PLANNED DEVELOPMENT PERMIT
CLASSICS AT SAN MATEO
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

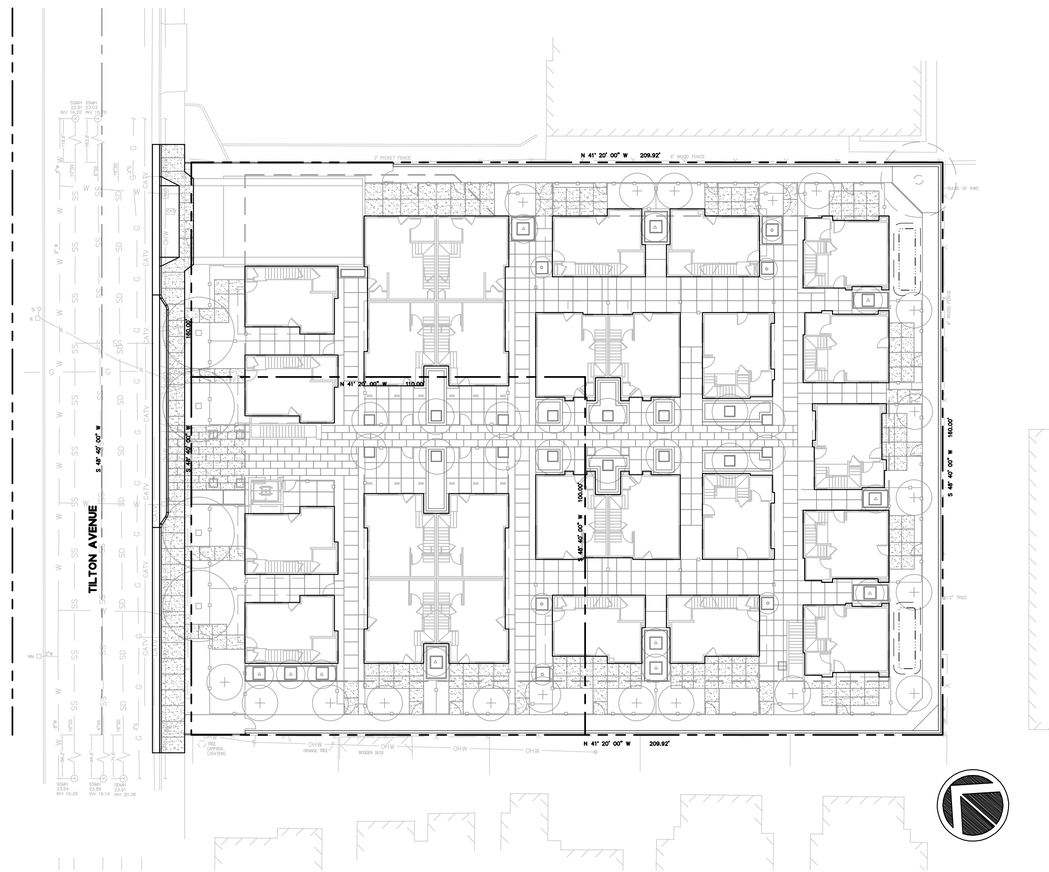
ABBREVIATIONS

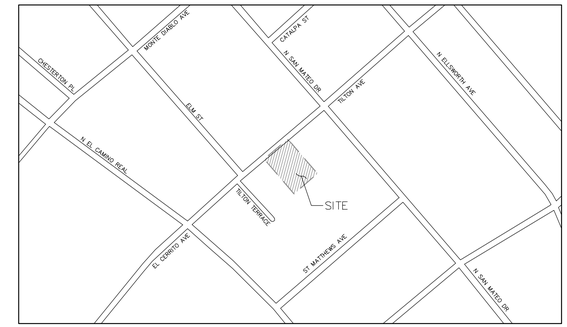
SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BLDG	BUILDING
BM	BENCH MARK
BO	BLOWOFF
BOV	BLOWOFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK/ BOTTOM OF WALL
CDS	CUL-DE-SAC
C&G	CURB & GUTTER
℄ , CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
CVC	CENTER OF VERTICAL CURVE
DEFL	DEFLECTION
DG	DECOMPOSED GRANITE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DW	DOMESTIC WATER
D/W	DRIVEWAY
DWG	DRAWING
E	ELECTRIC
(E)	EAST / EXISTING
EC	END OF CURVE
ECR	END OF CURB RETURN
EL	ELEVATION
E.A.E.	EGRESS/INGRESS EASEMENT
EP	EDGE OF PAVEMENT
	ACCESS EASEMENT
EVC	END VERTICAL CURVE
EW	EACHWAY
EX	EXISTING
(F)	FUTURE
F/C	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FOB	FACE OF BUILDING
FP	FINISHED PAVEMENT
FT	FEET
G	GAS
GB	GRADE BREAK
GE	GARAGE ELEVATION
GM	GAS METER
HP	HIGH POINT
HV	HIGH VOLTAGE
I.E.E.	INGRESS/EGRESS EASEMENT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LAT	LATERAL
L	LENGTH
LF	LINEAR FEET

SYMBOL	DESCRIPTION
LG	LIP OF GUTTER
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NORTH / NEW
NO., #	NUMBER
NTS	NOT TO SCALE
P.A.E.	PUBLIC ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE or PORTLAND CEMENT CONCRETE
PE	PAD ELEVATION
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
PT.	POINT
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
(S)	SOUTH
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SHT.	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
T OR TELE	TELEPHONE
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TYP.	TYPICAL
VC	VERTICAL CURVE
VERT.	VERTICAL
W	WATER
(W)	WEST
W/	WITH
W	WATERLINE
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LOT LINE		
CENTERLINE		
PUBLIC UTILITY EASEMENT		
CONTOUR LINE	146	146
STORM DRAIN LINE (TREATED)		30" SD (RCP)
STORM DRAIN LINE (UNTREATED)	SD	
SANITARY SEWER MAIN	SS	10" SS (VCP)
WATER MAIN	W	8"W (ACP)
JOINT TRENCH	JT	
ELECTRICAL LINE	E	E
GAS LINE	G	6"G (ABS)
CATCH BASIN		CB
AREA DRAIN	AD	
MANHOLE		
WATER METER	WM	W
FIRE HYDRANT	FH	FH
BLOW OFF	BO	
WATER VALVE	WV	WM WV
STREET LIGHT/LUMINAIRE		





N.T.S.

VICINITY MAP

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1068 EAST MEADOW CIRCLE
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CONTACT: SCOTT WARD

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SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & TREE REMOVAL
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY EROSION CONTROL PLAN
C6.1	BEST MANAGEMENT PRACTICES
C7.0	PRELIMINARY STORMWATER MANAGEMENT PLAN

CLASSICS @ SAN MATEO
CLASSIC COMMUNITIES

BKF ENGINEERS • SURVEYORS • PLANNERS

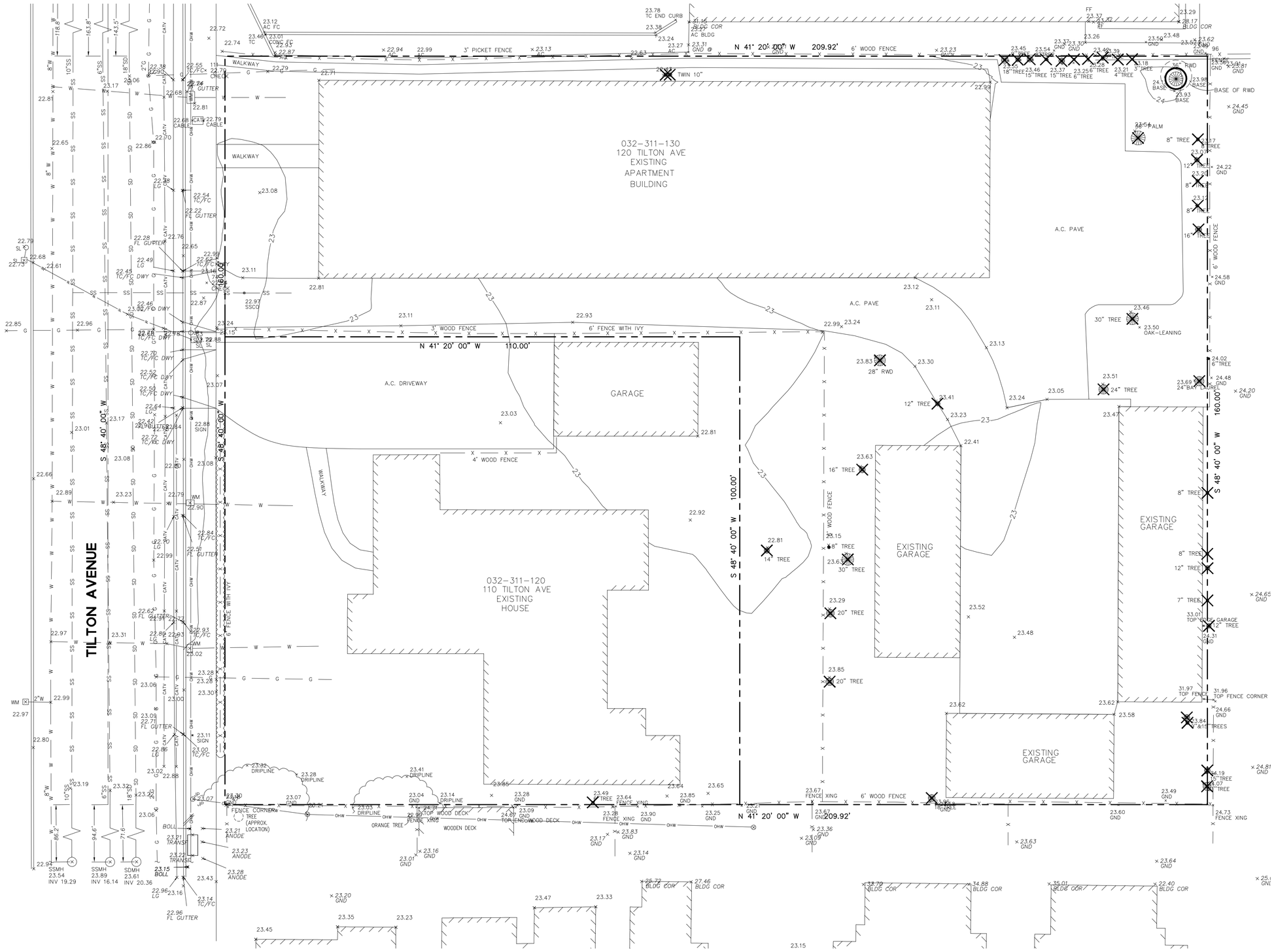
TITLE SHEET

DAHLIN group

JOB NO. 20126131
DATE 08-30-13

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

C1.0



ABBREVIATIONS

BLDG	=	BUILDING
CONC	=	CONCRETE
CTV	=	CABLE TELEVISION
DWY	=	DRIVEWAY
FL	=	FLOW LINE
FNC	=	FENCE
GRD	=	GROUND
GV	=	GAS VALVE
HCR	=	HANDICAP RAMP
LG	=	LIP OF GUTTER
LT	=	LIGHT
O/H	=	OVERHEAD ELECTRIC
SDCB	=	STORM DRAIN CATCH BASIN
SIG	=	SIGNAL
SSCO	=	SANITARY SEWER CLEAN OUT
SSMH	=	SANITARY SEWER MANHOLE
ST	=	STREET
TC	=	TOP OF CURB
TR	=	TREE
V	=	VAULT
WB	=	WATER BOX
WD	=	WOOD

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- GAS — GAS MAIN
- W — WATER MAIN
- E — ELECTRICAL LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE (AERIAL TOPO)
- JT — JOINT UTILITY TRENCH
- OH — OVER HEAD WIRE
- T — UNDERGROUND TELEPHONE
- SL — STREET LIGHT ELECTRIC
- X — FENCE
- EXISTING DRIVEWAY — CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- CATCH BASIN
- DI — STORM DRAIN INLET
- ELECTRIC PULLBOX
- PB — ELECTRIC PULLBOX
- GM — GAS METER
- FH — FIRE HYDRANT
- E BOX — ELECTRICAL BOX
- U BOX — UTILITY BOX (GENERAL)
- T BOX — TELEPHONE BOX
- MH — MANHOLE (UNSPECIFIED)
- T — TELEPHONE MANHOLE
- D — STORM DRAIN MANHOLE
- S — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- CO — SANITARY SEWER CLEANOUT
- SANITARY SEWER LATERAL
- ELECTROLIER
- ELECTROLIER
- TS — STREETLIGHT
- STREETLIGHT
- PB — STREET LIGHT PULL BOX
- PP — POWER POLE
- POWER POLE
- JP — JOINT UTILITY POLE
- TP — TELEPHONE POLE
- SURVEY CONTROL PT
- STREET MONUMENT (SURVEY)
- PARALLEL PARKING MARKS
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- WM — WATER METER
- WV — WATER VALVE

X — REMOVE TREE, STUB, AND ROOTS

O — PROTECT TREE AND ROOTS. SURROUND TREE WITH 6' CHAIN LINK FENCE BEFORE STARTING DEMOLITION.

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

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EXISTING CONDITIONS AND TREE REMOVAL

