

OWNER / SUBDIVIDER:

JEFFERSON 10 INVESTORS, LP
P.O. BOX 1825
LOS ALTOS, CA 94023
TEL: (669) 231-4240

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

ASSESSOR'S PARCEL NUMBER:

057-070-090 & 057-063-010

LOT AREA:

= 79,890 S.F. ±
= 1.834 ACRES. ±

EXISTING LAND USE:

LOW DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL

EXISTING & PROPOSED ZONING:

RH/DR

FLOOD ZONE:

ZONE "X"

UTILITY SERVICES:

GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: EMERALD LAKES SEWER DISTRICT
WATER: CALIFORNIA WATER SERVICE - BAYSHORE
TELEPHONE: AT & T
FIRE PROTECTION: SAN MATEO COUNTY FIRE DEPARTMENT

GENERAL NOTES:

- 1. EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN APRIL OF 2025.
- 2. ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- 3. ALL LOT DRIVEWAYS WILL HAVE A SLOPE OF LESS THAN 20%.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



VICINITY MAP
NOT TO SCALE

LEGEND

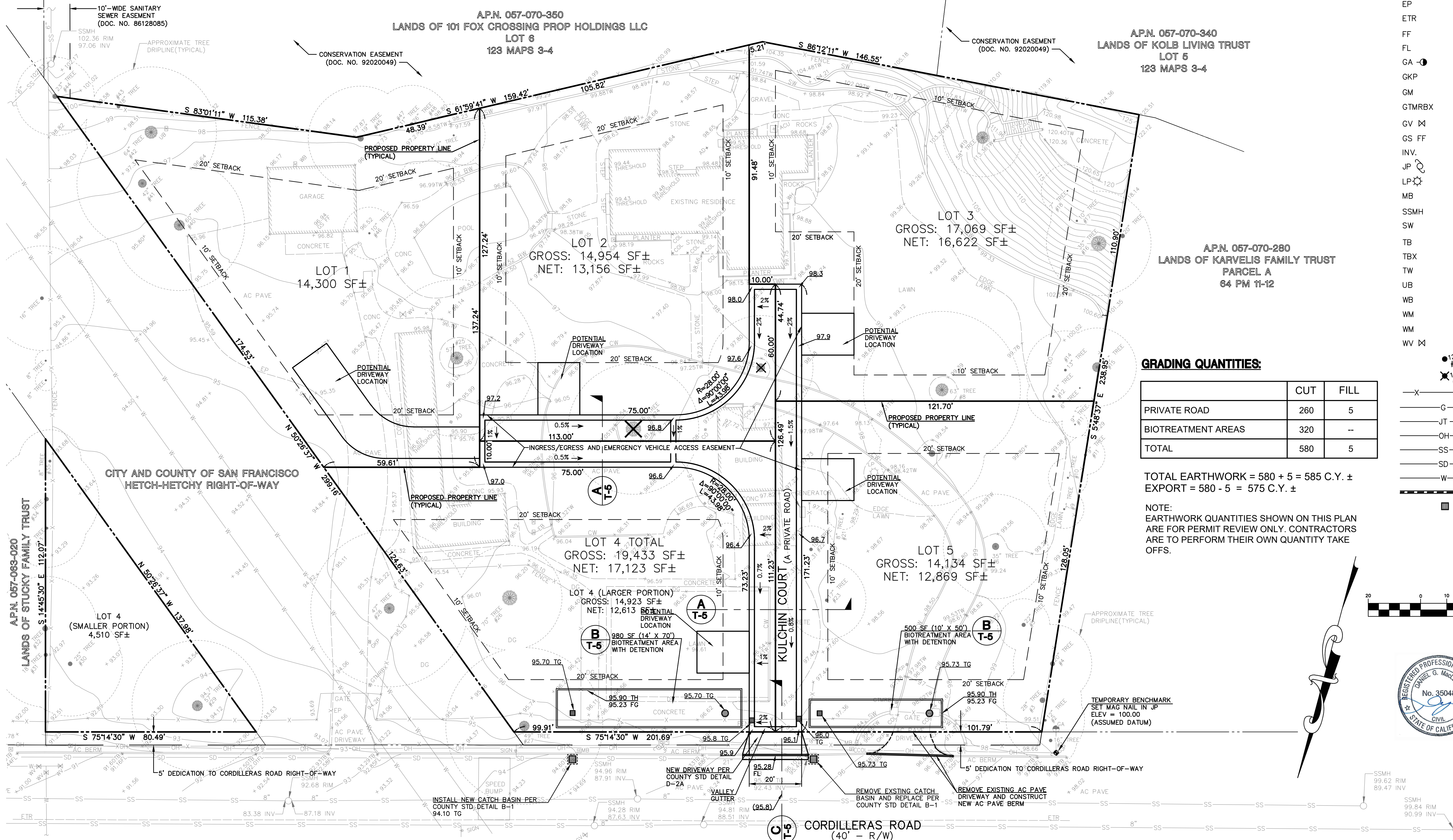
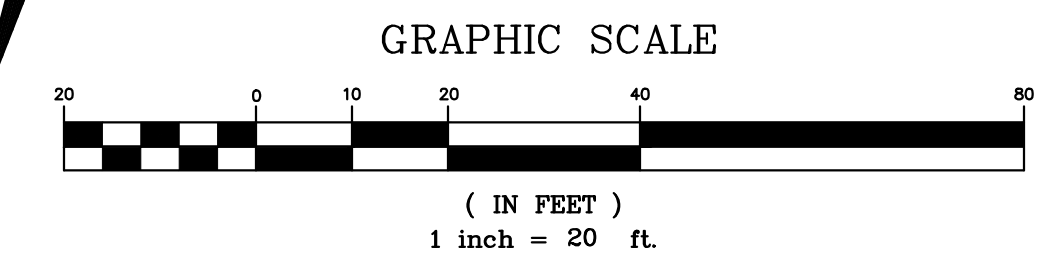
---	BOUNDARY LINE
---	NEW PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BW	BRICK WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CW	CONCRETE WALL
DG	DECOMPOSED GRAINTE
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FL	FLOWLINE
GA	GUY ANCHOR
GKP	GATE KEY PAD
GM	GAS METER
GTMRBX	GATE MOTOR BOX
GV	GAS VALVE
GS FF	GARAGE SLAB FINISH FLOOR
INV.	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
SW	STONE WALL
TB	TOP OF BERM
TBX	TELEPHONE BOX
TW	TOP OF WALL
UB	UTILITY BOX
WB	WATER BOX
WM	WATER HEATER
WM	WATER METER
WV	WATER VALVE
●	TREE WITH SIZE AND ARB. NO.
✕	EXISTING TREE TO BE REMOVED
-X-	FENCE
G	GAS LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
---	NEW STORM DRAIN LINE
■	NEW STORM DRAIN INLET

