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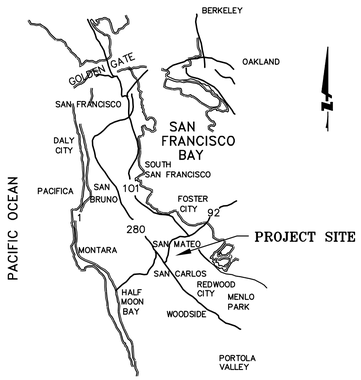
# 2090 SOUTH DELAWARE STREET

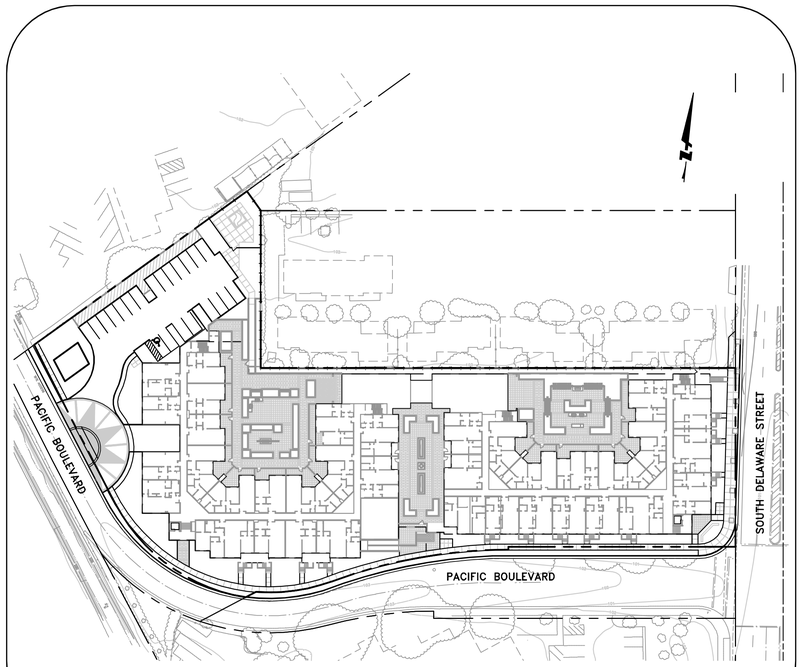
## VESTING TENTATIVE MAP

### CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



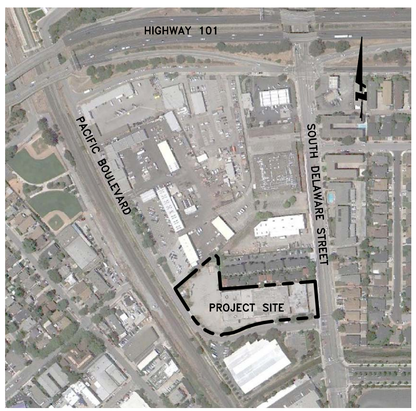

**VICINITY MAP**

N.T.S.




**KEY MAP**

SCALE: 1"=60'




**LOCATION MAP**

SCALE: 1"=300'

## SHEET INDEX


| SHEET NO: | DESCRIPTION |
|---|---|
| VTM–1 | TITLE SHEET |
| VTM–2 | EXISTING SITE AND BOUNDARY PLAN |
| VTM–3 | PRELIMINARY SITE PLAN |
| VTM–4 | PRELIMINARY GRADING, DRAINAGE, & TREATMENT PLAN |
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| VTM–6 | CROSS SECTIONS |
| VTM–7 | DETAILS |


## ABBREVIATIONS

| | | | |
|---|---|---|---|
| Δ | DELTA | L | LENGTH |
| AB | AGGREGATE BASE | L/C | LANDSCAPE |
| AC | ASPHALT CONCRETE | LF | LINEAR FEET |
| AD | AREA DRAIN | LG | LIP OF GUTTER |
| B/W | BACK OF WALK | LID | LOW IMPACT DEVELOPMENT |
| BFP | BACKFLOW PREVENTER | LT | LIGHT |
| BLDG | BUILDING | N | NORTH |
| BVCE | BEGIN VERTICAL CURVE ELEVATION | OH | OVERHEAD |
| BVCS | BEGIN VERTICAL CURVE STATION | OR, O.R. | OFFICIAL RECORD |
| C&G | CURB AND GUTTER | PERF | PERFORATED |
| CB | CATCH BASIN | PG&E | PACIFIC GAS & ELECTRIC |
| CL | CENTER LINE | PL | PROPERTY LINE |
| CONC | CONCRETE | PR | PROPOSED |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY | PVC | POLYVINYL CHLORIDE |
| DOC | DOCUMENT | PVI | POINT OF VERTICAL INFLECTION |
| DW | DOMESTIC WATER | R | RADIUS |
| DWY | DRIVEWAY | S | SOUTH |
| E | EAST, ELECTRIC | S/W | SIDEWALK |
| EG | EXISTING GROUND | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| ELEC | ELECTRIC | SD | STORM DRAIN |
| ELEV | ELEVATION | SDAD | STORM DRAIN AREA DRAIN |
| EP | EDGE OF PAVEMENT | SDCO | STORM DRAIN CLEANOUT |
| ESMT | EASEMENT | SDMH | STORM DRAIN MANHOLE |
| EVCE | END VERTICAL CURVE ELEVATION | S.L.P. | SEE LANDSCAPE PLANS |
| EVCS | END VERTICAL CURVE STATION | SS | SANITARY SEWER |
| EX | EXISTING | SSCO | SANITARY SEWER CLEANOUT |
| FDC | FIRE DEPARTMENT CHECK | SSMH | SANITARY SEWER MANHOLE |
| FF | FINISHED FLOOR | ST | STREET |
| FG | FINISHED GRADE | STA | STATION |
| FH | FIRE HYDRANT | TBD | TO BE DETERMINED |
| FL | FLOWLINE | TC | TOP OF CURB |
| FNC | FENCE | TTC | THEORETICAL TOP OF CURB |
| FT | FEET | TYP | TYPICAL |
| FW | FIRE WATER | VC | VERTICAL CURVE |
| GND | GROUND | VERT | VERTICAL |
| GR | GRATE | W | WEST |
| HORZ | HORIZONTAL | WM | WATER METER |
| INV | INVERT | WV | WATER VALVE |
| IRR | IRRIGATION | W/ | WITH |

