

TENTATIVE PARCEL MAP

FLOCAS COURT PM No. _____

THREE LOT SUBDIVISION WITH REMAINDER PARCEL

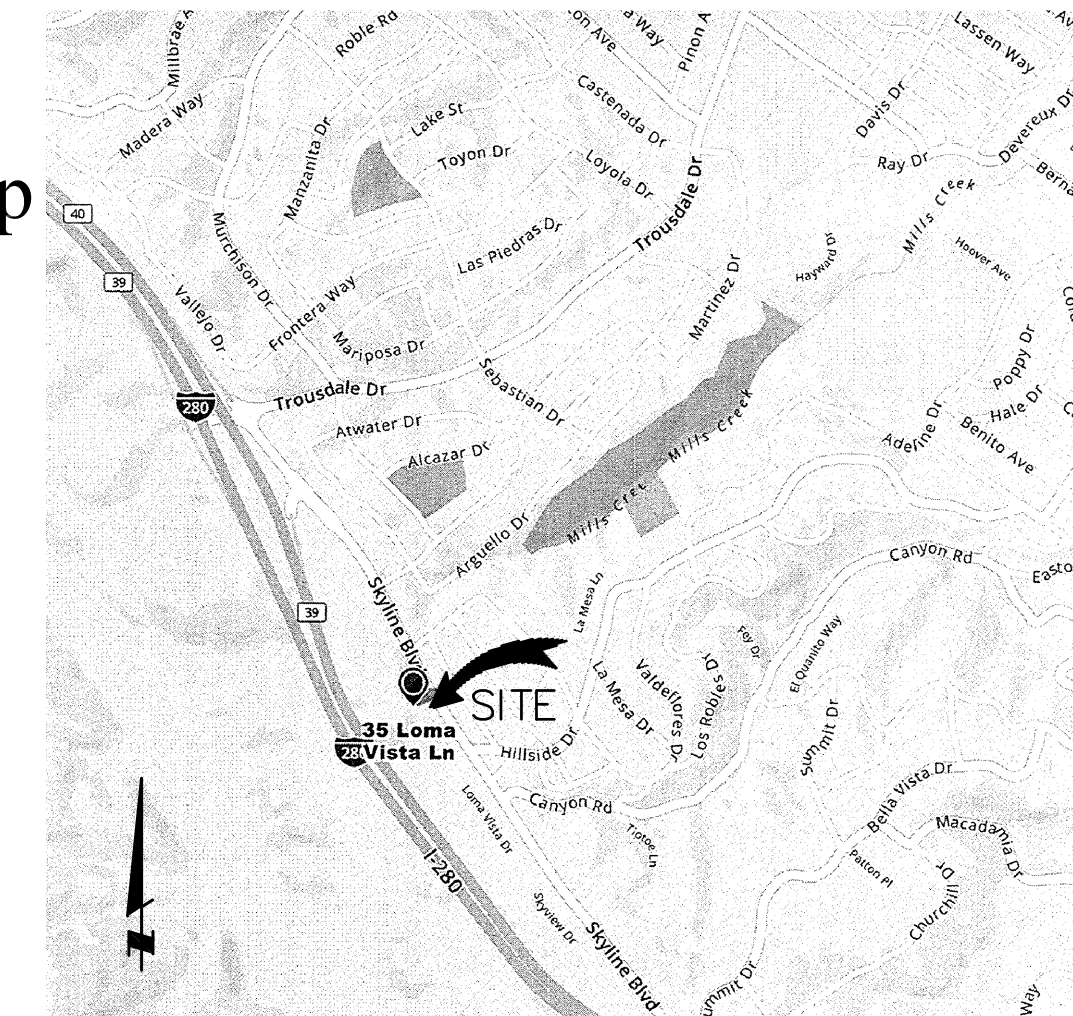
Being a Resubdivision of a Portion of Lot 5 of That Certain Map Entitled "Rick's Buri Buri Ridge" filed for Record In Volume 123 of Maps at Pages 78 - 80 (APN 027-011-130)

BASIS OF BEARINGS: THE BEARING SOUTH 48°48' WEST BETWEEN FOUND MONUMENTS IN THE SOUTHEASTLY LINE OF LOT 5 OF TRACT No. 919 AS DEPICTED ON THE MAP ENTITLED "RICK'S BURI BURI RIDGE" RECORDED IN VOLUME 123 OF MAPS AT PAGES 78 THROUGH 80 WAS USED AS THE BASIS OF ALL BEARING SHOWN HEREON.

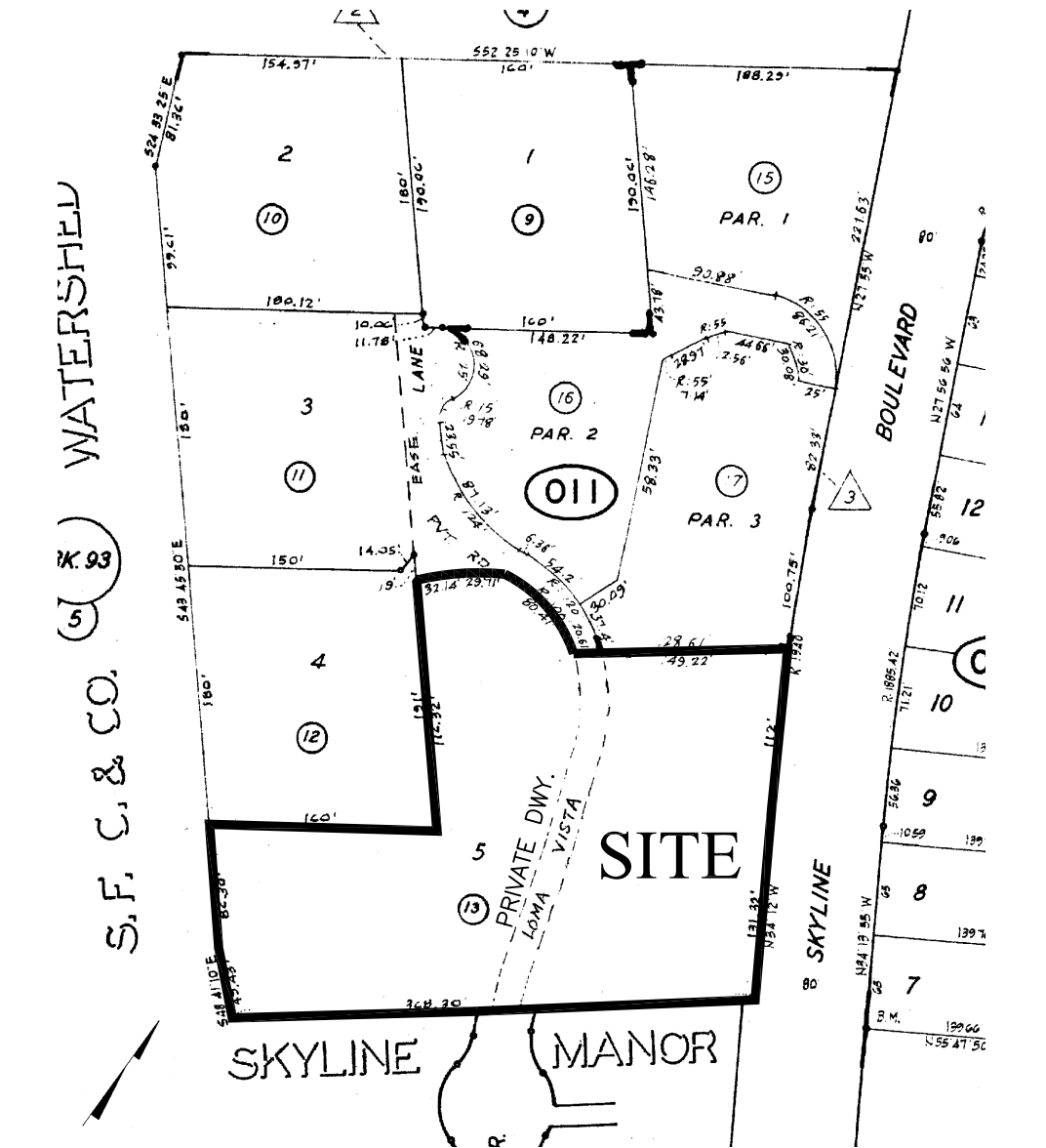
BENCHMARK: USGS MONUMENT, TOP OF HEADWALL 20'± SOUTHEAST OF ALBERTA GLEN ROAD ON THE WESTERLY SIDE OF SKYLINE BOULEVARD.

CONTOUR INTERVAL: 1 FOOT (TYP.). CONTOURS ARE BASED ON AERIAL PHOTOGRAMMETRY FLOW IN 2017 BY CAL AERO. AUGMENTED BY GROUND SHOTS AND SPECIFIC TREE LOCATIONS FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY JOHN SEACE DATED 2015.

EXISTING UTILITY INFORMATION: UTILITIES SHOWN ARE APPROXIMATE BASED ON SURFACE OBSERVATION AND RECORD DATA PROVIDED BY THE CITY OF BURLINGAME, UTILITY INFORMATION FROM UTILITY PLAN PREPARED BY DALE A. SCHMIDT, "CONDIT&ALGER" MAPPING EXISTING & PROPOSED UTILITIES, DATED JUNE 6, 1991 (REV. 10-13-91) AND U.S.A. MARKINGS. ALL INFORMATION SHOULD BE VERIFIED DURING DEVELOPMENT OF NEW PARCELS.



VICINITY MAP N.T.S.



PARCEL MAP LOCATION N.T.S.

OWNERS: ALEX AND MARIA FLOCAS
25 LOMA VISTA LANE
BURLINGAME, CA 94180
Phone: 650-740-4278
EMAIL: alex@GTFCPA.com

ZONING: CURRENTLY R1 - S9
PROPOSED R1 - S9

USE: CURRENTLY VACANT
PROPOSED RESIDENTIAL

STATEMENT OF IMPROVEMENTS:

THE TENTATIVE MAP PROPOSES THE SUBDIVISION OF THE EXISTING VACANT PARCEL KNOWN AS LOT 5 (A.K.A. PARCEL 5) FOR THE RICK'S BURI BURI RIDGE FINAL MAP RECORDED IN VOLUME 123 OF MAPS AT PAGES 78 THROUGH 80 (APN 027-011-130). THE PROPERTY WILL BE DIVIDED INTO 4 PARCELS. THREE PARCELS FRONTING SKYLINE BOULEVARD (SR35) ARE BEING DEVELOPED FOR CUSTOM HOMES. INFORMATION SHOWN ON THE MAP HAS BEEN DEVELOPED TO PROVIDE ACCESS AND UTILITY INFRASTRUCTURE FOR THE 3 LOTS FACING SKYLINE BOULEVARD, IN ACCORDANCE WITH THE COUNTY OF SAN MATEO DEVELOPMENT STANDARDS, THE CITY OF BURLINGAME DEVELOPMENT STANDARDS AND THE STATE OF CALIFORNIA TRANSPORTATION STANDARDS (I.E. CALTRANS STANDARDS). IMPROVEMENTS ARE AS FOLLOWS, BUT NOT LIMITED TO: PRIVATE SEWER COLLECTION SYSTEM, PRIVATE FIRE HYDRANT, PERVIOUS PAVEMENT ACCESS DRIVEWAY, DESIGNATED BIO RETENTION AREAS, REAR & SIDE YARD REDWOOD FENCING, REMOVAL OF 11 TREES RANGING IN SIZE OF 6" TO 33", WATER SERVICES, DESIGNATED INDIVIDUAL LOT STORM WATER DETENTION, ASPHALT ACCESS DRIVEWAY WAY APRON, DRIVEWAY CULVERT, PAVEMENT SHOULDER WIDENING, ROCKED DRAINAGE SWALES, AND VEGETATED DRAINAGE SWALES.

