CITY OF SOUTH SAN FRANCISCO

ENGINEERING DIVISION

STANDARD DEVELOPMENT CONDITIONS

January 2009

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STANDARD DEVELOPMENT CONDITIONS

INDEX

Notes:

1. These Standard Conditions apply to all new developments and subdivisions within the City of South San Francisco. Should individual conditions conflict with the South San Francisco Municipal Code, or not be applicable to the specific project proposed by the applicant, the City Engineer will determine the applicability of specific conditions upon request.

2. The Standard Conditions are to be used in conjunction with the Special Conditions of Approval adopted by the Planning Commission and/or the City Council for projects and developments within the City of South San Francisco.

STANDARD SUBDIVISION AND USE PERMIT CONDITIONS FOR TOWNHOUSE, CONDOMINIUM AND APARTMENT DEVELOPMENTS WITH PRIVATE STREETS AND UTILITIES

I. PUBLIC IMPROVEMENTS AND FRONTAGE IMPROVEMENTS

A. The developer shall construct and install all public improvements required by the conditions of approval for the development.

B. Existing driveway approaches or portions of approaches, not used for this development shall be removed and replaced with new curb, gutter and sidewalk. Where new work is required, monolithic curbs, gutter, wheelchair ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer. The proposed driveways shall be aligned to conform with median island openings (where appropriate) to the satisfaction of the City Engineer.

C. The developer shall clean, repair or reconstruct, at his expense, as required to conform to City standards, the existing public improvements including driveways, curbs, gutters, sidewalks and street pavement along the street frontages of the subdivision to the satisfaction of the City Engineer, upon completion of the heavy construction and landscape work at the site. Damage to adjacent property caused by the developer, or his contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.

D. All new public improvements required to be constructed to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City standards. The work shall be performed in accordance with an encroachment permit obtained by the developer from the Engineering Division, prior to approval of the final map, or a subdivision improvement agreement approved by the City Council and shall be accomplished at no cost to the City. All new public improvements shall be completed within one year of obtaining a Building Permit for the proposed development, or prior to occupying structures at the site, whichever occurs first.

II. STORM DRAINS

A. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollution control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

B. The developer shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved subdivision analyzing the impact of the fully improved upstream drainage basin on the subject project and evaluating the impact of the developed subdivision on the existing downstream drainage system. The study shall evaluate the capacity of the existing drainage system and recommend any improvements necessary to accommodate runoff from the project and upstream properties. The study shall be submitted to the City Engineer for review and approval.

C. The subdivider shall design, construct, and install the storm drainage improvements recommended by the approved storm drainage and hydraulic study at no cost to the City. Minor storm drains shall be designed to accommodate a 10-year design storm. Major trunk lines and pipes draining depressions shall be designed to accommodate a 25-year design storm. Initial time of concentration shall be *5* minutes. Pipes shall be designed for open channel flow conditions and shall not be surcharged.

D. Storm drains, wherever possible, shall be located within private streets or driveways. Storm drains shall not be installed along rear property lines, or at other locations not readily accessible to maintenance vehicles and equipment. Should storm drains be installed along side lot lines, the lots to either side of the storm drain shall be designed to accommodate storm water overflows from the drainage system (due to a blocked pipe or catch basin) without damage to the adjacent buildings' structure or foundations.

E. Storm drains shall be designed and installed in accordance with plans submitted by the subdivider's Civil Engineer to the City Engineer for review and approval. New storm drains installed within public-streets or drainage easements shall be of a minimum l2" diameter and manufactured of Class III, or better, reinforced gasketed concrete pipe or HDPE (SDR 26) pipe.

F. Drainage runoff shall not be allowed to flow across lot lines or across the subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.

G. All off-site storm drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the developer at no cost to the City.

H. In connection with the grading, development and home construction of the Project, the developer shall prepare and submit for City Approval, a Storm Water Pollution Prevention Plan (SWPPP) to control storm water runoff, silt and toxic materials from being discharged during the construction of the development and entering public or private property, or the City storm drain system.

I. Permanent storm water pollution control devices and filters shall be furnished, constructed and installed within the Project's drainage system, in order to prevent pollutants deposited within the development from entering the San Francisco Bay.

The storm water filter devices shall be a *"Stormcepter"*, as manufactured by Hydro Conduit, "CDS" unit, or similar device approved by the City's environmental compliance officer that will treat the entire Project's runoff at one location. Plans for this facility shall be prepared by the applicant's civil engineering consultant and submitted to the City Engineer for review and approval.

III. SANITARY SEWERS

A. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the Homeowners Association.

B. The on-site sanitary sewer system shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.

IV. UNDERGROUND UTILITIES

A. All electrical and communication lines, service cabinets, and devices shall be placed underground within the property being developed. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.

B. Each dwelling unit shall be pre-wired for Cable T.V. and communication services.

C. All existing electrical and communication facilities to be reused shall be inspected, tested, and reconstructed to the satisfaction of the appropriate utility.

D. Prior to the filing of the final map, the developer shall submit letters from each utility company certifying that satisfactory provisions have been made as to the location of their facilities and that satisfactory easements have been provided on the final map

V. WATER LINES

A. All water mains and services shall be installed to the standards of the California Water Service Company or the Westborough County Water District, as appropriate.

