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VESTING TENTATIVE TRACT MAP NO. TM13-001

GLENVIEW TERRACE

2880 SAN BRUNO AVE, SAN BRUNO, CA 94066

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

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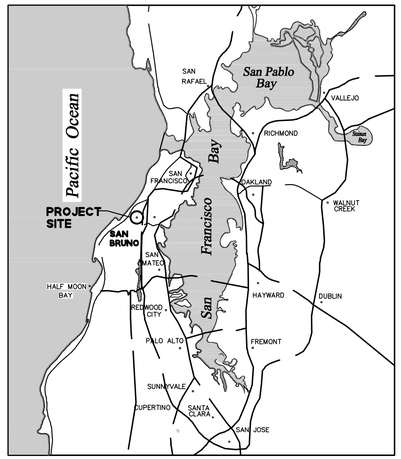
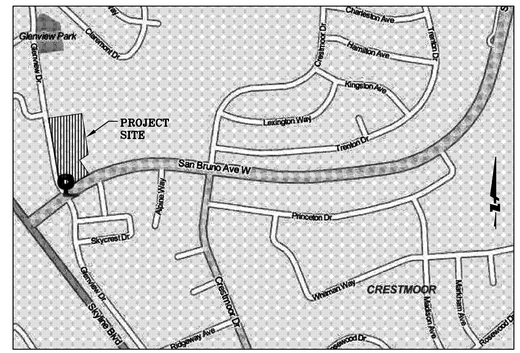


VICINITY MAP

NTS



LOCATION MAP

NTS

EARTHWORK QUANTITIES

CUT	9,000 CY
FILL	2,800 CY
NET	6,200 CY EXPORT

GENERAL NOTES

1. VESTING TENTATIVE TRACT MAP:
   THIS VESTING TENTATIVE TRACT MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 12.36.030 OF THE CITY OF SAN BRUNO MUNICIPAL CODE AND THE SUBDIVISION MAP ACT.
2. MULTIPLE FINAL MAPS:
   DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
3. BUILDINGS:
   THE BUILDING FOOTPRINTS SHOWN ARE FOR GRAPHIC INFORMATION ONLY. BUILDING FOOTPRINTS WILL BE FINALIZED PRIOR TO APPLICATION FOR BUILDING PERMIT.
4. STREET SYSTEM:
   ON-SITE STREETS ARE PRIVATE.
5. UTILITIES:
   ON-SITE WATER SYSTEMS ARE PUBLIC. ON-SITE STORM DRAIN, STORMWATER TREATMENT, SANITARY SEWER AND STREETLIGHTS ARE PRIVATE.
6. THERE ARE NO KNOWN AREAS OF INUNDATION OR FLOODING.
7. THE PROPOSED IMPROVEMENTS ARE PLANNED TO BE COMPLETED WITHIN THREE YEARS OF APPROVAL OF THE VESTING TENTATIVE TRACT MAP.
8. THE PROPOSED STREETS WILL BE PRIVATELY OWNED BY THE FUTURE H.O.A.. A PUBLIC ACCESS AND UTILITY EASEMENT WILL BE GRANTED OVER THE PRIVATE STREETS.
9. THERE ARE NO PROPOSED CONSERVATION OR OPEN SPACE EASEMENTS.
10. SEE LANDSCAPE DRAWING L-3 FOR TREE REMOVAL SUMMARY AND HERITAGE TREES INFORMATION.
11. THE SITE IS LOCATED IN FEMA DESIGNATED FLOOD ZONE D. ZONE D AREAS ARE AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE. PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 06081C0127E DATED OCTOBER 16, 2012.

REQUIREMENTS PER MUNICIPAL CODE SECTION 12.36.080

A. STREET PROFILES DRAWN TO SCALE SHOWING EXISTING AND PROPOSED CENTERLINE ELEVATIONS ARE SHOWN ON SHEET C9.0.

B. TYPICAL STREET CROSS SECTIONS ARE SHOWN ON SHEET C2.0.

C. PROPOSED USES OF LAND: PRIVATE STREET (17.6%); SINGLE FAMILY LOTS (62.1%); OPEN SPACE (20.3%).

D. A PRELIMINARY LANDSCAPE PLAN SHOWING STREET TREES AND OTHER LANDSCAPING IS SHOWN ON SHEETS L-1 AND L-2.

E. A STATEMENT OF THE IMPROVEMENTS PROPOSED TO BE MADE OR INSTALLED BY THE DEVELOPER, AND THE TIME AT WHICH SUCH IMPROVEMENTS ARE PROPOSED TO BE MADE OR COMPLETED, IS SHOWN ON THIS SHEET. REFER TO GENERAL NOTE #7 ON SHEET C1.0.

F. THE DEVELOPER SHALL INSTALL THE PROPOSED STREET AND UTILITY IMPROVEMENTS SHOWN ON THIS VESTING TENTATIVE MAP WITHIN 3 YEARS OF MAP APPROVAL.

G. THE PROPOSED CCR'S WILL BE DEVELOPED AND SUBMITTED TO THE CITY AFTER APPROVAL OF PROJECT.

H. THE GEOTECHNICAL AND GEOLOGICAL FEASIBILITY REPORTS ADDRESS THE REQUIREMENTS IN THE ALQUIT-PRIOLO ACT.

PROJECT SUMMARY

OWNER:	WEALTH GARDEN SAN BRUNO, LLC 475 EL CAMINO REAL, SUITE 218 MILLBRAE, CA 94030 (650) 389-6045 CONTACT: SUSAN ZHAO
ARCHITECT	PANKO ARCHITECTS 311 SEVENTH AVENUE, SUITE 1 SAN MATEO, CA 94401 (650) 558-0100 CONTACT: STAN PANKO
ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 CONTACT: BRIAN SCOTT
AREA:	3.28± ACRES
ASSESSOR PARCEL NO:	019-042-150 019-042-160 019-042-170
EXISTING ZONING:	P-D, PLANNED DEVELOPMENT R-1, SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE:	VACANT CHURCH, RESIDENTIAL
PROPOSED ZONING:	P-D, PLANNED DEVELOPMENT
PROPOSED LAND USE:	SINGLE FAMILY DETACHED RESIDENTIAL UNITS

UTILITIES:

WATER SUPPLY:	CITY OF SAN BRUNO
FIRE PROTECTION:	CITY OF SAN BRUNO
SEWAGE DISPOSAL:	CITY OF SAN BRUNO
STORM DRAIN:	CITY OF SAN BRUNO
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	CITY OF SAN BRUNO

ENGINEER'S STATEMENT

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

Brian Scott

BRIAN SCOTT
P.E. #61034
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

02-26-21
DATE

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

GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
TITLE SHEET
SAN MATEO COUNTY CALIFORNIA
SAN BRUNO

Revisions

No.	

Date: 02/26/2021
Scale: NONE
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
C1.0
OF

PLOT TIME: 2:00 PM
PLOT DATE: 2/26/21
PLOTTED BY: ward

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ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ACRE, ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
APPROX	APPROXIMATE
BLDG	BUILDING
BNDY	BOUNDARY
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CF	CUBIC FEET
CL, C/L	CENTER LINE
CO	CLEANOUT
CONC	CONCRETE
CSB	CITY OF SAN BRUNO
CY	CUBIC YARD
DI	DROP INLET
E	EAST
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EUC	EUCALYPTUS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GF	GARAGE FLOOR
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
JP	JOINT POLE
LF	LINEAR FEET
LP	LOW POINT
L	LENGTH

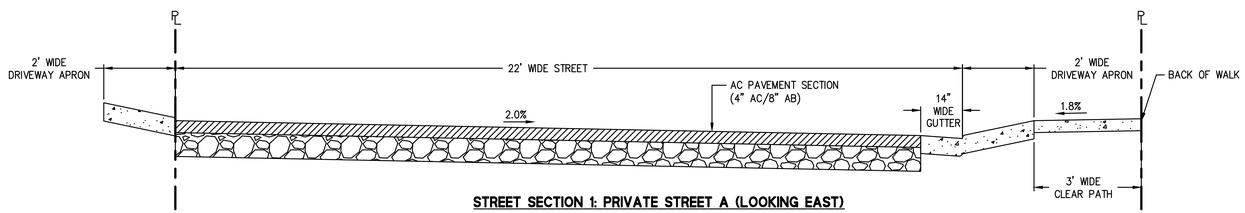
SYMBOL	DESCRIPTION
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NO.	NUMBER
P	PAD ELEVATION
PL	PROPERTY LINE
PAE	PUBLIC ACCESS EASEMENT
PG&E	PACIFIC GAS AND ELECTRIC
PR	PROPOSED
PS	PUMP STATION
PSDE	PUBLIC STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RWL	RAIN WATER LEADER
S	SLOPE, SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
SW, S/W	SIDE WALK
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TP	TOP OF PAVEMENT
TYP	TYPICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER, WEST
WDE	WATER EASEMENT
WM	WATER METER
WV	WATER VALVE

LEGEND

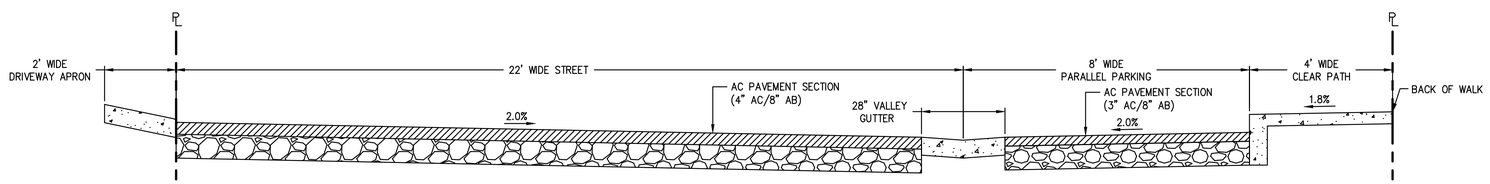
	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
CENTERLINE LINE		
CONTOUR LINE	105	105
STORM DRAIN MAIN	15" SD	12" SD
SANITARY SEWER MAIN	8"SS	SS SS
WATER MAIN	8"W	W W
JOINT TRENCH/ELECTRICAL POWER	JT	OH OH
GAS	G	G G
AREA DRAIN		
CLEANOUT	CO	
CURB INLET		
DROP INLET		
FIRE HYDRANT		
JOINT POLE		
MANHOLE		
SLOPE		
SPOT ELEVATION	× 101	× 101
STREET LIGHT/LUMINAIRE		
WATER METER	M	
WATER VALVE		