STATEMENT OF PROPOSED UTILITIES:

UTILITY IMPROVEMENTS WILL BE MADE OFF EXISTING MAIN SERVICES WITHIN LOMA VISTA LANE OR ON SKYLINE BOULEVARD. THE FINAL CONNECTION SIZES AND LOCATIONS SHALL BE REVIEWED AND PERMITTED BY THE UTILITY AGENCY THAT GOVERNS THE SPECIFIC UTILITY DURING THE TENTATIVE DEVELOPMENT PHASE. ALL WORK WITHIN SKYLINE BOULEVARD SHALL BE PERMITTED WITH CITY OF BURLINGAME AND THE STATE OF CALIFORNIA TRANSPORTATION DEPARTMENT (I.E. CALTRANS). ALL UTILITY WORK WITHIN THE PUBLIC UTILITY EASEMENT ON LOMA VISTA LANE SHALL BE PERMITTED WITH THE CITY OF BURLINGAME AND THE COUNTY OF SAN MATEO. WORK THE COUNTY OF SAN MATEO SHALL BE PROVIDED COPIES OF ALL APPROVALS.

GENERAL PLAN:

CURRENT ZONING IS HILLSIDE RESIDENTIAL R1-S9 AND WILL REMAIN HILLSIDE RESIDENTIAL R1-S9, COUNTY OF SAN MATEO.

WATER QUALITY STATEMENT:

PROPOSED IMPROVEMENTS ARE SUBJECT TO STATE, COUNTY AND LOCAL WATER QUALITY, STORM WATER CONTROL, AND EROSION/SEDIMENT CONTROL REQUIREMENTS. ALL WORK SHALL COMPLY WITH NPDES, BMP'S, AND C-3/C-6 REGULATIONS, AS ENFORCED AND CONDITIONED BY THE COUNTY OF SAN MATEO NO EXISTING WATER WELL IS ON SITE.

GENERAL NOTES:

- TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- TENTATIVE PARCEL MAP: THIS TENTATIVE MAP CONFORMS TO THE REQUIREMENT OF "THE CHECK LIST" OF THE COUNTY OF SAN MATEO.
- TOPOGRAPHY: TOPOGRAPHY IS BASED ON SUPPLEMENTAL FIELD SURVEY PERFORMED BY JOHN SEACE DATED 2015 AND AERIAL SURVEY BY CAL AERO FLOWN IN 2017.
- MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. ALL UTILITIES SHALL BE PLACED BELOW GRADE.
- UTILITY DEDICATIONS: ON-SITE SANITARY SEWER, STORM DRAIN AND WATER SYSTEMS WILL BE PRIVATELY OWNED AND MAINTAINED.
- EASEMENTS: AREA DESIGNATED AS IEE/PUE WILL BE INCLUSIVE OF ALL INGRESS & EGRESS RIGHTS, UTILITY RIGHTS, STORMWATER TREATMENT RIGHTS AND PUBLIC ACCESS RIGHTS. DETAILED DESCRIPTION OF SAID RIGHTS SHALL BE INCLUDED IN THE PROJECT CC&RS, AT TIME OF PARCEL MAP RECORDING.
- FEMA: THE SITE IS WITHIN FLOOD ZONE "X", PANEL 134 OF 150, WHICH DESIGNATES AREAS OF THE 500-YEAR FLOODPLAIN, AREAS OF A 100-YEAR FLOODPLAIN WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A 100-YEAR FLOODPLAIN.
- APPROVAL OF THIS TENTATIVE SHALL BE INCLUSIVE OF AND SUBJECT TO THE WRITTEN CONDITIONS OF APPROVAL BY THE COUNTY OF SAN MATEO AND CITY OF BURLINGAME.
- ALL CREATED PARCELS SHALL HAVE A GROSS LOT AREA EQUAL OR GREATER THE 10,000 S.F.
- ALL WORK WITHIN THE RIGHT OF WAY OF SKYLINE BOULEVARD (SR35) IS SUBJECT TO PERMITTING BY THE STATE OF CALIFORNIA TRANSPORTATION DEPARTMENT (I.E. CALTRANS).
- THE OWNER OF THE REMAINING PORTION OF LOT 5 SHALL ENTER INTO AN AGREEMENT WITH THE CITY OF BURLINGAME TO RE-ESTABLISH ACCESS RIGHTS TO LOMA VISTA DRIVE.

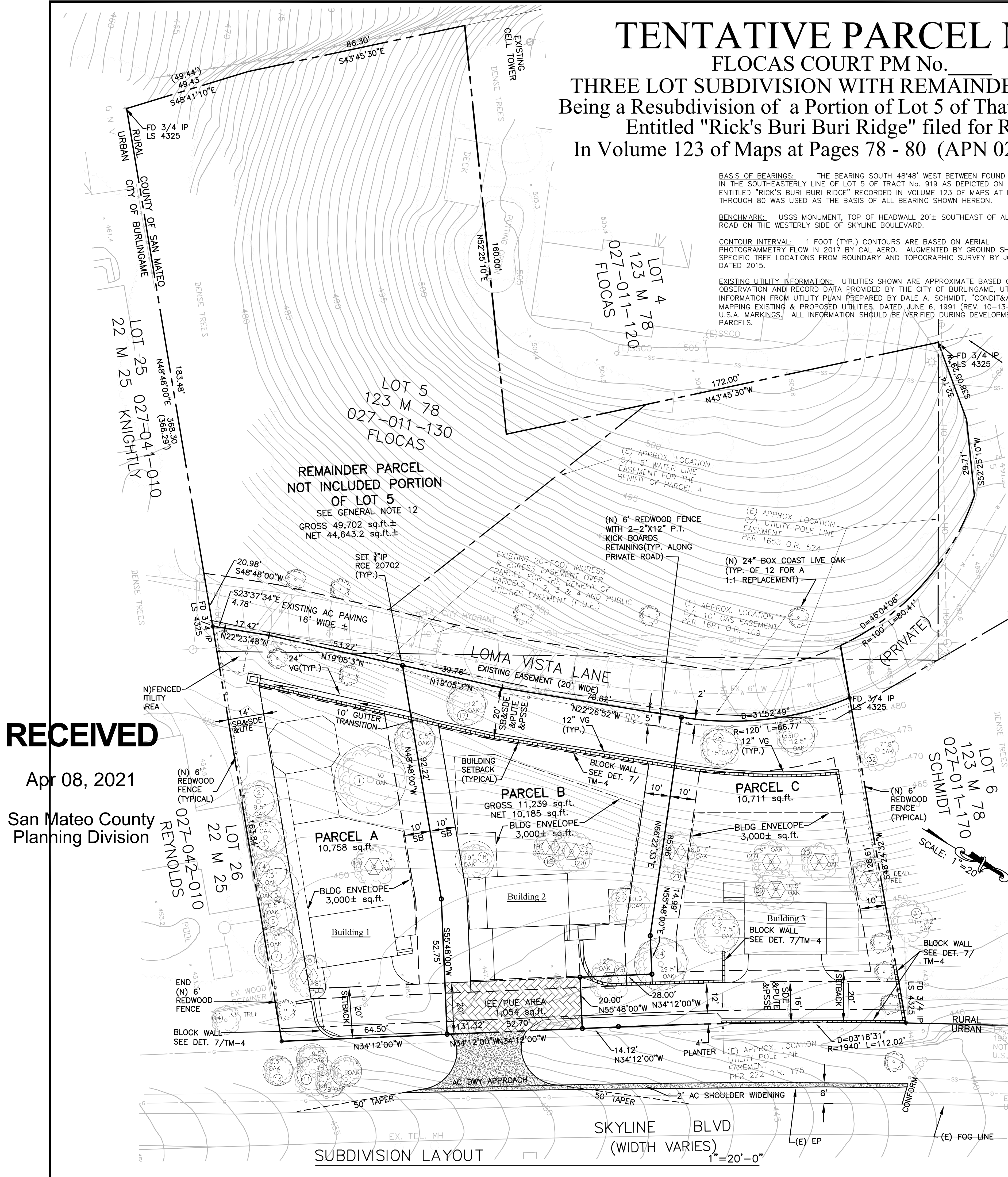
DRAWING INDEX

- TM-0 TENTATIVE MAP, NOTES AND LAYOUT
- TM-1 EXISTING TOPOGRAPHIC SURVEY
- TM-2 GRADING AND DRAINAGE
- TM-3 UTILITY PLAN
- TM-4 CIVIL DETAILS

LEGEND:

- NEW AC DRIVEWAY APPROACH WITHIN SR35 ROW PER CALTRANS ENCROACHMENT PERMIT
- IEE/PUE - EASEMENT FOR ACCESS AND UTILITIES - PERVIOUS PAVEMENT MAINTAINED JOINTLY BY OWNERS
- PRIVATE DRIVEWAY PERVIOUS PAVEMENT TO BE MAINTAINED BY PARCEL OWNER
- ROCK RIP RAP LINED SWALE AREA
- VEGETATED SWALE
- BIO TREATMENT AREA
- EXISTING TREE, TREE NUMBER AND SIZE TO BE REMOVED PER ARBORIST REPORT BY KATIE J. KREBS DATED JUNE 20, 2019 (ORIG. APRIL 24, 2019)
- PRESERVE EXISTING OAK
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- SET 3/4" IRON PIPE MONUMENT W/PLUG & TAG, RCE 20702
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- SANITARY SEWER
- PROPOSED REPLACEMENT TREE (1:1 RATIO) 24" BOX COAST LIVE OAK (QUERCUS AGRIFOLIA)

RECEIVED
Apr 08, 2021
San Mateo County
Planning Division



SUBDIVISION LAYOUT (1"=20'-0")

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
1331 9th County Rd., Suite B
BELMONT, CA 94002
650-333-0103
cliffbechtel@comcast.net