GRADING QUANTITIES:

	CUT	FILL
PRIVATE ROAD	260	5
BIOTREATMENT AREAS	320	-
TOTAL	580	5

TOTAL EARTHWORK = 580 + 5 = 585 C.Y. ±
EXPORT = 580 - 5 = 575 C.Y. ±

NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT REVIEW ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



REV.	DESCRIPTION	DATE

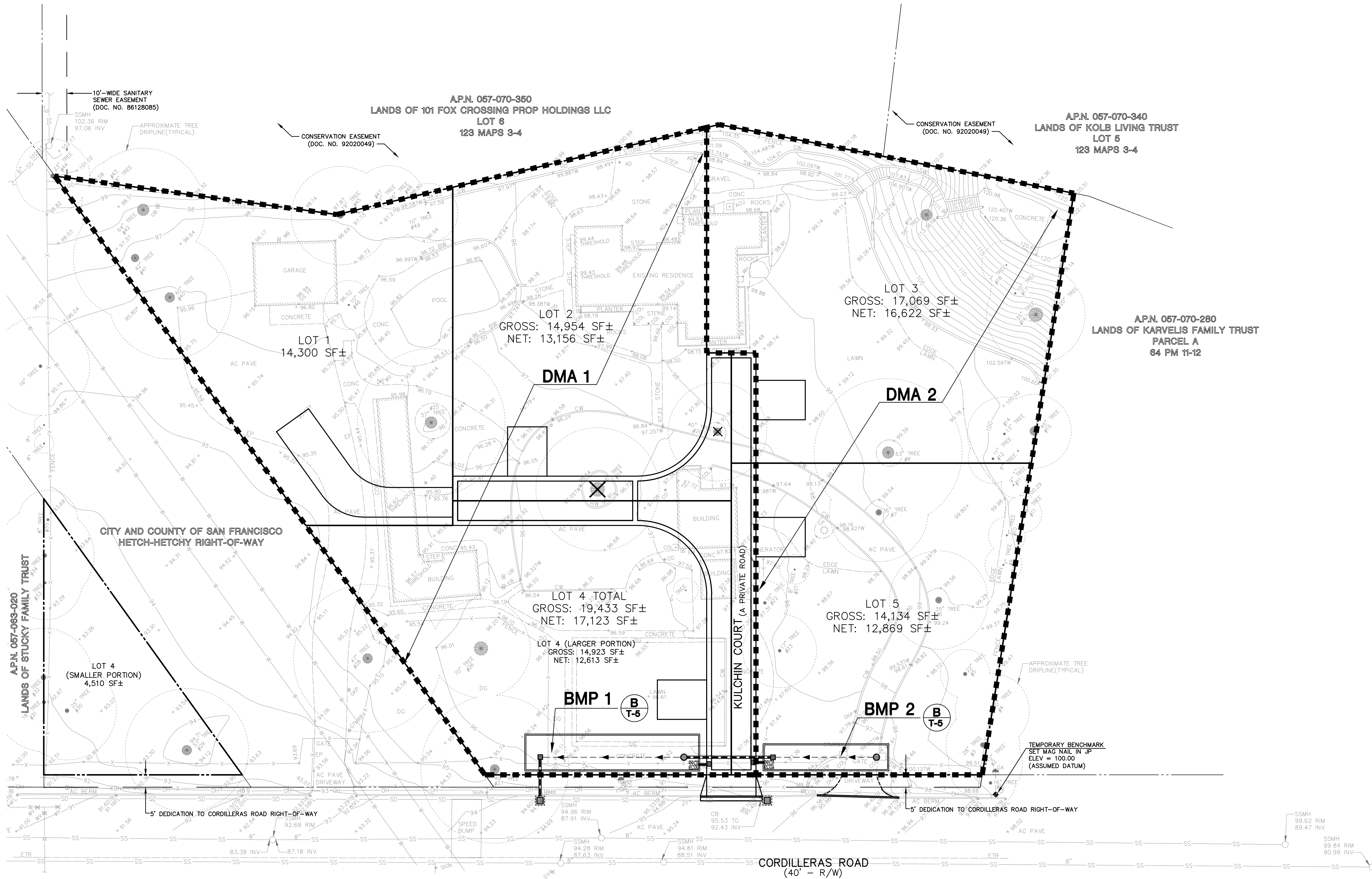
MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
EDENBRIDGE

