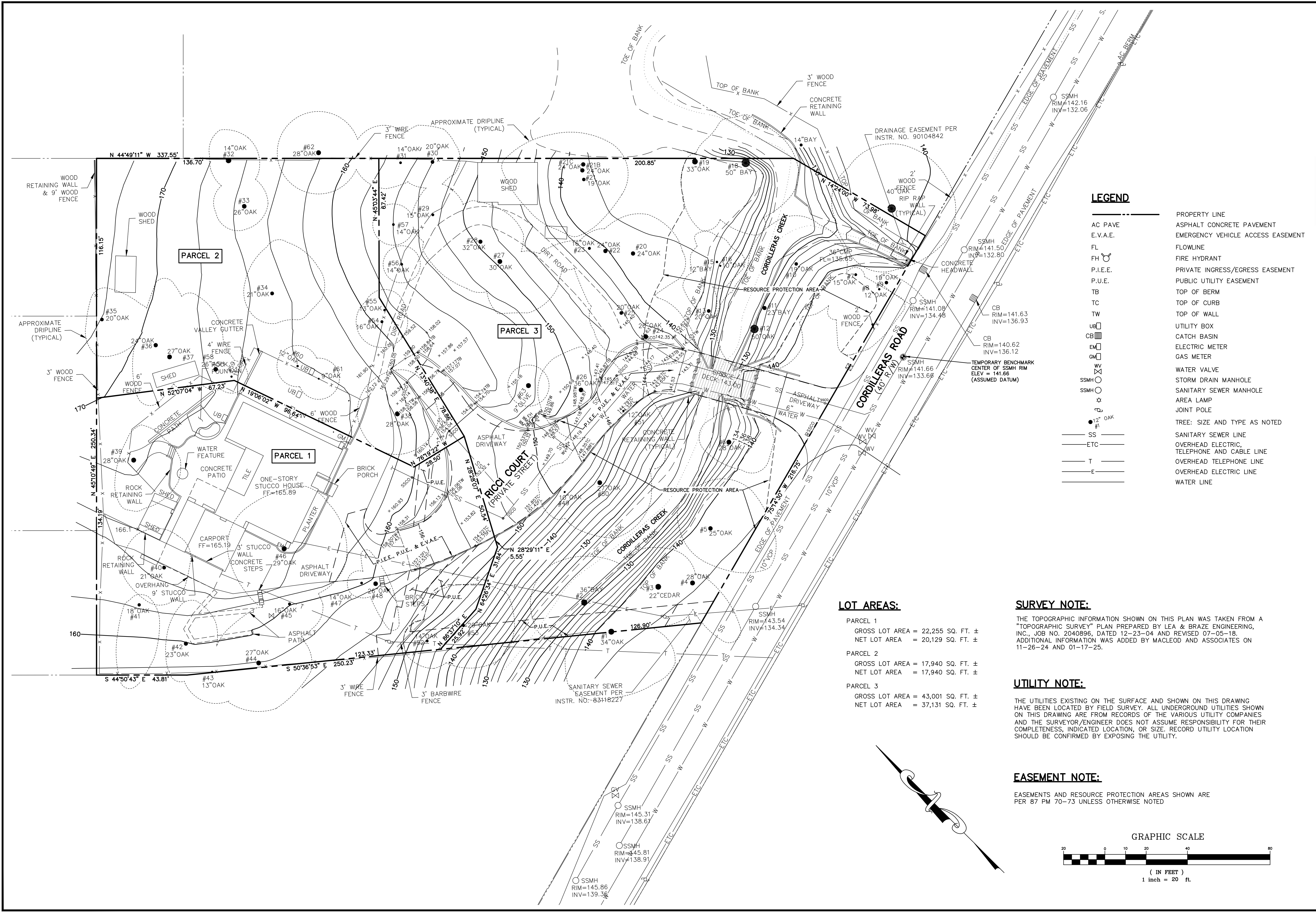




LEGEND

- | | |
|----------|---|
| AC PAVE | PROPERTY LINE |
| E.V.A.E. | ASPHALT CONCRETE PAVEMENT |
| FL | EMERGENCY VEHICLE ACCESS EASEMENT |
| FH | FLOWLINE |
| P.I.E.E. | FIRE HYDRANT |
| P.U.E. | PRIVATE INGRESS/EGRESS EASEMENT |
| TB | PUBLIC UTILITY EASEMENT |
| TC | TOP OF BERM |
| TW | TOP OF CURB |
| UB | TOP OF WALL |
| CB | UTILITY BOX |
| EM | CATCH BASIN |
| GM | ELECTRIC METER |
| WV | GAS METER |
| SSMH | WATER VALVE |
| SSMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| SSMH | AREA LAMP |
| SSMH | JOINT POLE |
| SSMH | TREE: SIZE AND TYPE AS NOTED |
| SSMH | SANITARY SEWER LINE |
| SSMH | OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINE |
| SSMH | OVERHEAD TELEPHONE LINE |
| SSMH | OVERHEAD ELECTRIC LINE |
| SSMH | WATER LINE |

LOT AREAS:

- PARCEL 1
GROSS LOT AREA = 22,255 SQ. FT. ±
NET LOT AREA = 20,129 SQ. FT. ±
- PARCEL 2
GROSS LOT AREA = 17,940 SQ. FT. ±
NET LOT AREA = 17,940 SQ. FT. ±
- PARCEL 3
GROSS LOT AREA = 43,001 SQ. FT. ±
NET LOT AREA = 37,131 SQ. FT. ±

SURVEY NOTE:

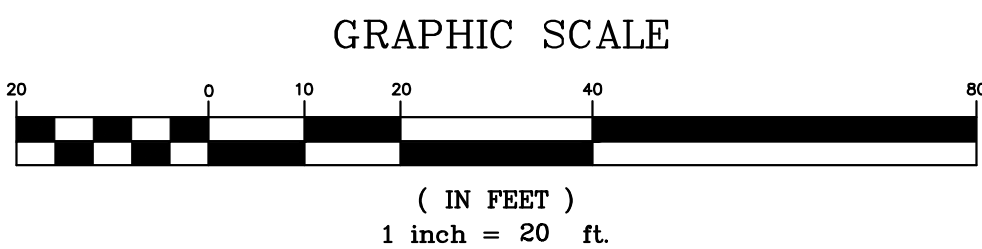
THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A "TOPOGRAPHIC SURVEY" PLAN PREPARED BY LEA & BRAZE ENGINEERING, INC., JOB NO. 2040896, DATED 12-23-04 AND REVISED 07-05-18. ADDITIONAL INFORMATION WAS ADDED BY MACLEOD AND ASSOCIATES ON 11-26-24 AND 01-17-25.

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.

EASEMENT NOTE:

EASEMENTS AND RESOURCE PROTECTION AREAS SHOWN ARE PER 87 PM 70-73 UNLESS OTHERWISE NOTED



TOPOGRAPHIC SURVEY PLAN		DRAWN BY: DJK	
RICCI COURT 1750 CORDILLERAS ROAD VOL 87 PM, PGS 70-73		DESIGNED BY: ---	
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA		CHECKED BY: DGM	
		SCALE: 1"=20'	
		DATE: 01-21-25	
		DRAWING NO. 5727-TOP0	
		SHEET C-0	
		1 OF 5	

PREPARED FOR:
ERNST DEVELOPMENT

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

NO. 5304
DANIEL G. MACLEOD
LICENSED LAND SURVEYOR
STATE OF CALIFORNIA

REV.	DESCRIPTION	BY:	DATE:

BFP	PROPERTY LINE
BS	BACKFLOW PREVENTER
	BOTTOM OF STEP
DS	DOWNSPOUT
DS	DOWNSPOUT WITH CONCRETE SPLASHBLOCK
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
____JT____	JOINT TRENCH LINE
____SS____	SANITARY SEWER LINE
____W____	WATER LINE
	SURFACE RUNOFF DIRECTION
	VEGETATED SWALE
	DRAIN INLET

