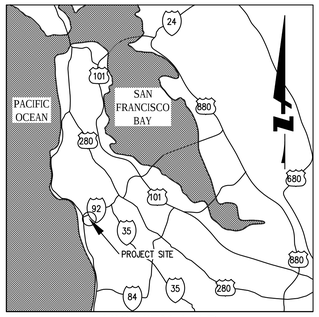
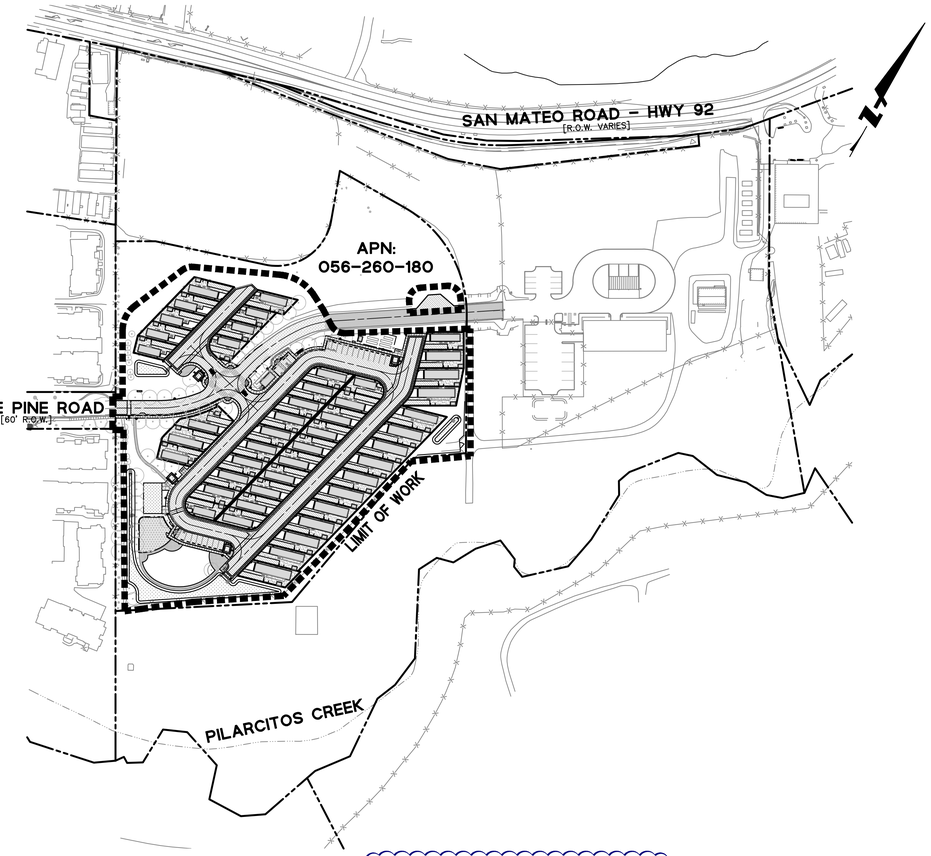
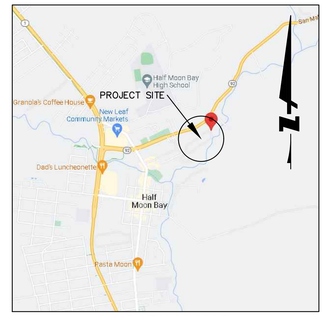
STONE PINE COVE
880 STONE PINE ROAD
HALF MOON BAY, CA

APN: 056-260-180



VICINITY MAP
N.T.S.





LOCATION MAP
N.T.S.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
AD	AREA DRAIN
AL	AREA LIGHT
ARV	AIR RELEASE VALVE
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BLDG	BUILDING
BO	BLOW OFF VALVE
BOT	BOTTOM OF TANK OR PIPE
BW	BOTTOM OF WALL ELEVATION
CATV	CABLE TELEVISION
CB	CATCH BASIN
CL	CENTER LINE
CIP	CAST IRON PIPE
CONC	CONCRETE
COR	CORNER
CUL	CULVERT
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DN	DOCUMENT NUMBER
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
ESM	ELECTRIC SUB-METER
EV	ELECTRIC VAULT
EX. NO.	EXCEPTION NUMBER
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FNC	FENCE
FS	FINISHED SURFACE ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HDB	HEADERBOARD
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
MSB	METERING SWITCHBOARD
MON	MONUMENT
(N)	NEW
OH	OVERHEAD
PIV	POST INDICATOR VALVE
PKG	PARKING
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
(R#)	DENOTES RECORD DEISTANCE
(R3: #m)	DENOTES DISTANCE MATCHING RECORD
RET	RETAINING WALL
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SEP	SEE ELECTRICAL PLANS
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLB	STREET LIGHTING BOX
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TOB	TOP OF BANK/SLOPE
TOP	TOP OF TANK OR PIPE
TPOB	TRUE POINT OF BEGINNING
TRAN	TRANSFORMER
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UB	UTILITY BOX
VD	PIPE VERTICAL DROP
VG	VALLEY GUTTER
W	DOMESTIC WATER LINE
WM	WATER METER

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
X" SS	X" SS	SANITARY SEWER
X" SD	X" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
E	E	ELECTRIC
OH	OH	OVERHEAD WIRES
X	X	FENCE
○	○	CLEAN OUT TO GRADE
◉	◉	FOUND MONUMENT
⋈	DDCV	DOUBLE DETECTOR CHECK VALVE
⋈	⋈	VALVE
▷	▷	THRUST BLOCK
◢	◢	BLOW OFF VALVE
◢	◢	AIR RELEASE VALVE
⊠	⊠	METER BOX
☼	☼	STREET LIGHT
•	•	DRAIN
■	■	ATRIUM DRAIN
▣	▣	CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	EB	ELECTRICAL BOX, SEE JOINT TRENCH PLANS
	C	CATV BOX, SEE JOINT TRENCH PLANS
	T	TELECOM BOX, SEE JOINT TRENCH PLANS
	2 / C9.1	DETAIL NUMBER / SHEET LOCATION

SHEET INDEX

CIVIL

OFFSITE CIVIL

LANDSCAPE

JOINT TRENCH & STREET LIGHTING

ELECTRICAL

IMPERVIOUS AREAS

TOTAL PROJECT AREA	299,112 SF (6.87 AC)
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	26,600 SF
POST-CONSTRUCTION	165,075 SF

3

DISTURBED AREA:

SLURRY SEAL AC	24,600 SF (0.56 AC)*
ONSITE DISTURBED AREA	234,910 SF (5.39 AC)
OFFSITE DISTURBED AREA	4,500 SF (0.10 AC)
TOTAL DISTURBED AREA	239,410 SF (5.50 AC)

*PAVEMENT MAINTENANCE/REPAVING WITH NO SUBGRADE DISTURBANCE IS EXCLUDED FROM DISTURBED AREA PER NPDES CONSTRUCTION GENERAL PERMIT.

WDID NO. 2 41C403470

EARTHWORK QUANTITIES

GROSS FIGURES		QUANTITY BREAKDOWN	
CUT	3,550 CUBIC YARDS	BIORETENTION AREA	
FILL	3,930 CUBIC YARDS	CUT	650 CUBIC YARDS
TOTAL	7,480 CUBIC YARDS	UTILITY TRENCHING	
BALANCE	380 CUBIC YARDS OF IMPORT	CUT	1,280 CUBIC YARDS
		SITE WORK AND LANDSCAPING	
		CUT	1,620 CUBIC YARDS
		FILL	3,930 CUBIC YARDS

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

COASTSIDE FIRE PROTECTION DISTRICT NOTES:

1. ALL MANUFACTURED HOMES SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25, SECTION 4302, AND NFPA13D.
2. SECONDARY EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED TO THE SITE THROUGH THE SITE AS INDICATED IN THE FIRE ACCESS PLAN, SHEET C6.1. AN EASEMENT FOR THE EMERGENCY VEHICLE ACCESS SHALL BE OBTAINED AND RECORDED PRIOR TO OCCUPANCY OF ANY MANUFACTURED HOMES.
3. THE SUBDIVISION SHALL INCLUDE SIGNAGE AND ADDRESS NUMBERS POSTED AT EACH NEW BUILDING IN ACCORDANCE WITH COASTSIDE FIRE PROTECTION DISTRICT STANDARD DI-013.

3

CONDITIONS OF APPROVAL NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL MEASURES NECESSARY FOR PROJECT COMPLIANCE WITH THE CONDITIONS OF APPROVAL, SEE SHEETS C0.2 AND C0.3 FOR CONDITIONS OF APPROVAL.

SOILS REPORT NOTES:

1. A PROJECT SOILS REPORT WHICH INCLUDES EXPLORATION OF SUBSURFACE CONDITIONS HAS BEEN PREPARED BY BAGG ENGINEERS, DATED AUGUST 23, 2023.
2. GROUNDWATER WAS ENCOUNTERED AT A DEPTH OF 9 FT. THE HIGHEST ANTICIPATED GROUNDWATER DEPTH IS LESS THAN 10 FT BELOW THE EXISTING GROUND SURFACE.
3. REFER TO THE REPORT FOR MORE DETAILED ASSESSMENT OF SUBSURFACE CONDITIONS
4. ALL WORK ONSITE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT AND AS DIRECTED IN THE FIELD BY THE PROJECT GEOTECHNICAL ENGINEER.

FLOOD PLAIN NOTES:

1. 100-YEAR AND 500-YEAR FLOOD ELEVATIONS ARE SHOWN PER PILARCITOS CREEK FLOODPLAIN STUDY BY BKF ENGINEERS, DATED JUNE 29, 2023.

HAUL ROUTE:

CONTRACTOR SHALL UTILIZE THE FOLLOWING HAUL ROUTE FOR IMPORTING/EXPORTING SOILS AND OTHER CONSTRUCTION MATERIALS:

- FROM JOB SITE, HEAD WEST ON STONE PINE RD TOWARDS MAIN ST.
- TURN RIGHT ONTO MAIN ST HEADING NORTH TOWARDS HWY 92.
- TURN RIGHT ONTO HWY 92.

ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

Brian Scott — 05/16/2024

BRIAN K. SCOTT — DATE
PRINCIPAL
P.E. #61034
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — BRIAN K. SCOTT — C 61034 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

Dale Leda — 05/16/2024

DALE LEDA — DATE
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

CONTACT INFORMATION:

PROJECT COORDINATOR: CAPITAL PROGRAM MANAGEMENT, INC.
1851 HERITAGE LN, SUITE 210
SACRAMENTO, CA 95815
CONTACT: STEVEN MCGUCKIN
STEVENM@CAPITALPM.COM
(916) 553-4400

CIVIL: BKF ENGINEERS
255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065
CONTACT: DALE LEDA
DLEDA@BKF.COM
(650) 482-6300

LANDSCAPE ARCHITECT: KIKUCHI + KANKEL DESIGN GROUP
730 MILL ST, HALF MOON BAY, CA 94019
CONTACT: TOM CONROY
TCONROY@KKDESIGNGROUP.COM
(650) 726-7100

ELECTRICAL: EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99, LYNNWOOD, WA 98036
CONTACT: ADAM FRENCH
AFRENCH@EMERALDCITYENG.COM
(425) 741-1200

JOINT TRENCH: MILLENIUM DESIGN AND CONSULTING, INC.
P.O. BOX 737, ALAMO, CA 94507
CONTACT: KAHN SENIMANDRA
KAHN@JOINTUTILITY.COM
(510) 837-7602

0 100 200
GRAPHIC SCALE

811 Know what's below. Call before you dig.

PLANS HAVE BEEN REVIEWED AND APPROVED BY:

CITY ENGINEER — DATE

PLANS HAVE BEEN REVIEWED AND APPROVED BY:

COASTSIDE FIRE PROTECTION DISTRICT — DATE

PLANS HAVE BEEN REVIEWED AND APPROVED BY:

COASTSIDE COUNTY WATER DISTRICT — DATE

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF

CALIFORNIA

TITLE SHEET
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY

HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale NO SCALE
Design DJP
Drawn DLG
Approved DJL
Job No 2021367-15

Drawing Number:
CO.0
OF

DRAWING NAME: K:\2021\211367-15_MB_Coryard_Housing\ENG\vmbsheets.dwg
PLOT DATE: 05-16-24
PLOTTED BY: gald

DEVELOPMENT STANDARDS NOTES:

REQUIREMENTS PER CITY OF HALF MOON BAY MUNICIPAL CODE CHAPTER 18.17 FOR MOBILE HOME PARK DISTRICT:

1. ALL MOBILE HOME SPACES SHALL BE SERVED FROM INTERNAL PRIVATE ROADWAYS AND THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM A MOBILE HOME SPACE TO A PUBLIC STREET OR ALLEY. INTERNAL ROADS SHALL HAVE A CLEAR AND UNOBSTRUCTED ACCESS TO A PUBLIC STREET OR HIGHWAY.

2. WALKWAYS SHALL BE PROVIDED THROUGHOUT THE MOBILE HOME PARK TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN ACCESS TO AMENITIES, OPEN SPACE AREAS, AND PUBLIC ROADWAYS. WALKWAYS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY STANDARDS BUT IN NO CASE SHALL BE LESS THAN THREE FEET IN WIDTH. WALKWAYS SHALL BE PAVED AND SEPARATE FROM ROADWAYS AND DRIVEWAYS FOR AUTOMOBILES.

2. A LANDSCAPING PLAN AND LANDSCAPE MAINTENANCE PLAN FOR THE SETBACK AREAS FROM THE PROPERTY PERIMETER OF THE MOBILE HOME PARK SHALL BE SUBMITTED FOR CONSIDERATION WITH EACH PERMIT APPLICATION FOR DEVELOPMENT OR EXPANSION OF A MOBILE HOME PARK. LANDSCAPING SHALL BE USED AS A BUFFER BETWEEN MOBILE HOME SPACES AND ADJACENT PROPERTIES. SERVICE AREAS AND OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM PUBLIC STREETS.

3. NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA INVASIVE PLANT COUNCIL, OR AS MAY BE IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED IN ANY LANDSCAPING IN THE MOBILE HOME PARK. NO PLANT SPECIES LISTED AS A NOXIOUS WEED BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED. ONLY NATIVE PLANTS OF LOCAL STOCK AND/OR DROUGHT-TOLERANT NONINVASIVE PLANTS SHALL BE USED FOR LANDSCAPING.

4. ONE NONILLUMINATED OR INDIRECTLY ILLUMINATED DETACHED MONUMENT SIGN, IDENTIFYING THE NAME OF THE MOBILE HOME PARK, SHALL BE PERMITTED. SUCH SIGN SHALL BE CONSTRUCTED OF NATURAL MATERIAL SUCH AS WOOD AND SHALL NOT EXCEED A HEIGHT OF FOUR FEET OR AN AREA OF SIXTEEN SQUARE FEET. ANY SUCH SIGN SHALL BE INTEGRATED INTO THE LANDSCAPE DESIGN.

6. MOBILE HOME PARKS SHALL BE REQUIRED TO USE GARBAGE COLLECTION AND RECYCLING SERVICES. CENTRAL COLLECTION CONTAINERS SHALL BE PROVIDED AT CONVENIENT LOCATIONS WITHIN DECORATIVE FENCED OR WALLED ENCLOSURES.

7. THE DEVELOPMENT, REDEVELOPMENT, OR MODIFICATION OF MOBILE HOME PARKS SHALL BE UNDERTAKEN PURSUANT TO THE WATER QUALITY PROTECTION STANDARDS SPECIFIED IN SECTION 18.38.121.

8. PRIOR TO ISSUANCE OF ANY COASTAL DEVELOPMENT PERMIT OR USE PERMIT, THE APPLICANT SHALL RECEIVE PRELIMINARY APPROVAL OF PLANS BY THE HALF MOON BAY FIRE PROTECTION DISTRICT.

9. LIGHTING SHALL BE THE MINIMUM NECESSARY TO ILLUMINATE THE INTERNAL ROADS WITHOUT ADVERSE IMPACT ON ADJACENT PROPERTIES. LIGHT FIXTURES SHALL BE THE MINIMUM HEIGHT NEEDED FOR PUBLIC SAFETY, BUT SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT, AND SHALL BE SHIELDED TO DOWNCAST LIGHT TO PREVENT GLARE ON ADJACENT PROPERTIES.

10. IN DEVELOPMENT OF NEW AND EXPANSION OF EXISTING MOBILE HOME PARKS, ALL NEW ELECTRICAL, TELEPHONE, CABLE TV, AND SIMILAR DISTRIBUTION LINES PROVIDING DIRECT SERVICE TO THE DEVELOPMENT, INCLUDING INDIVIDUAL SPACES, SHALL BE INSTALLED UNDERGROUND.

11. MOBILE HOME UNITS WITHIN MOBILE HOME PARKS SHALL BE LIMITED TO USE AS PERMANENT RESIDENCES. NO MOBILE HOME SHALL BE RENTED TO OR OCCUPIED BY ANY INDIVIDUAL OR GROUP OF INDIVIDUALS FOR A TERM LESS THAN THIRTY CONSECUTIVE DAYS.

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.

2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.

4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY BAGG ENGINEERS, DATED AUGUST 23, 2023.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE STORMWATER BIORETETION AREAS, STORM DRAIN LINES, AND STORM DRAIN CATCH BASINS.

2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.

3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE-FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.

4. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NEEDED.

5. FINALLY, DRAINAGE SWALES AND CONCRETE VALLEY GUTTERS SHOULD BE CONTINUOUSLY MONITORED AND CLEARED OF LEAVES AND DIRT DEBRIS.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON-SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.

2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ARBORIST REPORT BY WEST COAST ARBORISTS, INC., DATED AUGUST 21, 2023.

ARBORIST TREE PROTECTION NOTES:

THE FOLLOWING TREE PROTECTION MEASURES SHOULD BE APPLIED TO ALL TREES THAT ARE TO BE RETAINED:

1. PRE-CONSTRUCTION:
   A. A PRE-CONSTRUCTION MEETING SHOULD BE HELD TO DISCUSS TREE PROTECTION MEASURES AND ENSURE ALL TREE PROTECTION MEASURES HAVE BEEN PROPERLY INSTALLED.
   B. ANY CLEARANCE PRUNING THAT IS DEEMED NECESSARY FOR CONSTRUCTION SHALL BE COMPLETED USING THE MINIMAL DOSE NECESSARY AND SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO PRUNING.
   C. TREE PROTECTION ZONES (TPZ) SHALL BE ESTABLISHED AND ENFORCED TO PREVENT SOIL COMPACTION, GRADE CHANGE, AND ROOT DAMAGE. TREE PROTECTION AREAS SHALL BE ESTABLISHED WITH FIVE-FOOT-HIGH CHAIN LINK FENCING MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2-FEET, AT NO MORE THAN 10-FOOT SPACING.
      C.1. THE DIAMETER OF THE TPZ SHALL BE DETERMINED BY THE TRUNK DIAMETER OF TREES TO BE PROTECTED. FOR EVERY 1 INCH OF TRUNK DIAMETER, THE TPZ SHALL EXTEND 1 FOOT. FOR EXAMPLE, A 10-INCH DIAMETER TREE SHALL HAVE A TPZ WITH A RADIUS OF 10-FEET AROUND THE TREE. IN AREAS WHERE THIS TPZ SIZE IS GREATER THAN WHAT CONSTRUCTION CAN ALLOW, THE CANOPY DRIPLINE SHALL BE THE MINIMUM RADIUS FOR THE TPZ
      C.2. FOR TREES GROWING ALONG THE EAST PERIMETER OF THE PROPERTY, TPZS CAN BE COMBINED TO FORM ONE LARGE TPZ FOR TREES IN THIS AREA. ADDITIONALLY, FENCING IS NOT REQUIRED ON THE WEST SIDE OF THE TREES AS THE PROPERTY LINE FENCING IS ALREADY IN PLACE.
   D. A "WARNING: DO NOT ENTER" SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE.
   E. A 4-INCH LAYER OF CHIP BARK MULCH SHALL BE PLACED ON TOP OF THE TPZ AND ENCLOSED WITHIN THE TREE PROTECTIVE FENCING. THIS MULCH SHALL ONLY BE MOVED FOR LANDSCAPE PLANTS TO BE INSTALLED AFTER ALL EXCAVATION AND SOIL COMPACTION WORK HAS BEEN COMPLETED.
   F. ESTABLISH AN AREA OUTSIDE OF THE TPZS OR ON PREEXISTING HARDSCAPE TO STORE SEDIMENT AND BACKFILL. ENSURE NO FLOW PATHS LEAD TO TPZS FROM SEDIMENT OR BACKFILL PILES IF PRESENT.
   G. NO MATERIAL OR EQUIPMENT SHALL BE STORED OR PLACED WITHIN THE TPZ OF PRESERVED TREES.
2. CONSTRUCTION:
   A. IN AREAS WHERE CONSTRUCTION ACTIVITY IS TO TAKE PLACE BENEATH THE CANOPY OF EXISTING TREES, SUCH AS THE WALKING PATH, THE TPZ SHALL BE MOVED TO THE GREATEST DISTANCE POSSIBLE FROM THE SUBJECT TREE WHILE ALSO ALLOWING FOR CONSTRUCTION TO PROCEED. ONCE CONSTRUCTION IN THE SUBJECT AREA HAS OCCURRED, THE TPZ SHALL BE MOVED BACK TO THE PREESTABLISHED BOUNDARY.
      A.1. PROJECT ARBORIST SHALL CONDUCT SITE OBSERVATIONS DURING ANY CONSTRUCTION ACTIVITY THAT IS TO TAKE PLACE BENEATH THE CANOPY DRIPLINE OF TREES.
      A.2. ANY EXCAVATION ACTIVITY THAT IS TO TAKE PLACE IN THESE AREAS IS PROHIBITED FROM USING BACKHOES, TREAD TRACTORS, OR ANY OTHER HEAVY VEHICLES. METHODS PERMITTED INCLUDE HAND DIGGING, HYDRAULIC OR PNEUMATIC AIR EXCAVATION.
   B. DURING EXCAVATION ACTIVITY, SHOULD ANY ROOTS BE ENCOUNTERED, ROOT PRUNING SHALL BE DONE WITH HAND TOOLS IN ORDER TO MAKE CLEAN CUTS THAT FACE THE EXCAVATED AREA.
      B.1. ROOTS LARGER THAN 2.5 INCHES SHALL NOT BE CUT WITHOUT PROJECT ARBORIST PRIOR APPROVAL.
      B.2. ROOTS LARGER THAN 2.5 INCHES THAT ARE CUT SHALL IMMEDIATELY SHADED AND KEPT MOIST WITH WET BURLAP OR SIMILAR MATERIAL UNTIL THEY CAN BE RECOVERED.
   C. NO PRUNING SHOULD BE PERFORMED ON TREES THAT HAVE ROOTS IMPACTED BY CONSTRUCTION ACTIVITY FOR AT LEAST ONE YEAR FOLLOWING THE COMPLETION OF THIS PROJECT OTHER THAN NECESSARY MAINTENANCE SUCH AS BUILDING CLEARANCE.
3. POST CONSTRUCTION:
   A. PROJECT ARBORIST SHOULD CONDUCT MONITORING TWICE A YEAR FROM THE DATE OF PROJECT COMPLETION FOR NO LESS THAN TWO YEARS TO ENSURE TREES ARE IN GOOD CONDITION.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.

2. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.

3. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.

2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.

3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.

4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.

5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

9. CLEAN UP ALL SPILLS USING DRY METHODS.

10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION-SITE.

11. CALL 911 IN CASE OF A HAZARDOUS SPILL.

12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).

13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION-SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.

5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION-SITE.

6. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT-OF-WAY IS PERMITTED.

9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.

2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION-SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

DUST CONTROL:

1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.

2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.

3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.

4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS AND CITY STANDARD DETAIL UT-1 WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES. (3)

2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).

3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.

4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.

5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.

6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.

8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.

10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS.

4. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

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CALIFORNIA

NOTES
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY

HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale NO SCALE
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C0.1
OF

DRAWING NAME: K:\2021\211367-15_HMB_Corpyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gald

ATTACHMENT 1
CONDITIONS OF APPROVAL
PDP-23-090
ISSUANCE DATE: December 11, 2023

A. The following Conditions apply to this project:

1. CONFORMANCE WITH THE APPROVED PLANS. All plans shall substantially conform to the project plan set dated November 28, 2023, submitted with the application, as may be modified by the conditions of approval. The Community Development Director and the City Engineer shall review and may approve any deviations from the approved plans that are determined minor. Any other proposed change shall be processed as part of the Follow-Up Coastal Development Permit and shall be subject to Planning Commission Review as required by Title 18. (Engineering and Planning)

2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor. Any other change shall be included in the Follow-Up Coastal Development Permit and shall be subject to Planning Commission Review. (Planning)

3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Engineering and Planning)

4. FOLLOW-UP COASTAL DEVELOPMENT PERMIT. The permittee shall submit a Coastal Development Permit application within 60 calendar days of the issuance date of the Emergency Coastal Development Permit. (Planning)

5. ON-SITE MANAGEMENT. The permittee shall obtain a qualified management company and provide on-site management in perpetuity for this community. The on-site management company shall be responsible for administering community policies and rules and for at least an annual inspection of each home to ensure safety and property maintenance. Inspections shall also be conducted following environmental occurrences such as earthquakes and extreme weather events to ensure structural integrity and safety. (Planning)

6. AFFORDABILITY. The project is subject to approval of an affordable housing agreement between the City and San Mateo County. (CMO)

7. FUTURE MODIFICATIONS TO HOMES. The manufactured homes must be maintained in accordance with original specifications. Routine maintenance is allowed but must be compliant with applicable codes. Additions are not permitted. Detached structures, such as arbors or sheds, may be permitted according to the community policies. (Planning)

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8. CONSERVATION CORRIDOR. To comply with Mitigation Measure BIO-2.f. from the Corporation Yard Initial Study/Mitigated Negative Declaration, the conservation corridor established for the Corporation Yard improvement project (PDP 21-053) shall be maintained by the City of Half Moon Bay. The wildlife tunnels and exclusionary fencing shall be inspected at least annually to ensure that the tunnels maintain open passage and the fencing maintains a complete barrier for passage of special status species including the California red-legged frog and the San Francisco garter snake. (Public Works)

9. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. The permittee shall install lighting per plans and submitted photometric lighting plan for all exterior light fixtures including lighting for parking lots, walkways, and open space areas. No floodlights are permitted on-site. (Planning)

10. SIDEWALK MAINTENANCE AND LIABILITY. It shall be the duty of the owner/operator to maintain all walkways within the project in a safe and non-dangerous condition. Walkway maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover, and other landscaping impacting the safety of users. (Engineering and Planning)

B. The following Conditions shall be fulfilled prior to issuance of the grading permit and/or building permit:

1. SIGNED CONDITIONS OF APPROVAL. The permittee shall submit a signed copy of the conditions of approval to the Planning Department. (Planning)

2. CONSTRUCTION PLANS. File Number PDP-23-090 and the Conditions of Approval for this project shall be provided on the cover page of the engineering permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for the construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and backup data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped, and signed by an engineer or architect licensed by the State of California. (Planning and Engineering)

3. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utility lines are allowed. Show locations of all service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, and electrical. (Engineering)

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4. WATER CONSERVATION IN LANDSCAPING. The permittee shall submit a final landscape and irrigation plan in substantial conformance with the Landscape Plan dated November 28, 2023 reflecting any revisions necessitated by the Conditions of Approval. The final irrigation plans shall be submitted and approved by the Community Development Director utilizing an Outdoor Water Efficiency Checklist that demonstrates compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code). (Planning)

5. SURVEY REQUIRED. The permittee shall include a baseline elevation datum point on, or close to the construction site, indicating the grade as consistent with the survey and grading plan included in the November 28, 2023 application submittal. (Building and Public Works)

6. HOME DESIGN. Final elevations, floorplans, and a color board shall be submitted and approved by the Community Development Director prior to the issuance of the Building Permit and/or installation of any homes (compliance with this condition is not a prerequisite for issuance of the Grading Permit). Homes shall include architectural features including pitched roofs, quality siding such as board and batten, shutters, wood steps, covered entrances, and shutters. Home foundations shall comply with the recommendations of the project geotechnical review prepared by BAGG Engineers dated August 23, 2023. (Building and Planning)

7. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of the Grading Permit, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately sized water connection for domestic and fire service for this project and that a sufficient number of priority connections have been allocated to the project. The City agrees to provide a letter in advance to CCWD indicating the allocation of affordable and coastal priority water connections. (Building and Fire)

8. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of the first building permit, the permittee shall obtain a "will serve" letter from the City of Half Moon Bay designating and transferring sewer capacity/connections to the project. (Public Works and Building)

9. LOT GRADING. This project requires the issuance of a grading permit. No on-site grading or site preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to the issuance of a grading permit. Lot grading includes, but is not limited to, leveling, scraping, clearing, stockpiling of materials, or removal of lot surface area. (Engineering)

10. DRAINAGE PLAN. On-site drainage shall conform with the Drainage Plan dated November 28, 2023. Prior to the issuance of a grading permit, the permittee shall demonstrate that the grading plan is in substantial conformance with the Drainage Plan. Plans shall include supporting calculations for stormwater detention on the site for the additional run-off from a ten-year frequency storm of two-hour duration.

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11. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper,* to the satisfaction of the City Engineer. (Engineering)

12. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted in conjunction with the Grading Permit that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)

13. FIRE PROTECTION REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards as may be identified and recommended by the Coastside Fire Protection District and include such requirements in plans. (Fire)

14. COASTSIDE COUNTY WATER DISTRICT. The project shall comply with all applicable regulations and requirements of the Coastside County Water District including for fire flow and include such requirements in plans. Water service shall not be in the same trench as other utilities. (Water District)

15. TREE PROTECTION REQUIREMENTS. To protect the trees on the site and surrounding area (excluding the trees approved for removal), the project shall conform to the approved tree protection plan. The following tree protection measures shall be implemented during construction:
   a. Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
   b. No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a tree protection plan approved by the Community Development Director.
   c. No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation. (Planning/Building)

16. NATURAL GAS. There shall be no natural gas service to the project.

C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during grading and construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are

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not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)

3. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Any cuts for utility connections on Stone Pine Road that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay for public street cuts shall be by the City Standard Details. Three or more cuts in the pavement for utility connections will require a 2-inch thick asphalt concrete overlay on the existing pavement across the property frontage. (Engineering)

4. CONSTRUCTION TRAILER(S). Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
   a. Any construction trailer placed on-site shall be used as a temporary construction office only.
   b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
   c. Overnight inhabitance of the construction trailer is not permitted.
   d. No construction trailers are permitted on site prior to issuance of the site grading permit.
   e. Construction trailer(s) shall be removed prior to issuance of a certificate of occupancy for the last unit in the project. (Planning)

5. PROJECT STAGING - EQUIPMENT AND MATERIALS STORAGE. Equipment and material storage shall be located on site, and laydown shall be limited to the designated areas shown on Plans dated November 28, 2023. Construction equipment and materials shall not be stored within Stone Pine Road or the driveway serving the City Corporation Yard. Temporary laydown and storage may be made available, as necessary, within the City Corporation Yard. (Planning and Public Works)

6. SITE ACCESS AND PARKING. Construction vehicles/equipment and workers shall access the project site via Stone Pine Road. Construction vehicles/equipment shall observe a 15-mile-per-hour speed limit on Stone Pine Road, and workers shall abide by the posted speed limit (25 miles per hour). Parking for construction vehicles/equipment and worker vehicles shall be limited to the designated areas identified on Plans dated November 28, 2023. Worker

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parking shall be limited to construction staff, inspectors, and consultants and may occur from 7:00 AM to 7:00 PM Monday through Saturday. Except as otherwise approved by the Public Works Director, there shall be no vehicle parking on Sundays or holidays. (Engineering)

7. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
   - All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles per hour.
   - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
   - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
   - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
   - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
   - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
   - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
   - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
   - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
   - Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. (Building)

8. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed of in accordance with the regulations of San Mateo County Department of Health. (Building)

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9. COMPLIANCE WITH STATE AND FEDERAL CODES. All structures shall be constructed and/or installed in compliance with the standards of the current applicable State and federal Codes including current California Title 24 and California Title 25, as well as local amendments. (Building)

10. COMPLETION OF UTILITIES. Any public utilities requiring relocation as part of the construction of the project shall be relocated at the permittee's expense. (Building)

11. CONSTRUCTION HOURS. Construction activities on the site shall be limited to the hours of 8:00 AM to 6:00 PM. Monday through Saturday. Construction-related staging and mobilization may commence no earlier than 7:00 AM and cease no later than 7:00 PM. No construction is allowed on Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)

12. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)

D. The mitigation measures from the Corporation Yard Initial Study/Mitigated Negative Declaration (PDP 21-053) are incorporated into the conditions of approval and shall be complied with prior to and during construction:

BIO-1 The following general mitigation measures shall be implemented during the project:

a. Prior to the start of the project, all construction crew members shall attend an environmental awareness training presented by a qualified biologist. A training brochure describing special-status species, project avoidance and minimization measures, key contacts, and potential consequences of impacts to special-status species and potentially jurisdictional features shall be distributed to the crew members during the training. Trainees shall sign an environmental training attendance sheet. These personnel shall be informed about the possible presence of all special-status species and habitats associated with the species identified here to be potentially present in the project area and that unlawful take of the animal or destruction of its habitat is a violation of the Federal Endangered Species Act and the California Endangered Species Act. Prior to construction activities, the qualified biologist shall instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; and (3) a list of measures being taken to reduce impacts on these species during project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the construction crew and anyone else who enters the project site.
b. Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas as well as delineate areas that shall be avoided with signage and tape. Areas that shall be avoided include Pilarcitos Creek,

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the impoundment, riparian habitat, and the wildlife corridor. Specifically, the buffer shall be 50 feet outward from the limit of riparian vegetation along Pilarcitos Creek or 100 feet from the top of bank within Pilarcitos Creek (whichever is greater) and 100 feet outward from the impoundment. The identified buffer shall be clearly depicted on any construction plans. Work may occur within these buffer areas under the supervision of a qualified biologist, and shall be limited to removal of the existing materials enclosure and the existing fencing around the impoundment. In addition, prior to initial ground disturbance or vegetation removal, the limits of the identified buffer around the impoundment, associated riparian habitat, and annual grassland to be avoided shall be flagged or fenced.
c. If any wildlife is encountered during project activities, said wildlife must be allowed to leave the work area unharmed. All listed wildlife species shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way. If non-listed and/or non-special-status wildlife does not leave the work area of their own accord, the qualified project biologist may relocate the wildlife outside of the project limits.
d. During project activities, all trash that may attract predators such as wrappers, cans, bottles, and food scraps shall be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the entire construction site. Following construction, trash/construction debris shall be removed from work areas.
e. The area of disturbance shall be limited to the minimum necessary to complete the project. Project boundaries shall be clearly demarcated, and these areas shall be outside of sensitive areas.
f. No firearms shall be allowed on the project site, except for federal, state, or local law enforcement, or security guards.
g. Project-related vehicles shall observe a 10 mile-per-hour speed limit in all project areas, except on City and County roads, and state highways; this is particularly important on rainy nights when California red-legged frogs are most active.
h. Nighttime construction shall be avoided.

BIO-2 Minimize impacts to special-status amphibians and reptiles:

NOTE: The requirements of Mitigation Measure BIO-2 are addressed in that the conservation corridor has been established. The measure is included here for reference.

a. The permittee will retain professional qualified biologists with experience monitoring for California red-legged frog and San Francisco garter snake to provide biological monitoring during all project construction activities that may result in take of any special-status species.
b. A qualified biological monitor (or as required by project permits) shall be on-site during all project construction activities that may result in take of any special-status species. The qualified biologist shall be given the authority to freely communicate verbally, by telephone, electronic mail, or in writing at any time with construction personnel, any other person(s) at the project site, otherwise associated with the project, the USFWS, the CDFW, or their designated agents. The qualified biologist shall have oversight over implementation of all the conservation measures and shall have the authority and responsibility to stop project activities if they determine any of the associated requirements are not being fulfilled. If the qualified biologist exercises this authority, the USFWS and CDFW shall be notified by telephone and electronic mail within twenty-four (24) hours.

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CONDITIONS OF APPROVAL
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEZA
C 78436
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
3	BID ADDENDUM 3	04/03/2024
4	BID ADDENDUM 4	04/12/2024
5	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale NO SCALE
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
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c. Construction materials, including, but not limited to, wooden pallets, BMPs, equipment, or other materials, that are left on the ground for more than 24 hours shall be inspected before and during moving of the materials to prevent potential impacts to animals that may have utilized the materials as a temporary refuge. All construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the qualified biologist and/or the construction foreman/manager for animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a California red-legged frog or San Francisco garter snake is discovered inside a pipe or culvert by the qualified biologist or construction foreman/manager, the protocol in Mitigation Measure BIO-2(h) shall be followed.

d. To prevent inadvertent entrapment of the California red-legged frog or San Francisco garter snake during construction, the qualified biologist and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than 1 foot deep are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the qualified biologist. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals by the qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog or San Francisco garter snake is discovered by the qualified biologist or anyone else, the steps in Mitigation Measure BIO-2(h and i) shall be followed.

e. If a California red legged frog or San Francisco garter snake, or any animal that construction personnel believe may be either of these species, is encountered during project construction, the following shall be followed.
   i. All work that could result in direct injury, disturbance, or harassment of the individual animal shall immediately cease;
   ii. The foreman and qualified biologist shall be immediately notified; and
   iii. The qualified biologist shall determine if the animal is a California red-legged frog or San Francisco garter snake and, if so, shall follow Mitigation Measure BIO-2h for California red-legged frog and Mitigation Measure BIO- 2(i) for San Francisco garter snake.

f. If any California red-legged frogs are found during implementation of Mitigation Measures BIO-2(a), BIO-2(b), BIO-2(c), BIO-2(d), BIO-2(e), BIO-2(f), or BIO-2(g) the qualified biologist shall contact the USFWS to determine if moving any of the individuals is appropriate. In making this determination, the USFWS shall consider if an appropriate relocation site exists. If the USFWS approves moving animals, the City shall ensure that a permitted biologist holding a 10(a)(1)(A) permit for California red-legged frog (or as required by the project permits) is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only qualified and permitted biologists shall capture, handle, and move the California red-legged frog. The permitted biologist shall monitor any relocated frog until it is determined that it is not imperiled by predators or other dangers.

g. The qualified biologist shall monitor any individual San Francisco garter snake encountered within the impact area, but allow it to leave the impact area on its own. If

the qualified biologist determines that the snake cannot leave on its own then the USFWS and CDFW shall be consulted to determine if the snake can be captured and relocated to appropriate habitat on the outside of the impact area. No San Francisco garter snakes shall be handled without explicit agency approval.

h. Planting of western mosquitofish (*Gambusia affinis*) within the impoundment shall be prohibited. Treatment of the impoundment for mosquito larvae by the Mosquito Abatement District will be conducted utilizing alternative treatments approved by the District (e.g., insect growth regulators).

i. The use of any pesticides in the impact area shall be utilized in such a manner to prevent primary or secondary poisoning of the California red-legged frog and/or San Francisco garter snake potentially present in the project area, and the depletion of food items on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the USEPA, California Department of Food and Agriculture, and other appropriate state and federal regulations, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. Furthermore, pesticide use will be subject to documentation of compliance with the USEPA's Stipulated Injunction concerning the type used and buffer for application away from waterbodies and shall be rated for aquatic use by the California Department of Pesticide Regulation and have less-than-significant effects on California red-legged frog and San Francisco garter snake.

j. The use of herbicides shall not be permitted unless approved by CDP amendment. Future approval of herbicide use will be subject to documentation of compliance with the USEPA's Stipulated Injunction concerning the type used and buffer for application away from waterbodies and shall be rated for aquatic use by the California Department of Pesticide Regulation and have less-than-significant effects on California red-legged frog and San Francisco garter snake.

k. The use of rodenticides (i.e., anticoagulants) for controlling rodents, such as rats (*Rattus* spp.), house mice (*Mus musculus*), and California ground squirrels (*Spermophilus beecheyi*), shall be prohibited. If rodent control is required by the City, localized trapping efforts shall be conducted.

l. Construction activities (e.g., grubbing, grading) shall occur during dry weather conditions only, and to the extent feasible, during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog and San Francisco garter snake.

m. Regardless of the season, construction shall adhere to SMCWPPP BMPs, and no construction shall occur during and within 24 hours following a significant rain event (defined as greater than 0.25 inch in a 24-hour period). Following a significant rain event and the 24-hour drying-out period, a qualified biologist shall conduct a preconstruction survey for California red-legged frog and other sensitive species prior to the restart of any project activities.

n. A wildlife corridor shall be constructed as part of the Project and would funnel any potentially dispersing California red-legged frog or San Francisco garter snake into a culvert tunnel beneath the access road and limit the potential for traffic accessing the Corporation Yard to impact California red-legged frog or San Francisco garter snake. The wildlife corridor would also include a fence line along the riparian buffer of Pilarcitos Creek, which would further ensure that individual California red-legged frog and San

Francisco garter snake would utilize the wildlife corridor to safely travel between the agricultural pond and the creek. The riparian buffer fencing would prevent California red-legged frog or San Francisco garter snake from entering the upland, trafficked portions of the property, where they could be injured or killed or trapped in upland habitat where they could be easily predated. The wildlife corridor design considered the life history aspects of both California red-legged frog and San Francisco garter snake to provide a safe and suitable movement corridor without any further management actions required.

o. The wildlife corridor fencing shall be maintained as a boundary to allow for safe wildlife movement between the impoundment and Pilarcitos Creek by funneling any dispersing wildlife through tunnels beneath the access road and providing a boundary along the riparian corridor of Pilarcitos Creek. The wildlife fencing, tunnel, and corridor shall be maintained over the lifetime of its use, and any portion that is observed to be broken or not functioning properly shall be repaired immediately by the City.

p. A temporary material may be used for the wildlife fencing, such as ERTEC or similar material, during construction of the project and for up to 1 year after construction is complete. If a temporary material is used for the fencing, it shall be inspected weekly by the City staff for any needed repairs. After 1 year the temporary fencing should be either replaced with a permanent wildlife fencing (e.g., chain-link fencing with vinyl slats) or reassessed for efficacy by a qualified biologist.

q. Installation of the wildlife corridor and associated fencing should take place during dry weather conditions to ensure that no dispersing California red-legged frogs or San Francisco garter snakes are trapped in upland areas.

r. The wildlife corridor shall be maintained and repaired annually or more frequently as needed. The tunnels beneath the access road shall be inspected to ensure that it is not blocked by vegetation or sediment. Vegetation fuels management within the wildlife corridor shall use low impact methods (such as goat grazing or using hand tools) on an annual basis. Any mechanical maintenance activities (including using hand tools for vegetation maintenance) within the wildlife corridor shall be closely monitored by an approved biologist.

BIO-3 Minimize impacts to Pilarcitos Creek and riparian habitat:

a. The project shall comply with the SMCWPPP, Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit and General Construction permit to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which shall prevent stream downcutting, riparian bank erosion, or other downstream impacts.

b. All spoils, such as dirt, excavated material, debris, and construction-related materials, generated during project activities shall be placed where they cannot enter any drainage ditch, culvert inlet, or nearby vernal marshes. Spoils shall be covered or secured to prevent sediment from escaping. Once the spoil pile is no longer active, it shall be removed from the work area and disposed of lawfully at an appropriate facility.

c. All exposed soils in the work area resulting from project activities shall be stabilized immediately following the completion of work to prevent erosion. Erosion and sediment control BMPs, such as silt fences, straw hay bales, gravel or rock-lined drainages, water

check bars, and broadcast straw, can be used. BMPs shall be made of certified weed-free materials. Straw wattles, if used, shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting. At no time shall silt-laden runoff be allowed to enter any drainages or other sensitive areas.

d. All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any drainages and other water features, including Pilarcitos Creek. Crew members shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the construction contractor shall prepare a plan to be approved by the City before construction begins to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

e. All exposed surfaces shall be wetted periodically to prevent significant dust.

f. All stockpiled soil shall be covered during periods of rain.

g. The following BMPs shall be implemented to limit the spread of invasive species into sensitive habitats:
   iv. All ground-disturbing equipment used adjacent to the riparian habitat shall be washed (including weeks, tracks, and undercarriages) at a legally operating equipment yard both before and after being used at the site;
   v. All applicable construction materials used on-site, such as straw wattles, mulch, and fill material, shall be certified weed free;
   vi. The project shall follow the SMCWPPP and a SWPPP as per the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit; Water Board Order No. 2009-0009-DWQ) if applicable;
   vii. All disturbed soils shall be stabilized and planted with a native seed mix from a local source following construction;
   viii. If excavating, soil and vegetation removed from densely weed-infested areas (for example, dense poison hemlock infestations or cape ivy infestations) shall not be used in general soil stockpiles and shall not be redistributed as topsoil cover for the newly filled areas. All weed-infested soil shall be disposed of off-site at a landfill.

BIO-4. Minimize impacts to nesting birds, as required by the Federal Migratory Bird Treaty Act:

a. If project activities, including, but not limited to, grubbing and grading, are conducted during nesting bird season (generally February 15 to September 15), preconstruction nest surveys shall be conducted in and near the project (within 500 feet for large raptors and 300 feet for all other birds) by a qualified biologist within 7 days of the start of construction. If nesting birds are identified during the preconstruction survey, then the project shall be modified (i.e., a no-work exclusion buffer of appropriate size [to be determined by the qualified project biologist] shall be erected around active nests) and/or delayed as necessary to avoid impacts to the identified nests, eggs, and/or young. Disturbing active nests must be avoided until young birds have fledged.

b. Construction activities shall not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project shall be removed prior to the start of the nesting season (e.g., prior to February 15), to the extent feasible. This shall preclude the initiation of nests in this vegetation and prevent the potential delay of the project due to the presence of active nests in these substrates.

BIO-5. Minimize impacts to heritage trees:

NOTE: The requirements of Mitigation Measure BIO-5 are replaced by the landscape and tree replacement plan. The measure is included here for reference.

a. During detailed design of the project, removal of trees protected by the City heritage tree ordinance shall be avoided and minimized to the extent feasible. If tree removal is necessary, it is recommended that a certified arborist conduct a tree survey to determine the number and health of heritage trees within the developed habitat of the project area. Where removal of trees cannot be avoided, the City shall comply with the standards of the City heritage tree ordinance, including the planting of replacement trees where feasible and approval from the City Manager.

BIO-6. Minimize impacts to roosting bats:

a. Pre-Construction Bat Survey. Prior to tree removal, a qualified bat biologist shall conduct a visual survey of the project area to identify if bats are roosting within trees within the project area. Roost sites shall be avoided during tree removal. If no roosting sites or bats are observed during the survey no further mitigation is necessary.

   i. If roosting bats or indications of bat roosts are observed within project trees to be removed, tree removal shall be conducted under the supervision of a qualified bat biologist. During tree removal and where potential bat roosts were identified, a qualified bat biologist shall be present and tree removal shall begin with portions of the tree that do not provide suitable roost habitat (e.g., low limbs lacking forage). Trees shall be disassembled at a speed in coordination with the on-site qualified bat biologist that allows any roosting bats to vacate the tree.

BIO-7. Minimize impacts to dusky-footed woodrat:

a. Focused surveys for San Francisco dusky-footed woodrat nests within the riparian habitat associated with Pilarcitos Creek and the marsh habitat shall be conducted within 7 days of the start of construction. If no nests are found, then no further mitigation shall be warranted. If nests are found, then Mitigation Measures b and c shall be implemented.

b. Dusky-footed woodrats are year-round residents. Therefore, avoidance mitigation is limited to designing the project to avoid direct impacts on woodrat nests to the extent feasible. Ideally, a minimum 10-foot buffer should be maintained between project construction activities and each nest to avoid disturbance. In some situations, a smaller buffer may be allowed if in the opinion of the qualified biologist removing the nest would be a greater impact than that anticipated due to project activities. If nests are observed within riparian habitat and this habitat shall be avoided by the project, high-visibility

fencing shall be installed around these woodrat nests to keep workers, construction equipment, and construction materials out of the area where the nests are located.

c. If avoidance of occupied nests is not feasible, the woodrats shall be evicted from their nests prior to the removal of the nests and onset of ground-disturbing activities to avoid injury or mortality of the woodrats. A qualified biologist shall disturb the woodrat nest to the degree that all woodrats leave the nest and seek refuge outside of the project activity area. Subsequently, the nest sticks shall be relocated; these materials shall be piled at the base of a nearby tree or shrub outside of the impact area. The spacing between relocated nests shall not be less than 20 feet, unless a qualified biologist has determined that the habitat can support higher densities of nests.

CUL-1. Implement an environmental awareness training program:
Prior to the start of the project, all construction crew members will attend an environmental awareness training. This environmental awareness training will be conducted by a qualified archaeologist and will address cultural situations that may be encountered. An archaeologist will prepare an archaeological brochure to be distributed to the construction crew at the on-site environmental awareness training. The brochure will identify the types of cultural resources that may be encountered and the procedures to be followed in the event of accidental discovery.

CUL-2. Implement a cultural resources monitoring plan:
The project will develop and implement a cultural resources monitoring plan (CRMP) for all ground-disturbing activities. The CRMP shall include provisions for stop-work by the archaeologist, ownership and proper handling of archaeological resources upon and following discovery, reporting format and frequency, and a project specific communications plan will need to be completed prior to start of work.

GEO-1. Avoid and/or reduce impacts to unknown paleontological resources:
In the unlikely event that a paleontological resource is discovered, the project applicants shall comply with PRC Division 5, Chapter 1.7, Section 5097.5, and Division 20, Chapter 3, Section 30244, which prohibit the removal, without permission, of any paleontological site or feature from lands under the jurisdiction of the state or any city, county, district, authority, or public corporation, or any agency thereof. To be consistent with these PRC Sections, in the event that paleontological resources are exposed during construction, work in the immediate vicinity of the find must stop until a qualified paleontologist can evaluate the significance of the find. Construction activities may continue in other areas. If the discovery proves significant under the provisions of CEQA, the paleontologist shall prescribe, and the project Applicants shall implement, additional measures such as testing or data recovery to avoid impacts to the resources.

E. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of the first occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in conformance with the approved architectural plans and color palette. (Planning)

2. DISPLAY OF STREET ADDRESS. Prior to issuance of a Certificate of Occupancy, the residential dwelling shall display a street address (or unit number) per Fire District requirements. (Fire/Building)

3. COMMUNITY POLICIES. The permittee shall prepare community policies and rules for the ongoing operation of the project including, but not limited to parking, refuse pick-up/removal, on-site storage, and keeping of pets. The on-site manager will be responsible for education, administration, and enforcement. Covenants are subject to review and approval by the City Engineer and Community Development Director prior to occupancy of the first unit. (Planning)

4. EMERGENCY RESPONSE PLAN. The permittee shall, in conjunction with the City Emergency Response staff, prepare an emergency response plan covering evacuation planning for the residents of Stone Pine Cove in the unlikely failure of the Pilarcitos Dam as well as any other potential natural disaster which may affect the project site. (City Manager's Office)

5. LANDSCAPING AND TREE REPLACEMENTS. The landscape plan, including irrigation and planting, shall be installed per approved plans. Tree removals approved according to the approved plans shall be replaced by at least one 24-inch box specimen tree for every heritage tree removed. (Planning)

6. TRAFFIC CALMING. The permittee shall complete traffic calming improvements on Stone Pine Road. Traffic calming improvements shall include:
   A. Crosswalk improvements at West Patrick Way, including the addition of pedestrian-activated flashing beacons
   B. A new high visibility crosswalk at East Patrick Way, including new curb ramps, signage, and striping
   C. Speed feedback signs (eastbound and westbound)
   D. Lane striping to narrow travel lanes
   E. Tree trimming near West Patrick Way, to improve intersection visibility (Engineering)

F. Validity and Expiration of Permits

1. EFFECTIVE DATE. This Emergency Coastal Development Permit allows property development necessary to address an emergency and is effective immediately upon signature by the Half Moon Bay Community Development Director. The permit is not subject to appeal; however, per California Code of Regulations §13569 "Dispute Resolution for Local Permit Processing Procedures" parts C and D, an interested person may request the Coastal Commission executive director to review the local government permitting process and determinations. (Planning)

2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any

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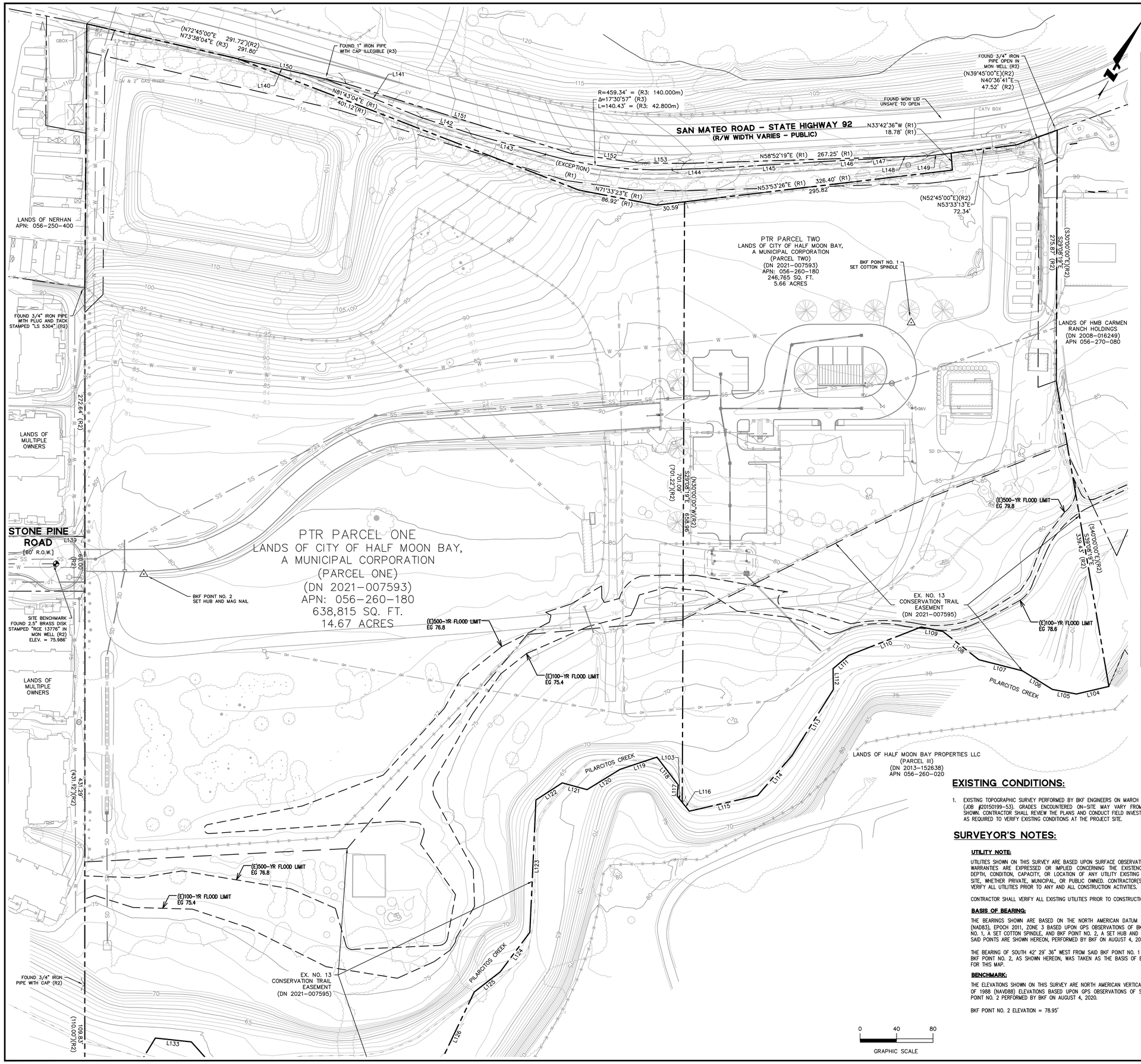
PLOT DATE: 05-16-24 PLOTTED BY: gold



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L103	N68°00'29"W	8.90'
L104	S47°25'02"W	36.52'
L105	S71°31'17"W	26.85'
L106	N87°28'52"W	38.62'
L107	S74°52'52"W	49.37'
L108	N81°09'28"W	50.08'
L109	S72°32'08"W	24.33'
L110	S39°14'12"W	85.57'
L111	S20°14'46"W	22.43'
L112	S30°07'13"E	22.83'
L113	S02°39'36"W	85.73'
L114	S11°24'28"W	57.62'
L115	S47°43'04"W	76.92'
L116	N68°00'29"W	12.29'
L117	N24°18'13"W	12.34'
L118	N66°42'59"W	38.40'
L119	S42°15'35"W	42.60'
L120	S29°04'36"W	42.58'
L121	S75°58'13"W	28.14'
L122	S27°39'47"W	34.46'
L123	S26°43'24"E	145.40'
L124	S07°30'40"W	54.02'
L125	S22°45'40"W	36.27'
L126	S03°51'49"E	104.20'
L127	S37°46'25"W	61.71'
L128	S19°33'41"W	107.45'
L129	S56°13'06"W	40.18'
L130	S88°49'22"W	58.28'
L131	N17°07'56"W	56.88'
L132	N71°05'20"W	72.28'
L133	S66°47'43"W	39.70'
L134	S02°07'42"W	62.88'
L135	S58°53'58"W	25.72'
L136	N57°38'51"W	11.15'
L137	S36°00'41"W	15.01'
L138	S29°20'59"E	30.00'
L139	N60°39'01"E	31.63'
L140	N73°38'04"E	98.77'
L141	N82°41'18"E	113.17'
L142	N78°26'58"E	56.56'
L143	N76°15'07"E	85.66'
L144	N58°44'09"E	49.57'
L145	N57°07'31"E	113.58'
L146	N57°32'14"E	57.76'
L147	N52°28'49"E	12.50'
L148	N58°52'19"E	47.99'
L149	N53°33'13"E	25.26'
L150	N73°38'04"E	121.87'
L151	N77°53'28"E	259.68'
L152	N68°33'21"E	71.61'
L153	N61°25'06"E	52.50'

RECORD LINE TABLE	
RECORD DIRECTION	RECORD LENGTH
(S46°33'28"W)(R2)	(36.53')(R2)
(S70°39'43"W)(R2)	(26.86')(R2)
(N88°20'26"W)(R2)	(38.63')(R2)
(S74°01'18"W)(R2)	(49.39')(R2)
(N82°01'02"W)(R2)	(50.10')(R2)
(S71°40'34"W)(R2)	(24.34')(R2)
(S38°22'38"W)(R2)	(85.60')(R2)
(S19°23'12"W)(R2)	(22.44')(R2)
(S30°58'47"E)(R2)	(22.84')(R2)
(S01°48'02"W)(R2)	(85.76')(R2)
(S10°32'54"W)(R2)	(57.64')(R2)
(S46°51'30"W)(R2)	(76.95')(R2)
(N68°52'03"W)(R2)	(12.22')(R2)
(N68°52'03"W)(R2)	(8.98')(R2)
(N25°09'47"W)(R2)	(12.34')(R2)
(N67°34'33"W)(R2)	(38.41')(R2)
(S41°24'01"W)(R2)	(42.61')(R2)
(S28°13'02"W)(R2)	(42.59')(R2)
(S75°06'39"W)(R2)	(28.15')(R2)
(S26°48'13"W)(R2)	(34.47')(R2)
(S27°34'58"E)(R2)	(145.45')(R2)
(S06°39'06"W)(R2)	(54.04')(R2)
(S21°54'06"W)(R2)	(36.28')(R2)
(S04°43'23"E)(R2)	(104.24')(R2)
(S36°54'51"W)(R2)	(61.73')(R2)
(S18°42'07"W)(R2)	(107.49')(R2)
(S55°21'32"W)(R2)	(40.19')(R2)
(S87°57'48"W)(R2)	(58.30')(R2)
(N17°59'30"W)(R2)	(56.90')(R2)
(N71°56'54"W)(R2)	(72.31')(R2)
(S65°56'09"W)(R2)	(39.71')(R2)
(S01°16'08"W)(R2)	(62.90')(R2)
(S58°02'24"W)(R2)	(25.73')(R2)
(N58°30'25"W)(R2)	(11.15')(R2)
(S35°09'07"W)(R2)	(15.02')(R2)
(S30°12'40"E)(R2)	(30.00')(R2)
(N59°47'20"E)(R2)	(31.50')(R2)
(N53°33'13"E)(R1)(R3)	(25.26')(R1)
(N58°52'19"E)(R1)(R3)	(R3: 14.628m) = 47.99'
(S52°28'49"W)(R3)	(R3: 3.811m) = 12.50'
(S57°32'14"W)(R3)	(R3: 17.604m) = 57.76'
(N57°07'31"E)(R3)	(R3: 34.616m) = 113.58'
(S58°44'09"W)(R3)	(R3: 15.108m) = 49.57'
(S76°15'07"W)(R3)	(R3: 26.108m) = 85.66'
(S78°26'58"W)(R3)	(R3: 17.237m) = 56.56'
(S82°41'18"W)(R3)	(R3: 34.491m) = 113.17'
(N73°38'04"E)(R3)	(R3: 30.104m) = 98.77'
(N73°38'04"E)(R1) (N72°45'00"E)(R2)	(121.88')(R1)
(N77°53'28"E)(R1) (N77°00'00"E)(R2)	(259.67')(R1) (260.04')(R2)
(N68°33'21"E)(R1) (N67°45'00"E)(R2)	(71.61')(R1) (71.28')(R2)
(N61°25'06"E)(R1) (N60°30'00"E)(R2)	(52.50')(R1) (52.80')(R1)

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON MARCH 18, 2021 (JOB #20150199-53). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

SURVEYOR'S NOTES:

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARING:

THE BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2011, ZONE 3 BASED UPON GPS OBSERVATIONS OF BKF POINT NO. 1, A SET COTTON SPINDLE, AND BKF POINT NO. 2, A SET HUB AND TACK AS SAID POINTS ARE SHOWN HEREON, PERFORMED BY BKF ON AUGUST 4, 2020.

THE BEARING OF SOUTH 42° 29' 36" WEST FROM SAID BKF POINT NO. 1 TO SAID BKF POINT NO. 2, AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS BASED UPON GPS OBSERVATIONS OF SAID BKF POINT NO. 2 PERFORMED BY BKF ON AUGUST 4, 2020.

BKF POINT NO. 2 ELEVATION = 78.95'

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

02/26/2024

DAVID JUNGMANN, PLS 9267

PROFESSIONAL LAND SURVEYOR DAVID C. JUNGMANN No. 9267 STATE OF CALIFORNIA

RECORD REFERENCES

(R1) GRANT DEED RECORDED OCTOBER 1, 2009 AS DOCUMENT NUMBER 2009-131257, OFFICIAL RECORDS OF SAN MATEO COUNTY.
(R2) RECORD OF SURVEY RECORDED APRIL 5, 2005 IN BOOK 27 OF LLS MAPS AT PAGE 40, OFFICIAL RECORDS OF SAN MATEO COUNTY.
(R3) RECORD OF SURVEY NO. 2460 RECORDED OCTOBER 10, 2013 IN BOOK 38 OF LLS MAPS AT PAGES 99-102OFFICIAL RECORDS OF SAN MATEO COUNTY.

SURVEYOR'S NOTE

RECORD DISTANCES PER (R3) ARE GRID DISTANCES IN METERS. (R3: #m) DENOTES DISTANCE MATCHING RECORD CONVERTED FROM GRID METERS TO GROUND U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES IN METERS, MULTIPLY (R3) GRID DISTANCES BY 1.000059093, AS STATED ON (R3). TO OBTAIN GROUND DISTANCES IN U.S. SURVEY FEET, MULTIPLY GROUND DISTANCES IN METERS BY THE CONVERSION FACTOR OF (3937/1200).

GRAPHIC SCALE 0 40 80

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EXISTING CONDITIONS
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CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 40'
Design DJP
Drawn DLG
Approved DJL
Job No. 20211367-15

Drawing Number:
C1.1
OF

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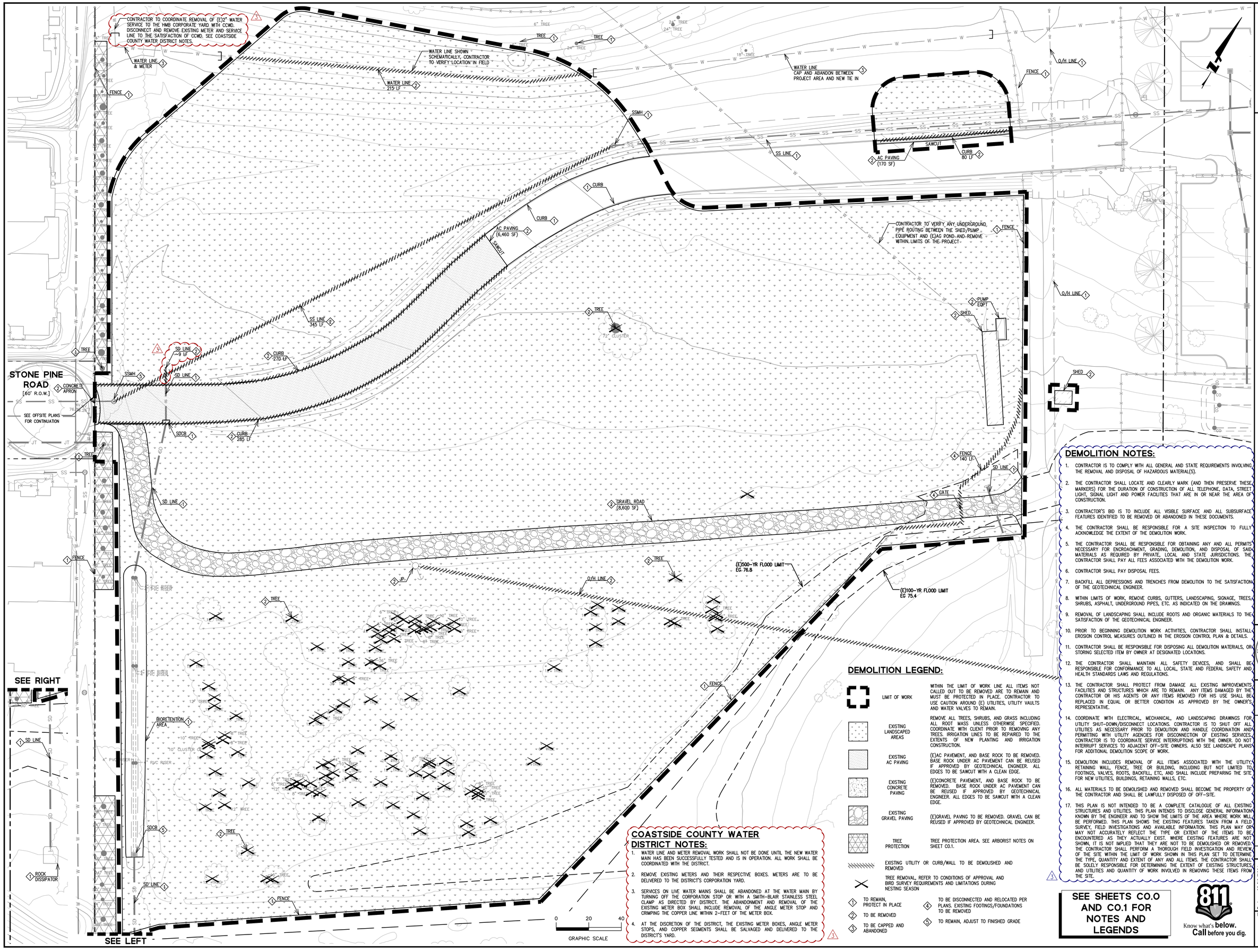
PLOT DATE: 05-16-24 PLOTTED BY: gold



COASTSIDE COUNTY WATER DISTRICT NOTES:

1. WATER LINE AND METER REMOVAL WORK SHALL NOT BE DONE UNTIL THE NEW WATER MAIN HAS BEEN SUCCESSFULLY TESTED AND IS IN OPERATION. ALL WORK SHALL BE COORDINATED WITH THE DISTRICT.
2. REMOVE EXISTING METERS AND THEIR RESPECTIVE BOXES. METERS ARE TO BE DELIVERED TO THE DISTRICT'S CORPORATION YARD.
3. SERVICES ON LIVE WATER MAINS SHALL BE ABANDONED AT THE WATER MAIN BY TURNING OFF THE CORPORATION STOP OR WITH A SMITH-BLAIR STAINLESS STEEL CLAMP AS DIRECTED BY DISTRICT. THE ABANDONMENT AND REMOVAL OF THE EXISTING METER BOX SHALL INCLUDE REMOVAL OF THE ANGLE METER STOP AND CRIMPING THE COPPER LINE WITHIN 2-FEET OF THE METER BOX.
4. AT THE DISCRETION OF THE DISTRICT, THE EXISTING METER BOXES, ANGLE METER STOPS, AND COPPER SEGMENTS SHALL BE SALVAGED AND DELIVERED TO THE DISTRICT'S YARD.

DEMOLITION LEGEND:

- LIMIT OF WORK — WITHIN THE LIMIT OF WORK LINE ALL ITEMS NOT CALLED OUT TO BE REMOVED ARE TO REMAIN AND MUST BE PROTECTED IN PLACE. CONTRACTOR TO USE CAUTION AROUND (E) UTILITIES, UTILITY VAULTS AND WATER VALVES TO REMAIN.
- EXISTING LANDSCAPED AREAS — REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH CLIENT PRIOR TO REMOVING ANY TREES. IRRIGATION LINES TO BE REPAIRED TO THE EXTENTS OF NEW PLANTING AND IRRIGATION CONSTRUCTION.
- EXISTING AC PAVING — (E)AC PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE.
- EXISTING CONCRETE PAVING — (E)CONCRETE PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE.
- EXISTING GRAVEL PAVING — (E)GRAVEL PAVING TO BE REMOVED. GRAVEL CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER.
- TREE PROTECTION — TREE PROTECTION AREA. SEE ARBORIST NOTES ON SHEET C0.1.
- EXISTING UTILITY OR CURB/WALL TO BE DEMOLISHED AND REMOVED
- TREE REMOVAL. REFER TO CONDITIONS OF APPROVAL AND BIRD SURVEY REQUIREMENTS AND LIMITATIONS DURING NESTING SEASON

1. TO REMAIN, PROTECT IN PLACE
2. TO BE REMOVED
3. TO BE CAPPED AND ABANDONED
4. TO BE DISCONNECTED AND RELOCATED PER PLANS. EXISTING FOOTINGS/FOUNDATIONS TO BE REMOVED
5. TO REMAIN, ADJUST TO FINISHED GRADE

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEM BY OWNER AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, AND LANDSCAPING DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION AND HANDLE COORDINATION AND PERMITTING WITH UTILITY AGENCIES FOR DISCONNECTION OF EXISTING SERVICES. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE LANDSCAPE PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO, FOOTINGS, VALVES, ROOTS, BACKFILL, ETC, AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES, AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

SEE SHEETS C0.0 AND C0.1 FOR NOTES AND LEGENDS

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CALIFORNIA

HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER — DALE J. LUTZ — C 78436 — CIVIL — STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C1.2
OF

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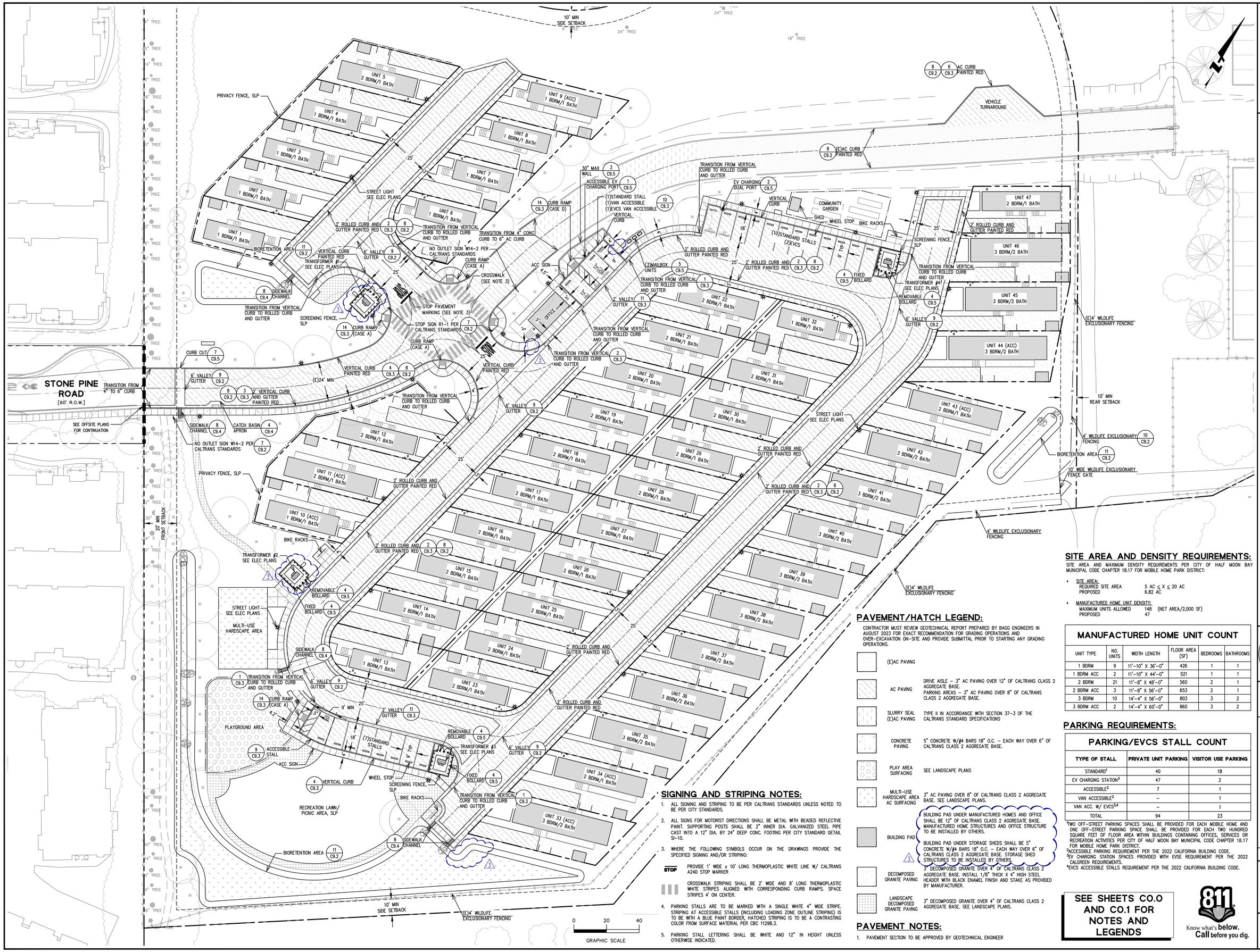
PLOT DATE: 05-16-24 PLOTTED BY: gold



SIGNING AND STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.
2. ALL SIGNS FOR MOTORIST DIRECTIONS SHALL BE METAL WITH BEADED REFLECTIVE PAINT. SUPPORTING POSTS SHALL BE 2" INNER DIA. GALVANIZED STEEL, PIPE CAST INTO A 12" DIA. BY 24" DEEP CONC. FOOTING PER CITY STANDARD DETAIL SI-10.
3. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING:

   STOP — PROVIDE 1' WIDE x 10' LONG THERMOPLASTIC WHITE LINE W/ CALTRANS A24D STOP MARKER

   CROSSWALK STRIPING SHALL BE 2' WIDE AND 8' LONG THERMOPLASTIC WHITE STRIPES ALIGNED WITH CORRESPONDING CURB RAMPS. SPACE STRIPES 4' ON CENTER.
4. PARKING STALLS ARE TO BE MARKED WITH A SINGLE WHITE 4" WIDE STRIPE. STRIPING AT ACCESSIBLE STALLS (INCLUDING LOADING ZONE OUTLINE STRIPING) IS TO BE WITH A BLUE PAINT BORDER, HATCHED STRIPING IS TO BE A CONTRASTING COLOR FROM SURFACE MATERIAL PER CBC 1129B.3.
5. PARKING STALL LETTERING SHALL BE WHITE AND 12" IN HEIGHT UNLESS OTHERWISE INDICATED.

PAVEMENT/HATCH LEGEND:

CONTRACTOR MUST REVIEW GEOTECHNICAL REPORT PREPARED BY BAGG ENGINEERS IN AUGUST 2023 FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVER-EXCAVATION ON-SITE AND PROVIDE SUBMITTAL PRIOR TO STARTING ANY GRADING OPERATIONS.

(E)AC PAVING	
AC PAVING	DRIVE AISLE – 3" AC PAVING OVER 12" OF CALTRANS CLASS 2 AGGREGATE BASE. PARKING AREAS – 3" AC PAVING OVER 8" OF CALTRANS CLASS 2 AGGREGATE BASE.
SLURRY SEAL (E)AC PAVING	TYPE II IN ACCORDANCE WITH SECTION 37-3 OF THE CALTRANS STANDARD SPECIFICATIONS
CONCRETE PAVING	5" CONCRETE W/#4 BARS 18" O.C. – EACH WAY OVER 6" OF CALTRANS CLASS 2 AGGREGATE BASE.
PLAY AREA SURFACING	SEE LANDSCAPE PLANS
MULTI-USE HARDSCAPE AREA AC SURFACING	3" AC PAVING OVER 8" OF CALTRANS CLASS 2 AGGREGATE BASE. SEE LANDSCAPE PLANS.
BUILDING PAD	BUILDING PAD UNDER MANUFACTURED HOMES AND OFFICE SHALL BE 12" OF CALTRANS CLASS 2 AGGREGATE BASE. MANUFACTURED HOME STRUCTURES AND OFFICE STRUCTURE TO BE INSTALLED BY OTHERS. BUILDING PAD UNDER STORAGE SHEDS SHALL BE 5" CONCRETE W/#4 BARS 18" O.C. – EACH WAY OVER 6" OF CALTRANS CLASS 2 AGGREGATE BASE. STORAGE SHED STRUCTURES TO BE INSTALLED BY OTHERS.
DECOMPOSED GRANITE PAVING	3" DECOMPOSED GRANITE OVER 4" OF CALTRANS CLASS 2 AGGREGATE BASE. INSTALL 1/8" THICK X 4" HIGH STEEL HEADER WITH BLACK ENAMEL FINISH AND STAKE AS PROVIDED BY MANUFACTURER.
LANDSCAPE DECOMPOSED GRANITE PAVING	3" DECOMPOSED GRANITE OVER 4" OF CALTRANS CLASS 2 AGGREGATE BASE. SEE LANDSCAPE PLANS.

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER

SITE AREA AND DENSITY REQUIREMENTS:

SITE AREA AND MAXIMUM DENSITY REQUIREMENTS PER CITY OF HALF MOON BAY MUNICIPAL CODE CHAPTER 18.17 FOR MOBILE HOME PARK DISTRICT:

- SITE AREA:
  REQUIRED SITE AREA 5 AC ≤ X ≤ 20 AC
  PROPOSED 6.82 AC
- MANUFACTURED HOME UNIT DENSITY:
  MAXIMUM UNITS ALLOWED 148 (NET AREA/2,000 SF)
  PROPOSED 47

MANUFACTURED HOME UNIT COUNT

UNIT TYPE	NO. UNITS	WIDTH LENGTH	FLOOR AREA (SF)	BEDROOMS	BATHROOMS
1 BDRM	9	11'-10" X 36'-0"	426	1	1
1 BDRM ACC	2	11'-10" X 44'-0"	521	1	1
2 BDRM	21	11'-8" X 48'-0"	560	2	1
2 BDRM ACC	3	11'-8" X 56'-0"	653	2	1
3 BDRM	10	14'-4" X 56'-0"	803	3	2
3 BDRM ACC	2	14'-4" X 60'-0"	860	3	2

PARKING REQUIREMENTS:

PARKING/EVCS STALL COUNT

TYPE OF STALL	PRIVATE UNIT PARKING	VISITOR USE PARKING
STANDARD[1]	40	18
EV CHARGING STATION[3]	47	2
ACCESSIBLE[2]	7	1
VAN ACCESSIBLE[2]	–	1
VAN ACC. W/ EVCS[3,4]	–	1
TOTAL	94	23

[1]TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH MOBILE HOME AND ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED SQUARE FEET OF FLOOR AREA WITHIN BUILDINGS CONTAINING OFFICES, SERVICES OR RECREATION ACTIVITIES PER CITY OF HALF MOON BAY MUNICIPAL CODE CHAPTER 18.17 FOR MOBILE HOME PARK DISTRICT.
[2]ACCESSIBLE PARKING REQUIREMENT PER THE 2022 CALIFORNIA BUILDING CODE.
[3]EV CHARGING STATION SPACES PROVIDED WITH EVSE REQUIREMENT PER THE 2022 CALGREEN REQUIREMENTS.
[4]EVCS ACCESSIBLE STALLS REQUIREMENT PER THE 2022 CALIFORNIA BUILDING CODE.

SEE SHEETS C0.0 AND C1.0 FOR NOTES AND LEGENDS

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HALF MOON BAY

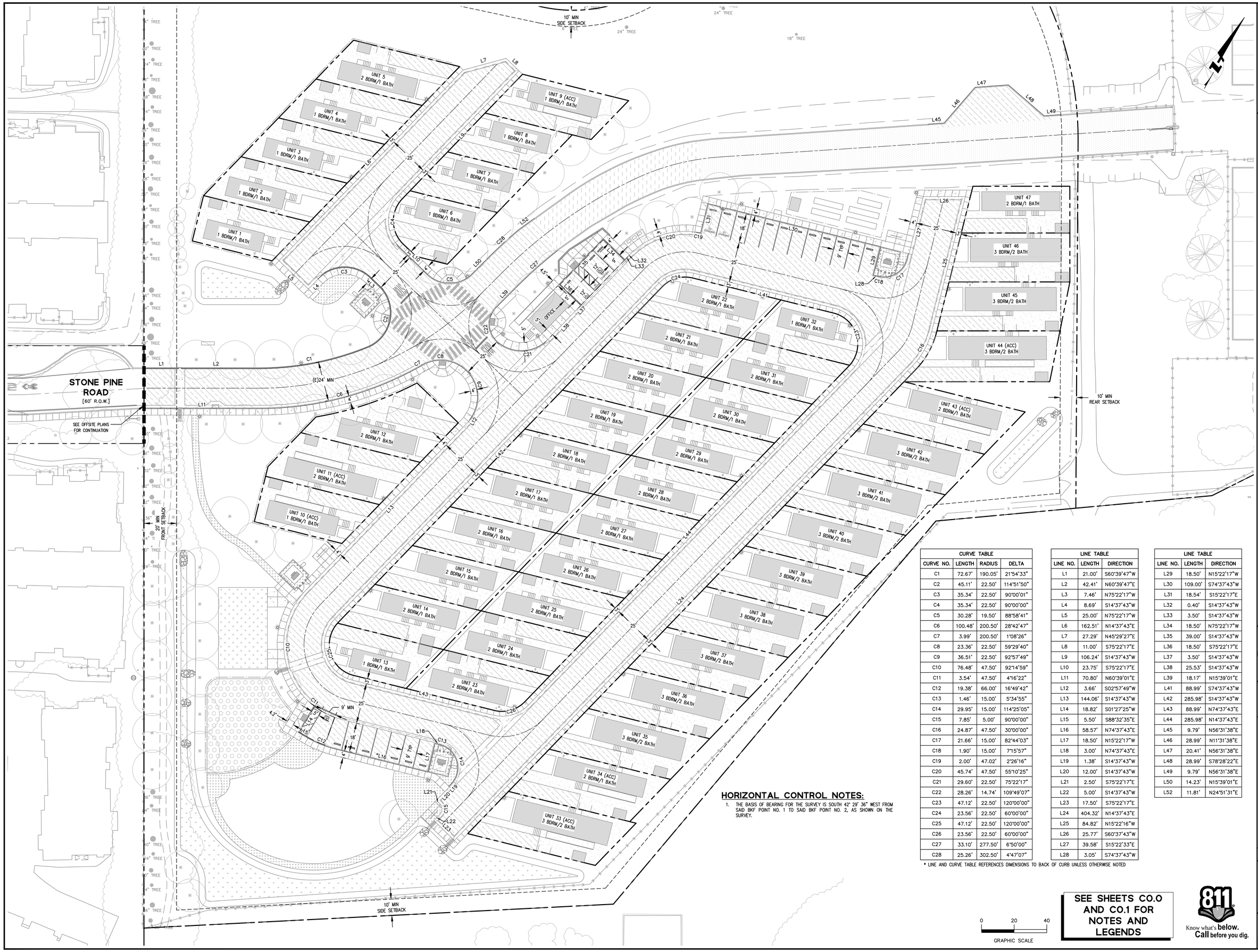
REGISTERED PROFESSIONAL ENGINEER DALE J. LEAR C 78436 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
1	BUILDING PERMIT SET	02/29/2024
2	BID ADDENDUM 3	04/03/2024
3	BID ADDENDUM 4	04/12/2024
4	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C2.0
OF

DRAWING NAME: K:\2021\211367-15_HMB_Corpyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24
PLOTTED BY: gold



HORIZONTAL CONTROL NOTES:

1. THE BASIS OF BEARING FOR THE SURVEY IS SOUTH 42° 29' 36" WEST FROM SAID BKF POINT NO. 1 TO SAID BKF POINT NO. 2, AS SHOWN ON THE SURVEY.

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	72.67'	190.05'	21°54'33"
C2	45.11'	22.50'	114°51'50"
C3	35.34'	22.50'	90°00'01"
C4	35.34'	22.50'	90°00'00"
C5	30.28'	19.50'	88°58'41"
C6	100.48'	200.50'	28°42'47"
C7	3.99'	200.50'	1°08'26"
C8	23.36'	22.50'	59°29'40"
C9	36.51'	22.50'	92°57'49"
C10	76.48'	47.50'	92°14'59"
C11	3.54'	47.50'	4°16'22"
C12	19.38'	66.00'	16°49'42"
C13	1.46'	15.00'	5°34'55"
C14	29.95'	15.00'	114°25'05"
C15	7.85'	5.00'	90°00'00"
C16	24.87'	47.50'	30°00'00"
C17	21.66'	15.00'	82°44'03"
C18	1.90'	15.00'	7°15'57"
C19	2.00'	47.02'	2°26'16"
C20	45.74'	47.50'	55°10'25"
C21	29.60'	22.50'	75°22'17"
C22	28.26'	14.74'	109°49'07"
C23	47.12'	22.50'	120°00'00"
C24	23.56'	22.50'	60°00'00"
C25	47.12'	22.50'	120°00'00"
C26	23.56'	22.50'	60°00'00"
C27	33.10'	277.50'	6°50'00"
C28	25.26'	302.50'	4°47'07"

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	21.00'	S60°39'47"W
L2	42.41'	N60°39'47"E
L3	7.46'	N75°22'17"W
L4	8.69'	S14°37'43"W
L5	25.00'	N75°22'17"W
L6	162.51'	N14°37'43"E
L7	27.29'	N45°29'27"E
L8	11.00'	S75°22'17"E
L9	106.24'	S14°37'43"W
L10	23.75'	S75°22'17"E
L11	70.80'	N60°39'01"E
L12	3.66'	S02°57'49"W
L13	144.06'	S14°37'43"W
L14	18.82'	S01°27'25"W
L15	5.50'	S88°32'35"E
L16	58.57'	N74°37'43"E
L17	18.50'	N15°22'17"W
L18	3.00'	N74°37'43"E
L19	1.38'	S14°37'43"W
L20	12.00'	S14°37'43"W
L21	2.50'	S75°22'17"E
L22	5.00'	S14°37'43"W
L23	17.50'	S75°22'17"E
L24	404.32'	N14°37'43"E
L25	84.82'	N15°22'16"W
L26	25.77'	S60°37'43"W
L27	39.58'	S15°22'33"E
L28	3.05'	S74°37'43"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L29	18.50'	N15°22'17"W
L30	109.00'	S74°37'43"W
L31	18.54'	S15°22'17"E
L32	0.40'	S14°37'43"W
L33	3.50'	S14°37'43"W
L34	18.50'	N75°22'17"W
L35	39.00'	S14°37'43"W
L36	18.50'	S75°22'17"E
L37	3.50'	S14°37'43"W
L38	25.53'	S14°37'43"W
L39	18.17'	N15°39'01"E
L41	88.99'	S74°37'43"W
L42	285.98'	S14°37'43"W
L43	88.99'	N74°37'43"E
L44	285.98'	N14°37'43"E
L45	9.79'	N56°31'38"E
L46	28.99'	N11°31'38"E
L47	20.41'	N56°31'38"E
L48	28.99'	S78°28'22"E
L49	9.79'	N56°31'38"E
L50	14.23'	N15°39'01"E
L52	11.81'	N24°51'31"E

* LINE AND CURVE TABLE REFERENCES DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE NOTED

0 20 40
GRAPHIC SCALE

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

811 Know what's **below.** **Call** before you dig.

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255 SHORELINE DRIVE
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HORIZONTAL CONTROL PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEER
C 78436
CIVIL
STATE OF CALIFORNIA

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255 SHORELINE DRIVE
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(650) 482-6300
www.bkf.com

OVERALL GRADING PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

STONE PINE ROAD
[60' R.O.W.]

SEE OFFSITE PLANS FOR CONTINUATION

SEE RIGHT

SEE LEFT

BIORETENTION AREA #2
660 SF
TOB 82.40
FG 81.15
OVERFLOW CB
GR 81.90

BIORETENTION AREA #1
4,900 SF
TOB VARIES
FG VARIES

BIORETENTION AREA #3
350 SF
TOB 79.00
FG 77.75

2" WATER METER/BFPD
1½" IRR METER/BFPD
6" WATER METER/BFPD

TRANSFORMER #1
TRANSFORMER #2
TRANSFORMER #3
TRANSFORMER #4

FIRE HYDRANT
AIR RELEASE VALVE
OFFICE
JUNCTION BOX GR 81.70

(E)100-YR FLOOD LIMIT
EG 75.4

500-YR FLOOD LIMIT
EG 76.8

(E)ROCK DISSIPATOR

UNIT 1 1 BDRM/1 BATH
UNIT 2 1 BDRM/1 BATH
UNIT 3 1 BDRM/1 BATH
UNIT 4 1 BDRM/1 BATH
UNIT 5 2 BDRM/1 BATH
UNIT 6 1 BDRM/1 BATH
UNIT 7 1 BDRM/1 BATH
UNIT 8 1 BDRM/1 BATH
UNIT 9 (ACC) 1 BDRM/1 BATH
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UNIT 14 2 BDRM/1 BATH
UNIT 15 2 BDRM/1 BATH
UNIT 16 2 BDRM/1 BATH
UNIT 17 2 BDRM/1 BATH
UNIT 18 2 BDRM/1 BATH
UNIT 19 2 BDRM/1 BATH
UNIT 20 2 BDRM/1 BATH
UNIT 21 2 BDRM/1 BATH
UNIT 22 2 BDRM/1 BATH
UNIT 23 2 BDRM/1 BATH
UNIT 24 2 BDRM/1 BATH
UNIT 25 2 BDRM/1 BATH
UNIT 26 2 BDRM/1 BATH
UNIT 27 2 BDRM/1 BATH
UNIT 28 2 BDRM/1 BATH
UNIT 29 2 BDRM/1 BATH
UNIT 30 2 BDRM/1 BATH
UNIT 31 2 BDRM/1 BATH
UNIT 32 1 BDRM/1 BATH
UNIT 33 (ACC) 3 BDRM/2 BATH
UNIT 34 (ACC) 2 BDRM/1 BATH
UNIT 35 3 BDRM/2 BATH
UNIT 36 3 BDRM/2 BATH
UNIT 37 3 BDRM/2 BATH
UNIT 38 3 BDRM/2 BATH
UNIT 39 3 BDRM/2 BATH
UNIT 40 3 BDRM/2 BATH
UNIT 41 3 BDRM/2 BATH
UNIT 42 3 BDRM/2 BATH
UNIT 43 (ACC) 2 BDRM/1 BATH
UNIT 44 (ACC) 3 BDRM/2 BATH
UNIT 45 3 BDRM/2 BATH
UNIT 46 3 BDRM/2 BATH
UNIT 47 2 BDRM/1 BATH

0 20 40
GRAPHIC SCALE

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE OUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

CONTRACTOR MUST REVIEW GEOTECHNICAL REPORT PREPARED BY BAGG ENGINEERS IN AUGUST 2023 FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVER-EXCAVATION ON-SITE AND PROVIDE SUBMITTAL PRIOR TO STARTING ANY GRADING OPERATIONS.

(E)AC PAVING	
AC PAVING	DRIVE AISLE – 3" AC PAVING OVER 12" OF CALTRANS CLASS 2 AGGREGATE BASE. PARKING AREAS – 3" AC PAVING OVER 8" OF CALTRANS CLASS 2 AGGREGATE BASE.
SLURRY SEAL (E)AC PAVING	TYPE II IN ACCORDANCE WITH SECTION 37-3 OF THE CALTRANS STANDARD SPECIFICATIONS
CONCRETE PAVING	5" CONCRETE W/#4 BARS 18" O.C. – EACH WAY OVER 6" OF CALTRANS CLASS 2 AGGREGATE BASE.
PLAY AREA SURFACING	SEE LANDSCAPE PLANS
MULTI-USE HARDSCAPE AREA AC SURFACING	3" AC PAVING OVER 8" OF CALTRANS CLASS 2 AGGREGATE BASE. SEE LANDSCAPE PLANS.
BUILDING PAD	BUILDING PAD UNDER MANUFACTURED HOMES AND OFFICE SHALL BE 12" OF CALTRANS CLASS 2 AGGREGATE BASE. MANUFACTURED HOME STRUCTURES AND OFFICE STRUCTURE TO BE INSTALLED BY OTHERS. BUILDING PAD UNDER STORAGE SHEDS SHALL BE 5" CONCRETE W/#4 BARS 18" O.C. – EACH WAY OVER 6" OF CALTRANS CLASS 2 AGGREGATE BASE. STORAGE SHED STRUCTURES TO BE INSTALLED BY OTHERS.
DECOMPOSED GRANITE PAVING	3" DECOMPOSED GRANITE OVER 4" OF CALTRANS CLASS 2 AGGREGATE BASE. INSTALL 1/8" THICK X 4" HIGH STEEL HEADER WITH BLACK ENAMEL FINISH AND STAKE AS PROVIDED BY MANUFACTURER.
LANDSCAPE DECOMPOSED GRANITE PAVING	3" DECOMPOSED GRANITE OVER 4" OF CALTRANS CLASS 2 AGGREGATE BASE. SEE LANDSCAPE PLANS.

SEE SHEETS C0.0 AND C0.1 FOR NOTES AND LEGENDS

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255 SHORELINE DRIVE
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GRADING PLAN
STONE PINE COVE
880 STONE PINE ROAD

HALF MOON BAY | SAN MATEO COUNTY | CALIFORNIA

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Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number: C3.1
OF

GRAPHIC SCALE 0 10 20

SEE SHEET C3.2

SEE SHEET C3.3

SEE LEFT

SEE RIGHT

STONE PINE ROAD [60' R.O.W.] WIDE SWINGING GATE

CONFORM LIMIT

PRIVACY FENCE, SLP

VEGETATED SWALE

UNIT 1 1 BDRM/1 BATH FF = 86.14 PAD = 83.64

UNIT 2 1 BDRM/1 BATH FF = 86.97 PAD = 83.97

UNIT 3 1 BDRM/1 BATH FF = 86.80 PAD = 84.30

UNIT 4 1 BDRM/1 BATH FF = 87.13 PAD = 84.63

UNIT 5 2 BDRM/1 BATH FF = 87.46 PAD = 84.96

UNIT 6 1 BDRM/1 BATH FF = 88.17 PAD = 84.37

UNIT 7 1 BDRM/1 BATH FF = 87.08 PAD = 84.58

UNIT 8 1 BDRM/1 BATH FF = 87.20 PAD = 84.70

UNIT 9 (ACC) 1 BDRM/1 BATH FF = 87.30 PAD = 84.80

UNIT 10 2 BDRM/1 BATH FF = 83.40 PAD = 80.80

UNIT 11 (ACC) 2 BDRM/1 BATH FF = 83.12 PAD = 80.82

UNIT 12 2 BDRM/1 BATH FF = 83.40 PAD = 80.80

UNIT 17 2 BDRM/1 BATH FF = 83.56 PAD = 81.06

UNIT 18 2 BDRM/1 BATH FF = 83.85 PAD = 81.35

UNIT 19 2 BDRM/1 BATH FF = 84.14 PAD = 81.64

UNIT 20 2 BDRM/1 BATH FF = 84.43 PAD = 81.93

SHED FS 84.80

SHED FS 84.66

SHED FS 84.54

SHED FS 84.30

SHED FS 83.97

SHED FS 83.64

SHED FS 80.50

SHED FS 80.42

SHED FS 80.18

SHED FS 80.00

TRASH ENCL.

(2)FIXED BOLLARDS

(4)FIXED BOLLARDS

(3)REMOVABLE BOLLARDS

FIRE HYDRANT

TRANSFORMER

STREET LIGHT SPLICE BOX SEE JOINT TRENCH PLANS

OVERFLOW GR 81.90

BIORETENTION AREA #2 TOB 82.40 FG 81.15

6" WATER METER/BFPD

2" WATER METER/BFPD

1" IRR METER/BFPD

CB GR 79.00

SSMH (TYPE 1) RIM 82.00

SSMH (TYPE 1) RIM 80.05

SSMH (TYPE 1) RIM 77.70

5' SSMH RIM 84.53

5' SSMH RIM 83.10

5' SSMH RIM 79.10

SDCO RIM 81.90

SDCO RIM 83.90

CLEANOUT

CHEMICAL STORAGE

GENERATOR

ACCESS RAMP

SEE OFFSITE PLANS FOR CONTINUATION

REDIRECT (E)SWALE

GROUND

DRAWING NAME: K:\2021\21367-15_HMB_Corporate_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED By: gold

255 SHORELINE DRIVE
SUITE 200
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GRADING PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA

HALF MOON BAY

SEE SHEET C3.1

SEE SHEET C3.4

UNIT 9 (ACC)
1 BDRM/1 BATH
FF = 87.30
PAD = 84.80

UNIT 8
1 BDRM/1 BATH
FF = 87.20
PAD = 84.70

UNIT 22
2 BDRM/1 BATH
FF = 84.63
PAD = 82.13

UNIT 21
2 BDRM/1 BATH
FF = 84.75
PAD = 82.22

UNIT 20
2 BDRM/1 BATH
FF = 84.43
PAD = 81.93

UNIT 19
2 BDRM/1 BATH
FF = 84.14
PAD = 81.64

UNIT 18
2 BDRM/1 BATH
FF = 83.85
PAD = 81.35

UNIT 17
2 BDRM/1 BATH
FF = 83.56
PAD = 81.06

UNIT 32
1 BDRM/1 BATH
FF = 84.10
PAD = 81.60

UNIT 31
2 BDRM/1 BATH
FF = 83.82
PAD = 81.12

UNIT 30
2 BDRM/1 BATH
FF = 83.39
PAD = 80.89

UNIT 29
2 BDRM/1 BATH
FF = 83.16
PAD = 80.66

UNIT 28
2 BDRM/1 BATH
FF = 82.93
PAD = 80.43

UNIT 47
2 BDRM/1 BATH
FF = 85.50
PAD = 83.00

UNIT 46
3 BDRM/2 BATH
FF = 85.00
PAD = 82.50

UNIT 45
3 BDRM/2 BATH
FF = 84.40
PAD = 81.90

UNIT 44 (ACC)
3 BDRM/2 BATH
FF = 84.15
PAD = 81.65

UNIT 43 (ACC)
2 BDRM/1 BATH
FF = 83.98
PAD = 81.48

UNIT 42
3 BDRM/2 BATH
FF = 83.74
PAD = 81.24

UNIT 41
3 BDRM/2 BATH
FF = 83.50
PAD = 81.00

OFFICE
FF = 84.00
PAD = 81.50

SHED FS 84.80
SHED FS 84.66
SHED FS 85.74
SHED FS 82.45
SHED FS 82.20
SHED FS 81.50
SHED FS 81.12
SHED FS 82.06
SHED FS 80.89
SHED FS 81.76
SHED FS 80.66
SHED FS 81.47
SHED FS 80.42
SHED FS 81.18
SHED FS 82.56
SHED FS 81.98
SHED FS 81.73
SHED FS 81.63
SHED FS 81.41
SHED FS 81.17

TRASH ENCL.

(E)SSMH RIM 81.81±
SSMH RIM 81.75
16" INV 8" PVC (N'LY)
14.04 INV 8" PVC (S'LY)

3' SSMH RIM 81.80
3' SSMH RIM 81.90
3' SSMH RIM 80.65

STREET LIGHT SPLICE BOX, SEE JOINT TRENCH PLANS

AIR RELEASE VALVE

FIRE HYDRANT

TRANSFORMER #4

(2)FIXED BOLLARDS

(3)REMOVABLE BOLLARDS

ROLLED CURB CB
GR 80.37

JUNCTION BOX
GR 81.70

SBDCO
RIM 78.50

OVERFLOW CB
GR 78.50

CB
GR 76.50

BIORETENTION AREA #3
350 SF
TOB 79.00
FG 77.75

VEGETATED SWALE

RELOCATE 145 LF (E)WILDLIFE CORRIDOR FENCE

RELOCATE (E)WILDLIFE CORRIDOR FENCE GATE

MATCH EG AT (E)FENCE

500-YR FLOOD LIMIT
EG 76.8

CONFORM LIMIT

MATCH EG

GROUND

AC

RIDGE

(E)FG 83.5±
(E)FG 84.0±
(E)FG 83.0±
(E)FS 88.4±
(E)FS 90.1±
(E)FS 89.1±

GRAPHIC SCALE
0 10 20

Drawing Number:
C3.2
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BID ADDENDUM 4	4	04/12/2024
PERMIT RESUBMITTAL	5	05/16/2024

Date 05/16/2024
Scale 1" = 10'
Design DJP
Drawn DLG
Approved DJL
Job No 20211357-15

Drawing Number: C3.3
OF

SEE SHEET C3.4

SEE SHEET C3.1

SEE LEFT

SEE RIGHT

GRAPHIC SCALE 0 10 20

500-YR FLOOD LIMIT EG 76.8

(E)100-YR FLOOD LIMIT EG 75.4

MATCH EG AT (E)FENCE

MATCH (E)FG 76.5±

(E)FG 77.3±

(E)FG 76.0±

(E)FG 77.7±

PRIVACY FENCE, SIP

VEGETATED SWALE

BIORETENTION AREA #1
BOTTOM VARIES
TOB VARIES
FG VARIES

(E)ROCK DISSIPATOR

TRANSFORMER #1

TRANSFORMER #2

3" SSMH RIM 77.95

3" SSMH RIM 78.90

3" SSMH RIM 79.10

3" SSMH RIM 78.75

SSMH RIM 78.11
70.43 INV 8" CLAY (E,W)
70.33 INV 8" CLAY (E,W)
RIM NOT EVAL

SBCDD RIM 77.15

SBCDD RIM 76.90

SBCDD RIM 76.75

OVERFLOW GR 76.75

OVERFLOW GR 76.20

12"x12" CB (HIDDEN) GR 78.20

STREET LIGHT SPLICE BOX, SEE JOINT TRENCH PLANS

(3)REMOVABLE BOLLARDS

(2)FIXED BOLLARDS

UNIT 1 (ACC) 2 BDRM/1 BATH FF = 81.85 PAD = 81.35

UNIT 2 3 BDRM/1 BATH FF = 83.56 PAD = 81.06

UNIT 3 (ACC) 2 BDRM/1 BATH FF = 81.57 PAD = 79.07

UNIT 4 (ACC) 2 BDRM/1 BATH FF = 81.78 PAD = 79.28

UNIT 5 3 BDRM/2 BATH FF = 82.76 PAD = 79.51

UNIT 10 (ACC) 2 BDRM/1 BATH FF = 82.80 PAD = 80.30

UNIT 11 (ACC) 2 BDRM/1 BATH FF = 83.17 PAD = 80.62

UNIT 12 2 BDRM/1 BATH FF = 82.69 PAD = 80.19

UNIT 13 1 BDRM/1 BATH FF = 82.00 PAD = 79.50

UNIT 14 2 BDRM/1 BATH FF = 82.59 PAD = 80.18

UNIT 15 2 BDRM/1 BATH FF = 82.98 PAD = 80.48

UNIT 16 2 BDRM/1 BATH FF = 83.27 PAD = 80.77

UNIT 23 2 BDRM/1 BATH FF = 81.76 PAD = 79.26

UNIT 24 2 BDRM/1 BATH FF = 81.99 PAD = 79.49

UNIT 25 2 BDRM/1 BATH FF = 82.22 PAD = 79.72

UNIT 26 2 BDRM/1 BATH FF = 82.45 PAD = 79.95

UNIT 27 2 BDRM/1 BATH FF = 82.69 PAD = 80.19

UNIT 28 2 BDRM/1 BATH FF = 82.92 PAD = 80.42

SHED

TRASH ENCL

GRADING PLAN
STONE PINE COVE
880 STONE PINE ROAD

HALF MOON BAY | SAN MATEO COUNTY | CALIFORNIA

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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Revisions	No.	Date
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Design DJP
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Approved DJL
Job No 20211387-15

Drawing Number: C3.4
OF

GRAPHIC SCALE 0 10 20

SEE SHEET C3.2

SEE SHEET C3.3

PLATO'S CREEK

RELOCATE 145 LF (E)WILDLIFE CORRIDOR FENCE

RELOCATE (E)WILDLIFE CORRIDOR FENCE GATE

500-YR FLOOD LIMIT EG 76.8

(E)100-YR FLOOD LIMIT EG 75.4

MATCH EG AT (E)FENCE

MATCH 500-YR FLOOD LIMIT AT (E)FENCE

STREET LIGHT SPLICE BOX SEE JOINT TRENCH PLANS

SBDOD RIM 78.50

SBDOD RIM 77.15

(E)FG 74.0±

(E)FG 75.5±

(E)FG 76.6±

(E)FG 75.9±

(E)FG 76.5±

(E)FG 77.3±

TOB 77.65

FG 76.40

UNIT 41 3 BDRM/2 BATH FF = 82.50 PAD = 81.00

UNIT 40 3 BDRM/2 BATH FF = 82.25 PAD = 80.75

UNIT 39 3 BDRM/2 BATH FF = 82.00 PAD = 80.50

UNIT 38 3 BDRM/2 BATH FF = 82.25 PAD = 80.25

UNIT 37 3 BDRM/2 BATH FF = 82.50 PAD = 80.00

UNIT 36 3 BDRM/2 BATH FF = 82.25 PAD = 79.76

UNIT 35 3 BDRM/2 BATH FF = 82.01 PAD = 79.51

UNIT 34 (ACC) 2 BDRM/1 BATH FF = 81.82 PAD = 79.26

UNIT 33 (ACC) 3 BDRM/2 BATH FF = 81.57 PAD = 79.07

UNIT 29 2 BDRM/1 BATH FF = 83.16 PAD = 80.66

UNIT 28 2 BDRM/1 BATH FF = 82.92 PAD = 80.42

UNIT 27 2 BDRM/1 BATH FF = 82.69 PAD = 80.19

UNIT 26 2 BDRM/1 BATH FF = 82.45 PAD = 79.95

UNIT 25 2 BDRM/1 BATH FF = 82.22 PAD = 79.72

UNIT 24 2 BDRM/1 BATH FF = 81.99 PAD = 79.49

UNIT 17 2 BDRM/1 BATH FF = 83.56 PAD = 81.06

UNIT 18 2 BDRM/1 BATH FF = 83.74 PAD = 81.24

TRASH ENCL.

SHED

(2)FIXED BOLLARDS

(4)FIXED BOLLARDS

CB 78.50

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OVERALL UTILITY PLAN
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880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

STONE PINE ROAD
[60' R.O.W.]

SEE OFFSITE PLANS FOR CONTINUATION

SEE RIGHT

SEE LEFT

BIORETENTION AREA #2
660 SF
TOB 82.40
FG 81.15
OVERFLOW CB
GR 81.90
4" INV IN 78.65
6" INV OUT 78.65

SSMH (TYPE 1)
RIM 77.70
INV 70.6±

ADJUST (E)SSMH RIM TO GRADE AND TIE IN PROPOSED SS LINES. CONTRACTOR TO VERIFY INVERT PRIOR TO CONSTRUCTION.

2" WATER METER/BFPD
1" IRR METER/BFPD

SLP FOR IRR LAYOUT

CB
GR 79.00
8" INV IN 77.33
(E)12" INV OUT 77.2±

6" WATER METER/BFPD

20' MINIMUM WIDTH P.U.E.

SSMH (TYPE 1)
RIM 80.05
INV 71.32

3" SSMH
RIM 79.10
INV 71.12
SDR RIM 78.77
72.62 INV 12" PVC (NW'LY)
72.58 INV 12" PVC (SE'LY)

SSMH RIM 78.11
70.43 INV 6" CLAY (E'LY)
70.33 INV 6" CLAY (S'LY)
RIM NOT LEVEL

3" SSMH
RIM 83.10
INV 73.90

SIDEWALK CHANNEL
FL 82.50
10' P.U.E.

6" PVC SD
L=20' S=2.5%

6" PVC SD
L=78' S=2%

6" PVC SD
L=172' S=2%

6" PVC SD
L=114' S=2%

6" PVC SD
L=77' S=0.92%

6" PVC SD
L=38' S=0.84%

6" PVC SD
L=108' S=2%

6" PVC SD
L=75' S=2%

12"x12" CB (HIDDEN)
GR 78.20
INV 76.30

6" PVC SD
L=30' S=1%

12"x12" CB (HIDDEN)
GR 78.20
INV 76.30

6" PVC SD
L=30' S=1%

3" SSMH
RIM 78.90
INV 72.96

6" PVC SD
L=86' S=2%

OVERFLOW CB
GR 76.75
4" INV IN 73.5±
12" INV OUT 73.5±

(E)ROCK DISSIPATOR
INV 72.9±

OVERFLOW CB
GR 76.75
4" INV IN 73.40
6" INV OUT 73.40

BIORETENTION AREA #1
4,900 SF
TOB VARIES
FG VARIES

TIE INTO (E)12" SD
INV 73.3±

4" PCV SBD; S=0.25% MIN

3" SSMH
RIM 77.95
INV 73.72

500-YR FLOOD LIMIT
EG 76.8

TRANSFORMER #1

TRANSFORMER #2

TRANSFORMER #3

JOINT TRENCH
(ELEC, COMM/CATV)

FH

CO

ARV

SIDEWALK CHANNEL
FL 77.50

DW INV 77.50
SS TOP 72.05

(E)SSMH
RIM 81.84
INV 74.1±

8" PVC SBD
L=1,058' S=0.5%

TIE SS LINE INTO (E)SSMH. CONTRACTOR TO VERIFY INVERT AND LOCATION PRIOR TO CONSTRUCTION.

TIE INTO (E)2" WATER LINE TO SERVE CORPORATION YARD. CONTRACTOR TO VERIFY INVERT AND LOCATION PRIOR TO CONSTRUCTION.

10' P.U.E.

3" SSMH
RIM 84.25
INV 76.22

SSMH RIM 87.94
NO DIP INFORMATION

AIR RELEASE VALVE

3" SSMH
RIM 81.90
INV 78.61

3" SSMH
RIM 81.80
INV 77.01

3" SSMH
RIM 80.65
INV 77.71

FIRE HYDRANT

JUNCTION BOX
GR 81.70
(2)8" INV IN 77.81
(2)8" INV OUT 77.81

BIORETENTION AREA #3
350 SF
TOB 79.00
FG 77.75

CB
GR 80.37
(2)8" INV 78.20

(2)8" PVC SD
L=78' S=0.5%

500-YR FLOOD LIMIT
EG 76.8

CB
GR 76.50
6" INV IN 75.00
(E)12" INV OUT 75.00

OVERFLOW CB
GR 78.50
4" INV IN 75.25
6" INV OUT 75.25

(E)100-YR FLOOD LIMIT
EG 75.4

UNIT 1 1 BDRM/1 BATH
UNIT 2 1 BDRM/1 BATH
UNIT 3 1 BDRM/1 BATH
UNIT 4 1 BDRM/1 BATH
UNIT 5 2 BDRM/1 BATH
UNIT 6 1 BDRM/1 BATH
UNIT 7 1 BDRM/1 BATH
UNIT 8 1 BDRM/1 BATH
UNIT 9 (ACC) 1 BDRM/1 BATH
UNIT 10 (ACC) 1 BDRM/1 BATH
UNIT 11 (ACC) 2 BDRM/1 BATH
UNIT 12 2 BDRM/1 BATH
UNIT 13 1 BDRM/1 BATH
UNIT 14 2 BDRM/1 BATH
UNIT 15 2 BDRM/1 BATH
UNIT 16 2 BDRM/1 BATH
UNIT 17 2 BDRM/1 BATH
UNIT 18 2 BDRM/1 BATH
UNIT 19 2 BDRM/1 BATH
UNIT 20 2 BDRM/1 BATH
UNIT 21 2 BDRM/1 BATH
UNIT 22 2 BDRM/1 BATH
UNIT 23 2 BDRM/1 BATH
UNIT 24 2 BDRM/1 BATH
UNIT 25 2 BDRM/1 BATH
UNIT 26 2 BDRM/1 BATH
UNIT 27 2 BDRM/1 BATH
UNIT 28 2 BDRM/1 BATH
UNIT 29 2 BDRM/1 BATH
UNIT 30 2 BDRM/1 BATH
UNIT 31 2 BDRM/1 BATH
UNIT 32 1 BDRM/1 BATH
UNIT 33 (ACC) 3 BDRM/2 BATH
UNIT 34 (ACC) 2 BDRM/1 BATH
UNIT 36 3 BDRM/2 BATH
UNIT 37 3 BDRM/2 BATH
UNIT 38 3 BDRM/2 BATH
UNIT 39 3 BDRM/2 BATH
UNIT 40 3 BDRM/2 BATH
UNIT 41 3 BDRM/2 BATH
UNIT 42 3 BDRM/2 BATH
UNIT 43 (ACC) 2 BDRM/1 BATH
UNIT 44 (ACC) 3 BDRM/2 BATH
UNIT 45 3 BDRM/2 BATH
UNIT 46 3 BDRM/2 BATH
UNIT 47 2 BDRM/1 BATH

OFFICE

JOINT TRENCH (ELEC, COMM/CATV)

UTILITY TRENCH NOTES:

1. ANY UTILITY TRENCHING SHALL COMPLY WITH CITY STANDARD DETAIL UT-1. 3

DRY UTILITY NOTES:

1. SEE JOINT TRENCH PLANS FOR ELECTRICAL ROUTING DETAILING.
2. SEE LIGHTING PLANS FOR STREET LIGHT AND STREET LIGHT BOX DETAILING.
3. CONTRACTOR TO PROVIDE TRANSFORMER AND METERING SWITCHBOARD HOUSEKEEPING PADS PER LATEST PG&E GREENBOOK STANDARDS. SEE JOINT TRENCH PLANS FOR DETAILS.
4. THE UNIT PEDESTAL METERS SHALL BE LOCATED TOWARDS THE FRONT OF THE UNIT PAD ON THE SIDE OPPOSITE OF THE DRIVEWAY PER LATEST PG&E GREENBOOK STANDARDS. CONNECTIONS FROM THE PEDESTAL METER TO THE HOUSING UNITS TO BE COMPLETED BY OTHERS.
5. CONTRACTOR TO PROVIDE 200 AMP RESIDENTIAL ELECTRIC METERING PEDESTAL AT EACH UNIT PER THE LATEST PG&E GREENBOOK STANDARD SECTION 8. CONTRACTOR TO PROVIDE ELECTRIC METER, WIRING AND ANY OTHER REQUIRED FURNISHING. SEE PLANS FOR METER LOCATIONS.
6. ELECTRIC, TELECOMMUNICATION, CABLE AND UTILITY SERVICE TO THE PROPERTY SHALL BE THROUGH UNDERGROUND SERVICE CONNECTION ONLY.

SANITARY SEWER NOTES:

1. SANITARY SEWER MAINS WITH LESS THAN 3' OF COVER SHALL BE INSTALLED WITH CDF TRENCH BACKFILL. REFER TO SPECIFICATIONS.
2. SANITARY SEWER SYSTEMS INCLUDING MAINS, MANHOLES, AND LATERALS SHALL BE TESTED PER CITY'S STANDARD DESIGN GUIDELINES FOR PUBLIC WORKS CONSTRUCTION 2016.
3. SANITARY SEWER CONNECTIONS TO THE HOUSING UNITS TO BE COMPLETED BY OTHERS.
4. ALL JOINTS SHALL BE TRADITIONAL BELL AND SPIGOT JOINTS. NO GLUE JOINTS ARE ALLOWED.
5. REFER TO PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. ALL PROPOSED SANITARY SEWER INFRASTRUCTURE, OTHER THAN THE 8" SEWER MAIN THAT RUNS DOWN THE ACCESS ROAD TO THE CORPORATION YARD, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GASKETED BELL AND SPIGOT JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS.
7. ALL PROPOSED STORM DRAIN INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DOMESTIC WATER SYSTEM NOTES:

1. WATER SYSTEM CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE COASTSIDE COUNTY WATER DISTRICT DOCUMENT TITLED "STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, MAY 2018, LATEST REVISION."
2. INSTALLATION SHALL CONFORM TO THE CCWD STANDARD DRAWINGS INCLUDED IN THESE IMPROVEMENT PLANS AND OTHER CCWD STANDARD DRAWINGS.
3. WATER METER BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS OR WITHIN 3 FEET HORIZONTAL AND 1 FOOT VERTICAL OF OTHER UTILITIES INCLUDING ELECTRICAL, GAS, TELEPHONED, AND CABLE TV.
4. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN
5. DOMESTIC AND FIRE WATER CONNECTIONS TO THE HOUSING UNITS TO BE COMPLETED BY OTHERS.
6. REFER TO PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

UTILITY LEGEND:

X" SD	STORM DRAIN LATL
X" SBD	STORM SUB-DRAIN LATL
X" SS	SANITARY SEWER LATL
X" DW	DOMESTIC WATER LATL
E	UNDERGROUND ELECTRICAL SERVICE LATL
	JOINT TRENCH

0 20 40
GRAPHIC SCALE

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEAR
C 78436
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C4.0
OF

DRAWING NAME: K:\2021\2111367-15_HMB_Corpyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24
PLOTTED BY: gald

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UTILITY PLAN
STONE PINE COVE
880 STONE PINE ROAD

HALF MOON BAY | SAN MATEO COUNTY | CALIFORNIA

Revisions	No.	Date
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Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Date 05/16/2024

Drawing Number: C4.1
OF

GRAPHIC SCALE 0 10 20

SEE SHEET C4.2

SEE LEFT

SEE RIGHT

SEE SHEET C4.3

STONE PINE ROAD [60' R.O.W.]

DRAWING NAME: K:\2021\2113\67-15_HMB_Corporate_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

UTILITY PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
HALF MOON BAY
CALIFORNIA

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Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number: C4.2
OF

GRAPHIC SCALE 0 10 20

SEE SHEET C4.1

SEE SHEET C4.4

DRAWING NAME: K:\2021\211367-15.JHA\Corporate_Housing\ENG\hmsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

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880 STONE PINE ROAD

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Job No 2021137-15
Approved DJL
Drawn DLG
Design DJP
Scale 1" = 10'
Date 05/16/2024

Drawing Number: **C4.3** OF

GRAPHIC SCALE 0 10 20

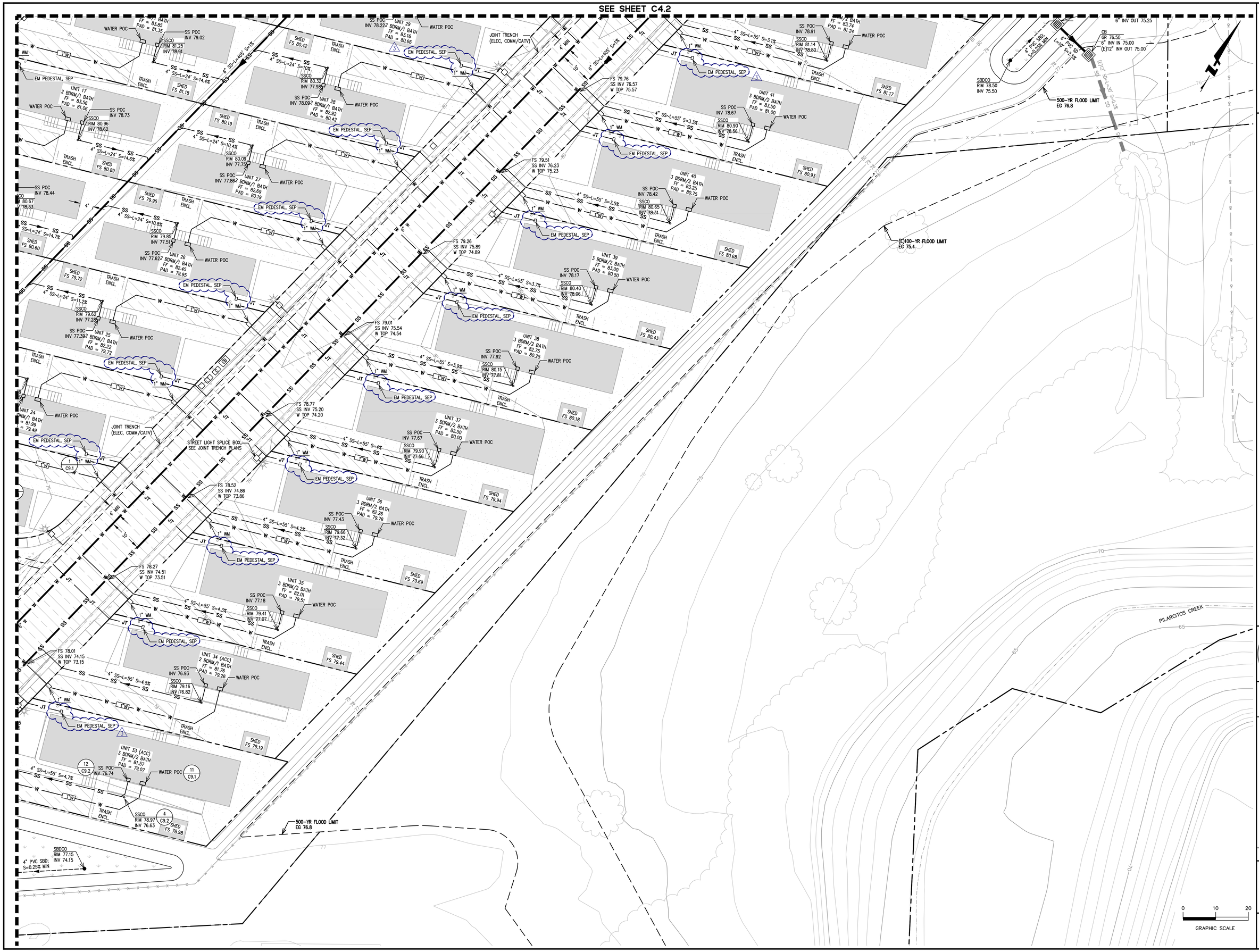
SEE SHEET C4.4

SEE SHEET C4.1

SEE LEFT

SEE RIGHT

SEE SHEET C4.2



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UTILITY PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY

HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEJA
C 78436
CIVIL
STATE OF CALIFORNIA

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Design DJP
Drawn DLG
Approved DJL
Job No 2021367-15

Drawing Number:
C4.4
OF

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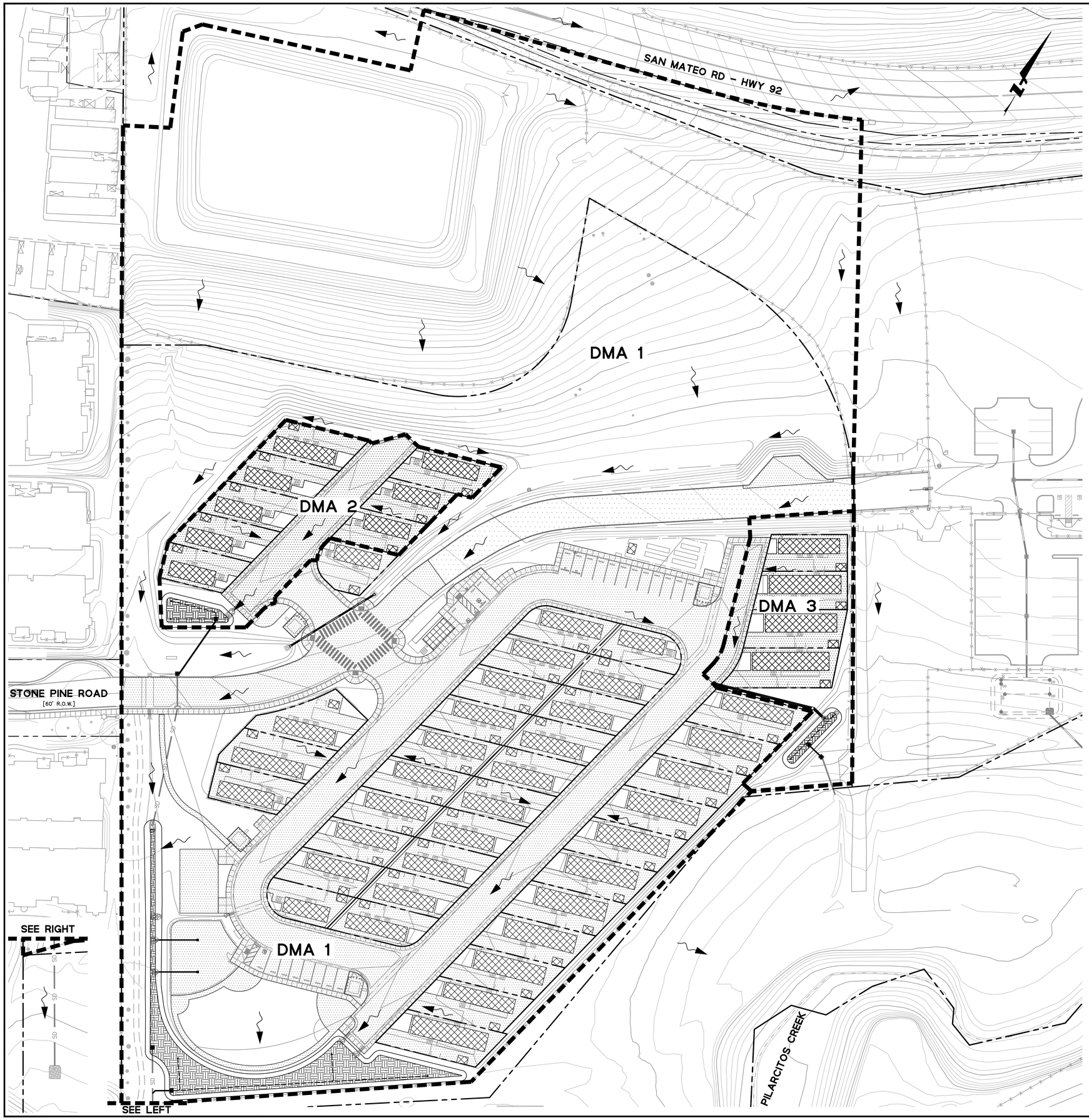
PLOT DATE: 05-16-24 PLOTTED BY: gold



LEGEND:

- DMA BOUNDARY
- FLOW DIRECTION ARROW
- CREATED/REPLACED IMPERVIOUS HARDSCAPE
- CREATED/REPLACED IMPERVIOUS BUILDING
- EXISTING IMPERVIOUS HARDSCAPE RETAINED
- EXISTING IMPERVIOUS BUILDING RETAINED
- PROPOSED TREATMENT AREA

ONSITE TRIBUTARY AREA

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA	PERVIOUS AREA	EFFECTIVE IMPERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
DMA 1	135,890	239,175	159,808	4,570	4,900
DMA 2	19,140	2,975	19,438	556	660
DMA 3	10,045	7,520	10,797	309	350
TOTAL	165,075	249,670	190,042	5,435	5,910

3

1. THE SIZE OF THE BIORETENTION AREA CALCULATED USING THE COMBINATION FLOW AND VOLUME DESIGN BASIS AS DESCRIBED IN THE SAN MATEO COUNTY C.3 REGULATED PROJECT GUIDE. SEE THE STORMWATER MANAGEMENT PLAN FOR COMBINATION FLOW CALCULATION WORKSHEETS.
2. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS ARE PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA PER THE SAN MATEO COUNTY C.3 REGULATED PROJECTS GUIDE.

0 30 60
GRAPHIC SCALE

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

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STORMWATER CONTROL PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEA
C 78436
CIVIL
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Scale 1" = 30'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C5.1
OF

DRAWING NAME: K:\2021\2113367-15_HMB_Coryyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

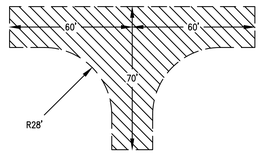
COASTSIDE FIRE PROTECTION DISTRICT NOTES:

1. ALL MANUFACTURED HOMES SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 25, SECTION 4302, AND NFPA13D.
2. SECONDARY EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED TO THE SITE THROUGH THE SITE AS INDICATED IN THE FIRE ACCESS PLAN. AN EASEMENT FOR THE EMERGENCY VEHICLE ACCESS SHALL BE OBTAINED AND RECORDED PRIOR TO OCCUPANCY OF ANY MANUFACTURED HOMES.
3. THE SUBDIVISION SHALL INCLUDE SIGNAGE AND ADDRESS NUMBERS POSTED AT EACH NEW BUILDING IN ACCORDANCE WITH COASTSIDE FIRE PROTECTION DISTRICT STANDARD DI-013.

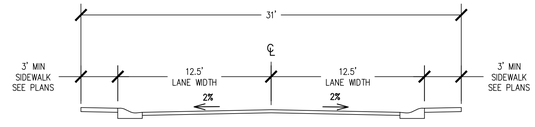
LEGEND:

- PROPOSED FIRE TRUCK ACCESS ROUTE (20' MIN WIDTH, 15'-6" MIN VERTICAL CLEARANCE)
- EMERGENCY VEHICLE ACCESS THROUGH CORPORATE YARD
- NO PARKING IN FIRE LANE RED STRIPING
- FIRE HYDRANT

FIRE TRUCK TURNAROUND:



FIRE TRUCK TURNAROUND PER CA FIRE CODE APPENDIX D. ALL CURBS ALONG FIRE TRUCK TURNAROUNDS SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.



PRIVATE ROAD SECTION

SCALE 1" = 5'

GRAPHIC SCALE 0 40 80

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

Know what's **below.** **Call** before you dig.

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FIRE ACCESS PLAN
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880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 40'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C6.1
OF

DRAWING NAME: K:\2021\2211367-15_HMB_Corpord_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24
PLOTTED BY: gold

CONSTRUCTION STAGING NOTES:

1. EQUIPMENT AND MATERIAL STORAGE SHALL BE LOCATED ON SITE, AND LAYDOWN SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON PLANS.
2. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN STONE PINE ROAD OR THE DRIVEWAY SERVING THE CITY CORPORATION YARD. TEMPORARY LAYDOWN AND STORAGE MAY BE MADE AVAILABLE, AS NECESSARY, WITHIN THE CITY CORPORATION YARD.
3. CONSTRUCTION VEHICLES/EQUIPMENT AND WORKERS SHALL ACCESS THE PROJECT SITE VIA STONE PINE ROAD.
4. CONSTRUCTION VEHICLES/EQUIPMENT SHALL OBSERVE A 15-MILE-PER-HOUR SPEED LIMIT ON STONE PINE ROAD, AND WORKERS SHALL ABIDE BY THE POSTED SPEED LIMIT (25 MILES PER HOUR).
5. PARKING FOR CONSTRUCTION VEHICLES/EQUIPMENT AND WORKER VEHICLES SHALL BE LIMITED TO THE DESIGNATED AREAS IDENTIFIED ON PLANS. WORKER PARKING SHALL BE LIMITED TO CONSTRUCTION STAFF, INSPECTORS, AND CONSULTANTS AND MAY OCCUR FROM 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY. EXCEPT AS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, THERE SHALL BE NO VEHICLE PARKING ON SUNDAYS OR HOLIDAYS.

PERMANENT EROSION/SEDIMENT CONTROLS:

1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.
2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.
3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN, AND MEET THE APPROVAL OF THE PROJECT ARBORIST.
5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

EROSION CONTROL LEGEND:

- TREE PROTECTION (TYP.) SEE ARBORIST NOTES
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- VEHICLE/EQUIPMENT WASHOUT PIT
- STOCKPILE COVERING
- CONTRACTOR PARKING AREA
- SEDIMENT BASIN
- GRAVEL BAG BERM
- FIBER ROLL
- SILT FENCE
- INLET PROTECTION

SEE SHEETS C0.0 AND C0.1 FOR NOTES AND LEGENDS

811 Know what's **below.** **Call** before you dig.

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STAGING AND EROSION CONTROL PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER DALE J. LEJA C 78436 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date
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2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Job No 2021367-15

Drawing Number:
C7.1
OF

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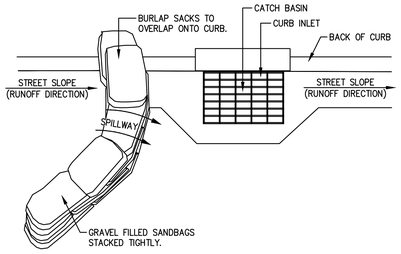
PLOT DATE: 05-16-24
PLOTTED BY: gold

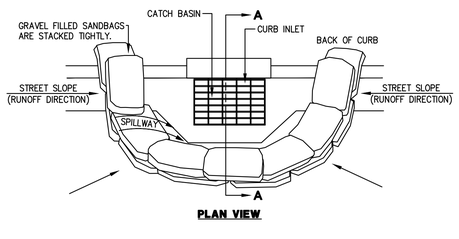


PLAN VIEW

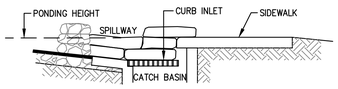
NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER - CONTINUOUS GRADE



PLAN VIEW



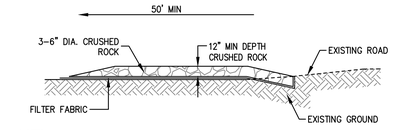
SECTION A-A

CURB INLET SEDIMENT BARRIER - SUMP

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

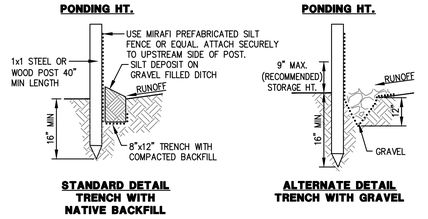
7 – INLET PROTECTION
NTS

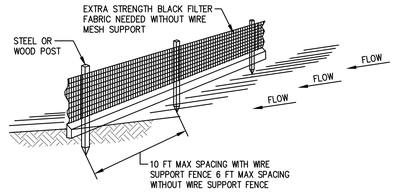


NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

4 – STABILIZED CONSTRUCTION ENTRANCE
NTS

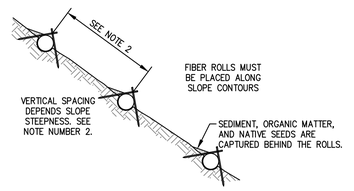


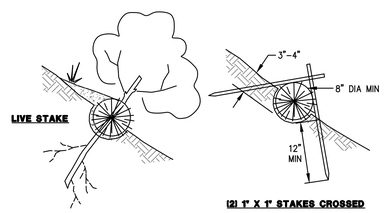


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

5 – SILT FENCE
NTS

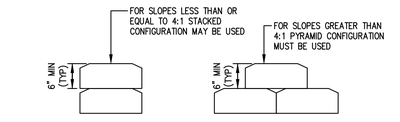




NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

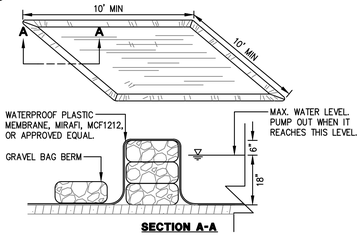
6 – FIBER ROLL
NTS



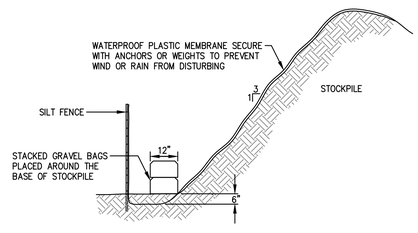
NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

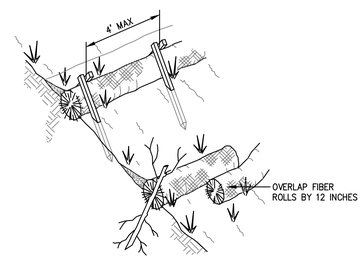
1 – GRAVEL BAG BERM
NTS



2 – VEHICLE/EQUIPMENT WASHOUT PIT
NTS



3 – STOCKPILE COVERING
NTS



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STAGING AND EROSION CONTROL DETAILS
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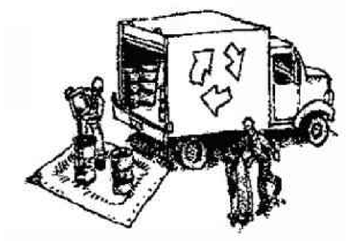
PLOT DATE: 05-16-24
PLOTTED BY: gold

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

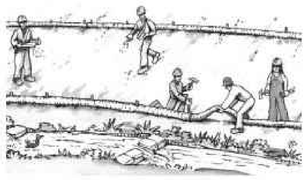
Maintenance and Parking

- ❑ 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, abosorb, 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.

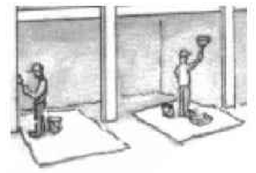
Concrete, Grout & Mortar Application

- ❑ 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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BEST MANAGEMENT PRACTICES
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

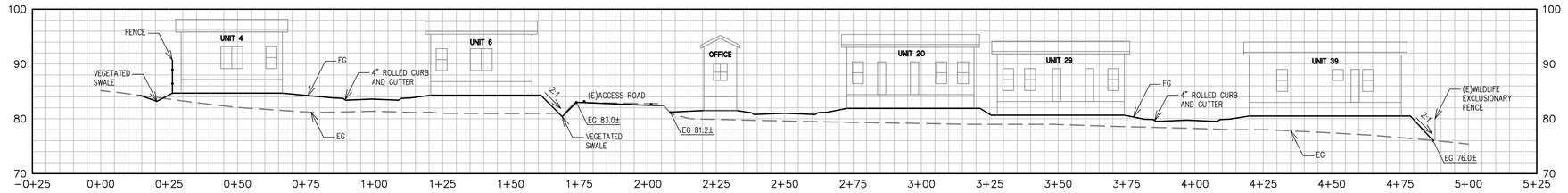
REGISTERED PROFESSIONAL ENGINEER
DALE J. LUTEA
C 78476
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C7.3
OF

DRAWING NAME: K:\2021\211367-15_HMB_Corporate_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

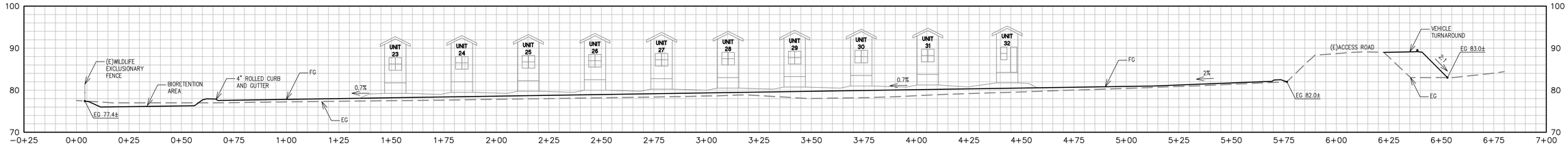


SECTION A–A

SCALE: 1:20 HORIZONTAL
1:10 VERTICAL

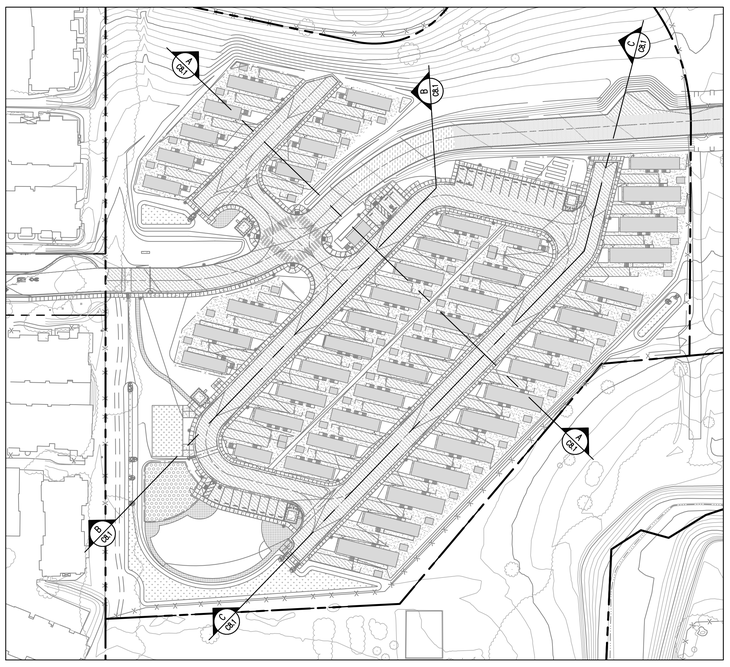
SECTION B–B

SCALE: 1:20 HORIZONTAL
1:10 VERTICAL



SECTION C–C

SCALE: 1:20 HORIZONTAL
1:10 VERTICAL



SITE SECTION KEYMAP

N.T.S.

0 20 40

GRAPHIC SCALE

SEE SHEETS CO.0 AND CO.1 FOR NOTES AND LEGENDS

811 Know what's **below.** **Call** before you dig.

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SITE SECTIONS
STONE PINE COVE
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CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE T. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

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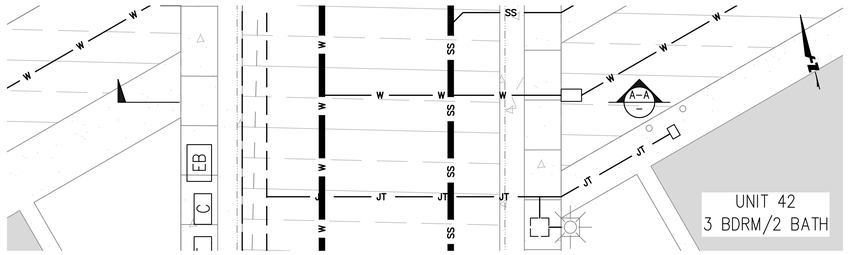
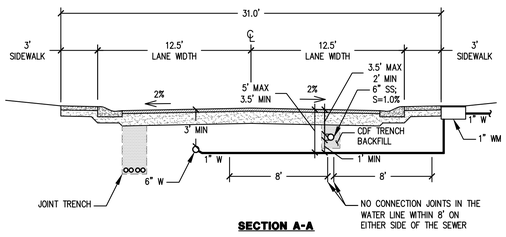
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 20'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C8.1
OF

DRAWING NAME: K:\2021\2111367-15_HMB_Corpyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

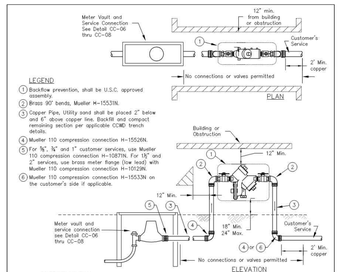




SECTION A-A

10 — SHALLOW SEWER/WATER CROSSING

1" = 5'


Meter Vault and Service Connection See Detail CC-06 thru CC-08
12" min. from building or obstruction
Customer's Service
2" Min. copper
No connections or valves permitted
PLAN
LEGEND
1 Backflow prevention, shall be U.S.C. approved assembly.
2 Bronze 90° bends, Mueller H-15531N.
3 Copper Pipe, Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable CCMD trench detail.
4 Mueller 110 compression connection H-15526N.
5 For ¾", 1" and 1" customer services, use Mueller 110 compression connection H-10871N. For 1½" and 2" services, use brass meter flange (low lead) with Mueller 110 compression connection H-15529N.
6 Mueller 110 compression connection H-15533N on the customer's side if applicable.
Building or Obstruction
12" Min.
12" Min.
Meter vault and service connection see Detail CC-06 thru CC-08
18" Min. 24" Max.
Customer's Service
2" Min. copper
No connections or valves permitted
ELEVATION
REQUIREMENTS
1. A backflow prevention assembly must be installed on Non-Single Family Residential services and Single Family Residential service connections that have an auxiliary water supply, a cross connection, or a risk of backflow or contamination.
2. All reduced pressure backflow assemblies shall be installed on the customer's property adjacent to the meter. Pressure reducing valves on the District pipelines will not be permitted.
3. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line.
4. Any enclosure used for backflow assembly shall be approved by the District.
5. Backflow assembly shall be tested and certified by the District approved tester prior to being put in service.
6. Vertical installations are allowed but require District approval prior to design and installation.

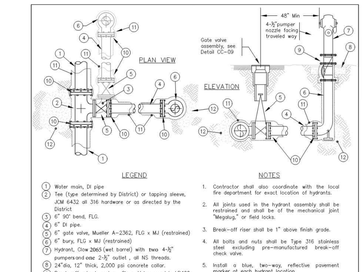
REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (UP TO 2")

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-18

7 — CC-18 BACKFLOW PREVENTER(UP TO 2")

NTS



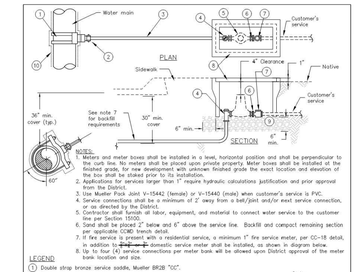
FIRE HYDRANT ASSEMBLY

REV. 09/11/2019
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-12

4 — CC-12 FIRE HYDRANT

NTS



COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-06

1 — CC-06 1" SERVICE CONNECTION

NTS

PLAN VIEW

SECTION VIEW

NOTES:

1. FOR WATER PIPE CONNECTION TO MAIN, SEE STANDARD DETAIL CC-06 & 07.
2. WATER METERS SHALL NOT BE INSTALLED MORE THAN 4 FEET DEEP. METER GROUNDING WIRE TO BE ATTACHED TO THE UPSTREAM AND DOWNSTREAM PIPE CONNECTIONS OF THE METER.
3. CUSTOMER TO SUPPLY, INSTALL, AND MAINTAIN VAULT TO GRADE PER CITY SPECIFICATIONS.
4. VAULT SHALL BE LOCATED ON PRIVATE PROPERTY IN A PUBLIC UTILITY EASEMENT.
5. BOX & LID SHALL HAVE MIN. 10K RATING (TIER 5) FOR SIDEWALK AND PLANTING STRIP APPLICATIONS. VAULT ACCESS LID SHALL FULLY COVER THE VAULT AND BE CONSTRUCTED OF STAINLESS STEEL OR ALUMINUM. LID TO BE TORSION ASSISTED.
6. ALL PIPING AND FITTINGS SHALL BE DUCTILE IRON PIPE PER DISTRICT STANDARDS.

11 — LOT WATER SERVICE OUTLET

NTS

DOUBLE CHECK BACKFLOW ASSEMBLY & REDUCED PRESSURE BACKFLOW DEVICE

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-20

8 — CC-20 DOUBLE CHECK BACKFLOW

NTS

1" or 2" COMBINATION AIR VALVE

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-16

5 — CC-16 COMBINATION AIR VALVE

NTS

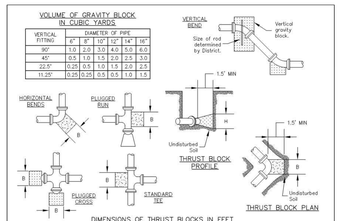
GATE VALVE ASSEMBLY

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-09

2 — CC-09 GATE VALVE

NTS



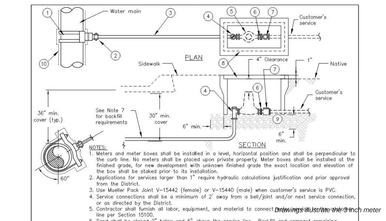
THRUST RESTRAINT – THRUST BLOCK DETAILS

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-22

9 — CC-22 THRUST BLOCKS

NTS



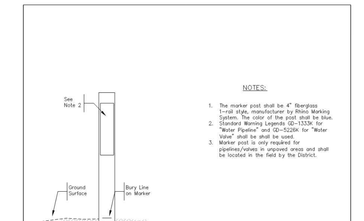
1-1/2" OR 2" SERVICE CONNECTION

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-07

6 — CC-07 1½" OR 2" SERVICE CONNECTION

NTS



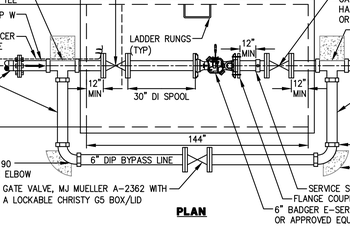
WATER VALVE/WATER MAIN MARKER POST

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT, 766 MAIN STREET, HALF MOON BAY, CA | Approved by: David Dickson, General Manager | STD. NO. CC-10

3 — CC-10 WATER MARKER POST

NTS



PLAN

ELEVATION

NOTES:

1. LOT WATER SERVICE OUTLET TO BE INSTALLED PER TITLE 25 HOUSING AND COMMUNITY DEVELOPMENT, CHAPTER 2, SECTIONS 1274 & 1308.

12 — 6" WM WITH 6"-BYPASS

NTS

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CONSTRUCTION DETAILS
STONE PINE COVE
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SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEZA — C 78436 — CIVIL — STATE OF CALIFORNIA

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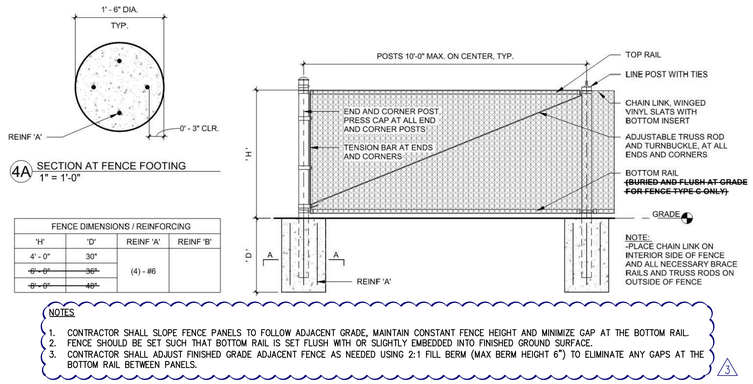
Date 05/16/2024
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No. 2021367-15

Drawing Number: C9.1 OF

DRAWING NAME: K:\2021\211367-15_HMB_Corpyard_Housing\ENG\vmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

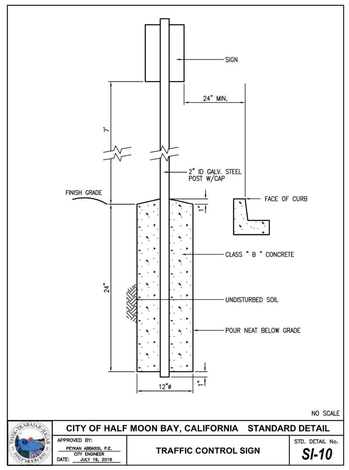


FENCE DIMENSIONS / REINFORCING			
'H'	'D'	REINF 'A'	REINF 'B'
4' - 0"	30"	(4) - #6	
~~6' - 0"~~	~~36"~~		
~~8' - 0"~~	~~48"~~		

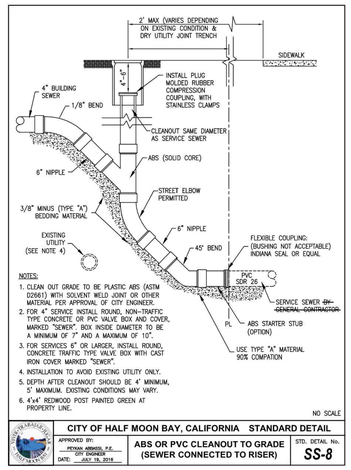
NOTES

1. CONTRACTOR SHALL SLOPE FENCE PANELS TO FOLLOW ADJACENT GRADE, MAINTAIN CONSTANT FENCE HEIGHT AND MINIMIZE GAP AT THE BOTTOM RAIL.
2. FENCE SHOULD BE SET SUCH THAT BOTTOM RAIL IS SET FLUSH WITH OR SLIGHTLY EMBEDDED INTO FINISHED GROUND SURFACE.
3. CONTRACTOR SHALL ADJUST FINISHED GRADE ADJACENT FENCE AS NEEDED USING 2:1 FILL BERM (MAX BERM HEIGHT 6") TO ELIMINATE ANY GAPS AT THE BOTTOM RAIL BETWEEN PANELS.

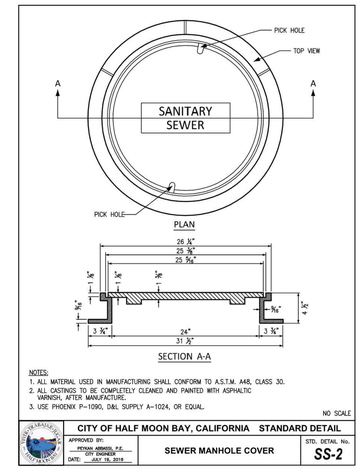
10 — **WILDLIFE EXCLUSIONARY CHAINLINK FENCE**
NTS



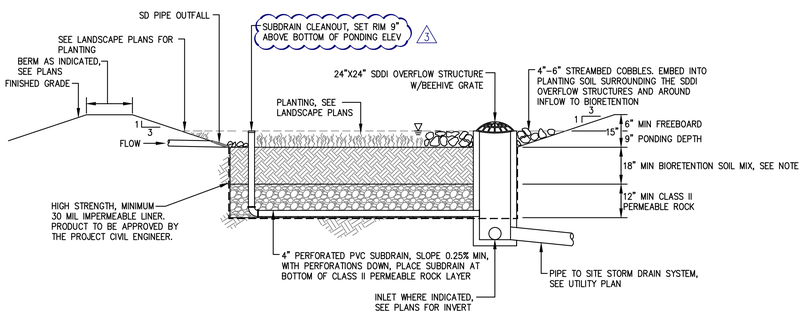
7 — **SI-10 TRAFFIC SIGN**
NTS



4 — **SS-8 SANITARY DRAIN CLEANOUT**
NTS



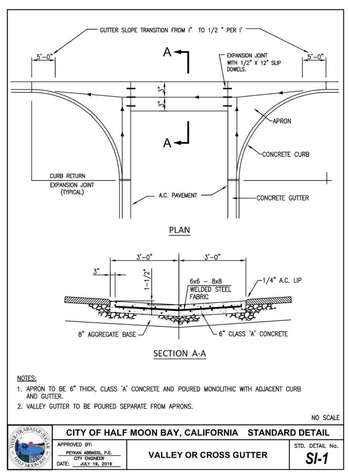
1 — **SS-2 SSMH COVER**
NTS



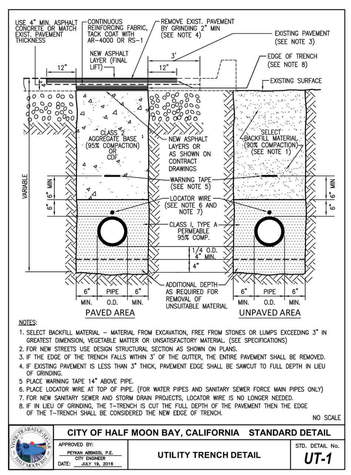
NOTES:

1. COMPLETELY SURROUND SIDES AND BOTTOM OF BIORETENTION AREA WITH IMPERMEABLE LINER. NO INFILTRATION INTO SURROUNDING SOIL IS PERMITTED.
2. SEAL ALL LINER SEAMS WITH WATERPROOF TAPE AS RECOMMENDED BY LINER MANUFACTURER.
3. SEE PROJECT SPECIFICATIONS FOR BIOTREATMENT SOIL MIX.
4. SEE LANDSCAPE PLANTING PLAN FOR TREE LOCATIONS AND OTHER PLANT SPECIES IN BIORETENTION AREA.
5. BASE OF TRENCH SHALL SLOPE AT 0.25% TO PARALLEL UNDERDRAIN.
6. FILTER FABRIC SHOULD NOT BE USED IN OR AROUND THE UNDERDRAIN OR BETWEEN THE BSM AND CLASS II PERM.

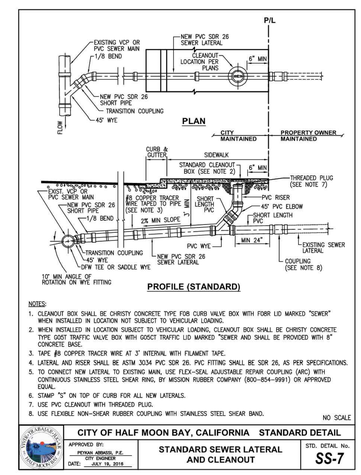
11 — **BIORETENTION AREA**
NTS



8 — **SI-11 RED CURB PAINTING**
NTS



5 — **SS-11 SEWER TEE**
NTS

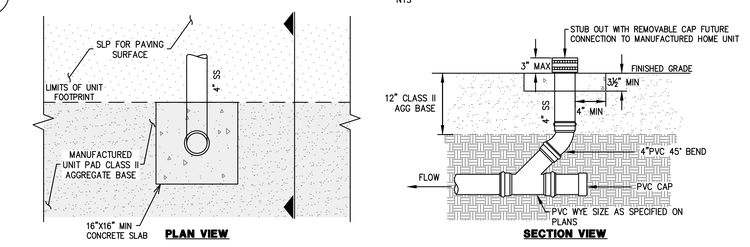


2 — **SS-3 TYPE 1 SSMH**
NTS

9 — **SI-1 VALLEY OR CROSS GUTTERS**
NTS

6 — **UT-1 UTILITY TRENCH**
NTS

3 — **SS-7 SS LATERAL CONNECTION**
NTS



NOTES:
1. LOT SANITARY SEWER DRAIN INLET TO BE INSTALLED PER TITLE 25 HOUSING AND COMMUNITY DEVELOPMENT, CHAPTER 2, SECTION 1254.

12 — **SANITARY SEWER LOT DRAIN INLET**
NTS

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REDWOOD CITY, CA 94065
(650) 482-6300
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HALF MOON BAY

CONSTRUCTION DETAILS
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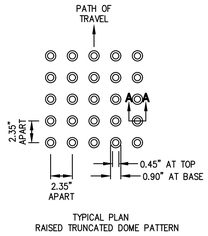
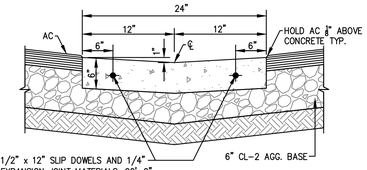


TYPICAL PLAN
RAISED TRUNCATED DOME PATTERN

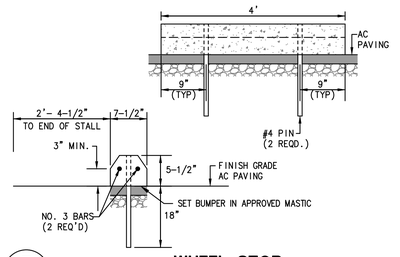
NOTES:

1. CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES SHALL BE VITRIFIED POLYMER COMPOSITE WITH ALUMINUM OXIDE CAST-IN-PLACE TILES BY ARMOR-TILE, OR APPROVED EQUAL. EXISTING ENGINEERED AND FIELD TESTED PRODUCTS, WHICH HAVE BEEN IN SUCCESSFUL SERVICE FOR A PERIOD OF THREE YEARS ARE SUBJECT TO COMPLIANCE WITH SPECIFIED TILES, AND MAY BE INCORPORATED IN THE WORK IF THEY MEET OR EXCEED THE TEST CRITERIA AND CHARACTERISTICS OF THE ABOVE SPECIFIED TILE. COLOR SHALL BE YELLOW (CONFORMING TO FEDERAL STANDARD 595A, COLOR NO. 33538). SUBMIT PRODUCT DATA FOR APPROVAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

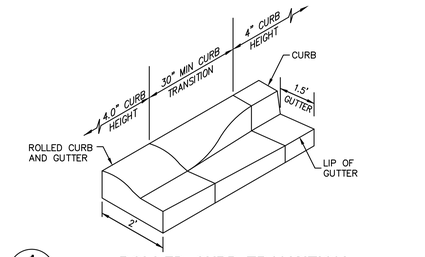
12 – DETECTABLE WARNING SURFACE
NTS



11 – VALLEY GUTTER SECTION
NTS



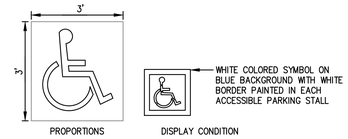
7 – WHEEL STOP
NTS



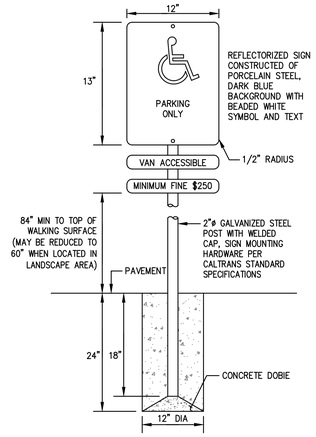
1 – ROLLED CURB TRANSITION
NTS

NOTES:

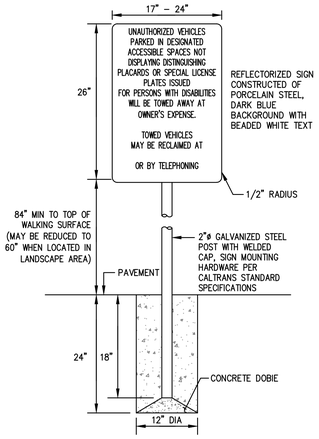
1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 84 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 60 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR SIDEWALK.
2. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF- STREET PARKING FACILITY, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL NOT BE LESS THAN 17 INCHES X 22 INCHES IN SIZE, LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
3. "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____"
4. CONTRACTOR SHALL COORDINATE LOCATION OF SIGN WITH TRUSTEE'S REPRESENTATIVE.
5. VAN STALLS SHALL BE DESIGNATED BY AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE REFLECTORIZED SIGN.



INTERNATIONAL SYMBOL OF ACCESSIBILITY
DETAIL 'A'

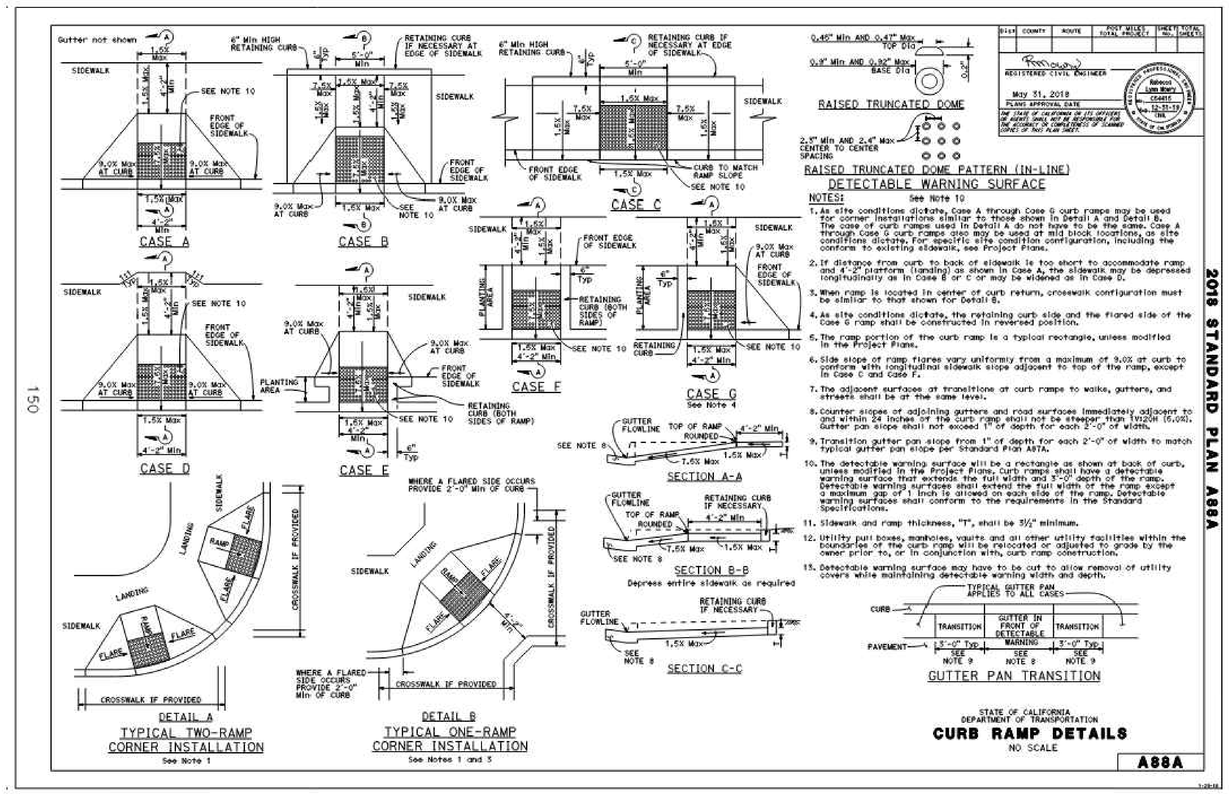


ACCESSIBILITY SIGN
DETAIL 'C-1'

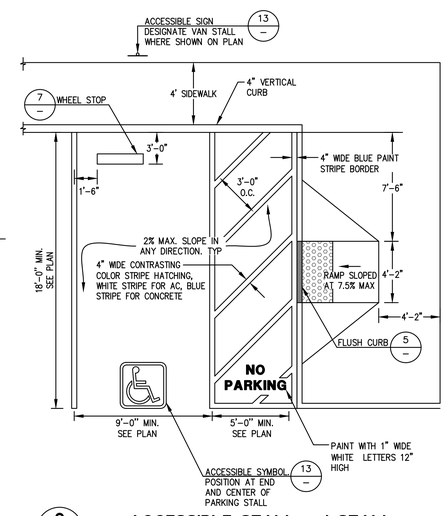


ACCESSIBILITY TOW AWAY SIGN
DETAIL 'C-2'

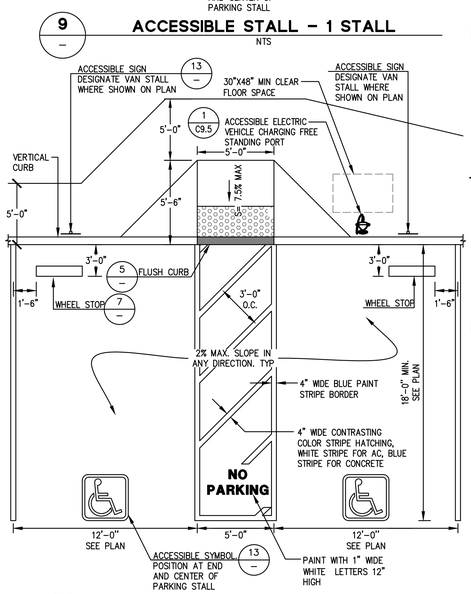
13 – ACCESSIBLE PARKING STALL SIGNAGE
NTS



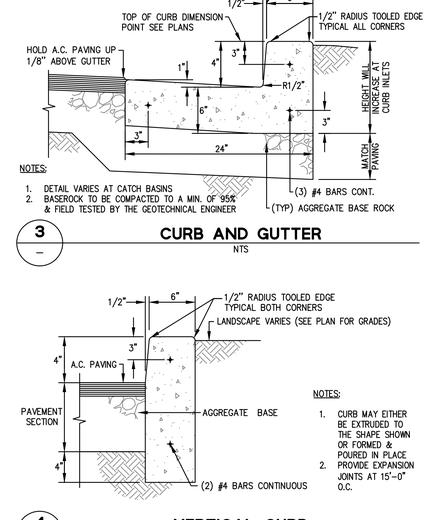
14 – CURB RAMP – CALTRANS STANDARD PLAN A88A
NTS



9 – ACCESSIBLE STALL – 1 STALL
NTS



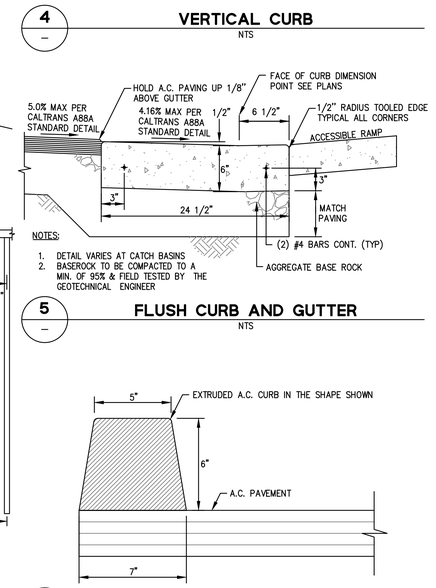
10 – ACCESSIBLE STALL – 2 STALLS
NTS



2 – ROLLED CURB AND GUTTER
NTS

8 – CONCRETE PAVING
NTS

3 – CURB AND GUTTER
NTS



4 – VERTICAL CURB
NTS

5 – FLUSH CURB AND GUTTER
NTS

6 – AC CURB
NTS

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HALF MOON BAY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
DALE J. TITZ
C 78476
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C9.3
OF

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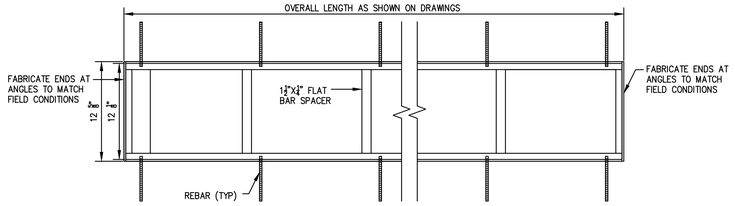
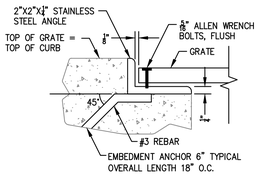
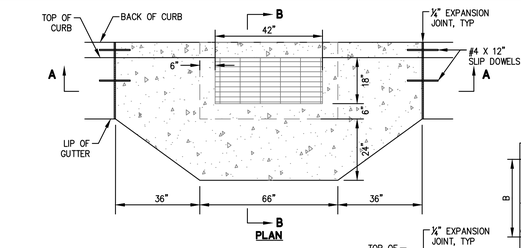
PLOT DATE: 05-16-24 PLOTTED BY: gold



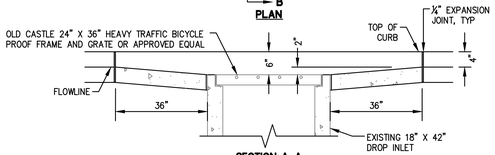
TRENCH GRATE FRAME - PLAN



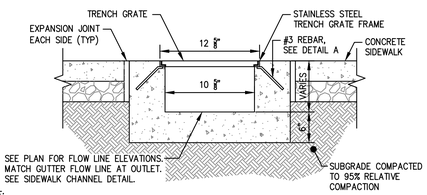
DETAIL A



PLAN



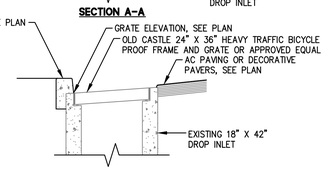
SECTION A-A



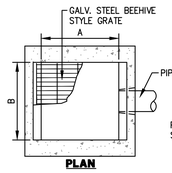
NOTE:

1. MAXIMUM GRATE HOLE WIDTH (OPEN) ½ INCH. GRATE SIZE 12"X18". CAST IRON "URBAN ACCESSORIES" TRENCH GRATE AND STAINLESS STEEL GRADE 304L FRAME. TITLE WAVE MODEL OR APPROVED EQUAL.
2. USE ADA COMPLIANT GRATE IN ADA ACCESSIBLE AREAS. TYPICAL FOR ALL GRATES.

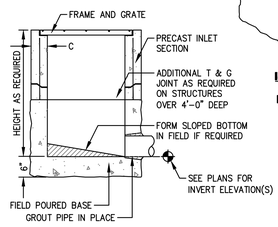
TRENCH DRAIN SECTION



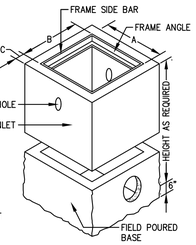
SECTION B-B



PLAN



TYPICAL SECTION

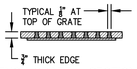


ISOMETRIC

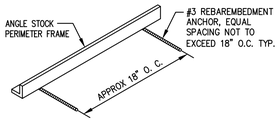
DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
1212CB	12"	12"	4"
2424CB	24"	24"	6"
3636CB	36"	36"	6"

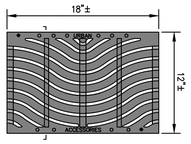
*INLET SHALL BE OLDCASTLE PRECAST DRAINAGE INLET STORM DRAIN, OR APPROVED EQUIVALENT.



TRENCH GRATE - SECTION AA



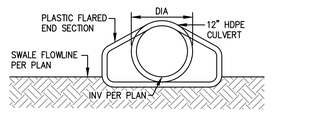
TRENCH GRATE FRAME - ISOMETRIC



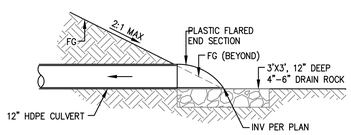
TRENCH GRATE - PLAN

6 – SIDEWALK CHANNEL GRATE

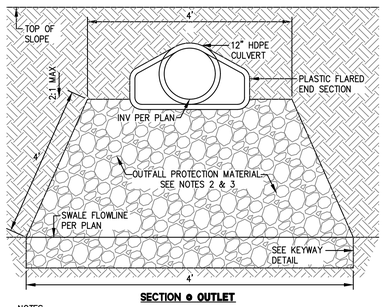
NTS



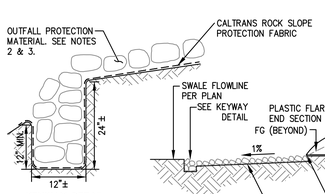
SECTION @ INLET



PROFILE @ INLET



SECTION @ OUTLET



KEYWAY DETAIL

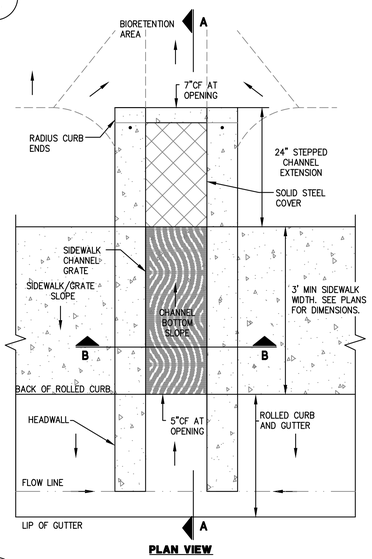
PROFILE @ OUTLET

NOTES:

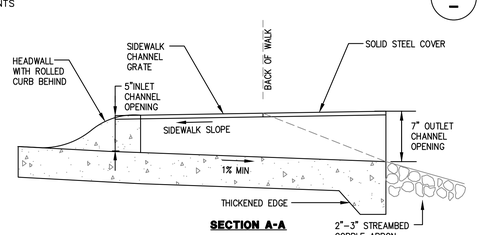
1. ALL HEADWALLS SHALL BE PLASTIC AND CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD PLAN D94A AND SECTION 70-5.02 OF THE CALTRANS STANDARD SPECIFICATIONS, 2022.
2. AREA OF ROCK RIP-RAP OUTFALL/EROSION PROTECTION IN ACCORDANCE WITH FEDERAL HIGHWAY ADMINISTRATION (FHWA) HEC-14.
3. OUTFALL PROTECTION MATERIAL:
   -CALTRANS ROCK SLOPE PROTECTION FABRIC WITH NO. 2 BACKING CONFORMING TO SECTION 72 OF THE CALTRANS STANDARD SPECIFICATIONS.
   -CALTRANS NO. 2 TO BE 4"-6" SIZE ANGULAR ROCK (25 LBS, TYP.) BROWN TO DARK BROWN/BLACK IN COLOR.

7 – FLARED END SECTION

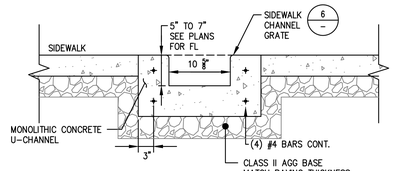
NTS



PLAN VIEW



SECTION A-A



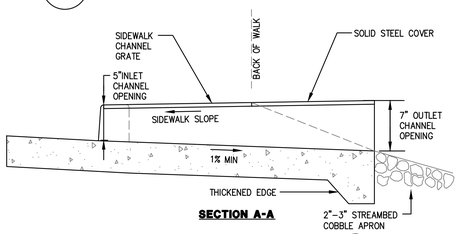
SECTION B-B

8 – SIDEWALK CHANNEL - ROLLED CURB

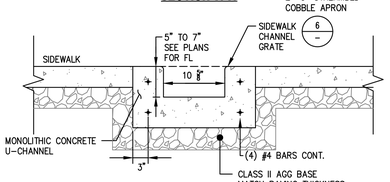
NTS

4 – CATCH BASIN APRON

NTS



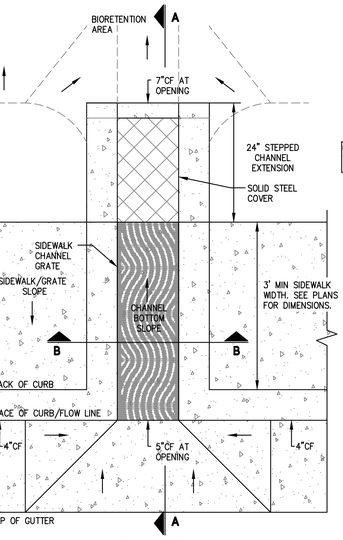
SECTION A-A



SECTION B-B

NOTES:

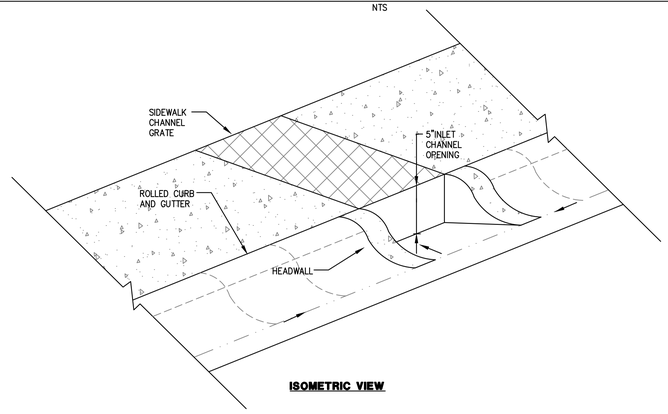
1. ROCK OUTFALL SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX 350 REINFORCING MAT (BY NORTH AMERICAN GREEN).
2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.



PLAN VIEW

5 – SIDEWALK CHANNEL - VERTICAL CURB

NTS



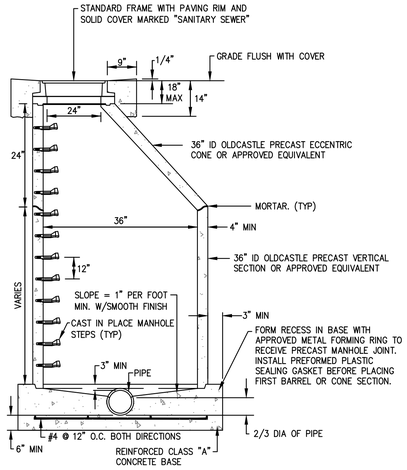
ISOMETRIC VIEW

NOTES:

1. ROCK OUTFALL SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX 350 REINFORCING MAT (BY NORTH AMERICAN GREEN).
2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.

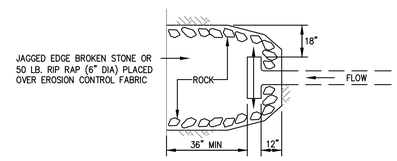
1 – CATCH BASIN

NTS

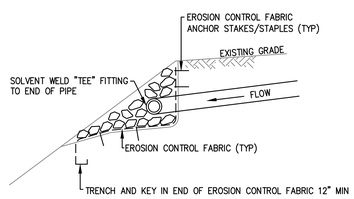


2 – 3' MANHOLE

NTS



PLAN



SECTION

3 – ROCK DISSIPATOR

NTS

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REGISTERED PROFESSIONAL ENGINEER DALE J. LEER C 78436 CIVIL STATE OF CALIFORNIA

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Date 05/16/2024
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C9.4
OF

DRAWING NAME: K:\2021\2211367-15_HMB_Corpyard_Housing\ENG\hmbsheets.dwg
PLOT DATE: 05-16-24 PLOTTED BY: gold

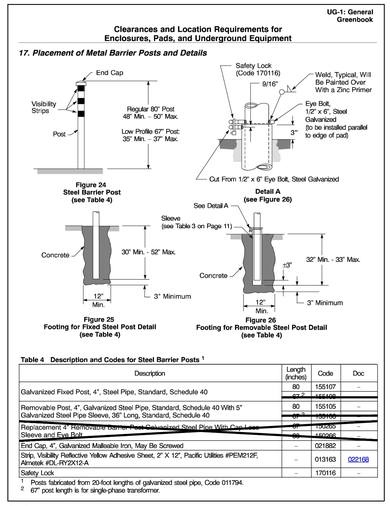


Figure 24
Steel Barrier Post
(see Table 4)

Detail A
(see Figure 26)

Figure 25
Footing for Fixed Steel Post Detail
(see Table 4)

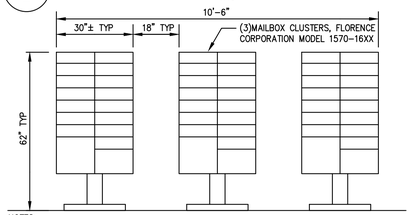
Figure 26
Footing for Removable Steel Post Detail
(see Table 4)

Table 4 Description and Codes for Steel Barrier Posts [1]

Description	Length (inches)	Code	Doc
Galvanized Fixed Post, 4", Steel Pipe, Standard, Schedule 40	80	155107	–
	67 [2]	155108	–
Removable Post, 4", Galvanized Steel Pipe, Standard, Schedule 40 With 5" Galvanized Steel Pipe Sleeve, 36" Long, Standard, Schedule 40	80	155105	–
	67 [2]	155106	–
Replacement 4" Horizontal Barrier Post Galvanized Steel Pipe With Cap Loop	37	155095	–
Sleeve and Eye Bolt	60	155099	–
End Cap, 4", Galvanized Malleable Iron, May Be Screwed	–	021882	–
Strip, Visibility Reflective Yellow Adhesive Sheet, 2" X 12", Pacific Utilities #PEM212F, Airwalk #OL-PY2X12-A	–	013163	022168
Safety Lock	–	170116	–

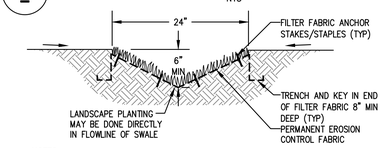
[1] Posts fabricated from 20-foot lengths of galvanized steel pipe, Code 011794.
[2] 67" post length is for single-phase transformer.

4 PGE BOLLARD
NTS



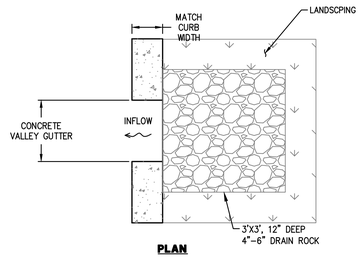
NOTES:
1. INSTALL MAILBOXES PER MANUFACTURERS RECOMMENDATIONS.
2. COLOR SHALL BE BLACK.

5 MAILBOXES
NTS

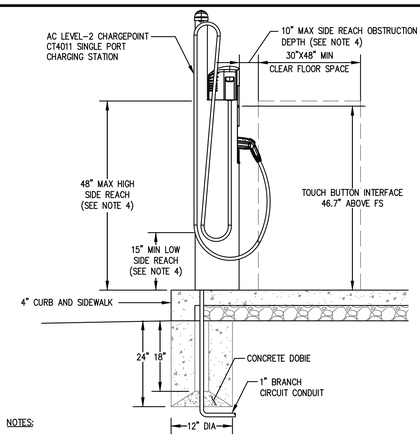


NOTES:
1. ALL GRASS SWALES SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS VMAX SC250 OR EQUIVALENT.
2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
3. THE CONTRACTOR SHALL INSPECT, MAINTAIN AND REPAIR VEGETATED SWALE DIMENSIONS, SLOPE AND EROSION CONTROL FABRIC IN ACCORDANCE WITH THE EROSION CONTROL PLAN NOTES AND RECOMMENDATIONS.

6 VEGETATED SWALE
NTS

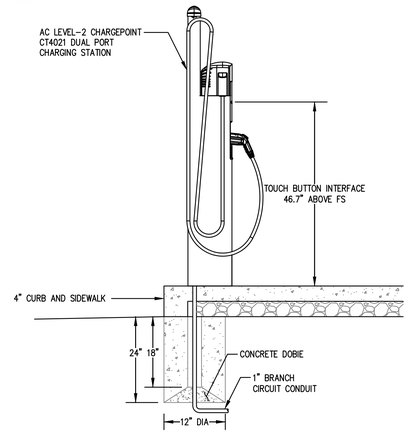


7 CURB CUT
NTS



NOTES:
1. ALL EVCS EQUIPMENT SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTIONS 11B-308 AND 11B-309.
2. THE CLEAR FLOOR SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM. CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO THE CHARGERS.
3. VEHICLE SPACES, ACCESS AISLES SERVING EVCS SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM. WHERE PROVIDED, OVERHEAD CABLE MANAGEMENT SYSTEMS SHALL NOT OBSTRUCT REQUIRED VERTICAL CLEARANCE.
4. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM FOR OPERABLE PARTS ABOVE THE FINISHED SURFACE. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR SPACE AND THE CHARGER IF THE DEPTH OF THE OBSTRUCTION IS 10 INCHES MAXIMUM OR LESS.

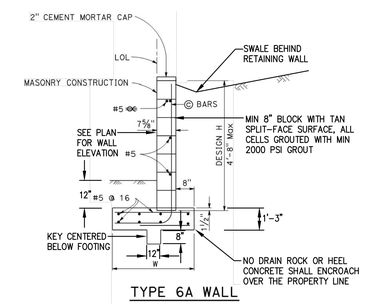
1 ACCESSIBLE EVCS
NTS



2-WAY CHARGING CONFIGURATION

NOTES:
1. REFER TO ACCESSIBLE EVCS DETAIL FOR REQUIRED MOUNTING HEIGHTS AND CLEARANCES FOR ACCESSIBLE CHARGERS
2. SEE PLANS FOR FREE-STANDING CHARGER LOCATIONS.

2 FREE-STANDING EVCS DUAL PORTS
NTS



TYPE 6A WALL

TYPE 6A WALL - TABLE OF REINFORCING STEEL, DIMENSIONS AND DATA

DESIGN H	3'-4"	4'-0"	4'-8"	5'-4"	6'-0"
W	3'-2"	3'-6"	3'-10"	4'-2"	4'-6"
BARS	NONE	NONE	NONE	#5 @ 16	#5 @ 16
BARS	NONE	NONE	NONE	#5 @ 16	#5 @ 16
BARS	#5 @ 16	#5 @ 16	#6 @ 16	NONE	NONE
BARS	#5 @ 16	#5 @ 16	#5 @ 16	#5 @ 16	#6 @ 16
Ser: B', qo	3.1, 0.3	3.5, 0.3	3.8, 0.4	4.0, 0.4	4.3, 0.4
Str: B', qo	3.1, 0.8	3.4, 0.9	3.6, 0.9	3.9, 0.9	4.1, 1.0
Ext I: B', qo	2.1, 2.0	2.3, 2.0	2.5, 2.0	2.8, 1.9	3.0, 1.9

3 RETAINING WALL
NTS

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C 78436
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STATE OF CALIFORNIA

No.	Revisions	Date
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3	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
C9.5
OF

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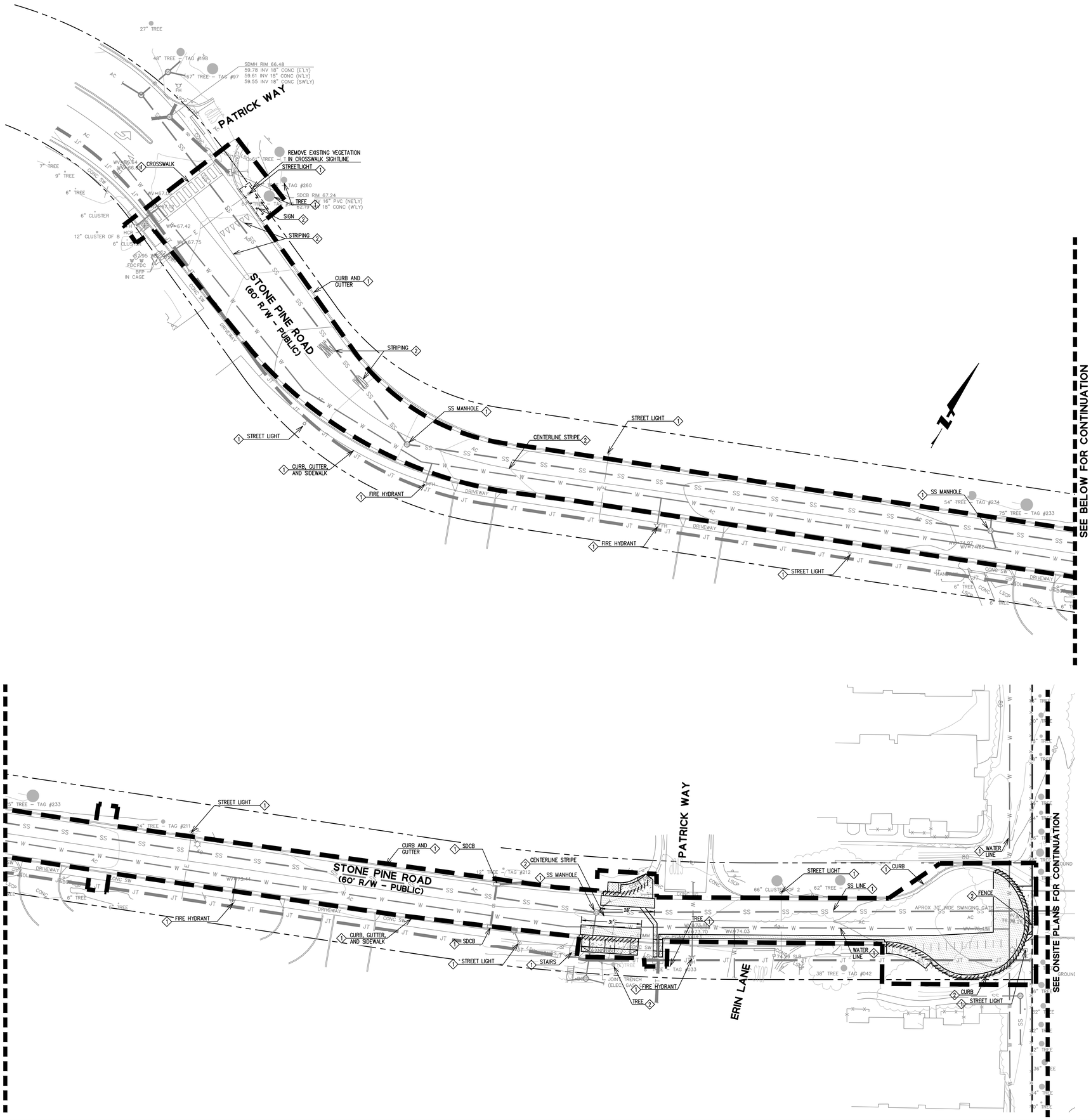
PLOT DATE: 05-16-24 PLOTTED BY: gold



EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON MARCH 18, 2021 (JOB #20150199-53). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

SURVEYOR'S NOTES:

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARING:

THE BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2011, ZONE 3 BASED UPON GPS OBSERVATIONS OF BKF POINT NO. 1, A SET COTTON SPINDLE, AND BKF POINT NO. 2, A SET HUB AND TACK AS SAID POINTS ARE SHOWN HEREON, PERFORMED BY BKF ON AUGUST 4, 2020.

THE BEARING OF SOUTH 42° 29' 36" WEST FROM SAID BKF POINT NO. 1 TO SAID BKF POINT NO. 2, AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS BASED UPON GPS OBSERVATIONS OF SAID BKF POINT NO. 2 PERFORMED BY BKF ON AUGUST 4, 2020.

BKF POINT NO. 2 ELEVATION = 78.95'

RECORD REFERENCES

(R1) GRANT DEED RECORDED OCTOBER 1, 2009 AS DOCUMENT NUMBER 2009-131257, OFFICIAL RECORDS OF SAN MATEO COUNTY.
(R2) RECORD OF SURVEY RECORDED APRIL 5, 2005 IN BOOK 27 OF LLS MAPS AT PAGE 40, OFFICIAL RECORDS OF SAN MATEO COUNTY.
(R3) RECORD OF SURVEY NO. 2460 RECORDED OCTOBER 10, 2013 IN BOOK 38 OF LLS MAPS AT PAGES 99-102OFFICIAL RECORDS OF SAN MATEO COUNTY.

SURVEYOR'S NOTE

RECORD DISTANCES PER (R3) ARE GRID DISTANCES IN METERS. (R3: ßm) DENOTES DISTANCE MATCHING RECORD CONVERTED FROM GRID METERS TO GROUND U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES IN METERS, MULTIPLY (R3) GRID DISTANCES BY 1.000059093, AS STATED ON (R3). TO OBTAIN GROUND DISTANCES IN U.S. SURVEY FEET, MULTIPLY GROUND DISTANCES IN METERS BY THE CONVERSION FACTOR OF (3937/1200).

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEM BY OWNER AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC, AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

DEMOLITION LEGEND:

LIMIT OF WORK	WITHIN THE LIMIT OF WORK LINE ALL ITEMS NOT CALLED OUT TO BE REMOVED ARE TO REMAIN AND MUST BE PROTECTED IN PLACE. CONTRACTOR TO USE CAUTION AROUND (E) UTILITIES, UTILITY VAULTS AND WATER VALVES TO REMAIN.
EXISTING LANDSCAPED AREAS	REMOVE ALL TREES, SHRUBS, AND GRASS INCLUDING ALL ROOT MASS UNLESS OTHERWISE SPECIFIED. COORDINATE WITH CLIENT PRIOR TO REMOVING ANY TREES. IRRIGATION LINES TO BE REPAIRED TO THE EXTENTS OF NEW PLANTING AND IRRIGATION CONSTRUCTION.
EXISTING AC PAVING	(E)AC PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE.
EXISTING CONCRETE PAVING	(E)CONCRETE PAVEMENT, AND BASE ROCK TO BE REMOVED. BASE ROCK UNDER AC PAVEMENT CAN BE REUSED IF APPROVED BY GEOTECHNICAL ENGINEER. ALL EDGES TO BE SAWCUT WITH A CLEAN EDGE.
	EXISTING UTILITY OR CURB/WALL TO BE DEMOLISHED AND REMOVED
1	TO REMAIN, PROTECT IN PLACE
2	TO BE REMOVED

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EXISTING CONDITIONS AND DEMOLITION PLAN
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SAN MATEO COUNTY

HALF MOON BAY

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
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Date 05/16/2024
Scale 1" = 40'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
OC1.0
OF

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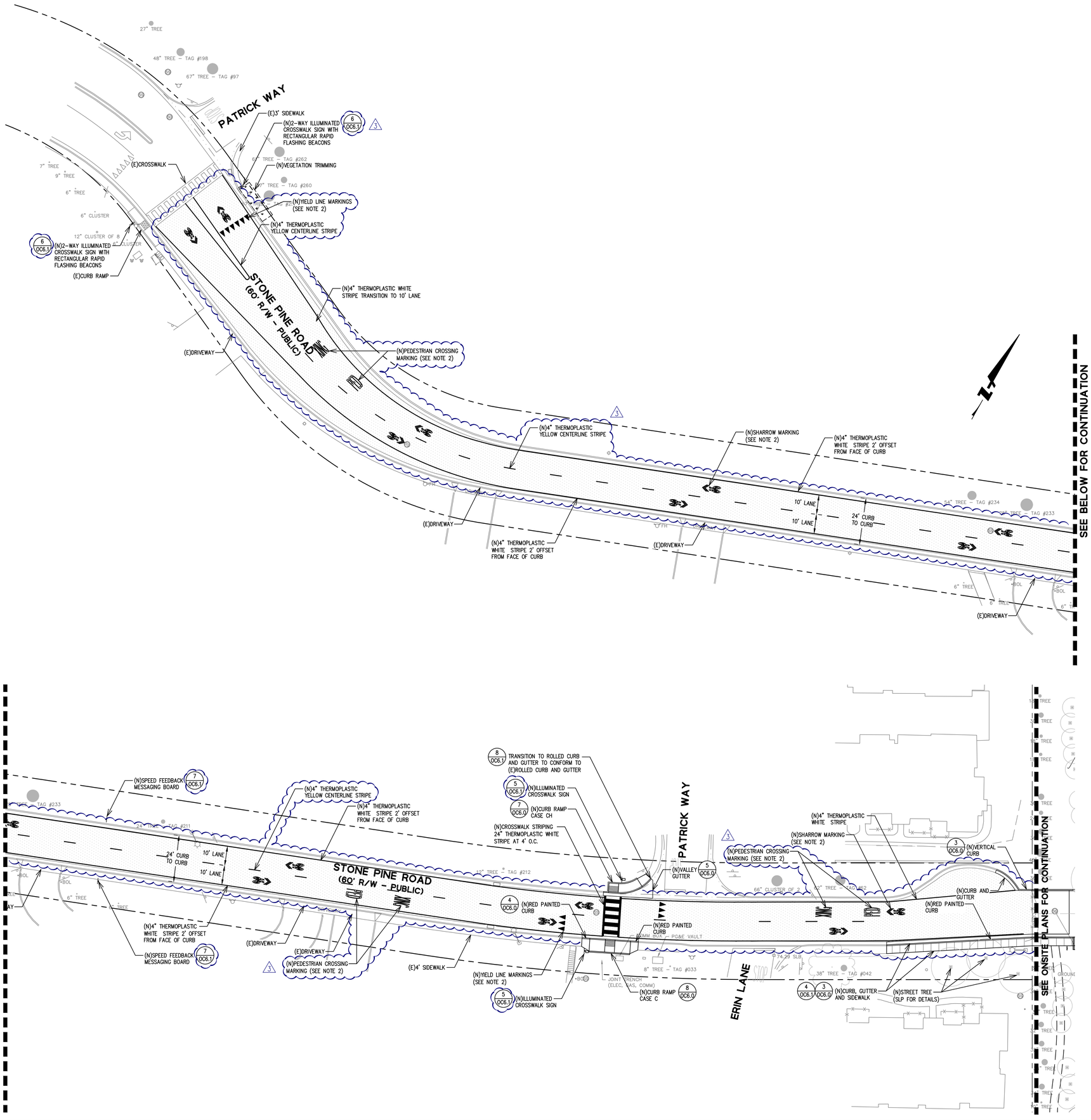
PLOT DATE: 05-16-24 PLOTTED BY: gald



SIGNING AND STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS OR MUTCD STANDARDS.
2. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING:

▼▼▼ PROVIDE THERMOPLASTIC YIELD LINE MARKINGS PER 2014 MUTCD STANDARD SECTION 3B.16.

LADDER CROSSWALK PER CALTRANS STANDARD A24F AND COMPLIANT WITH 2014 MUTCD STANDARDS AND SPACING. STRIPING SHALL BE 2' WIDE AND 8' LONG THERMOPLASTIC WHITE STRIPES ALIGNED WITH CORRESPONDING CURB RAMPS. SPACE STRIPES 4' ON CENTER.

PROVIDE THERMOPLASTIC SHARED LANE MARKINGS PER 2014 MUTCD STANDARD SECTION 9C.06 FROM MAIN STREET TO STONE PINE COVE PROJECT PROPERTY LINE AT 150-FT O.C. AND IN THE CENTER OF DRIVING LANES.

XING AHEAD — PROVIDE THERMOPLASTIC PEDESTRIAN CROSSING MARKINGS PER 2014 MUTCD STANDARD SECTION 3B.18.

SLURRY SEAL NOTES:

1. SLURRY SEAL TO OCCUR AFTER ALL GRADING, UTILITY, AND PAVEMENT IMPROVEMENTS ARE COMPLETED AND PRIOR TO ANY STRIPING IMPROVEMENTS.
2. SLURRY SEAL TO EXTEND ALONG STONE PINE ROAD FROM THE PROJECT SITE TO THE EASTERN EDGE OF THE CROSSWALK AT THE WESTERN PATRICK WAY/STONE PINE ROAD INTERSECTION.

△3 SLURRY SEAL AC — TYPE II IN ACCORDANCE WITH SECTION 37-3 OF THE CALTRANS STANDARD SPECIFICATIONS.

