

R/W

30'

E

30'

R/W

EP.

Transect way.  
± 22'

7TH AVENUE

EP.

PKG.

5 1/2" SW.

EXTENT OF (E) ASPHALT

8' 7" Pkg

(N) CONCRETE SIDEWALK, CURB, AND GUTTER

PROPERTY LINE

(N) CONCRETE DRIVEWAY

1390 MAIN STREET

(E) ASPHALT STREET

(± 8.3% GRADE)

Confirm slope of Roadway and grades match @ conform  
relocate.

grades don't match plan view (A.I.1)

1  
A3.4



# PROPOSED DRIVEWAY PROFILE

SCALE: 1/8" = 1'-0"

**RECEIVED**

AUG 05 2016

San Mateo County  
Planning Division

<b>Address</b>	<b>1390 Main – Hotel</b>
<b>PLN/BLD Case</b>	<b>pln2016-00328</b>
<b>Date</b>	<b>12/5/19</b>
<b>Reviewer</b>	<b>Civil Review - Diana Shu <a href="mailto:dshu@smcgov.org">dshu@smcgov.org</a></b>

<b>status</b>	<b>Disposition:</b>
	<b>Accepted</b>
	<b>Accepted with Conditions</b>
<b>x</b>	<b>Revise and Resubmit</b>
	<b>Pre app – see notes</b>

### Site Plan Submittal Checklist

The following information shall be shown on the plans:

A = Adequate

M= Missing

B/P req'd for BLD/PLN

N/A = not required

<b>A</b>	<b>M</b>	<b>B/P</b>	<b>N/A</b>	<b>Requirements</b>
X		B/P		Project Address, Property Owner's name, address, phone and email
X		B/P		Civil Engineer, Name, address, phone, email license number, expiration date
X		B/P		Plan Title: (eg: Grading and Drainage Plan)
X		B/P		Vicinity Map, Location Map; North Arrow, scale, abbreviations, legends
X		B/P		Fully dimensioned property lines. Show existing survey monuments, pipes, cross marks, etc. Including associated parcels
		B/P	X	Location of existing driveways within 100 feet of the corners of the property.
X		B/P		Locations of existing improvements, sidewalks, utilities, structures etc.
X		B/P		Locations of existing trees, pools, landscaping, etc.
X		B/P		Existing ground elevation
X		B/P		Proposed ground elevation
X		B/P		Proposed building pad, elevations
	P1	B/P		Driveway profile shall not exceed 20% combined slope. Elevation at property line = elevation at center line of road. Lower or raise garage as needed.
	P1	B/P		Identify all proposed improvements in the public right of way along the frontage of the property, if any. Provide detail of conform at driveway to road

### County Required Stormwater Submittal Checklist – 10/100 year storms

The following information shall be shown on the plans:

A = Adequate

M= Missing

B/P req'd for BLD/PLN

N/A = not required

<b>A</b>	<b>M</b>	<b>B/P</b>	<b>N/A</b>	<b>Requirements</b>
	P2	B/P		All projects that modify existing runoff are subject to the county stormwater requirements
	P2	P		Preliminary calculations subject to county stormwater requirements
		B		Hydrology Plan. Existing ground elevation, runoff flow directions, flow, and velocity, including the right of way along the property frontage and estimated flows onto this property from adjoining properties. Show drainage management areas, watershed boundaries.
		B		Proposed ground elevation, runoff flow directions, flow, and discharge velocity (in report)
		B		Proposed building pad, elevations, and downspouts – match Architectural Plans

