SUBDIVISION REGULATIONS

FOR THE INFORMATION AND GUIDANCE OF ALL SUBDIVIDERS, ENGINEERS AND SURVEYORS WITH REFERENCE TO THE SUBDIVISION OF LAND WITHIN THE CITY AND COUNTY OF SAN FRANCISCO AND TO SUPPLEMENT THE SUBDIVISION CODE

1982

BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO

Adopted by Department of Public Works Order No. 124,677 Approved January 6, 1982
XIII. RECOMMENDED STANDARDS OF DESIGN FOR SEWER SYSTEMS
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  Manholes
  Tapers and Junction Structures
  Culverts
  Catchbasins and Storm Water Inlets
  Sewer Connections
  Side Sewers

XIV. REQUIRED CAPACITY OF STORM AND COMBINED SEWERS
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  Minimum Size
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  Hydraulic Considerations
  Run-off (Table I: Coefficients of
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  regulating the use of Lots for dwelling
  purposes
  Appendix C --- Reference Material
Grades 17% to 0.5%, either of the following:

(a) A pavement consisting of a 6-inch concrete base and a 2-inch asphalt concrete wearing surface, or

(b) An asphalt concrete pavement consisting of 4 inches of asphalt concrete (Black base) and 2 inches of asphalt concrete wearing surface. When this type is used on a subgrade which cannot be compacted by rolling with a power roller, a 6-inch thick aggregate sub-base shall be constructed.

(c) 3-inch asphalt concrete wearing surface on 5-inch of cement treated base.

Also, on grades 1.0% to 0.5%:

A concrete gutter at least 2 feet wide and of the same thickness as adjoining pavement must be provided.

FOR HEAVY TRAFFIC

On street likely to carry heavy loads or large volumes of traffic, pavements shall be designed accordingly.

FOR COMMERCIAL AREAS

A concrete parking strip 6 inches thick and at least 7 feet wide shall be provided adjacent to the curbs in all areas zoned for commercial purposes.

CURBS

Standard concrete curb shall be provided adjacent to all pavements.

XIII. RECOMMENDED STANDARDS OF DESIGN FOR SEWER SYSTEMS

GENERAL

Provision shall be made for the removal of sewage and storm water
from each lot or parcel of land, and the storm water from all roads, streets, and sidewalks.

At all sumps or cul-de-sacs, in addition to normal sewer connections, surface drainage channels in dedicated easements shall be provided as relief overflows to prevent flooding of adjoining property.

**SEWERS**

Location - Sewers shall be located in the center of streets, alleys, etc., unless otherwise permitted by the Director.

Depth and Cover - The minimum depth of sewers shall be 6 feet, except in unusual cases, when approved by the Director, in which event, the cover over sewers in street areas shall not be less than four feet in order to distribute surface loads and to provide space for utility service facilities.

For sewers located in the rear of lots or in easements not subject to surface traffic, the minimum depth of trench shall be four feet. Surface drainage in these areas shall be so designed that natural soil erosion does not result in a build-up of soil covering the manhole castings. This may be accomplished by designing the casting to rise slightly above the surrounding surface.

Sewers are designed to flow under surcharged conditions and, in the event of extreme storms, the surcharge may rise to the street for overland flow transport. In order to prevent backflow from
the sewer main into improvements below street grade, gravity line from low
basements to sewer mains should not be made. Back flow preventors should
be installed in all properties below street grade. Installation of auto-
matic sewage ejectors is advisable for such drainage.

**Types and Sizes** - Sewers 6" to 21" diameter shall be of vitrified clay pipe
(VCP) (ASTM C-700 Extra Strength). Sewers 24" to 36" diameter may be of VCP
(ASRM C-700 Extra Strength) with construction modifications, or of reinforced
concrete pipe subject to the approval of the Director. Sewers larger than 36"
diameter may be of monolithic reinforced concrete or of reinforced concrete
pipe subject to the approval of the Director.

In addition to circular shapes, egg-shaped, basket-handle, or rectangular sections
may be required for particular flow conditions.

Standard plans for most monolithic types of sewer sections are available.
Alternative pipe material for specific purposes and situations will be considered
by the Director.

**Joints**

VCP sewers shall have bell and spigot joints with factory fabricated compression-
type fittings (ASTM-C425). Reinforced concrete sewer pipe (RCP) shall have bell
and spigot or other approved joints.

**Alignment and Curves** - All pipe sewers, VCP and RCP, shall generally be laid on
straight lines and grades between manholes.
In certain circumstances curved sewers may be permitted by the Director. No compound curves will be allowed. The degree of curvature shall conform with ASTM or other appropriate standards.

Monolithic concrete sewers may be laid on curves, provided the radius of curvature is made as large as practical and is not less than 4 times the diameter of the sewer.

