Grading Permits

COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY "ASSOCIATED TERRA CONSULTANTS, DATED JULY 2013," AND SUPPLEMENTAL "FOUNDATION ENGINEERING CONSULTANTS, DATED NOVEMBER 4, 2014." THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454–2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299–5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6–18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE–APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING:(TO BE PERFORMED BY SEPARATE CONTRACT)

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE–ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299–5868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
   A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
   B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1–800–277–2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.

GRADING (CONTINUED)

2. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
3. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
4. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
5. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL 2 HORIZONTAL TO 1 VERTICAL.

(OUTSIDE BUILDING FOOTPRINT)		
ESTIMATED VOLUME OF CUT FOR GRADING	890	CUBIC YARDS
FILL	1070	CUBIC YARDS
MAXIMUM DEPTH OF CUT	5	FEET
FILL	3	FEET
ESTIMATED VOLUME OF CUT FOR PAVING	1380	CUBIC YARDS
FILL	0	CUBIC YARDS
MAXIMUM DEPTH OF CUT	1	FEET
FILL	5	FEET
(INSIDE BUILDING FOOTPRINT)		
ESTIMATED VOLUME OF CUT	65	CUBIC YARDS
FILL	0	CUBIC YARDS
MAXIMUM DEPTH OF CUT	1	FEET
FILL	0	FEET

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

6. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
7. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
8. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
9. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
10. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
11. 11. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON–TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.

A. 15 MILES PER HOUR (MPH) SPEED LIMIT
B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1–800–334–6367.

10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDS.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP–RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
15. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
16. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
17. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
18. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR ROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES AND A STOPPAGE OF WORK.
19. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLANS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
20. THE CONSTRUCTION INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND AN UPDATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON THE SITE.
21. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15% LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2–INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING
3. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

STATE GENERAL CONSTRUCTION PERMIT WDID # 2 43C371378

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

STORM DRAINAGE

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY ENGINEERING INSPECTOR SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS PRIOR TO BACKFILL.

SANITARY SEWER

1. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN–DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AS–BUILT PLANS STATEMENT

THIS IS A TRUE COPY OF THE AS–BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (____ WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ _____
SIGNATURE

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS–BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

CONSTRUCTION / ENCROACHMENT / GRADING PERMIT

PERMIT(S) NO.:_____

FILE(S) NO.:_____

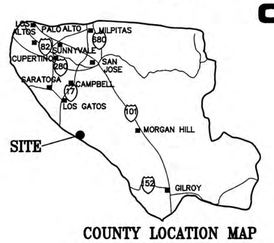
ISSUED BY:_____ DATE:_____
LAND DEVELOPMENT ENGINEERING & SURVEYING
DEVELOPMENT SERVICES OFFICE
COUNTY OF SANTA CLARA

GENERAL NOTES

1. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) (800) 227–2600 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION WORK FOR ASSISTANCE IN LOCATING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE TIME WHEN STAKING SERVICES ARE DESIRED.
3. ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLAN AS BEST AS CAN BE ESTABLISHED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE. EXISTING IRRIGATION SYSTEM COMPONENTS ARE ALSO SUBJECT TO THIS PROVISION WHETHER SPECIFICALLY SHOWN ON THE PLANS OR NOT.
4. CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, CURBS, ABOVE–GRADE IMPROVEMENTS OR PHYSICAL FEATURES OF WHATEVER NATURE TO THEIR ORIGINAL CONDITION, WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT.
5. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AS PART OF THIS CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
6. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OR CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
7. CONTRACTOR IS TO VERIFY WORK IN FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION.
8. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR EITHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED BY THE DEPT. OF PUBLIC SAFETY ARE IN PLACE.
9. ALL TRENCHING OPERATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE ON OR OFF THE PROJECT SITE AS A RESULT OF THE LACK OF DUST CONTROL.
11. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL CERTIFY THAT ALL WORK WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. VARIATIONS SHALL BE DECLARED AND PRESENTED TO THE ENGINEER IN WRITING UPON COMPLETION OF CONSTRUCTION.
12. THE EXISTING TREES LOCATED WITHIN THE PARKING AREA SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING AND AFTER CONSTRUCTION BY FENCING.
13. THE ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE WATER AND SANITARY UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
15. ROADWAY DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN UPON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NOT COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
16. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.

PLAN # ____ OF ____ SHEET

SITE IMPROVEMENT PLANS FOR
NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
UNINCORPORATED
SANTA CLARA COUNTY, CALIFORNIA



COUNTY LOCATION MAP



VICINITY MAP
NTS

BASIS OF BEARING

THE BEARING N 89°57'40" E OF THE MOST SOUTHERLY PROPERTY LINE ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 484 OF MAPS, AT PAGE 9 SANTA CLARA COUNTY RECORDS

BENCHMARK

USGS BENCHMARK NUMBER HS 3171 (NAVD–88) BRASS DISC SET IN CONCRETE ON WEST END OF THE SUMMIT ROAD AND HIGHWAY 17 OVERPASS
ELEVATION= 1835.63

BASIS OF ELEVATION

RIM OF EXISTING CATCH BASIN
ELEV: 1409.78
(SEE SHEET C–4.0)

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICK HALTENHOFF (408)590-8311.

OWNER'S INFORMATION

OWNER:
MARK BECK/BARBARA BECK
NESTLDOWN RANCH LLC
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CA 95033

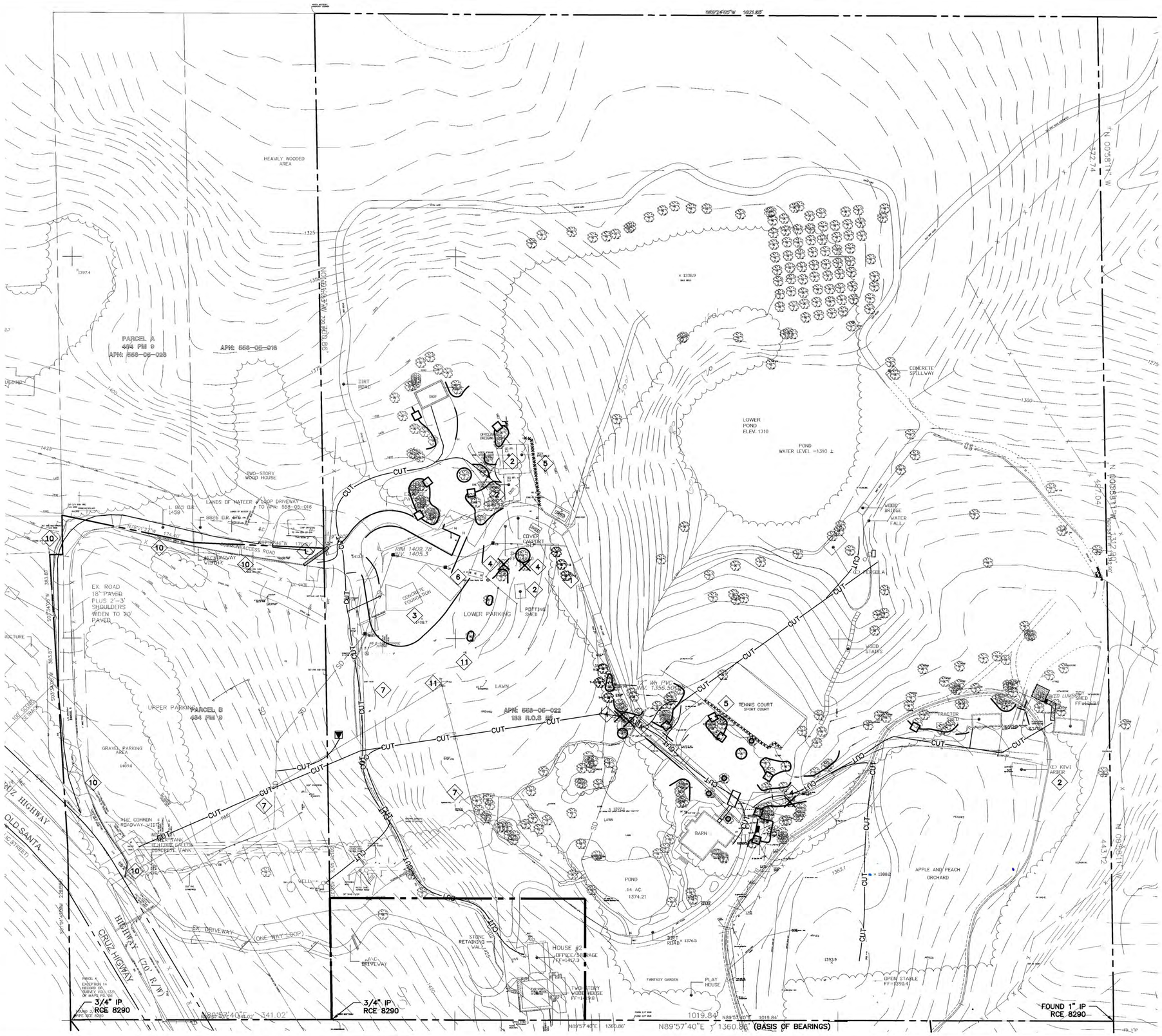
APN: 558–05–022
558–05–025

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

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED; "TOPOGRAPHIC SUR



0 30 60 120

SCALE: 1" = 60'

DEMOLITION NOTES:

1. SEE UTILITY PLAN FOR NEW TIE-IN FOR STORM DRAIN SYSTEM.
2. (E) BUILDING TO BE DEMOLISHED.
3. (E) FOUNDATION TO REMAIN.
4. REMOVE (E) TREE (ORNAMENTAL, FRUIT, REDWOOD, DOUGLAS FIR -TYP.)
5. REMOVE (E) WALL
6. EXISTING SANITARY SEWER SEPTIC TANK TO REMAIN.
7. EXISTING WATER LINE/TANKS TO REMAIN.
8. NOT USED
9. NOT USED
10. EXISTING WALL TO REMAIN.
11. SEE ELECTRICAL PLANS FOR RELOCATION OF SERVICE LINES.

HATCH LEGEND

xxxxxxxxxxxxxxxxxx REMOVE (E) STRUCTURE

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REGISTERED PROFESSIONAL ENGINEER
PETER A. CARLANDO
No. C79559
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

DEMOLITION PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 60'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-2.0

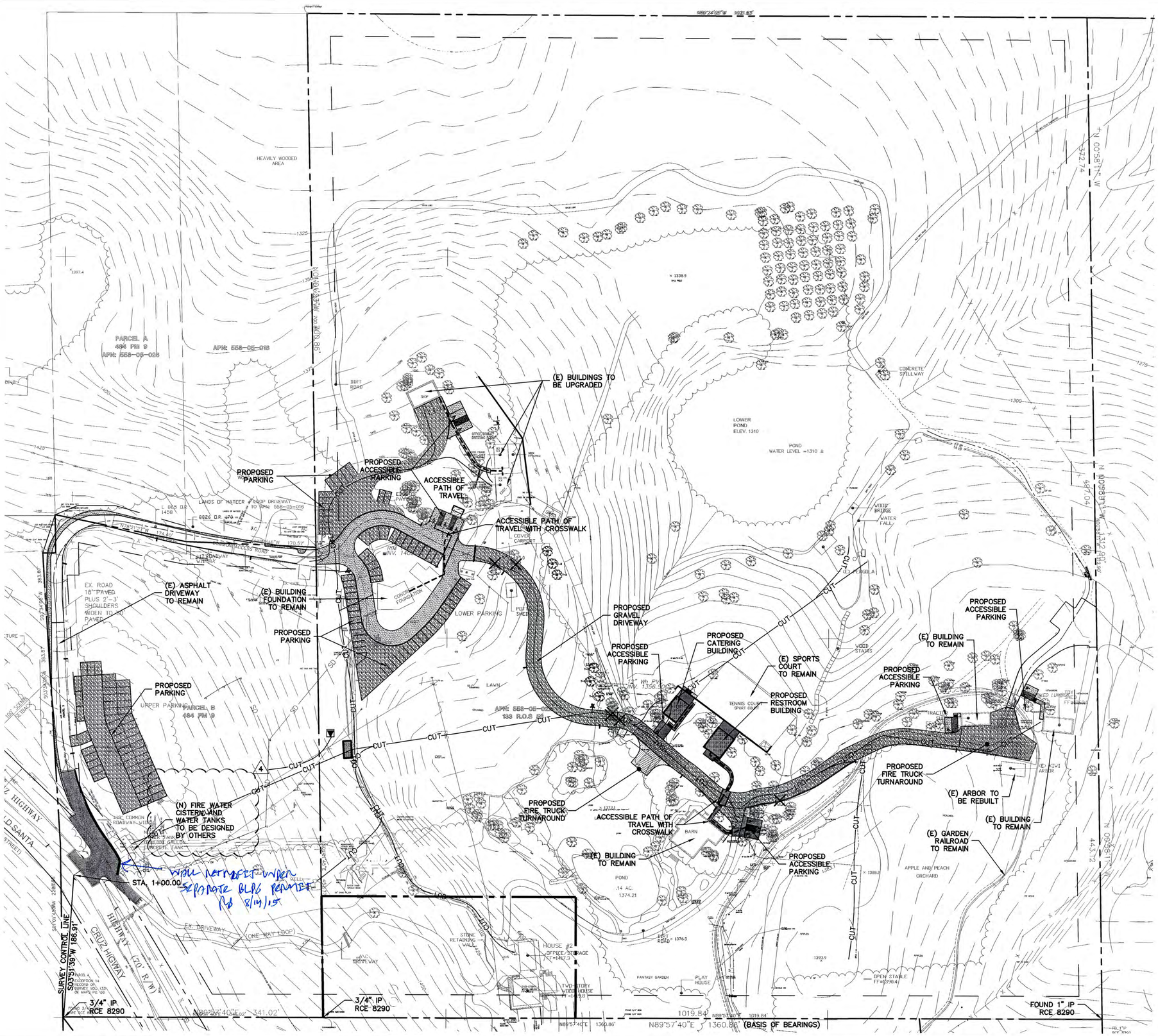
2 OF 39 SHEETS

PLAN # ____ OF ____
SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G



0 30 60 120

SCALE: 1" = 60'

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- SAWCUT LINE

LEGEND

- ACCESSIBLE PATH OF TRAVEL

APPROVED FOR ISSUANCE
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REGISTERED PROFESSIONAL ENGINEER
PETER C. BELLAND
No. C79555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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NESTLEDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY

APN: 558-05-022
APN: 558-05-025

SITE USE & ACCESSIBILITY PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 60'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-3.0

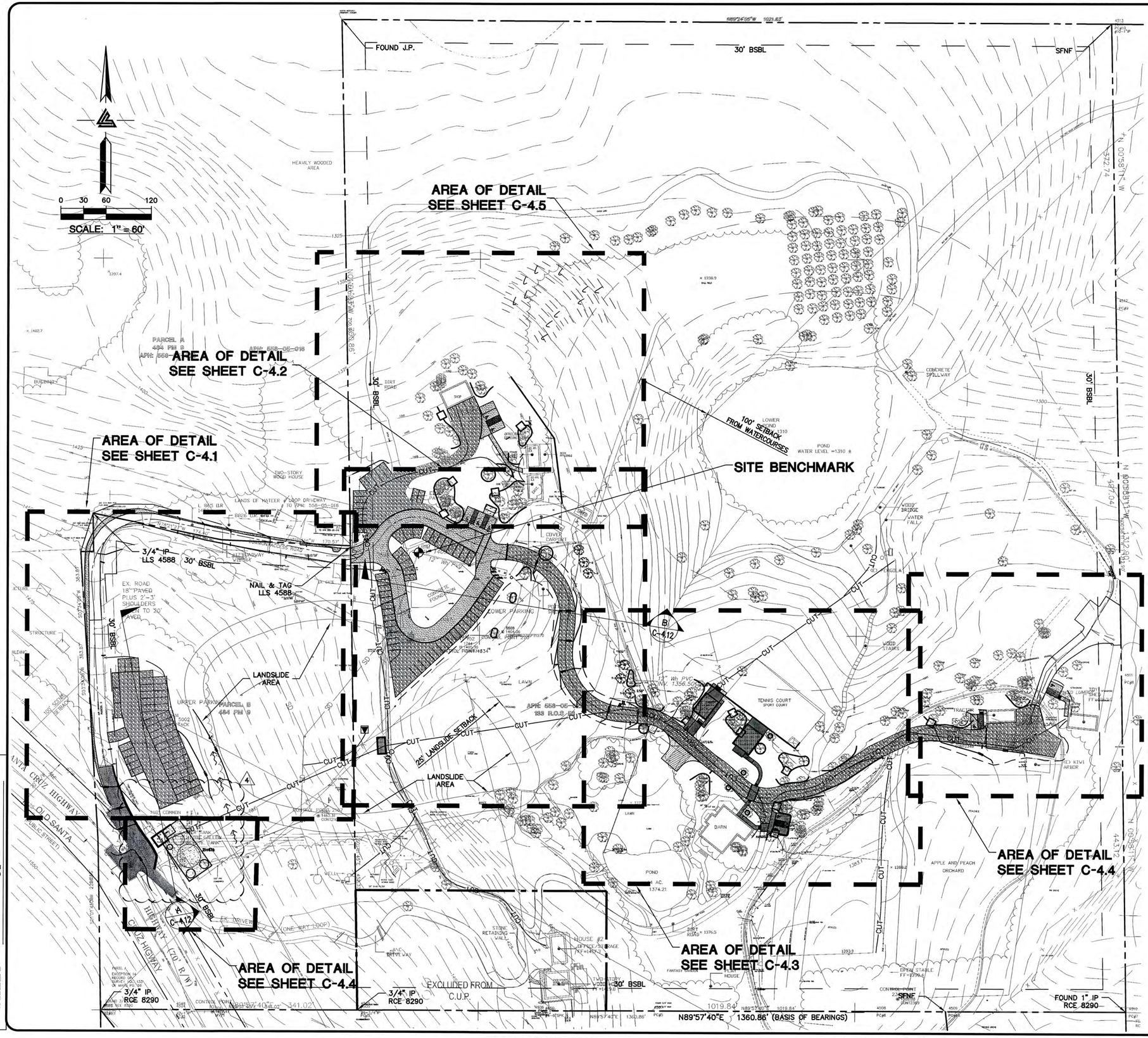
3 OF 39 SHEETS

PLAN # ____ OF ____ SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G



NOTES:

1.) THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS LESS THAN 5 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.

2.) NOTIFY THE SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD WITH THE CONTRACTOR.

3.) SUBMIT A CERTIFICATION FROM THE SOILS ENGINEER CERTIFYING THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO RELEASE OF BOND.

4.) OBTAIN AN ENCROACHMENT PERMIT FROM COUNTY OF SANTA CLARA TRANSPORTATION AGENCY FOR INSTALLATION OF COUNTY STANDARD DRIVEWAY APPROACHES.

5.) GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.

AIR QUALITY NOTE:

1.) WATER ALL ACTIVE CONSTRUCTION AREA AT LEAST TWICE DAILY.

2.) COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRED ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.

3.) FOR UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS, PAVE THEN AND APPLY WATER THREE TIMES A DAY OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED AREAS LISTED ABOVE.

4.) SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS OF THE CONSTRUCTION SITE.

5.) SWEEP DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIALS IS CARRIED ONTO ADJACENT PUBLIC STREET.

CONTRACTOR NOTES:

1. REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR FLAT WORK, FINISHES, COLORS, LAYOUT, STEPS ON GRADE, OTHER EXTERIOR FEATURE REQUIREMENTS.
2. CONTRACTOR TO GET ENCROACHMENT PERMIT FOR ANY & ALL WORK WITHIN PUBLIC RIGHT OF WAYS.
3. CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY DEMOLITION, GRADING OR TREE REMOVAL, .
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER LOCAL JURISDICTION – REFER TO EROSION CONTROL PLAN.
5. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES. THIS SHALL BE IN THE FORM OF A LETTER ADDRESSED TO THE CLIENT.
6. CONTRACTOR SHALL TAKE CARE TO USE A BUILDERS LEVEL OR SURVEYING STAKING TO BE SURE ALL GRADES, RIMS AND INVERTS ARE SET PER PLAN. CONTRACTOR SHALL NOT DEVIATE FROM PLANS WITHOUT THE CONSENT OF LEA & BRAZE ENGINEERING, INC.
7. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM LEA & BRAZE ENGINEERING OF ANY DISCREPANCIES.
8. ANY DEVIATIONS FROM SPECIFIED PLANS, SPECIFIC MANUFACTURE'S PRODUCT OR NOTED INSTALLATION METHOD MUST BE PRE-APPROVED BY LEA & BRAZE ENGINEERING PRIOR TO INSTALLATION.

SOILS ENGINEER NOTE:

ALL EARTHWORK AND SITE DRAINAGE INCLUDING THE GRAVEL DRIVEWAY INSTALLATION RETAINING WALL DRAINAGE AND BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE SOIL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

TREE PROTECTION NOTE:
TREE PROTECTION ZONES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. FENCING FOR TREE PROTECTION SHALL BE 6 FEET TALL, METAL CHAIN LINK MATERIAL SUPPORTED BY METAL 2" DIAM. POLES, POUNDED INTO THE GROUND TO A DEPTH OF NO LESS THAN 2 FEET. THE LOCATION OF THE FENCING SHOULD BE AS CLOSE TO THE DRIP LINE OF THE TREES AS POSSIBLE, STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE. NO EQUIPMENT OR MATERIAL SHALL BE STORED OR CLEANED INSIDE THE PROTECTION ZONES.

TRENCHING NOTE:
TRENCHING FOR IRRIGATION, DRAINAGE, ELECTRICAL OR ANY OTHER REASON SHALL BE HAND DUG WHEN INSIDE THE DRIP LINE OF ALL PROTECTED TREES. ALL TRENCHING SHALL BE BACK FILLED WITH NATIVE MATERIALS AND COMPACTED TO ITS ORIGINAL LEVEL AS SOON AS POSSIBLE. TRENCHES TO BE LEFT OPEN FOR A PERIOD OF TIME, WILL REQUIRE ALL EXPOSED ROOTS TO BE COVERED WITH BURLAP AND BE KEPT MOIST. THE TRENCHES SHALL BE COVERED WITH PLYWOOD TO HELP PROTECT THE EXPOSED ROOTS.

BASIS OF BEARING

THE BEARING N 89°57'40" E OF THE MOST SOUTHERLY PROPERTY LINE ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 484 OF MAPS, AT PAGE 9 SANTA CLARA COUNTY RECORDS

BASIS OF ELEVATION

RIM OF EXISTING CATCH BASIN
ELEV: 1409.78

NOTE:
SUBSURFACE CULTURAL RESOURCES MAY BE PRESENT ON THE PROPERTY AND MONITORING BY A QUALIFIED ARCHAEOLOGIST IS REQUIRED DURING CONSTRUCTION.