VESTING TENTATIVE SUBDIVISION MAP
LOT LAYOUT WITH
PRELIMINARY GRADING & DRAINAGE PLAN
1815 CORDILLERAS ROAD
A.P.N. 057-070-090 & 057-063-010
PARCELS 1 AND 2 OF DOC NO. 2024-055193
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

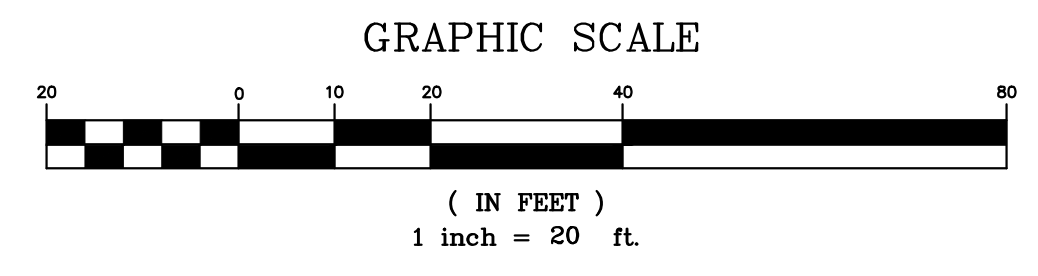
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	10-16-25
DRAWING NO.	5705-TM
SHEET	1 OF 5

T-1



TREATMENT AREA CALCULATIONS

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP METHOD	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)
1	21,423	28,976	BIOTREATMENT AREA	973	980
2	10,322	19,169	BIOTREATMENT AREA	490	500



1815 CORDILLERAS SUBDIVISION

**VESTING TENTATIVE SUBDIVISION MAP
 PRELIMINARY STORMWATER TREATMENT PLAN**

1815 CORDILLERAS ROAD
 A.P.N. 057-070-090 & 057-063-010
 PARCELS 1 AND 2 OF DOC NO.2024-055193
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