**Encasement, Bedding, and Piling.** All 24" or larger diameter VCP sewers shall be encased in reinforced concrete, or placed on a reinforced concrete or crushed rock foundation, as required by the Director. All VCP sewers 15" or less in diameter, having 15 feet or more of cover, and all VCP sewer 18" or larger in diameter with 10 feet or more of cover shall be encased or cradled in concrete. Encasement and concrete foundations shall be in accordance with Standard Plans.

All VCP sewers on grades of 30% or greater shall be encased in reinforced concrete in accordance with Standard Plans, and concrete shall be placed against undisturbed ground.

Soil conditions may require sewers to be placed on concrete foundations, encasement, and or placement on pile foundations.

**Encasement may be required in areas of possible root intrusion or extreme infiltration.**

**MANHOLES**

Manholes shall be located preferably at intervals of 300 feet but not more
than 350 feet and shall be provided at every change in size, grade, or alignment, at all junctions of sewers (except side sewers), at ends of sewers, and where catchbasin culverts join pipe sewers. Manholes shall be placed at intervals approved by the Director on sewers with curved horizontal alignment.

Manholes shall be constructed in accordance with Standard Plans unless otherwise approved by the Director.

TAPERS AND JUNCTION STRUCTURES

Taper structures shall be provided where a concrete sewer changes in size or shape. Junction structures shall be provided where concrete sewers merge.

CULVERTS

Culverts shall be constructed of VCP 10" in diameter. Connections to VCP sewers, and concrete pipe having a diameter less than 42", shall be made at manholes only and in accordance with Standard Plans. Connections to brick sewers which are 3' x 5' or larger and to monolithic concrete sewers or concrete pipe sewers, 42" or more in diameter, may be made directly into the sewer in accordance with Standard Plans and current City practice.

Culvert inverts shall generally be laid at a depth of three to four feet below pavement grade at the CB, with a fall towards the manhole or sewer of approximately 12 inches, but in no case at a grade of less than two per cent.
CATCHBASINS

Catchbasins (CB) shall be provided at all corners of an intersection except at summit corners and shall be so located in the gutter as to most effectively serve the adjacent drainage area.

CBs or SWIs* be spaced not more than 600 feet apart. Closer spacing and additional CBs and SWIs* may be required to effectively drain the pavement. Multiple inlets shall be installed where required by the Director.

Catchbasins and Storm Water Inlets* shall be constructed in accordance with Standard Plans.

SEWER CONNECTIONS

Y-and T-Branches or vitrified clay shall be installed on all VCP sewers in locations described under the "side Sewers" Section of these Regulations to provide connections for side sewers. In general they shall be 6 inches in diameter for residential districts, and 8 inches minimum in diameter for industrial and commercial districts.

* If approved by the Director
SIDE SEWERS

Unless otherwise permitted by the Director, side sewers shall be installed in conjunction with construction of the main sewer and shall be extended beyond the curb.

Side sewers shall be provided and spaced as herein described. They shall generally be 6" in diameter for residential areas and 8" minimum in diameter for industrial and commercial areas, and shall be laid on a uniform grade upward from the main sewer to a point 12 inches beyond the curb line. This grade shall in no case be less than 1/4 inch per foot.
The upper end of the side sewer, at the curb, shall be of sufficient depth to provide adequate drainage for the property served and in no case shall the invert at the curb be less than four feet below curb grade. Openings in the existing sewer shall be made with a sharp cutting tool; and an approved saddle of appropriate size shall be epoxied or strapped to the existing sewer. Side sewers shall be located at the lowest elevation of the frontage of the property.

Where the street is to be paved before lot improvements are made, side sewers must be constructed beyond the curb before the paving is started. The upper end of each side sewer not in service when the work is backfilled shall be closed with a vitrified clay stopper, marked with a redwood post, and marked with the letter "S" on the curb, all as specified in the Standard Specifications.

**XIV. REQUIRED CAPACITY OF STORM AND COMBINED SEWERS**

**DESIGN BASIS**

Combined and storm water sewers shall have sufficient capacity, when flowing full or surcharged to carry the computed storm water runoff, based on the ultimate development of the area including the natural drainage from upstream areas.

In a combined sewer, sanitary flow and infiltration need not, in general, be included in computing sewer capacities. The ultimate sanitary flow shall be included, however, where a sanitary sewer diversion line, interceptor, or pump discharge enters a combined sewer.
MINIMUM SIZE

Main sewers shall be a minimum of 12 inches in diameter unless otherwise permitted by the Director.

VELOCITY AND INVERT LINING

Storm sewers shall be designed for a minimum velocity of three feet per second when flowing full.

Combined sewers shall be designed for a minimum velocity of two feet per second under average sanitary flow conditions (approximately four feet per second flowing full).

The inverts of monolithic concrete sewers shall be lined with vitrified brick or other approved material when the velocity under maximum sanitary flow conditions equals or exceeds ten feet per second (approximately 20 feet per second flowing full).

HYDRAULIC CONSIDERATIONS

Sewer sizes shall be selected so that the hydraulic grade line shall, in general, be four feet below the pavement or ground surface, and at no point less than two feet.

The tidal elevation to be used in hydraulic computations, where applicable, shall be -3.5, City datum.
In large sewers hydraulic losses in bends shall be considered where the velocity is seven feet per second or more.

**RUN-OFF**

Storm water run-off shall be computed by the Rational Formula, as herein described, or such other methods as may be determined by the Director to be City practice.

Rational Formula: \( Q = A C R \), where

\( Q \) = Quantity of Run-off in cubic feet per second.

\( A \) = Drainage Area, tributary to the point under consideration, in acres.

\( C \) = Coefficient of Run-off = Ratio of Run-off to Rainfall.

\( R \) = Rate or Intensity of Rainfall in inches per hour

\( = \text{c.f.s. per Acre} \) for the duration of rainfall corresponding to time of concentration.

Rainfall Rate \( (R) \), or intensity, used in design shall be taken from the tabulation entitled "San Francisco Rainfall Rate Table 1941," Plan L-3903.4 dated February 1941, or subsequent revisions thereof, and is defined as a 5-year storm. The intensity, or rate, to be used at any point along the sewer line, shall be the intensity corresponding to the total time of concentration at that point.

**Area** - The total area tributary to the point under consideration shall be used in design.
Coefficient of Run-off (C) for any area depends upon the type of development, character of the soil, slope and general topography, and the proportion of the area occupied by improvements. The coefficient used in design shall be in accordance with the values shown in Table I and shall be subject to the approval of the Director.

Time of Concentration and Inlet Time - Time of concentration at any given point is the time required for the runoff from the most remote point in the drainage area to reach that point, and is equal to the inlet time plus the time of flow in the sewer to the point under consideration.

Inlet time is the time required for the water from the most remote point of the drainage area to reach the uppermost inlet of the sewer system. The inlet times used in design shall be in accordance with the values shown in Table I. For inlet times of less than five minutes, the intensity of 3.13 inches per hour shall be used.

Coefficients of run-off and inlet times for various types of districts are shown in the following table. For those districts that do not fit into any of the categories below, proposed coefficients with rationale shall be submitted to the Bureau of Sanitary Engineering for review and approval.
### TABLE I

**COEFFICIENTS OF RUN-OFF AND INLET TIMES**

<table>
<thead>
<tr>
<th>Type of District</th>
<th>Range of Values Run-Off Coeff. &quot;C&quot;</th>
<th>Inlet Time in Minute</th>
<th>Slope 3% &amp; Over</th>
<th>Slope Under 3%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>0.80 to 0.95</td>
<td>3</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>0.60 to 0.90</td>
<td>3-5</td>
<td>4-5</td>
<td></td>
</tr>
<tr>
<td>Apts. &amp; Flats</td>
<td>0.60 to 0.80</td>
<td>3</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Residential (Attached Homes)</td>
<td>0.45 to 0.70</td>
<td>4</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Residential (Detached Homes)</td>
<td>0.40 to 0.65</td>
<td>5</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Suburban</td>
<td>0.25 to 0.35</td>
<td>6</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

### SELECTION OF SEWER SIZES

Sewer sizes shall be computed by the Kutter, or the Manning, Formula. The values of the coefficient of roughness "n" to be used for different types of sewers shall be as indicated below in Table II.

### TABLE II

**COEFFICIENT OF ROUGHNESS "n"**

<table>
<thead>
<tr>
<th>Type of Sewer</th>
<th>Coefficient &quot;n&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vitrified Clay Pipe</td>
<td>.013</td>
</tr>
<tr>
<td>Monolithic Concrete</td>
<td>.012</td>
</tr>
<tr>
<td>Centrifugally cast concrete pipe</td>
<td>.012 - .013</td>
</tr>
<tr>
<td>Brick</td>
<td>.015</td>
</tr>
<tr>
<td>Corrugated Iron</td>
<td>.027</td>
</tr>
</tbody>
</table>
XV. SANITARY FLOW CRITERIA IN THE CITY AND COUNTY OF SAN FRANCISCO

DESIGN BASIS

Sanitary or interceptor sewers shall be designed to carry the ultimate maximum sanitary flow plus infiltration computed as hereinafter described. Sewers 12 inches to 18 inches in diameter shall have sufficient capacity to carry the computed design flow when running half full. Sewers larger than 18 inches shall have sufficient capacity to carry the computed flow when running 3/4 full.

MINIMUM SIZE

Sanitary main sewers shall be a minimum 12 inches in diameter unless otherwise permitted by the Director of Public Works.

VELOCITY

The grade of sanitary sewers shall be such as to produce a minimum velocity of 2 to 2.5 feet per second under average sanitary flow conditions.

DEPTH

Sanitary sewers shall be constructed at the minimum depths specified under "Recommended Standards of Design for Sewer Systems". (XIII)
SELECTION OF SEWER SIZES

In determining sewer sizes the coefficient of roughness "n" to be used shall be as specified for various types of materials in Table II.

QUANTITY OF FLOW:

Where no water use records are available, the maximum ultimate sanitary flow to be used in design shall be computed on the basis of 180 gallons per capita per day or 0.278 cubic feet per second per 1000 population. This maximum flow is predicated on an average ultimate flow of 100 gallons per capita per day. Where it is known that the average ultimate flow exceeds or will exceed 100 gallons per capita per day, the maximum ultimate flow used in design shall be adjusted accordingly.

Areas which include large water users or industries which discharge large quantities of industrial wastes, such as breweries, slaughter houses, canneries, etc., shall be given special consideration as to quantity and quality of sewerage.

Population - In the absence of actual census counts, or other data, population densities for purposes of ultimate sanitary flow computations shall be assumed within the limits shown in Table III and shall be subject to the approval of the City Engineer.
TABLE III

POPULATION DENSITIES

<table>
<thead>
<tr>
<th>Type of District</th>
<th>Persons Per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>100 - 150</td>
</tr>
<tr>
<td>Commercial</td>
<td>100 - 150</td>
</tr>
<tr>
<td>Apartment Houses</td>
<td>150 - 200</td>
</tr>
<tr>
<td>Flats</td>
<td>80 - 100</td>
</tr>
<tr>
<td>Residential - Attached Houses</td>
<td>50 - 60</td>
</tr>
<tr>
<td>Residential - Detached Houses</td>
<td>40 - 50</td>
</tr>
<tr>
<td>Suburban</td>
<td>35</td>
</tr>
</tbody>
</table>

Infiltration to be added to the sanitary flow of pipe sewers shall be estimated between the limits of 0.001 second feet per acre, in the fairly high areas of the City with moderately heavy soil and 0.003 second feet per acre, in the low areas of the City where sewers are below the soil-water plane. In high sandy districts infiltration may be disregarded.

Sanitary Diversions - In computing flows for sanitary diversion lines constructed to carry sanitary flow from a combined sewer to a treatment plant or pumping station, an allowance shall be made for the first rains which flush debris from the streets. This allowance shall be equal to a run-off of $\frac{1}{2}$ inches per 24 hours ( = 0.01 inches per hour = 0.01 c.f.s per acre) and shall be added to the maximum ultimate sanitary flow.
XVI. **CONDOMINIUMS**

**Annual Limitation on Conversion**

The Director of Public Works may regulate the distribution of the 1,000 units allowable to be converted to condominiums during any one calendar year where specified in Section 1396 of the Subdivision Code, so as to prevent monopoly or a disproportionate allocation of such allowable annual conversions by or to any subdivider or group of subdividers. Conversions of more than 250 residential units during any one calendar year shall not be allowed in one single project, or in projects located within a 300-foot radius from each other and which are subject to interests owned by the same subdivider or group of subdividers.

Large conversion projects such as described above may be accomplished by converting in phases not to exceed 250 units a year in two or more consecutive years.

**In-lieu Payments to Housing Development Fund**

If a subdivider chooses to satisfy the low and moderate housing requirement set forth in Section 1341 by making in lieu payments to the Housing Development Fund pursuant to Section 1341(g), then the subdivider shall present security for such payments to the Advisory Agency prior to recordation of an approved final or parcel map. The Advisory Agency shall not transmit an approved final or parcel map to the office of the County Recorder unless and until security for the payment of required in lieu fees, if any, has been submitted and approved.

Security deemed sufficient for the purposes of this requirement shall be either (1) payment in full, (2) a bond issued by a financially responsible and duly licensed bonding company, (3) a letter of credit issued by a bank, savings and loan association, or other chartered lending institution or (4) a fully executed contractual arrangement whereby:

a. Any and all sales of the subdivided property are required to be made through an escrow authorized by the Advisory Agency;

b. Escrow instructions embodying the arrangement must be signed, acknowledged and accepted by a financially responsible escrow agent;

c. Notice of this arrangement must be made a matter of public record and must appear in the chain of title of each of the parcels of the subdivided property;

d. The proceeds of any and all sales of the subdivided property must be immediately applied to the unpaid balance of the in-lieu fee. The Advisory Agency may allow a payment schedule which gives due consideration to the usual and customary closing costs, secured debt existing at the time application for the conversion is made, and taxes and other governmental assessments due and payable at the time of the prospective sale;
e. All documents necessary to effectuate this arrangement shall be completed, approved and fully executed prior to recordation of the final or parcel map;

f. Documents, including a qualified appraiser's statement of the estimated value of the project, a title report listing all encumbrances outstanding, and creditor statements setting forth the outstanding balance of any encumbrance, demonstrating that the net equity in the entire project is greater than 150% of the sum of the in-lieu fee required must be presented to the Advisory Agency prior to recordation of the final or parcel map; and

g. Each unit, or group of units, sold in conformance with this arrangement shall be released from the effects and encumbrances of this arrangement.

An arrangement other than full payment, a bond, a letter of credit, or a suitably tailored escrow may be permitted if it provides security which, in the opinion of the Advisory Agency, is at least as sound and reliable as those specified above.

Tenant and Sub-tenant

In the case where a unit to be converted to condominium is sublet by the tenant of that unit to any sub-tenant, all tenants' rights shall be extended to the person or persons physically residing in the unit to be converted as tenant(s) or sub-tenant(s) to the exclusion of others as the case may be at the time of application for conversion.

Rent Increase Limitation

The rent increase limitations of Section 1390 of the Subdivision Code shall apply to buildings consisting four units or less which are exempted from the rent stabilization and arbitration ordinance of the City and County of San Francisco.

Subdivider to Provide Moving Expenses

Moving expenses due pursuant to Subdivision Code Section 1392 shall be paid no later than one week after presentation of a statement of charges to the subdivider, or one week after the date the unit is vacated, whichever is later.

Time-Share Projects

Apartments or other types of multiple-unit dwellings which include a time-sharing feature are not categorically exempt from application of the Subdivision Code or the Subdivision Map Act.

Procedures and Application Packet

The certain document entitled "Procedures Governing Condominium Conversion and Creation of New Condominiums" which includes application forms List "A" and List "B" of the Application Packet and appendices, as may be amended or revised from time to time, is hereby made a part of these Subdivision Regulations by reference thereto.
XVII. REVISIONS AND CERTIFICATE OF CORRECTIONS

A final subdivision map or parcel map, once submitted for recordation, may be recalled prior to recordation only when a written request, signed by the engineer or surveyor who prepared the map, is submitted, stating the reason for the recall and the nature and extent of the revisions to be made. There shall be a charge for each recall, based on actual cost of checking and processing the revised map.

No recorded final subdivision map or parcel map may be repeatedly amended with certificates of corrections. Where the extent and occurrence of such corrections are excessive in the opinion of the Advisory Agency, an amended map shall be filed, subject to approval by said Agency and, if necessary, the Department of City Planning. A fee shall be charged, based on actual cost, for checking and processing each certificate of corrections.

XVIII. SEVERABILITY

In any section, subsection, sentence or provision of these Regulations is ruled inconsistent with the provisions of other existing State or local statutes and declared void, such said section, subsection, sentence or provision shall not in any way invalidate or change any other portion or portions of these Regulations.

XIX. EFFECTIVE DATE

The provisions of these Regulations, as amended, shall become operative upon approval and adoption by the Director of Public Works.
APPENDIXES

APPENDIX A

Standard Certificates For Subdivision Maps and Parcel Maps

* Owner's Certificate
* Owner's Acknowledgement
*** Trustee's Acknowledgement
* Surveyor's Certificate OR
  Engineer's Certificate
* City Engineer's Certificate
** Approved As To Form by City Attorney
** Approval By Director of Public Works
** Tax Statement
** Clerk of Board of Supervisors' Certificate
  (No dedication of street involved)
** Clerk of the Board of Supervisors' Certificate
  (Dedication of street involved)
* Recorder's Certificate
*** Certificate of Compliance

* Required for both Subdivision and Parcel Maps
** Required for Subdivision Maps only
*** Required for Subdivision Maps and Condominium Maps, whether new or conversion.
OWNER'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF ANY HOLDER(S) OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDEMENT OF THIS MAP ENTITLED "______________", ALSO BEING A PORTION OF ASSESSORS BLOCK NO. ________________, SAN FRANCISCO, CALIFORNIA".

OWNER(S):  
TRUSTEE:  
SUFFICIENT LINES LEFT FOR SIGNATURES OF ALL OWNERS, TRUSTEES, ETC.  

* * * * *

IF STREET DEDICATION IS INVOLVED, USE THE FOLLOWING VERSION:

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the parties having any record title interest in the land subdivided and shown enclosed within the red boundary lines upon this map and do hereby consent to the preparation and recordelement of this final map entitled "______________", comprised ______ sheets and do hereby offer for dedication for public use as a street or highway the parcel of land delineated and designated hereon as "______________". The undersigned hereby grant to the City and County of San Francisco all their rights, title and interest in the above mentioned parcel of land, herein dedicated for public use as a street or highway and convey title thereto, without reservation as of ________________, 19 _______.

* * * * *

(IF SEWER EASEMENT IS INVOLVED, INCLUDE THE FOLLOWING:)

The undersigned also grant to the City and County of San Francisco an easement for sewer purposes over, under and upon the strip (those strips) of land designated hereon as "SEWER EASEMENT(S)".

OWNER(S):  
TRUSTEE:  
(Sufficient lines left for signatures of all owners, trustee.)
OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF ____________________________

SS

ON THIS ______________________ DAY OF __________________, 19________,
BEFORE ME, __________________________________________; A NOTARY
PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED __________________________ (1)

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED
TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE (SHE)
(THEY) EXECUTED THE SAME AS OWNER(S)
MY COMMISSION EXPIRES __________________________________________

SIGNED: __________________________ NOTARY PUBLIC, STATE OF CALIFORNIA.

(1) NAMES OF OWNER(S) TO BE WRITTEN IN BY NOTARY PUBLIC OR PUT
IN BY C.E. CR L.S.

TRUSTEE'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF ____________________________

SS

ON THIS ______________________ DAY OF __________________, 19________,
BEFORE ME, __________________________________________, A NOTARY PUBLIC
IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED __________________________ (1) AND __________________________ (1)
AND __________________________ (2) __________________________ AND

(2) __________________________ (3)

KNOWN TO ME TO BE THE __________________________ (1)
______________________________ (2)
______________________________ (3)

THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO
KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED IT ON BEHALF OF
SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF
ITS BOARD OF DIRECTORS, MY COMMISSION EXPIRES __________________________

SIGNED: __________________________ NOTARY PUBLIC, STATE OF CALIFORNIA

NOTARY PUBLIC WILL WRITE IN:

(1) NAME(S) OF PERSON(S) AUTHORIZED TO SIGN.
(2) TITLE(S) OF PERSON(S) AUTHORIZED TO SIGN.
(3) NAME OF COMPANY OR CORPORATION
SURVEYOR'S CERTIFICATE:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY (SEARCH OF OFFICIAL RECORDS) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUI DIVISION MAP ACT AT THE REQUEST OF ________________________________

______________________________________________

ON ______________________________________________________________________

SIGNED: ________________________________
L.S. OR C.E. NO. ____________________________

IN THE SURVEYOR'S CERTIFICATE THE WORDS "FIELD SURVEY" OR "SEARCH OF OFFICIAL RECORDS" WOULD BE CROSSED OUT, LEAVING ONLY THE ONES THAT ARE APPLICABLE.

OR

ENGINEER'S CERTIFICATE:
I DO HEREBY STATE THAT DURING THE YEAR OF _______ A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS "NAME OR TITLE OF MAP", COMPRISED SHEET(S). I DO HEREBY STATE THAT THE BENCHMARKS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE MAP AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND THAT THE BUILDING IS AS SHOWN.
WITNESS MY HAND AND SEAL THIS __________ DAY OF __________, 19__

__________________________________________  ____________________________
(SIGNATURE)  REGISTERED CIVIL ENGINEER
(CERTIFICATE NO.)
CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED PRELIMINARY MAP AND THE CONDITIONS OF APPROVAL THEREOF.

SIGNED

CITY ENGINEER
CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM:

GEORGE AGNOST, CITY ATTORNEY

BY
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

APPROVALS:

THIS MAP IS APPROVED THIS _______________ DAY OF ____________, 19
BY ORDER NO. ________________.

DIRECTOR OF PUBLIC WORKS AN ADVISORY AGENCY, CITY AND COUNTY OF SAN FRANCISCO

ATTEST:

ASSISTANT DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

A-5
TAX STATEMENT:

I, __________________, CLERK OF THE BOARD OF SUPERVISORS OF
THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO
HEREBY CERTIFY THAT THE SUBDIVIDER HAS FILED A CERTIFICATE FROM
THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING
THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS
AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE,
COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COL-
LECTED AS TAXES, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET
PAYABLE, WHICH ARE ESTIMATED TO BE

I ALSO HEREBY CERTIFY THAT A BOND IN THE AMOUNT FIXED BY SAID
BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY
AND COUNTY OF SAN FRANCISCO CONDITIONED FOR PAYMENT OF THE ABOVE
TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH
AND APPROVED BY SAID BOARD.

DATED THIS __________________ DAY OF __________________, 19

CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

CERTIFICATE, CLERK OF THE BOARD OF SUPERVISORS
(In Street Description involved)

I, __________________, CLERK OF THE BOARD OF SUPERVISORS
OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO
HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE
NO. _______________ ADOPTED _______________ , 19 , APPROVED
THIS MAP ENTITLED, "_____________ "
SAN FRANCISCO, CALIFORNIA", COMPRISE __________ SHEETS. IN TESTI-
MONY WHERETO, I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE
SEAL OF THIS OFFICE TO BE AFFIXED.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
CERTIFICATE, CLERK OF THE BOARD OF SUPERVISORS
(Street Dedication involved)

I, _________________________, Clerk of the Board of Supervisor of the City and County of San Francisco, State of California, do hereby certify that said Board of Supervisors by Motion File No. ____________ adopted ________________ 19___, approved this map entitled, "_______________, San Francisco" composed of ______ sheets, and accepts on behalf of the public the parcels of land delineated and designated hereon as ___________________ street (_________________ avenue ________________ way), etc., and declares same to be open public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and caused the Seal of this office to be affixed.

Clerk, Board of Supervisors
City and County of San Francisco

RECORER'S CERTIFICATE

FILED FOR RECORD THIS ____________ DAY OF ____________, 19___
AT ______________ MINUTES PAST ___________. M. I.
MAP BOOK __________ AT PAGES __________ TO __________, INCLUSIVE,
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF ________________________

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
CERTIFICATE OF COMPLIANCE

I (We), the undersigned, subdivider(s) of the real property shown on this map, hereby certify that we have agreed to, and will comply with all conditions of approval of said map as specified in the resolutions of the City Planning Commission and the Board of Supervisors. I (We) further certify that all applicable provisions of the Subdivision Map Act of the State of California and the Subdivision Code of the City and County of San Francisco governing approval of this map will be adhered to.

(Signed)
APPENDIX B

ORDINANCES AND CODE APPLICABLE TO THE SUBMISSION OF SUBDIVISION MAPS AND REGULATING THE USE OF LOTS FOR DWELLING PURPOSES

ORDINANCE NO. 2250 (Series 1939)

CITY PLANNING CODE (Chapter II, Part II, Article 1.2, Section 111)

BE IT ORDAINED BY THE PEOPLE OF THE CITY AND COUNTY OF SAN FRANCISCO, as follows:

SECTION 1. Pursuant to the provisions of Section 11509, Chapter 2, and Section 11552, Chapter 3 of Part 2, Division 4 of the Business and Professions Code of the State of California for the year 1943, the Director of Public Works is hereby designated by this ordinance "The Advisory Agency" of said City and County and Charged hereby with the duty of making investigations and reports on the design and improvement of proposed subdivisions of real estate within the City and County of San Francisco.

SECTION 2. The Director of Public Works may call upon the City Engineer, the City Planning Commission, and/or any other official of the City and County of San Francisco to aid him in making the necessary investigations and to make such reports as may be required on the design and improvement of any proposed subdivision of real estate in the City and County of San Francisco, and before the Director of Public Works shall approve or disapprove any tentative map as defined in Section 11503 of said Chapter 2, said map or report shall be submitted to the City Engineer and to the City Planning Commission for their investigation and report upon the design and improvement of said proposed subdivision, which report shall be made in writing by said City Engineer and said City Planning Commission to the said Director of Public Works, who may approve or disapprove said tentative map.

SECTION 3. Pursuant to the provisions of said Section 1155 the Director of Public Works is hereby authorized to make his report on tentative maps of all proposed subdivisions directly to the subdivider.

SECTION 4. Before any final map or record of survey map of any subdivision is submitted to the Board of Supervisors for its approval, the same shall be approved by the City Engineer and by the Director of Public Works, and the certificate of said City Engineer shall be attached thereto in conformity with Section 11593 of said Chapter 3, and upon said map being presented to the Director of Public Works, duly approved by said City Engineer and containing the certificates and information provided for in Section 11585 to 11593, inclusive of said Chapter 3, the Director of Public Works shall approve and transmit the same to the Board of Supervisors for approval.
SECTION 5. Bill No. 1459, Ordinance No. 12.012, Code 12.01 passed by the Board of Supervisors, October 18, 1937, is hereby repealed.

FINALLY PASSED July 26, 1943.
SEC. 121. Minimum Lot Width and Area. The following requirements for minimum lot width and area shall apply to all properties in the city, regardless of the use of the property, regardless of the zoning district in which the property is located, and regardless of whether the ownership or use is public or private. The provisions of Article 1.7 of this Code, and especially Sections 173, 180 and 189 thereof, shall also be applicable with respect to lot width and area.