SYMBOL LEGEND

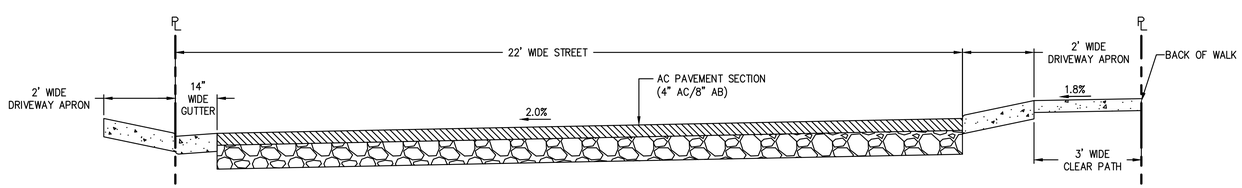
SYMBOL	DESCRIPTION
A / C3.0	DETAIL SECTION A ON SHEET C3.0
1 / C3.0	DETAIL 1 ON SHEET C3.0



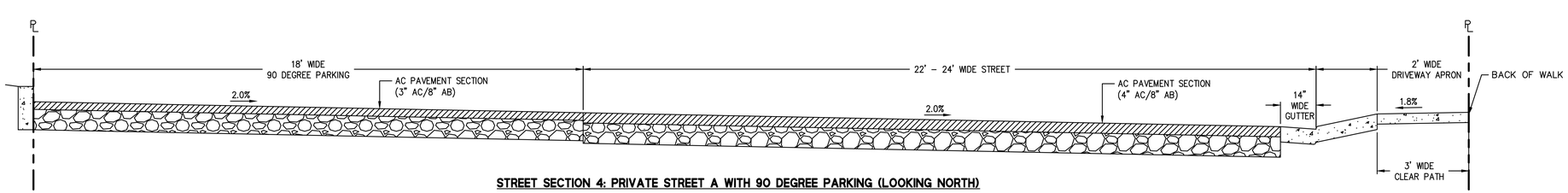
STREET SECTION 1: PRIVATE STREET A (LOOKING EAST)



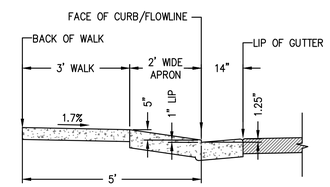
STREET SECTION 2: PRIVATE STREET A WITH PARALLEL PARKING



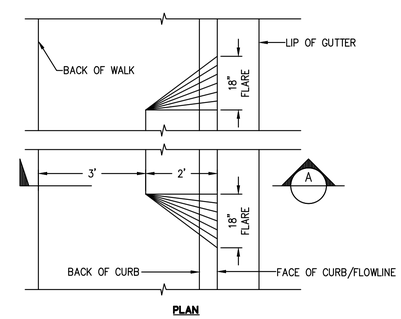
STREET SECTION 3: PRIVATE STREET B (LOOKING EAST)



STREET SECTION 4: PRIVATE STREET A WITH 90 DEGREE PARKING (LOOKING NORTH)



SECTION A



PLAN

2' DRIVEWAY APRON & 3' WIDE WALK

N.T.S.

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255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
LEGEND AND ABBREVIATIONS
SAN BRUNO SAN MATEO COUNTY CALIFORNIA

Revisions

No.	

Date: 02/26/2021
Scale: NONE
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

Drawing Number:
C2.0
OF

PLOT DATE: 2/26/2021
PLOTTED BY: Jeff Cole
DRAWING NAME: G:\2012\120185\DWG\SHEETS\Vesting Map\GL-TM_Legend.dwg

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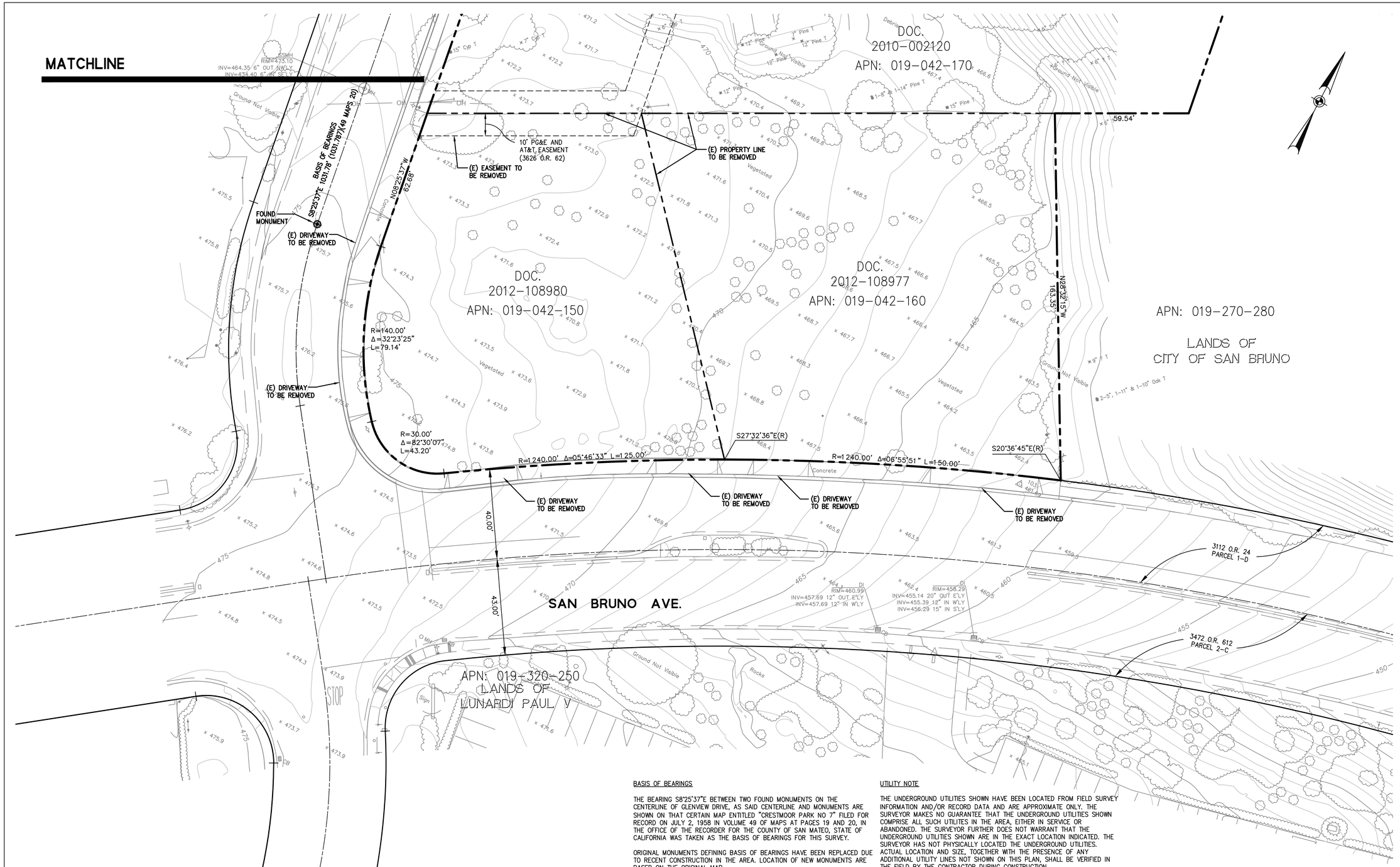

BASIS OF BEARINGS

THE BEARING S8°25'37"E BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF GLENVIEW DRIVE, AS SAID CENTERLINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "CRESTMOOR PARK NO 7" FILED FOR RECORD ON JULY 2, 1958 IN VOLUME 49 OF MAPS AT PAGES 19 AND 20, IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ORIGINAL MONUMENTS DEFINING BASIS OF BEARINGS HAVE BEEN REPLACED DUE TO RECENT CONSTRUCTION IN THE AREA. LOCATION OF NEW MONUMENTS ARE BASED ON THE ORIGINAL MAP.

BENCHMARK

FOUND 2"Ø BRASS DISC STAMPED "CITY OF SAN BRUNO, PUBLIC WORKS, HVCN SB-21", SET IN TOP OF CURB ON GLENVIEW DRIVE. 2.30' NORTHWESTERLY OF CURB RETURN AT CLAREMONT DRIVE.

ELEVATION = 389.92', DATUM NGVD29

ORIGINAL MONUMENT DEFINING BENCHMARK HAS BEEN REPLACED DUE TO RECENT CONSTRUCTION IN THE AREA. LOCATION OF NEW MONUMENT IS BASED ON THE ORIGINAL MAP.

NOTE

DATE OF AERIAL TOPOGRAPHIC BACKGROUND WAS APRIL 2013.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORD DATA AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

SURVEY NOTE:

THIS SURVEY WAS PREPARED UNDER MY DIRECTION.

ALEX CALDER, L.S. #8863 — DATE 9-16-15

LICENSED LAND SURVEYOR — ALEX CALDER LLS 8863 — STATE OF CALIFORNIA

GRAPHIC SCALE
20 0 20 40

255 SHORELINE DRIVE, SUITE 200
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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
EXISTING CONDITIONS

SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

No.	Revisions

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
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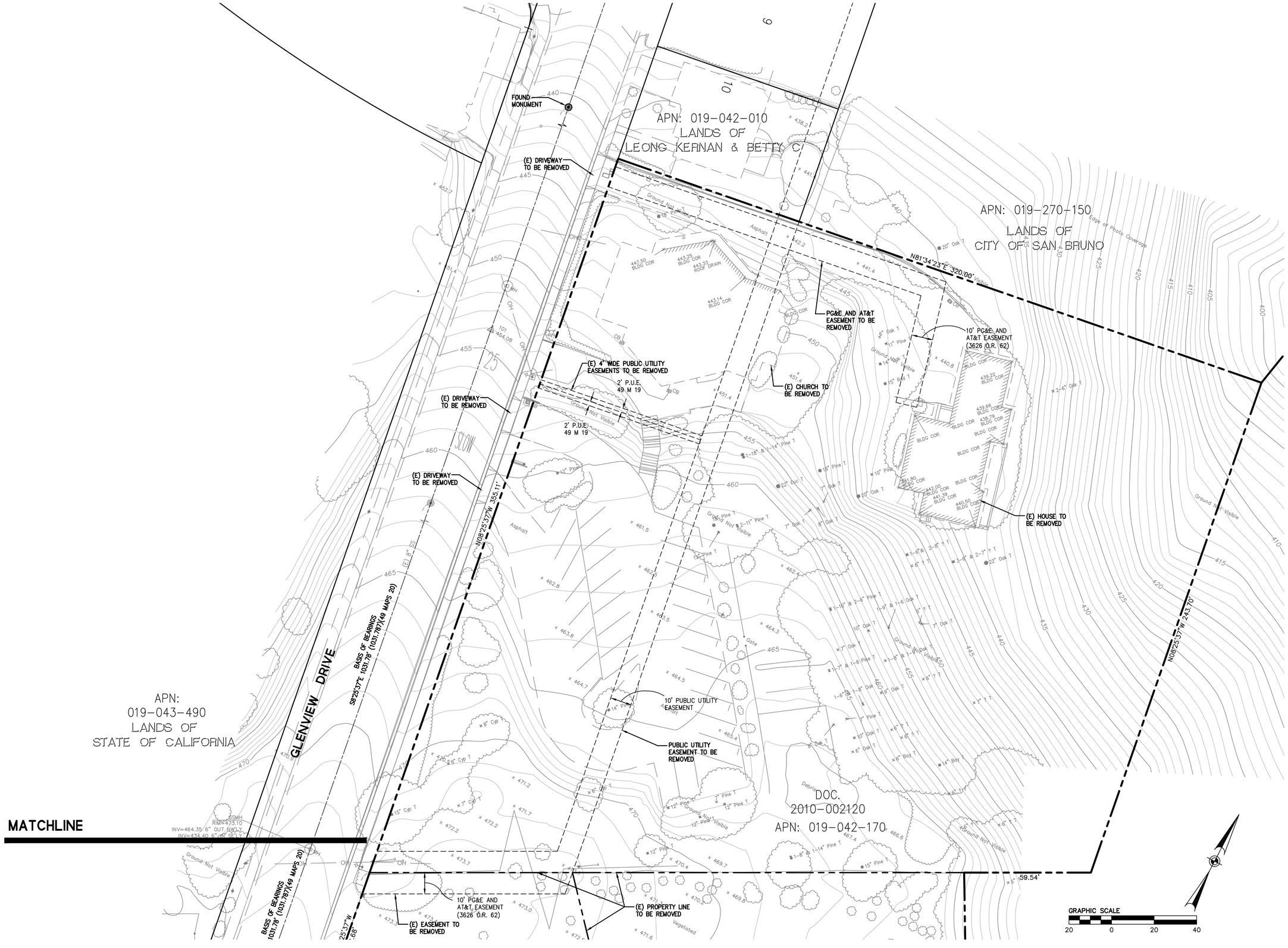

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GLENVIEW TERRACE
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EXISTING CONDITIONS

SAN MATEO COUNTY, CALIFORNIA

SAN BRUNO

Revisions	No.

Date: 02/26/2021
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Job No: 20120185

Drawing Number:

C3.1

OF

PLOTTED BY: AUTHOR

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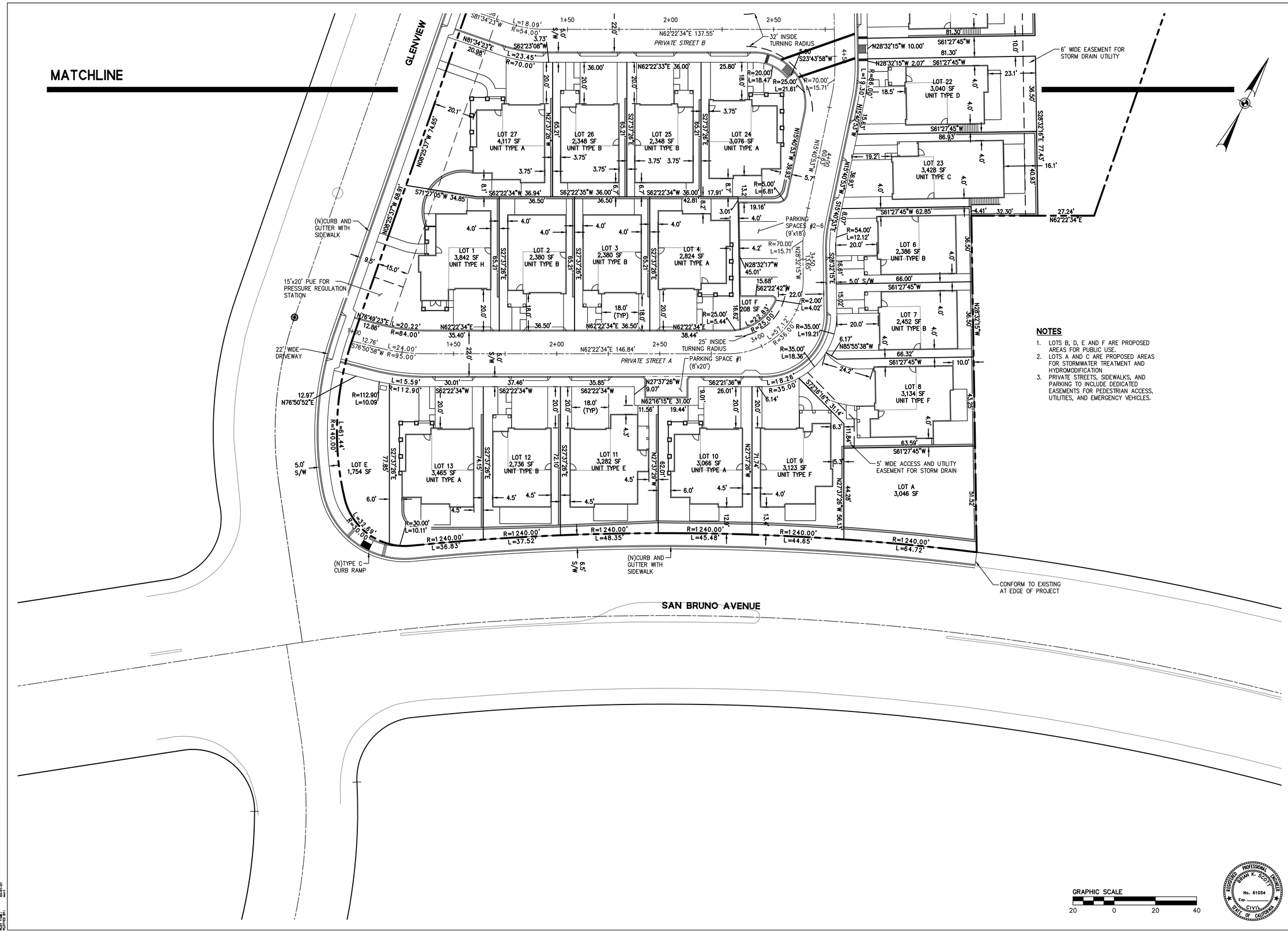

NOTES

1. LOTS B, D, E AND F ARE PROPOSED AREAS FOR PUBLIC USE.
2. LOTS A AND C ARE PROPOSED AREAS FOR STORMWATER TREATMENT AND HYDROMODIFICATION
3. PRIVATE STREETS, SIDEWALKS, AND PARKING TO INCLUDE DEDICATED EASEMENTS FOR PEDESTRIAN ACCESS, UTILITIES, AND EMERGENCY VEHICLES.

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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
SITE PLAN

SAN MATEO COUNTY, SAN BRUNO, CALIFORNIA

No.	Revisions

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. ____ CIVIL STATE OF CALIFORNIA

Drawing Number:
C4.0
OF

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PLOTTED BY: Brian Scott

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NOTES

1. LOTS B, D, E AND F ARE PROPOSED AREAS FOR PUBLIC USE.
2. LOTS A AND C ARE PROPOSED AREAS FOR STORMWATER TREATMENT AND HYDROMODIFICATION
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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
SITE PLAN

SAN MATEO COUNTY CALIFORNIA

SAN BRUNO

No.	Revisions

Date: 02/26/2021
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Approved: BS
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REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

Drawing Number:

C4.1

OF

DGN FILE NAME: S:\Civil3D\120185\DWG\SHEETS\Tentative Map\04_TM_Site Plan.dwg
PLOTTED BY: bscott

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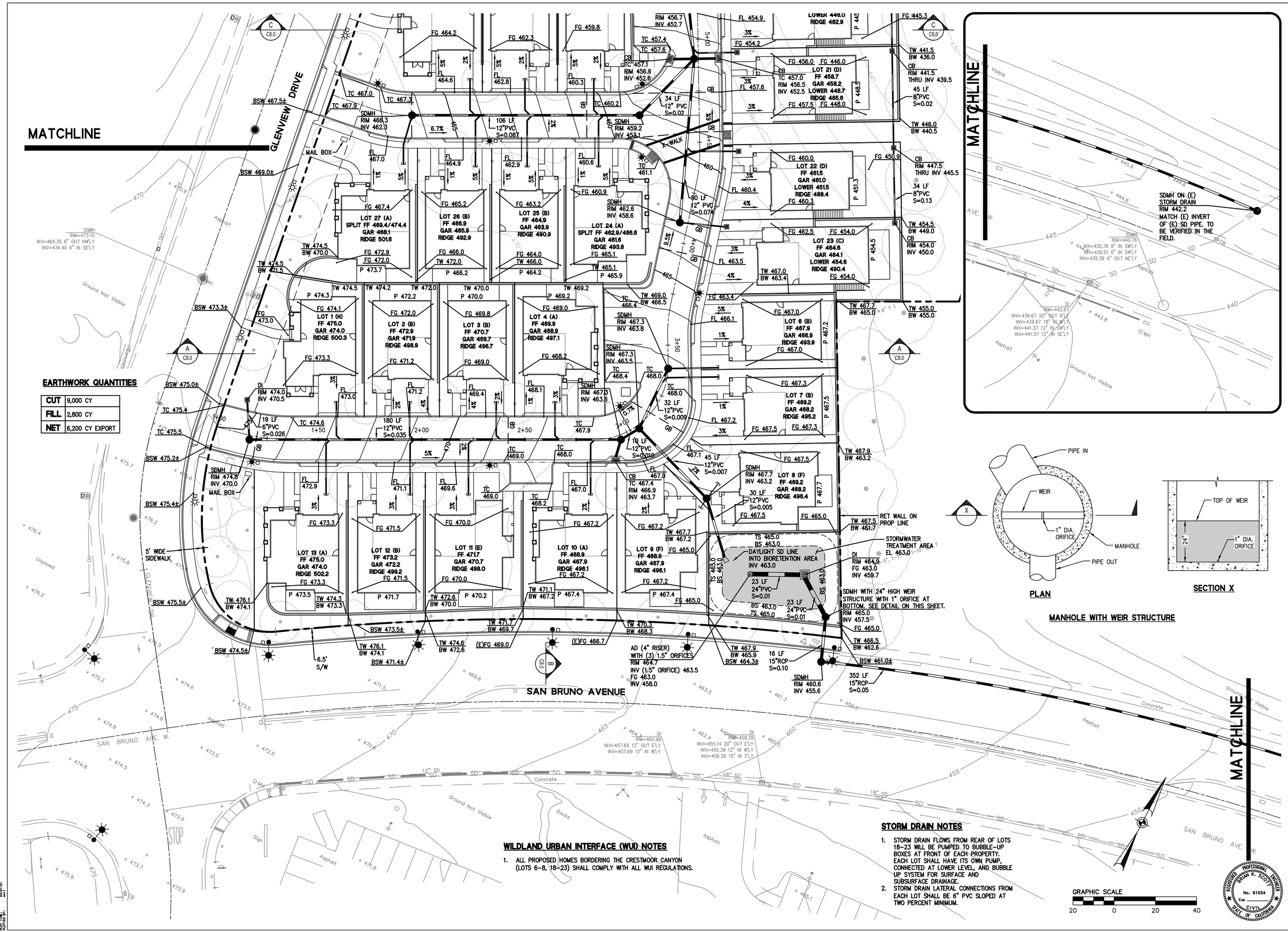