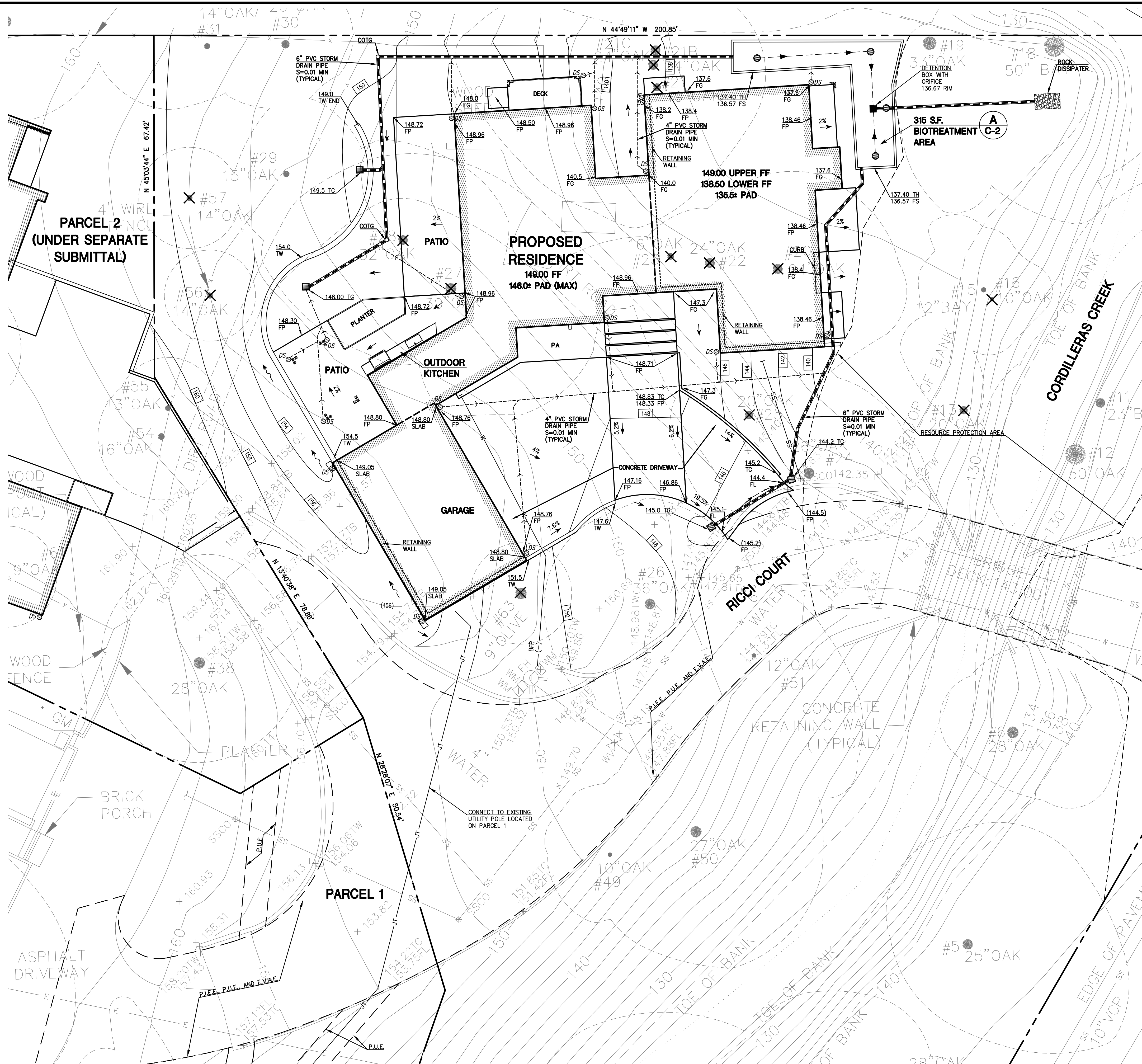
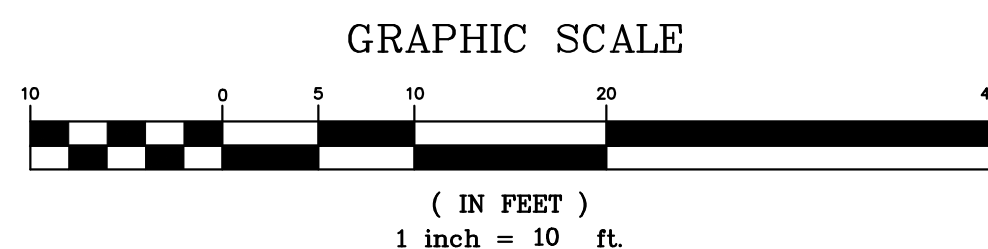
1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. 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.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
7. NO NET INCREASE IN STORMWATER RUN-OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
8. THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.

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.

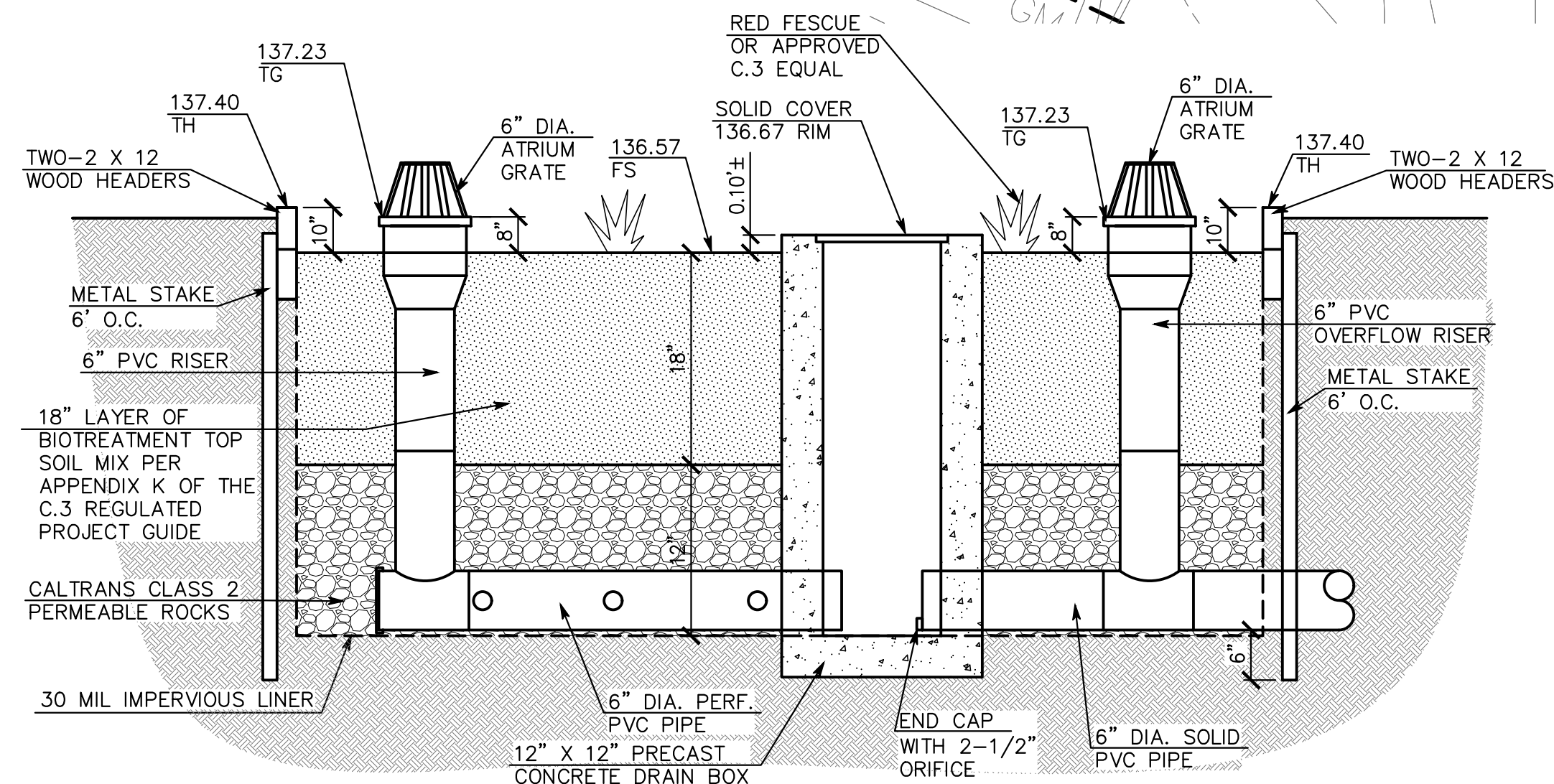
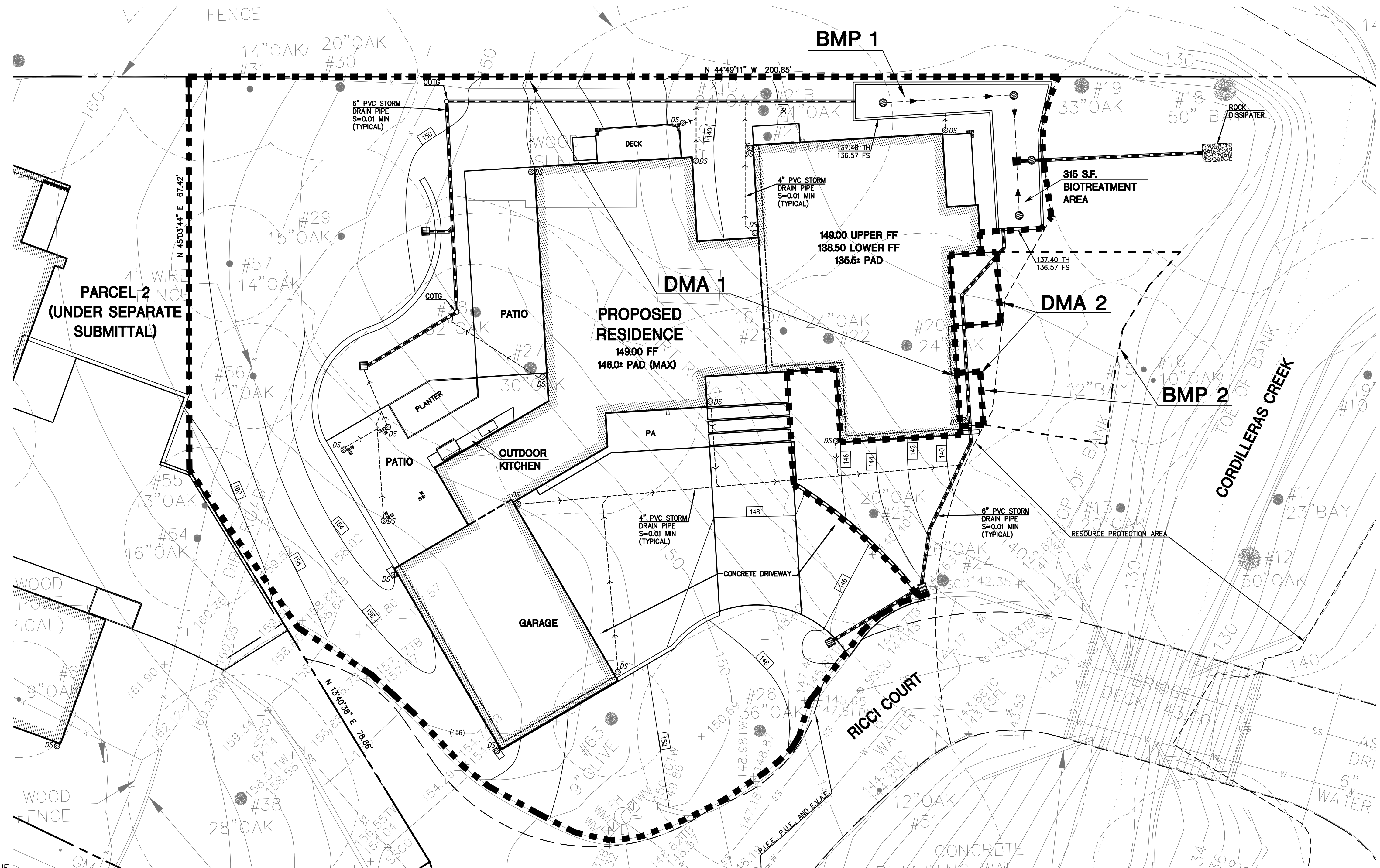
<u>GRADING QUANTITIES:</u>	CUT	FILL
HOUSE PAD	290	--
GARAGE PAD	225	--
DRIVEWAY	130	35
REAR PATIO	170	--
YARD GRADING	70	75
TOTAL	885	110

TOTAL EARTHWORK = 885 + 110 = 995 C.Y. ±
EXPORT = 885 - 110 = 775 C.Y. ±

NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS
PLAN ARE FOR INFORMATION ONLY.
CONTRACTORS ARE TO PERFORM THEIR
OWN QUANTITY TAKE OFF'S.

