

LEGEND

---	PROPERTY LINE
BFP	BACKFLOW PREVENTER
BS	BOTTOM OF STEP
COTG	COTG
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVE
FS	FINISH SURFACE
P.I.E.E.	PRIVATE INGRESS/EGRESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SSCO	SANITARY SEWER CLEANOUT
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
● 12" TREE	TREE WITH SIZE
✕ 12" TREE	EXISTING TREE TO BE REMOVED
---	JOINT TRENCH LINE
---	SANITARY SEWER LINE
---	WATER LINE
→	SURFACE RUNOFF DIRECTION
▬	VEGETATED SWALE
▬	DRAIN INLET

GENERAL NOTES:

- ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
- NO NET INCREASE IN STORMWATER RUN-OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
- THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.

UTILITY NOTE:

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

GRADING QUANTITIES:	CUT	FILL
HOUSE PAD	650	--
DRIVEWAY	--	60
REAR PATIO	110	--
REAR YARD GRADING	80	--
TOTAL	840	60

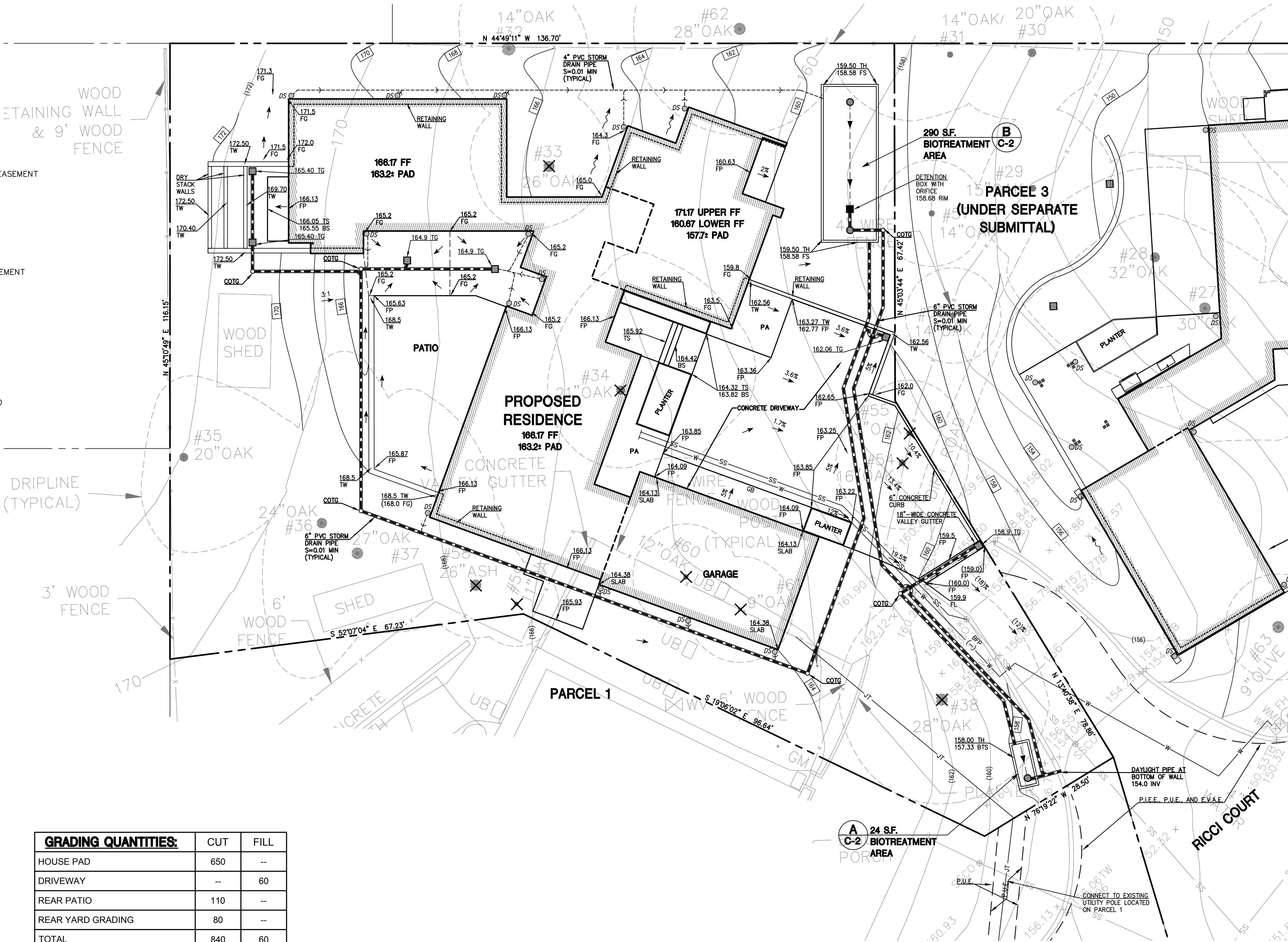
TOTAL EARTHWORK = 840 + 60 = 900 C.Y. ±
EXPORT = 840 - 60 = 780 C.Y. ±

