

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:2,256

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: 2016-00014

BLD:

RECEIVED
JAN 14 2016

San Mateo County
Planning and Building Department

Applicant: PHILOMENA LLC
Mailing Address: 1580 LAUREL ST, STE. C
SAN CARLOS, CA 94070

Phone, W: 650.394.8615

H:

E-mail Address: TC@TCAREYREALTY.COM

FAX: 650.394.8614

Name of Owner (1): SAME AS ABOVE

Name of Owner (2):

Mailing Address:

Mailing Address:

Zip:

Zip:

Phone, W:

Phone, W:

H:

H:

E-mail Address:

E-mail Address:

Project Location (address): NO ADDRESS
VACANT LOT, HALF MOON BAY

Assessor's Parcel Numbers: 048-054-120

Zoning:

Parcel/lot size: 5,320

SF (Square Feet)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

NEW SINGLE-FAMILY HOME; 2,588 SQFT (INCLUDING FRONT PATIO);
CRAFTSMEN STYLE; 3 BED/2.5 BATHS

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

VACANT LOT

Describe Existing Structures and/or Development:

VACANT LOT

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: *Thomas Carey, manager Philomena LLC*

Owner's signature:

Applicant's signature: *Thomas Carey, manager - Philomena LLC*

Planning and Building Department

Application for Design Review by the County Coastside Design Review Committee

County Government Center ■ 455 County Center ■ Redwood City CA 94063
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Permit #: PLN 2016-00044

Other Permit #: _____

1. Basic Information

Applicant:

Name: PHILOMENA, LLC
Address: 1580 LAUREL ST, STE. C
SAN CARLOS, CA Zip: 94070
Phone, W: 650.394.8615 H:
Email: TC@tcarealty.com

Owner (if different from Applicant):

Name: _____
Address: _____
Zip: _____
Phone, W: _____
Email: _____

RECEIVED
JAN 14 2016

San Mateo County
Planning and Building Department

Architect or Designer (if different from Applicant):

Name: STEVE KELLOND
Address: 14510 BIG BASIN WAY #205, SARATOGA Zip: 95070
Phone, W: 408.741.0600 H:
Email: STEVE@Kellondarchitects.com

2. Project Site Information

Project location:

APN: 048-054-120
Address: NO ADDRESS YET
HALF MOON BAY Zip: 94019
Zoning: _____
Parcel/lot size: 5,320 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2,441 sq. ft.
- Addition to Residence: _____ sq. ft.
- Other: _____

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

single family home

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	Stucco/Handy siding	Grey/white	<input type="checkbox"/>
b. Trim	wood	white	<input type="checkbox"/>
c. Windows	wood	white	<input type="checkbox"/>
d. Doors	wood	stained	<input type="checkbox"/>
e. Roof	composition shingle	Black/Grey	<input type="checkbox"/>
f. Chimneys	—	—	<input type="checkbox"/>
g. Decks & railings	wood	stain	<input type="checkbox"/>
h. Stairs	—	—	<input type="checkbox"/>
i. Retaining walls	—	—	<input type="checkbox"/>
j. Fences	wood	stain	<input type="checkbox"/>
k. Accessory buildings	—	—	<input type="checkbox"/>
l. Garage/Carport	2 CAR	white	<input type="checkbox"/>

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: Phoban LLC Applicant: [Signature]

Date: 1/12/16 Date: 1/12/16

Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

JAN 14 2016

San Mateo County
 Planning and Building Department

Applicant's Name: PHILOMENA, LLC

Primary Permit # 2016-00014

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	STUCCO/HARDY	GREY/WHITE	<input type="checkbox"/>
b. Trim	WOOD	WHITE	<input type="checkbox"/>
c. Roof	WOOD	WHITE	<input type="checkbox"/>
d. Chimneys	N/A	---	<input type="checkbox"/>
e. Accessory Buildings	N/A	---	<input type="checkbox"/>
f. Decks/Stairs	WOOD	STAIN	<input type="checkbox"/>
g. Retaining Walls	N/A	---	<input type="checkbox"/>
h. Fences	WOOD	STAIN	<input type="checkbox"/>
i. Storage Tanks	N/A	---	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? <i>— Orange Ditch.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

*Two trees (mature) to be removed
Landscape plan is included in application
close to a dry drainage ditch*

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Environmental Information Disclosure Form

Planning and Building Department

PLN 2016-00014

JAN 14 2016

BLD _____

Project Address: NO ADDRESS-VACANT
HALF MOON BAY, CA 94019

Name of Owner: PHILOMENA, LLC
Address: 1580 LAUREL ST, STE C

Assessor's Parcel No.: 048-054-120

SAN CARLOS, CA Phone: 650.394.8615

Zoning District: _____

Name of Applicant: SAME AS ABOVE

Address: _____

Phone: _____

Existing Site Conditions

Parcel size: 5,320 SQFT

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

VACANT Parcel

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? <u>two</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>36</u> c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

level lot - Foundation work
two sick mature trees - see plan.

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
Please explain any "Yes" answers:		

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

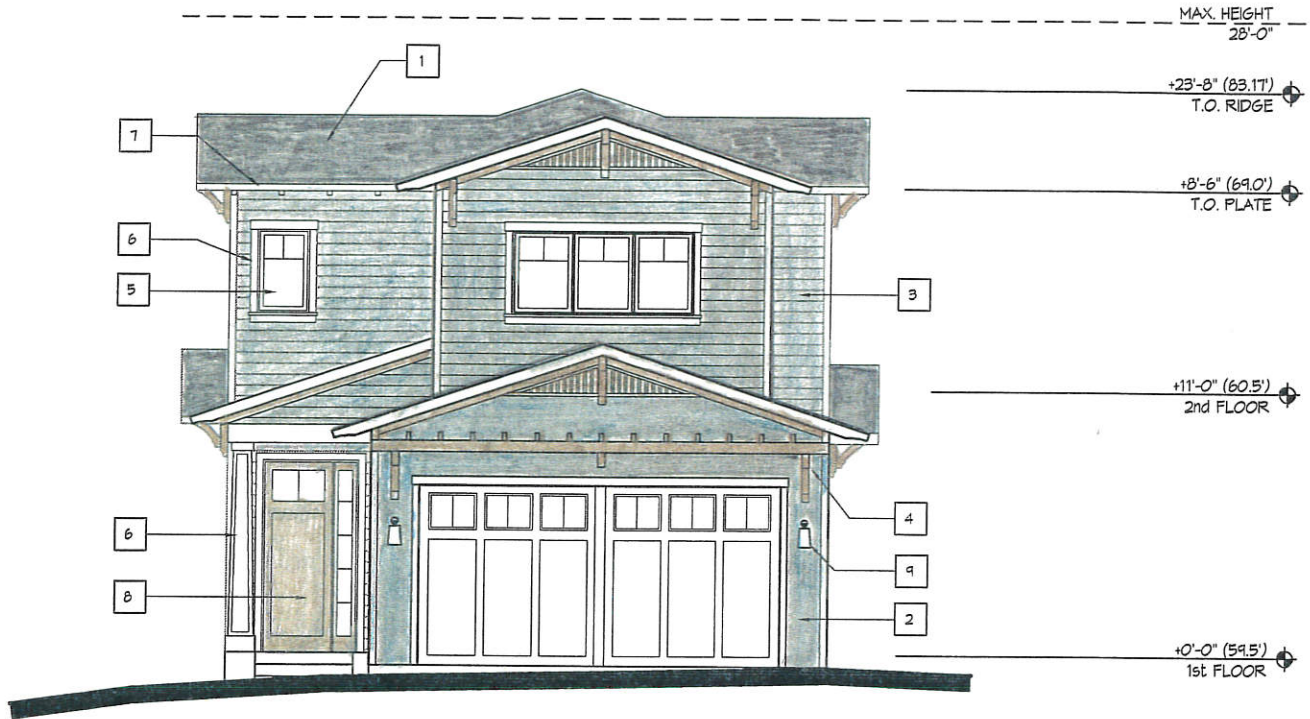
Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Tom J. Berg, Mayor of Philman Date: 1/13/16
 (Applicant may sign) CCC.