B. All existing water mains shall be repaired and tested to the satisfaction of the California Water Service Company or the Westborough County Water District, as appropriate.

C. Prior to the filing of the final map, the developer shall submit to the City Engineer a letter from the California Water Service Company or the Westborough Water District (as appropriate) stating that adequate water facilities and public easements are available to serve this subdivision.

VI. ON-SITE IMPROVEMENTS

A. Surfaced areas within the common areas shall be designed for structures adequately based on soil test for R-Values. The minimum traffic index shall be 4.5. The minimum pavement, structural section shall be 3" A.C. over 6" Class II A.B. or an equivalent reinforced concrete section. Emergency vehicle access and fire lines and hydrants shall meet the approval of the Fire Marshal. The proposed interior driveway configuration shall be designed to accommodate the Fire Departments maneuvering requirements for fire fighting equipment.

B. All areas not paved with asphalt or concrete pavement structural section shall be landscaped. All curbs adjacent to landscaped areas shall be 6" in height and constructed of concrete imbedded into the ground at least 12" and reinforced with #4 rebar at the top and bottom of the curb.

C. Maximum street grade shall be 12%. Minimum street grade shall be 1%. Each private street shall have a pedestrian walk on at least one side of the street conforming to Title 24 of the State Administrative Code. Each private street shall be bordered on both sides by a 6" high vertical concrete curb.

D. Barricades and vehicle turn-a-round areas shall be provided at the end of stub streets.

E. Each townhouse unit shall be connected to a private sanitary sewer system discharging into the public sewer system.

F. The on-site sanitary sewer system shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division. Plans of the sewer system, prepared by a qualified State registered consultant, shall be submitted to the City for review and approval.

G. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

H. Traffic control signs and pavement markings and stripings shall be installed by the developer subject to the approval of the City Engineer. All streets less than 42' in width (measured curb-to-curb) shall be posted "No Parking at Any Time" on at least one side of the street. Streets less than 33'-6" in width shall be posted "NO PARKING AT ANY TIME" on both sides of the roadway. Stop signs and crosswalks shall be installed at each street intersection where required for traffic and pedestrian safety. Each exit driveway onto the public street shall be posted with an Rl "STOP" sign mounted on a steel pole.

I. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately. Sufficient clear pavement area shall be provided to permit a minimum of 25' of maneuvering room at the rear of 90° parking stalls or garages.

J. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility. Lot drainage design shall be approved by the applicant's soils engineer.

K. The on-site drainage system shall be connected by closed, rigid underground pipe sized to accommodate the calculated runoff and discharging into the public storm drain. Plans and drainage calculations for this system shall be submitted to the City Engineer for review and approval.

L. All storm drainage runoff shall be discharged into a pipe system or concrete gutter. Runoff shall not be surface drained into surrounding private property or public streets.

M. Storm drains, surfaced areas, planted areas, sprinkler systems and their controls, area lighting and water lines shall meet the approval of the City Engineer and the City Landscape Architect.

N. The developer shall provide vandal resistant H.P.S.V. street and area lighting conforming to the requirements of the South San Francisco Police Department. Plans for these lighting improvements shall include the location and design of pull boxes, vaults, conduits, wiring, fixtures, foundations and connection to the Pacific Gas & Electric primary system. The developer shall provide a photometric study and contour plan for the proposed lights justifying the design and location of the fixtures.

O. All common areas are to be landscaped and irrigated. Submit landscape, drainage and grading plans for review and approval by the Engineering Division.

P. Prior to receiving a Certificate of Occupancy from the Building Division, the developer shall require his Civil Engineer to inspect the finished grading surrounding each building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of each building. The developer shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.

Q. Residential structures shall meet the minimum top and toe of slope set-back requirements set forth in the latest adopted Uniform Building Code unless the setback requirements are modified by the recommendations contained in the approved project soils report, as may be provided in the Code.

R. The developer shall hire a registered land surveyor, or registered civil engineer who is authorized to perform land surveying, to certify that new structures conform to the required setbacks. The land surveyor shall submit a letter to the Engineering Division certifying the structures are located at, and conform to, the required setbacks.

S. All on site improvements shall be maintained by the Homeowner's Association. Public utility easements shall be dedicated and accepted by the utility company requiring said easements to maintain its facilities.

T. The developer shall submit an 8 ½" x 11" site plan at a scale of 1"=20' (minimum) for each lot showing the elevation and location of all existing and proposed contours, building pads, finish grading, utilities, storm drains, sewers, structures, fences, site lighting, walls, landscaping, irrigation, finish grading, slopes, trees, gutters, swales, sub-drainage facilities, and surface drainage devices within the lot.

U. Prior to receiving an occupancy permit for the final residential unit within the project, and after completion of major construction, the developer shall repair any structural damage to the subdivision streets and overlay all pavements with a minimum 1/4 inch thick, Class II (State Standards) Slurry Seal, to the satisfaction of the City Engineer.

