

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

NOTES:

1. A SOILS REPORT HAS BEEN PREPARED AND SHALL BE CONSIDERED A PART OF THESE PLANS.
2. ALL GRADING PRACTICES SHALL COMPLY WITH CHAPTER 70 OF THE 1985 UBC.
3. THE DESIGN ENGINEER SHALL PROVIDE A LETTER UPON COMPLETION THAT THE FINAL GRADES ARE IN COMPLIANCE WITH APPROVED PLANS AND APPLICABLE CODES.
4. UPON COMPLETION OF THE GRADING, THE SOILS ENGINEER SHALL SUBMIT A FINAL REPORT. THE REPORT SHALL INCLUDE ALL TEST RESULTS CERTIFYING THAT THE WORK IS IN COMPLIANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORTS.

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 06085C0628H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D

ZONE D DESCRIPTION

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE

TEMPORARY PROJECT BENCHMARK

ASSUMED ELEVATION
ELEVATION: 298.11 FEET TELEPHONE MANHOLE

DESCRIPTION:

EXISTING TELEPHONE MANHOLE ALONG CALIFORNIA AVENUE
ON THE SOUTH SIDE OF ROADWAY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THESE PLANS ARE BASED ON THE CENTERLINE OF CALIFORNIA AVENUE AS FOUND MONUMENTED AND RECORDED AS SOUTH 64°56' WEST IN BOOK 'P' OF MAPS, AT PAGES 48-50; SANTA CLARA COUNTY OFFICIAL RECORDS.

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

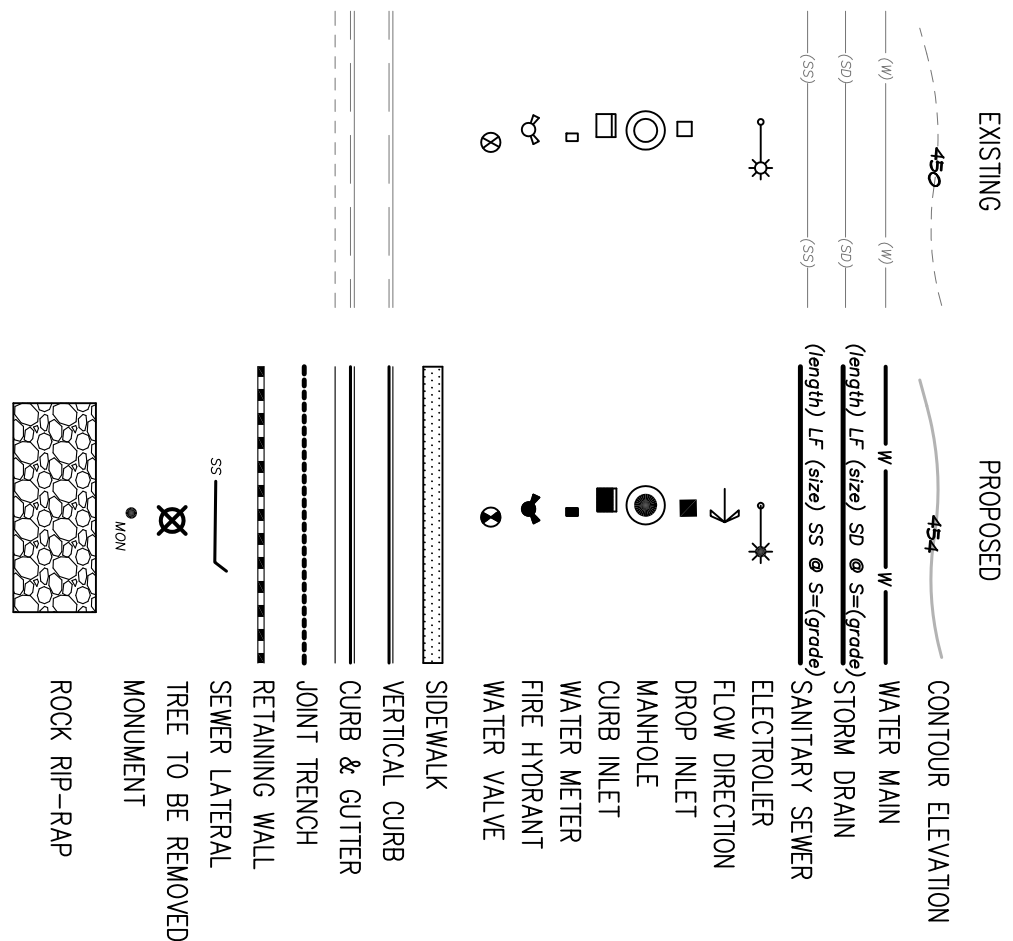
NOTE TO CONTRACTOR

CONTRACTOR AGREE THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE OWNER'S EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