Miramar Drive Residence

APN: 048-054-120
Half Moon Bay, CA 94019



FRONT ELEVATION (SOUTHEAST)

1/8"=1'-0"



KEYNOTES

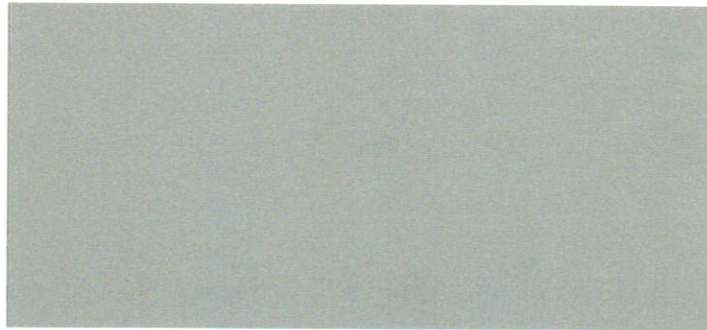
- | | |
|--|---|
| <p>1 COMPOSITION SHINGLE ROOF
CERTAINTEED LANDMARK TL, 'MOIRE BLACK'</p> <p>2 STUCCO WALL WITH PAINTED FINISH
BENJAMIN MOORE, 'FURITAN GRAY', #HC-164</p> <p>3 HARDIE LAP SIDING w/ PAINTED FINISH
BENJAMIN MOORE, 'BOOTHBAY GRAY', #HC-165</p> <p>4 WOOD TRIM / DETAIL WITH STAINED FINISH
CABOT STAIN - 'FIELDSTONE'</p> <p>5 WOOD DOORS & WINDOWS w/ METAL CLADDING
ANDERSEN (OR EQUAL) WITH 'WHITE' FINISH</p> | <p>6 WOOD TRIM / DETAIL WITH PAINTED FINISH
'WHITE' TO MATCH DOOS & WINDOWS</p> <p>7 HALF ROUND GUTTER w/ ROUND DOWNSPOUTS
PAINTED TO MATCH TRIM</p> <p>8 DOOR WITH STAINED FINISH
CABOT STAIN - 'FIELDSTONE'</p> <p>9 WALL MOUNTED 'DARK SKY' LIGHT FIXTURE
KICHLER LIGHTING #9022WH</p> |
|--|---|

EXTERIOR COLORS & MATERIALS

1



2



3



4



5

1. Roof : Composition Shingle, Certainteed Landmark TL, 'Moire Black'
2. Walls : Hardie Lap Siding, Painted—Benjamin Moore, 'Boothbay Gray' #HC-165
3. Doors & Windows, Trim : Andersen—metal clad, 'White', Painted trim to match
4. Stucco Walls : Painted—Benjamin Moore, 'Puritan Gray' #HC-164
5. Stained Trim & Front Door : Cabot Stains, "Fieldstone"

Miramar Drive Residence

APN : 048-054-120

Half Moon Bay, California

KELLOND ARCHITECTS

KICHLER.

Style to live by™



Seaside Collection
Seaside 1 Light Outdoor Wall Lantern in White
 9022WH (White)

Product Description:

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's White finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 100-watt (max.) bulb that provides outstanding outdoor illumination for your landscape. It is 12" high, is U.L. listed for wet location, and is Dark Skies compliant.

Available Finishes

- Black (Painted)
- Brushed Nickel
- Olde Brick
- Olde Bronze
- White

Technical Information

Lamp Included:	Not Included
Lead Wire Length:	6"
Extension:	9
Safety Rated:	Wet
HCWO:	6
Base Backplate:	4.75 X .75
Dual Mount:	No
Dark Sky:	Yes
Patent:	D383239
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	100W
Width:	8"
Height:	12"
Overall Height:	"
Collection:	Seaside Collection
Finish:	White

Project _____

Type _____

Ordering # _____

Comments _____

GENERAL NOTES

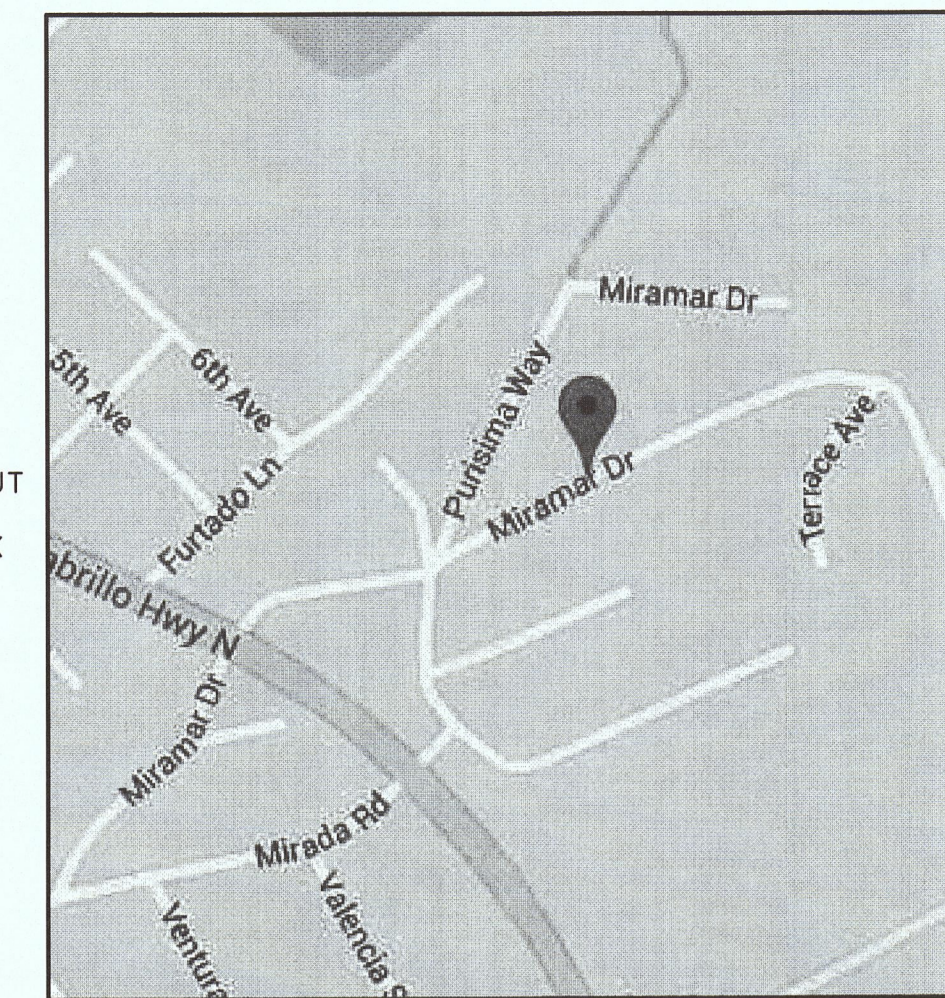
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF COUNTY OF SAN MATEO.
- CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE COUNTY ENGINEERING DEPARTMENT AND PAY APPROPRIATE FEE PRIOR TO COMMENCEMENT OF WORK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER A SINGLE STREET OPENING PERMIT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
- PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
- ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE COUNTY.
- THE CONTRACTOR SHALL OBTAIN AN ENCOACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

