

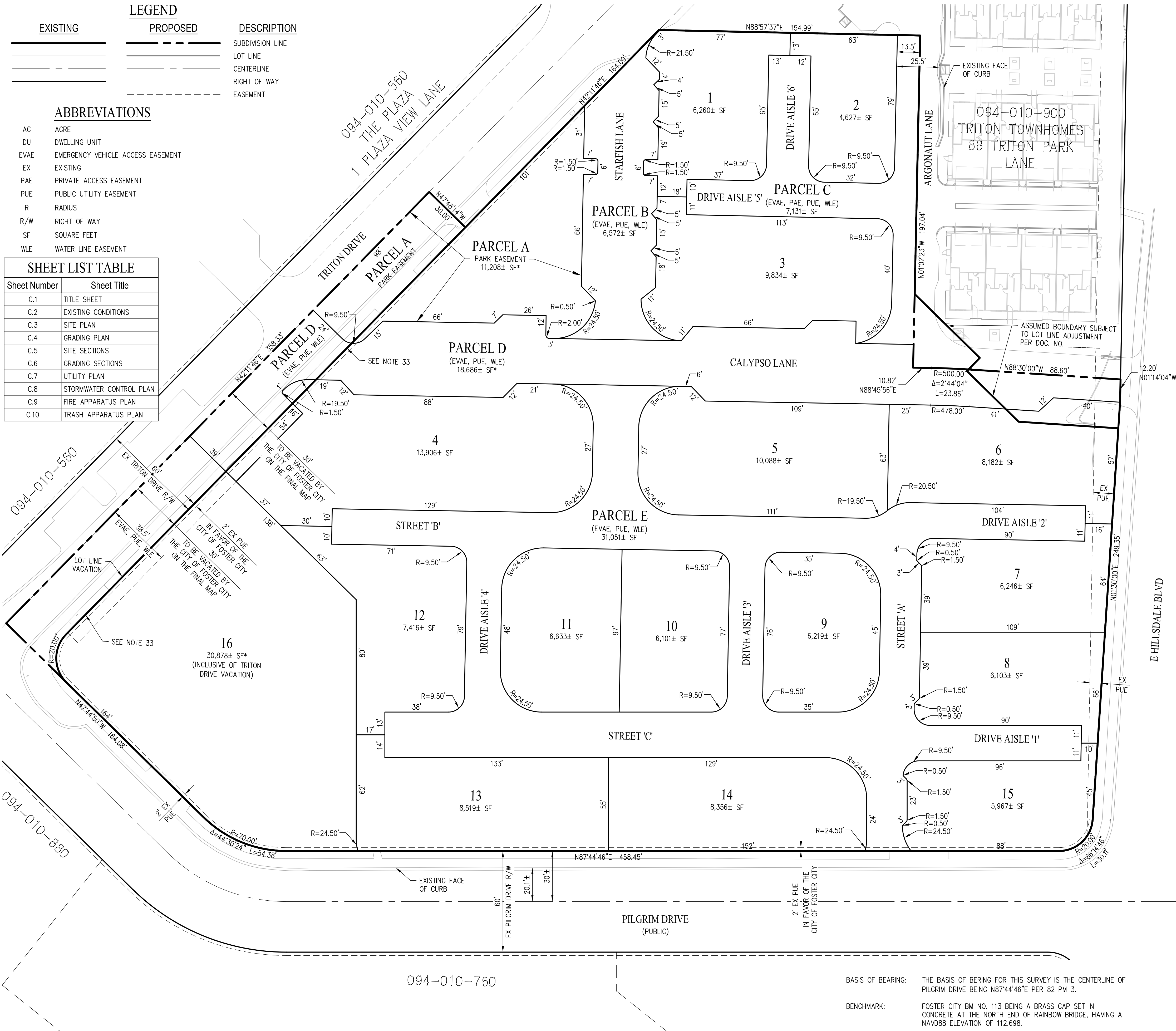
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION LINE
		LOT LINE
		CENTERLINE
		RIGHT OF WAY
		EASEMENT

### ABBREVIATIONS

AC	ACRE
DU	DWELLING UNIT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
WLE	WATER LINE EASEMENT

### SHEET LIST TABLE

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C.10	TRASH APPARATUS PLAN



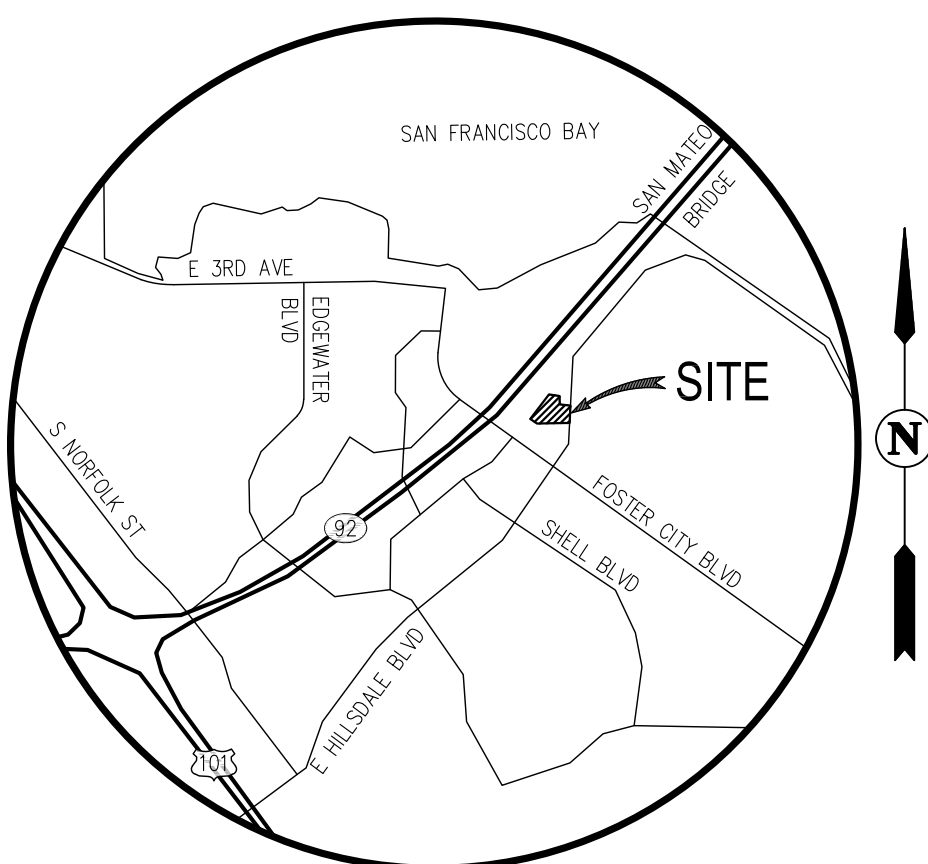
BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF PILGRIM DRIVE BEING N87°44'46"E PER 82 PM 3.

BENCHMARK: FOSTER CITY BM NO. 113 BEING A BRASS CAP SET IN CONCRETE AT THE NORTH END OF RAINBOW BRIDGE, HAVING A NAVD88 ELEVATION OF 112.698.

### GENERAL NOTES:

- OWNER/SUBDIVIDER: PILGRIM TRITON PHASE III FC LP  
901 MARINERS ISLAND BLVD, SUITE 700  
SAN MATEO, CA 94404  
(650) 377-5712 - DAVE HOPKINS
- CIVIL ENGINEER: SUMMERHILL HOMES LLC  
3000 EXECUTIVE PARKWAY, SUITE 450  
SAN RAMON, CA 94583  
(925) 244-7537 - DENISE CUNNINGHAM
- ARCHITECT: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322  
RYAN HANSEN, RCE #80557
- GEOTECHNICAL ENGINEER: KTGy ARCHITECTURE & PLANNING  
1814 FRANKLIN ST, SUITE 400  
OAKLAND, CA 94612  
(510) 272-2910  
DAVID BURTON
- SITE ADDRESS: ROCKRIDGE GEOTECHNICAL  
270 GRAND AVE  
OAKLAND, CA 94610
- ASSESSOR PARCEL NUMBER: 1159 TRITON DRIVE; 557 PILGRIM DRIVE  
FOSTER CITY, CA
- SITE AREA: EXISTING TOTAL SITE AREA: 4.77 AC±  
PROPOSED TOTAL SITE AREA: 5.05 AC±  
INCLUDES CALYPSO LOT LINE ADJUSTMENT: +0.03 AC±  
INCLUDES WORKFORCE HOUSING VACATION: +0.07 AC±  
INCLUDES TOWNHOME VACATION: +0.18 AC±
- EXISTING ZONING: OFFICE-RETAIL ZONE  
PROPOSED ZONING: RESIDENTIAL
- EXISTING LAND USE: COMMERCIAL  
PROPOSED LAND USE: RESIDENTIAL
- NUMBER OF LOTS/PARCELS: 16 LOTS, 5 PARCELS
- PROPOSED DWELLING UNITS: 70 TOWNHOME RESIDENTIAL UNITS, 22 WORKFORCE RESIDENTIAL UNITS
- DENSITY: PROPOSED TOWNHOME SITE AREA: 4.77 AC±  
PROPOSED TOWNHOME DWELLING UNITS: 70 UNITS  
TOWNHOME RESIDENTIAL DENSITY: 17.16 DU/AC±  
PROPOSED WORKFORCE SITE AREA: 0.71 AC±  
PROPOSED WORKFORCE DWELLING UNITS: 22 UNITS  
WORKFORCE RESIDENTIAL DENSITY: 31.43 DU/AC±
- STRUCTURES: DIAGRAMMATIC FOOTPRINTS AND FLOORPLANS OF THE BUILDING WILL BE SHOWN AS PART OF THE USE PERMIT APPLICATION.
- PROPOSED IMPROVEMENTS: 15 TOWNHOME BUILDINGS WITH 70 UNITS, 1 BUILDING WITH 22 WORKFORCE UNITS. PROPOSED STORM DRAIN, BIORETENTION, SEWER LINES AND CONNECTIONS, AND WATER MAIN-RELATED IMPROVEMENTS
- EXISTING STRUCTURES: ALL EXISTING STRUCTURES, PAVEMENT AND TREES WITHIN THE DEVELOPMENT LIMIT TO BE REMOVED.
- STREETS: ALL STREETS WITHIN THE DEVELOPMENT (A STREET, B STREET, C STREET, STARFISH LANE, CALYPSO LANE AND ARGONAUT LANE) WILL BE PRIVATE STREETS WITH A PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL DRIVE AISLES WILL BE PRIVATE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. EXISTING HILLSDALE DRIVE, TRITON DRIVE AND PILGRIM DRIVE TO REMAIN PUBLIC OR WILL BE DEDICATED TO THE PUBLIC. BE PRIVATE STREETS WITH A PUBLIC ACCESS.
- TREE PLANTING PLAN: STREET TREES ALONG THE STREETS WITHIN THE DEVELOPMENT WILL BE PROVIDED AS REQUIRED BY THE CITY OF FOSTER CITY AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STREET LIGHTS: ALL PUBLIC STREET LIGHTS ALONG HILLSDALE DRIVE AND PILGRIM DRIVE ARE TO BE OWNED AND MAINTAINED BY THE CITY OF FOSTER CITY. ALL OTHER STREET LIGHTS ON PRIVATE STREETS, DRIVE AISLES AND TRITON DRIVE WILL BE OWNED AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PUBLIC UTILITIES: PROPOSED STORM DRAIN, SANITARY SEWER AND WATER FACILITIES WITHIN PUBLIC ROADS WILL BE PUBLIC AND PUBLICLY OWNED AND MAINTAINED BY THE CITY OF FOSTER CITY/ESTERO MUNICIPAL IMPROVEMENT DISTRICT. SANITARY SEWER DISTRICT CONNECTIONS TO EXISTING MAINS ON PILGRIM DRIVE AND ARGONAUT LANE. WATER CONNECTIONS TO EXISTING MAINS ON PILGRIM DRIVE AND TRITON DRIVE.
- PRIVATE UTILITIES: PROPOSED STORM DRAIN, BIO-RETENTION TREATMENT AREA AND PRIVATE FIRE SERVICE FACILITIES WITHIN THE DEVELOPMENT LIMIT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- UTILITY SERVICES: GAS: PG&E; ELECTRIC: PG&E; TELEPHONE: AT&T; CABLE TV: COMCAST CABLE
- FLOOD ZONE: ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- DIMENSIONS: ALL LOT DIMENSIONS AND AREA ARE AND SUBJECT TO THE APPROVED FINAL MAP
- BUILDING SETBACK: 5' MINIMUM SETBACK FROM ALL RIGHT OF WAY SEGMENTS ARE MAINTAINED THROUGHOUT THE SITE.
- LANDSCAPE: ALL LANDSCAPE WITHIN THE PROJECT DEVELOPMENT LIMIT WILL BE PRIVATE AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- COMMON AREAS: COMMON AREAS ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- LOT SIZE: 13,906 SF MAX/4,627 SF MIN
- FINAL MAP: THIS PROJECT MAY BE PHASED. THE SUBDIVIDE RESERVE THE RIGHT TO RECORD MULTIPLE FINAL MAPS IN THE LANDS SHOW ON THIS TENTATIVE MAP IN ACCORDANCE WITH ARTICLE A SECTION 66.456.1 OF THE SUBDIVISION MAP ACT.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 15 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 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 70 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 15.
- EXISTING BOUNDARY: EXISTING BOUNDARY TO BE RELOCATED SUBJECT TO VACATION OF TRITON DRIVE TO PARCEL A, PARCEL D AND LOT 16.
- TITLE: PER THE TITLE REPORT PROVIDED BY THE TITLE COMPANY THE PROPERTY OWNER IS LISTED IN NOTE 1 AND ALL PROPOSED EASEMENTS REQUIRED FOR THE DEVELOPMENT ARE SHOWN ON SHEET C.1. THE DISPOSITION OF ALL EXISTING EASEMENTS ARE NOTED ON SHEET C.2.

\* SQUARE FOOTAGE OF PARCEL D PROVIDED ASSUMING A LOT LINE ADJUSTMENT AND A CITY VACATION OF TRITON DRIVE.



### VICINITY MAP

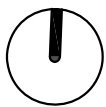
NOT TO SCALE



Owner/ Developer  
Pilgrim-Triton Phase III FC LP

**PTP3 Townhomes & Workforce Apartments**  
FOSTER CITY, CA # 2018-0560

**TENTATIVE MAP FOR CONDOMINIUM PURPOSES**  
FEBRUARY 8, 2019



0 15 30 60

**TITLE SHEET**  
TENTATIVE MAP

**C.1**