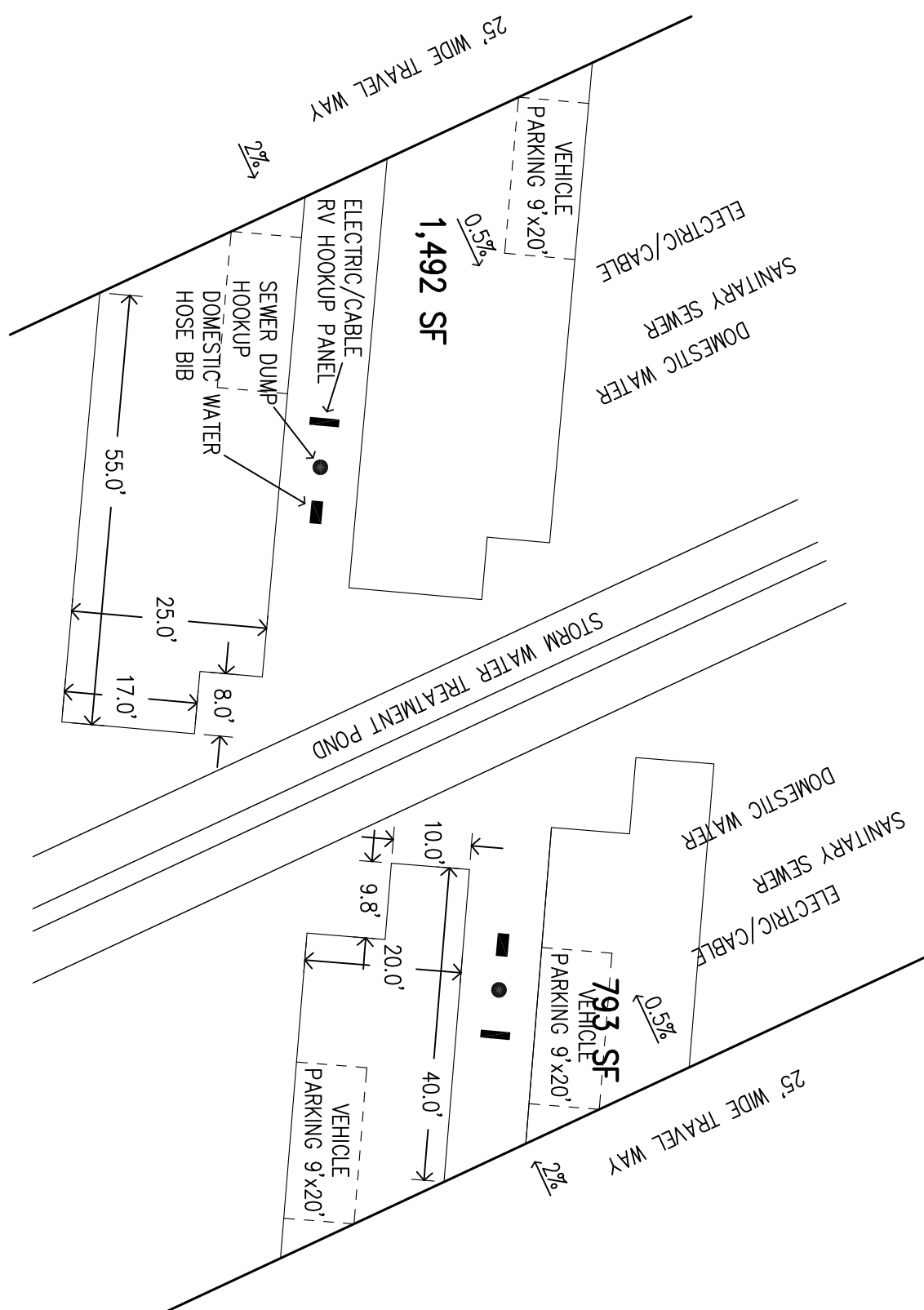
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

LEGEND




ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOWLINE	STD	STANDARD
AD	AGGREGATE BASE	G	GAZ LINE	S/D	SIDEWALK
AE	AREA DRAIN	GM	GAZ METER	T	TELEPHONE
BC	BEGINNING OF CURVE	GB	GRADE BREAK	TB	TEMPORARY
BUILD	BUILDING	CLY	GATE W/LE FOR POLE	TO	TOP OF CURVE
BO	BACK OF CURB	GV	GATE VALVE	TB	TOP OF BANK
BVC	BEGINNING OF VERTICAL CURVE	HP	HIGH POINT PIPE	TB	TYPE OF BANK
CB	CABLE TELEVISION	IR	IRON PIPE	TP	TYPE OF PIPE
CB	CATCH BASIN	J	JOINT	W	WATER LINE
CI	CURB INLET	JT	JOINT TRENCH	WM	WATER METER
CL	CENTERLINE	LP	LOW POINT	WM	WATER VALVE
CM	CORROGATED METAL PIPE	MAX	MAXIMUM		
CO	CLEAN OUT	MIN	MINIMUM		
CONC	CONCRETE	N.I.C.	NOT IN CONTRACT		
DI	DROP INLET	OHU	OVERHEAD UTILITY		
DIP	DUCTILE IRON PIPE	PB	PULL BOX		
DMV	DRIVEWAY	PL	PROPERTY LINE		
E	ELECTRIC LINE	P.S.E.	PUBLIC SERVICE ELEMENT		
END	END OF CORVE	P.S.E.	PRIVATE STORM DRAIN ELEMENT		
EL	ELEVATION	PP	POPE		
ELEV	ELEVATION GRADE	RCP	REINFORCED CONCRETE PIPE		
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY		
ER	END OF RETURN	SD	STORM DRAIN PIPE		
EX	EXISTING	SS	SANITARY SEWER PIPE		
F	FINISH FLOOR	STM	STORM DRAIN MANHOLE		
FG	FINISH GRADE	SSM	SANITARY SEWER MANHOLE		
PIRE	HYDRANT	SP	SERVICE POLE		



TYPICAL RV STALL LAYOUT
SCALE: 1"=20'

SCALE: 1"=20'

REVISIONS:		DATE: <u>02/07/2016</u>	
BY:		HORIZ. SCALE: <u>1"=50'</u>	
DATE	DESCRIPTION	VERT. SCALE: <u>NONE</u>	
		 HANNA-BRUNETTI E.S. 13456 CIVIL ENGINEERS - LAND SURVEYORS CONSTRUCTION MANAGERS	
		DESIGNED BY: <u>AM</u>	
		CHECKED BY: _____	
		DRAWN BY: <u>TM</u>	

DATE: OCTOBER 2018
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: _____ T.M.