NOTE:

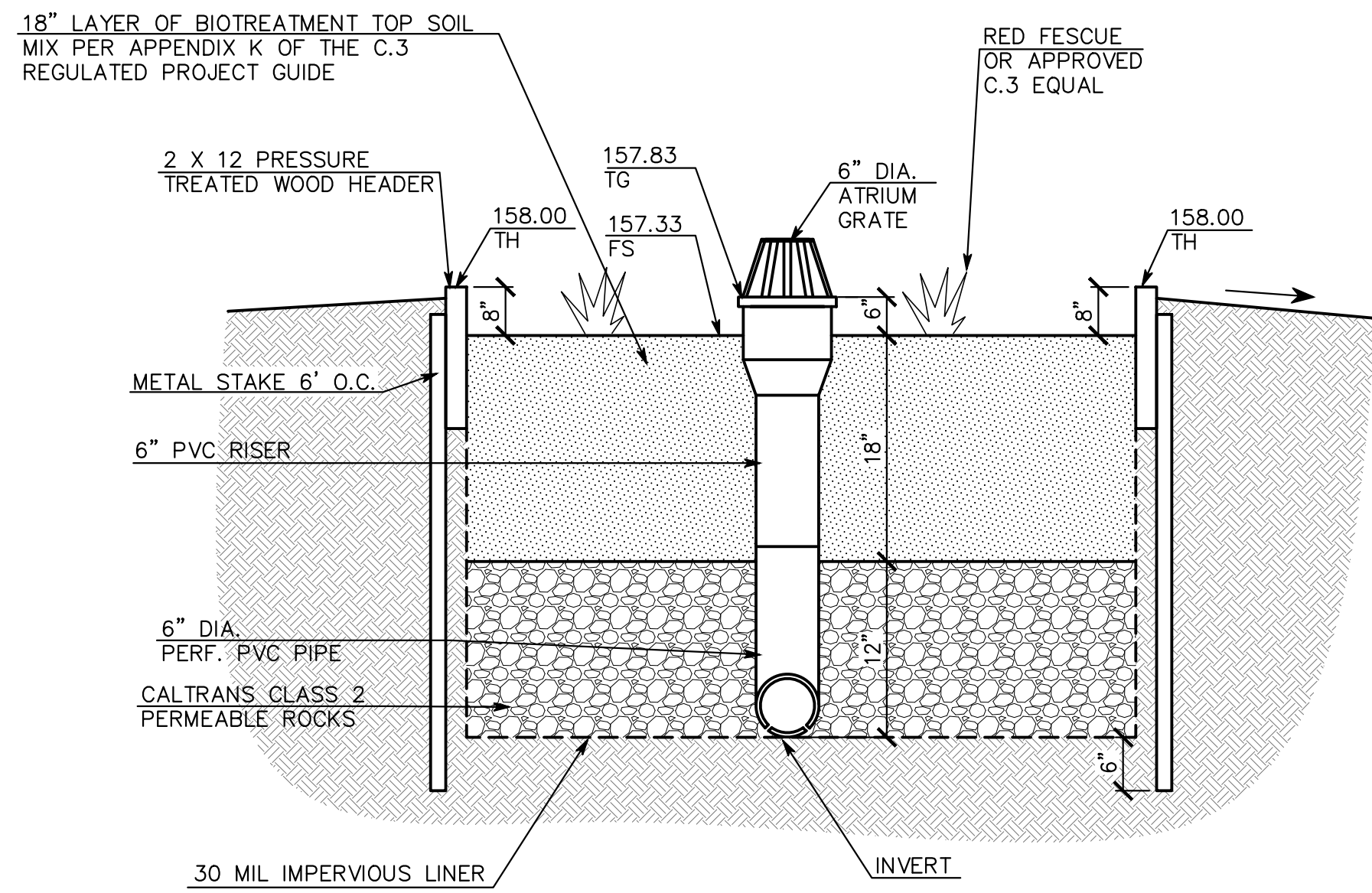
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SURVEY NOTE:

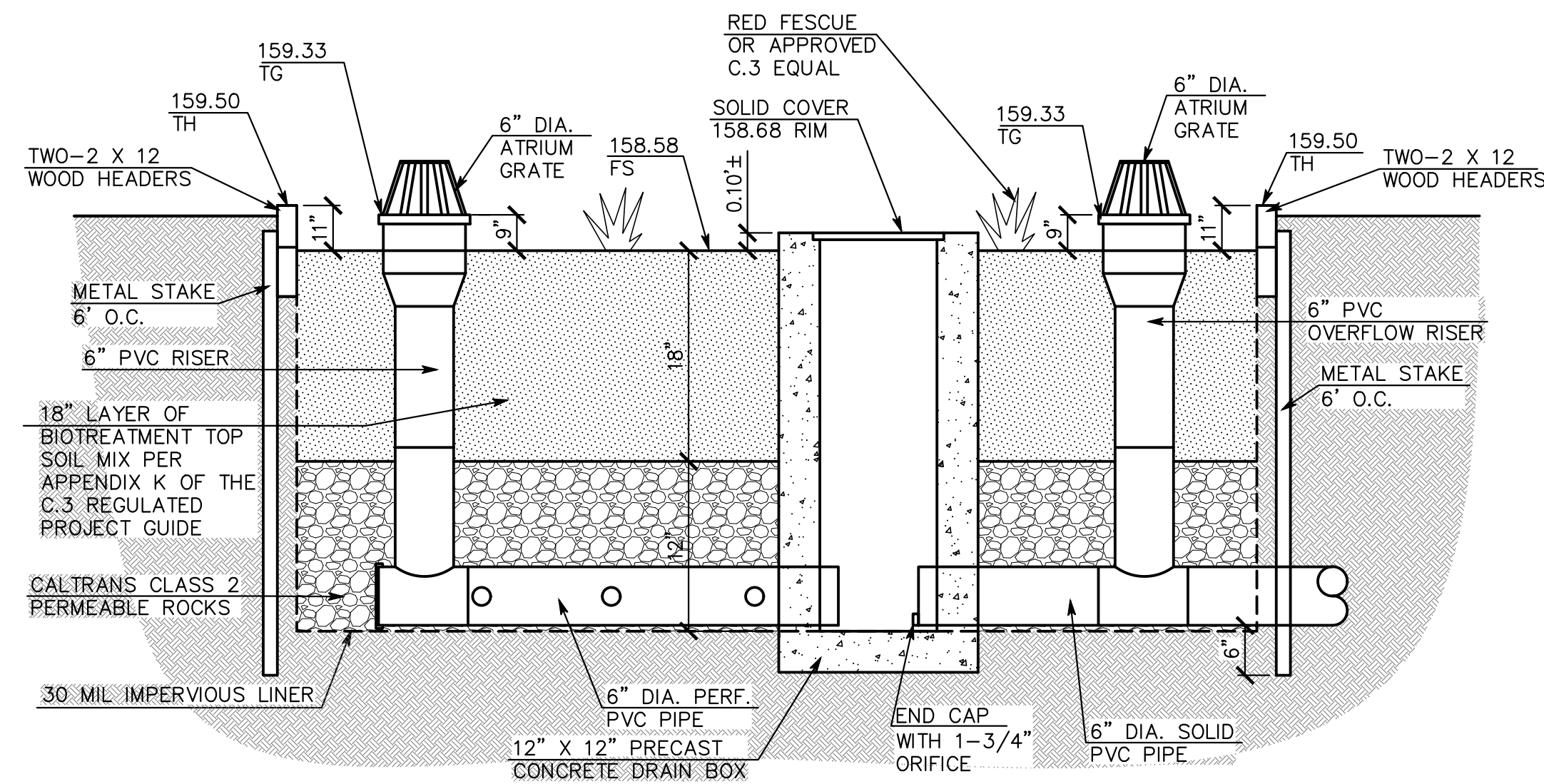
THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A "TOPOGRAPHIC SURVEY" PLAN PREPARED BY LEA & BRAZE ENGINEERING, INC., JOB NO. 2040896, DATED 12-23-04 AND REVISED 07-05-18. ADDITIONAL INFORMATION WAS ADDED BY MACLEOD AND ASSOCIATES ON 11-26-24 & 01-17-25.



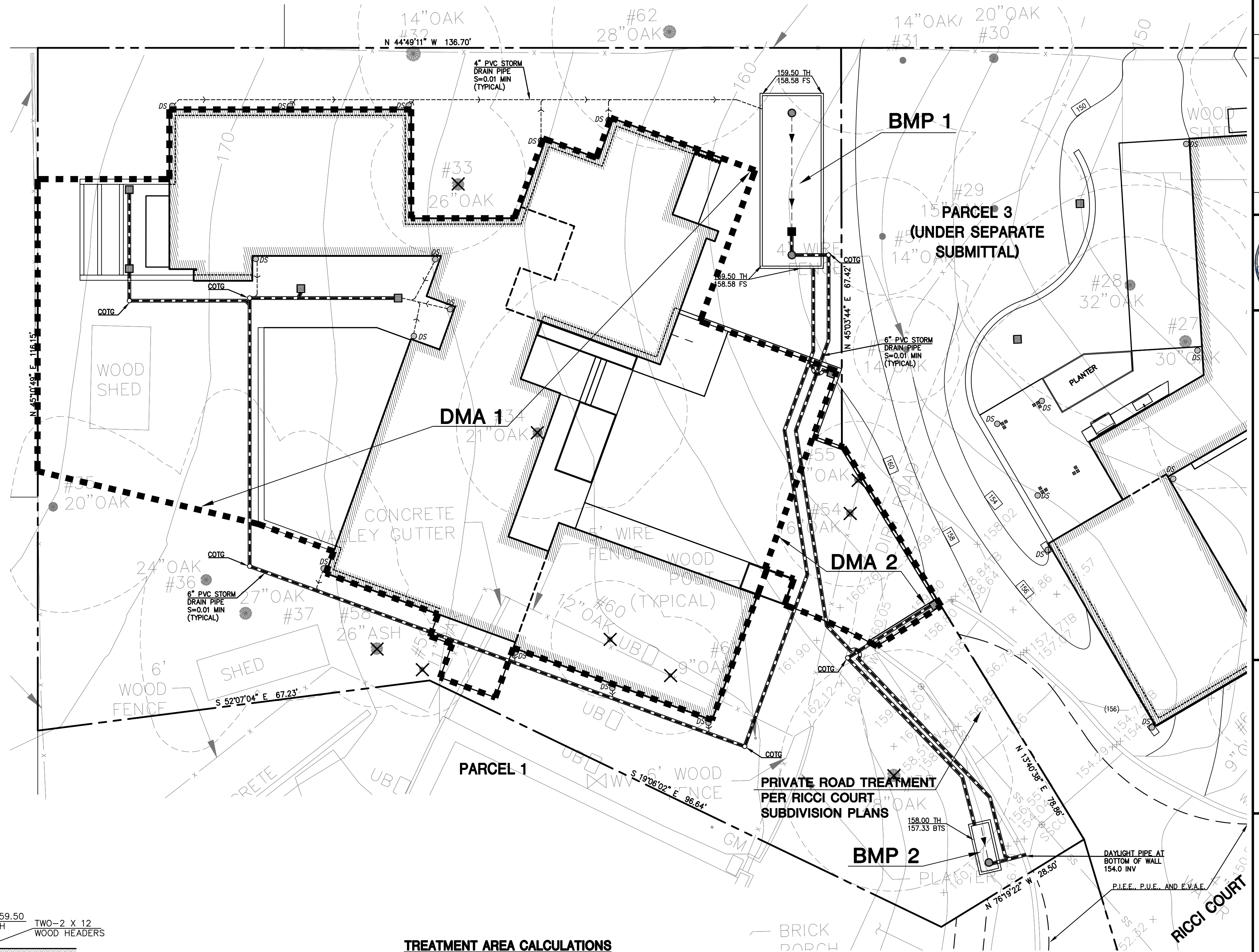
REGISTERED PROFESSIONAL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA	REVISIONS REV. DESCRIPTION BY: DATE:
PREPARED FOR: ERNST DEVELOPMENT	
DRAWN BY: DJK DESIGNED BY: DJK CHECKED BY: DGM SCALE: 1"=10' DATE: 01-07-25 DRAWING NO. 5727-P2GRAD SHEET C-1 2 OF 5	



A BIOTREATMENT AREA 2 DETAIL
(NOT TO SCALE)

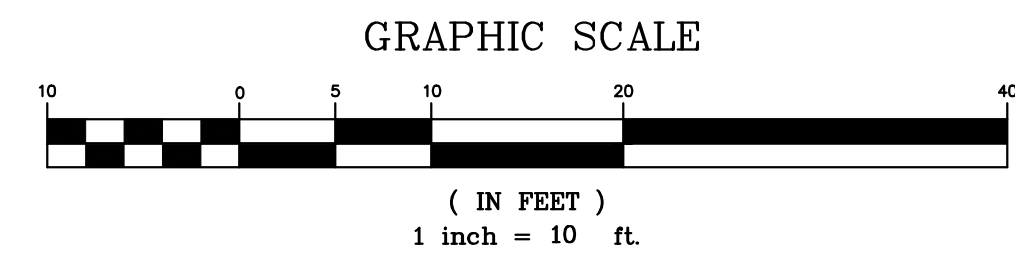
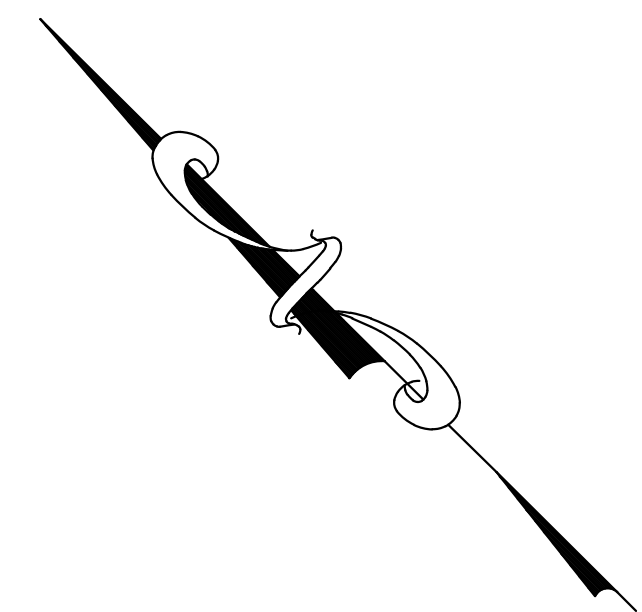


B BIOTREATMENT AREA 1 DETAIL
SCALE: (NOT TO SCALE)



TREATMENT AREA CALCULATIONS

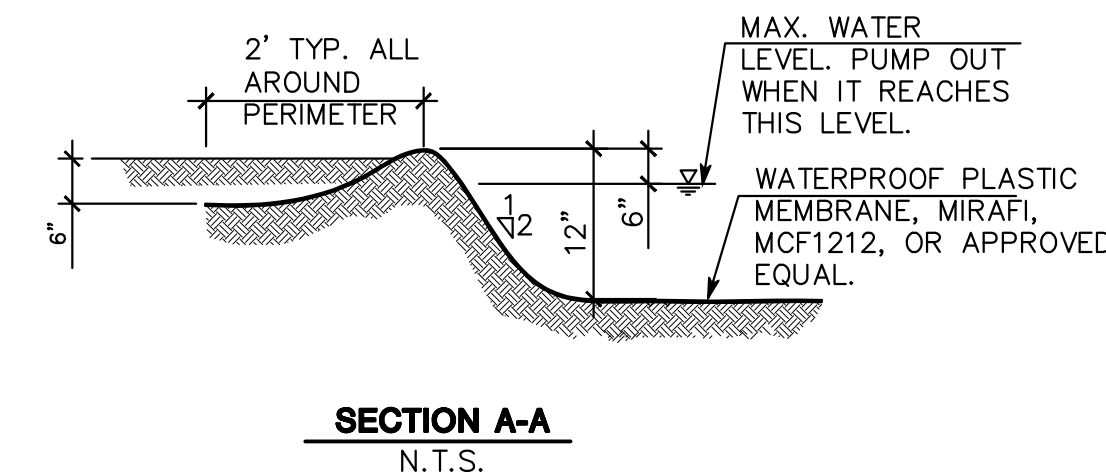
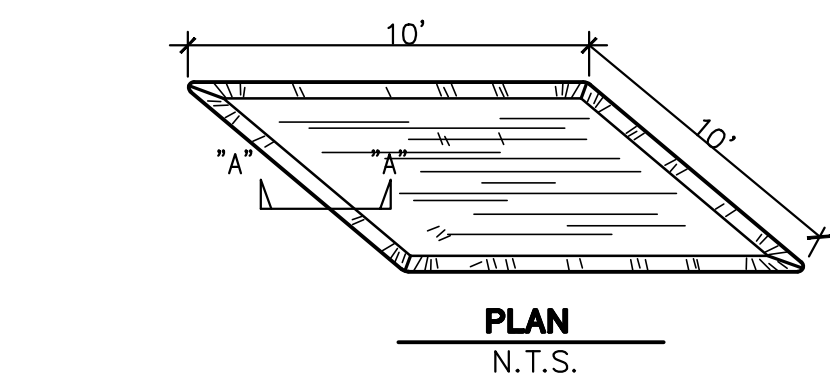
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP METHOD	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)
1	6,946	2,480	BIOTREATMENT AREA	288	290
2	580	0	BIOTREATMENT AREA	23	24



DATE:	BY:	DESCRIPTION:	REV:

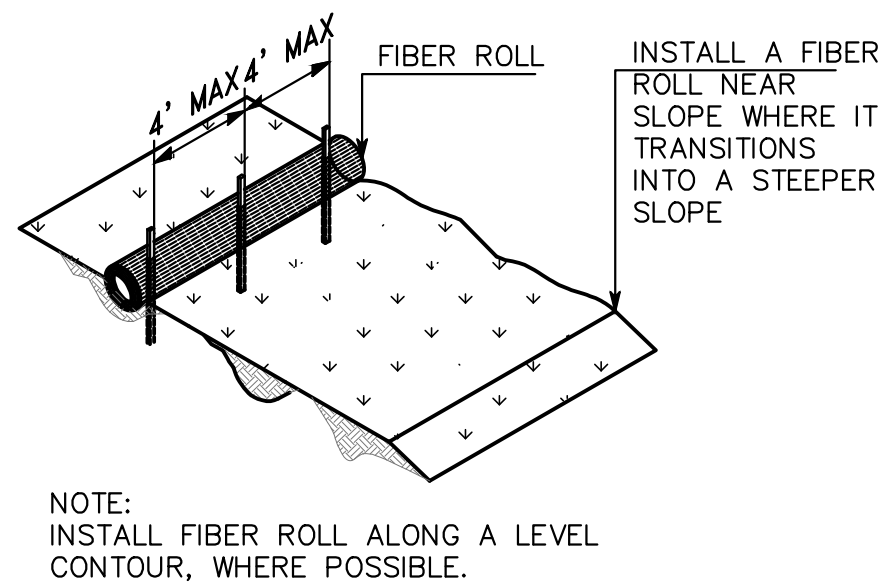
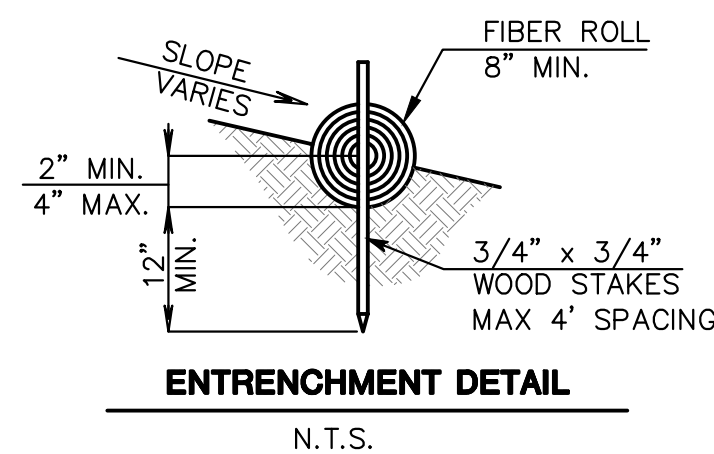
MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:	ERNST DEVELOPMENT
PROJECT:	PARCEL 2 - RICCI COURT 1750 CORDILLERAS ROAD UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	01-07-25
DRAWING NO.	5727-P2GRAD
SHEET	C-2 3 OF 5



A CONCRETE WASHOUT DETAIL

SCALE: (NOT TO SCALE)

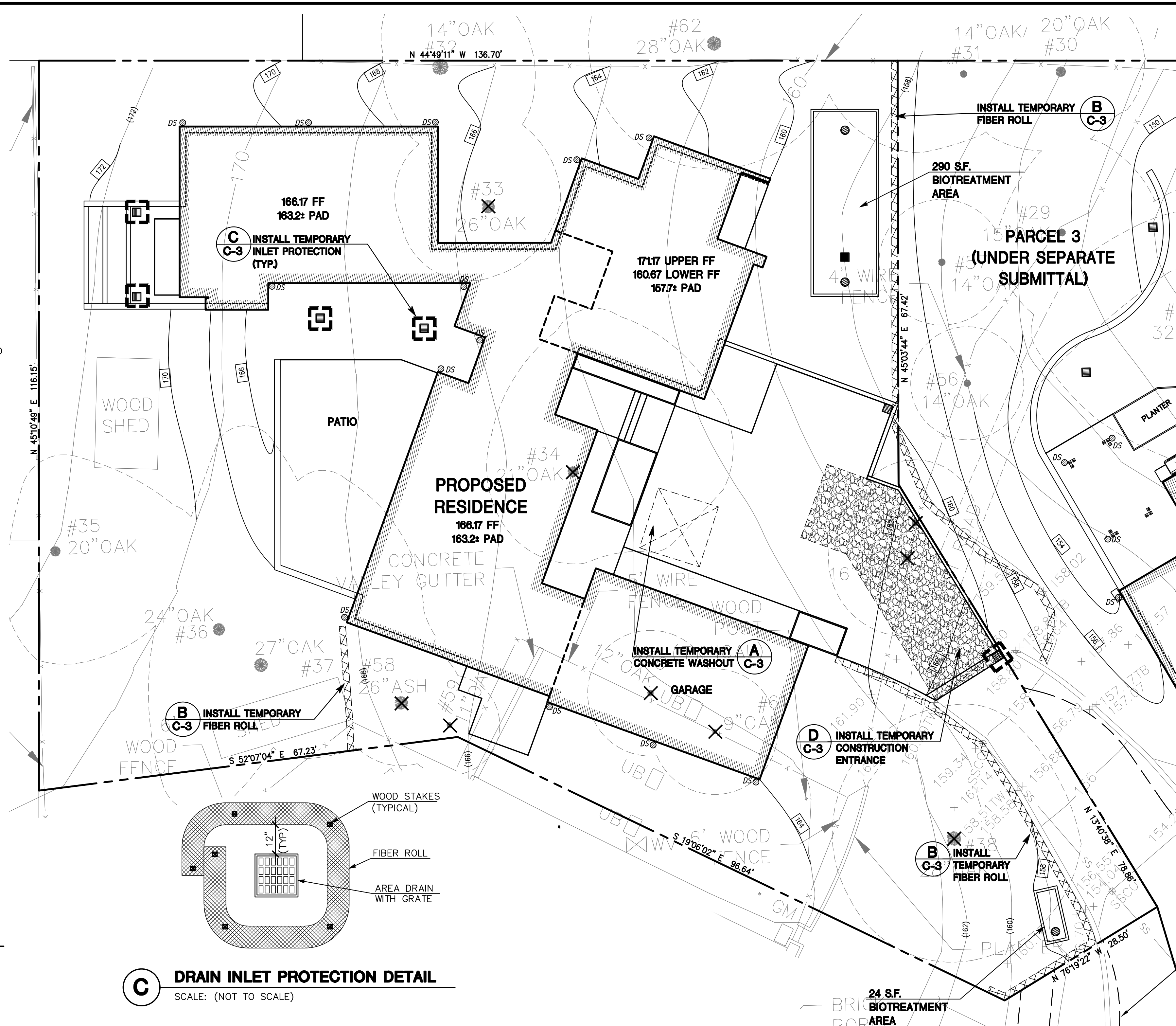


B FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)

C DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)



SAN MATEO COUNTY STANDARD NOTES:

1. EROSION CONTROL POINT OF CONTACT:
DEVELOPER: GARY ERNST
EMAIL: gernst@sbcglobal.net
OFFICE: (650) 444-2080
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

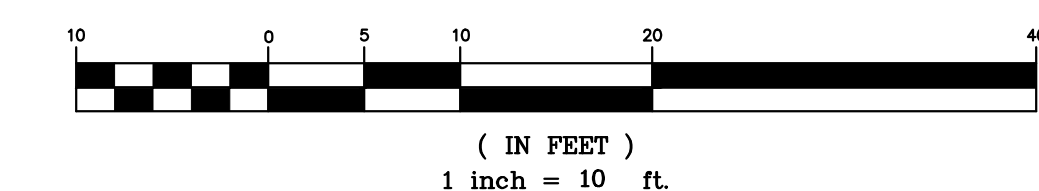
EROSION CONTROL NOTES:

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

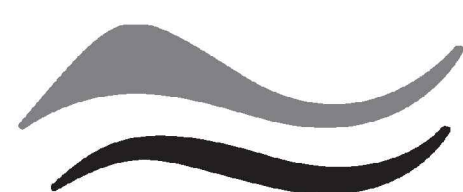
DUST CONTROL NOTES:

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

GRAPHIC SCALE



BY: DATE:	
DESCRIPTION	
REV.	DESCRIPTION
REGISTERED PROFESSIONAL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560	
PREPARED FOR:	ERNST DEVELOPMENT
EROSION AND SEDIMENTATION CONTROL PLAN	PARCEL 2 - RICCI COURT 1750 CORDILLERAS ROAD UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY:	DJK
DESIGNED BY:	DJK
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SCALE:	1"=10'
DATE:	01-07-25
DRAWING NO.	5727-P2GRAD
SHEET	C-3 4 OF 5



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

☐ 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.

- ## Hazardous Materials

- ## Waste Management

- ### Construction Entrances and Perimeter

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- ☐ 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.

- ☐ 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).

- ## Contaminated Soils

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- ### Sawcutting & Asphalt/Concrete Removal

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|--|--|---|--|------|-------------|-----|-------|
| CONSTRUCTION BEST
MANAGEMENT PRACTICES PLAN

PARCEL 2 - RICCI COURT
1750 CORDILLERAS ROAD
UNINCORPORATED SAN MATEO COUNTY
CALIFORNIA | PREPARED FOR:

ERNST DEVELOPMENT |  | 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580 | REV. | DESCRIPTION | BY: | DATE: |
| | DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: NONE
DATE: 01-07-25
DRAWING NO.
5727-P2GRAD
SHEET | | | | | | |

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