(a) **Frontage.** Every newly created lot shall have and maintain frontage on a public street or alley as defined by this Code, or on some other permanent right-of-way from which there shall be vehicular access to such lot, and in each case such frontage shall have a minimum width of sixteen (16) feet. Where an existing lot of record does not have such frontage, but has other access from a street or alley, such other access shall be maintained for such lot.

(b) **Subdivisions and lot splits.** Subdivisions and lot splits shall be governed by the Subdivision Code of the City and County of San Francisco and by the Subdivision Map Act of California. In all such cases the procedures and requirements of said Code and said Act shall be followed, including the requirement for consistency with the Master Plan of the City and County of San Francisco. Where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or the minimum standards for both lot width and area, set forth below in this Section, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standards, provided that in no case shall the required lot width be more than thirty-three (33) feet or the required lot area be more than four thousand (4,000) square feet.
(c) **Measurement.** The lot width shall be measured as a horizontal distance between the side lot lines. The lot area shall be measured as a horizontal plane enclosed by the lot lines. Where a lot is not in the form of an ordinary rectangle, the specified minimum lot width shall be maintained for a sufficient depth on the lot to enable the minimum lot area requirement to be satisfied within the portion of the lot having such minimum lot width.

(d) **Minimum lot width.** The minimum lot width shall be as follows:

1. In RH-1(D) districts: thirty-three (33) feet.
2. In all other zoning use districts: twenty-five (25) feet.

(e) **Minimum lot area.** The minimum lot area shall be as follows:

1. In RH-1(D) districts: four thousand (4,000) square feet.
2. In all other zoning use districts: twenty-five hundred (2,500) square feet; except that the minimum lot area for any lot having its street frontage entirely within one hundred twenty-five (125) feet of the intersection of two streets that intersect at an angle of not more than one hundred thirty-five (135) degrees shall be seventeen hundred fifty (1,750) square feet.

(f) **Conditional uses.** Notwithstanding the foregoing requirements of this Section 121 as to lot width, lot area and width of lot frontage, in any zoning use district other than an RH-1(D) district the City Planning Commission may permit one or more lots of lesser width to be created, with each lot containing only a one-family dwelling and having a lot area of not less than fifteen hundred (1,500) square feet, according to the procedures and criteria for conditional use approval in Section 303 of this Code.
APPENDIX C

Reference Material

San Francisco Rainfall Rate Table
Standard Grade Symbols
1970 Land Use Survey Data
## San Francisco Rainfall Rate Table 1941

**Rate = Intensity in Inches per hour - Cubic feet per second per acre.**

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<th>Time (11)</th>
<th>RATE</th>
<th>Time (11)</th>
<th>RATE</th>
<th>Time (11)</th>
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<td>1.234</td>
<td>12 12</td>
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</table>

**C-2**

---

**Legend:**
- R = \( \frac{44.7}{t+9.3} \)
- R = \( \frac{6}{t-0.5} \)

---

**Note:**
- The table provides rainfall rates in inches per hour and cubic feet per second per acre for various time intervals.
- The rates are calculated using the formulas provided at the top of the table.
- OFFICIAL GRADE.
- CALCULATED OFFICIAL GRADE.
- PROPOSED GRADE.
- ABOLISHED OFFICIAL GRADE.

PROFILES OF EXISTING GROUND

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<td>WEST &amp; SOUTH PROPERTY LINE</td>
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<td>CENTER LINE</td>
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CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING

STANDARD GRADE SYMBOLS.
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| CITY PLANNING CODE DISTRICT DATA        |          |          |
| ZONE                                    | ACRES    | VACANT   |
| R1D                                     | 1630.51  | 98.60    |
| R1                                      | 4426.25  | 249.72   |
| R2                                      | 1319.82  | 36.38    |
| R3                                      | 2514.63  | 123.03   |
| R35                                     | 11.95    | 0.03     |
| R4                                      | 965.26   | 47.82    |
| R4C                                     | 11.95    | 0.03     |
| R5                                      | 185.16   | 7.46     |
| R5C                                     | 76.42    | 0.07     |
| C1                                      | 66.85    | 4.23     |
| C2                                      | 1072.39  | 49.26    |
| C3G                                     | 147.88   | 0.79     |
| C3D                                     | 130.71   | 3.59     |
| C3R                                     | 46.44    | 1.08     |
| C3S                                     | 143.97   | 2.65     |
| CM                                      | 202.31   | 7.05     |
| M1                                      | 1070.46  | 170.36   |
| M2                                      | 2085.70  | 803.78   |
| P                                       | 6979.02  | 364.12   |

C - 4
LAND USED FOR RESIDENCE
SOURCE: 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING
LAND USED FOR COMMERCE

SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING
VACANT LAND

(EXCLUDING TIDELANDS AND BEACHES)
SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING