

AREA CALCULATIONS - CODE REFERENCES ARE PER THE SAN MATEO MUNICIPAL CODE (SMMC) SEE ALSO SHT. A0.1.1 SECOND FLOOR AREA DIAGRAM

22 DE SABLE ROAD
PER SMMC 27.04.200

29 BAYTREE WAY
PER SMMC 27.04.200

FLOOR AREA (SQ. FT.)		FLOOR AREA (SQ. FT.)	
Main Structure(s) (incl. Above Grade Covered Parking):		Main Structure(s) (incl. Above Grade Covered Parking):	
1st Floor	1587.6	1st Floor	1301.6
2nd Floor	568.8	2nd Floor	551.1
Exterior Covered Storage	0.0	Exterior Covered Storage	0.0
Detached Accessory Structure(s)	0.0	Detached Accessory Structure(s)	0.0
Exclusion: Bicycle Parking Facilities	0.0	Exclusion: Bicycle Parking Facilities	0.0
TOTAL:	2156.4	TOTAL:	1852.7

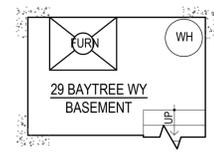
FLOOR AREA FOR PARKING (SQ. FT.)		FLOOR AREA FOR PARKING (SQ. FT.)	
1st Floor (excludes Garage)		1st Floor (excludes garage and workshop storage)	
1st Floor (excludes Garage)	1135.9	1st Floor (excludes garage and workshop storage)	817.7
2nd Floor	568.8	2nd Floor	551.1
TOTAL	1704.7	TOTAL	1368.8

BICYCLE PARKING:
PER SMMC 27.64.262(f)(2)(A)) FOR EACH TWO-BEDROOM DWELLING:

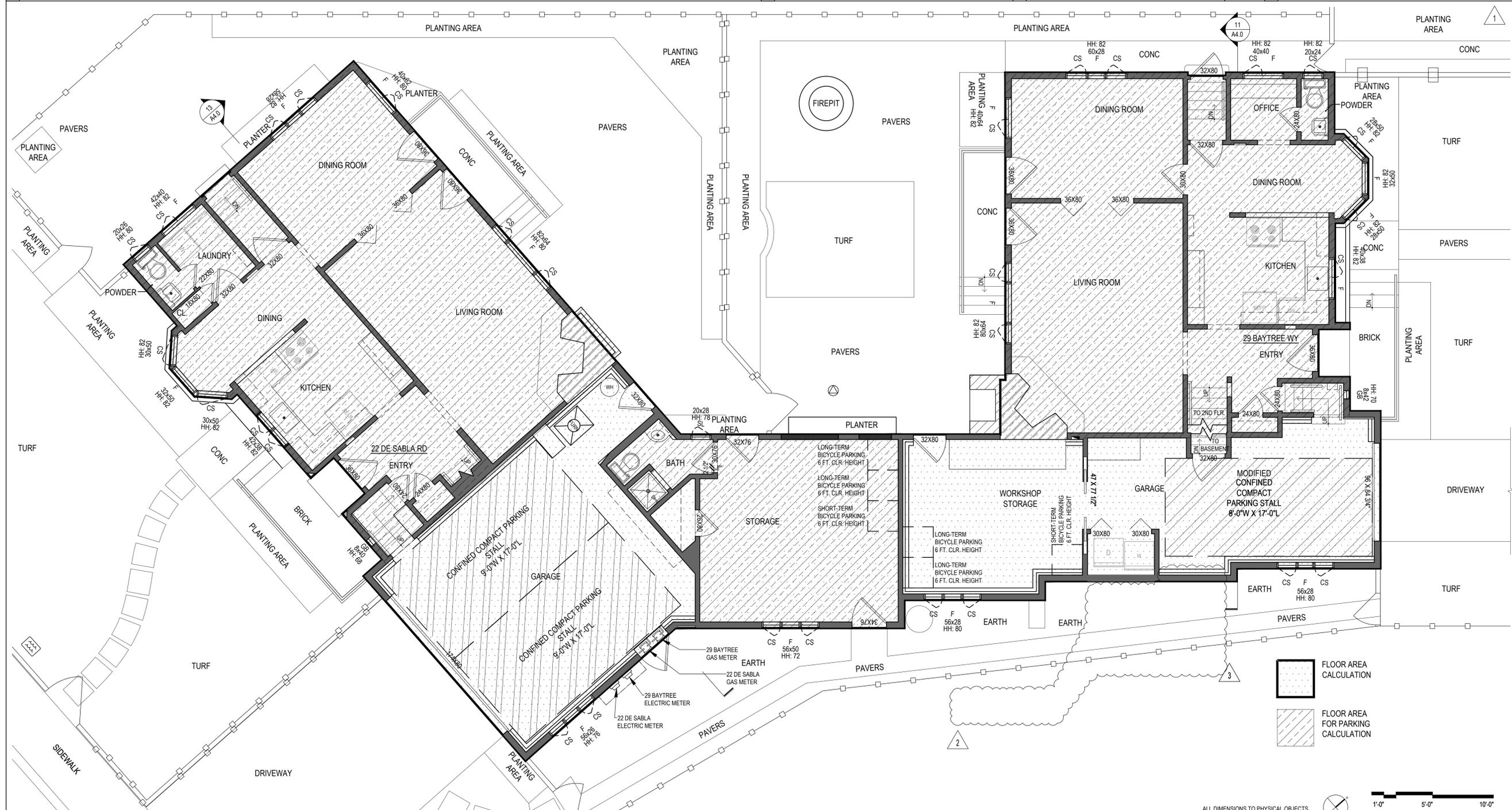
	REQUIRED PER SMMC	PROVIDED
Short-Term Bicycle Parking Stalls:	0.10	1
Long-Term Bicycle Parking Stalls:	1.25	2

	REQUIRED PER SMMC	PROVIDED
Short-Term Bicycle Parking Stalls:	0.10	1
Long-Term Bicycle Parking Stalls:	1.25	2

VEHICLE PARKING:		VEHICLE PARKING:	
REQUIRED BY SMMC	PROVIDED	REQUIRED BY SMMC	PROVIDED
Covered Parking Stalls:	2	Covered Parking Stalls:	1
Covered or Uncovered Parking Stalls:	0	Covered or Uncovered Parking Stalls:	1



24 AREA CALCULATIONS 12 NOT USED 8 PROPOSED BASEMENT 1/4"=1'-0" 4 NOT USED



FLOOR AREA CALCULATION
 FLOOR AREA FOR PARKING CALCULATION

ALL DIMENSIONS TO PHYSICAL OBJECTS 1'-0" 5'-0" 10'-0"

B B U D
BLECHER BUILDING + URBAN DESIGN
3343 22ND STREET
SAN FRANCISCO, CA 94110
415-364-8478
www.bbdesign.com

**PROPOSED CONDOMINIUM
CONVERSION
29 BAYTREE WAY &
22 DE SABLE ROAD
SAN MATEO, CA 94401
A.P.N. 032-412-230**

NO.	DATE	ISSUE	BY
5/22/2022	PERMIT SET	HEB	
1/18/2023	COMMENT RESPONSE	HEB	
5/24/2023	COMMENT RESPONSE	HEB	

PROJECT NO.:
 CADD FILE:
 DRAWN BY: HEB
 CHECKED BY:
 SCALE: AS NOTED



DRAWING TITLE:
**FIRST FLOOR
AREA DIAGRAM**
 SHEET NO.:

A0.1
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CADD FILE:	
DRAWN BY:	HEB
CHECKED BY:	
SCALE:	AS NOTED

SEAL:



DRAWING TITLE:

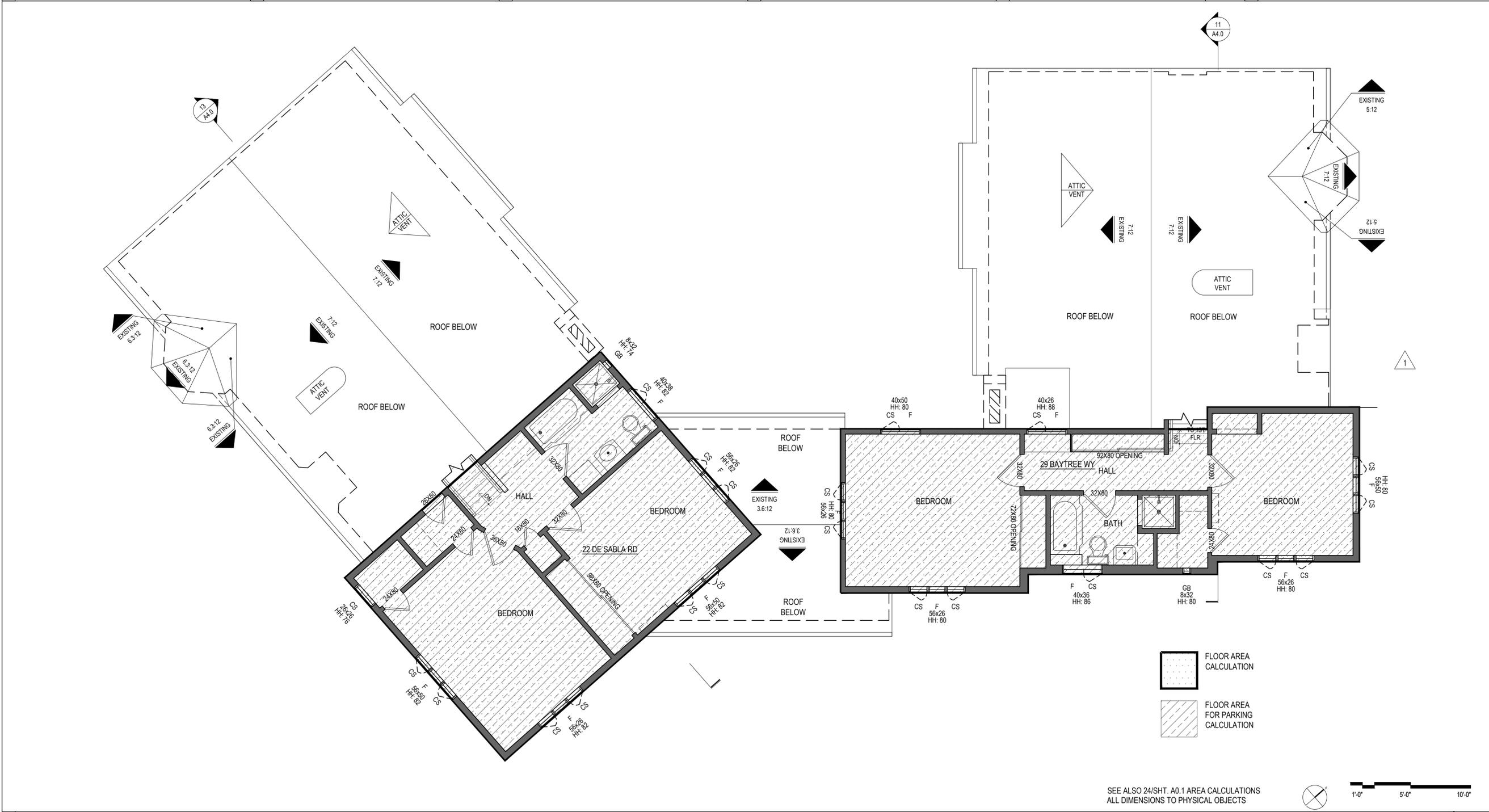
**SECOND FLOOR
AREA DIAGRAM**

SHEET NO.:

A0.1.1

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24	NOT USED	20	NOT USED	16	NOT USED	12	NOT USED	8	PROPOSED BASEMENT	1/4"=1'-0"	4	NOT USED
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Robert Russell
29 Baytree Way
San Mateo, CA 94402

Site: 22 De Sabla Rd, 29 Baytree Way, San Mateo

Dear Robert,

At your request I visited the above sites for the purpose of inspecting and commenting on the regulated trees around the property. A duplex/condo conversion is planned, prompting the need for this tree protection report.

Method:

The City of San Mateo regulates Heritage trees whereby a Heritage tree is any of the following:

- (1) Any oak (Quercus spp.) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
- (2) Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
- (3) Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
- (4) Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
- (5) A stand of trees, the nature of which makes each dependent on the others for survival.

The location of the Heritage trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

Appraised values of each tree are shown in the spread sheet in the Addendum

The Arborist Report and Tree Protection Plan should be copied onto a plan sheet and be part of the final plan set.

The owner/applicant, GC, and other contractors are all responsible for knowing and following the guidelines for the preservation of trees.

The Arborist report shall contain the signature of the property owner and building permit applicant per the Code.

.....Date.....

Property Owner

.....Date.....

Building permit applicant

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Pittosporum <i>Pittosporum tenuifolium</i>	9.1"	20/10	60	Fair health and condition, neighbor's tree, Not Heritage
2	Camellia <i>Camellia japonica</i>	6"est	16/8	75	Good health and condition, neighbor's tree, Not Heritage
3	Southern magnolia <i>Magnolia grandiflora</i>	20"est	25/35	75	Good health and condition, neighbor's tree, Heritage
4	Bay <i>Umbellularia californica</i>	10.9"	12/6	60	Fair health and condition, hedged Not Heritage
5	Pittosporum <i>Pittosporum tobira</i>	12"est	15/8	50	Fair health and condition, neighbor's tree, Not Heritage
6	Privet <i>Ligustrum lucidum</i>	6"5"est	20/10	50	Fair health and condition, topped at 20', neighbor's tree, Not Heritage
7	Guava <i>Feijoa sellowiana</i>	6"est	15/10	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage
8	Griselinia <i>Griselinia littoralis</i>	10"est	20/8	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage
9	Privet <i>Ligustrum lucidum</i>	6"est	20/8	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage

Summary:

The trees on the site are a variety of natives and non-natives.

There is one Heritage tree on the neighboring property on De Sabla, Tree # 3, which may be a Street tree for the City of San Mateo. This tree is a long distance away from any construction and will not be impacted.

Tree # 4 is a small bay at the front of the property on De Sabla. This tree may be in the public right of way and therefore a Street tree for the City of San Mateo and so should be protected during construction.

The remaining trees are on neighboring properties and not of Heritage size.

Tree Protection Plan

The proposed construction will be almost entirely within the existing structures of both properties. The only excavation that will be outside of the buildings will be to replace the apron from the driveway on to De Sabla and a section of sidewalk. This area is shaded in blue on the attached drawing.

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 3: TPZ should be at a 16 feet radius from the trunk of the tree. This is almost entirely on the neighbor's property. No fencing is required for this tree.

Tree # 4: TPZ should be at 8 feet radius from the trunk closing on the sidewalk, pathway and property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Shown as a thin red line.

Excavation for the driveway and apron within the TPZ should be done with hand tools. All roots encountered should be cut cleanly with a hand saw or pruners.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

Type I Tree Protection
The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽⁵⁾

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽⁵⁾

5. **Do Not:**⁽⁶⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁶⁾

7. Route pipes into alternate locations to avoid conflict with roots.⁽⁶⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁶⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽⁷⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Site Monitoring Activities

The following specific activities should be monitored by the site arborist:

Installation of tree protection fencing.

Excavation for driveway apron within TPZ

Site inspection at completion of the project

Tree Removals and LU Values

There will be no tree removals on this project.

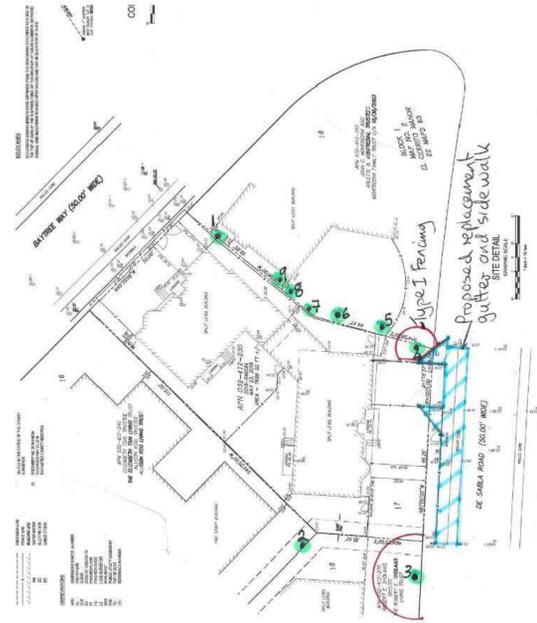
NO.	DATE	ISSUE	BY
1	1/18/2023	COMMENT RESPONSE	HEB

PROJECT NO.:
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SCALE: AS NOTED



DRAWING TITLE:
ARBORIST REPORT &
TREE PROTECTION PLAN

SHEET NO.:



Location of existing homes, proposed sidewalk work, protected trees and their Tree Protection Zones

Glossary

- Canopy** The part of the crown composed of leaves and small twigs.⁽²⁾
- Cavities** An open wound, characterized by the presence of extensive decay and resulting in a hollow.⁽¹⁾
- Decay** Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin.⁽¹⁾
- Dripline** The width of the crown as measured by the lateral extent of the foliage.⁽¹⁾
- Genus** A classification of plants showing similar characteristics.
- Root plate** The point at which the trunk flares out at the base of the tree to become the root system.
- Species** A Classification that identifies a particular plant.
- Standard height** Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R., Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary, School of Natural Resources, 2000
- (6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

Robert Weatherill



Robert Weatherill
Certified Arborist WE 1936A
Date: 10/17/22

Terms and Conditions⁽³⁾

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Addendum

Appraised values of trees

Advanced Tree Care and Consulting Inc.
965 East San Carlos Ave, San Carlos, CA 94070
650.439.9339

Valuation Appraisal Worksheet Based on Guide for Plant Appraisal, 10th Edition, 2nd Printing (2019)
"Functional Replacement Method / Trunk Formula Technique"
Address: 22 De Sabla, 29 Baytree, San Mateo
Date: 10/17/22