52075

TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
Burlingame
California

CONTENTS:
TITLE AND TENTATIVE MAP

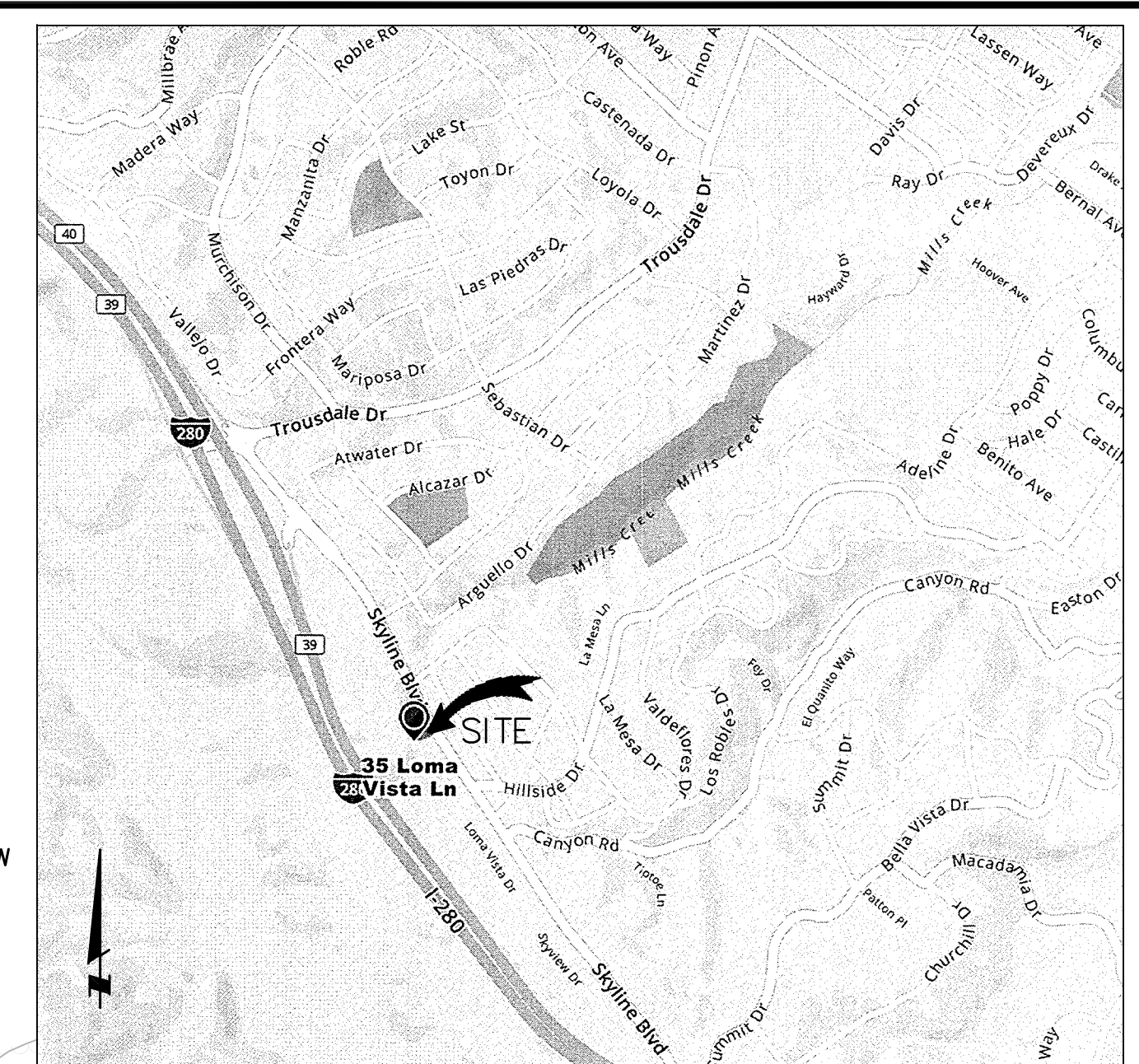
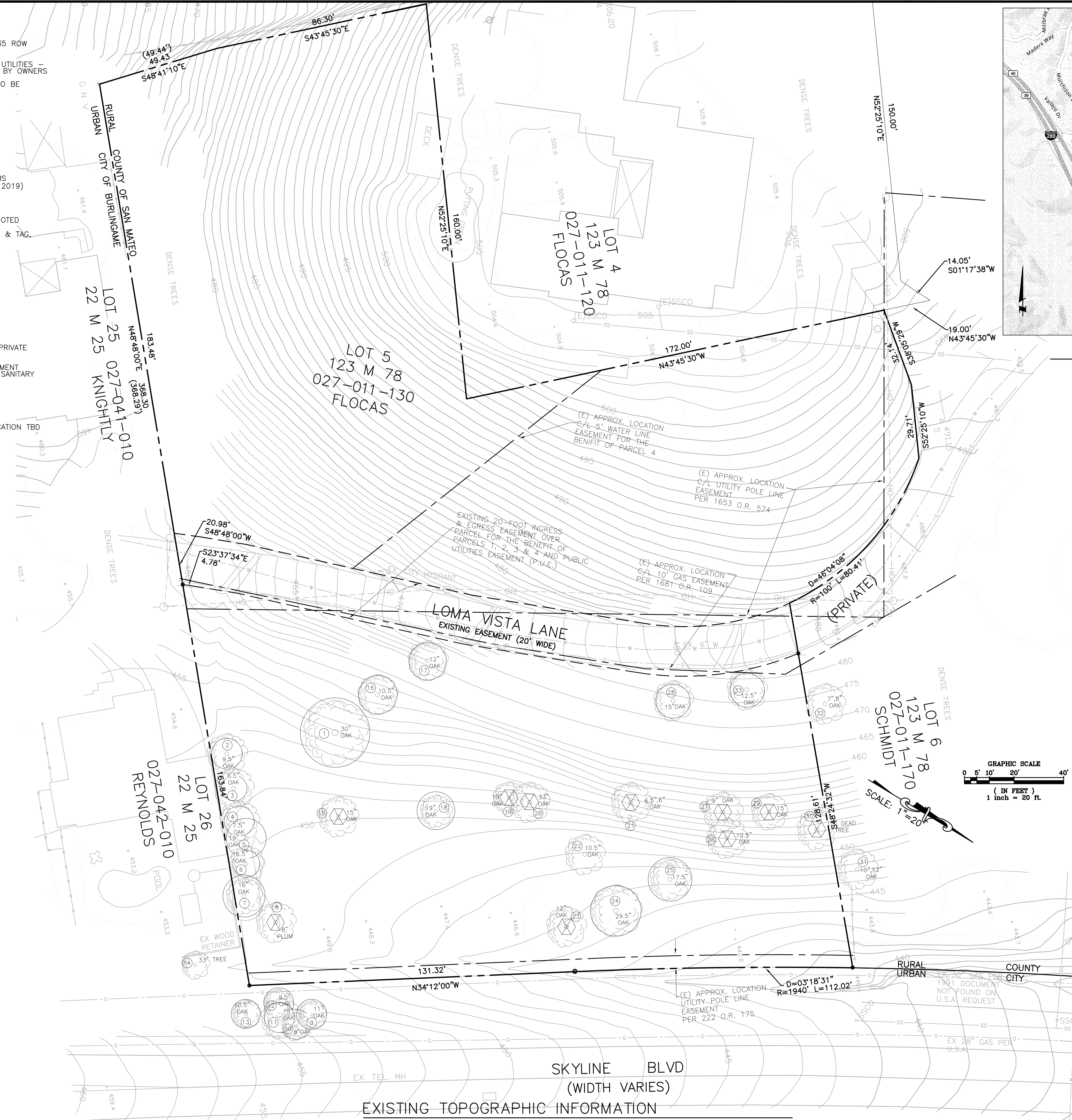
DATE 03/30/21
SCALE AS NOTED

REVISIONS:

DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET NO.
TM-0
OF 5 SHEETS

LEGEND:

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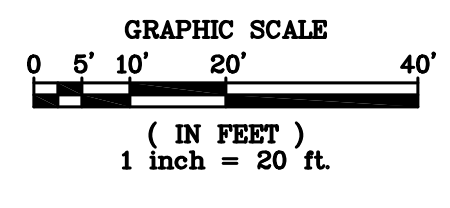
SURVEY NOTES

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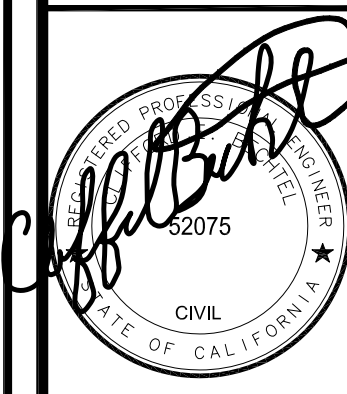
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SCALE: 1"=20'

EXISTING TOPOGRAPHIC INFORMATION 1"=20'-0"

CLIFFORD BECHTEL AND ASSOCIATES
 CLIFFORD BECHTEL, PE
 1331 6th County Rd, Suite B
 BELMONT, CA 94002
 650-333-0103
 cliffbechtel@comcast.net

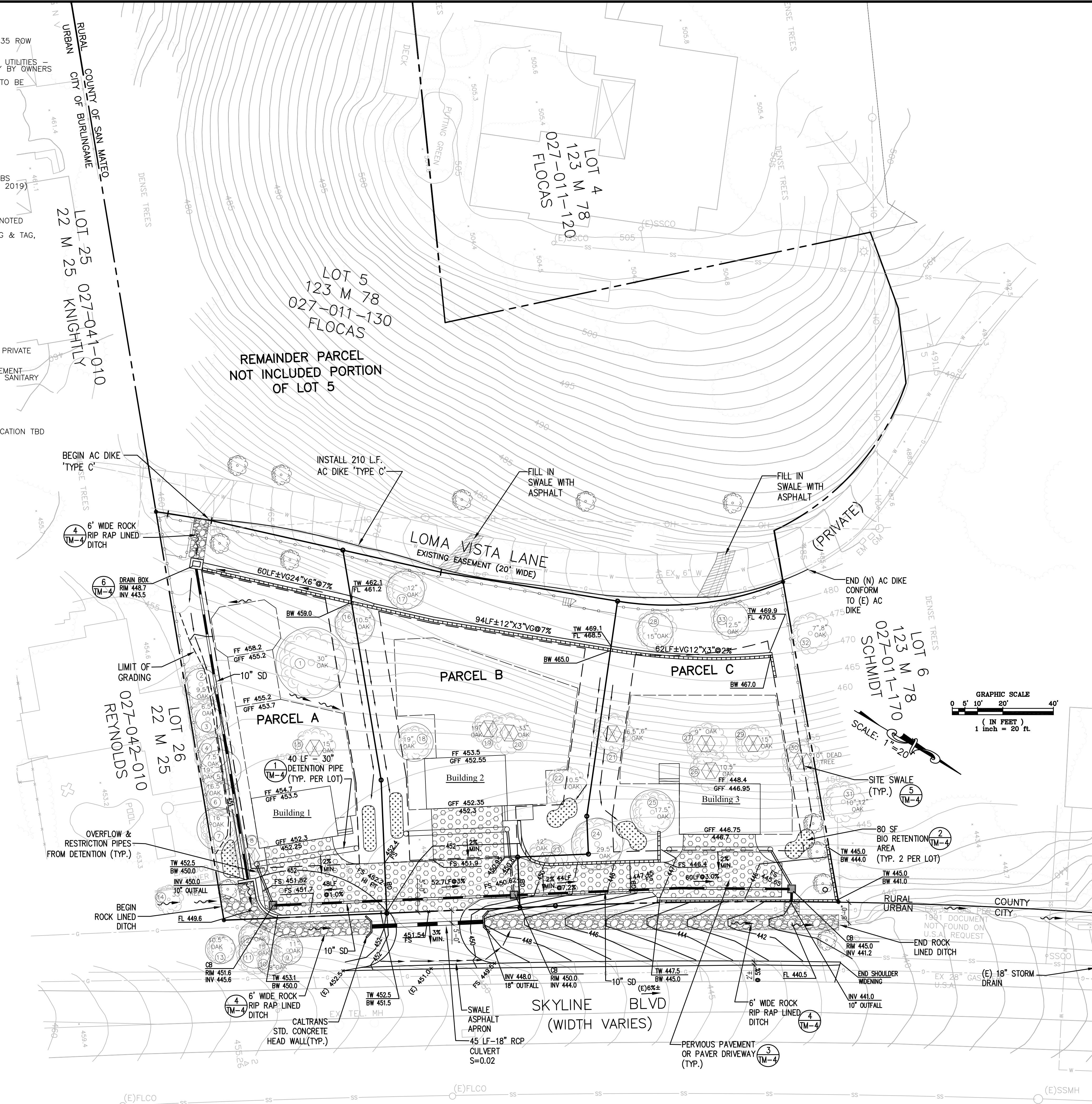


TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY
 Burlingame California

CONTENTS:	
EXISTING TOPOGRAPHIC SURVEY	
DATE	03/30/21
SCALE	AS NOTED
REVISIONS:	
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2020724
SHEET No.	TM-1
OF	5 SHEETS

LEGEND:

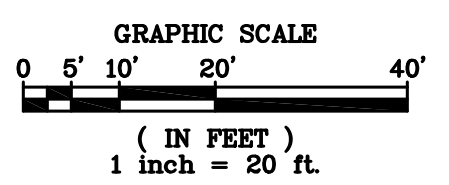
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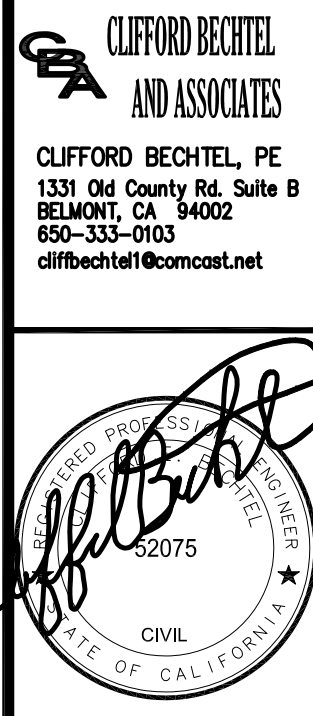
EARTHWORK TABLE	CUT	FILL
PARCEL A		
BUILDING PAD	30 CY	280 CY
PRIVATE DRIVEWAY	0 CY	180 CY
SITE	25 CY	85 CY
PARCEL B		
BUILDING PAD	25 CY	75 CY
PRIVATE DRIVEWAY & ACCESS EASEMENT	0 CY	220 CY
SITE	15 CY	75 CY
PARCEL C		
BUILDING PAD	30 CY	100 CY
PRIVATE DRIVEWAY	0 CY	230 CY
SITE	25 CY	50 CY
SUB-TOTAL PRIVATE PROPERTY	150 CY	1,295 CY
SR35 RIGHT OF WAY (SKYLINE BLVD)	25 CY	50 CY
TOTAL	175 CY	1,345 CY
IMPORT		1,170 CY

SITE DEVELOPMENT GRADING IS ESTIMATED FOR THE DEVELOPMENT AT FINISH GRADE NOTED ON THE TENTATIVE MAP GRADING. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY.