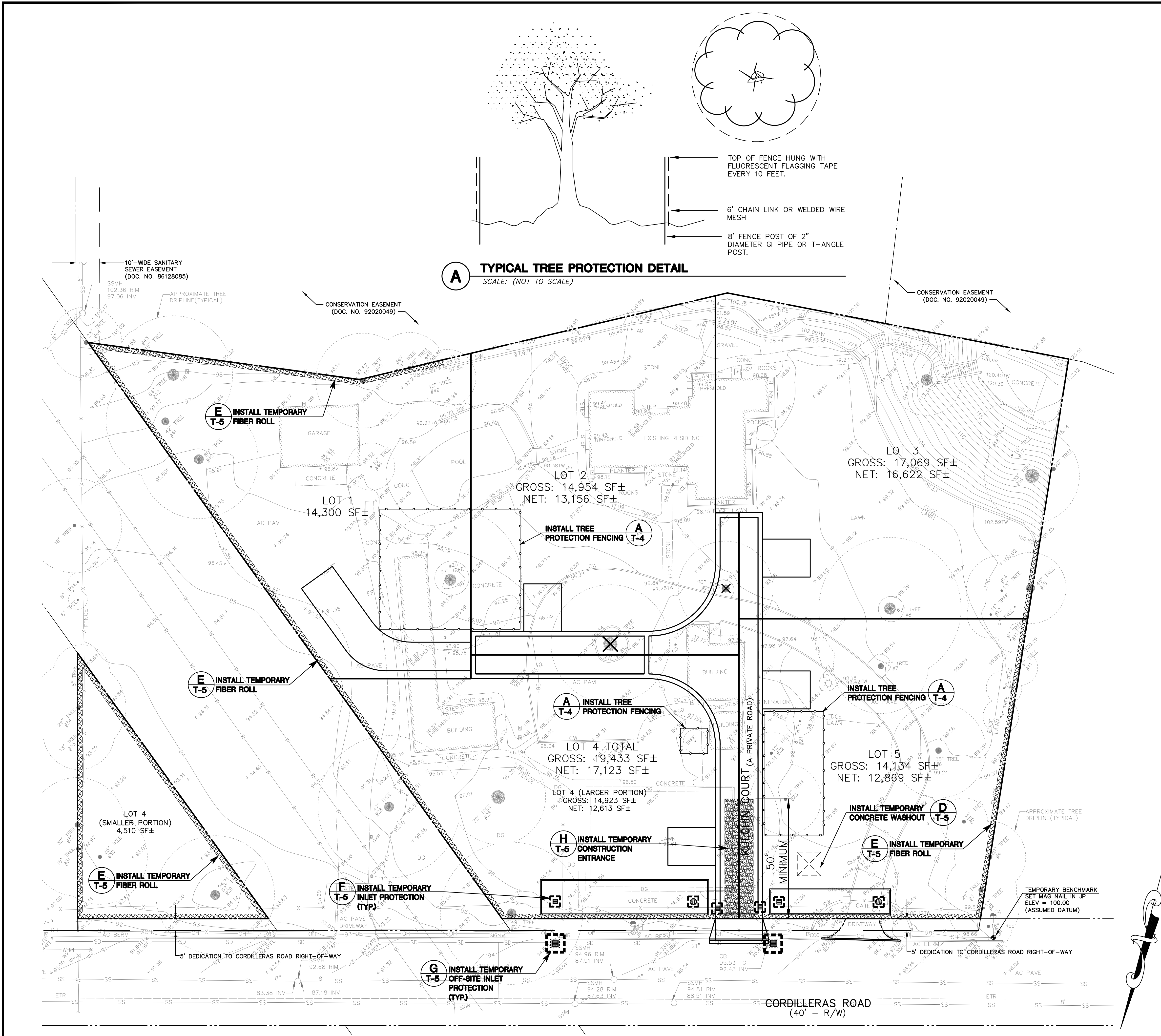
PREPARED FOR:
 EDENBRIDGE

DRAWN BY: DJK
 DESIGNED BY: DJK
 CHECKED BY: DGM
 SCALE: 1"=20'
 DATE: 10-06-25
 DRAWING NO.
5705-TM
 SHEET
 3 OF 5

T-3

MACLEOD AND ASSOCIATES
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 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

REV.	PER COUNTY COMMENTS	DESCRIPTION	DATE
1			07/29/25



SAN MATEO COUNTY STANDARD NOTES:

1. EROSION CONTROL POINT OF CONTACT: DEVELOPER: EDENBRIDGE HOMES
EMAIL: eric@edenbridgehomes.com
OFFICE: (669) 231-4240
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

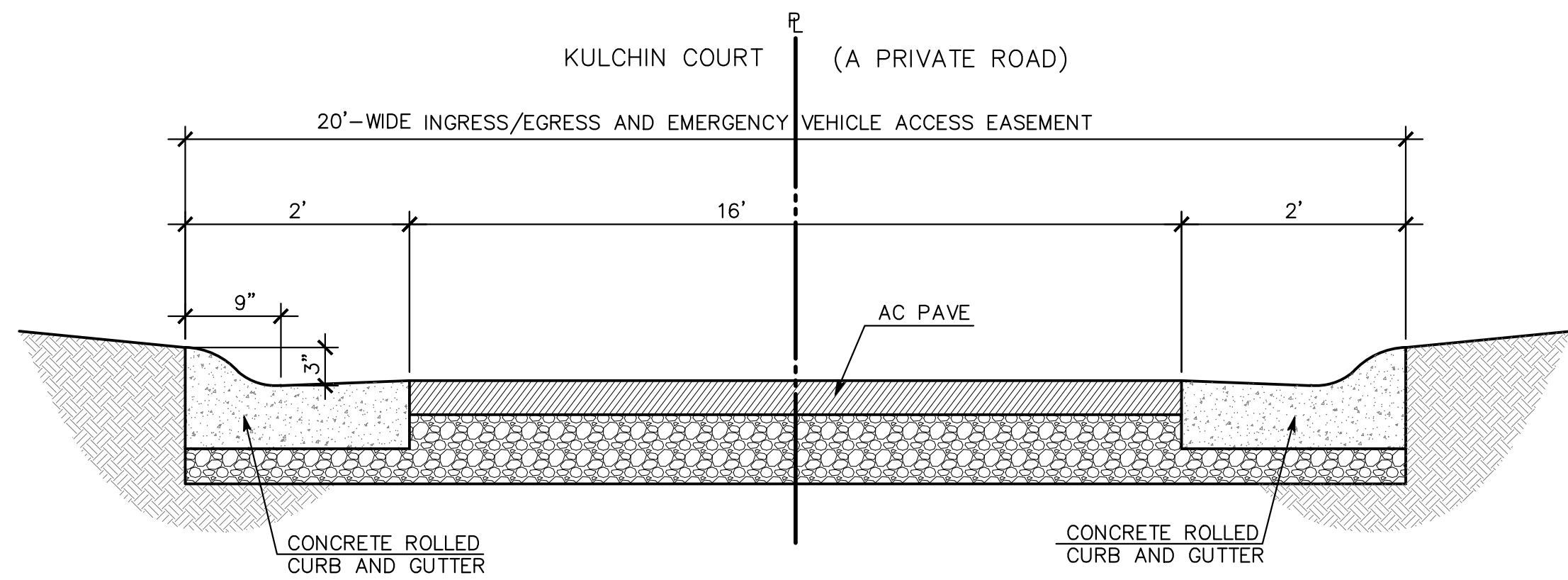
EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

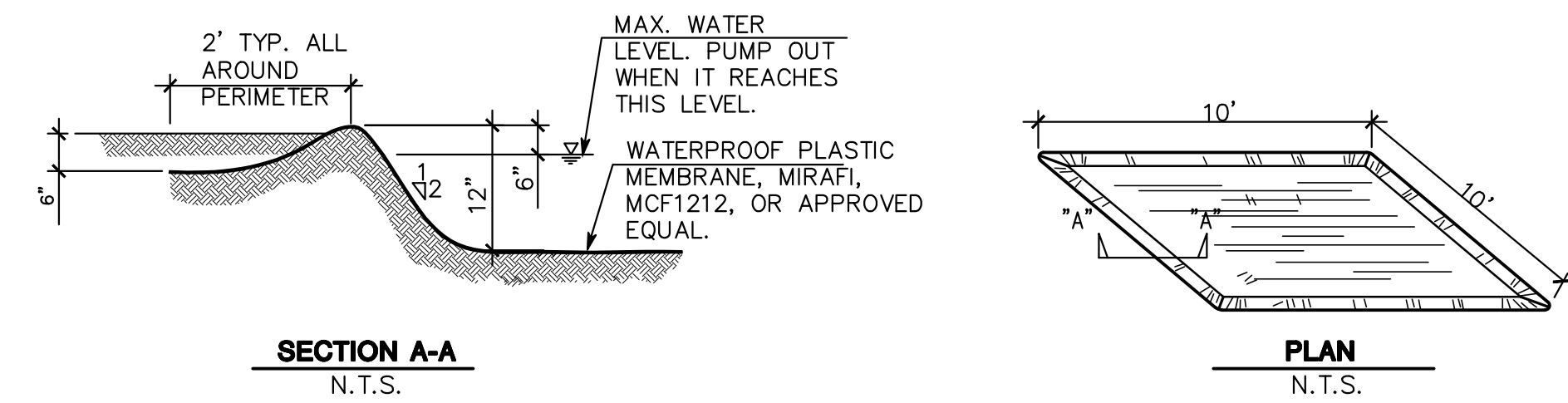
DUST CONTROL NOTES:

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

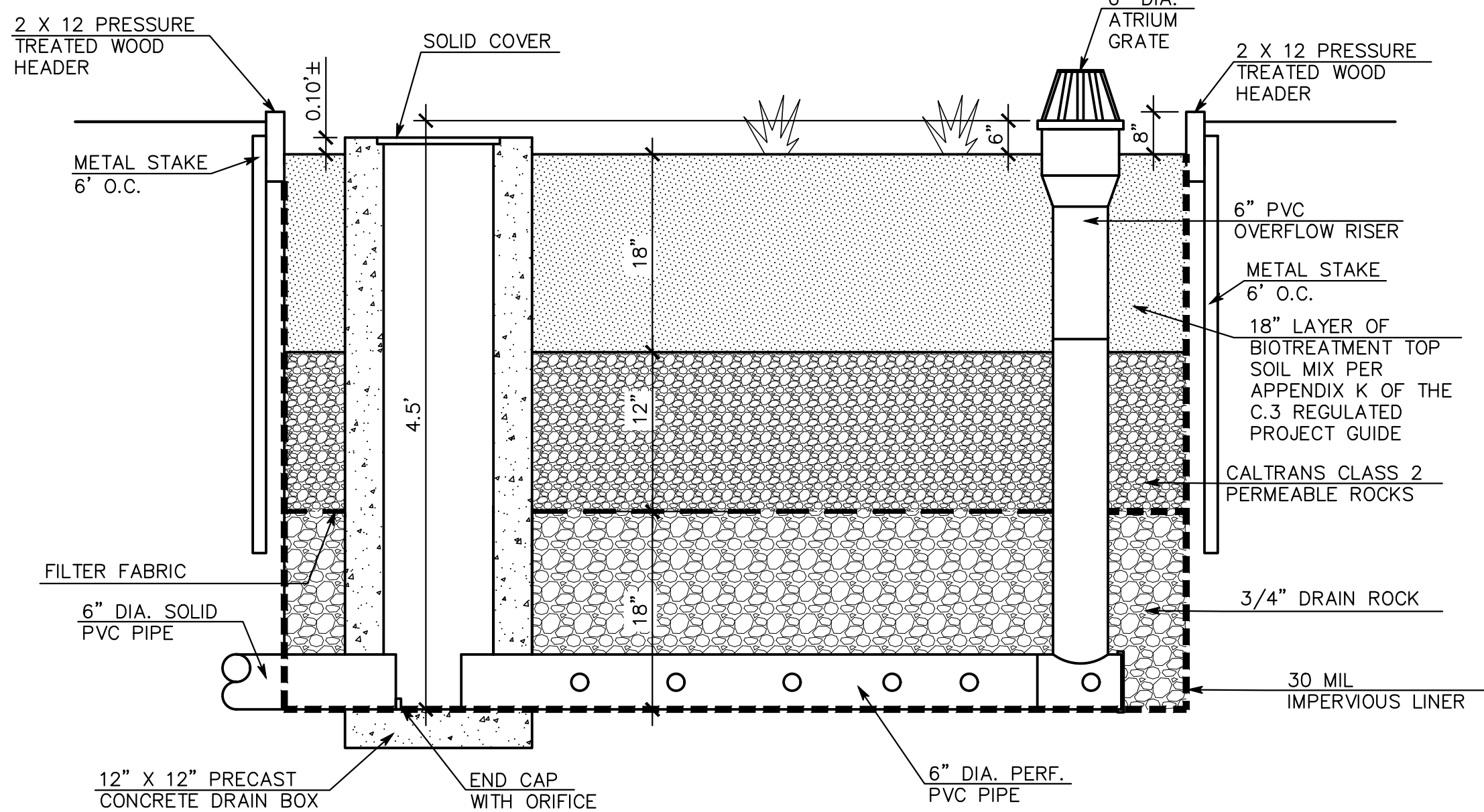
DATE:	07/29/25
BY:	DJK
DESCRIPTION:	ADD TREE PROTECTION FENCING
REV:	
MACLEOD AND ASSOCIATES	
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965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8590	
PREPARED FOR:	EDENBRIDGE
1815 CORDILLERAS SUBDIVISION	
VESTING TENTATIVE SUBDIVISION MAP	
PRELIMINARY EROSION CONTROL PLAN WITH TREE PROTECTION	
1815 CORDILLERAS ROAD	
A.P.N. 057-070-090 & 057-063-010	
PARCELS 1 AND 2 OF DOC NO. 2024-055193	
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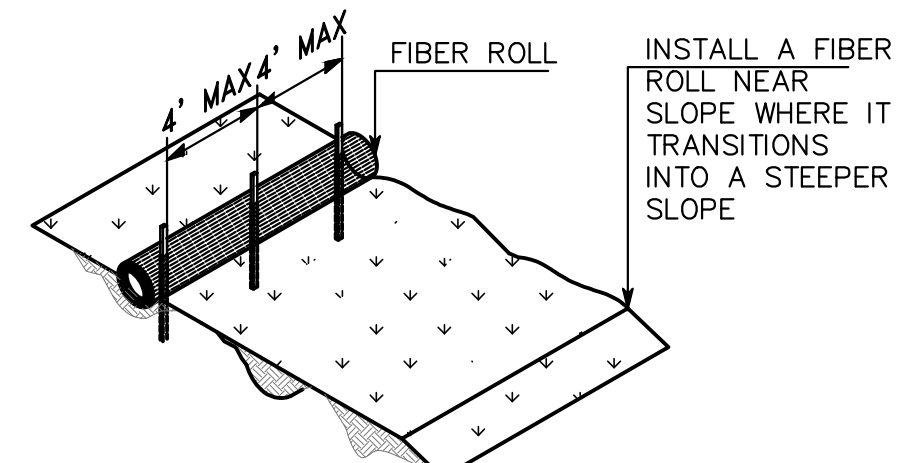
A ROADWAY SECTION
SCALE: (NOT TO SCALE)



D CONCRETE WASHOUT DETAIL
SCALE: (NOT TO SCALE)