[illegible]

UNINCORPORATED
OCTOBER 2018

Notes, Legend and Abbreviations

Heart of the Valley RV Resort

SANTA CLARA COUNTY
CALIFORNIA

JOB NO.

2

94

JOB NO. 140

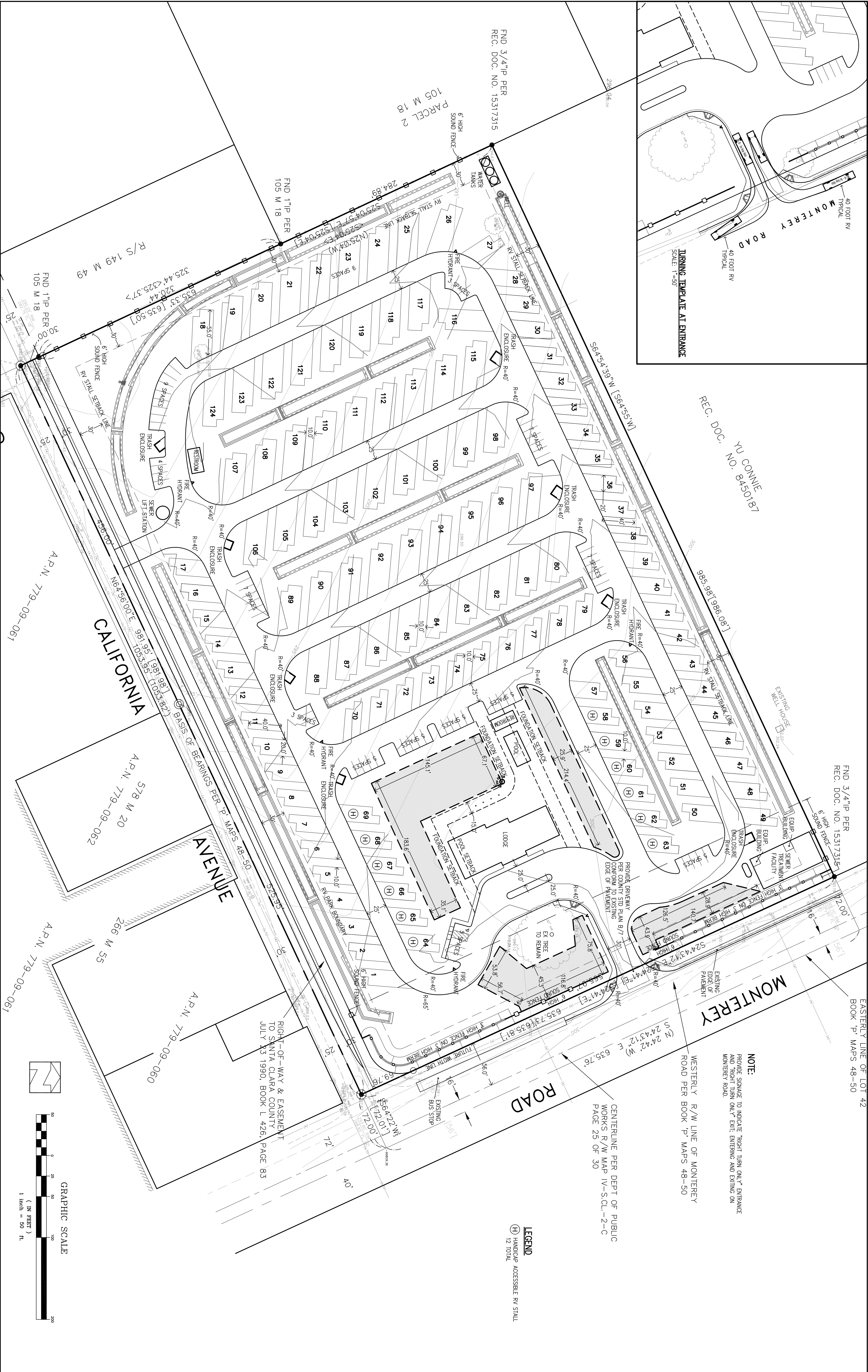
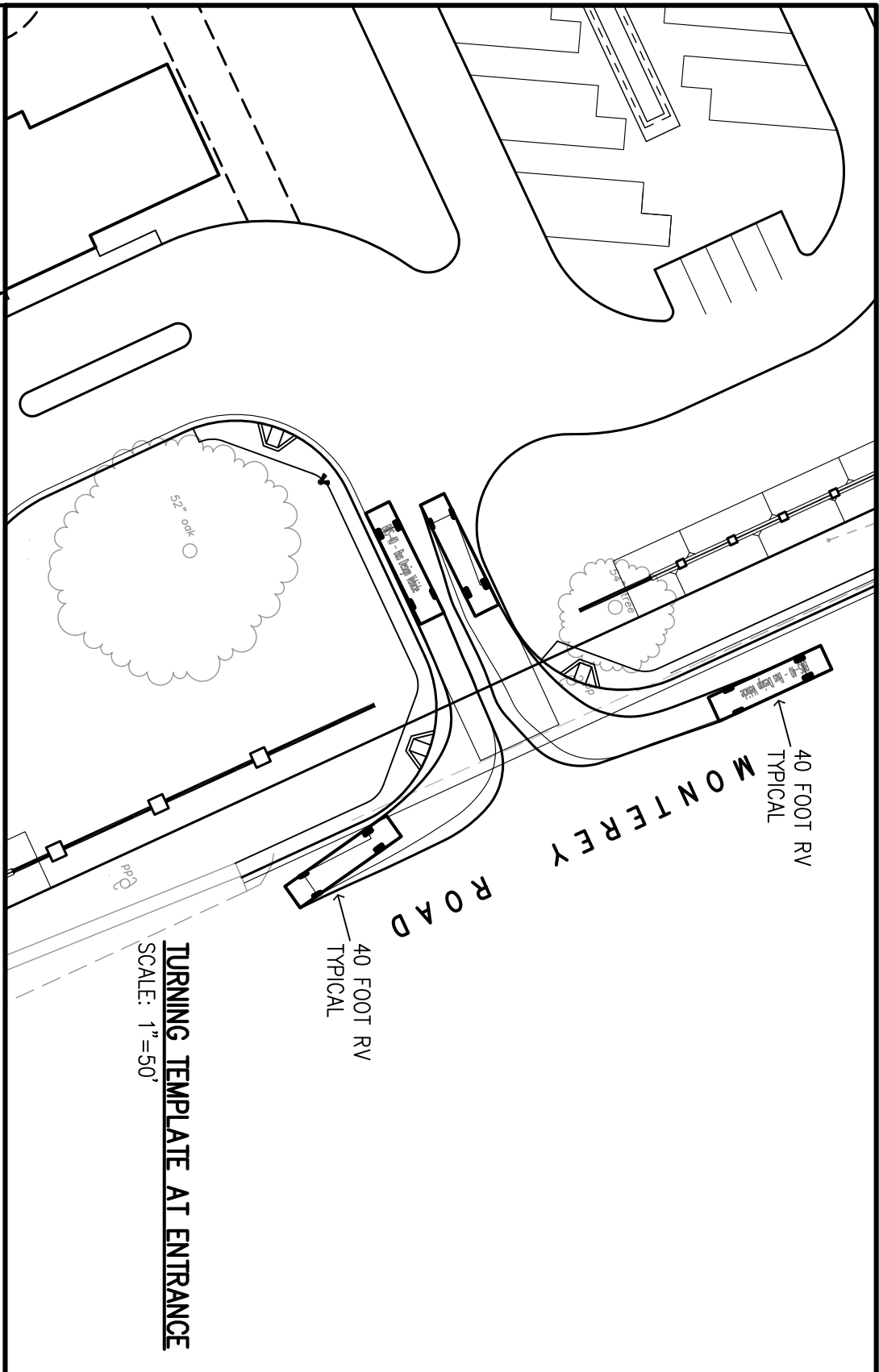
APPLICANT: PATEL