		B		Location of proposed stormwater improvements, elevations of rim and invert, location and elevation of drain inlets in right of way if any.
		B/P		Locate sanitary sewer cleanout away from or downstream of stormwater inlets. Show inlet elevations. Keep 10 ft clear of septic fields.
		B		Details of stormwater improvements and maintenance responsibilities for property owner
		B		Written report identifying the drainage areas, coefficients of runoff, slopes, pre and post runoff values, soil types, direction of flow, on a plan. Include in the package pipe profile with HGL/ EGL, detention times, depth to ground water, hydraulic sizing calculations, pollution source controls, vector controls, etc. Sign and Stamp final calculations.
		B		For projects with stormwater piping please submit hydraulic calculations and/or StormCAD/ AutoCAD storm files and specifications for pipe and apputenances
		B		Inlet and outlet protection design and calculations for velocity, riprap, etc.
		B		Design of swales, flow velocity, cross section, free board, overflow
		B		Detention time, infiltration rates, infiltration data from soils report
		B		Root barrier to protect county facilities
		B		Final landscaping plan - no conflicts with stormwater management features
		B/P		Show driplines for existing and proposed trees
		B/P		Landscaping with deep root systems shall not be placed on stormwater improvements unless they are an integral part of the stormwater pollution prevention measures. Verify that landscaping does not impact storage volumes in stormwater basins, swales, or other hydraulic structure. <a href="http://flowstobay.org/newdevelopment">http://flowstobay.org/newdevelopment</a>
X		B		<b>Site specific</b> Erosion and Sediment Control measures shall be on a <b>separate plan(s)</b> from the permanent stormwater plan(s) REF: <a href="http://www.dot.ca.gov/hq/construc/stormwater/details.htm">http://www.dot.ca.gov/hq/construc/stormwater/details.htm</a> <b>Construction Entrance needs 3”-6” sized crushed rock and min 12” thick x 50’ long x 15’ min width.</b>
		B/P	x	Grading plan shall identify, amount of cut and fill; identify grades of proposed slopes over 15% and check for erosion potential

### MRP Required Water Quality Submittal Checklist - 2 year storms

The following information shall be shown on the plans:

A = Adequate

M= Missing

B/P req'd for BLD/PLN

N/A = not required

A	M	B/P	N/A	Requirements
X		B/P		Complete the appropriate C.3-C.6 checklists for the project.
		B/P		< 2500 sq ft of new impervious – C6 required on all projects
	P2	B/P		2500 sq ft < x < 10,000 sq ft of new impervious – source control
		B/P		> 5000 sq ft of new impervious for special projects – C3
		B/P		> 10,000 sq ft of new impervious w/C3
		B/P	x	BAHM file <a href="http://www.bayareahydrologymodel.org/">http://www.bayareahydrologymodel.org/</a> for projects involving more than 1 acre of impervious surface.

### Permanent Stormwater Maintenance and Operation Submittal Checklist –C3 projects only

The following information shall be shown on the plans:

A = Adequate

M= Missing

B/P req'd for BLD/PLN

N/A = not required

A	M	B/P	N/A	Requirements (exhibits shall be in Black and White for recordation and reproduction )
		B	X	Part A: Maintenance Agreement (8.5x11)
		B	X	Part B: Legal Description (8.5x11)
		B	X	Part C: Maintenance and Operations Plan (8.5x11 preferred 8.5x14 accepted) must be legible
				Exhibits for Part C: (Site Specific Information) <a href="http://www.flowstobay.org/newdevelopment">http://www.flowstobay.org/newdevelopment</a>
		B	X	Project Address, Property Owner's name, address, phone and email
		B	X	Plan Title: (Permanent Stormwater Drainage Plan)
		B	X	Vicinity Map, Location Map; North Arrow, scale, abbreviations, legends
		B	X	Fully dimensioned property lines – key index to stormwater facilities
		B	X	Proposed ground elevation, runoff flow directions
		B	X	Proposed building pad, elevations, and downspouts
		B	X	Location of proposed stormwater improvements, pipe size, catch basins, elevations of rim and invert, location and elevation of drain inlets if any.
		B	X	Details of stormwater improvements and maintenance requirements
		B	X	Routine maintenance logs for each item
		B	X	Annual Maintenance checklists for each item
		B	X	Equipment maintenance requirements as per vendor/manufacturer as applicable.

**Traffic  
Submittal Checklist**

The following information shall be shown on the plans:

A = Adequate      M= Missing      B/P req'd for BLD/PLN      N/A = not required

A	M	B/P	N/A	Requirements
	??	P	x	Traffic Impact Analysis – large projects only
		P	x	Parking Analysis – large projects only
x		P		Sight Distance – new driveway locations only
		P	x	Road Profile, alignment, and cross sections – for new roads only

**Grading  
Submittal Checklist**

The following information shall be shown on the plans:

A = Adequate      M= Missing      B/P req'd for BLD/PLN      N/A = not required

A	M	B/P	N/A	Requirements
X		B/P		Site plan - existing
	P1	B/P		Site plan – proposed
	P1	B		Site plan – disturbed area
	P1	B/P		Cut and Fill profiles and volume calculations from CAD
	P1	B/P		Proposed Slopes greater than 15% shown on plans
	B3	B		Stockpile area and equipment laydown and contractor parking