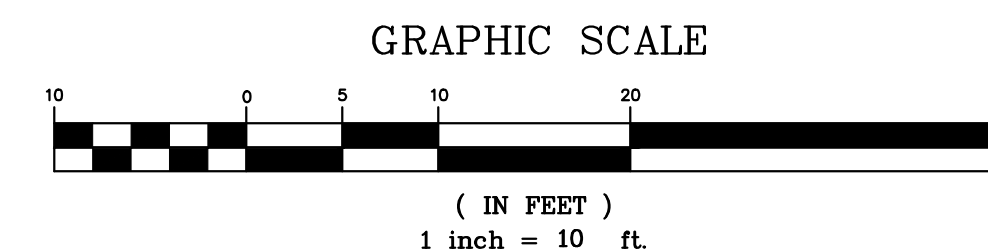
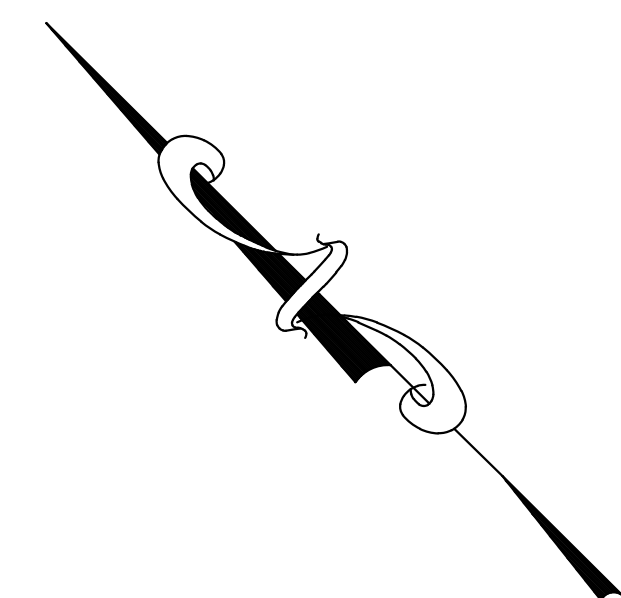


THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A "TOPOGRAPHIC SURVEY" PLAN PREPARED BY LEA & BRAZE ENGINEERING, INC., JOB NO. 2040896, DATED 12-23-04 AND REVISED 07-05-18. ADDITIONAL INFORMATION WAS ADDED BY MACLEOD AND ASSOCIATES ON 11-26-24.



TREATMENT AREA CALCULATIONS

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP METHOD	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)
1	7,109	6,944	BIOTREATMENT AREA	312	315
2	114	0	SELF RETAINING LANDSCAPE	57	743



A BIOTREATMENT AREA DETAIL

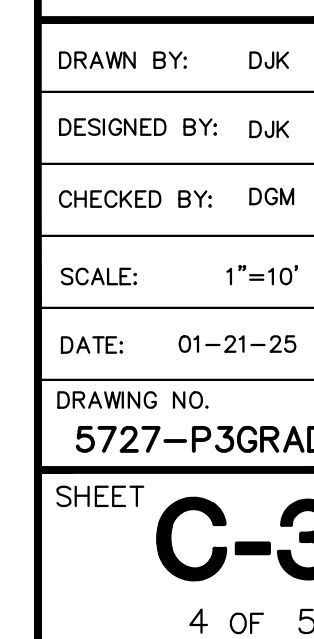
SCALE: (NOT TO SCALE)

DATE:	
BY:	
DESCRIPTION	
REV.	