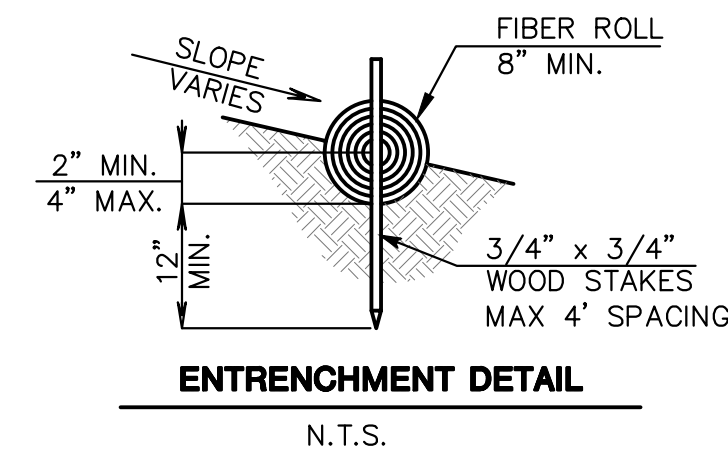


B BIOTREATMENT & DETENTION AREA DETAIL
SCALE: (NOT TO SCALE)



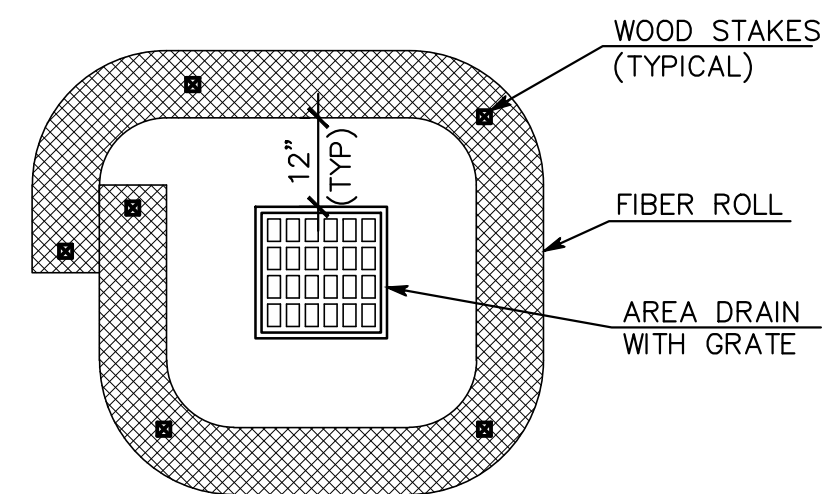
NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

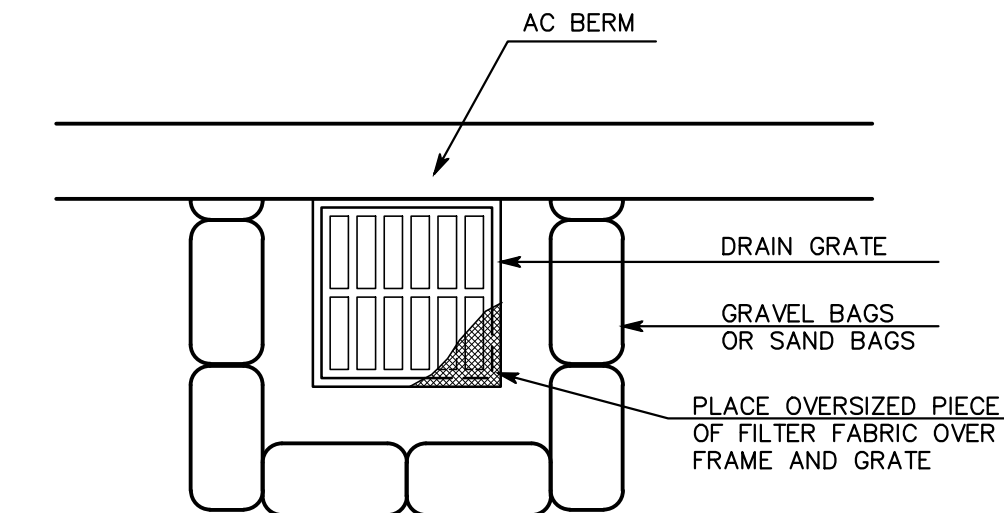


ENTRENCHMENT DETAIL
N.T.S.

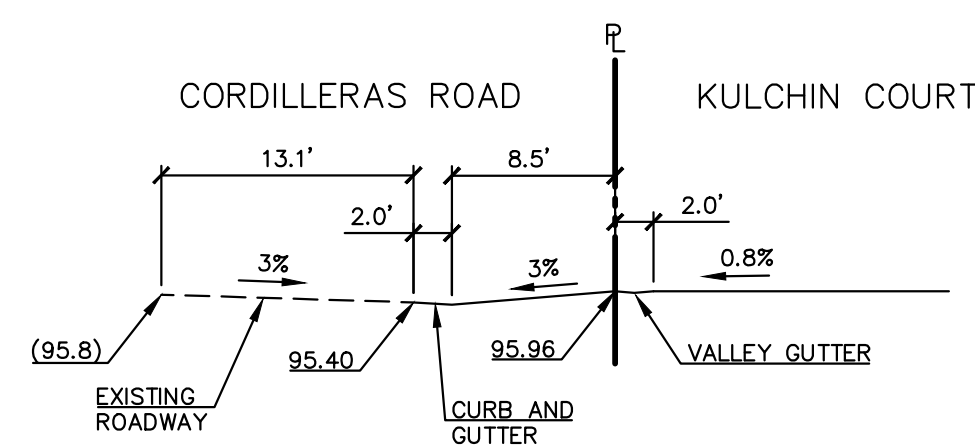
E FIBER ROLL DETAIL
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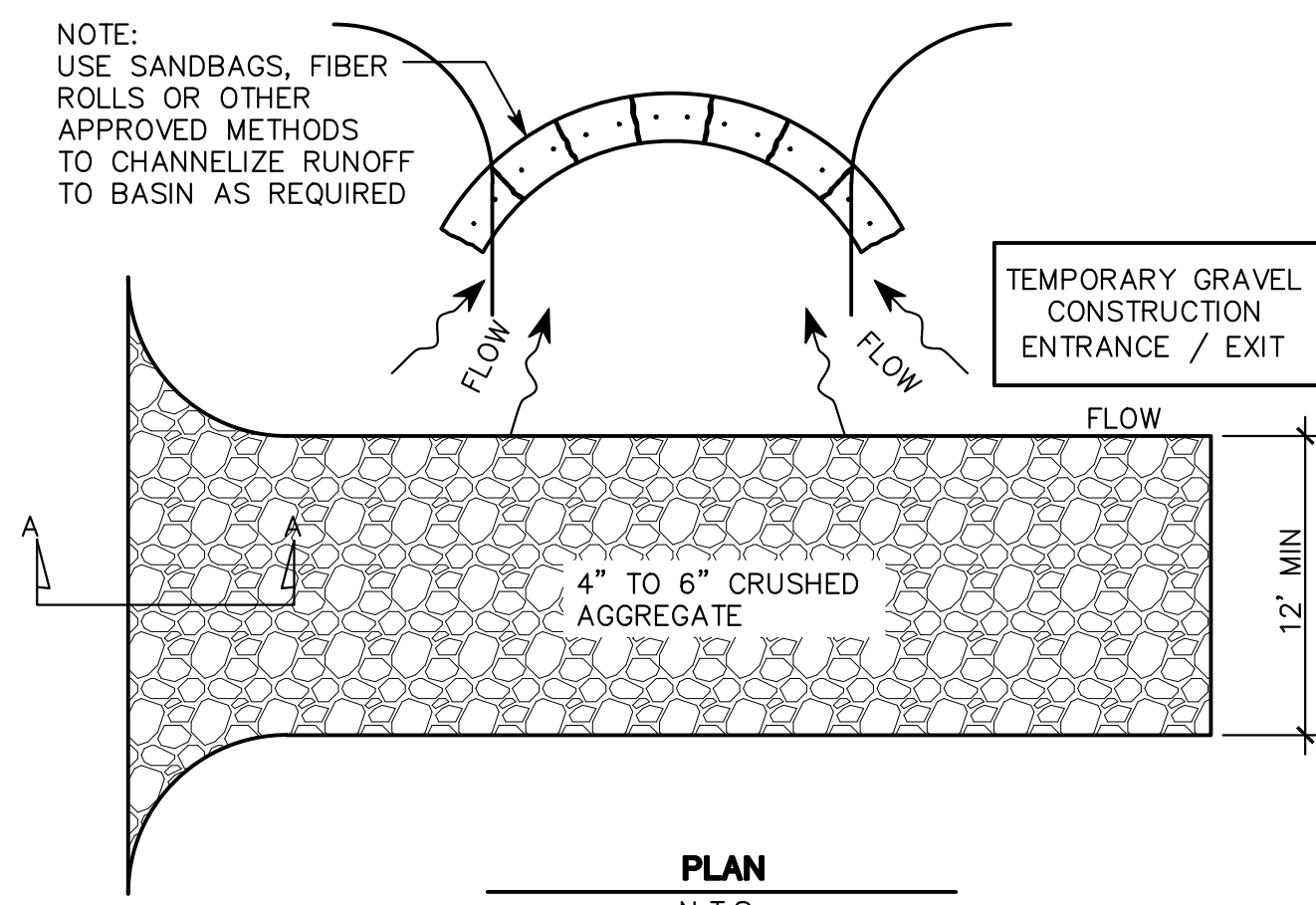
F DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



G OFF-SITE DRAIN INLET PROTECTION DETAIL
(NOT TO SCALE)



C KULCHIN COURT APPROACH PROFILE
SCALE: 1"=10 (VERT. & HOR.)



H CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)

DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 CRUSHED AGGREGATE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1815 CORDILLERAS SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP
CIVIL DETAILS
1815 CORDILLERAS ROAD
A.P.N. 057-070-090 & 057-063-010
PARCELS 1 AND 2 OF DOC NO.2024-055193
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR:
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REV.	DESCRIPTION	BY:	DATE:
---	PER COUNTY COMMENTS	DJK	07/29/25

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	10-06-25
DRAWING NO.	5705-TM
SHEET	5 OF 5