VII. SOILS REPORT

The developer shall submit three original copies of the final Soils and Geotechnical Report(s) (including all amendments) for this project to the Engineering Division for filing in the City's permanent records prior, to submitting the final map to the City Engineer for review. The developer shall pay all costs for the City's peer review of the soils report. The report(s) shall include an investigation of the following:

A. A geological report on the investigation of (with recommendations for mitigating) seismic and other geological hazards, grading, drainage, slope construction, stabilization and erosion control.

B. A soils report with recommendations for excavation, grading, and drainage.

C. A structural foundation investigation, with recommendations, for all structures, including a settlement analysis. The report shall include recommendations for complying with the setback requirements of the Uniform Building Code, if appropriate.

D. Soil test R-Values for determining pavement structural section.

E. Trench backfill recommendations for all soils encountered in the subdivision shall be made to assure a minimum of 90% relative compaction between the select bedding around the pipe to within the lower limit of the sub-base.

F. A hydrology investigation with recommendations for controlling underground water and surface runoff.

G. An analysis with recommendations to insure the slope stability for the proposed development. The scope shall include an analysis of slope stability during a major earthquake for the subject project.

H. Recommendations for landscaping, irrigating and draining the slopes to control erosion.

I. The recommendations contained in the report shall be included in the site grading and drainage plan and submitted for review and approval by the City Engineer. The site grading and drainage plan shall be prepared by the developer's civil engineer and approved by the soils engineer.

J. Prior to receiving a building permit or when required by the City Engineer, a Final Grading Observation Report, prepared by the project geotechnical engineer, shall be submitted to the City Engineer stating that all work was accomplished in accordance with the soils report and with the recommendations of the project geotechnical consultant.

VII. SLOPE STABILITY

All new and existing slope areas within the subdivision boundaries shall be landscaped, irrigated and provided with a positive drainage system designed to insure permanent slope stability. The landscape and drainage plans shall be prepared by a qualified State registered consultant retained by the developer. The plans shall then be submitted to the soils engineer for approval.

VIX. GRADING

A. Prior to performing any grading within this subdivision, or development, the developer shall obtain a grading permit from the City in accordance with the requirements of the Municipal Code.

B. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effective dust palliative to prevent dust from being blown into the air and carried into adjacent private and public property. Dust control shall be for 7 days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.

C. Haul roads within the City of South San Francisco shall be cleaned daily, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private property.

D. The developer shall submit a winterization plan of all undeveloped areas on the site to control silt and storm water runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year.

E. The approved plan shall be implemented prior to November 1 of each year.

F. Grading operations and associated noise there from shall be limited to weekdays between the hours of 8 a.m. and 6 p.m. No grading work shall be accomplished Saturdays, Sundays, or City holidays.

X. DEED RESTRICTIONS

Any proposed deed restrictions and C.C.&R's shall be approved by the Planning Division and the City Attorney prior to submittal of the final maps for checking. The C.C.&R's shall guarantee the permanent maintenance of all improvements within the project. The approved deed restrictions and C.C.&R's shall be recorded in the office of the County Recorder concurrently with the final tract map.

XI. FEES

The developer shall pay all engineering checking fees and any other fees/deposits prior to the filing of the final map.

XII. "RECORD DRAWINGS"

A. The Condominium Owners Association shall be provided with two (2) complete sets of record drawings construction, improvement, irrigation and landscape plans for their use in maintenance and repair of common areas, prior to the occupancy of the final phase of the project.

B. At the time of the request for occupancy for the final phase of the project, the developer shall submit to the City Engineer the project grading, drainage, improvement, landscape, irrigation and utility plans marked "Record Drawing' by the developer's civil engineer and landscape architect. The "Record Drawing" plans shall be permanent plastic film transparencies of a quality acceptable to the City Engineer and two paper prints.

XIII. SUBDIVISION MAP CHECKING

A. Submit closures for lots and boundaries and a current title report for the Subdivision.

B. The developer shall comply with the requirements of the Subdivision Map Act and local ordinance with respect to preparing and filing subdivision final maps.

C. Within 30 days, and prior to receiving a building permit for the subject project, the developer shall file with the City Engineer a reproducible "mylar" copy of the recorded subdivision map and two paper prints for the City's permanent records.

D. The developer or subdivider shall pay the Engineering Division's actual costs to retain a Civil Engineer or Land Surveyor to plan check and approve the technical aspects of the property survey and to sign the subdivision map.

STANDARD CONDITIONS OF APPROVAL FOR COMMERCIAL OR RESIDENTIAL SUBDIVISIONS DESIGNED IN ACCORDANCE WITH CHAPTERS 19.16, 19.20. AND 19.24 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE

I. STREET IMPROVEMENTS NEW PUBLIC STREETS

New public streets shall be designed to conform to the South San Francisco Municipal Code, City standard plans and specifications, in accordance with plans prepared by the subdivider's consultants, as approved by the City Engineer and the following conditions:

A. All subdivision lots shall abut on a dedicated and improved public street.

B. Street right-of-way and curb-to-curb widths shall conform to Chapter 19.20 of the Municipal Code.

C. Curbs, gutters, driveway approaches, wheelchair ramps, and sidewalks are to be constructed in accordance with current City standards.

