

VESTING TENTATIVE MAP MIXED-USE DEVELOPMENT

777 WALNUT STREET CONDOMINIUMS
SAN CARLOS, CALIFORNIA



PROJECT LOCATION MAP N.T.S.

NOTES:

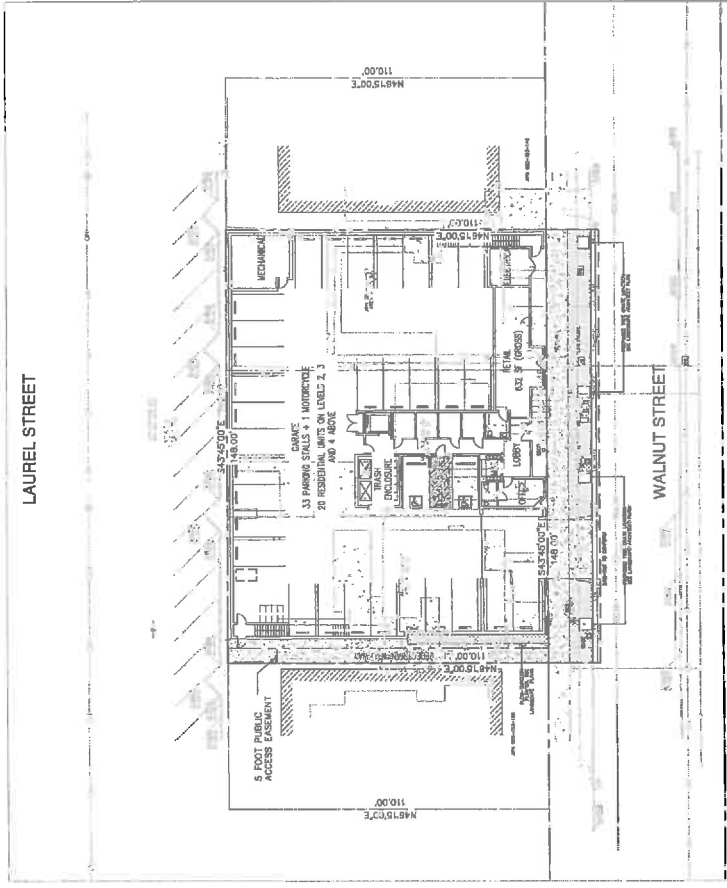
- OWNER:** LANDMARK PROPERTIES
197 S. MAIN AVE
SAN ANTONIO, CA 78207
- APPLICANT:** FRS ARCHITECTS
10 MONTECITO BOULEVARD
SAN FRANCISCO, CA 94131
- CIVIL ENGINEER:** LAUSAN, TREASHEL, BIELLO
CONTACT: TONY PRINBERG
4000 U. OF PARK AVE
SAN JOSE, CA 95117
- APN(S):** 090-153-170, 090-153-180
& 090-153-190
- NEW LOT TOTAL AREA:** 16280 SF
- EXISTING LAND USE:** RESIDENTIAL
- PROPOSED LAND USE:** MIXED-USE
- WATER SERVICE:** CALIFORNIA WATER SERVICE
- STORM DRAIN:** CITY OF SAN CARLOS
- SANITARY SEWER:** CITY OF SAN CARLOS
- CABLE TELEVISION:** COMCAST
- TELEPHONE:** COMCAST
- GAS & ELECTRIC:** PG&E
- GARBAGE:** RECOLOGY
- PARCEL 170:** 5000A SF
- PARCEL 160:** 5000B SF
- PARCEL 150:** 5290A SF
- SETBACKS:** SEE ARCHITECTURAL SITE PLAN
- STORM WATER SHALL BE COLLECTED AND TREATED ON-SITE TO THE FULLEST EXTENT PRACTICABLE, WITH ONLY CESSPOOL WASTE FLOWED TO DISCHARGE INTO THE CITY'S STORM SEWER SYSTEM.
- SEWAGE WILL BE DISPOSED OF BY CONNECTING TO THE CITY'S SANITARY SEWER SYSTEM. NEW CONNECTIONS WILL BE MADE WHEN NECESSARY.
- WATER SHALL BE SUPPLIED BY CALIFORNIA WATER SERVICE. MAINLINE CONNECTIONS WILL BE MADE WHEN NECESSARY.
- EXISTING UTILITIES SHALL BE RELOCATED PER THE CITY OF SAN CARLOS SPECIFICATION.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LATEST CODE REQUIREMENTS TO PREVENT POLLUTANTS FROM ENTERING STORM WATER SYSTEMS DURING CONSTRUCTION AND MAINTENANCE. BEST MANAGEMENT PRACTICES (BMP) MUST BE PROVIDED BY A CDD-DESIGNED PROFESSIONAL.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF SAN CARLOS STANDARDS.