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

PLAN # ____ OF ____ SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSEN
No. C76555
Exp. 09-30-15
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES & BLUE INK

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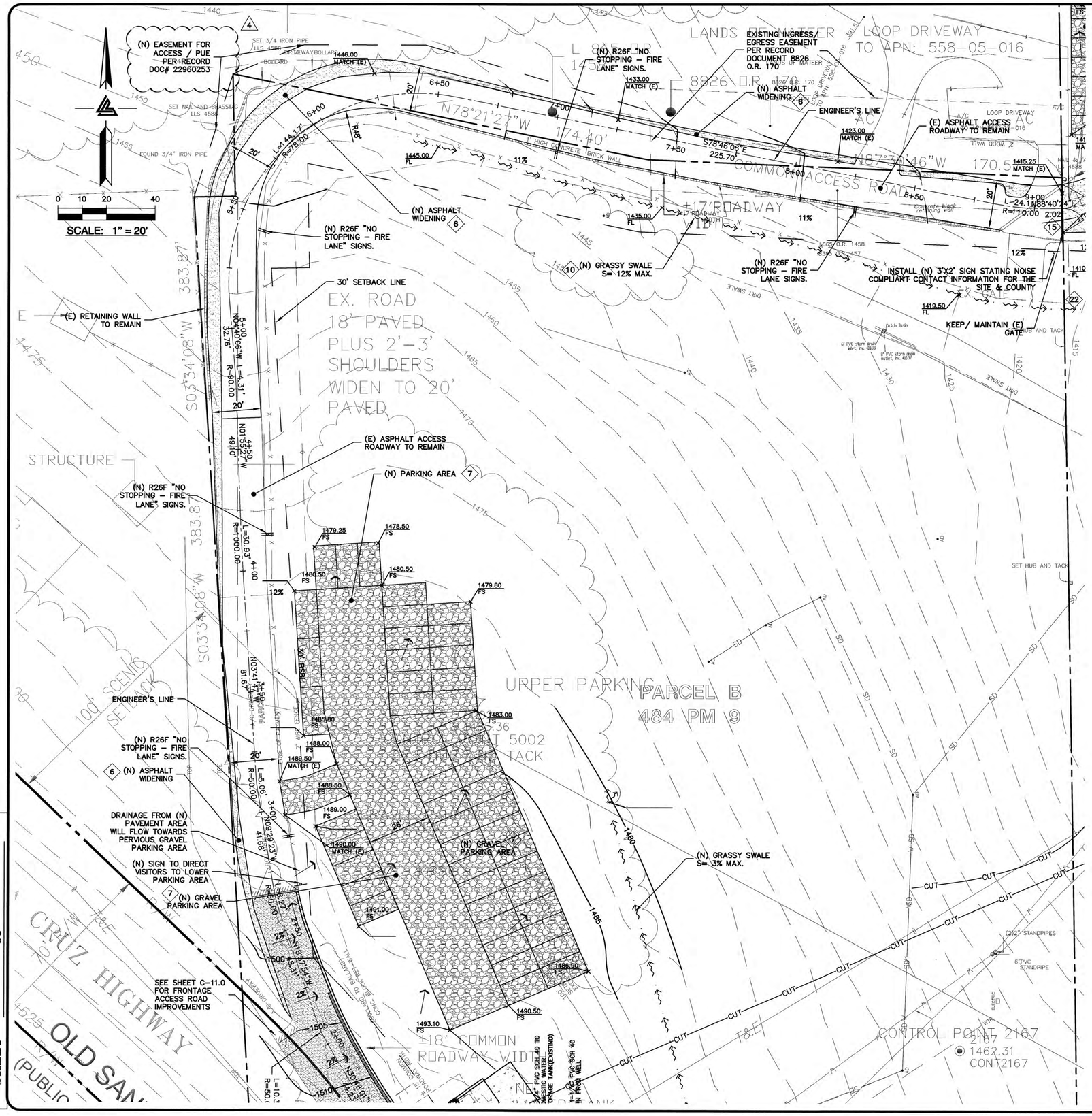
NESTLEDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

OVERALL SITE PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 60'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.0

4 OF 39 SHEETS



GRADING/FLATWORK

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. INSTALL/REPLACE RETAINING WALL. RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT, DESIGNED BY OTHERS–TYP.
4. DURING CONSTRUCTION, IF THE (E) RETAINING WALLS ARE DETERMINED TO BE REPLACED, ATC SHOULD BE CONSULTED AS TO WHETHER SUBDRAINAGE WILL BE REQUIRED OR NOT.
5. (N) CONCRETE PAVING. SEE DETAIL 2 ON SHEET C–7.0.
6. (N) AC PAVEMENT. SEE DETAIL 1 ON SHEET C–7.0.
7. (N) GRAVEL GRAVEL PARKING STALLS TO HAVE 4" BASE ROCK AT 95% OVER NATIVE 6" SUBGRADE @ 90% SURFACING.
8. (N) ADA PARKING AREA. SEE DETAILS 10 & 11 ON SHEET C–7.0 FOR MORE INFORMATION REGARDING STRIPING AND TYPICAL INSTALLATION.
9. INSTALL (N) TREE PROTECTION MEASURES AS REQUIRED. SEE DETAIL 4 ON SHEET C–7.0.
10. (N) GRASSY SWALE, SEE DETAIL 3 ON SHEET C–7.0.
11. (N) GRASSCRETE AT FIRE TRUCK TURNAROUND TO WITHSTAND FIRE TRUCK LOADING REQUIREMENTS. INSTALL PER MANUFACTURERS SPECIFICATIONS OVER 11" CLASS 2 AB. SEE DETAIL 1, SHEET C–7.3
12. (N) BOLLARD TO PROTECT UTILITIES. SEE DETAIL 5 ON SHEET C–7.4.
13. INSTALL 3' DETECTABLE WARNING SURFACE AT ALL RAMP STREET ENTRIES.
14. RAMP LANDINGS U.N.O. 5'X5' MIN. AT ALL ENTRIES 2% MAX IN ALL DIRECTIONS. RAMP'S DIRECTION TO BE VERIFIED BY CONTRACTOR. 4.8% MAX LONGITUDINAL DESIGN GRADE, 2 % MAX CROSS–SLOPE.
15. SURFACE BARRIER TRANSITION, 2–1'x6" PRESSURE TREATED WOOD. SEE DETAIL 7, SHEET C 7.0
16. (N) CROSSWALK PER DIMENSIONS SHOWN. WHITE STRIPING 12" WIDE.

STORM DRAIN

20. INSTALL (N) ON–SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N–12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
21. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
22. (N) TRAFFIC RATED CHRISTY U–21 CATCH BASIN. SEE DETAIL 6 ON SHEET C–7.1.
23. INSTALL (N) RIP–RAP ENERGY DISSIPATER – 6"–12" DIAMETER ROCK.
24. (N) "CHRISTY V–1" AREA DRAINS. CONNECT TO ON–SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C–7.1.
25. (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C–7.1.
26. (N) "CHRISTY V–24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C–7.1.
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28. (N) STORM DRAIN MANHOLE.
29. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR–35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
30. INSTALL (N) BIO–RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C–6.2 FOR DETAIL.

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

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- SAWCUT LINE
- LIMIT OF GRADING

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICK HALTENHOFF (408)590-8311.

PLAN # ____ OF ____ SHEET

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSEN
No. 079555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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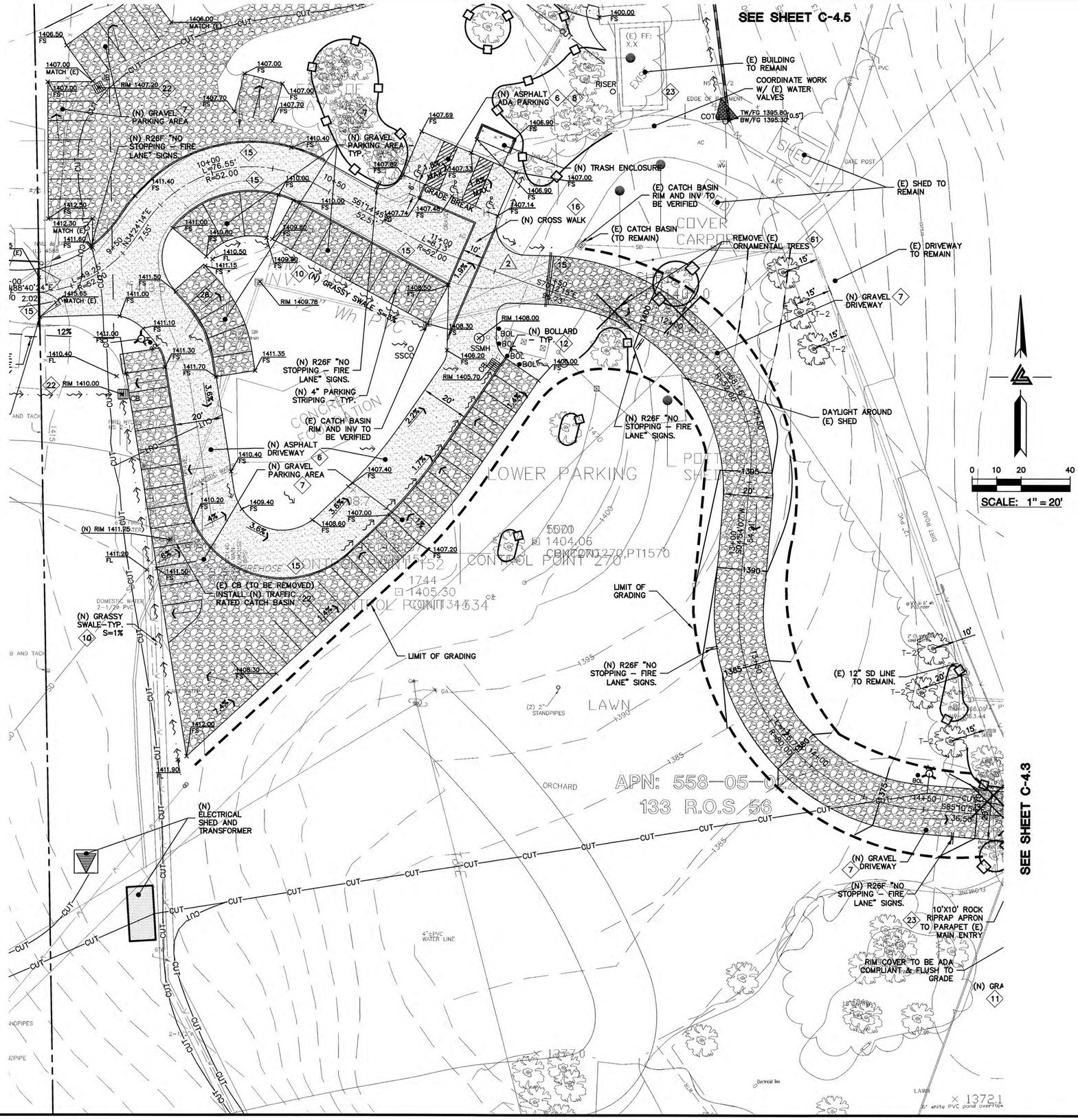
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22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
GRADING &
DRAINAGE PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.1

5 OF 39 SHEETS



GRADING/FLATWORK

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30. INSTALL (N) BIO–RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C–6.2 FOR DETAIL.

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

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- LIMIT OF GRADING

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICK HALTENHOFF (408)590-8311.

REGISTERED PROFESSIONAL ENGINEER PETER CARL PEREZ No. 57655 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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3017 DOUGLAS BLVD, # 300
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(P) (916)966-1338
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NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558–05–022
APN: 558–05–025
SANTA CLARA COUNTY

AREA OF DETAIL GRADING & DRAINAGE PLAN

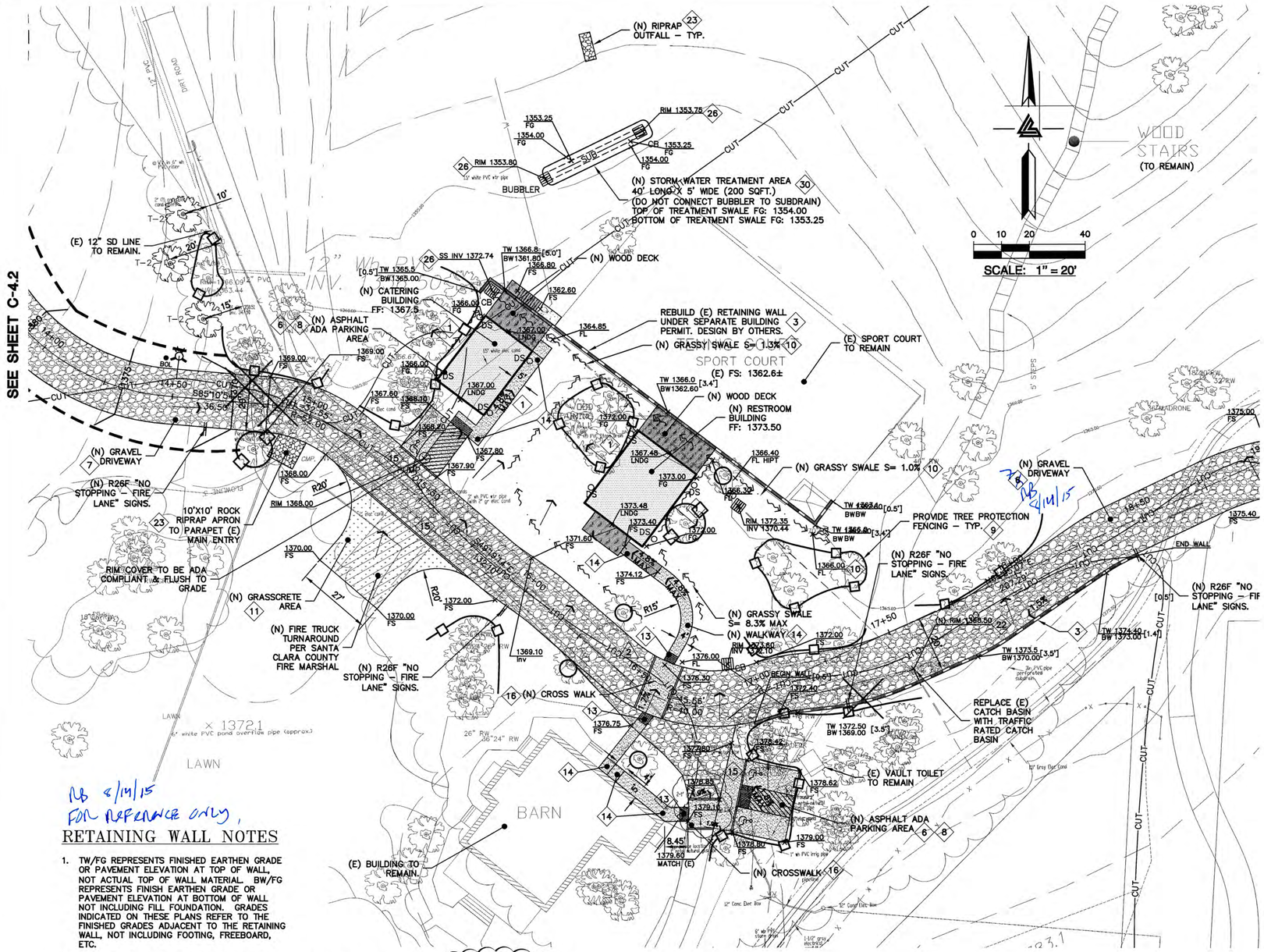
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3 PLAN CHECK 12–11–14	RB
2 PLAN CHECK 10–8–14	RB
1 PLAN CHECK 1–31–14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9–10–14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C–4.2

6 OF 39 SHEETS

PLAN # ____ OF ____ SHEET

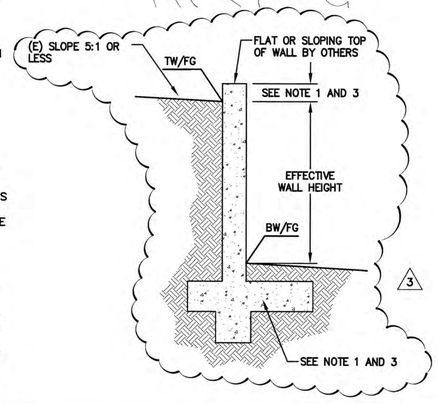
APPLICANT: BECK | ROAD NAME: OLD SANTA CRUZ HIGHWAY | COUNTY FILE NO.: 5624–12P–12A–12G



NB 8/14/15
FOR REFERENCE ONLY,

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAIN, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEP HOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE STRUCTURAL DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL. REF CBC.



GRADING/FLATWORK

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. INSTALL/REPLACE RETAINING WALL. RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT, DESIGNED BY OTHERS–TYP.
4. DURING CONSTRUCTION, IF THE (E) RETAINING WALLS ARE DETERMINED TO BE REPLACED, ATC SHOULD BE CONSULTED AS TO WHETHER SUBDRAINAGE WILL BE REQUIRED OR NOT.
5. (N) CONCRETE PAVING. SEE DETAIL 2 ON SHEET C–7.0.
6. (N) AC PAVEMENT. SEE DETAIL 1 ON SHEET C–7.0.
7. (N) GRAVEL GRAVEL PARKING STALLS TO HAVE 4" BASE ROCK AT 95% OVER NATIVE 6" SUBGRADE @ 90% SURFACING.
8. (N) ADA PARKING AREA. SEE DETAILS 10 & 11 ON SHEET C–7.0 FOR MORE INFORMATION REGARDING STRIPING AND TYPICAL INSTALLATION.
9. INSTALL (N) TREE PROTECTION MEASURES AS REQUIRED. SEE DETAIL 4 ON SHEET C–7.0.
10. (N) GRASSY SWALE, SEE DETAIL 3 ON SHEET C–7.0.
11. (N) GRASSCRETE AT FIRE TRUCK TURNAROUND TO WITHSTAND FIRE TRUCK LOADING REQUIREMENTS. INSTALL PER MANUFACTURERS SPECIFICATIONS OVER 11" CLASS 2 AB. SEE DETAIL 1, SHEET C–7.3
12. (N) BOLLARD TO PROTECT UTILITIES. SEE DETAIL 5 ON SHEET C–7.4.
13. INSTALL 3' DETECTABLE WARNING SURFACE AT ALL RAMP STREET ENTRIES.
14. RAMP LANDINGS U.N.O. 5'X5' MIN. AT ALL ENTRIES 2% MAX IN ALL DIRECTIONS. RAMP'S DIRECTION TO BE VERIFIED BY CONTRACTOR. 4.8% MAX LONGITUDINAL DESIGN GRADE, 2 % MAX CROSS–SLOPE.
15. SURFACE BARRIER TRANSITION, 2–1'x6" PRESSURE TREATED WOOD. SEE DETAIL 7, SHEET C 7.0
16. (N) CROSSWALK PER DIMENSIONS SHOWN. WHITE STRIPING 12" WIDE.

STORM DRAIN

20. INSTALL (N) ON–SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N–12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
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22. (N) TRAFFIC RATED CHRISTY U–21 CATCH BASIN. SEE DETAIL 6 ON SHEET C–7.1.
23. INSTALL (N) RIP–RAP ENERGY DISSIPATER – 6"–12" DIAMETER ROCK.
24. (N) "CHRISTY V–1" AREA DRAINS. CONNECT TO ON–SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C–7.1.
25. (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C–7.1.
26. (N) "CHRISTY V–24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C–7.1.
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REGISTERED PROFESSIONAL ENGINEER – PETER CARL NG – No. C79555 – Exp. 09-30-16 – CIVIL – STATE OF CALIFORNIA – ORIGINAL SIGNATURES IN BLUE INK

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL GRADING & DRAINAGE PLAN

4 PLAN CHECK 05-07-15	RB
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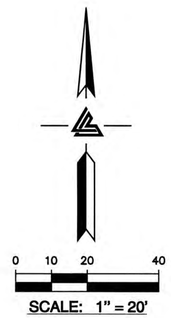
7 OF 39 SHEETS

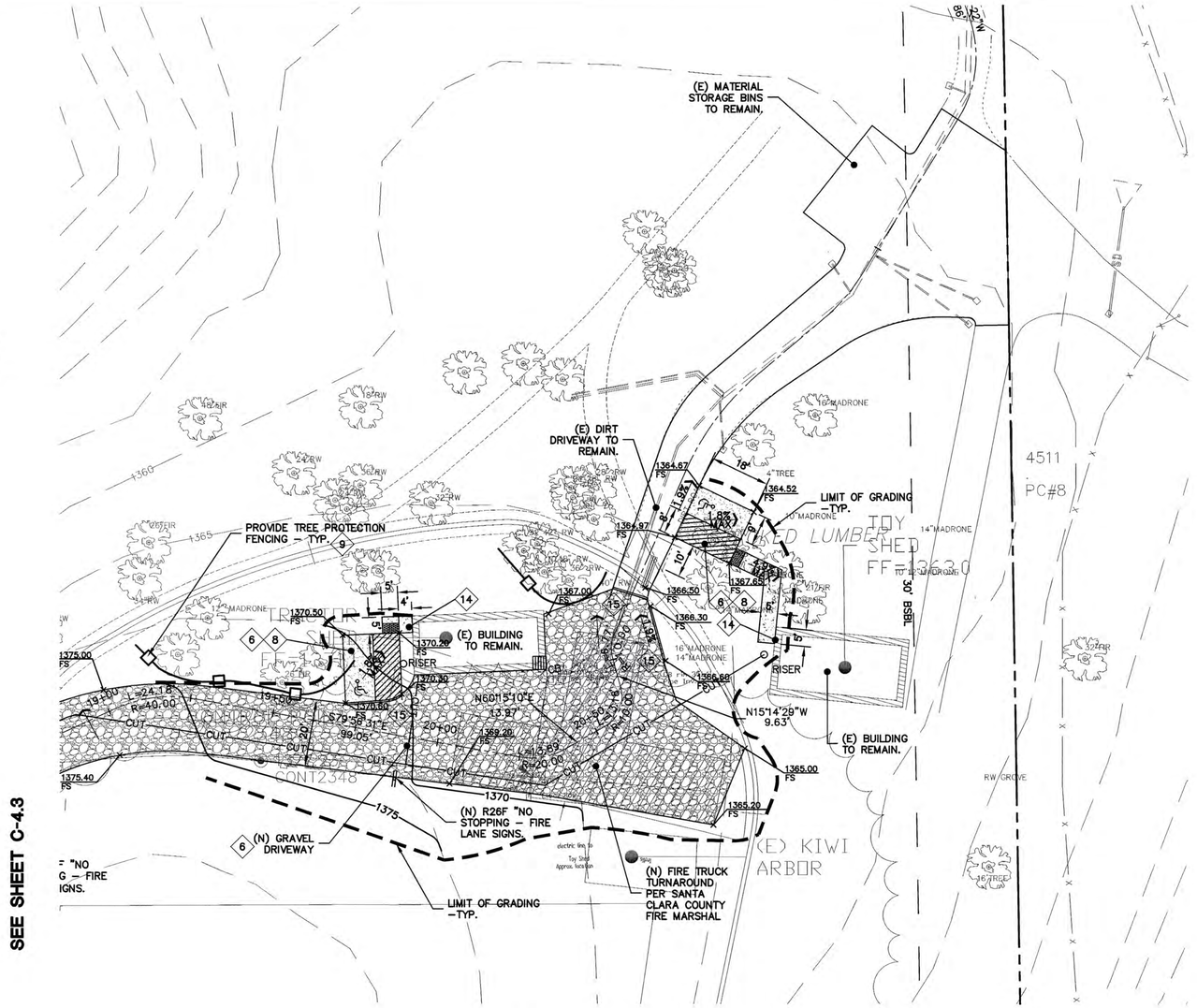
PLAN # ____ OF ____ SHEET

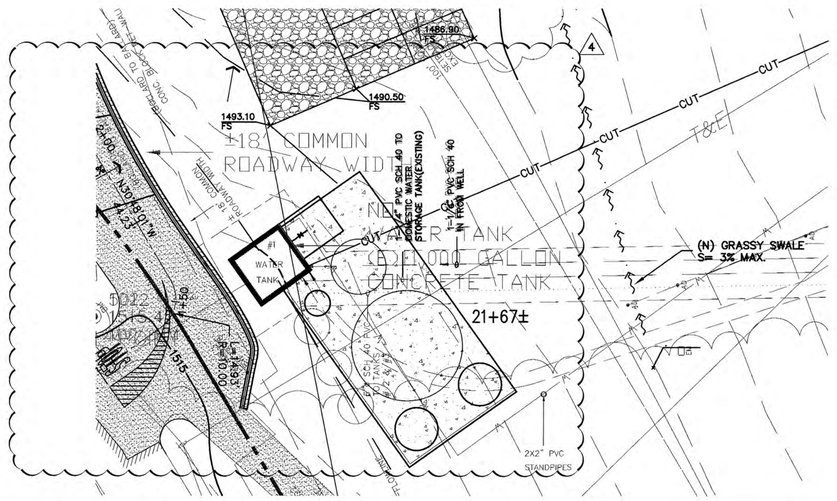
APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G







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NOTE:
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PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

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REGISTERED PROFESSIONAL ENGINEER — PETER CONLAND — No. C79555 — Exp. 09-30-16 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

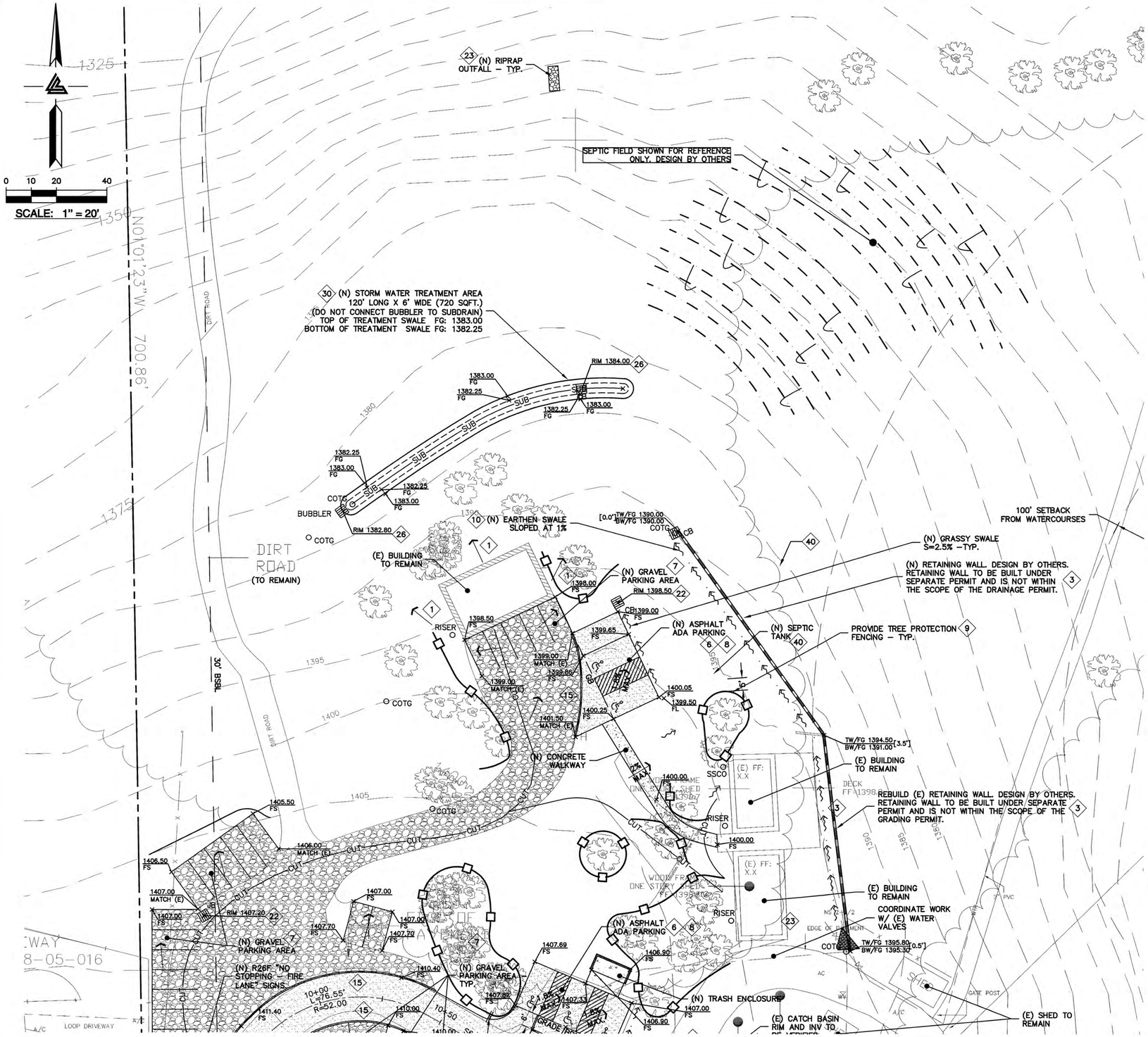
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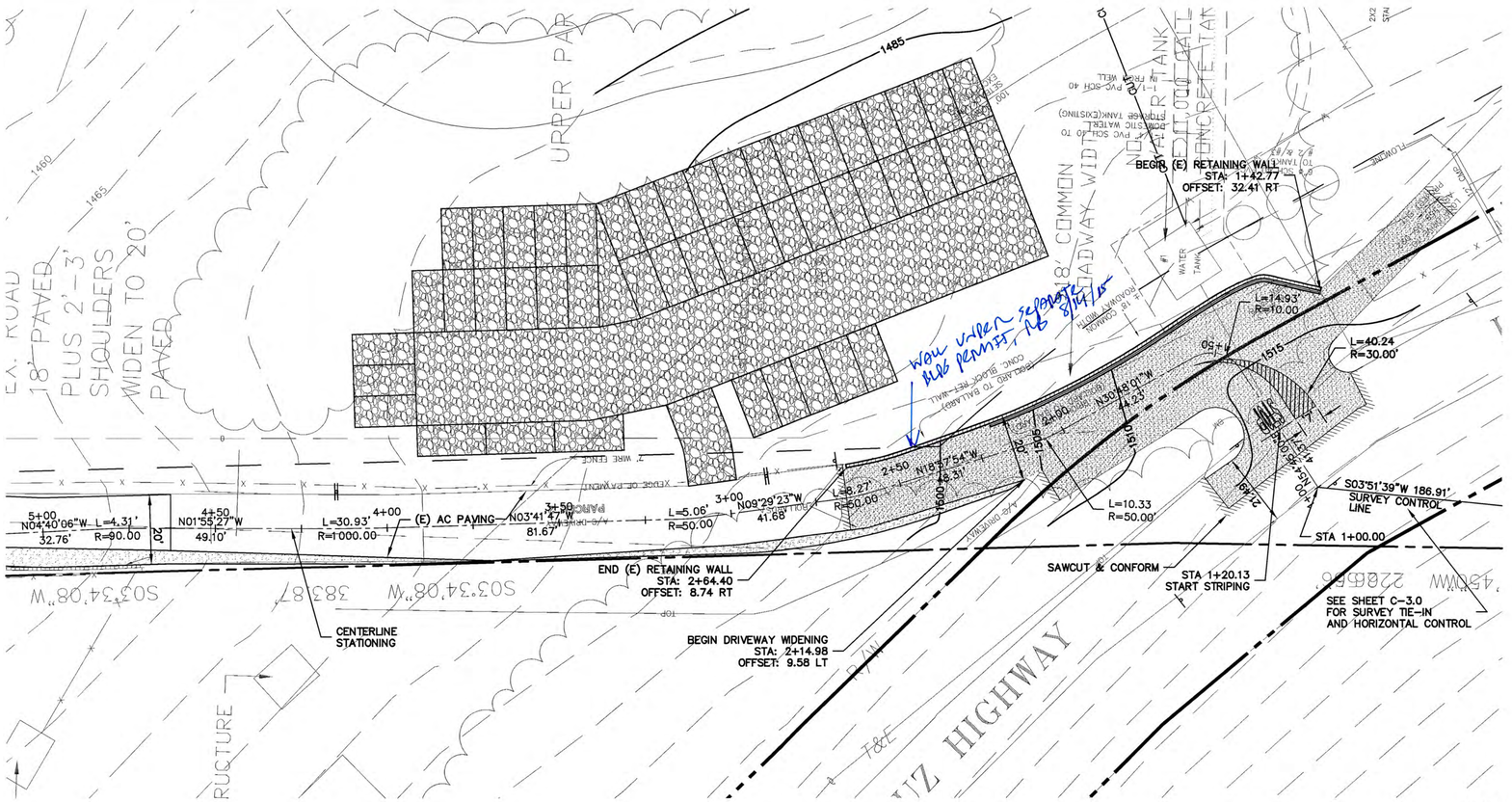
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4	PLAN CHECK 05-07-15	RB
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	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.4

8 OF 39 SHEETS

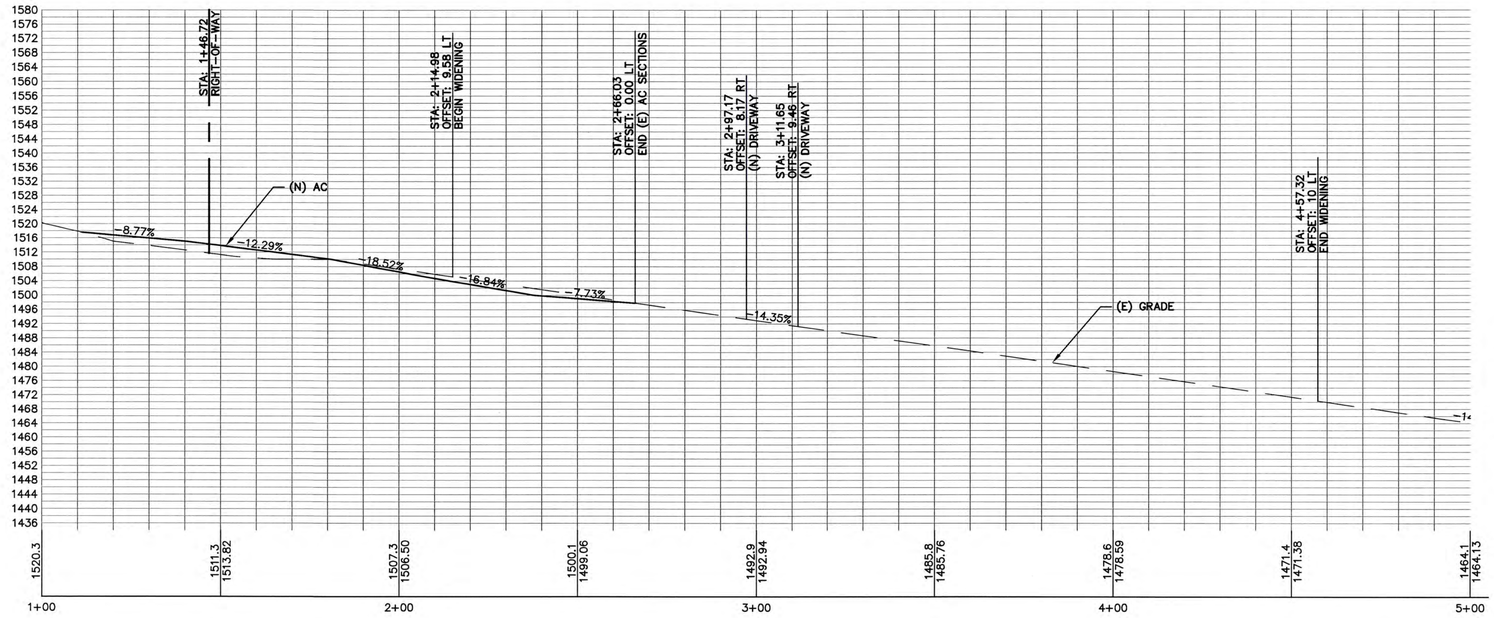

SCALE: 1" = 20'
0 10 20 40
1325
1350
NO1°12'3"W 700.86'
DIRT ROAD
(TO REMAIN)
23 (N) RIPRAP OUTFALL – TYP.
SEPTIC FIELD SHOWN FOR REFERENCE ONLY. DESIGN BY OTHERS
30 (N) STORM WATER TREATMENT AREA 120' LONG X 6' WIDE (720 SQFT.) (DO NOT CONNECT BUBBLER TO SUBDRAIN) TOP OF TREATMENT SWALE FG: 1383.00 BOTTOM OF TREATMENT SWALE FG: 1382.25
RIM 1384.00 26
1383.00 FG
1382.25 FG
SUB
BUBBLER
COTG
RIM 1382.80 26
10 (N) EARTHEN SWALE SLOPED AT 1%
[0.0'] TW/FG 1390.00 BW/FG 1390.00
CB
40
100' SETBACK FROM WATERCOURSES
(N) GRASSY SWALE S=2.5% –TYP.
(E) BUILDING TO REMAIN
(N) GRAVEL PARKING AREA
RIM 1398.50 22
CB1399.00 FS
1398.50 FS
RISER
(N) ASPHALT ADA PARKING 6 8
1399.65 FS
1398.00 MATCH (E)
1398.88 FS
1399.00 MATCH (E)
(N) RETAINING WALL. DESIGN BY OTHERS. RETAINING WALL TO BE BUILT UNDER SEPARATE PERMIT AND IS NOT WITHIN THE SCOPE OF THE DRAINAGE PERMIT. 3
(N) SEPTIC TANK 40
PROVIDE TREE PROTECTION FENCING – TYP. 9
1400.05 FS
1399.50 FL
1400.25 FS
1401.50 MATCH (E)
TW/FG 1394.50 BW/FG 1391.00 [3.5']
(N) CONCRETE WALKWAY
(E) BUILDING TO REMAIN
SSCO
(E) FF: X.X
DECK FF 1398
REBUILD (E) RETAINING WALL. DESIGN BY OTHERS. RETAINING WALL TO BE BUILT UNDER SEPARATE PERMIT AND IS NOT WITHIN THE SCOPE OF THE GRADING PERMIT. 3
1400.00 FS
(E) BUILDING TO REMAIN
COORDINATE WORK W/ (E) WATER VALVES
TW/FG 1395.80 BW/FG 1395.32 [0.5']
EDGE OF PAVEMENT
(N) ASPHALT ADA PARKING 6 8
(N) GRAVEL PARKING AREA
RIM 1407.20 22
1407.00 MATCH (E)
1407.00 FS
1407.70 FS
1406.90 FS
(N) TRASH ENCLOSURE
1407.00 FS
(E) CATCH BASIN RIM AND INV TO BE VERIFIED
(E) SHED TO REMAIN
(N) R26F "NO STOPPING – FIRE LANE" SIGNS.
(N) GRAVEL PARKING AREA TYP.
1407.69 FS
1407.33 FS
1407.82 FS
1410.40 FS
1411.40 FS
1410.00 FS
10+00 L=76.55' R=52.00
LOOP DRIVEWAY
GATE POST
1405.50 FS
1406.50 FS
1406.00 MATCH (E)
CUT
FILL
1405
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APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- SAWCUT LINE



SEE SHEET C-4.7

PETER CARL BECK
No. C79555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
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NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

DRIVEWAY PLAN & PROFILE — HORIZONTAL CONTROL PLAN

4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.6

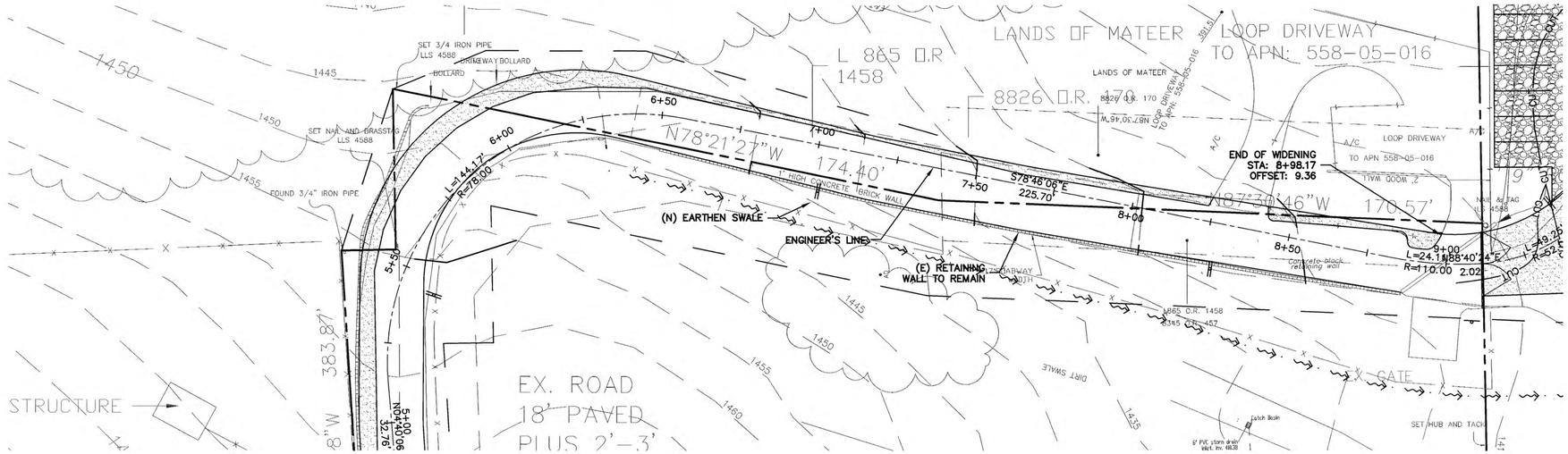
10 OF 39 SHEETS

PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

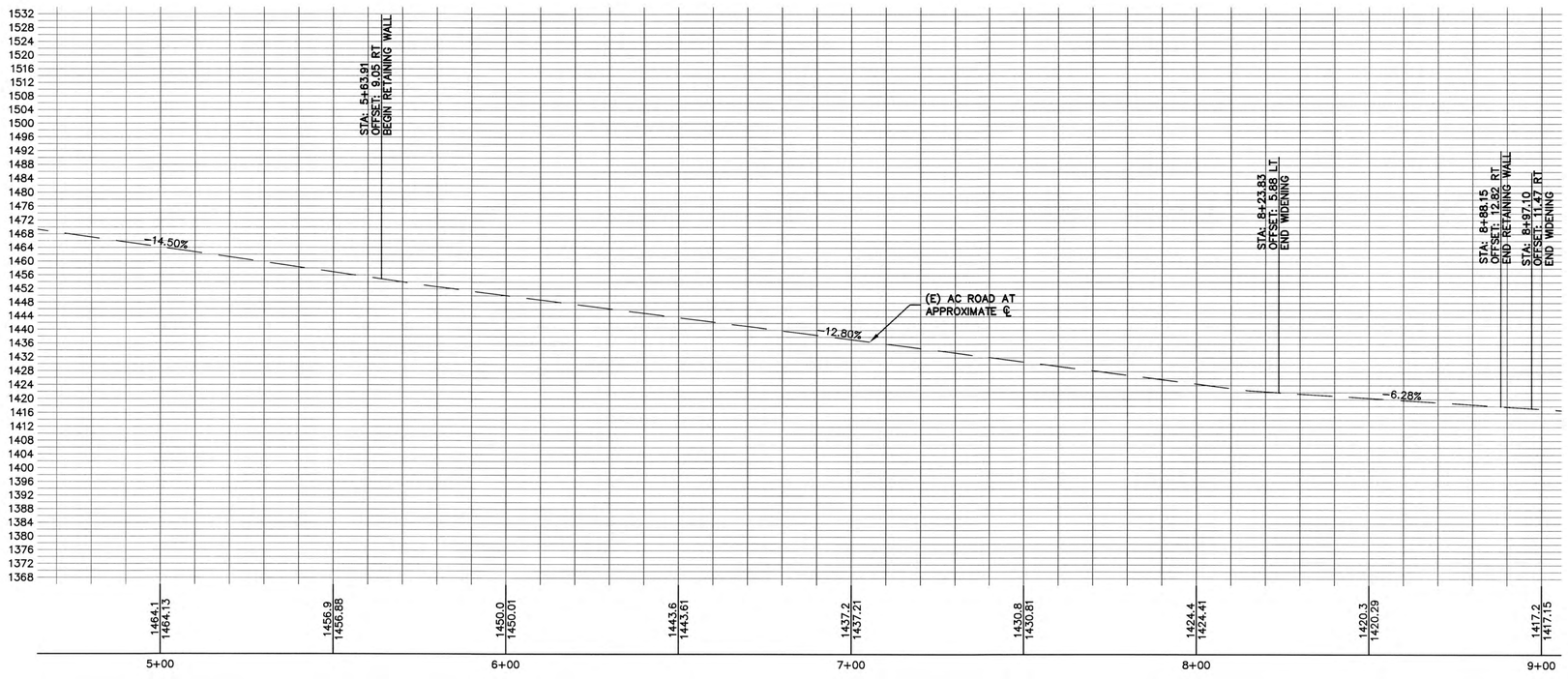
COUNTY FILE NO.: 5624-12P-12A-12G



0 10 20 40

SCALE: 1" = 20'

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



PROPOSED SURFACE LEGEND

GRAVEL (11" DEPTH)

ASPHALT (2.5" AC/6" AB)

REGISTERED PROFESSIONAL ENGINEER
PETER CARMEN
No. C79555
Exp. 09-30-16
Civil
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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NESTLDOWN RANCH - 22420 OLD SANTA CRUZ HIGHWAY LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 558-05-022
APN: 558-05-025

DRIVEWAY PLAN & PROFILE - HORIZONTAL CONTROL PLAN

–		–
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

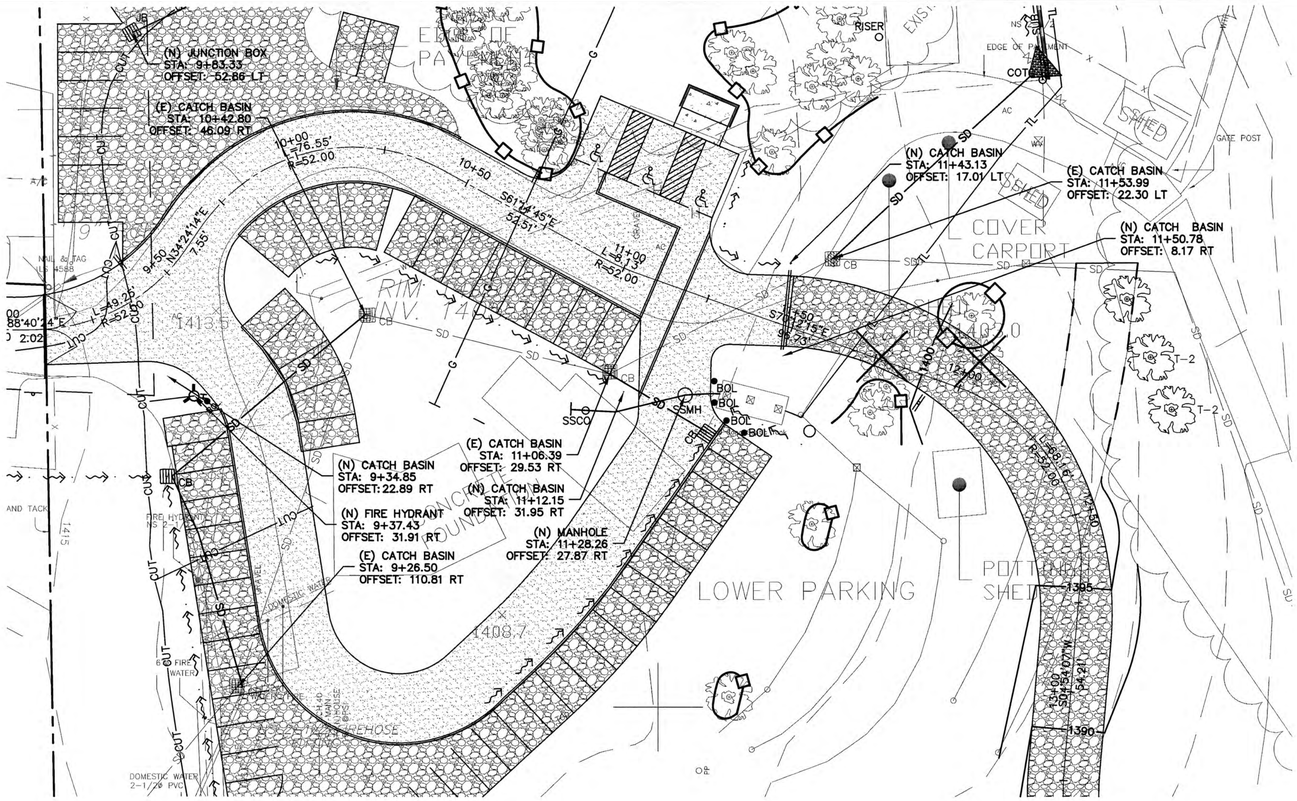
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DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.7
	11 OF 39 SHEETS

PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G



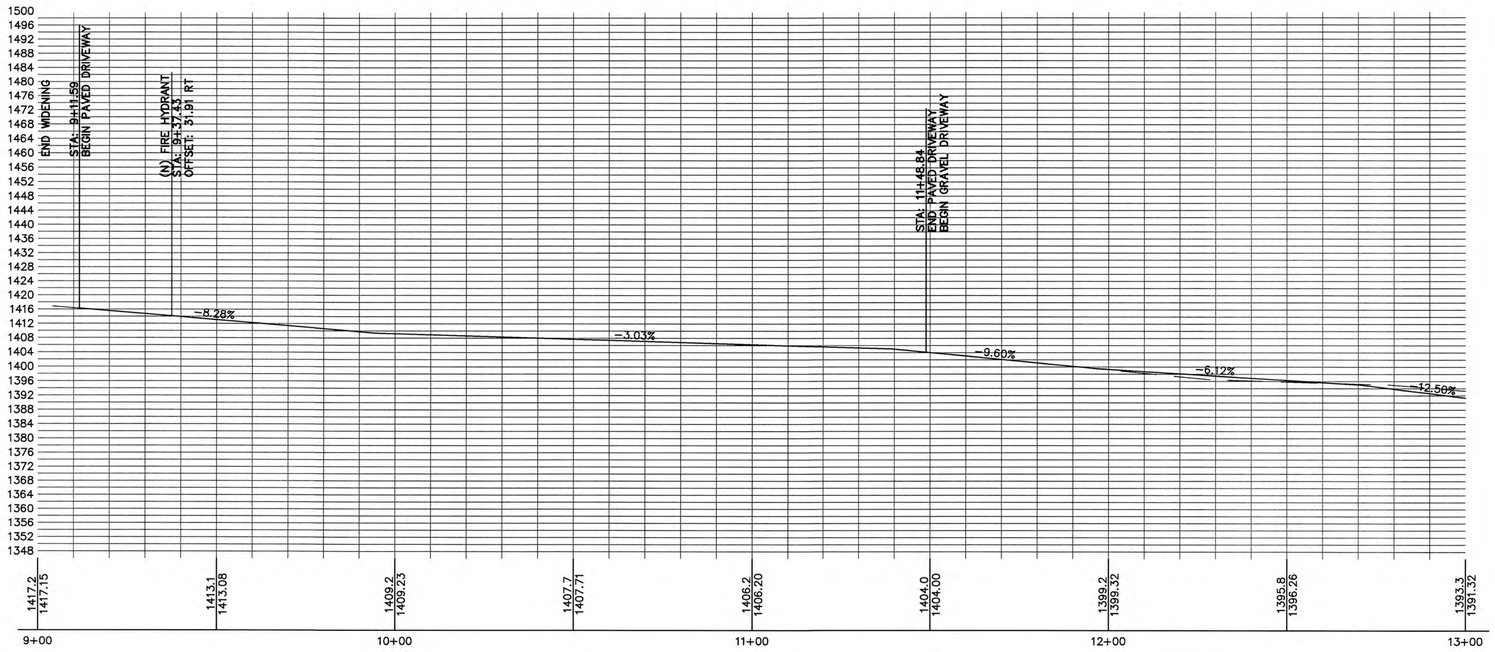
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SCALE: 1" = 20'

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

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)



SEE SHEET C-4.7

SEE SHEET C-4.9

PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSON
No. C79555
EXP. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE

LEA & BRAZE ENGINEERING, INC.
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ROSEVILLE, CA 95661
(P) (916) 966-1338
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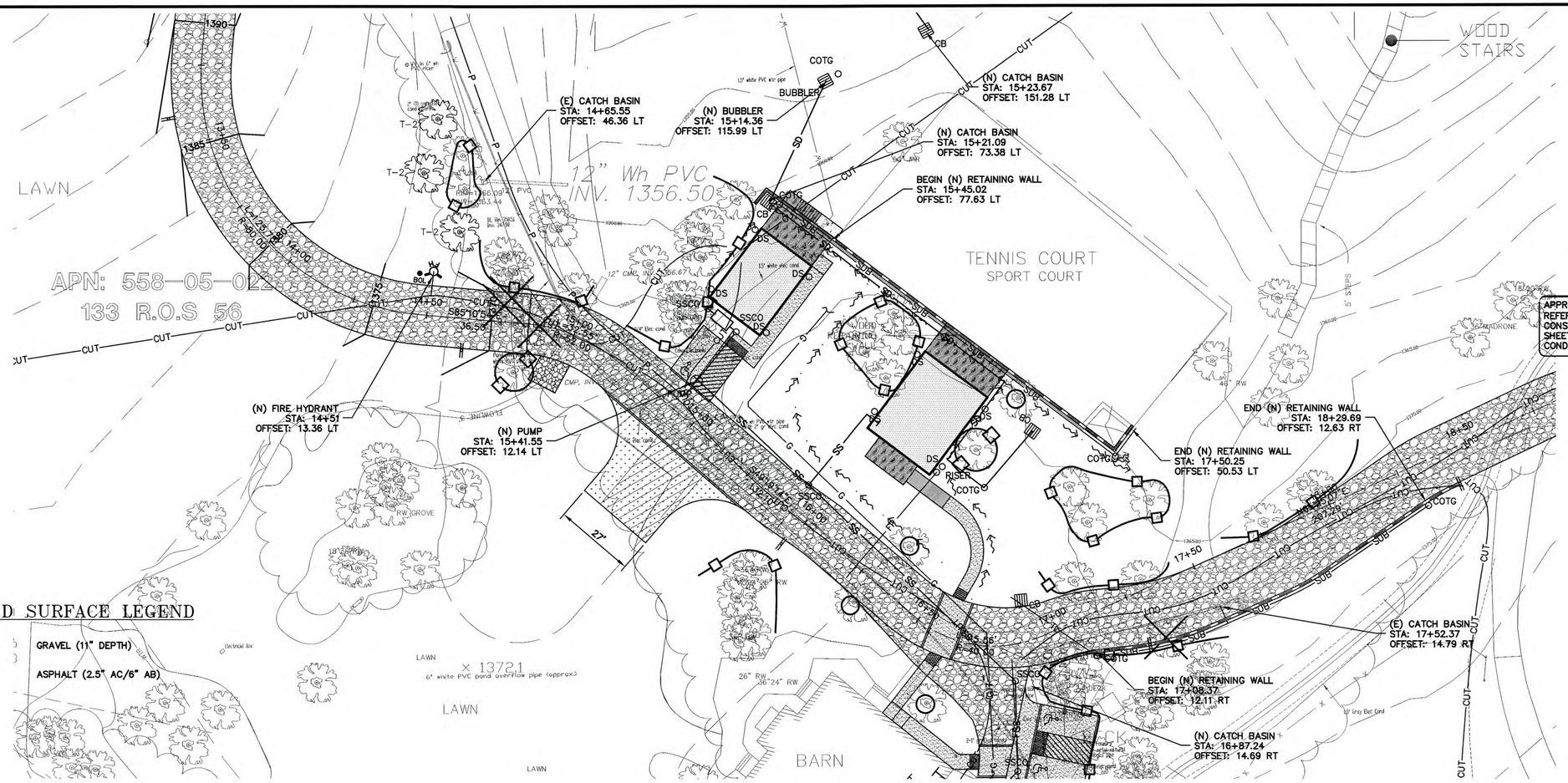
NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

DRIVEWAY PLAN & PROFILE – HORIZONTAL CONTROL PLAN

–	–
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
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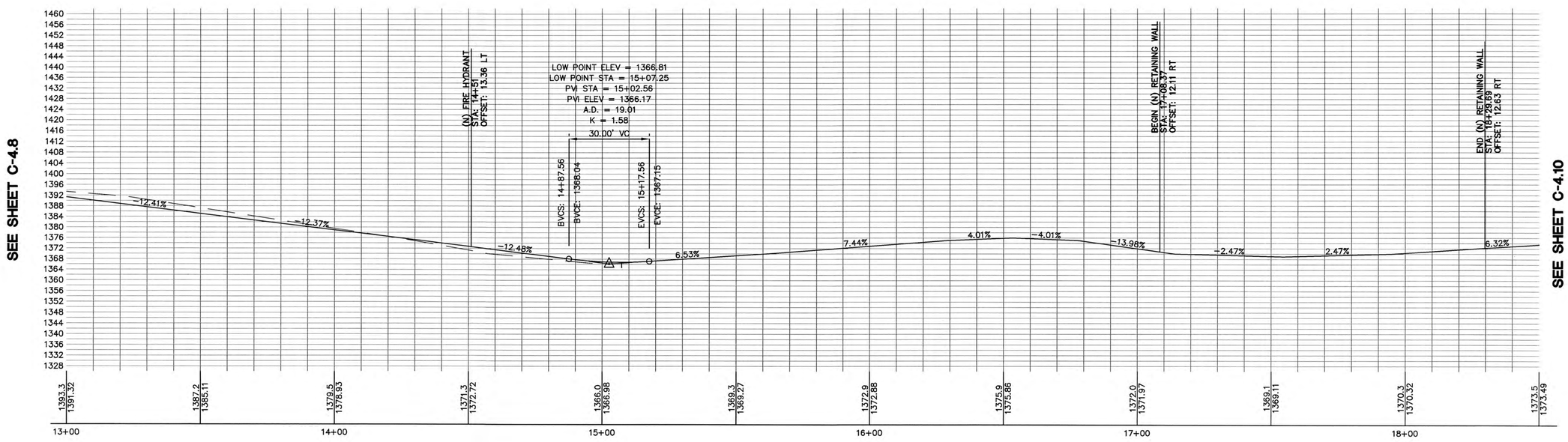
12 OF 39 SHEETS



PROPOSED SURFACE LEGEND

GRAVEL (11" DEPTH)

ASPHALT (2.5" AC/6" AB)



REGISTERED PROFESSIONAL ENGINEER
BRENT CARLSON
No. 61555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

DRIVEWAY PLAN & PROFILE – HORIZONTAL CONTROL PLAN

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4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.9

13 OF 39 SHEETS

PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

PLAN # _____

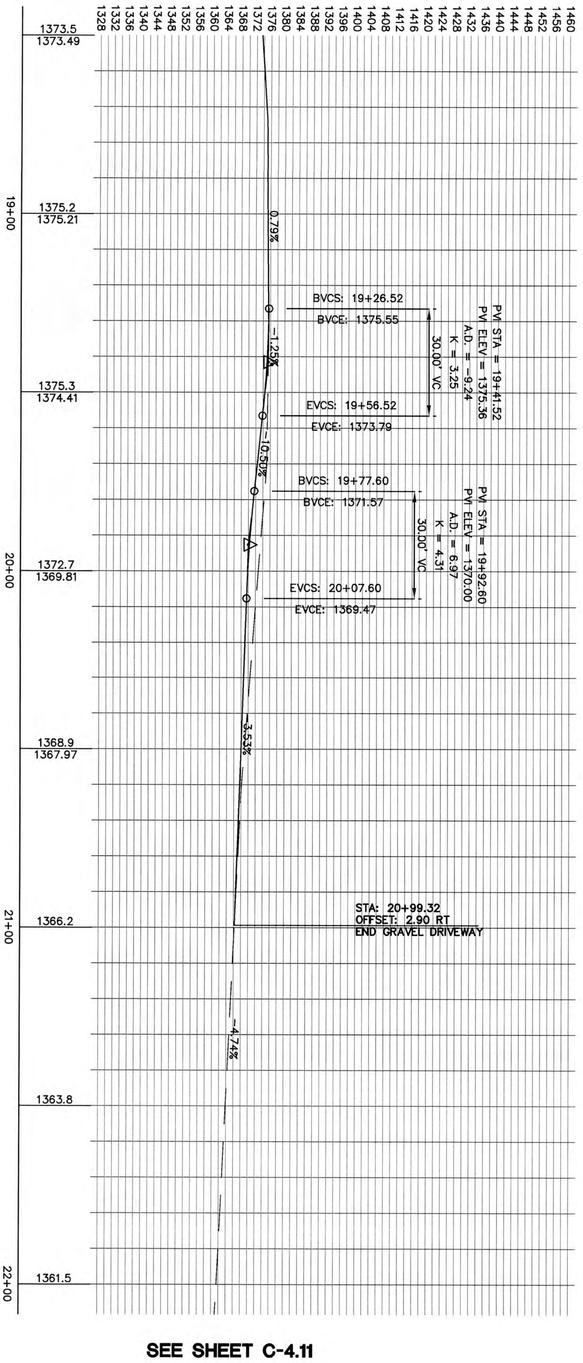
SHEET _____ OF _____

APPLICANT: BECK

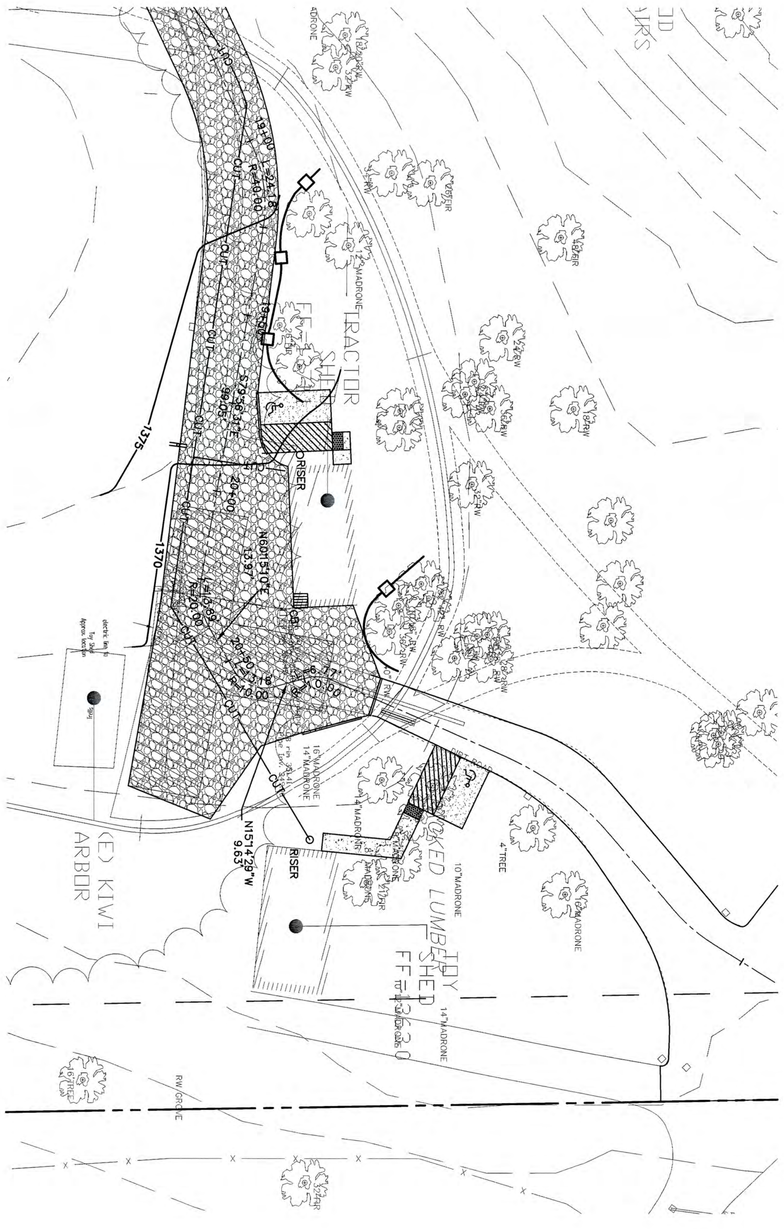
ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

SEE SHEET C-4.9



SEE SHEET C-4.11



PROPOSED SURFACE LEGEND

GRAVEL (11" DEPTH)

ASPHALT (2.5" AC/6" AB)

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

SCALE: 1" = 20'

0 10 20 40

DRIVEWAY PLAN & PROFILE – HORIZONTAL CONTROL PLAN

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 558-05-022
APN: 558-05-025

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SACRAMENTO REGION
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ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
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REVISIONS	BY
1 \ 1-31-14 PLAN CHECK	PT
2 \ 11-25-14 PLAN CHECK	RB
3 \ 12-11-14 PLAN CHECK	RB
4 PLAN CHECK	RB
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JOB NO: 2130030

DATE: 9-10-14

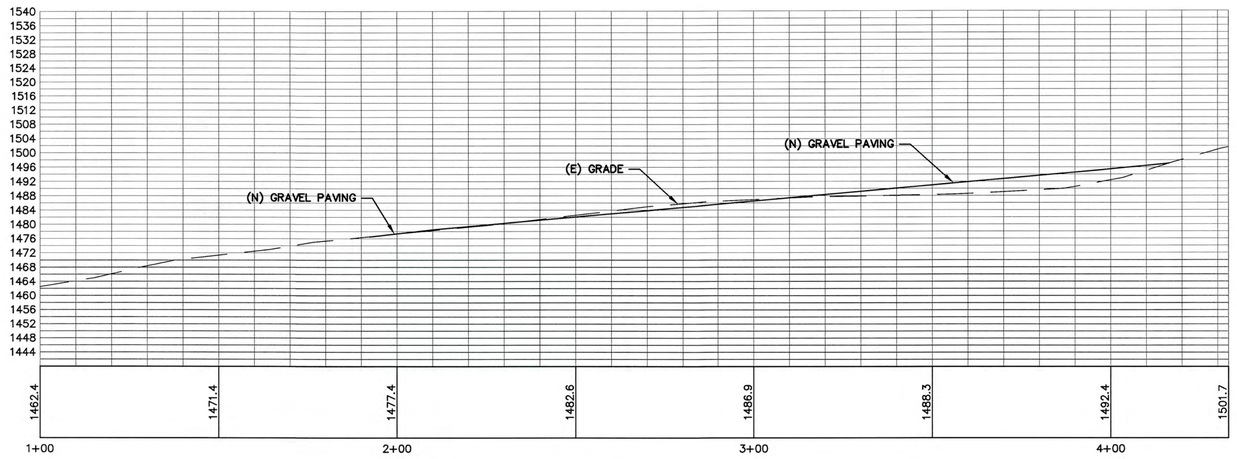
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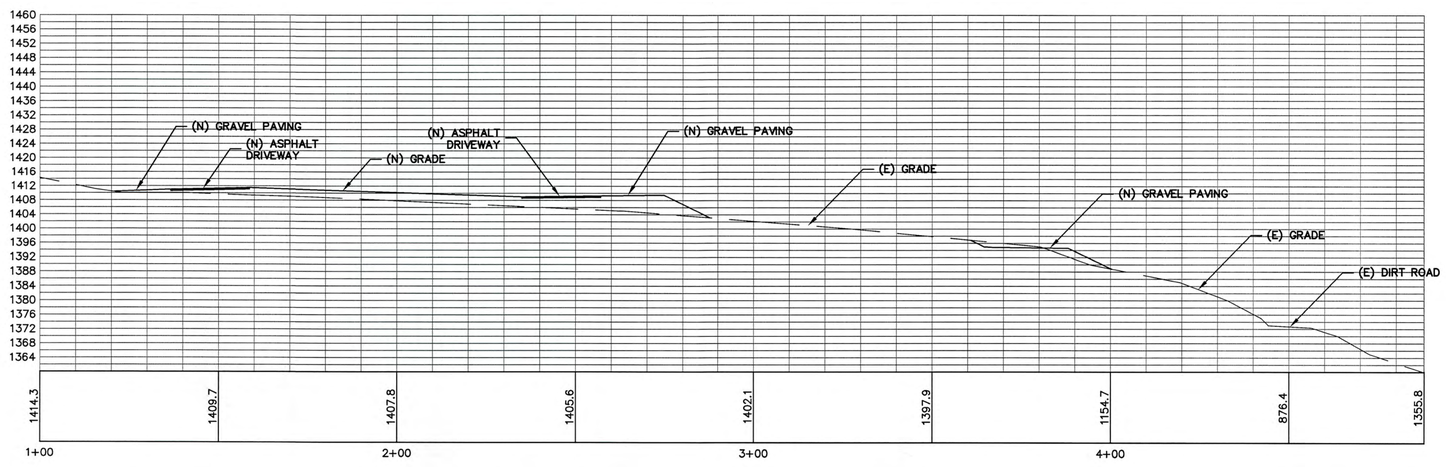
SHEET NO: C-4.10

14 OF 39 SHEETS



A / C-4.12 **SECTION A–A** (SEE SHEET C-4.0)

SCALE; 1" = 20' HORIZ & VERT



B / C-4.12 **SECTION B–B** (SEE SHEET C-4.0)

SCALE; 1" = 20' HORIZ & VERT

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

PLAN # _____ OF _____
SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER
PETER T. CARLANDER
No. C29555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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(P) (916)986-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

NESTLDOWN RANCH -
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 535-05-025

SANTA CLARA COUNTY

SITE SECTIONS

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4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 11-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-4.12

16 OF 39 SHEETS

AREA OF DETAIL
SEE SHEET C-5.5

AREA OF DETAIL
SEE SHEET C-5.2
494 PM 9
APN: 558-05-016
APN: 558-05-025

AREA OF DETAIL
SEE SHEET C-5.1

AREA OF DETAIL
SEE SHEET C-5.4

AREA OF DETAIL
SEE SHEET C-5.3

HEAVILY WOODED AREA

BUILDING

DIRT ROAD

TWO-STORY WOOD HOUSE

LANDS OF NATEER & BECK DRIVEWAY TO APN: 558-05-016

EX. ROAD
18" PAVED
PLUS 2'-3'
SHOULDERS
WIDEN TO 30'
PAVED

LANDSLIDE AREA

UPPER PARKING

PARCEL B
494 PM 9

APN 558-05-
FLO.S

25' LANDSLIDE SETBACK

LANDSLIDE AREA

100' SETBACK FROM WATERCOURSES

LOWER POND
WATER LEVEL =1310 ±

POND
WATER LEVEL =1310 ±

CONCRETE SPILLWAY

OLD SANTA CRUZ HIGHWAY
(PUBLIC ST)

HIGHWAY (CO. R/W)

EX. DRIVEWAY (ONE WAY LOOP)

A.C. DRIVEWAY

STONE RETAINING WALL

HOUSE #2
OFFICE/STORAGE
FF=1417.3

TWO-STORY WOOD HOUSE
FF=1393.8

PLAY HOUSE

OPEN STABLE
FF=1390.4

LOWER PARKING

CONCRETE FOUNDATION

DIVING GARDEN

WOOD BRIDGE

WATER FALL

PERGOLA

WOOD STAIRS

TENNIS COURT

LAWN

BARN

APPLE AND PEACH ORCHARD

TRACTOR SHED

LUMBER SHED

RED KIWI ARBOR

WELL

POND

DIRT ROAD

N89°24'05"W 1321.65'

N89°57'40"E 341.02'

N89°57'40"E 1360.86'

1019.84'

N89°57'40"E 1360.86'

N 00°58'11" W 327.74'

N 00°58'11" W 447.04'

N 00°58'11" W 447.04'

N 00°58'11" W 447.04'

0 30 60 120

SCALE: 1" = 60'

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

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICK HALTENHOFF (408)590-8311.

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

INSPECTIONS REQUIRED
ATC, ENGINEERING, INC. REQUIRES TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ATC ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY ATC ENGINEERING, INC. OCCURS.
POINT OF CONTACT:

ATC ENGINEERING, INC.
(408)590-8311

PLAN # ____ OF ____
SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER PETER CARLSEN No. C 70555 Exp. 09-30-15 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
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NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 558-05-025

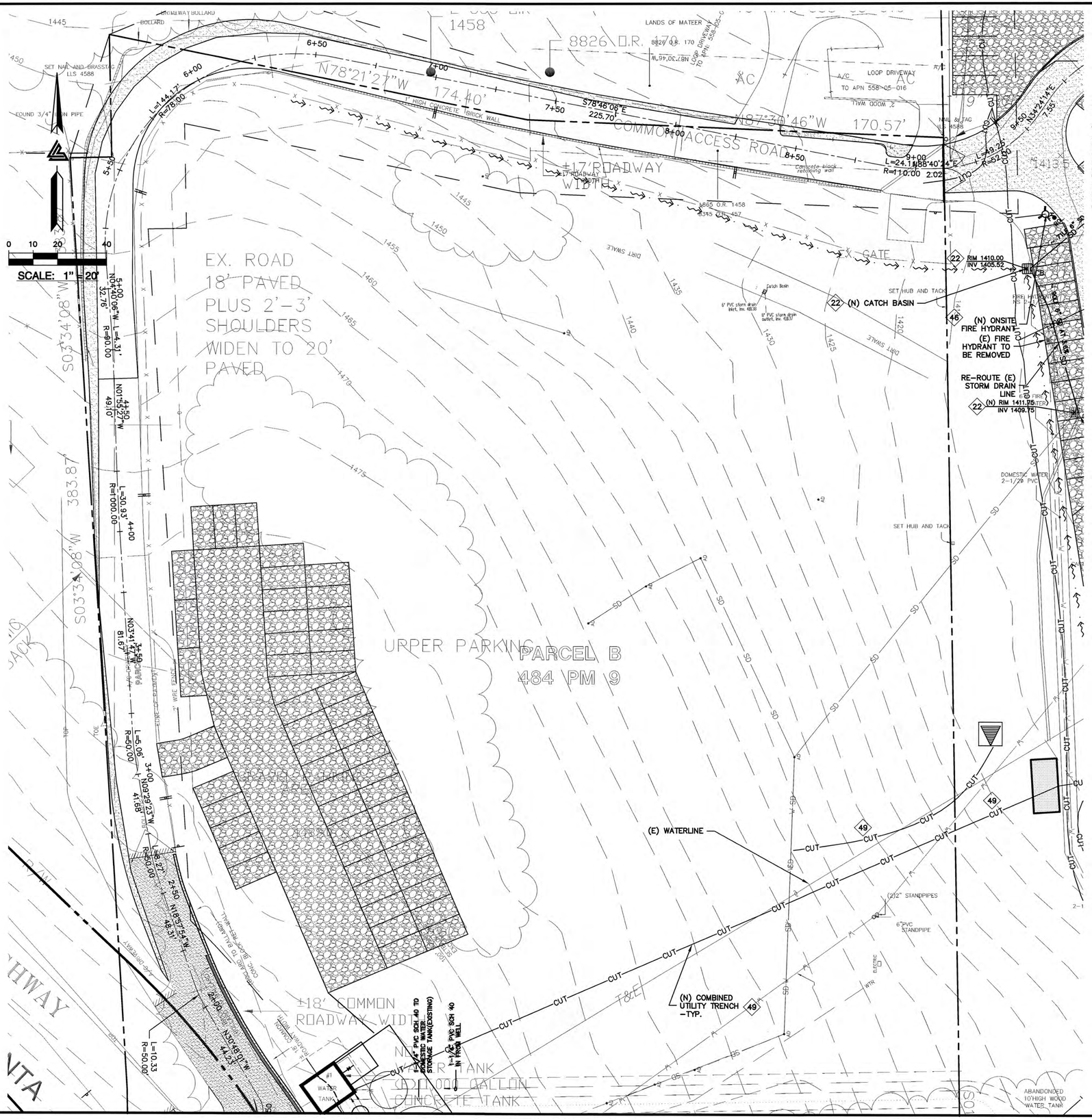
SANTA CLARA COUNTY

OVERALL SITE UTILITY PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 60'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.0

17 OF 39 SHEETS



STORM DRAIN

20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.

23 INSTALL (N) RIP-RAP ENERGY DISSIPATER – 6"-12" DIAMETER ROCK.

24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.

25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.

26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.

27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.

28 (N) STORM DRAIN MANHOLE.

29 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

UTILITIES

40 LEFT BLANK

41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.

42 LEFT BLANK

43 TYPICAL, INSTALL (N) SANITARY SEWER LATERAL. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.

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46 (N) ONSITE FIRE HYDRANT –TYP. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN. ALL FIRE PROTECTION AND DOMESTIC WATER PER FIRE DEPT. PERMIT #14-342

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48 (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS

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52 INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.

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54 (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.

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DEMOLITION

60 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

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

NOTE:
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POINT OF CONTACT:

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REGISTERED PROFESSIONAL ENGINEER PETER T. BECK No. C79555 Exp. 09-30-18 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY

APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

–		–
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

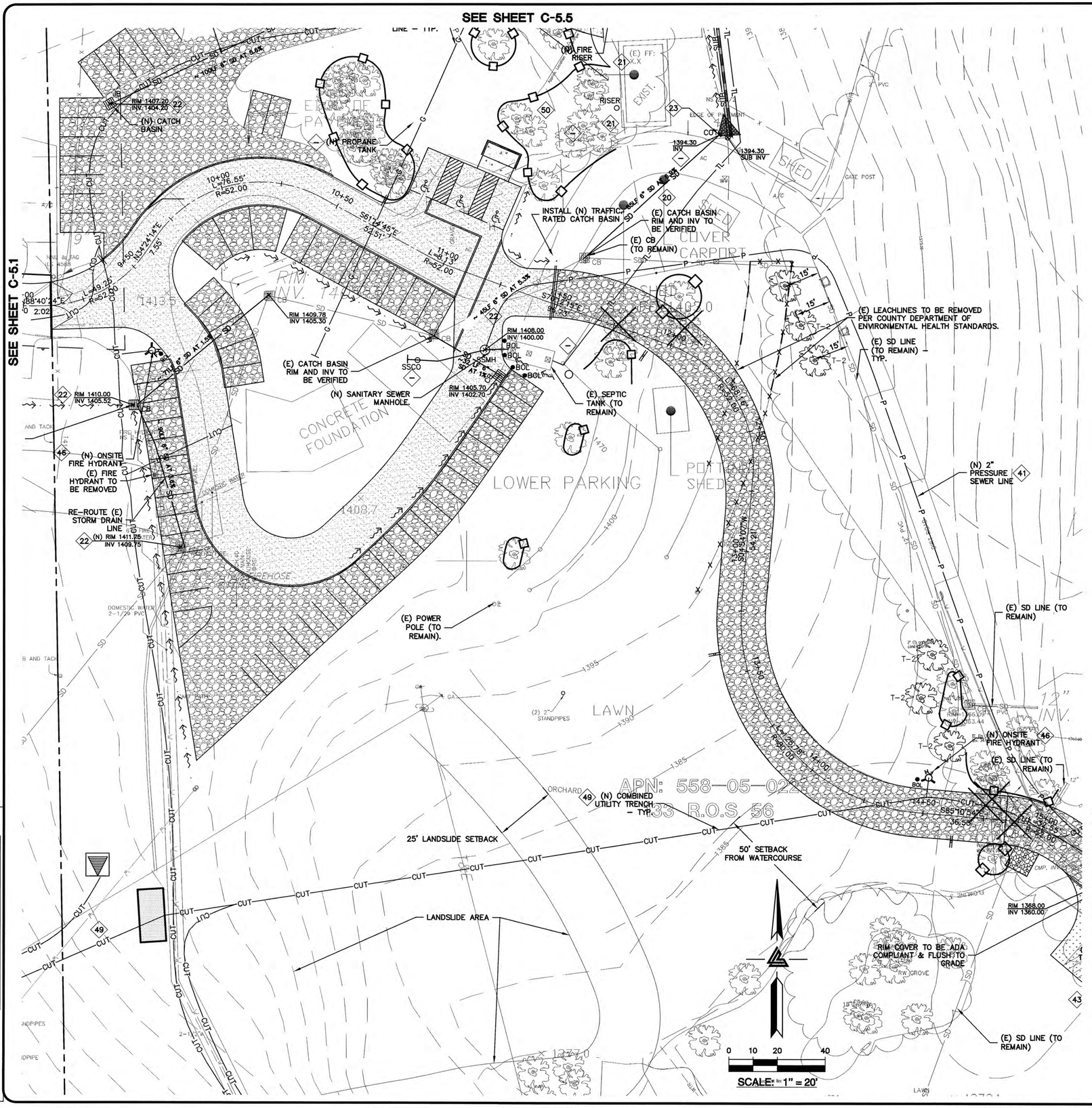
JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.1
	18 OF 39 SHEETS

PLAN # ____ OF ____ SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G



STORM DRAIN

20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.

23 INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.

24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.

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27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.

28 (N) STORM DRAIN MANHOLE.

29 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

UTILITIES

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41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.

42 LEFT BLANK

43 TYPICAL, INSTALL (N) SANITARY SEWER LATERAL. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.

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LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

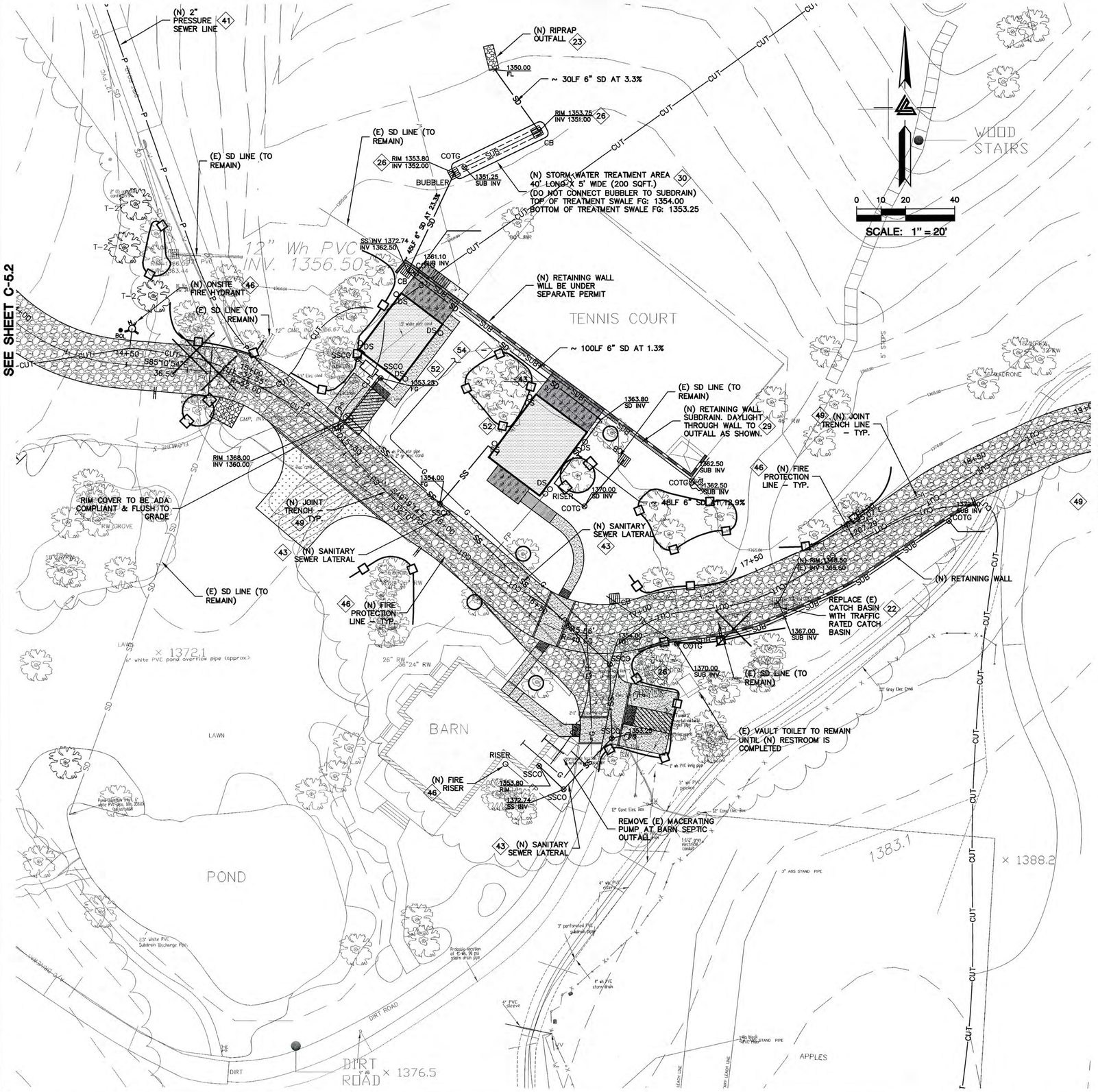
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 11-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.2

19 OF 39 SHEETS

PLAN # _____
SHEET _____ OF

APPLICANT: BECK
ROAD NAME: OLD SANTA CRUZ HIGHWAY
COUNTY FILE NO.: 5624-12P-12A-12G



STORM DRAIN

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UTILITIES

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(408)590-8311

PLAN # ____ OF ____
SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

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22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.3

20 OF 39 SHEETS



0 10 20 40

SCALE: 1" = 20'

STORM DRAIN

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

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UTILITIES

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APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

AREA OF DETAIL UTILITY PLAN

–	–
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.4
	21 OF 39 SHEETS

PLAN # _____ OF _____
SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

SCALE: 1" = 20'

SEE SHEET C-5.2

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27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.

28 (N) STORM DRAIN MANHOLE.

29 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

UTILITIES

40 LEFT BLANK

41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.

42 LEFT BLANK

43 TYPICAL, INSTALL (N) SANITARY SEWER LATERAL. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.

44 LEFT BLANK

45 LEFT BLANK

46 (N) ONSITE FIRE HYDRANT -TYP. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN. ALL FIRE PROTECTION AND DOMESTIC WATER PER FIRE DEPT. PERMIT #14-342

47 LEFT BLANK

48 (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS

49 INSTALL (N) COMBINED UTILITY TRENCH FOR SERVICES INCLUDING DRY UTILITIES (GAS, ELECTRIC, CATV) FIRE AND WATER. SEE DETAIL 12 ON SHEET C-7.0 FOR SCHEMATIC LAYOUT OF UTILITY TRENCH. DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS.

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51 LEFT BLANK

52 INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WY'EAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.

53 LEFT BLANK

54 (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.

55 LEFT BLANK

DEMOLITION

60 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

61 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

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

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICK HALTENHOFF (408)590-8311.

CALL BEFORE YOU DIG 1-800-227-2600 UNDERGROUND SERVICE ALERT

INSPECTIONS REQUIRED
ATC, ENGINEERING, INC. REQUIRES TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ATC ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY ATC ENGINEERING, INC. OCCURS.
POINT OF CONTACT:

ATC ENGINEERING, INC.
(408)590-8311

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLAND No. C79555 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 558-05-025
SANTA CLARA COUNTY

AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-5.5

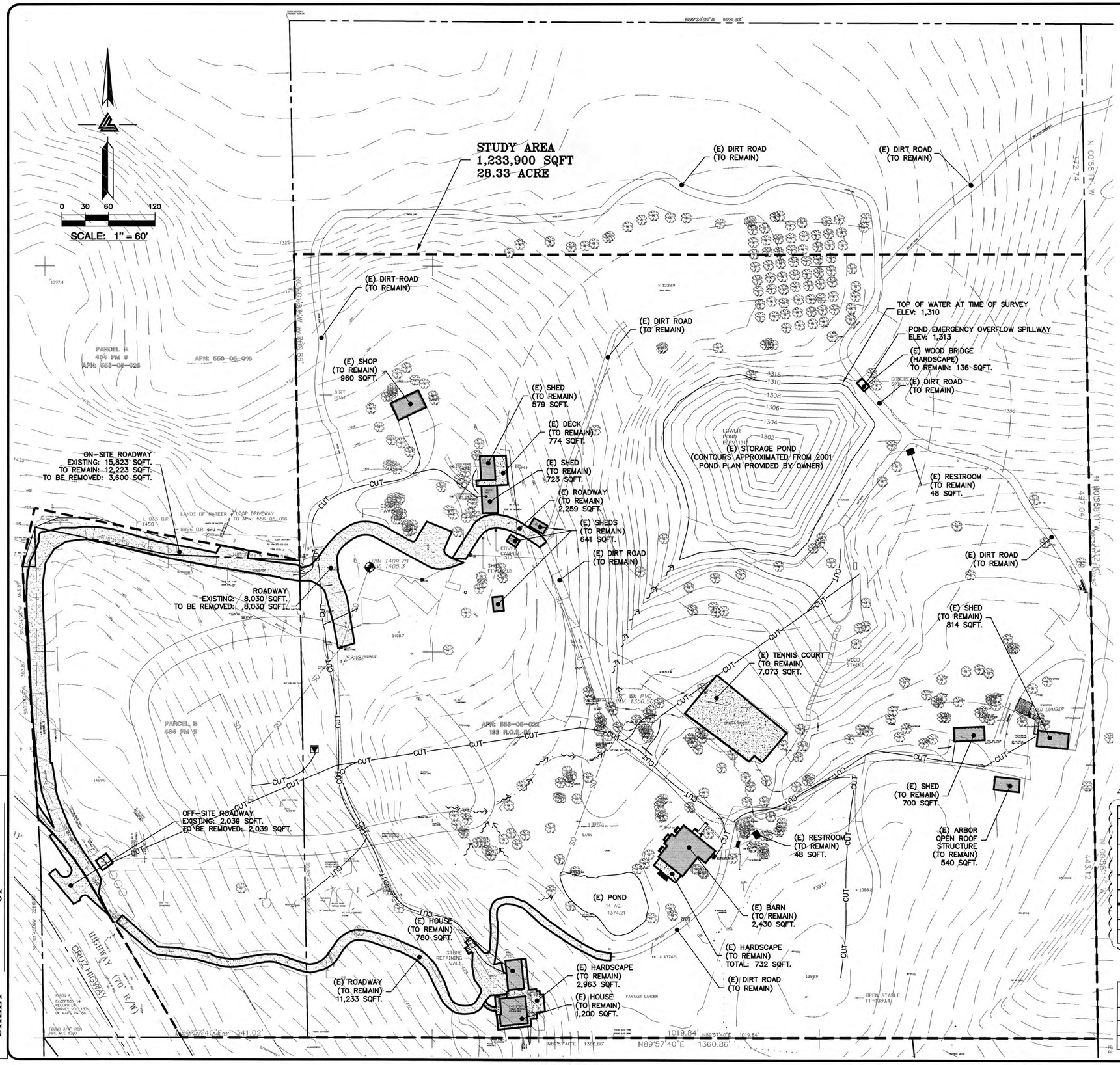
22 OF 39 SHEETS

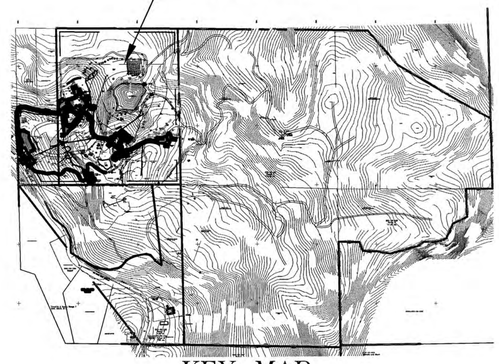
PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G





KEY MAP

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

ON-SITE DEVELOPMENT INFORMATION

STUDY AREA	1,233,900 SQUARE FEET (28.326 ACRE)			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
BUILDINGS	9,386	0	1,763	11,149
A.C. ROADWAYS & PARKING	37,345	11,630	18,654	44,369
HARDSCAPE	11,984	0	4,611	16,595
TOTAL IMPERVIOUS AREA	58,715	11,630	25,028	72,113
NET CHANGE IN IMPERVIOUS AREA	+13,398 SQUARE FEET (NET INCREASE)			
PERVIOUS AREAS	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
GRAVEL ROAD & PARKING	0	0	54,474	54,474
NET CHANGE IN DEVELOPED AREA	+67,872 SQUARE FEET (NET INCREASE)			

OFF-SITE DEVELOPMENT INFORMATION

IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
A.C. ROADWAYS & PARKING	2,039	2,039	2,039	2,039
TOTAL IMPERVIOUS AREA	2,039	2,039	2,039	2,039
NET CHANGE IN IMPERVIOUS AREA	0 SQUARE FEET (NO CHANGE)			

REGISTERED PROFESSIONAL ENGINEER
PETER CARLING
No. C79555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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NESTLDOWN RANCH
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LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

EXISTING IMPERVIOUS AREA EXHIBIT

–		–
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

JOB NO: 2130030
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SCALE: 1" = 60'
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DRAWN BY: TB
SHEET NO:

C-6.0

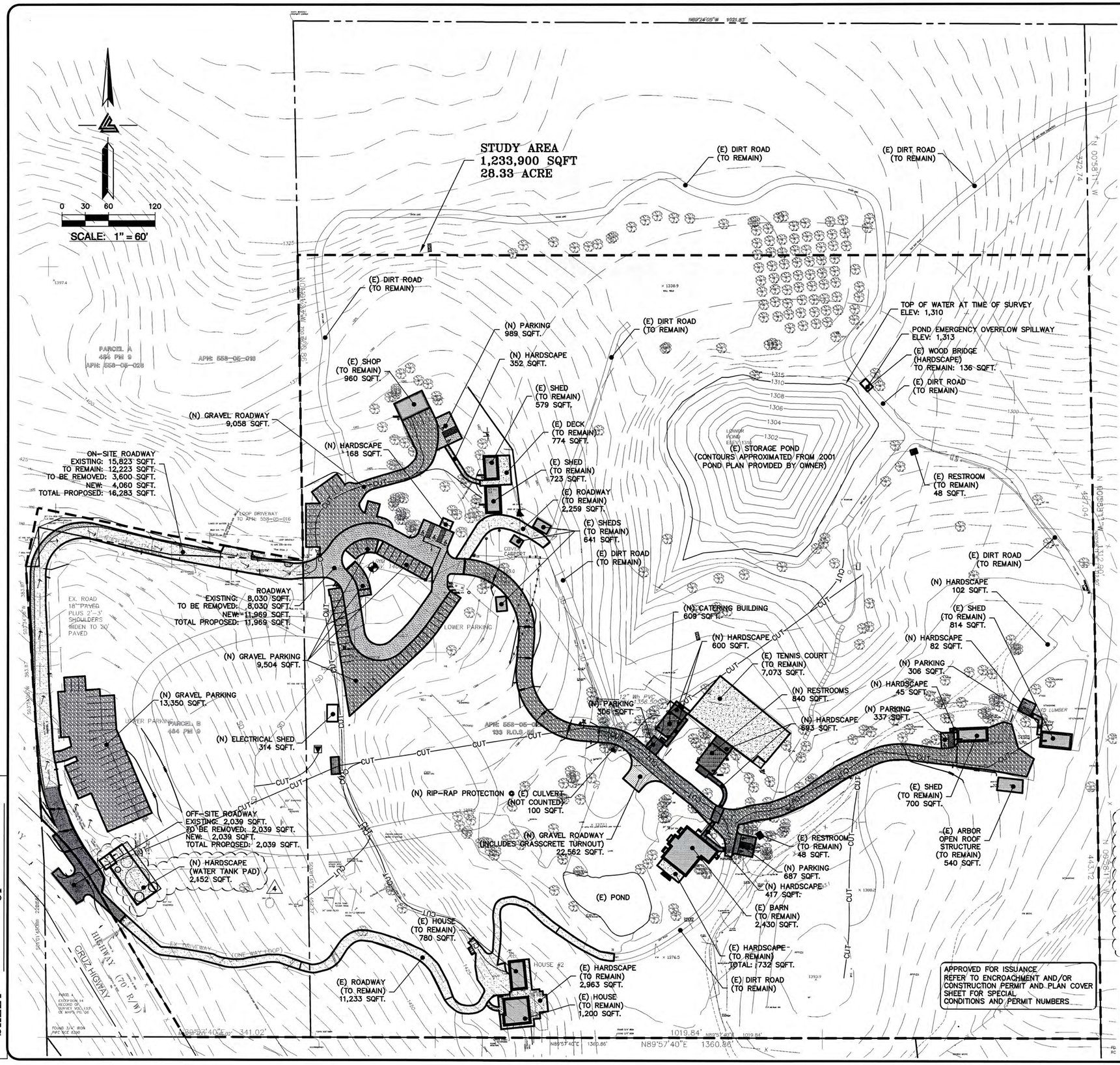
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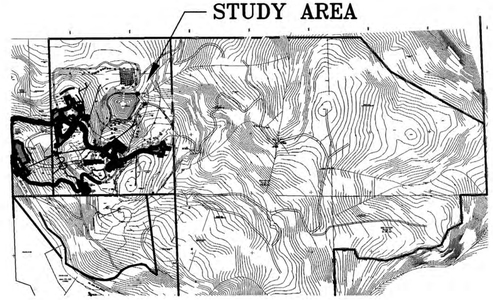
PLAN # ____ OF ____ SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G





KEY MAP

PERMANENT STORMWATER CONTROL MEASURES:

PROVIDE SWALES AND AREA DRAINS TO COLLECT LOCALIZED RUNOFF FOR STORM WATER TREATMENT.

PROVIDE BIO-RETENTION AREAS TO TREAT STORM WATER FROM IMPERVIOUS SURFACES BEFORE RELEASE TO THE POND.

PERMANENT EROSION CONTROL MEASURES:

PROVIDE AN OPEN BOTTOM FOR THE CATCH BASINS TO PROMOTE INFILTRATION OF STORM WATER. PROVIDE ROCK PROTECTION AT THE BUBBLER RIMS AND OUTFALLS AND PLANT THE AREA WITH DENSE NATIVE GRASS TO PREVENT EROSION.

LANDSCAPE ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION. HYDROSEED, PLANT OR PROVIDE PROTECTIVE MULCH TO ALL NON-LANDSCAPED AREAS TO PROVIDE PERMANENT EROSION CONTROL.

SOURCE CONTROL MEASURES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OF SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
3. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
5. DELINEATE WITH FIELD MARKERS LIMITS ON CLEARING, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

TEMPORARY STORM WATER & EROSION CONTROL MEASURES:

1. REFER TO THE CIVIL ENGINEERING PLANS, SHEETS ER-1 & ER-2, FOR DETAILED CONSTRUCTION CONTROL MEASURES AND PRACTICES.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

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REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-18 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

PROPOSED IMPERVIOUS AREA EXHIBIT

		–
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
	REVISIONS	BY

JOB NO: 2130030
DATE: 9-10-14
SCALE: 1" = 60'
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO:

C-6.1

24 OF 39 SHEETS

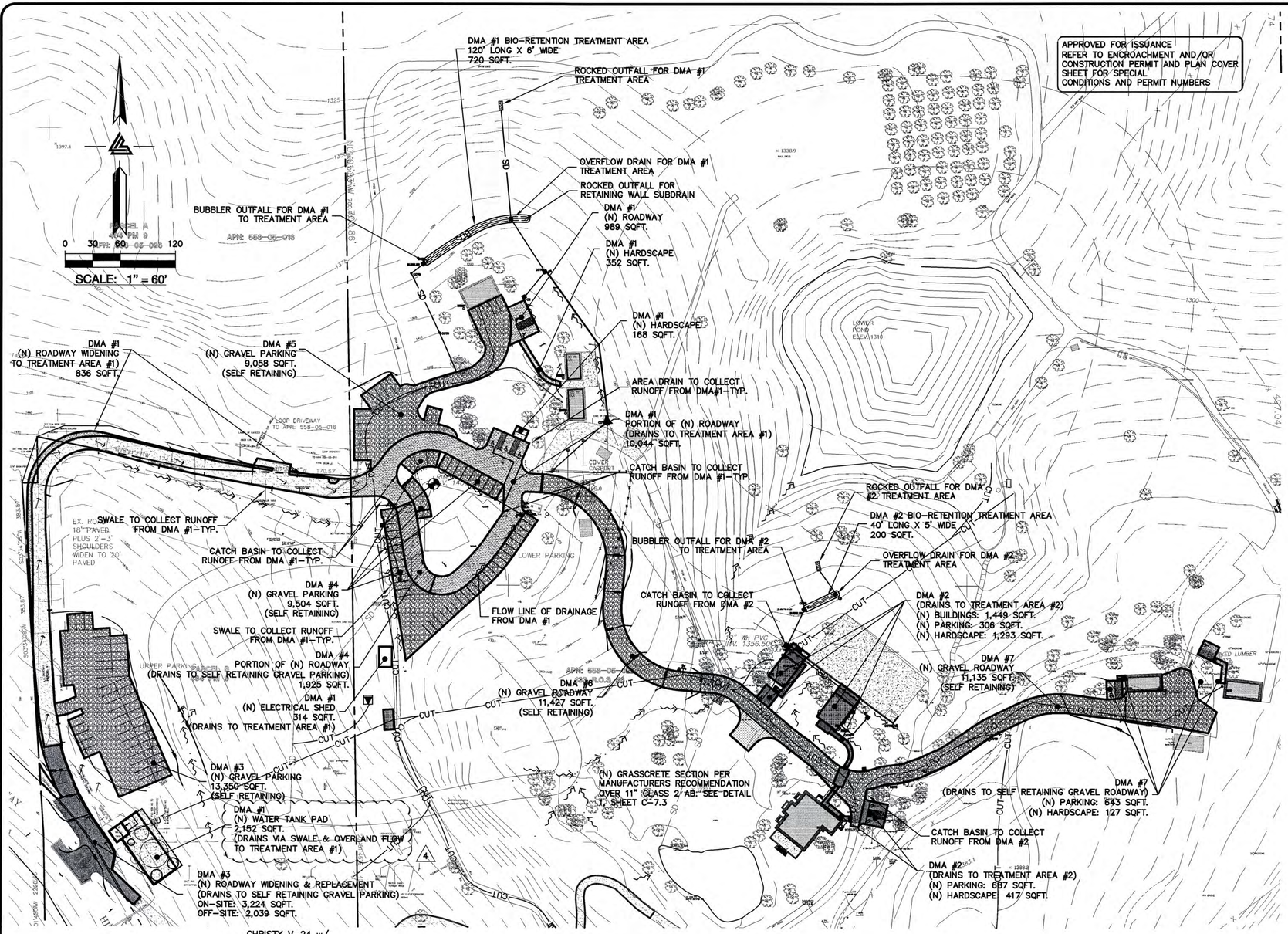
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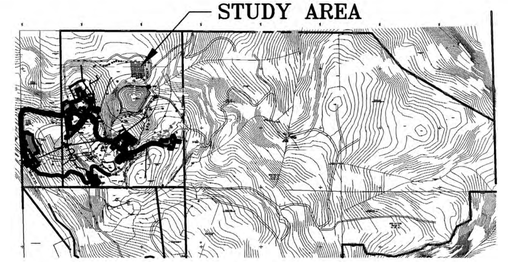
APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

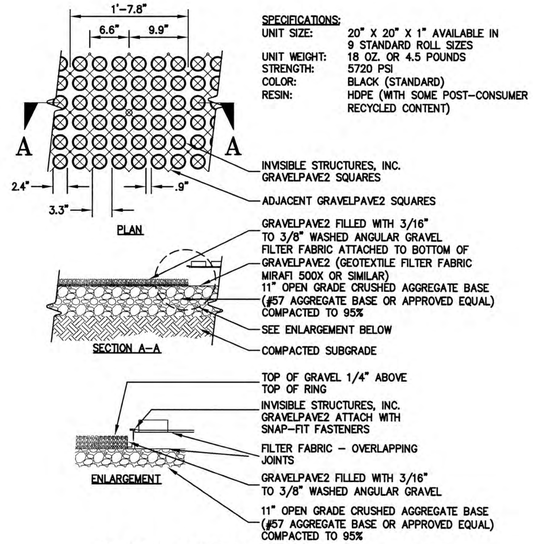
COUNTY FILE NO.: 5624-12P-12A-12G

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





KEY MAP



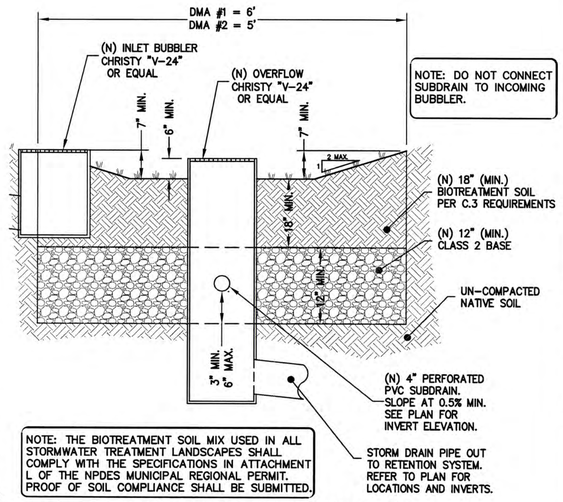
SPECIFICATIONS:

UNIT SIZE:	20" X 20" X 1" AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT:	18 OZ. OR 4.5 POUNDS
STRENGTH:	5720 PSI
COLOR:	BLACK (STANDARD)
RESIN:	HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

INVISIBLE STRUCTURES, INC. GRAVELPAVE2 SQUARES
ADJACENT GRAVELPAVE2 SQUARES
GRAVELPAVE2 FILLED WITH 3/16" TO 3/8" WASHED ANGULAR GRAVEL
FILTER FABRIC ATTACHED TO BOTTOM OF GRAVELPAVE2 (GEOTEXTILE FILTER FABRIC MIRAFI 500X OR SIMILAR)
11" OPEN GRADE CRUSHED AGGREGATE BASE (#57 AGGREGATE BASE OR APPROVED EQUAL) COMPACTED TO 95%
SEE ENLARGEMENT BELOW
COMPACTED SUBGRADE
TOP OF GRAVEL 1/4" ABOVE TOP OF RING
INVISIBLE STRUCTURES, INC. GRAVELPAVE2 ATTACH WITH SNAP-FIT FASTENERS
FILTER FABRIC - OVERLAPPING JOINTS
GRAVELPAVE2 FILLED WITH 3/16" TO 3/8" WASHED ANGULAR GRAVEL
11" OPEN GRADE CRUSHED AGGREGATE BASE (#57 AGGREGATE BASE OR APPROVED EQUAL) COMPACTED TO 95%

GRAVEL PAVING - SELF RETAINING

NTS

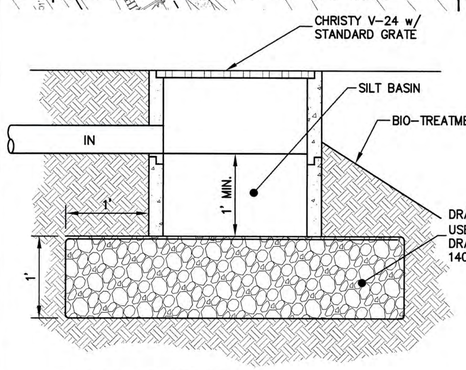


NOTE: DO NOT CONNECT SUBDRAIN TO INCOMING BUBBLER.

NOTE: THE BIOTREATMENT SOIL MIX USED IN ALL STORMWATER TREATMENT LANDSCAPES SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE NPDES MUNICIPAL REGIONAL PERMIT. PROOF OF SOIL COMPLIANCE SHALL BE SUBMITTED.

TYPICAL BIO-RETENTION AREA

NTS



BUBBLER BOX

NTS

TABLES AND CALCULATIONS:

TABLE 1:
FLOW BASED TREATMENT AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA DESIGNATION	IMPERVIOUS AREA TREATED (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
1	14,885	595	720	125
2	4,152	167	200	33

4

TABLE 2:
VOLUME BASED SELF-RETAINING AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA DESIGNATION	TOTAL DRAINAGE MANAGEMENT AREA (SQ FT)	IMPERVIOUS AREA RETAINED (SQ FT)	% IMPERVIOUS	ADJUSTED UNIT BASIN STORAGE VOLUME (INCH)	SELF-RETAINING AREA PROVIDED (SQ FT)	BASE ROCK VOID RATIO	MINIMUM STORAGE DEPTH FOR BASE ROCK (INCH)	BASE ROCK DEPTH PROVIDED (INCH)
3	18,613	5,263	28.28	0.72	13,350	0.35	2.86	11.0
4	11,429	1,925	16.84	0.72	9,504	0.35	2.47	11.0
5	9,058	0	0.00	0.72	9,058	0.35	2.05	11.0
6	11,427	0	0.00	0.72	11,427	0.35	2.05	11.0
7	11,905	770	6.47	0.72	11,135	0.35	2.19	11.0

SOIL CONSIDERATIONS

PERFORATED UNDER DRAIN TRENCH SHALL BE BACKFILLED WITH 3/4" DRAINROCK WITH A 3" (MIN.) BED UNDERNEATH. (CALTRANS STANDARD SECTION 68-1.025 PERMEABLE MATERIAL CLASS 2)

THE BIO-RETENTION PLANTING SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.

NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.

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LOS GATOS, CALIFORNIA
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APN: 558-05-022
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STORM WATER TREATMENT PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
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	REVISIONS	BY

JOB NO:	2130030
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SCALE:	1" = 60'
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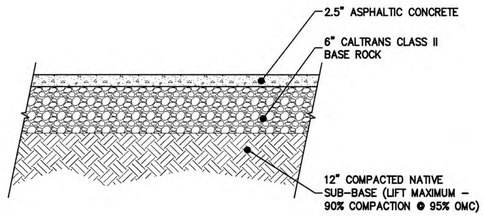
25 OF 39 SHEETS

PLAN # ____ OF ____ SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

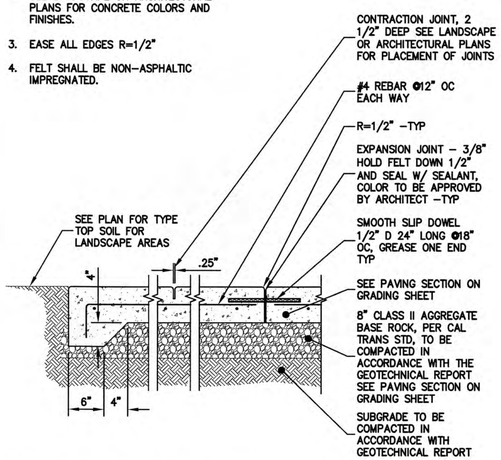


NOTE:
PAVEMENT SECTION PER GEOTECHNICAL REPORT.

1 C-7.0 **ASPHALT SECTION**
NTS

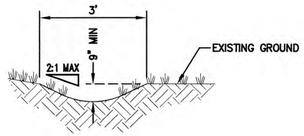
NOTES:

1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.

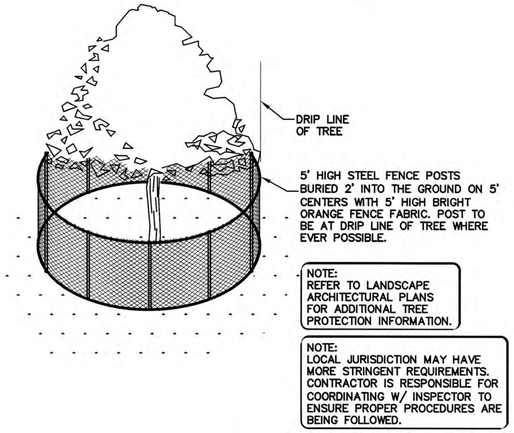


2 C-7.0 **CONCRETE PAVING**
NTS

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



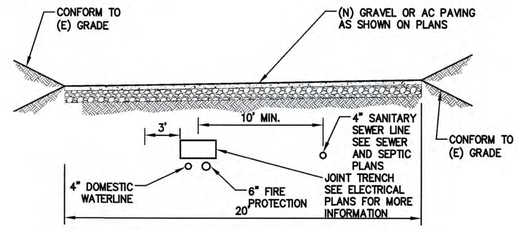
3 C-7.0 **GRASS LINED SWALE DETAIL**
NTS



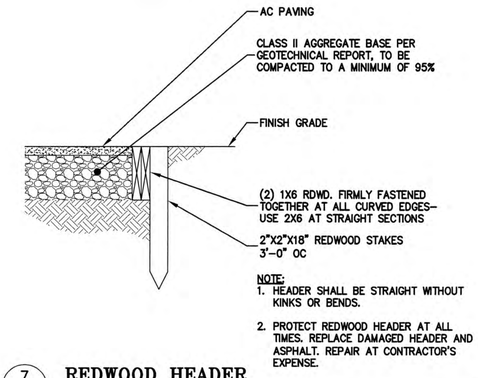
NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

4 C-7.0 **EXISTING TREE PROTECTION DETAIL**
NTS

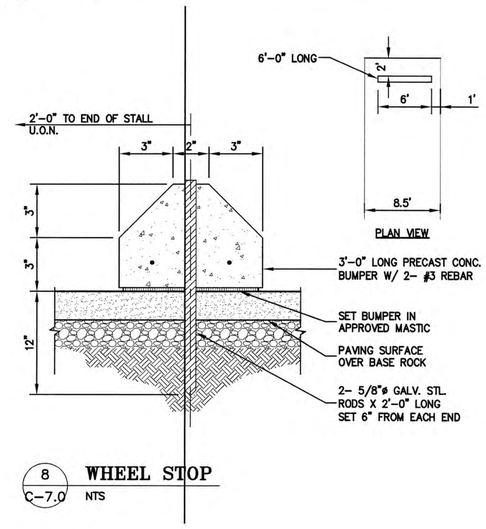


6 C-7.0 **TYPICAL 20' FIRE ACCESS ROADWAY SECTION**
NTS

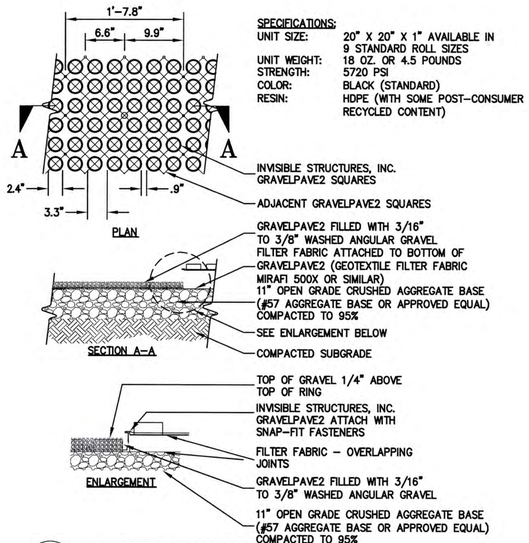


NOTE:
1. HEADER SHALL BE STRAIGHT WITHOUT KINKS OR BENDS.
2. PROTECT REDWOOD HEADER AT ALL TIMES. REPLACE DAMAGED HEADER AND ASPHALT. REPAIR AT CONTRACTOR'S EXPENSE.

7 C-7.0 **REDWOOD HEADER**
NTS



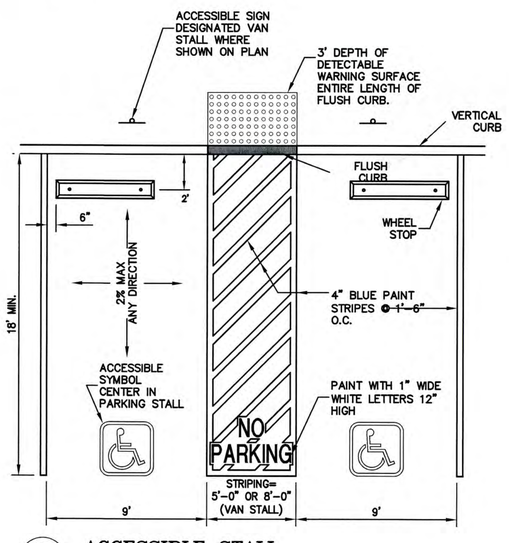
8 C-7.0 **WHEEL STOP**
NTS



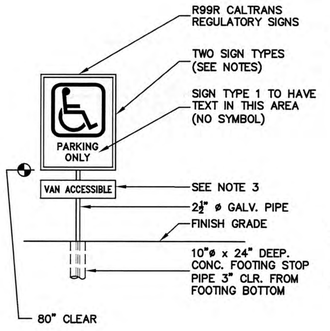
SPECIFICATIONS:
UNIT SIZE: 20" X 20" X 1" AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT: 18 OZ. OR 4.5 POUNDS
STRENGTH: 5720 PSI
COLOR: BLACK (STANDARD)
RESIN: HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

INVISIBLE STRUCTURES, INC. GRAVELPAVE2 SQUARES
ADJACENT GRAVELPAVE2 SQUARES
GRAVELPAVE2 FILLED WITH 3/16" TO 3/8" WASHED ANGULAR GRAVEL
FILTER FABRIC ATTACHED TO BOTTOM OF GRAVELPAVE2 (GEOTEXTILE FILTER FABRIC MIRAFI 500X OR SIMILAR)
11" OPEN GRADE CRUSHED AGGREGATE BASE (#57 AGGREGATE BASE OR APPROVED EQUAL) COMPACTED TO 95%
SEE ENLARGEMENT BELOW
COMPACTED SUBGRADE
TOP OF GRAVEL 1/4" ABOVE TOP OF RING
INVISIBLE STRUCTURES, INC. GRAVELPAVE2 ATTACH WITH SNAP-FIT FASTENERS
FILTER FABRIC - OVERLAPPING JOINTS
GRAVELPAVE2 FILLED WITH 3/16" TO 3/8" WASHED ANGULAR GRAVEL
11" OPEN GRADE CRUSHED AGGREGATE BASE (#57 AGGREGATE BASE OR APPROVED EQUAL) COMPACTED TO 95%

9 C-7.0 **GRAVEL PAVING**
NTS

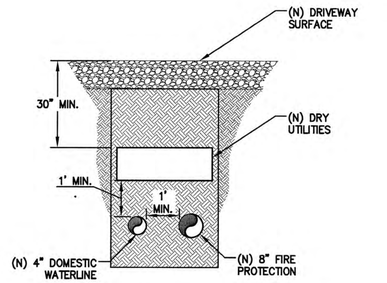


10 C-7.0 **ACCESSIBLE STALL**
NTS



NOTES
1. OFF-STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17" x 22" IN SIZE. SIGN TEXT TO STATE THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____." CONTRACTOR TO OBTAIN APPROPRIATE LOCAL NUMBER AND FILL IN BLANKS PRIOR TO MANUFACTURING SIGN.
2. ACCESSIBLE PARKING SPACE SIGN TO HAVE ACCESSIBLE SYMBOL, AS SHOWN. SIZE TO BE 70 SQ. IN. MINIMUM.
3. PROVIDE SIGN AT VAN STALL WITH ADD'L SIGN STATING "VAN ACCESSIBLE"

11 C-7.0 **ACCESSIBLE PARKING SIGNAGE**
NTS



NOTES
1. SEE ELECTRICAL JOINT TRENCH PLANS FOR MORE INFORMATION

12 C-7.0 **COMBINED JOINT TRENCH (CUT)**
NTS

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ROSEVILLE, CA 95661
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REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. 579555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

DETAILS

4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 11-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-7.0

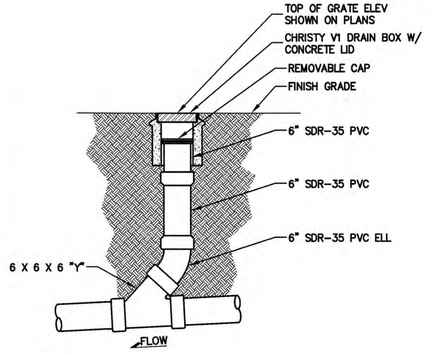
26 OF 39 SHEETS

PLAN # ____ OF ____
SHEET

APPLICANT: BECK
ROAD NAME: OLD SANTA CRUZ HIGHWAY
COUNTY FILE NO.: 5624-12P-12A-12G

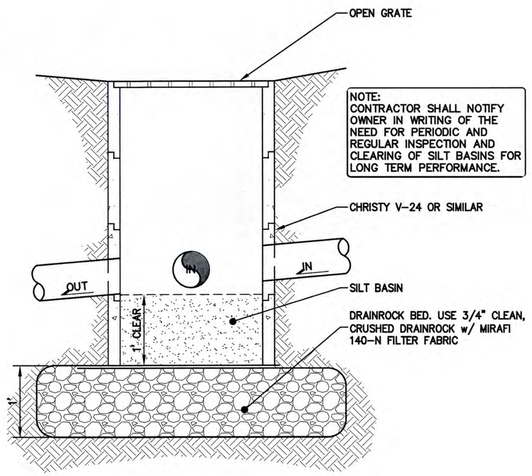
INTENTIONALLY LEFT OUT

1 C-7.1 NTS

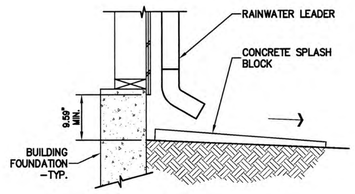


NOTES
SEE WASTE WATER COLLECTION SYSTEM FOR MORE INFORMATION

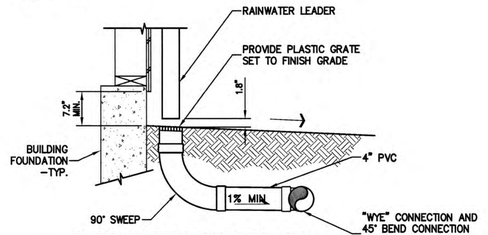
2 C-7.1 NTS **ON-SITE CLEANOUT**



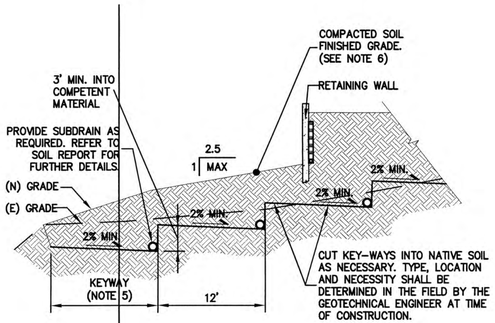
3 C-7.1 NTS **DRAIN INLET/SILT BASIN**



4A C-7.1 NTS **SPLASHBLOCK AT RAIN WATER LEADER**



4B C-7.1 NTS **RAIN WATER LEADER TO TIGHTLINE CONNECTION**

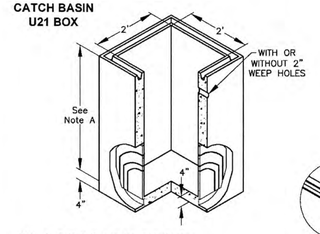


NOTES

1. CONTRACTOR SHALL REMOVE ALL SURFACE AND SUBSURFACE STRUCTURES, CLEAR AND GRUB THE SITE AND REMOVE ANY ORGANIC MATERIAL INCLUDING ALL GRASSES AND PLANTS.
2. NATIVE SOIL SHALL BE RECOMPACTED TO 90% RELATIVE COMPACTION.
3. ALL FILL SHALL BE PLACED IN 6"–8" LIFTS AND COMPACTED TO 90% RELATIVE COMPACTION.
4. CONTRACTOR SHALL PROVIDE KEYS IN SLOPES 5:1 OR GREATER TO PROPERLY ANCHOR FILL SLOPES. A 6" PVC PERFORATED SUBDRAIN W/ HOLES DOWN AND SURROUNDED BY 3/4" MIN. CRUSHED CLEAN DRAINROCK AND WRAPPED IN FILTER FABRIC SHALL BE PLACED AT THE BASE OF EACH KEY. THE PIPE SHALL BE SLOPED AT 1% MIN. AND DIRECTED TOWARDS (N) ON-SITE STORM DRAIN SYSTEM.
5. KEYWAY BASE WIDTH SHALL BE TEN (10') FEET MIN.
6. FINAL BACK-FILL DEPTHS TO BE DETERMINED BY THE FIELD ENGINEER AS SPECIFIED IN THE GEOTECH REPORT

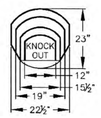
5 C-7.1 NTS **KEYWAY AND BENCH**

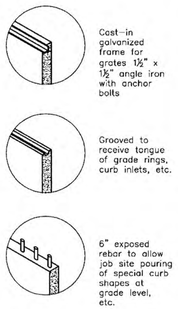
U21 CATCH BASIN



Note A: height is per job specification.

- Knock-Outs available in grade rings and catch basins.
- Opening, locations, and sizes to job specifications.
- With or without bottom.
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite.
- Standard grade rings available in 6" increments up to 4' high.
- All reinforcing steel meets ASTM specifications as required



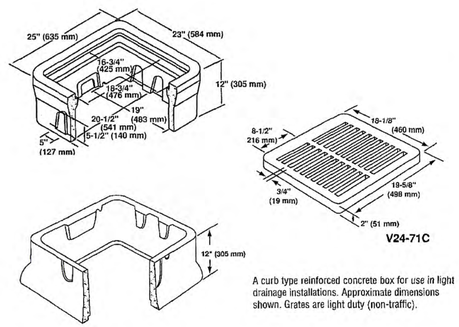


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U21 CATCH BASIN	U21 CATCH BASIN 2' x 2' W/ 4" WALLS
FILE NAME: 036CBU21_ISO	Christy
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	

6 C-7.1 NTS **U21 CATCH BASIN**

Christy V24 Drain Box 20-3/4" x 19-1/4"

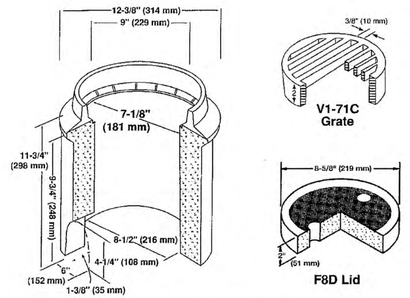


A curb type reinforced concrete box for use in light drainage installations. Approximate dimensions shown. Grates are light duty (non-traffic).

Christy Ordering Code	Item	Approx. Shipping Weight	Description
B24BOX	Drain Box	144	V24 Drain Box (20-3/4" x 19-1/4") - 12 per pallet
V24-71C	Grate	58	Cast iron
B24BOX	Extension	144	12" reinforced concrete (same as box)

7 C-7.1 NTS **V-24 CATCH BASIN**

- Etched polyethylene face
- Face anchored in concrete
- Ultra-violet inhibitor



A reinforced concrete dual purpose box designed for either light purpose drainage installations or enclosing sewer cleanouts in foot traffic areas. Tapered shoulders prevent settling. Notch accommodates up to approximately 4" O.D. pipe or drain tile. Approximate dimensions shown.

Christy Ordering Code	Item	Approx. Shipping Weight	Description
V1Box	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) 48 per pallet
F8D	Lid	9	Reinforced concrete
F8C	Lid	7	Cast iron
V1-71C	Grate	10	Cast iron

8 C-7.1 NTS **V-1 AREA DRAIN BOX**

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

PLAN # OF SHEET

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER PETER CARLSON No. C79555 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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HAYWARD, CALIFORNIA 94545
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SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
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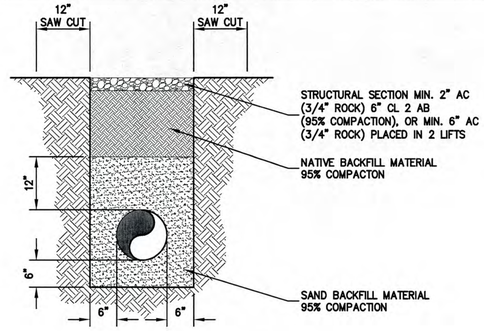
NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
APN: 535-05-025
SANTA CLARA COUNTY

DETAILS

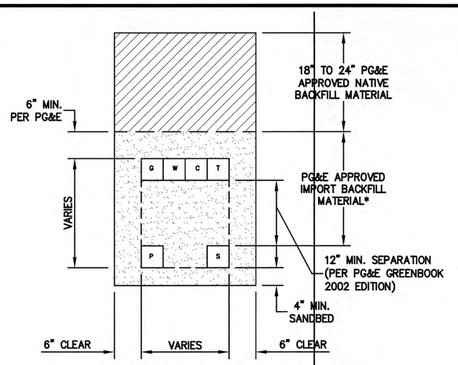
PITS, Vaults, &

–	–
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-7.1
	27 OF 39 SHEETS



2 C-7.2 **UTILITY TRENCH BACKFILL**
NTS

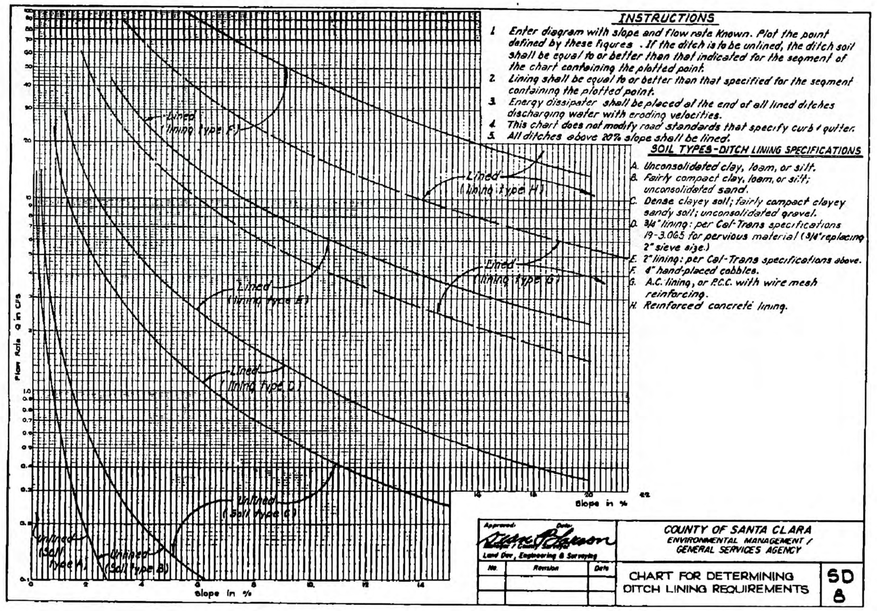


MINIMUM BACKFILL REQUIREMENTS
* CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATION

MINIMUM COVER AND CLEARANCES

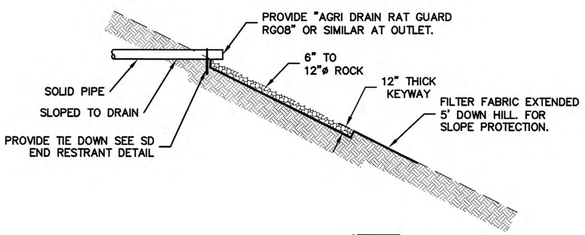
	MIN. SPACE FROM G	T	C	P	MIN. COVER
G (GAS)					24"; 30" IN STREET
T (TELEPHONE)					24"; 30" IN STREET
C (C.A.T.V.)					18"
S (ELECT. SECONDARY)					24"; 30" IN STREET
P (ELECT. PRIMARY)					30"; 36" IN STREET
W (WATER SERVICE)					24"; 30" IN STREET

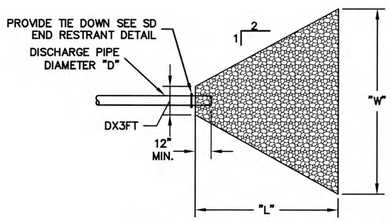
4 C-7.2 **JOINT TRENCH**
NTS



6 C-7.2 **LINED SWALE CRITERIA (SD8)**
NTS

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WERE PRESENTS ON THE SITE.



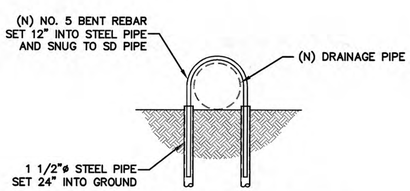


PIPE DIAMETER "D" (INCHES)	"L" "FEET"	"W" (FEET)
12"	10 FT	11 FT
18"	10 FT	12 FT
24"	10 FT	14 FT

NOTE: ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE

ENERGY DISSIPATOR DISCHARGE (CULVERT OUTFALLS)
NOT TO SCALE

5 C-7.2 **RIPRAP DISSIPATOR**
NTS



SD END RESTRAINT DETAIL
NOT TO SCALE

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

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REGISTERED PROFESSIONAL ENGINEER
PETER CARLSEN
No. 079555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

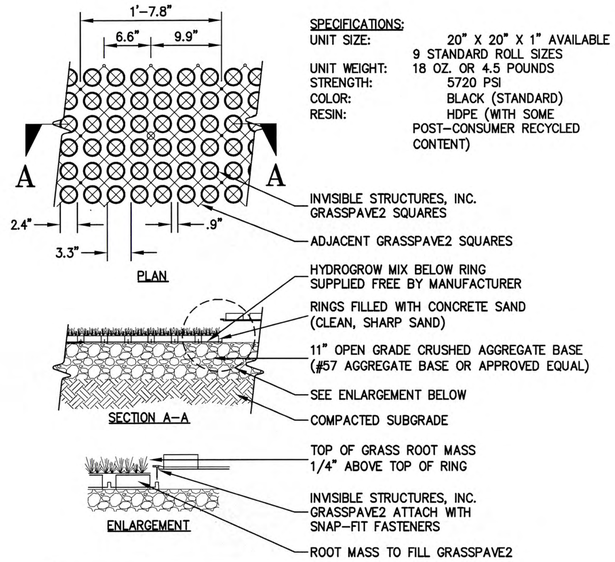
NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

DETAILS

–	–
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY
JOB NO:	2130030
DATE:	9-10-14
SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-7.2
28 OF 39 SHEETS	

PLAN # ____ OF ____
SHEET

APPLICANT: BECK
ROAD NAME: OLD SANTA CRUZ HIGHWAY
COUNTY FILE NO.: 5624-12P-12A-12G



SPECIFICATIONS:

UNIT SIZE:	20" X 20" X 1" AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT:	18 OZ. OR 4.5 POUNDS
STRENGTH:	5720 PSI
COLOR:	BLACK (STANDARD)
RESIN:	HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

NOTE:
GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

1 / C-7.3 **GRASS PAVING**

NTS

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

PLAN # _____ SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79555
Exp. 09-30-16
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NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 558-05-025

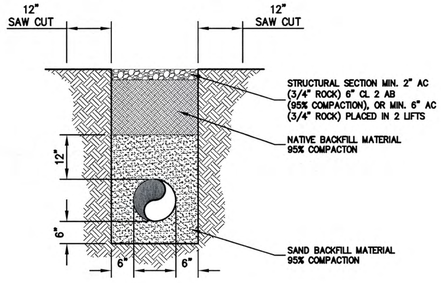
SANTA CLARA COUNTY

DETAILS

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4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-7.3

29 OF 39 SHEETS



2 C-7.4 **STORM AND WATER UTLITY TRENCH BACKFILL**
NTS

5 C-7.4 **BOLLARD**
NTS

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

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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REGISTERED PROFESSIONAL ENGINEER — PETER CARAMAT — No. C79556 — Exp. 09-30-16 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
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30 OF 39 SHEETS

PLAN # _____
SHEET _____ OF _____

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION– PHONE (800) 642–2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
2. THE LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
4. ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.
5. THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.
6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.
7. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.
8. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBLE OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
9. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR–RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.
11. CONTRACTOR AGREES 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 REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
12. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE ACCESS PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
13. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
15. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
16. NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
17. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ASSOCIATED TERRA CONSULTANTS, DATED 7–11–2013, FILE # 175035

SITE FENCING NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING ONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF.
3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK FENCE WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT LEAST ONCE A YEAR OR AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITIES.

PLAN # _____ OF _____ SHEET

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.
6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF–SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF–SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
18. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
19. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
20. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

C. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY BASED ON ORIGINAL SURVEY BY LEA AND BRAZE ENGINEERING, DATED 11–4–99 WITH ADDITIONAL INFORMATION PROVIDED BY OWNER. GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT SHALL HOLD HARMLESS LEA & BRAZE ENGINEERING FROM ANY AND ALL OCCURRENCES RESULTING FROM THE ACCURACY/INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF IT'S DELINEATE OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

GRADING AND EARTHWORK NOTES:

1. ALL PAVED AREAS ARE TO SLOPE AT A MINIMUM OF 1 %. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33% WITH A MAXIMUM CROSS SLOPE OF 2 %. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED T OTHER ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNERS TESTING AGENCY TO TAKE THE APPROPRIATE TEST TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK, OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER
7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.
8. TOP OF CONCRETE CURBS ARE 0.50" ABOVE TOP OF PAVING ELEVATIONS, U.N.O.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITH IN 0.05'.
10. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THEN 0.05' TO ARCH/ENGR.
11. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES, CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.
12. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.
13. THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
14. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION– STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TEST BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
8. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12– INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35.
9. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN 3 FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED 150 PSI CLASS PIPE.

10 ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

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

STORM WATER POLLUTIONS PREVENTION REQUIREMENTS:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON–STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF–SITE; CLEAN OFF–SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.
11. ALL CONSTRUCTION ON OFF–SITE IMPROVEMENTS SHALL ADHERE TO BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEM.
12. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.

SUPPLEMENTAL MEASURES:

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON–SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON–SITE PAVED AREAS ON A DAILY BASIS. SCRAPE C CAKED–ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND–BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. THE ON–SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
10. PREVENT SEDIMENT LADEN STORM RUN–OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624–12P–12A–12G

REGISTERED PROFESSIONAL ENGINEER
PETER CARLSON
No. C79559
EXP. 09–30–18
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

DUST CONTROL NOTES:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE ESTABLISHED CONSTRUCTION HOURS AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE OWNER'S ENGINEER/INSPECTOR, TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON-SITE PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS SHALL BE SWEPT DAILY WITH A WATER SWEEPER.
6. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
7. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST. THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
8. THE PERMITEE IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.
9. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.

EARTHWORK QUANTITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES – INCLUDING ENGINEERING – AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.
2. THE CONTRACTOR SHALL MAKE AN INITIAL DETERMINATION OF THE QUANTITIES, BASED ON A DETAILED SITE VISIT. THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL REPORT, THE FINISH GRADES SHOWN ON THESE DRAWINGS, THE SIZE AND EXTENT OF FOOTINGS, THE PREPARATION AND MATERIALS USED FOR BUILDING SLABS, PAVEMENT SECTIONS, AND THE SIZE AND DEPTH OF UTILITY TRENCHES, INCLUDING THE UTILITY CONTRACTORS ANTICIPATED RE-USE OF EXISTING MATERIAL FOR BACKFILL IF ANY.
3. THE CONTRACTOR SHALL MEET THE GRADES SHOWN ON THE DRAWINGS, ADJUSTING THE AMOUNT OF IMPORT OR EXPORT AS REQUIRED TO DO SO. NO ASSUMPTIONS SHOULD BE MADE ABOUT THE SITE BALANCING. NO ADJUSTMENTS TO THE GRADE SHALL BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCH/ENGR IN WRITING AFTER THE IMPACT OF ANY GRADE CHANGES (IMPACT TO RAMPS, STAIRS, WORK BY OTHERS, ETC.) HAS BEEN THOROUGHLY REVIEWED BY THE ARCH/ENGR. WHEN PREPARING THE EARTHWORK BIDS, DO NOT ASSUME ANY CHANGES TO THE FINISHED GRADES SHOWN ON THESE DRAWINGS WILL BE PERMITTED.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPERS CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER.

SIGNING & STRIPING NOTES:

1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.
2. ALL SIGNS FOR MOTORIST DIRECTIONS SHALL BE METAL WITH BEADED REFLECTIVE PAINT. SUPPORTING POSTS SHALL BE 2-1/2" DIAMETER GALVANIZED PIPE CAST INTO A 10" DIAMETER BY 24" DEEP CONCRETE FOOTING BOTTOM OF SIGN SHALL BE 72" ABOVE FINISH GRADE, UNLESS NOTED OTHERWISE.
3. WHERE THE FOLLOWING SYMBOLS OCCUR ON THE DRAWINGS PROVIDE THE SPECIFIED SIGNING AND/OR STRIPING.

A. PROVIDE A VAN ACCESSIBLE STALL WITH BOTH PAVEMENT MARKINGS AND FREE-STANDING SIGN AS IDENTIFIED IN DETAIL:

B. PROVIDE CALTRANS TYPE IV(L) (RSP A24A)

C. PROVIDE CALTRANS TYPE IV(R) (RSP A24A)

D. PROVIDE 1' WIDE x 10' LONG WHITE LINE W/ CALTRANS A24D STOP MARKER

E. FIRE LANE – MUST BE PAINTED RED WITH "FIRE LANE NO PARKING". 3" HEIGHT WHITE LETTER EVERY 25'.

F. LOADING AND UNLOADING ZONE – MUST BE PAINTED YELLOW WITH "LOADING / UNLOADING NO PARKING". 3" HEIGHT LETTER EVERY 25'.

4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS AND TO THE DIRECTION OF THE CITY'S INSPECTOR.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER RECCOMMENDATIONS.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK. THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS FOR THE INFORMATION SHOWN. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SECTIONS.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. EXISTING UTILITY CROSSINGS OF THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER, SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
11. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ENSURE THAT THERE IS SUFFICIENT CLEARANCE.

    VERTICAL SEPARATION REQUIREMENTS:
    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:
12. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

    THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

GENERAL UTILITY SYSTEM NOTES:

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE CIVIL ENGINEER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHALL, INCLUDING LOCATION, TYPE AND NUMBER OF ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, AND FLOW CALCULATIONS TO FIRE HYDRANTS, AND SPRINKLER RISERS PER THE FIRE FLOW REQUIRED BY LOCAL FIRE DEPARTMENT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL, THE RATING AGENCY, AND THE CIVIL ENGINEER, ALLOWING TIME TO REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. BOTTOM OF BACKFLOW PREVENTOR OR ASSEMBLY TO BE INSTALLED NO GREATER OR LESS THEN 12" FROM FINISH GRADE UNLESS APPROVED BY CIVIL ENGINEER.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH THE ACTUAL FIELD CONDITIONS.
7. INSTALL MONITORED TAMPER SWITCHES AT ALL PIV'S AND VALVES ON DECTOR CHECK ASSEMBLIES.
8. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" –12" BELOW THE SURFACE, BLUE, IMPRINTED WITH "CAUTION– FIRE SERVICE LINE BELOW", CALPICO TYPE 2 OR EQUAL.
9. MIN. 5 FEET CLEARANCE FROM BACK OF CURB TO FH'S, PIV'S, AND FDC'S.
10. UNDERGROUND FIRE PROTECTION SYSTEM INCLUDING HYDRANT ASSEMBLY, P.I.V., F.D.C., FITTING PIPE AND THRUSTBLOCKES TO BE IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT SPECIFICATIONS, REQUIREMENTS AND NOTES.

WATER NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS. .
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4–INCH THROUGH 12–INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BEL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED PER CITY/TOWN STANDARDS
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE DEVELOPER SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. THE CITY WILL PROVIDE THE DEVELOPER WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY\WATER DISTRICT STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR–RELEASE AND BLOW–OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR WATER DISTRICT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
15. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
16. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING REFERENCE PLUMBING PLANS FOR MORE DETAIL.

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

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"–12" BELOW THE SERVICE IN NON–PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION– SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 SEWER PIPE.
4. WHERE CONNECTION IS TO BE MADE TO AN EXISTING SEWER OR STRUCTURE, SAID EXISTING SEWER OR STRUCTURE SHALL BE UNCOVERED AND CHECKED FOR LOCATION AND ELEVATION PRIOR TO STAKING NEW SEWER DEPTH AND LOCATION. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. MINIMUM SLOPE FOR SITE SANITARY SEWER PIPES SHALL BE CURRENT UPC REQUIREMENTS:
   4" @ 2%
   6" @ 1%
   8" & LARGER @ 0.5%
6. ALL LATERALS SHALL HAVE A CLEANOUT AT THE FACE OF THE BUILDING AND AT THE PROPERTY LINE, AS SHOWN ON THE PLANS AND PER THE CITY/TOWN STANDARDS OR APPROPRIATE SANITARY SEWER DISTRICT.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID USE OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT IS TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
   WORK INCLUDING CLEARING.

HORIZONTAL CONTROL NOTES:

1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON HORIZONTAL CONTROL SHEET. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS. PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THERE OF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. ALL BUILDINGS, DRIVEWAYS AND PARKING LOTS ARE TO BE PARALLEL AND RIGHT ANGLES TO THE BASIS OF BEARINGS UNLESS IDENTIFIED OR CLEARLY SHOWN AS A DIFFERENT ANGLE.
4. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, UNLESS OTHERWISE SHOWN OR INDICATED.

PAVEMENT SECTION:

1. SEE SHEET C–3 FOR ALL PAVEMENT SECTIONS.
2. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
3. SEE GRADING AND DETAIL SHEETS FOR FLATWORK SECTIONS AND BASE REQUIREMENTS.
4. EXISTING PAVEMENT SHALL BE TACK COATED PRIOR TO CONSTRUCTING NEW PAVEMENT.
5. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON–SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CITY ENGINEER.
6. ALL PAVING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CALTRAN STANDARD SPECIFICATIONS.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

PLAN # OF SHEET

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79556
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
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- NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

GRADING SPECIFICATIONS

–	–
4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	NO SCALE
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-8.1

32 OF 39 SHEETS

APPLICANT: BECK
ROAD NAME: OLD SANTA CRUZ HIGHWAY
COUNTY FILE NO.: 5624-12P-12A-12G

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HANDBOOK FOR CONSTRUCTION BMP FACT SHEETS FOR A COMPLETE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES TO BE USED.
2. CONSTRUCTION BMP FACT SHEETS FROM THE HANDBOOK FOR BMPS USED ON THIS PROJECT ARE LOCATED IN APPENDIX H OF THE STORMWATER POLLUTION PREVENTION PLAN.

EROSION CONTROL BMPS

- EC-1 CONSTRUCTION SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES AND MATS
- EC-9 EARTHEN DIKES AND DRAINAGE SWALES
- WE-1 WIND EROSION CONTROL

SEDIMENT CONTROL BMPS:

- SE-1 SILT FENCE
- SE-4 CHECK DAMS
- SE-5 STRAW ROLLS
- SE-7 STREET SWEEPING AND VACUUMING
- SE-9 STRAW BALE
- SE-10 STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPS:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE

NON-STORMWATER CONTROL BMPS:

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION / DISCHARGES
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING

MATERIALS POLLUTION AND WASTE MANAGEMENT CONTROL BMPS:

- MW-1 MATERIAL DELIVERY AND STORAGE
- MW-2 MATERIAL USE
- MW-3 STOCKPILE MANAGEMENT
- MW-4 SPILL PREVENTION AND CONTROL
- MW-5 SOLID WASTE MANAGEMENT
- MW-6 HAZARDOUS WASTE MANAGEMENT
- MW-8 CONCRETE WASTE MANAGEMENT
- MW-9 SANITARY AND SEPTIC WASTE MANAGEMENT

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PLAN # _____ OF _____
SHEET

EROSION CONTROL LEGEND

- GRAVEL BAG CHECK DAM
- SEDIMENTATION BASIN INLET PROTECTION
- FILTER FABRIC INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- TREE PROTECTION
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE

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

EROSION CONTROL PLAN NOTES:

1. THE EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR ROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES AND A STOPPAGE OF WORK.
2. THE DEVELOPER IS RESPONSIBLE FOR THE INSTILLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLANS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
3. THE CONSTRUCTION INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND AN UPDATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON THE SITE.
4. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
5. REFER TO THE EROSION CONTROL NOTES, SHEET C-9.1 FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.

GENERAL NOTES:

A. OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY. THE BMPs ARE USED THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

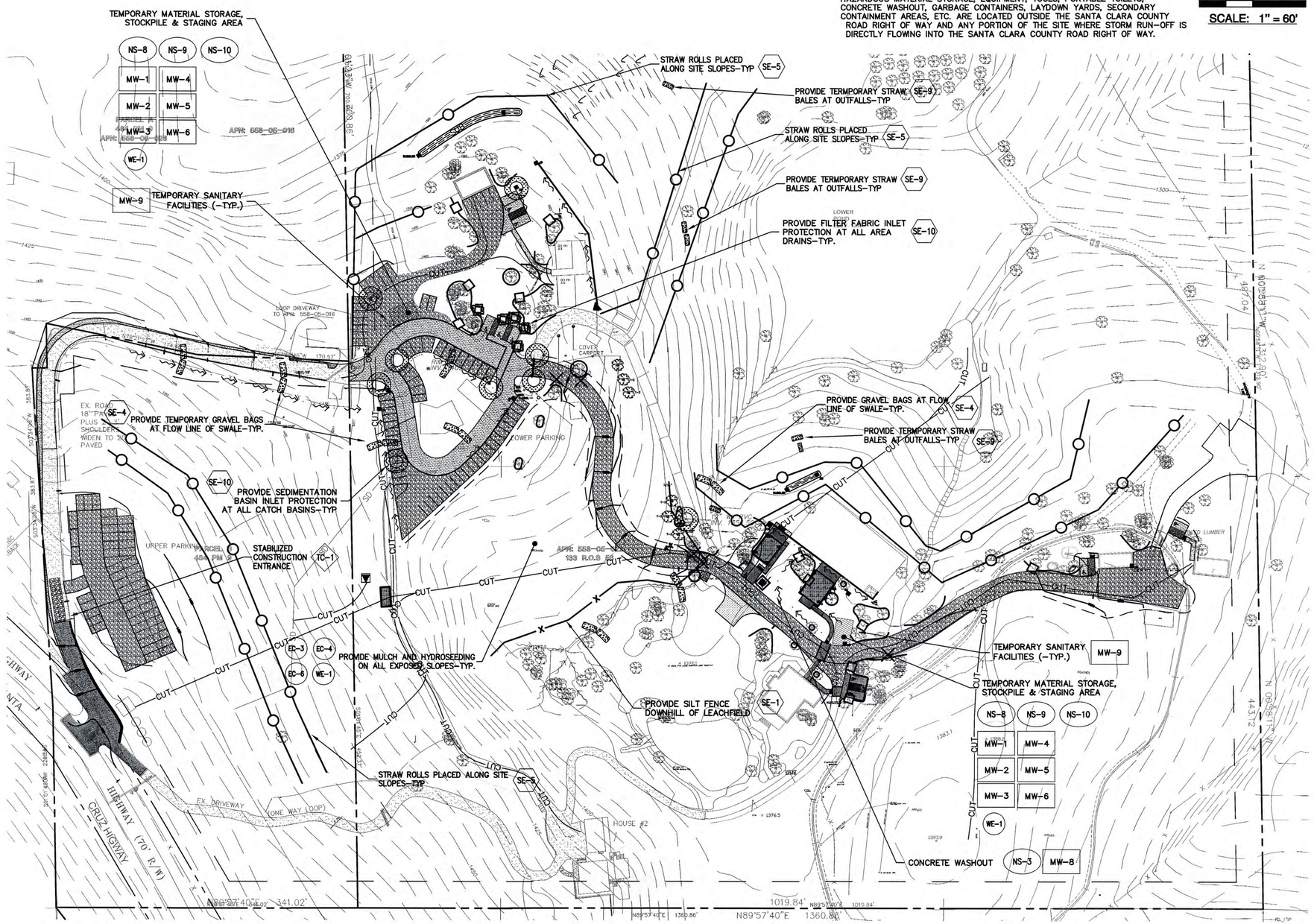
1. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

2. PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD OF WAY.

3. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.

B. "THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY.

0 30 60 120
SCALE: 1" = 60'



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ORIGINAL SIGNATURES IN BLUE INK

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22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
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SANTA CLARA COUNTY

EROSION CONTROL PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
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33 OF 39 SHEETS

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

DUST CONTROL MEASURES:

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

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

REGISTERED PROFESSIONAL ENGINEER PETER CARLANDER No. C79559 Exp. 09-30-16 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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EROSION CONTROL NOTES

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4	PLAN CHECK 05-07-15	RB
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2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 11-31-14	PT
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JOB NO: 2130030
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SCALE: 1" = 60'
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C-9.1

34 OF 39 SHEETS

PLAN # _____
SHEET _____ OF

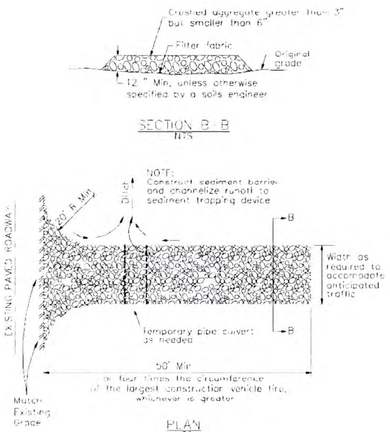
APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

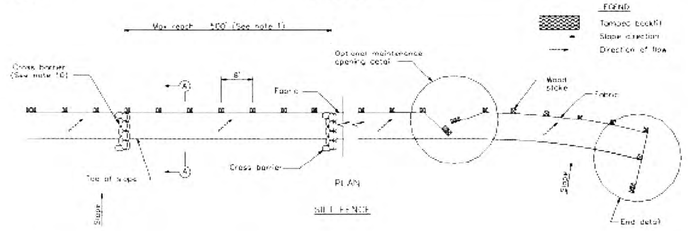
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



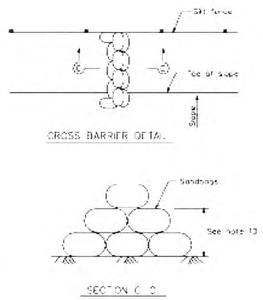
1 Silt Fence

CASQA Detail SE-1



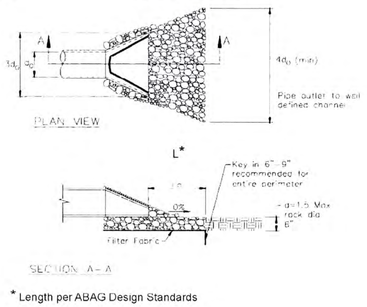
NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the fence/barrier, or no more than the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field conditions.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around the stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the fence/barrier.
11. Maintenance openings shall be constructed in a manner to assure water will not pond behind the fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset so a gap does not occur between bags.



4 Velocity Dissipation Devices

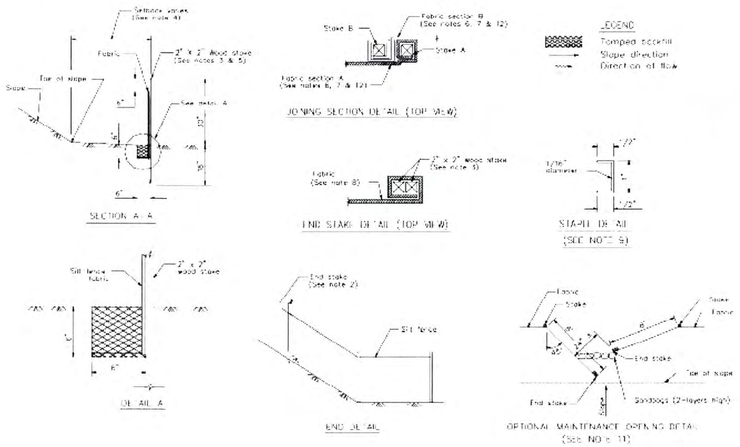
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

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

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

PLAN # ____ OF ____ SHEET

REGISTERED PROFESSIONAL ENGINEER
PETER CARO
No. C79555
Exp. 09-30-16
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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3017 DOUGLAS BLVD., # 300
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(F) (916)797-7363
WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

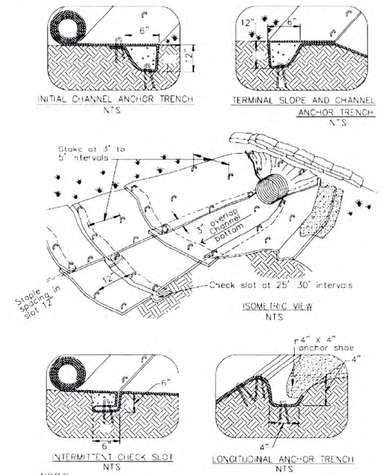
EROSION CONTROL DETAILS

4 PLAN CHECK 05-07-15	RB
3 PLAN CHECK 12-11-14	RB
2 PLAN CHECK 10-8-14	RB
1 PLAN CHECK 1-31-14	PT
REVISIONS	BY

JOB NO:	2130030
DATE:	9-10-14
SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-9.2
	35 OF 39 SHEETS

7 Geotextiles and Mats

CASQA Detail EC-7

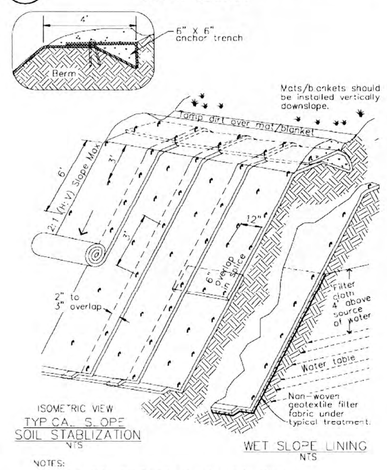


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Stacking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

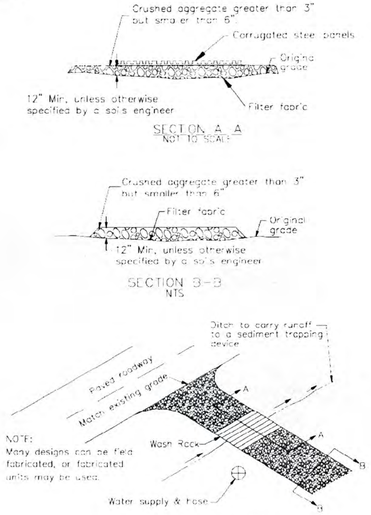


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations.

TYPICAL INSTALLATION DETAIL

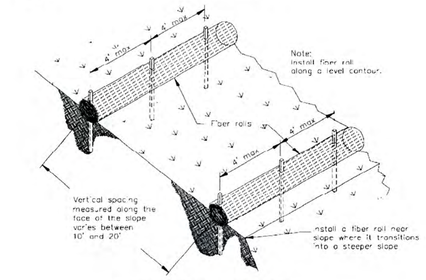
3 Entrance/Outlet Tire Wash

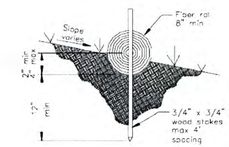
CASQA Detail TC-3



1 Fiber Rolls

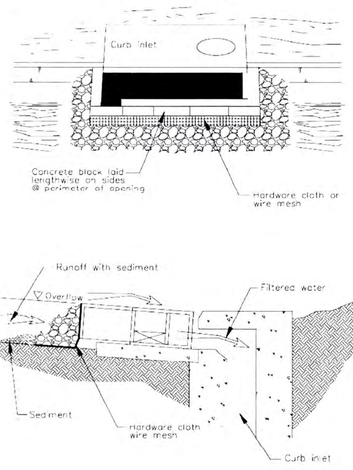
CASQA Detail SE-5





8 Storm Drain Inlet Protection

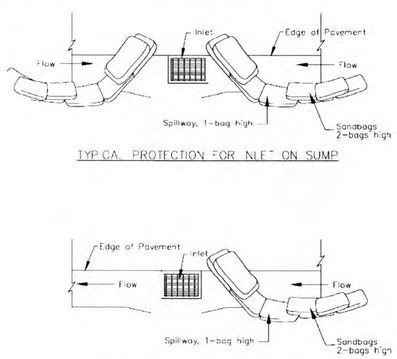
CASQA Detail SE-10



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

6 Storm Drain Inlet Protection

CASQA Detail SE-10

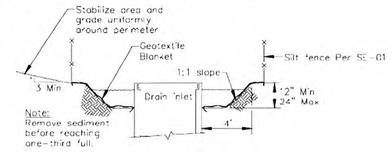


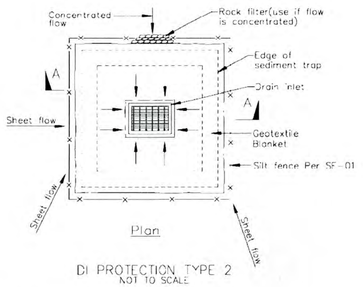
NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10

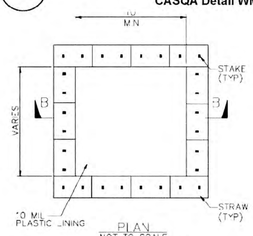


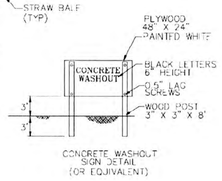


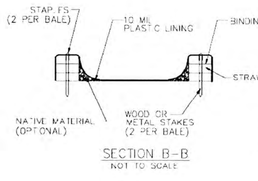
Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8







NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

Project Information

PLAN # ____ OF ____
SHEET

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

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

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

REGISTERED PROFESSIONAL ENGINEER — PATRICK CARTER — No. C79655 — Exp. 09-30-16 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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APN: 558-05-022
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SANTA CLARA COUNTY

EROSION CONTROL DETAILS

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REVISIONS	BY

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SCALE:	NTS
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	C-9.3

36 OF 39 SHEETS

Heavy Equipment Operation



What Can You Do?

Site Planning and Preventive Vehicle Maintenance

- ☐ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

Storm Drain Pollution from Heavy Equipment on the Construction Site

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- ☐ Do not use diesel oil to lubricate equipment or parts.

Clean up spills immediately when they happen.

- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. Use as little water as possible for dust control.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate spill response agencies immediately. (See reverse.)

Best Management Practices for the

Vehicle and equipment operators
Site supervisors
General contractors
Home builders
Developers

Roadwork and Paving



Best Management Practices for the

Road crews
Driveway/sidewalk/parking lot construction crews
Seal coat contractors
Operators of
grading equipment
paving machines
dump trucks
concrete mixers
Construction inspectors
General contractors
Developers

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of the storm drains and creeks.

What Can You Do?

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for embankments.
- ☐ Schedule excavation and grading work for dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs in designated areas at your yard, away from the construction site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment or parts.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- ☐ Use check dams, ditches, or berms to divert runoff around excavations.
- ☐ Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary rowls or plastic sheets and berms.
- ☐ Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking old pavement, be sure to remove all chunks and pieces.
- ☐ Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- ☐ Never hose down streets to clean up tracked dirt.

Fresh Concrete and Mortar Application



What Can You Do?

General Business Practices

- ☐ Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Storm Drain Pollution from Masonry and Paving

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems — and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a day.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- ☐ When breaking up paving, be sure to pick up all the pieces and dispose properly.
- ☐ Recycle large chunks of broken concrete at a landfill.
- ☐ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never bury waste material.

Best Management Practices for the

Masons and bricklayers
Sidewalk construction crews
Patio construction workers
Construction inspectors
General contractors
Home builders
Developers

Storm Drain Pollution Prevention: It's Up to Us

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution. We hope you will join us, by using the practices described in this sheet.

Spill Response Agencies

1. DIAL 911
2. Santa Clara Valley Water District
   Environmental Compliance Division
   (408) 927-0710.
3. Governor's Office of Emergency
   Services Warning Center
   (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

Palo Alto Regional Water Quality Control Plant
(650) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

City of Los Altos

Building Department
(650) 948-0226

Engineering Department
(650) 948-1491

Landscaping, Gardening, and Pool Maintenance



Best Management Practices for the

Landscapers
Gardeners
Swimming pool/spa service and repair workers
General contractors
Home builders
Developers

What Can You Do?

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects for dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with hay bales or other erosion controls.
- ☐ Revegetation is an excellent form of erosion control for any site.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Pool/ Fountain/Spa Maintenance

- ☐ Never discharge pool or spa water to a street or storm drain.
- ☐ When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/ reuse water by draining it gradually onto a landscaped area.

  OR,
- ☐ Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- ☐ Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

Landscaping/Garden Maintenance

- ☐ Use up pesticides. Rinse containers, and use rinsewater as product. Dispose of rinsed containers in the trash.
- ☐ Dispose of unused pesticide as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- ☐ Do not place yard waste in gutters.
- ☐ Do not blow or rake leaves, etc. into the street.

Painting and Application of Solvents and Adhesives



Best Management Practices for the

Painters
Paperhangers
Plasterers
Graphic artists
Dry wall crews
Floor covering installers
General contractors
Home builders
Developers

What Can You Do?

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

Storm drain pollution from paints, solvents, and adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Paint Removal

- ☐ Chemical paint stripping residue is a hazardous waste.
- ☐ Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

Painting Cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- ☐ For oil-based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Recycle/reuse leftover paints whenever possible.

- ☐ Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- ☐ Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Section 5-5.639 Storm Drains; threatened discharges

a) Unlawful Discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharges from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, sawcutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

b) Threatened Discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 5-5.643 Requirements for construction operations.

a) A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than five acres of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

b) A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than five acres of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

c) Prior approval shall be obtained form the city engineer or designee to discharge water pumped form construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both improve the water quality of the discharge. Contaminated ground water or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 5-5.624 are met and the approval of the superintendent is obtained prior to discharge.

d) No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system.

Los Altos Municipal Code Section 5-5.645 Enforcement; criminal penalties.

As provided in Chapter 1-2 of this code, violations of the provisions of this title shall be subject to criminal penalties. the following designated employee positions may enforce the provisions of this title by the issuance of citations: Persons employed in such positions are authorized to exercise the authority provided in Penal Code Section 836.5 and are authorized to issue citations for violations of this chapter. The designated employee positions are: Peace officers, community service officers, Chief Building Official, Director of Public Works, associate engineer, industrial waste inspector, industrial waste investigator, environmental control programs, supervisor, industrial waste, and manager, environmental compliance division.

Los Altos Municipal Code Section 5-5.646 Enforcement; judicial civil penalties.

Any person who intentionally or negligently violates any provision of this title or any provision of any permit issued pursuant to this title shall be cicilly liable to the City in a sum of not to exceed twenty-five thousand dollars ($25,000) per day for each day in which such violation occurs. The City may petition the Superior Court pursuant to Government Code Section 54740 to impose, assess, and recover such sums. the remedy provided in this section is cumulative and not exclusive, and shall be in addition to the penalty provisions of Chapter 5-5.647 of this code and all other remedies available to the City under state and federal law.

General Construction and Site Supervision



Advance Planning to Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or drainage ditches to divert water flow around the site.
- ☐ Train your employees and subcontractors. Make this sheet available to everyone who works on the site. Inform subcontractors about the new storm water requirements and their own responsibilities. Refer to *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program.

Good housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain — prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ☐ Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster.
- ☐ Never clean out a dumpster by hosing it down on the construction site.
- ☐ Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/ Waste/ Handling

- ☐ Practice Source Reduction — minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the reference list of recyclers at the back of *Blueprint for a Clean Bay*) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Painting and paint cleanup

All paints, solvents, and adhesives contain chemicals that are harmful to aquatic animals and other wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues on rags. It is especially important not to clean brushes or painting equipment (buckets, pans, hoses,etc.) in an area where paint or paint cleanup water can flow to a gutter, street, or storm drain.

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes on scrap material to the extent possible, and rinse to the sanitary sewer.
- ☐ For oil-based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess paint and thinner through your local household hazardous waste disposal program.



General construction
Landscaping/foundation work
Painting and paint cleanup
Masonry and tile work

- ☐ When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash. Leave the lids off paint cans so the refuse collector can see that they are empty.
- ☐ Dispose of empty aerosol paint cans as household hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue, including saturated rags, is a hazardous waste and should be taken to a household hazardous waste collection event.
- ☐ Chips and dust from marine paints or paints containing lead or tributyl tin are also hazardous wastes. Sweep up and save for household hazardous waste event.

Reuse/recycle leftover paints whenever possible.

- ☐ Use up excess water-based paint or give it to a neighbor, or take to a household hazardous waste event. Most household hazardous waste collection programs recycle latex paint.
- ☐ Use up leftover oil based paint if possible. Paint residues are a hazardous waste and must be taken to collection events.

Home Repair and Remodeling

Santa Clara Valley Nonpoint Source Pollution Control Program

Landscaping/ foundation work

Intensive gardening, landscaping, and all excavation projects such as foundation repair or pool construction expose soils and increase the likelihood that garden chemicals and earth will wash into the storm drains. Be careful to control erosion and minimize runoff to all driveways, gutters, and storm drains.

- ☐ Schedule grading and excavation projects for dry weather.
- ☐ Cover excavated material and stockpiles of asphalt, sand, etc. with plastic tarps during the rainy season.
- ☐ Replant as soon as possible, with temporary vegetation such as annual grass seed if necessary. Revegetation provides excellent erosion control.
- ☐ Take care not to over-apply pesticides, and use up leftover supply. Rinse empty containers, and use rinse-water as you would use the product.
- ☐ Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Many cities and landfills have yard waste composting programs. Check with your local recycling program.
- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders.
- ☐ In unincorporated areas and communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers.

Concrete, masonry, and tile work

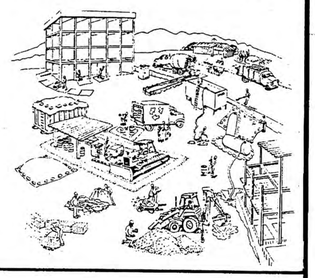
- ☐ Don't mix up more fresh concrete or cement than you will use in a day.
- ☐ Cover and protect bags of cement and plaster after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- ☐ Wash down exposed aggregate concrete only when wash water can flow onto a dirt area, or be collected, pumped, and disposed of properly. Make sure runoff does not reach gutters or storm drains.
- ☐ Never wash excess material from bricklaying or patio or driveway construction into a street or storm drain. Empty mixing container onto a dirt area, or allow material to dry and put in trash.
- ☐ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. Call your local refuse hauler for weight and size limits.
- ☐ Collect and reuse excess gravel and sand.
- ☐ Never hose down driveways, sidewalk, or streets.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Valley
Urban Runoff Pollution
Prevention Program



ADVANCED REPRO. SUPPLY 130843

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

APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

PLAN # _____ OF _____ SHEET

REGISTERED PROFESSIONAL ENGINEER — PETER CARLSON — No. C79556 — Exp. 09-30-16 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 960-1338
(F) (916) 797-7353
WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA

APN: 558-05-022
APN: 558-05-025

SANTA CLARA COUNTY

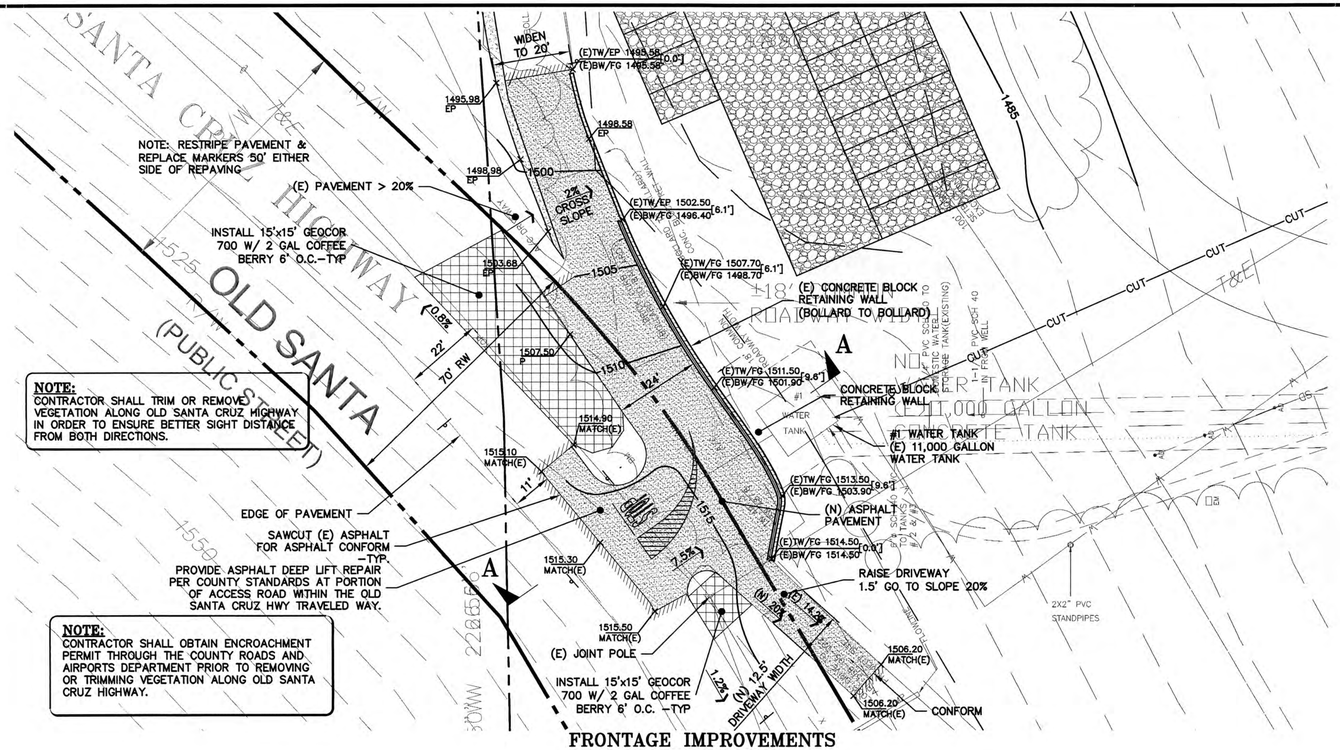
STORMWATER POLLUTION PREVENTION PLAN

4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT
	REVISIONS	BY

JOB NO: 2130030
DATE: 9-10-14
SCALE: NTS
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO:

C-10.0

37 OF 39 SHEETS


SANTA CRUZ HIGHWAY
OLD SANTA
(PUBLIC STREET)
WIDEN TO 20'
(E)TW/EP 1495.58 [0.0']
(E)BW/FG 1495.58
1495.98 EP
1498.58 EP
1498.98 EP
1600
NOTE: RESTRIPE PAVEMENT & REPLACE MARKERS 50' EITHER SIDE OF REPAVING
(E) PAVEMENT > 20%
2% CROSS SLOPE
(E)TW/EP 1502.50 [6.1']
(E)BW/FG 1496.40
INSTALL 15'x15' GEOCOR 700 W/ 2 GAL COFFEE BERRY 6' O.C.-TYP
1503.68 EP
1505
(E)TW/FG 1507.70 [6.1']
(E)BW/FG 1498.70
(E) CONCRETE BLOCK RETAINING WALL (BOLLARD TO BOLLARD)
0.65%
22'
70' RW
1507.50 P
1510
24'
A
(E)TW/FG 1511.50 [9.6']
(E)BW/FG 1501.90
CONCRETE BLOCK RETAINING WALL
#1 WATER TANK
(E) 11,000 GALLON WATER TANK
1514.90 MATCH(E)
1515.10 MATCH(E)
11'
EDGE OF PAVEMENT
SAWCUT (E) ASPHALT FOR ASPHALT CONFORM -TYP.
PROVIDE ASPHALT DEEP LIFT REPAIR PER COUNTY STANDARDS AT PORTION OF ACCESS ROAD WITHIN THE OLD SANTA CRUZ HWY TRAVELED WAY.
NOTE: CONTRACTOR SHALL TRIM OR REMOVE VEGETATION ALONG OLD SANTA CRUZ HIGHWAY IN ORDER TO ENSURE BETTER SIGHT DISTANCE FROM BOTH DIRECTIONS.
NOTE: CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT THROUGH THE COUNTY ROADS AND AIRPORTS DEPARTMENT PRIOR TO REMOVING OR TRIMMING VEGETATION ALONG OLD SANTA CRUZ HIGHWAY.
1515 EP
7.5%
1515.30 MATCH(E)
(E)TW/FG 1513.50 [9.6']
(E)BW/FG 1503.90
(N) ASPHALT PAVEMENT
(E)TW/FG 1514.50 [0.0']
(E)BW/FG 1514.50
RAISE DRIVEWAY 1.5' GO TO SLOPE 20%
(N) 20%
(E) 14.2%
1515.50 MATCH(E)
(E) JOINT POLE
INSTALL 15'x15' GEOCOR 700 W/ 2 GAL COFFEE BERRY 6' O.C. -TYP
1.2%
(N) 12.5' DRIVEWAY WIDTH
1506.20 MATCH(E)
1506.20 MATCH(E)
CONFORM
2X2" PVC STANDPIPES
±18' COMMON ROADWAY WIDTH
NO. 2 WATER TANK
150,000 GALLON WATER TANK
#1 WATER TANK
CUT
T&E
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