D. The developer shall install 4' wide (minimum) sidewalks on both sides of the street. All driveway approach locations and widths shall be approved by the City Engineer.

E. Existing driveway approaches, or portions of approaches, not used for this development shall be removed and replaced with new curb, gutter and sidewalk.

F. Where new work is required, monolithic curbs, gutter, residential or commercial driveway approaches, wheelchair ramps and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer. The proposed driveways shall be aligned to conform with median island openings (where appropriate) to the satisfaction of the City Engineer.

G. The developers engineer shall design the street pavement section based on the results of the soils tests for R-values. The pavement section calculations shall be submitted to the City Engineer for review and approval. The minimum traffic index shall be 4.5 or greater, as required by the City Engineer. The minimum pavement section for residential streets is three (3) inches asphalt concrete (AC) over six (6) inches aggregate base (AB). The minimum section for commercial streets is three (3) inches AC over eight (8) inches AB. Compaction test results shall be approved by the soils engineer prior to construction of the pavement section. All sub-grade and base rock materials including bedding, within public street rights-of-way or easement areas shall be compacted to a minimum of 95% relative compaction. Pavement edge drains shall be installed along the right-of-way line on both sides of every street except where their omission is approved by the City Engineer.

H. The developer shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City standards as administered by the Fire Marshall.

I. Maximum Street grade shall be 10%, minimum street grade shall be 1%.

J. New City standard H.P.S.V. street lights of a wattage approved by the City Engineer shall be installed within the subdivision at locations as required by the City Engineer. Street lights shall be connected to the P.G. & E. system with two (2) inch rigid conduit, pull boxes and stranded #8 THW or TW wire and activated per P.G. & E.'s LS-2A rate schedule.

K. Prior to receiving an Occupancy Permit for the final residential unit within the project, and after completion of major construction, the developer shall clean, repair or reconstruct any structural damage to the subdivision street improvements or adjacent properties and, if required by the City Engineer, overlay all pavement with a minimum 1/4 inch thick, Class II (State Standards) Slurry Seal to the satisfaction of the City Engineer.

L. Damage to existing public improvements or adjacent private property caused by the developer, or his contractor or subcontractors, shall be repaired to the satisfaction of the City Engineer or the adjacent affected property owner (as appropriate) without cost to the City or the property owner.

II. STORM DRAINAGE IMPROVEMENTS

A. The developer shall submit to the City Engineer a Storm Drainage and Hydraulic study for the improved subdivision analyzing the impact of the fully improved upstream drainage basin on the subject project and evaluating the impact of the developed subdivision on the existing downstream drainage system. The study shall evaluate the capacity of the existing drainage system and recommend any improvements necessary to accommodate runoff from the project and fully improved upstream properties. The study shall be submitted to the City Engineer for review and approval.

B. The subdivider shall design, construct, and install the storm drainage improvements recommended by the approved storm drainage and hydraulic study at no cost to the City. Minor storm drains shall be designed to accommodate a 10-year design storm. Major trunk lines and pipes draining depressions shall be designed to accommodate a 25-year design storm. Initial time of concentration shall be *5* minutes. Pipes shall be designed for open channel flow conditions and shall not be surcharged.

C. Storm drains, wherever possible, shall be located within public streets. Storm drains shall not be installed along rear property lines, or at other locations not readily accessible to maintenance vehicles and equipment. Should storm drains

be installed along side lot lines, the lots to either side of the storm drain shall be designed to accommodate storm water overflows from the drainage system (due to a blocked pipe or catch basin) without damage to the adjacent buildings structure or foundations.

D. Storm drains shall be designed and installed in accordance with plans submitted by the subdivider's civil engineer to the City Engineer for review and approval. Underground storm drains shall be Class III, or better, gasketed reinforced concrete pipe or HDPE (SDR 26) pipe. Minimum pipe size shall be 12" within public streets or easements.

E. Runoff shall not be allowed to flow across lot lines or across the subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose. New drainage easements shall have a minimum width of 10 feet for one pipe or 15 feet for two pipes and shall be provided by the subdivider at no cost to the City at a location acceptable to the City Engineer.

F. In connection with the grading, development and home construction of the Project, the developer shall prepare and submit for City Approval, a Storm Water Pollution Prevention Plan (SWPPP) to control storm water runoff, silt and toxic materials from being discharged during the construction of the development and entering public or private property, or the City storm drain system.

G. Permanent storm water pollution control devices and filters shall be furnished, constructed and installed within the Project's drainage system, in order to prevent pollutants deposited within the development from entering the San Francisco Bay. The storm water filter devices shall be a "Stormcepter", as manufactured by Hydro Conduit, "CDS" unit or similar device approved by the City's Environmental Compliance Officer that will treat the entire Project's runoff at one location. Plans for this facility shall be prepared by the applicant's civil engineering consultant and submitted to the City Engineer for review and approval.

III. SANITARY SEWER IMPROVEMENTS

A. New sanitary sewer and manholes shall be installed within public streets in accordance with plans prepared by the subdivider's civil engineer, as approved by the City Engineer to accommodate the new sewage flow from the new subdivision and fully improved existing upstream developments (where applicable).