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
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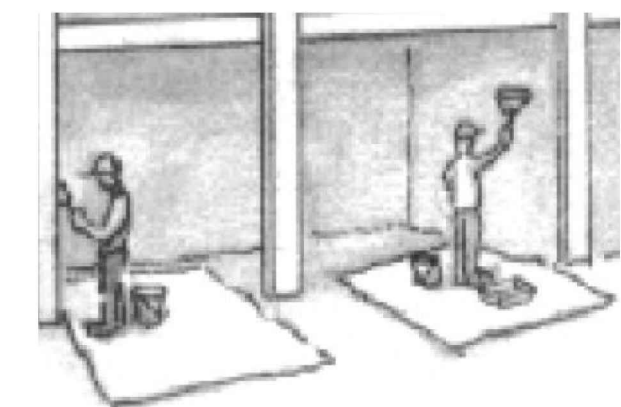
PREPARED FOR:	ERNST DEVELOPMENT
PROJECT:	PRELIMINARY STORMWATER MANAGEMENT PLAN PARCEL 3 - RICCI COURT 1750 CORDILLERAS ROAD UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	01-21-25
DRAWING NO.	5727-P3GRAD
SHEET	C-2
	3 OF 5

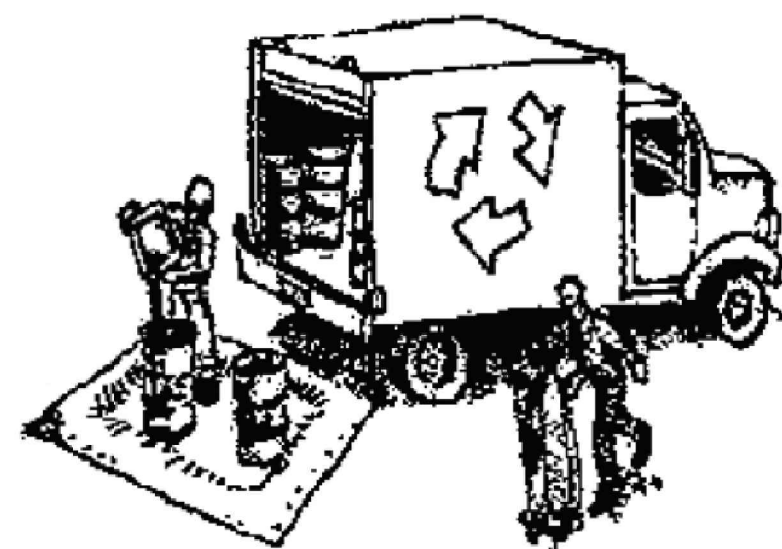




Painting & Paint Removal



Equipment Management & Spill Control



Earthmoving



Paving/Asphalt Work



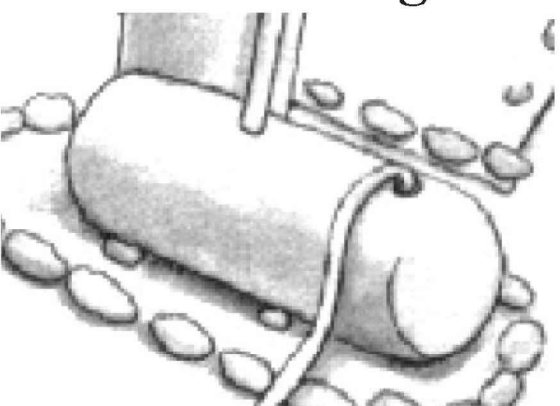
Concrete, Grout & Mortar Application



Painting Cleanup and Removal

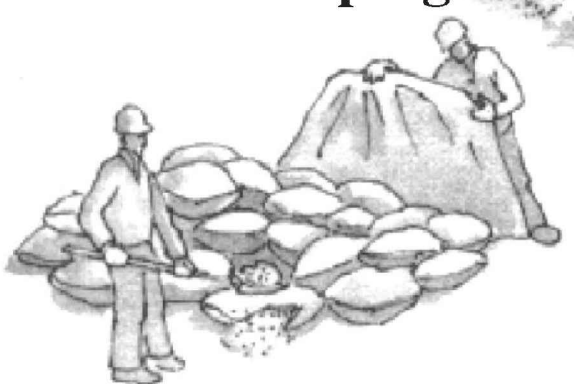
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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.

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.

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.

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).

☐ Schedule grading and excavation work

- 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.

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

[illegible]