ROAD: MONTEREY ROAD AND CALIFORNIA AVENUE

COUNTY FILE NO.: 2229-15PA

JOB NO. 14046

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NOTE:

PROVIDE SIGNAGE TO INDICATE "RIGHT TURN ONLY" ENTRANCE AND "RIGHT TURN ONLY" EXIT, ENTERING AND EXITING ON MONTEREY ROAD.

WESTERLY R/W LINE OF MONTEREY
ROAD PER BOOK 'P' MAPS 48-50

CENTERLINE PER DEPT OF PUBLIC
WORKS R/W MAP IV-S.CL.-2-C
PAGE 25 OF 30

LEGEND

(H) HANDICAP ACCESSIBLE RV STALL
12 TOTAL

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft

0 25 50 75 100 125 150 175 200

Preliminary Site Plan

Lands of Patel - at the corner of Monterey Road and California Avenue

UNINCORPORATED
OCTOBER 2018

COUNTY FILE NO.: 22229-15PA

APPLICANT: PATEL

ROAD: MONTEREY ROAD AND CALIFORNIA AVENUE

REVISIONS:		DATE: <i>01 OCTOBER 2010</i>
BY:	DATE:	HORIZ. SCALE: <i>1"=50'</i>
DESCRIPTION	BY:	VERT. SCALE: <i>NONE</i>
DESCRIPTION	BY:	DESIGNED BY: <i>AM</i>
DESCRIPTION	BY:	CHECKED BY:
DESCRIPTION	BY:	DRAWN BY: <i>TM</i>

DATE: OCTOBER 2015
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: _____
 DRAWN BY: _____ T.M.

[illegible]UNINCORPORATED
OCTOBER 2018

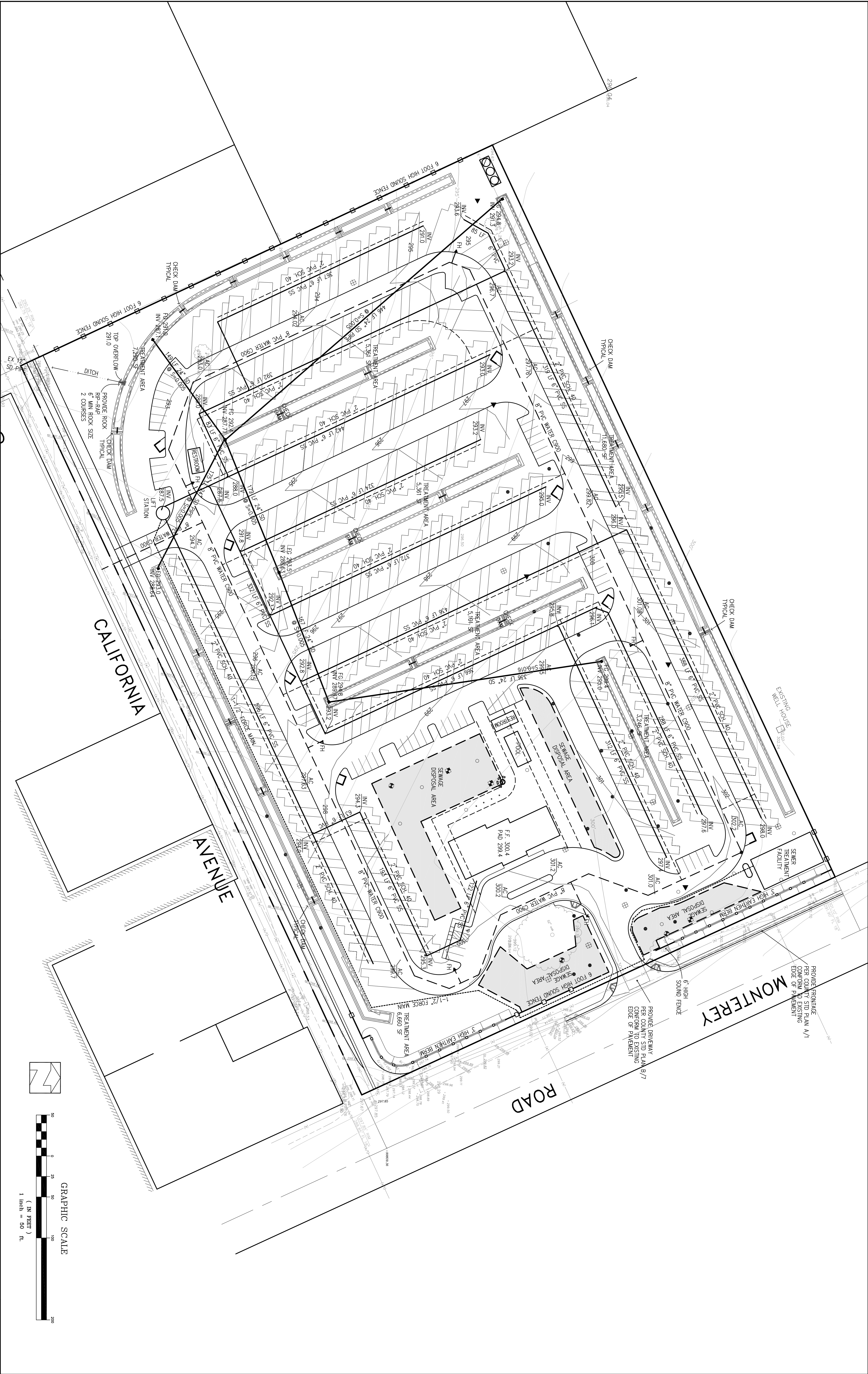
SHEET
3
OF 6
JOB NO.
14046

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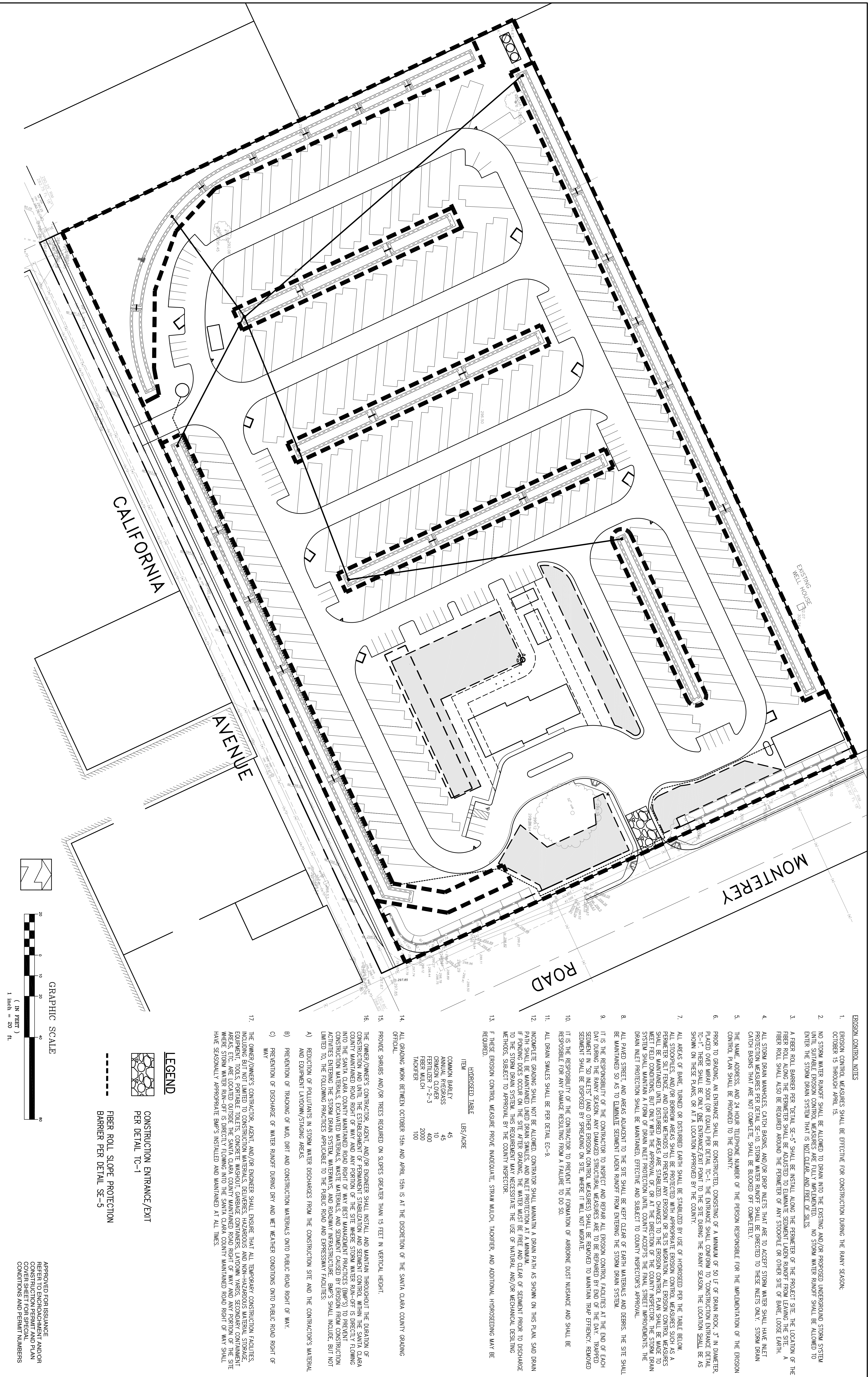
REVISIONS:		DATE: <i>01 OCTOBER 2010</i>
DESCRIPTION	BY:	HORIZ. SCALE: <i>1"=50'</i>
		VERT. SCALE: <i>NONE</i>
		DESIGNED BY: <i>AM</i>
		CHECKED BY: _____
		DRAWN BY: _____ <i>TLM</i>

[illegible]

UNINCORPORATED OCTOBER 2018	Preliminary Grading & Utility Plan Lands of Patel - at the corner of Monterey Road and California Avenue		SHEET
	SANTA CLARA COUNTY CALIFORNIA	4 OF 6	JOB NO. 14046



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REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1980