B. Each lot shall have one sewer lateral with a property line cleanout and comply with the latest City Standard construction details.

C. Each dwelling shall be separately connected to individual private sewer laterals discharging into the public sewer system within a public street or public sewer easement.

IV. UNDERGROUND UTILITIES

A. All existing and proposed electrical and communications lines, service cabinets, and devices shall be placed underground within the subdivision boundary. All pull boxes, junction structures, service cabinets, vaults, valves and similar devices shall be installed between the back edge of the public sidewalk and the street right-of-way line or within a public utility easement, at locations approved by the City Engineer.

B. New improvements within existing and proposed utility easements shall be approved by the appropriate utility company.

C. Each lot shall be served by and each dwelling unit shall be pre-wired for Cable T.V. and communication services.

D. Prior to filing of the final map, the developer shall submit letters from each utility company certifying that satisfactory provisions have been made as to the location of their facilities and that satisfactory easements have been provided on the final map.

V. TRAFFIC CONTROL DEVICES

Traffic signals (where required by the Conditions of Approval), traffic control signs, warning signs, street name signs, and. pavement stripings and markings shall be installed by the developer in accordance with plans approved by the City Engineer and to the satisfaction of the City Engineer.

VI. WATER LINES

A. All water mains and services shall be installed, and existing mains repaired and tested, to the standards of the California Water Service Company or the Westborough Water District (as appropriate).

B. Prior to the filing of the final map, the developer shall submit to the City Engineer a letter from the California Water Service Company or the Westborough Water District (as appropriate), stating that adequate water facilities and public easements are available to serve this subdivision.

VII. PLANS, SPECIFICATIONS AND IMPROVEMENT AGREEMENT

A. The developer shall submit to the City Engineer, for review and approval, complete improvement plans and specifications, designed, signed, and stamped by a registered Civil Engineer for all of the proposed subdivision public improvements.

B. The design shall be supported by soils test results, including R-values, drainage calculations and retaining wall calculations. The work shall be accomplished in accordance with an Improvement Agreement between the applicant and the City.

C. The Agreement shall be executed prior to filing a Subdivision Map with the City. Performance, and labor and material bonds, each bond equal to 100% of the Engineer's estimate for the cost of construction as approved by the City Engineer, and liability and property damage insurance as specified by the City Attorney, shall be submitted to the City prior to signing the Agreement. The public improvements shall be installed by the applicant in accordance with the approved plans at no cost to the City. The developer shall pay the actual cost for the City's inspection services in accordance with the terms of his Agreement with the City.

VIII. PRIVATE ON SITE IMPROVEMENTS

A. The maximum driveway grade shall be 12%. The minimum driveway grade shall be 1%.

B. All roof downspouts shall discharge into roof leader pipes which shall discharge through a rigid, closed pipe directly into an approved drainage facility (such as a drainage inlet or street gutter via a curb through drain). Lot drainage design shall be approved by the applicant's soils engineer.

C. Surface runoff exceeding previously existing runoff from the unimproved property shall not be allowed to cross the subdivision boundaries without an appropriate recorded easement. Surface runoff from the new individual lots shall not flow across the lots lines except where it is contained within an underground drainage system installed at a location approved by the City Engineer.

D. The developer shall submit an 8 1/2" x 11" site plan at a minimum scale of 1" = 20', for each lot showing the elevation and location of the existing and proposed contours, building pads, structures, sewers, utilities, fences, site lighting, walls, landscaping, irrigation, finish grading, slopes, trees, gutters, swales, subdrains, and surface drainage devices within the lot.

E. All new and existing slope areas within the subdivision boundaries shall be landscaped, irrigated, and provided with a positive drainage system designed to insure permanent slope stability. The landscape and drainage plans shall be prepared by a qualified State registered consultant acceptable to the City Engineer and retained by the developer. The plans shall then be submitted to the soils engineer for approval.

F. The developer shall hire a registered land surveyor, or registered civil engineer who is authorized to perform land surveying, who shall certify that the new structures conform to the required setbacks. The land surveyor shall submit a letter to the Engineering Division certifying that the structures are located at, and conform to, the required setbacks.

VIX. SOILS REPORT

The subdivider shall submit three original signed copies of the final Soils and Geotechnical Report(s) (including all amendments) for this project to the Engineering Division for filing in the City's permanent records prior to submitting the Final Map to the City Engineer for review. The subdivider shall pay for City's peer review of the soils report. The report(s) shall include an investigation of the following:

A. A geotechnical report on the investigation of (with recommendations for mitigating) seismic and other geological hazards, grading, drainage, slope construction, stabilization and erosion control.

B. A soils report with recommendations for excavation, grading and drainage and a structural foundation investigation, with recommendations, for all structures. The report shall include recommendations for complying with the setback requirements (Section 7011) of the Uniform Building Code, if appropriate.

C. Soil test R-values for determining pavement structural sections.

D. Trench backfill recommendations for all soils encountered in the subdivision shall be made to assure 90% relative compaction between the select bedding around the pipe to within the lower limit of the sub-base

E. A hydrology investigation with recommendations for controlling underground water and surface runoff.

F. The recommendations contained in the report shall be included in the Project Grading and Drainage Plans to be submitted for review and approval by the City Engineer. The Site Grading and Drainage Plans shall be prepared by the developer's Civil Engineer and approved by the Soils Engineer.

G. Prior to receiving a building permit, or when required by the City Engineer, a Final Grading Observation Report prepared by the project geotechnical engineer shall be submitted to the City Engineer stating that all work was accomplished in accordance with the soils report and with the recommendations of the project geotechnical consultant.

X. SLOPE STABILITY

All new and existing slope areas within the subdivision boundaries shall be landscaped, irrigated and provided with positive drainage system designed to insure permanent slope stability. The landscape and drainage plans shall be prepared by a qualified State registered consultant retained by the developer. The plans shall then be submitted to the soils engineer for approval.

XI. GRADING

A. Prior to performing any grading within this subdivision, the developer shall obtain a grading permit from the City in accordance with the requirements of the Municipal Code.

B. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effective dust palliative to prevent dust from being blown into the air and carried into adjacent private and public property. Dust control shall be for seven days a week and 24hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.

C. Approved haul roads within the City of South San Francisco shall be cleaned daily as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private property.

D. The developer shall submit a winterization plan for all undeveloped areas on the site to control silt and storm water runoff from entering storm drainage facilities and adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.

E. Grading operations and associated noise there from shall be limited to weekdays between the hours of 8 a.m. and 6 p.m. No grading work shall be accomplished Saturdays, Sundays, or City holidays.

XII. DEED RESTRICTIONS

Any proposed deed restrictions and C.C. & R.'s shall be fully approved by the Planning Division and the City Attorney prior to submittal of the final maps for checking. The approved deed restrictions and C.C. & R.'s shall be recorded in the office of the County Recorder concurrently with the final tract map.

XIII. FEES

The developer shall pay all engineering plan checking fees and any other fees/deposits prior to the filing of the final map.

XIV. "RECORD DRAWINGS"

At the time of the final acceptance of the improvements by the City Council, the developer shall submit to the City Engineer a set of "record" plans of all public improvements and public utilities installed in connection with the development of the subdivision. The record drawings shall be the original tracings or permanent "mylar' transparencies of a quality acceptable to the City Engineer and two paper prints.

XV. SUBDIVISION MAP CHECKING

A. Submit closures for all lots, boundaries, right-of-ways, and easements. Submit copies of the survey field notes for the subdivision and all referenced deeds and maps.

B. Submit two copies of a current (prepared and dated within 6 months) title report of this subdivision.

C. The developer shall comply with the requirements of the Subdivision Map Act and local ordinance with respect to preparing and filing subdivision final map.

D. The location of all existing and proposed public and private easements shall be shown and noted on the final map.

E. Within 30 days and prior to receiving a Building Permit for the subject project, the developer shall file with the City Engineer a reproducible "mylar" copy of the recorded subdivision map and two paper prints for the City's permanent records.

F. The developer or subdivider shall pay the Engineering Division's actual costs to retain a civil engineer or land surveyor to plan check, to approve the technical aspects of the property survey and to sign the project's subdivision map as the "technical reviewer".

STANDARD CONDITIONS FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

I. FRONTAGE IMPROVEMENTS

A. The developer shall install new 4' wide (minimum) City standard monolithic curbs, gutters, and sidewalks (or meandering sidewalks if approved by the Planning Commission) wheelchair ramps and new commercial driveway approaches where needed for access to the site, along the entire street frontage of the subject property where such public improvements do not presently exist. Existing driveway approaches not needed for access to the developed property shall be removed and replaced with new monolithic curb, gutter, and sidewalk. New driveway approaches shall be aligned to conform with median island openings (where appropriate) as required by the City Engineer.

B. The developer shall repair existing, broken, displaced, or otherwise damaged curb, gutter, sidewalk, and driveways along the entire street frontage of the subject property, as required to conform with current City standards. Damage due to tree roots shall be repaired by removing the existing tree(s) (where recommended by the City's Landscape Architect) and its root system(s), and reconstructing or replacing all damaged curb, gutter, sidewalk, street pavement structural sections, storm drains, sanitary sewers and any other affected utilities or appurtenances. Any existing trees requiring removal shall be replaced with two new trees for each existing tree removed, of a variety and at a location, that will not damage the sidewalk, pavement, or underground utilities in the future. New root shields shall be installed. Tree species, location and planting shall be accomplished to the satisfaction of the City Engineer and the City's Landscape Architect.

C. The work described above shall be accomplished in accordance with plans and specifications prepared by the applicant's consultants and submitted to the City Engineer for review and approval. The improvements shall be constructed in accordance with City standards and to the satisfaction of the City Engineer.

D. Upon completion of the building construction and site improvements, the developer shall clean, repair, or reconstruct the curb, gutter, and sidewalk along the entire frontage of the development, as may be required by the City Engineer to conform to City standards, prior to receiving an occupancy permit for the building.

E. All new City improvements to be constructed within street rights-of-way or easements shall be approved by the City Engineer and installed to City standards. An Encroachment Permit shall be obtained from the Engineering Division for all public improvement work prior to receiving a Building Permit for the proposed development. The cost of all work and repairs shall be borne by the developer.

II. UTILITIES

All new and existing public utilities located within the subject property shall be installed underground.

III. SITE IMPROVEMENTS

A. The developer shall submit on-site grading, paving, traffic control, drainage, sanitary sewer, landscape, irrigation, and lighting plans for the proposed development to the City Engineer for review and approval. Storm inlets shall be installed in locations to insure that runoff does not flow onto adjacent private property or across City sidewalks. Storm runoff calculations supporting the selection of pipe sizes for the drainage system are to be submitted for review and approval. Any existing on-site drainage facilities shall be improved and new on-site drainage facilities provided as necessary to accommodate storm water run-off within the site.

B. The developer shall hire a registered land surveyor, or registered civil engineer who can perform land surveying, to certify that the new structures conform to the required setbacks. The land surveyor shall submit a letter to the Engineering Division certifying the structures are located at the required setbacks.

C. The on-site drainage system shall be connected by private underground storm drains sized to accommodate the calculated runoff and discharging directly into a public storm drain system at a catch basin or manhole. Plans for this system shall be submitted to the City Engineer for review and approval. The expense for the installation of these improvements, together with all required permits; shall be borne by the developer.

D. The developers shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.

E. The developer shall install storm water pollution control filters and devices within the permanent site drainage system, as necessary to prevent pollutants and debris deposited within the site from entering the public storm drainage system and San Francisco Bay. Plans for these filters shall be prepared by the developer's civil engineer and submitted to the City's Environmental Compliance Officer and the City Engineer for review and approval.

F. Any improvements to the off-site drainage system necessary to accommodate the runoff from the subject development shall be constructed by the developer at no

cost to the City. New storm drains within public streets shall be a minimum of 12" in diameter of Class III, or greater, reinforced concrete pipe or HDPE (SDR 26) pipe.

G. Existing on-site storm drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. The expense for the installation of these improvements, and all necessary permits shall be borne by the developer.

H. The proposed sanitary sewer lateral, cleanout, invert, and rim elevations, any conflicting utilities, and the connection of the sewer lateral to the City main shall be shown on the site improvement plans.

I. All areas not paved with asphalt or concrete pavement structural section shall be landscaped. The applicant shall file with the City Engineer calculations supporting the pavement section for the proposed parking, access and driveway areas for review and approval. All curbs adjacent to landscaped areas shall be 6" inches height and constructed of concrete imbedded into the ground at least 12" and reinforced with #4 rebar at the top and bottom of the curb.

J. The maximum driveway or roadway grade shall be 12%; the minimum driveway or parking lot grades shall be 1%. Interior driveways shall be a minimum of 15' in width for one-way traffic and 25' in width for two-way traffic. 90° parking stalls shall have at least 25' of maneuvering room at the rear of the space to be used for entry and exit from the stall. Each exit driveway shall be posted with an RI "STOP" sign mounted on a 2" galvanized steel pole.

K. The applicant shall submit to the City Engineer for review and approval a winterization, dust, erosion control, and drainage plan for all disturbed areas of the site that will remain temporarily or permanently unimproved.

L. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. The developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or existing the site.

IV. SOILS REPORT

A. The developer shall submit three copies of a final soils or geotechnical report for the project prepared by a registered civil engineer, which shall include the results of an investigation of the following:

1. A geotechnical report on the investigation of (with recommendations for mitigating) seismic and other geological hazards, grading, and slope construction, stabilization and erosion control.

2. A geological report with recommendations for excavation and grading.

3. A structural foundation investigation with recommendations for all structures, including a settlement analysis. The report shall include recommendations for complying with the setback requirements (Section 7011) of the Uniform Building Code if appropriate.

4. Soil test R-values for determining pavement structural sections.

5. A report investigating the presence of toxic or chemical contamination at the site.

6. Trench backfill recommendations for all soils encountered in subdivision shall be made to assure 90% relative compaction between the select bedding around the pipe to within the lower limit of the sub-base.

7. A hydrology investigation with recommendations for controlling underground water and surface runoff.

B. The developer shall pay all costs for the City's peer review of the soils report.

C. The recommendations contained in the report shall be included in the Site Grading and Drainage Plan and submitted for review and approval by the City Engineer. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.

D. A Final Grading Observation Report shall be submitted to the City Engineer, prior to receiving a building permit, stating that all work was accomplished in accordance with the soils report and with the recommendations of the project geotechnical consultant.

V. GRADING

A. Prior to performing any grading within this project, the developer shall obtain a Grading Permit from the City in accordance with Section 15.08 of the Municipal Code.

B. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effective dust palliative to prevent dust from being blow into the air and carried into adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.

C. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.

D. The developer shall submit a winterization plan for all undeveloped areas within the site to control silt and storm water runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.

VI. OYSTER POINT INTERCHANGE/OVERPASS FEE

For developments within the Oyster Point Overpass contribution boundary area: The applicant shall participate toward the cost of the proposed Oyster Point overpass in accordance with the City Council's adopted funding policy for the overpass project (as described in City Council Resolution No. 102-96 and 152-96) prior to receiving a Building Permit for the subject project.

VII. EAST OF 101 SEWER IMPACT / TRAFFIC IMPACT FEE

For developments within the East of 101 Fee: The applicant shall pay Sewer Impact and Traffic Impact Fees towards the cost of the proposed East of 101 Sewer and Traffic Improvements in accordance with the City Council's adopted funding policy, prior to receiving a Building Permit for the subject project.

STANDARD CONDITIONS FOR A SINGLE FAMILY HOME CONSTRUCTED ON AN EXISTING "IN-FILL" LOT

I. FRONTAGE IMPROVEMENTS

A. The developer shall install new 4' wide (minimum) City standard monolithic curb, gutter, and sidewalk (and a residential driveway approach where needed for access to the site) along the entire street frontage of the subject property where such public improvements do not presently exist. Existing driveway approaches not needed for access to the developed property shall be removed and replaced with new curb, gutter, and sidewalk.

B. The developer shall clean and repair existing, broken, displaced, or otherwise damaged curb, gutter, sidewalk, and driveways along the entire street frontage of the subject property to conform with current City standards. Damage due to tree roots shall be repaired by removing the existing tree(s) (where recommended by the City's Landscape Architect) and its root system(s), and reconstructing or replacing all damaged curb, gutter, sidewalk, street pavement structural section, storm drains, sanitary sewers and any other affected utilities or appurtenances. The existing trees requiring removal shall be replaced with two new trees for each existing tree removed, of a variety and at locations that will not damage the sidewalk, pavement, or underground utilities in the future. New root shields shall be installed to the satisfaction of the City Engineer or the City's Landscape Architect.

C. The work, described above shall be accomplished in accordance with plans and specifications prepared by the applicant's consultants and submitted to the City Engineer for review and approval The work shall be accomplished in accordance with City standards and to the satisfaction of the City's Public Works Construction Inspector.

D. Upon completion of the building construction and site improvements, the developer shall clean, repair, or reconstruct the curb, gutter, and sidewalk along the entire frontage of the development, as may be required by the City Engineer to conform to City standards, prior to receiving an occupancy permit for the building.

E. All new improvements to be constructed within street rights-of-way or City easements shall be approved by the City Engineer and installed to City standards. An Encroachment Permit shall be obtained from the Engineering Division for all public improvement work prior to receiving a Building Permit for the proposed development. The cost of all work and repairs shall be borne by the developer.

II. SITE IMPROVEMENTS

A. The developer shall submit on-site grading, paving, drainage, sanitary sewer, landscape, irrigation, fence locations and lighting plans for review and approval. The grading plan shall show existing and proposed contours, building pad elevations and the top and toes of existing and proposed slopes.

B. The maximum driveway grade shall be 12%. Minimum driveway grade shall be 1%. Driveways shall be a minimum of 10' in width.

C. Roof leaders shall be drained by closed, rigid pipe connected directly to 3" cast iron pipe drains installed under the public sidewalk and discharging into the street gutter at the curb.

D. The proposed sanitary sewer lateral, cleanout, invert and rim elevations, any conflicting utilities, and the connection of the sewer lateral to the City main shall be shown on the site improvement plans and comply with the latest City Standard detail.

E. The developer shall submit an 8 1/2 x 11' site plan at a minimum scale of 1" = 20' for the lot showing the elevation and location of existing and proposed contours, building pads, structures; sewers, utilities, fences; site lights, walls, grading, slopes, trees, sub- drains, gutters, swales, and other surface drainage facilities within the subject property.

F. The developer shall hire a registered land surveyor or registered civil engineer who can perform land surveying to certify that the new structures or additions to the existing structure conform to the required setbacks. The land surveyor shall submit a letter to the Engineering Division and Building Division certifying the structures are located at the required setbacks.

STANDARD CONDITIONS FOR TENTATIVE PARCEL MAPS

I. MAP CHECKING

The subdivider's engineer or land surveyor shall submit the following documents to the City Engineer for review and approval:

A. Two copies of a current title report (prepared within the previous six months) for all property located within the boundary of the subject parcel map.

B. Two copies of the engineer's or surveyor's field notes and mathematical traverse closures for all new parcels and the map boundary.

C. One copy of all referenced deeds and documents.

D. Seven copies of the preliminary parcel map.

E. The property owner or subdivider shall pay the Engineering Division's actual costs to retain a civil engineer or land surveyor to plan check and sign the parcel map as the "technical reviewer".

II. MAP REQUIREMENTS

A. The parcel map shall comply with all requirements of the State Subdivision Map Act and Title 19 of the South San Francisco Municipal Code.

B. The parcel map shall be based upon a field survey and all property corners shall be monumented as required by Section 19.16.060 of the South San Francisco Municipal Code.

C. The location of all existing and proposed public and private easements shall be shown and/or noted on the parcel map.

III. MAP RECORDING

Within 30 days after recordation of the parcel map and prior to receiving a Building Permit for new structures or improvements within the boundary of the parcel map, the subdivider shall deliver to the City Engineer (at no cost to the City) one set of reproducible plastic film transparencies and two sets of paper prints of the recorded parcel map.