## LEGEND

| | PROPOSED | EXISTING |
|---|---|---|
| LOT LINE | | |
| CONTOUR LINE | | 100 |
| FENCE | | |
| STORM DRAIN (SDR 35 PVC) | | SD |
| SANITARY SEWER (SDR 35 PVC) | SS | SS |
| WATER MAIN (C900 PVC) | W | W |
| FIRE WATER MAIN (C900 PVC) | F | |
| GAS LINE (PE) | G | G |
| JOINT TRENCH | JT | T |
| ELECTRICAL LINE | E | |
| SANITARY SEWER CLEANOUT | CO | |
| SANITARY SEWER MANHOLE | | |
| STORM DRAIN AREA DRAIN | | |
| STORM DRAIN CLEANOUT | CO | |
| STORM DRAIN MANHOLE | | |
| STORMFILTER | | |
| OVERFLOW DRAIN | | |
| PIPE PLUG | | |
| WATER METER | WM | |
| WATER VALVE | | |
| FIRE HYDRANT | | |
| BACK FLOW PREVENTER | BFP | |
| FIRE DETECTOR CHECK | | |
| DOUBLE CHECK DETECTOR ASSEMBLY | DCDA | |
| OVERLAND DRAINAGE RELEASE | | |
| STREET LIGHT | | |

## OWNER/DEVELOPER

TIM RAMM
NEWPORT EQUITIES, LLC
1601 DOVE STREET, SUITE 250
NEWPORT BEACH, CA 92660
(949) 553–4800 x206

## CIVIL ENGINEER

CHUCK HUMPAL, PE
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482–6320

## LANDSCAPE ARCHITECT

SHARI VAN DORN, PRINCIPAL
VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
589 HOWARD STREET, 3RD FLOOR
SAN FRANCISCO. CA 94105
(415) 979–9918

## ARCHITECT

SHERRY SCOTT, PRINCIPAL
CHRISTIANI JOHNSON ARCHITECTS, INC.
665 THIRD STREET, SUITE 350
SAN FRANCISCO, CA 94107
(415) 243–9484 X15

## BASIS OF BEARINGS

THE BEARING N06°12'00"W, OF THE CENTERLINE OF SOUTH DELAWARE STREET, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON THAT CERTAIN PARCEL MAP No. 266, FILED FEBRUARY 24, 1987, IN BOOK 58 OF MAPS AT PAGES 63 & 64, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## BENCHMARK

CITY OF SAN MATEO BM 035–012 FOUND 3 1/2" BRASS DISK 7' OFF BACK OF WALK AT END OF BENCH AT SAN MATEO POLICE DEPARTMENT. ELEVATION = 101.032 DATUM IS CITY OF SAN MATEO

## ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

CHARLES J. HUMPAL, P.E. DATE
PROJECT MANAGER
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER CHARLES J. HUMPAL No. 53325 EXP. 06/30/13 CIVIL STATE OF CALIFORNIA


BKF ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482–6300
650/482–6399 (FAX)


2090 SOUTH DELAWARE STREET
VESTING TENTATIVE MAP
TITLE SHEET
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

Date 12/16/2011
Scale AS SHOWN
Design MO
Drawn MO
Approved CJH
Job No 20110052

Drawing Number:
VTM–1
1 OF 7

VTM SUBMITTAL – NOT FOR CONSTRUCTION

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PLOT DATE: 12-13-11 PLOTTED BY: ocon