FINAL GRADING WILL BE DEPENDENT ON BUILDING DEVELOPMENT AND BUILDING PERMITS. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.



GRADING & DRAINAGE PLAN 1"=20'-0"



TENTATIVE PARCEL MAP
 35 LOMA VISTA LANE
 SAN MATEO COUNTY
 Burlingame California

CONTENTS:

GRADING & DRAINAGE PLAN
DATE 03/30/21
SCALE AS NOTED
REVISIONS:
DRAWN J.G.
CHECKED C.B.
JOB No. 2020724
SHEET No. TM-2
OF 5 SHEETS

SEE GENERAL NOTES ON SHEET TM-1 AND UTILITY NOTES ON TM-3

LEGEND:

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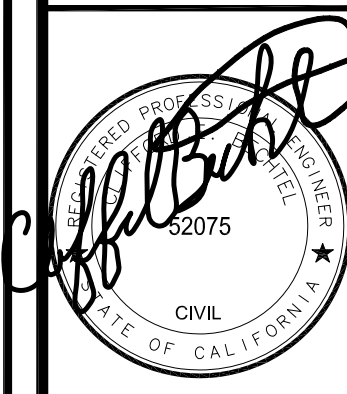


UTILITY PROVIDER:

WATER SUPPLY:	CITY OF BURLINGAME
FIRE PROTECTION:	CDF FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF BURLINGAME
STORM DRAIN:	PACIFIC GAS AND ELECTRIC
GAS:	PACIFIC GAS AND ELECTRIC
ELECTRIC:	AT&T
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

- UTILITY NOTES:**
- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E.
 - CONTRACTOR SHALL TEST THE EXISTING 6" SEWER MAIN AND SERVICE PER ORDINANCE CODE CHAPTER 15.12. AN ENCROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. TESTING INFORMATION IS AVAILABLE AT THE BUILDING COUNTER. THE NEW PRIVATE SEWER MAIN AND LATERALS SHALL BE PERMITTED WITH THE CITY OF BURLINGAME. A NEW 4" SEWER LATERAL AND BACKFLOW DEVICE, PER CITY STANDARD, SHALL BE INSTALLED FOR EACH RESIDENTIAL UNIT. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF BUILDING PERMIT.
 - ALL SEWER WORK TO BE IN CONFORMANCE WITH THE CITY OF BURLINGAME'S STANDARDS.
 - ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE'S SHOULD BE AVOIDED.
 - ALL DOWN SPOUTS SHALL BE DIRECTED TO SPLASH BLOCKS AND CONVEY WATER AWAY FROM HOME. ALL PIPE SHALL BE 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
 - PATIO DRAINS (PD) SHALL BE 6" MINIMUM IN DIAMETER OR WIDTH, STYLE PER LANDSCAPE ARCHITECT'S DIRECTION. AREA DRAINS (AD) SHALL BE 12" NDS (OR EQUIVALENT). DRAIN INLETS (DI) SHALL BE STACKED CHRISTY B9 OR EQUAL.
 - NEW COPPER WATER SERVICE SHALL BE INSTALLED FROM NEW METER TO HOME, PER BURLINGAME WATER DISTRICT STANDARDS. SERVICE & METER SHOULD BE SIZED TO MEET HOME AND HOME FIRE PROTECTION NEEDS. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AS REQUIRED BY CODE AND/OR FIRE SERVICE NEEDS. A PRESSURE REDUCING VALVE SHALL BE INSTALLED AT BUILDING FACE. ALL NEW HOMES SHALL REQUIRED FIRE SPRINKLERS.
 - A NEW FIRE HYDRANT SHALL BE INSTALLED WITHIN THE LIMITS OF OF THE NEW SUB-DIVISION. THE HYDRANT SHALL BE SERVED BY A MINIMUM OF A 6" MAIN, WHICH HAS A DOUBLE BACKFLOW DEVICE WITH A METER, AS APPROVED BY THE CITY OF BURLINGAME. THIS FIRE HYDRANT AND SERVICE LINE SHALL BE A PRIVATELY MAINTAINED BY THE 3 NEW PARCELS.

CLIFFORD BECHTEL AND ASSOCIATES
 CLIFFORD BECHTEL, PE
 1331 96 County Rd. Suite B
 BELMONT, CA 94002
 650-333-0103
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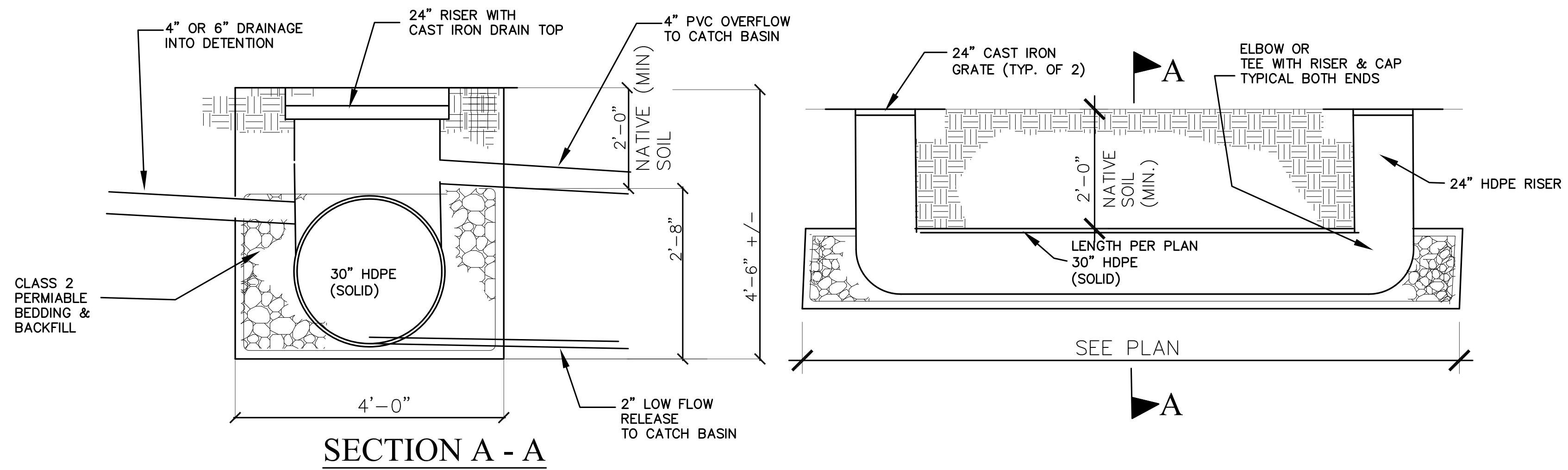
CONTENTS:
 UTILITY PLAN

DATE	03/30/21
SCALE	AS NOTED
REVISIONS:	
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2020724
SHEET NO.	

TM-3
 OF 5 SHEETS

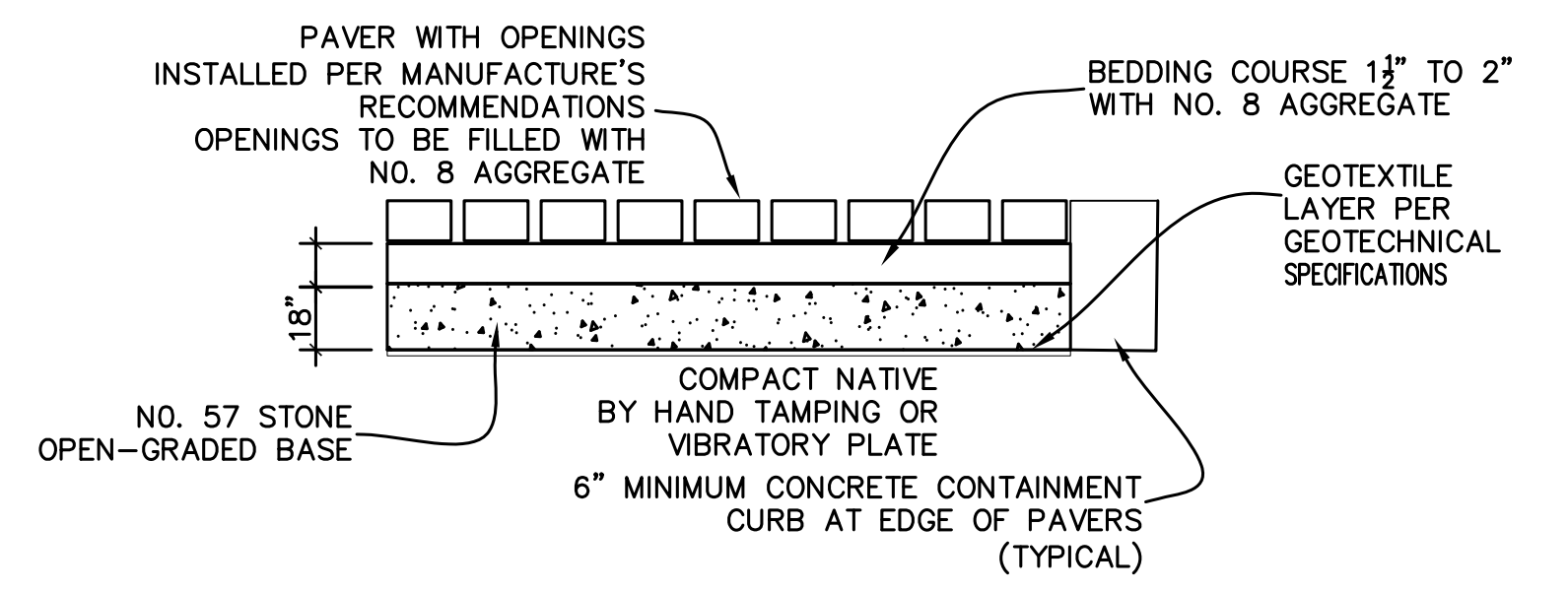
UTILITY PLAN 1"=20'-0"

SEE GENERAL NOTES ON SHEET TM-1 AND UTILITY NOTES ON TM-3

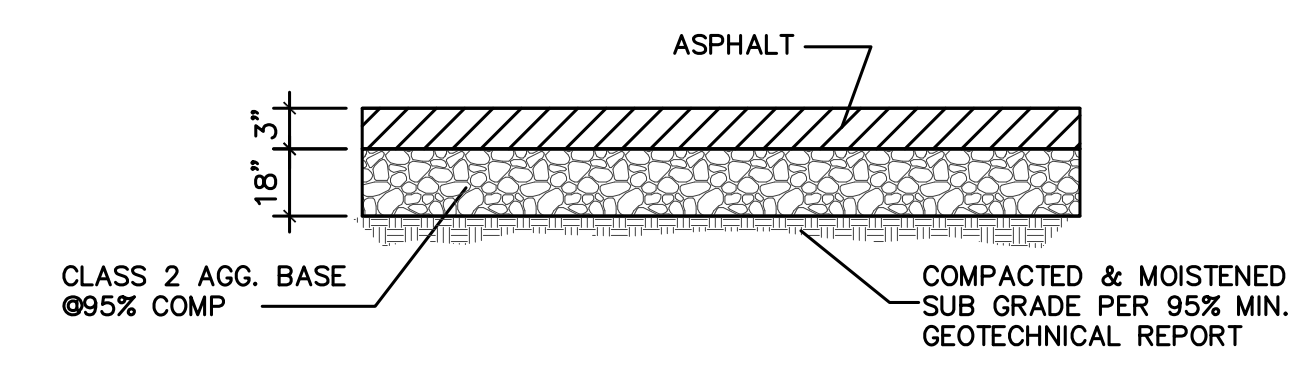


SECTION A - A

1 DETENTION TANK
 NOT TO SCALE

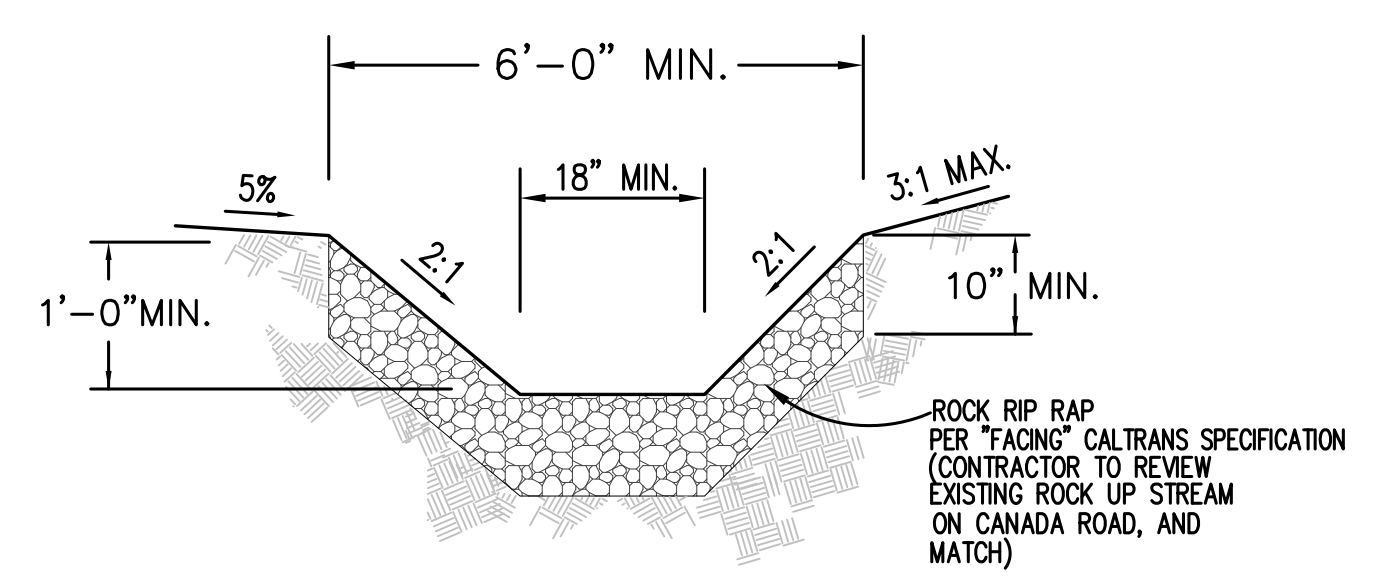


PERVIOUS PAVER DRIVEWAY AND PATIOS

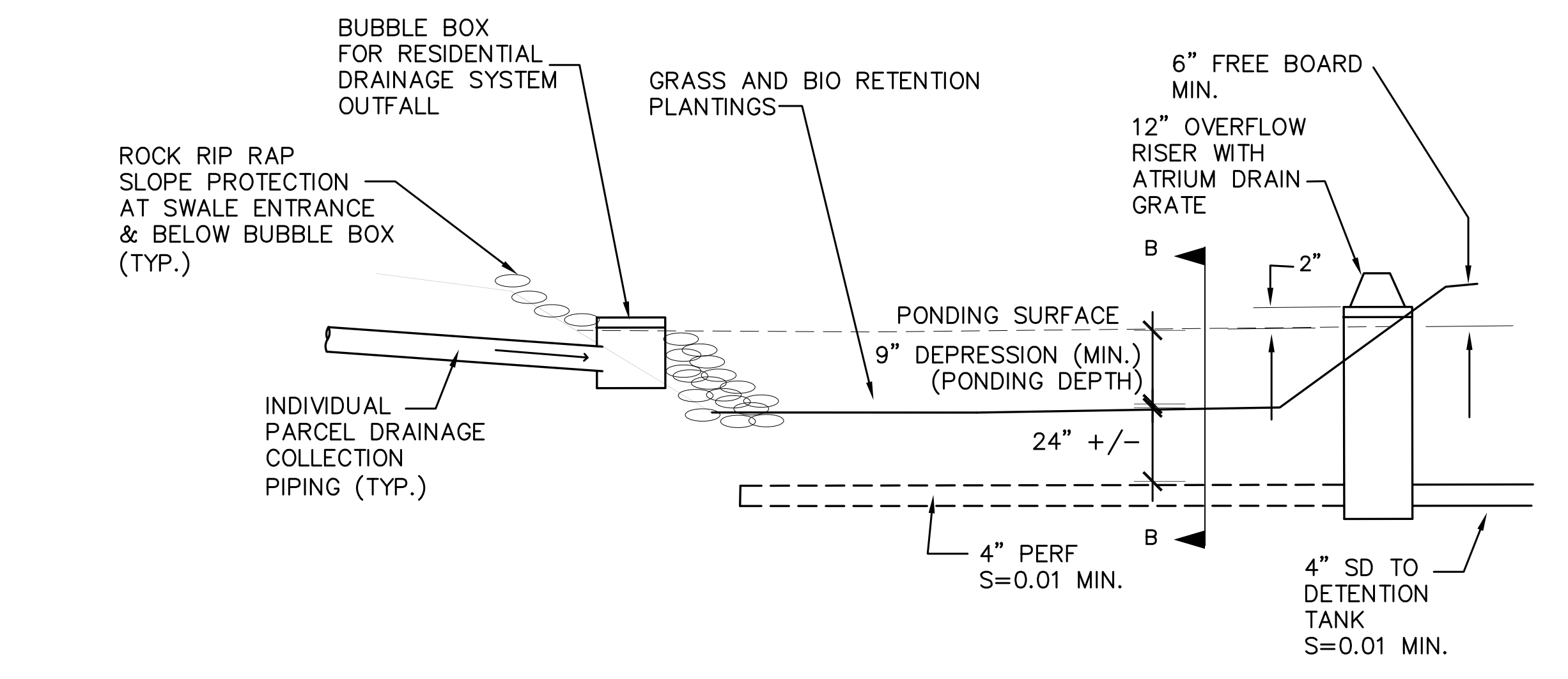


ASPHALT APRON AND SHOULDER

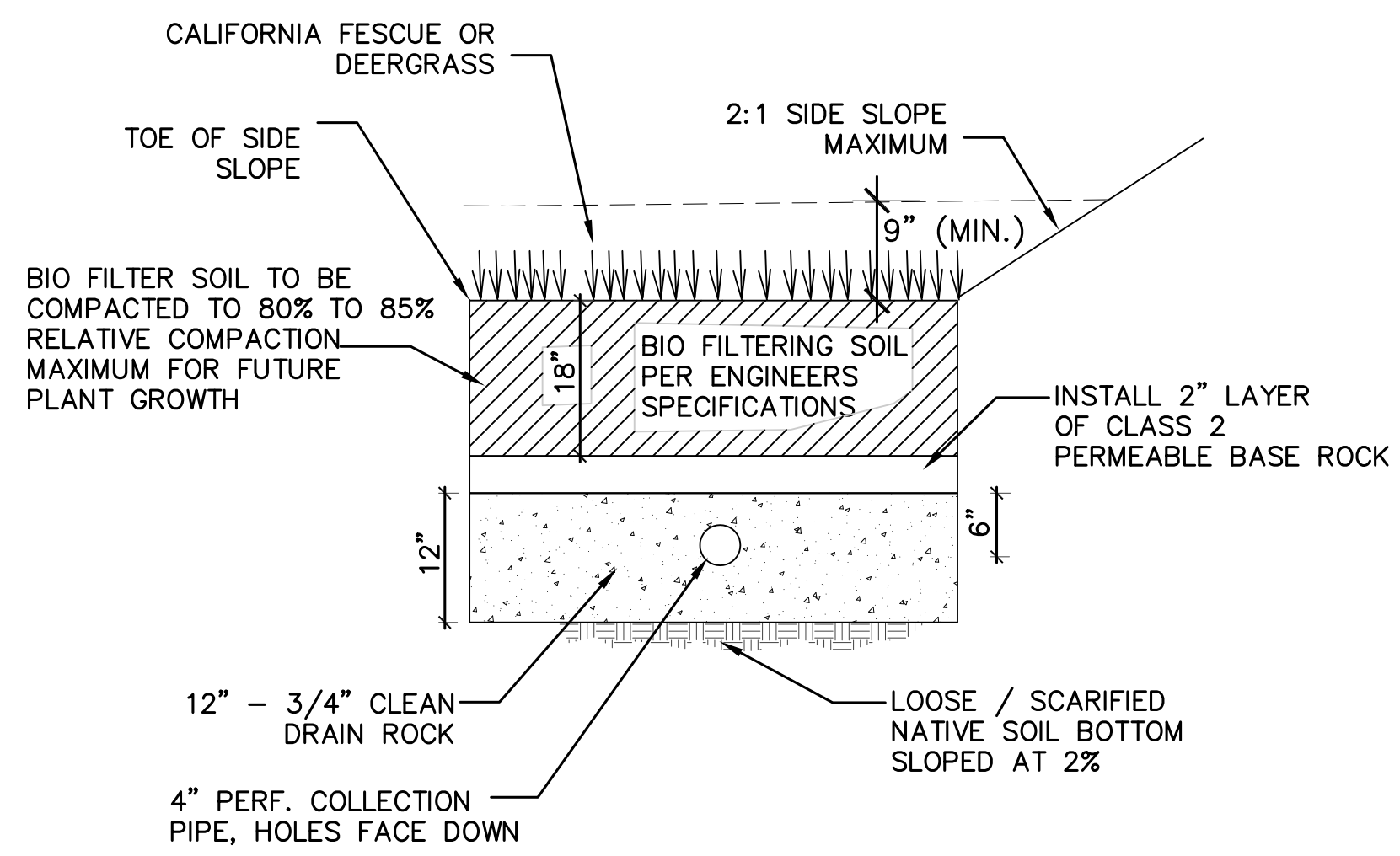
3 PAVEMENT SECTIONS
 NOT TO SCALE



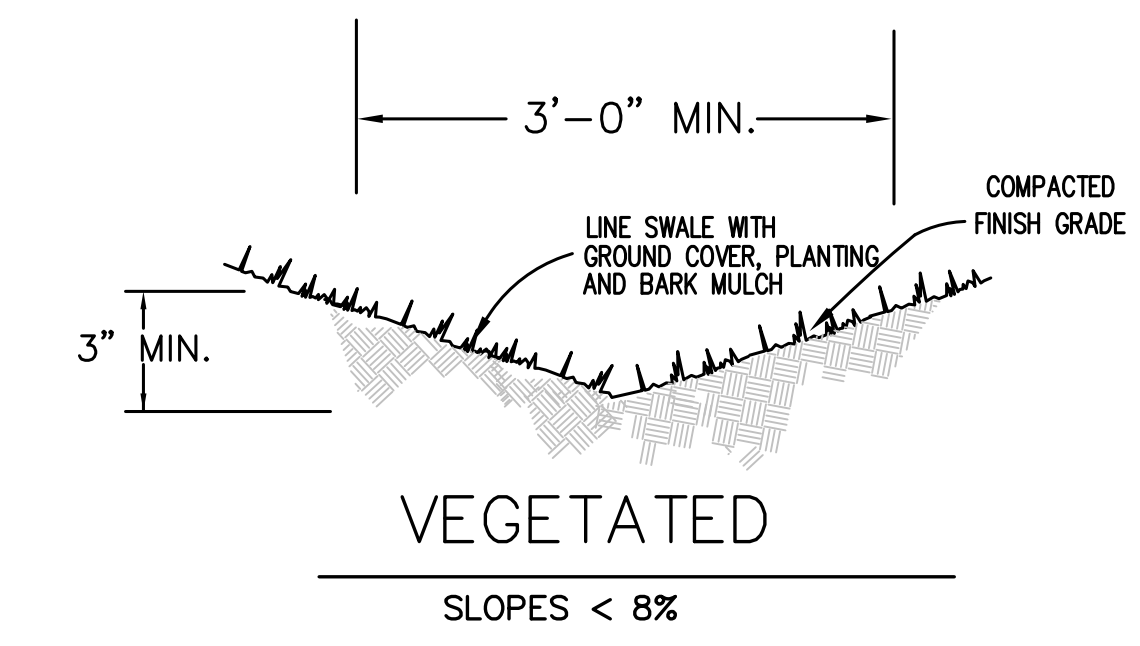
4 ROCK LINED DITCH
 NOT TO SCALE



2 BIO RETENTION AREA
 NOT TO SCALE

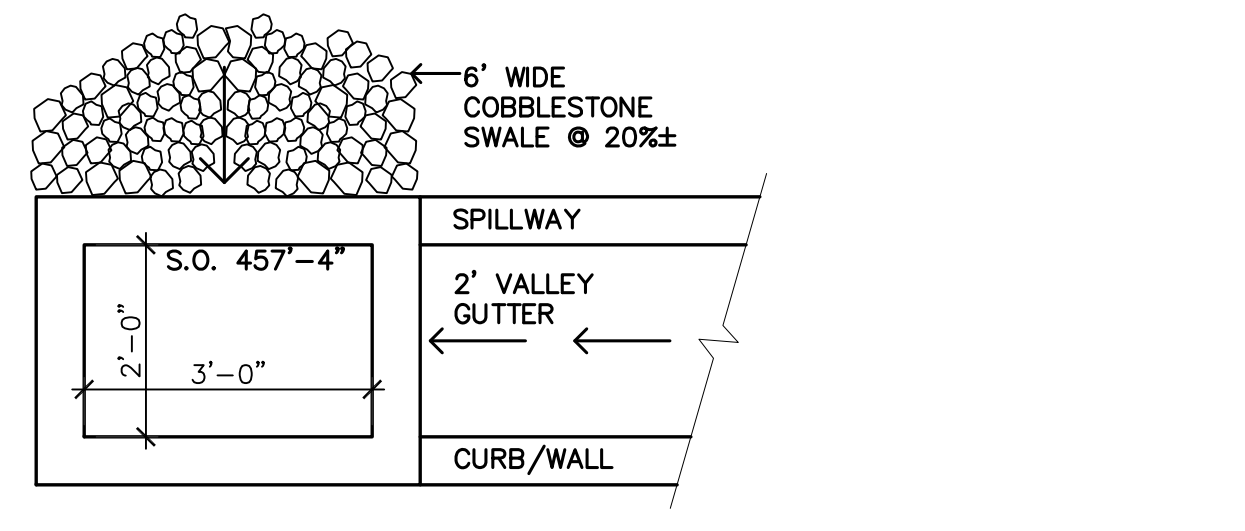


SECTION B-B

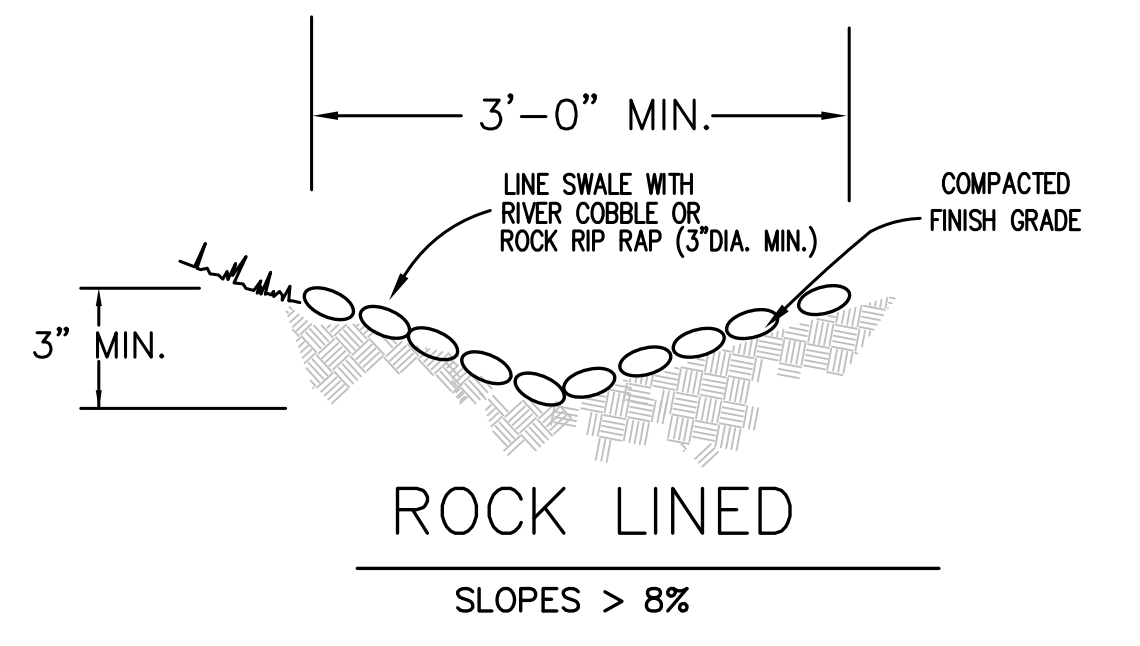


VEGETATED

SLOPES < 8%

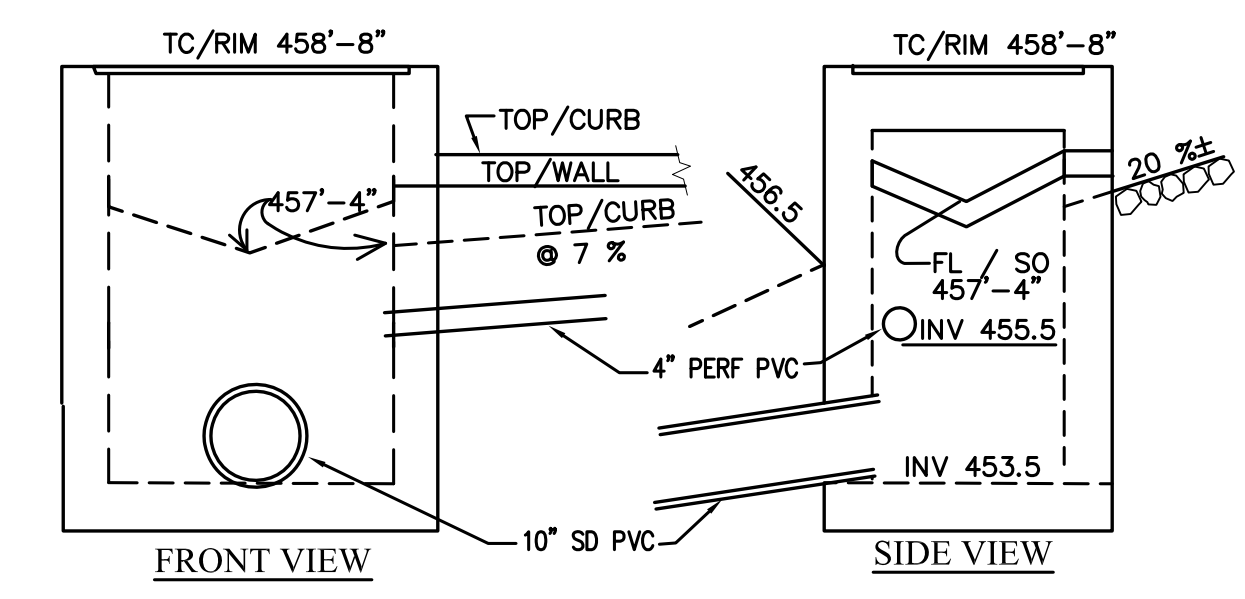


PLAN VIEW



ROCK LINED

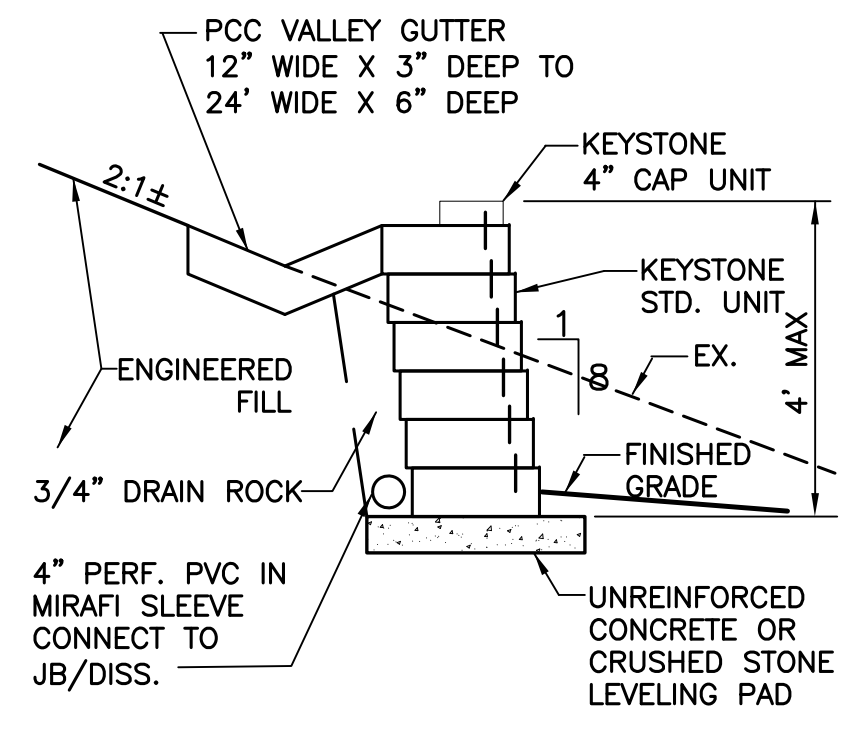
SLOPES > 8%



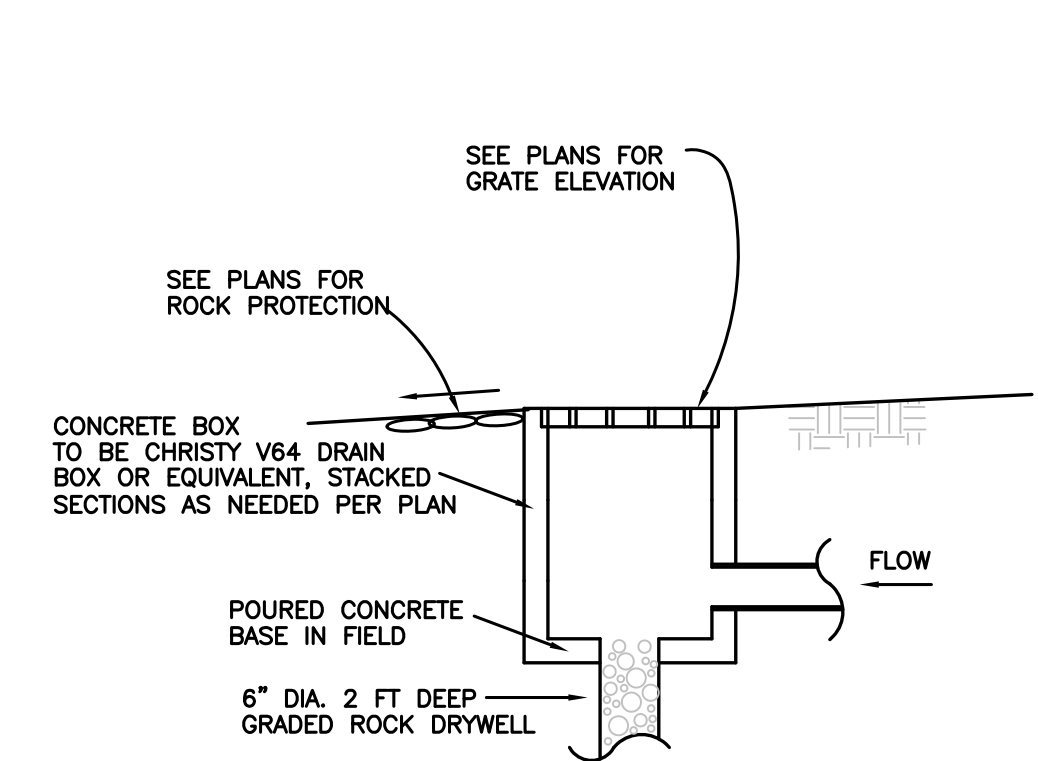
FRONT VIEW

SIDE VIEW

6 DRAIN BOX
 NOT TO SCALE



7 CONCRETE BLOCK WALL
 NOT TO SCALE

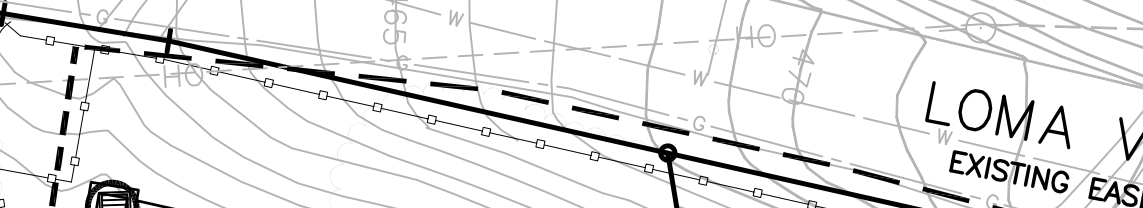
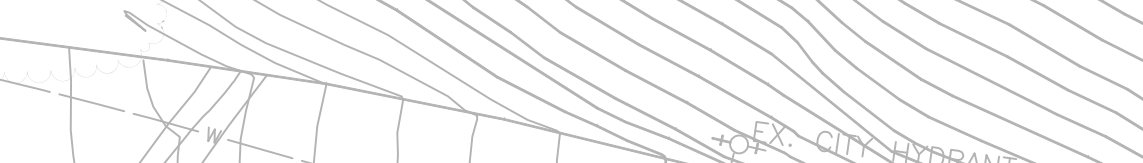
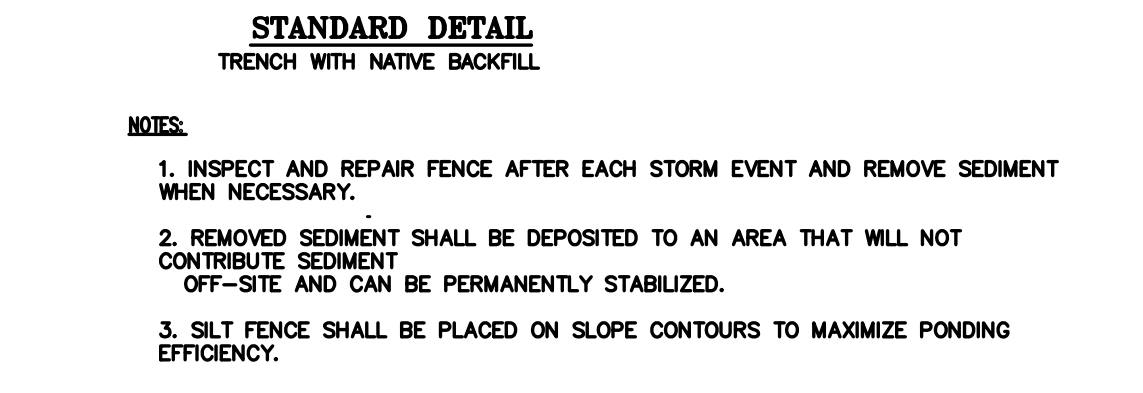
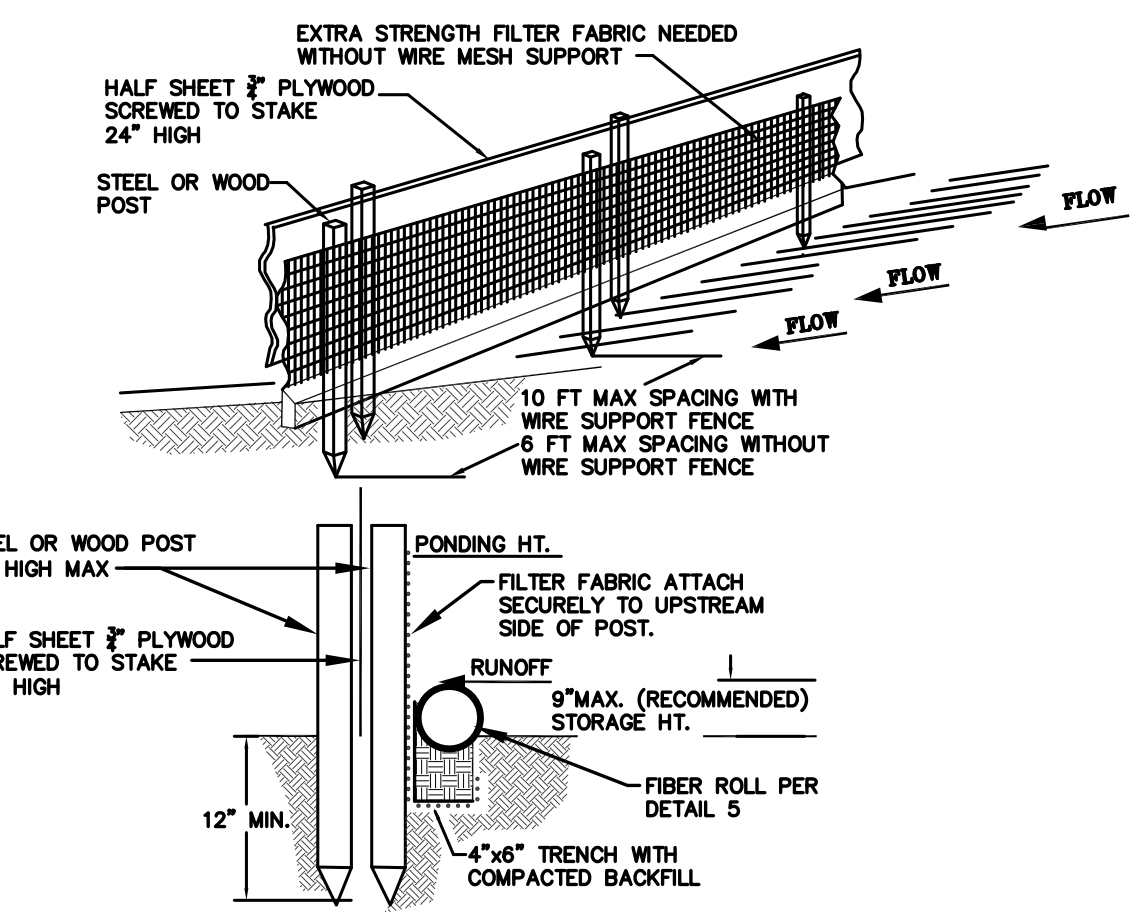


8 BUBBLE BOX
 NOT TO SCALE

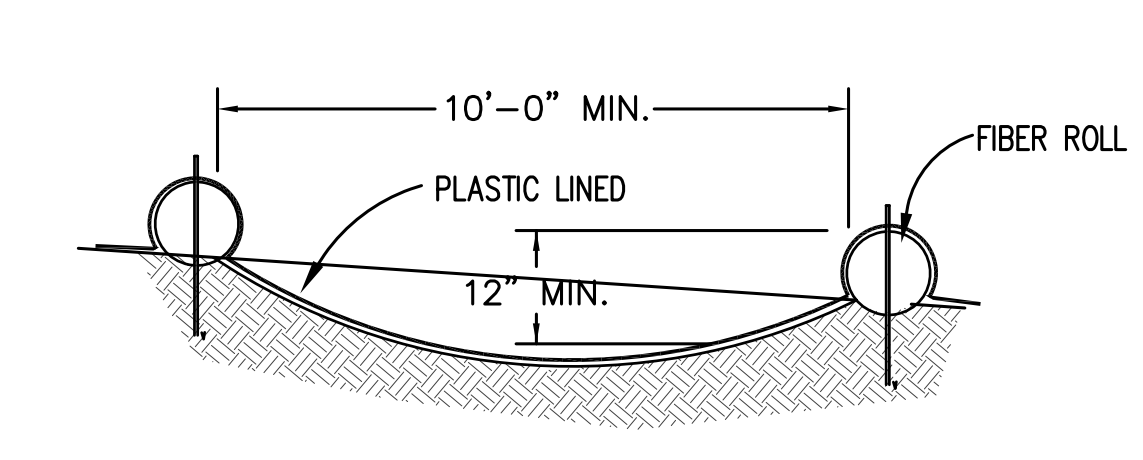
5 SITE SWALES
 NOT TO SCALE

LEGEND:

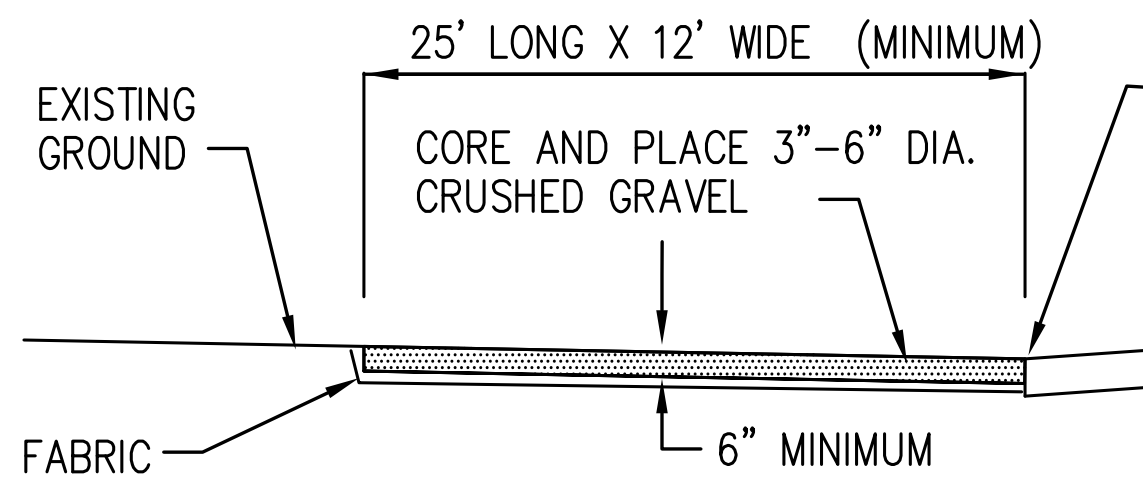
- NEW AC DRIVEWAY APPROACH WITHIN SR35 ROW PER CALTRANS ENCROACHMENT PERMIT
- E/E/PUE - EASEMENT FOR ACCESS AND UTILITIES - PERVIOUS PAVEMENT MAINTAINED JOINTLY BY OWNERS
- PRIVATE DRIVEWAY PERVIOUS PAVEMENT TO BE MAINTAINED BY PARCEL OWNER
- ROCK RIP RAP LINED SWALE AREA
- VEGETATED SWALE
- BIO TREATMENT AREA
- EXISTING TREE, TREE NUMBER AND SIZE TO BE REMOVED PER ARBORIST REPORT BY KATIE J. KREBS DATED JUNE 20, 2019 (ORIG. APRIL 24, 2019)
- PRESERVE EXISTING OAK
- FOUND 3/4" IRON PIPE MONUMENT AS NOTED
- SET 3/4" IRON PIPE MONUMENT W/PLUG & TAG, RCE 20702
- AC ASPHALT CONCRETE PAVING
- EX EXISTING
- TW TOP OF WALL
- B/W BASE OF WALL
- FL FLOWLINE
- FS FINISHED SURFACE ELEVATION
- GB GRADE BREAK
- IEE/PUE INGRESS/EGRESS EASEMENT/PUBLIC & PRIVATE UTILITY EASEMENT
- SB&SDE BUILDING SETBACK & STORM DRAIN EASEMENT
- &PUE PRIVATE UTILITY EASEMENT & PRIVATE SANITARY SEWER EASEMENT
- INV. INVERT ELEVATION
- SURFACE FLOW
- SSCO SANITARY SEWER CLEANOUT, PRECISE LOCATION TBD
- FLO SANITARY SEWER FLUSHING CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TB THRUST BLOCK
- TG TOP OF GRATE
- WM WATER METER W/TRAFFIC LID
- WV WATER VALVE
- FH FIRE HYDRANT
- PCC PORTLAND CEMENT CONCRETE
- PIVC POINT OF INTERSECTION VERTICAL CURVE
- VG VALLEY GUTTER
- PERF. PVC PERFORATED POLYVINYL CHLORIDE PIPE
- DISTINCTIVE BORDER
- EXISTING PROPERTY LINE
- PROPOSED PARCEL LINE
- EASEMENT AS NOTED
- WL WATER LINE
- JT JOINT TRENCH
- SD STORM DRAIN
- SS SANITARY SEWER
- PROPOSED REPLACEMENT TREE (1:1 RATIO) 24" BOX COAST LIVE OAK (QUERCUS AGRIFOLIA)



- 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.



2 SECTION WASH OUT AREA
NOT TO SCALE



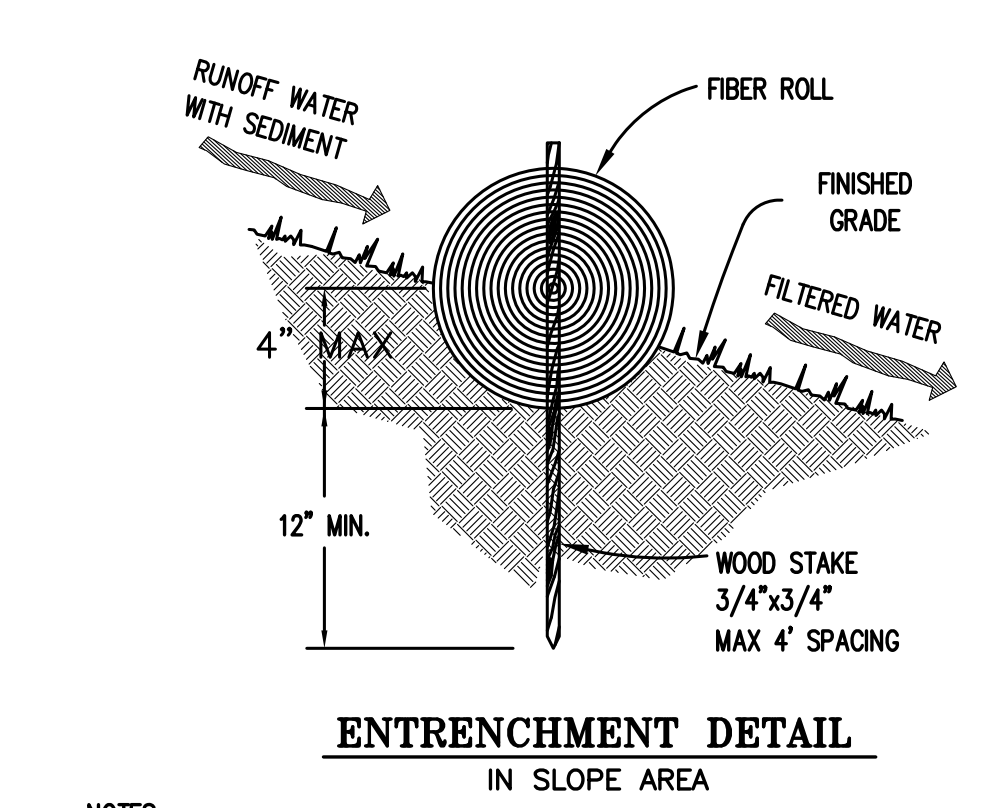
3 CONSTRUCTION ENTRANCE
NOT TO SCALE



4 FIBER ROLL
NOT TO SCALE

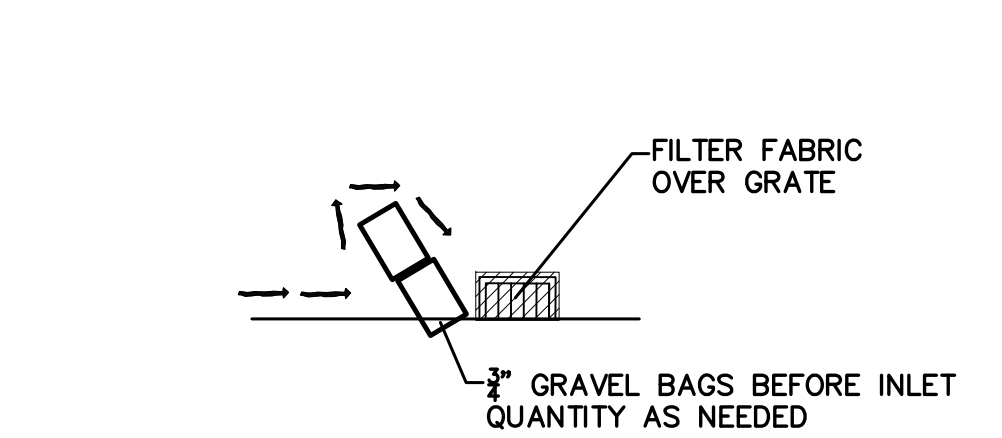


5 INLET PROTECTION
NOT TO SCALE

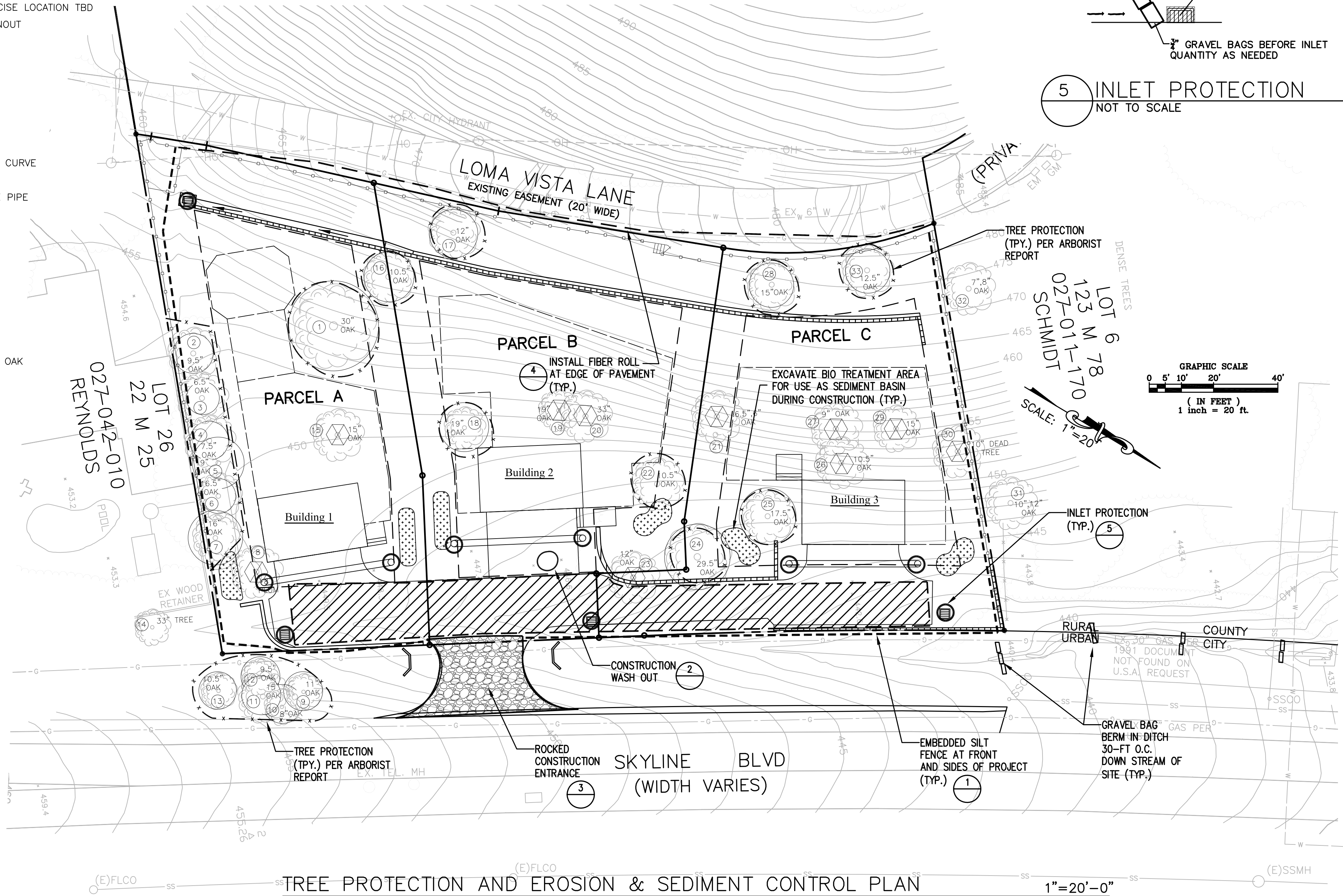


- NOTES:**
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
 2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
 3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

4 FIBER ROLL
NOT TO SCALE



5 INLET PROTECTION
NOT TO SCALE



- EROSION AND SEDIMENT CONTROL NOTES:**
1. STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
 2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.
 3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
 4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/OR SOIL TRACKED ON TO SKYLINE BOULEVARD AND LOMA VISTA LANE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
 5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
 6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN 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 PRIOR TO THE FALL RAINY SEASON.
 7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.
 8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.
 9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
 10. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.
 11. ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.
 12. APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.
 13. OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.
 15. ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

- 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.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site, clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- 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.

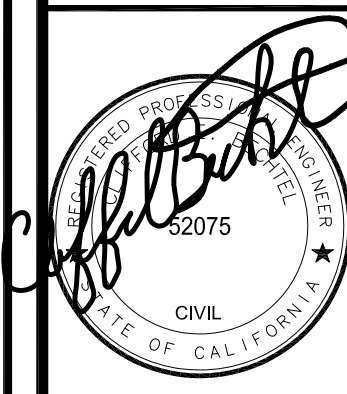
C. For Your Reference Only - Erosion Control Policies for Construction Sites:

Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

PROJECT EROSION & SEDIMENT CONTROL CONTACT:
CLIFFORD BECHTEL
PROJECT ENGINEER, QSP, QSD
650-333-0103

RECEIVED
Apr 08, 2021
San Mateo County
Planning Division

CLIFFORD BECHTEL
AND ASSOCIATES
CLIFFORD BECHTEL, PE
1331 06 County Rd. Suite B
BELLMONT, CA 94002
650-333-0103
cliffbechtel@comcast.net



California

TENTATIVE PARCEL MAP
35 LOMA VISTA LANE
SAN MATEO COUNTY

Burlingame

CONTENTS:
TREE PROTECTION AND EROSION & SEDIMENT CONTROL PLAN

DATE 03/30/21

SCALE AS NOTED

REVISIONS:

DRAWN J.G.

CHECKED C.B.

JOB No. 2020724

SHEET NO.

TP-1

OF 1 SHEETS