**Right of Way Encroachment  
Submittal Checklist**

The following information shall be shown on the plans:

A = Adequate      M=Missing      B/P req'd for BLD/PLN      N/A = not required

<b>A</b>	<b>M</b>	<b>B/P</b>	<b>N/A</b>	<b>Requirements</b>
X		B		Location of existing facilities: poles, curb cuts, parking restrictions, utilities, right of way Monuments
	B3	B		Location of proposed improvements (including backflow preventer for water lines)
	B3	B		Details of the improvements
	B3	B		County Standard details used
	B3	B		Traffic control plan – needs note on plans for contractors to manage equipment, staff parking, hauling, excavation work etc.
	B3	B		Tree protection – check if heritage or significant trees need protection; make sure construction entrance does not damage roots, make sure tree protection does not block roadway access or sight distance,
	B3	B/P		One driveway is allowed; keep fence on property line, low landscaping allowed but not if blocking parking on shoulder of road; AC ok but not concrete or pavers.
	B3	B/P		No drainage outlet release into the right of way without proper stormwater detention
	B3	B/P		No connection to public stormwater drainage system without DPW prior approvals.
	B3	B/P		Check that the fence is on the property line

**Other Misc  
Submittal Checklist**

The following information shall be shown on the plans:

A = Adequate

M=Missing

B/P req'd for BLD/PLN

N/A = not required

<b>A</b>	<b>M</b>	<b>B/P</b>	<b>N/A</b>	<b>Requirements</b>
		P		Bridge Design Calculations, Hydrology, Clearance, Loading
		P		Check for easements, record agreements, etc.
		P		Flood Hazard Zone – show FEMA flood boundary on plan
			x	Attach previously approved set of site plans

**Subdivision  
Submittal Checklist**

The following information shall be shown on the plans:

A = Adequate

M=Missing

B/P req'd for BLD/PLN

N/A = not required

<b>A</b>	<b>M</b>	<b>B/P</b>	<b>N/A</b>	<b>Requirements</b>
		P	X	Tentative Parcel map showing all the proposed and existing lot lines – surveyor stamp
		P	X	Tentative Improvement plan demonstrating that the subdivision will yield feasible lots and have adequate access and easements; access to utilities, etc.
		P	X	Tentative drainage plan showing that drainage will or will not require stormwater drainage easements
		P	X	Road improvement plans if project requires new roadways for access to the lots.

**Conditions of Approval – See Accela  
For Plan Checker**

The following information shall be shown on the plans:

R = required

NR = not required for this project

R	NR	Requirements
x		Plan Check Fees for review – initial \$400, additional review \$100 each, \$258 storm
		Conditions of Approval:
x		Mitigation Fees – for additional floor space
x		Stormwater Calcs for all new impervious or all redirected drainage
x		Encroachment Permits for any work in the right of way – sewer, water, power, etc.
x		Driveway Profile – for all new driveways
	X	Subdivision Agreement – for all subdivisions with road, shared driveway, or improvements
	X	Subdivision Agreement – for all subdivisions with shared maintenance improvements
	X	Subdivision – prior to recordation, will serve letters for all utilities
	X	Subdivision – easements: access, pue, emergency access, etc.
	x	Right of Way Maintenance Agreement – for any facility in the right of way that is not a driveway
	X	Stormwater Maintenance Agreement – for all projects requiring C3
		Other:
x		Workflow status
x		Upload Documents
x		Utility plan
x		Sidewalk plan, profile, and cross sections

**Plan Check Comments:**

Reviewed Set submitted 12/5/19 drawings: C1.01, site survey with topo, Arch plan Drainage C3/C6 on file

P1) Project proposes sidewalk. Will need more detail to check the following:

- a. Width of finished roadway – min 2-11 ft lanes
- b. Parking 7 ft to 8 ft wide area for parking next to curb
- c. Sidewalk, county standard width is 5’-6” from face of curb to back of walk
- d. Sidewalk plan, profile, and cross section (25 ft sections)
- e. ADA ramp at corner.

P1) Driveway: please provide profile with parking area and sidewalk included.

B3) as noted above may be submitted with construction set.

Drainage comments by others.

Traffic analysis: Not required. Number of trips 15 AM and 16 PM from ITE therefore does not trigger any traffic analysis for this use.