DAHLIN group

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C2.0

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LAST REVISED BY: mike
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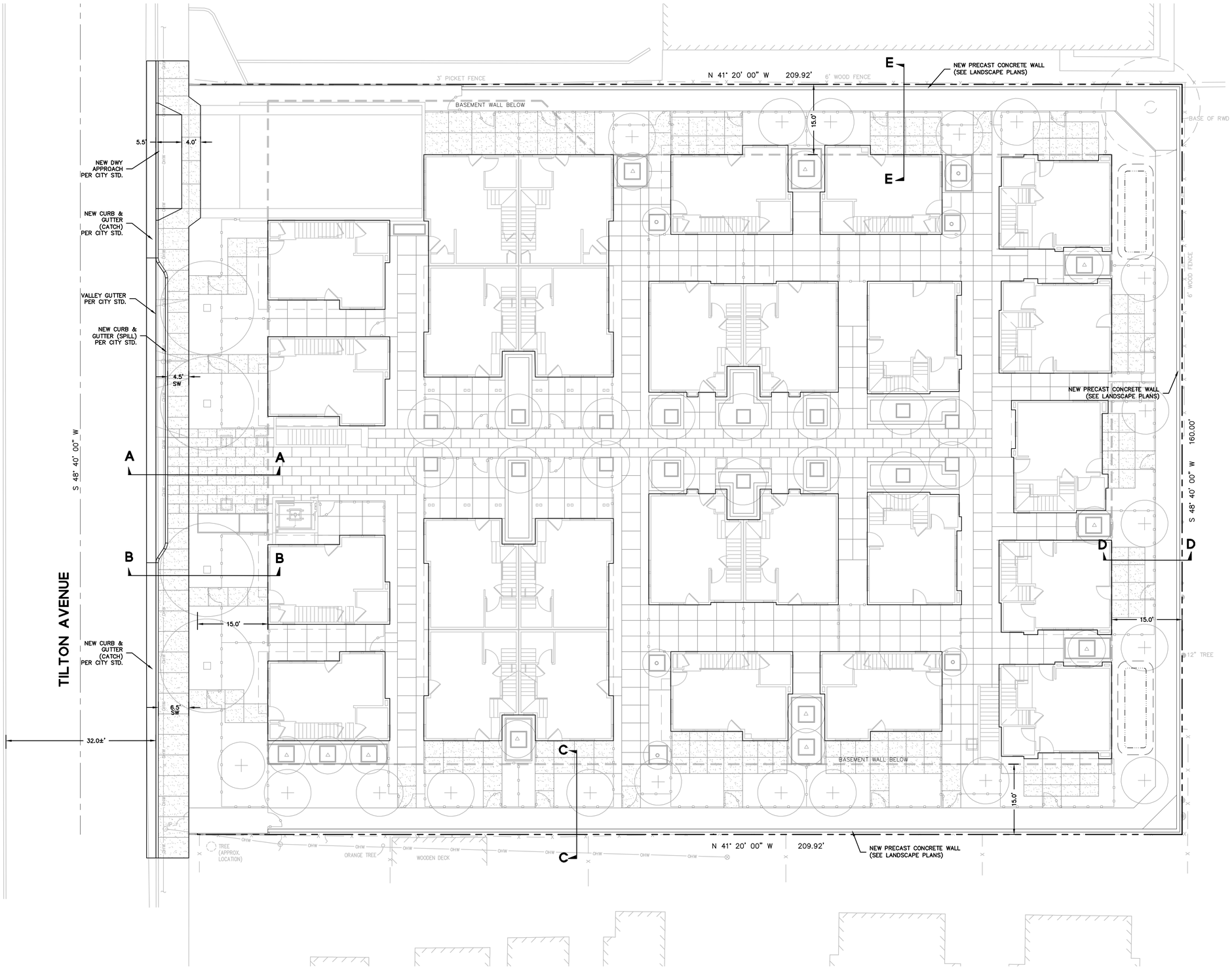
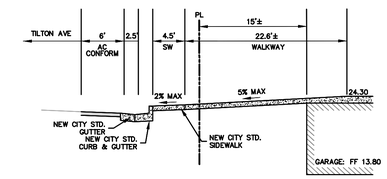


LEGEND

- CONCRETE
- BIORETENTION AREA
- FENCE, SEE LANDSCAPE PLANS FOR DETAILS



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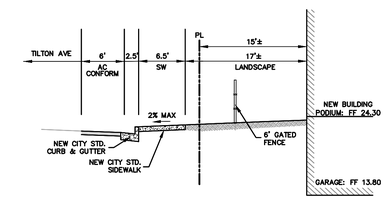

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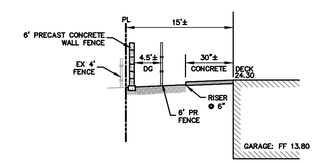

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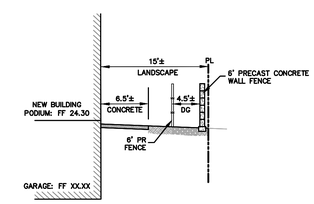

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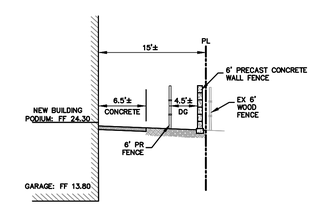

SECTION E–E
NO SCALE

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

CLASSICS @ SAN MATEO

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PRELIMINARY SITE PLAN

DAHLIN group

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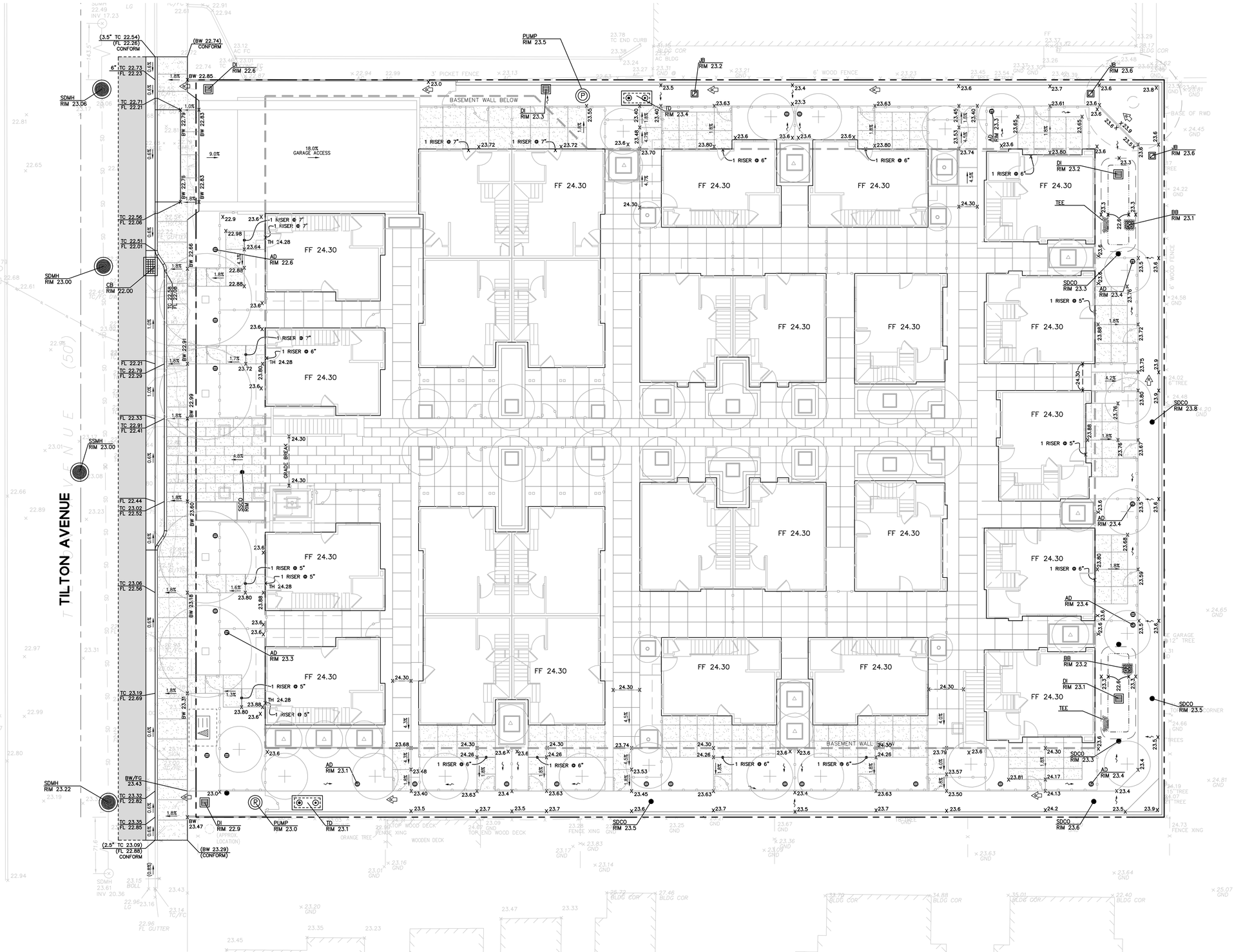

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- TOP OF BANK
- FLOW LINE
- CURB AND GUTTER
- GRADE BREAK
- SAWCUT LINE
- AC PAVEMENT
- TREATMENT AREA
- TRANSFORMER PAD
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET
- AD AREA DRAIN
- JB JUNCTION BOX
- RWL RAIN WATER LEADER

GRAPHIC SCALE

10 0 10 20

SCALE: 1"=10'

CLASSICS @ SAN MATEO

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GRADING AND DRAINAGE PLAN

DAHLIN group

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JOB NO. 20126131
DATE 08-30-13

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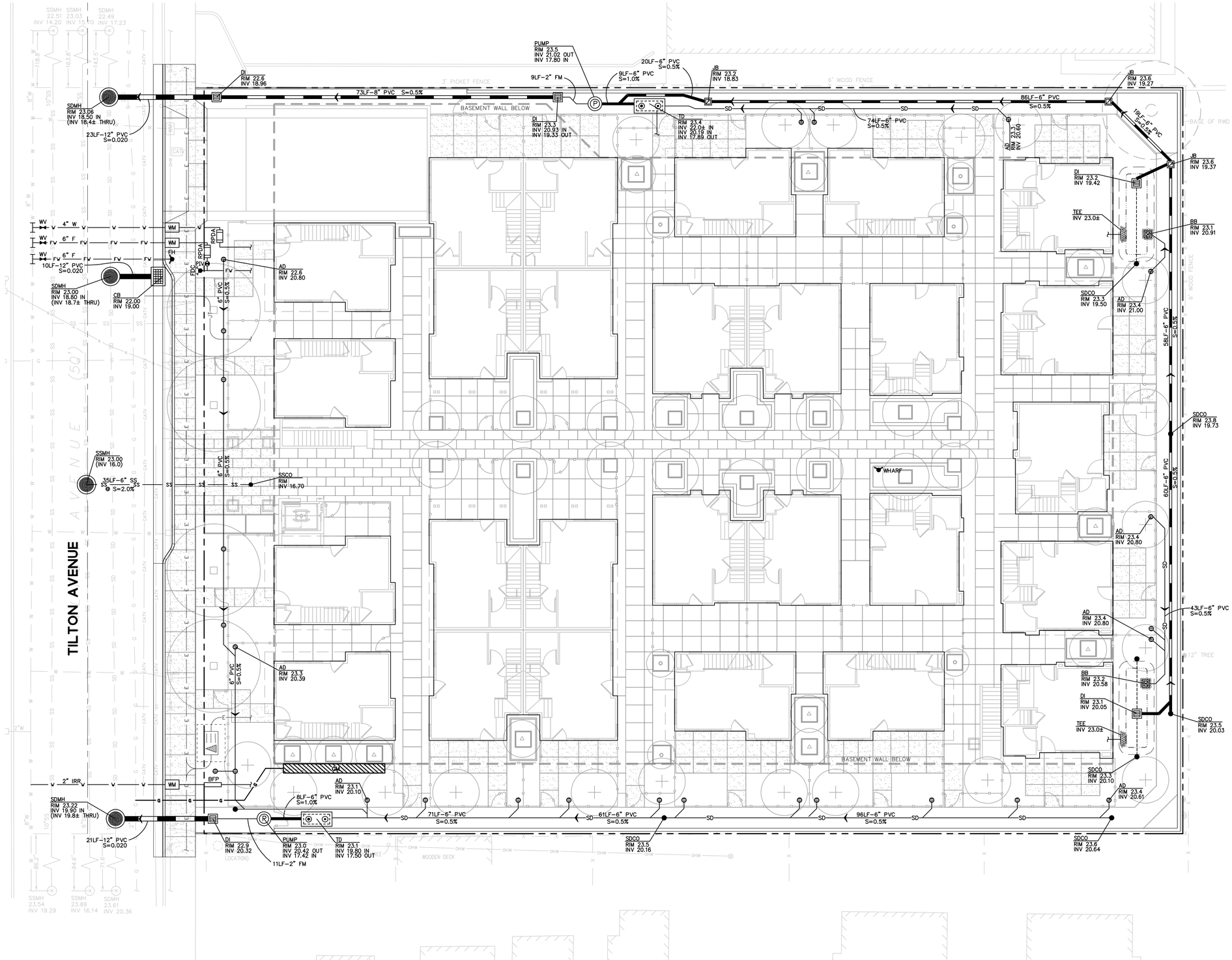

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		ADJACENT LOT LINE
		STORM DRAIN LINE (TREATED)
	SD	STORM DRAIN LINE (UNTREATED)
	PP	PERFORATED STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	DOMESTIC WATER LINE
JT	JT	JOINT TRENCH LINE (SHOWN FOR INFORMATION ONLY)
		FLOW LINE
SDMH	SDMH	STORM DRAIN MANHOLE
DI	DI	DROP INLET
AD	AD	AREA DRAIN
JB	JB	JUNCTION BOX
		TEE DISSIPATER

EXISTING	PROPOSED	
BB	BB	BUBBLER BOX
SDCO	SDCO	STORM DRAIN CLEANOUT
		STORM DRAIN TREATMENT DEVICE
	P	STORM DRAIN PUMP
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
	WM	WATER METER
	BFP	BACK FLOW PREVENTER
	FH	FIRE HYDRANT
	FDC	FIRE DEPARTMENT CONNECTION
	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
	WV	WATER GATE VALVE
	PIV	POST INDICATOR VALVE
		JOINT TRENCH UTILITY METER (SHOWN FOR INFORMATION ONLY)
		JOINT TRENCH UTILITY UNDERGROUND TRANSFORMER (SHOWN FOR INFORMATION ONLY)

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

CLASSICS @ SAN MATEO

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PRELIMINARY UTILITY PLAN

DAHLIN group

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DATE 08-30-13

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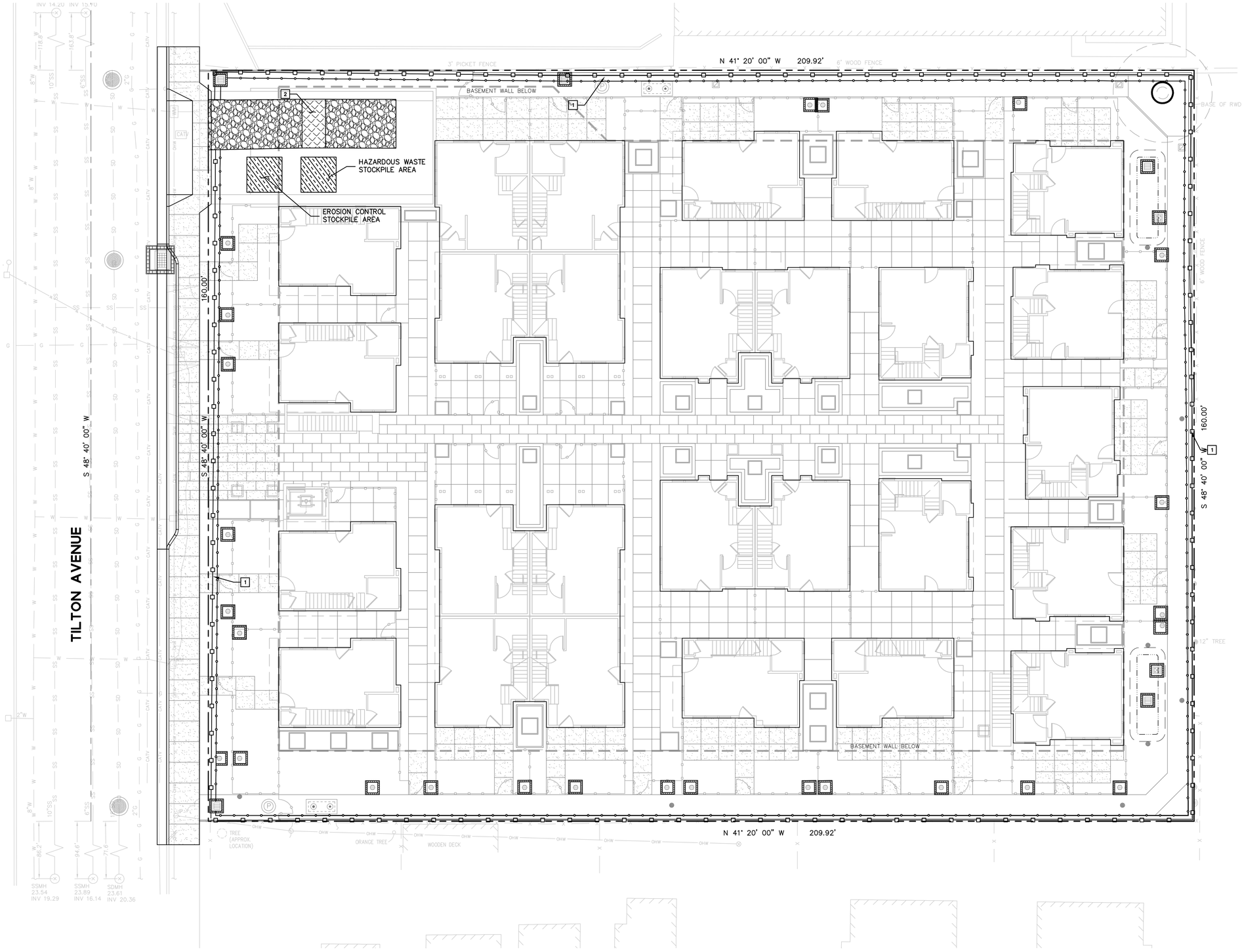

NOTES

1. NO PART OF THE TEMPORARY PERIMETER CONSTRUCTION FENCE SHALL ENCROACH INTO PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY.
2. EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- PROPERTY LINE
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH
- STOCKPILE AREA
- TREE PROTECTION, SEE DETAIL 1 & 2, SHEET C6.1
- TEMPORARY 6' CONSTRUCTION FENCE
- STORM DRAIN INLET PROTECTION
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET
- JB JUNCTION BOX
- AREA DRAIN

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

CLASSICS @ SAN MATEO

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PRELIMINARY EROSION CONTROL PLAN

DAHLIN group
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DATE 08-30-13

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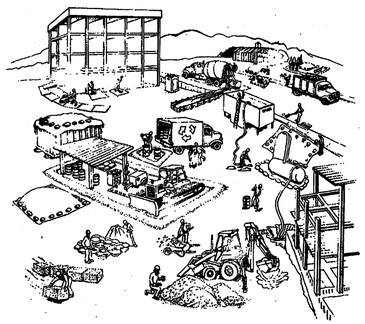
Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities



B A S M A A

Santa Clara Valley Nonpoint Source Pollution Control Program

The Bay Area Stormwater Management Agencies Association (BASMAA), a consortium of Bay Area municipalities from Alameda, Contra Costa, Santa Clara, San Mateo, Marin, and Solano Counties, has developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Municipal Stormwater Program

Municipalities in the Bay Area are required by federal regulations to develop programs to control the discharge of pollutants to the storm drain system, including the discharge of pollutants from construction sites and areas of new development or significant redevelopment. As a result, your development and construction projects may be subject to new requirements designed to improve stormwater quality such as, expanded plan check and review, new contract specifications, and increased site inspection. For more information on municipal requirements, please contact the municipal representative listed on the back cover of this booklet.

Projects Equal To Or Greater Than 5 Acres

If your construction activity will disturb five acres or more, you must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB) for stormwater discharges associated with construction activity. To obtain coverage under the General Permit, a Notice of Intent (NOI) must be filed with the SWRCB. The General Construction Permit requires you to prepare and carry out a "Stormwater Pollution Prevention Plan" or *SWPPP. Your SWPPP must identify appropriate stormwater pollution prevention measures or best management practices (BMPs), like the ones described in this booklet, to reduce pollutants in stormwater discharges from the construction site both during and after construction is completed. A best management practice or BMP is defined as any program, technology, process, practice, operating method, measure, or device which controls, prevents, removes, or reduces pollution.*

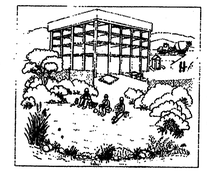
Projects Less Than 5 Acres

If your project is less than five acres, you may still need to use BMPs to comply with local municipal requirements. Check with the local planning or engineering department for details.

General Practices

The following are some general principles that can significantly reduce pollution from construction activity and help make compliance with stormwater regulations easy:

- ❑ Identify all storm drains, drainage swales and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them.
- ❑ Clean up leaks, drips, and other spills immediately so they do not contact stormwater.
- ❑ Refuel vehicles and heavy equipment in one designated location on the site and take care to clean up spills immediately.
- ❑ Wash vehicles at an appropriate offsite facility. If equipment must be washed on-site, do not use soaps, solvents, degreasers, or steam cleaning equipment, and prevent wash water from entering the storm drain. If possible, direct wash water to a low point where it can evaporate and/or infiltrate.
- ❑ Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible.
- ❑ Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms where appropriate.
- ❑ Protect all storm drain inlets using filter fabric cloth or other best management practices to prevent sediment from entering the storm drainage system during construction activities.
- ❑ Keep materials out of the rain — prevent runoff pollution at the source. Schedule clearing or heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ❑ Practice source reduction — reduce waste by ordering only the amount you need to finish the job.
- ❑ Do not over-apply pesticides or fertilizers and follow manufacturers instructions for mixing and applying materials.
- ❑ Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are recyclable (See separate list of "Recyclers and Disposal Services" for more information).
- ❑ Dispose of all wastes properly. Materials that cannot be reused or recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never throw debris into channels, creeks or into wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.
- ❑ Illegal dumping is a violation subject to a fine and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.
- ❑ Train your employees and inform subcontractors about the stormwater requirements and their own responsibilities.



Specific Practices

Following is a summary of specific best management practices for erosion and sediment control and contractor activities. For more information on erosion and sediment control BMPs and their design, please refer to the California Storm Water Best Management Practice Handbook for Construction Activity (March 1993) and the Association of Bay Area Governments (ABAG) Manual of Standards for Erosion & Sediment Control Measures (May 1995).

Erosion Prevention and Sediment Control

Prevent erosion

Soil erosion is the process by which soil particles are removed from the land surface, by wind, water and/or gravity. Soil particles removed by stormwater runoff are pollutants that when deposited in local creeks, lakes, Bay or Delta, can have negative impacts on aquatic habitat. Exposed soil after clearing, grading, or excavation is easily eroded by wind or water. The following practices will help prevent erosion from occurring on the construction site:

- ❑ Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the site.
- ❑ Delineate clearing limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure.
- ❑ Phase grading operations to reduce disturbed areas and time of exposure.
- ❑ Avoid excavation and grading during wet weather.
- ❑ Limit on-site construction routes and stabilize construction entrance(s).
- ❑ Remove existing vegetation only when absolutely necessary.
- ❑ Construct diversion dikes and drainage swales to channel runoff around the site.
- ❑ Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.
- ❑ Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., jute or straw matting, glass fiber or excelsior matting, mulch netting).
- ❑ Consider slope terracing with cross drains to increase soil stability.
- ❑ Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them.
- ❑ As a back-up measure, protect drainage courses, creeks, or catch basins with straw bales, silt fences and/or temporary drainage swales.
- ❑ Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible.
- ❑ Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Control sediment

Sedimentation is defined as the process of depositing sediments picked up by runoff. Sediments consist of soil particles, clays, sands, and other minerals. The purpose of sediment control practices is to remove sediments from stormwater before they are transported offsite or reach a storm drain inlet or nearby creek. The most effective sediment control practices reduce runoff velocity and trap or detain runoff allowing sediments to settle out.

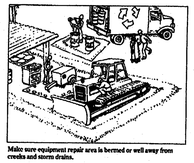
- ❑ Use terracing, rip rap, sand bags, rocks, straw bales, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- ❑ Use check dams in temporary drains and swales to reduce runoff velocity and promote sedimentation.
- ❑ Protect storm drain inlets from sediment-laden runoff. Storm drain inlet protection devices include sand bag barriers, filter fabric fences, block and gravel filters, and excavated drop inlet sediment traps.
- ❑ Collect and detain sediment-laden runoff in sediment traps (an excavated or bermed area or constructed device) to allow sediments to settle out prior to discharge.
- ❑ Use sediment controls and filtration to remove sediments from water generated by dewatering.
- ❑ Prevent construction vehicle tires from tracking soil onto adjacent streets by constructing a temporary stone pad with a filter fabric underlier near the site exit where dirt and mud can be removed.
- ❑ When cleaning sediments from streets, driveways and paved areas on construction sites, use dry sweeping methods where possible. If water must be used to flush pavement, collect runoff to settle out sediments and protect storm drain inlets.

Note: Performance of erosion and sediment controls is dependent on proper installation, routine inspections and maintenance of the controls. Most of the BMP's described above are temporary and if left alone can quickly fail into disrepair and/or become ineffective. Routine inspections and maintenance, particularly before and after a storm event, must be part of any erosion and sediment control plan.

The California Storm Water Best Management Practices Handbook for Construction Activity and the Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control* provide specific details and design criteria for erosion and sediment control plans.

Drainage swales channel runoff around a construction site. Planting temporary vegetation on freshly graded areas, and installing and staking straw bales and silt fences downslope are common techniques for preventing erosion and controlling sediment.

Best Management Practices



Make sure equipment repair area is bermed or well away from creeks and storm drains.

General Site Maintenance

Prevent spills and leaks

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are common sources of stormwater pollution and soil contamination. Construction material spills can also cause serious problems. Careful site planning, preventive maintenance, and good materials handling practices can eliminate most spills and leaks.

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Designate specific areas of the construction site, well away from creeks or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance.
- ❑ Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on-site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in labeled separate containers, and recycle whenever possible. Note that in order to be recyclable, such liquids must not be mixed with other fluids. Non-recycled fluids generally must be disposed of as hazardous wastes.

Clean up spills immediately after they happen

When vehicle fluids or materials such as paints or solvents are spilled, cleanup should be immediate, automatic, and routine.

- ❑ Sweep up spilled dry materials (e.g., cement, mortar, or fertilizer) immediately. Never attempt to "wash them away" with water, or bury them. Use only minimal water for dust control.
- ❑ Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials like cat litter, sand or rags).
- ❑ Clean up spills on dirt areas by digging up and properly disposing of the contaminated soil.
- ❑ Report significant spills to the appropriate spill response agencies immediately (See reference list on the back cover of this booklet for more information).

Clean up spills on dirt areas by removing contaminated soil.

Note: Used cleanup rags that have absorbed hazardous materials must either be sent to a certified industrial laundry or dry cleaner, or disposed of through a licensed hazardous waste disposal company.

Pollution Control Agencies and Sources of Information

Storm water quality management programs

Santa Clara Valley Nonpoint Source Pollution Control Program
5750 Almaden Expressway
San Jose, CA 95118-3686
(800) 794-2482

Alameda Countywide Clean Water Program
951 Turner Court, Hayward, CA 94545 (510) 670-5543

Contra Costa Clean Water Program
255 Glacier Drive, Martinez, CA 94553-4897 (510) 313-2292
(800) NO DUMPING

San Mateo Countywide Stormwater Pollution Prevention Program
10 Twin Dolphin Drive, Suite C-200, Redwood City, CA 94065 (415) 599-1420, (800) 94-REUSE

Marin County Stormwater Pollution Prevention Program
1400 Fifth Avenue, P.O. Box 151560, San Rafael, CA 94915-1560
(415) 485-3363

Fairfield-Suisun Urban Runoff Management Program
1010 Chadbourne Road, Fairfield, CA 94585 (707) 429-8930

Vallejo Sanitation and Flood Control District
450 Ryder Street, Vallejo, CA 94590 (707) 644-8949

Bay Area Stormwater Management Agencies Association (BASMAA)
2101 Webster Street, Suite 500
Oakland, CA 94612 (510) 286-0615

Agencies to call in the event of a spill

You are required by law to report all significant releases or suspected significant releases of hazardous materials, including oil.

To report a spill, call the following agencies:

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).

For spills of "Federal Reportable Quantities" of oil, chemicals, or other hazardous materials to land, air, or water, notify the National Response Center (800-424-8802). If you are not sure whether the spill is of a "reportable quantity," call the federal Environmental Protection Agency (800) 424-9346 for clarification.

For further information, see *California Hazardous Material Spill/ Release Notification Guidance* (State Office of Emergency Services, Hazardous Materials Division).

Agencies to call if you find or suspect contaminated soil or groundwater

Regional Water Quality Control Board:
San Francisco Bay Region (510) 286-1255,
Central Valley Region (916) 255-3000

California Environmental Protection Agency (Cal EPA), Department of Toxic Substances Control (DTSC) (510) 540-3732

Documents and available resources

From State Water Resources Control Board (SWRCB) (916) 657-1146:
General Construction Activity Storm Water Permit
California Storm Water Best Management Practice Handbook - Construction Activity

From Association of Bay Area Governments (ABAG) (510) 464-7900:
Manual of Standards for Erosion and Sediment Control Measures

From Cal EPA, DTSC (916) 322-3670:
Waste Minimization for the Building Construction Industry - Fact Sheet

Best Management Practices

Store materials under cover

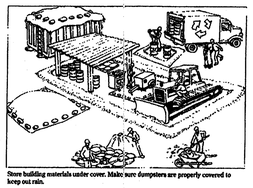
Wet and dry building materials with the potential to pollute runoff should be stored under cover and/or surrounded by berms when rain is forecast or during wet weather.

- ❑ Store stockpiled materials and wastes under a temporary roof or secured plastic sheeting or tarp.
- ❑ Berm around storage areas to prevent contact with runoff.
- ❑ Plaster or other powders can create large quantities of suspended solids in runoff, which may be toxic to aquatic life and cause serious environmental harm even if the materials are inert. Store all such potentially polluting dry materials —especially open bags—under a temporary roof or inside a building, or cover securely with an impermeable tarp. By storing dry materials under a roof, you may also help protect air quality, as well as water quality.
- ❑ Store containers of paints, chemicals, solvents, and other hazardous materials in accordance with secondary containment regulations and under cover during rainy periods.

Cover and maintain dumpsters

Open or leaking dumpsters can be a source of stormwater pollution.

- ❑ Cover open dumpsters with plastic sheeting or a tarp during rainy weather. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.
- ❑ If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair/exchange.
- ❑ Do not clean dumpsters on-site. Return to leasing company for periodic cleaning, if necessary.



Store building materials under cover. Make sure dumpsters are properly covered to keep out rain.

Collect and properly dispose of paint removal wastes

Paint removal wastes include chemical paint stripping residues, paint chips and dust, sand blasting residues and wash water. These wastes contain chemicals that are harmful to the wildlife in our creeks and the water bodies they flow to. Keep all paint wastes away from the gutter, street, and storm drains.

- ❑ Non-hazardous paint chips and dust from 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 or tributyl tin must be disposed of as a hazardous waste.
- ❑ When stripping or cleaning building exteriors with high-pressure water, cover or berm storm drain inlets. If possible (and allowed by your local wastewater treatment plant), collect (mop or vacuum) building cleaning water and discharge to the sanitary sewer. Alternatively, discharge non-contaminated wash water onto a dirt area and spade into the soil. Be sure to shovel or sweep up any debris that remains in the gutter and dispose of as garbage.

Contaminated Ponded Stormwater, Groundwater, and Soil Guidance

Look for ponded stormwater, groundwater, and/or soil contamination

Ponded stormwater, groundwater and soil may become contaminated if exposed to hazardous materials. If any of the following conditions apply, contaminated ponded stormwater, groundwater, and/or soil may be present and pose a potential health and environmental hazard:

- ❑ The project site is in an area of previous commercial/industrial activity;
- ❑ There is a history of illegal dumping on the site or adjacent properties;
- ❑ The construction site is subject to a Superfund, state, or local cleanup order;
- ❑ Ponded stormwater, groundwater and/or water generated by dewatering exhibits an oily-sheen and/or smells of petroleum;
- ❑ Soil appears discolored, smells of petroleum and/or exhibits other unusual properties;
- ❑ Abandoned underground storage tanks, drums, or other buried debris are encountered during construction activities; or
- ❑ Spills have occurred on the site or adjacent properties involving pesticides and herbicides; fertilizers; detergents; plaster and other products; petroleum products such as fuel, oil, and grease; or other hazardous chemicals such as acids, lime, glues, paints, solvents, and curing compounds.

Take appropriate action

Ponded stormwater, groundwater, or water generated by dewatering that is contaminated cannot be discharged to a street, gutter, or storm drain. If contamination is suspected, the water should be contained and held for testing. Call the appropriate local agency and/or the Regional Water Quality Control Board for further guidance (see reference list on the back cover of this booklet for (more information).

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices

Clean up paints, solvents, adhesives, and cleaning solutions properly

Although many paint materials can and should be recycled, liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, used brushes, rags, absorbent materials, and drop cloths are no longer hazardous and may be disposed of as garbage.

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible and rinse to a drain leading to the sanitary sewer (i.e., indoor plumbing).
- ❑ For oil-based paints, paint out brushes to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
- ❑ Recycle, return to supplier or donate unwanted water-based (latex) paint. You may be able to recycle clean empty dry paint cans as metal (See separate list of "Recyclers and Disposal Services" for more information).
- ❑ Dried latex paint may be disposed of in the garbage.
- ❑ Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.
- ❑ More and more paint companies are recycling excess latex paint (See separate list of "Recyclers and Disposal Services" for more information).

Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks

Concrete and cement-related mortars that wash into gutters and storm drains are toxic to fish and the aquatic environment.

- ❑ Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- ❑ Store dry and wet materials under cover, protected from rainfall and runoff.
- ❑ Wash out concrete transit mixers only in designated wash-out areas where the water will flow into settling ponds or onto dirt or stockpiles of aggregate base or sand. Pump water from settling ponds to the sanitary sewer, where allowed. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or creeks.
- ❑ Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

Service and maintain portable toilets

Leaking portable toilets are a potential health and environmental hazard.

- ❑ Inspect portable toilets for leaks.
- ❑ Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed.
- ❑ The leasing company must have a permit to dispose of waste to the sanitary sewer.

Dispose of cleared vegetation properly

Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if it gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available to fishes and other aquatic life.

- ❑ Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.
- ❑ Avoid disposal of plant material in trash dumpsters or mulching it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste (See separate list of "Recyclers and Disposal Services" for more information).

Recycle yard waste and tree prunings at a landfill that chips and composts plant material.

Demolition Waste Management

Make sure all demolition waste is properly disposed of

Demolition debris that is left in the street or pushed over a bank into a creek bed or drainage facility causes serious problems for flood control, storm drain maintenance, and the health of our environment. Different types of materials have different disposal requirements or recycling options.

- ❑ Materials that can be recycled from demolition projects include: metal framing, wood, concrete, asphalt, and plate glass.
- ❑ Materials that can be salvaged for reuse from old structures include: doors, banisters, floorboards, windows, 2x4s, and other old, dense lumber.
- ❑ Unusable, unrecyclable debris should be confined to dumpsters, covered at night and during wet weather, and taken to a landfill for disposal.
- ❑ Hazardous debris such as asbestos must be handled in accordance with specific laws and regulations and disposed of as a hazardous waste. For more information of asbestos handling and disposal regulations, contact the Bay Area Air Quality Management District.
- ❑ Arrange for an adequate debris disposal schedule to insure that dumpsters do not overflow.

Roadwork and Pavement Construction

Plan roadwork and pavement construction to avoid stormwater pollution

Road paving, surfacing, and asphalt removal happen right in the street, with numerous opportunities for stormwater pollution from the asphalt mix, sawcut slurry, or excavated material. Properly proportioned asphalt mix and well-compacted pavement avoid a host of water pollution problems.

- ❑ Apply concrete, asphalt, and seal coat during dry weather to prevent contaminants from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when paving or applying seal coat, slurry seal, fog seal, etc.
- ❑ Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously.
- ❑ When making saw-cuts in pavement, use as little water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the slurry by placing straw bales, sand bags, or gravel dams around the catch basin. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- ❑ Wash down exposed aggregate concrete only when the wash water can: (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, place straw bales downslope, or divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ Allow aggregate rinse to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.
- ❑ Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.
- ❑ Recycle broken concrete and asphalt (See separate list of "Recyclers and Disposal Services" for more information).

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CLASSIC COMMUNITIES

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ENGINEERS • SURVEYORS • PLANNERS

BEST MANAGEMENT PRACTICES

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 20126131
DATE 08-30-13

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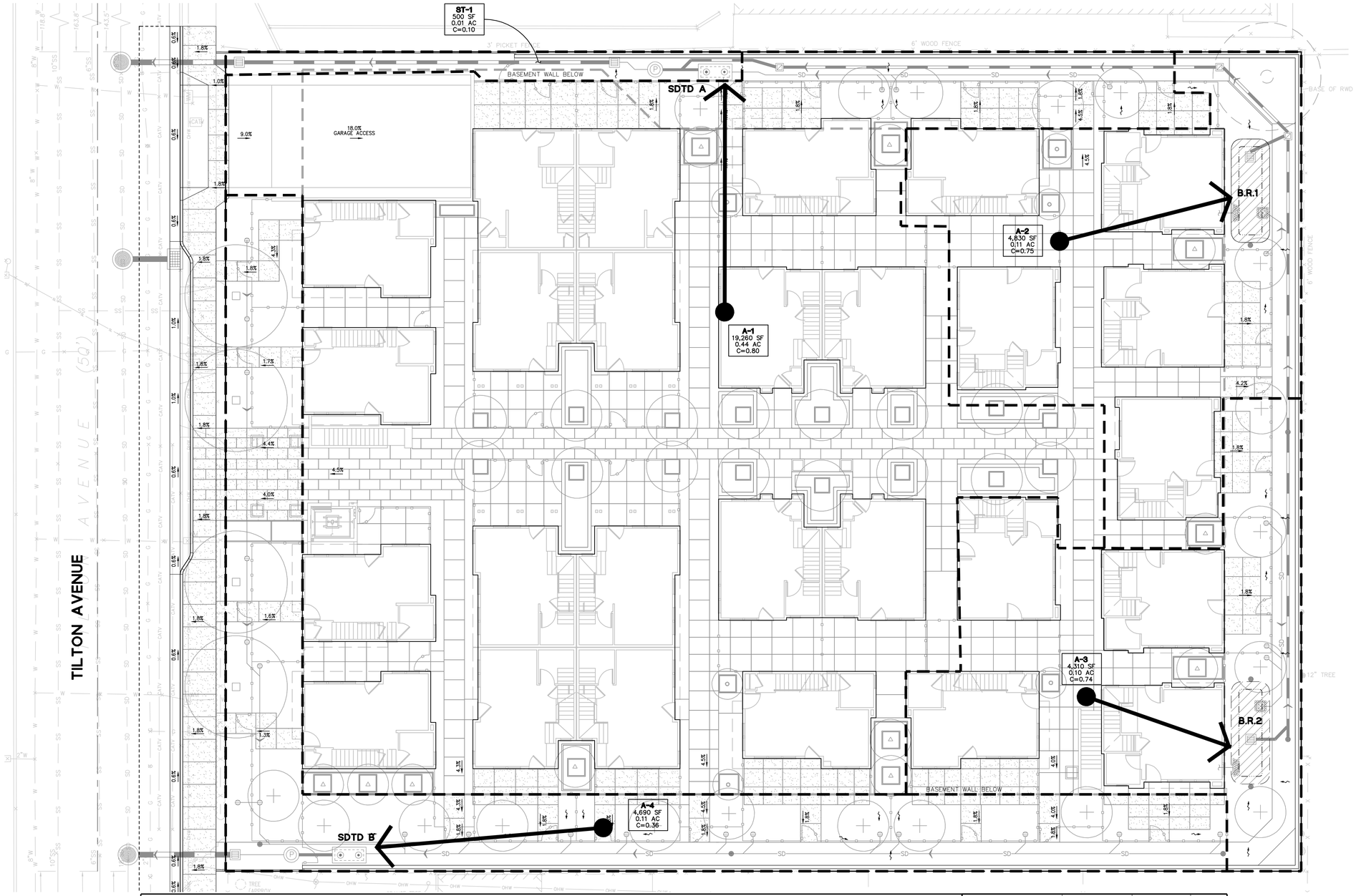

LEGEND:

- A-X — DRAINAGE AREA BOUNDARY
- POINT OF TREATMENT OF DRAINAGE AREA
- ULTIMATE POINT OF STORM WATER DISCHARGE
- TREATMENT AREA
- B.R.# — BIORETENTION DESIGNATION
- S.R.# — SELF RETAINING DESIGNATION
- DIRECTION OF FLOW
- DI — DROP INLET
- BB — BUBBLER BOX
- CB — CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- DRAINAGE SLOPE

TREATMENT CONTROL MEASURE SUMMARY

AREAS DRAINAGE	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	PROPOSED TREATMENT SIZES	CONFORMS TO SIZE STANDARD?
						REQUIRED	PROVIDED			
A-1	19,260	1,590	LANDSCAPE DECOMPOSED GRANITE	18,170	ROOF SIDEWALK	.071 CFS	.110 CFS	MECHANICAL TREATMENT (MEDIA FILTER SDTD-A)	NO. OF CARTRIDGE= 2 CARTRIDGE FLOWRATE= .055 CFS HYDRAULIC DROP= 2.3	YES
A-2	4,830	930	LANDSCAPE DECOMPOSED GRANITE	4,140	ROOF SIDEWALK	141 SF	146 SF	BIORETENTION AREA	L x W x H 20 FT x 7.5 FT x .5 FT	YES
A-3	4,310	1,065	LANDSCAPE DECOMPOSED GRANITE	3,675	ROOF SIDEWALK	120 SF	146 SF	BIORETENTION AREA	L x W x H 20 FT x 7.5 FT x .5 FT	YES
A-4	4,690	2,925	LANDSCAPE DECOMPOSED GRANITE	1,765	ROOF SIDEWALK	.017 CFS	.055 CFS	MECHANICAL TREATMENT (MEDIA FILTER SDTD-B)	NO. OF CARTRIDGE= 1 CARTRIDGE FLOWRATE= .055 CFS HYDRAULIC DROP= 2.3	YES
ST-1	500	500	DECOMPOSED GRANITE	0	–	–	–	SELF TREATING	–	YES

NON-LID TREATMENT AREA	23,950	PERCENTAGE (80% ALLOWED)	71%
LID TREATMENT AREA	9,640	PERCENTAGE	29%

GRAPHIC SCALE
10 0 10 20
SCALE: 1"=10'

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CLASSIC COMMUNITIES

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PRELIMINARY STORMWATER MANAGEMENT PLAN

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 20126131
DATE 08-30-13

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