EARTHWORK QUANTITIES

CUT	9,000 CY
FILL	2,800 CY
NET	6,200 CY EXPORT

WILDLAND URBAN INTERFACE (WUI) NOTES

1. ALL PROPOSED HOMES BORDERING THE CRESTMOOR CANYON (LOTS 6–8, 18–23) SHALL COMPLY WITH ALL WUI REGULATIONS.

STORM DRAIN NOTES

1. STORM DRAIN FLOWS FROM REAR OF LOTS 18–23 WILL BE PUMPED TO BUBBLE-UP BOXES AT FRONT OF EACH PROPERTY. EACH LOT SHALL HAVE ITS OWN PUMP, CONNECTED AT LOWER LEVEL, AND BUBBLE UP SYSTEM FOR SURFACE AND SUBSURFACE DRAINAGE.
2. STORM DRAIN LATERAL CONNECTIONS FROM EACH LOT SHALL BE 6" PVC SLOPED AT TWO PERCENT MINIMUM.

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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
GRADING AND DRAINAGE PLAN

SAN MATEO COUNTY, CALIFORNIA

SAN BRUNO

No.	Revisions

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: CHS
Approved: BS
Job No: 20120185

Drawing Number:
C5.0
OF

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WILDLAND URBAN INTERFACE (WUI) NOTES

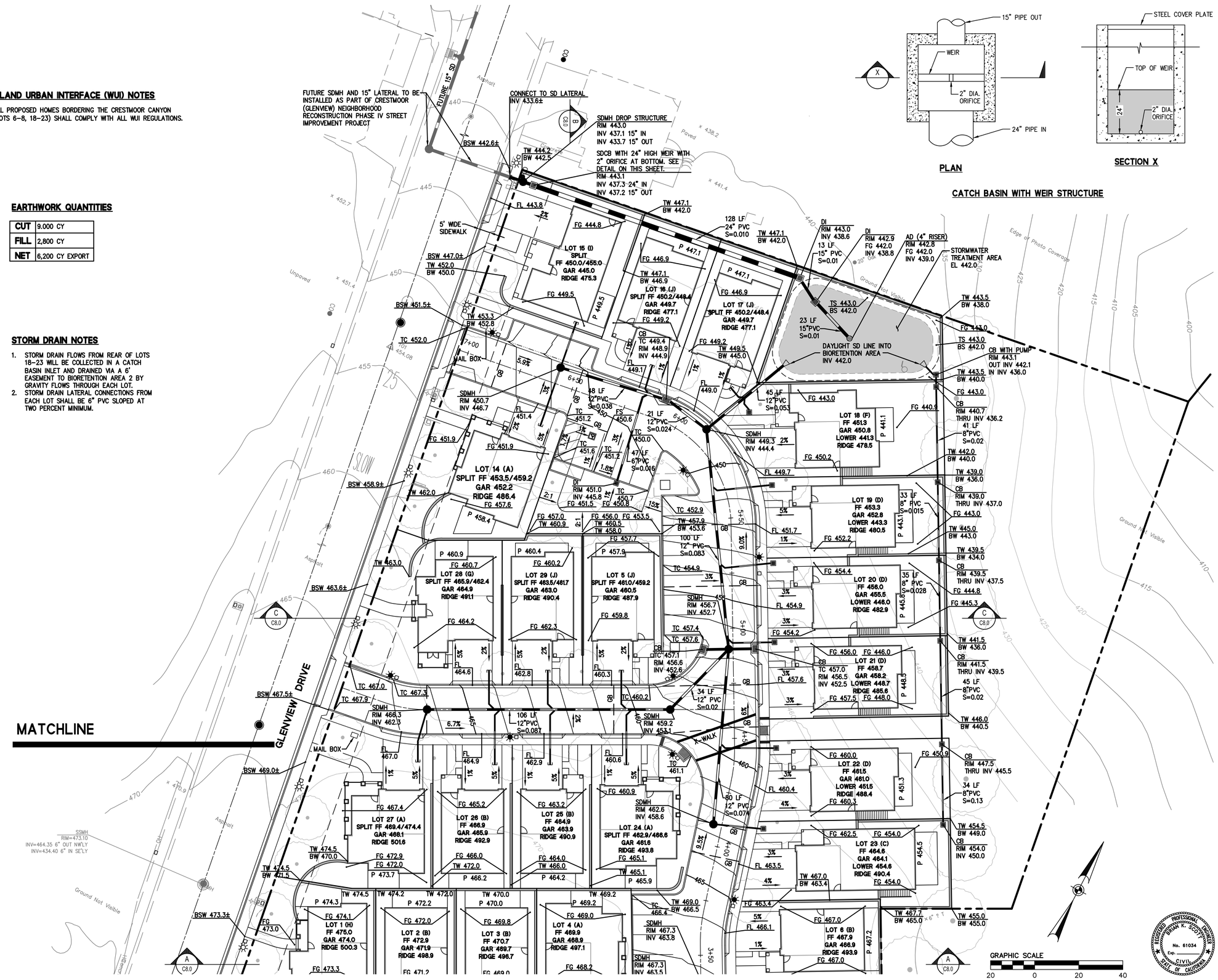
1. ALL PROPOSED HOMES BORDERING THE CRESTMOOR CANYON (LOTS 6–8, 18–23) SHALL COMPLY WITH ALL WUI REGULATIONS.

EARTHWORK QUANTITIES

CUT	9,000 CY
FILL	2,800 CY
NET	6,200 CY EXPORT

STORM DRAIN NOTES

1. STORM DRAIN FLOWS FROM REAR OF LOTS 18–23 WILL BE COLLECTED IN A CATCH BASIN INLET AND DRAINED VIA A 6' EASEMENT TO BIORETENTION AREA 2 BY GRAVITY FLOWS THROUGH EACH LOT.
2. STORM DRAIN LATERAL CONNECTIONS FROM EACH LOT SHALL BE 6" PVC SLOPED AT TWO PERCENT MINIMUM.



PLAN

SECTION X

CATCH BASIN WITH WEIR STRUCTURE

GRAPHIC SCALE 20 0 20 40

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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
GRADING AND DRAINAGE PLAN

SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

No.	Revisions

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number: C5.1 OF

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

DRAWING NAME: G:\Civil\20120185\DWG\SHEETS\Vesting Map\VM_Grading.dwg
PLOTTED BY: scott

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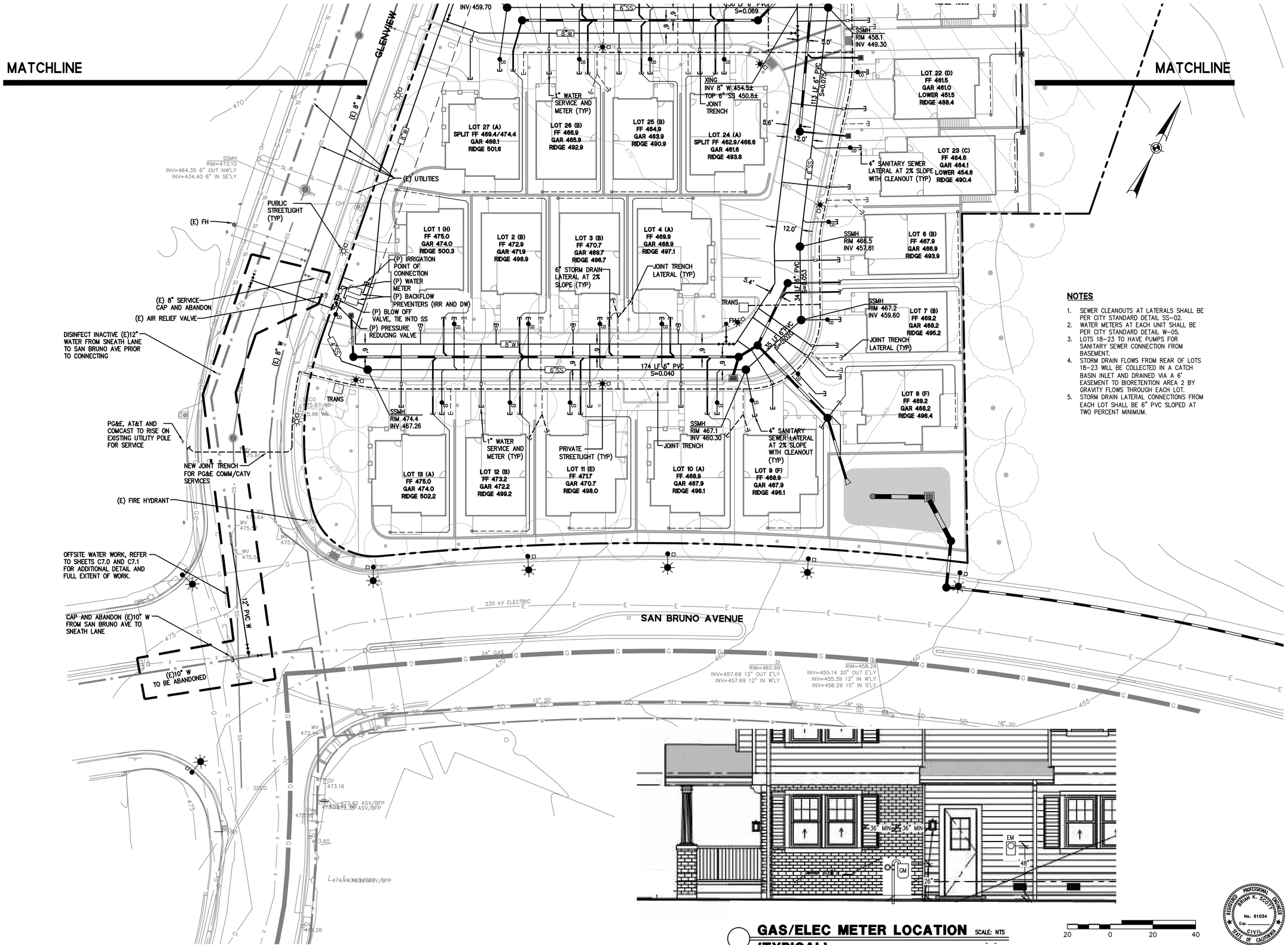

NOTES

1. SEWER CLEANOUTS AT LATERALS SHALL BE PER CITY STANDARD DETAIL SS-02.
2. WATER METERS AT EACH UNIT SHALL BE PER CITY STANDARD DETAIL W-05.
3. LOTS 18-23 TO HAVE PUMPS FOR SANITARY SEWER CONNECTION FROM BASEMENT.
4. STORM DRAIN FLOWS FROM REAR OF LOTS 18-23 WILL BE COLLECTED IN A CATCH BASIN INLET AND DRAINED VIA A 6' EASEMENT TO BIORETENTION AREA 2 BY GRAVITY FLOWS THROUGH EACH LOT.
5. STORM DRAIN LATERAL CONNECTIONS FROM EACH LOT SHALL BE 6" PVC SLOPED AT TWO PERCENT MINIMUM.