Tree Tag #	Name (Initials)	WCISA Species Group	Health Classification	Booklet Page	Weighted (0-15)	Structure Weighted (0-75)	Form Weighted (0-15)	Overall Condition Weighted (0-15)	Method (K, R, Above)	Diameter Hires at 4.5' Above	Grade	Functionality	Limitations	Species	Trunk Square	Trunk Height	Replacement	Specimen of	Average SF	Bay Area Cost	Tree (2015)	UIC Unit	Tree Cost per Sq Ft	Trunk Area (U) x (D) x (H)	Trunk Area (Sq Ft) x (H)	Functional (FRFC) = (DIA x H x 783)	Depreciated (FRFC) = Functional (FRFC) x (0.75)	Practical	Rounded-off	Appraised			
1	10/1	26	0.8	0.8	0.6	60%	0.1	75%	75%	0.1	0.1	75%	75%	2	2.25	2	2.25	Specimen of	\$250.00	\$250.00	\$111.81	\$66.79	\$66.79	\$111.81	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79		
2	10/2	21	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95		
3	10/3	21	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	
4	10/4	37	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	2	2.25	2	2.25	Specimen of	\$250.00	\$250.00	\$111.81	\$66.79	\$66.79	\$111.81	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79	\$66.79		
5	10/5	26	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	2	2.25	2	2.25	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	
6	10/6	11	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	
7	10/7	11	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95
8	10/8	11	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95
9	10/9	11	0.1	0.1	0.1	10%	0.1	100%	75%	0.1	0.1	100%	75%	3	3.0	3	3.0	Specimen of	\$250.00	\$250.00	\$66.79	\$333.95	\$333.95	\$66.79	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95	\$333.95
Total Value Trees																																	
\$20,840																																	



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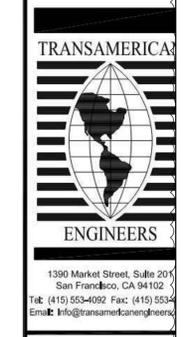
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1	1/18/2023	COMMENT RESPONSE	HEB

PROJECT NO.:
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DRAWING TITLE:
**ARBORIST REPORT &
TREE PROTECTION PLAN**

SHEET NO.:
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**PROPOSED CONDOMINIUM
 CONVERSION
 29 BAYTREE WAY &
 22 DE SABLA ROAD
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 A.P.N. 032-412-230**

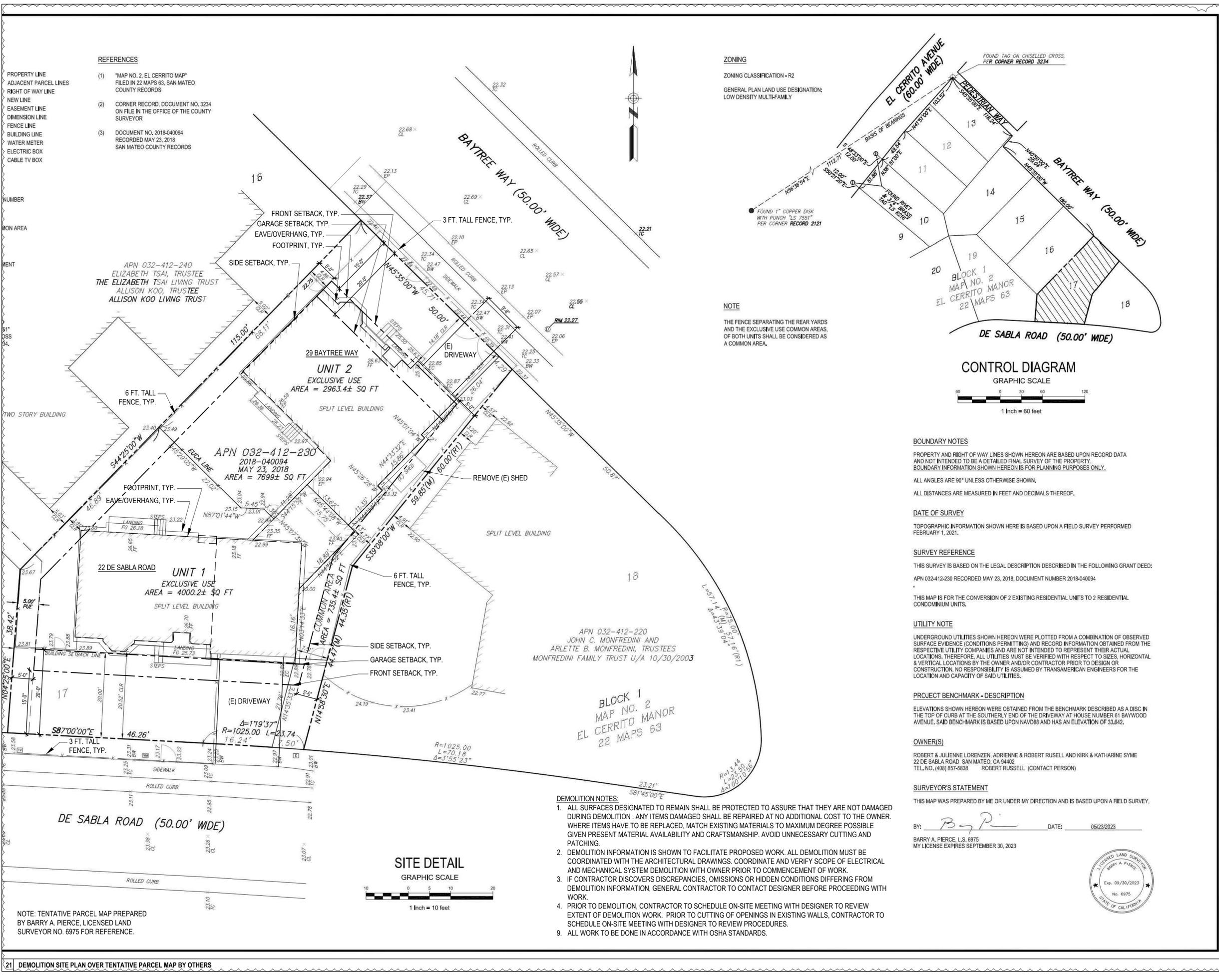
VESTING TENTATIVE PARCEL MAP NO. 22-064
 A TWO RESIDENTIAL UNIT CONDOMINIUM PROJECT.
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED
 ON MAY 23, 2018 AS DOCUMENT NUMBER 2018-040094, SAN MATEO COUNTY RECORDS

NO.	DATE	ISSUE	BY
3	7/10/2023	COMMENT RESPONSE	HEB

PROJECT NO.:
 CADD FILE:
 DRAWN BY: HEB
 CHECKED BY:
 SCALE: AS NOTED



DRAWING TITLE:
**DEMOLITION
 SITE PLAN**
 SHEET NO.:





**PROPOSED CONDOMINIUM
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 29 BAYTREE WAY &
 22 DE SABLE ROAD
 SAN MATEO, CA 94401
 A.P.N. 032-412-230**

VESTING TENTATIVE PARCEL MAP NO. 22-064
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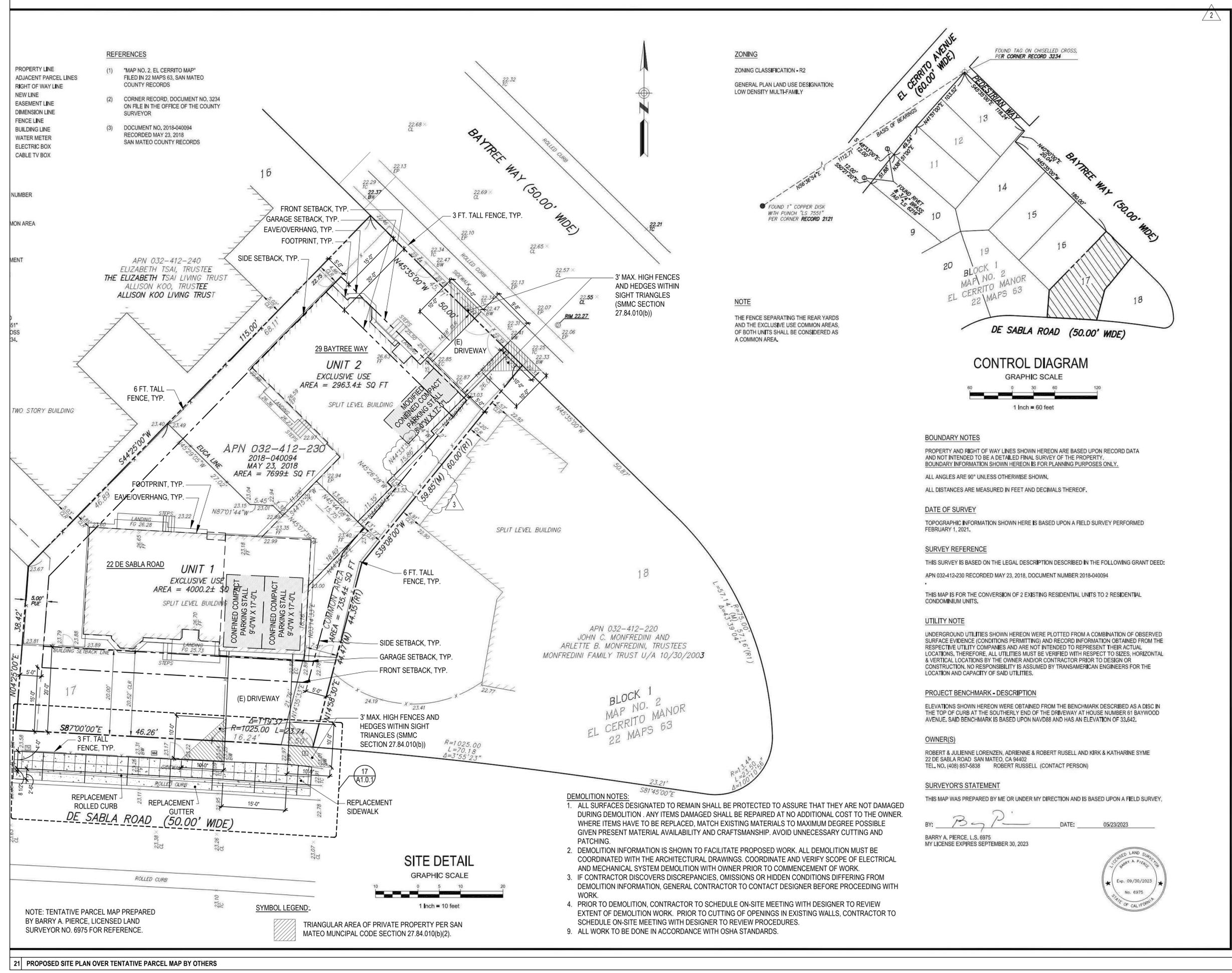
NO.	DATE	ISSUE	BY
	5/22/2022	PERMIT SET	HEB
1	1/18/2023	COMMENT RESPONSE	HEB
2	5/24/2023	COMMENT RESPONSE	HEB
3	7/10/2023	COMMENT RESPONSE	HEB

PROJECT NO.:
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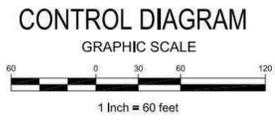
DRAWING TITLE:
**PROPOSED
 SITE PLAN**

SHEET NO.:
A1.0A
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ZONING
 ZONING CLASSIFICATION - R2
 GENERAL PLAN LAND USE DESIGNATION:
 LOW DENSITY MULTI-FAMILY

NOTE
 THE FENCE SEPARATING THE REAR YARDS AND THE EXCLUSIVE USE COMMON AREAS, OF BOTH UNITS SHALL BE CONSIDERED AS A COMMON AREA.



BOUNDARY NOTES
 PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.
 ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.
 ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY
 TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED FEBRUARY 1, 2021.

SURVEY REFERENCE
 THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
 APN 032-412-230 RECORDED MAY 23, 2018, DOCUMENT NUMBER 2018-040094

THIS MAP IS FOR THE CONVERSION OF 2 EXISTING RESIDENTIAL UNITS TO 2 RESIDENTIAL CONDOMINIUM UNITS.

UTILITY NOTE
 UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICA ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

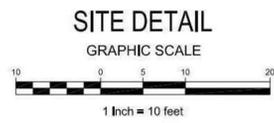
PROJECT BENCHMARK - DESCRIPTION
 ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK DESCRIBED AS A DISC IN THE TOP OF CURB AT THE SOUTHERLY END OF THE DRIVEWAY AT HOUSE NUMBER 61 BAYWOOD AVENUE. SAID BENCHMARK IS BASED UPON NAVD88 AND HAS AN ELEVATION OF 33.642.

OWNER(S)
 ROBERT & JULIENNE LORENZEN, ADRIENNE & ROBERT RUSSELL AND KIRK & KATHARINE SYME
 22 DE SABLE ROAD, SAN MATEO, CA 94402
 TEL. NO. (408) 957-5838 ROBERT RUSSELL (CONTACT PERSON)

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.
 BY: *B. Pierce* DATE: 05/23/2023
 BARRY A. PIERCE, L.S. 6975
 MY LICENSE EXPIRES SEPTEMBER 30, 2023



- DEMOLITION NOTES:**
- ALL SURFACES DESIGNATED TO REMAIN SHALL BE PROTECTED TO ASSURE THAT THEY ARE NOT DAMAGED DURING DEMOLITION. ANY ITEMS DAMAGED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. WHERE ITEMS HAVE TO BE REPLACED, MATCH EXISTING MATERIALS TO MAXIMUM DEGREE POSSIBLE GIVEN PRESENT MATERIAL AVAILABILITY AND CRAFTSMANSHIP. AVOID UNNECESSARY CUTTING AND PATCHING.
 - DEMOLITION INFORMATION IS SHOWN TO FACILITATE PROPOSED WORK. ALL DEMOLITION MUST BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. COORDINATE AND VERIFY SCOPE OF ELECTRICAL AND MECHANICAL SYSTEM DEMOLITION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
 - IF CONTRACTOR DISCOVERS DISCREPANCIES, OMISSIONS OR HIDDEN CONDITIONS DIFFERING FROM DEMOLITION INFORMATION, GENERAL CONTRACTOR TO CONTACT DESIGNER BEFORE PROCEEDING WITH WORK.
 - PRIOR TO DEMOLITION, CONTRACTOR TO SCHEDULE ON-SITE MEETING WITH DESIGNER TO REVIEW EXTENT OF DEMOLITION WORK. PRIOR TO CUTTING OF OPENINGS IN EXISTING WALLS, CONTRACTOR TO SCHEDULE ON-SITE MEETING WITH DESIGNER TO REVIEW PROCEDURES.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH OSHA STANDARDS.



SYMBOL LEGEND:
 TRIANGULAR AREA OF PRIVATE PROPERTY PER SAN MATEO MUNICIPAL CODE SECTION 27.84.010(b)(2).

NOTE: TENTATIVE PARCEL MAP PREPARED BY BARRY A. PIERCE, LICENSED LAND SURVEYOR NO. 6975 FOR REFERENCE.



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**PROPOSED CONDOMINIUM
CONVERSION**
29 BAYTREE WAY &
22 DE SABLE ROAD
SAN MATEO, CA 94401
A.P.N. 032-412-230

NO.	DATE	ISSUE	BY:
1	5/22/2022	PERMIT SET	HEB
2	1/18/2023	COMMENT RESPONSE	HEB

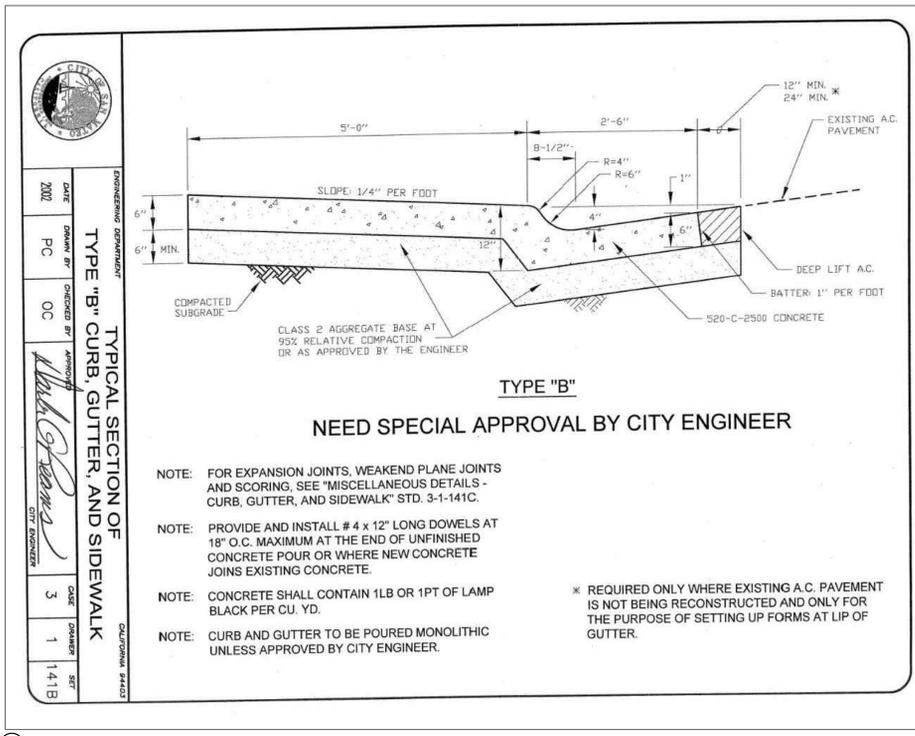
PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED



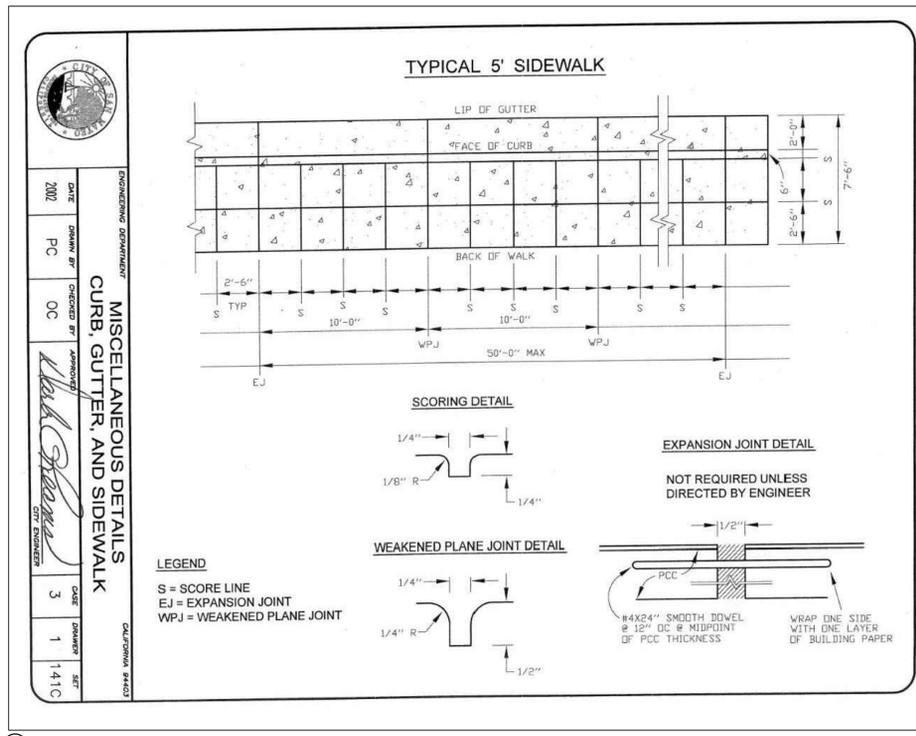
DRAWING TITLE:
**PROPOSED SIDEWALK,
DRIVEWAY APPROACH AND
STREET IMPROVEMENTS**

SHEET NO.:

A1.0.1
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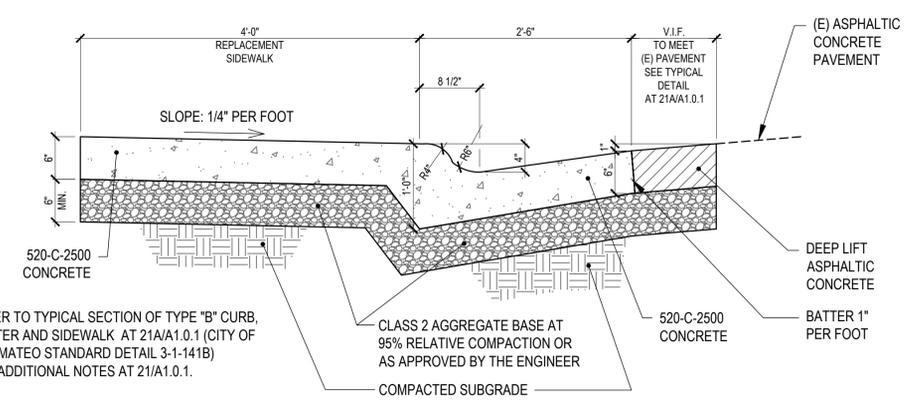


A TYPICAL SECTION OF TYPE "B" CURB, GUTTER AND SIDEWALK (CITY OF SAN MATEO STANDARD DETAIL 3-1-141B)



B MISCELLANEOUS DETAILS CURB, GUTTER, AND SIDEWALK (CITY OF SAN MATEO STANDARD DETAIL 3-1-141C)

23	CITY OF SAN MATEO STREET IMPROVEMENT STANDARDS	N.T.S.	3	NOT USED
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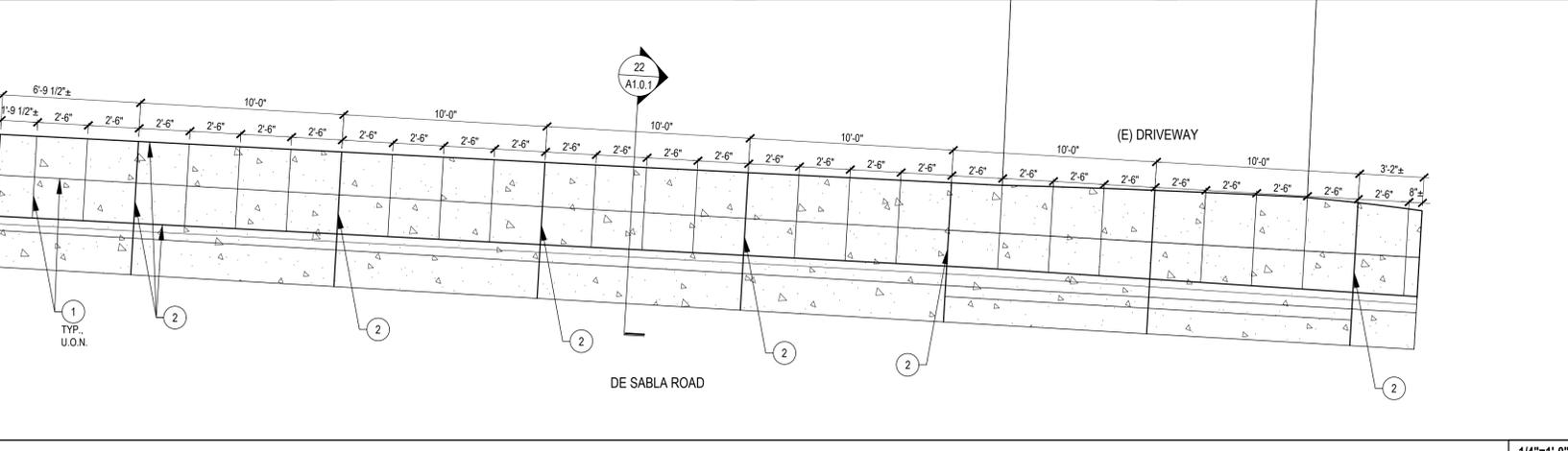


22	CURB, GUTTER, AND SIDEWALK SECTION	1"=1'-0"	10	NOT USED	6	NOT USED	2	NOT USED
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NOTES:
1. FOR EXPANSION JOINTS, WEAKENED PLANE JOINTS AND SCORING SEE DETAIL AT 21B/A1.0.2 (SAN MATEO STANDARD 3-1-141C).
2. PROVIDE AND INSTALL #4 X 12" LONG DOWELS AT 18" O.C. MAX. AT THE END OF UNFINISHED CONC. POUR OR WHERE (N) CONC. JOINS (E) CONC.
3. CONC. SHALL CONTAIN 1 LB. OR 1 PINT OF LAMP BLACK PER CU. YD.
4. CURB AND GUTTER TO BE POURED MONOLITHIC UNLESS APPROVED BY CITY ENGINEER

KEYED FLOOR PLAN NOTES:
1 SCORE LINE, SEE SCORING DETAIL AT 23B/A1.0.1 (SAN MATEO STANDARD 3-1-141C).
2 WEAKENED PLANE JOINT, SEE WEAKENED PLANE JOINT DETAIL AT 23C/B1.0.1 (SAN MATEO STANDARD 3-1-141C).

SYMBOL LEGEND:
CONCRETE



21	DRIVEWAY, CURB, GUTTER, AND SIDEWALK NOTES	17	PROPOSED SIDEWALK AND DRIVEWAY APPROACH PLAN	1/4"=1'-0"
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2	5/24/2023	COMMENT RESPONSE	HEB
3	7/10/2023	COMMENT RESPONSE	HEB

PROJECT NO.:	
CADD FILE:	
DRAWN BY:	HEB
CHECKED BY:	
SCALE:	AS NOTED

SEAL:

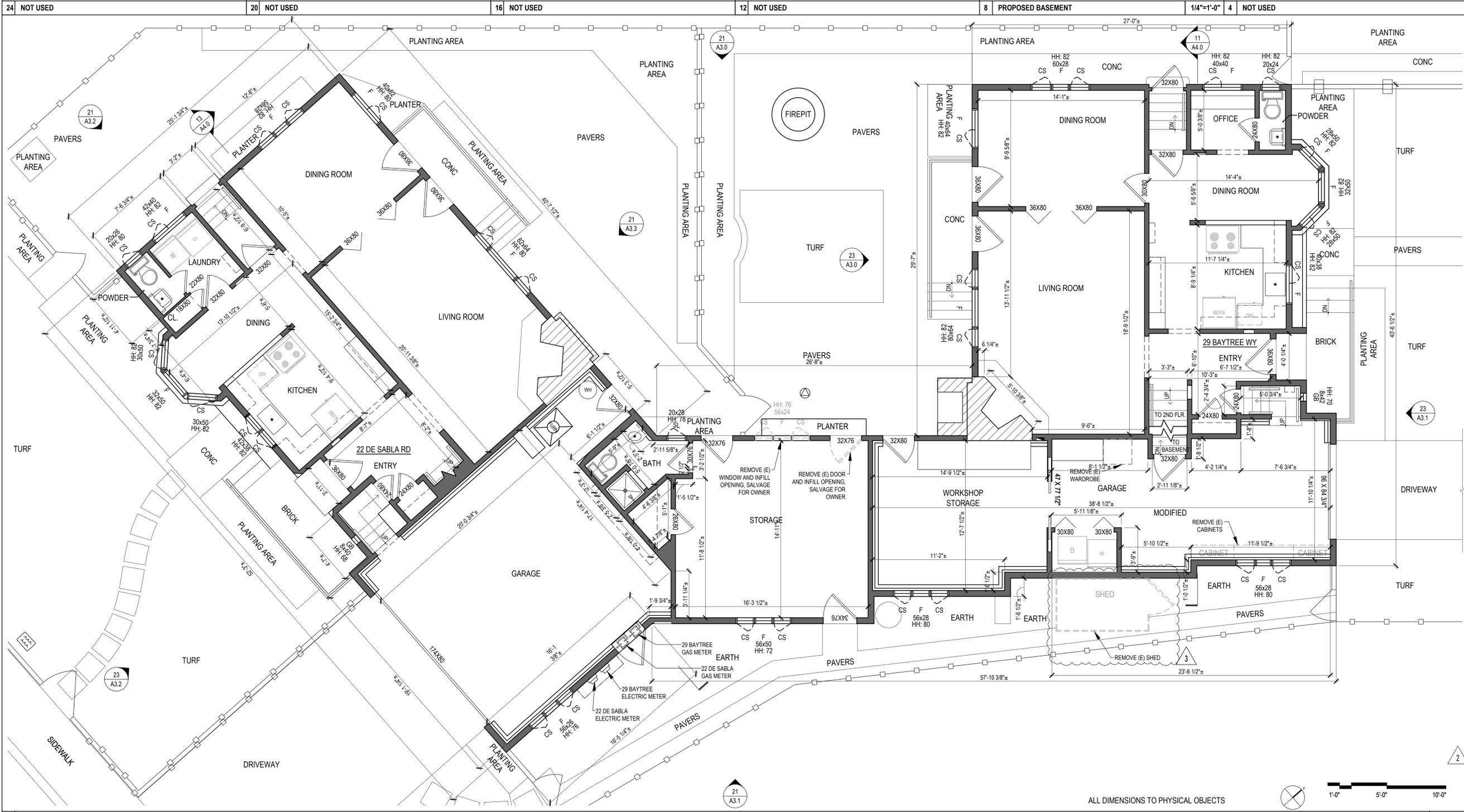
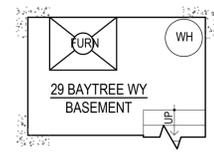


DRAWING TITLE:
**DEMOLITION
FIRST FLOOR PLAN**

SHEET NO.:

A2.0

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24 NOT USED 20 NOT USED 16 NOT USED 12 NOT USED 8 PROPOSED BASEMENT 1/4"=1'-0" 4 NOT USED

21 PROPOSED FIRST FLOOR PLAN ALL DIMENSIONS TO PHYSICAL OBJECTS 1/4"=1'-0"



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3	7/10/2023	COMMENT RESPONSE	HEB

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SCALE:	AS NOTED

SEAL:

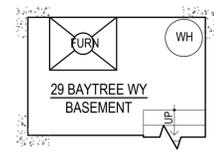


DRAWING TITLE:
**PROPOSED
FIRST FLOOR PLAN**

SHEET NO.:

A2.1

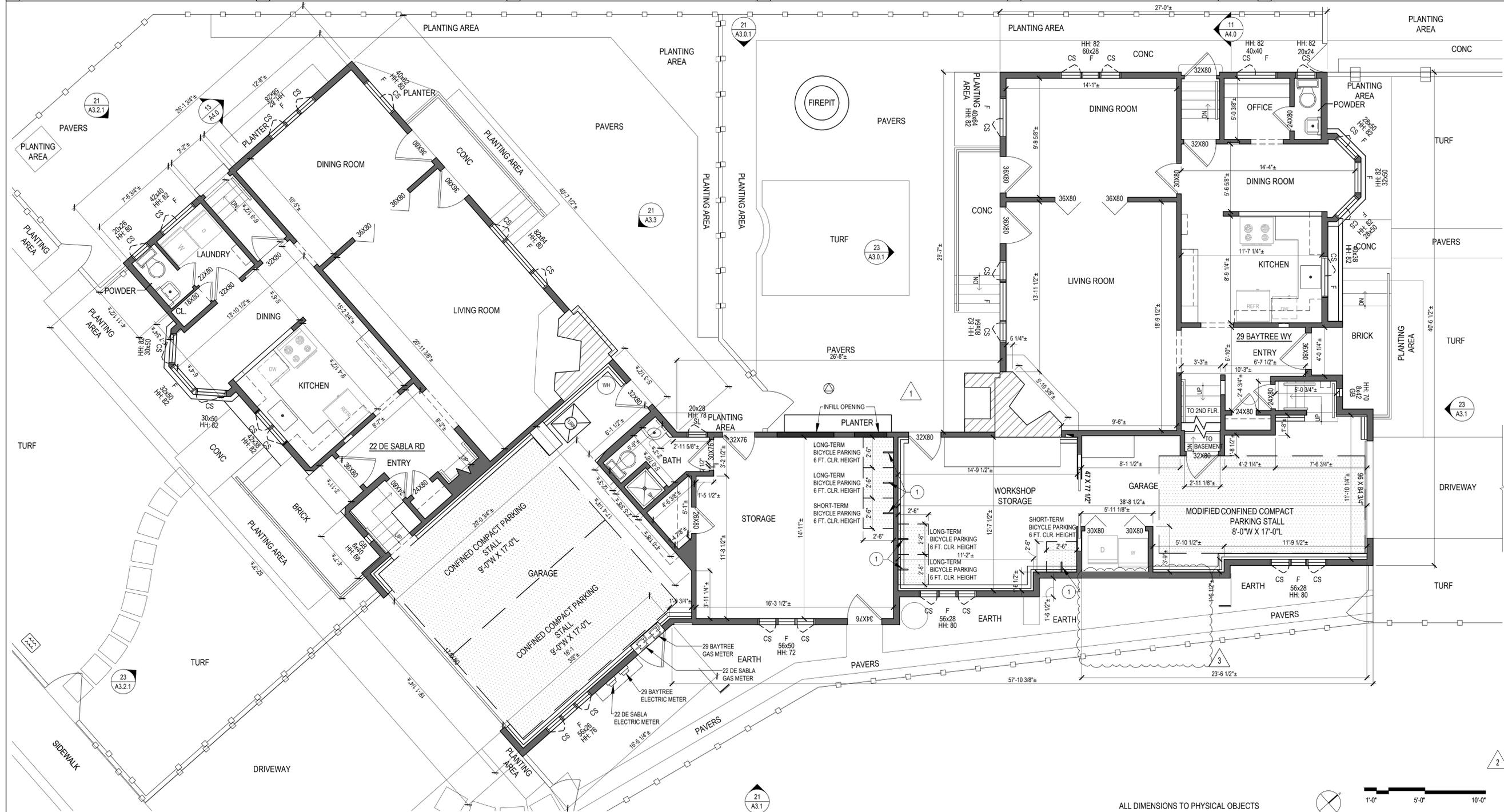
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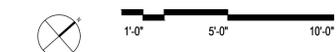
KEYED FLOOR PLAN NOTES:

- WALL-MOUNTED BICYCLE STORAGE WITH CAPACITY TO LOCK THE BICYCLE FRAME AND ONE (1) WHEEL WITH A U-TYPE LOCK
- SUPPORT THE BICYCLE IN A STABLE POSITION WITHOUT DAMAGE TO WHEELS, FRAME, OR COMPONENTS.
- BE SECURELY ANCHORED SO THEY CANNOT BE EASILY REMOVED AND SHALL BE OF SUFFICIENT STRENGTH AND DESIGN TO RESIST VANDALISM AND THEFT.

24 NOT USED 20 NOT USED 16 NOT USED 12 NOT USED 8 PROPOSED BASEMENT 1/4"=1'-0" 4 KEYED NOTES



ALL DIMENSIONS TO PHYSICAL OBJECTS





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PROJECT NO.:
 CADD FILE:
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 CHECKED BY:
 SCALE: AS NOTED



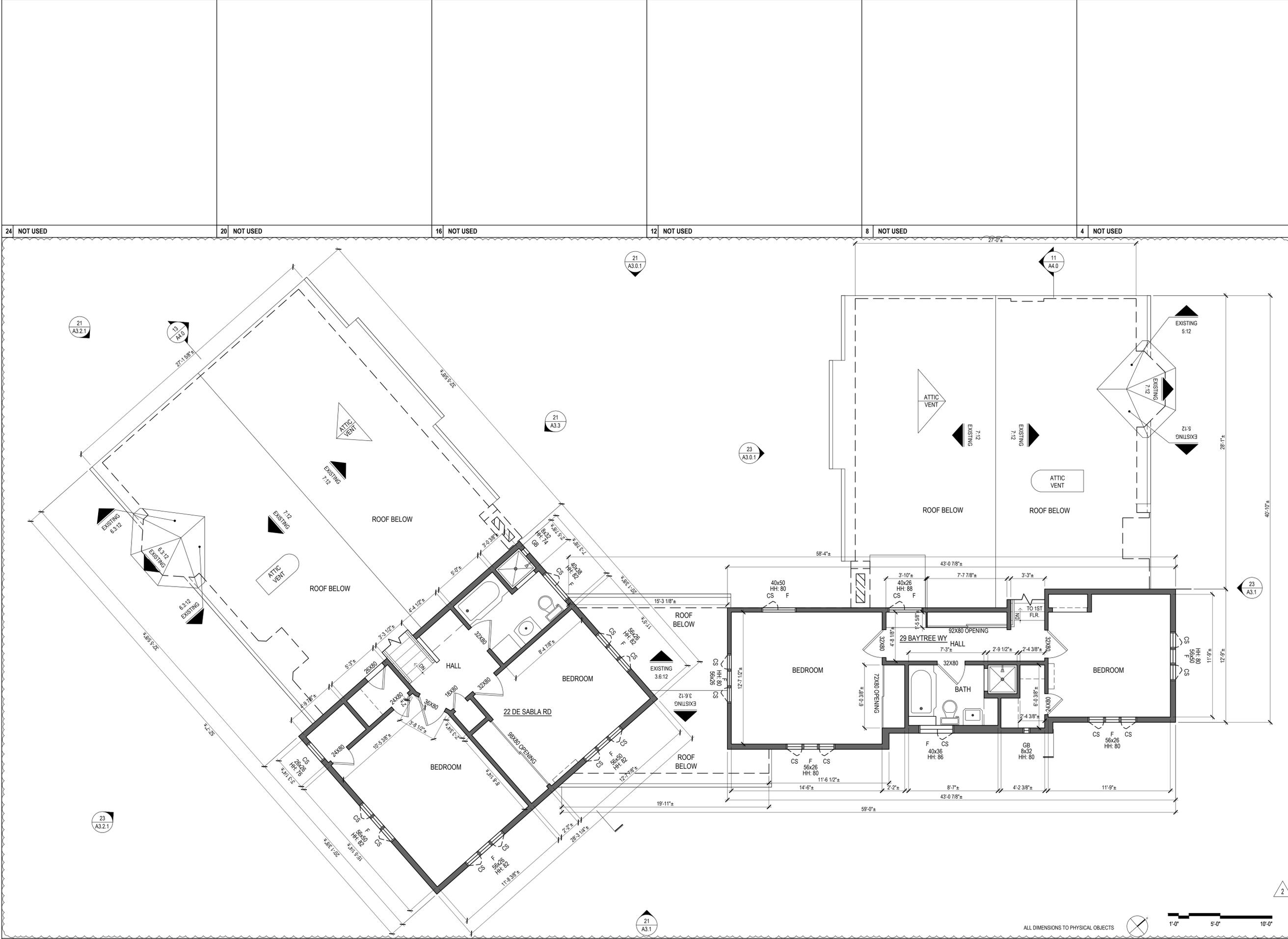
DRAWING TITLE:

SECOND FLOOR PLAN

SHEET NO.:

A2.2

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24 NOT USED 20 NOT USED 16 NOT USED 12 NOT USED 8 NOT USED 4 NOT USED

21 SECOND FLOOR PLAN 1/4"=1'-0"



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A.P.N. 032-412-230

NO.: _____ DATE: _____ ISSUE: _____ BY: _____
5/22/2022 PERMIT SET HEB

PROJECT NO.: _____
CADD FILE: _____
DRAWN BY: _____ HEB
CHECKED BY: _____
SCALE: _____ AS NOTED



DRAWING TITLE:
**DEMOLITION
EXTERIOR ELEVATIONS**

SHEET NO.:

A3.0

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24	20	16	12	8	4
NOT USED					

23	19	15	11	7	3
NOT USED					





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5/22/2022 PERMIT SET HEB

PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED

SEAL:



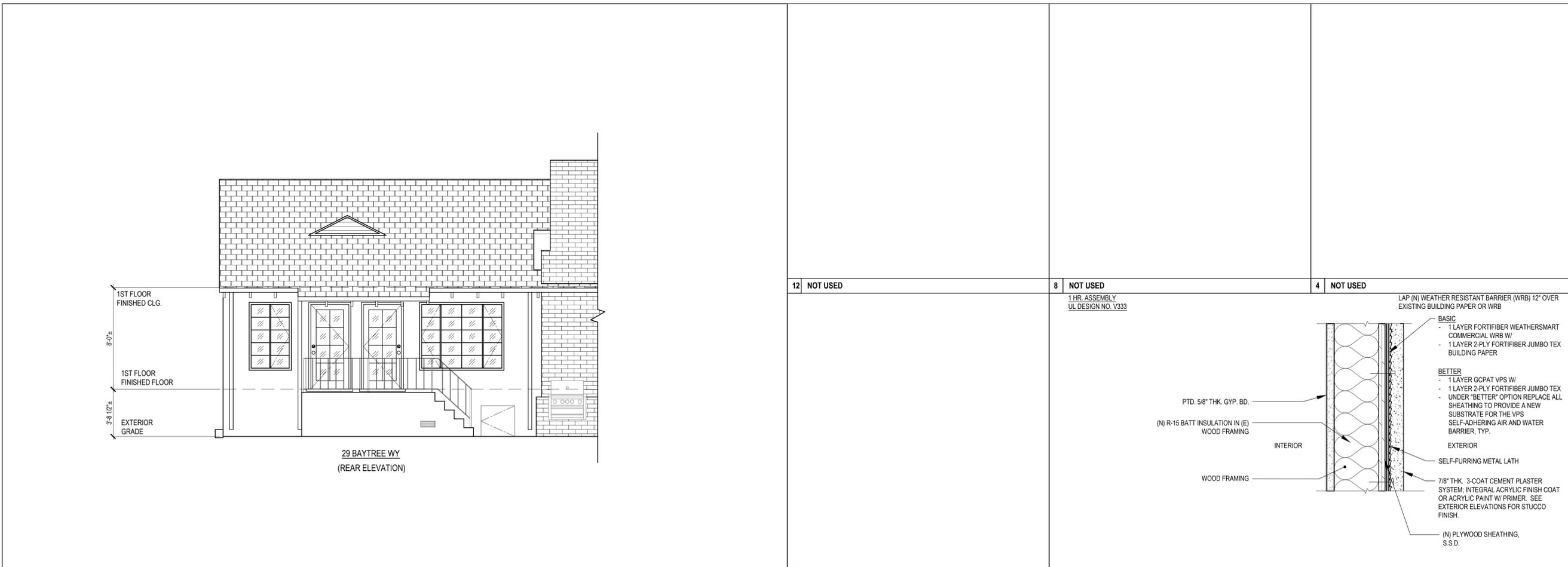
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EXTERIOR ELEVATIONS

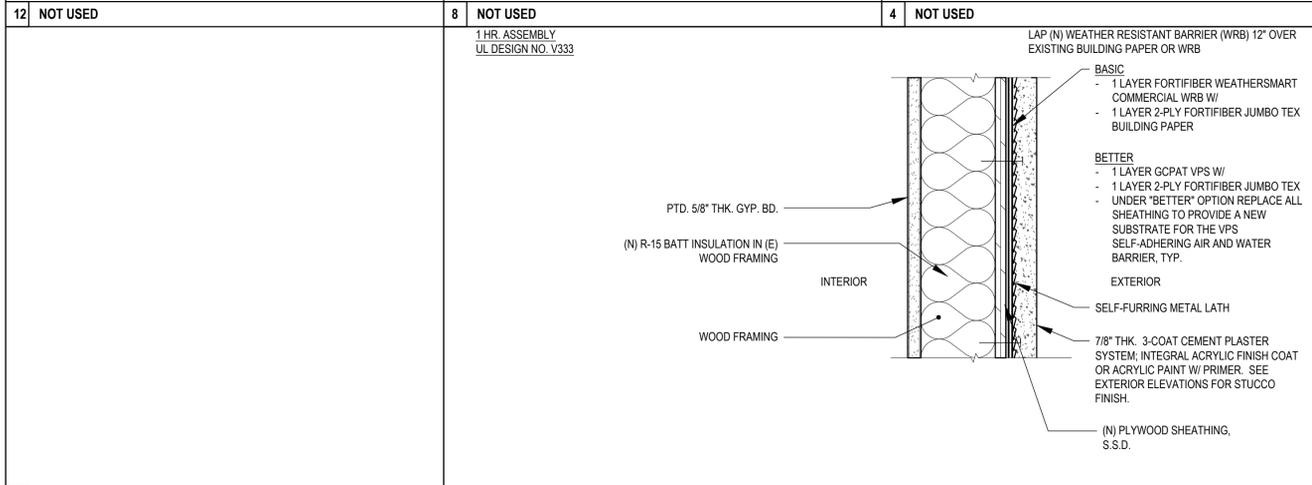
SHEET NO.:

A3.0.1

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23 EXTERIOR ELEVATION - SOUTHWEST 1/4"=1'-0" 11 NOT USED 7 TYPICAL CEMENT PLASTER WALL ASSEMBLY 3"=1'-0"



21 PROPOSED EXTERIOR ELEVATION - NORTHWEST 1/4"=1'-0"



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23 EXTERIOR ELEVATION - NORTHEAST

1/4"=1'-0"



21 EXTERIOR ELEVATION - SOUTHEAST

1/4"=1'-0"

PROPOSED CONDOMINIUM
CONVERSION
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PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED

SEAL:



DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

A3.1

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PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED

SEAL:



DRAWING TITLE:
**DEMOLITION
EXTERIOR ELEVATIONS**

SHEET NO.:

A3.2

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24 NOT USED	20 NOT USED	16 NOT USED	12 NOT USED	8 NOT USED	4 NOT USED

23 NOT USED	19 NOT USED	15 NOT USED	11 NOT USED	7 NOT USED	3 NOT USED





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**PROPOSED CONDOMINIUM
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NO.: DATE: ISSUE: BY:
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PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED

SEAL:



DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

A3.3

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24 NOT USED 20 NOT USED 16 NOT USED 12 NOT USED 8 NOT USED 4 NOT USED

23 NOT USED 19 NOT USED 15 NOT USED 11 NOT USED 7 NOT USED 3 NOT USED



22 DE SABLE RD
(REAR ELEVATION)

21 EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



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CONVERSION**
**29 BAYTREE WAY &
22 DE SABLE ROAD**
SAN MATEO, CA 94401
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NO.: DATE: ISSUE: BY:
5/24/2023 COMMENT RESPONSE HEB

PROJECT NO.:
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SCALE: AS NOTED

SEAL:



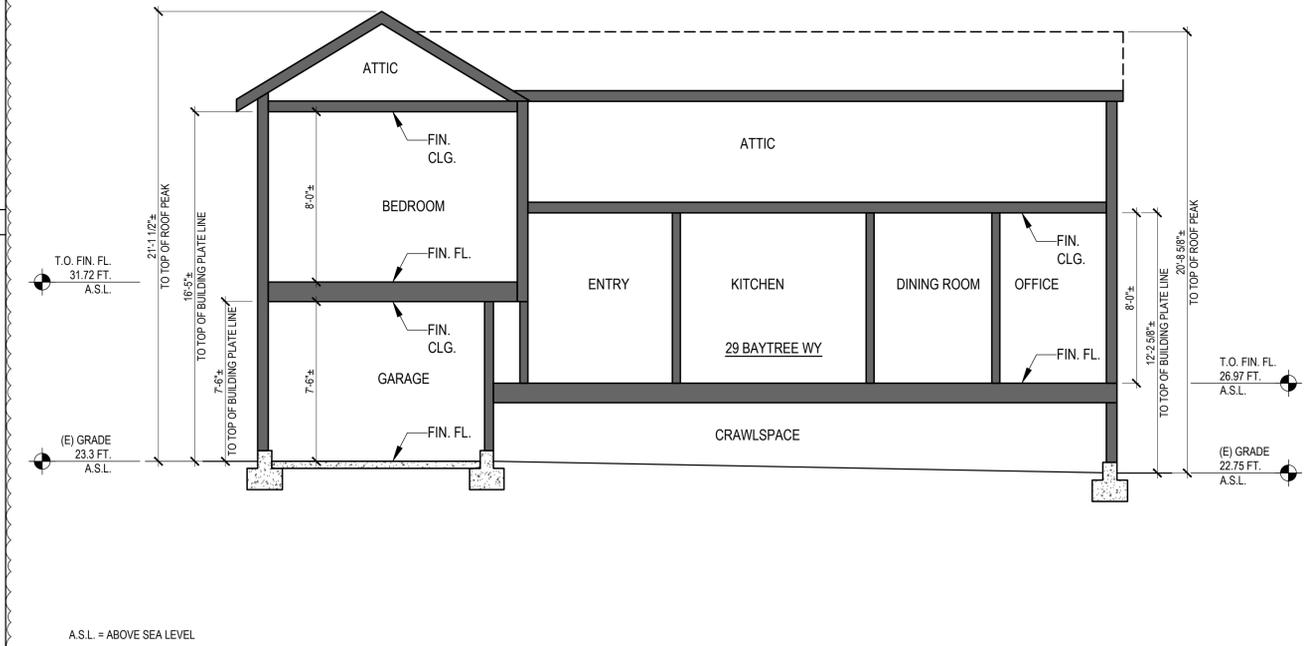
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BUILDING SECTIONS

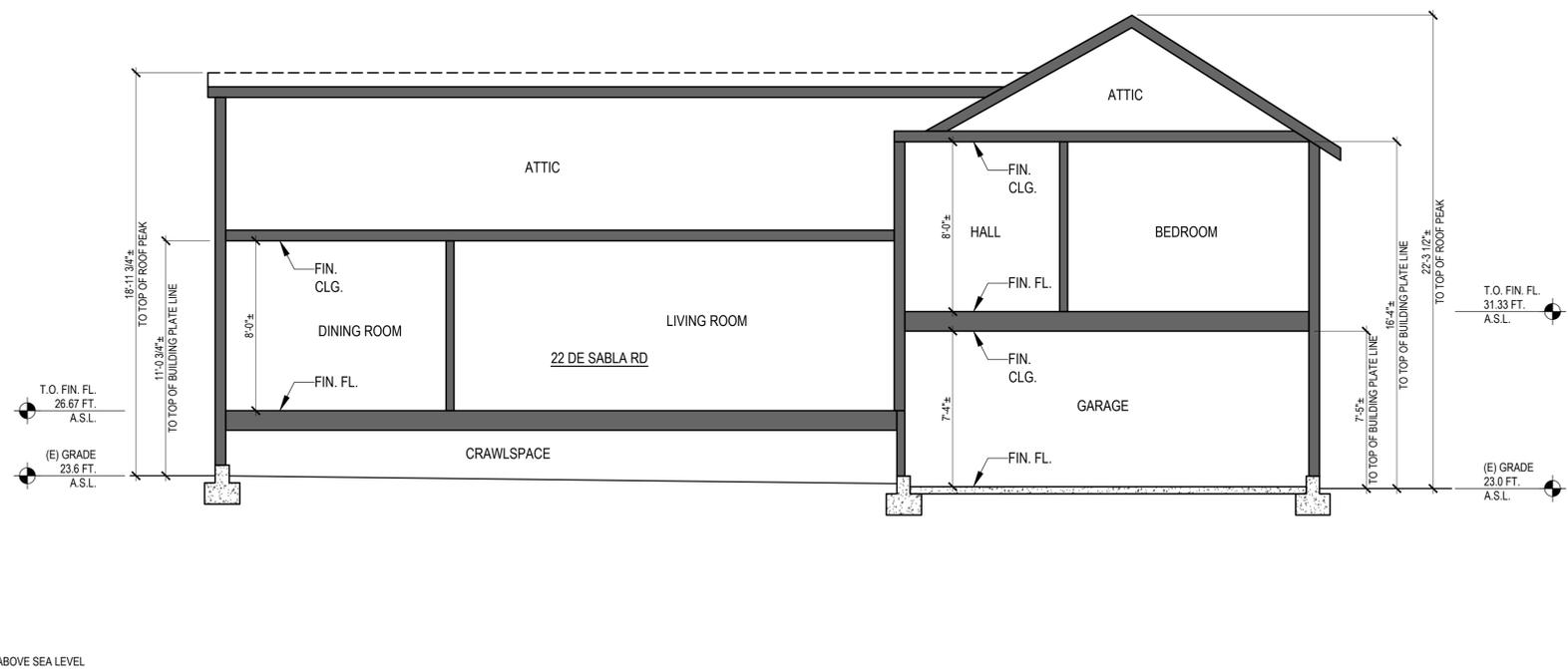
SHEET NO.:

A4.0

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11 BUILDING SECTION 1/4"=1'-0"



13 BUILDING SECTION 1/4"=1'-0"

24 NOT USED 20 NOT USED 16 NOT USED

23 NOT USED 19 NOT USED 15 NOT USED

22 NOT USED 18 NOT USED

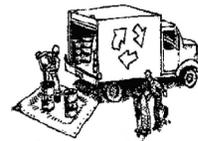
21 NOT USED 17 NOT USED



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



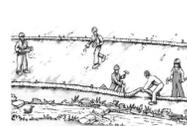
- Non-Hazardous Materials**
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - ❑ Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- ❑ Label all hazardous materials 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.

Equipment Management & Spill Control



- 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).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
 - ❑ 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.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
 - ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - ❑ Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



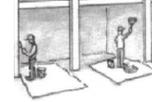
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under cover.
- ❑ Stacked 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.

Painting & Paint Removal



- 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.

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