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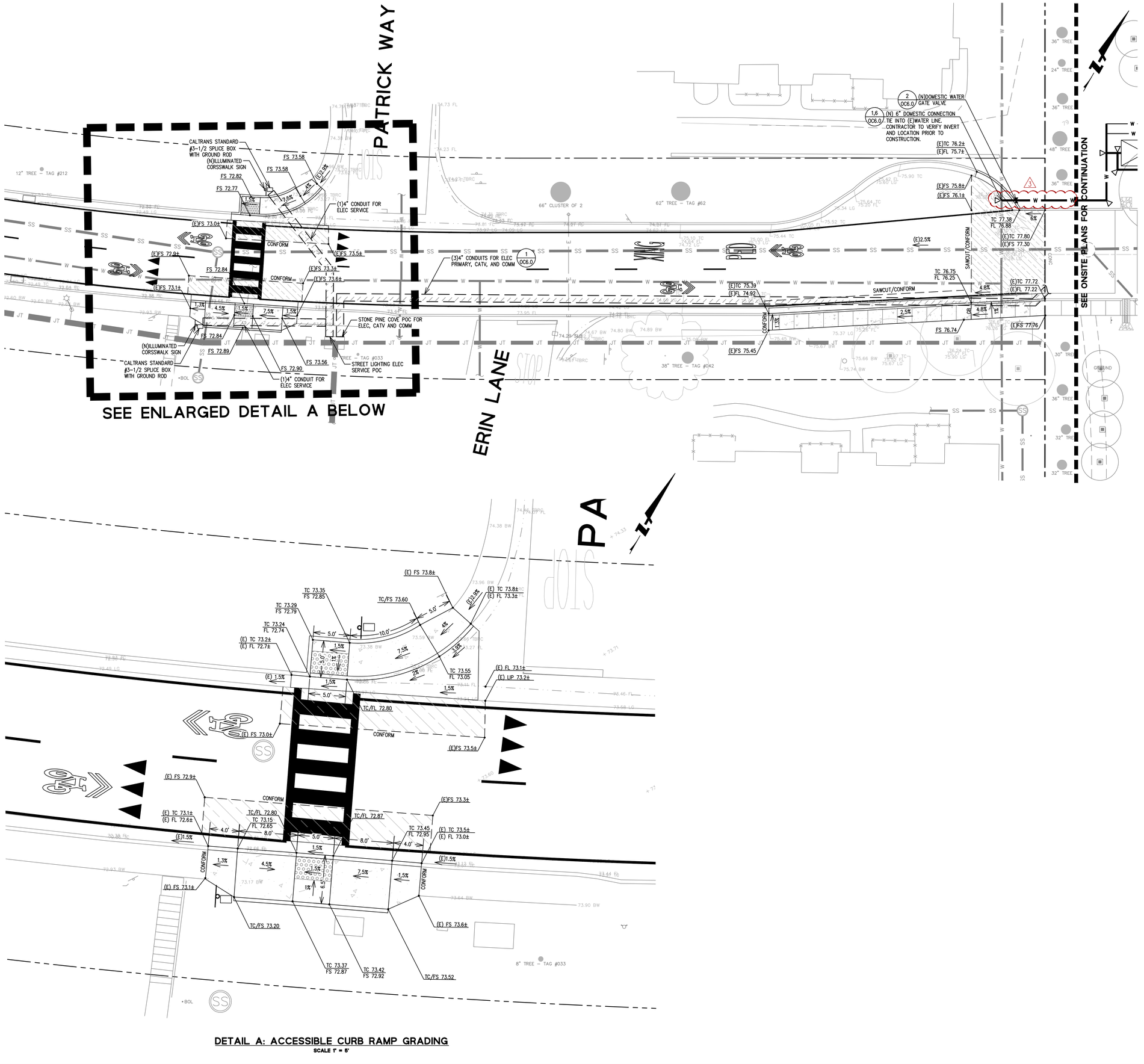

DETAIL A: ACCESSIBLE CURB RAMP GRADING

SCALE 1" = 5'

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CITY INSPECTOR TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

	AC PAVING	3" AC PAVING OVER 12" OF CALTRANS CLASS 2 AGGREGATE BASE.
	CONCRETE PAVING	4" CONCRETE OVER 4" OF CALTRANS CLASS 2 AGGREGATE BASE

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE PER CITY OF HALF MOON BAY STANDARD DETAILS
2. COLOR AND FINISH OF CONCRETE TO BE PER CITY OF HALF MOON BAY STANDARD DETAILS.

UTILITY CONNECTION ROAD CUT NOTES:

1. STREET CUTS FOR UTILITY CONNECTIONS THAT ARE LESS THAN TWENTY (20) FEET APART SHALL BE REPAIRED WITH A SINGLE PATCH.
2. ASPHALT REPAIR AND OVERLAY SHALL BE IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
3. TWO OR MORE STREET CUTS IN THE FRONTAGE ROAD FOR UTILITY CONNECTIONS WILL REQUIRE A SINGLE 2-INCH-THICK ASPHALT CONCRETE OVERLAY PATCH ON EXISTING PAVEMENT ACROSS THE PROPERTY FRONTAGE.

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HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
3	BID ADDENDUM 3	04/03/2024
4	BID ADDENDUM 4	04/12/2024
5	PERMIT RESUBMITTAL	05/16/2024

Date 05/16/2024
Scale 1" = 10'
Design DJP
Drawn DLG
Approved DJL
Job No 20211367-15

Drawing Number:
OC3.0
OF

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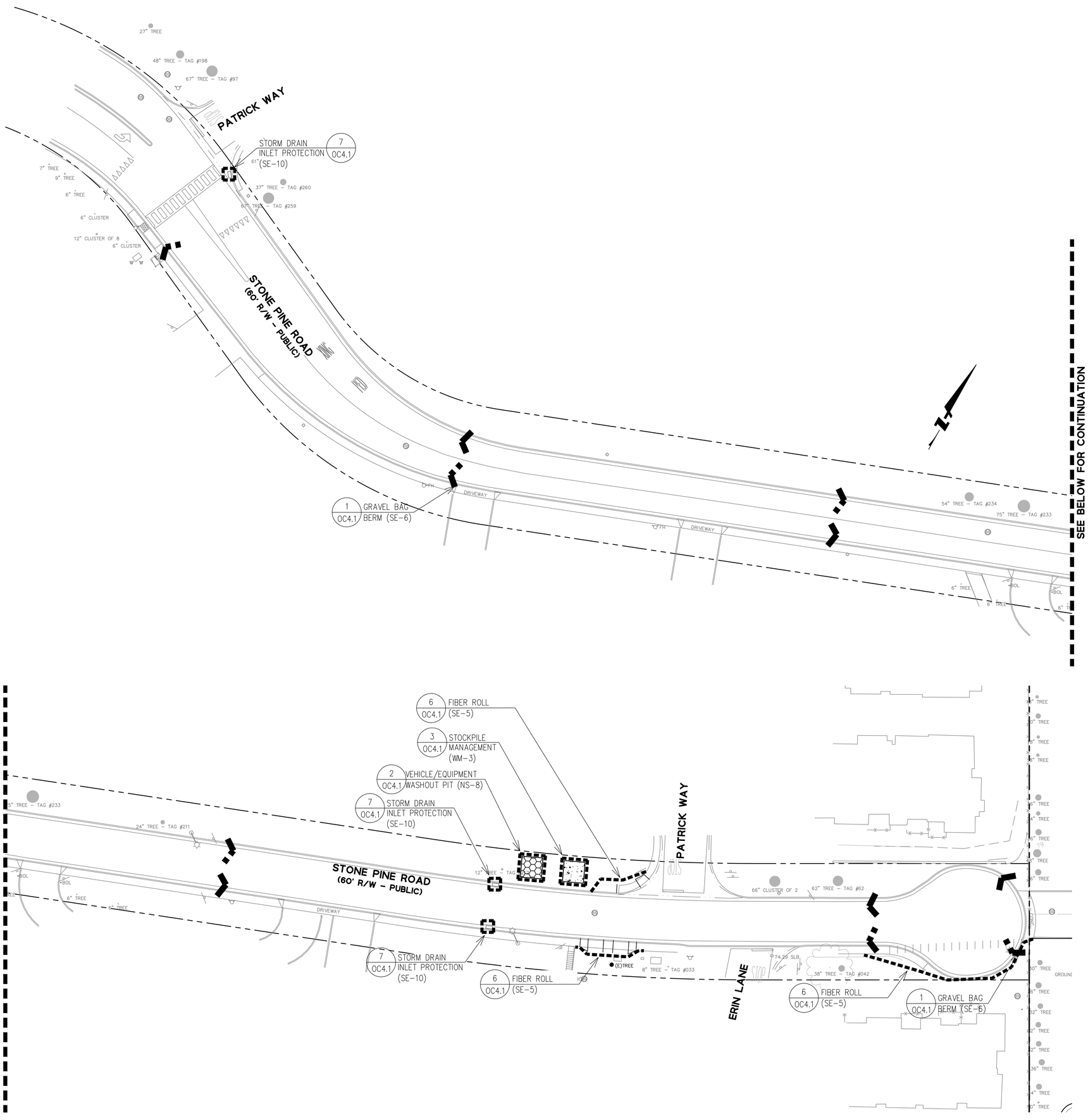
PLOT DATE: 05-16-24
PLOTTED BY: gold



PERMANENT EROSION/SEDIMENT CONTROLS:

1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.
2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.
3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN, AND MEET THE APPROVAL OF THE PROJECT ARBORIST.
5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

EROSION CONTROL LEGEND:

- VEHICLE/EQUIPMENT WASHOUT PIT
- STOCKPILE COVERING
- GRAVEL BAG BERM
- FIBER ROLL
- INLET PROTECTION

0 20 40
GRAPHIC SCALE

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STONE PINE COVE
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SAN MATEO COUNTY

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DALE J. LESA
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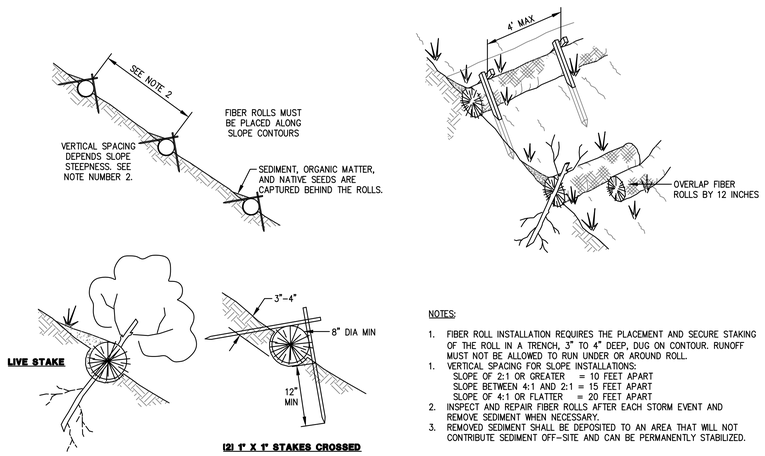
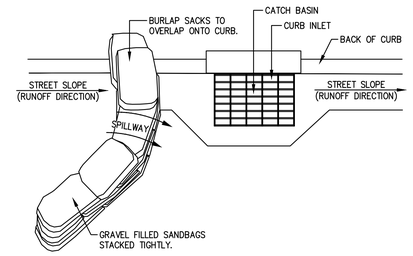


NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

6 — **FIBER ROLL**
NTS

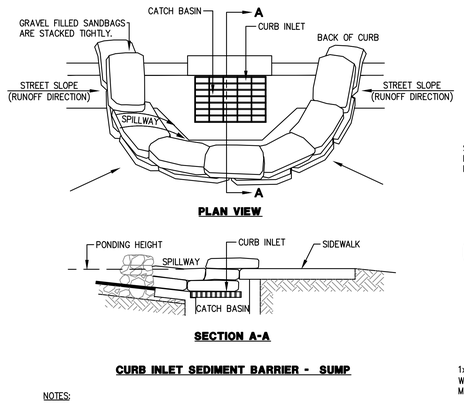


PLAN VIEW

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER - CONTINUOUS GRADE



PLAN VIEW

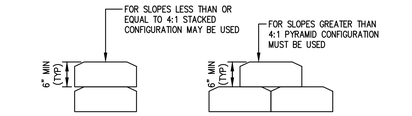
SECTION A-A

CURB INLET SEDIMENT BARRIER - SUMP

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

7 — **INLET PROTECTION**
NTS

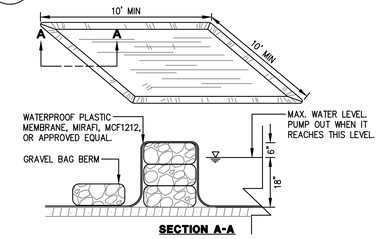


STACKED **PYRAMID**

NOTES:

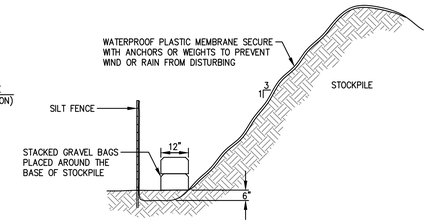
1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

1 — **GRAVEL BAG BERM**
NTS

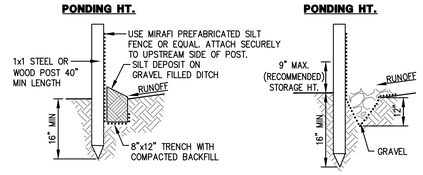


SECTION A-A

2 — **VEHICLE/EQUIPMENT WASHOUT PIT**
NTS

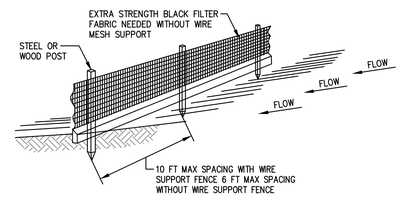


3 — **STOCKPILE COVERING**
NTS



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

5 — **SILT FENCE**
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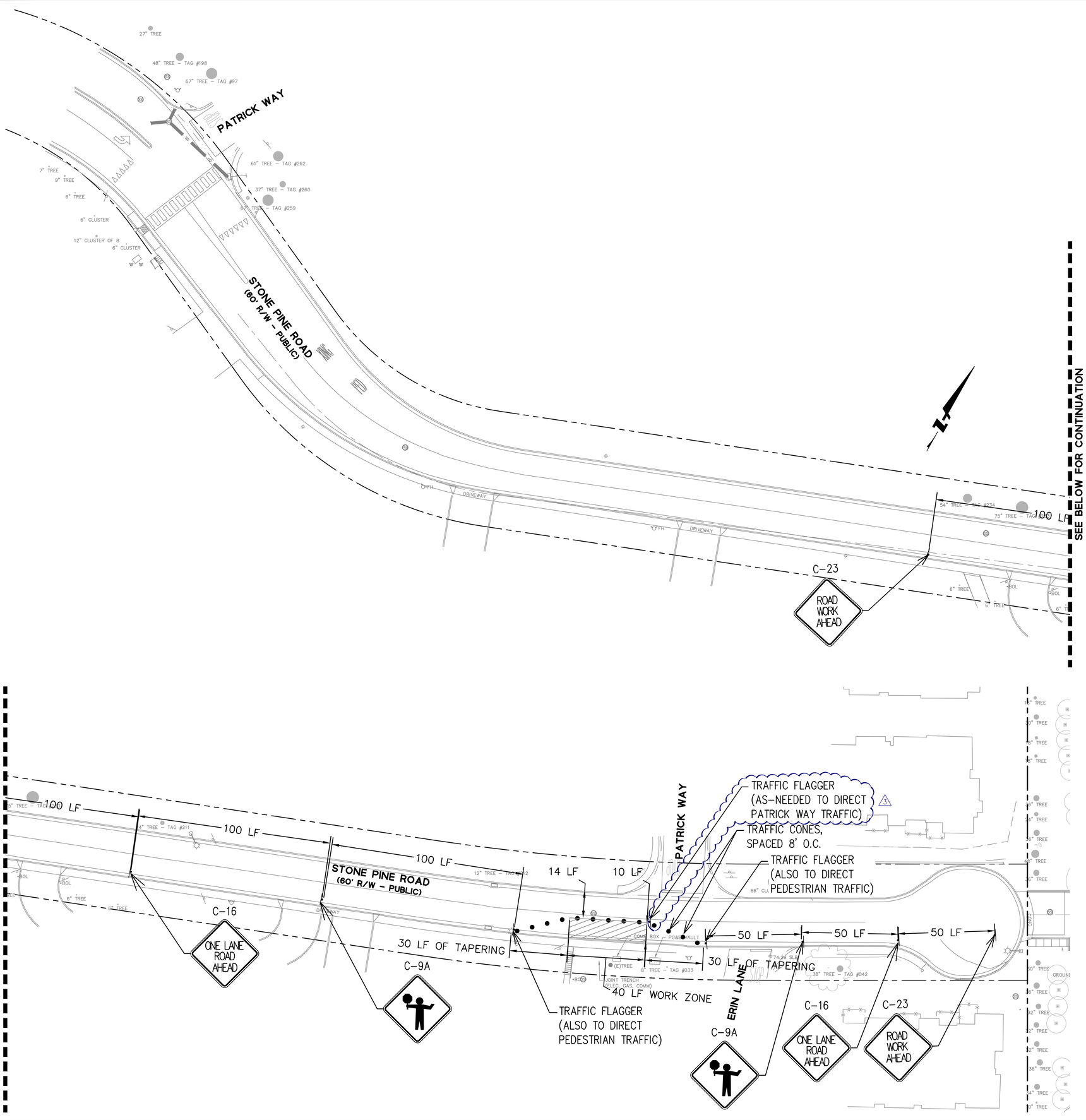


TRAFFIC CONTROL NOTES:

1. TYPICAL TRAFFIC CONTROL PLAN IS BASED ON FIGURE 6H-10 "LANE CLOSURE ON A TWO LANE ROAD USING FLAGGERS" IN THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. TRAFFIC CONTROL MEASURES SHALL BE ADJUSTED TO PROVIDE ADEQUATE WORK SPACE FOR EACH STAGE OF THE ROAD WORK SHOWN IN THESE PLANS.
3. A MINIMUM SINGLE LANE ACCESS TO DRIVEWAYS/LOTS SHALL BE MAINTAINED AT ALL TIMES BY PHASING WORK. ADDITIONAL FLAGGERS MAY BE NEEDED AT DRIVEWAYS WITH HEAVY TRAFFIC.
4. NO STREETS SHALL BE CLOSED WITHOUT AUTHORIZATION FROM CITY ENGINEER.
5. TEMPORARY CONSTRUCTION TRAFFIC CONTROL SIGNS REFERENCE THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES UNLESS OTHERWISE NOTED.
6. AT LEAST ONE PERSON SHALL BE ASSIGNED TO PROVIDE FULL MAINTENANCE OF TRAFFIC CONTROL DEVICES FOR LANE CLOSURE UNLESS, OTHERWISE DIRECTED BY THE ENGINEER.
7. ALL CONES USED FOR LANE CLOSURES DURING THE HOURS OF DARKNESS SHALL BE FITTED WITH RETROREFLECTIVE BANDS (OR SLEEVES).
8. ADVANCED ROADWAY SIGNS SHALL BE PLACED AS SHOWN IN ADVANCE OF THE BEGINNING OF CONSTRUCTION ZONE.
9. THE CONTRACTOR/ENGINEER MAY MODIFY THE TRAFFIC CONTROL SHEET TCP-1 TO ACCOMMODATE CONSTRUCTION WORK DURING THE APPLICATION OF AN ENCROACHMENT PERMIT TO THE SATISFACTION OF THE CITY ENGINEER.

Notes for Figure ~~6H-10~~ 6H-10(CA) and 6H-10A(CA) —Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers

Option:
1. For low-volume (Refer to Part 5, Section 5A.01) situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).
2. The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
3. Flashing warning lights and/or flags may be used to call attention to the advance warning signs. A BE PREPARED TO STOP sign may be added to the sign series.

Guidance:
4. *The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.*

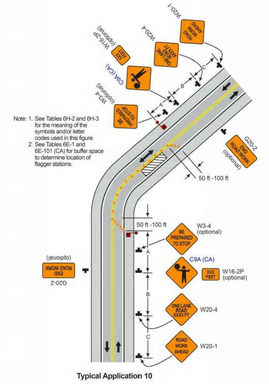
Standard:
5. At night, flagger stations shall be illuminated, except in emergencies.

Guidance:
6. *When used, the BE PREPARED TO STOP sign should be located ~~between~~ after the Flagger sign and the ONE LANE ROAD sign.*
7. *When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing.*
8. *When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices.*
9. *When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line.*
10. *Early coordination with the railroad company or light rail transit agency should occur before work starts.*

Option:
11. A flagger or a uniformed law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside rails.

Support:
12. For State highways, see Caltrans' Standard Plan T13. See Section 1A.11 for information regarding this publication.
13. If portable transverse rumble strips are used for flagging operations, refer to Section 6F.87.

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

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GRAPHIC SCALE

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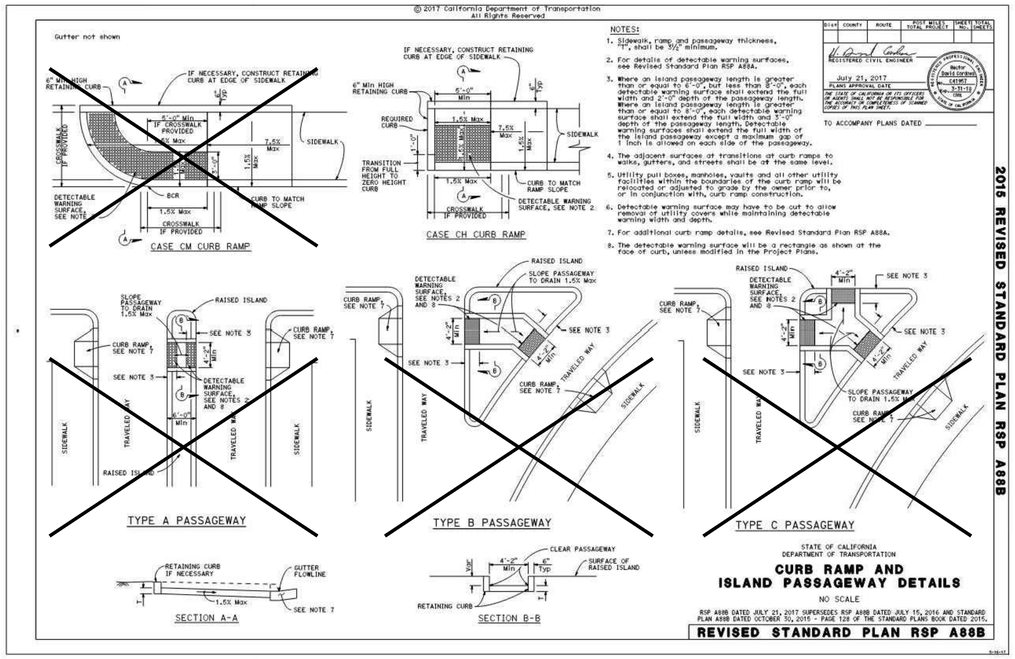
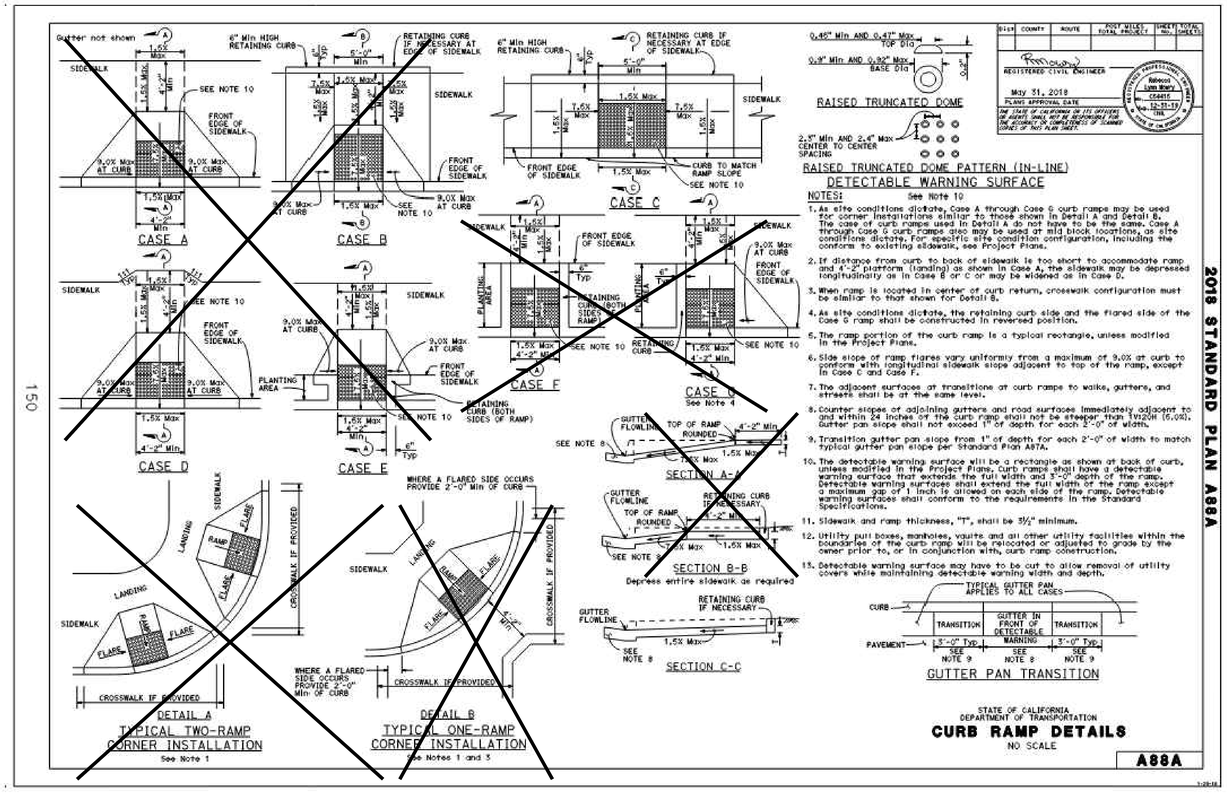
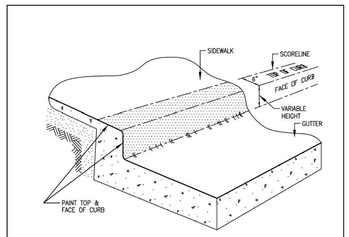


7 — CURB RAMP CASE CH – CALTRANS STANDARD PLAN A88B
NTS



8 — CURB RAMP – CALTRANS STANDARD PLAN A88A
NTS



4 — SI-11 RED CURB PAINTING
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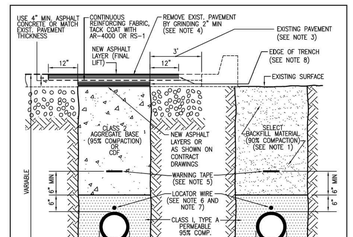

1 — UT-1 UTILITY TRENCH
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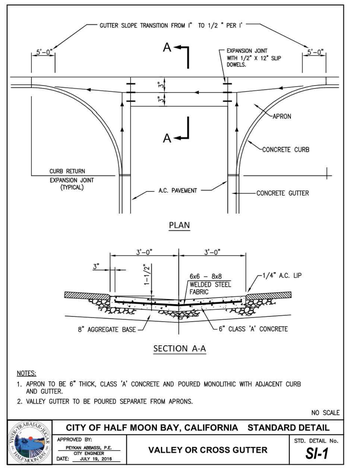

5 — SI-1 VALLEY OR CROSS GUTTERS
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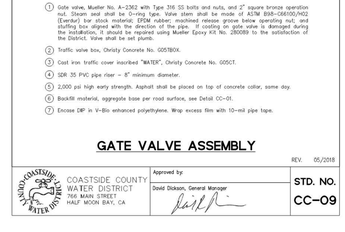

2 — CC-09 GATE VALVE
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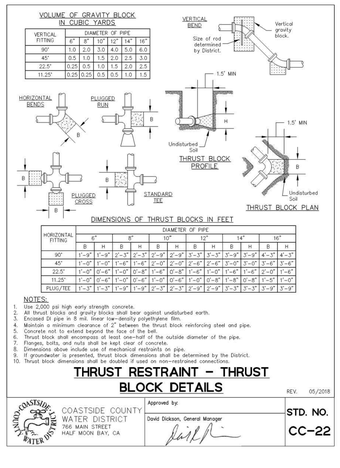
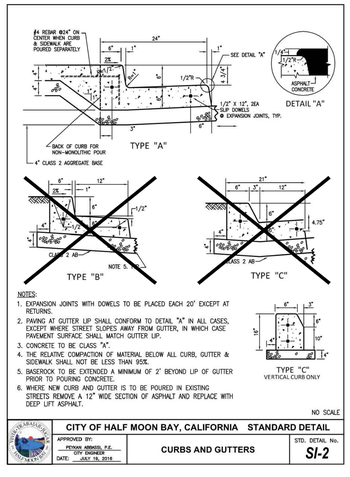


6 — CC-22 THRUST BLOCKS
NTS



3 — SI-2 CURBS AND GUTTERS
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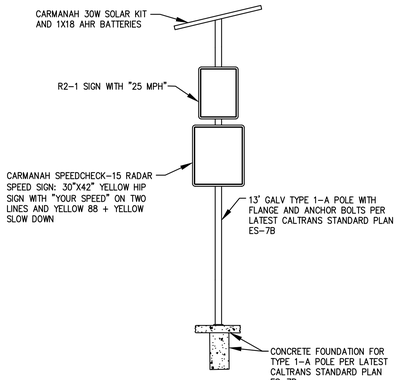
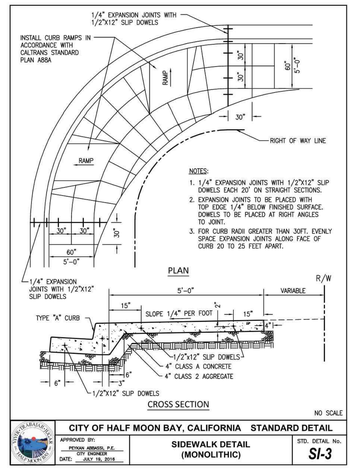


7 — **SPEED FEEDBACK MESSAGING BOARD**
NTS



CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL

APPROVED BY: PEDRAM ARMAND, P.E., CITY ENGINEER, DATE: JULY 19, 2018	SIDEWALK DETAIL (MONOLITHIC)	STD. DETAIL No. SI-3

4 — **SI-3 SIDEWALK**
NTS

GENERAL NOTES FOR STREET PLANS:

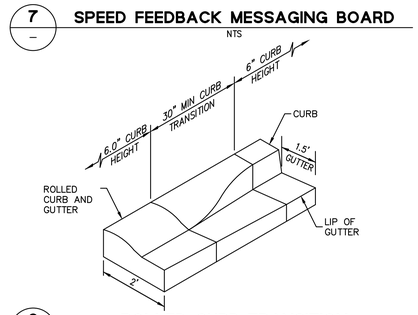
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS PLANS, THE STATE OF CALIFORNIA "STANDARD SPECIFICATIONS", LATEST EDITION, AND THE STANDARD DRAWING OF THE COUNTY OF SAN MATEO
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILARIZE HIMSELF/HERSELF WITH THE JOB SITE AND THE LOCATION OF ALL UNDERGROUND FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS. NEITHER THE CITY OF HALF MOON BAY NOR THE ENGINEER WILL BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND FACILITIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY OFFICE AT (650)726-8285 FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
5. UTILITY CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TESTS OF ALL TRENCH BACKFILL AND STREET SUBGRADES AND SUBMITTING THEM TO THE CITY ENGINEER FOR APPROVAL. NOTIFY CITY OFFICE AT (650)726-8285.
6. THE STREET STRUCTURAL SECTIONS SHOWN ON THESE PLANS ARE TENTATIVE. AT THE COMPLETION OF ROUGH GRADING, A MATERIAL REPORT AND THE PROPOSED STRUCTURAL SECTION SHALL BE SUBMITTED BY THE TRACT ENGINEER TO THE CITY ENGINEER FOR REVIEW AND EVALUATION; APPROVAL WILL BE GIVEN WHEN ALL STRUCTURAL SECTION REQUIREMENTS HAVE BEEN MET. THE MINIMUM PAVEMENT SECTION SHOWN ON THESE PLANS SHALL BE USED TO CONSTRUCT THE ROADWAY STRUCTURAL SECTION IN-LIEU OF COMPLETION OF THE MATERIAL REPORT (INCLUDING REQUIRED R-VALUE TESTS) FOR THE ROADWAY SUBGRADE AND EMBANKMENT IN ORDER TO OBTAIN A FINAL RECOMMENDED STRUCTURAL SECTION FOR THE STREET. ANY DEVIATION FROM THE MINIMUM PAVEMENT SECTION SHOWN ON THE PLANS MUST RECEIVE WRITTEN APPROVAL FROM THE CITY ENGINEER.
7. CUT SHEETS SHALL BE PREPARED BY THE DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY ENGINEER. NO CONSTRUCTION SHALL BE ALLOWED PRIOR TO THE CITY ENGINEER'S APPROVAL OF THE CUT SHEETS.
8. LOCATIONS OF DRIVEWAY APPROACHES SHALL BE ADDED TO THE PRECISE GRADING PLAN IF NOT ON ORIGINAL STREET PLANS. ANY WATER OR SEWER LATERALS CONSTRUCTED AT THE DRIVEWAY APPROACH LOCATIONS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL SATISFY HIMSELF/HERSELF THAT ESTIMATED QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.
10. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES. WORK SITE AND EXTERIOR STREETS SHALL BE IN A NEAT, CLEAN, HAZARD-FREE, AND ORDERLY STATE THROUGHOUT CONSTRUCTION. SITE SHALL BE CLEANED UPON REQUEST OF THE INSPECTOR.
11. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT AND REMOVED TO CLEAN STRAIGHT LINES. HEADER CUTS MAY BE PROVIDED ADJACENT TO SAWCUTS.

(CONTINUED ON SI-16A)

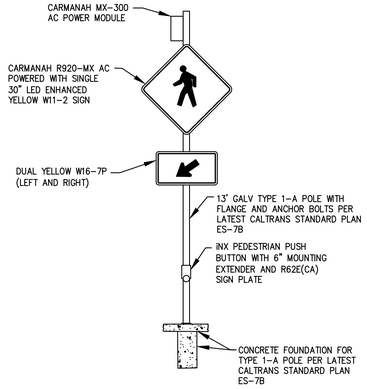
CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL

APPROVED BY: PEDRAM ARMAND, P.E., CITY ENGINEER, DATE: JULY 19, 2018	GENERAL NOTES FOR STREET PLANS	STD. DETAIL No. SI-16

1 — **SI-16 STREET PLAN NOTES**
NTS



8 — **ROLLED CURB TRANSITION**
NTS



5 — **CROSSWALK SIGNAGE STONE PINE RD & ERIN LANE**
NTS

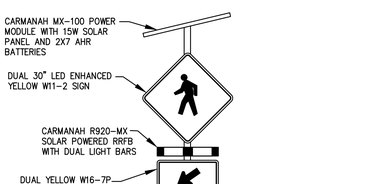
GENERAL NOTES FOR STREET PLANS (CONTINUED):

12. AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.
13. THE CONTRACTOR RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY VALVES, BOXES AND COVERS, AND ADJUSTING OF ALL WATER VALVE BOXES AND COVERS TO FINISH GRADES.
14. THE CONTRACTOR SHALL RESET MANHOLE RINGS IN ACCORDANCE WITH CITY OF HALF MOON BAY STANDARDS.
15. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL OF THE CITY ENGINEER.
16. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 811 IN NOR CAL, TWO (2) WORKING DAYS BEFORE DIGGING. NO INSPECTION WILL BE PROVIDED BY THE CITY ENGINEER'S OFFICE, AND NO CONSTRUCTION PERMIT ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID, UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
17. ALL IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 12-GUAGE DIPPED AND WRAPPED-WELDED STEEL PIPE.
18. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
19. WHEN IMPROVEMENTS ARE TO BE PLACED ON NATIVE SOIL THAT CONSISTS OF A ROCKY MATERIAL, THE SUBGRADE SHALL BE PREPARED BY REMOVING ALL ROCKS WHICH PROTRUDE ABOVE THE SUB-GRADE AND ALL VOIDS OR DEPRESSIONS SHALL BE FILLED WITH A FINE GRADE MATERIAL OF A QUALITY BETTER THAN THE NATIVE MATERIAL.
20. IF THE ASPHALT CONCRETE IS TO BE PLACED ON SUB-GRADE, A SOILS STERILANT REGISTERED BY THE E.P.A. FOR USE UNDER A.C. AND P.C.C. SHALL BE UNIFORMLY APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE FULL PAVEMENT WIDTH PRIOR TO PAVING.
21. NO WORK SHALL COMMENCE WITH PUBLIC RIGHT-OF-WAY WITHOUT OBTAINING A PUBLIC WORKS PERMIT AND NOTIFYING THE CITY INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING 24 HOURS PRIOR TO START OF WORK.
22. ALL QUANTITIES SHALL BE SHOWN ON THE PLANS INCLUDING EARTHWORK, REMEDIAL GRADING, REMOVALS, ETC.

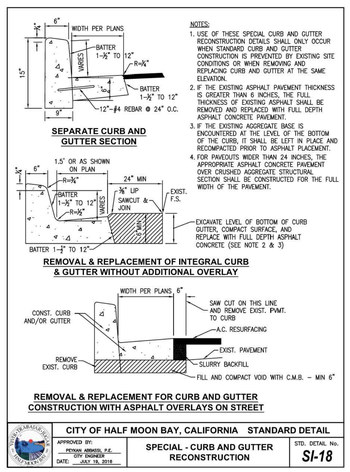
CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL

APPROVED BY: PEDRAM ARMAND, P.E., CITY ENGINEER, DATE: JULY 19, 2018	GENERAL NOTES FOR STREET PLANS (CONTINUED)	STD. DETAIL No. SI-16A

2 — **SI-16A STREET PLAN NOTES**
NTS



6 — **CROSSWALK SIGNAGE STONE PINE RD & PATRICK WAY**
NTS



NOTES:
1. USE OF THESE SPECIAL CURB AND GUTTER RECONSTRUCTION DETAILS SHALL ONLY OCCUR WHEN STANDARD CURB AND GUTTER CONSTRUCTION IS PREVENTED BY EXISTING SITE CONDITIONS OR WHEN REMOVING AND REPLACING CURB AND GUTTER AT THE SAME ELEVATION.
2. IF THE EXISTING ASPHALT PAVEMENT THICKNESS IS GREATER THAN 6 INCHES, THE FULL THICKNESS OF EXISTING ASPHALT SHALL BE REMOVED AND REPLACED WITH FULL DEPTH ASPHALT CONCRETE PAVEMENT.
3. IF THE EXISTING AGGREGATE BASE IS ENCOUNTERED AT THE LEVEL OF THE BOTTOM OF THE CURB, IT SHALL BE LEFT IN PLACE AND RECOMPACTED PRIOR TO ASPHALT PLACEMENT.
4. FOR PAVEOUTS WIDER THAN 24 INCHES, THE APPROPRIATE ASPHALT CONCRETE PAVEMENT OVER CRUSHED AGGREGATE STRUCTURAL SECTION SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE PAVEMENT.

CITY OF HALF MOON BAY, CALIFORNIA STANDARD DETAIL

APPROVED BY: PEDRAM ARMAND, P.E., CITY ENGINEER, DATE: JULY 19, 2018	SPECIAL - CURB AND GUTTER RECONSTRUCTION	STD. DETAIL No. SI-18

3 — **SI-18 CURB AND GUTTER RECONSTRUCTION**
NTS

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

DETAIL SHEET
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEA — C 78436 — CIVIL — STATE OF CALIFORNIA

No.	Revisions	Date
	BID SET	02/26/2024
	BUILDING PERMIT SET	02/29/2024
1	BID ADDENDUM 3	04/03/2024
2	BID ADDENDUM 4	04/12/2024
3	PERMIT RESUBMITTAL	05/16/2024

Date	05/16/2024
Scale	AS SHOWN
Design	DJP
Drawn	DLG
Approved	DJL
Job No.	20211367-15

Drawing Number:
OC6.1
OF

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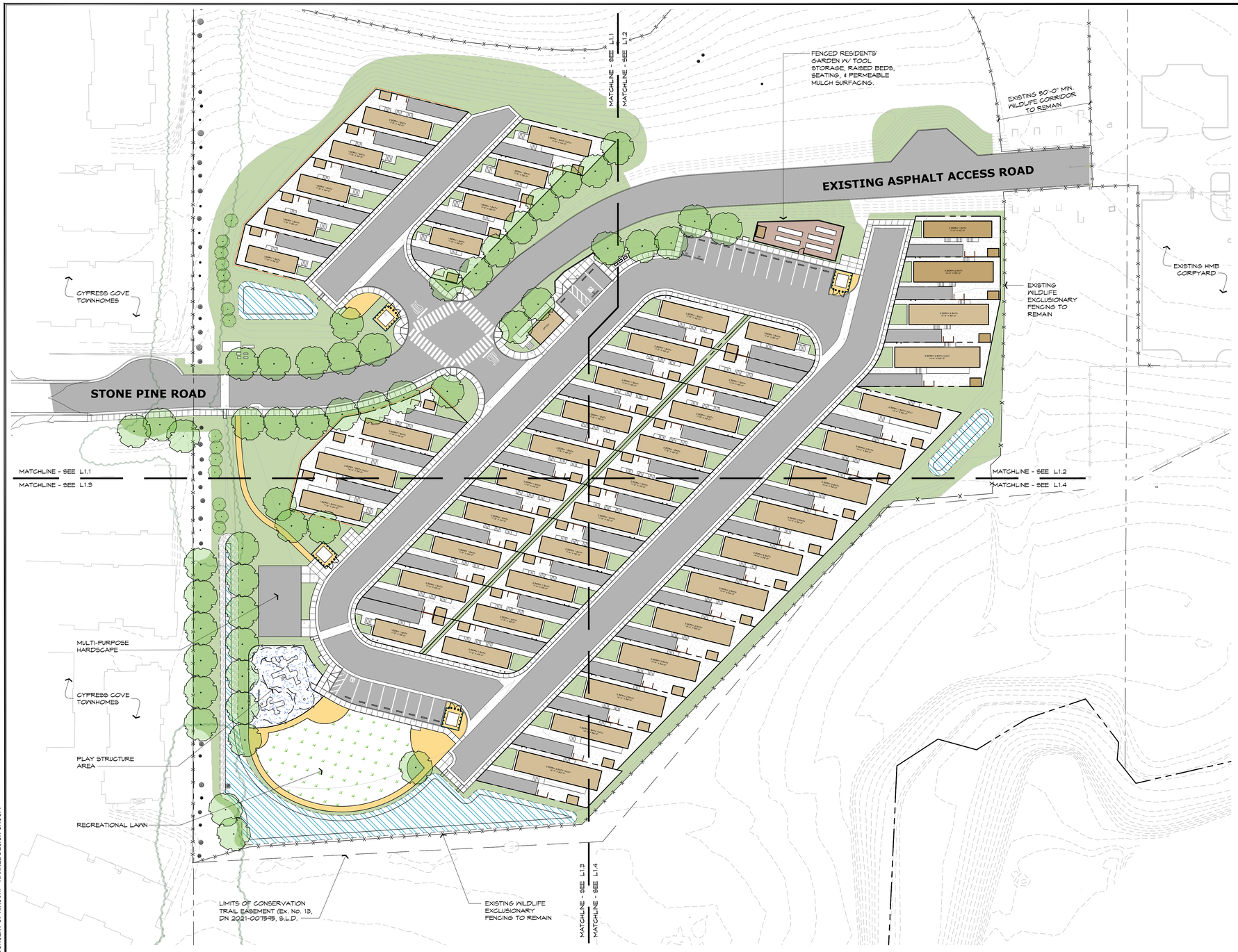
PLOT DATE: 05-16-24 PLOTTED BY: gold



LANDSCAPE LEGEND

- PERMEABLE PEDESTRIAN PAVING: 3" DECOMPOSED GRANITE OVER 4" MIN. CLASS II BASEROCK. (A L2.0)
- RECREATIONAL LAWN: SEE PLANTING PLAN
- MULCH SURFACING: 3" THICK WOOD CHIPS OVER FILTER FABRIC PER SPECS
- PLAY AREA SURFACING: RESILIENT RUBBERIZED PLAY SURFACING PER SPECS (B-C L2.0)
- LANDSCAPE AREA: NEW SEED OR SHRUB PLANTING AREA SHOWN FOR CONTEXT. SEE PLANTING PLAN FOR MORE INFORMATION.
- NEW TREES: SEE PLANTING PLAN FOR MORE INFORMATION. 24" BOX MINIMUM SIZE. SEE TREE NOTES BELOW.
- SPLIT RAIL FENCING (E L2.0)
- HDR HEADERBOARD (A L2.0)
- PA PLANTING AREA
- INDICATES ALIGNMENT BETWEEN ELEMENTS
- ASPHALT PAVING PER CIVIL DRAWINGS
- CONCRETE PAVING PER CIVIL DRAWINGS
- GRAVEL PAVING PER CIVIL DRAWINGS
- BIOTREATMENT AREA PER CIVIL DRAWINGS

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES & LOCATIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES & ORDINANCES. ALL REQUIRED PERMITS AND NOTIFICATIONS FOR CONSTRUCTION SHALL BE OBTAINED FROM THE CITY OF HALF MOON BAY PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK SHALL BE INSPECTED BY RESPECTIVE AGENCIES AS REQUIRED BY CONSTRUCTION PERMITS.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES & ROOT SYSTEMS. NO TRENCHES FOR ANY PURPOSE SHALL BE MACHINE DUG WITHIN DRIPLINES OF EXISTING TREES. TRENCHES WITHIN DRIPLINES OF EXISTING VEGETATION & TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL ROOTS BETWEEN 1/2" & 1"Ø SHALL BE CLEANLY CUT AND DRESSED.
- CONTRACTOR SHALL OBTAIN AND ADHERE TO GUIDELINES SET FORTH IN THE ARBORIST'S REPORT AS PREPARED BY WEST COAST ARBORIST INC, DATED 08/21/2023.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE TO ARRANGE FOR FIELD REVIEW OF ALL PAVING AND PATH LAYOUTS.
- PAVING SCORE LINES, WHEN NOT DIMENSIONED, SHALL BE LOCATED PER PLAN, ALIGNED AS INDICATED, AND SPACED EQUALLY. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO LAYING REBAR.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- HOURS OF CONSTRUCTION: THE HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY; WITH SPECIAL REQUEST, 8:00 A.M. TO 6:00 P.M. SATURDAY. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE FITTED WITH MUFFLERS THAT ARE IN GOOD CONDITION.
- SPILL CLEANUP: ANY TOXIC MATERIAL SPILL WITHIN THE CONSTRUCTION AREA SHALL BE PROPERLY CLEANED, REMOVED AND DISPOSED OF PER CITY STANDARDS.
- DISCOVERY OF ARCHAEOLOGICAL RESOURCES: IF HISTORIC OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING GRADING ACTIVITIES, ALL WORK SHALL IMMEDIATELY STOP AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY TO RETAIN A QUALIFIED ARCHAEOLOGIST. AT THE CITY'S EXPENSE, THE QUALIFIED ARCHAEOLOGIST WILL PERFORM AN ARCHAEOLOGICAL SURVEY AND DEVELOP MITIGATION MEASURES TO PROTECT ARCHAEOLOGICAL MATERIALS.
- SEE GENERAL REQUIREMENTS, GENERAL CONDITIONS & SPECIFICATIONS FOR OTHER REQUIREMENTS.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE NOTES

EXISTING HERITAGE TREES TO BE REMOVED:	12	SEE TREE PROTECTION PLAN, SHEET L1.01, FOR COMPLETE LIST OF TREES TO BE REMOVED
REPLACEMENT TREES REQUIRED:	21	24" BOX MINIMUM.
PROPOSED NEW TREES:	65	SEE PLANTING PLAN FOR SPECIFIC SPECIES & LOCATION.

SITE FURNISHINGS KEY

- PICNIC TABLE: COLUMBIA CASCADE 'TIMBERFORM GREENWAY' ADA-ACCESSIBLE PICNIC TABLE MODEL 2163-6-G W/ DIRECT EMBEDMENT FOOTING; 6' NOMINAL LENGTH (7'-10" OVERALL), HOT DIP GALVANIZED FRAME FINISH; KILN-DRIED DOUGLAS FIR SLATS. FOOTING (N L2.0)
- BENCH: COLUMBIA CASCADE 'TIMBERFORM GREENWAY' ADA-ACCESSIBLE BENCH MODEL 2140-6-ADA-G W/ DIRECT EMBEDMENT FOOTING; 6' NOMINAL LENGTH (5'-10" OVERALL), HOT DIP GALVANIZED FRAME FINISH; KILN-DRIED DOUGLAS FIR SLATS. (N L2.0)
- DOG WASTE STATION: PET WASTE ELIMINATION 'SUPERIOR PET WASTE STATION' W/ 12" X 18" ALUMINUM SIGN, DISPENSER BOX, 5' GALVANIZED STEEL POST, AND 10-GAL WASTE RECEPTACLE WITH LID. FINISH COLOR TO BE GREEN. (N L2.0)
- BIKE RACK: COLUMBIA CASCADE 'ORIGINAL CYCLOOPS' MODEL 2170-9-G W/ DIRECT EMBEDMENT FOOTING; 9 BIKE CAPACITY; HOT-DIP GALVANIZED FINISH. (M L2.0)
- T R C TRASH, RECYCLING, & COMPOST STATIONS: BIG BELLY 'ELEMENT' 50-GAL BIN WITH FULLY ENCLOSED HOPPER INTERFACE & INTEGRATED FOOT PEDAL. BINS SHALL BE IDENTIFIED W/ MANUFACTURER'S STANDARD GRAPHICS AS 'TRASH', 'RECYCLING' OR 'COMPOST'; INSTALL BOLT-DOWN SERENITY PLATE TO SLAB BELOW.

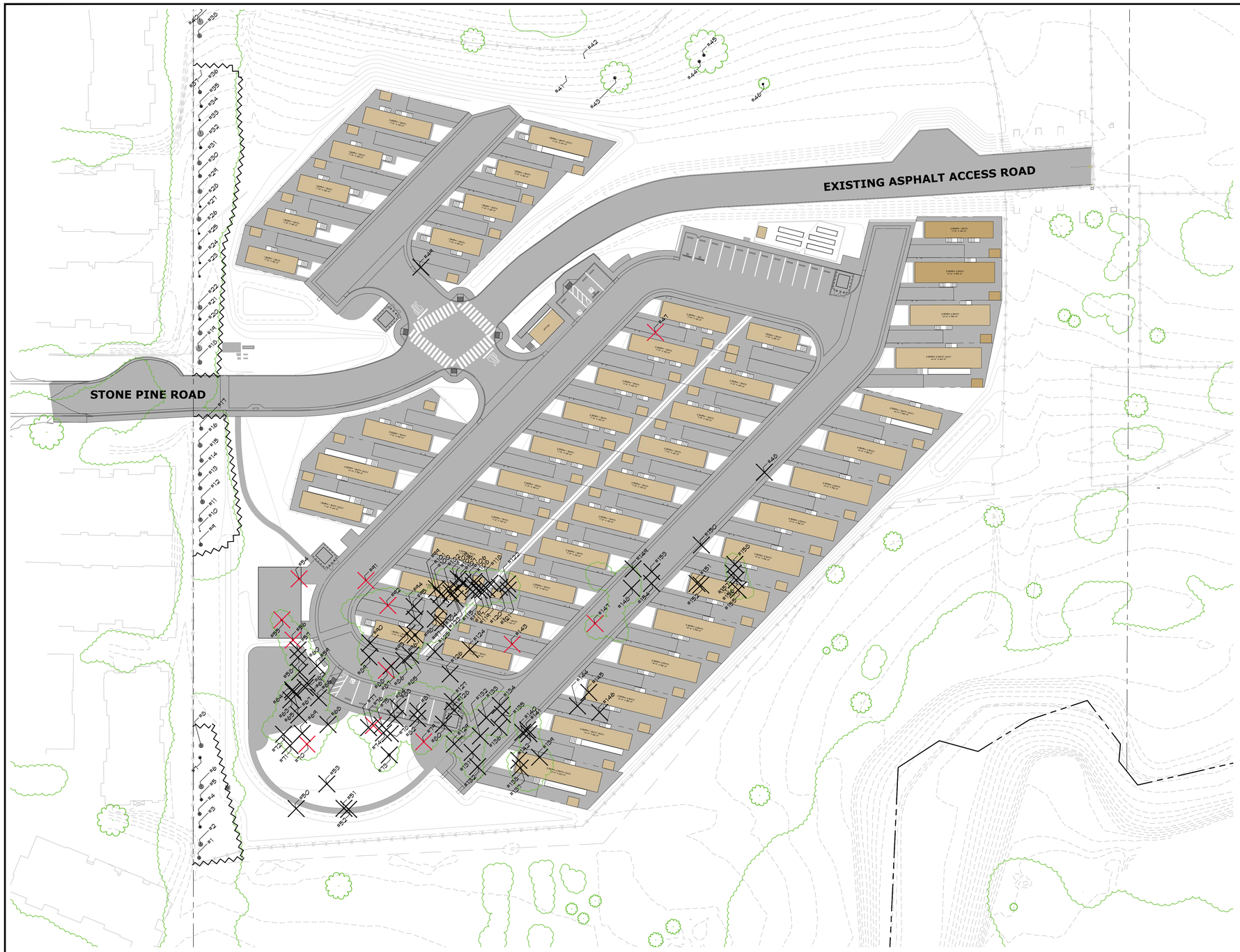
Kikuchi + Kankel Design Group
720 Mill Street
Half Moon Bay, CA 94019
(650) 440-6000 | www.kkdesign.com
Landscape Architecture | Site Planning | Environmental Design

LANDSCAPE SITE PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/09/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale 1/30" = 1'-0" (0, 15', 30')
Drawn JS
Approved TKC

Drawing Number:
L1.0



TREE REMOVAL KEY

#	SCIENTIFIC NAME	DBH (INCHES)	HERITAGE? (Y/N)
47	SALIX LUCIDA	7	Y
48	EUCALYPTUS GUNNII	4	N
49	ALNUS RHOMBIFOLIA	5	N
50	PINUS RADIATA	10	N
51	PINUS RADIATA	10	N
52	PINUS RADIATA	10	N
53	EUCALYPTUS GLOBULUS	13	N
54	HESPEROCYPARIS MACROCARPA	15	Y
55	PINUS RADIATA	13	Y
56	PINUS RADIATA	15	Y
57	PINUS RADIATA	11	N
58	HESPEROCYPARIS MACROCARPA	9	N
59	HESPEROCYPARIS MACROCARPA	10	N
60	HESPEROCYPARIS MACROCARPA	7	N
61	HESPEROCYPARIS MACROCARPA	9	N
62	HESPEROCYPARIS MACROCARPA	8	N
63	HESPEROCYPARIS MACROCARPA	9	N
64	HESPEROCYPARIS MACROCARPA	8	N
65	HESPEROCYPARIS MACROCARPA	7	N
66	HESPEROCYPARIS MACROCARPA	7	N
67	HESPEROCYPARIS MACROCARPA	6	N
68	HESPEROCYPARIS MACROCARPA	11	N
69	HESPEROCYPARIS MACROCARPA	6	N
70	HESPEROCYPARIS MACROCARPA	12	Y
71	ACACIA MELANOXYLON	6	N
72	HESPEROCYPARIS MACROCARPA	5	N
73	EUCALYPTUS GLOBULUS	26	N
74	PINUS RADIATA	8	N
75	ACACIA MELANOXYLON	6	N
76	HESPEROCYPARIS MACROCARPA	13	Y
77	HESPEROCYPARIS MACROCARPA	8	N
78	HESPEROCYPARIS MACROCARPA	5	N
79	PINUS RADIATA	12	Y
80	HESPEROCYPARIS MACROCARPA	5	N
81	EUCALYPTUS GLOBULUS	13	N
82	EUCALYPTUS GLOBULUS	16	N
83	EUCALYPTUS GLOBULUS	15	N
84	HESPEROCYPARIS MACROCARPA	10	N
85	ACACIA MELANOXYLON	4	N
86	QUERCUS AGRIFOLIA	4	N
87	HESPEROCYPARIS MACROCARPA	8	N
88	PINUS RADIATA	12	Y
89	EUCALYPTUS GLOBULUS	6	N
90	PINUS RADIATA	11	N
91	PINUS RADIATA	14	Y
92	PINUS RADIATA	15	Y
93	EUCALYPTUS GLOBULUS	17	N
94	PINUS RADIATA	9	N
95	PINUS RADIATA	7	N
96	EUCALYPTUS GLOBULUS	26	N
97	EUCALYPTUS GLOBULUS	16	N
98	PINUS RADIATA	8	N
99	PINUS RADIATA	5	N
100	PINUS RADIATA	5	N
101	PINUS RADIATA	10	N
102	PINUS RADIATA	8	N
103	PINUS RADIATA	7	N
104	PINUS RADIATA	11	N
105	PINUS RADIATA	7	N
106	PINUS RADIATA	8	N
107	PINUS RADIATA	8	N
108	PINUS RADIATA	8	N
115	PINUS RADIATA	8	N
116	PINUS RADIATA	8	N
117	PINUS RADIATA	7	N
118	PINUS RADIATA	4	N
119	PINUS RADIATA	10	N
120	PINUS RADIATA	8	N
121	PINUS RADIATA	10	N
122	PINUS RADIATA	10	N
123	PINUS RADIATA	8	N
124	PINUS RADIATA	10	N
125	QUERCUS AGRIFOLIA	3	N
126	QUERCUS AGRIFOLIA	3	N
127	EUCALYPTUS GLOBULUS	11	N
128	EUCALYPTUS GLOBULUS	12	N
129	PINUS RADIATA	7	N
130	EUCALYPTUS GLOBULUS	14	N
131	PINUS RADIATA	8	N
132	EUCALYPTUS GLOBULUS	13	N
133	PINUS RADIATA	11	N
134	PINUS RADIATA	11	N
135	PINUS RADIATA	7	N
136	PINUS RADIATA	7	N
137	EUCALYPTUS GLOBULUS	10	N
138	EUCALYPTUS GLOBULUS	14	N
139	EUCALYPTUS GLOBULUS	12	N
140	HESPEROCYPARIS MACROCARPA	8	N
141	PINUS RADIATA	11	N
142	PINUS RADIATA	11	N
143	PINUS RADIATA	12	Y
144	HESPEROCYPARIS MACROCARPA	5	N
145	HESPEROCYPARIS MACROCARPA	6	N
146	HESPEROCYPARIS MACROCARPA	5	N
147	PINUS RADIATA	14	Y
148	HESPEROCYPARIS MACROCARPA	11	N
149	PINUS RADIATA	9	N
150	HESPEROCYPARIS MACROCARPA	5	N
151	HESPEROCYPARIS MACROCARPA	5	N
152	HESPEROCYPARIS MACROCARPA	6	N
153	HESPEROCYPARIS MACROCARPA	2	N
154	HESPEROCYPARIS MACROCARPA	2	N
155	ALNUS RHOMBIFOLIA	3	N
156	ALNUS RHOMBIFOLIA	3	N
157	ALNUS RHOMBIFOLIA	4	N
158	ALNUS RHOMBIFOLIA	4	N

TREE PROTECTION LEGEND

- #28 — EXISTING HERITAGE TREE TO BE REMOVED. SEE TREE REMOVAL KEY FOR SIZE AND SPECIES.
- #28 — EXISTING TREE TO BE REMOVED. SEE TREE REMOVAL KEY FOR SIZE AND SPECIES.
- #28 — EXISTING TREE TO REMAIN. SEE ARBORIST'S REPORT FOR SIZE AND SPECIES.
- TREE PROTECTION FENCING
- PROPOSED HARDSCAPE, SEE LAYOUT PLAN & CIVIL DRAWINGS

TREE PROTECTION NOTES

THE FOLLOWING TREE PROTECTION MEASURES SHOULD BE APPLIED TO ALL TREES THAT ARE TO BE RETAINED:

1. PRE-CONSTRUCTION:
   - A PRE-CONSTRUCTION MEETING SHALL BE HELD TO DISCUSS TREE PROTECTION MEASURES AND ENSURE ALL TREE PROTECTION MEASURES HAVE BEEN PROPERLY INSTALLED.
   - ANY CLEARANCE PRUNING THAT IS DEEMED NECESSARY FOR CONSTRUCTION SHALL BE COMPLETED USING THE MINIMAL DOSE NECESSARY AND SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO PRUNING.
   - TREE PROTECTION ZONES SHALL BE ESTABLISHED AND ENFORCED TO PREVENT SOIL COMPACTION, GRADE CHANGE, AND ROOT DAMAGE. TREE PROTECTION AREAS SHALL BE ESTABLISHED WITH FIVE-FOOT HIGH CHAIN LINK FENCING MOUNTED ON 2" DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2', AT NO MORE THAN 10' SPACING.
     - THE DIAMETER OF THE TPZ SHALL BE DETERMINED BY THE TRUNK DIAMETER OF TREES TO BE PROTECTED. FOR EVERY 1" OF TRUNK DIAMETER, THE TPZ SHALL EXTEND 1'. FOR EXAMPLE, A 10" DIAMETER TREE SHALL HAVE A TPZ WITH A RADIUS OF 10' AROUND THE TREE.
       - IN AREAS WHERE THIS TPZ SIZE IS GREATER THAN WHAT CONSTRUCTION CAN ALLOW, THE CANOPY DRIPLINE SHALL BE THE MINIMUM RADIUS FOR THE TPZ.
     - FOR TREES GROWING ALONG THE EAST PERIMETER OF THE PROPERTY, TPZs CAN BE COMBINED TO FORM ONE LARGE TPZ FOR TREES IN THIS AREA. ADDTIONALLY, FENCING IS NOT REQUIRED ON THE WEST SIDE OF THE TREES AS THE PROPERTY LINE FENCING IS ALREADY IN PLACE.
   - A "WARNING: DO NOT ENTER" SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE.
   - A 4" LAYER OF CHIP BARK MULCH SHALL BE PLACED ON TOP OF THE TPZ AND ENCLOSED WITHIN THE TREE PROTECTIVE FENCING. THIS MULCH SHALL ONLY BE MOVED FOR LANDSCAPE PLANTS TO BE INSTALLED AFTER ALL EXCAVATION AND SOIL COMPACTION WORK HAS BEEN COMPLETED.
   - ESTABLISH AN AREA OUTSIDE OF ALL THE TPZs OR ON FREEXISTING HARDSCAPE TO STORE SEDIMENT AND BACKFILL. ENSURE NO FLOW PATHS LEAD TO TPZs FROM SEDIMENT OR BACKFILL PILES IF PRESENT.
   - NO MATERIAL OR EQUIPMENT SHALL BE STORED OR PLACED WITHIN THE TPZ OF PRESERVED TREES.
2. CONSTRUCTION:
   - IN AREAS WHERE CONSTRUCTION ACTIVITY IS TO TAKE PLACE BENEATH THE CANOPY OF EXISTING TREES, SUCH AS THE WALKING PATH, THE TPZ SHALL BE MOVED TO THE GREATEST DISTANCE POSSIBLE FROM THE SUBJECT TREE WHILE ALSO ALLOWING FOR CONSTRUCTION TO PROCEED. ONCE CONSTRUCTION IN THE SUBJECT AREA HAS OCCURRED, THE TPZ SHALL BE MOVED BACK TO BE PREESTABLISHED BOUNDARY.
     - PROJECT ARBORIST SHALL CONDUCT SITE OBSERVATIONS DURING ANY CONSTRUCTION ACTIVITY THAT IS TO TAKE PLACE BENEATH THE CANOPY DRIPLINE OF TREE.
     - ANY EXCAVATION ACTIVITY THAT IS TO TAKE PLACE IN THESE AREAS IS PROHIBITED FROM USING BACKHOES, TREAD TRACTORS, OR ANY OTHER HEAVY VEHICLES.
       - METHODS PERMITTED INCLUDE HAND-DIGGING, HYDRAULIC OR PNEUMATIC AIR EXCAVATION.
   - DURING EXCAVATION ACTIVITY, SHOULD ANY ROOTS BE ENCOUNTERED, ROOT PRUNING SHALL BE DONE WITH HAND TOOLS IN ORDER TO MAKE CLEAN CUTS THAT FACE THE EXCAVATED AREA.
     - ROOTS LARGER THAN 2.5" SHALL NOT BE CUT WITHOUT PROJECT ARBORIST PRIOR APPROVAL.
     - ROOTS LARGER THAN 2.5" THAT ARE CUT SHALL IMMEDIATELY BE SHADED AND KEPT MOIST WITH WET BURLAP OR SIMILAR MATERIAL UNTIL THEY CAN BE RECOVERED.
   - NO PRUNING SHALL BE PERFORMED ON TREES THAT HAVE ROOTS IMPACTED BY CONSTRUCTION ACTIVITY FOR AT LEAST ONE YEAR FOLLOWING THE COMPLETION OF THE PROJECT OTHER THAN NECESSARY MAINTENANCE SUCH AS BUILDING CLEARANCE.
3. POST-CONSTRUCTION:
   - PROJECT ARBORIST SHALL CONDUCT MONITORING TWICE A YEAR FROM THE DATE OF PROJECT COMPLETION FOR NO LESS THAN TWO YEARS TO ENSURE TREES ARE IN GOOD CONDITION.

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TREE PROTECTION PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/03/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale 1/30" = 1'-0"
0 15" 30"
Drawn MC
Approved JS

Drawing Number:
L1.01

LANDSCAPE LAYOUT PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY

HALF MOON BAY

CALIFORNIA

Kikuchi + Kankel
Design Group
730 Mill Street
Half Moon Bay, CA 94019
www.kikdesigngroup.com
Landscape Architecture | Site Planning | Environmental Design

Revisions	No.	Date
4/03/2024 BID ADDENDM 01	2	
5/16/2024 PERMIT RESUBMITTAL	3	

Date 05/16/2024
Scale 1/10" = 1'-0"
0 5' 10'
Drawn JS
Approved TMC

Drawing Number: **L1.1**

MATCHLINE - SEE L1.2

MATCHLINE - SEE L1.3

1 BDRM 1 BATH (ACC)
11'-3" X 44'-0"

1 BDRM 1 BATH
11'-3" X 36'-0"

2 BDRM 1 BATH
11'-3" X 48'-0"

2 BDRM 1 BATH (ACC)
14'-4" X 36'-0"

OFFICE

CHARGING

PA

LAYOUT OF ROADWAYS, SIDEWALKS, CURBS/GUTTER, & PARKING AREAS SHOWN FOR CONTEXT ONLY. SEE CIVIL DRAWINGS.

PER CIVIL

CENTERLINE OF STONE PINE ROAD PER CIVIL DRAWINGS

STONE PINE ROAD

SEE ENLARGEMENT ABOVE

WIDTH AS REQUIRED (5'-0" MIN)

19'-10"

30'-1"

114'-5" VERIFY

12'-0"

ELECTRICAL EQUIPMENT PAD & BOLLARDS PER CIVIL DRAWINGS

ELEC. EQUIP. SCREENING & GATES PER L1.0

BIOTREATMENT AREA PER CIVIL DRAWINGS

TRASH SCREENING FENCE PER L1.0 TYP.

SPLIT-RAIL FENCE PER L2.0

BENCH AND DOG WASTE STATIONS SEE FURNISHINGS KEY, SHEET L1.0

10'-0" FROM ℄ OF ROAD TO ℄ CATCH BASIN

2'-0"

4'-0"

5'-0"

22'-8" MIN CLR (VERIFY)

A PICNIC AREA ENLARGEMENT

SCALE: 1/4" = 1'-0"

NOTE: PICNIC TABLE, DOG WASTE STATION, AND TRASH & RECYCLING RECEPTACLES PER SITE FURNISHINGS KEY, SHEET L1.0

7'-0" MIN CLR

8'-6" MIN CLR

8'-0" MIN CLR

R 12'-7"

1'-3"

9'-10"

T

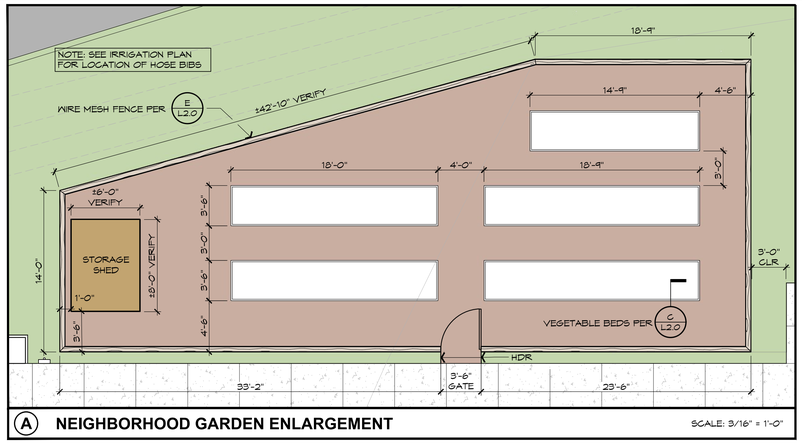
R

C

3 TYP.

6'-0"

7'-4"



A NEIGHBORHOOD GARDEN ENLARGEMENT SCALE: 3/16" = 1'-0"

MATCHLINE - SEE L1.1

EXISTING ASPHALT ACCESS ROAD

SEE ENLARGEMENT ABOVE

BIKE RACK, BENCH, DOG WASTE STATION, AND TRASH & RECYCLING BINS PER SITE FURNISHINGS KEY, SEE SHEET L1.0

MAILBOXES PER CIVIL DRAWINGS

EV. CHARGING

EV. CHARGING

PER CIVIL

T R

LAYOUT OF ROADWAYS, SIDEWALKS, CURBS/GUTTER, & PARKING AREAS SHOWN FOR CONTEXT ONLY. SEE CIVIL DRAWINGS.

CENTERLINE OF RIGHT-OF-WAY PER CIVIL DRAWINGS

ELECTRICAL EQUIPMENT PAD & BOLLARDS PER CIVIL DRAWINGS

ELEC. EQUIP. SCREENING & GATES PER I, L L2.0

2'-0" MIN. CLR. FROM ELEC. EQUIP. PADS (TYP. ALL)

WIDTH AS REQUIRED (6'-0" MIN)

TRASH SCREENING FENCE PER J L2.0 TYP.

1'-0"

9'-0" MIN.

BIOTREATMENT AREA PER CIVIL DRAWINGS

MATCHLINE - SEE L1.4

PA

2 BDRM 1 BATH 11'-8" X 48'-0"

1 BDRM 1 BATH 11'-8" X 36'-0"

3 BDRM 2 BATH 14'-4" X 56'-0"

3 BDRM 2 BATH (ACC) 14'-4" X 60'-0"

2 BDRM 1 BATH (ACC) 14'-4" X 56'-0"

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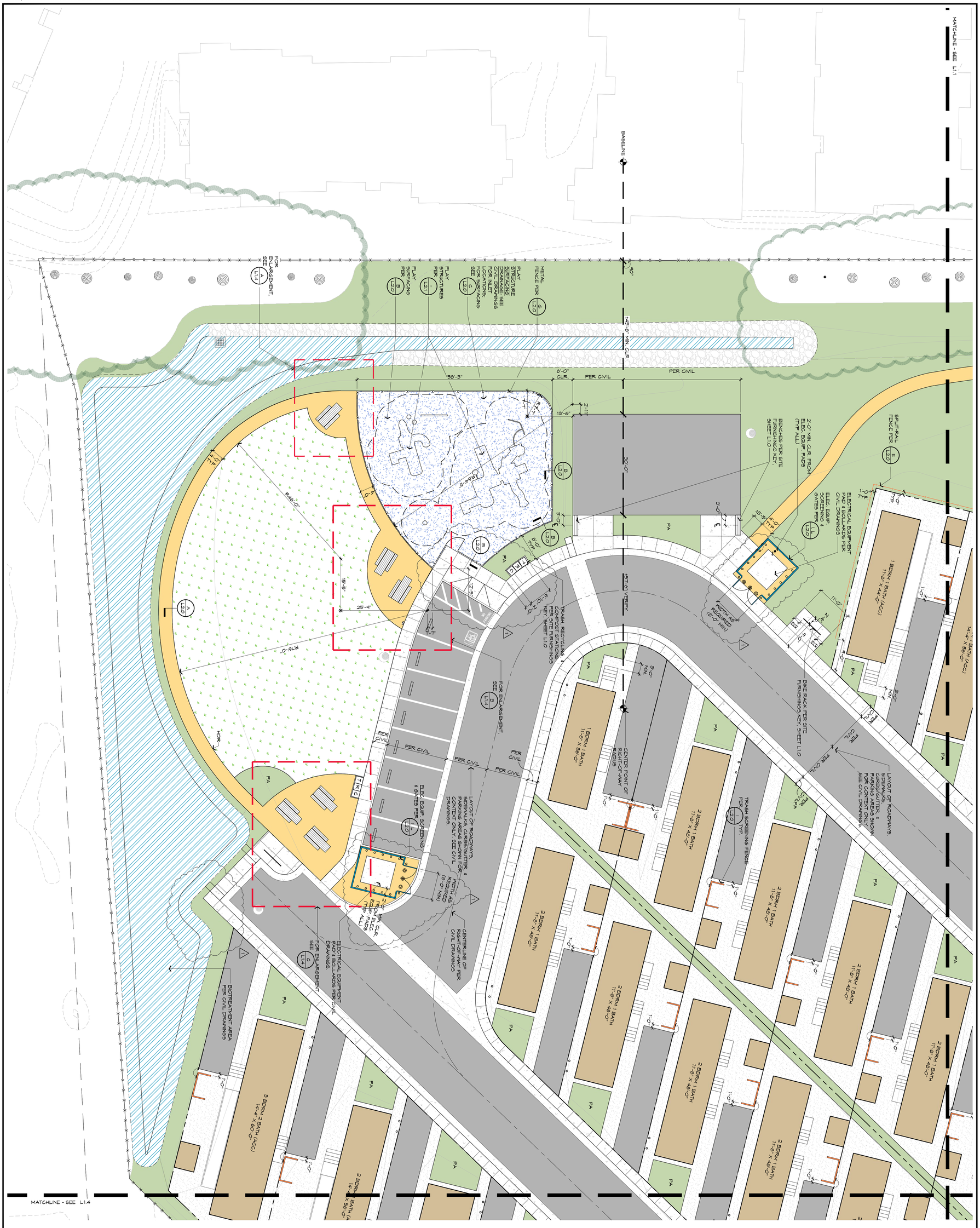
LANDSCAPE LAYOUT PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/03/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale 1/10" = 1'-0" (0, 5', 10')
Drawn VG
Approved TKC

Drawing Number: L1.2



REFERENCE NORTH

Drawing Number: L1.3	Date 05/16/2024	No.	Revisions	Date
	Scale 1/10" = 1'-0"	1	4/03/2024 BID ADDENDUM 01	
	0 5' 10'	2	5/16/2024 PERMIT RESUBMITTAL	
	Drawn JG			
	Approved TNC			

LANDSCAPE LAYOUT PLAN ENLARGEMENT

STONE PINE COVE

880 STONE PINE ROAD

HALF MOON BAY | SAN MATEO COUNTY | CALIFORNIA

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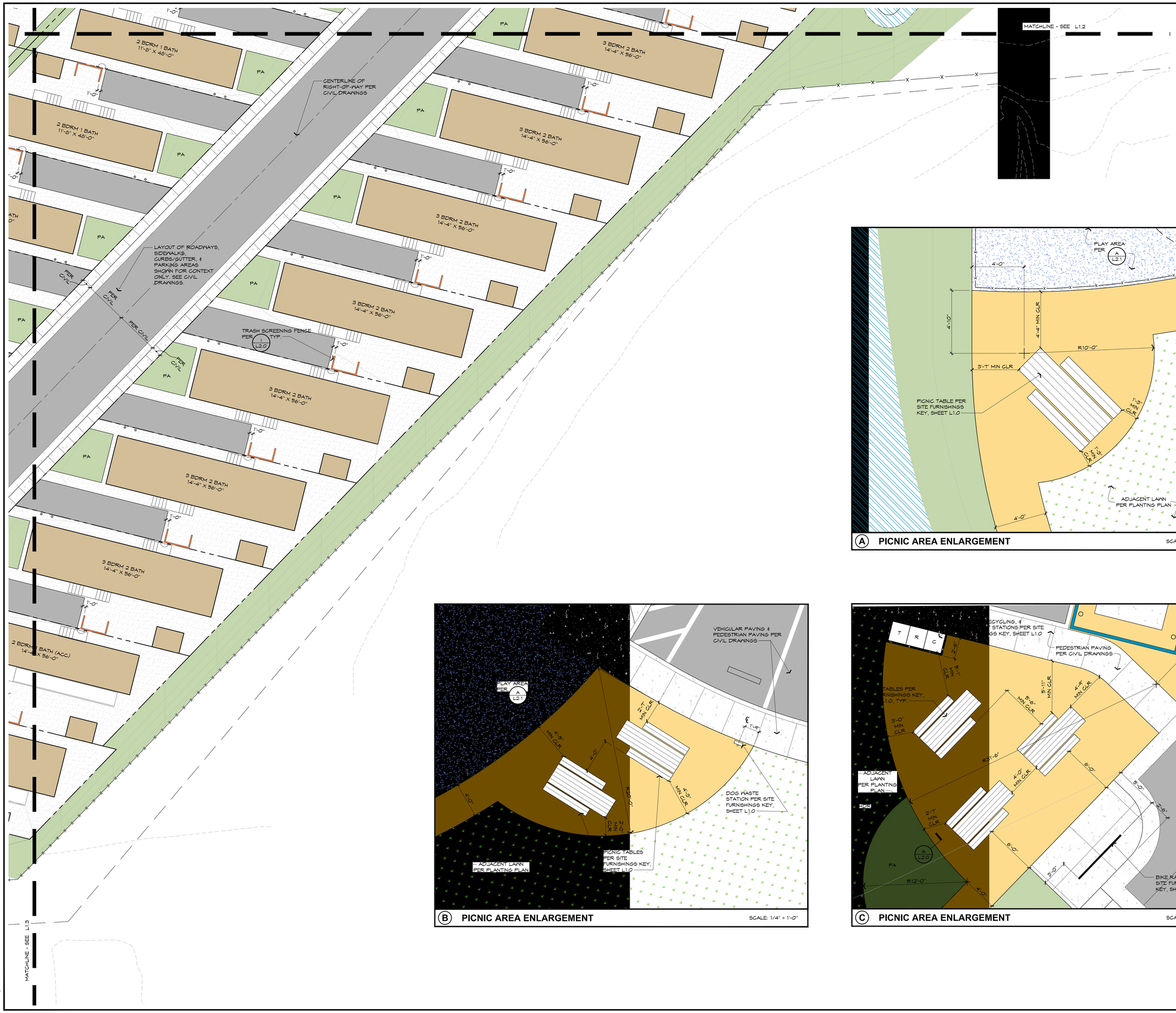

A PICNIC AREA ENLARGEMENT SCALE: 3/8" = 1'-0"

B PICNIC AREA ENLARGEMENT SCALE: 1/4" = 1'-0"

C PICNIC AREA ENLARGEMENT SCALE: 1/4" = 1'-0"

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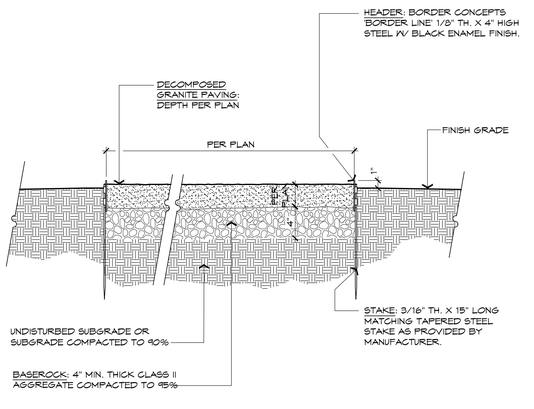
LANDSCAPE LAYOUT PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/03/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

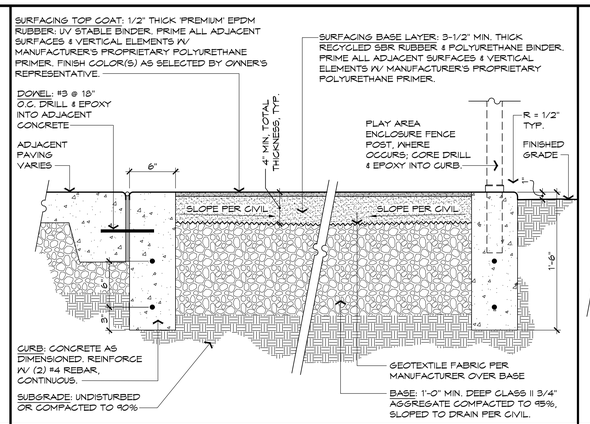
Date 05/16/2024
Scale 1/10" = 1'-0"
0 5' 10'
Drawn JS
Approved TKC

Drawing Number:
L1.4



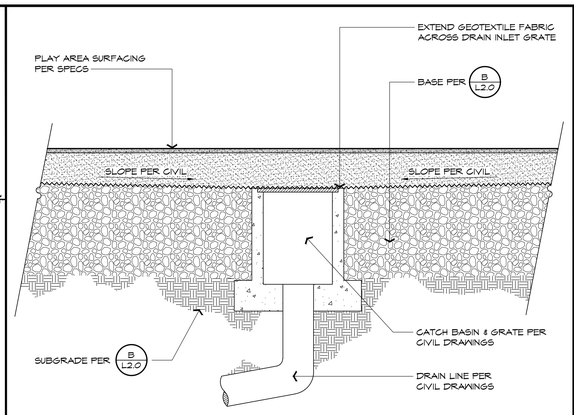
A DECOMPOSED GRANITE PAVING SECTION

SCALE: 1-1/2" = 1'-0"



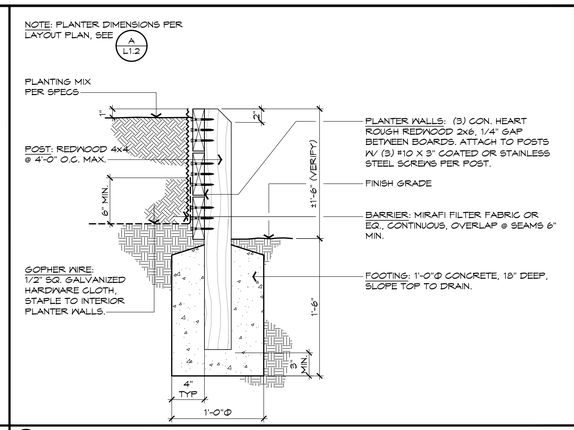
B PLAY SURFACING PERIMETER CURB SECTION

SCALE: 1-1/2" = 1'-0"



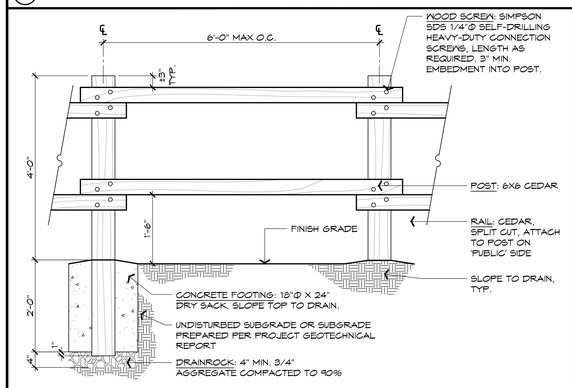
C PLAY SURFACING AT DRAIN INLET SECTION

SCALE: 1-1/2" = 1'-0"



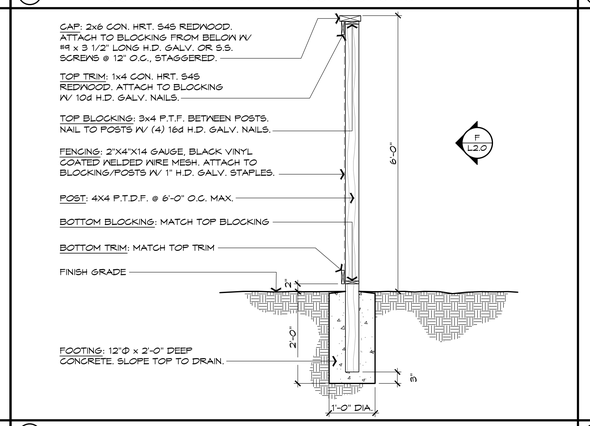
D VEGETABLE BED SECTION

SCALE: 1-1/2" = 1'-0"



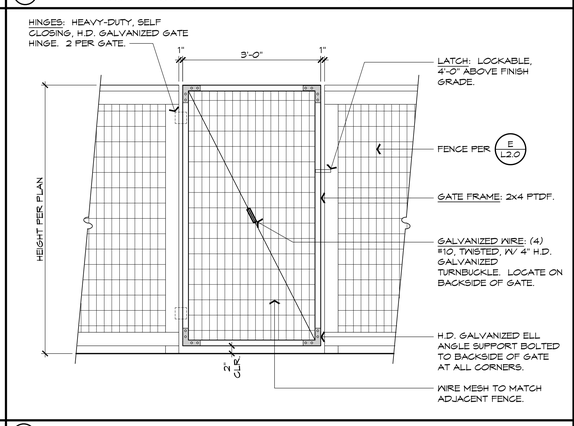
E SPLIT-RAIL FENCE ELEVATION

SCALE: 3/4" = 1'-0"



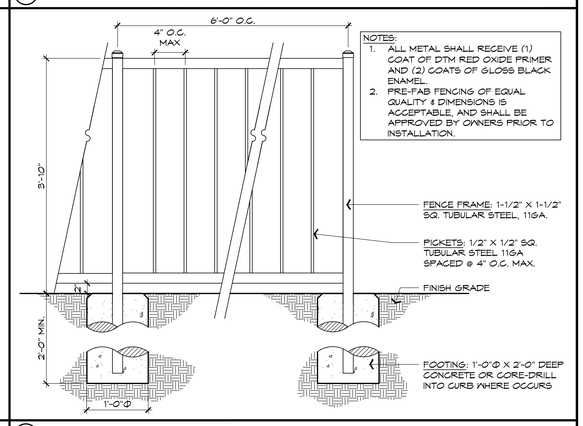
F WIRE MESH FENCE SECTION

SCALE: 3/4" = 1'-0"



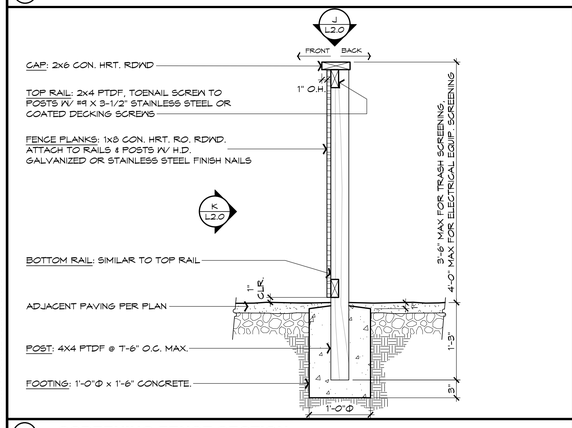
G WIRE MESH FENCE ELEVATION

SCALE: 3/4" = 1'-0"



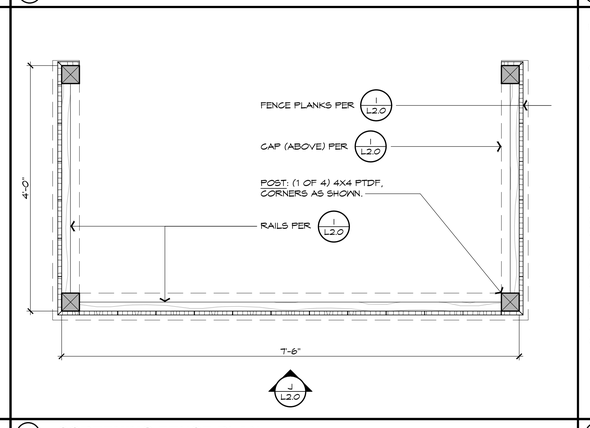
H METAL FENCE SECTION

SCALE: 1" = 1'-0"



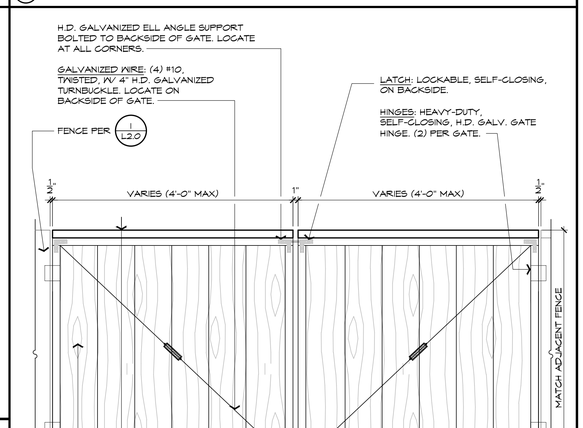
I SCREENING FENCE SECTION

SCALE: 1" = 1'-0"



J SCREENING FENCE PLAN

SCALE: 1" = 1'-0"

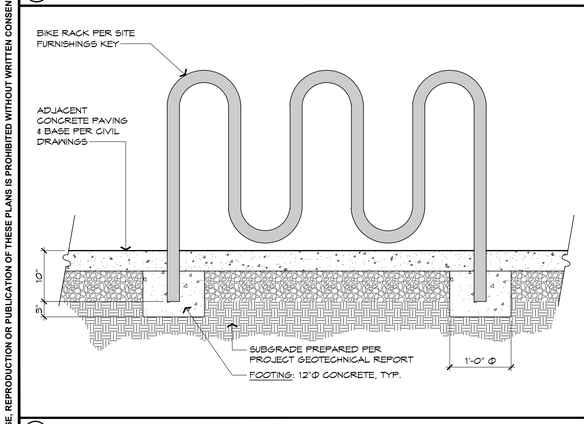


K SCREENING FENCE ELEVATION

SCALE: 1" = 1'-0"

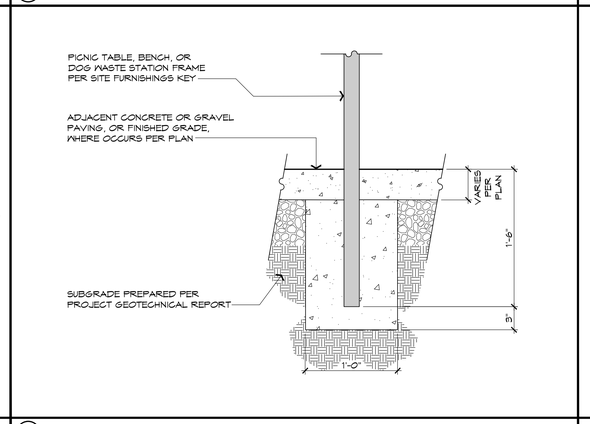
L SCREENING FENCE GATE ELEVATION & SECTION

SCALE: 1" = 1'-0"



M BIKE RACK EMBEDMENT SECTION

SCALE: 1" = 1'-0"



N TYPICAL FURNISHING EMBEDMENT SECTION

SCALE: 1-1/2" = 1'-0"

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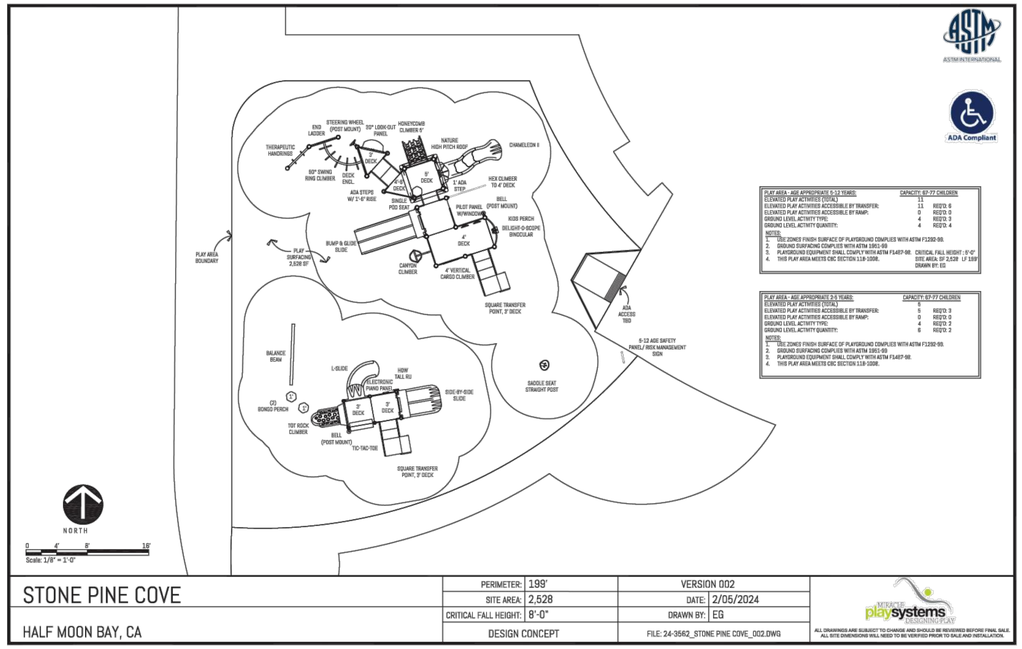
LANDSCAPE CONSTRUCTION DETAILS

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/03/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale AS NOTED
Drawn VS
Approved TYC

Drawing Number:
L2.0



PLAY AREA - AGE APPROPRIATE 5-12 YEARS:	CAPACITY: 87-77 CHILDREN
ELEVATED PLAY ACTIVITIES (TOTAL):	11
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	11 REQ'D: 6
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	0 REQ'D: 0
GROUND LEVEL ACTIVITY TYPE:	4 REQ'D: 3
GROUND LEVEL ACTIVITY QUANTITY:	4 REQ'D: 4

NOTES:
1. CRE ZONES FINISH SURFACE OF PLAYGROUND COMPLIES WITH ASTM F1292-99.
2. GROUND SURFACING COMPLIES WITH ASTM 1951-99.
3. PLAYGROUND EQUIPMENT SHALL COMPLY WITH ASTM F1487-98. CRITICAL FALL HEIGHT: 5'-0"
4. THIS PLAY AREA MEETS CSC SECTION 118-100E. SITE AREA: SF 2,528 LF 199'
DRAWN BY: EG

PLAY AREA - AGE APPROPRIATE 2-5 YEARS:	CAPACITY: 87-77 CHILDREN
ELEVATED PLAY ACTIVITIES (TOTAL):	9
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	9 REQ'D: 3
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	0 REQ'D: 0
GROUND LEVEL ACTIVITY TYPE:	4 REQ'D: 2
GROUND LEVEL ACTIVITY QUANTITY:	6 REQ'D: 2

NOTES:
1. CRE ZONES FINISH SURFACE OF PLAYGROUND COMPLIES WITH ASTM F1292-99.
2. GROUND SURFACING COMPLIES WITH ASTM 1951-99
3. PLAYGROUND EQUIPMENT SHALL COMPLY WITH ASTM F1487-98.
4. THIS PLAY AREA MEETS CSC SECTION 118-100E.

STONE PINE COVE	PERIMETER:	199'	VERSION 002
	SITE AREA:	2,528	DATE: 2/05/2024
HALF MOON BAY, CA	CRITICAL FALL HEIGHT:	8'-0"	DRAWN BY: EG
	DESIGN CONCEPT		FILE: 24-3562_STONE PINE COVE_002.DWG

ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION.

NOTE:
- SAMPLE LAYOUT PROVIDED BY PLAY STRUCTURE MANUFACTURER. CONTRACTOR SHALL VERIFY LAYOUT AND ORIENTATION PRIOR TO INSTALLING STRUCTURE.

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

2/05/2024
24_3562_StonePineCove_002

Creating Fun Play Environments to Enrich Communities

Colors Used In Rendering:

5-12 PLAY STRUCTURE

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

Brown Decks
Forest Green
Beige
Dark Brown

2/05/2024
24_3562_StonePineCove_002

Creating Fun Play Environments to Enrich Communities

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

2/05/2024
24_3562_StonePineCove_002

Creating Fun Play Environments to Enrich Communities

GENERAL PLAY AREA NOTES:
- COLORS SHOWN ARE NOT FINAL. CONTRACTOR SHALL VERIFY FINAL COLOR SELECTIONS W/ OWNER'S REPRESENTATIVE PRIOR TO ORDERING
- CONTRACTOR SHALL VERIFY AS-BUILT CONDITIONS OF THE ENTIRE PLAY STRUCTURE AREA TO ENSURE ADEQUATE, SAFE FALL ZONES ARE MAINTAINED PER CBC, CPSC, AND ASTM STANDARDS
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ADEQUATE DEPTH OF SAFETY SURFACING IS INSTALLED WITHIN STRUCTURES' FALL ZONES.

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PLAY STRUCTURE PRELIMINARY PLAN & IMAGES

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/09/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale AS NOTED
Drawn JS
Approved TKC

Drawing Number:
L2.1

HYDROZONE INFORMATION TABLE

H = HIGH WATER USE PLANTS
M = MODERATE WATER USE PLANTS
L = LOW WATER USE PLANTS
SLA = SPECIAL LANDSCAPE AREA (RECREATIONAL TURF)

HYDROZONE NUMBER & WATER USE	PLANT TYPE	IRRIGATION ZONES	AREA (SQ.FT.)	PERCENT (%) OF LANDSCAPE AREA
#1, L	SHRUB DRIP	3, 4, 7, 9, 11-13, 15, 17-19, 21-26, 28, 31-32, 34, 38-39, 43	22682	71.7
#2, L	TREE BUBBLER	1, 6	767	2.4
#3, M	SHRUB DRIP	5, 10, 14, 16, 20, 29-30, 33, 42	2382	7.5
#4, M	TREE BUBBLER	2, 8, 27	288	0.9
#5, H* (SLA)	TURF SPRAY	35-37, 40-41	5532	17.5
		TOTAL	31651	100%

* RECREATIONAL LAWN ZONES ARE CONSIDERED SPECIAL LANDSCAPE AREAS PER MWELO.

CALCULATION OF THE MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) (0.62) [(0.7 x LA) + 0.3 x SLA)]

WHERE
MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETo = 33.8 (REFERENCE EVAPOTRANSPIRATION IN HALF MOON BAY (INCHES PER YEAR))
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
0.7 = ET ADJUSTMENT FACTOR (ETAF)
LA = LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPED AREA (SQUARE FEET)
SLA = PORTION OF THE LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)

ETO	CONV. FACTOR	ETAF	LA	SLA	MAWA (GALLONS/YR)
33.8	0.62	0.7	31651	5532	449073

CALCULATION OF THE ESTIMATED TOTAL WATER USE

ETWU = ETo x 0.62 x ((PF x HA) ÷ IE + SLA)

WHERE
ETWU = ESTIMATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR)
ETo = 33.8 (REFERENCE EVAPOTRANSPIRATION IN HALF MOON BAY (INCHES PER YEAR))
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
PF = PLANT FACTOR FROM MUCOLS
IE = IRRIGATION EFFICIENCY (0.75 FOR SPRAY HEAD & 0.81 FOR DRIP)
ETAF = PF/IE
HA = HYDROZONE AREA (SQUARE FEET)

HYDROZONE #	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (HA) (SQUARE FEET)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	L	0.2	DRIP	0.81	0.2	22682	5600	153615
2	L	0.2	BUBBLER	0.81	0.2	767	189	5195
3	M	0.4	DRIP	0.81	0.5	2382	1176	32264
4	M	0.5	BUBBLER	0.81	0.6	288	178	4876
5	H (SLA)	0.8	SPRAY	0.75	1	5532	5532	151736
					TOTALS	31651		347686
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)			449073

FOR IRRIGATION SCHEDULE, SEE SHEET L3.01

FOR IRRIGATION LEGEND & NOTES, SEE SHEET L3.4

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Kikuchi + Kankel Design Group
720 Mill Street
Half Moon Bay, CA 94019
www.kikuchikankel.com
Landscape Architecture | Site Planning | Environmental Design

IRRIGATION PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

Revisions
No. 4/03/2024 BID ADDENDUM 01
5/16/2024 PERMIT RESUBMITTAL

Date 05/16/2024
Scale 1/30" = 1'-0"
0 15" 30"
Drawn JS
Approved TMC

Drawing Number:
L3.0

IRRIGATION SCHEDULE

ZONE OR VALVE NUMBER	DESCRIPTION	GPM	IRRIGATION METHOD	IRRIGATION EFFICIENCY	PLANT WATER USE	PLANT FACTOR	MONTH	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	ANNUAL
							ETo	1.5	1.7	2.4	3	3.9	4.3	4.3	4.2	3.4	2.5	1.3	1	33.5
1	SHRUBS & GROUNDCOVER	1	DRIP	0.81	M	0.4	Run Time Per Cycle (Min)	10	10	10	14	19	24	24	24	24	24	14	10	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	10	20	20	42	76	96	96	96	144	96	28	10	
							Total Gallons Per Month	10	20	20	42	76	96	96	96	144	96	28	10	734
2	TREES	7	BUBBLER	0.81	M	0.5	Run Time Per Cycle (Min)	3	3	3	4	5	7	7	7	7	7	4	3	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	3	6	6	12	20	28	28	28	42	28	8	3	
							Total Gallons Per Month	21	42	42	84	140	196	196	196	294	196	56	21	1484
3	SHRUBS & GROUNDCOVER	3.5	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	28	56	56	126	224	280	280	280	420	280	84	28	2142
4	SHRUBS & GROUNDCOVER	3.1	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	24.8	49.6	49.6	111.6	198.4	248	248	248	372	248	74.4	24.8	1897.2
5	TREES	6	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	12	24	24	54	96	120	120	120	180	120	36	12	918
6	SHRUBS & GROUNDCOVER	2.8	DRIP	0.81	M	0.4	Run Time Per Cycle (Min)	10	10	10	14	19	24	24	24	24	24	14	10	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	10	20	20	42	76	96	96	96	144	96	28	10	
							Total Gallons Per Month	28	56	56	117.6	212.8	268.8	268.8	268.8	403.2	268.8	78.4	28	2055.2
7	SHRUBS & GROUNDCOVER	4.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	34.2	68.4	68.4	176.4	313.6	392	392	392	588	392	117.6	39.2	2998.8
8	TREES	8	BUBBLER	0.81	M	0.5	Run Time Per Cycle (Min)	3	3	3	4	5	7	7	7	7	7	4	3	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	3	6	6	12	20	28	28	28	42	28	8	3	
							Total Gallons Per Month	24	48	48	96	160	224	224	224	336	224	64	24	1696
9	SHRUBS & GROUNDCOVER	4.7	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	37.6	75.2	75.2	169.2	300.8	376	376	376	564	376	112.8	37.6	2876.4
10	TREES	7	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	14	28	28	63	112	140	140	140	210	140	42	14	1071
11	SHRUBS & GROUNDCOVER	3	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	24	48	48	108	192	240	240	240	360	240	72	24	1836
12	SHRUBS & GROUNDCOVER	3.7	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	29.6	59.2	59.2	133.2	236.8	296	296	296	444	296	88.8	29.6	2264.4
13	SHRUBS & GROUNDCOVER	8	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	64	128	128	288	512	640	640	640	960	640	192	64	4896
14	TREES	8	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	16	32	32	72	128	160	160	160	240	160	48	16	1224
15	SHRUBS & GROUNDCOVER	2	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	16	32	32	72	128	160	160	160	240	160	48	16	1224
16	TREES	2	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	4	8	8	18	32	40	40	40	60	40	12	4	306
17	SHRUBS & GROUNDCOVER	3	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	24	48	48	108	192	240	240	240	360	240	72	24	1836
18	SHRUBS & GROUNDCOVER	3.3	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	26.4	52.8	52.8	118.8	211.2	264	264	264	396	264	79.2	26.4	2019.6
19	SHRUBS & GROUNDCOVER	6.4	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	51.2	102.4	102.4	230.4	409.6	512	512	512	768	512	153.6	51.2	3916.8
20	TREES	5	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	10	20	20	45	80	100	100	100	150	100	30	10	765
21	SHRUBS & GROUNDCOVER	2.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	23.2	46.4	46.4	104.4	185.6	232	232	232	348	232	69.6	23.2	1774.8
22	SHRUBS & GROUNDCOVER	3.1	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	24.8	49.6	49.6	111.6	198.4	248	248	248	372	248	74.4	24.8	1897.2
23	SHRUBS & GROUNDCOVER	2.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	23.2	46.4	46.4	104.4	185.6	232	232	232	348	232	69.6	23.2	1774.8
24	SHRUBS & GROUNDCOVER	2.7	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	21.6	43.2	43.2	97.2	172.8	216	216	216	324	216	64.8	21.6	1652.4
25	SHRUBS & GROUNDCOVER	3.8	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	30.4	60.8	60.8	136.8	243.2	304	304	304	456	304	91.2	30.4	2325.6

ZONE OR VALVE NUMBER	DESCRIPTION	GPM	IRRIGATION METHOD	IRRIGATION EFFICIENCY	PLANT WATER USE	PLANT FACTOR	MONTH	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	ANNUAL
							ETo	1.5	1.7	2.4	3	3.9	4.3	4.3	4.2	3.4	2.5	1.3	1	33.5
26	SHRUBS & GROUNDCOVER	4.1	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	32.8	65.6	65.6	147.6	262.4	328	328	328	492	328	98.4	32.8	2509.2
27	TREES	3	BUBBLER	0.81	M	0.5	Run Time Per Cycle (Min)	3	3	3	4	5	7	7	7	7	7	4	3	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	3	6	6	12	20	28	28	28	42	28	8	3	
							Total Gallons Per Month	9	18	18	36	60	84	84	84	126	84	24	9	636
28	SHRUBS & GROUNDCOVER	6.8	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	54.4	108.8	108.8	244.8	435.2	544	544	544	816	544	163.2	54.4	4161.6
29	TREES	8	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	16	32	32	72	128	160	160	160	240	160	48	16	1224
30	TREES	6	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	12	24	24	54	96	120	120	120	180	120	36	12	918
31	SHRUBS & GROUNDCOVER	4.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	34.2	68.4	68.4	176.4	313.6	392	392	392	588	392	117.6	39.2	2998.8
32	SHRUBS & GROUNDCOVER	4.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	34.2	68.4	68.4	176.4	313.6	392	392	392	588	392	117.6	39.2	2998.8
33	TREES	5	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	10	20	20	45	80	100	100	100	150	100	30	10	765
34	SHRUBS & GROUNDCOVER	2.2	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	17.6	35.2	35.2	79.2	140.8	176	176	176	264	176	52.8	17.6	1346.4
35	TURF	13	SPRAY	0.75	H	0.8	Run Time Per Cycle (Min)	4	4	4	6	8	10	10	10	10	10	6	4	
							Watering Days Per Month	1	1	2	2	4	6	6	8	10	8	4	1	
							Total Minutes Per Month	4	4	8	12	32	60	60	80	100	80	24	4	
							Total Gallons Per Month	52	52	104	156	416	780	780	1040	1300	1040	312	52	6084
36	TURF	14.7	SPRAY	0.75	H	0.8	Run Time Per Cycle (Min)	4	4	4	6	8	10	10	10	10	10	6	4	
							Watering Days Per Month	1	1	2	2	4	6	6	8	10	8	4	1	
							Total Minutes Per Month	4	4	8	12	32	60	60	80	100	80	24	4	
							Total Gallons Per Month	58.8	58.8	117.6	176.4	470.4	882	882	1176	1470	1176	352.8	58.8	6879.6
37	TURF	14.5	SPRAY	0.75	H	0.8	Run Time Per Cycle (Min)	4	4	4	6	8	10	10	10	10	10	6	4	
							Watering Days Per Month	1	1	2	2	4	6	6	8	10	8	4	1	
							Total Minutes Per Month	4	4	8	12	32	60	60	80	100	80	24	4	
							Total Gallons Per Month	58	58	116	174	464	870	870	1160	1450	1160	348	58	6786
38	SHRUBS & GROUNDCOVER	2.1	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	16.8	33.6	33.6	75.6	134.4	168	168	168	252	168	50.4	16.8	1285.2
39	SHRUBS & GROUNDCOVER	2.9	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	23.2	46.4	46.4	104.4	185.6	232	232	232	348	232	69.6	23.2	1774.8
40	TURF	14.3	SPRAY	0.75	H	0.8	Run Time Per Cycle (Min)	4	4	4	6	8	10	10	10	10	10	6	4	
							Watering Days Per Month	1	1	2	2	4	6	6	8	10	8	4	1	
							Total Minutes Per Month	4	4	8	12	32	60	60	80	100	80	24	4	
							Total Gallons Per Month	57.2	57.2	114.4	171.6	457.6	858	858	1144	1430	1144	343.2	57.2	6692.4
41	TURF	13	SPRAY	0.75	H	0.8	Run Time Per Cycle (Min)	4	4	4	6	8	10	10	10	10	10	6	4	
							Watering Days Per Month	1	1	2	2	4	6	6	8	10	8	4	1	
							Total Minutes Per Month	4	4	8	12	32	60	60	80	100	80	24	4	
							Total Gallons Per Month	52	52	104	156	416	780	780	1040	1300	1040	312	52	6084
42	TREES	1	BUBBLER	0.81	L	0.2	Run Time Per Cycle (Min)	2	2	2	3	4	5	5	5	5	5	3	2	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	2	4	4	9	16	20	20	20	30	20	6	2	
							Total Gallons Per Month	2	4	4	9	16	20	20	20	30	20	6	2	153
43	SHRUBS & GROUNDCOVER	1	DRIP	0.81	L	0.2	Run Time Per Cycle (Min)	8	8	8	12	16	20	20	20	20	20	12	8	
							Watering Days Per Month	1	2	2	3	4	4	4	4	6	4	2	1	
							Total Minutes Per Month	8	16	16	36	64	80	80	80	120	80	24	8	
							Total Gallons Per Month	8	16	16	36	64	80	80	80	120	80	24	8	612
							TOTAL GALLONS	1185.2	2092.4	2370.4	4878	9344.4	13190.8	13190.8	14580.8	20481.2	14580.8	4364	1185.2	101494

IRRIGATION SCHEDULE NOTES

EACH OF THE 43 INDIVIDUAL IRRIGATION ZONES LISTED ABOVE SHALL BE GROUPED INTO 1 OF 5 SCHEDULED PROGRAMS TO ACCOMODATE IRRIGATION TYPE (SHRUB DRIP, TREE BUBBLERS, OR LAWN SPRAY) AND HYDROZONE (LOW, MODERATE, OR HIGH), AS FOLLOWS:

- PROGRAM A (LOW WATER-USE SHRUB DRIP) - IRRIGATION ZONES #3, 4, 7, 9, 11-13, 15, 17-19, 21-26, 28, 31, 32, 34, 38, 39, 43
- PROGRAM B (MODERATE WATER-USE SHRUB DRIP) - IRRIGATION ZONES #1, 6
- PROGRAM C (LOW WATER-USE TREE BUBBLERS) - IRRIGATION ZONES #5, 10, 14, 16, 20, 29, 30, 33, 42
- PROGRAM D (MODERATE WATER-USE TREE BUBBLERS) - IRRIGATION ZONES #2, 8, 27
- PROGRAM E (HIGH WATER-USE LAWN SPRAY) - IRRIGATION ZONES #35, 36, 37, 40, 41

THE LARGEST OF THESE, PROGRAM A, REQUIRES 480 MINUTES (8 HOURS) TO COMPLETE WITH ALL ZONES OPERATED SEQUENTIALLY.

ALL IRRIGATION ZONES SHALL BE PROGRAMMED TO OPERATE SEQUENTIALLY WITHIN THEIR RESPECTIVE PROGRAM.

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Landscape Architecture | Site Planning | Environmental Design

IRRIGATION SCHEDULE
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

Date

Revisions
No.
1 4/03/2024 BID ADDENDUM 01
2 5/16/2024 PERMIT RESUBMITTAL

Date 05/16/2024
Scale AS NOTED
Drawn JG
Approved TMC

Drawing Number:
L3.01

INSTALLATION NOTE: IRRIGATION MAINLINE, LATERAL LINE, AND VALVE LOCATIONS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PIPES SHALL BE PLACED IN PLANTING AREAS WHEREVER POSSIBLE. VALVES & RELATED EQUIPMENT SHALL ALWAYS BE PLACED IN PLANTING AREAS.

FOR IRRIGATION LEGEND & NOTES, SEE SHEET L3.4

EXISTING DOMESTIC WATER MAIN SHOWN FOR CONTEXT. TIE-IN BY OTHERS.

NEW 6"Ø DOMESTIC WATER SERVICE MAIN BY OTHERS, SHOWN FOR CONTEXT

STONE PINE ROAD

MATCHLINE - SEE L3.3

MATCHLINE - SEE L3.2

2 BDRM 1 BATH 11'-8" X 48'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH (ACC) 11'-8" X 44'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
1 BDRM 1 BATH 11'-8" X 36'-0"
2 BDRM 1 BATH 11'-8" X 48'-0"
2 BDRM 1 BATH (ACC) 14'-4" X 56'-0"
2 BDRM 1 BATH 11'-8" X 48'-0"
2 BDRM 1 BATH 11'-8" X 48'-0"
OFFICE
EV CHARGING

VALVE #1
VALVE #3
VALVE #31
VALVE #4
VALVE #5
VALVE #6
VALVE #7
VALVE #8
VALVE #9
VALVE #10
VALVE #11
VALVE #12
VALVE #13
VALVE #15
VALVE #16
VALVE #17
VALVE #18
VALVE #30
VALVE #38

1	SD
30	M
<1.0	

2	TB
N/A	M
7.0	

3	ID
35	L
5.5	

4	SD
30	L
3.1	

5	TB
N/A	L
6.0	

6	SD
30	M
2.8	

7	ID
35	L
4.9	

8	TB
N/A	M
8.0	

9	SD
30	L
4.7	

10	TB
N/A	L
7.0	

11	SD
30	L
3.0	

12	ID
35	L
1.3	

13	SD
30	L
3.7	

14	TB
N/A	L
8.0	

15	SD
30	L
2.0	

16	TB
N/A	L
2.0	

17	ID
35	L
3.0	

18	ID
35	L
3.3	

NEW 6"Ø DOMESTIC WATER METER & BACKFLOW BY OTHERS
EX. 2"Ø DOMESTIC WATER METER & BACKFLOW BY OTHERS
TO STUB AFTER METER, BY OTHERS
GV
MV
FS
M B F

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IRRIGATION PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA

HALF MOON BAY

No.	Revisions	Date
1	4/09/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RES/BMITTAL	

Date 05/16/2024
Scale 1/10" = 1'-0"
Drawn JS
Approved TKC

Drawing Number:
L3.1

MATCHLINE - SEE L3.1

EXISTING ASPHALT ACCESS ROAD

19	SD
30	L
6.4	

20	TB
N/A	L
5.0	

21	ID
95	L
2.9	

22	ID
95	L
3.1	

VALVE #19

VALVE #19

3/4"

3/4"

1/2"

1/2"

EV CHARGING

EV CHARGING

VALVE #17

VALVE #17

VALVE #17

VALVE #17

3/4"

VALVE #21

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

1 BDRM 1 BATH
11'-8" X 36'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

GV

VALVE #24

VALVE #24

VALVE #24

VALVE #24

VALVE #26

VALVE #26

3/4"

VALVE #22

2 BDRM 1 BATH (ACC)
14'-4" X 56'-0"

3 BDRM 2 BATH
14'-4" X 56'-0"

2 BDRM 1 BATH
11'-8" X 48'-0"

VALVE #22

2 BDRM 1 BATH
11'-8" X 48'-0"

VALVE #22

3 BDRM 2 BATH
14'-4" X 56'-0"

VALVE #22

3 BDRM 2 BATH (ACC)
14'-4" X 60'-0"

3 BDRM 2 BATH
14'-4" X 56'-0"

3 BDRM 2 BATH
14'-4" X 56'-0"

INSTALLATION NOTE: IRRIGATION MAINLINE, LATERAL LINE , AND VALVE LOCATIONS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PIPES SHALL BE PLACED IN PLANTING AREAS WHEREVER POSSIBLE. VALVES & RELATED EQUIPMENT SHALL ALWAYS BE PLACED IN PLANTING AREAS.

FOR IRRIGATION LEGEND & NOTES, SEE SHEET L3.4

MATCHLINE - SEE L3.4

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IRRIGATION PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/09/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RES/BMITTAL	

Date 05/16/2024
Scale 1/10" = 1'-0"
0 5' 10'
Drawn JS
Approved TYC

Drawing Number:
L3.2

INSTALLATION NOTE: IRRIGATION MAINLINE, LATERAL LINE, AND VALVE LOCATIONS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. THEY SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. VALVES & RELATED EQUIPMENT SHALL ALWAYS BE PLACED IN PLANTING AREAS.

FOR IRRIGATION LEGEND & NOTES, SEE SHEET L3.4

MATCHLINE - SEE L3.1

MATCHLINE - SEE L3.4

1 BDRM / 1 BATH (ACC)
11'-6" X 44'-0"

1 BDRM / 1 BATH
11'-6" X 36'-0"

2 BDRM / 1 BATH
11'-6" X 46'-0"

3 BDRM / 2 BATH (ACC)
14'-4" X 60'-0"

2 BDRM / 1 BATH (ACC)
14'-4" X 56'-0"

VALVES

GV

Kikuchi + Kankel Design Group
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www.kkdesigngroup.com
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Drawing Number: L3.3

Date	05/16/2024
Scale	1/10" = 1'-0" (0, 5', 10')
Drawn	JG
Approved	TNC

No.	Revisions	Date
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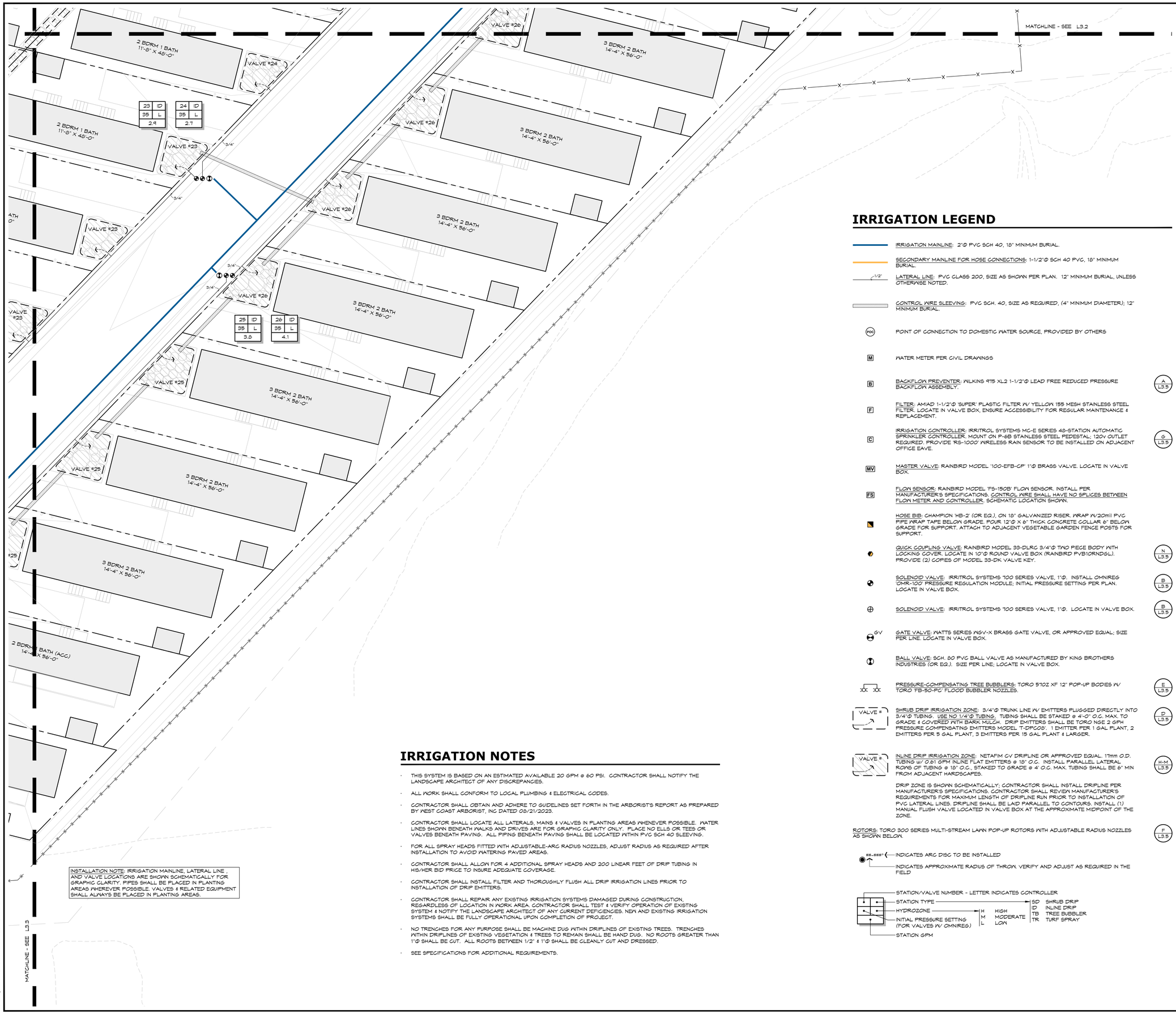
2	5/16/2024 PERMIT RESUBMITTAL	

IRRIGATION PLAN ENLARGEMENT

STONE PINE COVE

880 STONE PINE ROAD

HALF MOON BAY | SAN MATEO COUNTY | CALIFORNIA



INSTALLATION NOTE: IRRIGATION MAINLINE, LATERAL LINE , AND VALVE LOCATIONS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PIPES SHALL BE PLACED IN PLANTING AREAS WHEREVER POSSIBLE. VALVES & RELATED EQUIPMENT SHALL ALWAYS BE PLACED IN PLANTING AREAS.

IRRIGATION LEGEND

- IRRIGATION MAINLINE: 2"Ø PVC SCH 40, 18" MINIMUM BURIAL.
- SECONDARY MAINLINE FOR HOSE CONNECTIONS: 1-1/2"Ø SCH 40 PVC, 18" MINIMUM BURIAL.
- LATERAL LINE: PVC CLASS 200, SIZE AS SHOWN PER PLAN. 12" MINIMUM BURIAL, UNLESS OTHERWISE NOTED. (1/2")
- CONTROL WIRE SLEEVING: PVC SCH. 40, SIZE AS REQUIRED, (4" MINIMUM DIAMETER); 12" MINIMUM BURIAL.
- POC — POINT OF CONNECTION TO DOMESTIC WATER SOURCE, PROVIDED BY OTHERS
- M — WATER METER PER CIVIL DRAWINGS
- B — BACKFLOW PREVENTER: WILKINS 975 XL2 1-1/2"Ø LEAD FREE REDUCED PRESSURE BACKFLOW ASSEMBLY. (A L3.5)
- F — FILTER: AMIAD 1-1/2"Ø 'SUPER' PLASTIC FILTER W/ YELLOW 155 MESH STAINLESS STEEL FILTER. LOCATE IN VALVE BOX, ENSURE ACCESSIBILITY FOR REGULAR MAINTENANCE & REPLACEMENT.
- C — IRRIGATION CONTROLLER: IRRITROL SYSTEMS MC-E SERIES 48-STATION AUTOMATIC SPRINKLER CONTROLLER. MOUNT ON P-6B STAINLESS STEEL PEDESTAL; 120V OUTLET REQUIRED. PROVIDE 'RS-1000' WIRELESS RAIN SENSOR TO BE INSTALLED ON ADJACENT OFFICE EAVE. (G L3.5)
- MV — MASTER VALVE: RAINBIRD MODEL '100-EFB-CP' 1"Ø BRASS VALVE. LOCATE IN VALVE BOX.
- FS — FLOW SENSOR: RAINBIRD MODEL 'FS-150B' FLOW SENSOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTROL WIRE SHALL HAVE NO SPLICES BETWEEN FLOW METER AND CONTROLLER. SCHEMATIC LOCATION SHOWN.
- HOSE BIB: CHAMPION 'HB-2' (OR EQ.), ON 18" GALVANIZED RISER. WRAP W/20mil PVC PIPE WRAP TAPE BELOW GRADE. POUR 12"Ø X 6" THICK CONCRETE COLLAR 6" BELOW GRADE FOR SUPPORT. ATTACH TO ADJACENT VEGETABLE GARDEN FENCE POSTS FOR SUPPORT.
- QUICK COUPLING VALVE: RAINBIRD MODEL 33-DLRC 3/4"Ø TWO PIECE BODY WITH LOCKING COVER. LOCATE IN 10"Ø ROUND VALVE BOX (RAINBIRD PVB10RNDGL). PROVIDE (2) COPIES OF MODEL 33-DK VALVE KEY. (N L3.5)
- SOLENOID VALVE: IRRITROL SYSTEMS 700 SERIES VALVE, 1"Ø. INSTALL OMNIRES 'OMR-100' PRESSURE REGULATION MODULE; INITIAL PRESSURE SETTING PER PLAN. LOCATE IN VALVE BOX. (B L3.5)
- SOLENOID VALVE: IRRITROL SYSTEMS 700 SERIES VALVE, 1"Ø. LOCATE IN VALVE BOX. (B L3.5)
- GV — GATE VALVE: WATTS SERIES NGV-X BRASS GATE VALVE, OR APPROVED EQUAL; SIZE PER LINE. LOCATE IN VALVE BOX.
- BALL VALVE: SCH. 80 PVC BALL VALVE AS MANUFACTURED BY KING BROTHERS INDUSTRIES (OR EQ.). SIZE PER LINE; LOCATE IN VALVE BOX.
- PRESSURE-COMPENSATING TREE BUBBLERS: TORO 570Z XF 12" POP-UP BODIES W/ TORO TB-50-PC' FLOOD BUBBLER NOZZLES. (E L3.5)
- VALVE # — SHRUB DRIP IRRIGATION ZONE: 3/4"Ø TRUNK LINE W/ EMITTERS PLUGGED DIRECTLY INTO 3/4"Ø TUBING. USE NO 1/4"Ø TUBING. TUBING SHALL BE STAKED @ 4'-0" O.C. MAX. TO GRADE & COVERED WITH BARK MULCH. DRIP EMITTERS SHALL BE TORO NGE 2 GPH PRESSURE COMPENSATING EMITTERS MODEL 'T-DPC02'. 1 EMITTER PER 1 GAL PLANT, 2 EMITTERS PER 5 GAL PLANT, 3 EMITTERS PER 15 GAL PLANT & LARGER. (D L3.5)
- VALVE # — INLINE DRIP IRRIGATION ZONE: NETAFIM CV DRIPLINE OR APPROVED EQUAL. 17mm O.D. TUBING W/ 0.61 GPM INLINE FLAT EMITTERS @ 18" O.C. INSTALL PARALLEL LATERAL RONS OF TUBING @ 18" O.C., STAKED TO GRADE @ 4' O.C. MAX. TUBING SHALL BE 6" MIN FROM ADJACENT HARDSCAPES. (H-M L3.5)

  DRIP ZONE IS SHOWN SCHEMATICALLY; CONTRACTOR SHALL INSTALL DRIPLINE PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL REVIEW MANUFACTURER'S REQUIREMENTS FOR MAXIMUM LENGTH OF DRIPLINE RUN PRIOR TO INSTALLATION OF P/V LATERAL LINES. DRIPLINE SHALL BE LAID PARALLEL TO CONTOURS. INSTALL (1) MANUAL FLUSH VALVE LOCATED IN VALVE BOX AT THE APPROXIMATE MIDPOINT OF THE ZONE.

ROTORS: TORO 300 SERIES MULTI-STREAM LAWN POP-UP ROTORS WITH ADJUSTABLE RADIUS NOZZLES AS SHOWN BELOW. (F L3.5)

##-###° — INDICATES ARC DISC TO BE INSTALLED

INDICATES APPROXIMATE RADIUS OF THROW. VERIFY AND ADJUST AS REQUIRED IN THE FIELD

STATION/VALVE NUMBER - LETTER INDICATES CONTROLLER

STATION TYPE → SD SHRUB DRIP; ID INLINE DRIP; TB TREE BUBBLER; TR TURF SPRAY

HYDROZONE → H HIGH; M MODERATE; L LOW

INITIAL PRESSURE SETTING (FOR VALVES W/ OMNIRES)

STATION GPM

IRRIGATION NOTES

- THIS SYSTEM IS BASED ON AN ESTIMATED AVAILABLE 20 GPM @ 60 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
- CONTRACTOR SHALL OBTAIN AND ADHERE TO GUIDELINES SET FORTH IN THE ARBORIST'S REPORT AS PREPARED BY WEST COAST ARBORIST, INC DATED 08/21/2023.
- CONTRACTOR SHALL LOCATE ALL LATERALS, MAINS & VALVES IN PLANTING AREAS WHENEVER POSSIBLE. WATER LINES SHOWN BENEATH WALKS AND DRIVES ARE FOR GRAPHIC CLARITY ONLY. PLACE NO ELLS OR TEES OR VALVES BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING.
- FOR ALL SPRAY HEADS FITTED WITH ADJUSTABLE-ARC RADIUS NOZZLES, ADJUST RADIUS AS REQUIRED AFTER INSTALLATION TO AVOID WATERING PAVED AREAS.
- CONTRACTOR SHALL ALLOW FOR 4 ADDITIONAL SPRAY HEADS AND 200 LINEAR FEET OF DRIP TUBING IN HIS/HER BID PRICE TO INSURE ADEQUATE COVERAGE.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- CONTRACTOR SHALL REPAIR ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION, REGARDLESS OF LOCATION IN WORK AREA. CONTRACTOR SHALL TEST & VERIFY OPERATION OF EXISTING SYSTEM & NOTIFY THE LANDSCAPE ARCHITECT OF ANY CURRENT DEFICIENCIES. NEW AND EXISTING IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL UPON COMPLETION OF PROJECT.
- NO TRENCHES FOR ANY PURPOSE SHALL BE MACHINE DUG WITHIN DRIPLINES OF EXISTING TREES. TRENCHES WITHIN DRIPLINES OF EXISTING VEGETATION & TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL ROOTS BETWEEN 1/2" & 1"Ø SHALL BE CLEANLY CUT AND DRESSED.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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IRRIGATION PLAN ENLARGEMENT

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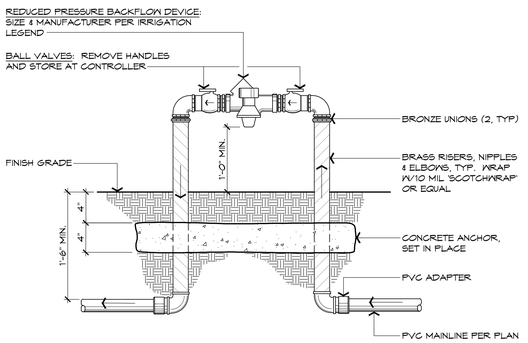
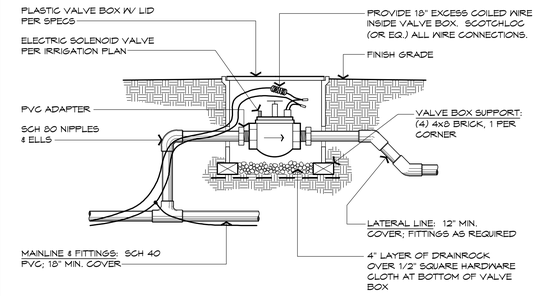
Date 05/16/2024
Scale 1/10" = 1'-0"
0 5' 10'
Drawn JG
Approved TMC

Drawing Number:
L3.4



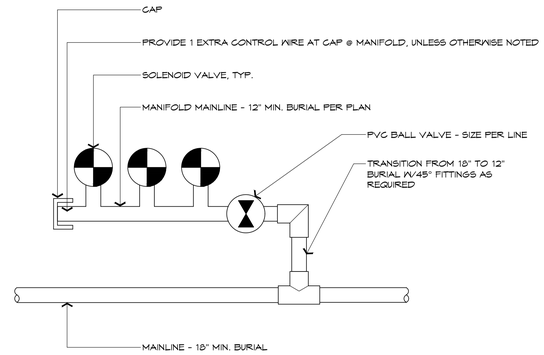
A BACKFLOW PREVENTER DETAIL

SCALE: 1-1/2" = 1'-0"



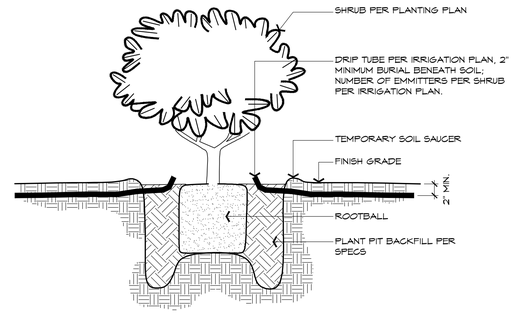
B SOLENOID VALVE DETAIL

SCALE: 1" = 1'-0"



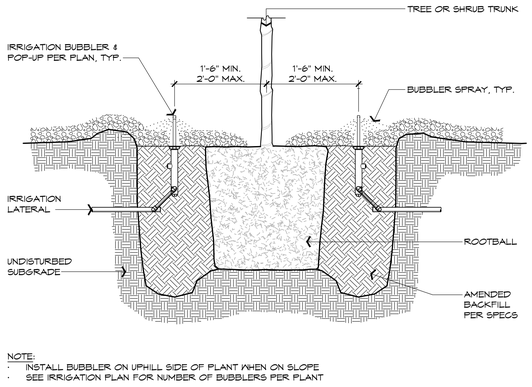
C VALVE MANIFOLD DETAIL

SCALE: 1-1/2" = 1'-0"



D DRIP IRRIGATION DETAIL

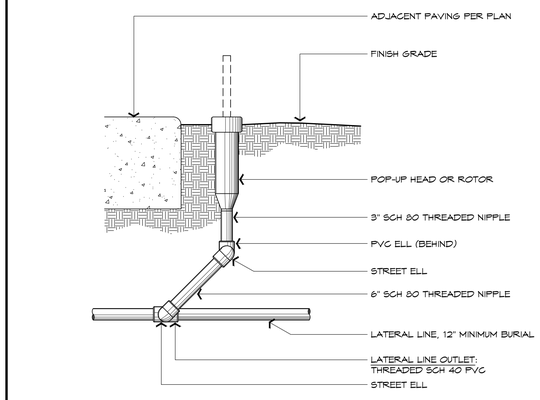
SCALE: 1" = 1'-0"



NOTE:
- INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHEN ON SLOPE
- SEE IRRIGATION PLAN FOR NUMBER OF BUBBLERS PER PLANT

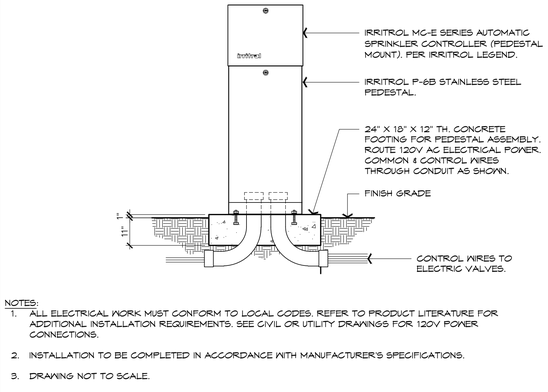
E TREE BUBBLER DETAIL

SCALE: 1" = 1'-0"



F ROTOR DETAIL

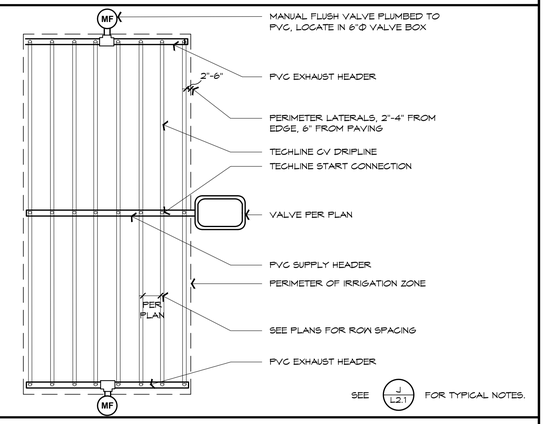
SCALE: 3" = 1'-0"



NOTES:
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. SEE CIVIL OR UTILITY DRAWINGS FOR 120V POWER CONNECTIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DRAWING NOT TO SCALE.

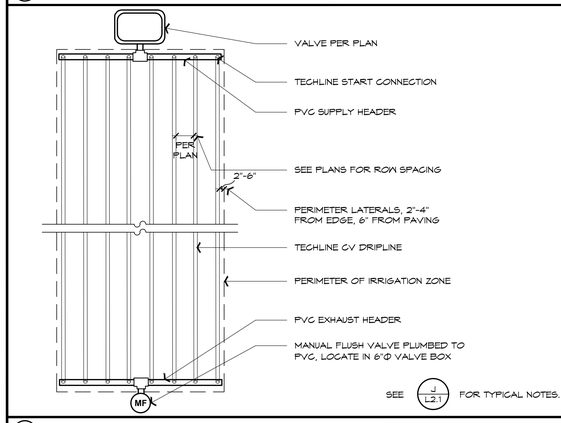
G PEDESTAL CONTROLLER DETAIL

SCALE: 1/2" = 1'-0"



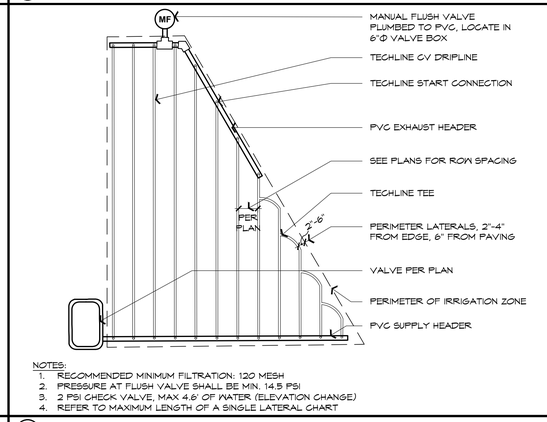
H DRIPLINE CENTER FEED LAYOUT

SCALE: 3/8" = 1'-0"



I DRIPLINE END FEED LAYOUT

SCALE: 3/8" = 1'-0"

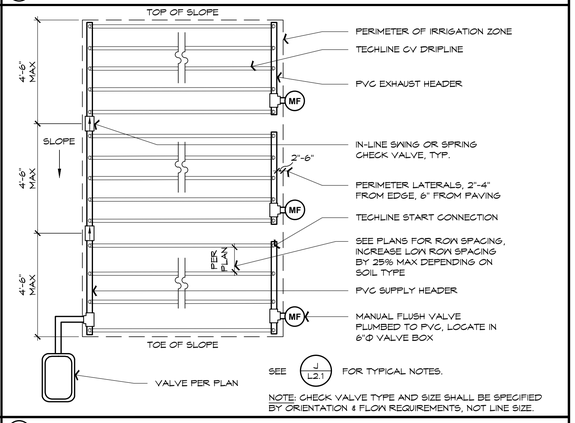


J DRIPLINE IRREGULAR AREAS (TRIANGULAR)

SCALE: 3/8" = 1'-0"

K DRIPLINE IRREGULAR AREAS (ODD CURVES)

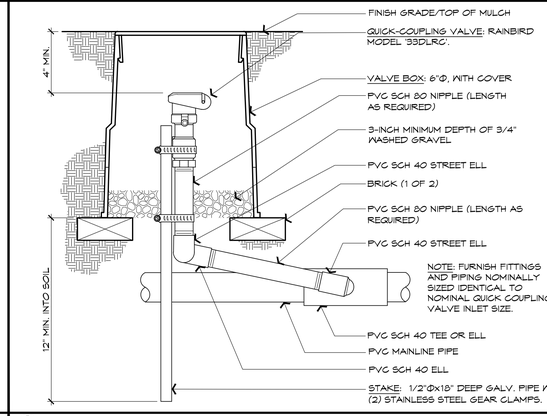
SCALE: 3/8" = 1'-0"



NOTE: CHECK VALVE TYPE AND SIZE SHALL BE SPECIFIED BY ORIENTATION & FLOW REQUIREMENTS, NOT LINE SIZE.

L DRIPLINE SLOPE LAYOUT

SCALE: 3/8" = 1'-0"



M DRIPLINE ISLAND LAYOUT

SCALE: 3/8" = 1'-0"

N QUICK COUPLING VALVE DETAIL

SCALE: 3" = 1'-0"

Kikuchi + Kankel Design Group
720 Mill Street
Half Moon Bay, CA 94019
(650) 440-6222
Landscape Architecture | Site Planning | Environmental Design

IRRIGATION & PLANTING DETAILS

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/09/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale AS NOTED
Drawn JS
Approved TKK

Drawing Number:
L3.5

PLANTING LEGEND

SOD LAWN: 'BOLERO PLUS' 90% BOLERO DWARF FESCUE/10% BLUEGRASS MIX FROM SOD OVER 1/2" SQ HARDWARE CLOTH FOR GOPHER PROTECTION PER NOTES.

SEED MIX #1: EROSION CONTROL SEED MIX. SEE NOTES BELOW.

SEED MIX #2: BIOTREATMENT AREA SEED MIX. SEE NOTES BELOW.

SEED MIX #3: SWALE AREA SEED MIX. SEE NOTES BELOW.

NEW SHRUBS & GROUNDCOVERS PER PLAN & PLANT KEY — C-D / L4.5

NEW TREES PER PLAN & PLANT KEY — A-B / L4.5

12" TREE — EXISTING TREE TO REMAIN. SEE SHEET L1.01.

PLANTING NOTES

- WHEN PLANTING IN ESTABLISHED PLANTING AREAS, CONTRACTOR SHALL TAKE UTMOST CARE AS TO NOT DAMAGE ANY EXISTING PLANTS OR TREES.
- PERMANENT IRRIGATION SHALL ONLY BE INSTALLED FOR NEW SHRUB AND TREE PLANTING AREAS. NO IRRIGATION SHALL BE INSTALLED FOR EXISTING MONTEREY CYPRESSES WITHIN A DISTANCE OF 5X THE TREE'S DIAMETER FROM THE TRUNK.
- SEEDED AREAS SHALL RECEIVE IRRIGATION FOR AN ESTABLISHMENT PERIOD ONLY (NO MORE THAN TWO GROWING SEASONS, TYPICALLY).
- ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL. AREAS BENEATH EXISTING TREES SHALL HAVE PLANT PITS INDIVIDUALLY AMENDED.
- ALL NEW PLANTING AREAS EXCEPT SEEDED AREAS SHALL RECEIVE A 3" DEEP LAYER OF MULCH PER SPECS.
- ALL TURF AREAS SHALL BE UNDERLAIN WITH A CONTINUOUS LAYER OF GALVANIZED HARDWARE MESH AS A MEANS TO CONTROL GOPHER DAMAGE. HARDWARE MESH SHALL BE LOCATED BETWEEN PREPARED SUBGRADE AND SOD. STAKE AS REQUIRED TO ENSURE FULL CONTACT OF SOD TO SOIL.
- FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SEED MIXES

SEED MIX #1: 'EROSION CONTROL HABITAT MIX' FROM PACIFIC COAST SEED, CONTAINING:

- BROMUS CARINATUS (NATIVE CALIFORNIA BROME)
- ELYMUS GLAUCUS (BLUE WILDRYE HORDEUM)
- FESTUCA IDAHOENSIS (IDAHO FESCUE)
- HORDEUM CALIFORNICUM (CALIFORNIA BARLEY)
- POA SECUNDA (NATIVE PINE BLUEGRASS)
- STIPA PULCHRA (PURPLE NEEDLEGRASS)

SEED MIX #2: 'BIOSWALE COLLECTION NATIVE ORNAMENTAL MIX' FROM PACIFIC COAST SEED, CONTAINING:

- CAREX PRAEGRACILIS (CLUSTERED FIELD SEDGE)
- DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)
- FESTUCA IDAHOENSIS (IDAHO FESCUE)
- FESTUCA OCCIDENTALIS (WESTERN FESCUE)
- FESTUCA RUBRA 'MOLATE' (NATIVE RED FESCUE)

SEED MIX #3: 'BIOSWALE COLLECTION GENERAL COMPACT MIX' FROM PACIFIC COAST SEED, CONTAINING:

- AGROSTIS PALLENS (NATIVE BENTGRASS)
- CAREX PRAEGRACILIS (CLUSTERED FIELD SEDGE)
- CYPERUS ERAGROSTIS (UMBRELLA SEDGE)
- DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)
- FESTUCA RUBRA 'MOLATE' (NATIVE RED FESCUE)

SEE SHEET L4.4 FOR PLANT KEY

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PLANTING PLAN
STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/23/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale 1/30" = 1'-0"
0 15 30'
Drawn JS
Approved TYC

Drawing Number:
L4.0

PLANTING PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY

HALF MOON BAY

CALIFORNIA

Kikuchi + Kankel
Design Group
730 Mill Street
Half Moon Bay, CA 94019
www.kkdesigngroup.com

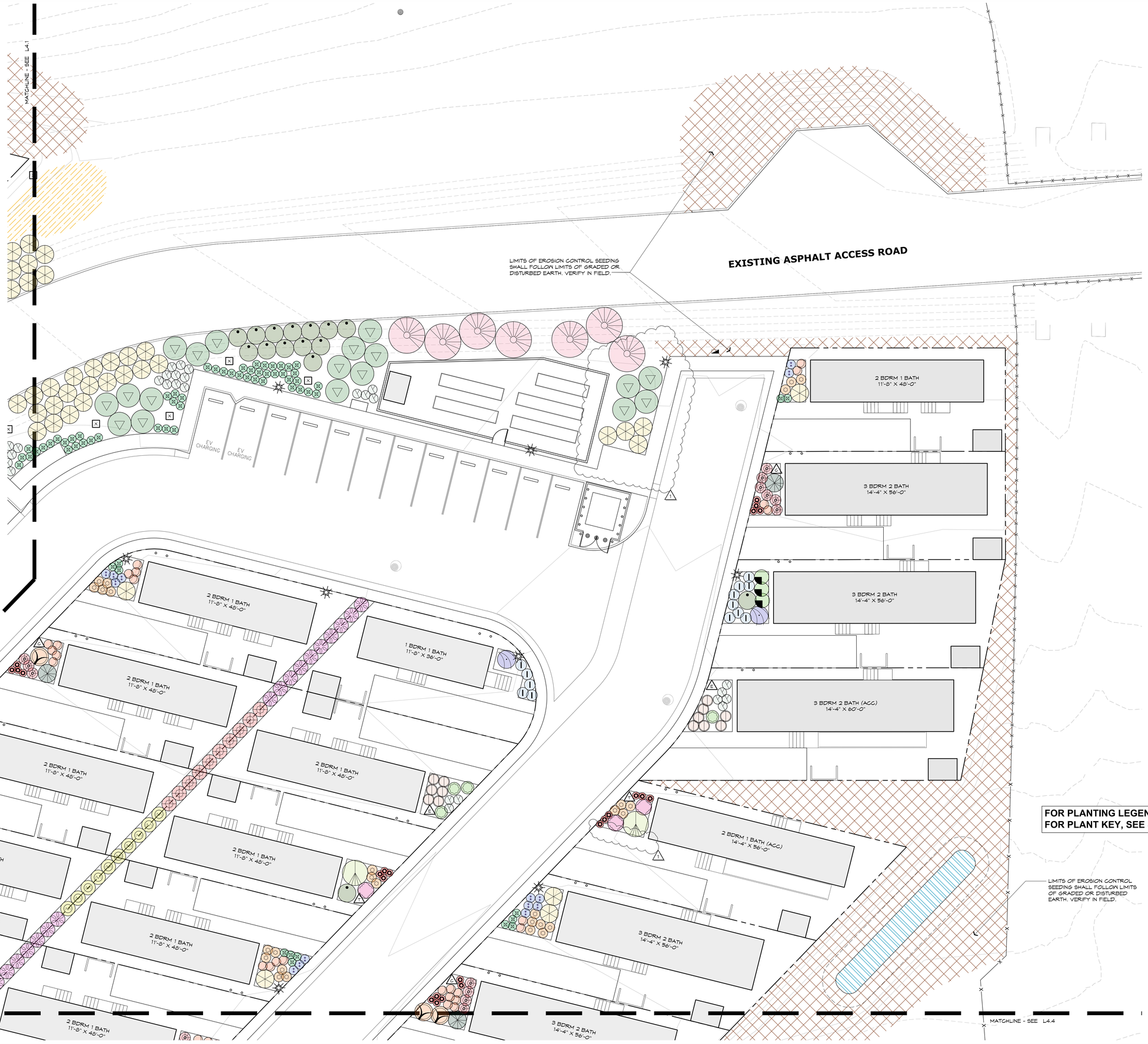
Landscape Architecture | Site Planning | Environmental Design

Revisions	Date
4/29/2024 BID ADDENDUM 01	
5/16/2024 PERMIT RESUBMITTAL	

Date	05/16/2024
Scale	1/10" = 1'-0"
	0 5' 10'
Drawn	JJS
Approved	TMC

Drawing Number: **L4.1**

FOR PLANTING LEGEND & NOTES, SEE SHEET L4.0.
FOR PLANT KEY, SEE SHEET L4.4.



FOR PLANTING LEGEND & NOTES, SEE SHEET L4.0.
FOR PLANT KEY, SEE SHEET L4.4.

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PLANTING PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
SAN MATEO COUNTY
CALIFORNIA
HALF MOON BAY

No.	Revisions	Date
1	4/03/2024 BID ADDENDUM 01	
2	5/16/2024 PERMIT RESUBMITTAL	

Date 05/16/2024
Scale 1/10" = 1'-0"
0 5' 10'
Drawn JS
Approved TYC

Drawing Number:
L4.2

FOR PLANTING LEGEND & NOTES, SEE SHEET L4.0.
FOR PLANT KEY, SEE SHEET L4.4.

MATCHLINE - SEE L4.1

LIMITS OF EROSION CONTROL
(SILT FENCE) ALL LIMITS OF GRADED OR DISTURBED EARTH. VERIFY IN FIELD.

1 BDRM / BATH (ACC)
11'-6" X 44'-0"

14'-4" X 56'-0"

1 BDRM / BATH
11'-6" X 36'-0"

2 BDRM / BATH
11'-6" X 46'-0"

3 BDRM / 2 BATH
14'-4" X 60'-0"

MATCHLINE - SEE L4.4

REFERENCE NORTH

Drawing Number: L4.3	Date 05/16/2024	No.	Revisions / Date
	Scale 1/10" = 1'-0" (0, 5', 10')	1	4/03/2024 BID ADDENDUM 01
	Drawn JG	2	5/16/2024 PERMIT RESUBMITTAL
	Approved TMC		

PLANTING PLAN ENLARGEMENT

STONE PINE COVE
880 STONE PINE ROAD
HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

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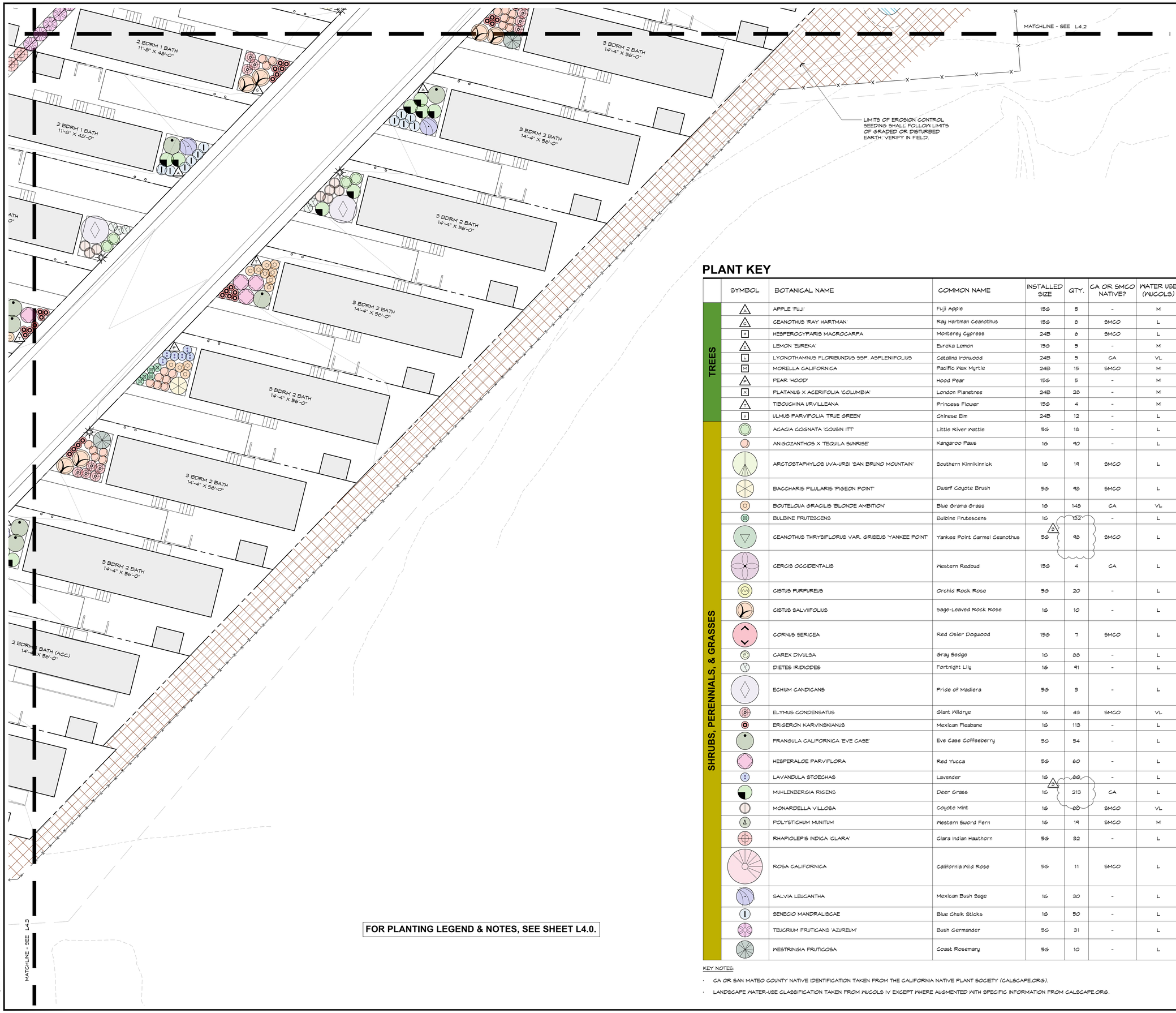

FOR PLANTING LEGEND & NOTES, SEE SHEET L4.0.

PLANT KEY

	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	QTY.	CA OR SMCO NATIVE?	WATER USE (WUCOLS)	COMMENTS	DETAIL
TREES	A	APPLE 'FUJI'	Fuji Apple	15G	5	-	M		24" BOX TREES A L4.5
	A	CEANOTHUS 'RAY HARTMAN'	Ray Hartman Ceanothus	15G	8	SMCO	L	STANDARD TREE FORM	
	H	HESPEROCYPARIS MACROCARPA	Monterey Cypress	24B	6	SMCO	L		
	A	LEMON 'EUREKA'	Eureka Lemon	15G	5	-	M		15 GAL TREES A L4.5
	L	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIUS	Catalina Ironwood	24B	5	CA	VL		
	M	MORELLA CALIFORNICA	Pacific Wax Myrtle	24B	15	SMCO	M		
	A	PEAR 'HOOD'	Hood Pear	15G	5	-	M		
	X	PLATANUS X ACERIFOLIA 'COLUMBIA'	London Planetree	24B	28	-	M		
	A	TIBOUCHINA URVILLEANA	Princess Flower	15G	4	-	M	TREE FORM/HIGH BRANCHING	
	U	ULMUS PARVIFOLIA 'TRUE GREEN'	Chinese Elm	24B	12	-	L		
SHRUBS, PERENNIALS, & GRASSES		ACACIA COGNATA 'COUSIN ITT'	Little River Wattle	5G	18	-	L		SHRUBS C L4.5
		ANIGOZANTHOS X 'TEQUILA SUNRISE'	Kangaroo Paws	1G	90	-	L		
		ARCTOSTAPHYLOS UVA-URSI 'SAN BRUNO MOUNTAIN'	Southern Kinnikinnick	1G	19	SMCO	L		GROUND-COVERS D L4.5
		BACCHARIS PILULARIS 'PIGEON POINT'	Dwarf Coyote Brush	5G	98	SMCO	L		
		BOUTELOUA GRACILIS 'BLONDE AMBITION'	Blue Grama Grass	1G	148	CA	VL		
		BULBINE FRUTESCENS	Bulbine Frutescens	1G	132	-	L		
		CEANOTHUS THRYSIFLORUS VAR. GRISEUS 'YANKEE POINT'	Yankee Point Carmel Ceanothus	5G	98	SMCO	L		
		CERCIS OCCIDENTALIS	Western Redbud	15G	4	CA	L		
		CISTUS PURPUREUS	Orchid Rock Rose	5G	20	-	L		
		CISTUS SALVIIFOLIUS	Sage-Leaved Rock Rose	1G	10	-	L		
		CORNUS SERICEA	Red Osier Dogwood	15G	7	SMCO	L		
		CAREX DIVULSA	Gray Sedge	1G	88	-	L		
		DIETES IRIDIODES	Fortnight Lily	1G	91	-	L		
		ECHIUM CANDICANS	Pride of Madiera	5G	3	-	L		
		ELYMUS CONDENSATUS	Giant Wildrye	1G	43	SMCO	VL		
		ERIGERON KARVINSKIANUS	Mexican Fleabane	1G	113	-	L		
		FRANGULA CALIFORNICA 'EVE CASE'	Eve Case Coffeeberry	5G	54	-	L		
		HESPERALOE PARVIFLORA	Red Yucca	5G	60	-	L		
		LAVANDULA STOECHAS	Lavender	1G	80	-	L		
		MUHLENBERGIA RIGENS	Deer Grass	1G	213	CA	L		
		MONARDELLA VILLOSA	Coyote Mint	1G	80	SMCO	VL		
		POLYSTICHUM MUNITUM	Western Sword Fern	1G	19	SMCO	M		
		RHAPIOLEPIS INDICA 'CLARA'	Clara Indian Hawthorn	5G	32	-	L		
		ROSA CALIFORNICA	California Wild Rose	5G	11	SMCO	L		
		SALVIA LEUCANTHA	Mexican Bush Sage	1G	30	-	L		
		SENECIO MANDRALISCAE	Blue Chalk Sticks	1G	50	-	L		
		TEUCRIUM FRUTICANS 'AZUREUM'	Bush Germander	5G	31	-	L		
		WESTRINGIA FRUTICOSA	Coast Rosemary	5G	10	-	L		

KEY NOTES:

- CA OR SAN MATEO COUNTY NATIVE IDENTIFICATION TAKEN FROM THE CALIFORNIA NATIVE PLANT SOCIETY (CALSCAPE.ORG).
- LANDSCAPE WATER-USE CLASSIFICATION TAKEN FROM WUCOLS IV EXCEPT WHERE AUGMENTED WITH SPECIFIC INFORMATION FROM CALSCAPE.ORG.

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PLANTING PLAN ENLARGEMENT

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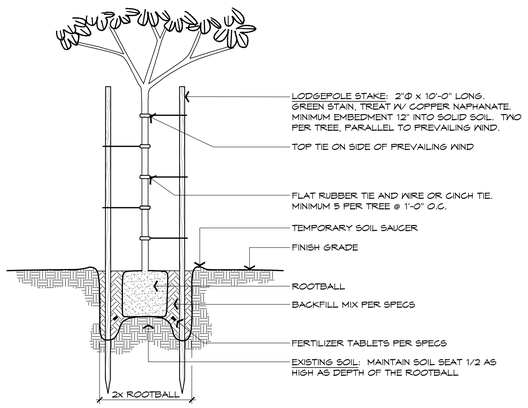
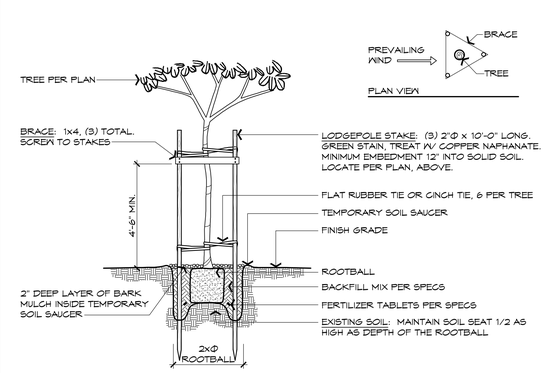
Date 05/16/2024
Scale 1/10" = 1'-0"
0 5 10'
Drawn JG
Approved TKC

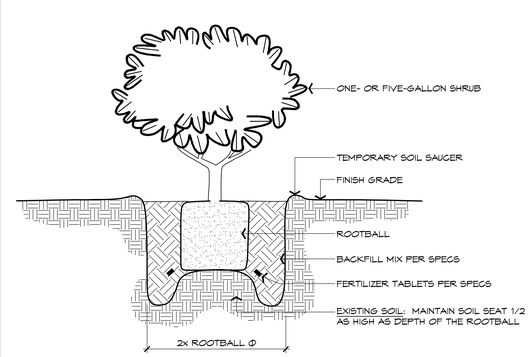
Drawing Number:
L4.4



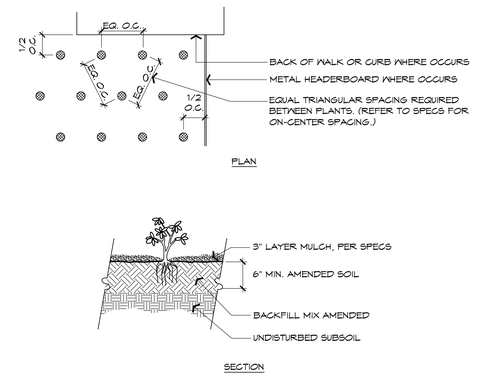
A **24" BOX & LARGER TREE PLANTING DETAIL** SCALE: 1/2" = 1'-0"



B **15GAL TREE PLANTING DETAIL** SCALE: 3/8" = 1'-0"



C **SHRUB PLANTING DETAIL** SCALE: 1" = 1'-0"



D **GROUNDCOVER PLANTING DETAIL** SCALE: 1" = 1'-0"

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PLANTING DETAILS

STONE PINE COVE
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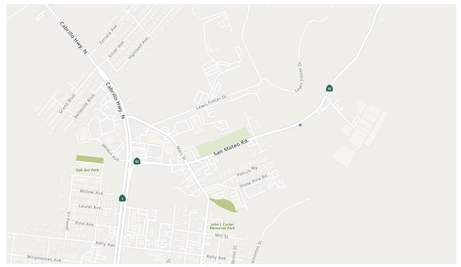
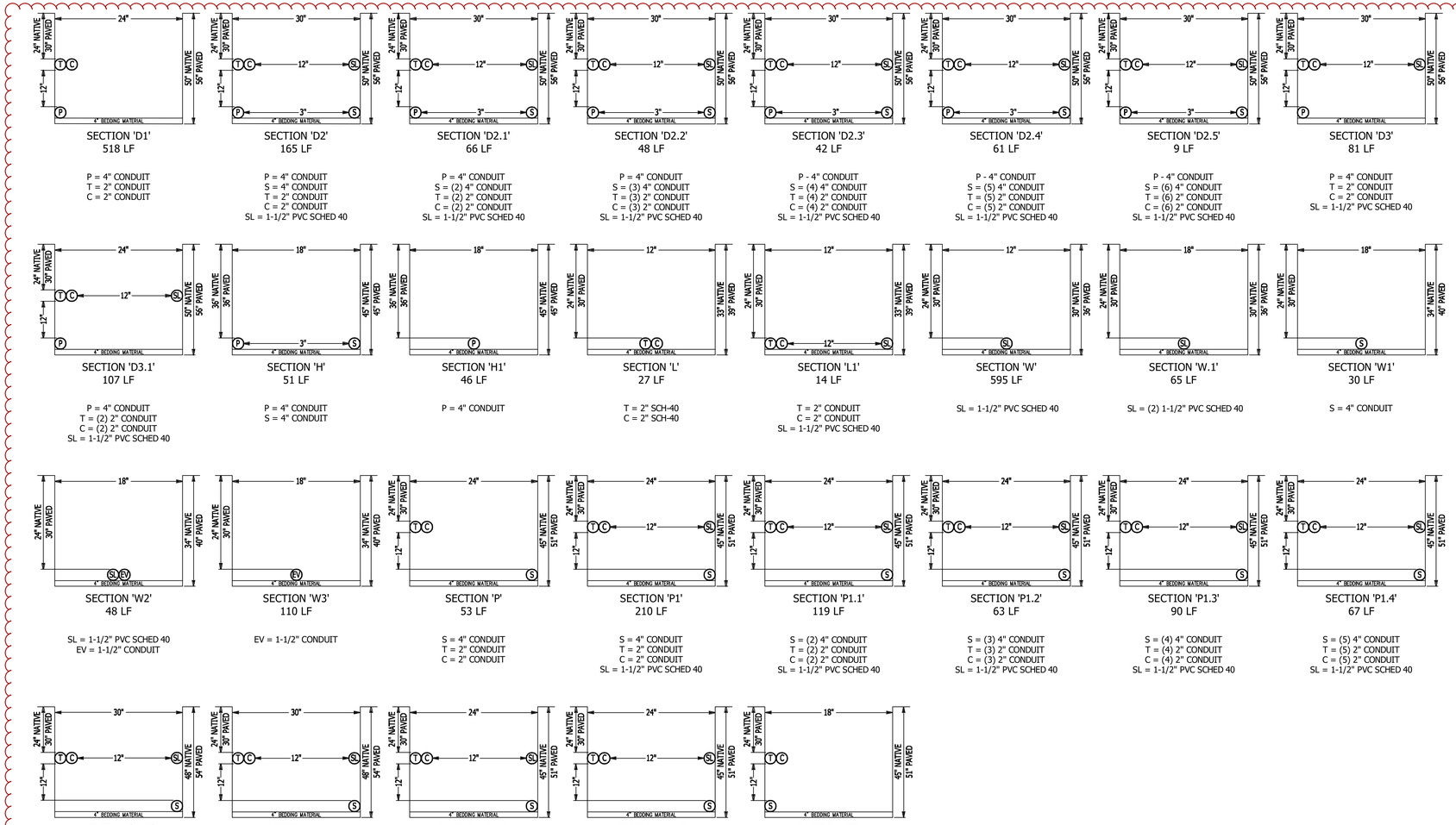
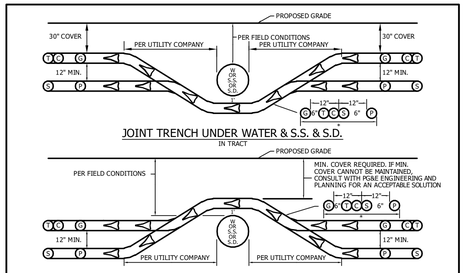
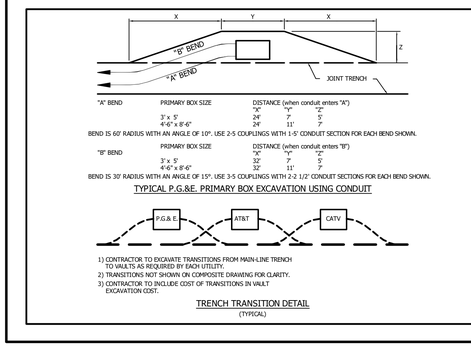
Drawing Number:
L4.5

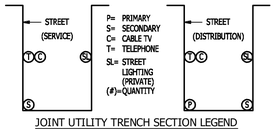


VICINITY MAP - NOT TO SCALE









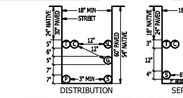
JOINT UTILITY TRENCH SECTION LEGEND

SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X		
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)						
LBL	UTILITY TYPE	G	DUCT T	OR C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	1	1	12	12
T	TELEPHONE (DIRECT BURY)	12	1	-	1	12	12
C	CATV	12	1	1	-	12	12
S	ELECTRIC SECONDARY	6	12	12	12	1.5	3
P	ELECTRIC PRIMARY	12	12	12	12	3	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3
TE*	(*OREGON ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12

*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."
**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS

MILLENNIUM
design & consulting, inc.
JOINT TRENCH UTILITY DESIGN & CONSULTING
APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 73 ALAMO, CA 94507
PHONE: 925-820-6502 - FAX: 925-820-8407

MDCI JOB#:	23-1668
MDCI PM:	KS
DESIGNED BY:	NK
CHECKED BY:	TW
SCALE:	1"=40'
LAST MODIFIED:	5-3-24

REV	DATE	DESCRIPTION
	4-3-24	BID ADDENDUM 3
3	5-16-24	PERMIT RESUBMITTAL

BKF

JOINT TRENCH SECTION

FARM WORKER HOUSING STUDY

HALF MOON BAY CALIFORNIA

SHEET NO.

JTC1

SHEET 1 OF 4

REVISION NUMBER: 0

PLOT DATE: 5-16-24

ELECTROLIER NOTES:

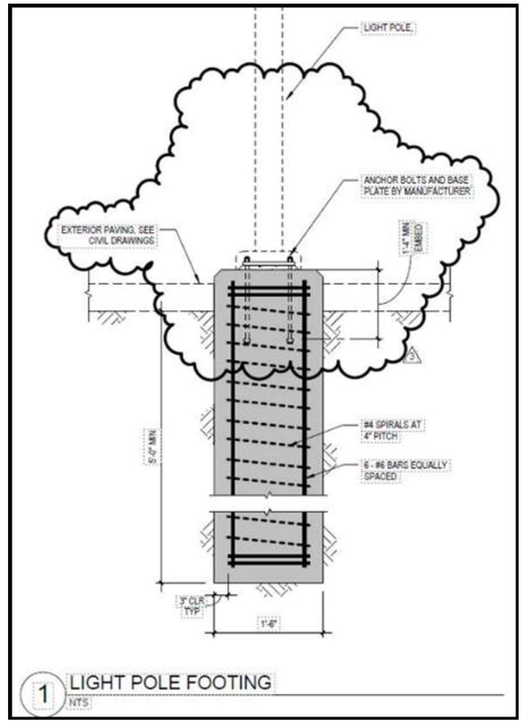
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE SPECIFICATIONS OF THE CITY OF HALF MOON BAY.
2. ELECTROLIERS ARE TO BE LOCATED NO CLOSER THAN 3' FROM THE EDGE OF DRIVEWAYS OR 5' FROM HYDRANTS.
3. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO INSTALL UNDERGROUND SERVICE FROM THE ELECTROLIER TO P.G. & E. SERVICE BOX AND TERMINATE CONDUIT AND WIRE IN BOX AS DIRECTED BY P.G. & E.
4. CONDUIT AND FITTINGS SHALL BE U.L. APPROVED. CONDUIT BELOW GRADE SHALL BE MINIMUM 1–1/2" SCHEDULE 40 P.V.C. U.O.N. MIN. RADIUS BENDS SHALL BE 18". USE RIGID STEEL METALLIC CONDUIT FOR ABOVE GROUND INSTALLATIONS AND FOUNDATIONS. (FOR CONDUIT DEPTH SEE DETAIL.)
5. CABLE TO BE A.W.G. NUMBER 8, (OR LARGER AS NOTED) 7 – STRAND COPPER, TYPE THHN OR APPROVED EQUAL.
6. CIRCUITS WITH TWO OR MORE ELECTROLIERS SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM.)
7. JUNCTION BOXES SHALL MEET THE REQUIREMENTS FOR STATE NUMBER 3 1/2 PULL BOX WITH COVERS. COVERS TO BE MARKED, "STREET LIGHTING" AND SECURED WITH BRASS HOLD DOWN BOLTS.
8. FUSE EACH POLE WITH WATER PROOF IN–LINE BREAK AWAY FUSE HOLDERS AND AT EACH ADJACENT JUNCTION BOX.
9. ALL SPLICES SHALL BE MADE IN HANDHOLES OR JUNCTION BOXES ONLY. ALL SPLICES MUST BE PER CAL–TRANS SECTION 86.
10. CONTRACTOR TO PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS. ALL NUMBERS ARE TO BE IN ACCORDANCE WITH P.G. & E. STANDARDS.

SYMBOL LIST

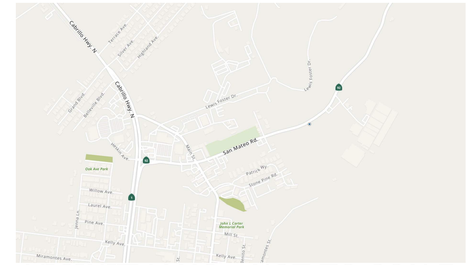
✳	DECORATIVE ELECTROLIER ON 12' POLE (DETAIL THIS PAGE) FIXTURE CAT#PROV2–36L–525–3K7–3–BLS–STANDARD_MOUNT–UNV
—— SL ——	PRIVATE SL TRENCH 1 1/2" PVC SCHED 40 W/3#8 CU & GRND U.O.N
—— JT ——	PRIVATE JOINT TRENCH
□	#3 1/2 SPLICE BOX (TYP 32)
◪	#3 1/2 SPLICE BOX W/ GROUND ROD (TYP 4)
●	FIRE HYDRANT
U.O.N.	UNLESS OTHERWISE NOTED

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502



1 LIGHT POLE FOOTING
NTS



VICINITY MAP - NOT TO SCALE

architectural area lighting

PROV2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PROVIDENCE®

Providence Medium

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, SQ, and 5W distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits

3000K and 4000K CCTs only

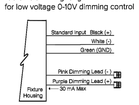
SPECIFICATIONS

CONSTRUCTION
- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses are tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish to match the luminaire housing

LED/OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Luminaires have UL recognized integral surge protection, and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment
- Surge protection: 10,000k in parallel, 20,000k in series

CONTROLS
- Egress adapter(s) will slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) are prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard

CONTROLS (CONTINUED)
- Egress adapter will require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter will have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others
- Photocell adapter includes a 7-Pin internal twist lock receptacle. Photocell by others

CERTIFICATIONS
- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 5/29/2020

WARRANTY
- 5 year warranty

KEY DATA	
LUMEN RANGE	1,81–9,336
WATTAGE RANGE	31.52–71.6
EFFICACY RANGE (LPW)	44.9–118.9
INPUT CURRENT RANGE (mA)	295–615 mA
WEIGHT	29 lbs / 13.15 kg
EPA	1.33

Current

currentlighting.com/aal

architectural area lighting

RSA-A Series

ROUND STRAIGHT ALUMINUM POLE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

AAL Poles

SPECIFICATIONS

APPLICATIONS
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION
- SHAFT: One-piece straight aluminum with round cross section; Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Base plate of 356 cast aluminum.
- BOLT COVERS: Four (4) individual bolt covers provided, painted to match pole and base finish.
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 aluminum hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for levelingwarnings

FINISH
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in multiple standard colors; Custom colors available; RAL number preferable

ORDERING GUIDE

CATALOG #

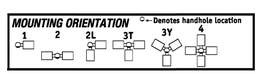
Example: PR4-4R12-125-PCR-GFI-SBC-PTF-BLT

POLE

Series	Pole	Shaft	Thickness	Mounting	Finish		VM2	
RSA-A	Round Straight Aluminum Pole	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	TA Tenon (2.375" OD)	BLS Black Gloss Smooth	GFI	20 Amp GFCI Receptacle and Cover
					TB Tenon (2.875" OD)	BLT Black Matte Textured	EHH	Extra Handhole
					OT Open Top (includes pole cap)	DBS Dark Bronze Gloss Smooth	C05	.5" Coupling
						DBT Dark Bronze Matte Textured	C07	.75" Coupling
						GTT Graphite Matte Textured	C20	2" Coupling
						LGS Light Grey Gloss Smooth	VM2	2nd mode vibration damper
						LGT Light Grey Matte Textured	LAB	Less Anchor Bolts
						PSS Platinum Silver Gloss Smooth	UL	UL Certified
						VGT Verde Green Matte Textured		
						WHS White Gloss Smooth		
						WHT White Matte Textured		
					Color Option			
					CC* Custom Color			

Accessories	
VM2SXX	2nd mode vibration damper, ordered separately

MOUNTING ORIENTATION ←Denotes handhole location



Notes:
1 Consult factory for custom color, marine and corrosive finish

Current

currentlighting.com/aal

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT.

millennium
design & consulting, inc.
JOINT TRENCH UTILITY DESIGN & CONSULTING
APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737 ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#:	4-30-24
MDCI PM:	TW
DESIGNED BY:	CK
CHECKED BY:	TW
SCALE:	NONE
LAST MODIFIED:	5-3-24

REV	DATE	DESCRIPTION
3	5-16-24	PERMIT RESUBMITTAL

BKF

STREET LIGHTING PLAN

FARM WORKER HOUSING STUDY

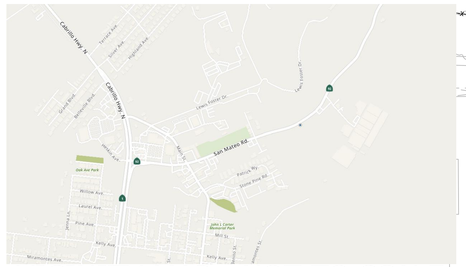
HALF MOON BAY CALIFORNIA

SHEET NO.
JTC2

SHEET 2 OF 4

REVISION NUMBER: 0

PLOT DATE: 5-16-24



VICINITY MAP - NOT TO SCALE

NORTH

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

PG&E, AT&T AND COMCAST TO CONFIRM SERVICE TIE-INS

200 AMP, 120/208 VOLT, SINGLE PHASE, 3-WIRES (TYP. 4)

100A METER PED FOR PRIVATE STREET LIGHTS

17"X30"X36" TEL
17"X30"X12" CATV
24"X 36"X 18" SEC

4'X 6'6"X 5' (5'X 7'6" O.D.) PG&E PRIMARY SPLICE VAULT MAY REQUIRE BY PG&E

4'X6'X3' TEL
4'X6'X3' CATV

4'X 6'6"X 5' (5'X 8'6" O.D.) PG&E PRIMARY SPLICE VAULT MAY REQUIRE BY PG&E

PROPOSED PG&E PAD MOUNT TRANSFORMER ON A 50"X52" CONCRETE PAD. BOLLARDS MAY BE REQUIRED AT THE DISCRETION OF THE PG&E INSPECTOR. (TYP 4)

EV STATIONS

TIE INTO (E)12" WATER LINE TO SERVE CORPORATION YARD. CONTRACTOR TO VERIFY INVERT AND LOCATION PRIOR TO CONSTRUCTION.

(E)100-YR FLOOD LIMIT EG 75.4

(E)500-YR FLOOD LIMIT EG 76.8

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION

millennium
design & consulting, inc.
JOINT TRENCH UTILITY DESIGN & CONSULTING
APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 273 - ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#:	23-1668
MDCI PM:	KS
DESIGNED BY:	NK
CHECKED BY:	TW
SCALE:	1"=30'
LAST MODIFIED:	4-30-24

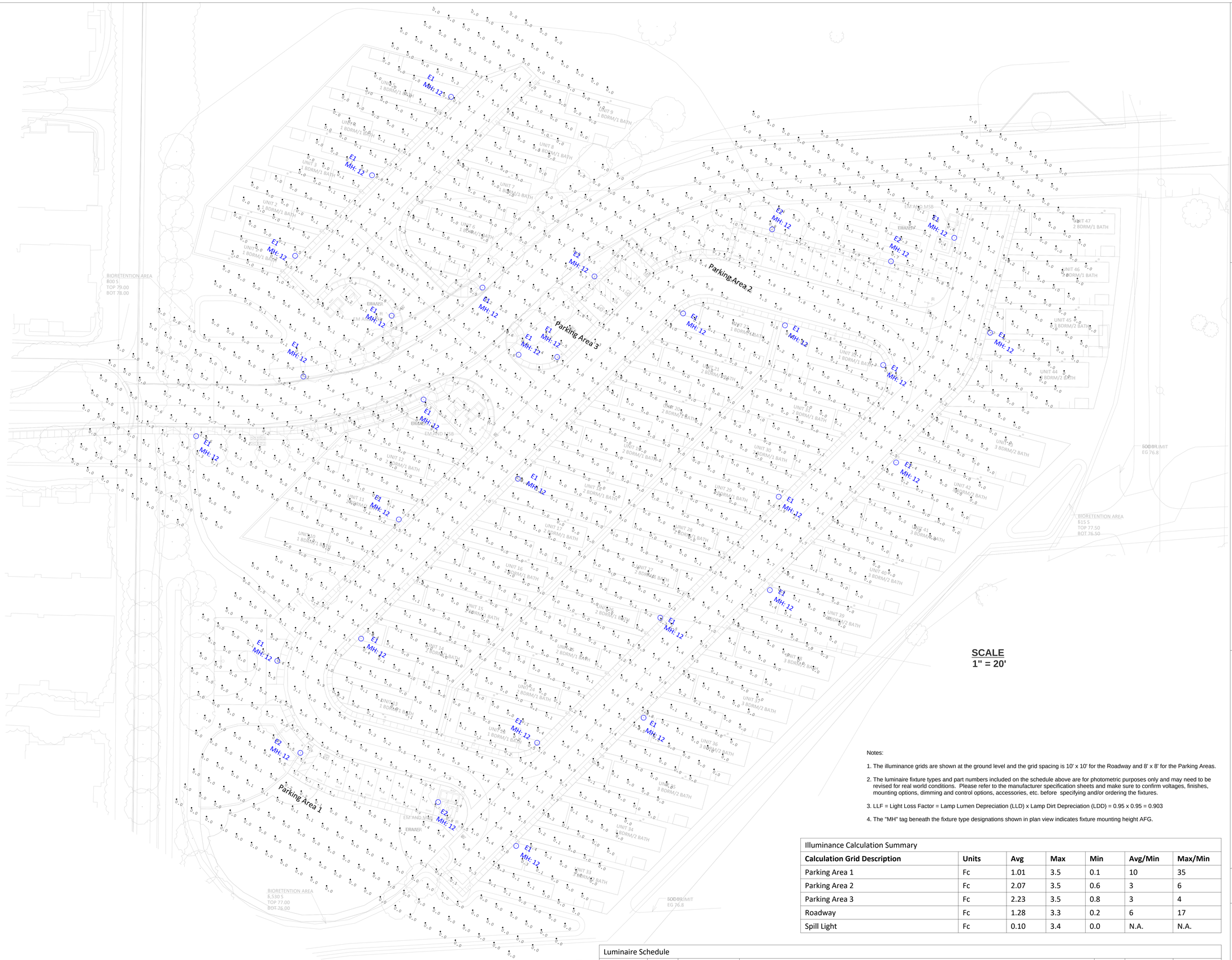
REV	DATE	DESCRIPTION
	4-3-24	BID ADDENDUM 3
3	5-16-24	PERMIT RESUBMITTAL

BKF

JT CONCEPTUAL COMPOSITE
FARM WORKER HOUSING STUDY
HALF MOON BAY CALIFORNIA

SHEET NO.
JTC3

SHEET 3 OF 4
REVISION NUMBER: 0
PLOT DATE: 5-16-24



Notes:

1. The illuminance grids are shown at the ground level and the grid spacing is 10' x 10' for the Roadway and 8' x 8' for the Parking Areas.
2. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.
3. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.903
4. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFG.

Illuminance Calculation Summary

Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area 1	Fc	1.01	3.5	0.1	10	35
Parking Area 2	Fc	2.07	3.5	0.6	3	6
Parking Area 3	Fc	2.23	3.5	0.8	3	4
Roadway	Fc	1.28	3.3	0.2	6	17
Spill Light	Fc	0.10	3.4	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
○	26	E1	Architectural Area Lighting - PROV2-36L-510-3K7-4W-CL-HS (mounted on 12ft pole)	0.903	2780	58.41
○	5	E2	Architectural Area Lighting - PROV2-36L-510-3K7-4W-CL (mounted on 12ft pole)	0.903	4763	58.41

LIGHTING SYSTEMS

www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

STREET LIGHTING PHOTOMETRICS

Customer:
Chris Kellner
Millenium Design
chris@jointutility.com
925-301-5477

Filename: Stone Pine Cove Streetlighting_102423 - REV02.AGI

DISCLAIMER:

This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to LightingSystems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 05/16/2024

Calcs by: Brian Franco
Phone: (510)-982-3938
brianf@ltgsys.com

JTC4

SITE PLAN

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION
3	5-16-24	PERMIT RESUBMITTAL
1	04/03/24	BID ADDENDUM 3

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
CHRIS KROG
E-23830
EXP. 12-31-25
04-03-24
ELECTRICAL
STATE OF CALIFORNIA

DRAWN: CY
DESIGNED: CY
CHECKED: TK
APPROVED: TK

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

PROJECT:

STONE PINE COVE

880 STONE PINE RD
HALF MOON BAY, CA 94019

DATE: 05/16/24

SHEET TITLE:

SITE PLAN

SHEET NO.

E1.00

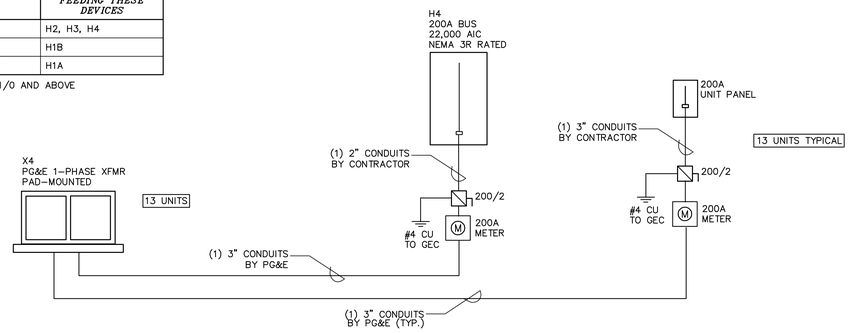
C:\00 \\EC001\JOBS\2472-001 STONE PINE COVE, HALF MOON BAY, CA\DWG\E100 SITE PLAN.DWG 04-03-2024 10:07

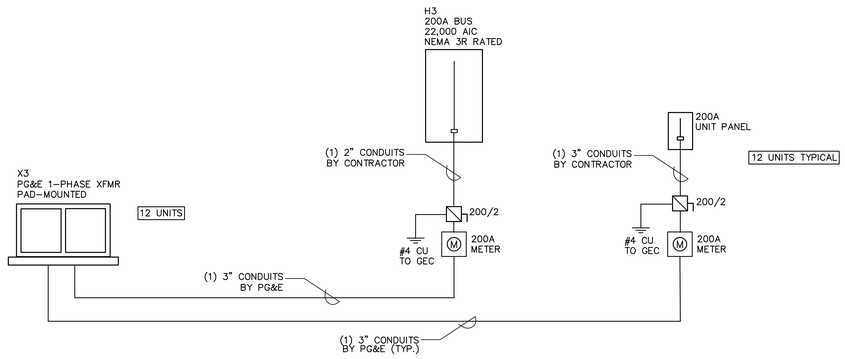
FROM DISCONNECT TO PANEL

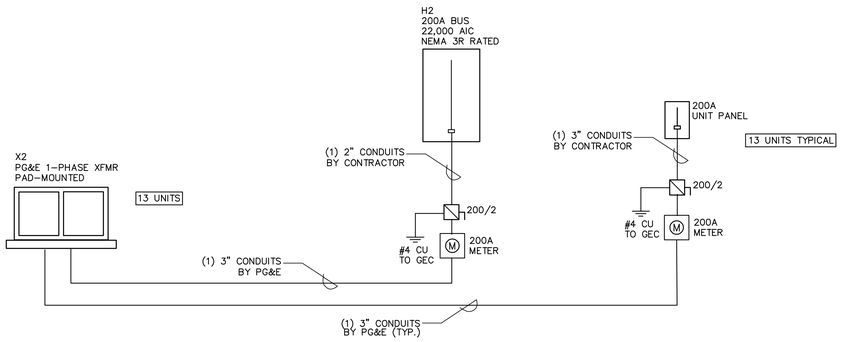
FEEDER SCHEDULE

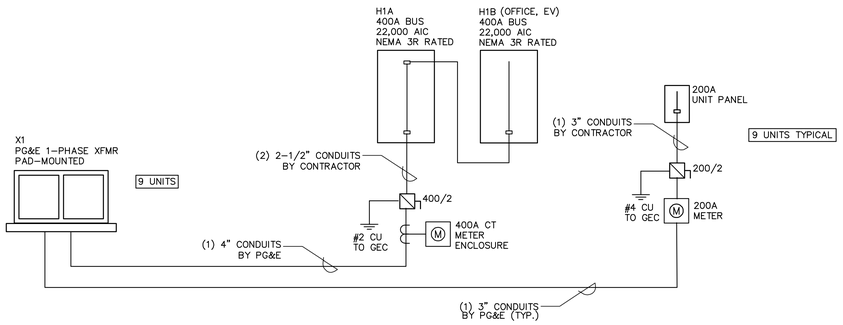
FEEDER AMPS	CONDUIT AND FEEDER	FEEDING THESE DEVICES
200	2"C,2#250kcmil AL,#250kcmil AL N,#2 AL G	H2, H3, H4
400	(2)2-1/2"C,2#250kcmil AL,#250kcmil AL N,#1 AL G	H1B
400	(2)2-1/2"C,2#250kcmil AL,#250kcmil AL N,#1/0 AL G	H1A

SIZING METHOD: COPPER/ALUMINUM, 60°C #12 THROUGH #1, 75°C 1/0 AND ABOVE









SHEET NOTES:

1. PROVIDE PG&E SMART METER CONDUITS PER GREENBOOK REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST-BYPASS.
4. NOT USED.
5. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
6. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
7. CIRCUIT BREAKER 1200A OR GREATER, PROVIDE ENERGY-REDUCING MAINTENANCE SWITCH FOR ARC ENERGY REDUCTION PER CEC 240.87.
8. * THE INTERRUPTING RATING OF ALL NEW DOWNSTREAM LOADS SHALL BE VERIFIED WITH PG&E PRIOR TO PROCUREMENT AND INSTALLATION. IN ADDITION, THE AVAILABLE FAULT CURRENT INFORMATION (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO SSF DESIGN REVIEW PRIOR TO INSTALLATION.
   * UPON RECEIPT OF THE AVAILABLE FAULT CURRENT INFORMATION, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE PROPOSED ELECTRICAL EQUIPMENT ARE ADEQUATELY BRACED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.
9. NOT USED.
10. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD-ADJUSTABLE, SHORT-TIME AND CONTINUOUS-CURRENT SETTINGS.
11. CEC 2022: 230.67: MAIN SERVICE REQUIRES TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE.

    CEC 2022: 110.16(B): SERVICE EQUIPMENT TO HAVE A PERMANENT LABEL (FIELD OR FACTORY) WITH THE FOLLOWING INFORMATION:
    - NOMINAL VOLTAGE
    - AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
    - THE CLEARING TIME OF SERVICE OCPD BASED ON THE AVAILABLE CURRENT.
    - THE DATE THE LABEL WAS APPLIED.

    CEC 2022: 240.67: ARC ENERGY REDUCTION: WHERE CIRCUIT BREAKERS OR FUSES RATED 1200A OR HIGHER, PROVIDE DOCUMENTATION AND CLEARING TIME METHOD PER 240.67(B).

ELECTRIC VEHICLE (EV) CHARGERS

(1) LEVEL 2 EVSE AT EACH UNIT
(3) LEVEL 2 EVSE AT THE GUEST PARKING BY THE OFFICE

= (50) EVSE TOTAL

NO.	DATE	DESCRIPTION
3	5-16-24	PERMIT RESUBMITTAL
1	04/03/24	BID ADDENDUM 3

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
KEVIN A
E-23830
EXP. 12-31-25
04-03-24
ELECTRICAL
STATE OF CALIFORNIA

DRAWN: CY | DESIGNED: CY | CHECKED: TK | APPROVED: TK

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

PROJECT:
STONE PINE COVE
880 STONE PINE RD
HALF MOON BAY, CA 94019

DATE: 05/16/24

SHEET TITLE:
ONELINE DIAGRAM

SHEET NO.
E5.00

Apt. Service Load - Optional Calculation - H1A, H1B

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	2472-001	Run By: ACF	Printed :
Job Name:	Stone Pine Cove		04/02/24
Location:	Half Moon Bay, CA		2:03 PM

House Load

House Square Footage 4290

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting — enter known >> — 10 — (kVA) 12.5

House Washer Load — Load per Washer (kW) 1.5 — Quantity 0 — (kVA) 0.0
House Dryer Load — Load per Dryer (kW) 5 — Quantity 0 — (kVA) 0.0

Miscellaneous Continuous Loads

FACP	2		
L2 EV x 3	24.75		
WH	5		

(kVA) 44.7

Non-Continuous House Loads (kVA)

House Range Load — Load per Range (kW) 8.1 — Quantity — (kVA) 0.0

Elevator Load — Load per Elevator (kW) 25 — Quantity — (kVA) 0.0

Receptacles (220 - 14) — Load per Receptacle (VA) 180 — Quantity 50 — first 10 kVA at 100% remainder at 50% — 0.0

Commercial Kitchen Equipment — TOTAL Equipment Load (kW) — Quantity — Demand Factor: 100% — (kVA) 0.0

Central Electric HPWH — Included? No — Water Heaters (1.16 kW/unit) 0 — Recirc Heater (0.567 kW/unit) 0.00 — (kVA) 0.0

Miscellaneous Noncontinuous Loads

		Common HVAC	15
Amenity Space	5	Misc. Fans	5
		Misc.	10

(kVA) 35.0

25% of Largest Motor — enter 25% of largest 5 — (kVA) 5.0

House Demand Load Total (kVA) 106
House Demand Load Total (A) 442

Apt. Service Load - Optional Calculation - H2

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	2472-001	Run By: ACF	Printed :
Job Name:	Stone Pine Cove		04/02/24
Location:	Half Moon Bay, CA		2:03 PM

House Load

House Square Footage 7258

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting — enter known >> — 5 — (kVA) 6.3

House Washer Load — Load per Washer (kW) 1.5 — Quantity 0 — (kVA) 0.0
House Dryer Load — Load per Dryer (kW) 5 — Quantity 0 — (kVA) 0.0

Miscellaneous Continuous Loads

FACP	2		

(kVA) 2.5

Non-Continuous House Loads (kVA)

House Range Load — Load per Range (kW) 8.1 — Quantity — (kVA) 0.0

Elevator Load — Load per Elevator (kW) 25 — Quantity — (kVA) 0.0

Receptacles (220 - 14) — Load per Receptacle (VA) 180 — Quantity 10 — first 10 kVA at 100% remainder at 50% — 1.8

Commercial Kitchen Equipment — TOTAL Equipment Load (kW) — Quantity — Demand Factor: 100% — (kVA) 0.0

Central Electric HPWH — Included? No — Water Heaters (1.16 kW/unit) 0 — Recirc Heater (0.567 kW/unit) 0.00 — (kVA) 0.0

Miscellaneous Noncontinuous Loads

		Misc.	10

(kVA) 10.0

25% of Largest Motor — enter 25% of largest 5 — (kVA) 5.0

House Demand Load Total (kVA) 26
House Demand Load Total (A) 108

Apt. Service Load - Optional Calculation - H3

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	2472-001	Run By: ACF	Printed :
Job Name:	Stone Pine Cove		04/02/24
Location:	Half Moon Bay, CA		2:04 PM

House Load

House Square Footage 8499

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting — enter known >> — 5 — (kVA) 6.3

House Washer Load — Load per Washer (kW) 1.5 — Quantity 0 — (kVA) 0.0
House Dryer Load — Load per Dryer (kW) 5 — Quantity 0 — (kVA) 0.0

Miscellaneous Continuous Loads

FACP	2		

(kVA) 2.5

Non-Continuous House Loads (kVA)

House Range Load — Load per Range (kW) 8.1 — Quantity — (kVA) 0.0

Elevator Load — Load per Elevator (kW) 25 — Quantity — (kVA) 0.0

Receptacles (220 - 14) — Load per Receptacle (VA) 180 — Quantity 10 — first 10 kVA at 100% remainder at 50% — 1.8

Commercial Kitchen Equipment — TOTAL Equipment Load (kW) — Quantity — Demand Factor: 100% — (kVA) 0.0

Central Electric HPWH — Included? No — Water Heaters (1.16 kW/unit) 0 — Recirc Heater (0.567 kW/unit) 0.00 — (kVA) 0.0

Miscellaneous Noncontinuous Loads

		Misc.	10

(kVA) 10.0

25% of Largest Motor — enter 25% of largest 5 — (kVA) 5.0

House Demand Load Total (kVA) 26
House Demand Load Total (A) 108

Apt. Service Load - Optional Calculation - H4

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	2472-001	Run By: ACF	Printed :
Job Name:	Stone Pine Cove		04/02/24
Location:	Half Moon Bay, CA		2:05 PM

House Load

House Square Footage 8979

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting — enter known >> — 5 — (kVA) 6.3

House Washer Load — Load per Washer (kW) 1.5 — Quantity 0 — (kVA) 0.0
House Dryer Load — Load per Dryer (kW) 5 — Quantity 0 — (kVA) 0.0

Miscellaneous Continuous Loads

FACP	2		

(kVA) 2.5

Non-Continuous House Loads (kVA)

House Range Load — Load per Range (kW) 8.1 — Quantity — (kVA) 0.0

Elevator Load — Load per Elevator (kW) 25 — Quantity — (kVA) 0.0

Receptacles (220 - 14) — Load per Receptacle (VA) 180 — Quantity 10 — first 10 kVA at 100% remainder at 50% — 1.8

Commercial Kitchen Equipment — TOTAL Equipment Load (kW) — Quantity — Demand Factor: 100% — (kVA) 0.0

Central Electric HPWH — Included? No — Water Heaters (1.16 kW/unit) 0 — Recirc Heater (0.567 kW/unit) 0.00 — (kVA) 0.0

Miscellaneous Noncontinuous Loads

		Misc.	10

(kVA) 10.0

25% of Largest Motor — enter 25% of largest 5 — (kVA) 5.0

House Demand Load Total (kVA) 26
House Demand Load Total (A) 108

Dwelling Unit Load - Optional Calculation Apartment - 1 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	426		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	1.3
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			8.8

Fixed in place appliances excluding stoves, dryers, space heating, A/C, microw ave, toaster, blender.

Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw), HPWH (4.5kw)

Laundry circuit (220 - 52) — Yes — 1.5

Bathroom circuit not required in calc (210-11) - See examples in Appendix D

Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)	27.7	17.1

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS	10.00	(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP		(Calculated at 65%)
COMPRESSOR		(Calculated at 100%)
AC		(Calculated at 100%)
	6.50	

Level 2 EV Charger (kVA) 8.3
Total Demand Load (kVA) 31.8

Service Voltage — 240/120 - 1

Service Size (A) 133

Dwelling Unit Load - Optional Calculation Apartment - 2 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	560		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	1.7
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			8.8

Fixed in place appliances excluding stoves, dryers, space heating, A/C, microw ave, toaster, blender.

Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw), HPWH (4.5kw)

Laundry circuit (220 - 52) — Yes — 1.5

Bathroom circuit not required in calc (210-11) - See examples in Appendix D

Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)	28.1	17.2

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS	10.00	(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP		(Calculated at 65%)
COMPRESSOR		(Calculated at 100%)
AC		(Calculated at 100%)
	6.50	

Level 2 EV Charger (kVA) 8.3
Total Demand Load (kVA) 32.0

Service Voltage — 240/120 - 1

Service Size (A) 133

Dwelling Unit Load - Optional Calculation Apartment - 3 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	803		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.4
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			8.8

Fixed in place appliances excluding stoves, dryers, space heating, A/C, microw ave, toaster, blender.

Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw), HPWH (4.5kw)

Laundry circuit (220 - 52) — Yes — 1.5

Bathroom circuit not required in calc (210-11) - See examples in Appendix D

Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)	28.8	17.5

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS	10.00	(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP		(Calculated at 65%)
COMPRESSOR		(Calculated at 100%)
AC		(Calculated at 100%)
	6.50	

Level 2 EV Charger (kVA) 8.3
Total Demand Load (kVA) 32.3

Service Voltage — 240/120 - 1

Service Size (A) 134

LOAD CALCULATIONS

SCALE: NONE

CYDD \\USER\JOBS\2472-001 STONE PINE COVE, HALF MOON BAY, CA\DWG\E501 LOAD CALCULATIONS.DWG 04-03-2024 10:08

NO.	DATE	DESCRIPTION
3	5-16-24	PERMIT RESUBMITTAL
1	04/03/24	BID ADDENDUM 3

REGISTERED PROFESSIONAL ENGINEER — Lance K. Kinch — E-23830 — EXP. 12-31-25 — 04-03-24 — STATE OF CALIFORNIA — ELECTRICAL

DRAWN: CY | DESIGNED: CY | CHECKED: TK | APPROVED: TK

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

PROJECT:
STONE PINE COVE
880 STONE PINE RD
HALF MOON BAY, CA 94019

DATE: 05/16/24

SHEET TITLE:
LOAD CALCULATIONS

SHEET NO.
E5.01