Project: MIXED USE DEVELOPMENT
777 WALNUT STREET
SAN CARLOS, CALIFORNIA

VESTING TENTATIVE MAP

Project No.	270816601
Date	6/26/2015
Scale	AS SHOWN
Drawn By	WAB
Checked By	MS
Submission Date	AP
Drawing No.	C1.00
Sheet	of 4



SITE PLAN
SCALE 1" = 20'

LEGAL DESCRIPTION OF PROPERTIES

THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF SAN CARLOS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE (090-153-170): FRONT AND REAR MEASUREMENTS OF THE SOUTHWESTERLY 50 FEET, FRONT AND REAR MEASUREMENTS OF LOT 10, BLOCK 16, AS DESIGNATED ON THE MAP ENTITLED "AMENDED MAP OF THE TOWN OF SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 7, 1912 IN BOOK 8 OF MAPS AS PAGES 25 AND 26.

EXCEPTING THEREFROM THE NORTHEASTERLY 45 FEET THEREOF, MEASURED ALONG THE SIDE LINES OF THE ABOVE DESCRIBED PROPERTY.

PARCEL TWO (090-153-180): FRONT AND REAR MEASUREMENTS OF LOT 10 IN BLOCK 16, AS SHOWN ON THE CITY OF SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, CALIFORNIA, ON OCTOBER 7, 1912 IN BOOK 8 OF MAPS AS PAGES 25 AND 26.

EXCEPTING THEREFROM THE NORTHEASTERLY 45 FEET THEREOF, MEASURED ALONG THE SIDE LINES OF THE ABOVE DESCRIBED PROPERTY.

PARCEL THREE (090-153-190): FRONT AND REAR MEASUREMENTS OF LOT 11, BLOCK 16, AS SHOWN ON THE AMENDED MAP OF THE TOWN OF SAN CARLOS, FILED OCTOBER 07, 1912 IN BOOK 8 OF MAPS AT PAGE 25 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

LEGEND

AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NO.
CB	CATCH BASIN
CRN	CROWN OF ROAD
FL	FLOWLINE
FLW	FLOWLINE
HTD	HIGHWAY
INTV	INVERT UTILITY ROLE
LP	LINE OF PAVEMENT
LP	LINE OF PAVEMENT
PM	PAINT MARK
NH	NATURAL GROUND
SS	SANITARY SEWER LIANHOLE
T-6	TRUNK
T-6	TRUNK
VSP	VERTICAL CURVE
WV	WATER VALVE
WV	WATER VALVE

FEMA INFORMATION

COMMUNITY: SAN MATEO COUNTY, CALIFORNIA

MAP NUMBER: 060800508E

PANEL: 0181E

EFFECTIVE DATE: OCTOBER 16, 2012

ZONE DESIGNATION: ZONE X

DEFINITION: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATUM: NORTH AMERICAN VERTICAL DATUM 88

UTILITY NOTE

ALL UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON SURFACE SURVEYS LOCATED IN THE RECORD OF SAN CARLOS AS-BUILT MAPS, AND AS-BUILT MAPS FROM PRIVATE UTILITY COMPANIES. LOCATIONS OF UNRECORDED UTILITIES ARE PLANNED THERE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, GAS, WATER, AND CABLE TELEVISION. OPERATING CONTRACTORS SHALL CONTACT UNDERGROUND SERVICE ALERT (811) FOR UNDERGROUND CLEARANCE AND MARKING OF UTILITIES.

BASIS OF BEARINGS

THE BEARING OF NORTH AS 360°00'00" WEST, BEING THE CENTERLINE OF WALNUT STREET, SAN CARLOS, CALIFORNIA, IS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON. SAN MATEO COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

BENCHMARK

NAME: ZSM1

DESCRIPTION: PK N/A IN CONCRETE

ELEVATION: 100.00' - ASSIGNED DATUM

LOCATION: WESTERLY CORNER OF LAUREL STREET AND OLIVE STREET, 14 FEET SOUTHWEST OF CAYTON BUSH AT SAID CORNER AND 12 FEET NORTH OF A CURBLINE OF 4 WATER VALVES AT SAID CORNER.

TREE NOTE

TREE DIAMETERS ARE MEASURED AT THE TRUNK, 4 FEET FROM THE GROUND AND ARE APPROXIMATE ONLY. ALSO, TREE DRP LINES WERE NOT SURVEYED AND ARE AN APPROXIMATION ONLY.

CITY OF SAN CARLOS




TENTATIVE MAP CERTIFICATE

THIS IS TO CERTIFY that the San Carlos Planning Commission granted Tentative Map approval to Keith Kolker of Landmark Development Corporation (hereafter "Subdivider") on October 6, 2014 for a Vesting Tentative Map at 777 Walnut Street (also 761 and 769 Walnut Street) (APNs: 050-153-150, -160, and -170). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be situated on the property in accordance with the plans prepared by RYS Architects, date-stamped September 17, 2014, consisting of 18 total pages, which include two (2) landscape sheets prepared by KLA Landscape Architecture, four (4) civil sheets prepared by Langan Treadwell Rollo, and two (2) sheets prepared by JRA Electrical Engineers, Inc., as reviewed and approved by the Planning Commission on October 6, 2014.
2. Because there are existing lot lines that will need to be removed as part of the site preparation, a Final Map shall be filed and recorded prior to Building Permit issuance. A Final Map shall be filed and recorded within 24 months of the effective date of approval. A time extension of up to 12 months may be approved by the Planning Commission provided the request for extension is submitted in writing prior to the end of the 24-month period.
3. Prior to recordation of the Final Map, the Subdivider shall submit Covenants, Conditions, and Restrictions (CC&Rs) to be reviewed and approved by the City Attorney.
4. The Final Map shall include a five-foot wide Public Access Easement directly adjacent to the north property line. The easement will be deemed a private walkway available to the public by the Subdivider's consent to provide pedestrian access from Walnut Street to the existing Clark Plaza. The maintenance, liability and other responsibilities will be that of the Subdivider.
5. Per the direction of the Public Works Department, the Subdivider shall work with said Department to allow for the elimination of one parking space for accessibility at the outlet of the pedestrian walkway into the City lot as long as another parking stall is created within Clark Plaza.
6. Prior to recordation of the Final Map, the Subdivider shall pay all required subdivision improvement plan check and construction inspection fees, as well as the park in-lieu dedication fees in effect at time of recordation, which are based on the total number of dwelling units and the fair market value per acre of land in the subdivision.
7. Three copies of a Subdivision Improvement Plan, prepared by a Licensed Civil Engineer, consisting of all proposed and required improvements and utility connections within the public right-of-way, along with an Engineer's estimate of the cost of this work, shall be submitted to the Public Works Department for review and approval.

8. The applicant shall follow and adhere to all City Standards and Details that are current at the time of construction.
9. Applicant shall apply for all relevant Encroachment Permits with the Public Works Department prior to construction.
10. In the future, and prior to issuance of a Sewer Permit, the applicant must pay Sanitary Sewer Connection/Capacity Fee equivalent to \$4,500.00 unit over the number of previously existing units.
11. In the future, and prior to issuance of a Building Permit, the developer must pay a Traffic Impact Mitigation Fee equivalent to \$2,271.00 per residential unit over the number of previously existing units prior to Building Permit issuance.
12. All future conditions pertaining to construction of the new residences as dictated by the Building Division, San Carlos Fire Department, and Department of Public Works shall be met prior to the issuance of any occupancy permit.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: October 16, 2014