GRADING NOTES

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- THE SITE SHALL BE CLEARED OF ALL EXISTING STRUCTURES, CONCRETE FOOTINGS, PAVEMENT, LANDSCAPING MATERIALS AND UNDERGROUND UTILITIES.
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 5 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
- ASPHALT CONCRETE PAVEMENT SHALL BE TYPE B, 3/4" MAXIMUM, MEDIUM WITH SLURRY SEAL COAT. ASPHALT CONCRETE SHALL BE PLACED IN ONE OR MORE LIFTS TO THE MINIMUM TOTAL THICKNESS SHOWN ON THE PLANS. THE MAXIMUM THICKNESS OF EACH LIFT SHALL NOT EXCEED THREE (3) INCHES.
- AGGREGATE BASE SHALL BE PLACED BENEATH ALL SIDEWALK, CURB AND GUTTER, AND ASPHALT CONCRETE PAVEMENT AS SHOWN ON THE PLANS. AGGREGATE BASE SHALL BE CLASS 2, 1-1/2" MAXIMUM COMPACTED TO AT LEAST 95% RELATIVE COMPACTION PER ASTM D1557-91
- ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- ALL UTILITIES SHALL BE UNDERGROUND FROM THE PROPERTY LINES IN. LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
- STORM DRAIN POLLUTION PREVENTION. PROTECT DOWNSLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH HAY BALES, TEMPORARY DRAINAGE SWALES, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS COVER STOCK PILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
- CONTACT PUBLIC WORKS TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING AND FOR EACH SUBSEQUENT DAY OF WORK IN THE PUBLIC RIGHT OF WAY.
- ALL EXISTING FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, VALLEY GUTTER, PARKING STRIP) THAT ARE DAMAGE DURING THE COURSE OF CONSTRUCTION MUST BE REPAIRED TO "AS NEW" CONDITION. COUNTY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE COUNTY OF SAN MATEO STANDARD DETAILS. ALL DETAILS APPLICABLE TO THE PARTICULAR CONSTRUCTION ACTIVITY SHALL BE UTILIZED.
- ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE TO BE COMPLETED AND APPROVED BY THE CONSTRUCTION SUPERVISOR PRIOR TO FINAL INSPECTION BY THE BUILDING INSPECTOR.
- DATE OF SURVEY: OCT. 2015
- ALL GRADING DURING THE RAINY SEASON (OCT. 1ST THROUGH APRIL 30TH) REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
- ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE A PLAN MODIFICATION APPROVAL BY THE COUNTY IN ADVANCE OF CONSTRUCTION THE CHANGE. THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
- ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGN-OFF FOR BUILDING FINAL AND/OR OCCUPANCY.

ABBREVIATIONS

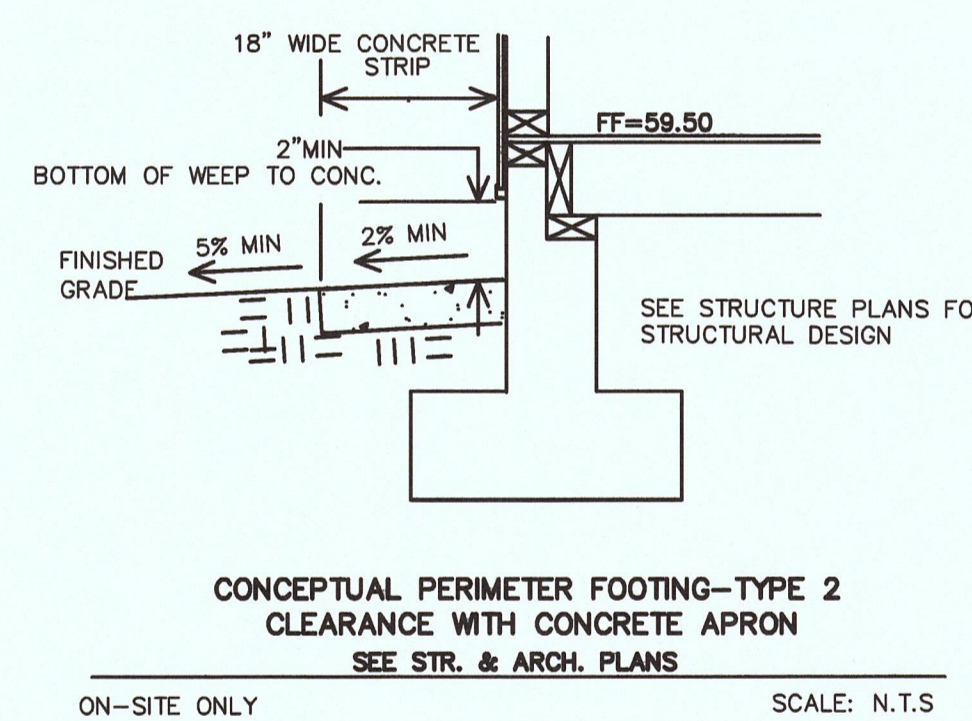
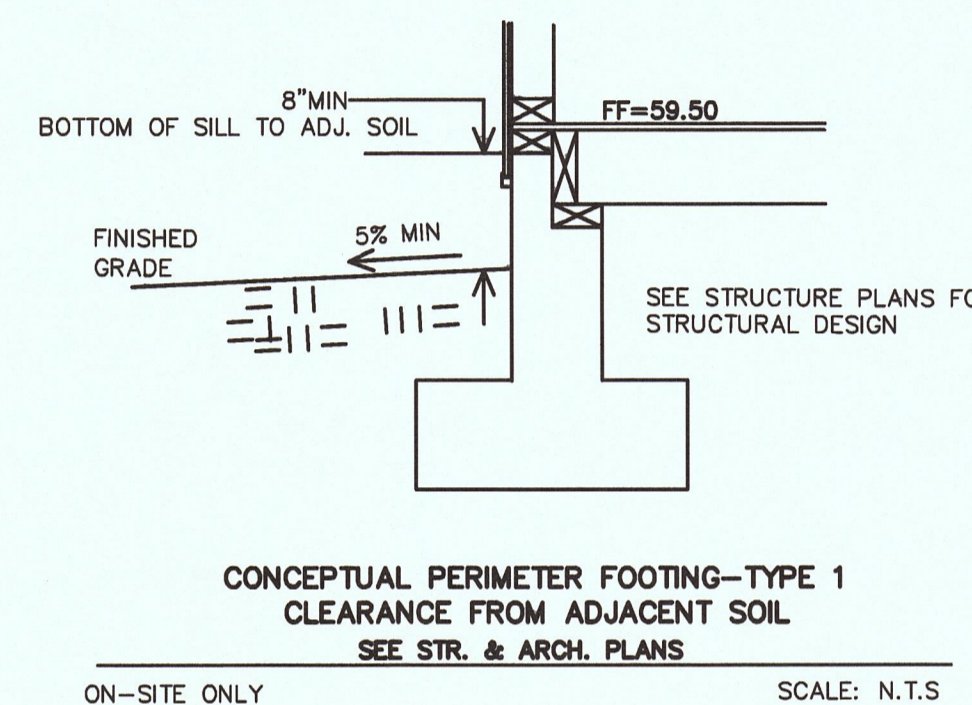
AC	ASPHALT CONCRETE	MH	MAN HOLE
APN	ASSESSORS PARCEL NUMBER	MON	MONUMENT
BLD	BUILDING	N	NEW
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PM	PARCEL MAP
CONC	CONCRETE	PVMT	PAVEMENT
CP	CONTROL POINT	RD	ROOF DRAIN
DS	DOWN SPOUT	RIM	TOP OF GRATE
DWY	DRIVEWAY	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EM	ELECTRICAL METER	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR	S/W	SIDEWALK
FG	FINISH GRADE	TBM	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	VG	VALLEY GUTTER
G	GAS/GROUND	W	WATER
GM	GAS METER	WDF	WOOD FENCE
INV	PIPE INVERT	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE
LW	LIGHT WELL		



VICINITY MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROPERTY LINE
- - - - -	SD	STORM DRAIN
- - - - -	SS	SANITARY SEWER
- - - - -	G	GAS
- - - - -	W	WATER
- - - - -	DSO	DOWN SPOUT
- - - - -	CB	CATCH BASIN (CB)
- - - - -	AD	AREA DRAIN (AD)
- - - - -	CONCRETE/ HARDSCAPE	CONCRETE/ HARDSCAPE
- - - - -	FIBER ROLL	FIBER ROLL
- - - - -	AC PAVEMENT DWY. OR ON-SITE GRAVEL PATH	AC PAVEMENT DWY. OR ON-SITE GRAVEL PATH
- - - - -	MIRAMAR DRIVE	MIRAMAR DRIVE
- - - - -	FILL SOIL	FILL SOIL

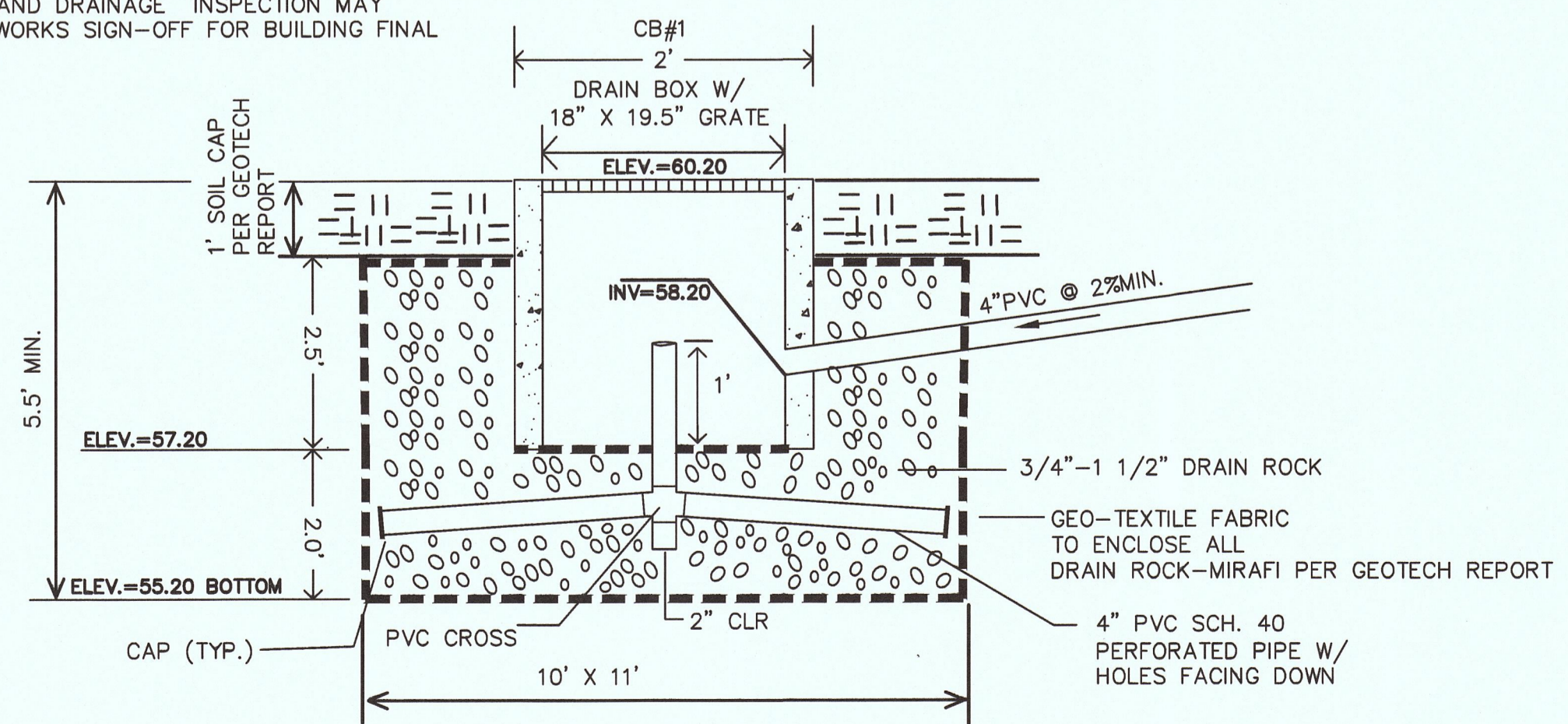


ALL WORK TO BE COMPLETED IN CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION PREPARED BY BUCKLEY ENGINEERING ASSOCIATES, INC., FILE NO. 11318.27, JUNE 30, 2014. PHONE 408-966-6680

ESTIMATED EARTHWORK QUANTITIES
 LESS THAN 30 C.Y. FILL
 LESS THAN 10 C.Y. CUT (EXCLUDES BASEMENT EXCAVATION)
 ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% COMPACTION FACTOR ON ALL CUT MATERIAL. ESTIMATE DOES NOT INCLUDE VOLUMES FOR CLEARING AND GRUBBING. ALL TOPSOIL FROM CUT CAN BE USED IN TOP 1' OF LANDSCAPE.
 CONTRACTOR TO MAKE OWN ESTIMATES OF QUANTITIES FOR BIDDING PURPOSES BASED ON ALL PLANS.

FOR PLAN CHECK ONLY

These plans are for "plan check only" and as such the State of California Business and Professional Code, Professional Engineers Act Section 6735(a) does not require the plans to be wet stamped and signed. These plans are not final until they are approved for permit at which time they will be wet stamped and signed.



DRAIN ROCK RETENTION BASIN
 VOLUME OF DRAIN ROCK REQUIRED PER CALCULATIONS
 V(CF) = 460CF
 VOLUME OF DRAIN ROCK
 USE 10' X 11' FOOTPRINT
 VOL OF BOTTOM LAYER DRAIN ROCK = 10'X11'X2' = 220CF
 VOL OF DRAIN ROCK ON SIDES OF CB ABOVE BOTTOM LAYER = ((10'X10') - 4SF)X2.5' = 240CF
 TOTAL VOLUME OF DRAIN ROCK = 460CF

DRAIN ROCK RETENTION BASIN

SCALE: V: 1"=2' H: 1"=1'

LOT AREA

5320.0 sq. ft. +/-

PROJECT BENCHMARK

The top of a 1" Iron Pipe found at the property corner was used as the Datum Point for this survey. Elevation = 58.49 (Assumed Datum)

SURVEY NOTES

- Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
- The Elevations shown are based upon an assumed Datum.

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 CIVIL ENGINEERS
 P.B. BOX 299
 Santa Clara, California 95050
 Ph: (408) 296-6000
 SERVING THE BAY AREA



GRADING AND DRAINAGE NOTES & DETAILS
 MIRAMAR DRIVE
 HALF MOON BAY (UNINCORPORATED), CA
 APN 048-054-120

REVISIONS

DATE	DESCRIPTION

JOB NO. 15012
 SCALE: AS SHOWN
 DRAWN BY: YC
 CHECKED BY: SH
 DATE: 01/11/16

SHEET INDEX

- C1 NOTES & DETAILS
- C2 GRADING AND DRAINAGE PLAN
- C3 EROSION CONTROL NOTES & DETAILS
- C4 BEST MANAGEMENT PRACTICES PLAN

SHEET
C1
 OF 4 SHEETS

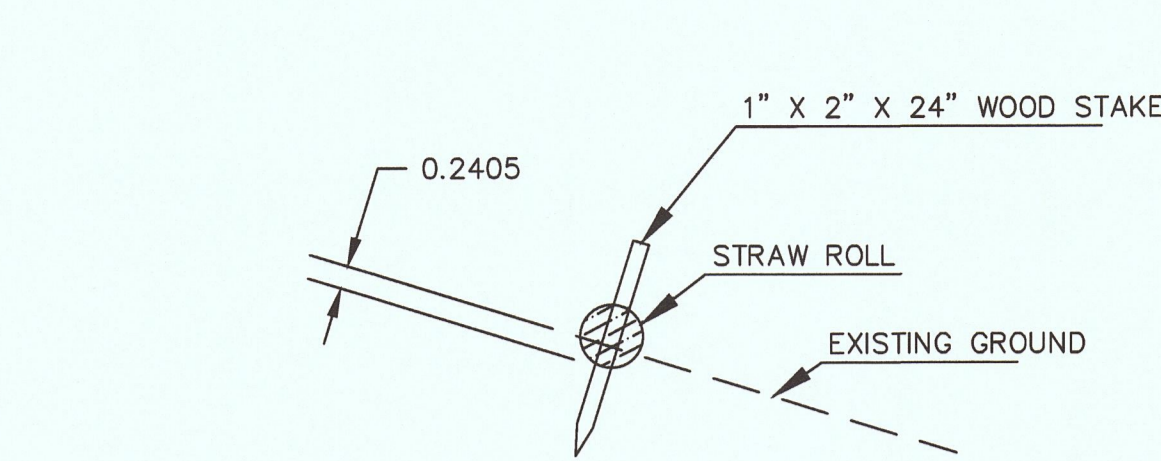
PLANNING SUBMITTAL ONLY - NOT FOR CONSTRUCTION

STANDARD NOTES EROSION CONTROL PLAN

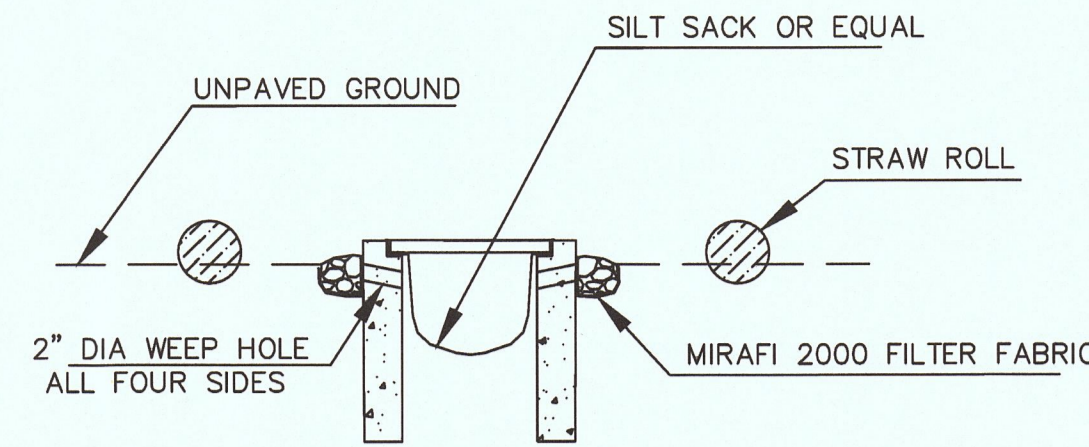
- OWNER: TOM CAREY
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL MEASURES.
- CIVIL ENGINEER: SCOTT HOFFMAN
BAY LAND CONSULTING
2005 DE LA CRUZ BLVD. STE 165, SANTA CLARA, CA
PH: 408-296-6000. EMAIL: scott@ah-land.com
- 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.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- 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.
- THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



ON SLOPES



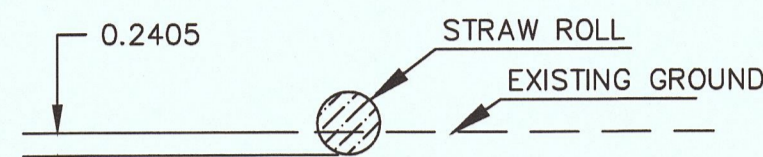
SECTION IPU-1

NOT TO SCALE

NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

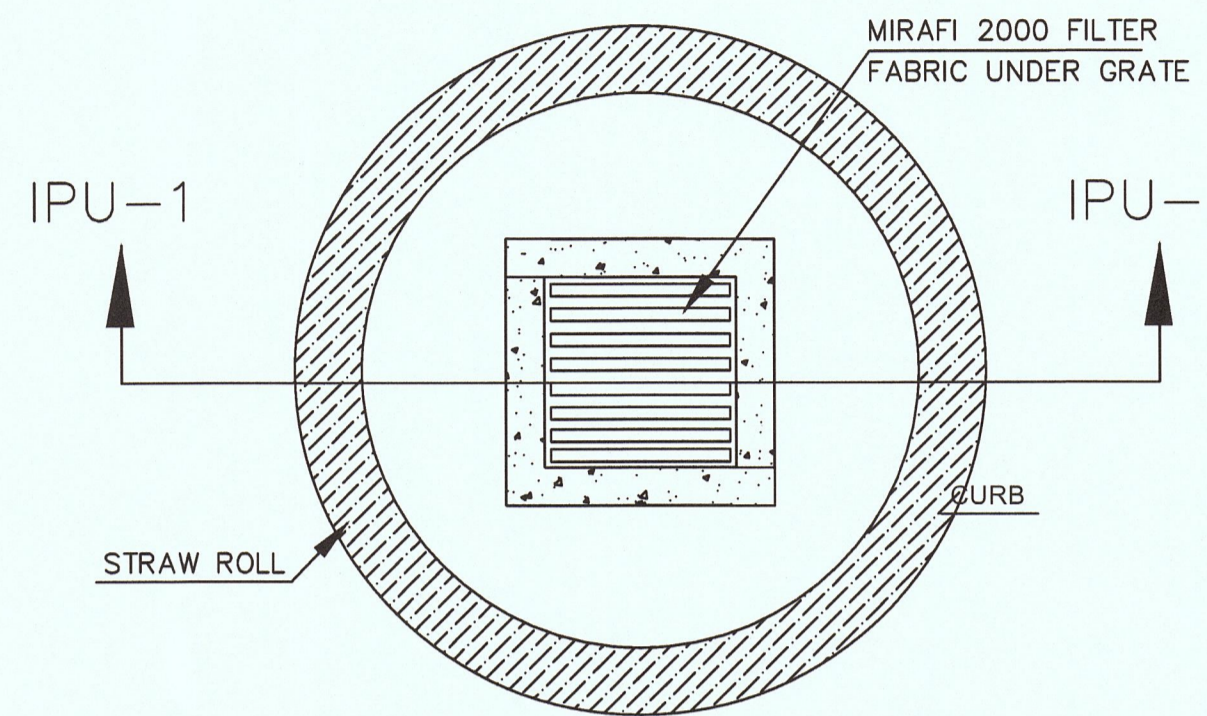
WIDTH = 4FT
LENGTH = 4FT
DEPTH = 2 FT



ON LEVEL GROUND

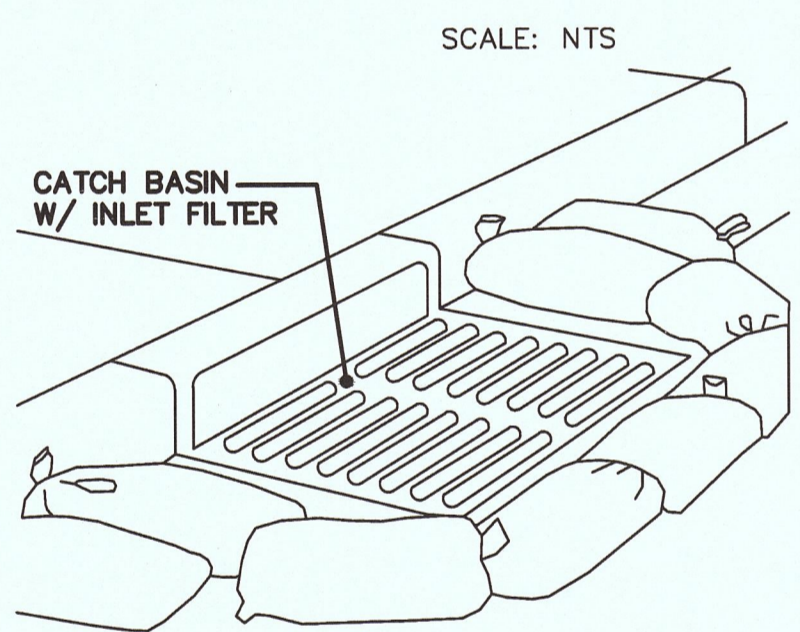
- PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
- ABUT ADJACENT ROLLS TIGHTLY.

SCALE: NTS



INLET PROTECTION IN UNPAVED AREAS

SCALE: NTS



CATCH BASIN INLET FILTER

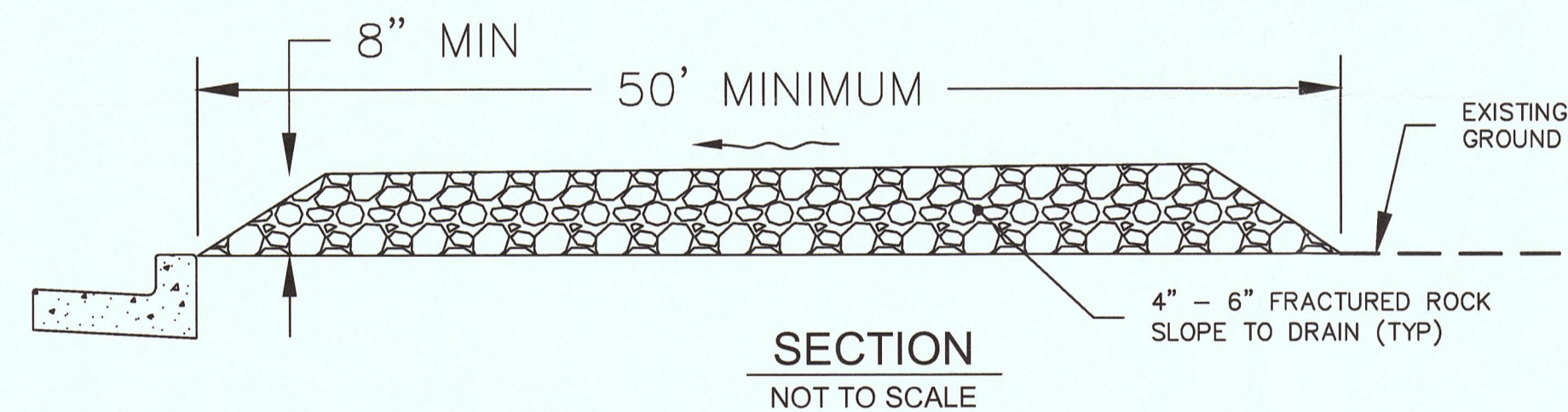
NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.
PROPERLY DISPOSE OF ACCUMULATED SEDIMENT
INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.
REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

INSTALLATION
REMOVE DRAIN GRATE
INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

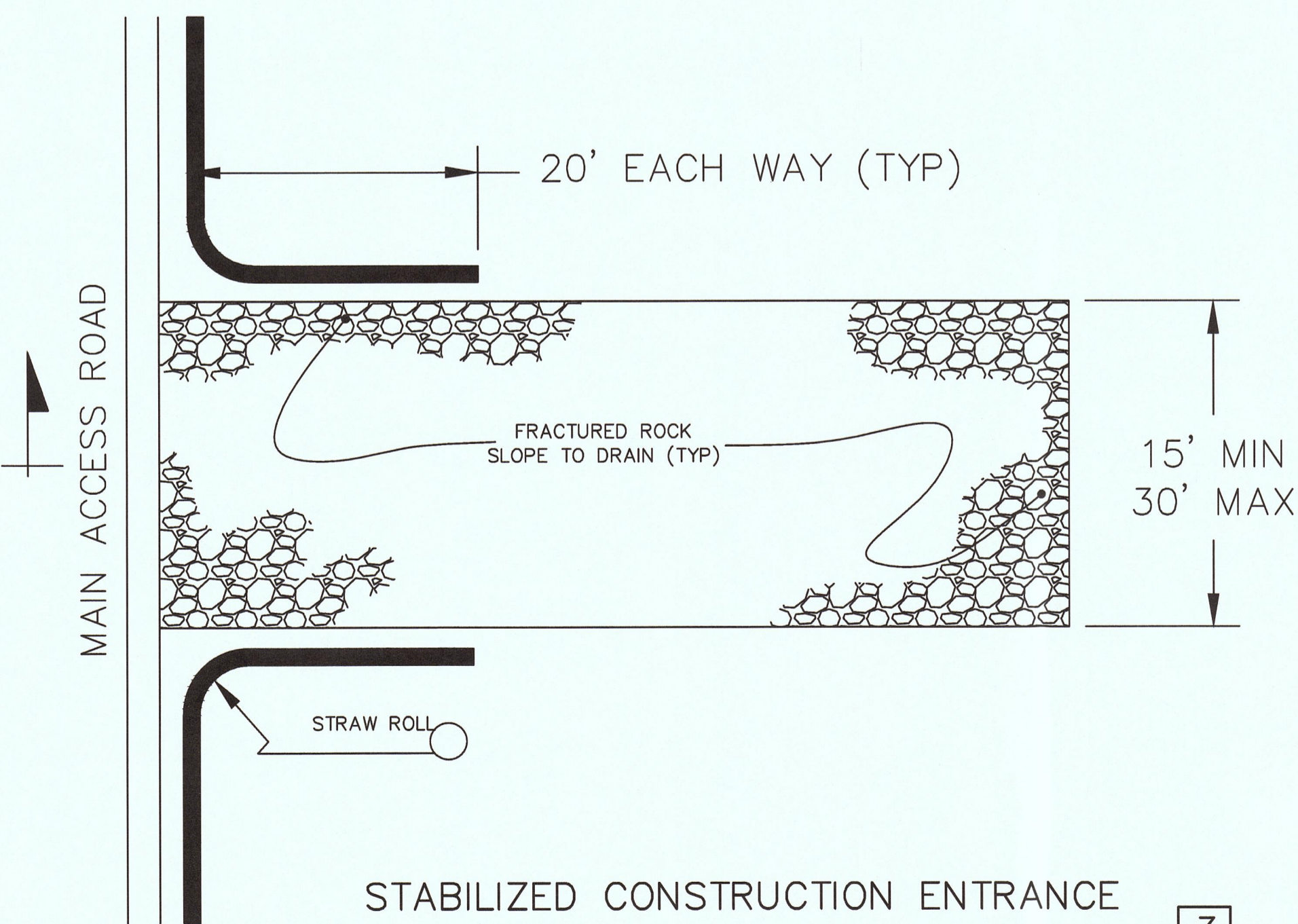
REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE
INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT
EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS
CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

SCALE: NTS



SECTION NOT TO SCALE



SCALE: NONE

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**GRADING AND DRAINAGE
EROSION CONTROL NOTES & DETAILS**
MIRAMAR DRIVE
HALF MOON BAY (UNINCORPORATED), CA
APN 048-054-120

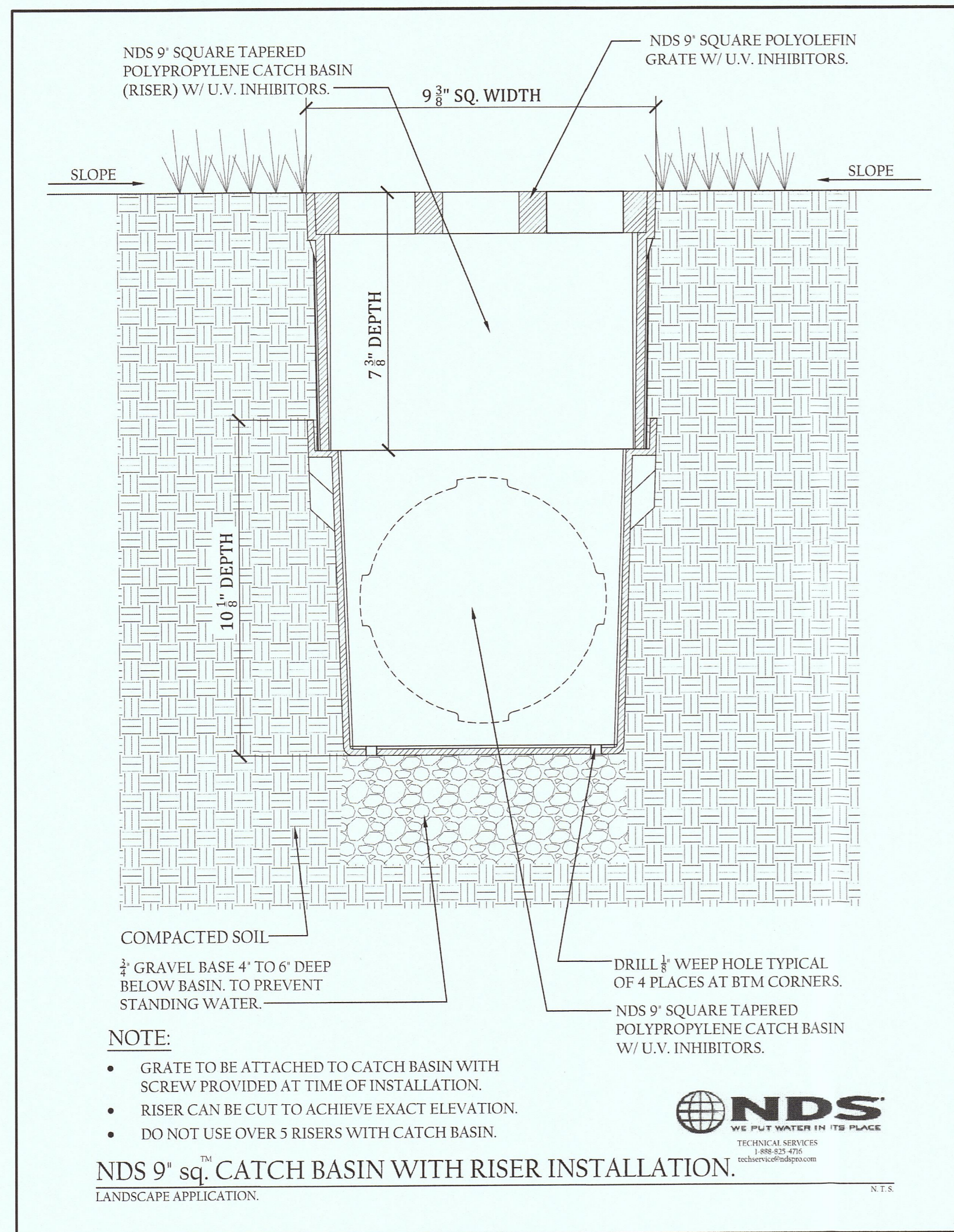
REVISIONS

DATE	DESCRIPTION

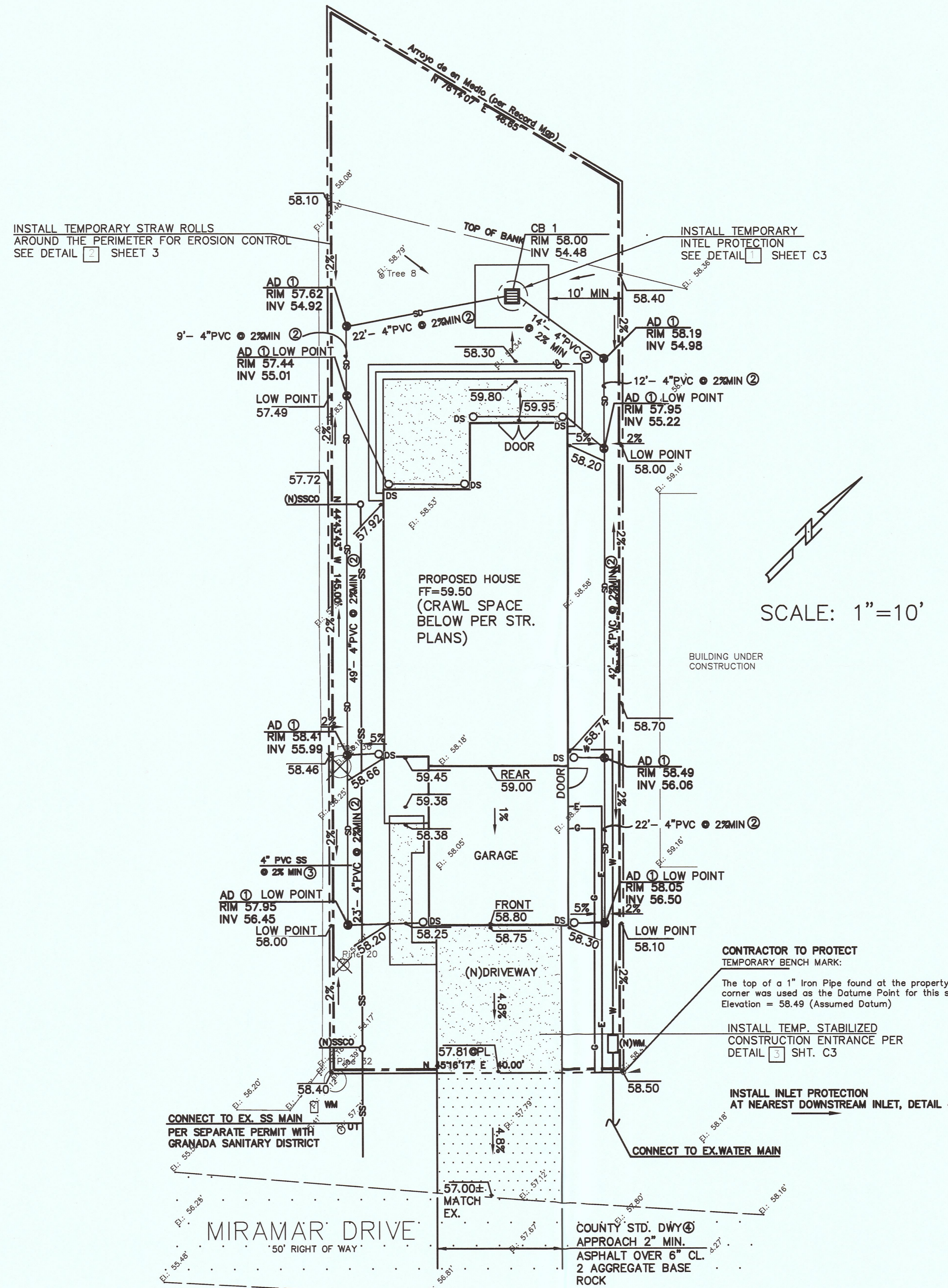
JOB NO. 15012
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SHEET
C3
OF 4 SHEETS



DETAIL
TYPICAL AREA DRAIN



REFERENCE NOTES:

- INSTALL AREA DRAINS ALONG SIDE YARD, SEE TYP. DETAIL
- NEW 4" STORM DRAIN @ 2% MIN. PVC SCH 40 SDR 26 MIN.
- INSTALL NEW 4" SEWER @ 2% MIN. SLOPE. SDR 35 MIN. PIPE PER SEPARATE PERMIT WITH GRANADA SANITARY DISTRICT
- FOR THE COUNTY STANDARD DRIVEWAY APPROACH, INTALL SLIGHT DRAINAGE SWALE PER DIRECTION OF ROAD INSPECTOR.

FEMA FLOOD ZONE: ZONE X
PANEL 255 OF 510 DATE: OCTOBER 16, 2012

SURVEY COMPLETED BY PAT MCNULTY
PROFESSIONAL LAND SURVEYOR
1604 FRANCIS AVENUE
BELMONT, CA 94002 TEL: 650-654-6460

SURVEY OF:
Lot 8 Block 1 of R.S.M. Book 4 of Maps pg. 12
SITE ADDRESS: Vacant Lot Miramar Drive,
Unincorporated San Mateo County
A.P.N. 048-054-120 DATE: OCTOBER 16, 2012
Area = 5320.0 sq. ft. +/-

NOTES:
1.) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
2.) The Elevations shown are based upon an assumed Datum.



PLANNING SUBMITTAL ONLY - NOT FOR CONSTRUCTION

GRADING AND DRAINAGE
PLAN
MIRAMAR DRIVE
HALF MOON BAY (UNINCORPORATED), CA
APN 048-054-120

REVISIONS

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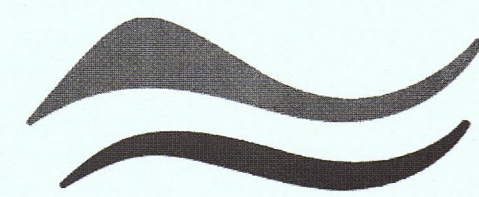
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SHEET
C2
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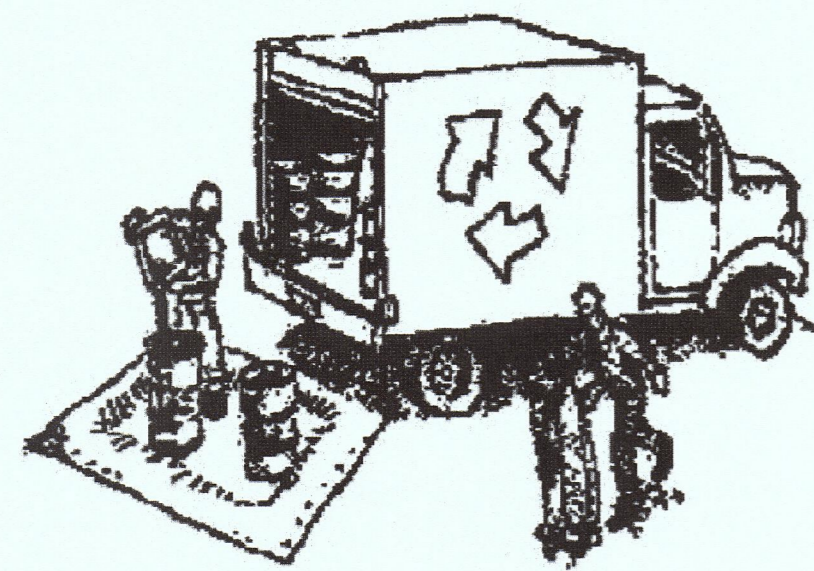


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

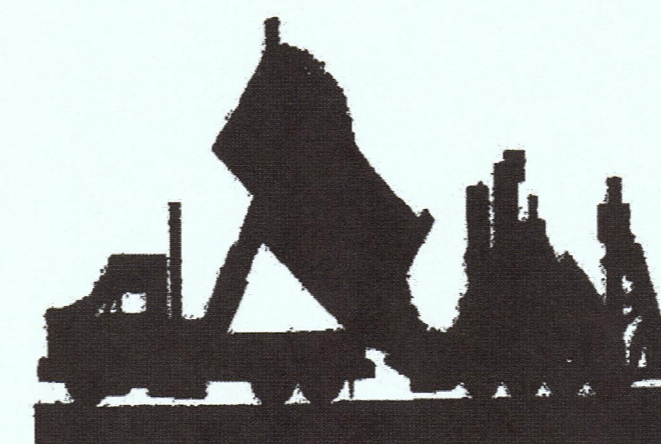


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

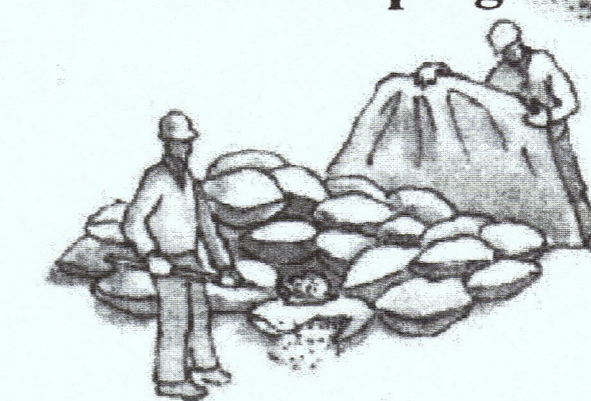
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



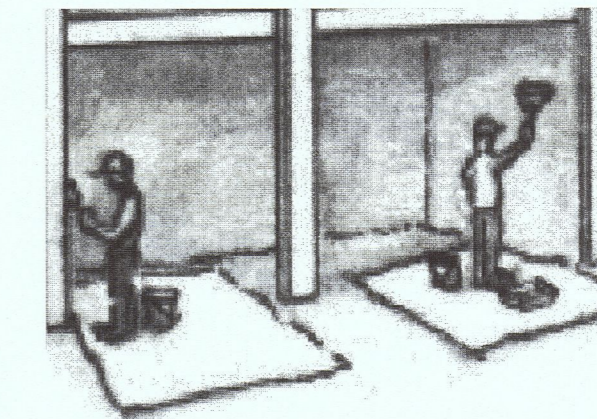
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

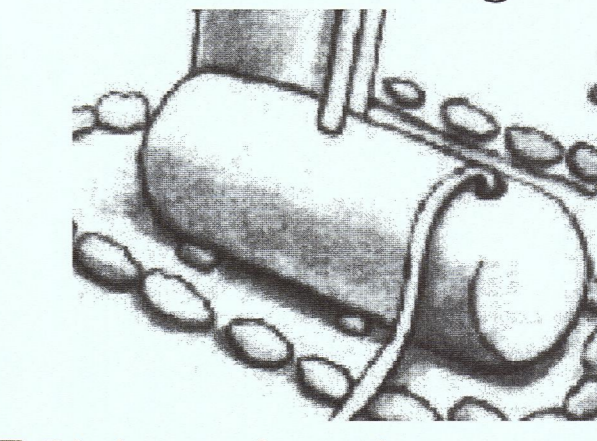
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

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GRADING AND DRAINAGE
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