City of Brisbane Planning Commission Agenda Report

TO: Planning Commission

For the Meeting of 10/14/21

SUBJECT: Grading Review 2021-EX-4; 2000 Sierra Point Parkway; SP-CRO Sierra Point Commercial District; Grading Review for 438 cubic yards of grading, of which 427 cubic yards would be exported from the site, to accommodate placement of a previously approved monument sign, flags and relandscaping at the northeast corner of the intersection of Sierra Point Parkway and Marina Boulevard; Chris Mateo (DES Architects + Engineers), applicant; HCP LS Brisbane LLC, owner.

REQUEST: Recommend the City Engineer issue the grading permit to accommodate construction of the previously approved monument sign, flags and relandscaping for 2000 Sierra Point Parkway.

RECOMMENDATION: Conditionally approve Grading Permit 2021-EX-4, via adoption of Resolution 2021-EX-4, containing the findings and conditions of approval (Attachment C).

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15304 of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

APPLICABLE CODE SECTIONS: Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY or more or 50 CY of soil export per BMC §15.01.081.A and BMC §17.32.220.

PROJECT DESCRIPTION AND BACKGROUND

2000 Sierra Point Parkway is an approximately 10.2 acre developed site at the center of the Sierra Point subarea and is bordered by Sierra Point Parkway to the south and Marina Boulevard wrapping around the site on the western and northern sides. The subarea and site were built atop a closed landfill and the site is relatively flat, except that it has a landscaped berm i, at the intersection of Sierra Point Parkway and Marina Boulevard.

The owner of the site, HCP Life Science, also owns the biotech campus which is under construction immediately to the South at 800-1800 Sierra Point Parkway, "The Shore at Sierra Point" (aka "The Shore"). The building on this subject site, along with the 8000 Marina Blvd building immediately to the east, will serve as an extension of the campus. Together they are referred to as "The Towers".

On May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with The Towers sign at this northeast

corner of the intersection of Sierra Point Parkway and Marina Blvd along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees. This would be to coordinate the "gateways" for The Shore and The Towers, at the northeast and southeast corners of the intersection of Sierra Point Parkway and Marina Boulevard. Subsequent to the Planning Commission's approval, the applicant submitted for a building permit, which also showed grading that was not previously provided in the plans.

The proposed grading would serve to drop the elevation of these approved features by approximately 2 feet. Although the depth of grading is fairly shallow, the area is large enough that it meets the thresholds for Planning Commission review. Those thresholds are 250 cubic yards of total grading and 50 cubic yards of export off the site. The proposed grading is 438 cubic yards, with 427 cubic yards to be exported from the site.

ANALYSIS AND FINDINGS:

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval, as described below. The findings are shown in italics and are all met or not applicable with this proposal, as outlined below.

• *The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

Although the topography is man-made, the proposed grading is minimized to the extent needed to complete the modernization of the previously approved gateway location and would fit comfortably. It would lower the berm especially nearest the public sidewalk and street, in order to lower the level of the proposed sign to be closer to the sidewalk elevation, matching The Shore and The Towers gateways for a more cohesive appearance. The remaining portion of the berm, towards the site's interior, and the planned landscaping would provide a backdrop for the sign and screen of the parking lot from the street.

• The proposed grading is designed to avoid large exposed retaining walls.

No retaining walls are included in this proposal.

• The proposed grading is designed to conserve existing street trees, any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade.

There are no street trees or protected tree species to be removed. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21.

• The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable.

This finding does not apply since the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

ATTACHMENTS:

- A. Aerial site map
- B. Applicant's plans
- C. Draft Resolution 2021-EX-4

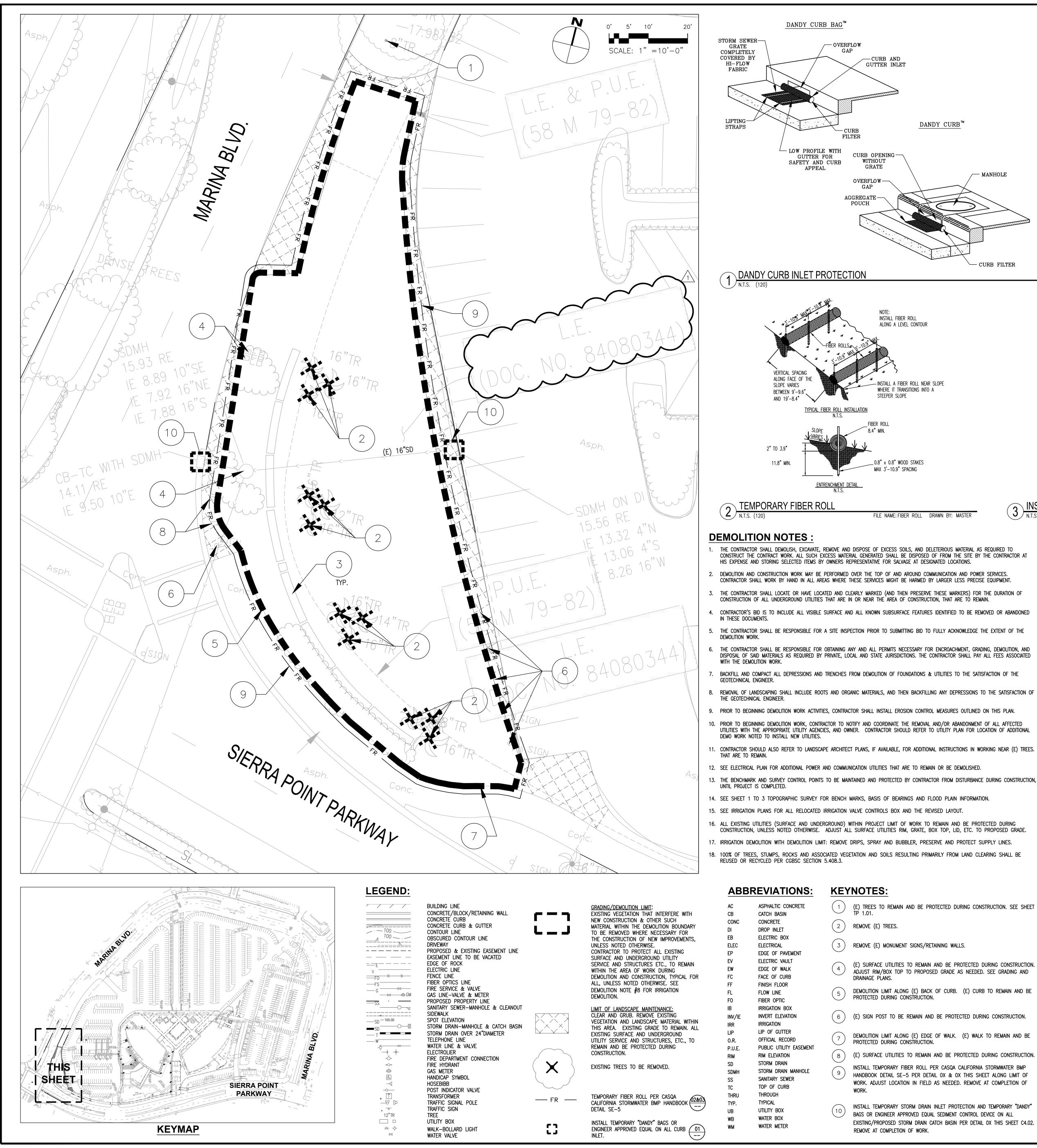
Ken Johnson

Ken Johnson, Senior Planner

John Swiecki John Swiecki, Community Development Director

2000 Sierra Point Parkway Site Vicinity Map





(E) TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE SHEET

REMOVE (E) MONUMENT SIGNS/RETAINING WALLS. PROTECTED DURING CONSTRUCTION. (6) (E) SIGN POST TO BE REMAIN AND BE PROTECTED DURING CONSTRUCTION. PROTECTED DURING CONSTRUCTION. (8) (E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

DANDY CURB BAG™ SPECIFICATIONS

NOTE: THE DANDY CURB BAG™ WILL BE MANUFACTURED IN THE U.S.A FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

DANDY CURB BAG™ (SAFETY ORANGE)			
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec ⁻¹	2.1

DANDY CURB

*Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents

DANDY CURB™ SPECIFICATIONS

NOTE: THE DANDY CURB™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

— MANHOLE — CURB FILTER

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec ⁻¹	2.1

*Note: All Dandy Curbs™ can be ordered with our optional oil absorbents

FILE NAME: DNDY CRB DRAWN BY: MASTER

- INSPECTION AND MAINTENANCE FOR FIBER ROLLS: INSPECTION BMP'S PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, WEEKLY DURING THE RAINY SEASON, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
- REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS. IF THE FIBER ROLL IS USED AS SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE. TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAYBE INCORPORATED INTO EARTHWORK ON THE SITE OF DISPOSED AT AN APPROPRIATE LOCATION.
- IF FIBER ROLLS ARE USED FOR EROSION CONTROL, SUCH AS IN A MINI CHECK DAM, SEDIMENT REMOVAL SHOULD NOT BE REQUIRED AS LONG AS THE SYSTEM CONTINUES TO CONTROL THE GRADE. SEDIMENT CONTROL BMP'S WILL LIKELY BE REQUIRED IN CONJUNCTION WITH THIS TYPE OF APPLICATION.
- IF FIBER ROLLS ARE REMOVED, COLLECT AND DISPOSE OF SEDIMENT ACCUMULATION, AND FILL AND COMPACT HOLES, TRENCHES, DEPRESSIONS OR ANY OTHER GROUND DISTURBANCE TO BLEND WITH ADJACENT GROUND.

NINSPECTION & MAINTENANCE (TEMP. FIBER ROLLS) FILE NAME: FIBER-TEXT DRAWN BY: MASTER

(E) SURFACE UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. ADJUST RIM/BOX TOP TO PROPOSED GRADE AS NEEDED. SEE GRADING AND

DEMOLITION LIMIT ALONG (E) BACK OF CURB. (E) CURB TO REMAIN AND BE

DEMOLITION LIMIT ALONG (E) EDGE OF WALK. (E) WALK TO REMAIN AND BE

INSTALL TEMPORARY FIBER ROLL PER CASQA CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 PER DETAIL OX & OX THIS SHEET ALONG LIMIT OF WORK. ADJUST LOCATION IN FIELD AS NEEDED. REMOVE AT COMPLETION OF

INSTALL TEMPORARY STORM DRAIN INLET PROTECTION AND TEMPORARY "DANDY" BAGS OR ENGINEER APPROVED EQUAL SEDIMENT CONTROL DEVICE ON ALL EXISTING/PROPOSED STORM DRAIN CATCH BASIN PER DETAIL OX THIS SHEET C4.02.

EROSION CONTROL GENERAL NOTES:

- CONTRACTOR TO NOTE THAT THE MEASURES SHOWN ON THE EROSION CONTROL PLAN, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH IS TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE, AND THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 2. ANY AND ALL SEDIMENT AND / OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNING AGENCIES. EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT AND DEBRIS FROM ENTERING THE CITY, COUNTY STORM DRAIN SYSTEM, SANITARY SEWER SYSTEM OR FROM LEAVING THE SITE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD TO MAKE SURE THAT THIS CONCEPT IS CARRIED OUT.
- 3. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE AT THE START OF ALL WORK AND SHALL CONTINUE IN EFFECT UNTIL DISTURBED AREAS ARE STABILIZED OR UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS ELIMINATES THE NEED FOR THEM.
- CONTRACTOR SHALL KEEP INSPECTION, MAINTENANCE AND REPAIR PROCEDURES, AS REQUIRED, ON ALL EROSION CONTROL FACILITIES AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON, PRIOR TO ANTICIPATED STORM EVENT AND AT REASONABLE INTERVALS DURING STORM EVENTS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- 5. CONTRACTOR SHALL INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT FROM SURFACE OF DANDY-BAG OR SIMILAR ENGINEER APPROVED DEVICES.
- 6. CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND DEVICES AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE AFTER EACH STORM EVENT.
- 7. THE CONTRACTOR SHALL IMPLEMENT THE BEST AVAILABLE TECHNOLOGY FEASIBLE AND THE BEST CONVENTIONAL POLLUTANT CONTROL TECHNOLOGY TO REDUCE OR ELIMINATE STORM WATER POLLUTION. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM. ALL DEWATERING WATER MUST BE CHANNELED
- THROUGH AN APPROVED SEDIMENT BARRIER OR FILTERING CONTROL DEVICE SUCH AS A FIOGORD BY OLDCASTLE OR ENGINEER APPROVED EQUAL DEWATERING BAG TO REMOVE SEDIMENT FROM DEWATERING WATERS PRIOR TO DISCHARGING THE STORM SYSTEM. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL OF THE APPLICABLE GOVERNMENTAL AGENCY.

DUST CONTROL MITIGATION NOTES:

9. GENERAL CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IMPLEMENTATION, U.N.O. ON PLANS.

- DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE. TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION IO OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL JURISDICTION.
- . WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- 3. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
- 4. USE DUST-PROOF CHUTES TO LOAD DEBRIS INTO TRUCKS WHENEVER FEASIBLE. WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING TRANSPORT AND HANDLING OF RECYCLED MATERIALS.

