

ICA ATTACHMENT B: BASIS OF DESIGN REQUIREMENTS

(DRAFT – FOR DISCUSSION PURPOSES ONLY)

Basis of Design Report for Infrastructure, including all off-site infrastructure to be developed in current Phase, shall be submitted with the following:

- Project Narrative
 - Summary of Applicable Standards
 - List of Requested Exceptions of Design Modifications
- Tentative Map Application
- Geotechnical Report, including:
 - Soil report
 - Groundwater level
 - Analysis of soil corrosivity
 - Data from site borings
- General Site Grading Study with preliminary street grades
 - Topographic Map of the proposed subdivision and adjacent lands showing the existing conditions
 - Detailed field surveys to the extent detailed field surveyed topographic maps are required
 - Proposed Grading Plan
 - Location, height and type of proposed structural retaining walls
- Updates to Master Utility Plans/Calculations (as needed)
 - Low Pressure Water and Fire Flow Report
 - Recycled Water Report (as applicable)
 - AWSS Report (as applicable by SFPUC)
 - Hydrology and Hydraulics Report
 - Combined Sewer Analysis
- Conceptual Utility Layout (Horizontal plane)
 - Horizontal layout of drainage and combined sewer facilities, including alignment, manhole covers, and other underground structures together with distance between them and direction of flow
 - Horizontal layout of pressurized utilities (LPW, RW, AWSS)
 - Dry utilities and private utilities
 - Layout of the street lighting
 - Facilities for the fire alarm and police communication system (DTIS)

- Horizontal layout of fire hydrants (to be coordinated with SFFD)
- Utility Cross Sections, showing clearances to curbs and each other
- Location and size of all required easements and rights-of-way needed to serve the above utilities
- Street Layout Plan
 - Identify public and private streets
 - Proposed street sections with dimensions
 - Vertical curve criteria and sight distance studies
 - Turning templates for fire, bus and design vehicles
 - Identify any vacation of public street or other conveyance of public property or rights-of-way which is proposed and the public entity is involved
- Traffic Operation and Circulation Plan with lane configurations
 - Transit routes and bus/shuttle stop locations/layouts
 - Bike lane cross sections
 - Parking and loading plan, including accessible parking and loading
- Stormwater Master Plan with layout, description and calculations
- Conceptual Phasing Study
- Facilities Acceptance and Maintenance Exhibits

Other items to consider including:

- Tentative schedule for the start and completion of phase improvements
- Identify any approval of any special use, any coastal zone or Bay Conservation and Development Commission permission, any certificate of appropriateness under Article 10 of the City Planning Code or any other permit, license or approval, other than a building, site, demolition or other permit under the Building Code, which is prerequisite to carrying out the subdivision or its proposed design or improvements
- Note any party responsible for ownership and maintenance of the actual infrastructure if that party differs from the proposed acquiring agency
- Proposed connection between existing (including previous Phases) and proposed utilities.
 - Note any infrastructure improvements necessary to make the utility facilities operable, whether on-site or off-site, to be constructed together, and required under “adjacency” principles of the Plan
- Mitigation measures adopted as part of CEQA approvals
- Elements of Deferred Infrastructure that will be identified as “Not-in-Permit”