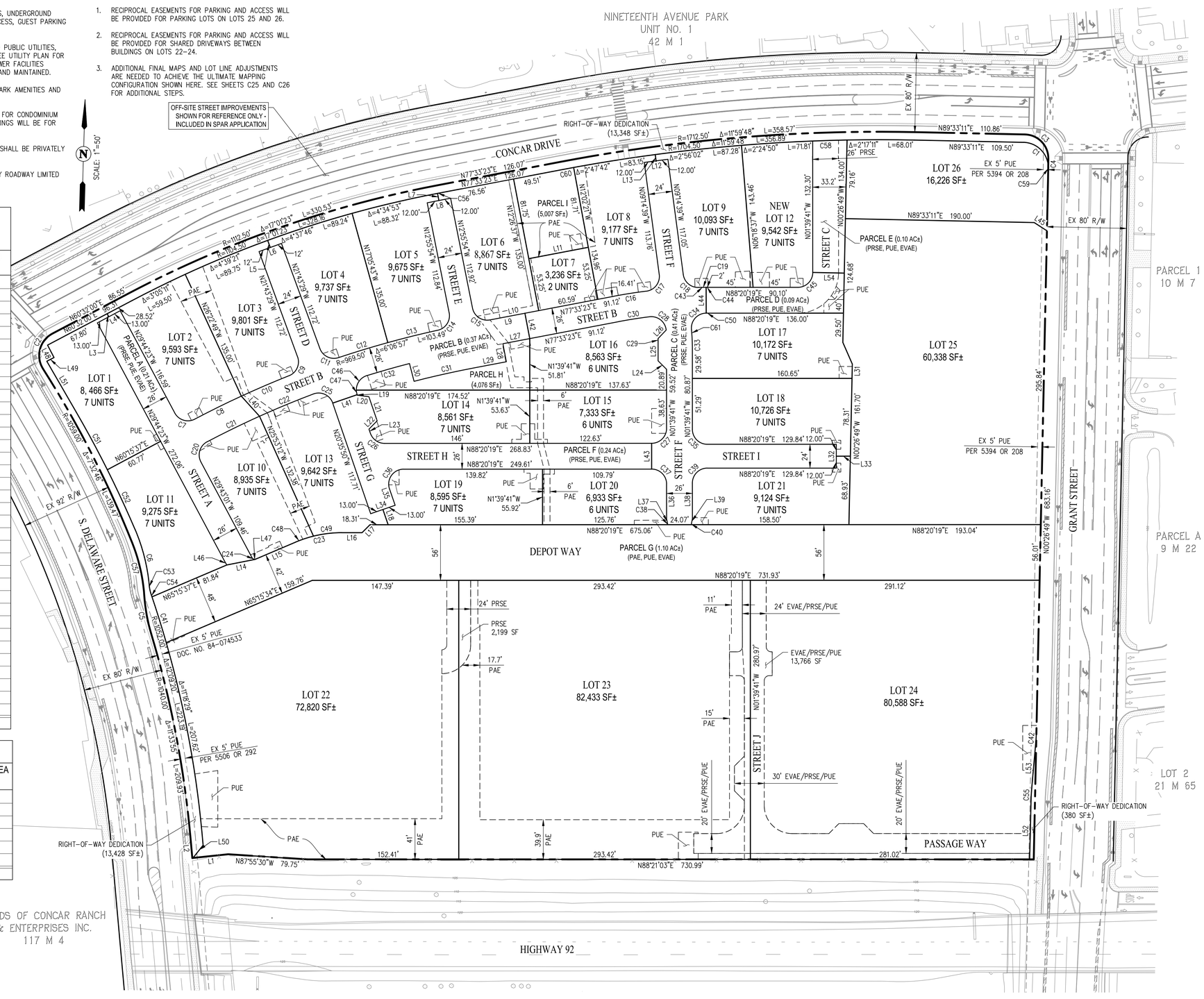
1. RECIPROCAL EASEMENTS FOR PARKING AND ACCESS WILL BE PROVIDED FOR PARKING LOTS ON LOTS 25 AND 26.
2. RECIPROCAL EASEMENTS FOR PARKING AND ACCESS WILL BE PROVIDED FOR SHARED DRIVEWAYS BETWEEN BUILDINGS ON LOTS 22-24.
3. ADDITIONAL FINAL MAPS AND LOT LINE ADJUSTMENTS ARE NEEDED TO ACHIEVE THE ULTIMATE MAPPING CONFIGURATION SHOWN HERE. SEE SHEETS C25 AND C26 FOR ADDITIONAL STEPS.

LARGE LOT UNIT AND PARCEL SUMMARY

LOT	UNITS	PROPOSED LAND USE
LOT 1	7	RESIDENTIAL
LOT 2	7	RESIDENTIAL
LOT 3	7	RESIDENTIAL
LOT 4	7	RESIDENTIAL
LOT 5	7	RESIDENTIAL
LOT 6	7	RESIDENTIAL
LOT 7	2	RESIDENTIAL
LOT 8	7	RESIDENTIAL
LOT 9	7	RESIDENTIAL
LOT 10	7	RESIDENTIAL
LOT 11	7	RESIDENTIAL
NEW LOT 12	7	RESIDENTIAL
LOT 13	7	RESIDENTIAL
LOT 14	7	RESIDENTIAL
LOT 15	6	RESIDENTIAL
LOT 16	6	RESIDENTIAL
LOT 17	7	RESIDENTIAL
LOT 18	7	RESIDENTIAL
LOT 19	7	RESIDENTIAL
LOT 20	6	RESIDENTIAL
LOT 21	7	RESIDENTIAL
LOT 22	186	APARTMENTS
LOT 23	261	APARTMENTS
LOT 24	261	APARTMENTS
LOT 25	–	COMMERCIAL
LOT 26	–	COMMERCIAL
PARCEL A	–	ROADWAY
PARCEL B	–	ROADWAY
PARCEL C	–	ROADWAY
PARCEL D	–	ROADWAY
PARCEL E	–	ROADWAY
PARCEL F	–	ROADWAY
PARCEL G	–	ROADWAY
PARCEL H	–	COMMON AREA
PARCEL I	–	COMMON AREA
TOTAL	847	

LAND USE SUMMARY

LAND USE	EXISTING AREA (AC)	PROPOSED AREA (AC)
COMMERCIAL	14.51	1.76
RESIDENTIAL	–	4.26
APARTMENTS	–	5.41
COMMON AREA	–	0.21
ROADWAY	–	2.54
R/W DEDICATION	–	0.33
TOTAL	14.51	14.51



LINE TABLE		
NO	BEARING	LENGTH
L1	N82°20'45"E	36.39'
L2	S06°45'04"E	20.09'
L3	N29°28'00"W	3.54'
L4	S60°15'37"W	26.00'
L5	N21°43'29"W	7.65'
L6	S68°16'31"W	24.00'
L7	N12°30'49"W	7.31'
L8	S77°04'06"W	24.00'
L9	S77°33'23"W	35.83'
L10	N77°33'23"E	49.94'
L11	N77°33'23"E	60.97'
L12	S80°45'21"W	24.00'
L13	N09°14'39"W	6.38'
L14	S77°11'56"W	28.24'
L15	S65°15'37"W	44.24'
L16	S88°20'19"W	20.26'
L17	S43°20'19"W	11.31'
L18	S20°35'50"E	16.22'
L19	S20°35'50"E	0.52'
L20	N84°01'56"W	11.74'
L21	S20°35'50"E	25.62'
L22	N42°50'15"E	11.74'
L23	N20°35'50"W	4.44'
L24	N46°39'41"W	12.02'
L25	N01°39'41"W	19.37'
L26	N41°48'58"E	11.84'
L27	N77°33'23"E	27.50'
L28	S12°26'37"E	18.50'
L29	S77°33'23"W	34.95'
L30	S16°09'40"E	18.50'
L31	N00°26'49"W	14.46'
L32	N01°39'41"W	24.00'
L33	N88°20'19"E	14.15'
L34	N69°24'10"E	26.00'
L35	N20°35'50"W	17.43'
L36	S01°39'41"E	34.92'
L37	S12°58'17"E	5.10'
L38	N01°39'41"W	35.92'
L39	N09°38'54"E	5.10'
L40	S43°43'19"E	27.27'
L41	S69°24'10"W	26.00'
L42	S12°26'37"E	26.00'
L43	S01°39'41"E	26.00'
L44	N01°54'35"W	26.00'
L45	S58°50'22"E	15.26'
L46	S31°40'33"E	4.25'
L47	S77°11'56"W	0.76'
L48	N29°06'39"W	14.06'
L49	S60°53'21"W	8.14'
L50	S36°45'20"W	16.37'
L51	S31°41'42"E	59.51'
L52	N00°18'19"W	57.34'
L53	N03°22'10"E	46.77'
L54	S89°33'11"W	31.76'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	86°03'09"	38.30'
C3	24.00'	89°15'35"	37.39'
C4	1750.00'	0°44'25"	22.61'
C5	175.00'	12°45'19"	38.96'
C6	187.50'	17°51'46"	58.46'
C7	15.00'	89°43'29"	23.49'
C8	969.50'	3°05'03"	52.19'
C9	15.00'	88°25'42"	23.15'
C10	969.50'	3°05'03"	52.19'
C11	15.00'	88°25'42"	23.15'
C12	969.50'	3°03'29"	51.74'
C13	969.50'	3°03'29"	51.74'
C14	15.00'	88°53'40"	23.27'
C15	15.00'	89°30'43"	23.43'
C16	508.00'	3°43'29"	33.02'
C17	15.00'	90°31'31"	23.70'
C18	15.00'	83°32'43"	21.87'
C19	508.00'	1°07'40"	10.00'
C20	15.00'	90°17'30"	23.64'
C21	943.50'	3°33'41"	58.64'
C22	943.50'	3°33'41"	58.64'
C23	119.00'	23°04'42"	47.93'
C24	15.00'	10°32'42"	2.76'
C25	15.00'	91°43'41"	24.01'
C26	15.00'	71°03'51"	18.60'
C27	15.00'	90°00'00"	23.56'
C28	15.00'	91°07'35"	23.86'
C29	178.50'	0°58'30"	3.04'
C30	482.00'	3°43'46"	31.37'
C31	925.00'	3°43'03"	60.02'
C32	943.50'	2°42'29"	44.59'
C33	213.00'	2°01'08"	7.51'
C34	15.00'	95°03'42"	24.89'
C35	15.00'	90°00'00"	23.56'
C36	15.00'	108°56'09"	28.52'
C37	15.00'	90°00'00"	23.56'
C38	15.00'	3°49'21"	1.00'
C39	15.00'	90°00'00"	23.56'
C40	15.00'	3°49'21"	1.00'
C41	1052.00'	2°37'41"	48.25'
C42	185.50'	3°48'59"	12.36'
C43	508.00'	0°52'46"	7.80'
C44	508.00'	0°14'54"	2.20'
C45	15.00'	90°00'00"	23.56'
C46	15.00'	73°39'33"	19.28'
C47	15.00'	18°04'08"	4.73'
C48	119.00'	9°11'48"	19.10'
C49	119.00'	13°52'53"	28.83'
C50	465.50'	0°15'26"	2.09'
C51	1092.50'	3°26'17"	65.55'
C52	1092.50'	3°28'37"	66.30'
C53	37.50'	13°28'59"	8.82'
C54	1052.00'	0°09'34"	2.93'
C55	214.50'	3°48'59"	14.29'
C56	1104.50'	0°04'12"	1.35'
C57	175.00'	17°51'47"	54.56'
C58	1704.50'	1°09'48"	34.60'
C59	1750.00'	0°28'36"	14.56'
C60	1704.50'	0°24'16"	12.03'
C61	213.00'	3°17'47"	12.25'

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 24540 CIVIL STATE OF CALIFORNIA

H:\14400\ACAD\TNTMK02.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP

C2

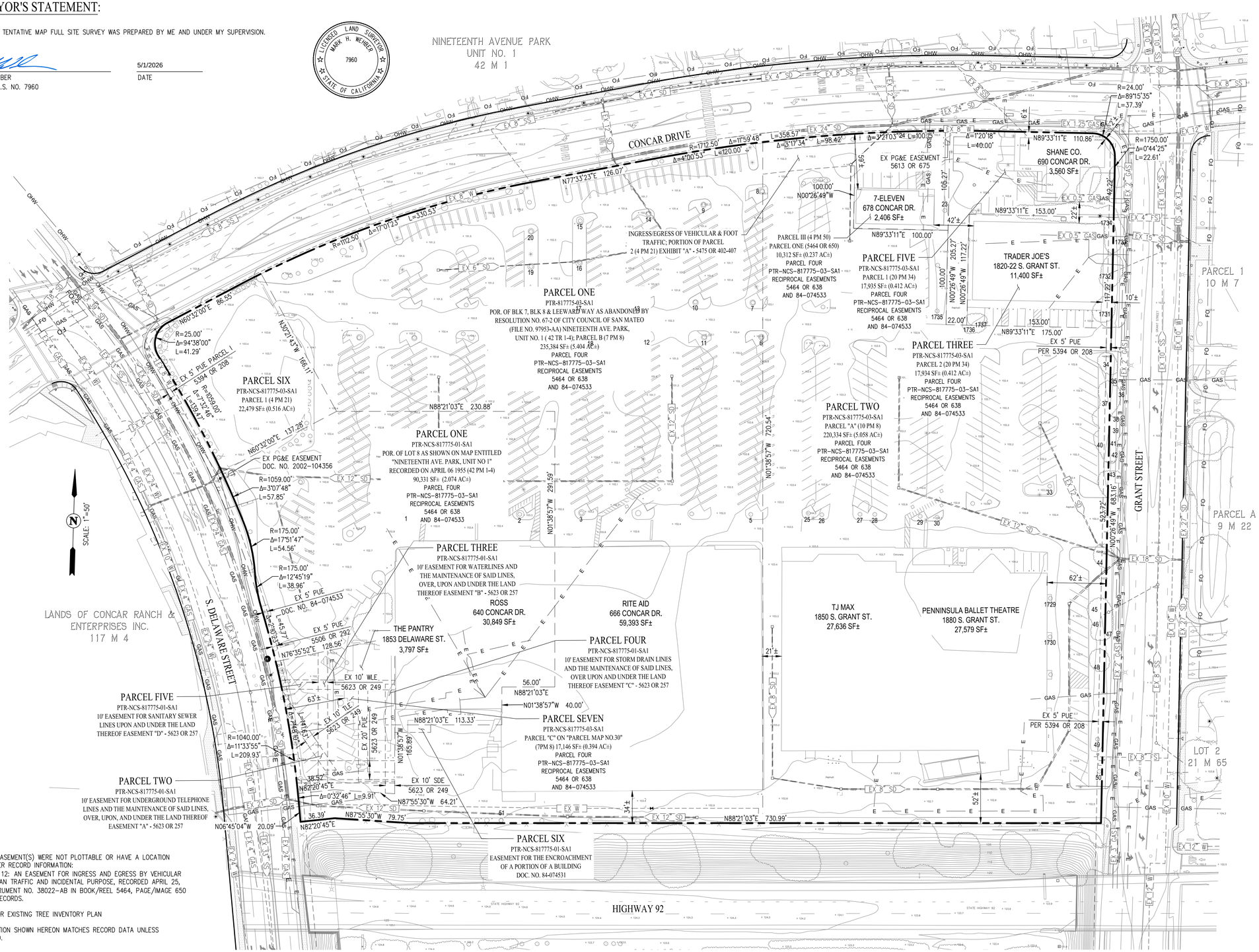
SURVEYOR'S STATEMENT:

THIS VESTING TENTATIVE MAP FULL SITE SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

5/1/2026
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA



NOTES:

1. THE FOLLOWING EASEMENT(S) WERE NOT PLOTTABLE OR HAVE A LOCATION UNDETERMINED PER RECORD INFORMATION:
   A) OVER PARCEL 12: AN EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND INCIDENTAL PURPOSE, RECORDED APRIL 25, 1968 AS INSTRUMENT NO. 38022-AB IN BOOK/REEL 5464, PAGE/IMAGE 650 OF OFFICIAL RECORDS.
2. SEE SHEET C4 FOR EXISTING TREE INVENTORY PLAN
3. COURSE INFORMATION SHOWN HEREON MATCHES RECORD DATA UNLESS OTHERWISE NOTED.

OWNER INFORMATION (CONTINUED FROM SHEET C1)

PARCELS ONE & FOUR (PTR-NCS-817775-03-SA1):
666 CD CORPORATION
666 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(650) 743-9158

PARCELS TWO & FOUR (PTR-NCS-817775-03-SA1):
1880 SG CORPORATION
1880 S. GRANT STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCELS THREE & FOUR (PTR-NCS-817775-03-SA1):
1820 SG CORPORATION LESSEE 1820 SG CORP.
1820 S. GRANT STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCELS ONE & SIX (PTR-NCS-817775-01-SA1) & PARCEL FOUR (PTR-NCS-817775-03-SA1):
CFT C SAN MATEO LLC CONCAR ENTERPRISES INC. LESSEE
640 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(307) 413-7543

PARCELS FOUR & SEVEN (PTR-NCS-817775-03-SA1) & PARCELS TWO, THREE, FOUR & FIVE (PTR-NCS-817775-01-SA1):
1855 SD CORPORATION
1855 S. DELAWARE STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCELS FOUR & FIVE (PTR-NCS-817775-03-SA1):
690 CD CORPORATION CONCAR RANCH & ENTERPRISES INC.
690 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(655) 743-9158

PARCEL III (4 PM 50) & PARCEL FOUR (PTR-NCS-817775-03-SA1):
DEROSE FRANK J TR ET AL SHURTER JOANNE TR
678 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(510) 589-0752

PARCEL SIX (PTR-NCS-817775-03-SA1):
SMITH B PROPERTIES LLC ATTN TERRY KANE
1801 S. DELAWARE STREET, SAN MATEO, CA 94402-7012
(650) 743-9158

LEGEND

18 TREE NUMBER

H:\4144.000\ACAD\TM\TM03.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
FULL SITE SURVEY

C3

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Myoporum	12	No	1	Low	Raised planter; extensive decay; all but dead
2	Myoporum	14	No	1	Low	Raised planter; extensive decay; all but dead
3	Myoporum	12	No	2	Low	Raised planter; heavy thrip damage; twig dieback.
4	--	--	--	--	--	Removed by 2025
5	Myoporum	12	No	1	Low	Raised planter; all but dead; little live foliage.
6	Myoporum	11	No	1	Low	Raised planter; extensive decay; all but dead
7	Myoporum	10	No	1	Low	Raised planter; twig dieback; little live foliage.
8	Myoporum	6,5,5,5,4	No	2	Low	Raised planter; twig dieback; multiple attachments @ base with decay between attachments.
9	Myoporum	9	No	2	Low	Raised planter; twig dieback & branch dieback; multiple attachments @ 4'.
10	Myoporum	11	No	2	Low	Raised planter; multiple attachments @ 2'; thin canopy; twig dieback.
11	Myoporum	11	No	1	Low	Raised planter; extensive decay.
12	Myoporum	12	No	1	Low	Raised planter; extensive decay.
13	Myoporum	12	No	1	Low	Raised planter; multiple attachments @ 2'; extensive decay.
14	Myoporum	12	No	2	Low	Raised planter; twig dieback; basal decay.
15	Chinese elm	7	No	1	Low	Raised planter; all but dead.
16	Chinese elm	7	No	2	Low	Raised planter; twig & branch dieback.
17	Chinese elm	6	No	2	Low	Raised planter; twig & branch dieback.
18	Myoporum	11	No	1	Low	Raised planter; extensive decay.
19	Chinese elm	8	No	2	Low	Raised planter; multiple attachments @ 3'; significant twig and branch dieback.
20	Chinese elm	6	No	1	Low	Raised planter; extensive trunk wound.
21	--	--	--	--	--	Removed by 2025
22	--	--	--	--	--	Removed by 2025
23	Brazilian pepper	18	Yes	4	Moderate	Full, dense crown; base growing @ fence.
24	Evergreen ash	12	No	2	Low	Topped with extensive sprouts; engulfed in ivy.
25	Crape myrtle	6	No	1	Low	All but dead.
26	Crape myrtle	7	No	1	Low	All but dead.
27	Crape myrtle	7	No	1	Low	All but dead.
28	Crape myrtle	7	No	1	Low	All but dead.
29	Crape myrtle	6	No	2	Low	Very thin; dying back from extremeties.
30	Crape myrtle	6	No	1	Low	All but dead.
31	--	--	--	--	--	Removed by 2025
32	--	--	--	--	--	Removed by 2025
33	Crape myrtle	8	No	3	Moderate	Island planter; slightly thin; moderate twig dieback
34	Pepper tree	14	No	3	Moderate	Codominant @ 5'; thin canopy with dieback.
35	Pepper tree	13	No	4	High	Multiple attachments @ 5'; full crown. Remove tree stake.
36	Bottlebrush	7,6,5,4,4,2	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
37	Bottlebrush	7,6,5,5,4,4,4	No	3	Moderate	Multiple attachments @ base & 3'; full, dense low crown.
38	Pepper tree	10	No	3	Moderate	Codominant @ 5'; thin canopy with dieback. Remove tree stake.
39	Bottlebrush	6,4,4,4,4,3	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
40	Bottlebrush	6,4,4,2,2	No	3	Moderate	Multiple attachments @ 1'; full, dense low crown.
41	Bottlebrush	5,5,4,3	No	3	Low	Multiple attachments @ base; full, dense low crown; poor form & structure.
42	Pepper tree	10	No	3	Moderate	Multiple attachments @ 5'; thinning.
43	Pepper tree	15	No	3	Moderate	Multiple attachments @ 5'; thinning.
44	Pepper tree	10	No	5	High	Excellent form & structure; canopy extends into sign.
45	Bottlebrush	7,5,5	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
46	Bottlebrush	7,6,6,5,3,3	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
47	Pepper tree	10	No	4	High	Multiple attachments @ 5'; slightly thin canopy.
48	Pepper tree	11	No	5	High	Excellent form & structure.
49	Pepper tree	11	No	4	High	Good form & structure; slightly thin canopy.
50	Pepper tree	10	No	4	High	Good form & structure; trunk leans slightly S.
51	Silver dollar gum	19	Yes	3	Low	Raised planter; codominant @ 7'; narrow & upright; poorly pruned.
52	--	--	--	--	--	Removed by 2025
53	--	--	--	--	--	Removed by 2025
54	--	--	--	--	--	Removed by 2025
1729	Sweetgum	6	No	3	Low	Small planter at edge of bulding; one-sided E; slightly thin.
1730	Sweetgum	6	No	3	Low	Small planter at edge of bulding; one-sided E; slightly thin.
1731	Canary Island pine	17	Yes	3	Low	High crown; heading cuts; crowded with building; many surface roots.
1732	Canary Island pine	20	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base; crook at 10 feet.
1733	Canary Island pine	16	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base.
1734	Canary Island pine	27	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base; narrow codominant at 12 feet with 3-4 foot seam below.
1735	Canary Island pine	12	No	4	High	Memorial tree; good form and structure; vigorous.

Disposition and Estimate of Value

Passage (Concar Dr.)
San Mateo
Revised January 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Preliminary Disposition	Comments	Landscape Unit	Estimated Value (CTLA Guide, 10th Edition)
1	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
2	Myoporum	14	No	Remove	In construction footprint	0.45	$ 300
3	Myoporum	12	No	Remove	In construction footprint	1.36	$ 400
4	--	--	--	--	--	--	--
5	Myoporum	12	No	Remove	In construction footprint	0.45	$ 250
6	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
7	Myoporum	10	No	Remove	In construction footprint	0.38	$ 250
8	Myoporum	10	No	Remove	In construction footprint	1.25	$ 300
9	Myoporum	9	No	Remove	In construction footprint	1.02	$ 300
10	Myoporum	11	No	Remove	In construction footprint	1.13	$ 350
11	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
12	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
13	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
14	Myoporum	12	No	Remove	In construction footprint	1.13	$ 400
15	Chinese elm	7	No	Remove	In construction footprint	0.62	$ 400
16	Chinese elm	7	No	Remove	In construction footprint	1.85	$ 800
17	Chinese elm	6	No	Remove	In construction footprint	1.59	$ 650
18	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
19	Chinese elm	8	No	Remove	In construction footprint	2.12	$ 1,000
20	Chinese elm	6	No	Remove	In construction footprint	0.53	$ 350
21	--	--	--	--	--	--	--
22	--	--	--	--	--	--	--
23	Brazilian pepper	18	Yes	Remove	In construction footprint	9.92	$ 3,600
24	Evergreen ash	12	No	Remove	In construction footprint	2.52	$ 900
25	Crape myrtle	6	No	Remove	In construction footprint	0.57	$ 400
26	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
3	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
28	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
29	Crape myrtle	6	No	Remove	In construction footprint	1.70	$ 850
30	Crape myrtle	6	No	Remove	In construction footprint	0.57	$ 400
31	--	--	--	--	--	--	--
32	--	--	--	--	--	--	--
33	Crape myrtle	8	No	Remove	In construction footprint	3.40	$ 2,100
34	Pepper tree	14	No	Remove	In construction footprint	6.86	$ 3,450
35	Pepper tree	13	No	Remove	In construction footprint	8.92	$ 4,100
36	Bottlebrush	13	No	Remove	In construction footprint	4.20	$ 5,300
37	Bottlebrush	14	No	Remove	In construction footprint	4.20	$ 6,100
38	Pepper tree	10	No	Remove	In construction footprint	4.90	$ 1,850
39	Bottlebrush	13	No	Remove	In construction footprint	3.85	$ 5,300
40	Bottlebrush	12	No	Remove	In construction footprint	3.15	$ 4,550
41	Bottlebrush	11	No	Remove	In construction footprint	3.15	$ 3,850
42	Pepper tree	10	No	Remove	In construction footprint	4.90	$ 1,850
43	Pepper tree	15	Yes	Remove	In construction footprint	7.35	$ 3,900
44	Pepper tree	10	No	Remove	In construction footprint	8.82	$ 3,200
45	Bottlebrush	13	No	Remove	In construction footprint	3.50	$ 5,300
46	Bottlebrush	14	No	Remove	In construction footprint	4.55	$ 6,100
47	Pepper tree	10	No	Remove	In construction footprint	6.17	$ 2,500
48	Pepper tree	11	No	Remove	In construction footprint	8.82	$ 3,800
49	Pepper tree	11	No	Remove	In construction footprint	6.17	$ 3,000
50	Pepper tree	10	No	Remove	In construction footprint	5.49	$ 2,500
51	Silver dollar gum	19	Yes	Remove	In construction footprint	8.93	$ 1,450
52	--	--	--	--	--	--	--
53	--	--	--	--	--	--	--
54	--	--	--	--	--	--	--
1729	Sweetgum	6	No	Remove	In construction footprint	5.36	$ 450
1730	Sweetgum	6	No	Remove	In construction footprint	5.36	$ 450
1731	Canary Island pine	17	Yes	Remove	In construction footprint	13.39	$ 4,400
1732	Canary Island pine	20	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 6,000
1733	Canary Island pine	16	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 3,900
1734	Canary Island pine	27	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 8,650
1735	Canary Island pine	12	No	Remove	In construction footprint	13.49	$ 3,100
1736	Canary Island pine	18	Yes	Remove	In construction footprint	12.05	$ 2,900
1737	Canary Island pine	13	No	Remove	In construction footprint	9.64	$ 1,600
					Totals	240.3	$ 116,550

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
84340
CIVIL
STATE OF CALIFORNIA

H:\144-000\ACAD\TM\TM4.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

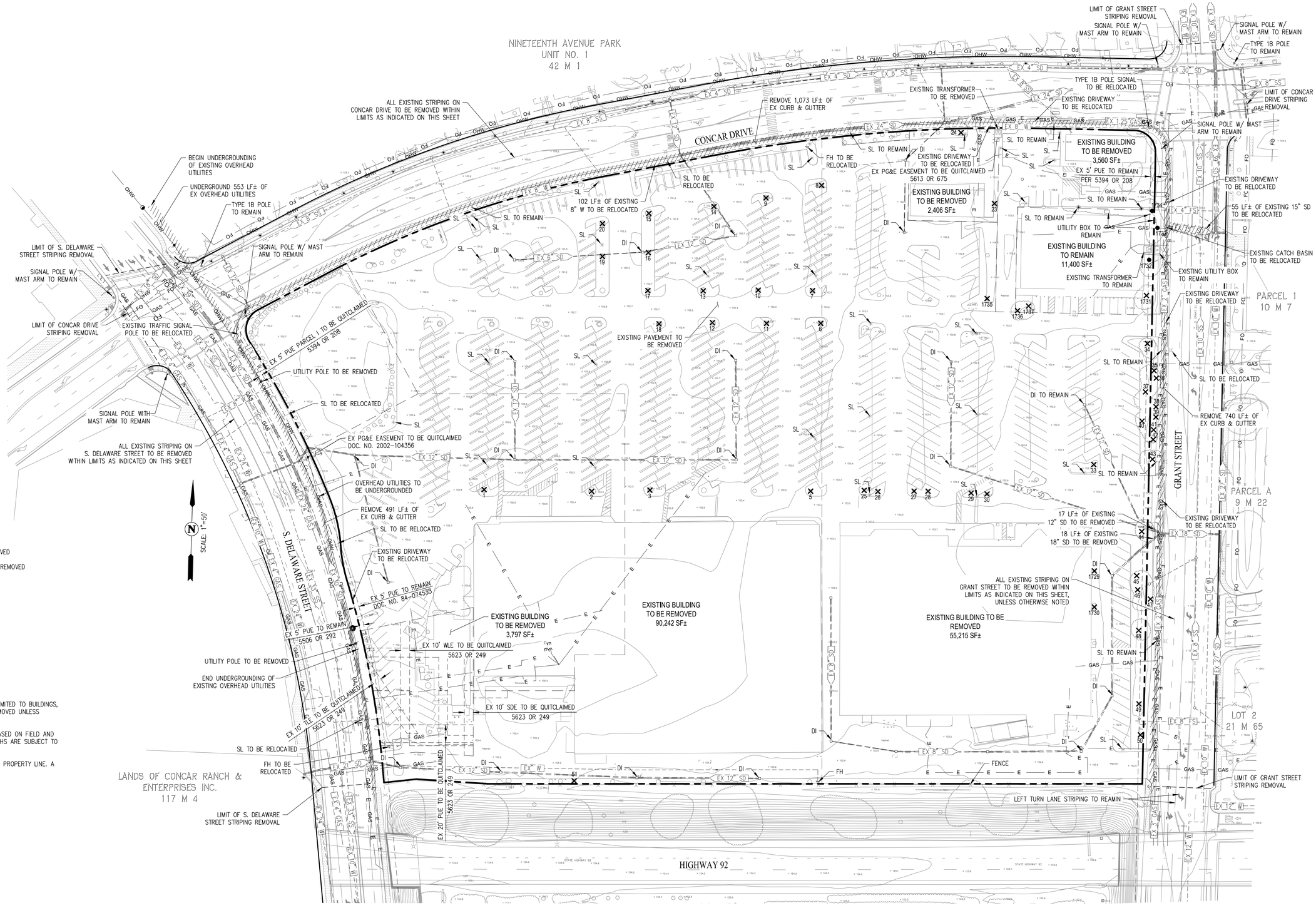
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
EXISTING TREE INVENTORY PLAN

C4



LEGEND

//////	EXISTING STORM DRAIN TO BE REMOVED
//////	EXISTING CURB AND GUTTER TO BE REMOVED
18	TREE NUMBER
×	EXISTING TREE TO BE REMOVED
●	EXISTING TREE TO REMAIN

NOTES:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ON-SITE SANITARY SEWER IS TO BE REMOVED TO THE PROPERTY LINE. A PLUG IS TO BE INSTALLED AT ANY LINE BEING REMOVED.
4. SEE SHEET C4 FOR EXISTING TREE INVENTORY PLAN

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLI 84349 CIVIL STATE OF CALIFORNIA

H:\4544\00\ACAD\TM\TMMS.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
DEMOLITION PLAN

C5

LEGEND

- 4 ' CLEAR ACCESSIBLE PATH OF TRAVEL
- * ACCESSIBLE UNIT
- ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- VAN ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- MOVE/TRASH MOVE-IN/TRASH COLLECTION LOADING ZONE
- EV ELECTRIC VEHICLE CHARGING CAPABLE PARKING STALL PER 2019 GREEN BUILDING CODE SECTION 4.106.4.2
- DIRECTION OF TRAFFIC FLOW
- SCREENING WALL
- SEAT WALL
- OFF-SITE IMPROVEMENTS AREA (SEE NOTATIONS IN BOXES)
- DELINEATOR BETWEEN FRONTAGE IMPROVEMENTS AND OFF-SITE IMPROVEMENTS
- EXISTING COBRA LIGHT
- PROPOSED COBRA LIGHT
- PROPOSED POST TOP LIGHT

NOTE: IMPROVEMENTS NOTED AS PERFORMED BY OTHERS SHALL BE DESIGNED BY THE PROJECT AND IMPLEMENTED BY OTHERS. CONSTRUCTION OF IMPROVEMENTS BY OTHERS SHALL BE COORDINATED WITH PROJECT AND COMPLETED AT A SIMILAR TIMEFRAME AS THE PROJECT'S IMPROVEMENTS ARE INSTALLED. DELAYS IN CONSTRUCTION BY OTHERS WILL NOT DELAY PROJECT PERMITTING AND IMPROVEMENTS.

PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
TOWNHOMES		
2–PLEX	1	2
6–PLEX A	3	18
7–PLEX A	7	49
7–PLEX B	10	70
TOTAL	21	139
APARTMENTS		
BUILDING A	–	186
BUILDING B	–	261
BUILDING C	–	261
TOTAL	21	847

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 14 PROVIDED

SITE GUEST PARKING SUMMARY

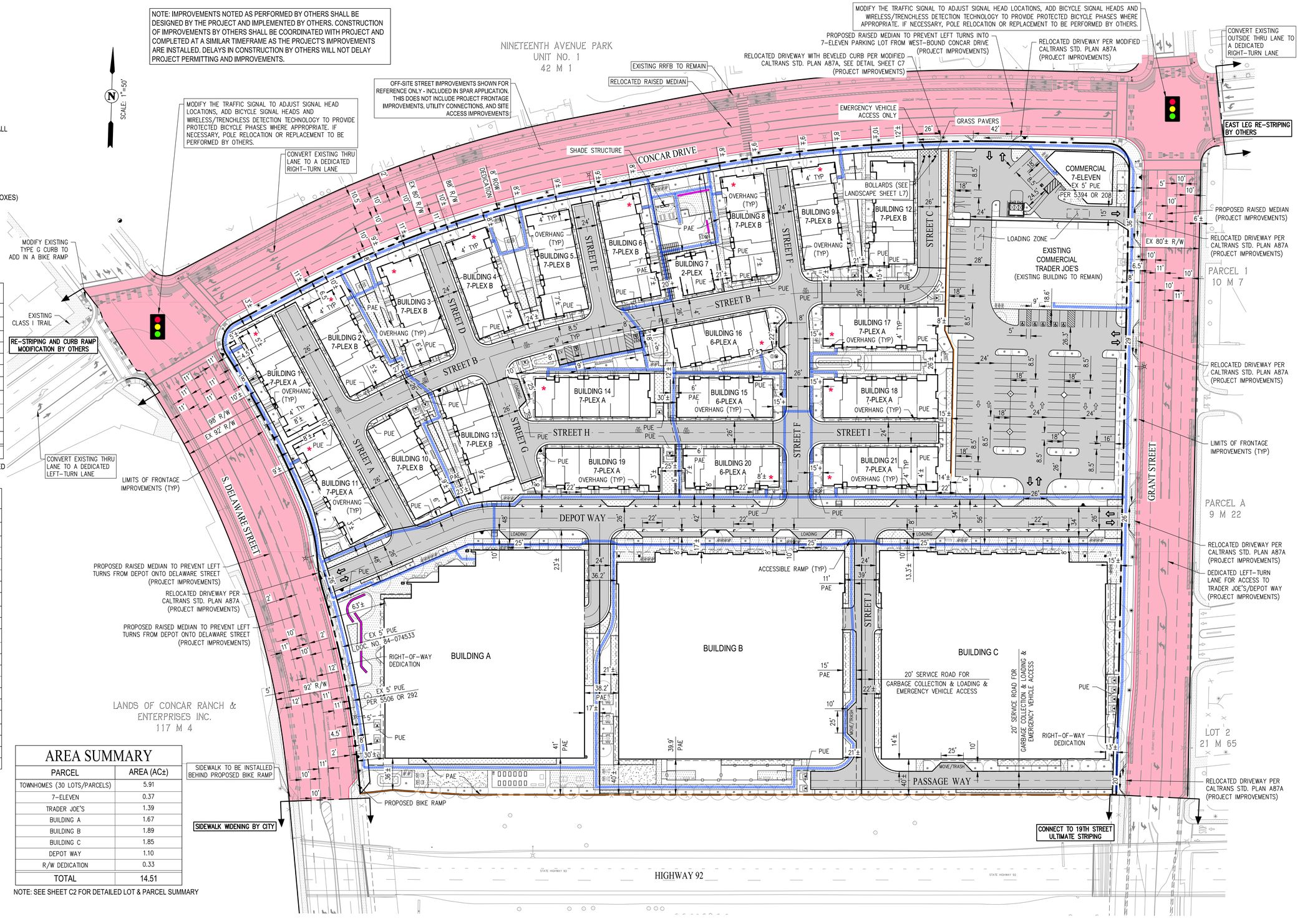
TOWNHOMES	
PARKING TYPE	# OF UNITS
STANDARD GUEST	7
ACCESSIBLE	1
EV CAPABLE	1
EV CAPABLE ACCESSIBLE	1
TOTAL	10
DEPOT WAY	
ON–STREET	26
TOTAL	26
RETAIL	
7–ELEVEN – STANDARD	10
7–ELEVEN – ACCESSIBLE	1
7–ELEVEN – EV CAPABLE	1
7 ELEVEN – EV CHARGER	3
TRADER JOE'S – STANDARD	97
TRADER JOE'S – ACCESSIBLE	5
LOADING & MOVE-IN/TRASH ZONES	
TOWNHOMES	1
BUILDING A	1
BUILDING B	2
BUILDING C	2

NOTE: SEE SHEET A0.1.0 FOR THE TOTAL PARKING SUMMARY, INCLUDING APARTMENTS

AREA SUMMARY

PARCEL	AREA (AC±)
TOWNHOMES (30 LOTS/PARCELS)	5.91
7–ELEVEN	0.37
TRADER JOE'S	1.39
BUILDING A	1.67
BUILDING B	1.89
BUILDING C	1.85
DEPOT WAY	1.10
R/W DEDICATION	0.33
TOTAL	14.51

NOTE: SEE SHEET C2 FOR DETAILED LOT & PARCEL SUMMARY



REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84349 CIVIL STATE OF CALIFORNIA

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

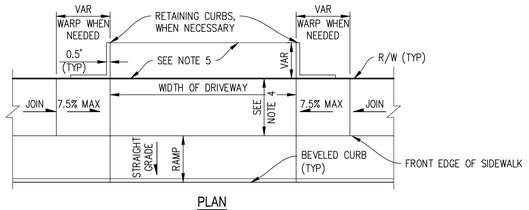
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

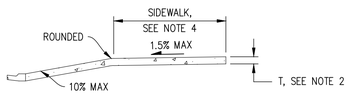
VESTING TENTATIVE MAP
SITE PLAN

C6

H:\4440\DWG\SHEETS\MKR.DWG

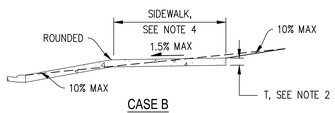


PLAN



CASE A

TYPICAL DRIVEWAY, SIDEWALK NOT DEPRESSED



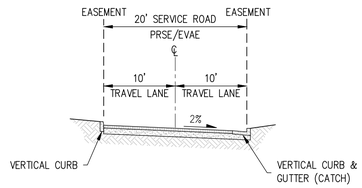
CASE B

DRIVEWAY WITH DEPRESSED SIDEWALK

NOTES:
1. CASE A DRIVEWAY SECTION TYPICALLY APPLIES.
2. SIDEWALK AND RAMP THICKNESS "T" AT DRIVEWAY SHALL E 4" FOR RESIDENTIAL AND 6" FOR COMMERCIAL.
3. DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5'–0" FROM THE GUTTER LINE SHALL NOT EXCEED 15%. REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.
4. MINIMUM WIDTH OF CLEAR PASSAGEWAY FOR SIDEWALK SHALL BE 4'–2".
5. RETAINING CURBS AND ACQUISITION OF CONSTRUCTION EASEMENT MAY BE NECESSARY FOR NARROW SIDEWALKS OR CURB HEIGHTS IN EXCESS OF 6".

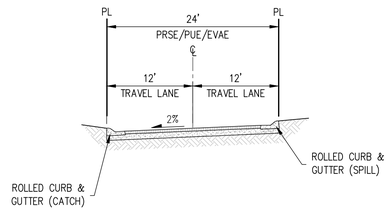
MODIFIED CALTRANS DETAIL A87A WITH BEVELED CURB

NOT TO SCALE



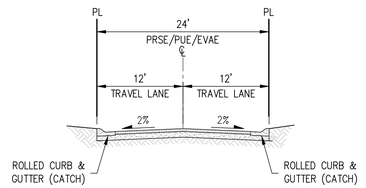
PASSAGE WAY

NOT TO SCALE



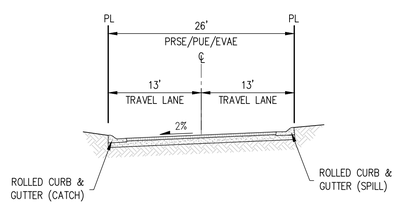
STREET E, STREET I

NOT TO SCALE



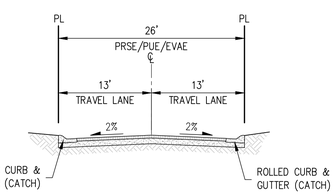
STREET D, STREET F

NOT TO SCALE



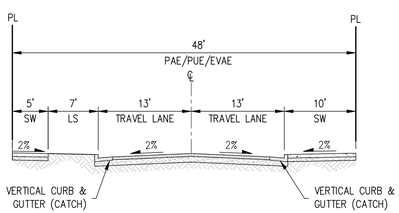
STREET A

NOT TO SCALE



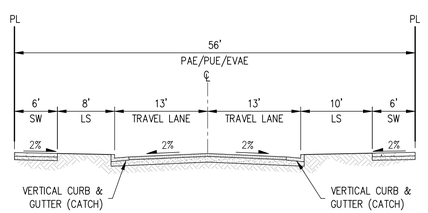
STREET B, STREET C, STREET F, STREET G, STREET H

NOT TO SCALE



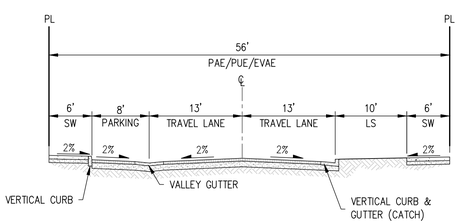
DEPOT WAY ENTRY

NOT TO SCALE



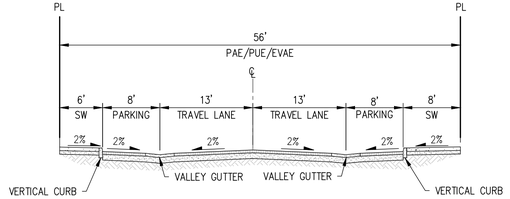
DEPOT WAY

NOT TO SCALE



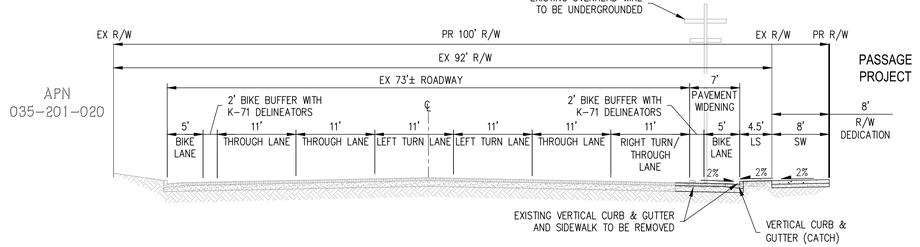
DEPOT WAY WITH PARKING ON ONE SIDE

NOT TO SCALE



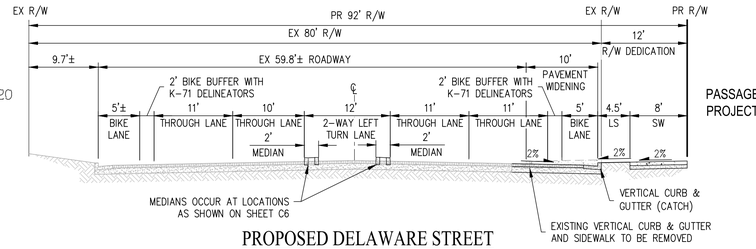
DEPOT WAY WITH PARKING ON BOTH SIDES

NOT TO SCALE



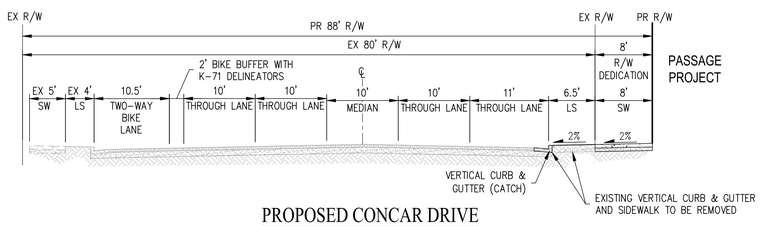
PROPOSED DELAWARE STREET AT INTERSECTION APPROACH (FOR REFERENCE ONLY)

NOT TO SCALE



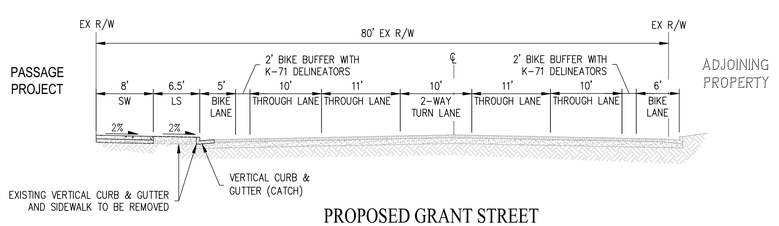
PROPOSED DELAWARE STREET (FOR REFERENCE ONLY)

NOT TO SCALE



PROPOSED CONCAR DRIVE (FOR REFERENCE ONLY)

NOT TO SCALE



PROPOSED GRANT STREET (FOR REFERENCE ONLY)

NOT TO SCALE

NOTE: OFF-SITE STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY - INCLUDED IN SPAR APPLICATION

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 24349 CIVIL STATE OF CALIFORNIA

H:\4640000\ACAD\TENTMDP.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

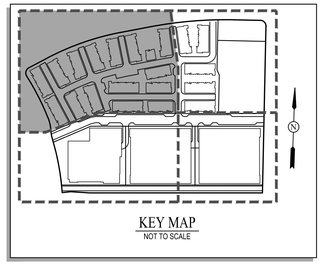
PASSAGE
SAN MATEO, CA # 2024-0397

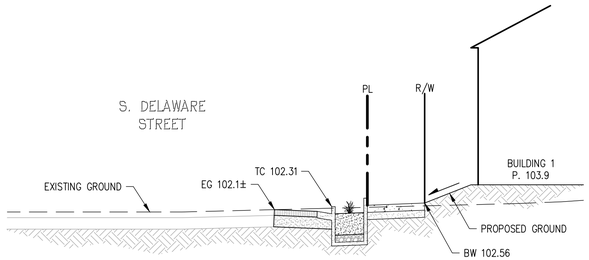
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
STREET SECTIONS & DETAILS

C7





SECTION A
NOT TO SCALE

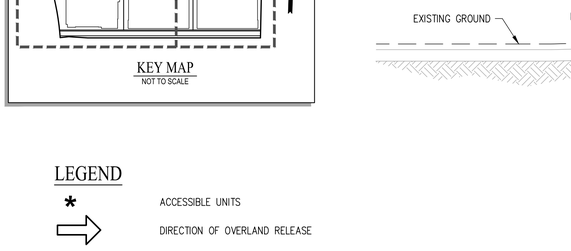
LEGEND

* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION B
NOT TO SCALE

SEE SHEET C9

SEE SHEET C10

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
24345
CIVIL
STATE OF CALIFORNIA

H:\4144.000\ACAD\TM\TM08.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

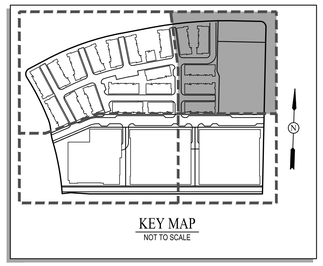
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C8



LEGEND

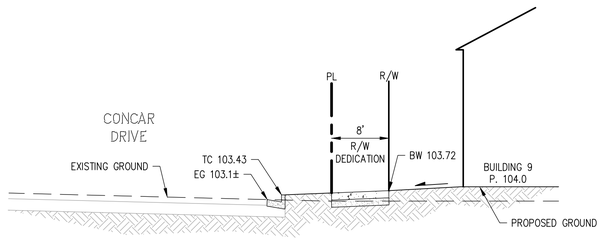
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

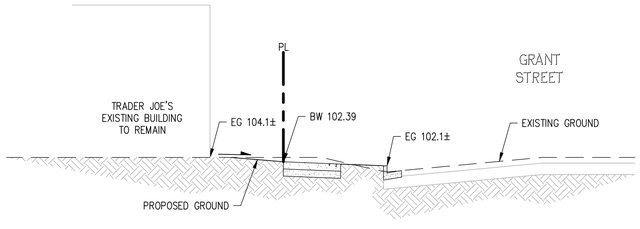
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84349 CIVIL STATE OF CALIFORNIA

NINETEENTH AVENUE PARK
UNIT NO. 1
42 M 1

OFF-SITE STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY - INCLUDED IN SPAR APPLICATION

CONCAR DRIVE

BUILDING 8 P. 104.0 FF. 105.0
BUILDING 9 P. 104.0 FF. 105.0
BUILDING 12 P. 102.8 FF. 103.8
BUILDING 7 P. 102.8 FF. 103.8
BUILDING 16 P. 103.1 FF. 104.1
BUILDING 17 P. 103.5 FF. 104.5
BUILDING 15 P. 102.8 FF. 103.8
BUILDING 18 P. 102.7 FF. 103.7
BUILDING 20 P. 102.8 FF. 103.8
BUILDING 21 P. 103.3 FF. 104.3

STREET B
STREET C
STREET F
STREET H
STREET I
DEPOT WAY

COMMERCIAL 7-ELEVEN
EXISTING COMMERCIAL TRADER JOES
(EXISTING BUILDING TO REMAIN)

GRANT STREET
S. GRANT STREET

PARCEL 1
10 M 7

PARCEL A
9 M 22

SILVA CELL 14 TSC 102.0
SILVA CELL 31 TSC 100.9

BIO 7 TSM 102.1 TG 102.6
BIO 8 TSM 102.1 TG 102.6
BIO 9 TSM 102.4 TG 102.9
BIO 10 TSM 102.0 TG 102.5
BIO 11 TSM 102.4 TG 102.9
BIO 12 TSM 101.7 TG 102.2
BIO 15 TSM 101.7 TG 102.2
BIO 19 TSM 101.7 TG 102.2
BIO 22 TSM 101.6 TG 102.1
BIO 32 TSM 101.7 TG 102.2
BIO 33 TSM 101.9 TG 102.4

SEE SHEET C8
SEE SHEET C11

N
SCALE: 1"=30'

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

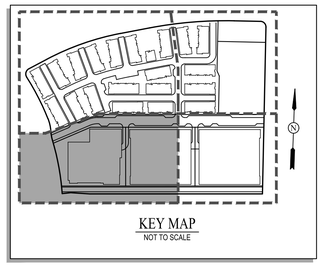
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C9

H:\14140\00\ACAD\TENT\MS9.DWG



LEGEND

* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

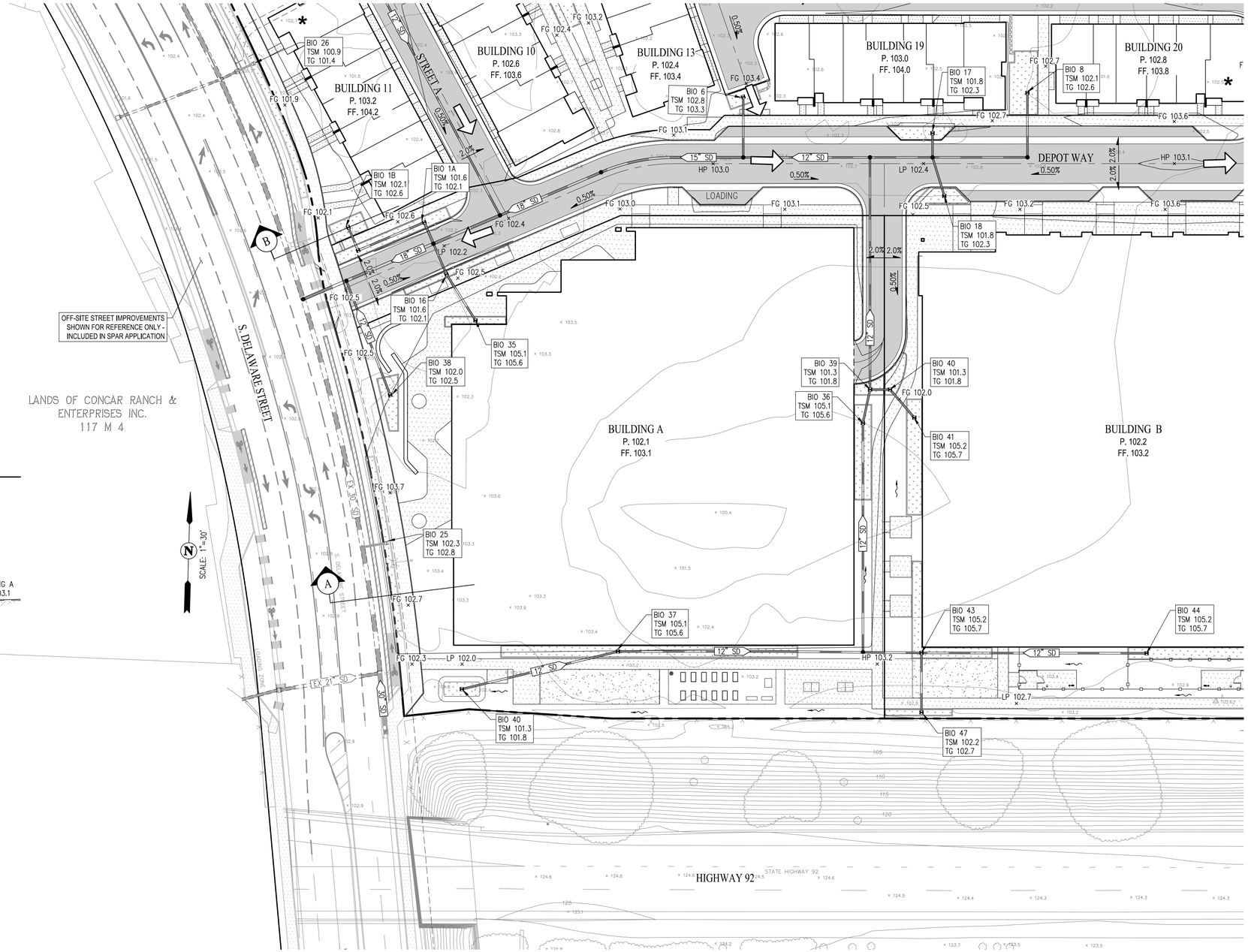
NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.

SECTION A
NOT TO SCALE

SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
23345
CIVIL
STATE OF CALIFORNIA

SEE SHEET C8



SEE SHEET C11

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

H:\4144.000\ACAD\TM\TM3.DWG

Brookfield Residential

THE PACIFIC COMPANIES

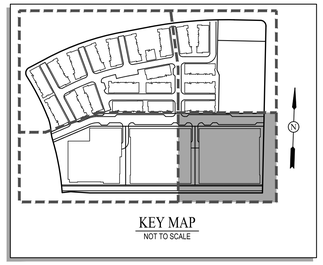
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C10



LEGEND

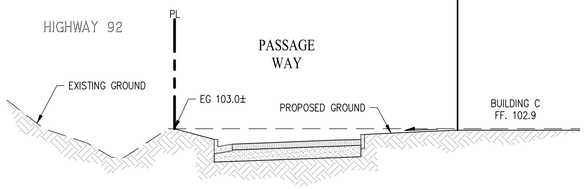
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

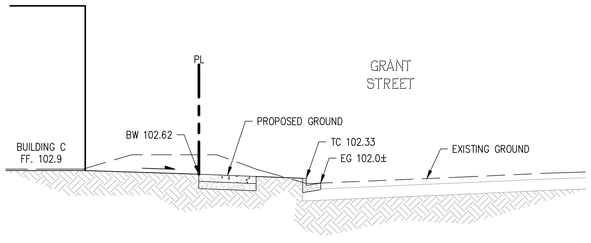
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION A
NOT TO SCALE

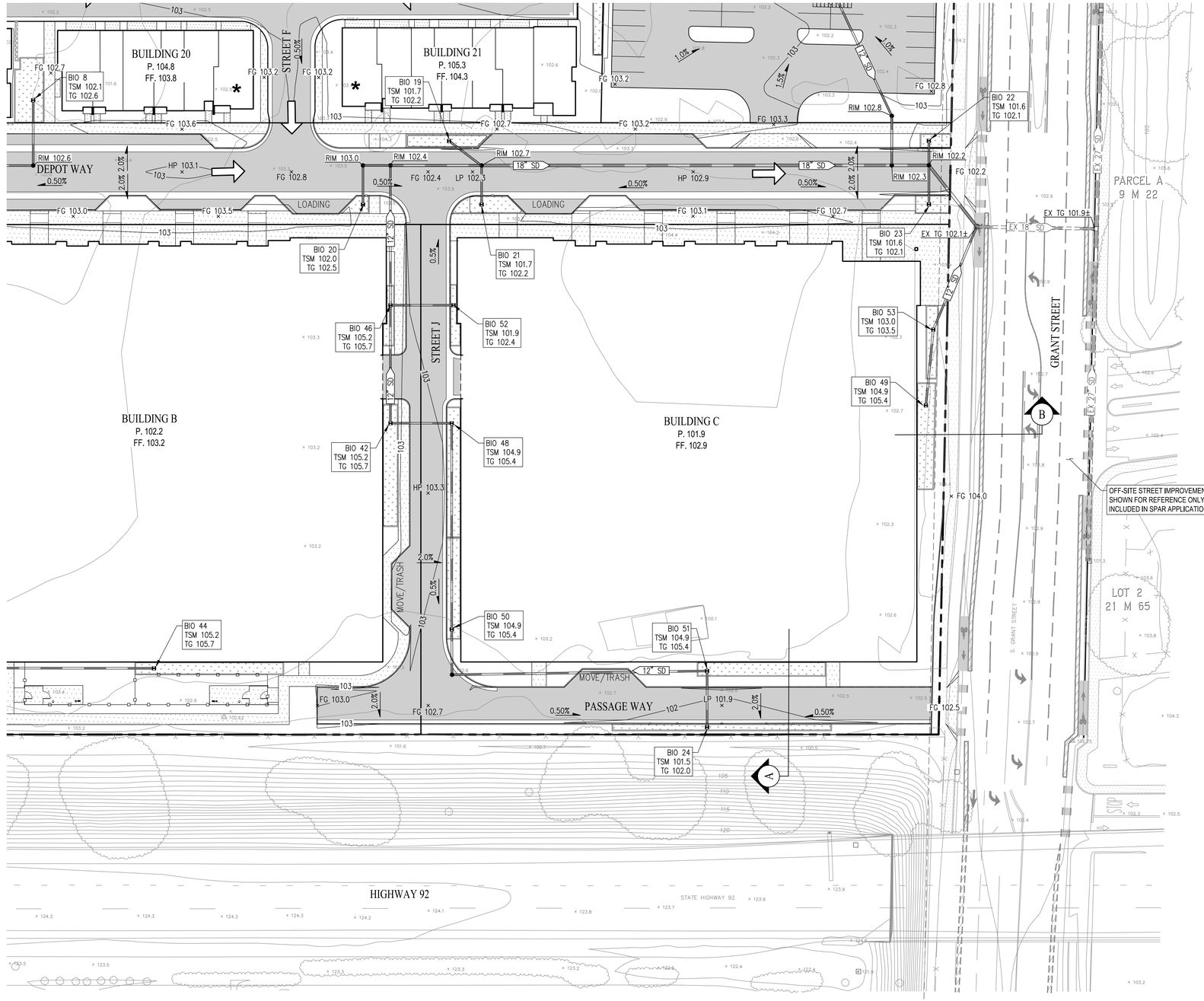


SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
84349
CIVIL
STATE OF CALIFORNIA

SEE SHEET C9

SEE SHEET C10



cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

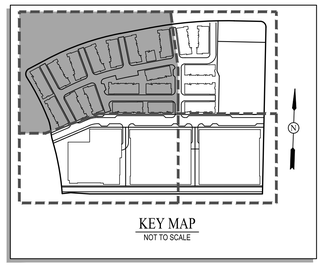
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C11

H:\4144.000\ACAD\TENTMT1.DWG



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C28-C33 FOR PRIVATE STREET PROFILES.

NINETEENTH AVENUE PARK
UNIT NO. 1
42 M 1

OFF-SITE STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY - INCLUDED IN SPAR APPLICATION

BEGIN UNDERGROUNDING OF EXISTING OVERHEAD UTILITIES

SCALE: 1" = 30'

CONCAR DRIVE

RELOCATED STREET LIGHT

CONNECT TO EXISTING SD
RIM 103.1
EX INV 24" IN 97.3±
INV 15" IN 97.25
EX INV 24" OUT 97.3±

(EXISTING) 138 LF S=0.0026

(EXISTING) 160 LF S=0.0026

RELOCATED TRAFFIC SIGNAL POLE

S. DELAWARE STREET

LANDS OF CONCAR RANCH & ENTERPRISES INC. 117 M 4

EX RIM 101.5±
EX INV 30" IN 96.8±
EX INV 12" IN 96.9±
EX INV 15" IN 97.4±
EX INV 30" OUT 96.8±

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 10
BUILDING 11
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 19
BUILDING 20

STREET A
STREET B
STREET D
STREET E
STREET F
STREET G
STREET H
DEPOT WAY

RIM 104.0 INV 8" OUT 95.10
RIM 103.7 INV 8" OUT 95.91
RIM 104.2 INV 8" OUT 96.53
RIM 104.3 INV 8" OUT 97.28
RIM 103.4 INV 8" IN 95.57 INV 8" IN 94.57 INV 8" OUT 94.47
RIM 103.3 INV 8" IN 95.13 INV 8" IN 95.33 INV 8" OUT 95.13
RIM 103.4 INV 8" IN 95.73 INV 8" IN 95.93 INV 8" OUT 95.73
RIM 103.8 INV 8" IN 96.48 INV 8" IN 96.68 INV 8" OUT 96.48
RIM 103.0 INV 12" OUT 98.56
RIM 103.1 INV 12" OUT 98.91
RIM 103.8 INV 12" IN 98.63 INV 12" IN 98.63 INV 15" OUT 98.38
RIM 103.0 INV 12" OUT 98.79
RIM 103.3 INV 12" IN 98.09 INV 12" OUT 98.09
RIM 102.8 INV 12" IN 98.26 INV 12" OUT 98.26
RIM 103.1 INV 8" IN 95.25 INV 8" IN 95.35 INV 8" OUT 95.25
RIM 103.3 INV 8" IN 96.89 INV 8" OUT 96.89
RIM 103.1 INV 8" OUT 96.06
RIM 102.8 INV 12" IN 98.05 INV 15" OUT 97.80
RIM 102.4 INV 12" IN 98.26 INV 12" OUT 98.26
RIM 102.5 INV 12" IN 98.19 INV 12" OUT 98.19
RIM 102.6 INV 12" OUT 98.37
RIM 102.4 INV 12" IN 97.77 INV 15" IN 97.52 INV 18" OUT 97.27
RIM 102.3 INV 8" IN 93.82 INV 8" IN 93.92 INV 8" OUT 93.82
RIM 102.6 INV 15" IN 97.64 INV 15" OUT 97.64
RIM 103.6 INV 8" IN 95.77 INV 8" IN 95.77 INV 8" OUT 95.67
RIM 102.7 INV 8" IN 94.20 INV 8" OUT 94.20
RIM 102.5 INV 8" IN 94.53 INV 8" OUT 94.53
RIM 102.5 INV 8" IN 94.85 INV 8" OUT 94.85

117 LF S=0.0050
126 LF S=0.0050
129 LF S=0.0035
34 LF S=0.0035
123 LF S=0.0020
25 LF S=0.0020
159 LF S=0.0035
87 LF S=0.0020
158 LF S=0.0020
157 LF S=0.0035
111 LF S=0.0035
93 LF S=0.0035
119 LF S=0.0050
214 LF S=0.0035
140 LF S=0.0020
162 LF S=0.0070
120 LF S=0.0050
80 LF S=0.0020
92 LF S=0.0035
320 LF S=0.0035
57 LF S=0.0050
168 LF S=0.0050
53 LF S=0.0020
81 LF S=0.0020
71 LF S=0.0020
35 LF S=0.0020
61 LF S=0.0020

2" FIRE SERVICE
2" WATER SERVICE W/ 2" METER
SECTIONAL CONTROL VALVE
8" MASTER WM & 8" BFP
8" DDCV
SS SERVICE
PUE

SEE SHEET C13

SEE SHEET C14

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
84345
CIVIL
STATE OF CALIFORNIA

H:\4144.009\ACAD\TM\TM12.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

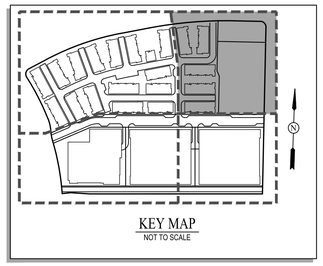
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

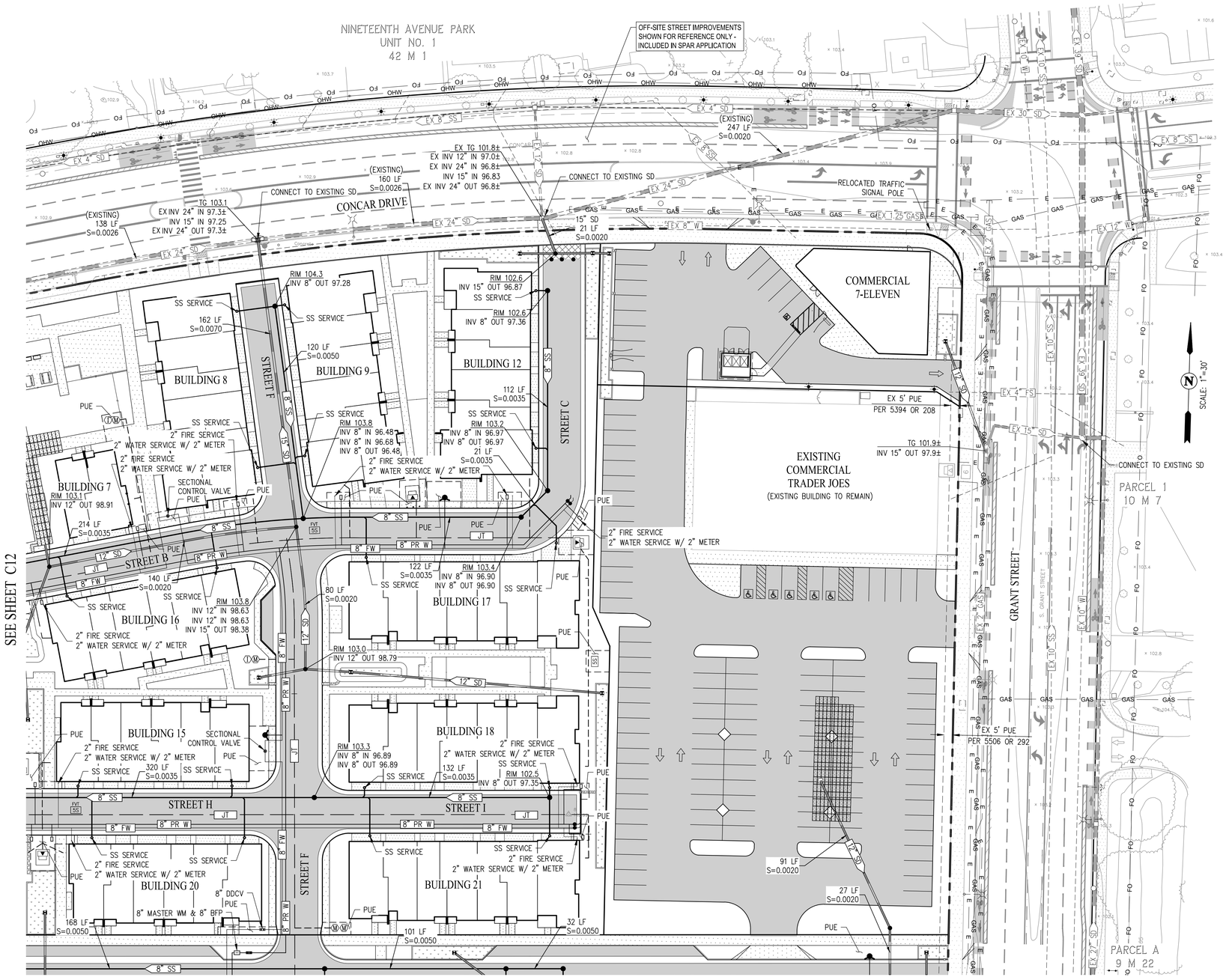
VESTING TENTATIVE MAP
UTILITY PLAN

C12



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C28-C33 FOR PRIVATE STREET PROFILES.



SEE SHEET C12

SEE SHEET C15

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLI 84349 CIVIL STATE OF CALIFORNIA

H:\4144-000\ACSD\TM\TM13.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

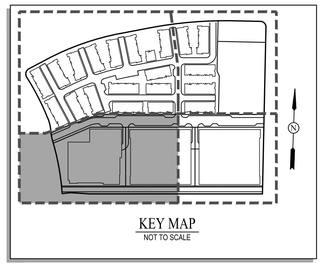
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

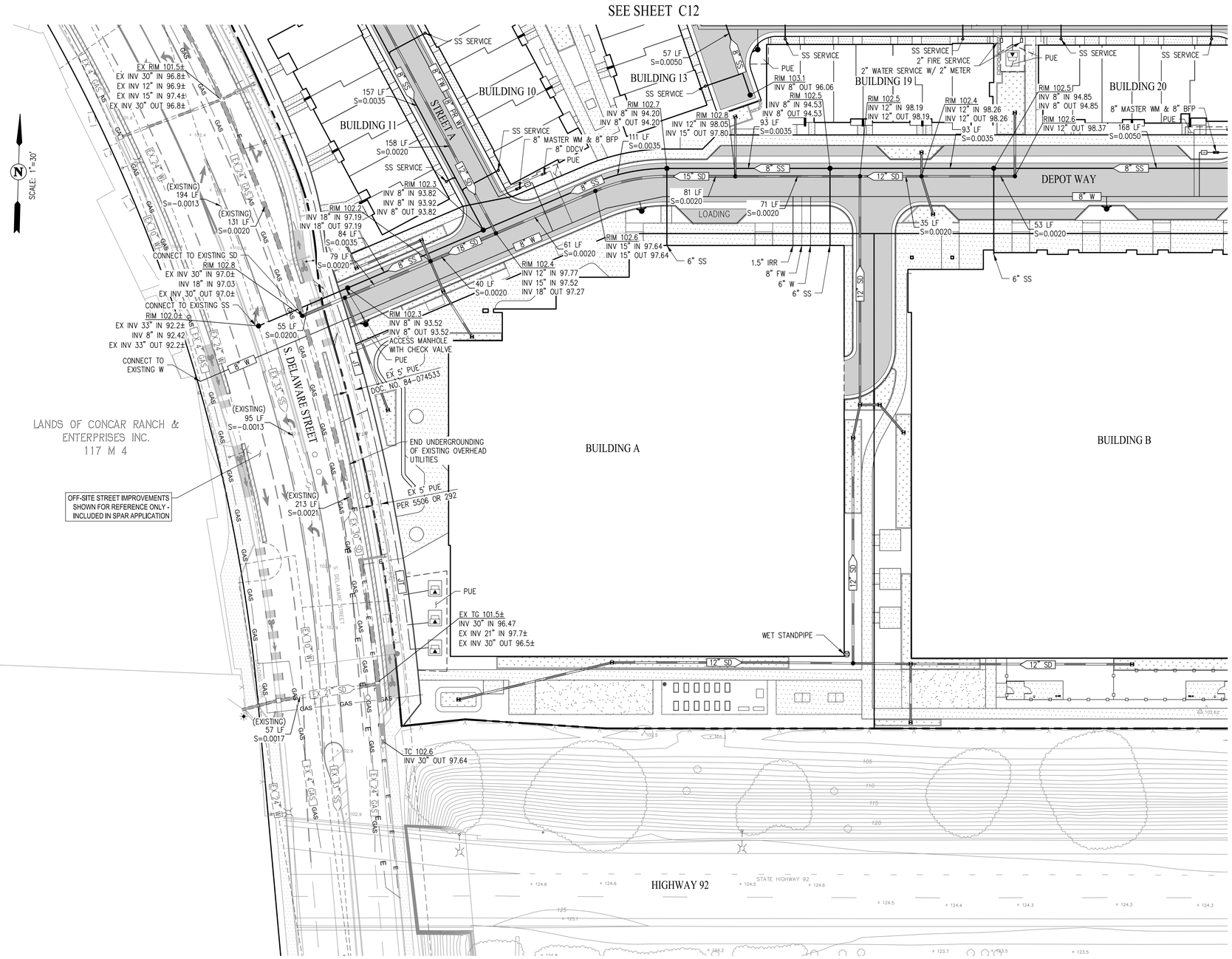
VESTING TENTATIVE MAP
UTILITY PLAN

C13



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C28-C33 FOR PRIVATE STREET PROFILES.





cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

H:\4444\000\ACAD\TM\TM14.DWG

Brookfield Residential

THE PACIFIC COMPANIES

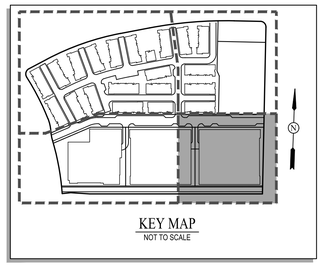
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

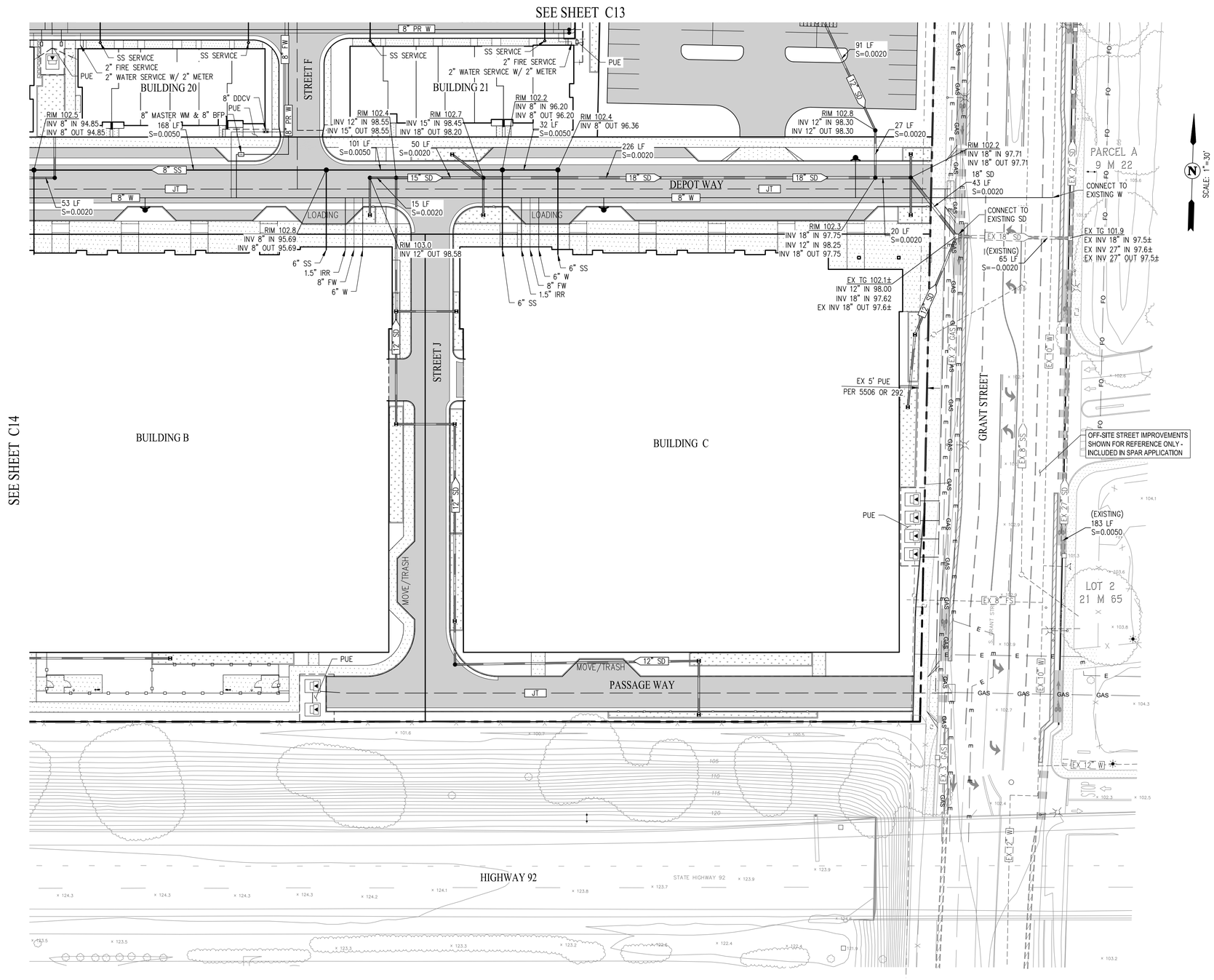
VESTING TENTATIVE MAP
UTILITY PLAN

C14



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C28-C33 FOR PRIVATE STREET PROFILES.



REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84349 CIVIL STATE OF CALIFORNIA

H:\4440\09\CAD\TEM\15.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

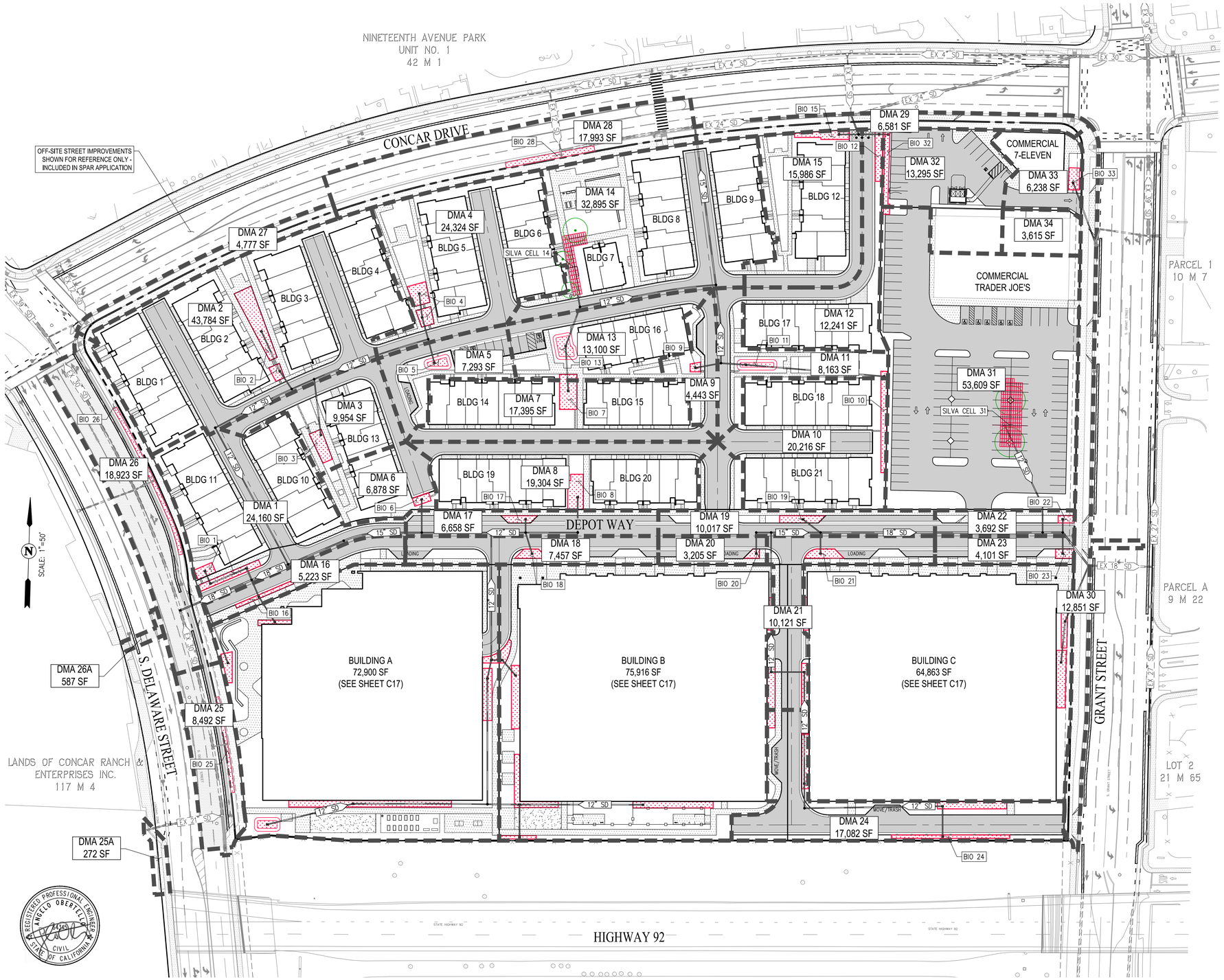
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
UTILITY PLAN

C15



STORMWATER MANAGEMENT PLAN							
DMA	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)	Req'd Treatment Area (SF)	Treatment Area Provided (SF)	Treatment Type
1	24,160	19,368	4,792	19,852	611	622	Bioretention
2	43,784	33,805	9,979	34,803	1,070	1,113	Bioretention
3	9,954	6,993	2,961	7,289	225	340	Bioretention
4	24,324	18,052	6,272	18,679	575	638	Bioretention
5	7,293	2,998	4,295	3,428	106	134	Bioretention
6	6,878	2,486	4,392	2,920	90	136	Bioretention
7	17,395	16,442	953	16,537	510	592	Bioretention
8	19,304	16,424	2,880	16,716	515	602	Bioretention
9	4,443	1,880	2,563	2,137	66	81	Bioretention
10	20,216	17,269	2,947	17,566	540	561	Bioretention
11	8,163	3,138	5,025	3,631	112	162	Bioretention
12	12,241	10,250	1,991	10,455	322	350	Bioretention
13	13,100	8,499	4,601	8,959	276	283	Bioretention
14	32,895	21,197	11,698	22,363	690	692	Silva Cells
15	15,986	9,627	6,359	10,276	316	359	Bioretention
16	5,223	4,761	462	4,816	148	188	Bioretention
17	6,658	6,288	370	6,325	195	205	Bioretention
18	7,457	6,452	1,005	6,553	202	210	Bioretention
19	10,017	8,775	1,242	8,899	274	297	Bioretention
20	3,205	2,933	272	2,960	91	132	Bioretention
21	10,121	9,033	1,088	9,169	279	279	Bioretention
22	3,692	2,928	764	3,004	93	113	Bioretention
23	4,101	3,799	302	3,829	118	162	Bioretention
24	17,082	10,364	6,718	11,009	339	360	Bioretention
OFF SITE ROADS							
25 (Delaware Street)	ACT. 8,492 REQD. 3,490	ACT. 7,802 REQD. 2,800	ACT. 690 REQD. 690	ACT. 7,871 REQD. 2,869	ACT. 242 REQD. 88	342 (154 SF for In Lieu Treatment)	Stormwater Planter
25A (Delaware Street)	272	272	-	272	8	8	In Lieu Treatment
26 (Delaware Street)	ACT. 18,923 REQD. 7,008	ACT. 17,522 REQD. 5,607	ACT. 1,401 REQD. 1,401	ACT. 17,662 REQD. 5,747	ACT. 544 REQD. 177	571 (367 SF for In Lieu Treatment)	Stormwater Planter
26A (Delaware Street)	587	587	-	587	18	18	In Lieu Treatment
27 (Concar Drive)	4,777	3,157	1,620	3,319	102	102	In Lieu Treatment
28 (Concar Drive)	ACT. 17,993 REQD. 6,186	ACT. 15,740 REQD. 3,933	ACT.2,253 REQD. 2,253	ACT. 15,965 REQD. 4,158	ACT. 491 REQD. 128	503 (363 SF for In Lieu Treatment)	Stormwater Planter
29 (Concar Drive)	6,581	4,285	2,296	4,515	139	139	In Lieu Treatment
30 (Grant Street)	12,851	8,339	4,512	8,790	271	271	In Lieu Treatment
RETAIL							
31 (Trader Joes Parking Lot)	53,609	46,190	7,419	46,932	1,445	1,452	Silva Cells
32 (7-Eleven)	13,295	11,888	1,407	7,577	371	380	Bioretention
33 (7-Eleven)	6,238	5,652	586	7,167	176	229	Bioretention
34 (Trader Joes Building)	3,615	3,615	-	3,586	111	111	In Lieu Treatment
APARTMENTS							
Building A	72,900	SEE SHEET C17					
Building B	75,916	SEE SHEET C17					
Building C	64,863	SEE SHEET C17					

IN LIEU TREATMENT

DMAS PROVIDING IN LIEU TREATEMENT		DMAS UTILIZING IN LIEU TREATMENT	
DMA 25	154 SF	DMA 25A	(8 SF)
DMA 26	367 SF	DMA 26A	(18 SF)
DMA 28	363 SF	DMA 27	(102 SF)
		DMA 29	(139 SF)
		DMA 30	(271 SF)
		DMA 34	(111 SF)
TOTAL	844 SF	TOTAL	(649 SF)

NOTE: 195 SF OF EXCESS IN LIEU TREATMENT PROVIDED.

LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET C18)
- SILVA CELLS (SEE DETAILS SHEET C18)
- PROPOSED CONCRETE AREA TO BE TREATED
- PROPOSED ASPHALT AREA TO BE TREATED
- EXISTING ASPHALT AREA TO BE TREATED
- PROPOSED TREES FOR SILVA CELLS

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84340 CIVIL STATE OF CALIFORNIA

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

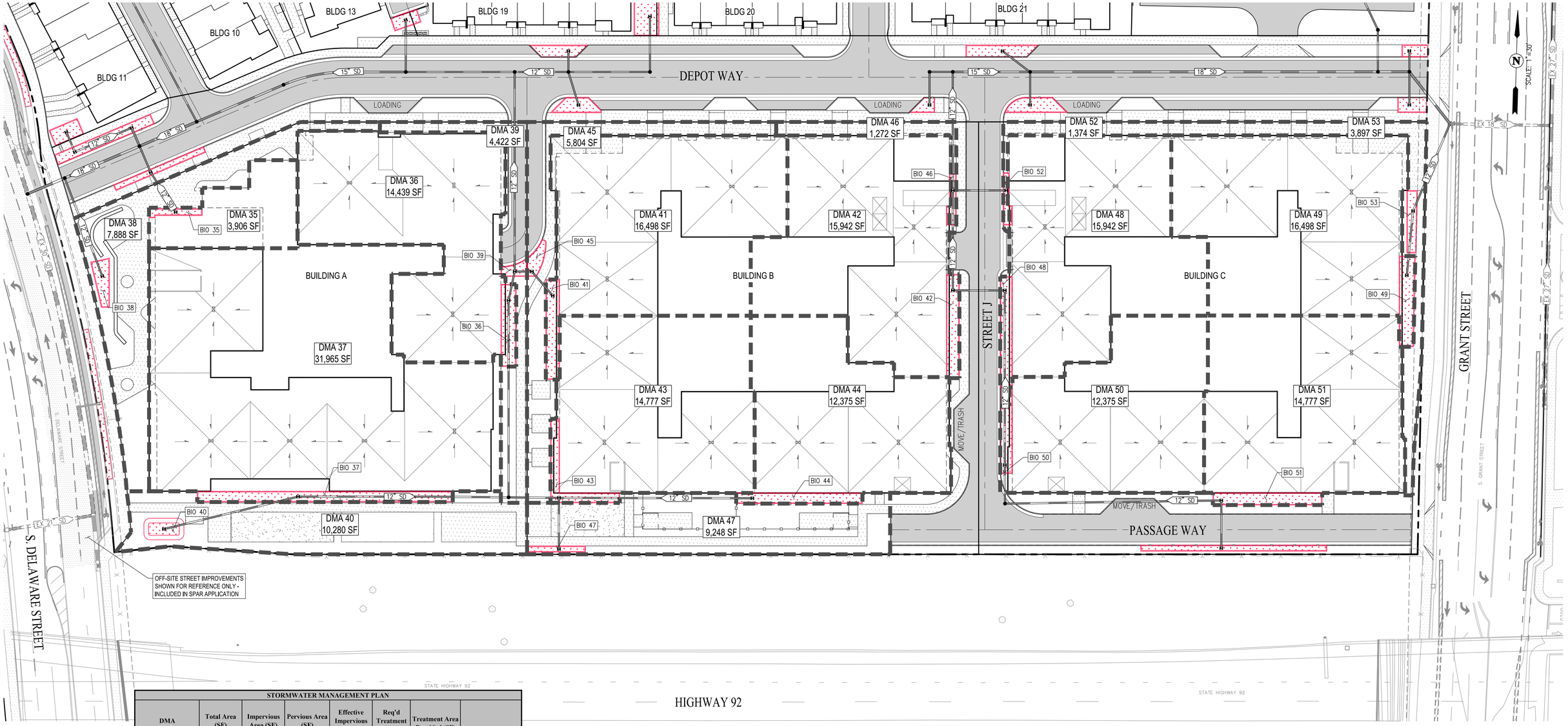
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN

C16

M:\44\00\ACAD\TENTMAP.DWG



STORMWATER MANAGEMENT PLAN

DMA	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)	Req'd Treatment Area (SF)	Treatment Area Provided (SF)	Treatment Type
35	3,906	3,906	-	3,906	121	121	Flow-Through
36	14,439	14,439	-	14,439	445	472	Flow-Through
37	31,965	31,965	-	31,965	985	990	Flow-Through
38	7,888	4,380	3,508	4,731	146	236	Bioretention
39	4,422	2,675	1,747	2,850	88	114	Bioretention
40	10,280	4,094	6,186	4,713	146	159	Bioretention
41	16,498	16,498	-	16,498	509	512	Flow-Through
42	15,942	15,942	-	15,942	490	499	Flow-Through
43	14,777	14,777	-	14,777	455	482	Flow-Through
44	12,375	12,375	-	12,375	382	486	Flow-Through
45	5,804	2,908	2,896	3,198	99	154	Bioretention
46	1,272	1,057	215	1,079	34	70	Bioretention
47	9,248	2,815	6,433	3,458	107	111	Bioretention
48	15,942	15,942	-	15,942	490	497	Flow-Through
49	16,498	16,498	-	16,498	509	518	Flow-Through
50	12,375	12,375	-	12,375	382	385	Flow-Through
51	14,777	14,777	-	14,777	455	487	Flow-Through
52	1,374	1,205	169	1,222	38	148	Bioretention
53	3,897	1,654	2,243	1,878	58	235	Bioretention

LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET C18)
- SILVA CELLS (SEE DETAILS SHEET C18)
- PROPOSED CONCRETE AREA TO BE TREATED
- PROPOSED ASPHALT AREA TO BE TREATED
- EXISTING ASPHALT AREA TO BE TREATED

NOTES:

1. REFER TO KTGY ARCHITECTURE PLANS SHEETS A1.1.5 AND A2.1.5 FOR ROOF SLOPE PLANS.

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLI 24349 CIVIL STATE OF CALIFORNIA

H:\4144\000\ACSDT\MIT7.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

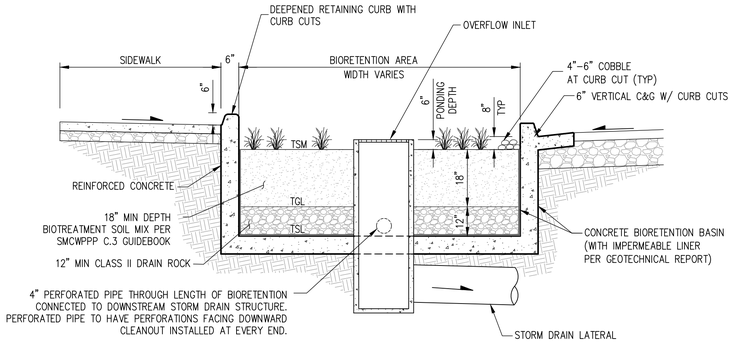
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 15 30 60
Scale 1" = 30'

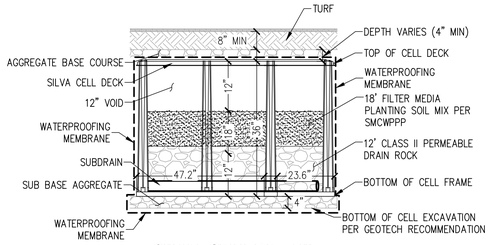
VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
- APARTMENT BUILDINGS

C17



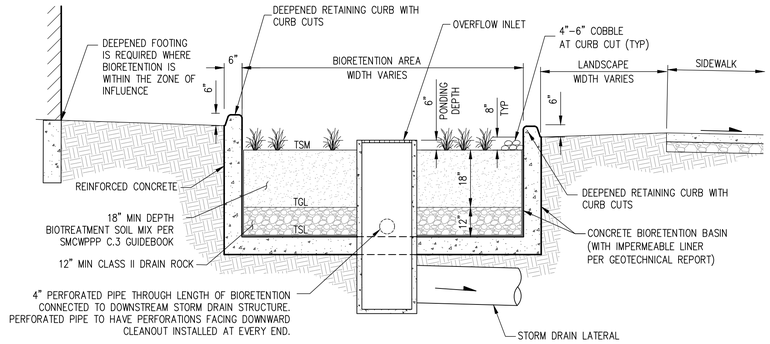
BIORETENTION DETAIL #1

(STORMWATER PLANTER)
BIO: 1A, 6, 12, 16–26, 28, 32, 39, 45, 47, 52
NOT TO SCALE



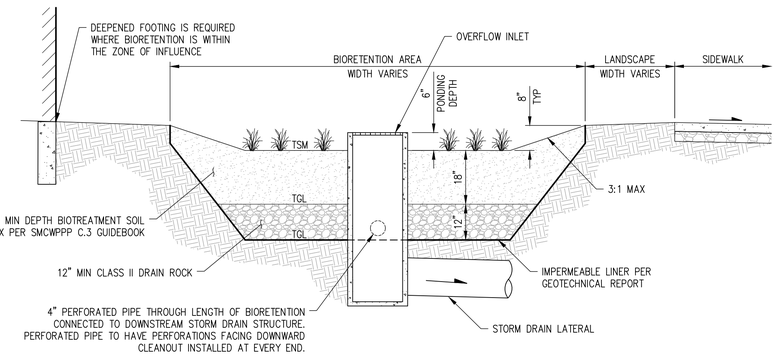
SILVA CELL DETAIL

SILVA CELL: 14, 31
NOT TO SCALE



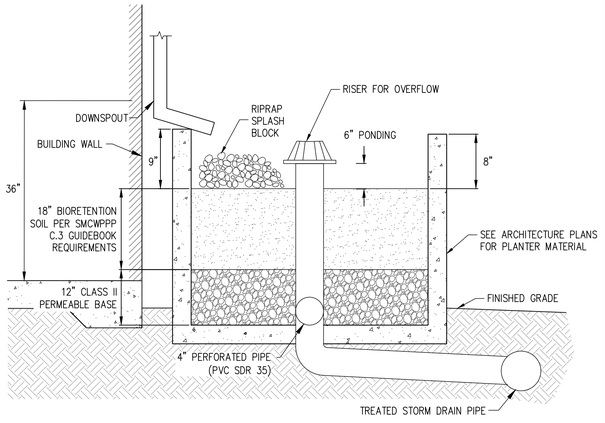
BIORETENTION DETAIL #2

BIO: 1B, 2A, 2B, 3, 4A, 4B, 7–10, 15, 33, 38, 53
NOT TO SCALE



BIORETENTION DETAIL #3

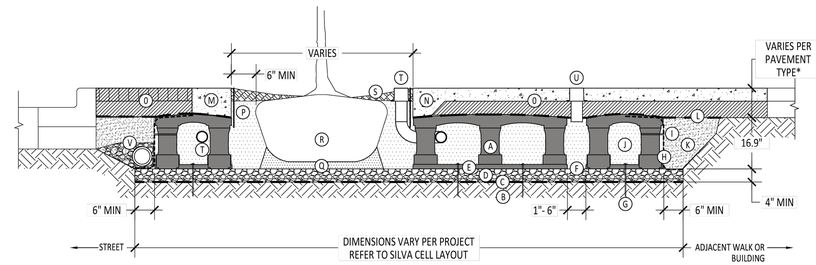
BIO: 5, 11, 13, 40
NOT TO SCALE



BIORETENTION DETAIL #4

(FLOW–THROUGH PLANTER)
BIO: 35, 36, 37A, 37B, 37C, 41, 42, 43, 44, 46, 48, 49, 50A, 50B, 51
NOT TO SCALE

COPYRIGHT © 2019| DEEPROOT GREEN INFRASTRUCTURE (ALL RIGHTS RESERVED)



SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) SILVA CELL BASE SLOPE, 10% MAX
(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
(R) ROOT BALL
(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

deeproot
DeepRoot Green Infrastructure
www.deeproot.com
T 415 781 9700
F 415 781 0191

SILVA CELL SYSTEM 1X

NOT TO SCALE
FEET

- Conditions where no infiltration is allowable: An underdrain is provided and set near the bottom of the facility. The system is lined with an impermeable liner.

Local guidance and/or criteria should be followed, as applicable, in determining the feasibility of infiltration at a given location.

Design Guidelines for Stormwater Management Applications

Facility Geometry

The Silva Cell system is sized to capture the stormwater quality design volume required by local regulations. Components of the Silva Cell system are shown in Figures 1 and 2 and described below:

1. **Subgrade –** The system is installed on 95% compacted native soil to support the system load unless a geotechnical engineer has indicated another compaction level is acceptable (e.g., to support infiltration below the facility).
2. **Subbase –** A geotextile liner is installed above the subgrade. Where infiltration is not allowed, this will include an impermeable high-density polyethylene (HDPE) geomembrane. For systems in which infiltration is allowable, a geotextile fabric or geogrid[1] may be installed. Above the geotextile or geogrid, a washed aggregate basecourse is installed to at least a 4-inch depth. The aggregate basecourse can be installed per the gradation recommended in DeepRoot's technical specifications (http://www.deeproot.com/products/silva-cell/resources), or an open graded drain rock may be provided to allow for drainage through the subbase.
3. **Silva Cells –** The Silva Cells are placed on top of the subbase. These cells consist of a base, posts, and a top deck. The posts are provided in three different depths, shown in Figure 1 and summarized below:

Silva Cell Module Type	Silva Cell Module Depth (inches/mm)	Minimum Full Facility Depth (inches)
1X	16.7"/424	28.7"/729
2X	30.9"/784	42.9"/1089
3X	43"1092	55"/1397

The Silva Cells are filled with media, or can be filled part-way with media and have some open ponding above the media.

4. **Gravel Drainage Layer –** The gravel drainage layer is installed within the Silva Cell modules, at the bottom of the modules. This drainage layer is equivalent to the typical drainage layer that would be provided in a standard bioretention facility. Depending on the underdrain configuration (see "Outlet Design"), the full gravel depth (per local requirements) should be provided above the base of the module, or the subbase can be included as part of the full gravel depth (this option is shown in Figure 1).
5. **Bioretention/Biotreatment Media Layer –** The bioretention or biotreatment media is provided above the gravel drainage layer to the depth required by local criteria (typically 18 inches, shown in Figure 1). Choking stone should be provided, if required by regional guidelines, between the gravel drainage layer and the media layer to avoid migration of fines. Refer to local requirements for specifications if available.
6. **Ponding Layer/Flow Distribution Layer –** Within the modules, above the media layer, a ponding layer can be provided to the depth required by local criteria to provide flow distribution throughout the system (this is shown as 12 inches in Figure 1). Distribution pipes, connected to the inlet, should discharge directly into this ponding layer and/or be placed within this layer. If distribution pipes are installed within this layer, they can be surrounded by a washed aggregate blanket per local requirements and wrapped with a geotextile, to allow for distributed flow and ponding throughout the system.
7. **Pavement Subbase –** Above the top deck of the Silva Cell modules, a pavement subbase aggregate layer should be installed, consistent with standard pavement or permeable pavement design. See standard Silva Cell details and Figure 1.
8. **Asphalt, Concrete, or Pavers –** Standard or pervious concrete, asphalt, or pavers are installed above the top layer of the system. Pavers and pervious layers may require a specific bedding layer(s) and should be installed per the DeepRoot standard paving specifications. See Figure 3 for these standards.
9. **Perimeter –** Installation may require the facility location to be surrounded by side slopes of specific dimensions, governed by the local requirements. The Silva Cells are surrounded by a geogrid secured to the Cells with a cable tie or zip ties. Side slopes, if present, are backfilled. The system underdrain is typically installed in the backfill. See the "Outlet Design" section for additional details.
10. **Tree –** A tree is installed within the bioretention or biotreatment media or compacted planting material located within the Silva Cell modules or immediately adjacent to the system. A root barrier is installed around the top edge of the tree opening to direct roots into the bioretention media in the Silva Cell system and to prevent root intrusion into pavement. The dimensions for a tree opening and other details are provided in the "Tree Selection Guidelines" section.

Additional information about Silva Cell components are provided in the following sections.

Inlet and Flow Distribution Design

Effectively and reliably conveying stormwater into the Silva Cell system and distributing it within the ponding layer to allow for even percolation through the media is among the most important design considerations. There are multiple options for configuring inlets and flow distribution systems for the Silva Cell system.

General Guidance

The following general guidance applies to any inlet configuration:

1. An appropriate degree of pretreatment should be provided. Additional discussion is provided below.

[1] A geogrid is a geosynthetic material made of polymers that are fused in a net-like configuration. Geogrids are manufactured with varying material flexibility and a range of sizes of openings. Geogrids serve to reinforce and contain soils and aggregate materials.

DEEPROOT SILVA CELL FACT SHEET

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLI 84340 CIVIL STATE OF CALIFORNIA

H:\4544.000\ACAD\TM\TM18.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

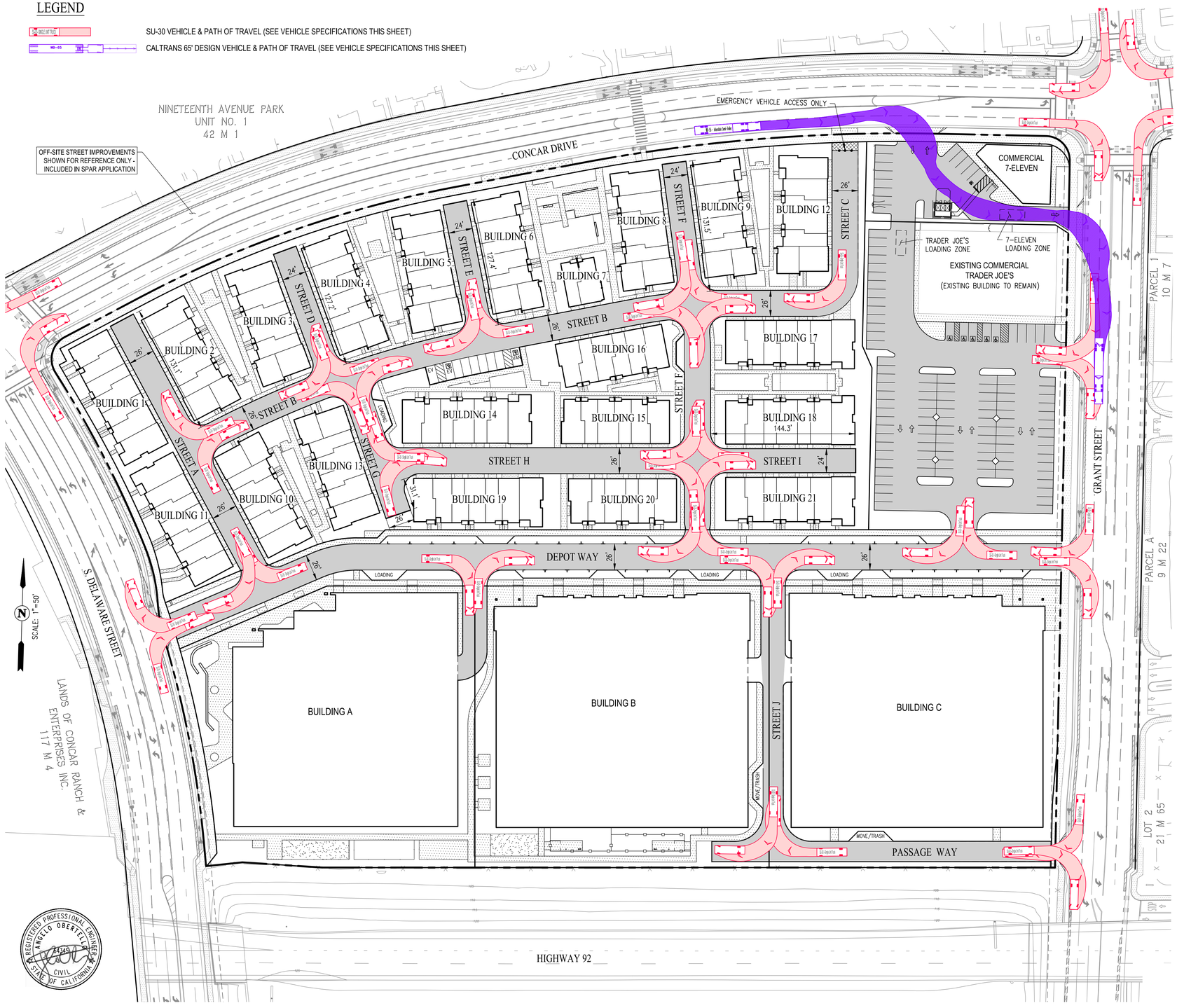
VESTING TENTATIVE MAP
STORMWATER CONTROL
PLAN DETAILS

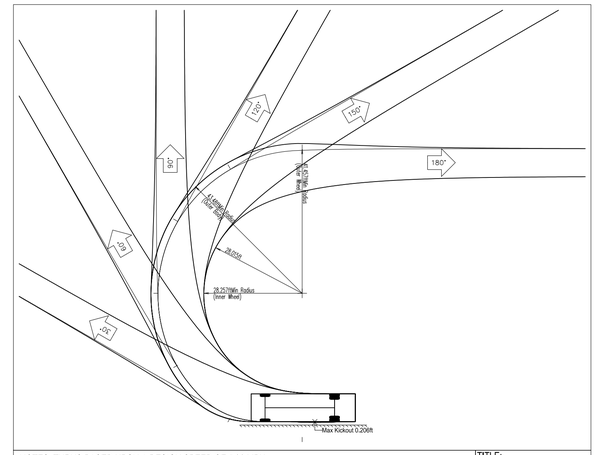
C18

LEGEND

SU-30 VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

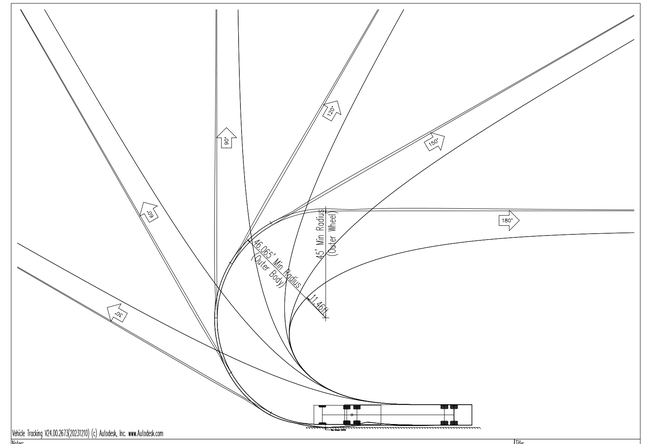
CALTRANS 65' DESIGN VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

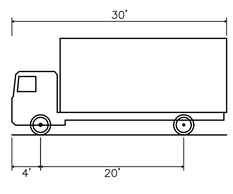




NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

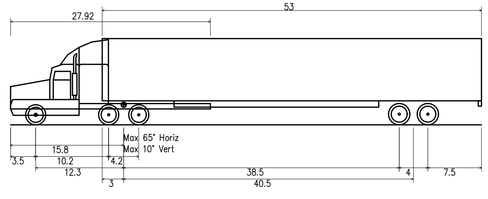
TITLE: SU-30 - SINGLE UNIT TRUCK





OVERALL LENGTH	30.0 FT
OVERALL WIDTH	8.0 FT
OVERALL BODY HEIGHT	13.5 FT
MIN BODY GROUND CLEARANCE	1.3 FT
TRACK WIDTH	8.0 FT
LOCK-TO-LOCK TIME	5.00 S
MAX STEERING ANGLE (VIRTUAL)	31.8°

SU-30 TRUCK
NOT TO SCALE



WB-55 - Interstate Semi-Trailer	
Overall Length	65.800ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft

WB-55 TRUCK
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84340 CIVIL STATE OF CALIFORNIA

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

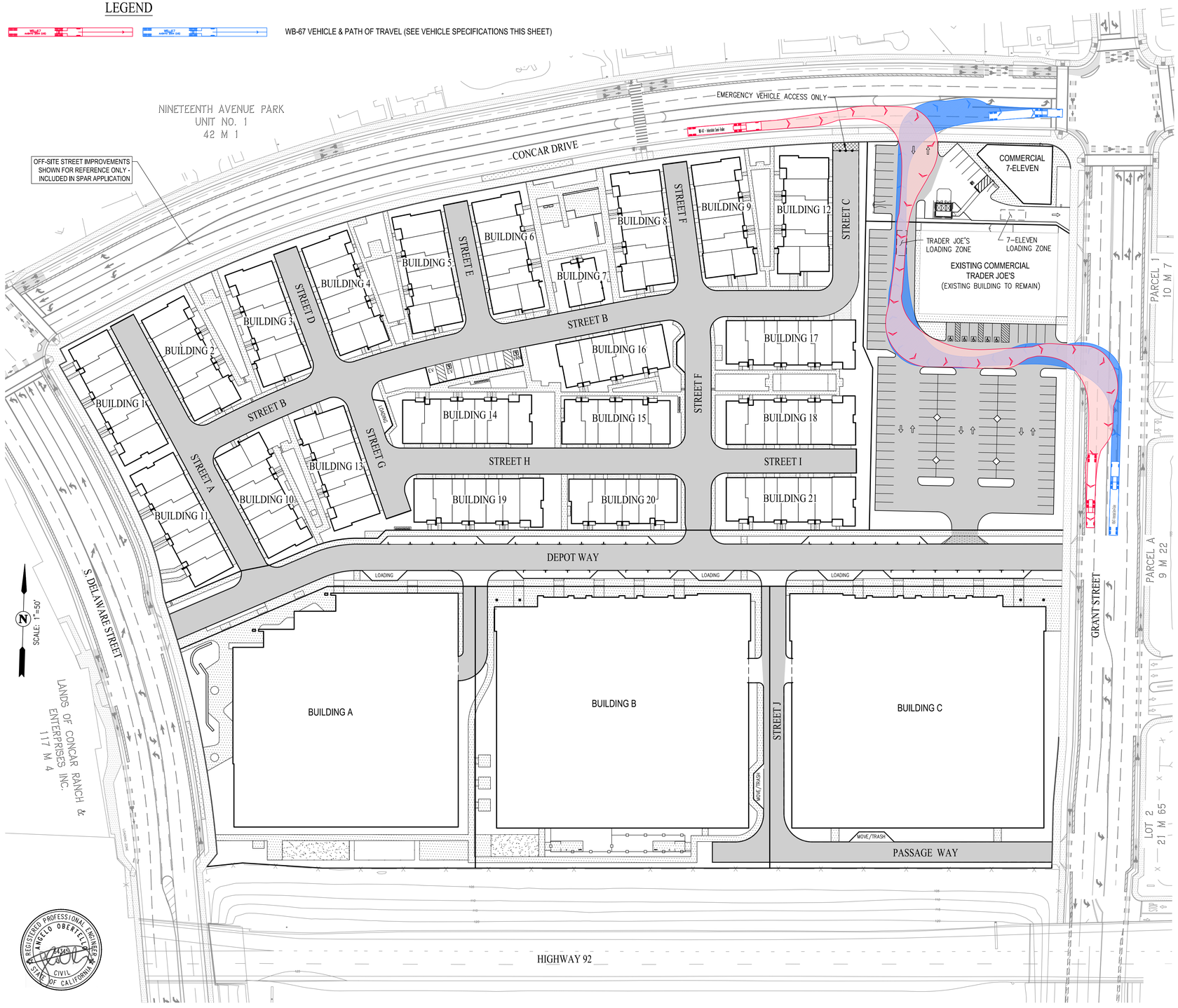
VESTING TENTATIVE MAP
VEHICLE MANUVERING - DELIVERY TRUCK

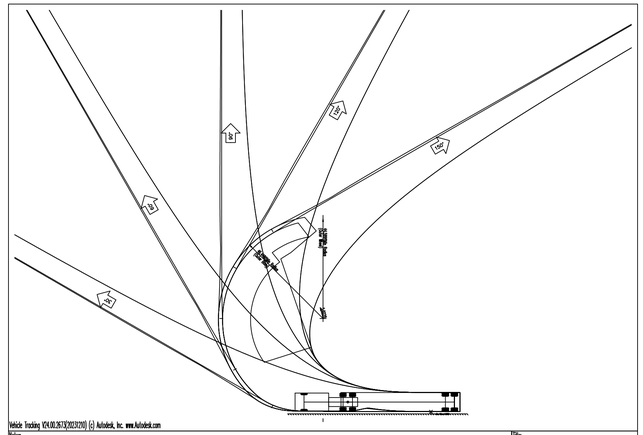
C19

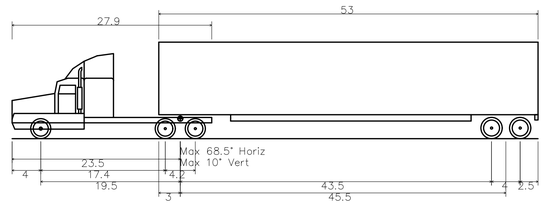
H:\4544.000\ACAD\TENTMAP.DWG

LEGEND

WB-67 VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)







WB-67 – INTERSTATE SEMI-TRAILER

OVERALL LENGTH	73.501FT
OVERALL WIDTH	8.500FT
OVERALL BODY HEIGHT	13.500FT
MIN BODY GROUND CLEARANCE	1.334FT
MAX TRACK WIDTH	8.500FT
LOCK-TO-LOCK TIME	6.00S
MAX STEERING ANGLE (VIRTUAL)	28.40°

WB-67 INTERSTATE SEMI-TRAILER TRUCK

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
84340
CIVIL
STATE OF CALIFORNIA

M:\44\005\ACAD\TM\TM02.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

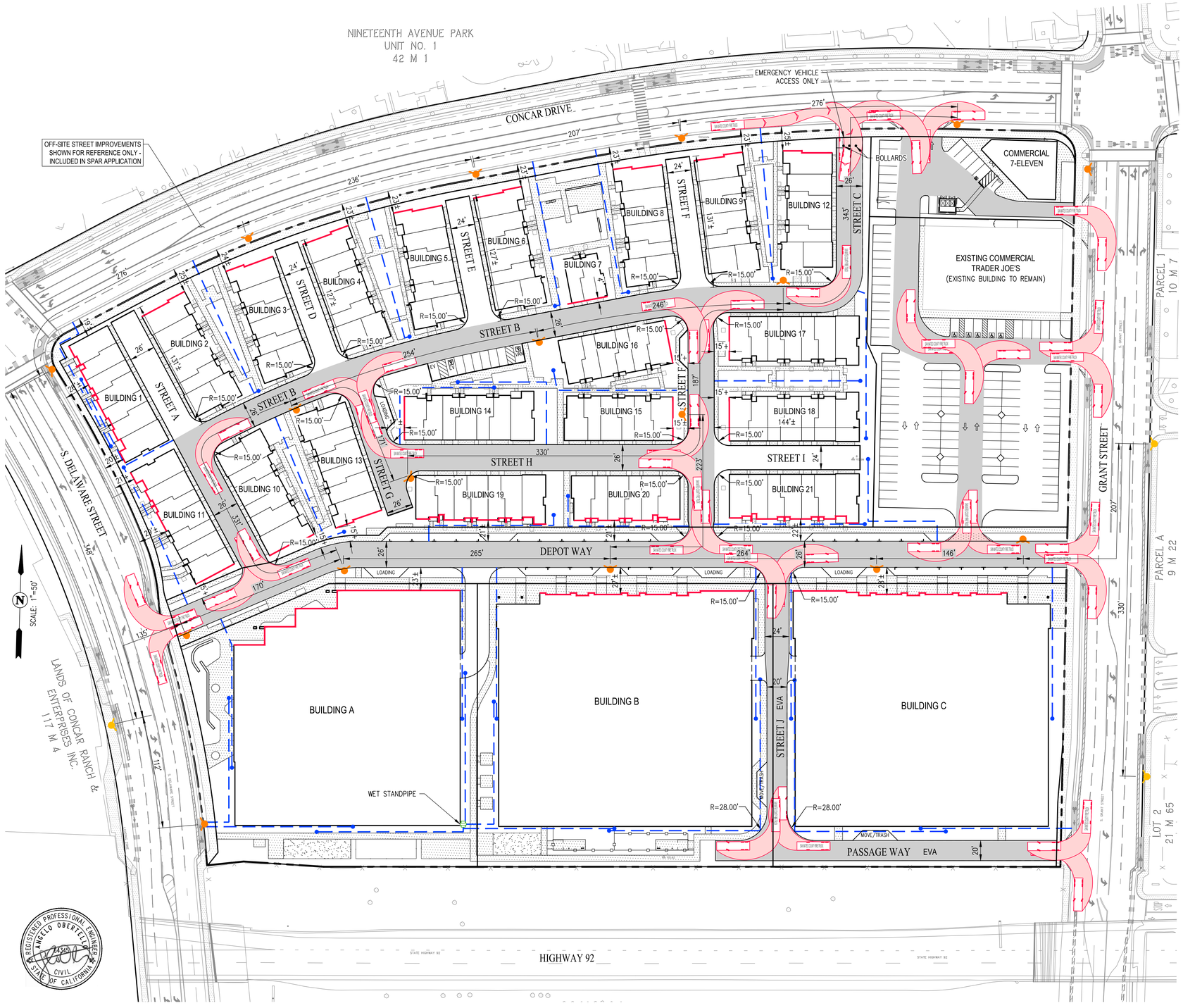
PASSAGE
SAN MATEO, CA # 2024-0397

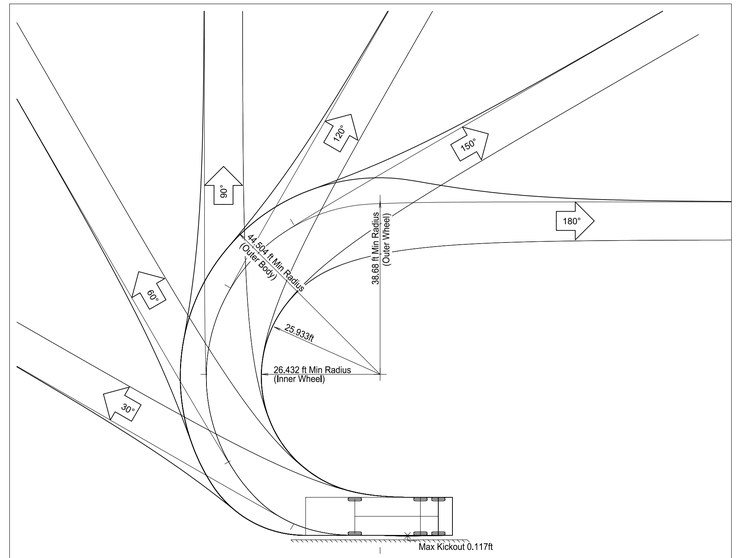
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
VEHICLE MANUVERING - DELIVERY TRUCK

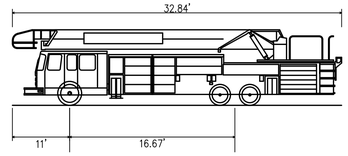
C20





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SAN MATEO COUNTY FIRE TRUCK



WIDTH	8.5 FT
TRACK	8.5 FT
LOCK TO LOCK TIME	6.0
STEERING ANGLE	31.9°

LEGEND

- FIRE ACCESS ROADS
- LOCATION OF AERIAL APPARATUS ACCESS
- FIRE DEPARTMENT HOSE REACH (150')
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WET STANDPIPE
- LADDER PAD
- VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

SAN MATEO COUNTY FIRE TRUCK

NOT TO SCALE

REQUIRED BUILDING FIRE FLOW CALCULATIONS

BUILDING TYPE	FLOOR AREA USED IN FIRE FLOW CALCULATION	REQUIRED FIRE FLOW[1]	FLOW DURATION	FIRE SPRINKLER SYSTEM
TOWNHOMES– BUILDING 1–21 (TYPE VB CONSTRUCTION, 3 STORIES, R2 OCCUPANCY) (21 BUILDINGS)	17,341 SF	1,500 GPM	3 HOURS	NFPA 13R
APARTMENTS– BUILDING A, B & C (TYPE 1A CONSTRUCTION, 7 STORIES, R2 OCCUPANCY) (3 BUILDINGS)	161,945 SF	1,062.5 GPM	4 HOURS	NFPA 13

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84340 CIVIL STATE OF CALIFORNIA

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

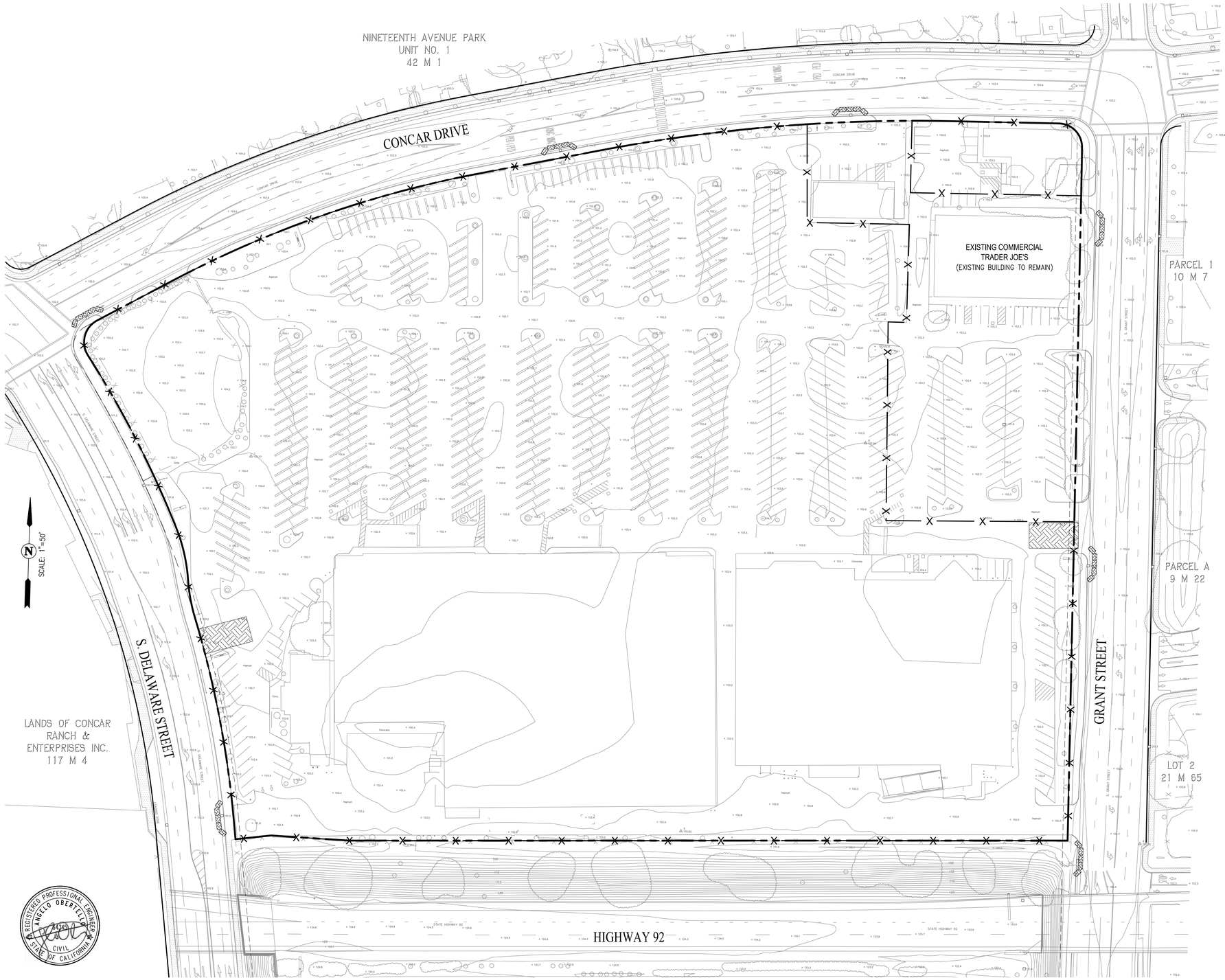
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
VEHICLE MANUVERING FIRE TRUCK & ACCESS PLAN

C21

H:\44-000\ACAD\TNM21.DWG



LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
24340
CIVIL
STATE OF CALIFORNIA

H1444-00004\CAD\TM\M22.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

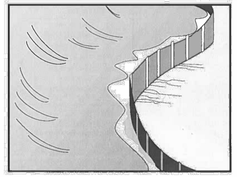
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
EROSION CONTROL PLAN

C22

Silt Fence SE-1



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment (coarse sediment) ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

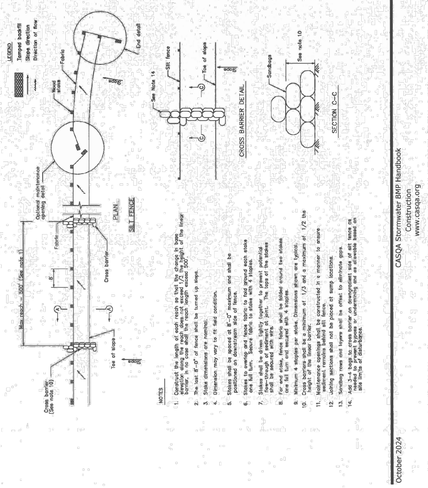
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (Storm Drain Inlet Protection, SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

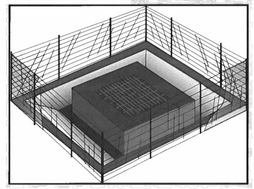
- At perimeter of a project (although they should not be installed up and down slopes).
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Silt Fence SE-1



October 2024 CASQA Stormwater BMP Handbook Construction www.casqa.org 7 of 9

Storm Drain Inlet Protection SE-10



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash ☒
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

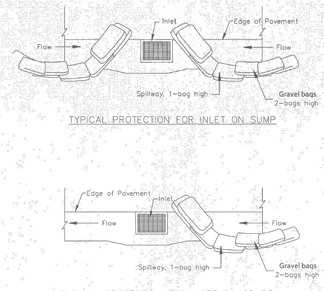
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

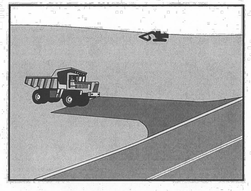
Storm Drain Inlet Protection SE-10



NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.
6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE

Stabilized Construction Entrance/Exit TC-1



Categories

- EC Erosion Control ☒
- SE Sediment Control ☒
- TC Tracking Control ☑
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

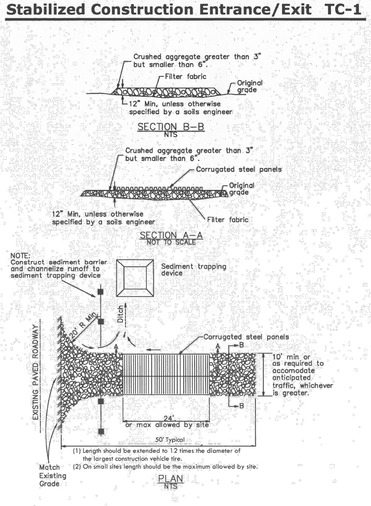
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

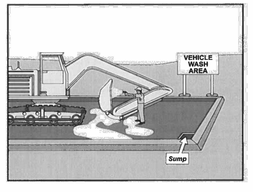
- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Stabilized Construction Entrance/Exit TC-1



October 2024 CASQA Stormwater BMP Handbook Construction www.casqa.org 6 of 6

Vehicle and Equipment Cleaning NS-8



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients ☑
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

- None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

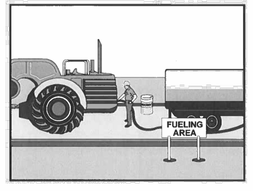
Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

Vehicle and Equipment Fueling NS-9



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics

Potential Alternatives

- None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment fueling takes place.

Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/ Exit.

Implementation

- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 84340 CIVIL STATE OF CALIFORNIA

H:\4144.000\CAD\TM\M23.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

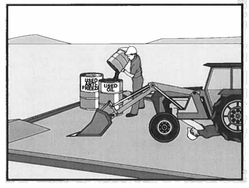
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
CASQA DETAILS

C23

Vehicle & Equipment Maintenance NS-10



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. Employees and subcontractors must be trained in proper procedures.

Suitable Applications

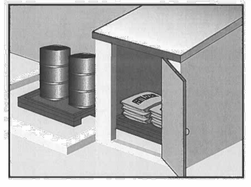
These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). For further information on vehicle or equipment servicing, see NS-8,

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

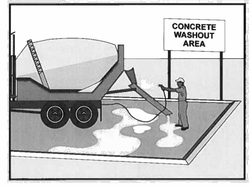
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

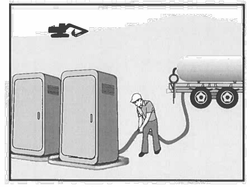
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing Portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

Copyright 2024 by the California Stormwater Quality Association

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 24349 CIVIL STATE OF CALIFORNIA

H:\1414.000\ACAD\TM\TM24.DWG

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

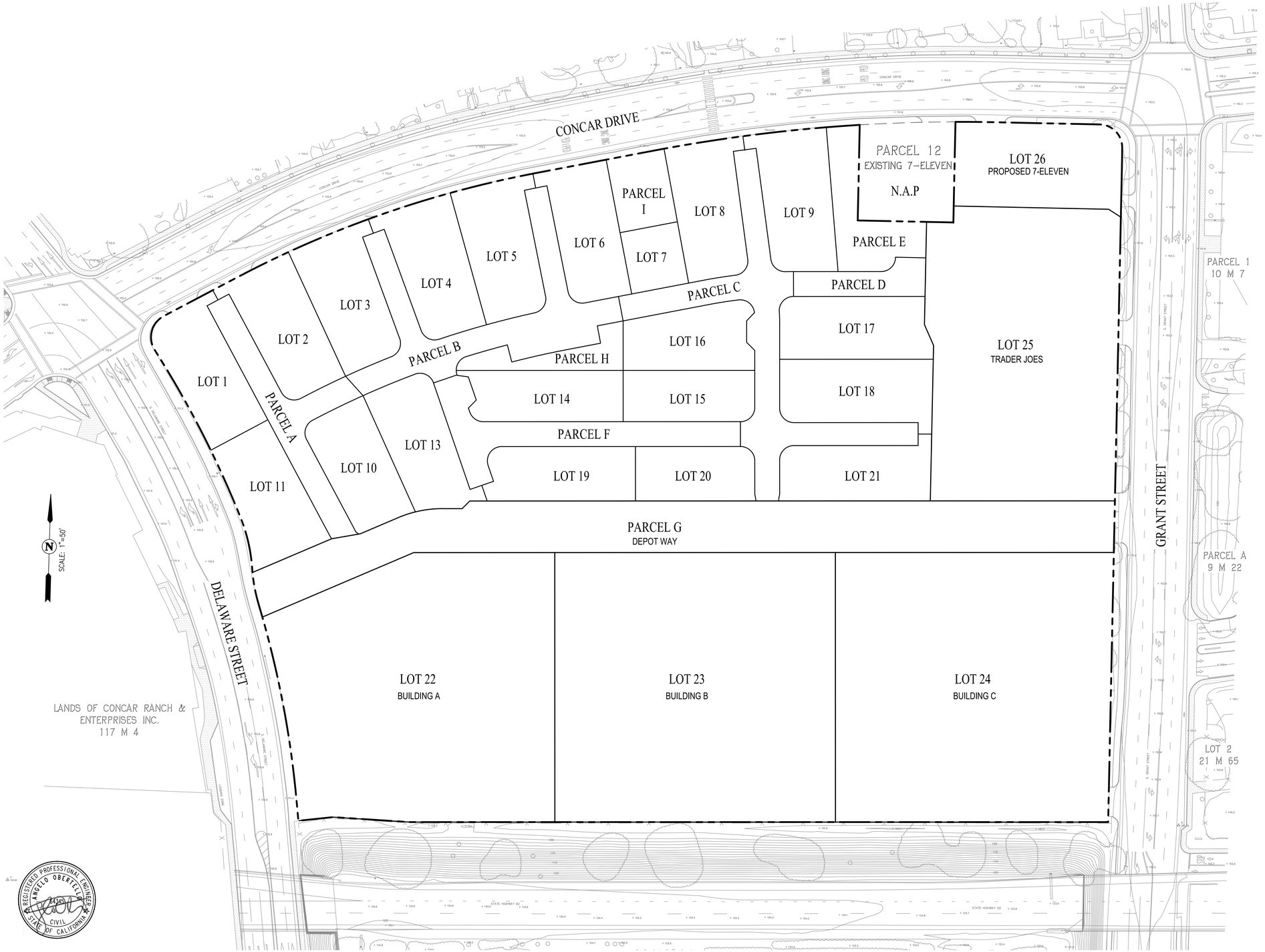
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
CASQA DETAILS

C24



REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
84340
CIVIL
STATE OF CALIFORNIA

H:\1444\600\ACAD\TM\TM05.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

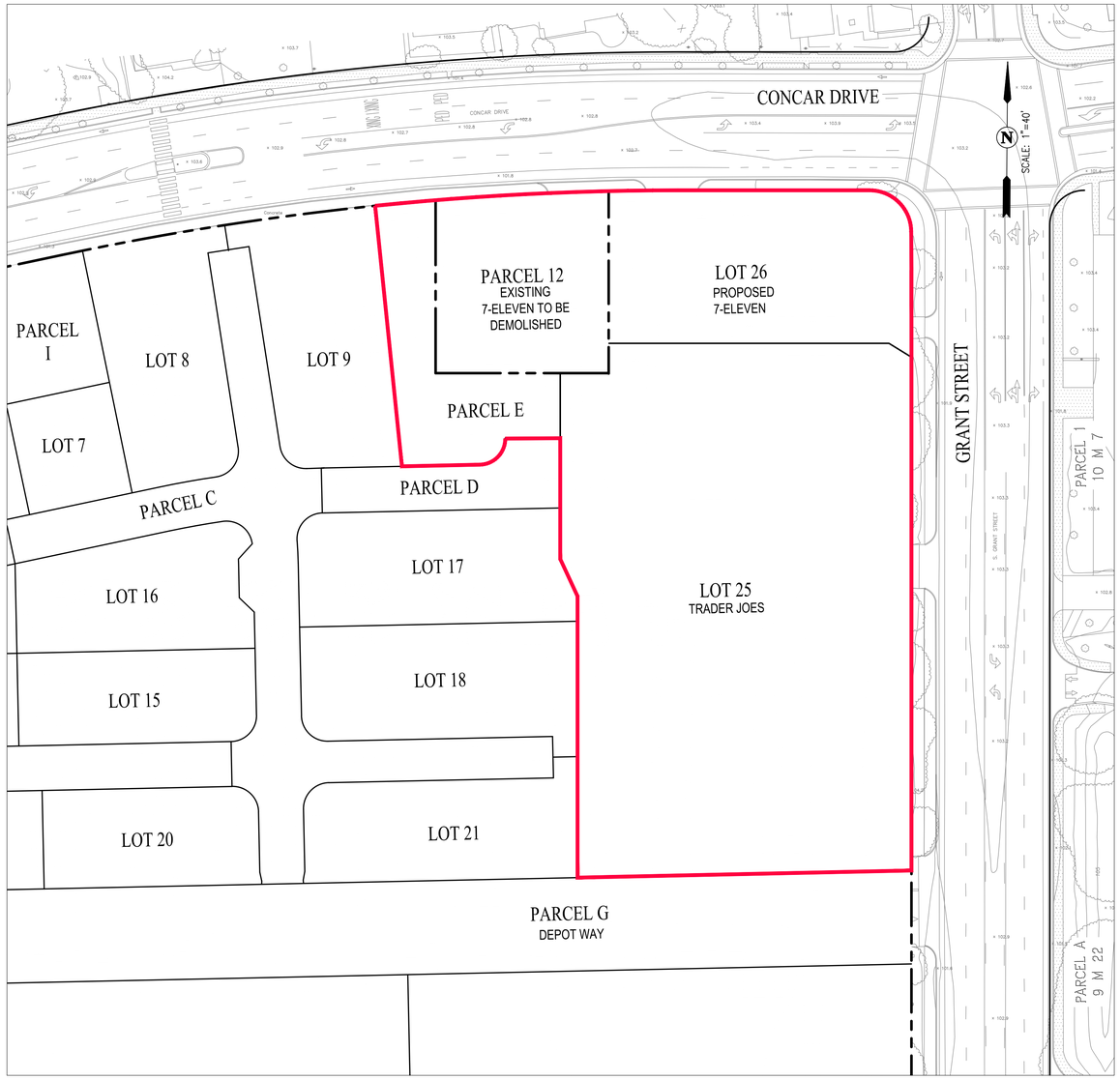
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

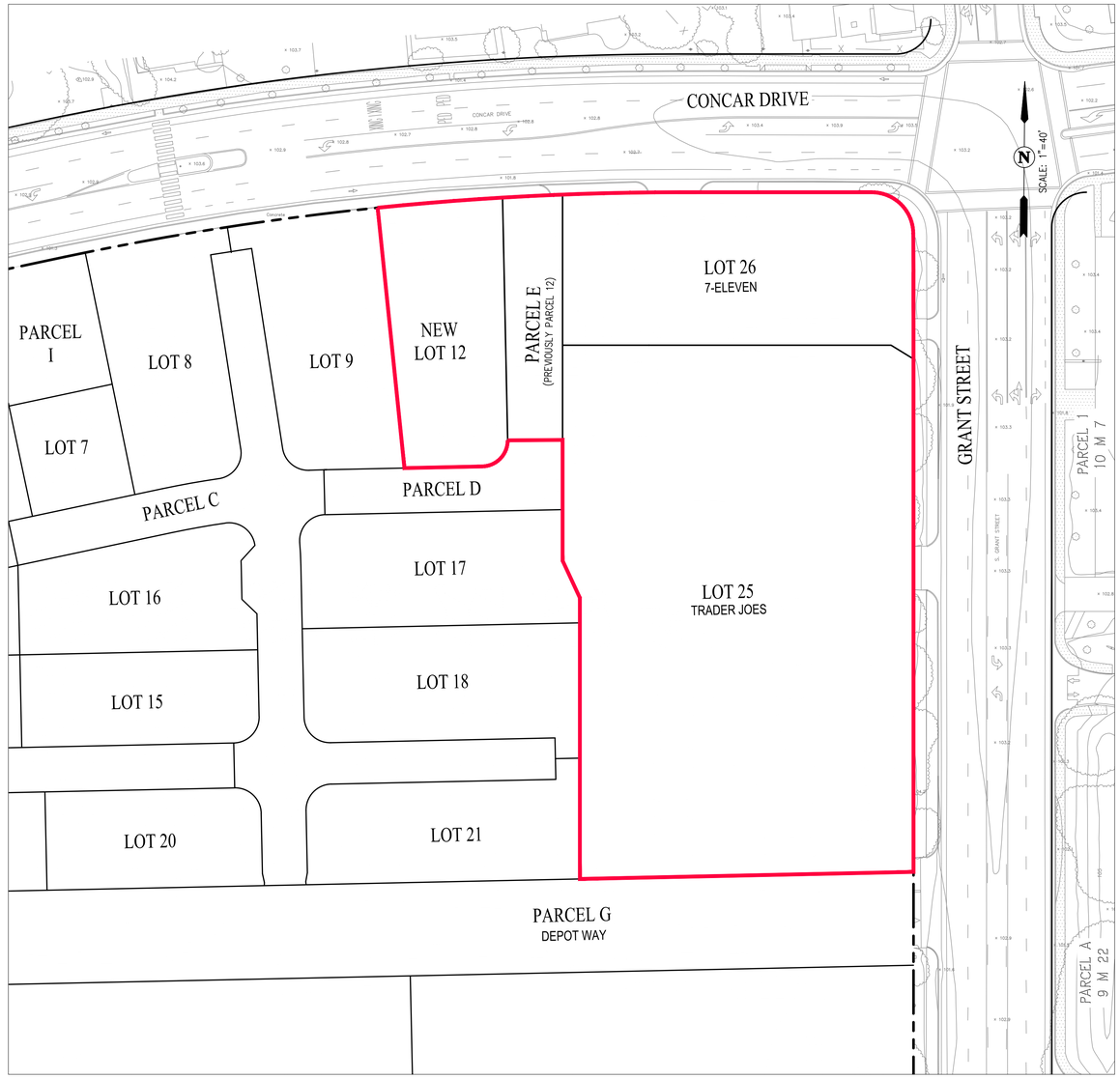
0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
INITIAL FINAL MAP CONFIGURATION
(PRE- 7-ELEVEN DEMO)

C25



EXISTING



PROPOSED

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
84340
CIVIL
STATE OF CALIFORNIA

H:\4440\ACAD\TM\TM00.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

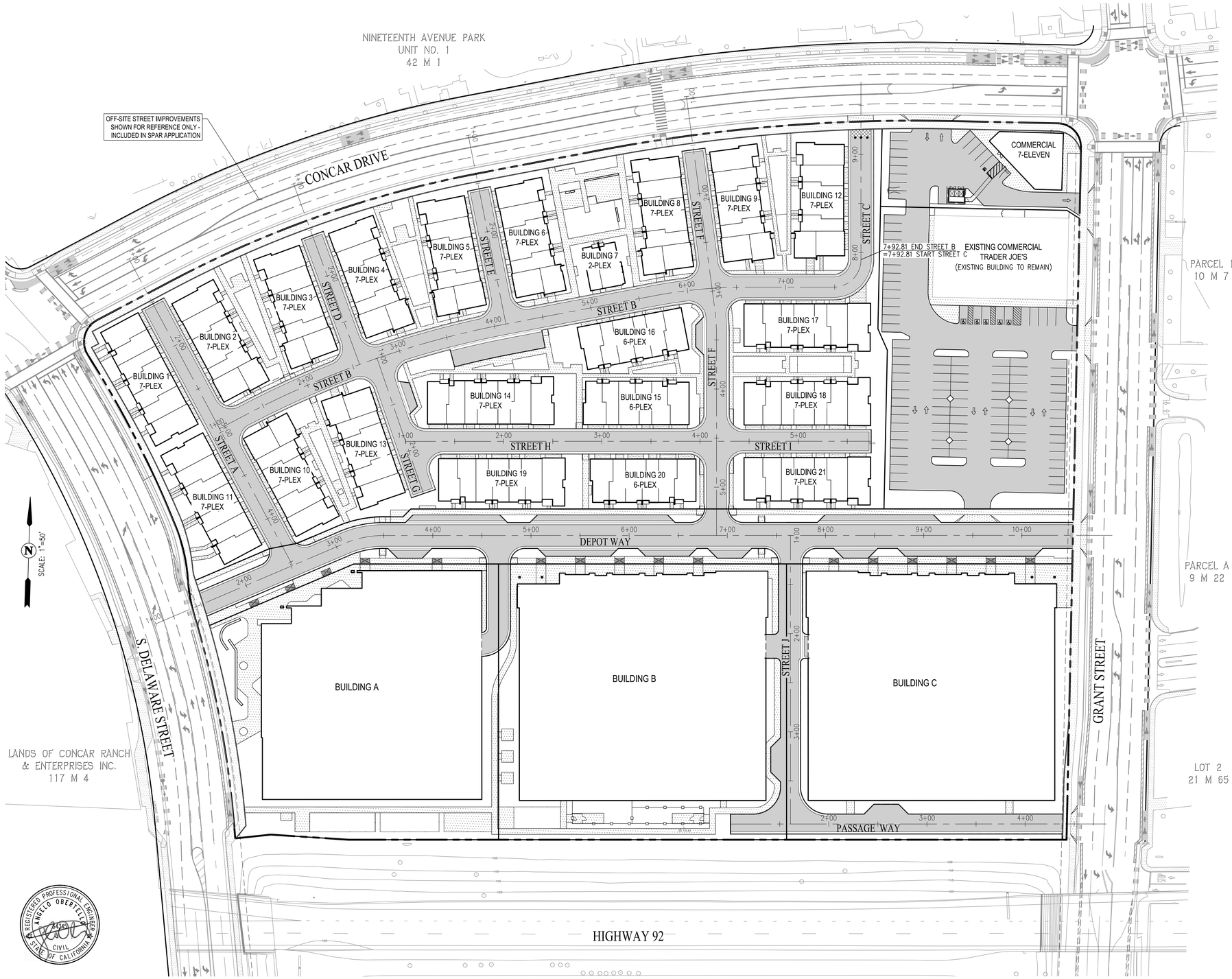
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 20 40 80
Scale 1" = 40'

VESTING TENTATIVE MAP
LOT LINE ADJUSTMENT
(POST 7-ELEVEN)

C26



NOTE: SEE SHEET C28-C33 FOR PRIVATE STREET PROFILES.

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
CIVIL
STATE OF CALIFORNIA

H:\444\0006\CAD\TENTMAP2.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

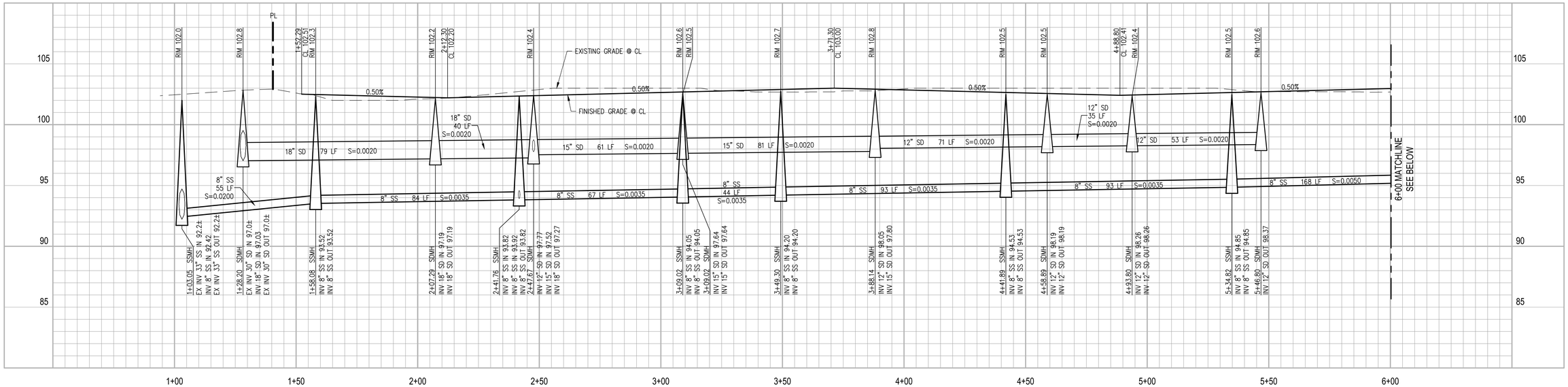
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

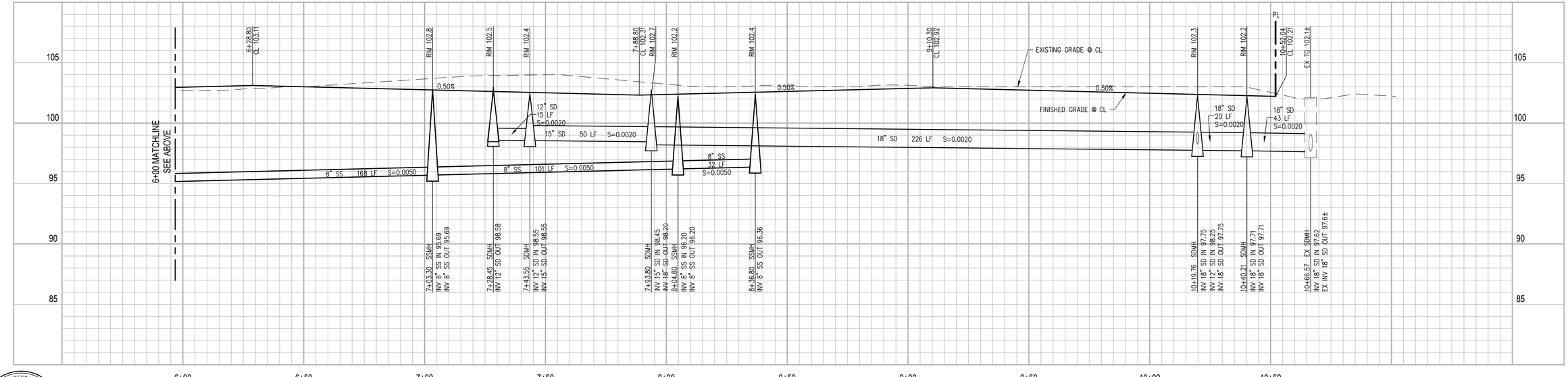
VESTING TENTATIVE MAP
PRIVATE STREETS - PLAN VIEW

C27



DEPOT WAY PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



DEPOT WAY PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
84349
CIVIL
STATE OF CALIFORNIA

H:\1444-000\ACAD\TENTMAP2.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

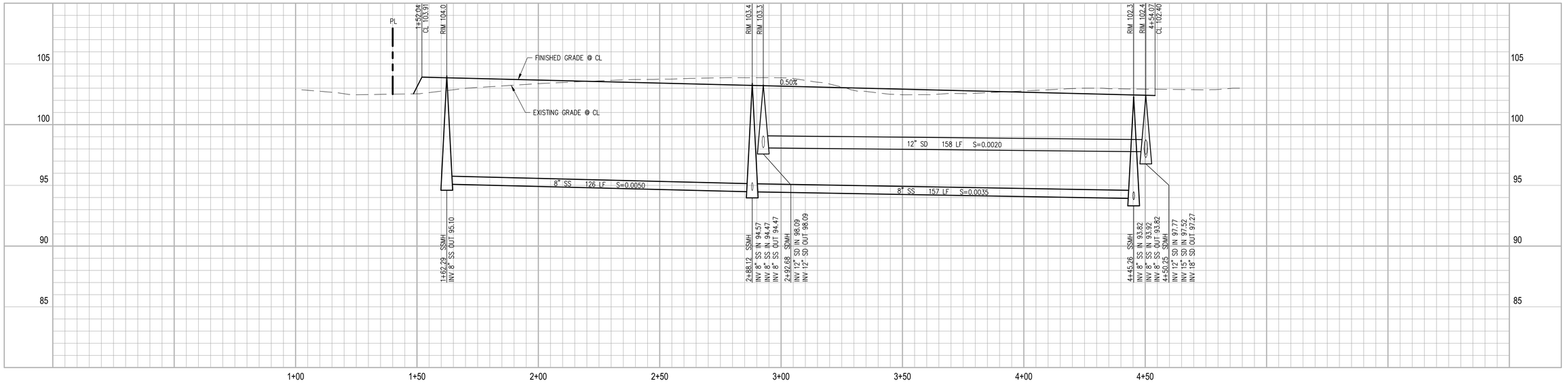
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 10 20 40
Scale 1" = 20'

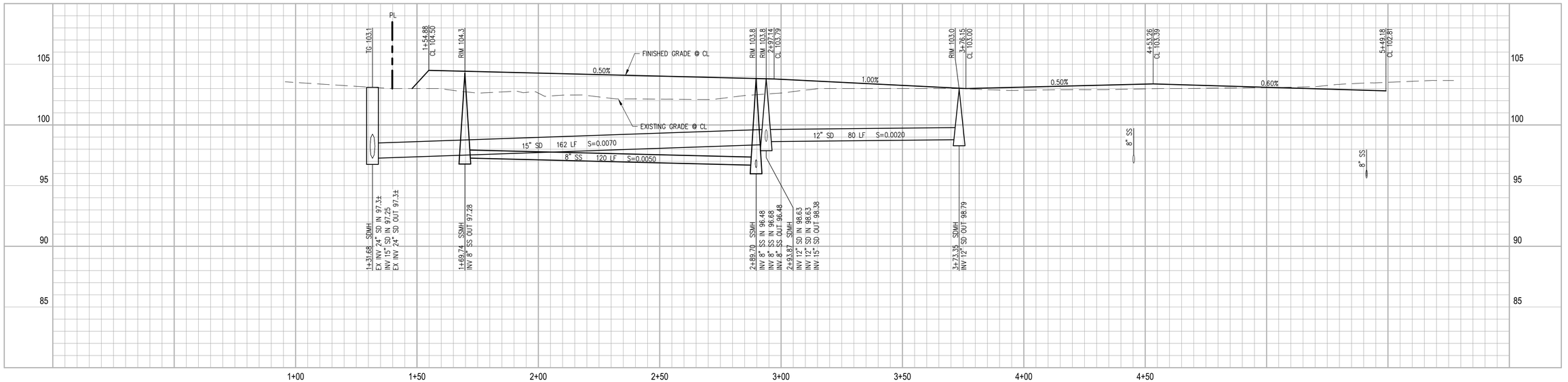
VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C28



STREET A PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET F PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
84340
CIVIL
STATE OF CALIFORNIA

H:\4440\00\ACAD\TM\TM00.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

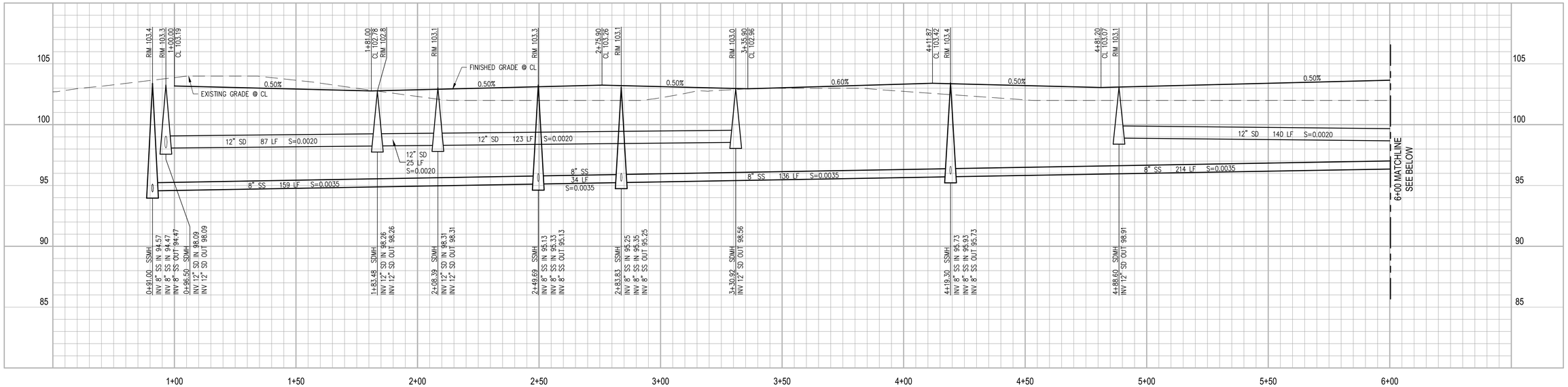
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 10 20 40
Scale 1" = 20'

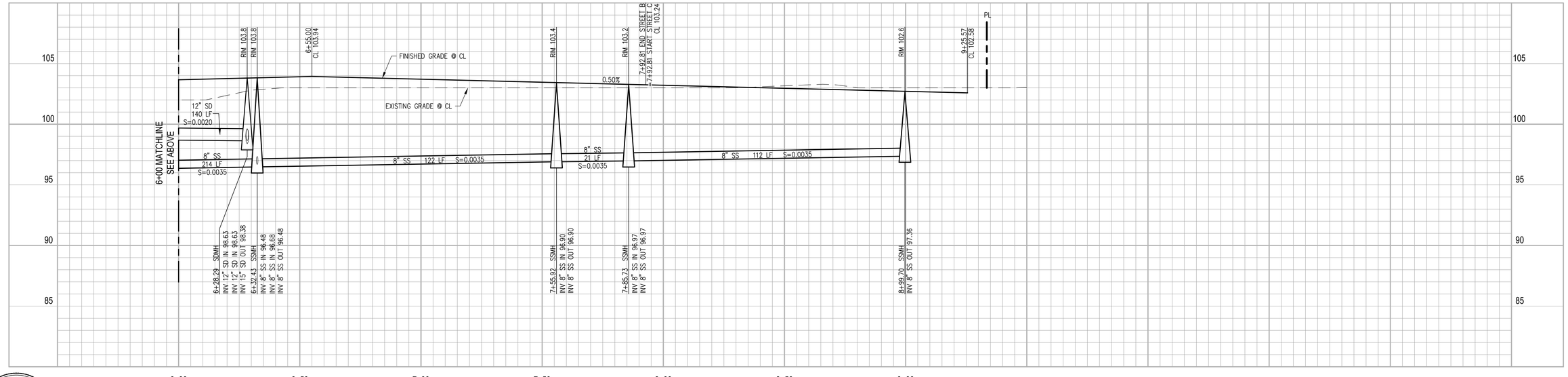
VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C29



STREET B PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET B & C PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
84349
CIVIL
STATE OF CALIFORNIA

H:\1444-000\ACAD\TM\TM00.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

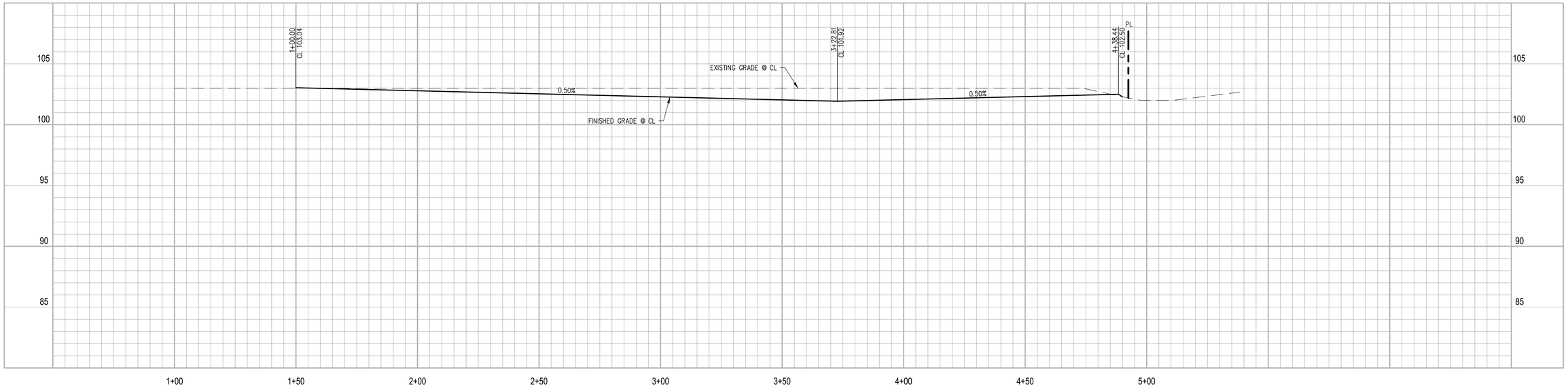
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 10 20 40
Scale 1" = 20'

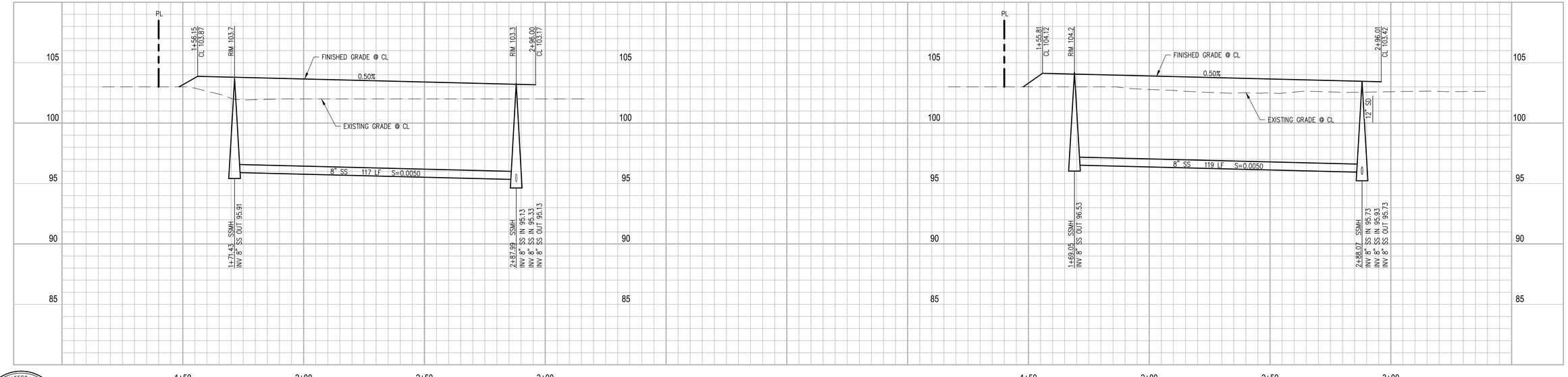
VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C30



PASSAGE WAY

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET D PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

STREET E PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
84349
CIVIL
STATE OF CALIFORNIA

H:\4444\00\ACAD\TENTMAP.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

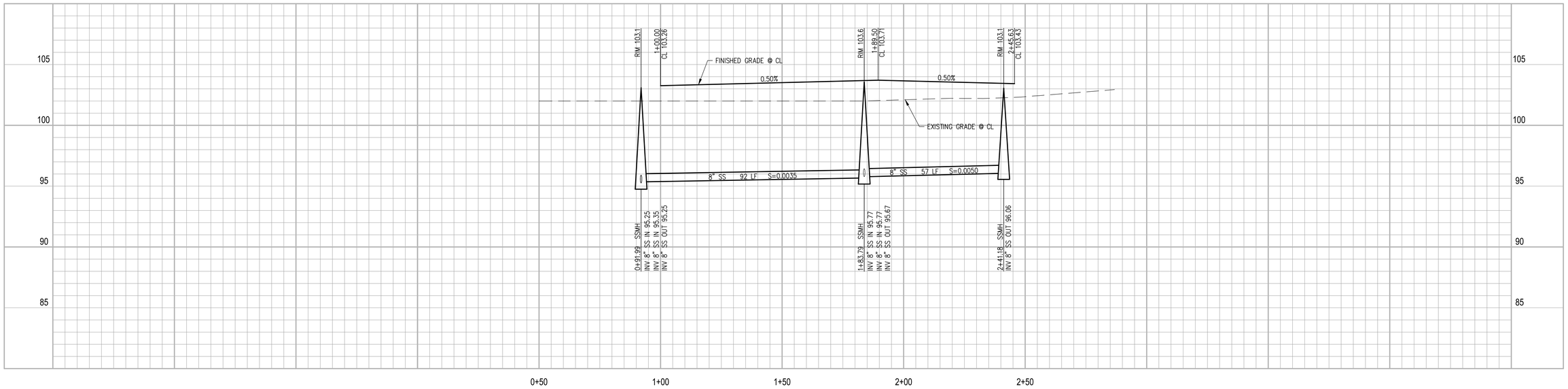
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 10 20 40
Scale 1" = 20'

VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C31



STREET G PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

STREET H & I

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
No. 34340
CIVIL
STATE OF CALIFORNIA

H:\444-000\ACAD\TM\TM02.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

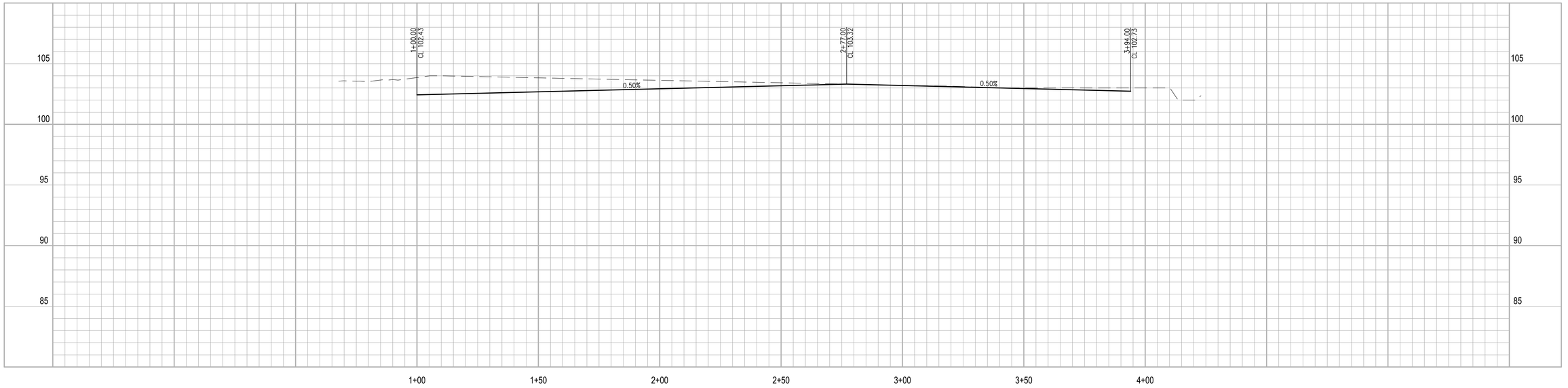
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 10 20 40
Scale 1" = 20'

VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C32



STREET J PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
24349
CIVIL
STATE OF CALIFORNIA

H:\144-000\ACAD\TM\TM03.DWG

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

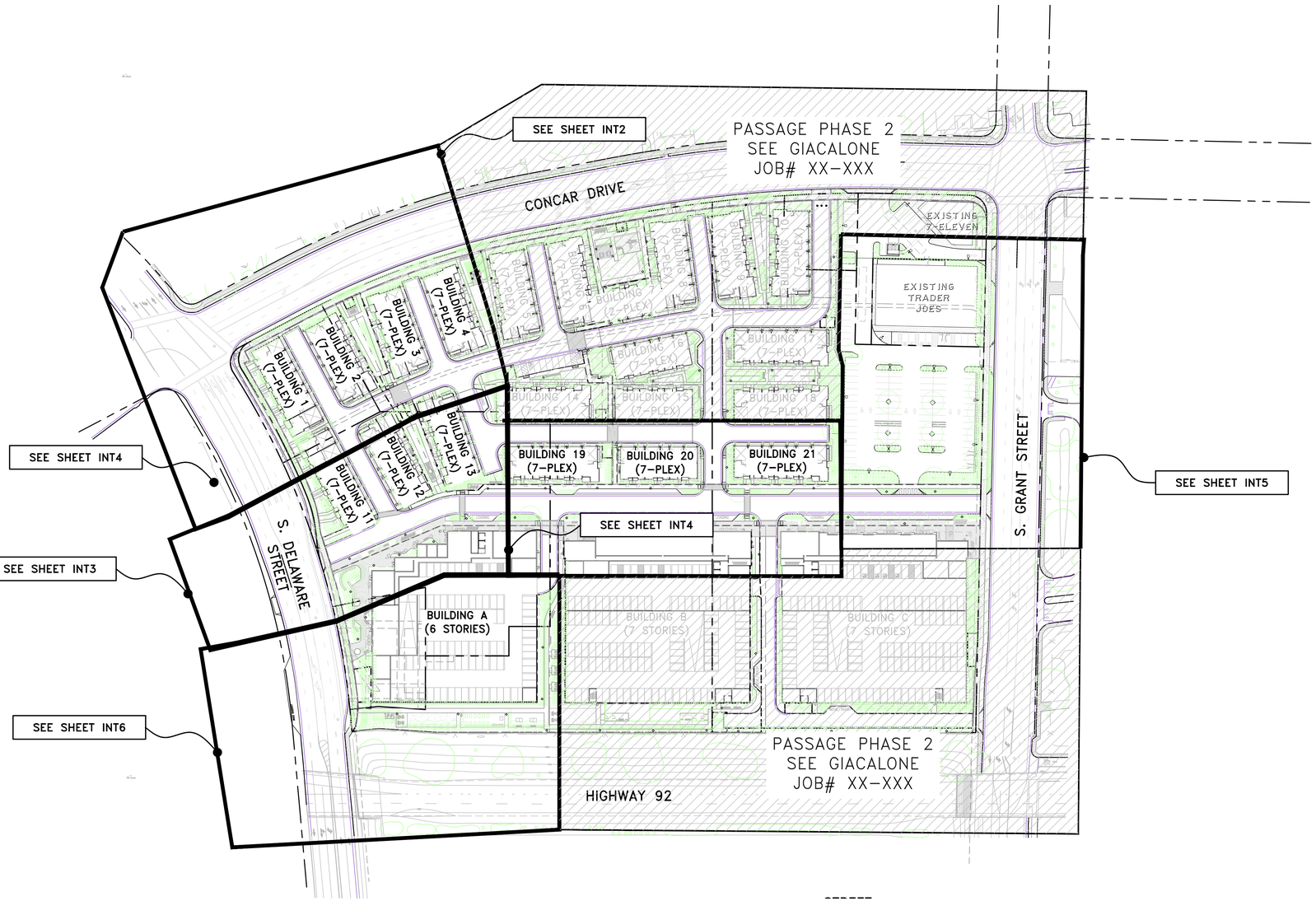
PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

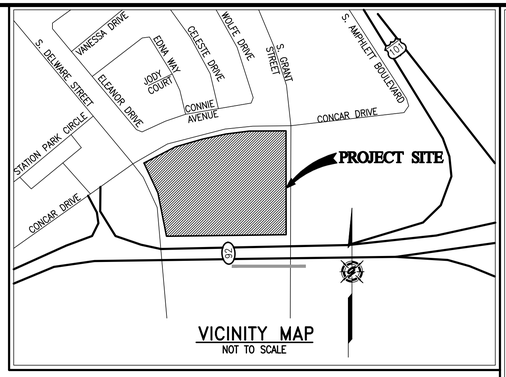
0 10 20 40
Scale 1" = 20'

VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C33

BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1
SAN MATEO, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)





VICINITY MAP
NOT TO SCALE



INDEX MAP

80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
3820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET
BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1
SAN MATEO CALIFORNIA

PROJECT MANAGER: ARNOLD SAENZ
DRAWN BY: M. BURNS
CHECKED BY: DAVE CROWFOOT P.E.
SCALE: 1"=80'
JOB NUMBER: 25-318
DATE LAST MODIFIED: 05-01-26
SHEET INT1 OF 6 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
BROOKFIELD CALWEST BUILDERS LLC	JASON BERNSTEIN	JASON@CITYVENTURES.COM	(415) 298-3325
CBG			
PGE	JASON KWAN	JDK6@PGE.COM	(650) 830-1475
AT&T	DAVE CLARK	DC9651@ATT.COM	(408) 635-8824
COMCAST	PEDRO BEDOLLA	PEDRO_BEDOLLA3@COMCAST.COM	(415) 980-0198
GIACALONE DESIGN SERVICES INC.	ARNOLD SAENZ	ARNOLDS@DRYUTILITYDESIGN.COM	(925) 467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	–	–	–
ELECTRIC DESIGN	–	–	–
TELEPHONE LAYOUT	AT&T	–	–
CATV LAYOUT	COMCAST	–	–
STREET LIGHT PLANS – PUBLIC	–	–	–
STREET LIGHT PLANS – PRIVATE	–	–	–
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	11-19-25	–

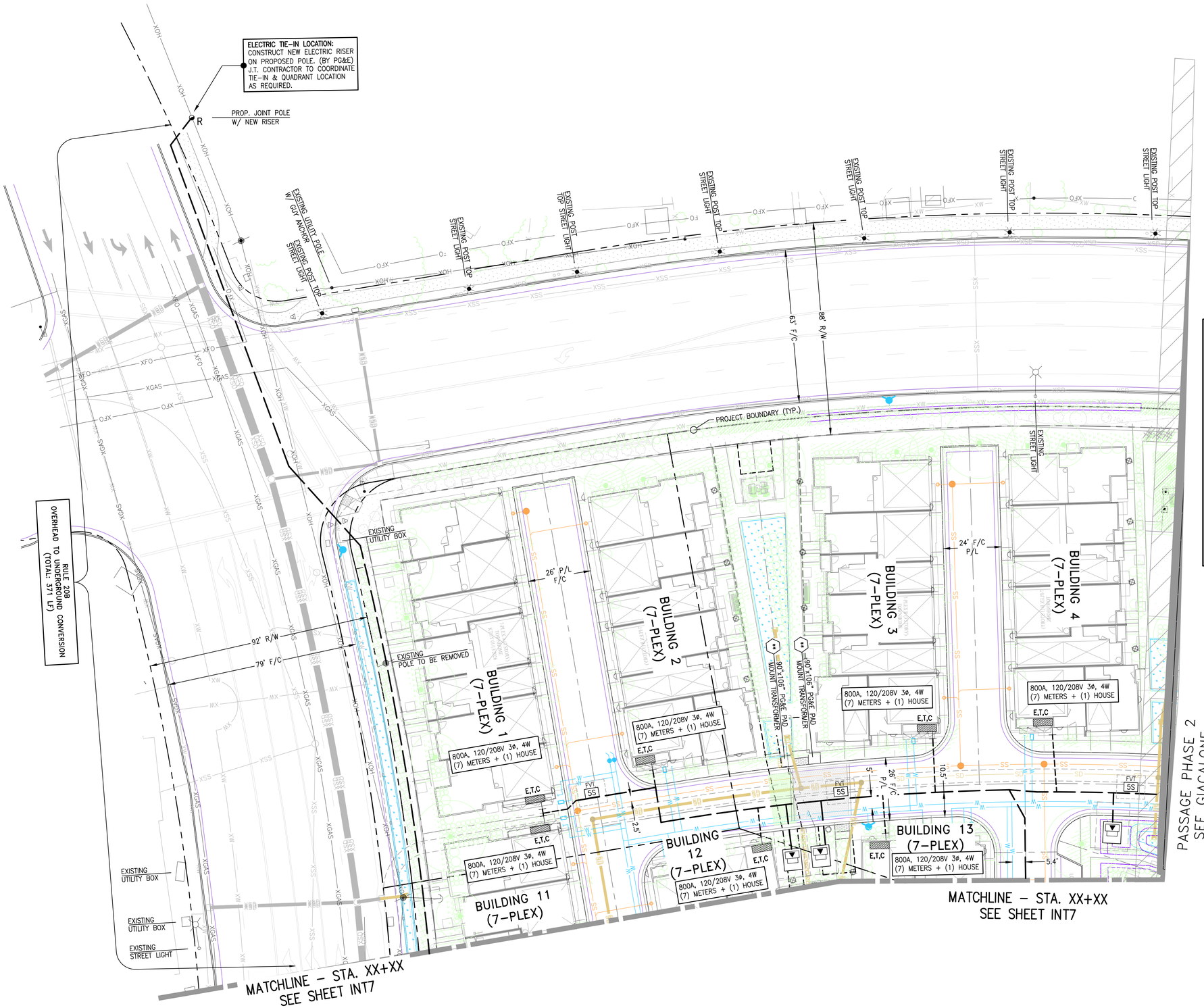
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- NEW SERVICE TO (1) COMMERICAL BUILDING AND (12) RESIDENTIAL BUILDINGS (E,T,C)
- ~530 LF OF EX. OVERHEAD ALONG S. DELAWARE STREET
- PROPOSED PAD MOUNT TRANSFORMERS
- APPLICANT DESIGN / APPLICANT INSTALL

SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT6	JOINT TRENCH INTENT



LEGEND

XJT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	EXISTING POST TOP STREET LIGHT
	EXISTING POST TOP STREET LIGHT
	UTILITY POLE
	PROPOSED TRANSFORMER
(M)	METERED SERVICE PEDESTAL
(I)	IRRIGATION CONTROLLER (BY OTHERS)
(#)	PG&E SKETCH LOCATION NUMBER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(P.S.E.)	PUBLIC SERVICE EASEMENT
(P.U.E.)	PUBLIC UTILITY EASEMENT
(N.T.S.)	NOT TO SCALE
(R/W)	RIGHT OF WAY
(U.O.N.)	UNLESS OTHERWISE NOTED



KEY MAP
NOT TO SCALE

(IN FEET)
1 INCH = 20 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1

SAN MATEO CALIFORNIA

PROJECT MANAGER:	ARNOLD SAENZ
DRAWN BY:	M. BURNS
CHECKED BY:	DAVE CROWFOOT P.E.
SCALE:	1"=20'
JOB NUMBER:	25-318
DATE LAST MODIFIED:	05-01-26
SHEET	INT2
OF	6 SHEETS



KEY MAP
NOT TO SCALE

LEGEND

X-JT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	EXISTING POST TOP STREET LIGHT
	EXISTING POST TOP STREET LIGHT
	UTILITY POLE
	PROPOSED TRANSFORMER
(M)	METERED SERVICE PEDESTAL
(I)	IRRIGATION CONTROLLER (BY OTHERS)
(#)	PG&E SKETCH LOCATION NUMBER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(P.S.E.)	PUBLIC SERVICE EASEMENT
(P.U.E.)	PUBLIC UTILITY EASEMENT
(N.T.S.)	NOT TO SCALE
(R/W)	RIGHT OF WAY
(U.O.N.)	UNLESS OTHERWISE NOTED

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

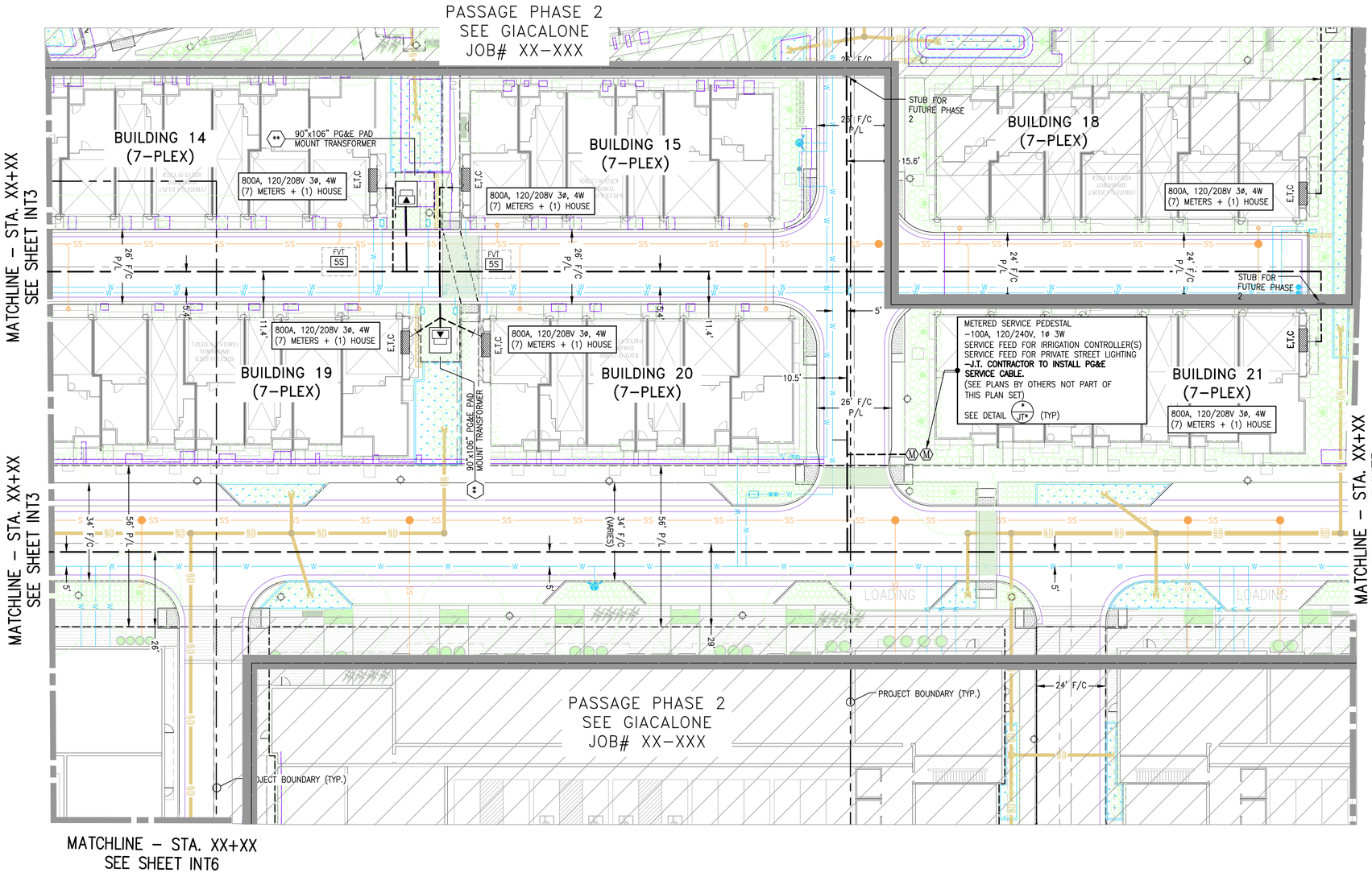
TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1740 | WWW.GIACALONEDESIGN.COM

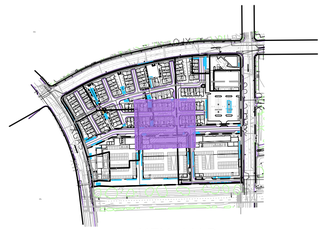
JOINT TRENCH INTENT
BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1
SAN MATEO CALIFORNIA

PROJECT MANAGER: ARNOLD SAENZ
DRAWN BY: M. BURNS
CHECKED BY: DAVE CROWFOOT P.E.
SCALE: 1"=20'
JOB NUMBER: 25–318
DATE LAST MODIFIED: 05–01–26
SHEET INT3
OF 6 SHEETS



LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- EXISTING POST TOP STREET LIGHT
- EXISTING POST TOP STREET LIGHT
- UTILITY POLE
- PROPOSED TRANSFORMER
- METERED SERVICE PEDESTAL
- IRRIGATION CONTROLLER (BY OTHERS)
- PG&E SKETCH LOCATION NUMBER
- (F.V.T.) FULL VEHICULAR TRAFFIC LID
- (P.S.E.) PUBLIC SERVICE EASEMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT
- (N.T.S.) NOT TO SCALE
- (R/W) RIGHT OF WAY
- (U.O.N.) UNLESS OTHERWISE NOTED



KEY MAP
NOT TO SCALE

(IN FEET)
1 INCH = 20 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

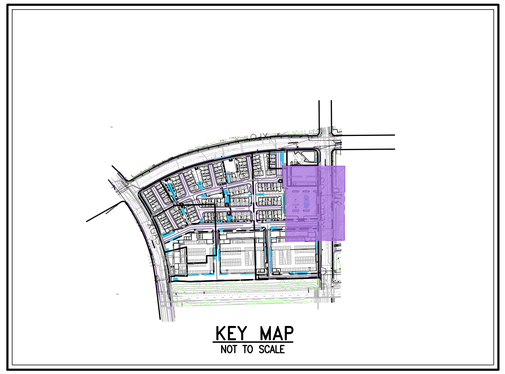
JOINT TRENCH INTENT

BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1

SAN MATEO CALIFORNIA

PROJECT MANAGER: ARNOLD SAENZ
DRAWN BY: M. BURNS
CHECKED BY: DAVE CROWFOOT P.E.
SCALE: 1"=20'
JOB NUMBER: 25-318
DATE LAST MODIFIED: 05-01-26

SHEET **INT4** OF 6 SHEETS



PASSAGE PHASE 2
SEE GIACALONE
JOB# XX-XXX

EXISTING STREET LIGHT
EXISTING UTILITY BOX
EXISTING TRAFFIC SIGNAL
EXISTING 7-ELEVEN
400A, 120/208V 3ø, 4W
1 METER
E,T,C
PROJECT BOUNDARY (TYP.)
ELECTRIC TIE-IN LOCATION:
TIE INTO EX. TRANSFORMER FOR SERVICE TO 7-ELEVEN STORE.
J.T. CONTRACTOR TO COORDINATE TIE-IN AS REQUIRED.
EXISTING TRANSFORMER
EXISTING TRADER JOES
S. GRANT STREET
80' R/W
67' F/C
EXISTING UTILITY BOX
EXISTING STREET LIGHT
EXISTING UTILITY BOX
EXISTING UTILITY BOX
EXISTING UTILITY BOX
EXISTING STREET LIGHT
EXISTING UTILITY BOX
EXISTING STREET LIGHT
EXISTING STREET LIGHT
EXISTING UTILITY BOX
EXISTING STREET LIGHT
80' R/W
67' F/C
PROJECT BOUNDARY (TYP.)
ELECTRIC TIE-IN LOCATION:
EXPOSE, INTERCEPT & TIE INTO EXISTING CONDUIT.
J.T. CONTRACTOR TO COORDINATE TIE-IN AS REQUIRED.
30'
56' F/L
34' F/C (MARKED)
PASSAGE PHASE 2
SEE GIACALONE
JOB# XX-XXX
MATCHLINE - STA. XX+XX
SEE SHEET INT6

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

LEGEND

X-UT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	EXISTING POST TOP STREET LIGHT
	EXISTING POST TOP STREET LIGHT
	UTILITY POLE
	PROPOSED TRANSFORMER
(M)	METERED SERVICE PEDESTAL
(I)	IRRIGATION CONTROLLER (BY OTHERS)
(#)	PG&E SKETCH LOCATION NUMBER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(P.S.E.)	PUBLIC SERVICE EASEMENT
(P.U.E.)	PUBLIC UTILITY EASEMENT
(N.T.S.)	NOT TO SCALE
(R/W)	RIGHT OF WAY
(U.O.N.)	UNLESS OTHERWISE NOTED

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

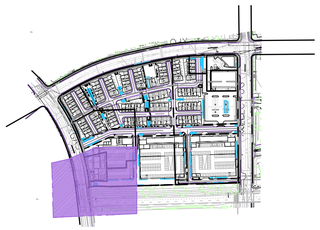
TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT
BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1
SAN MATEO CALIFORNIA

PROJECT MANAGER:	ARNOLD SAENZ
DRAWN BY:	M. BURNS
CHECKED BY:	DAVE CROWFOOT P.E.
SCALE:	1"=20'
JOB NUMBER:	25-318
DATE LAST MODIFIED:	05-01-26
SHEET	INT5
OF	6 SHEETS



KEY MAP
NOT TO SCALE

LEGEND

X-UT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	EXISTING POST TOP STREET LIGHT
	EXISTING POST TOP STREET LIGHT
	UTILITY POLE
	PROPOSED TRANSFORMER
M	METERED SERVICE PEDESTAL
I	IRRIGATION CONTROLLER (BY OTHERS)
#	PG&E SKETCH LOCATION NUMBER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(P.S.E.)	PUBLIC SERVICE EASEMENT
(P.U.E.)	PUBLIC UTILITY EASEMENT
(N.T.S.)	NOT TO SCALE
(R/W)	RIGHT OF WAY
(U.O.N.)	UNLESS OTHERWISE NOTED

MATCHLINE – STA. XX+XX
SEE SHEET INT7

BUILDING A
(6 STORIES)
AFFORDABLE APARTMENT
5 STORY
KTGY 11/04/2025

PROJECT BOUNDARY (TYP.)

90"x106" PG&E PAD MOUNT TRANSFORMER **
90"x106" PG&E PAD MOUNT TRANSFORMER **
90"x106" PG&E PAD MOUNT TRANSFORMER **
90"x106" PG&E PAD MOUNT TRANSFORMER **

80' R/W
69.3' F/C
EXISTING STREET LIGHT
EXISTING STREET LIGHT
EXISTING STREET LIGHT
PROJECT BOUNDARY (TYP.)
HIGHWAY 92
PASSAGE PHASE 2
SEE GIACALONE
JOB# XX-XXX

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

BROOKFIELD CALWEST BUILDERS LLC
PASSAGE PHASE 1
SAN MATEO CALIFORNIA

PROJECT MANAGER:	ARNOLD SAENZ
DRAWN BY:	M. BURNS
CHECKED BY:	DAVE CROWFOOT P.E.
SCALE:	1"=20'
JOB NUMBER:	25-318
DATE LAST MODIFIED:	05-01-26
SHEET	INT6
OF	6 SHEETS