GAS/ELEC METER LOCATION (TYPICAL)

SCALE: NTS

20 0 20 40

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)
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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
UTILITY PLAN

SAN MATEO COUNTY
SAN BRUNO
CALIFORNIA

Revisions

No.	

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
C6.0
OF

RECORDED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

PLOTTED BY:

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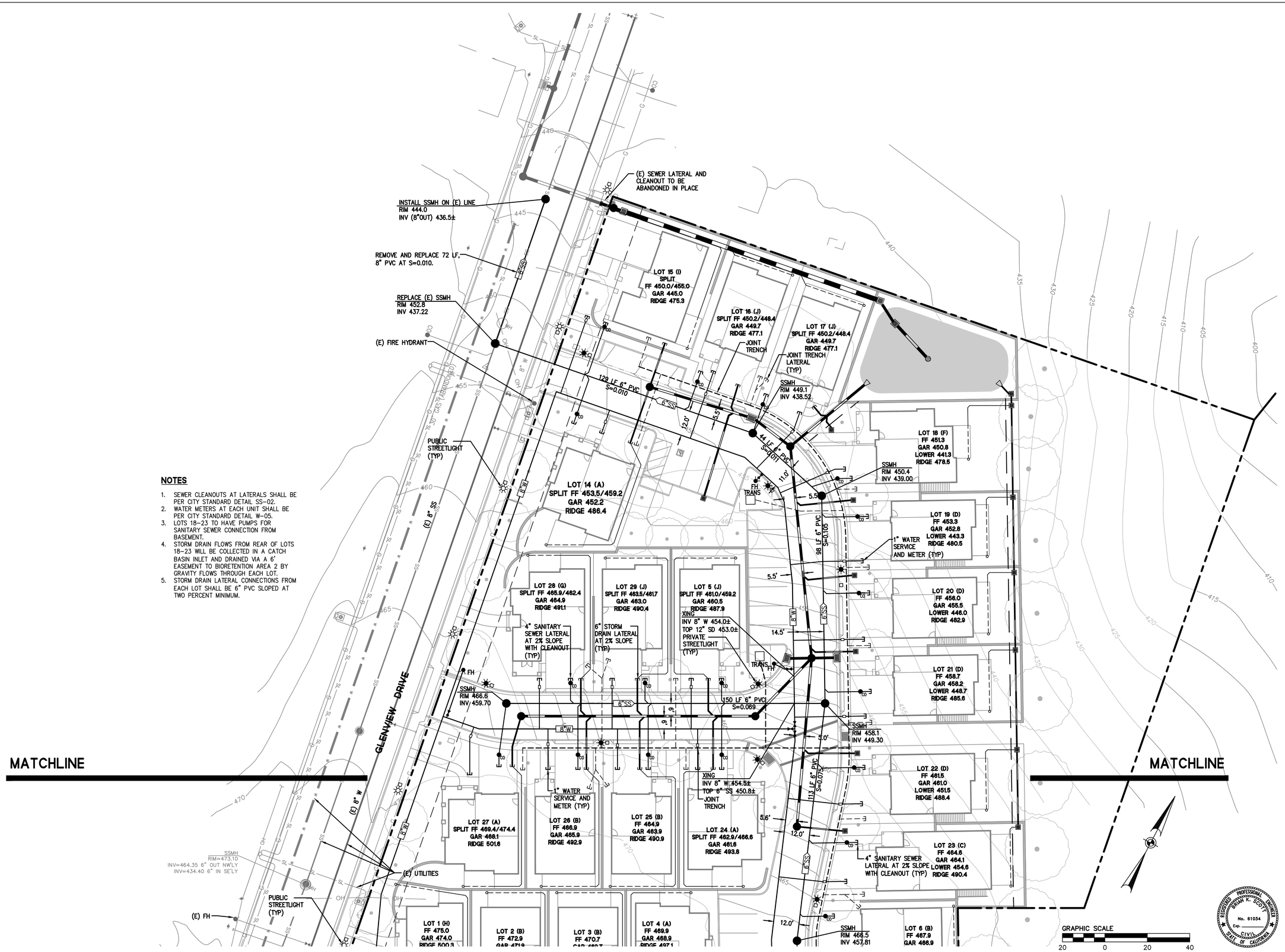

NOTES

1. SEWER CLEANOUTS AT LATERALS SHALL BE PER CITY STANDARD DETAIL SS-02.
2. WATER METERS AT EACH UNIT SHALL BE PER CITY STANDARD DETAIL W-05.
3. LOTS 18-23 TO HAVE PUMPS FOR SANITARY SEWER CONNECTION FROM BASEMENT.
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SAN BRUNO

Revisions

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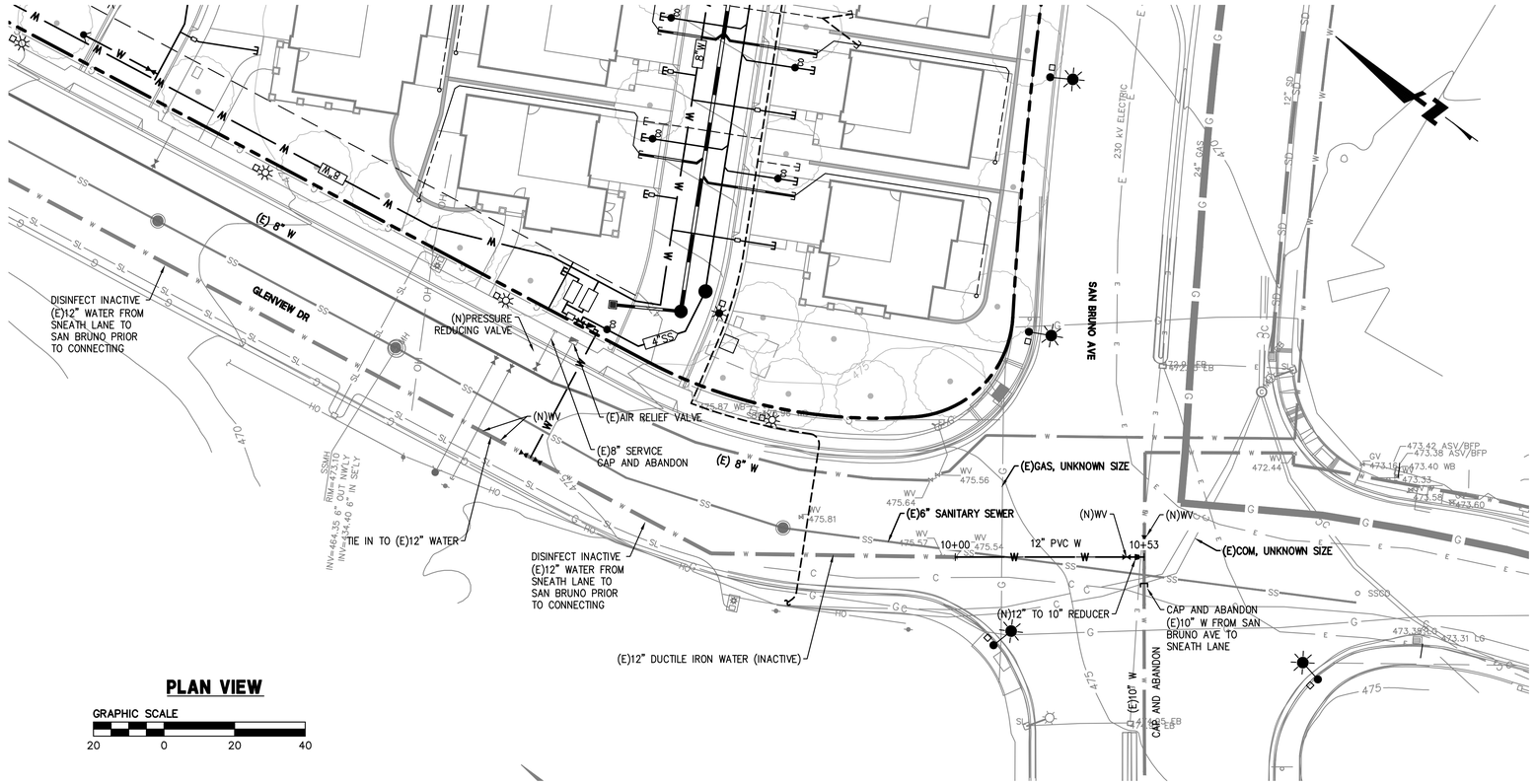