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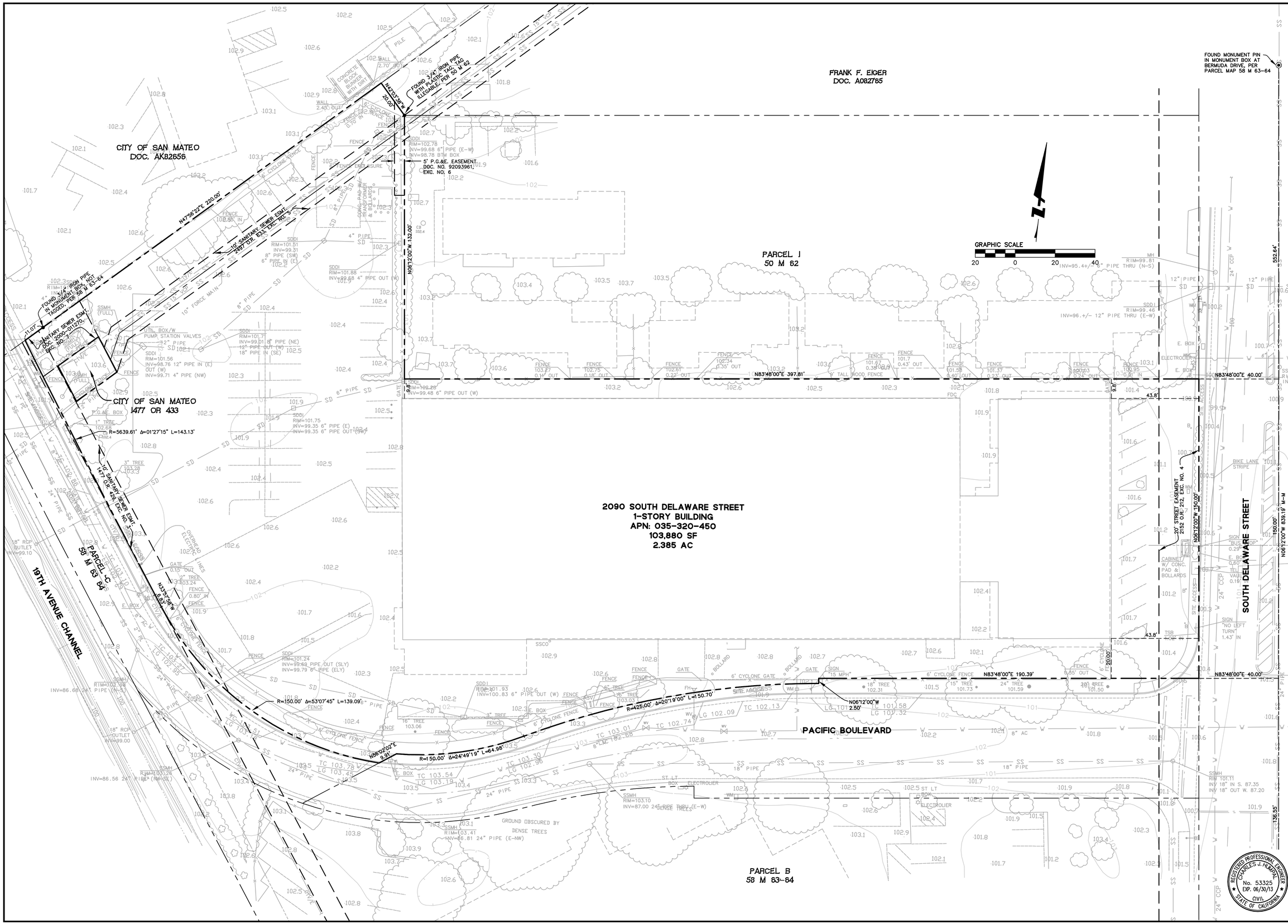


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PLOT DATE: 12-13-11
PLOTTED BY: ocon

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650/482-6300
650/482-6399 (FAX)

# 2090 SOUTH DELAWARE STREET
## VESTING TENTATIVE MAP
## EXISTING SITE AND BOUNDARY PLAN

CITY OF SAN MATEO — SAN MATEO COUNTY — CALIFORNIA

| Revisions | No. |
|---|---|
| | |

Date 12/16/11
Scale 1" = 20'
Design MO
Drawn MO
Approved CJH
Job No 20110052

Drawing Number:
VTM-2
2 OF 7

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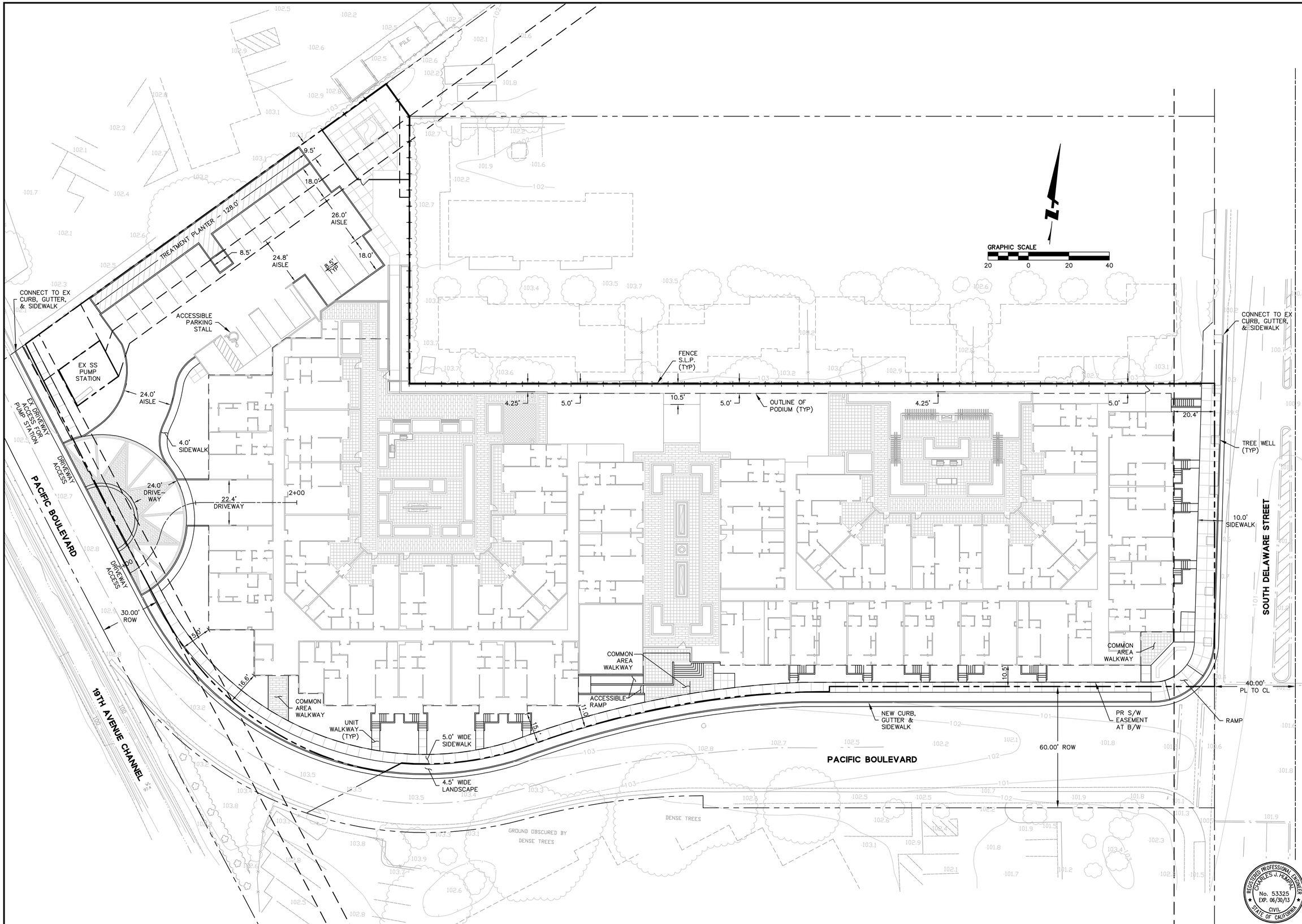


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650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

# 2090 SOUTH DELAWARE STREET
## VESTING TENTATIVE MAP
### PRELIMINARY SITE PLAN

CITY OF SAN MATEO — SAN MATEO COUNTY — CALIFORNIA

| No. | Revisions |
|---|---|
| | |

Date 12/16/11
Scale 1" = 20'
Design MO
Drawn MO
Approved CJH
Job No 20110052

REGISTERED PROFESSIONAL ENGINEER CHARLES J. HUMPAL No. 53325 EXP. 06/30/13 CIVIL STATE OF CALIFORNIA

Drawing Number:
VTM-3
3 OF 7

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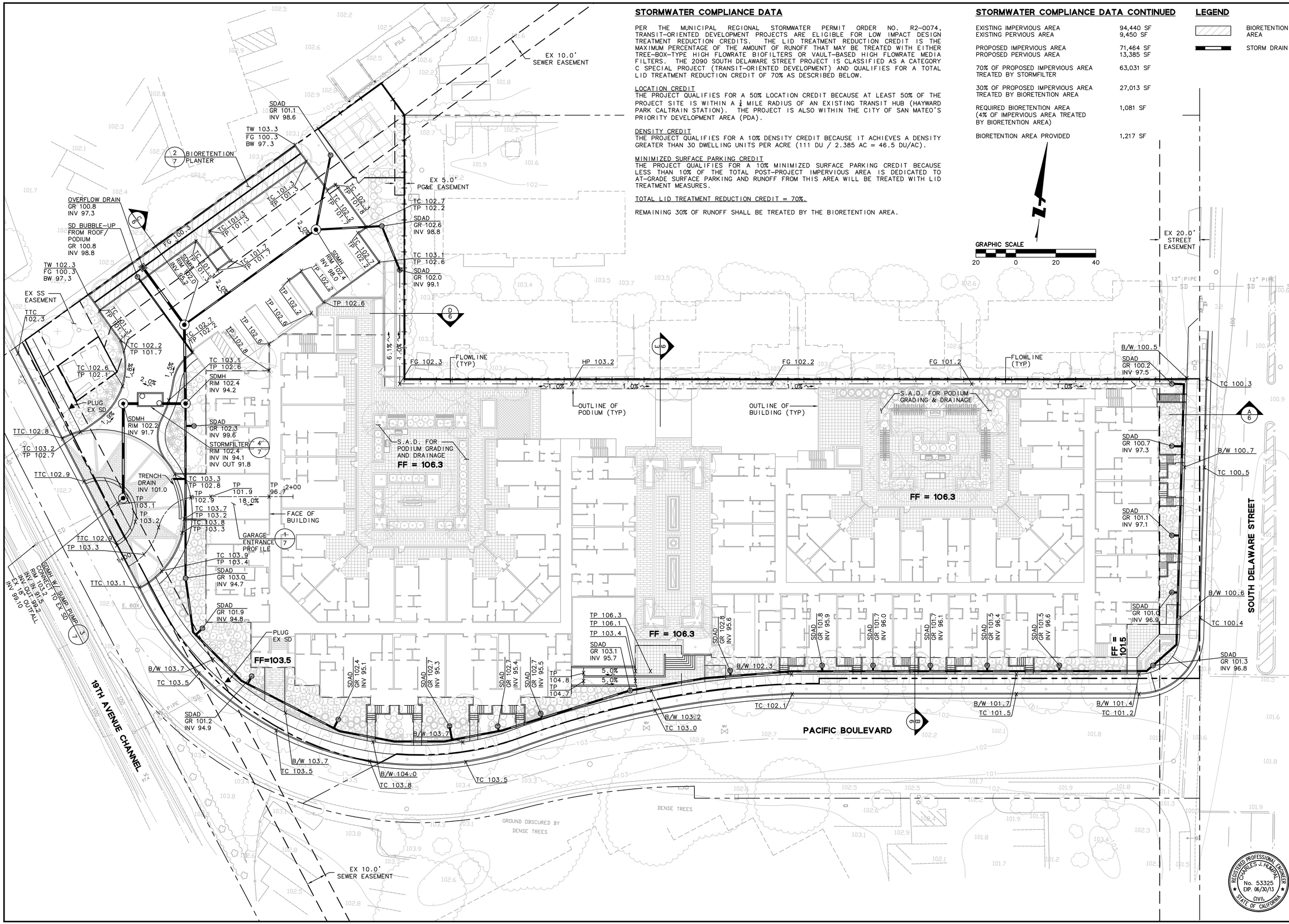


## STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THE 2090 SOUTH DELAWARE STREET PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 70% AS DESCRIBED BELOW.

LOCATION CREDIT
THE PROJECT QUALIFIES FOR A 50% LOCATION CREDIT BECAUSE AT LEAST 50% OF THE PROJECT SITE IS WITHIN A ½ MILE RADIUS OF AN EXISTING TRANSIT HUB (HAYWARD PARK CALTRAIN STATION). THE PROJECT IS ALSO WITHIN THE CITY OF SAN MATEO'S PRIORITY DEVELOPMENT AREA (PDA).

DENSITY CREDIT
THE PROJECT QUALIFIES FOR A 10% DENSITY CREDIT BECAUSE IT ACHIEVES A DENSITY GREATER THAN 30 DWELLING UNITS PER ACRE (111 DU / 2.385 AC = 46.5 DU/AC).

MINIMIZED SURFACE PARKING CREDIT
THE PROJECT QUALIFIES FOR A 10% MINIMIZED SURFACE PARKING CREDIT BECAUSE LESS THAN 10% OF THE TOTAL POST-PROJECT IMPERVIOUS AREA IS DEDICATED TO AT-GRADE SURFACE PARKING AND RUNOFF FROM THIS AREA WILL BE TREATED WITH LID TREATMENT MEASURES.

TOTAL LID TREATMENT REDUCTION CREDIT = 70%.

REMAINING 30% OF RUNOFF SHALL BE TREATED BY THE BIORETENTION AREA.

## STORMWATER COMPLIANCE DATA CONTINUED

| | |
|---|---|
| EXISTING IMPERVIOUS AREA | 94,440 SF |
| EXISTING PERVIOUS AREA | 9,450 SF |
| PROPOSED IMPERVIOUS AREA | 71,464 SF |
| PROPOSED PERVIOUS AREA | 13,385 SF |
| 70% OF PROPOSED IMPERVIOUS AREA TREATED BY STORMFILTER | 63,031 SF |
| 30% OF PROPOSED IMPERVIOUS AREA TREATED BY BIORETENTION AREA | 27,013 SF |
| REQUIRED BIORETENTION AREA (4% OF IMPERVIOUS AREA TREATED BY BIORETENTION AREA) | 1,081 SF |
| BIORETENTION AREA PROVIDED | 1,217 SF |

## LEGEND

BIORETENTION AREA
STORM DRAIN

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# 2090 SOUTH DELAWARE STREET VESTING TENTATIVE MAP

## PRELIMINARY GRADING, DRAINAGE, & TREATMENT PLAN

CITY OF SAN MATEO — SAN MATEO COUNTY — CALIFORNIA

Revisions | No.

Date 12/16/11
Scale 1" = 20'
Design MO
Drawn MO
Approved CJH
Job No 20110052

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Drawing Number:
VTM-4
4 OF 7

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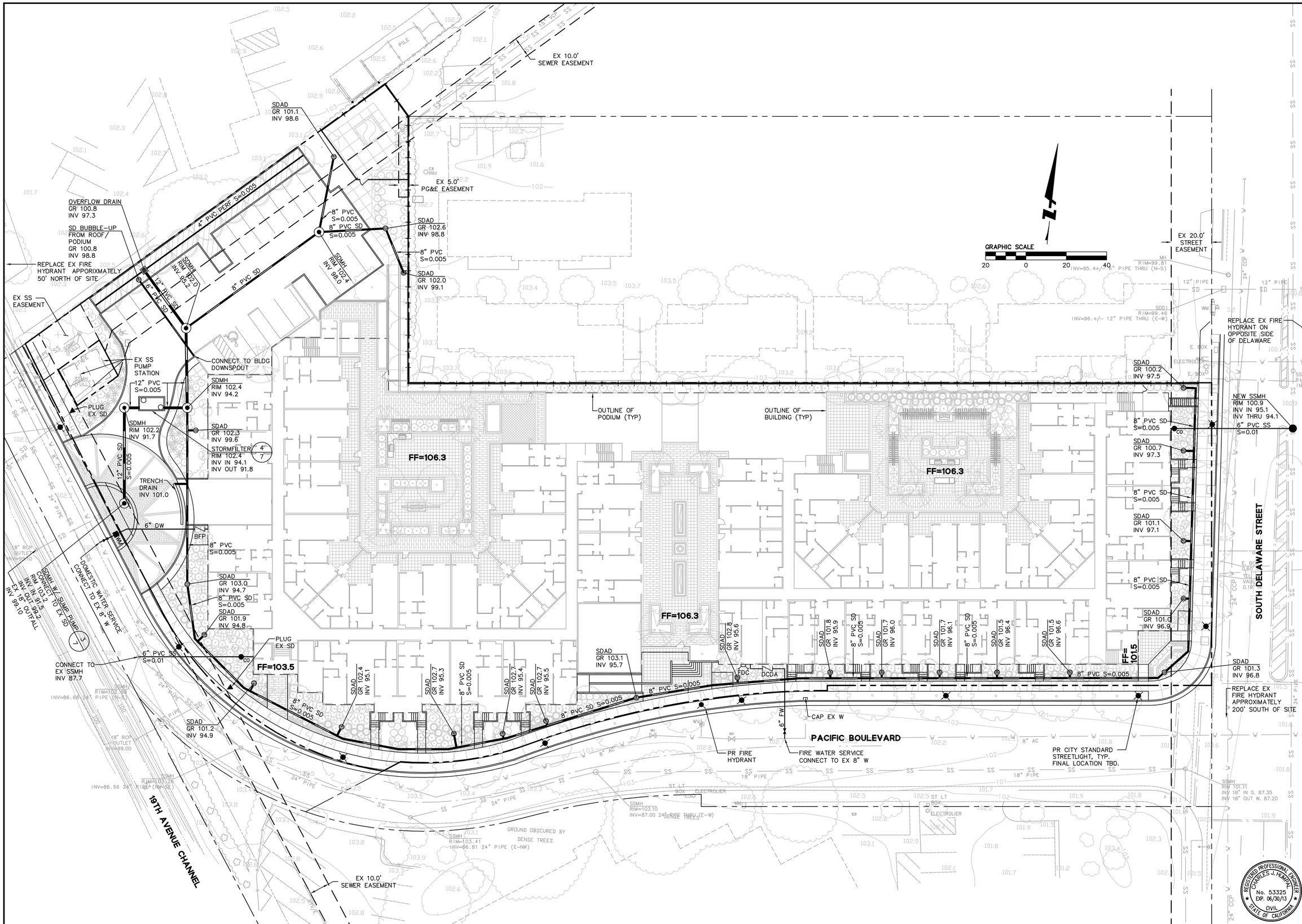


255 SHORELINE DRIVE, STE 200
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650/482-6300
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BKF ENGINEERS / SURVEYORS / PLANNERS

# 2090 SOUTH DELAWARE STREET
## VESTING TENTATIVE MAP
### PRELIMINARY UTILITY PLAN

CITY OF SAN MATEO
SAN MATEO COUNTY
CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

Date 12/16/11
Scale 1" = 20'
Design MO
Drawn MO
Approved CJH
Job No 20110052

Drawing Number:
VTM-5
5 OF 7

VTM SUBMITTAL - NOT FOR CONSTRUCTION

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PLOTTED BY: ocon

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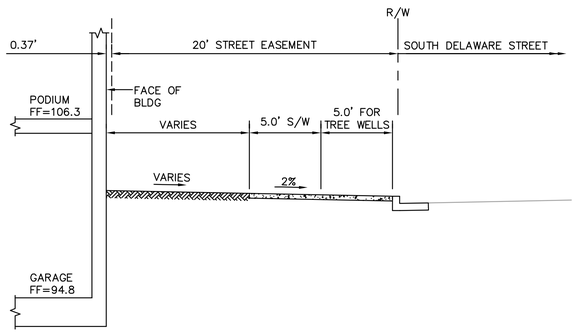
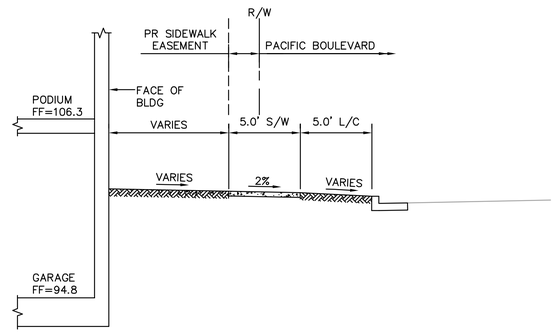
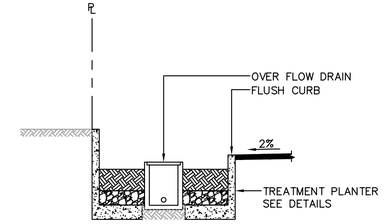


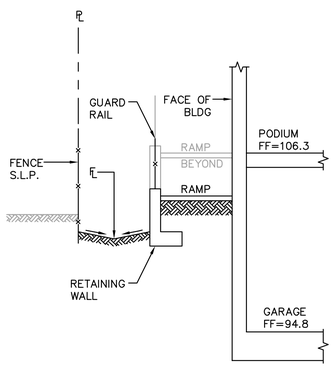

A
–
**SECTION A**
1"=5'



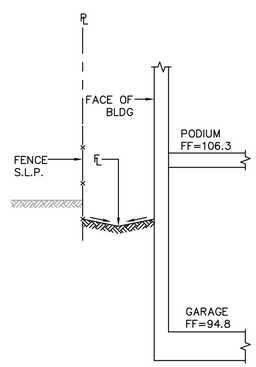

B
–
**SECTION B**
1"=5'




C
–
**SECTION C**
1"=5'




D
–
**SECTION D**
1"=5'




E
–
**SECTION E**
1"=5'

255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
BKF
ENGINEERS / SURVEYORS / PLANNERS

# 2090 SOUTH DELAWARE STREET
# VESTING TENTATIVE MAP
## CROSS SECTIONS

SAN MATEO COUNTY
CITY OF SAN MATEO
CALIFORNIA

Revisions

| No. | |
|---|---|
| | |

REGISTERED PROFESSIONAL ENGINEER
CHARLES J. HUMPHREY
No. 53325
EXP. 06/30/13
CIVIL
STATE OF CALIFORNIA

Date 12/16/11
Scale 1" = 5'
Design MO
Drawn MO
Approved CJH
Job No 20110052

Drawing Number:
**VTM-6**
6 OF 7

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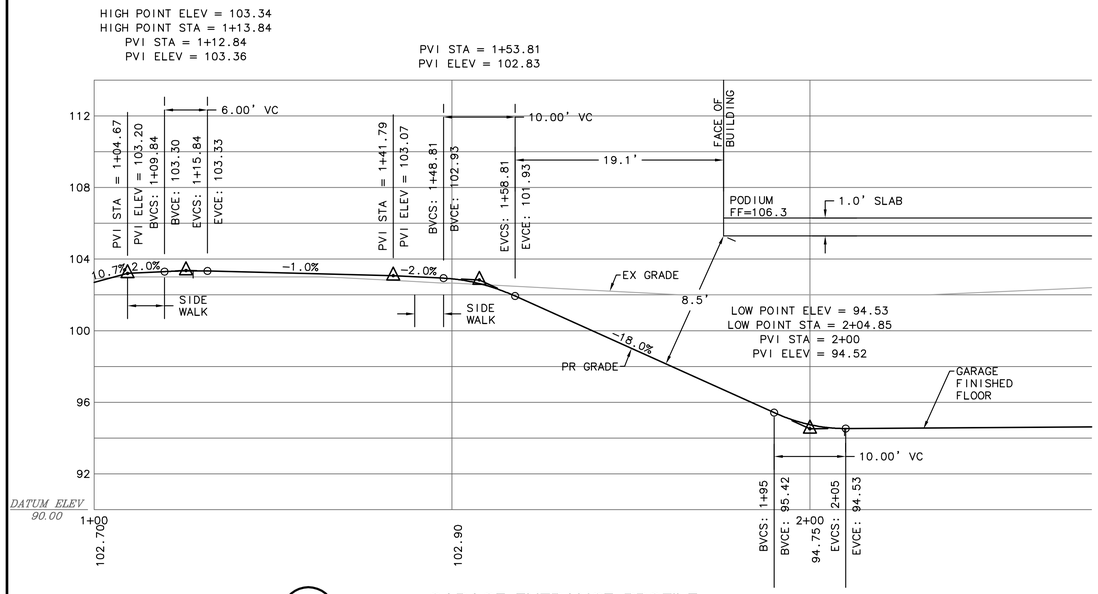
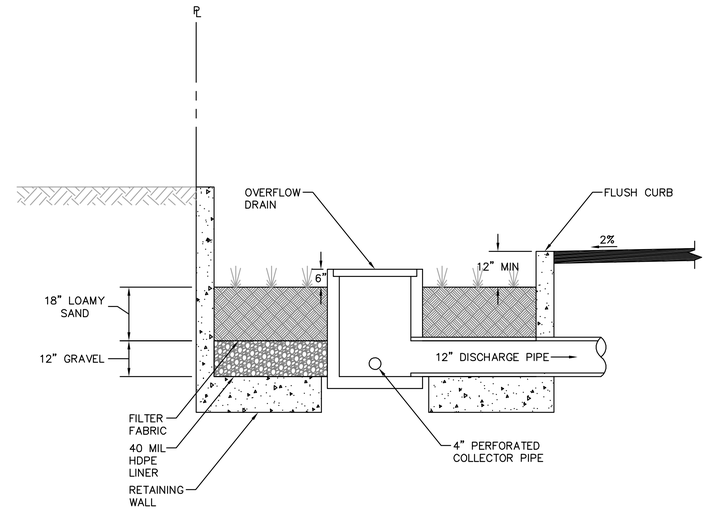


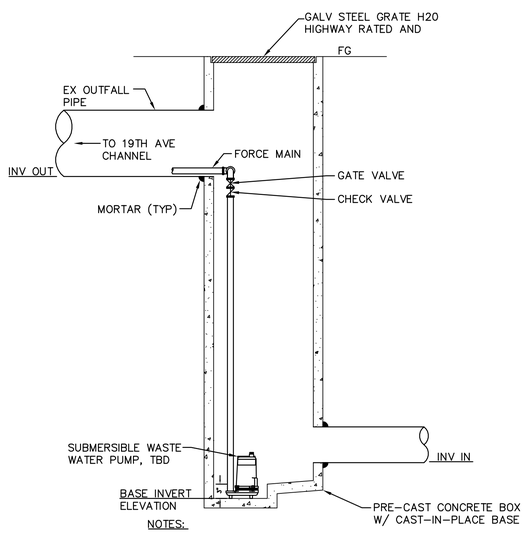

## 1 GARAGE ENTRANCE PROFILE

1"=10' HORZ
1"=4' VERT




## 2 TREATMENT PLANTER

1"=2'

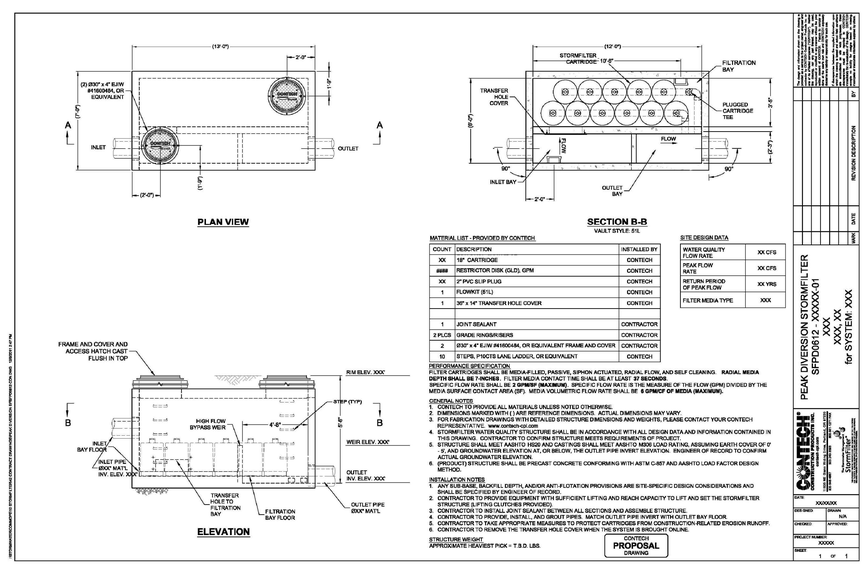



NOTES:

1. INSTALL PUMP(S) PER MANUFACTURES RECOMMENDATIONS.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED SIMPLEX MOTOR CONTROL PANEL. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMP.
3. PROVIDE HIGH-WATER ALARM SYSTEM.
4. PROVIDE BENTONITE PASTE AT ALL PIPE CONNECTIONS TO PUMP BASIN. INSTALL RAISED/EXPOSED (3" MAXIMUM) #4 REBAR AROUND PERIMETER OF PUMP BASE TO PROTECT SUMP PUMP FROM SETTLED DEBRIS.
5. CONTRACTOR SHALL FIELD VERIFY ACTUAL BASE ELEVATION BASED ON FINAL FIELD CONDITIONS.
6. PUMP MAINTENANCE REQUIREMENTS (MINIMUM): CLEAN STORM DRAIN BASIN AND PUMP OF DEBRIS EVERY SIX MONTHS.
7. STRUCTURE DIMENSIONS AND PUMP MODEL TO BE SPECIFIED ON CONSTRUCTION DOCUMENTS.

## 3 SCHEMATIC STORM DRAIN MANHOLE WITH PUMP

1"=2'




MATERIAL LIST - PROVIDED BY CONTECH:

| COUNT | DESCRIPTION | INSTALLED BY |
|---|---|---|
| XX | 18" CARTRIDGE | CONTECH |
| #### | RESTRICTOR DISK (GLD), GPM | CONTECH |
| XX | 2" PVC SLIP PLUG | CONTECH |
| 1 | FLOWKIT (51L) | CONTECH |
| 1 | 30" x 14" TRANSFER HOLE COVER | CONTECH |
| 1 | JOINT SEALANT | CONTRACTOR |
| 2 PLCS | GRADE RINGS/RISERS | CONTRACTOR |
| 2 | Ø30" x 4' EJIW #41600484, OR EQUIVALENT FRAME AND COVER | CONTRACTOR |
| 10 | STEPS, PIGTCS LANE LADDER, OR EQUIVALENT | CONTECH |

SITE DESIGN DATA

| | |
|---|---|
| WATER QUALITY FLOW RATE | XX CFS |
| PEAK FLOW RATE | XX CFS |
| RETURN PERIOD OF PEAK FLOW | XX YRS |
| FILTER MEDIA TYPE | XXX |

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7 INCHES.** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS.** SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM).** SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contech-cpi.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THE APPROVED STORMFILTER WATER QUALITY STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. (PRODUCT) STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING WITH ASTM C-857 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
6. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

STRUCTURE WEIGHT
APPROXIMATE (EAVEST PICK = T.S.D. LBS.

CONTECH PROPOSAL DRAWING

PEAK DIVERSION STORMFILTER
SFPD0612 - XXXXX-01
XXX
XXX, XX
for SYSTEM: XXX

CONTECH CONSTRUCTED TECHNOLOGIES CORPORATION
11835 SE HIGHWAY 212, SUITE 200
CLACKAMAS, OR 97015
800.338.1122 503.658.5720 503.658.5729 (FAX)
www.contech-cpi.com

DATE XXXXXXX
DES ENGD DRAWN N/A
CHKD APPROVED
PROJECT NUMBER XXXXX
SHEET 1 OF 1

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
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| | | |
| | | |
| | | |

## 4 6'x12' STORMFILTER

NTS

BKF
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

# 2090 SOUTH DELAWARE STREET
## VESTING TENTATIVE MAP
### DETAILS

SAN MATEO COUNTY, CALIFORNIA

CITY OF SAN MATEO

Revisions

| No. | |
|---|---|
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| | |

REGISTERED PROFESSIONAL ENGINEER CHARLES J. HUMPAL No. 53325 EXP. 06/30/13 CIVIL STATE OF CALIFORNIA

Date 12/16/11
Scale AS SHOWN
Design MO
Drawn MO
Approved CJH
Job No 20110052

Drawing Number:
VTM-7
7 OF 7

VTM SUBMITTAL - NOT FOR CONSTRUCTION

DRAWING NAME: K:\Engl1\110052\DWG\VTM\Plotted Sheets\07SDDETAILS.dwg
PLOT DATE: 12-13-11 PLOTTED BY: ocon