EROSION CONTROL CONSTRUCTION NOTES:

FC-1

FC-7

SE-7

WF-

NS-1

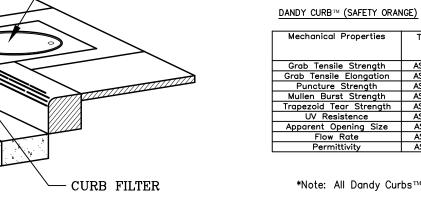
WM-7

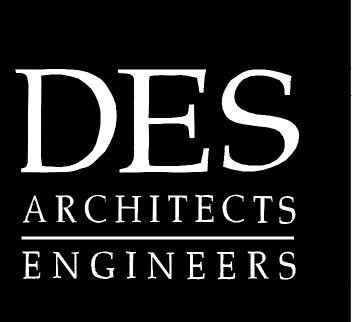
REFER TO THE FOLLOWING CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP FACT SHEETS (WWW.CABMPHANDBOOKS.COM) FOR EROSION AND SEDIMENTATION CONTROL, WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL:

SCHEDULING EC-2 PRESERVATION OF EXISTING VEGETATION GEOTEXTILES & MATS SE-5 FIBER ROLLS STREET SWEEPING AND VACUUMING SC-10 STORM DRAIN INLET PROTECTION WIND EROSION CONTROL WATER CONSERVATION PRACTICES NS-6 ILLICIT CONNECTION/DISCHARGE NS-7 POTABLE WATER/IRRIGATION NS-8 VEHICLE AND EQUIPMENT CLEANING NS-9 VEHICLE AND EQUIPMENT FUELING NS-10 VEHICLE AND EQUIPMENT MAINTENANCE WM-1 MATERIAL DELIVERY AND STORAGE MATERIAL USE WM-2 WM-3STOCKPILE MANAGEMENT SPILL PREVENTION AND CONTROL WM-4SOLID WASTE MANAGEMENT WM-5 WM-6 HAZARDOUS WASTE MANAGEMENT CONTAMINATED SOIL MANAGEMENT WM-8 CONCRETE WASTE MANAGEMENT WM-9 SANITARY / SEPTIC WASTE MANAGEMENT LIQUID WASTE MANAGEMENT WM-10

1. CONSTRUCTION WASTE WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA

PAVEMENT CLEANING - FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT, OR VACUUMED.





399 Bradford Street Redwood City, Ca. 94063 (650) 364-6453 Tel: (650) 364-2618 *Fax:* www.des-ae.com



950 Tower Lane, Suite 1650 Foster City, California 94404

SIERRA POINT TOWERS Corner Project

2000 Sierra Point Parkway Brisbane, CA 94005

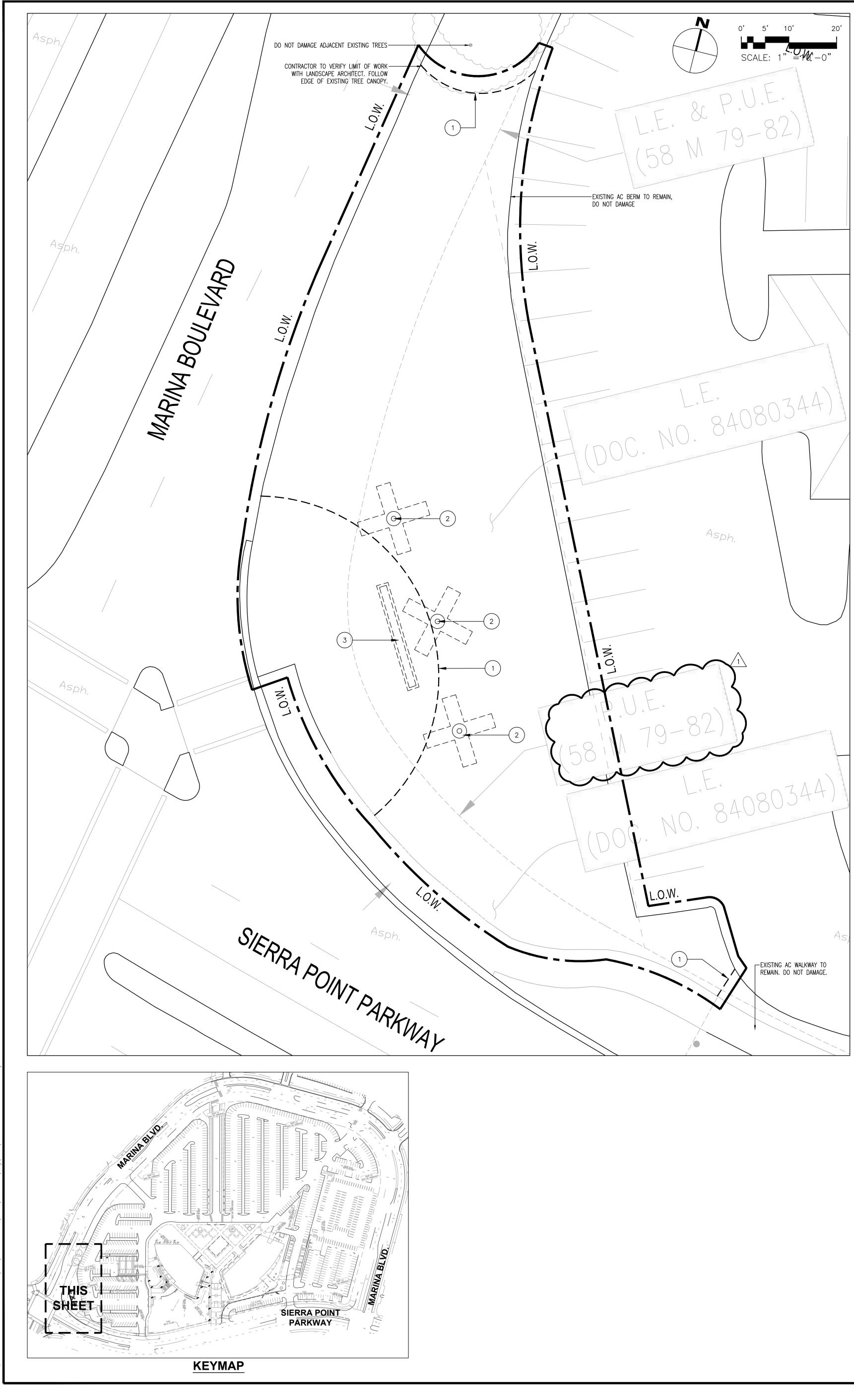
DEMOLITION, **EROSION AND SEDIMENT CONTROL PLAN**

ISSUE: DATE: DESCRIPTION:		DESCRIPTION:
	06/03/20	ISSUE FOR PERMIT
	06/18/21	PLAN CHECK RESPONSE 01
	08.06.21	Issued for Grading Review
DRAWN	BY:	E.CHAN
REVIEW	ED BY:	C.BOYLE
APPRO	VED BY:	C.BOYLE
DES PR	OJECT NO.:	10194.051

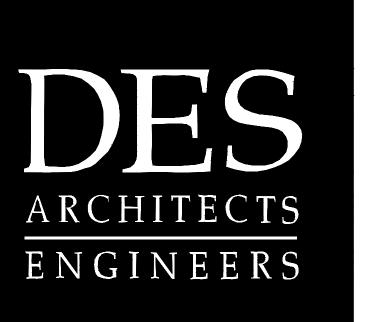




L0.01



1 -	OUT & MATERIALS NOTES:	
A[OME ADJUSTMENTS/ MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATION OF ACTUAL FIELD CONDITIO DJUSTMENTS SHALL BE MADE PRIOR TO THE FORMING AND POURING OF CONCRETE. DO NOT PROCEED WITH ROM LANDSCAPE ARCHITECT.	NS. SUCH HOUT DIRECTION
2. M/	AJOR DISCREPANCIES/ CONFLICTS IN FLATWORK LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LAI RCHITECT IMMEDIATELY PRIOR TO PROCEEDING OR CONTINUING WITH CONCRETE WORK.	NDSCAPE
3. GE	ENERAL CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT TO REVIEW FORMWORK PRIOR TO POURING OF AL	L CONCRETE.
	L WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND DISTANCES FROM PLANS.	
6. LA Gi	NDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND NOTING ANY UNDERGROUND UTILITY LIN RADING, TRENCHING, PLANTING OR OTHER RELATED SITE WORK RESTORATION OF DAMAGED UTILITIES SHALL DNTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.	
	IE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND PROPER DRAINAGE OF SURFA NDSCAPE AREAS. REFER TO LANDSCAPE GRADING PLANS.	CES IN ALL
	VEL CHANGE AT PAVED SURFACES SHOULD BE A MAXIMUM OF 1/2-INCH WITH BEVELED OR SLOPED GLE, OR 1/4-INCH WITHOUT BEVEL.	
	ROSS SLOPES SHALL NOT EXCEED 2% GRADE AT PAVED PATHS OF TRAVEL.	
SI	CORELINES EQUALLY SPACED, APPROX. 5' APART, FOR ALL WALKWAYS AND PAVING JRFACES, UNLESS OTHERWISE NOTED. .L MATERIAL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS	
A	AD ACCORDING TO SPECIFICATIONS. AD ACCORDING TO SPECIFICATIONS. APANSION JOINTS PER PLAN, AT 15'-0" MAX SPACING.	
12. L/		
	T NOTES: (ISTING HARDSCAPE, LIGHTING, TREES, PLANTS AND IRRIGATION SHOWN WHERE IMPROVEMENTS ARE SHOWN ARE TO BE DEMO	 O'D
2. IRRIGA	TION TO REMAIN OPERABLE DURING DEMO AND CONSTRUCTION	
WI	ACTOR IS RESPONSIBLE FOR REPLACING ANY AND ALL DAMAGED PLANTS/ IRRIGATION DUE TO CONSTRUCTION ACTIVITY (OR TH THE SAME SIZE AND SPEC AS EXISTING. COMMENCE HAND WATERING AS NEEDED PER TYPICAL CYCLE PER SEASON PE EHICULAR PAVEMENT SECTIONS WITHIN FIRE TRUCK ACCESS TO BE VEHICULAR LOAD	
5. ALL C	HEEK WALLS TO HAVE A CHAMFERED EDGE. L EXPOSED PAVING EDGES TO HAVE TOOLED EDGE $\frac{1}{2}$ " R.	
MATE	RIALS LEGEND	
	REDWOOD HEADER 2x6 CONSTRUCTION GRADE	02 L8.01
1	REDWOOD HEADER	
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE	
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (ea) 1X6 TO MAKE TIGHT RADII. FLAG POLES	
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJ50', 55' HEIGHT, (CENTER FLAG) (2) HTJS40', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D.	
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJ50', 55' HEIGHT, (CENTER FLAG) (2) HTJS40', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	L8.01 (3,4,6) L8.02
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	L8.01 (3,4,6) L8.02
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	L8.01 (3,4,6) L8.02
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	L8.01 (3,4,6) L8.02
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
1	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	(3,4,6) (18.02)
	REDWOOD HEADER 2x6 CONSTRUCTION GRADE USE 2 (eq) 1X6 TO MAKE TIGHT RADII. FLAG POLES MANUFACTURER: APEX FLAGPOLES MODEL: (1) HTJSO', 55' HEIGHT, (CENTER FLAG) (2) HTJS4O', 44' HEIGHT, (OUTER FLAGS) NOTES: PROVIDE LIGHTING MONUMENT SIGN CUSTOM: T.B.D. NOTES: INSTALL FOOTING WITH ROUGHENED TOP TO RECEIVE FUTURE MOW BAND AND SIGN. SIGN AND GRAPHIC T.B.D. COVER FOOTING WITH SOIL. PLANTING AND IRRIGATION TO BE INSTALLED OVER FOOTING	L8.01 (3,4,6) L8.02



399 Bradford Street Redwood City, Ca. 94063 Tel: (650) 364-6453 Fax: (650) 364-2618 www.des-ae.com



950 Tower Lane, Suite 1650 Foster City, California 94404

SIERRA POINT TOWERS Corner Project

2000 Sierra Point Parkway Brisbane, CA 94005

MATERIALS PLAN

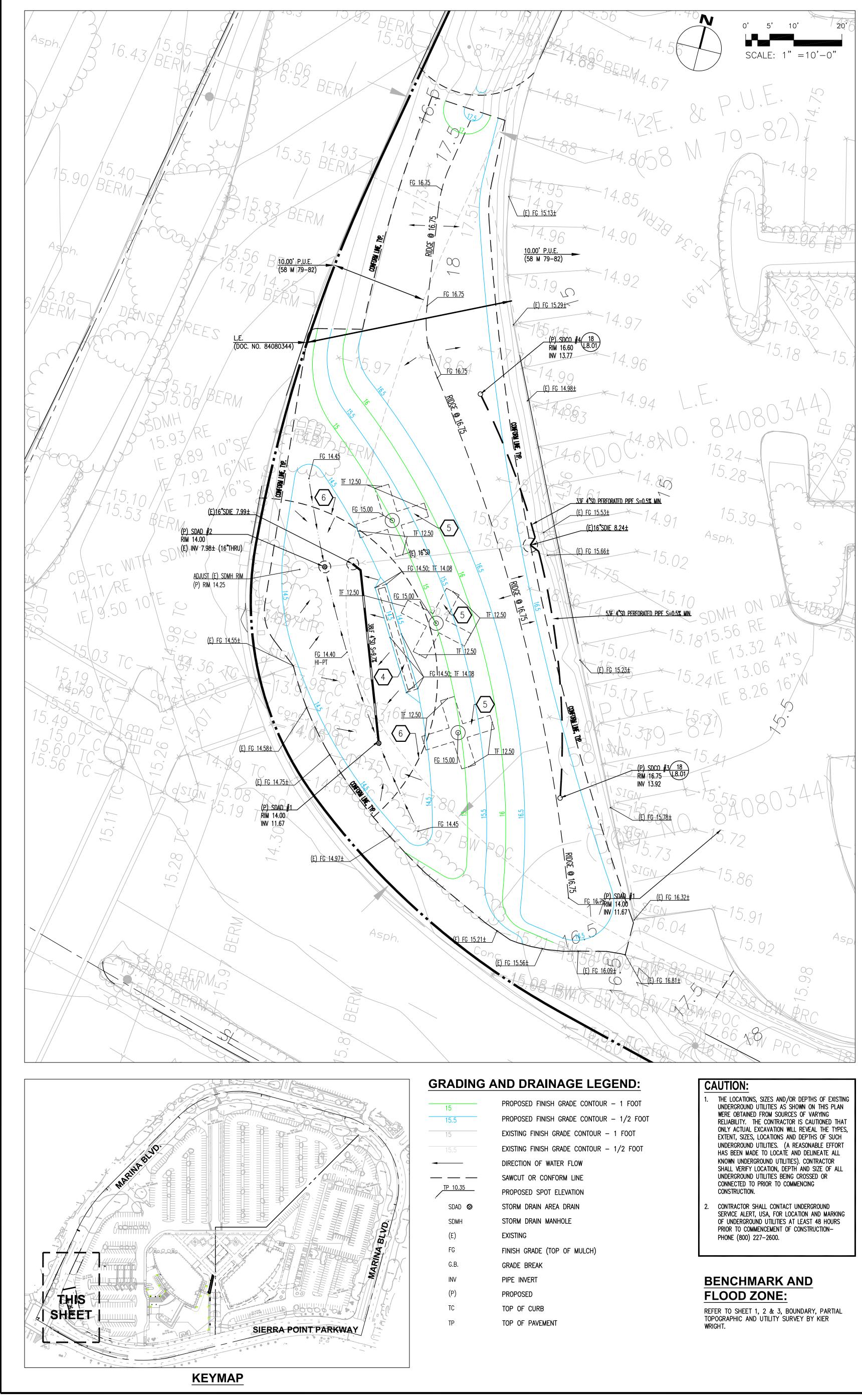
ISSUE:	DATE:	DESCRIPTION:
<u>_</u>		ISSUE FOR PERMIT
1		PLAN CHECK RESPONSE 01
	08.06.21	Issued for Grading Review
DRAWN	BY:	G.CAIN
REVIEW	/ED BY:	C.MATEO
APPRO	VED BY:	C.MATEO
DES PR	OJECT NO.:	10194.051



L1.01A

SHEET NO.





GENERAL CONSTRUCTION NOTES:

- CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE IN POSSESSION AND FAMILIAR WITH THE "PAVEMENT AND EARTHWORK RECOMMENDATIONS" BY: GEOSYNTEC, DATED: JANUARY 31, 2020 AND ANY LATER ADDENDUMS. ANY DISCREPANCIES OR DIFFERENCES BETWEEN WHAT IS INDICATED ON THE CONSTRUCTION DOCUMENTS (PLANS AND SPECIFICATIONS) AND RECOMMENDATIONS WITH REGARD TO EARTHWORK AND IMPORTED MATERIALS, WILL BE DECIDED IN FAVOR OF THOSE STATED WITHIN THE RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE OR DIRECTED BY SUPPLEMENTAL INSTRUCTIONS
- DAMAGE TO ANY KNOWN EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 5. Contractor shall visit the site prior to bidding on this work and consider the existing CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- . CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY & REQUIRED CONSTRUCTION AND ENCROACHMENT PERMITS FOR THIS WORK.
- 5. THE EXISTING FIRE HYDRANTS AT OR NEAR THE SITE MUST BE MAINTAINED AND ACTIVE AT ALL TIMES AND ANY NEW HYDRANTS MUST BE MADE ACTIVE AND SERVICEABLE PRIOR TO COMBUSTIBLES BEING BROUGHT TO CONSTRUCTION SITE AND CONSTRUCTION TAKING PLACE. FIRE ACCESS OVER ALL-WEATHER SURFACES MUST BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR COORDINATING CONSTRUCTION ACCESS AND FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION PHASE WITH FIRE DEPARTMENT.
- 6. CONTRACTOR TO COORDINATE WORK STAGING AND STORAGE AREAS WITH OWNER PRIOR TO CONSTRUCTION.
- 7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- 8. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540). ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973. AS AMENDED, WHICH STATES: "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE BY THE CONTRACTOR TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
- 9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE PROJECT.
- 10. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND THE GOVERNMENTAL AGENCY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 11. THE OWNER WILL PROVIDE THE NECESSARY TESTING AND INSPECTION SERVICES FOR THE ON-SITE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS, IN THE SPECIFICATION SECTIONS, AND ON THE DETAILS. THIS WILL INCLUDE COMPACTION TESTING, MATERIAL TESTING, REINFORCEMENT PLACEMENT, FORMWORK AND THE APPROVAL OF ALL IMPORT MATERIALS DELIVERED TO THE SITE. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM OF 48-HOURS OF NOTIFICATION PRIOR TO NEEDING THE INSPECTION/ TESTING SERVICES. THE OWNER WILL ALSO PROVIDE APPROPRIATE CONSULTANTS, I.E., GEOTECHNICAL, TO ADDRESS ANY RFI'S INCLUDING SITE VISITS, ARISING FROM DISCOVERED CONDITIONS RELATED TO SOIL CONDITIONS, OR PROBLEMS.
- 12. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER OR FILTERING CONTROL DEVICE SUCH AS DEWATERING BAG TO REMOVE SEDIMENT FROM DEWATERING WATERS PRIOR TO DISCHARGING THE STORM SYSTEM. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL OF THE APPLICABLE GOVERNMENTAL AGENCY. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE NORMAL STATIC GROUNDWATER LEVEL.
- 13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER TRAFFIC SAFETY DEVICES NECESSARY TO PROVIDE PUBLIC SAFETY IN ACCORDANCE WITH CALTRANS, WORK AREA TRAFFIC CONTROL HANDBOOK AND CAL-OSHA SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN (TCP) FOR THE APPROVAL OF THE GOVERNMENTAL AGENCY WHEN TRAFFIC CONTROL IS REQUIRED. THE CONTRACTOR SHALL ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR REVIEW, BY THE AGENCY.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE.
- CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, STORM DRAIN OR STREAM. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM SITE. CONCRETE / GUNITE TRUCKS AND CONCRETE / PLASTER FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.
- 16. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
- 17. ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS WITH RESPECT TO MATERIALS AND PRODUCT, NECESSITATED BY A LACK OF THE SPECIFIED PRODUCT, UNACCEPTABLE DELIVERY TIMES, AND/OR VALUE ENGINEERING BY THE OWNER, CONTRACTOR OR SUBCONTRACTORS, SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL IN ADVANCE OF ORDERING AND PRIOR TO USE OR INSTALLATION.
- 18. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL FOOTING FOR SIGNS, FLAG POLES, LIGHTS, FENCING, AND OTHER ARCHITECTURAL/UTILITY FEATURES TO BE INSTALLED WILL NOT CONFLICT WITH ALL EXISTING OR PROPOSED UNDERGROUND UTILITIES, SHOWN ON THESE PLANS.
- 19. IF THERE IS DISCREPANCY BETWEEN IMPROVEMENT PLANS AND SITE DETAILS, CONTRACTOR TO PROVIDE PROJECT ENGINEER WITH RFI FOR CLARIFICATION OF DESIGN INTENT PRIOR TO PROCEED.

NOTES:

- 1. EXISTING UTILITY OR CONNECTION TO BE POTHOLED AND INVERT, SIZE AND LOCATION FIELD VERIFIED PRIOR TO CONSTRUCTION AND ENGINEER NOTIFIED IF CONFLICTS OCCUR.
- PROPOSED CONTOURS ARE IN BOLD AND EXISTING CONTOURS ARE SCREENED.
- 3. PROPOSED SPOT ELEVATIONS ARE IN BOLD. EXISTING GRADES ARE SCREENED OR MARKED AS (F)XX.XX±
- 4. ADJUST BOX LID/VAULT COVER/RIM TO (P) GRADE, AS NEEDED.
- LANDSCAPE ARCHITECT'S PLAN FOR DIMENSIONS, DETAILING AND HORIZONTAL CONTROL FOR THE PROPOSED FLAG POLE AND MONUMENT SIGN SHOWN ON THIS PLAN.
- 6. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL UTILITY CROSSINGS PRIOR TO INSTALLATION AND ADVISE ENGINEER IF CONFLICTS OCCUR.
- 7. ALL SURFACE AND UNDERGROUND UTILITIES SHOWN SCREENED ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ADJUST ALL SURFACE UTILITY BOX LIDS AND VAULT COVERS TO FINISHED GRADE PER FINAL GRADING PLAN, UNLESS NOTED OTHERWISE.
- B. SEE IRRIGATION PLAN FOR ALL NEW AND RELOCATED IRRIGATION LINES.
- 9. SEE ELECTRICAL SITE PLAN FOR ALL NEW SITE LIGHTING IMPROVEMENTS. 10. ONSITE UTILITY TRENCHING SHALL BE PER DETAIL 15 ON SHEET L8.01. IF EXISTING CLAY CAP IS ENCOUNTERED DURING UTILITY TRENCH AND STRUCTURE, SEE DETAIL 08 AND 11 SHEET

GRADING & EARTHWORK NOTES:

THE BID PER THE FOLLOWING NOTES.

ON THESE DRAWINGS WILL BE PERMITTED.

SHOWN IN BOLD TEXT.

ENGINEER.

ELEVATIONS.

BEING MET.

ACCEPTABLE FILL MATERIAL.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK

ADDITIONAL PROCESSES - INCLUDING ENGINEERING - AND QUANTITIES ARE ALSO TO BE INCLUDED IN

THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED

SITE VISIT, THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON

BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING

THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY. ANY

DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR

THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS. ADJUSTING THE AMOUNT OF

STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN

THE EARTHWORK SPECIFICATIONS MAY HAVE SPECIFIC REQUIREMENTS FOR BRINGING FILL MATERIAL

ONTO THE SITE (IMPORT) IF THE EXISTING SOILS ARE NOT SUITABLE FOR FILL MATERIAL IN CERTAIN

EXISTING SOILS TO MINIMIZE IMPORT, HOWEVER MEETING THE GRADES SHOWN ON THESE DRAWINGS

AFTER THE BID IS AWARDED THE CONTRACTOR SHALL SUBMIT A DETAILED EARTHWORK HANDLING PLAN

AND EXPORT AS THE PROJECT WAS BID. PROPOSING ALTERNATIVE PLANS THAT MAY IDENTIFY GRADE

ADJUSTMENTS TO MINIMIZE THE DISTANCE SOIL IS MOVED OR TO MINIMIZE IMPORT OR EXPORT WILL

NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PREPARING AN EARTHWORK PLAN AS BID.

PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL

DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT CIVIL ENGINEER. PROPOSED GRADES ARE

7.1. FILL MATERIAL MORE THAN 5 FT FROM THE FINAL GROUND SURFACE SHOULD BE COMPACTED

7.2. FILL MATERIAL WITHIN THE UPPER 5 FT (WITHIN LANDSCAPE AREA) SHOULD BE COMPACTED TO

THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S TESTING AGENCY TO TAKE THE

90% RELATIVE COMPACTION WITH MOISTURE CONTENT WITHIN -3% TO +3% OF OMC.

TO 95% RELATIVE COMPACTION WITH MOISTURE CONTENT WITHIN -3% TO +3% OF OPTIMUM

FIELD CHECK ALL INTERPOLATED ELEVATIONS MARKED WITH (E)XX.XX± AND REPORT ANY

ALL SUBGRADES AND FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND

8. DO NOT ADJUST GRADES ON GRADING PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT &

10. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES,

SUCH ITEMS BY USE OF THESE PLANS AND A THOROUGH FIELD INVESTIGATION.

DESIGNATED AND QUALIFIED REPRESENTATIVE WILL DO THESE TASKS.

ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05' OF PROPOSED

COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES. CONTRACTOR SHALL IDENTIFY ALL

. GEOTECHNICAL CONSULTANT TO BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO DELIVERY OF ALL

ACTIVITIES. IF THERE IS NO GEOTECHNICAL CONSULTANT ON THE PROJECT AN OWNER APPOINTED

2. COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES, STREET WORK, FLATWORK AND PARKING

MATERIALS TO VERIFY THAT COMPACTION CONFORMS TO GOVERNMENTAL AGENCY AND STANDARDS

LABORATORY IN CONFORMANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

(CALTRANS). SOIL SAMPLING AND TESTING FREQUENCY SHALL CONFORM TO CHAPTER 6-1 OF THE

CALTRANS CONSTRUCTION MANUAL AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR CITY

NATURAL DRAINAGE OF THE ADJACENT PROPERTIES. NOTIFY PROJECT ENGINEER IF CONFLICT OCCURS.

LANDSCAPE ARCHITECT TO VISIT THE SITE AND REVIEW GRADING TO ENSURE THE DESIGN INTENT IS

DUE TO PROPOSED GRADING OR CONSTRUCTION OF NEW IMPROVEMENTS PRIOR TO CONTINUING WORK.

PROJECT SPECIFICATIONS SECTION 31,20,00 BY FIELD TECHNICIANS ASSIGNED BY PROJECT

13. NO SITE GRADING SHALL OCCUR UNLESS APPROVED EROSION CONTROL MEASURES ARE IN PLACE.

14. GRADING ALONG THE EXTERIOR BOUNDARIES OF THE PROPERTY SHALL NOT INTERFERE WITH THE

. PRIOR TO INSTALLING MULCH, COBBLE, AND/OR LANDSCAPING, CONTRACTOR SHALL NOTIFY THE

17. DEMOLITION LIMIT, CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER

18. REFER TO PROJECT SPECIFICATIONS 31.20.00 SECTION 3.5. AND SITE SOIL MANAGEMENT PLAN FOR

19. DEPTH TO CLAY CAP IS UNKNOWN WITHIN PROJECT AREA. IT HAS BEEN FOUND AS SHALLOW AS 2

FEET BELOW GROUND SURFACE (BGS), AND MORE OFTEN BETWEEN 3 AND 7 FEET BGS IN OTHER

PARTS OF SIERRA POINT TOWERS. ANY EXCAVATION THAT ENCOUNTERS CLAY CAP SHOULD IMMEDIATELY

ZONES, TREE TO BE PROTECTED, AND DRAINAGE COURSES TO BE DELINEATED WITH FIELD MARKERS.

ENGINEER. ALL TESTING AND RE-TESTING WILL BE AT THE CONTRACTOR'S EXPENSE

16. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.

STOP AND THE OWNER AND GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED.

AREAS INCLUDING BUT NOT LIMITED TO SUB-GRADE SOILS, AGGREGATE SUB-BASE AND BASE COURSE

GEOTECHNICAL ENGINEER. LABORATORY TESTING SERVICES SHALL BE PERFORMED BY CERTIFIED TESTING

CONTRACTOR. GEOTECHNICAL CONSULTANT MUST BE PRESENT TO OBSERVE ALL EARTHWORK-RELATED

IMPORTED MATERIALS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY

DETAILS. PER PROJECT SPECIFICATION 31.20.00 SECTION 3.6:

MOISTURE CONTENT (OMC)

APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.

THAT SHOWS THE INTENT AND LOCATIONS OF EARTH MOVEMENT AND QUANTITIES OF CUT, FILL, IMPORT

AREAS. THE EARTHWORK SPECIFICATIONS MAY IDENTIFY ALTERNATIVES THAT ALLOW TREATMENT OF

MUST ALSO BE CONSIDERED WHEN DETERMINING THE ALTERNATIVE TO BE USED.

PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN

IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE

BALANCING. NO ADJUSTMENTS TO THE GRADES SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS,

AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.

THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR

ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT

KEYNOTES:

PROVIDE A FLAT AREA AT ELEVATION 14.50 FOR FUTURE MONUMENT SIGN. SEE SHEET L8.02 FOR FOUNDATION DETAIL.

FUTURE FLAG POLES. SEE SHEET L8.02 FOR FOUNDATION DETAILS.

PROPOSED REDWOOD HEADER ON GRADE. SEE DETAIL ON SHEET L8.01

GENERAL UTILITY SYSTEM NOTES:

THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES WHERE CONNECTIONS ARE TO BE MADE TO, OR WHERE NEW UTILITIES WILL BE CROSSING SO THAT EXISTING FLOWLINE ELEVATIONS, TOP OF PIPES, ETC., AND LOCATIONS CAN BE FIELD VERIFIED BEFORE THE START OF ANY CONSTRUCTION. ADVISE CIVIL ENGINEER OF ANY DISCREPANCIES, AND/OR REQUIRED CLEARANCE CANNOT BE OBTAINED.

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- CONTRACTOR SHALL REPLACE ALL EXISTING GRATES, FRAMES AND COVERS FOR VAULTS, UTILITY BOXES AND CATCH BASINS, WITH ONES THAT ARE VEHICULAR-RATED IN ALL PROPOSED TRAFFIC ACCESSIBLE AREAS. AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO
- THE EXSITING FLATWORK, AND/OR CURB . NOT BY THE LENGTH OF PIPE SPECIFIED ON THE DRAWINGS. (WHICH IS APPROXIMATE) COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC
- MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, CORROSION PROTECTION & LABOR NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED
- PRIOR TO STAKING AND INSTALLATION, THE CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL PROPOSED UTILITY POINTS OF CONNECTION LOCATIONS, INVERT ELEVATIONS AND SIZES WITH THOSE SHOWN ON THE CIVIL ENGINEER'S SITE UTILITY PLANS AND ADVISE THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL ENSURE THAT ALL PROPOSED UTILITY STRUCTURES, VAULTS, BOXES, ETC. SHOWN OR NOT SHOWN ON THE PLANS, WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. FLUSH WITH THE FINISH GRADES.
- ALL STRUCTURES WITH SOLID COVERS, IE CLEANOUTS, MANHOLES, VAULTS, BOXES, ETC., SHALL BE CLEARLY LABELED WITH THE TYPE OF UTILITY THEY
- EXISTING UTILITY INVERTS OR RIM ELEVATIONS ARE SHOWN AS SCREENED, AND/OR AS (E). PROPOSED UTILITY INVERTS OR RIM ELEVATIONS ARE SHOWN IN BOLD TEXT, OR WITH A (P).

STORM DRAIN SYSTEM NOTES:

- INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 18" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN. IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR ENGINEER APPROVED EQUAL.
- 2. ALL PIPES SHALL BE LAID ACCURATELY ACCORDING TO THE SLOPES AND ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL BEGIN WORK AT DOWNSTREAM POINT OF CONNECTION TO (E) STORM DRAIN OR OUTLET, AND WORK UPSTREAM TO ENSURE A CONTINUOUS POSITIVE SLOPE. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CROSSINGS AND CONNECTION POINTS VIA POTHOLING TO CONFIRM PIPE LOCATIONS AND DEPTHS TO ENSURE NO CONFLICTS WITH THE PROPOSED PIPE.

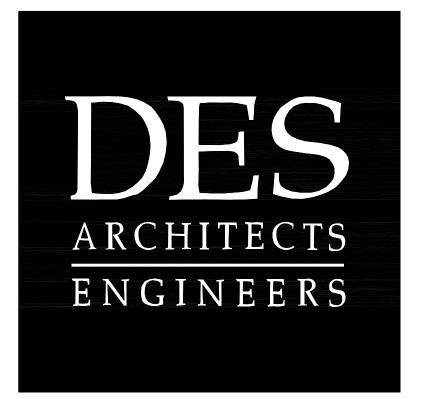
EARTHWORK ESTIMATE:

EARTHWORK ESTIMATE SHOWN BELOW ARE FOR AREA WITHIN THE GRADING LIMIT ONLY. THE SCOPE OF PROPOSED LANDSCAPE IMPROVEMENT OUTSIDE THE GRADING LIMIT IS ANTICIPATED TO BE LIMITED TO RE-PLANTING ONLY, AND NO EARTHWORK CUT/FILL WILL BE GENERATED.

EARTHWORK ESTIMATE SHOWN BELOW ARE TO BE USED FOR ESTIMATING PURPOSE ONLY AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. EARTHWORK ESTIMATE IS PREPARED BY EARTHCAL.COM, DATED

EXCAVATION (CUT): 438 CUBIC YARD EMBANKMENT (FILL): <u>13 CUBIC YARD</u> NET BALANCE: <u>427 CUBIC YARD (EXPORT)</u>

08/13/2020



399 Bradford Street Redwood City, Ca. 94063 (650) 364-6453 (650) 364-2618 Fax: www.des-ae.com



SIERRA POINT TOWERS **Corner Project**

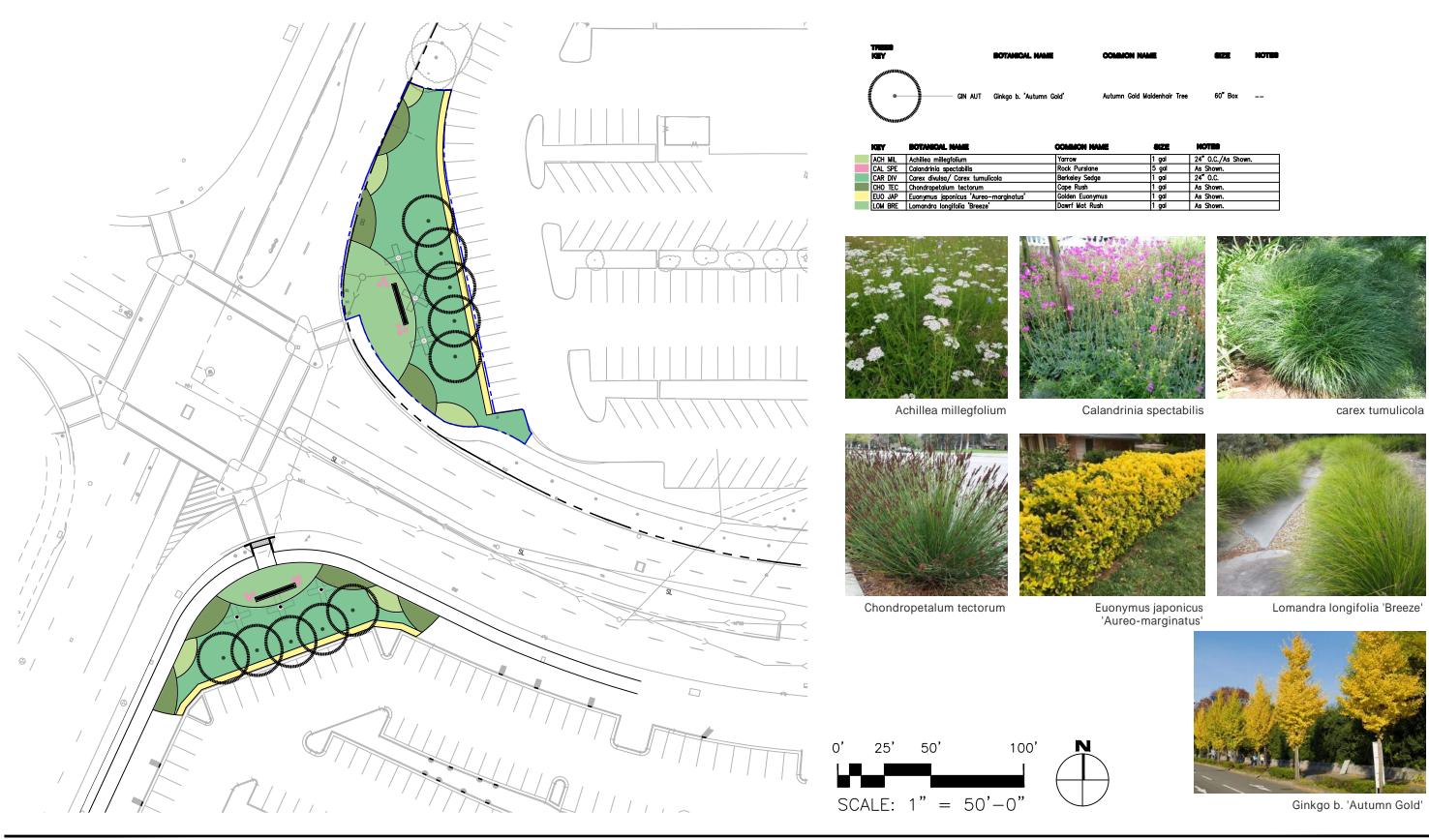
2000 Sierra Point Parkway Brisbane, CA 94005

GRADING AND DRAINAGE PLAN

ISSUE:	DATE:	DESCRIPTION:
	08/06/21	Issued for Grading Review
DRAWN	BY:	E. CHAN
REVIEW	/ED BY:	C.BOYLE
APPRO	VED BY:	C.BOYLE
DES PR	OJECT NO.:	10194.051









2000 Sierra Point Parkway Brisbane, CA 94005

950 Tower Lane, Suite 1650, Foster City, California 94404 Project Number: 10194.051

ION NAME	SIZE	NOTES

8(2)	e note	•
1 gal	24" 0.0	./As Shown.
5 ga		
1 gal	24" 0.0	
1 gal	As Sho	wn.
1 gal	As Sho	wn.
1 gal	As Sho	wn.











© 2019



Monument Design – Rendering

Issued for Grading Review 08.06.21

Page 10

clearstorysf.com San Francisco, CA



Draft RESOLUTION 2021-EX-4

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE CONDITIONALLY APPROVING GRADING PERMIT 2021-EX-4 TO ACCOMODATE PREVIOUSLY APPROVED SIGNAGE AND LANDSCAPING AT 2000 SIERRA POINT PARKWAY

WHEREAS, Chris Mateo applied to the City of Brisbane for Grading Permit review, to grade a total of 438 cubic yards, with 427 cubic yards to be exported from the southwest corner of 2000 Sierra Point Parkway, such application being identified as 2021-EX-4; and

WHEREAS, on May 27, 2021, the Planning Commission approved sign program revision SR-3-21 which allowed for the replacement of the existing monument sign with "The Towers" sign at the subject location, along with placement of flags behind the sign and relandscaping to replace the existing Palm trees with Ginko trees; and

WHEREAS, the proposed grading is consistent with previously approved SR-3-21; and

WHEREAS, on October 14, 2021, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15304 of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 14, 2021 did resolve as follows:

Grading Permit 2021-EX-4 is approved by the Planning Commission, which recommends City Engineer approval of the grading permit in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 14th day of October, 2021, by the following vote:

AYES: NOES: ABSENT:

> Douglas Gooding Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT **EXHIBIT A**

Action Taken: Approval of Grading Permit 2021-EX-4, recommending the City Engineer's issuance of a grading permit, per the staff memorandum with attachments, via adoption of Resolution 2021-EX-4.

Findings:

- 1. The proposed grading is minimized and designed to reflect or fit comfortably with the topography.
- 2. The proposed grading would not include retaining walls.
- 3. The proposed grading would not remove existing street trees, nor any California Bay, Laurel, Coast Live Oak or California Buckeye trees. Existing Palm trees would be removed and replaced with Ginko sp. trees, as previously approved with the sign review application SR-3-21
- 4. The finding requiring that grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit is not applicable since the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

Conditions of Approval:

- A. The applicant shall obtain a building permit and a grading permit prior to proceeding with construction and shall comply with any conditions imposed through those permit applications.
- B. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for any work withing the public right-of-way or temporary closure of portions of the public right-of-way.
- C. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.