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

DATE:	OCTOBER 2018
HORIZ. SCALE:	1"=50'
VERT. SCALE:	NONE
DESIGNED BY:	AM
CHECKED BY:	
DRAWN BY:	TM

REFERENCES	

UNINCORPORATED
OCTOBER 2018

Erosion Control Plan

Lands of Patel - at the corner of Monterey Road and California Avenue

SANTA CLARA COUNTY

CALIFORNIA

JOB NO. 14046

OF 6

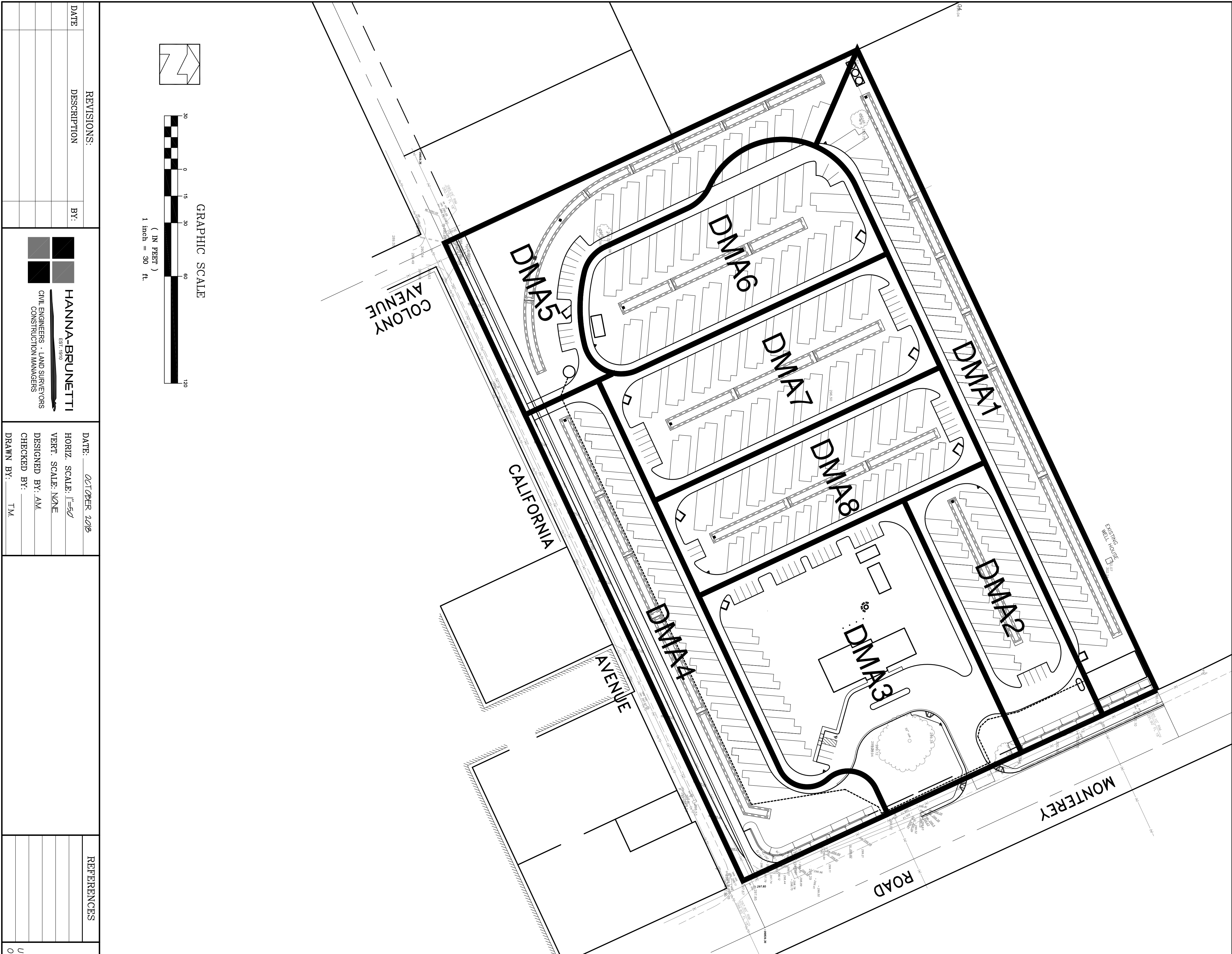
APPLICANT: PATEL

ROAD: MONTEREY ROAD AND CALIFORNIA AVENUE

COUNTY FILE NO.: 2229-15PA

JOB NO. 14046

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PROJECT INFORMATION
PROJECT NAME
COUNTY FILE NUMBER
ADDRESS
ASSESSOR'S PARCEL NUMBER
NAME OF APPLICANT
PROJECT TYPE

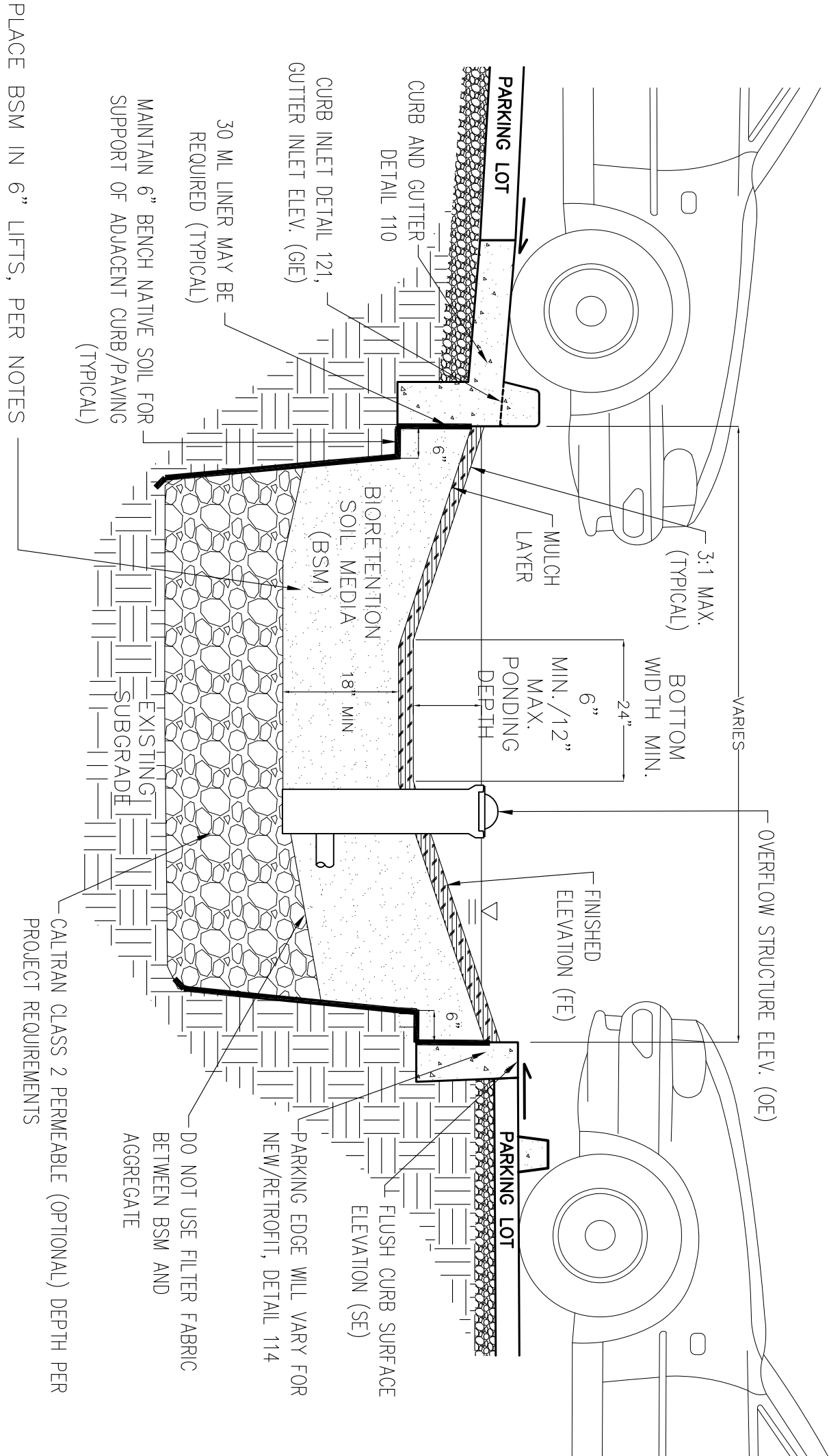
RV PARK
2229-15PA
MONTEREY RD & CALIFORNIA AVE
779-06-003
RAMESH PATEL
RV PARK

PROJECT AREAS

625,331 SF
301,117 SF
0 SF
0 SF
301,117 SF

STORMWATER TREATMENT AREA							
TOT ID	DESCRIPTION OF AREA	TOTAL AREA (SF)	LANDSCAPE SELF-TREATING AREA (SF)	TREATMENT AREA HARDSCAPE/ROOF (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	IMPERVIOUS PROPOSED (PERCENT)
1	NORTH END RV STALS & DIVY LS AREA	79,358	36,187	31,491	729	11,680 BIO RETENTION	37
2	NORTH EAST SIDE RV STALS & DIVY LS AREA	48,575	17,121	28,208	1,090	3,246 BIO RETENTION	9
3	NORTH EAST SIDE RV STALS & DIVY PARKING, & LS AREA	113,587	58,528	49,674	1,993	5,385 BIO RETENTION	7
4	EAST SIDE RV STALS & DIVY LS AREA	89,362	43,002	35,785	906	6,660 BIO RETENTION	30
5	WEST SIDE RV STALS & DIVY LS AREA	74,695	38,513	28,892	816	7,290 BIO RETENTION	25
6	WEST MIDDLE SECTION RV STALS & DIVY LS AREA	77,783	30,880	41,973	1,606	4,930 BIO RETENTION	12
7	MIDDLE SECTION RV STALS & DIVY LS AREA	77,452	26,040	46,051	1,768	5,361 BIO RETENTION	12
8	MIDDLE SECTION RV STALS & DIVY LS AREA	64,506	20,362	39,043	1,413	5,101 BIO RETENTION	13

TOTAL HARDSCAPE TREATED = 301,117 SF



PLACE BSM IN 6" LIFTS, PER NOTES

DESIGN NOTES

DESIGN NOTES

1. ADDITIONAL DESIGN GUIDANCE PROVIDED IN BIORETENTION TECHNICAL SPECIFICATIONS DOCUMENT.
2. OVERFLOW STRUCTURE REQUIRED FOR IN-LINE SYSTEMS WITHOUT OVERFLOW BYPASS. DETAIL 140.
3. PROVIDE SPOT ELEVATIONS AT INLETS ON CIVIL PLANS (FE, OE, GE, SE). SEE DETAIL 121.
4. MAX. LONGITUDINAL SLOPE 6% WITH CHECK DAMS. SEE DETAILS 130, 131.
4. EDGE CONDITION WILL VARY FOR PAVING LOT PROJECTS. SEE PAVING LOT EDGE OPTIONS DETAILS 114, 115. CURB AND FLUSH EDGE DETAILS MAY BE MODIFIED FOR PROJECT BY CIVIL AND GEOTECHNICAL ENGINEERS.
5. PROVIDE MONITORING WELL IN EACH FACILITY. PER BIORETENTION TECHNICAL SPECIFICATIONS.
6. IF CALTRANS CLASS 2 PERMEABLE IS NOT AVAILABLE, SUBSTITUTE CLASS 3 PERMEABLE WITH AN OVERLAYING 3" DEEP LAYER OF 3/4" (NO. 4) OPEN-GRADED AGGREGATE.
7. BIORETENTION SOIL MEDIA (BSM) SPECIFICATION PER BIORETENTION TECHNICAL SPECIFICATIONS.
8. PLANTING DESIGN AND IRRIGATION PER BIORETENTION TECHNICAL SPECIFICATIONS.
8. MULCH (OPTIONAL) PER BIORETENTION TECHNICAL SPECIFICATIONS.
8. LOCATE ENERGY DISSIPATION COBBLE ONLY AS SPECIFIED IN INLET DETAILS – AVOID DECORATIVE USE.

CONSTRUCTION NOTES

1. SCARP SURFACE BEFORE INSTALLATION BIOTRENTATION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING, IF WETTER, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
4. DO NOT WORK WITHIN BIOTRENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIOTRENTATION AREA LIMITS.

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DESCRIPTION	BY:	HORIZ. SCALE: <i>1"=50'</i>	
DATE	BY:	VERT. SCALE: <i>NONE</i>	
DATE	BY:	DESIGNED BY: <i>AM</i>	
DATE	BY:	CHECKED BY: _____	
DATE	BY:	DRAWN BY: <i>TM</i>	

DATE: OCTOBER 2018
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VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: _____ T.M.

REFERENCES

UNINCORPORATED
OCTOBER 2018

Storm Water Control Plan

Lands of Patel - at the corner of Monterey Road and California Avenue

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

PARKING BIORETENTION SWALE

N.T.S.

105

SHEET
6
OF 6
JOB NO.
14046

APPLICANT: PATEL

ROAD: MONTEREY ROAD AND CALIFORNIA AVENUE

COUNTY FILE NO.: 22229-15PA

JOB NO. 14046