PLAN VIEW

GRAPHIC SCALE
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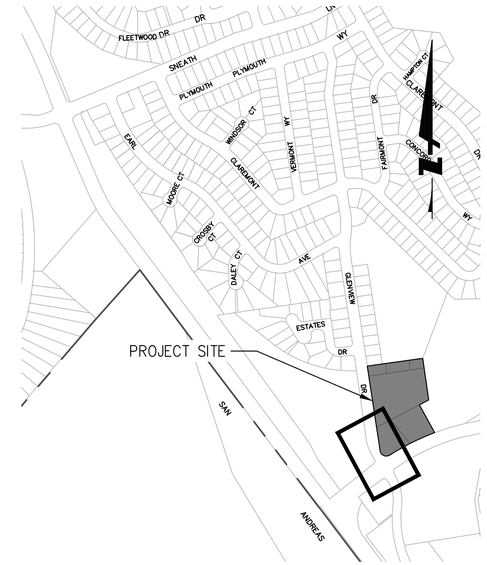
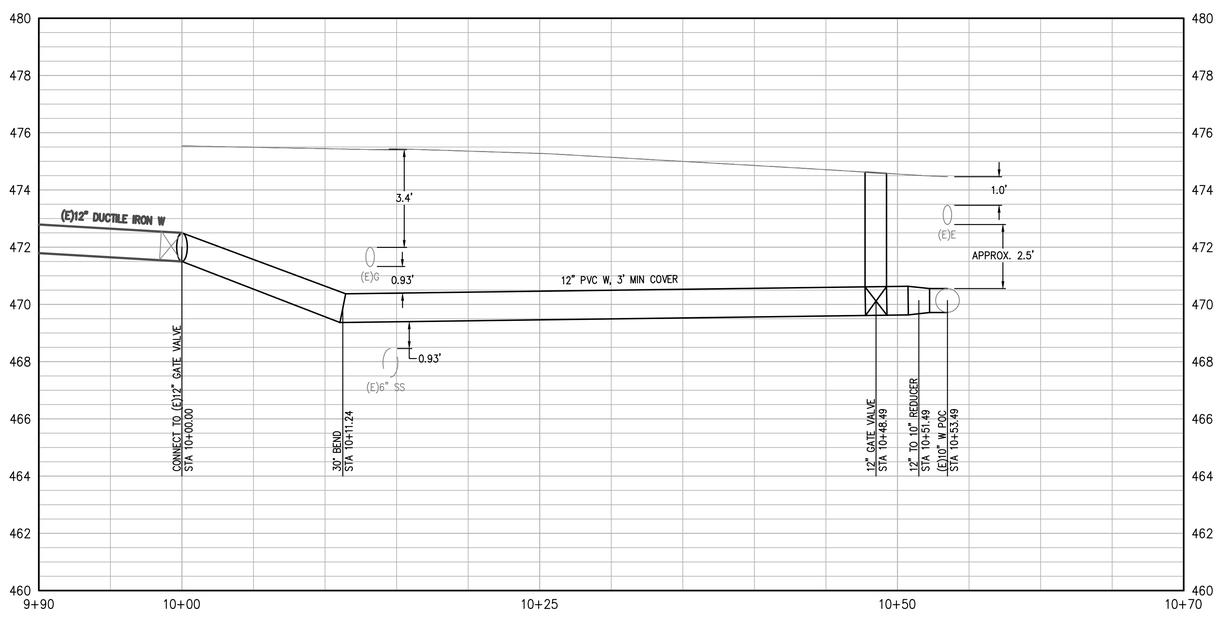


KEY MAP

WATER SYSTEM NOTES:

1. PUBLIC WATER MAIN LINE SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900. PROVIDE CATHODIC PROTECTION FOR METALLIC JOINTS AND FITTINGS.
2. ON PIPES LARGER THAN 8" CONTRACTOR TO USE BUTTERFLY VALVES IN LIEU OF GATE VALVES.



GLENVIEW DRIVE – OFFSITE WATER LINE EXTENSION – OFFSITE PROFILE

SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

GRAPHIC SCALE
5 0 5 10

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255 SHORELINE DRIVE, SUITE 200
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GLENVIEW TERRACE
VESTING TENTATIVE TRACT MAP TM13-001
GLENVIEW DRIVE – OFFSITE WATER LINE EXTENSION

SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

No.	Revisions

Date: 02/26/2021
Scale: AS SHOWN
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
C7.0
OF

DRAWING NAME: G:\Civil\Projects\20120185\DWG\SHEETS\Vesting Map\VT-TM_Utility Offsite.dwg
PLOTTED BY: Jeff Clark
PLOTTED ON: Apr 01, 2021 - 8:41am

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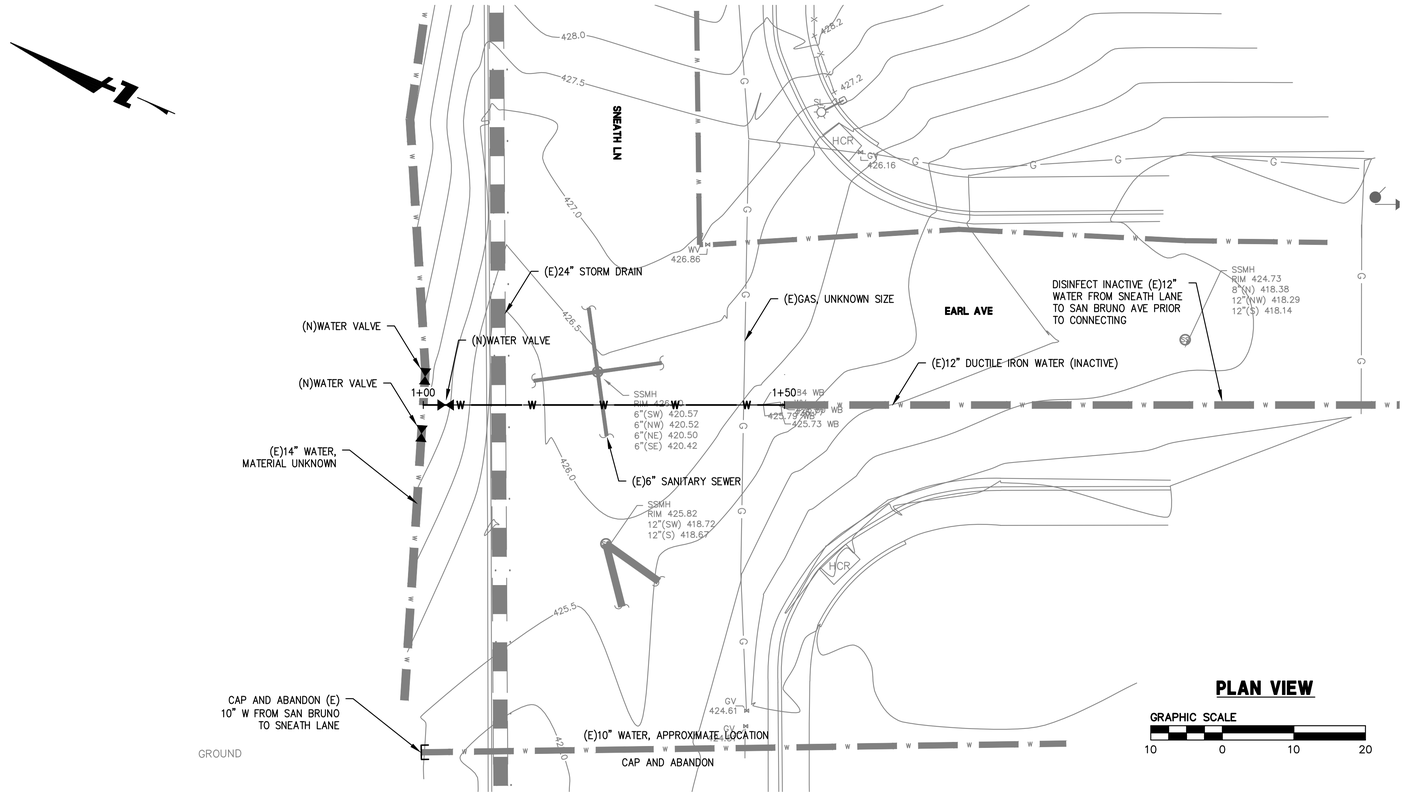
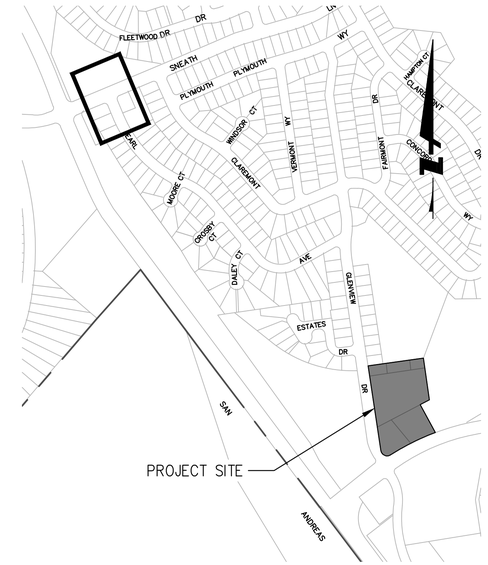


PLAN VIEW

GRAPHIC SCALE
10 0 10 20



KEY MAP

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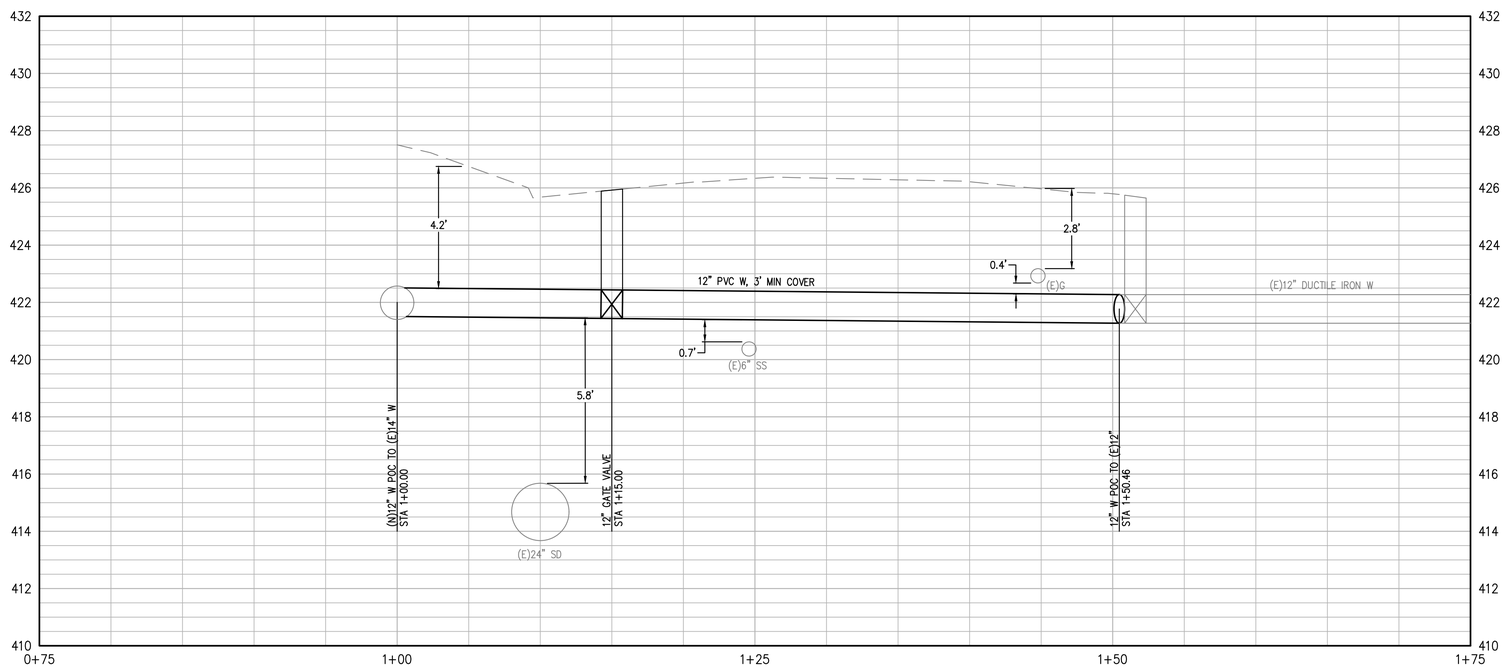

SNEATH LANE – OFFSITE WATER LINE EXTENSION – PROFILE PROFILE

SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

GRAPHIC SCALE
5 0 5 10

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VESTING TENTATIVE TRACT MAP TM13-001
SNEATH LANE – OFFSITE WATER LINE EXTENSION
SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

No.	Revisions

Date: 02/26/2021
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Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
C7.1
OF

DRAWING NAME: E:\Civil3D\SB180\DWG\SHEETS\vesting map\C7.1utility offsite.dwg
PLOTTED BY: scott
PLOTTED ON: Apr 14, 2021 - 8:41am

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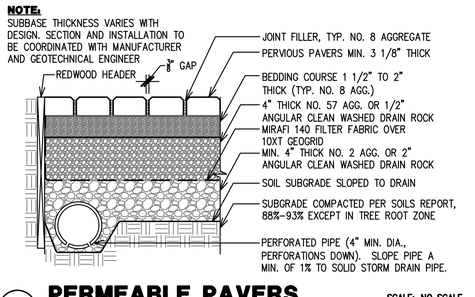
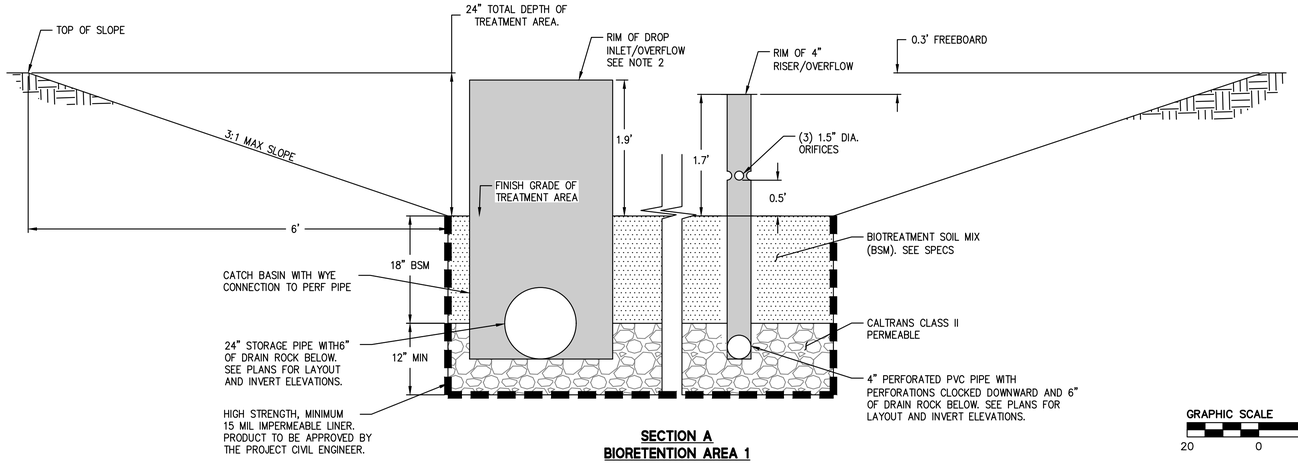
NOTES

1. EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA.
2. THE REQUIRED SIZE OF THE BIORETENTION AREAS IS BASED ON THE 4 PERCENT METHOD AS DESCRIBED IN THE SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE.NTY C.3 STORMWATER TECHNICAL GUIDANCE.
3. HYDROMODIFICATION REQUIREMENTS WILL BE MET BY THE MODIFIED RISER AND ORIFICE CONFIGURATION WITHIN THE BMP FACILITIES. SEE SECTION A BIORETENTION AREA 1 ON SHEET C7.0 AND SECTION B BIORETENTION AREA 2 ON SHEET C7.1.
4. BIORETENTION AREAS 1&2 HAVE DUAL FUNCTION AS BOTH TREATMENT AREAS AND DETENTION PONDS.
5. ALL ONSITE STORMWATER TO BE PIPED TO ONE OF THE TWO BIORETENTION AREAS.
6. PERMEABLE PAVERS TO BE USED FOR PRIVATE PATIOS. TO BE MAINTAINED BY INDIVIDUAL OWNERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. PATHWAYS TO SLOPE TO ADJACENT LANDSCAPE AREAS WHEN FEASIBLE. RATIO OF IMPERVIOUS AND PERVIOUS SURFACES TO ADHERE TO 2:1 MAX RATIO PER SECTION 4.3 OF C.3 TECHNICAL GUIDANCE.
8. STORM DRAIN FLOWS FROM REAR OF LOTS 18–23 WILL BE ROUTED TO PUMP BOX AT REAR OF LOT C AND THEN PUMPED TO BIORETENTION AREA 2 FOR TREATMENT.

DRAINAGE AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERV. AREA (SF)[1]	TREATMENT AREA REQUIRED (SF)[2]	BIORETENTION (SF)	DETENTION (CF)
DA–1	28,630	17,877	30,418	1,217	1,393 (4.6%)	4,229
DA–2	49,874	27,588	52,633	2,105	2,132 (4.1%)	3,276



1 **PERMEABLE PAVERS (TYPICAL)** SCALE: NO SCALE



SECTION A
BIORETENTION AREA 1

GRAPHIC SCALE
20 0 20 40

255 SHORELINE DRIVE, SUITE 200
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VESTING TENTATIVE TRACT MAP TM13-001
STORMWATER TREATMENT PLAN

SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

Revisions | No.

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number: C8.0 OF

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. CIVIL STATE OF CALIFORNIA

DRAWING NAME: G:\Proj2\120185\DWG\GREETS\Vestative Map\VAL_TM_Treatment.dwg
PLOTTED BY: mart

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LEGEND

TOTAL PHASE 2 SITE AREA 77,462 SF

- BIORETENTION AREA (2,132 SF)
- ASPHALT (14,429 SF)
- ROOF (21,615 SF)
- CONCRETE (13,830 SF)
- LANDSCAPE (22,865 SF)
- PAVERS (2,591 SF)

DRAINAGE AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERV. AREA (SF)[1]	TREATMENT AREA REQUIRED (SF)[2]	BIORETENTION (SF)	DETENTION (CF)
DA-1	28,630	17,877	30,418	1,217	1,393 (4.6%)	4,229
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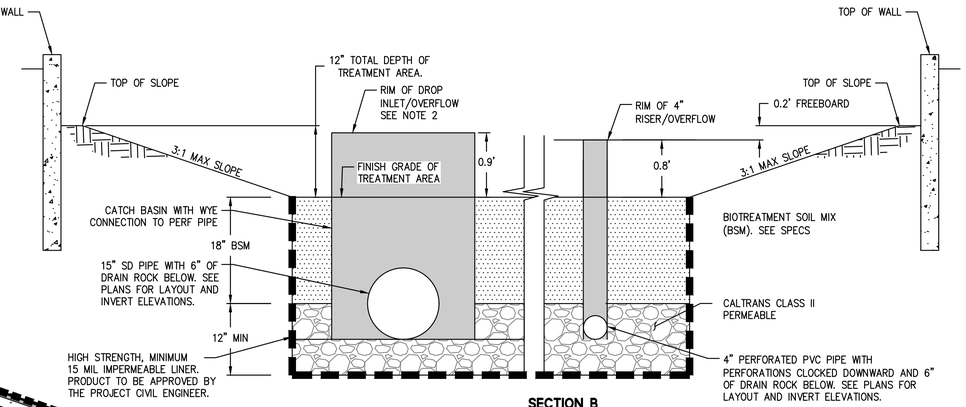

SECTION B
BIORETENTION AREA 2

MATCHLINE

DA-02

DA-01

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
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VESTING TENTATIVE TRACT MAP TM13-001
STORMWATER TREATMENT PLAN

SAN BRUNO — SAN MATEO COUNTY — CALIFORNIA

Revisions	No.

Date: 02/26/2021
Scale: 1"=20'
Design: JC/BS
Drawn: JC
Approved: BS
Job No: 20120185

Drawing Number:
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OF

REGISTERED PROFESSIONAL ENGINEER BRIAN K. SCOTT No. 61034 Exp. ____ CIVIL STATE OF CALIFORNIA

DRAWING NAME: G:\Proj21\120185\DWG\SHEETS\Vestative Map\VAL_TM_Treatment.dwg
LAST REVISED BY: mart
PLOTTED BY:

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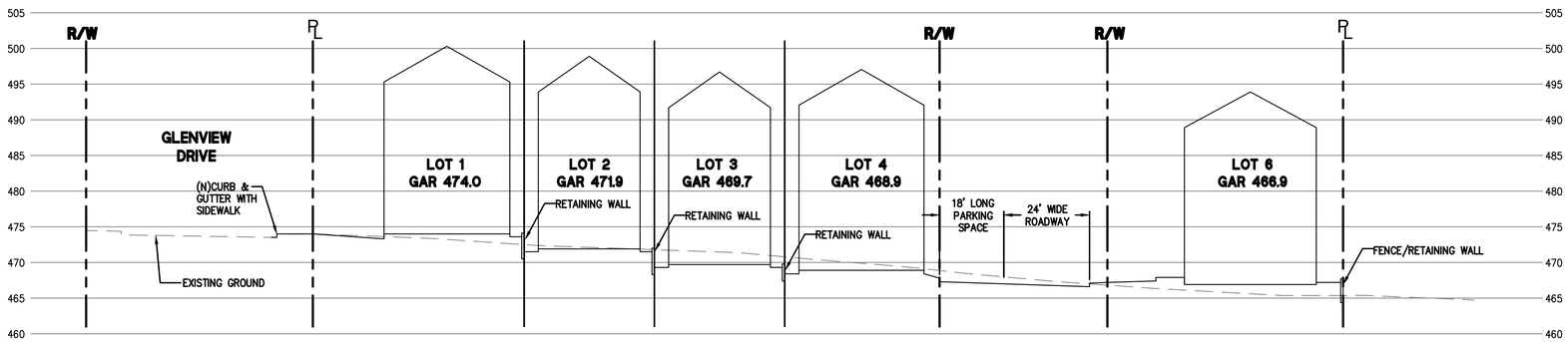
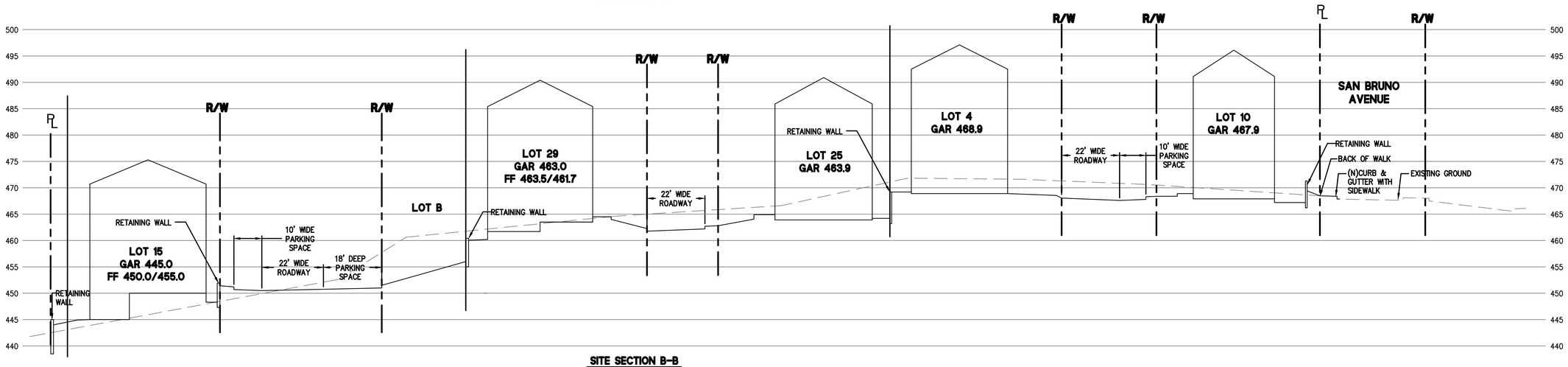


SITE SECTION A-A

HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=10'



SITE SECTION B-B

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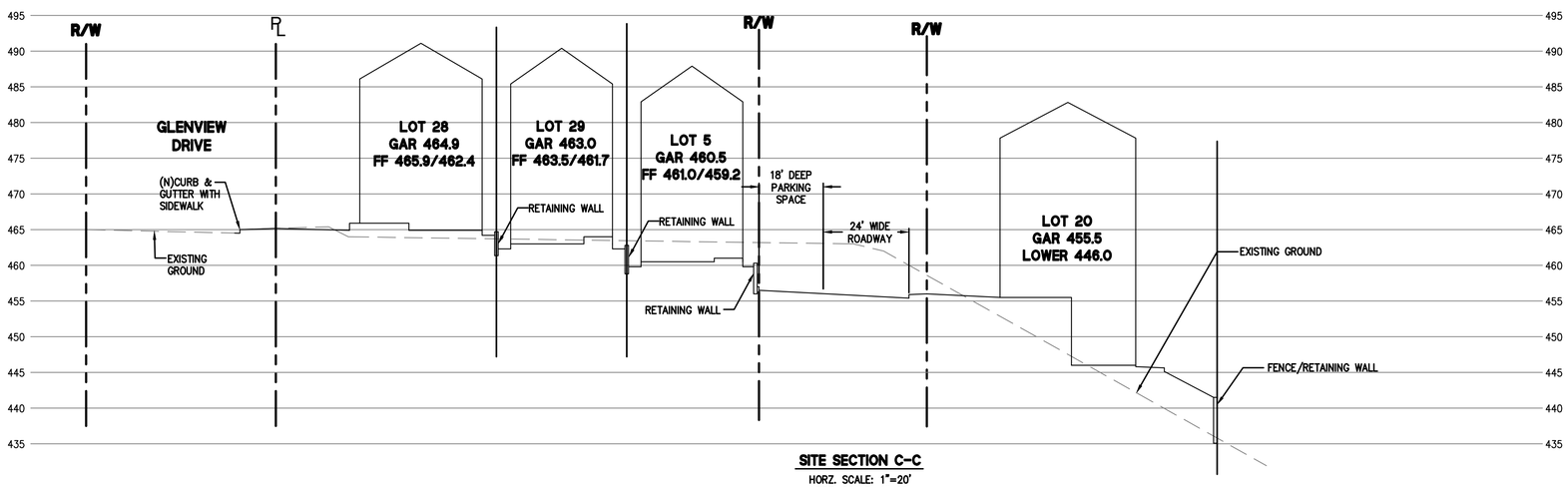
VERT. SCALE: 1"=10'



SITE SECTION C-C

HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=10'

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
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SITE SECTIONS

SAN MATEO COUNTY CALIFORNIA

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Approved: BS
Job No: 20120185

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Drawing Number:

C9.0

OF

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PLOTTED BY: Brian Scott

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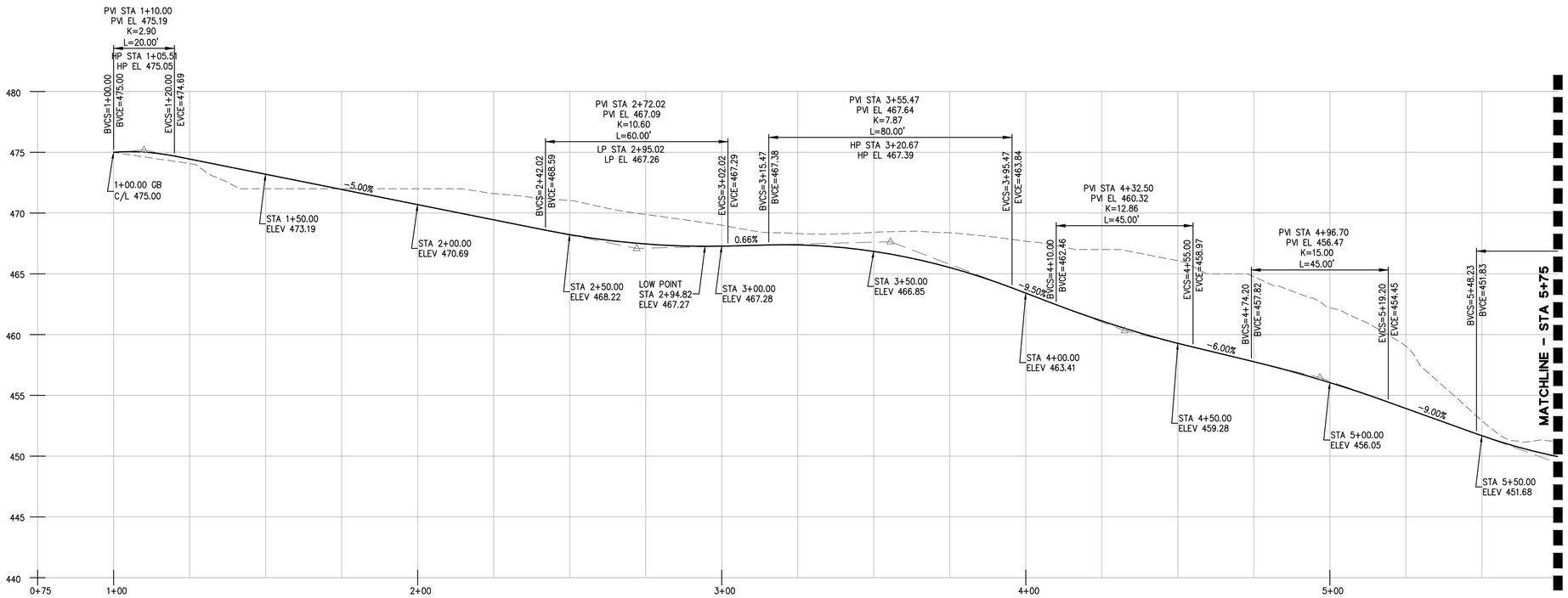
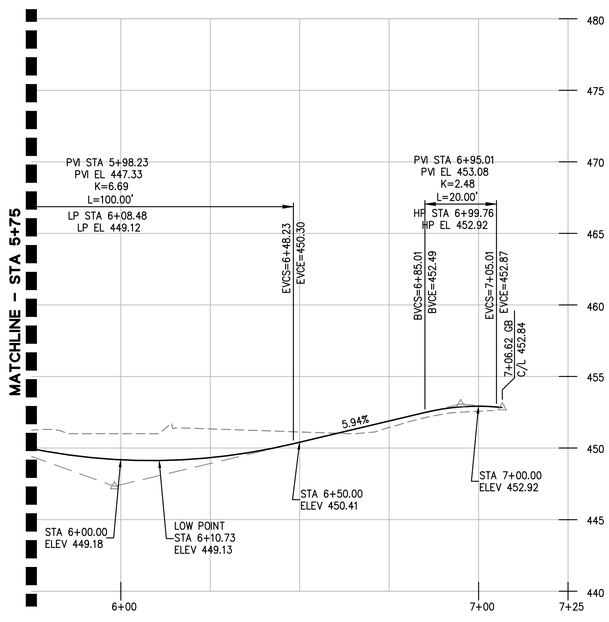


PROFILE: PRIVATE STREET A

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



PROFILE: PRIVATE STREET A (CONTINUED)

SCALE: 1" = 20' HORIZ.
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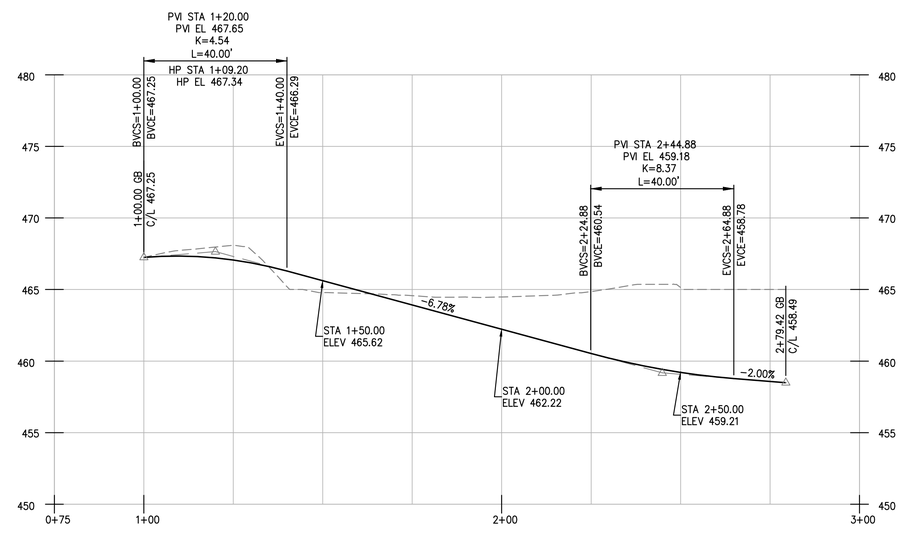

PROFILE: PRIVATE STREET B

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

255 SHORELINE DRIVE, SUITE 200
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STREET PROFILES

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BRIAN K. SCOTT
No. 61034
Exp. _____
CIVIL
STATE OF CALIFORNIA

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OF

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PLOTTED BY: