

COUNTY OF SANTA CLARA
General Construction
Specifications

GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND GEOTECHNICAL REPORT PREPARED BY ASSOCIATED TERRA CONSULTANTS, INC., DATED JUNE 30, 2015, HARO KASUNICH AND ASSOCIATES REVIEWED BOTH REPORTS AND COMPLETED A SOILS ENGINEER TRANSFER OF RESPONSIBILITY FORM DATED NOVEMBER 18, 2015. 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.
- 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.
- 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.
- DEVELOPER SHALL OBTAIN ENVOACHMENT 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.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 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.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- 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.
- 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 ENGINEERING OFFICE WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 8B-18).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- ANY DEVIATION OF THESE PLANS OR PLANS SHALL BE APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

- THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION 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.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- 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.
- 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

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS. INSPECTIONS SHALL INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-8868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- 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.
- THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

- EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- 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

- 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.
- 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.
- 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 OTHERWISE AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
- TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROPOSED 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.
- RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
- 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.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

- 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.
 - SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.
- (ALL RETAINING WALLS BY SEPARATE BUILDING PERMIT)

GRADING

- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION TO A MINIMUM OF 12 INCHES OF FREEBOARD. 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 18 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.
- EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
- SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREAS(S).
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
- THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
ESTIMATED VOLUME OF CUT 3,600±178± CUBIC YARDS EXPORT 690± C.Y.
VOLUME OF BUILDING CUT 1,000± CUBIC YARDS IMPORT 0± C.Y.
VOLUME OF DRIVEWAY CUT 2,600± CUBIC YARDS
FILL 2,910±178± CUBIC YARDS
MAXIMUM DEPTH OF CUT 8 FEET
FILL 8 FEET
NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
ANY EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- THE SUPERIOR OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
- ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- THE PROJECT GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
- 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.
- GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
- TOTAL DISTURBED AREA FOR THE PROJECT 67,000± SF.
- WID. NO. 2 43C379759
- THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS OUTSIDE THE PUBLIC ROAD RIGHT-OF-WAY.
 - PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS INTO THE PUBLIC ROAD RIGHT-OF-WAY.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DEBRIS, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN AREAS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
- EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS. DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, DITCHES, 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.

TREE PROTECTION

- FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
 - THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING AND OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov>." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
- PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
- SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

- 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).
- 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.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
- 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.
- ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENVOACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE ENVOACHMENT PERMIT FOR GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

- THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
- 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

- 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 28 DAYS. THE DESIGN STRENGTH FACTOR 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.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO WET THEM AT LEAST TWO FEET OF FREEBOARD.
- PAVE ALL WATER THREE TIMES DAILY OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- 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.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED OUT TO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- 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 (COR).) IDLE ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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.
- 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 ENVOACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
 - 15 MILES PER HOUR (MPH) SPEED LIMIT
 - 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING COMPLAINTS. NOTE: PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- 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.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. EROSION CONTROL MEASURES 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.
- PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
- 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.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS OUTSIDE THE PUBLIC ROAD RIGHT-OF-WAY.
 - PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS INTO THE PUBLIC ROAD RIGHT-OF-WAY.
- THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DEBRIS, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN AREAS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
- EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS. DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, DITCHES, 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.

STORM DRAINAGE AND STORMWATER MANAGEMENT

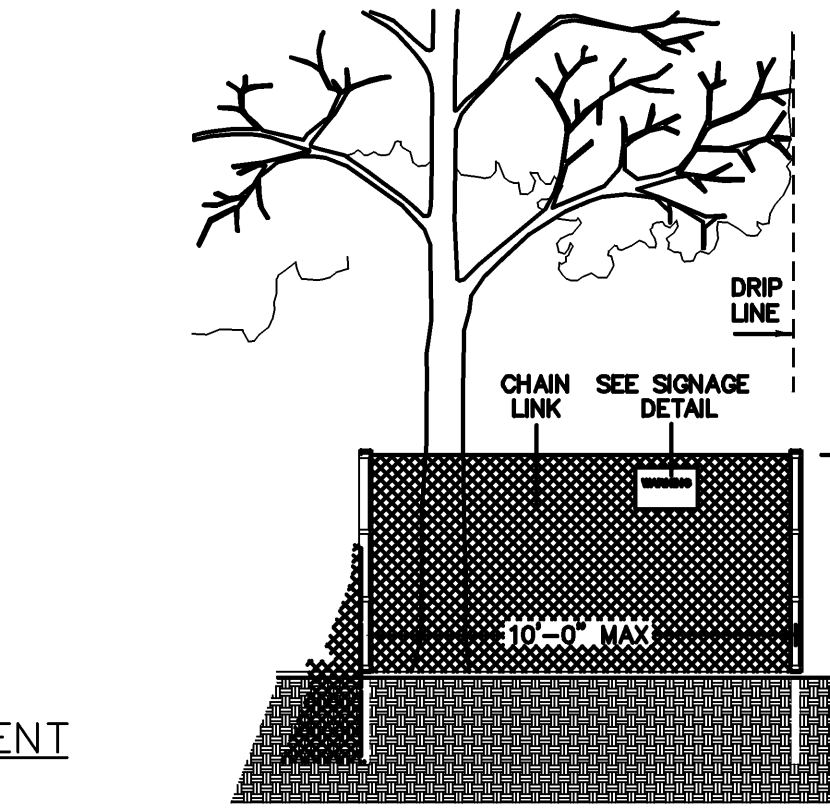
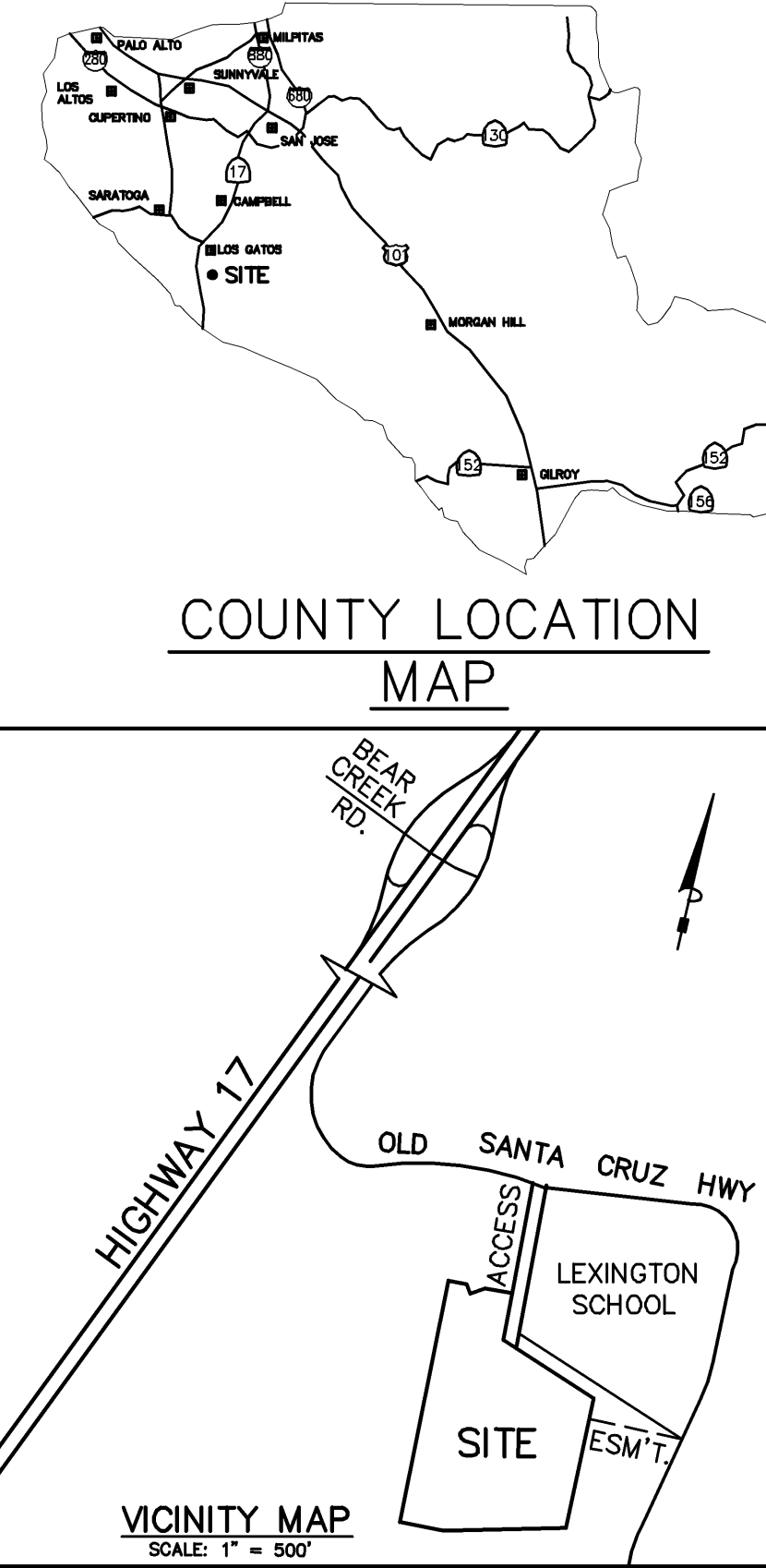
- DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CASS12008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CASS00004 / ORDER NO. 2013-0001-DWQ.
- DROP INLETS SHALL BE COUNTY STANDARD TYPE S 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 SIX (6) INCHES, DROP INLETS SHALL BE SET AT 500' ALONG CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
- WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN ADJACENT WATER BODY.
- UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
- THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

SURVEY MONUMENT PRESERVATION

- THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
- THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING SURVEY MONUMENT SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

GEOTECHNICAL ENGINEER OBSERVATION

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



EXISTING TREE PROTECTION DETAILS

- PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
- FENCE SHALL BE MINIMUM 4 FEET TALL CONSTRUCTION OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
- TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
- SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED AUGUST 12, 2013.

DATE _____ SIGNATURE _____ 21500 R.C.E. NO. _____ 09-30-21 EXPIRATION DATE _____

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ CHRISTOPHER L. FREITAS 42107 3/31/20 R.C.E. NO. _____ EXPIRATION DATE _____

GRADING AND DRAINAGE PLAN
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA
APN 558-41-020

SCOPE OF WORK

NOTES

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE DEVELOPER, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: OCTOBER 2015 & MAY 2016
- BASIS OF BEARINGS:
THE BEARING S 00°27'12" E ALONG THE EASTERLY LINE OF PARCELS 2, 3 AND 4 AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 823 OF MAPS, AT PAGE 42, 43 AND 44, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS HEREON.
- TEMPORARY BENCHMARK:
PK NAIL IN ASPHALT @ LOWER INTERSECTION OF DRIVEWAYS. ELEVATION=781.88
FROM "SITE TOPOGRAPHIC MAP" BY ASSOCIATED TERRA CONSULTANTS, INC. PROJECT NO. 210954 DATED 6/15/15 SHOWN AS 2002.69 MINUS 1240 FEET=762.69
- THE WATER AND SANITARY UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY. SEPARATE PERMITS FROM THE FIRE MARSHAL'S OFFICE AND ENVIRONMENTAL HEALTH DEPARTMENT ARE REQUIRED PRIOR TO CONSTRUCTION.
- PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
- ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN UPON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO 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.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SITE PROPERTY BOUNDARY
---	---	EXISTING PROPERTY LINE
---	SD	STORM DRAIN
---	SS	SANITARY SEWER
E	E	ELECTRIC
W	W	WATER
770	770	ELEVATION CONTOUR
□	□	UTILITY BOX -AS NOTED

SHEET INDEX

C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN (NORTH PORTION)
C3	GRADING & DRAINAGE PLAN (SOUTH PORTION)
C3.1	WATER SERVICES CONNECTIONS TO WATER MAIN
C4	DRIVEWAY ALIGNMENT CONTROL PLAN
C5	DRIVEWAY PROFILE
C6	SECTIONS @ MAIN HOUSE & GUEST HOUSE
C6.1	SECTIONS
C7	TRAFFIC CONTROL PLAN
C8	STORM DRAIN DETENTION SYSTEM
C9	EROSION CONTROL PLAN
C10	DETAILS
L1	LANDSCAPE PLANTING PLAN

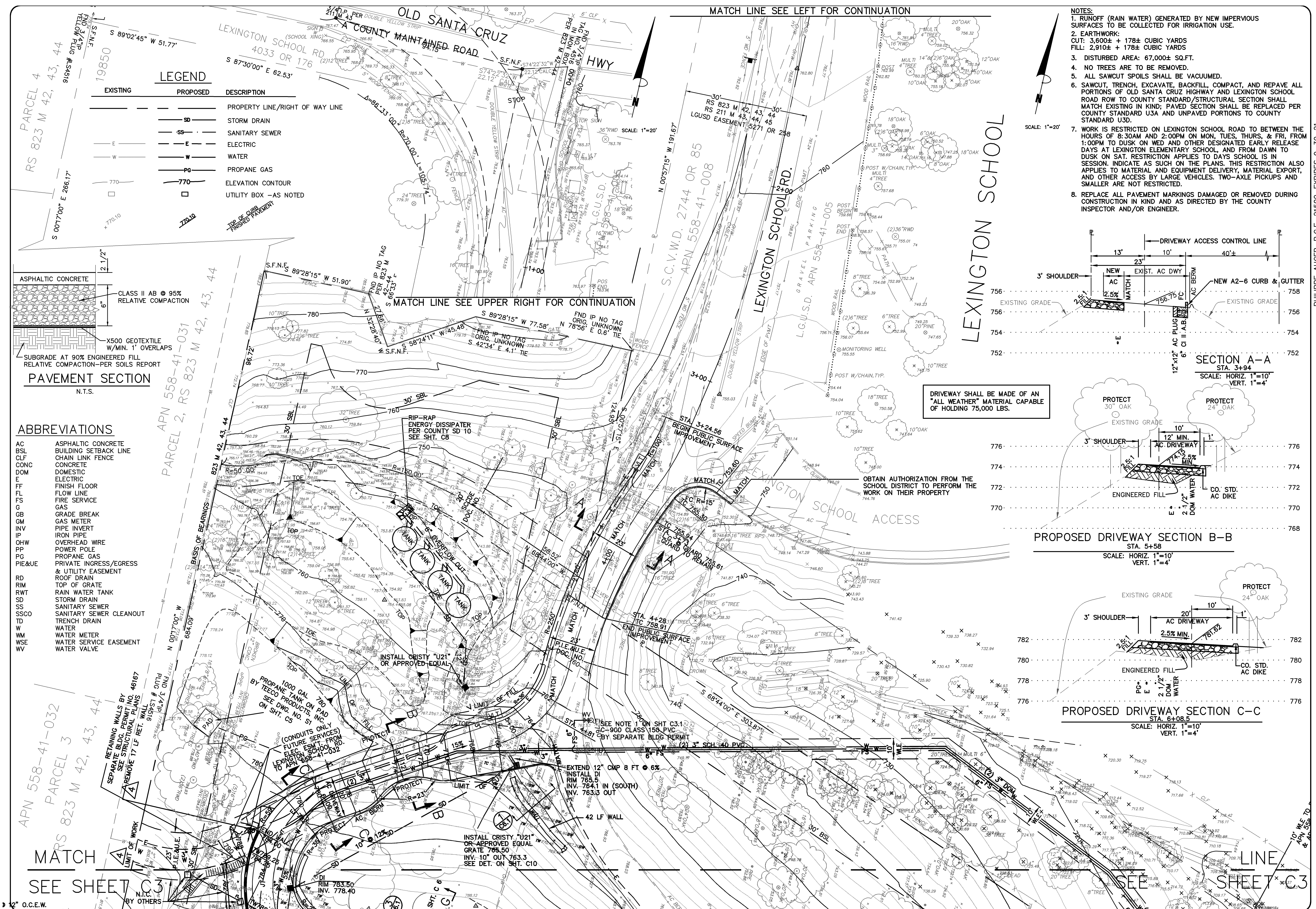
BMP-1	BMP & EROSION CONTROL DETAILS SHT. 1
BMP-2	BMP & EROSION CONTROL DETAILS SHT. 2

19800 OLD SANTA CRUZ HWY
APN 558-41-020

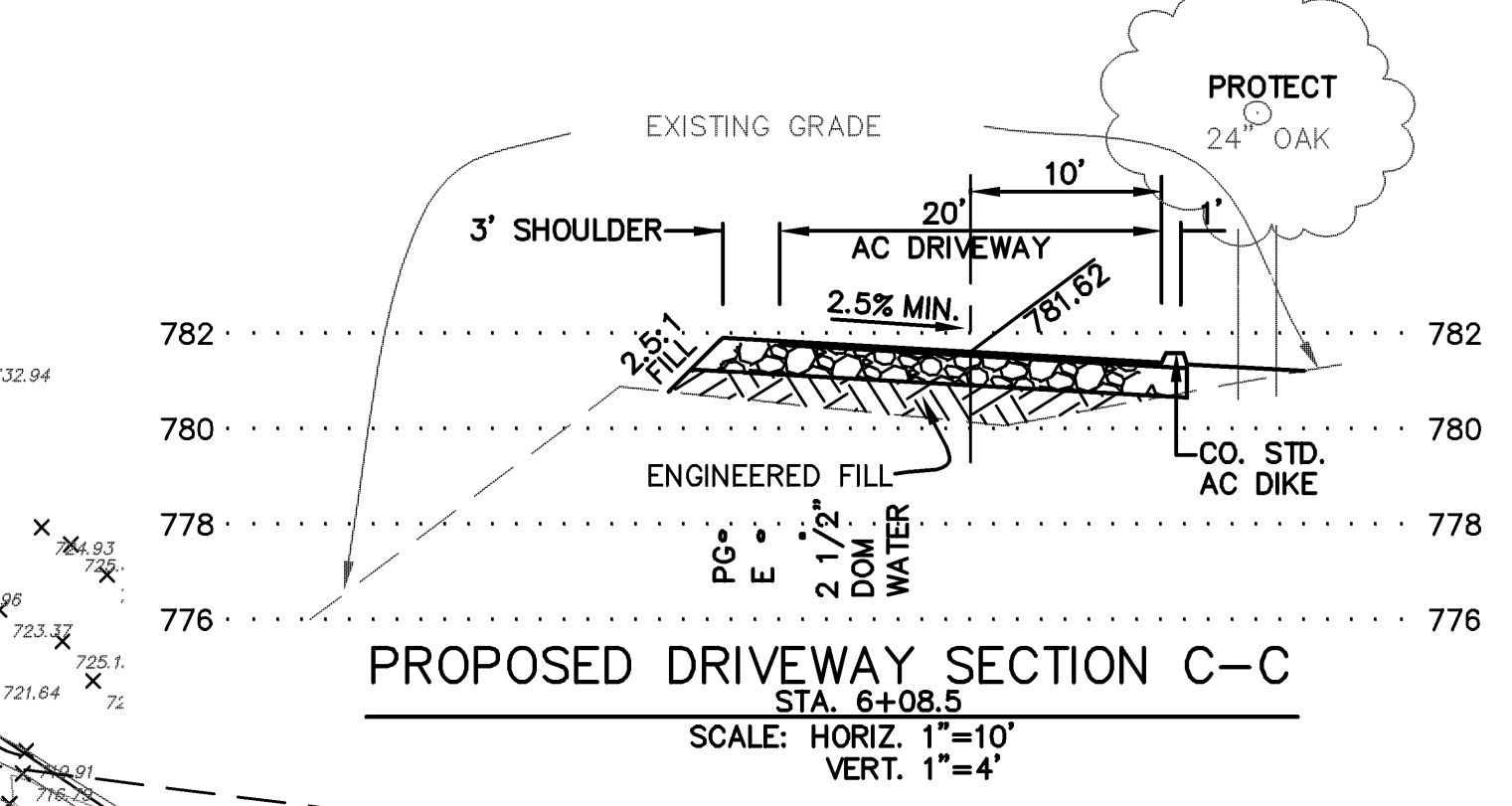
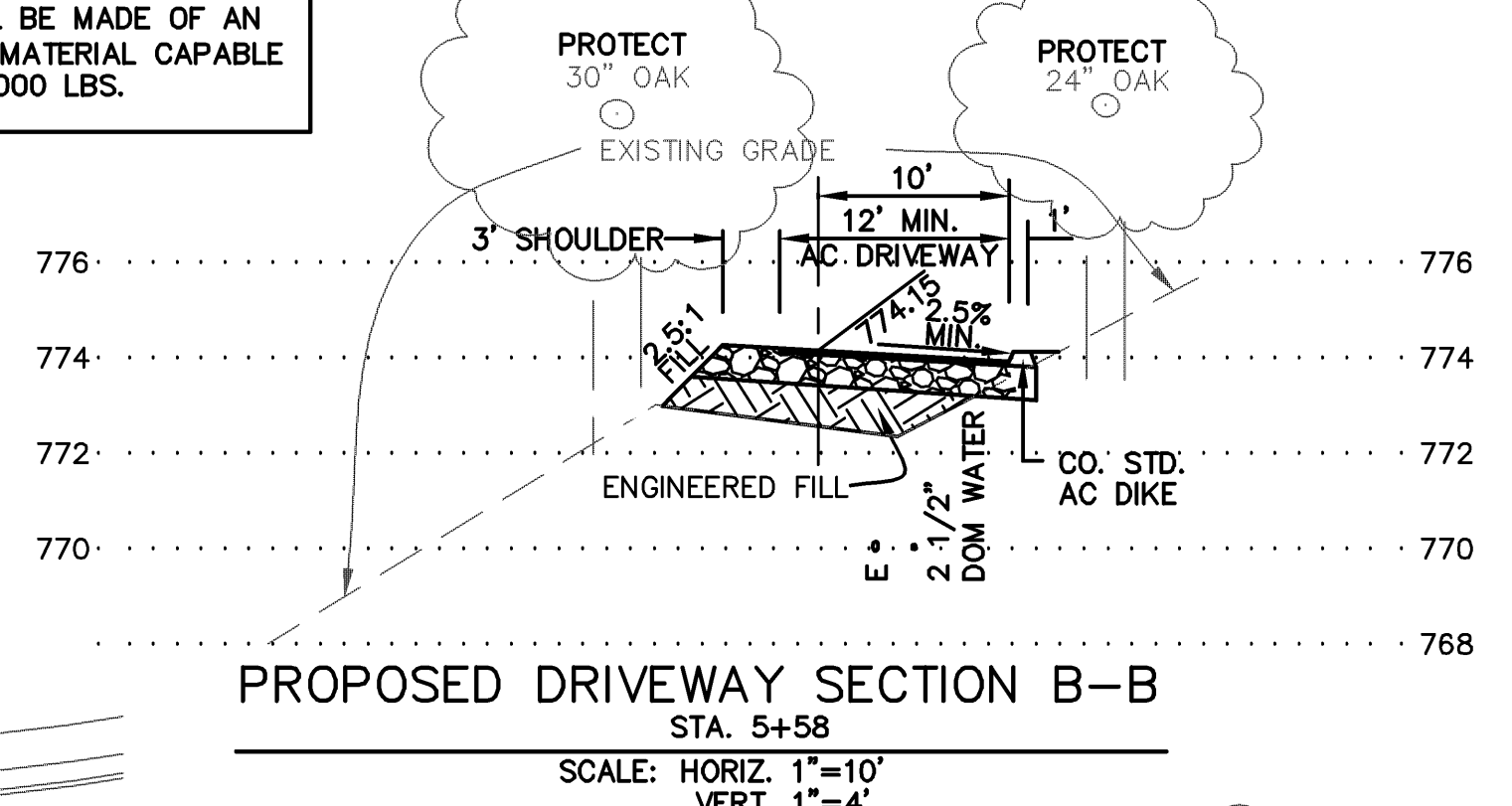
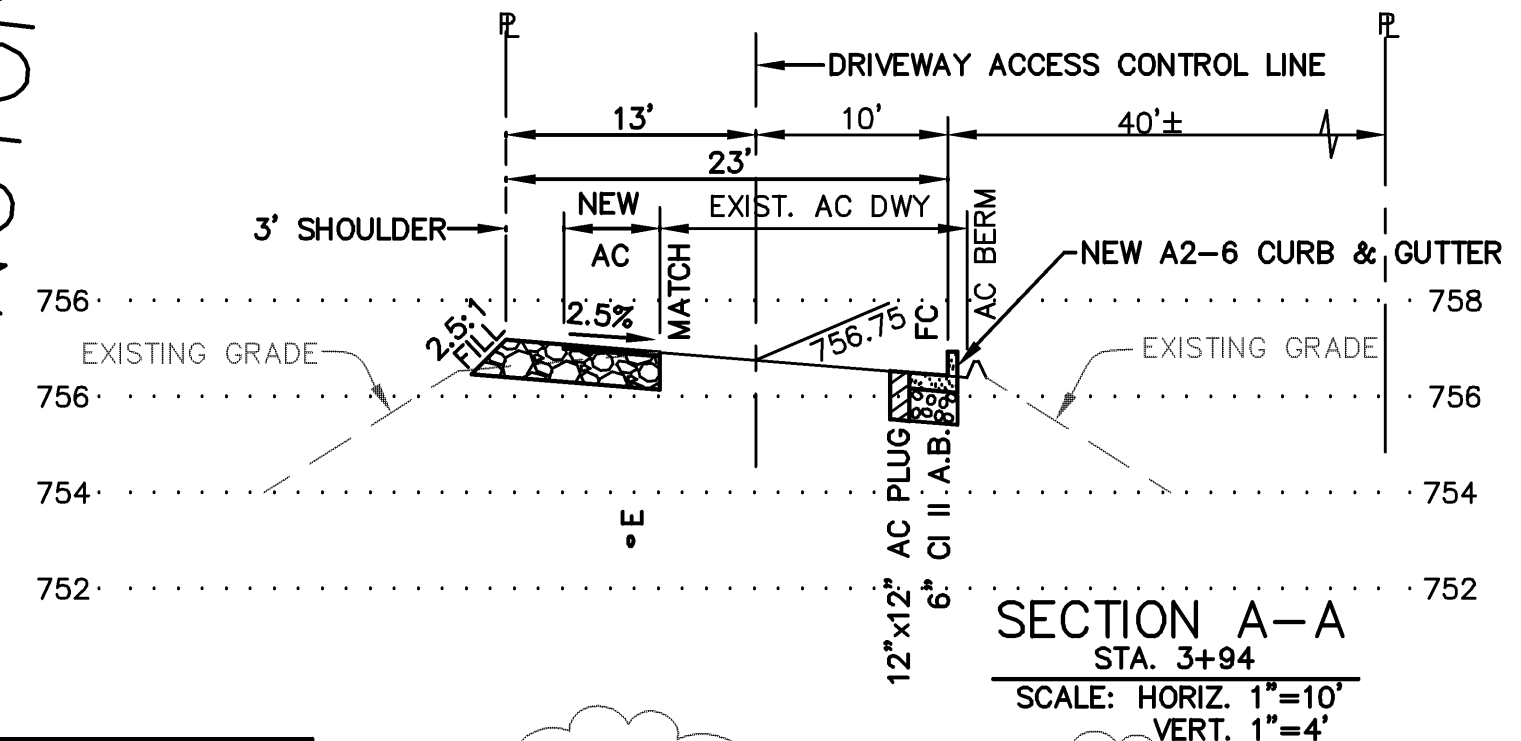
PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-21
MISSION ENGINEERS, INC.
2355 De La Cruz Blvd., Santa Clara, Calif 95050
(408) 727-8262 FAX: (408) 727-8285

Design: PA Drawn: ME30 Checked: _____
Date: 12-22-17 Scale: AS NOTED Job No. 15070

Revision 1	Date	APN	558-41-020	Sheet C1 of 14
Revision 2	Date	Co. File		
Revision 3	Date			



- NOTES:
1. RUNOFF (RAIN WATER) GENERATED BY NEW IMPERVIOUS SURFACES TO BE COLLECTED FOR IRRIGATION USE.
 2. EARTHWORK:
CUT: 3,600± + 178± CUBIC YARDS
FILL: 2,910± + 178± CUBIC YARDS
 3. DISTURBED AREA: 67,000± SQ.FT.
 4. NO TREES ARE TO BE REMOVED.
 5. ALL SAWCUT SPOILS SHALL BE VACUUMED.
 6. SAWCUT, TRENCH, EXCAVATE, BACKFILL, COMPACT, AND REPAVE ALL PORTIONS OF OLD SANTA CRUZ HIGHWAY AND LEXINGTON SCHOOL ROAD ROW TO COUNTY STANDARD/STRUCTURAL SECTION SHALL MATCH EXISTING IN KIND; PAVED SECTION SHALL BE REPLACED PER COUNTY STANDARD USA AND UNPAVED PORTIONS TO COUNTY STANDARD U3D.
 7. WORK IS RESTRICTED ON LEXINGTON SCHOOL ROAD TO BETWEEN THE HOURS OF 8:30AM AND 2:00PM ON MON, TUES, THURS, & FRI, FROM 1:00PM TO DUSK ON WED AND OTHER DESIGNATED EARLY RELEASE DAYS AT LEXINGTON ELEMENTARY SCHOOL, AND FROM DAWN TO DUSK ON SAT. RESTRICTION APPLIES TO DAYS SCHOOL IS IN SESSION. INDICATE AS SUCH ON THE PLANS. THIS RESTRICTION ALSO APPLIES TO MATERIAL AND EQUIPMENT DELIVERY, MATERIAL EXPORT, AND OTHER ACCESS BY LARGE VEHICLES. TWO-AXLE PICKUPS AND SMALLER ARE NOT RESTRICTED.
 8. REPLACE ALL PAVEMENT MARKINGS DAMAGED OR REMOVED DURING CONSTRUCTION IN KIND AND AS DIRECTED BY THE COUNTY INSPECTOR AND/OR ENGINEER.



GRADING & DRAINAGE PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

MISSION ENGINEERS, INC.
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

REVISIONS	
DATE	DESCRIPTION
4/27/18	SS 3. DWY, SD
11/6/18	PA 4. ACCESS DWY
1/9/19	PA 4. UTILITIES
	ADD DWY NOTE
8/24/20	SS 1. UPDATE
10/7/20	SS 2. QUANTITIES
11/2/20	SS 3. GARDEN WALLS
11/2/20	SS 4. COMMENTS

SCALE: AS SHOWN
DATE: 12-22-17
DWN: SS ME30
CHK'D:
JOB NO. 15070
DWG. NO. L14691C.20-2
XREF: TOPO, SITE

SHEET
C2
OF 14 SHEETS

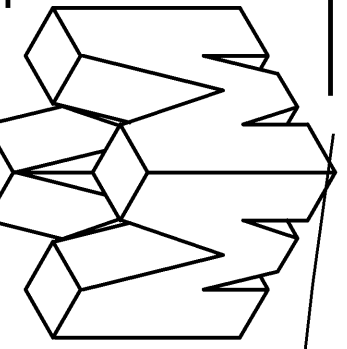


IMPERVIOUS AREA	
EXISTING	12,482± S.F.
EXISTING TO REMAIN	6,933± S.F.
PROPOSED	19,596± S.F.
TOTAL	26,529± S.F.

NOTE:
1. NO TREES ARE PROPOSED FOR REMOVAL.
2. BY SEPARATE BUILDING PERMIT.

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PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-21

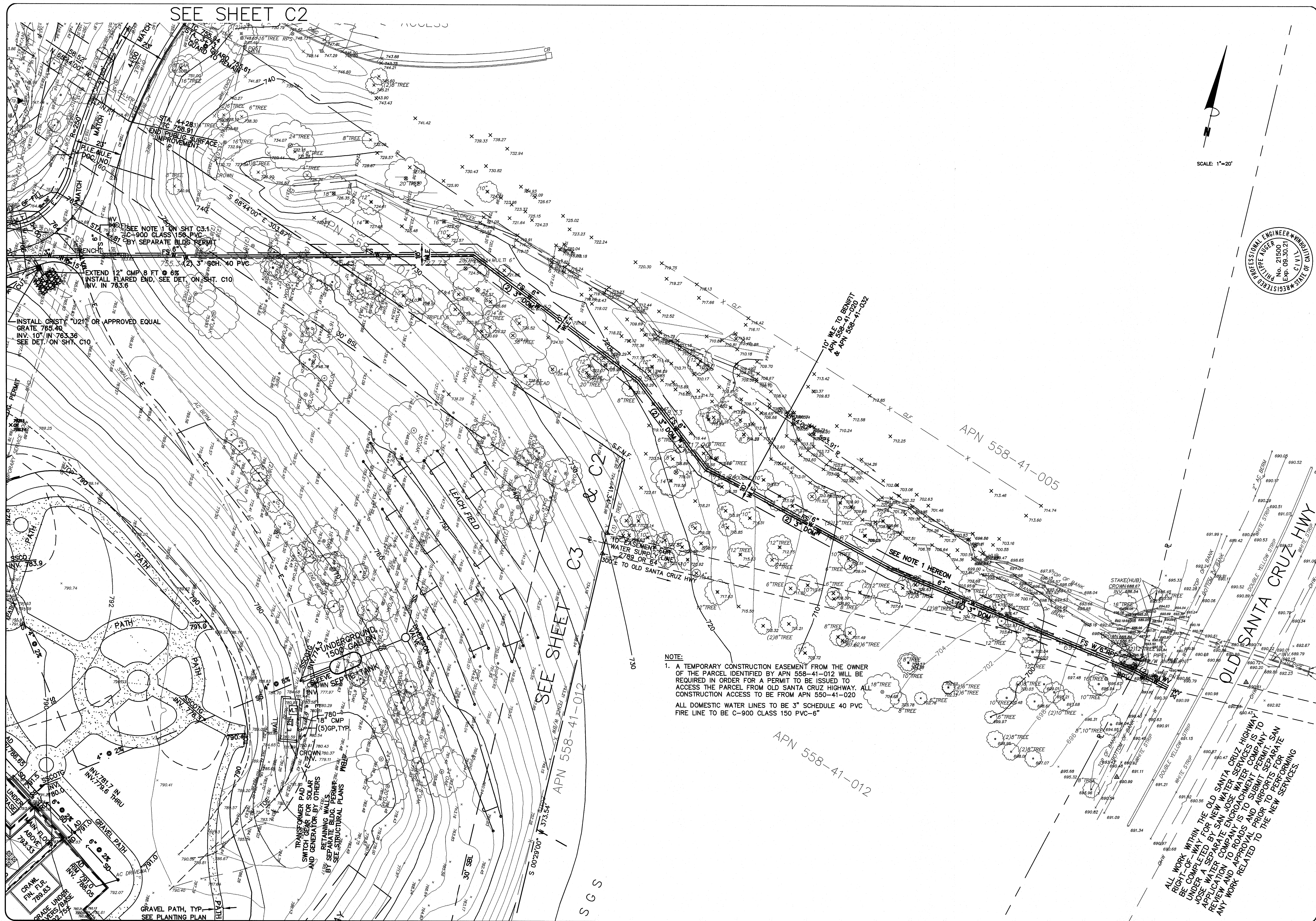


GRADING & DRAINAGE PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
2/21	CH/KD	1. SS LAT
2/18	PA	1. SS SYSTEM
2/15	DN	2. SS SYSTEM
4/27	SS	3. DWY, SD
1/18	PA	4. ACCESS DWY
1/18	PA	4. & UTILITIES
8/24	SS	5. UPDATE GRADES
7/9	SS	6. AS BLT WALLS/
8/21	DN	7. WEST GARDEN
8/21	DN	8. UPDATE GARDEN
7/21	DN	9. WALLS PER COMMENTS

SCALE	1"= 20'
DATE	12-22-17
DWN	SS ME30
CH/KD	
JOB NO.	15070
DWG. NO.	L14691C.20-3
XREF.	TOPO, SITE

SHEET
C3
OF 14 SHEETS

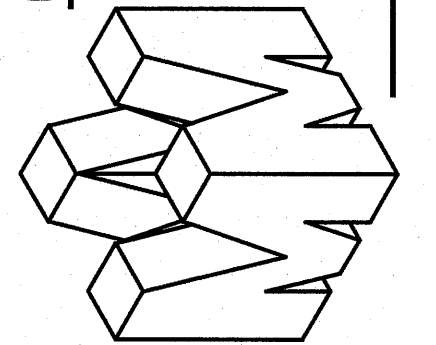


APPLICANT: INGRAM-CAUCHI

ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G

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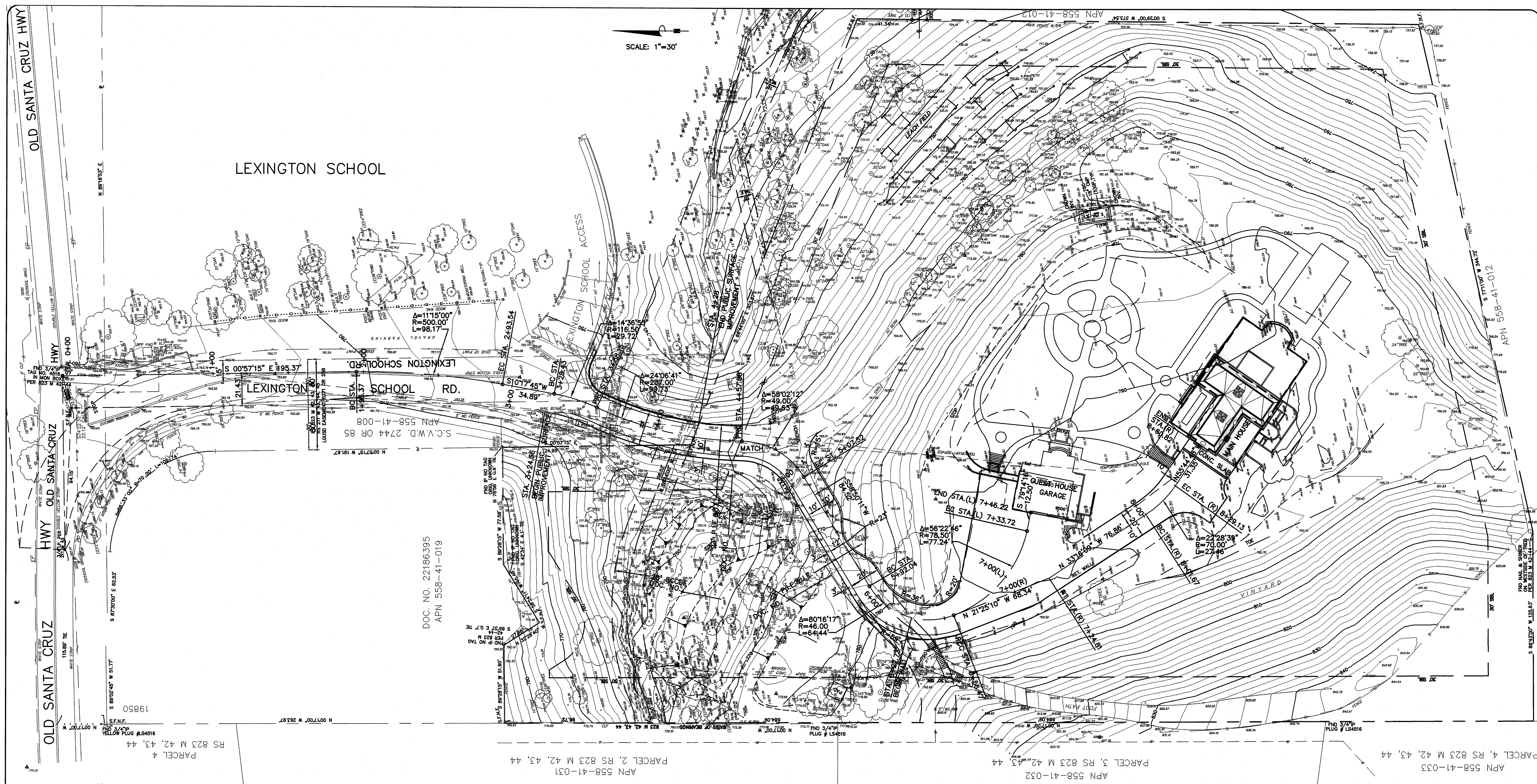


WATER SERVICES CONNECTIONS TO WATER MAIN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
4/8/19	SS	ACCESS DWT
4/8/19	SS	& UTILITIES

SCALE	1"=20'
DATE	11-16-18
DWN	SS ME30
CHKD	
JOB NO.	15070
DWG. NO.	L14691A-3.1
REV.	TOPG SITE

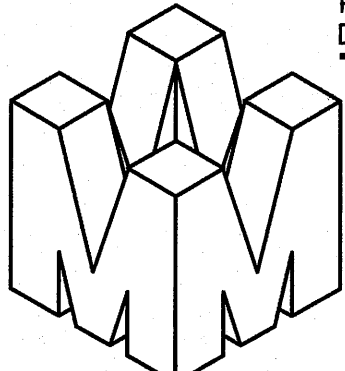
SHEET
C3.1
OF 14 SHEETS



DRIVEWAY SHALL BE MADE OF AN
"ALL WEATHER" MATERIAL CAPABLE
OF HOLDING 75,000 LBS.



PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-21



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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

DRIVEWAY ALIGNMENT CONTROL PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

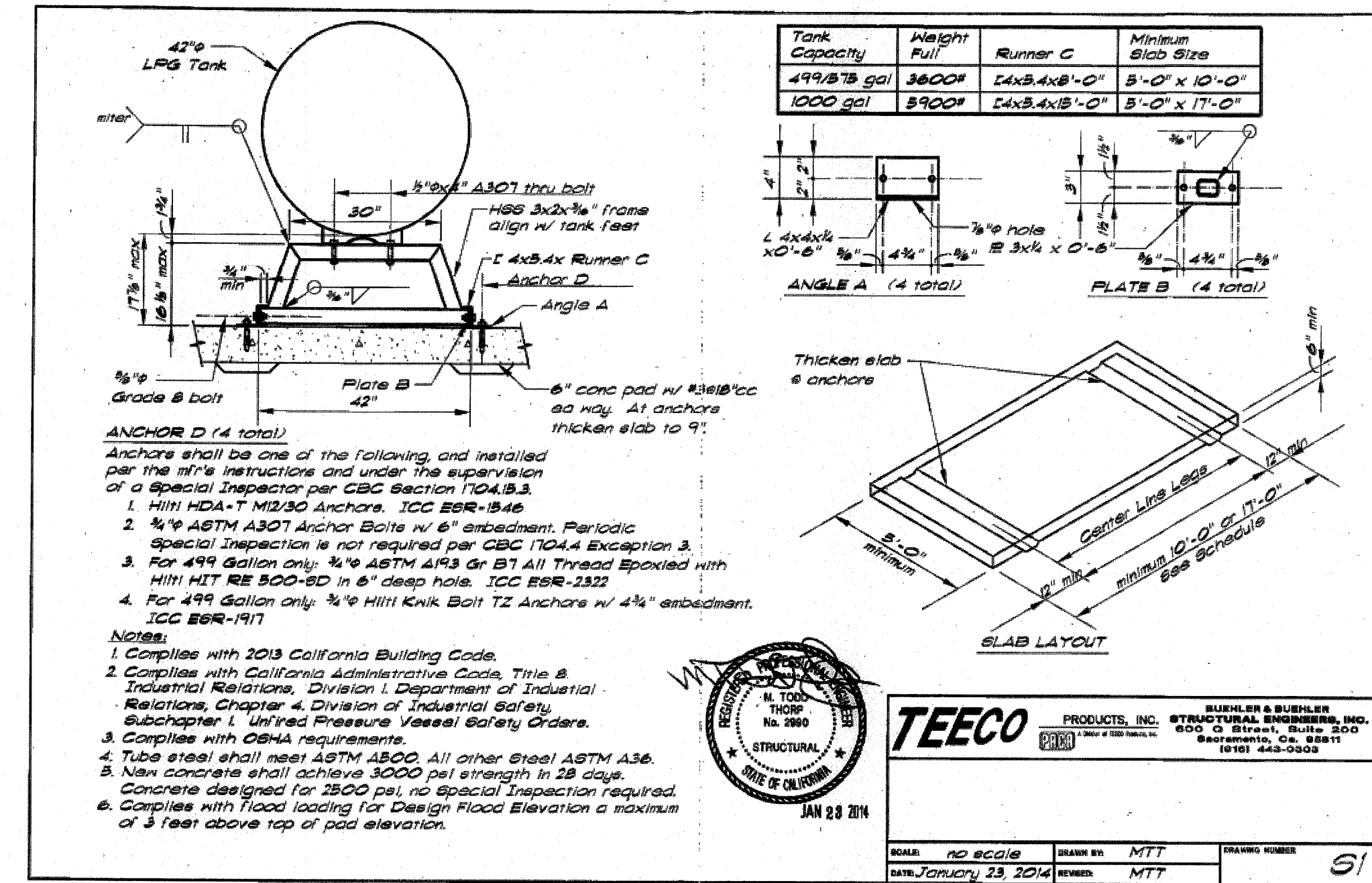
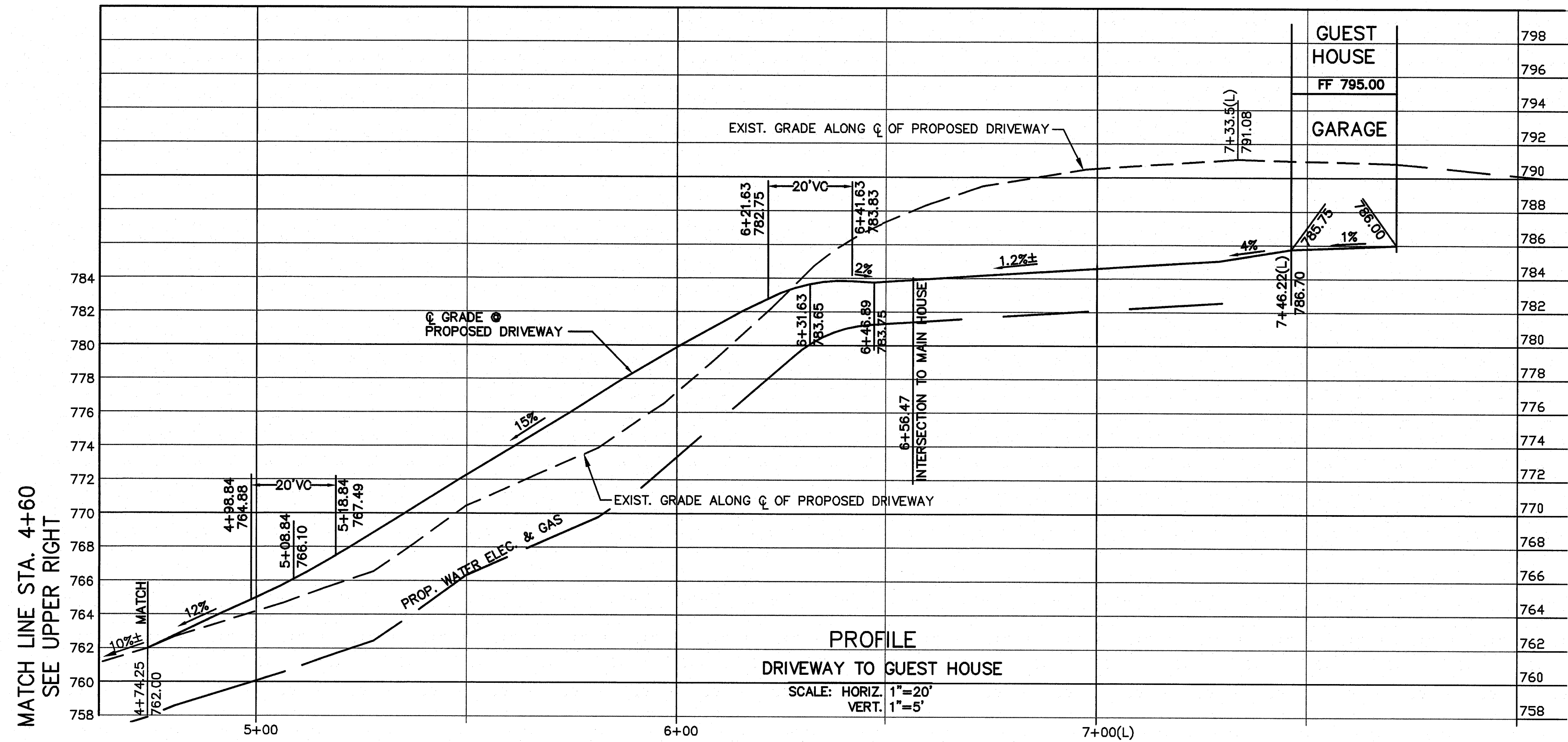
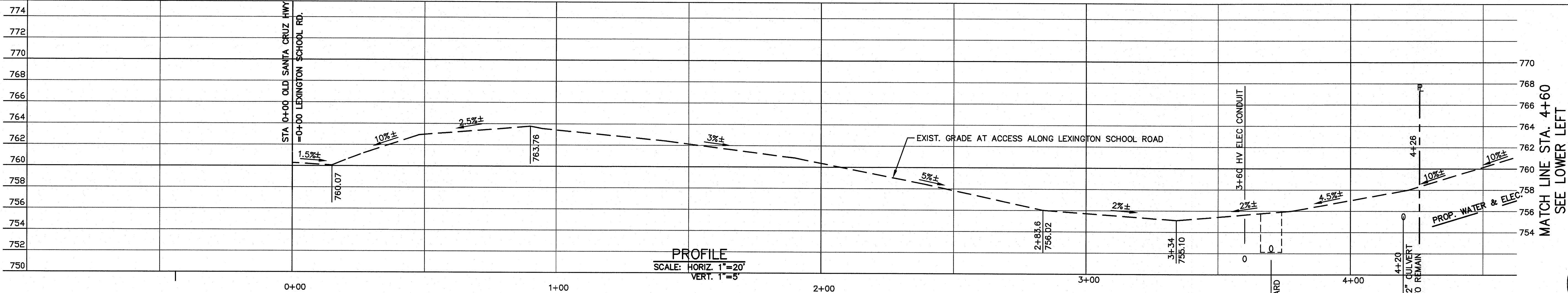
SCALE: 1"=30'
DATE: 12-22-17
DWN: SS ME30
CHKD:
JOB NO. 15070
DWG NO. L14691A-4
XREF. TOPO, SITE

SHEET
C4
OF 14 SHEETS

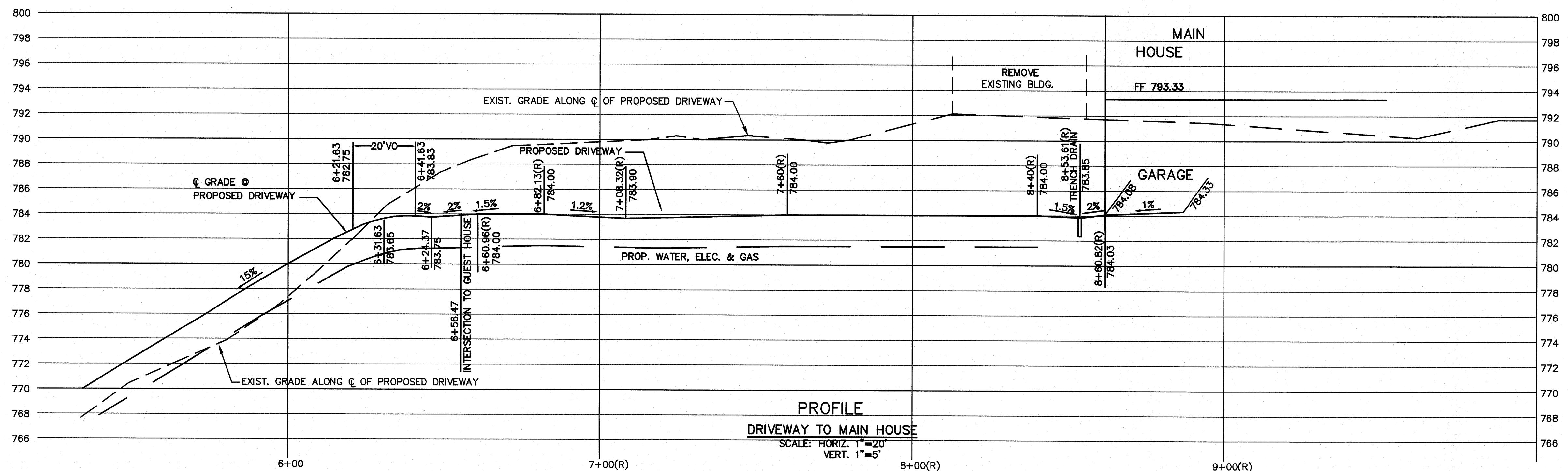
APPLICANT: INGRAM-CAUCHI

ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G



PROPANE TANK FOUNDATION DETAIL
BY OTHERS



PROFILE
DRIVEWAY TO MAIN HOUSE
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

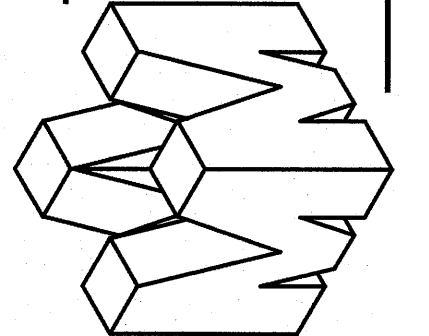
APPLICANT: INGRAM-CAUCHI

ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 78449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

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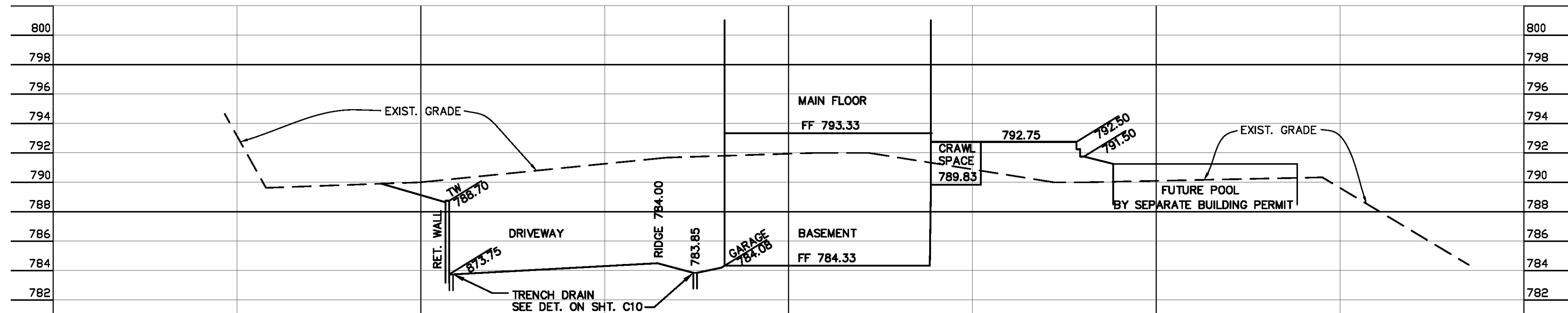


DRIVEWAY PROFILE
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

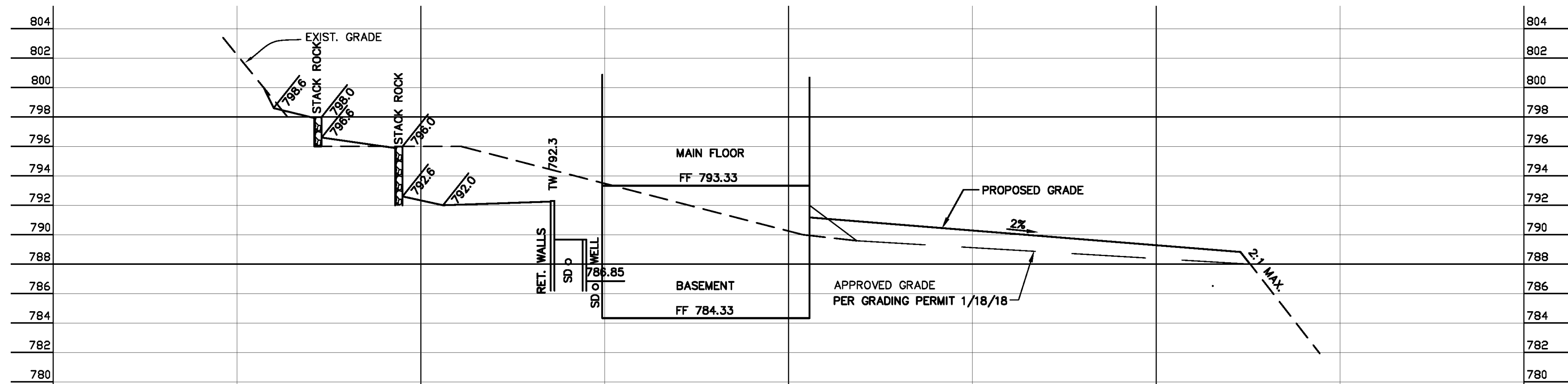
DATE	BY	DESCRIPTION
4/8/19	SS	CH'D ACCESS DRY & UTILITIES

SCALE	AS SHOWN
DATE	12-22-17
DWN	SS ME30
CH'D	
JOB NO.	15070
DWG. NO.	L14691A-5

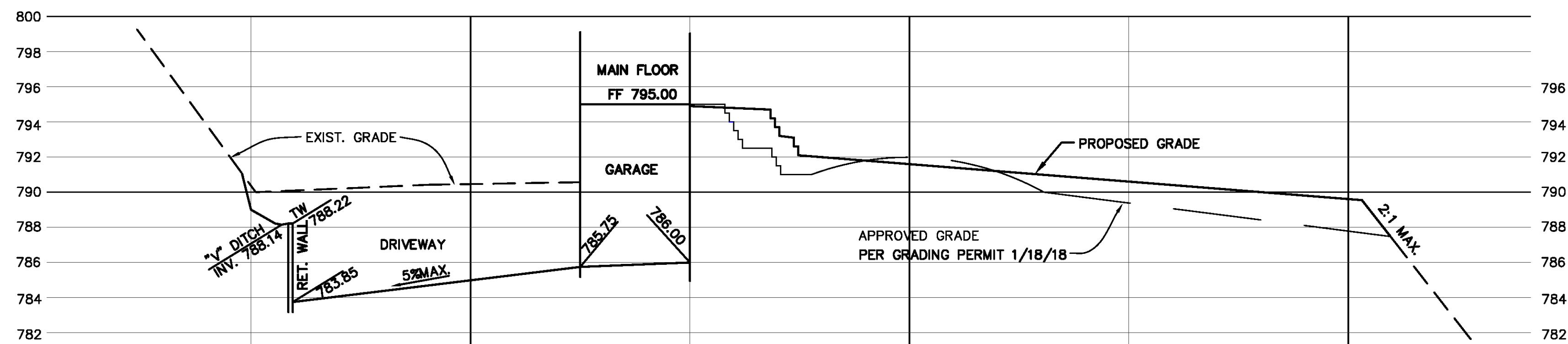
SHEET
C5
OF 14 SHEETS



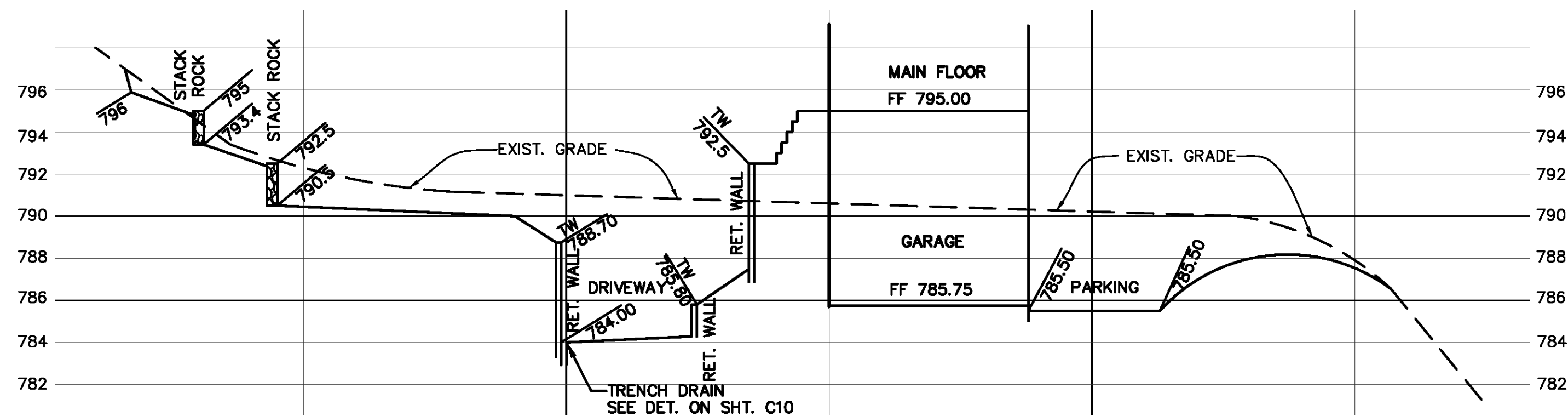
MAIN HOUSE SECTION D-D
SCALE: HORIZ. 1"=20'
VERT. 1"=5'



MAIN HOUSE SECTION E-E
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

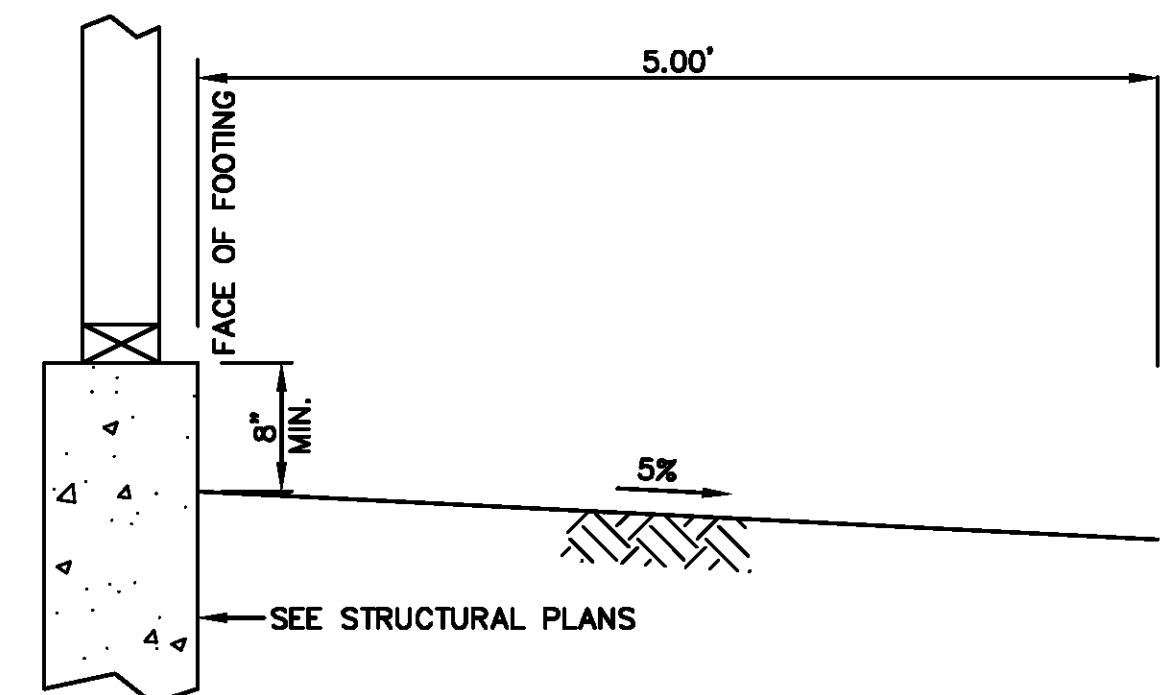


GUEST HOUSE SECTION F-F
SCALE: HORIZ. 1"=20'
VERT. 1"=5'



GUEST HOUSE SECTION G-G
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

NOTE:
ALL RETAINING WALLS BY SEPARATE BUILDING PERMIT.



TYPICAL GRADE @ BUILDING FOOTING
SCALE: 1"=1'

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-21

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

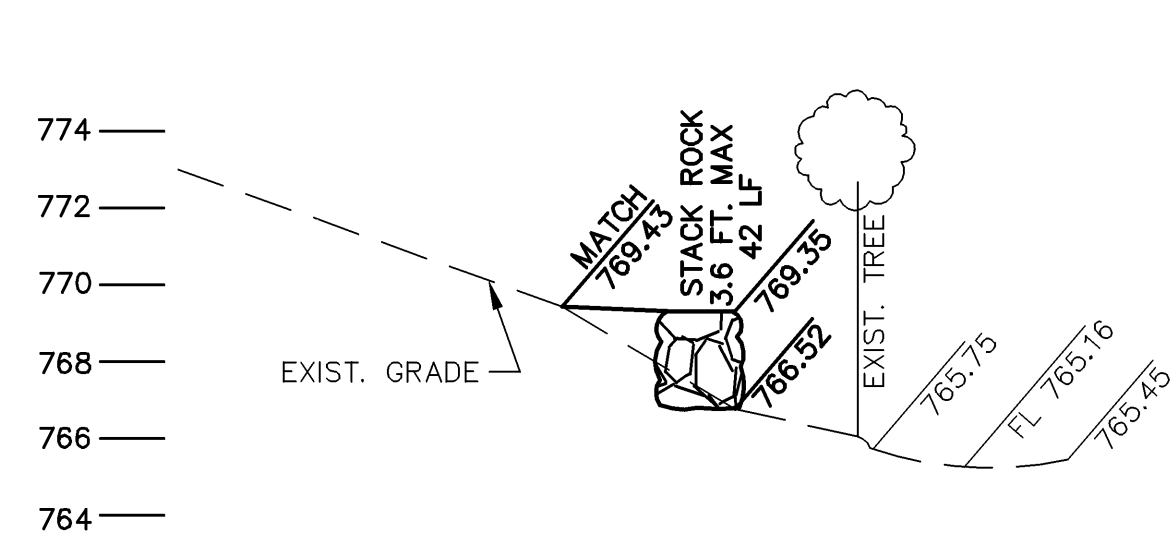
MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE, RESULTS SINCE 1953

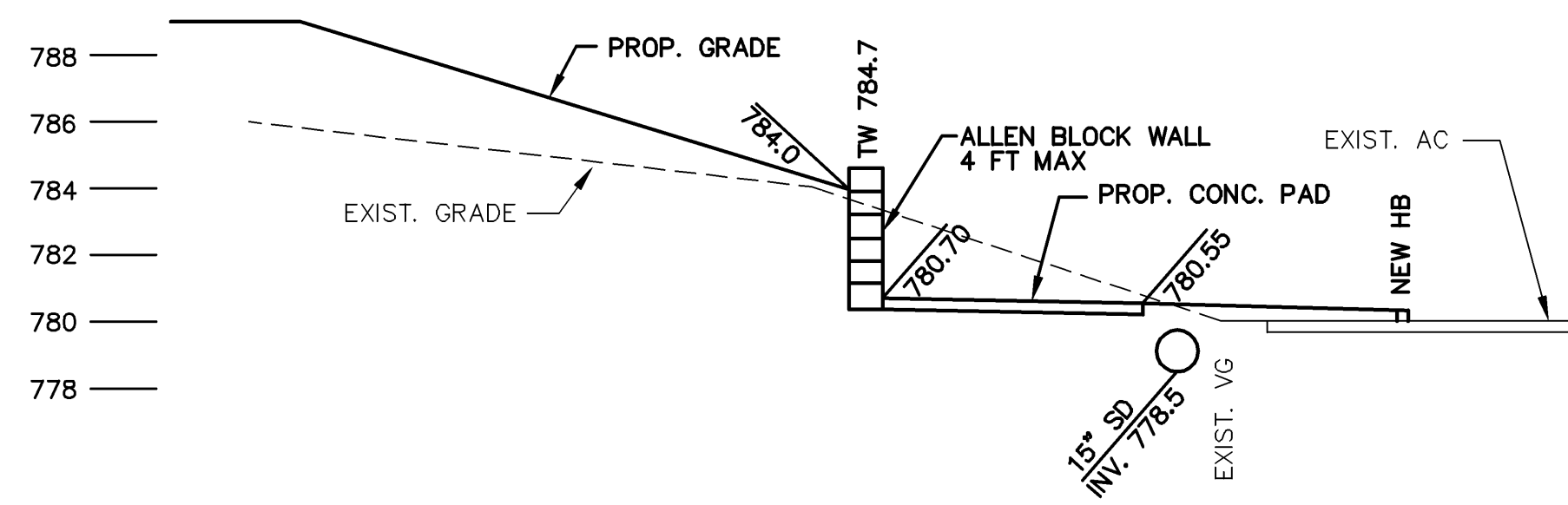
2355 De La Cruz Blvd., Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8265 E-mail: missionengineersinc.com

SECTIONS @ MAIN HOUSE & GUEST HOUSE
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

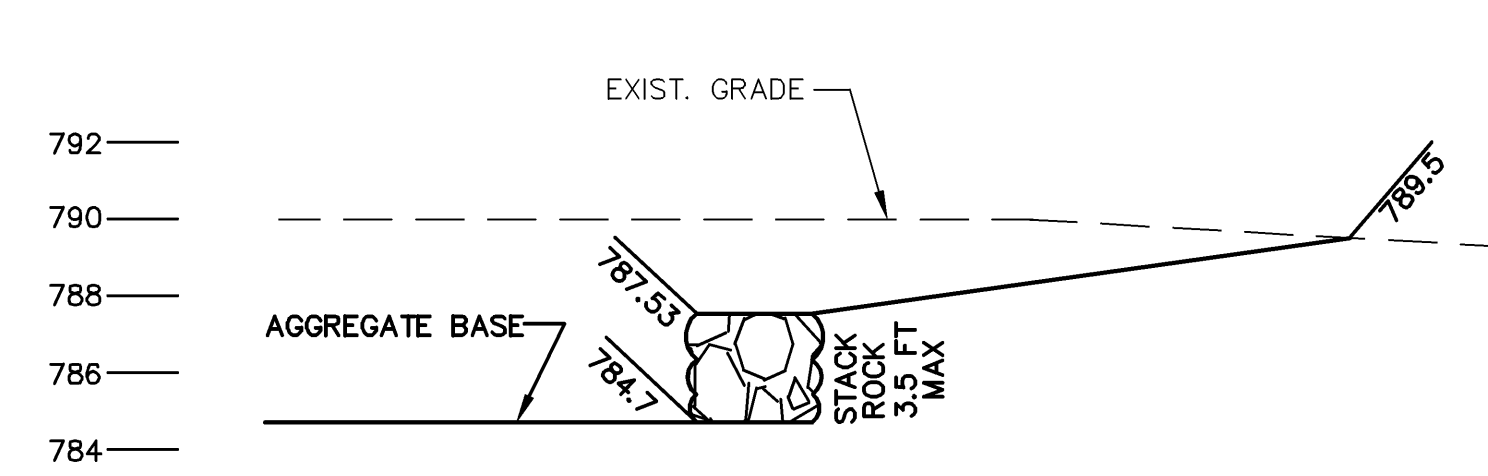
REVISIONS			
DATE	CH'D	BY	DESCRIPTION
5/29/19	SS	PA	ADDRESS DUMP & UTILITIES
8/24/20	SS	SS	UPDATE SECTION E&F
6/22/21	SS	SS	UPDATE SECTIONS
6/23/21	SS	SS	UPDATE SECTIONS COMMENTS
6/23/21	SS	SS	UPDATE SECTIONS COMMENTS
SCALE: AS SHOWN			
DATE: 12-22-17			
DWN: SS ME30			
CH'D: SS			
JOB NO. 15070			
DWG. NO. L14891C.20-6			
SHEET			
C6			
OF 14 SHEETS			



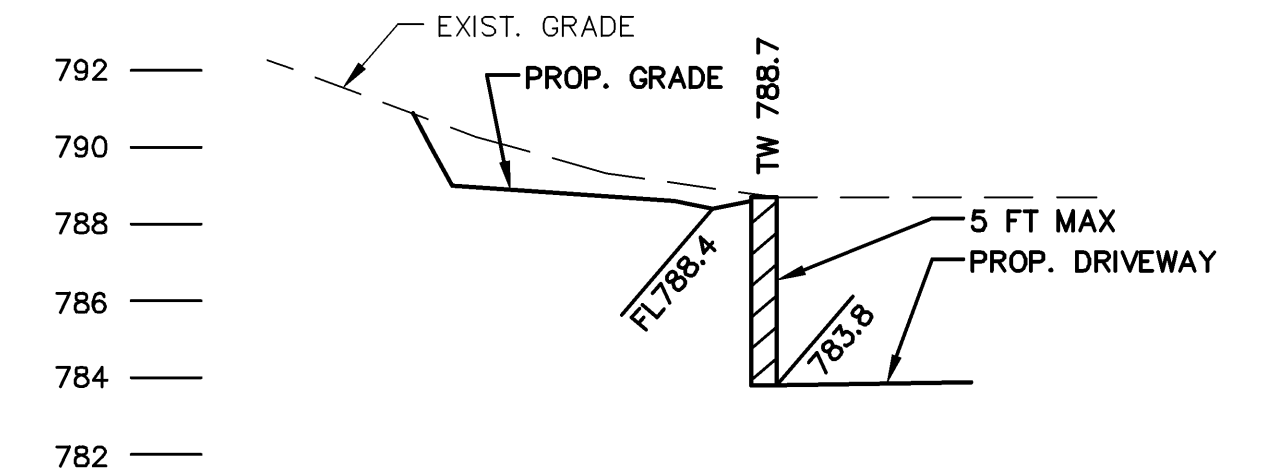
SECTION 1
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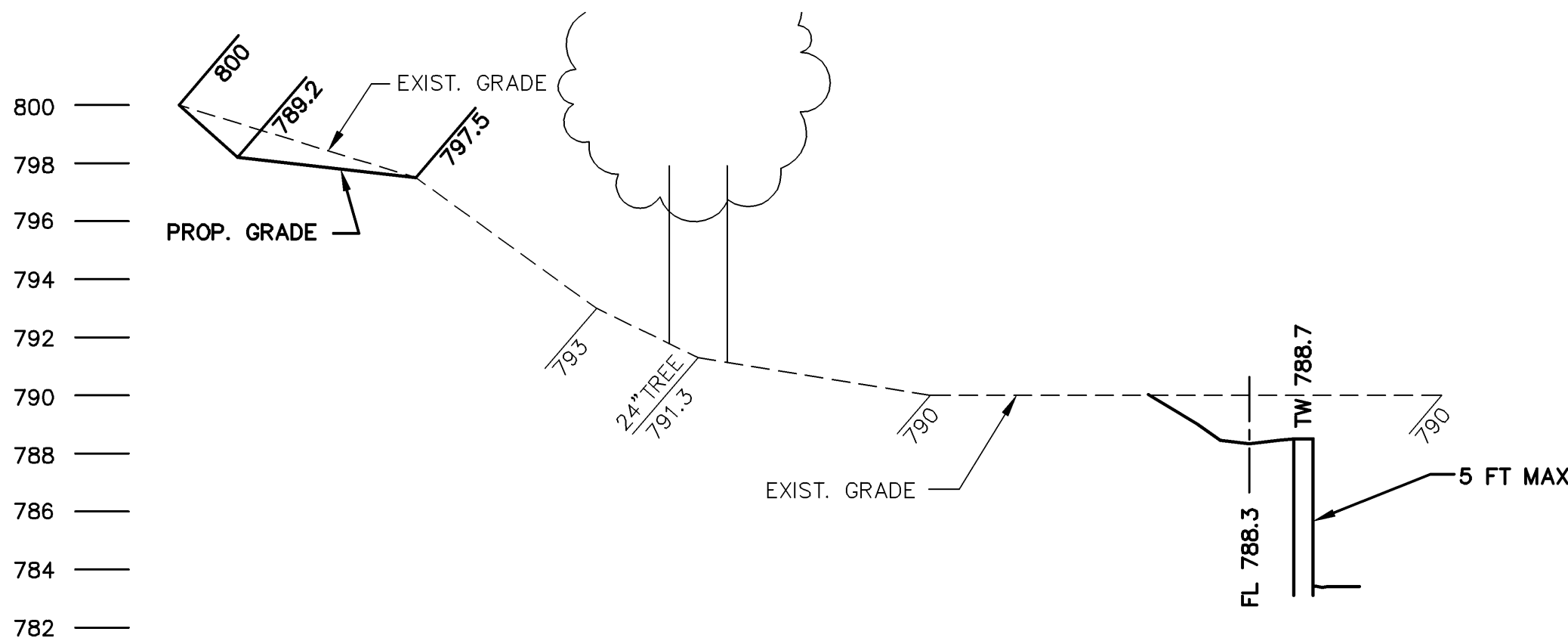
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SCALE: 1"=5'



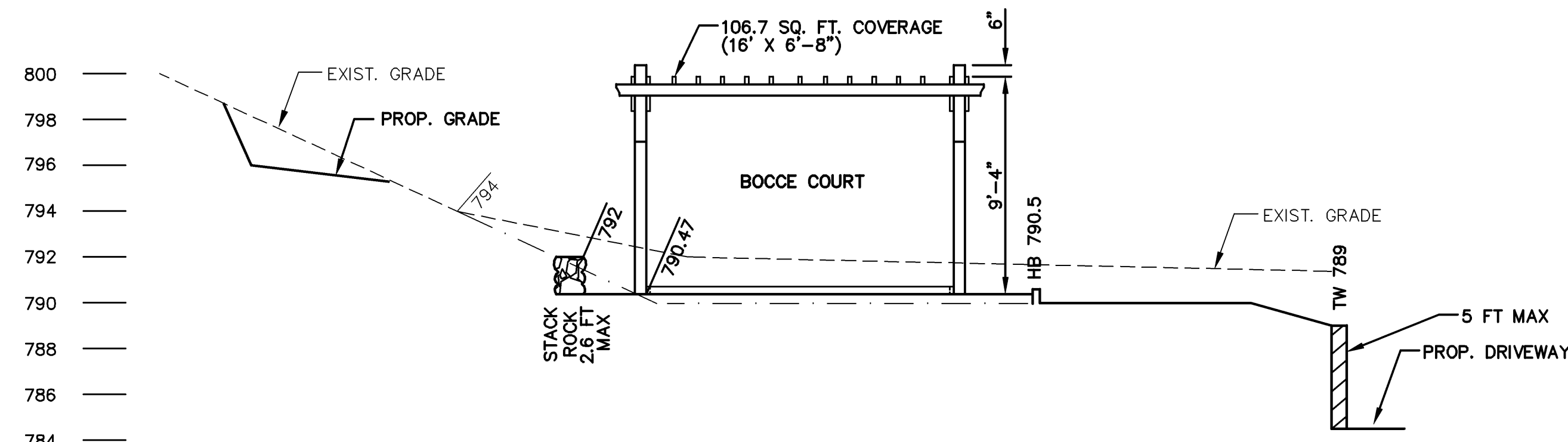
SECTION 3
SCALE: 1"=5'



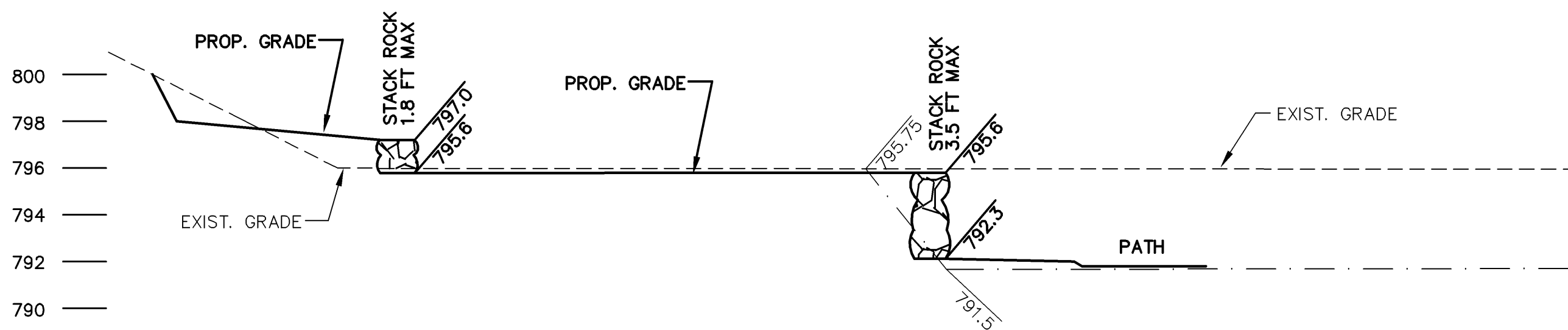
SECTION 4
SCALE: 1"=5'



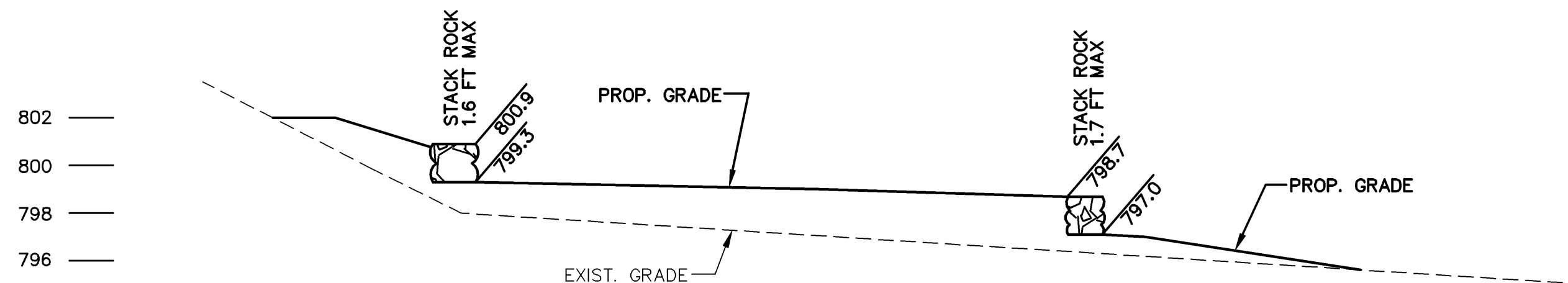
SECTION 5
SCALE: 1"=5'



SECTION 6
SCALE: 1"=5'



SECTION 7
SCALE: 1"=5'

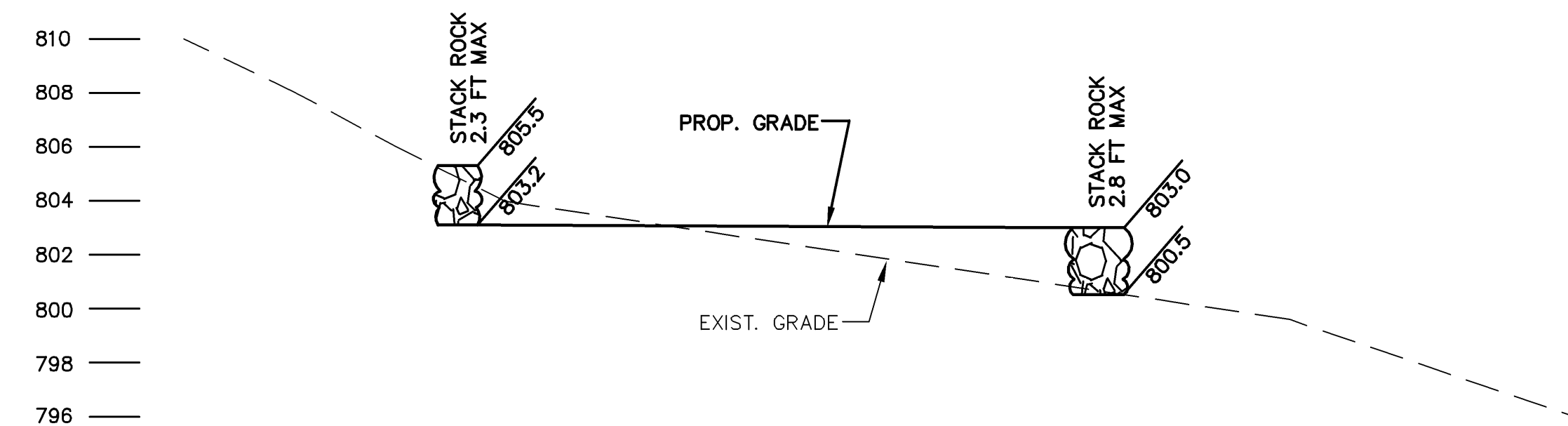


SECTION 8
SCALE: 1"=5'

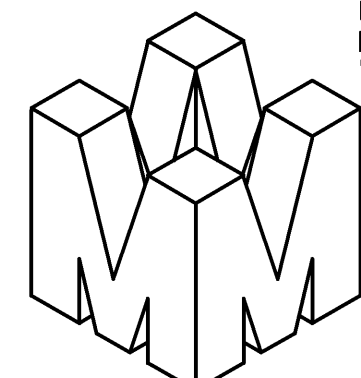
LEGEND

- AS BUILT
- - - GRADE CUT DURING ROUGH GRADE
- ORIGINAL GRADE

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
GOAT PATH	20	25
GARDENS/BOCCE CT. (EAST OF MAIN HOUSE)	145	150
ALLAN BLOCK WALL (ELECT. PAD)	10	0
ROCK WALL (LOWER DRIVEWAY)	2	2
STAIRS	1	1
TOTAL	178	178



SECTION 9
SCALE: 1"=5'



PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-22, L.S. 9212-EXPIRES 09-30-21

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2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

SECTIONS
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD
8/3/21	DN	UPDATE SECTIONS PER COMMENTS	

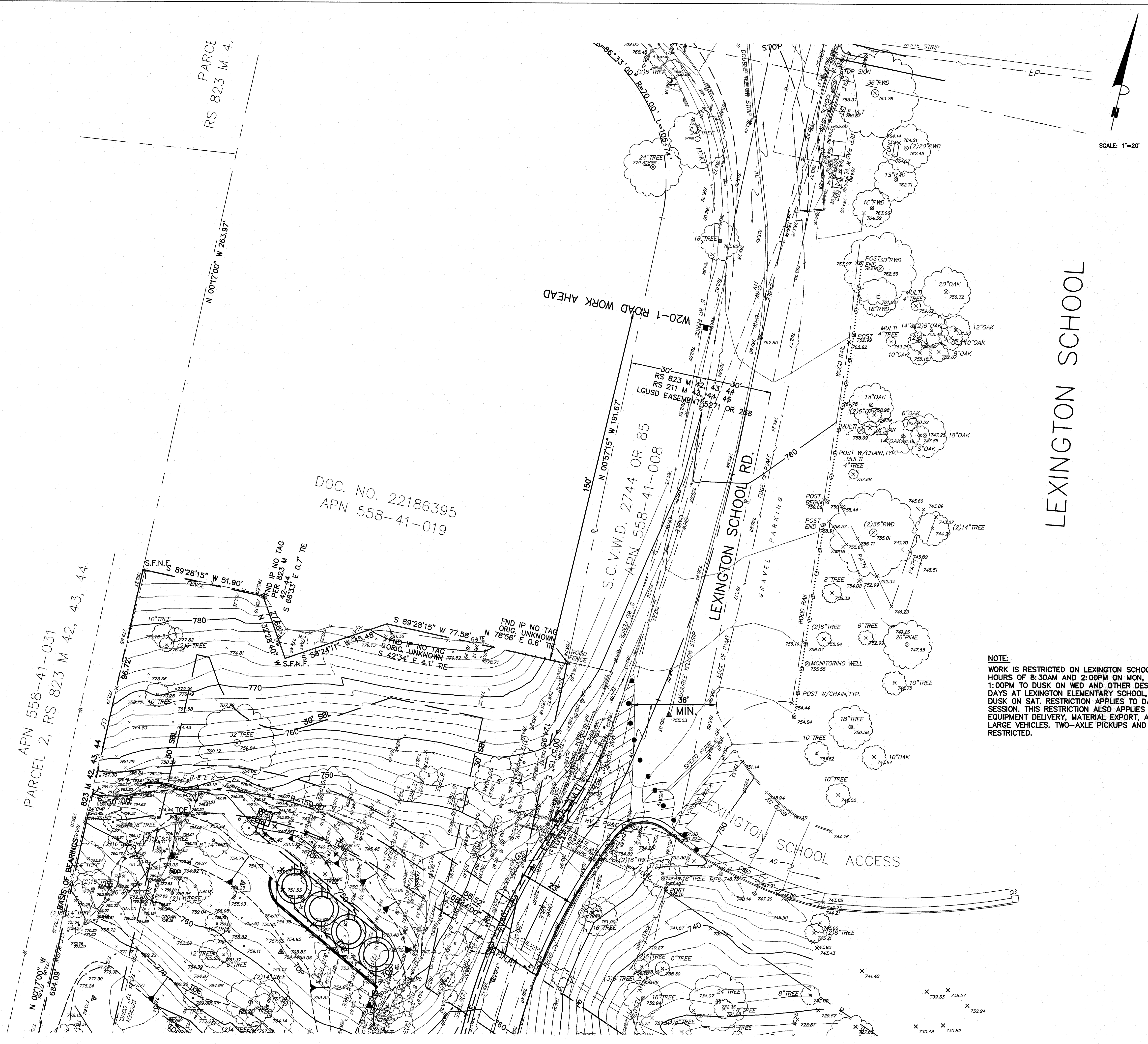
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DATE: 07-09-21
DWN: SS ME30
CHKD:
JOB NO. 15070
DWG NO. L14691C
XREF. TOPO, SITE

SHEET
C6.1
OF . SHEETS

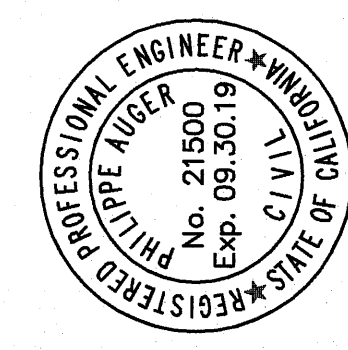
APPLICANT: INGRAM-CAUCHI

ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G



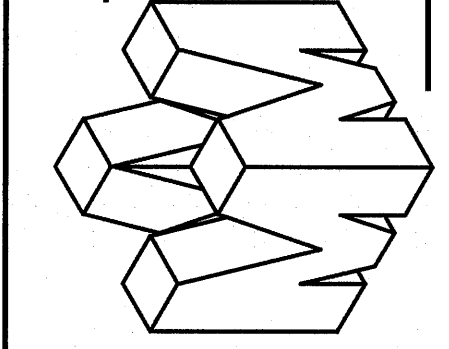
NOTE:
WORK IS RESTRICTED ON LEXINGTON SCHOOL ROAD TO BETWEEN THE HOURS OF 8:30AM AND 2:00PM ON MON, TUES, THURS, & FRI, FROM 1:00PM TO DUSK ON WED AND OTHER DESIGNATED EARLY RELEASE DAYS AT LEXINGTON ELEMENTARY SCHOOL, AND FROM DAWN TO DUSK ON SAT. RESTRICTION APPLIES TO DAYS SCHOOL IS IN SESSION. THIS RESTRICTION ALSO APPLIES TO MATERIAL AND EQUIPMENT DELIVERY, MATERIAL EXPORT, AND OTHER ACCESS BY LARGE VEHICLES. TWO-AXLE PICKUPS AND SMALLER ARE NOT RESTRICTED.



PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

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TRAFFIC CONTROL PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

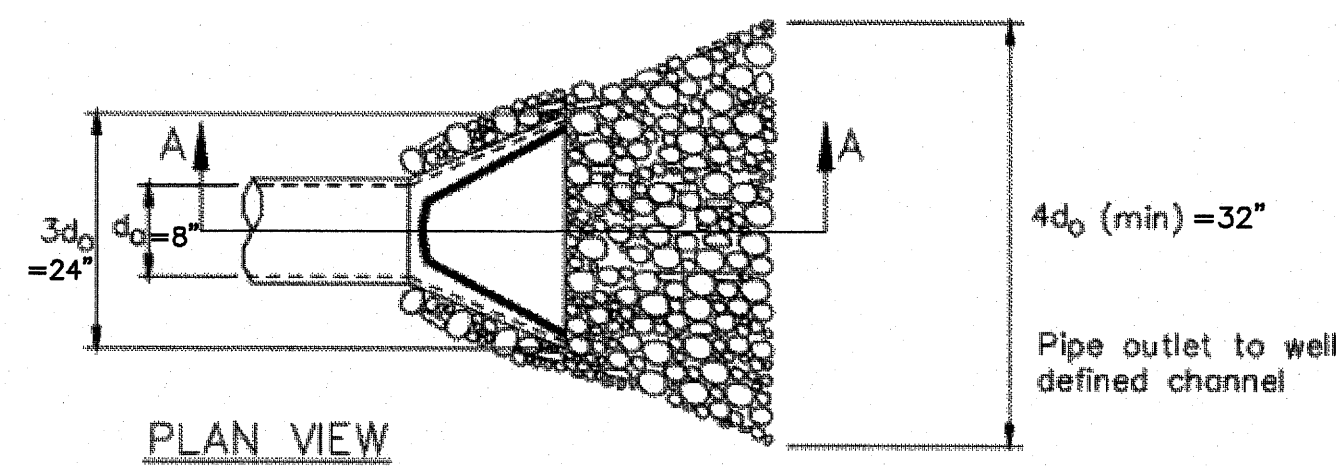
REVISIONS		
DATE	BY	DESCRIPTION

SCALE	AS SHOWN
DATE	12-22-17
DWN	SS ME30
CHKD	
JOB NO.	15070
DWG. NO.	L14691A-7
REF.	TOPO, SITE

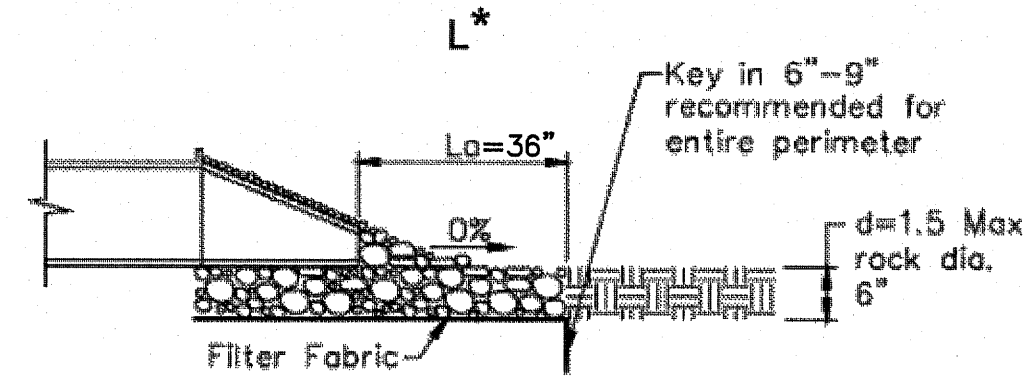
SHEET
C7
OF 14 SHEETS

Velocity Dissipation Devices

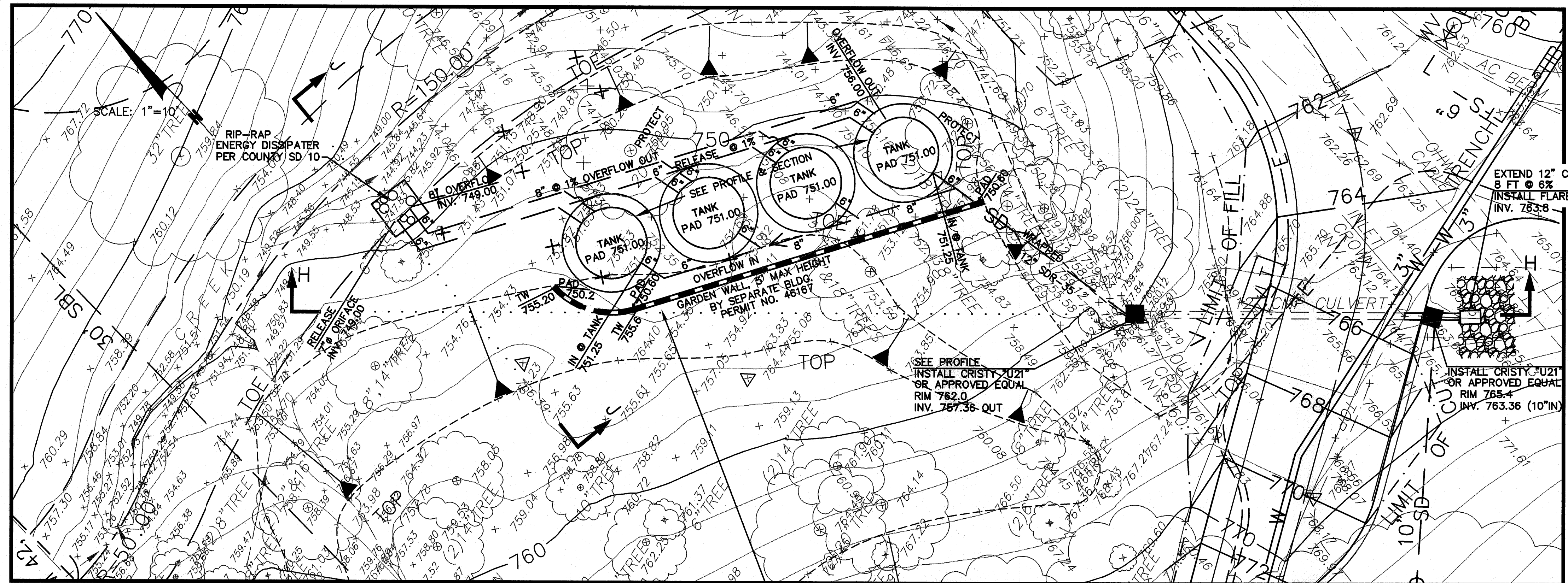
CASQA Detail EC-10



PLAN VIEW



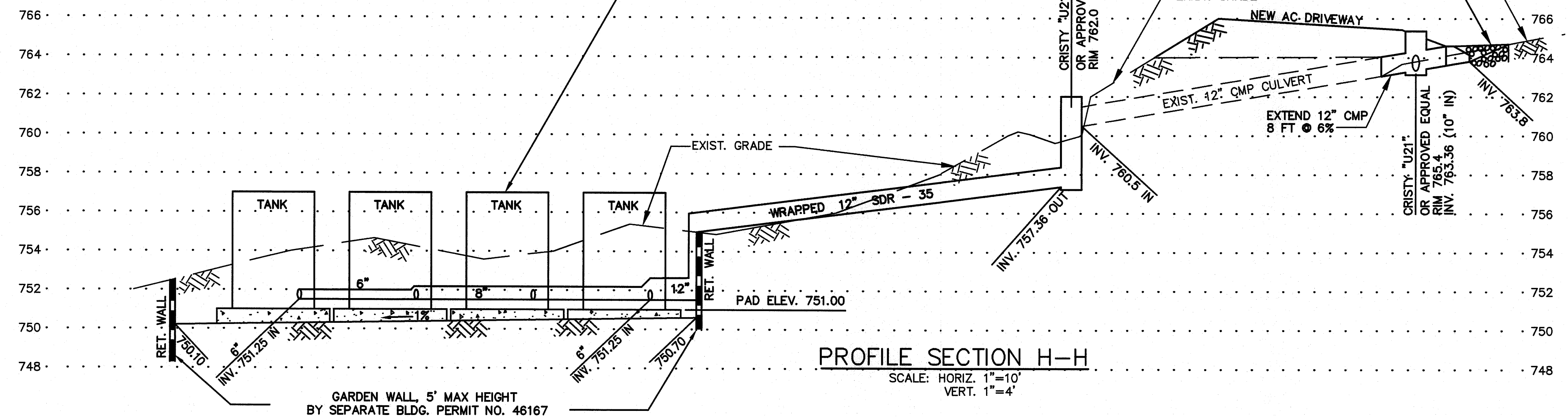
SECTION A-A



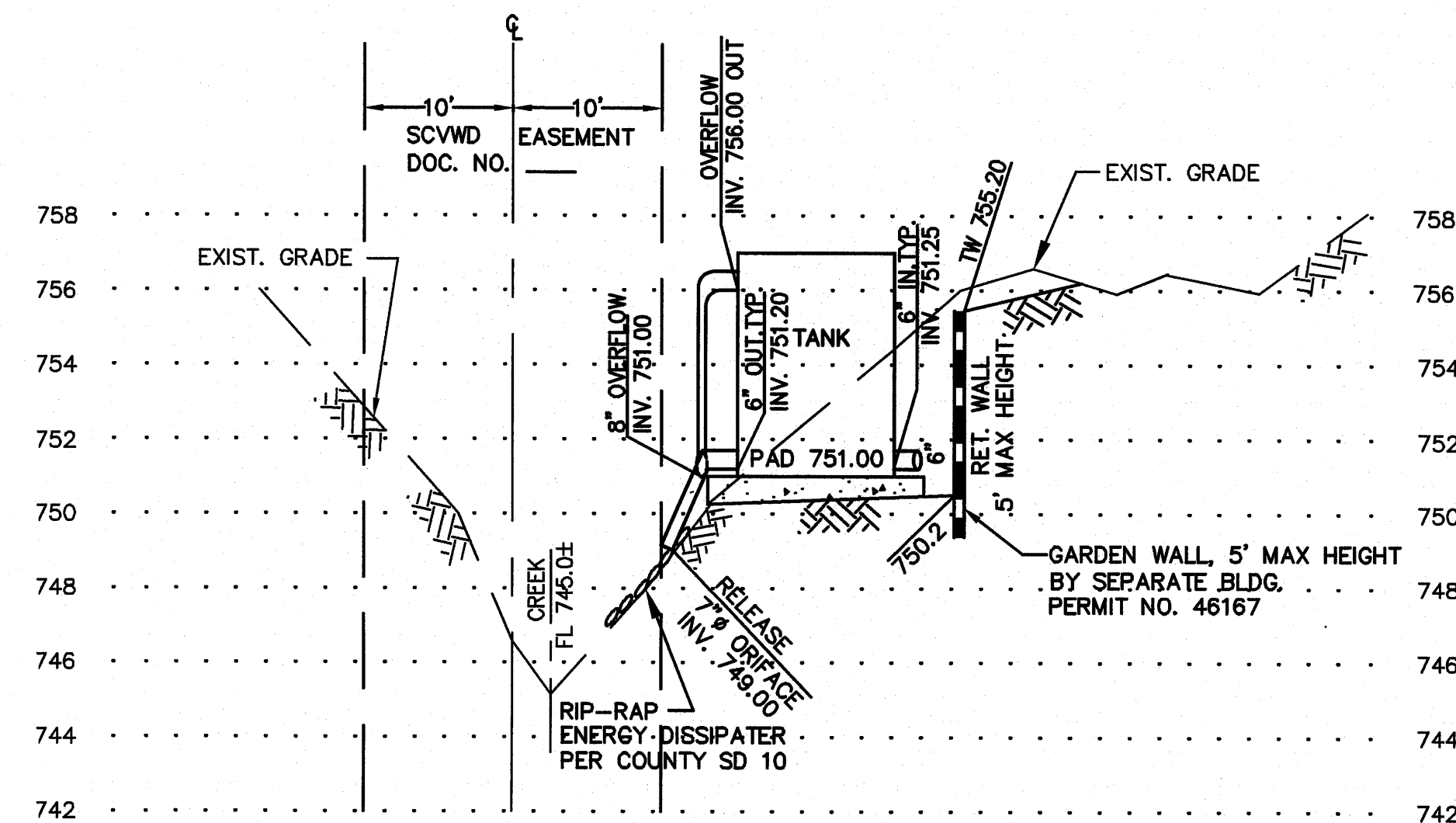
PLAN
SCALE: 1"=10'

NOTE:
WATERTANK TO SLAB CONNECTION: SEE DETAIL 11 ON SHEET S2.1.

5,000 GAL STORMWATER DETENTION TANKS (BUSHMAN CWTX5-132 OR APPROVED EQUAL) WITH 6" OVERFLOW, TYP. AND 7" ORIFICE RELEASE OUTLET ● RIP-RAP



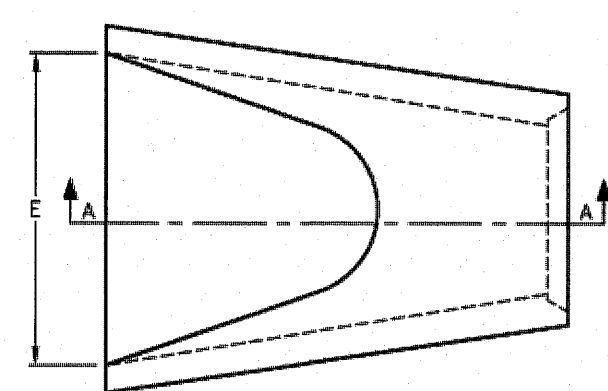
PROFILE SECTION H-H
SCALE: HORIZ. 1"=10'
VERT. 1"=4'



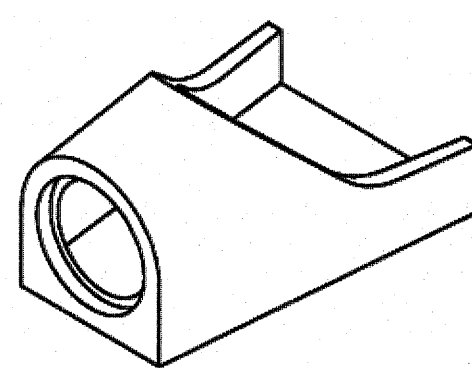
SECTION J-J
SCALE: HORIZ. 1"=10'
VERT. 1"=4'

NOTES:
1. REINFORCEMENT SHALL BE EQUAL TO THAT REQUIRED FOR CLASS II RCP OF CORRESPONDING DIAMETER PER CALTRANS SPECIFICATIONS.

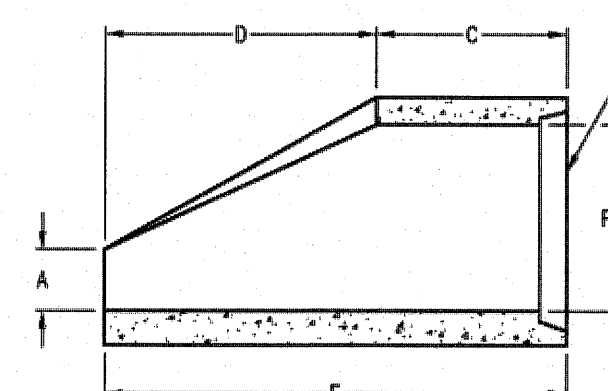
PIPE DIA.	A	B	C	D	E	F	WEIGHTS LBS.
12"	4"	2"	13"	24"	24"	37"	430
18"	6"	3"	15"	27"	27"	40"	900
24"	8"	4"	16"	30"	30"	43"	1,400
30"	10"	5"	18"	36"	36"	47"	2,300
36"	12"	6"	20"	42"	42"	51"	3,100
42"	14"	7"	22"	48"	48"	55"	3,900
48"	16"	8"	24"	54"	54"	59"	4,700
54"	18"	9"	26"	60"	60"	63"	5,500
60"	20"	10"	28"	66"	66"	67"	6,300



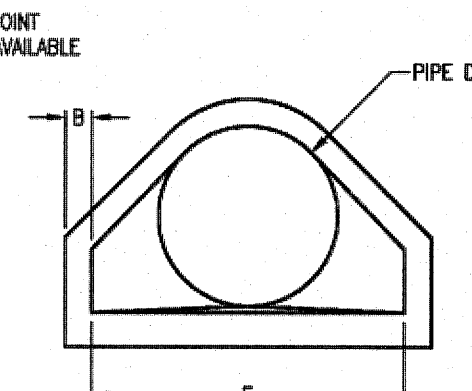
PLAN VIEW



ISOMETRIC VIEW



SECTION A-A



END VIEW

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

Oldcastle Precast
Northern California
Madera • Morgan Hill • Redwood City • San Jose • Stockton • Tulare
Phone: 825-750-6850 Fax: 825-750-6850

FLARED ENDS
FILE NAME: CDOT-14.DWG
REVISED: MARCH 2016
www.oldcastleprecast.com

CONCRETE FLARED
END SECTIONS
CALTRANS
Copyright © 2016 Oldcastle Precast, Inc.

STORM DRAINAGE DETENTION SYSTEM
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS

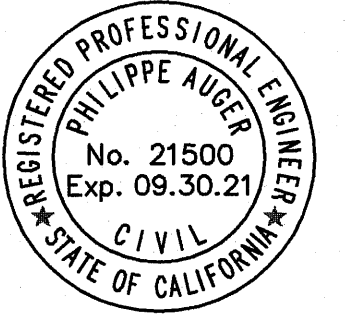
DATE	BY	DESCRIPTION
4/5/19	PA	REVISION H-H

SCALE: AS SHOWN
DATE: 01-17-18
DWN: SS ME30
CHKD:
JOB NO. 15070
DWG. NO. L14691A-B

SHEET

C8

OF 14 SHEETS

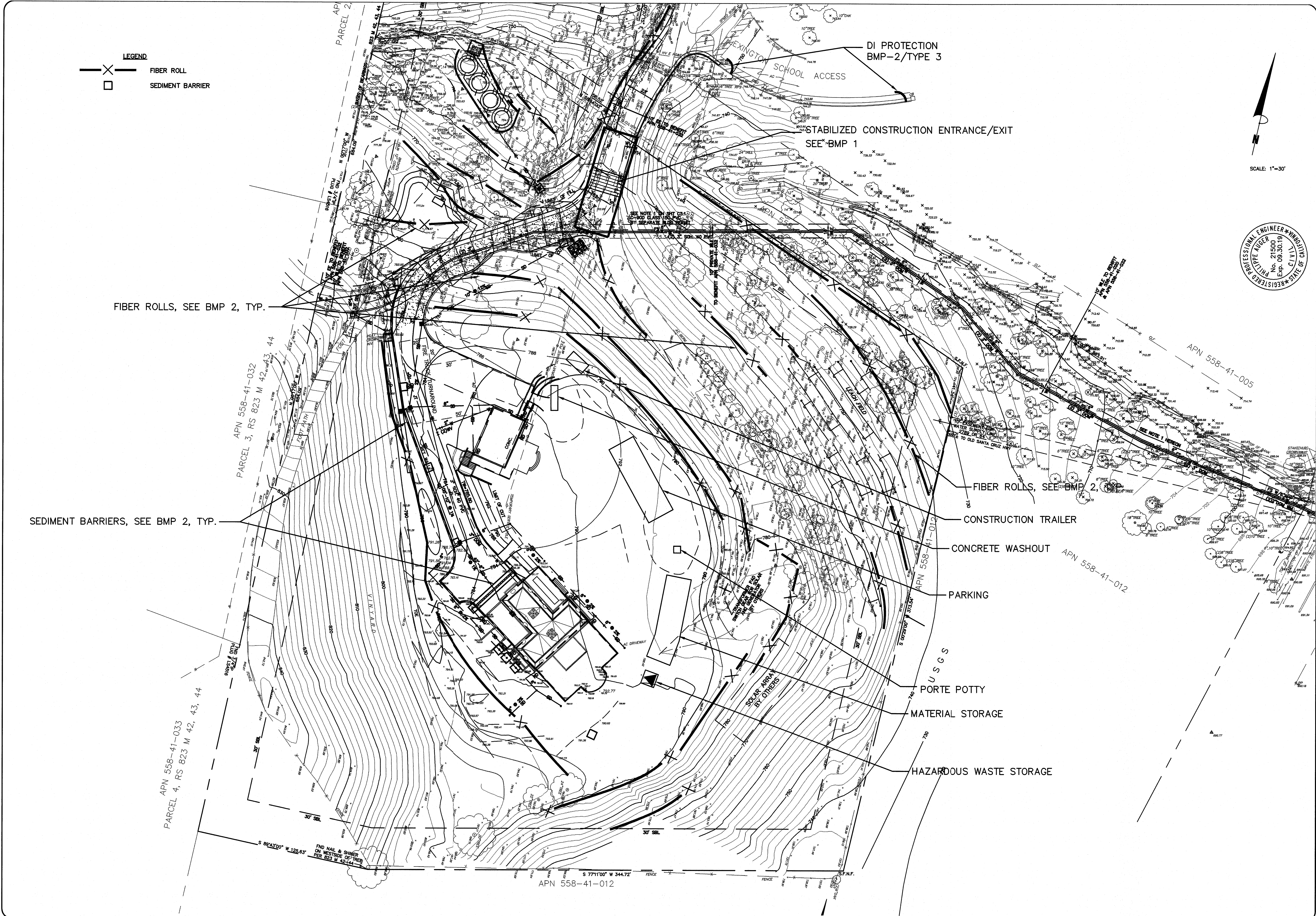


PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-21
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-21
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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com

APPLICANT: INGRAM-CAUCHI

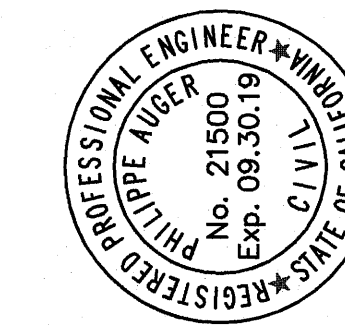
ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G

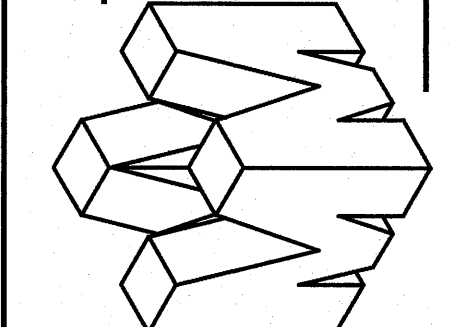


LEGEND
X FIBER ROLL
□ SEDIMENT BARRIER

SCALE: 1"=30'



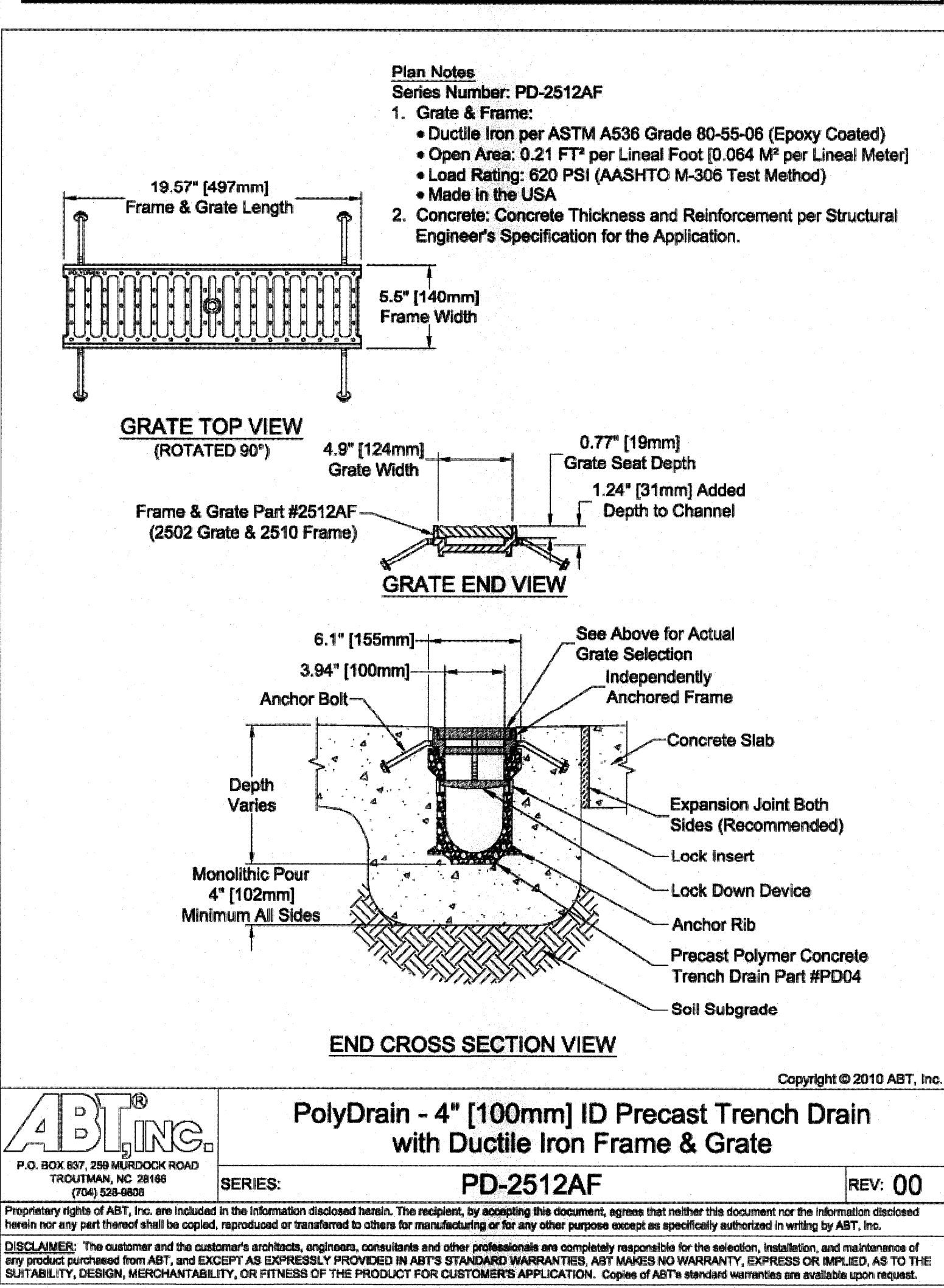
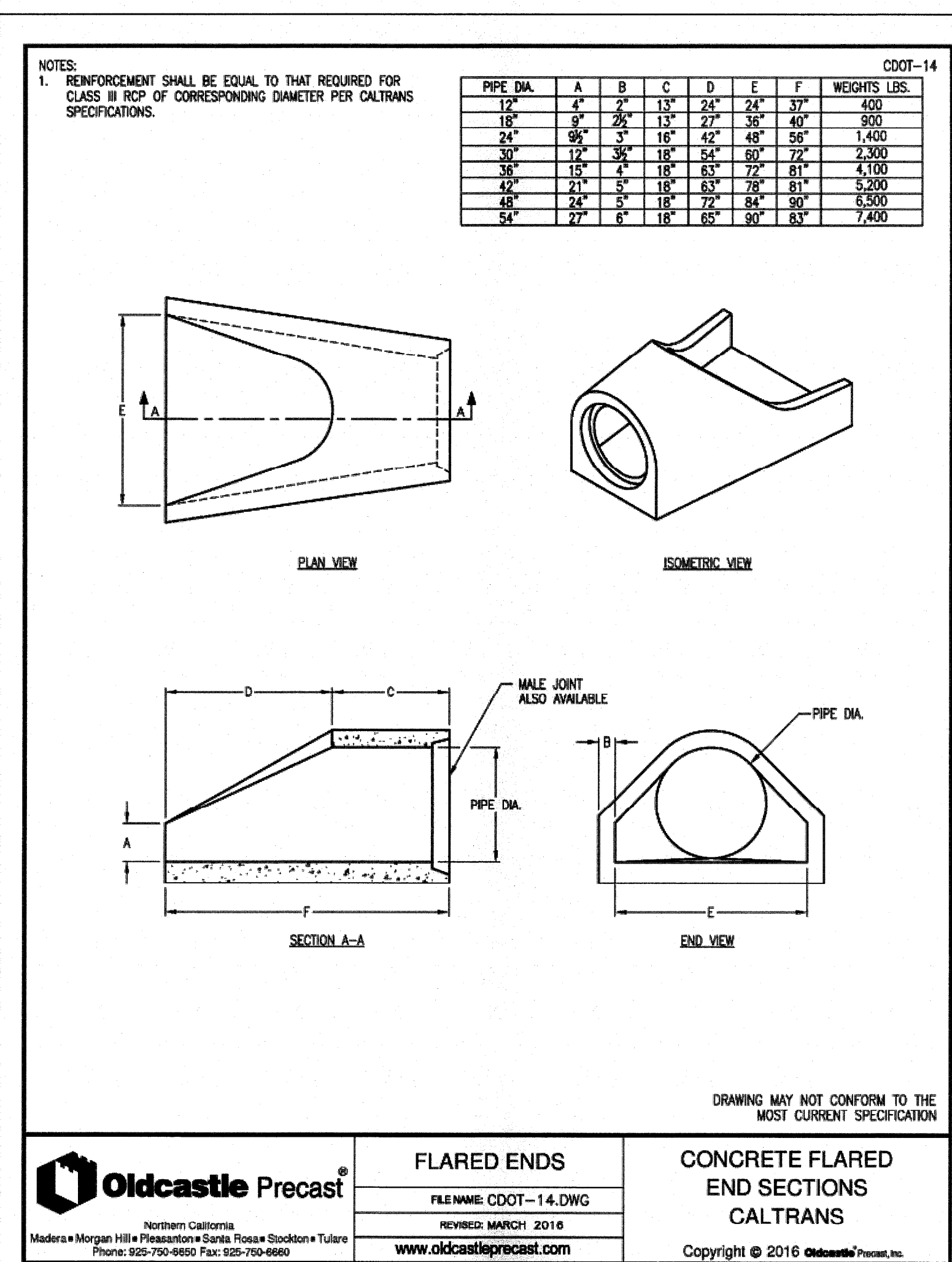
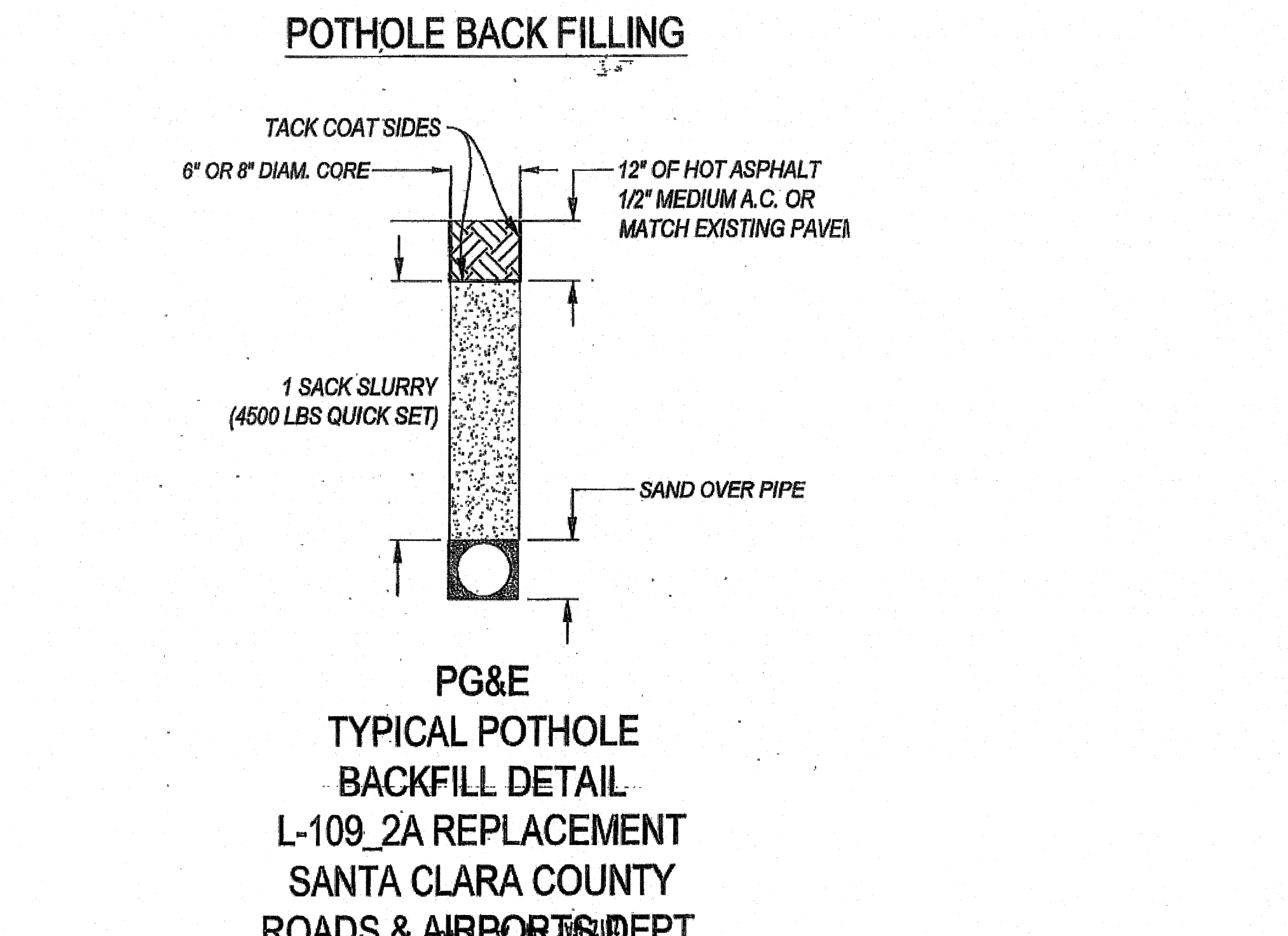
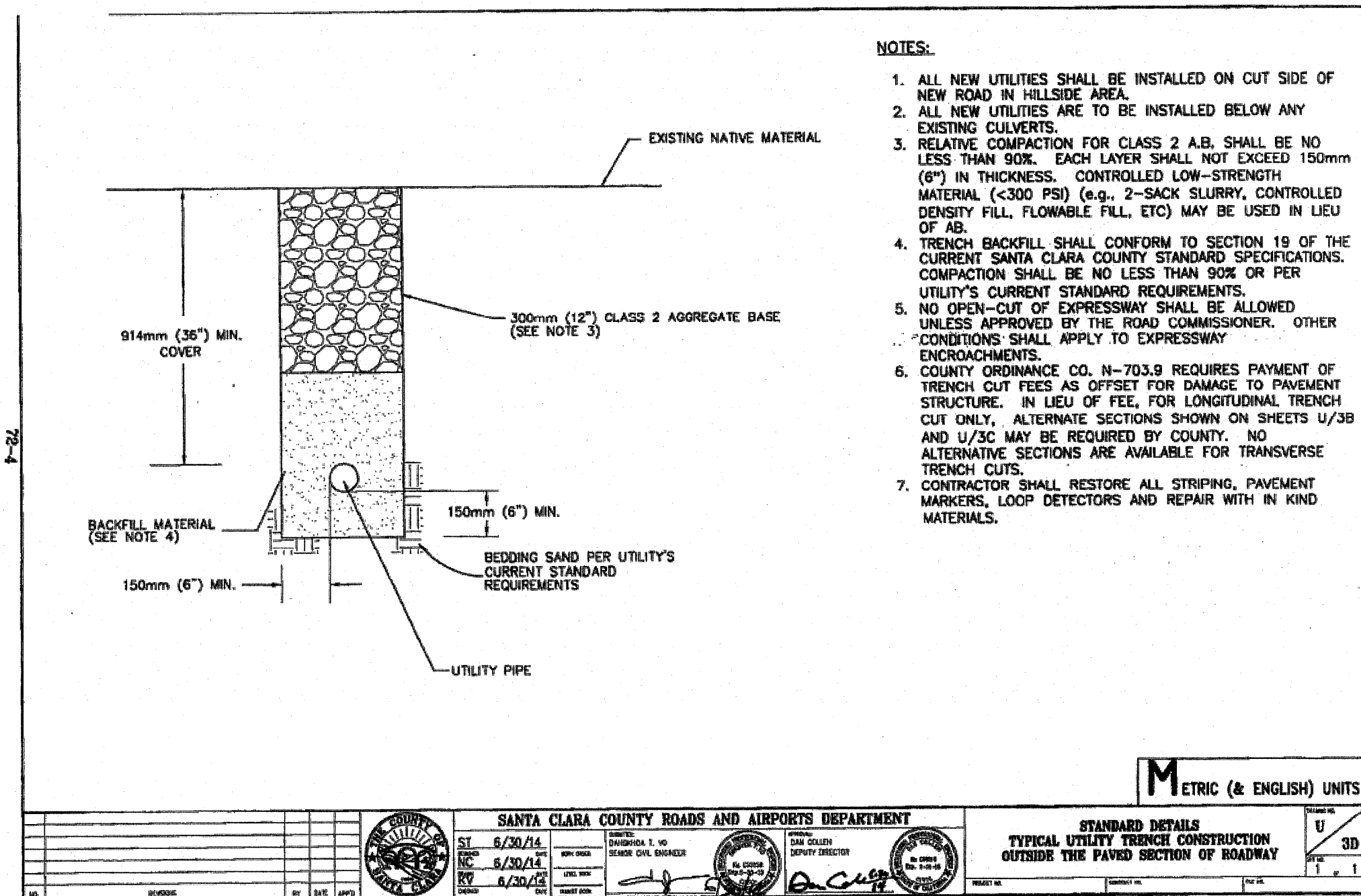
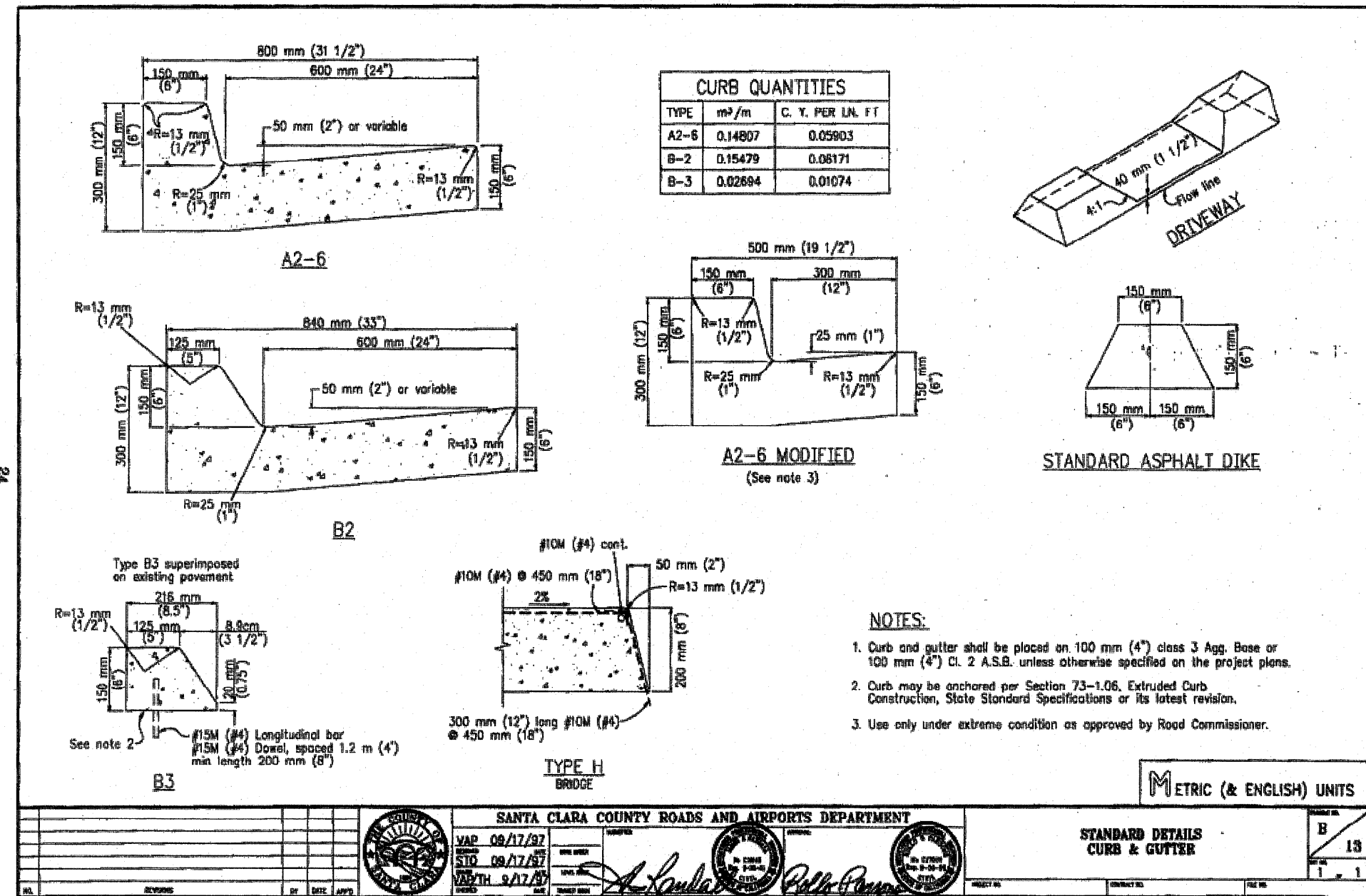
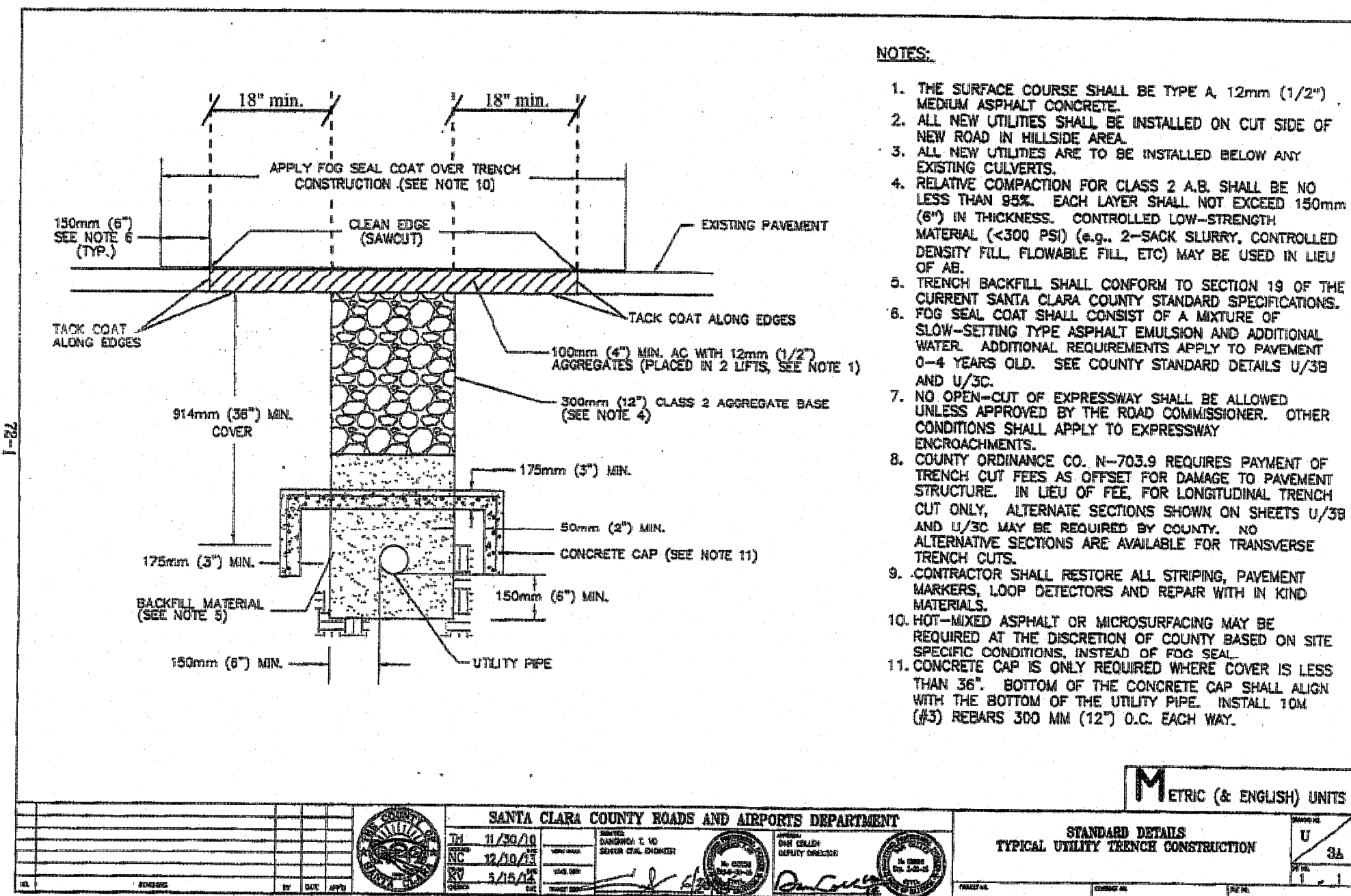
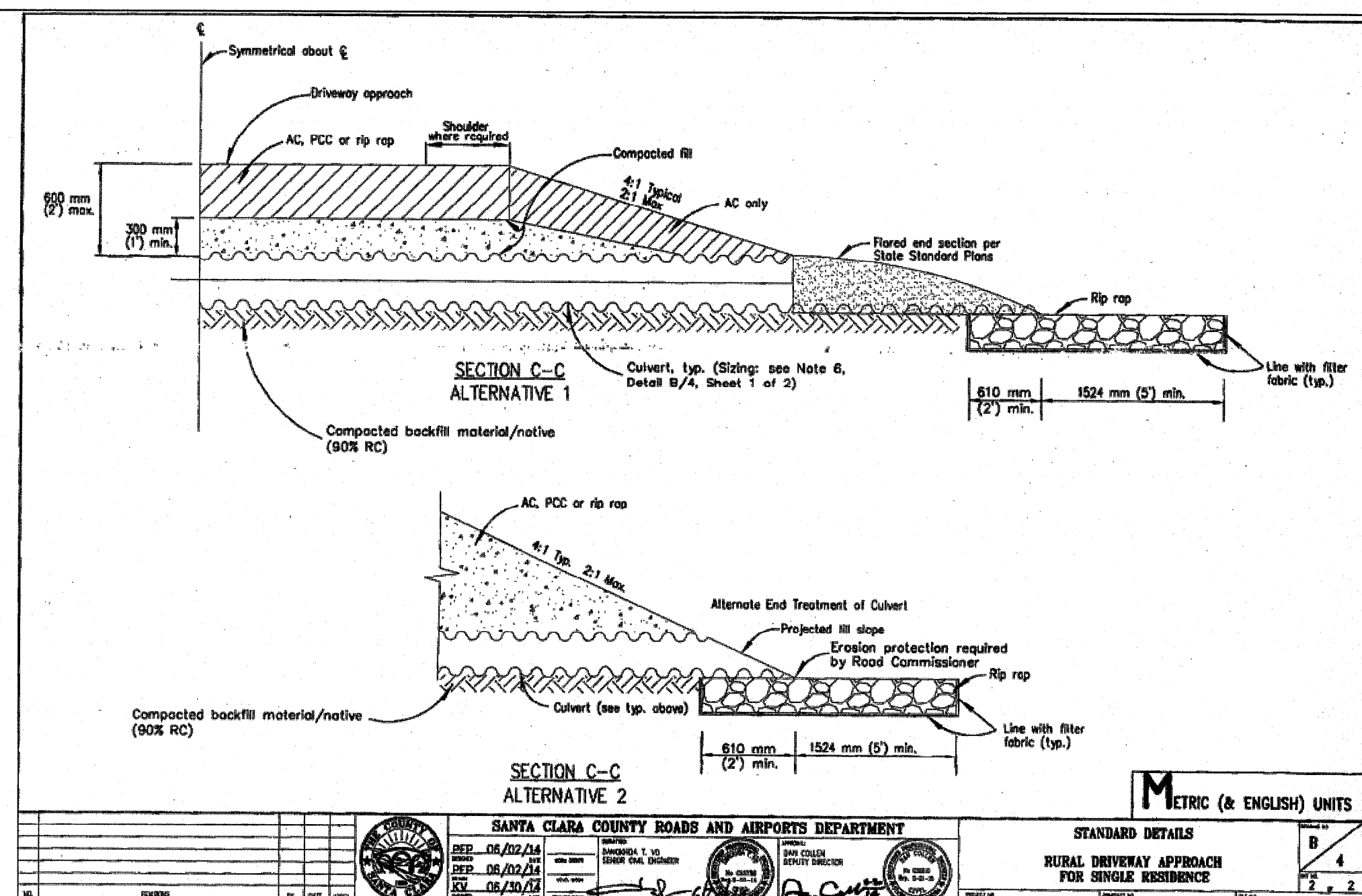
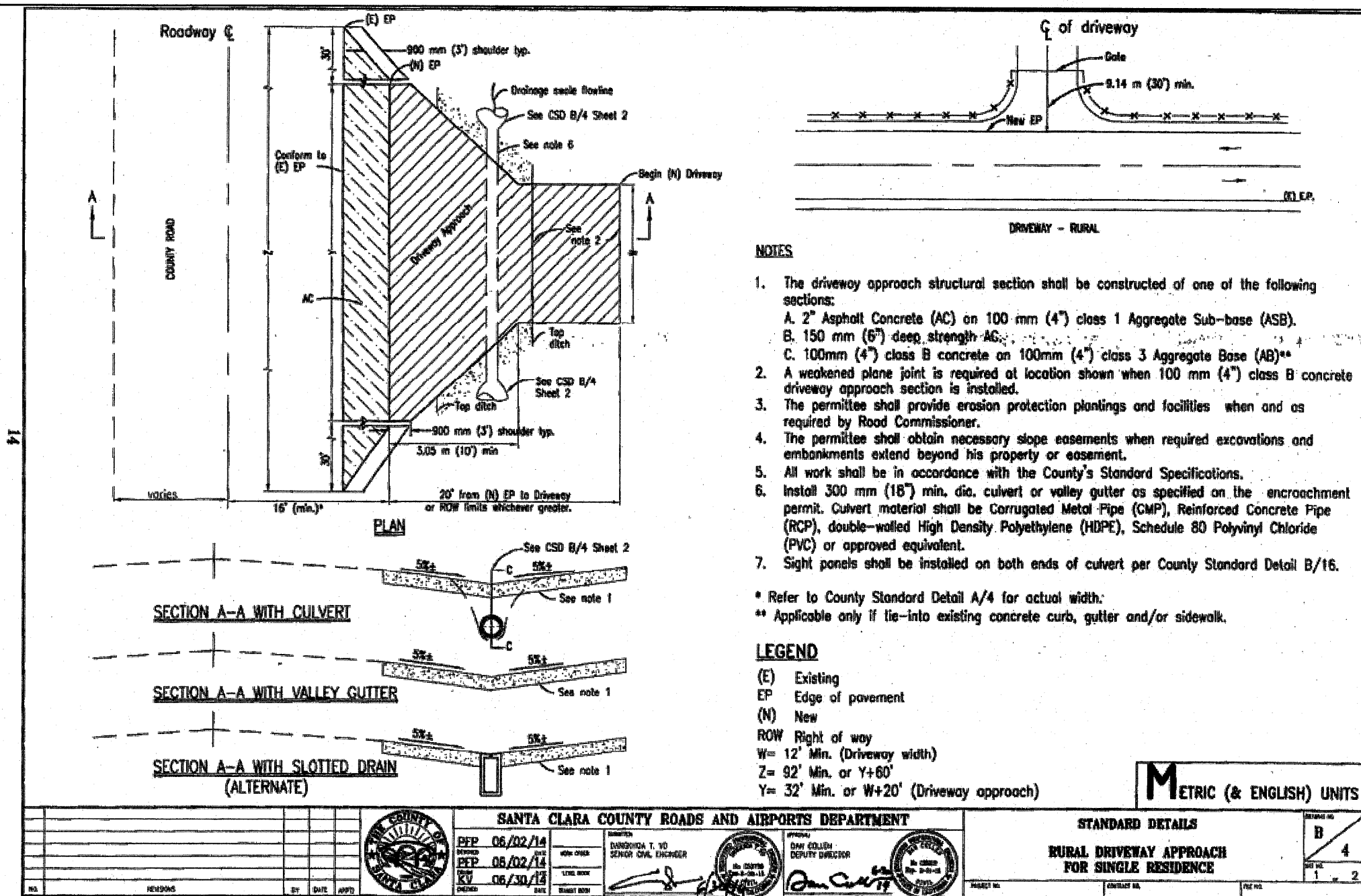
PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19
MISSION ENGINEERS, INC.
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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com



EROSION CONTROL PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS		
DATE	BY	DESCRIPTION
	CH	KD

SCALE 1"=30'
DATE 12-22-17
DWN SS ME30
CH KD
JOB NO. 15070
DWG. NO. L14691A-9
SHEET
C9
OF 13 SHEETS



APPLICANT: INGRAM-CAUCHI

ROAD NAME: OLD SANTA CRUZ HWY

COUNTY FILE NO.: 10735-15B-15G

PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: missionengineersinc.com

DETAILS
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION
3/23/19	CH/KD	ADDED DETAILS

SCALE AS SHOWN

DATE 12-22-17

DWN SS ME30

CHKD CH/KD

JOB NO. 15070

DWG. NO. L14691A-10

SHEET

C10

OF 14 SHEETS

Ingram-Cauchí Residence
19800 Old Santa Cruz Hwy
Los Gatos in the County of Santa Clara

Bay MAPLES
1231 N 1st St
San Jose, CA 95112
info@baymaples.com
408.642.1860
LIC # 977639

SEE SHEET C2

SEE SHEET C2

APN 558-41-032
PARCEL 3, RS 823 M 42, 43, 44

APN 558-41-033
PARCEL 4, RS 823 M 42, 43, 44

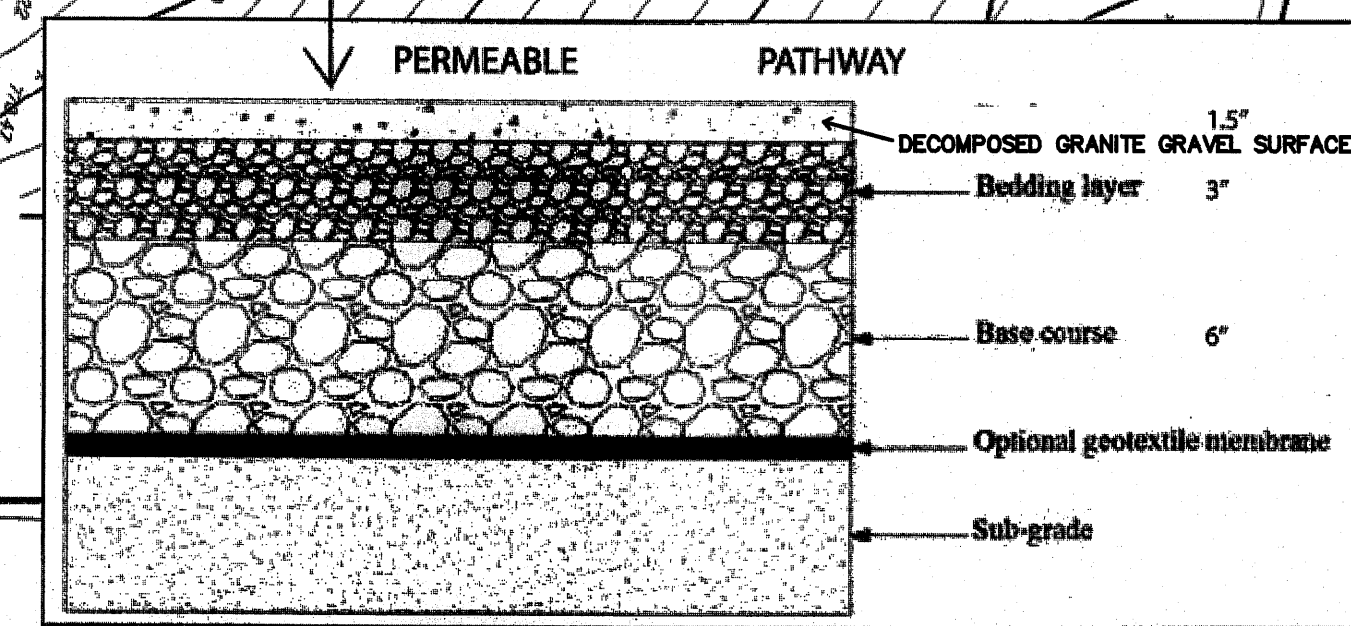
Planting area with native
bunchgrasses for bank
stabilization & erosion control

Festuca californica
Muhlenbergia rigens
Calamagrostis foliosa

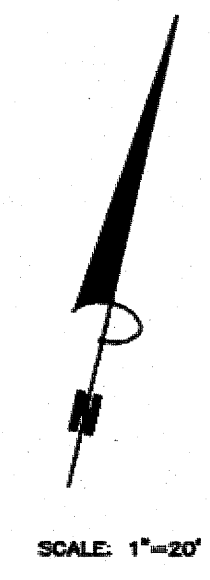
GAZEBO

UNDERGROUND
1500' DRAIN ON
SEPTIC TANK

RAIN WATER
BY OTHERS



- Ribes cereum*
- Juniperus patens*
- Muhlenbergia rigens*
- Lupinus albus*
- Salvia "Bee's Bliss"*
- Rhamnus californica*
- Osmanthus "Eaton's Point"*
- Arctostaphylos "Dr. Hurd"*
- Osmanthus "Ray Hartman"*

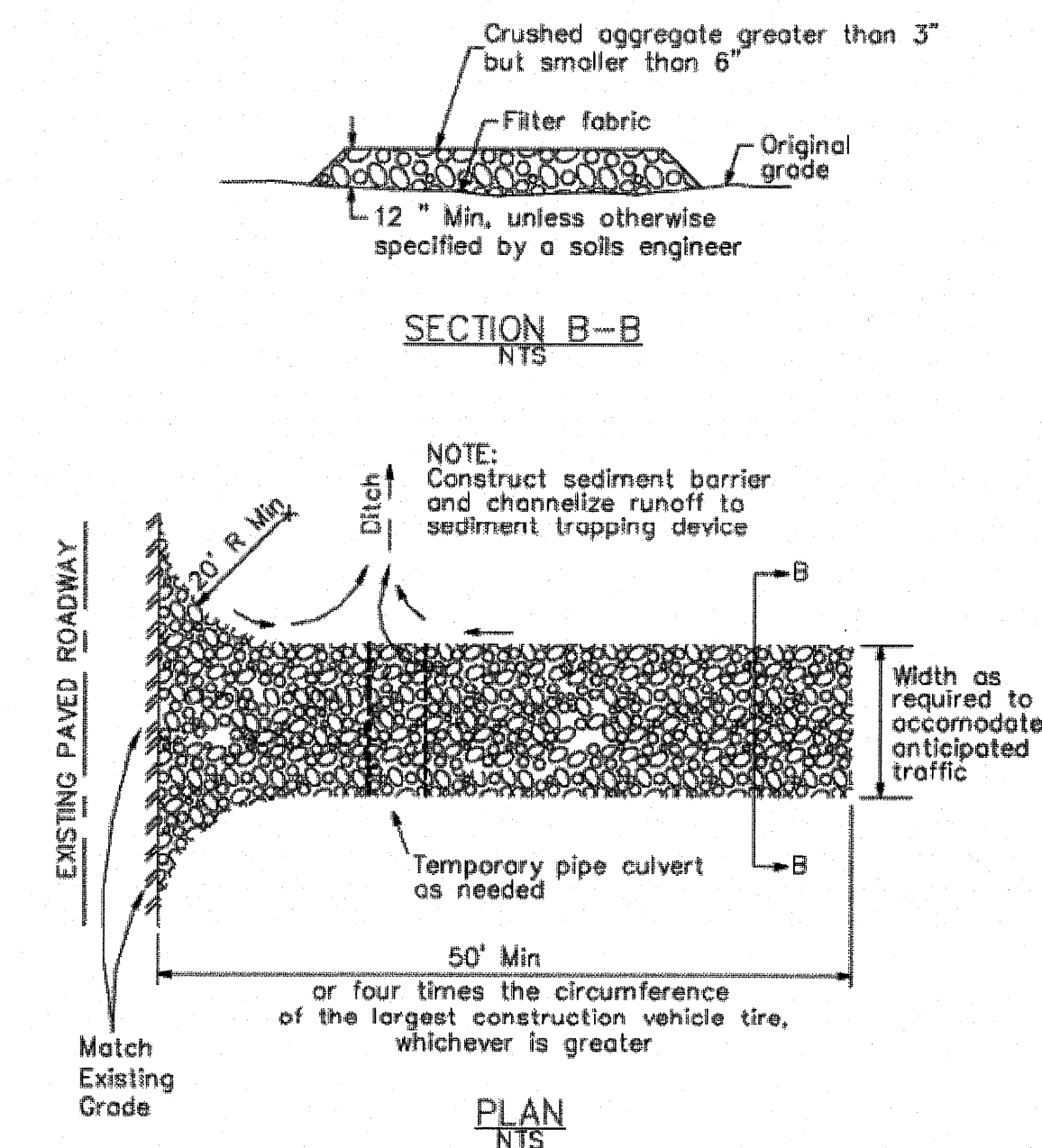


SCALE: 1" = 20'

APN 558-41-012

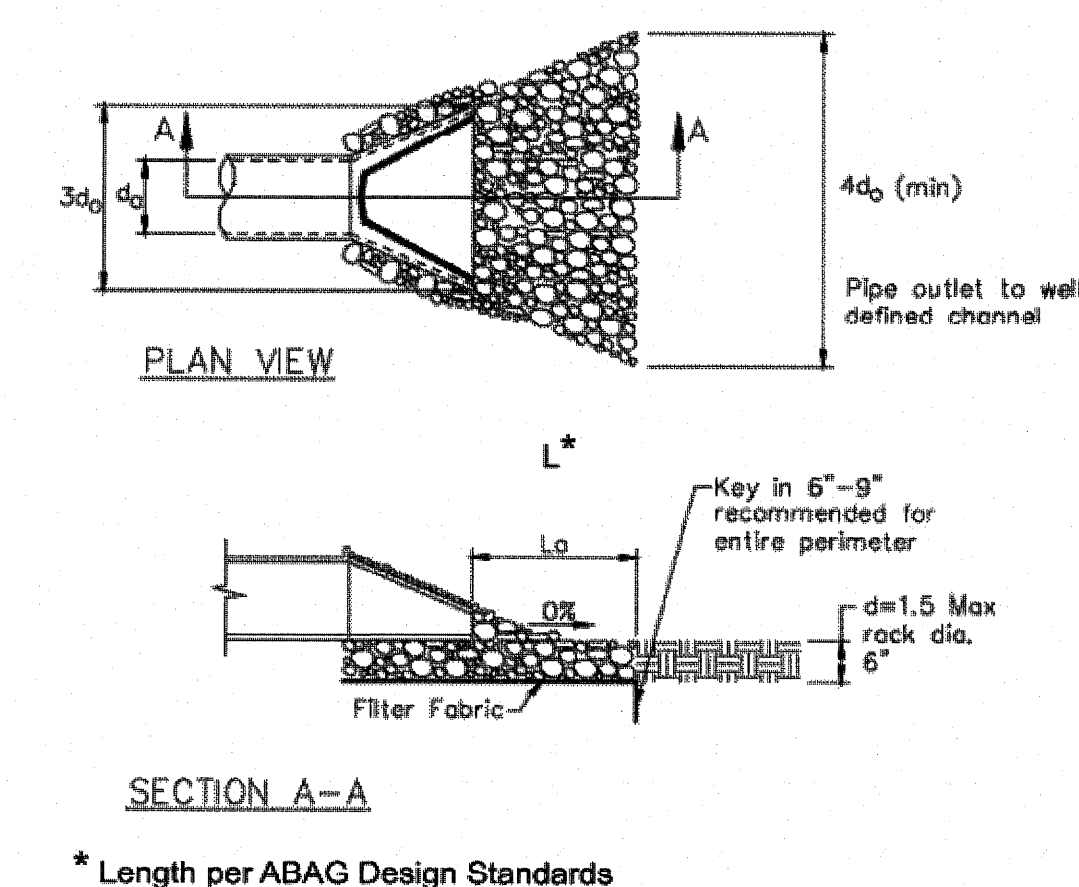
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

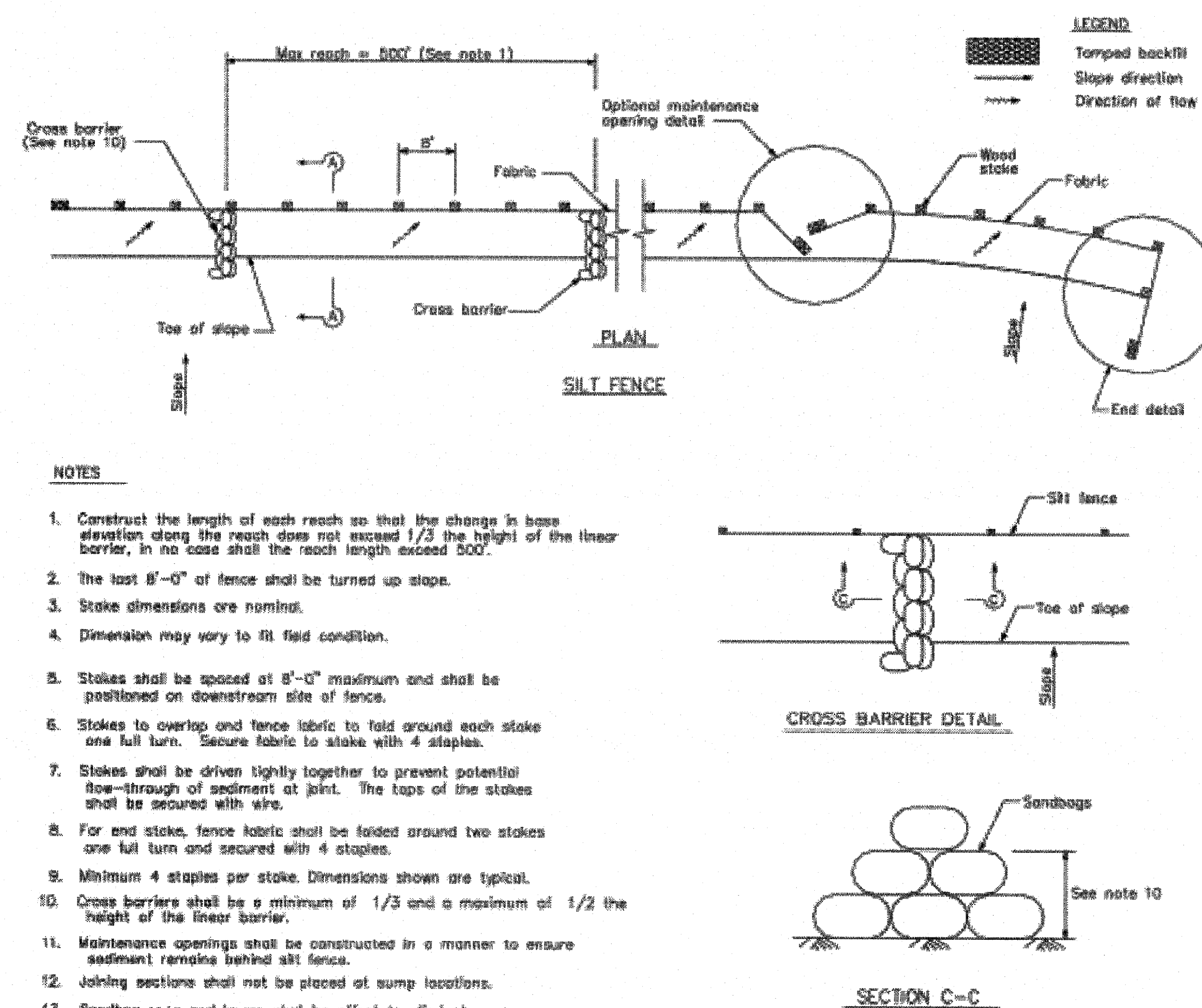
CASQA Detail EC-10



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

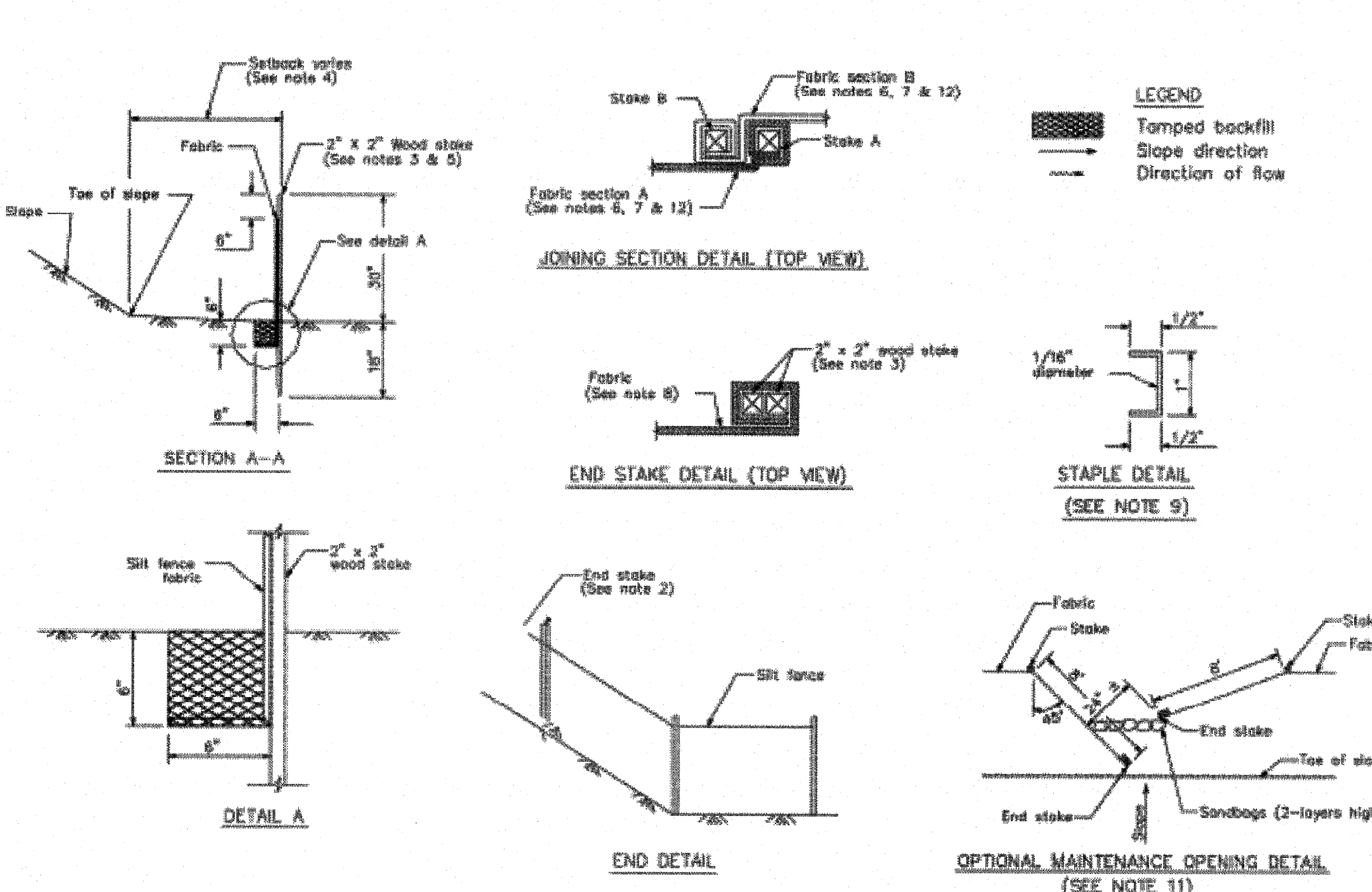
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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 rolls 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

EROSION CONTROL PLAN

APN 558-41-020

19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

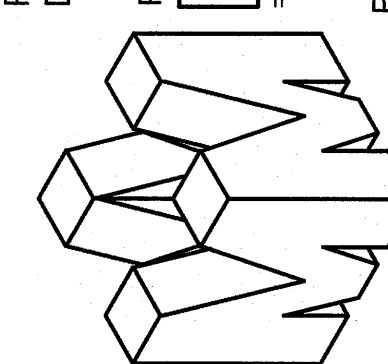
PHILIPPE AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

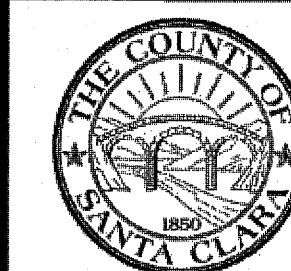
MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

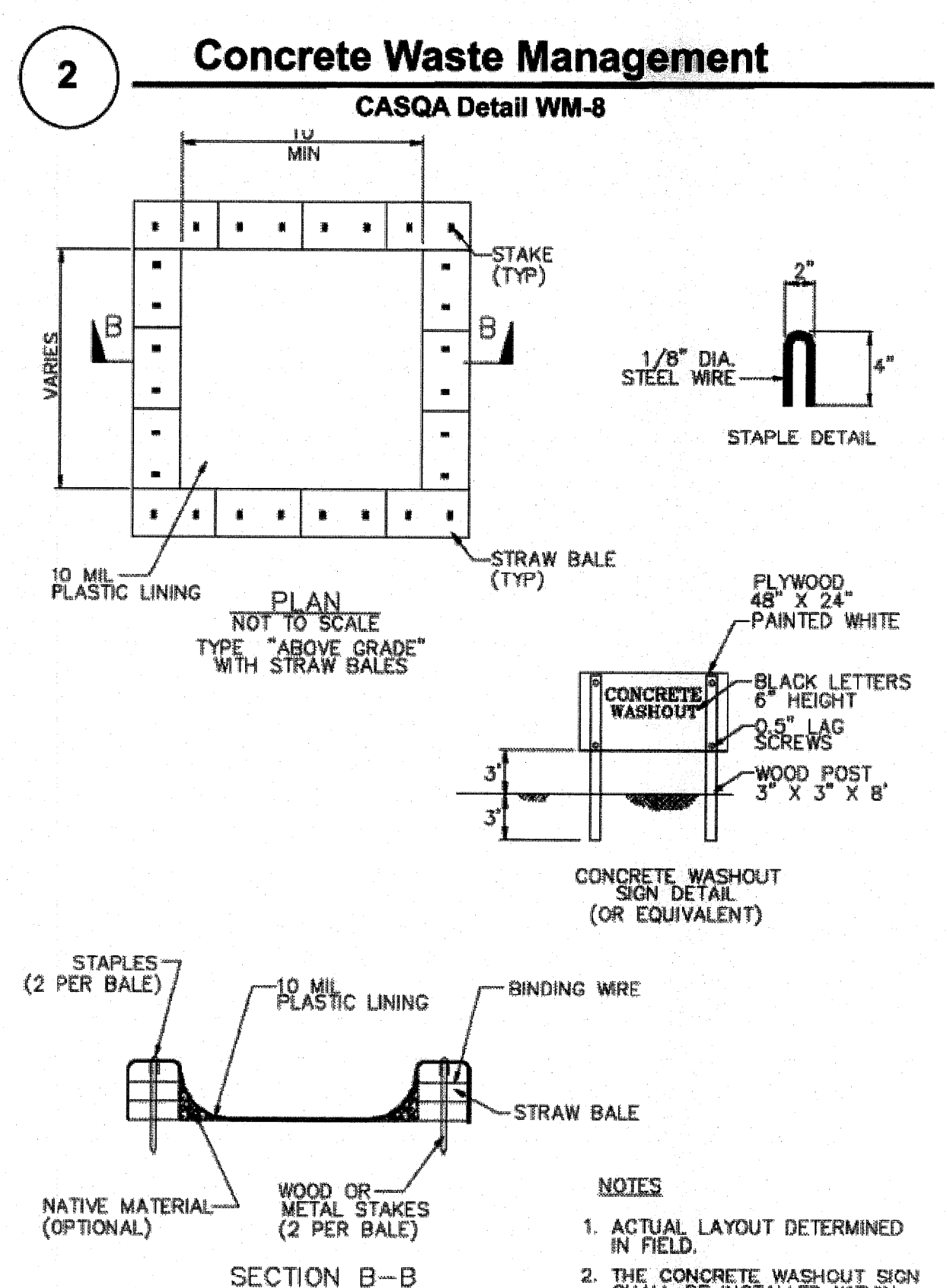
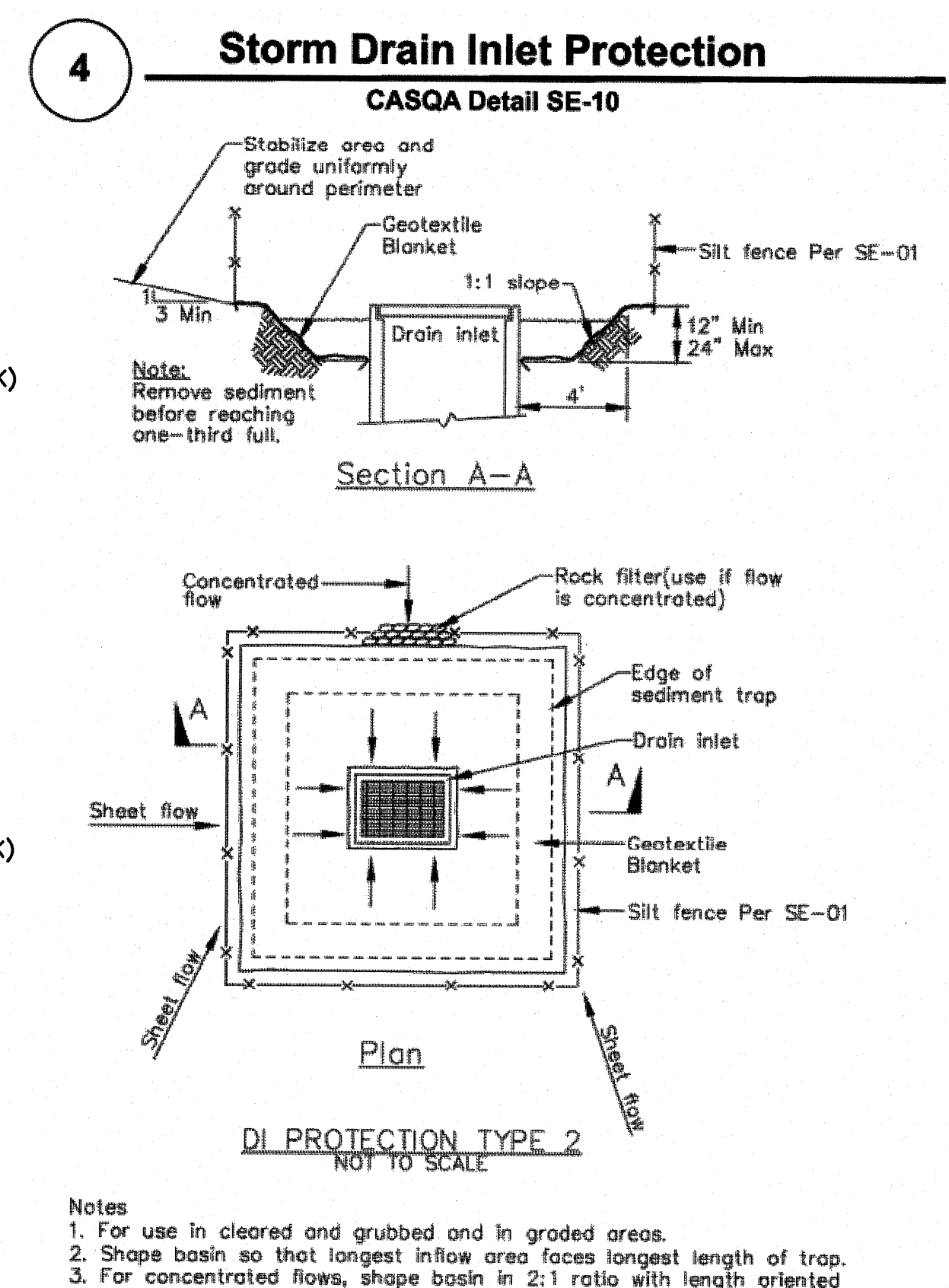
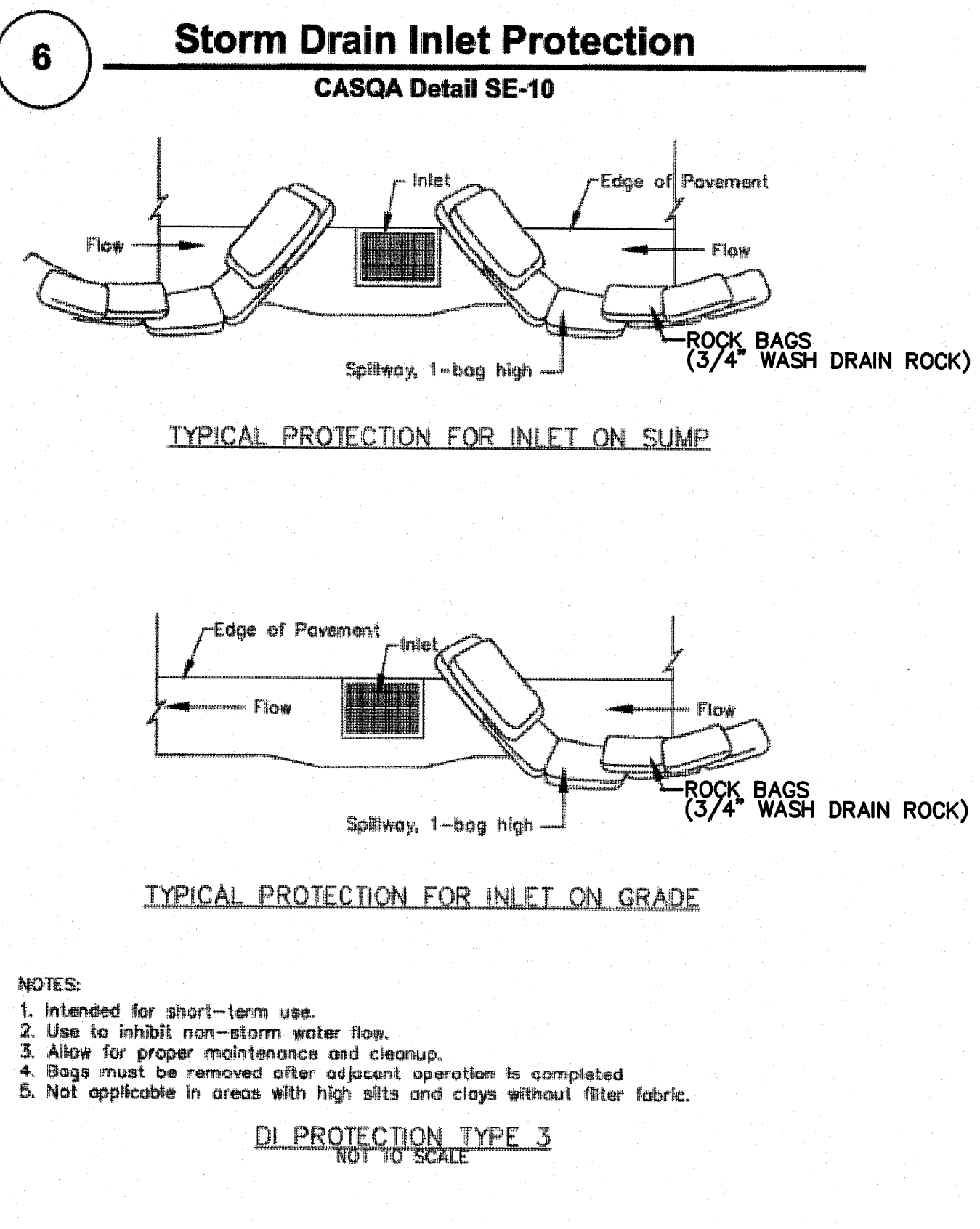
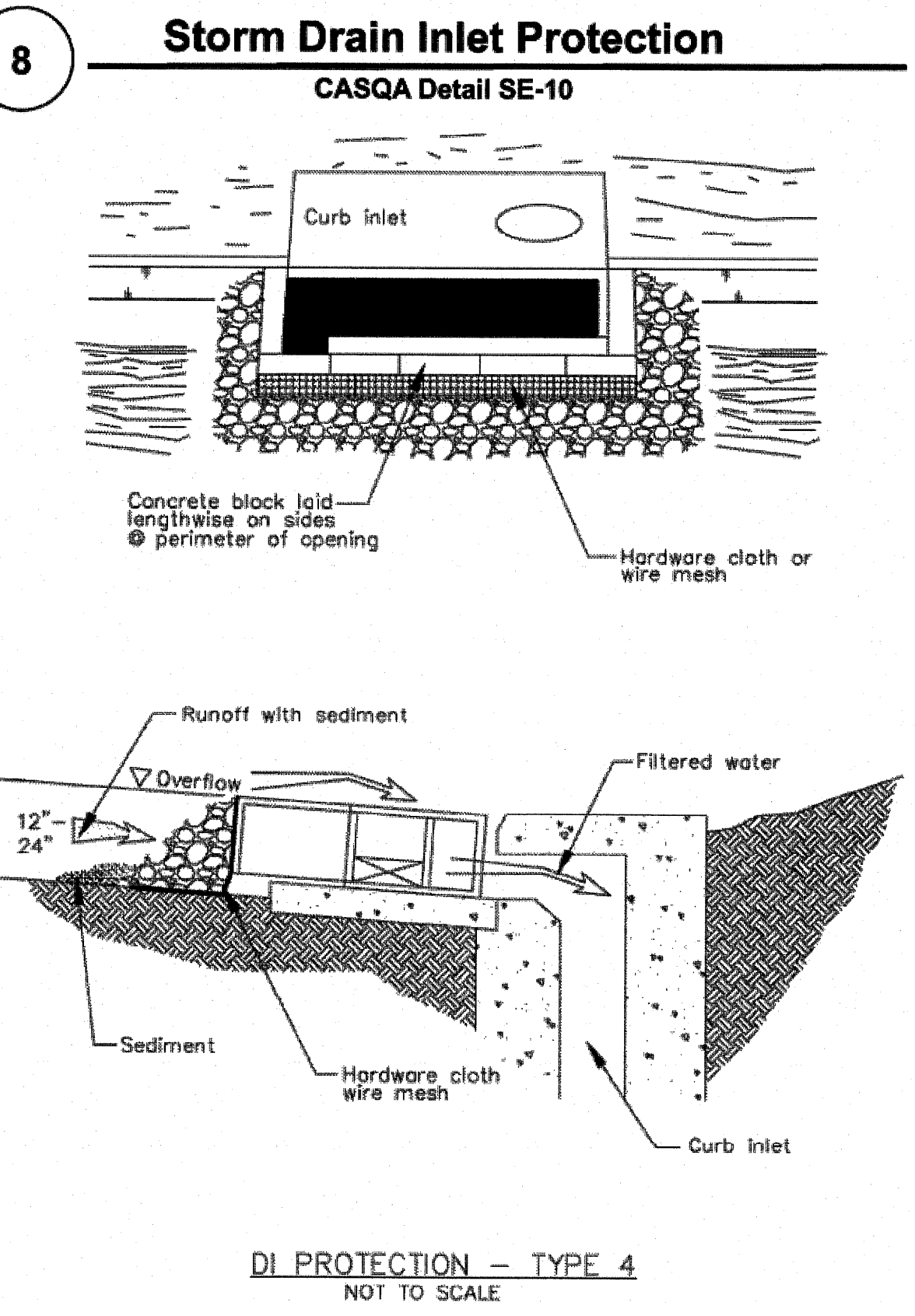
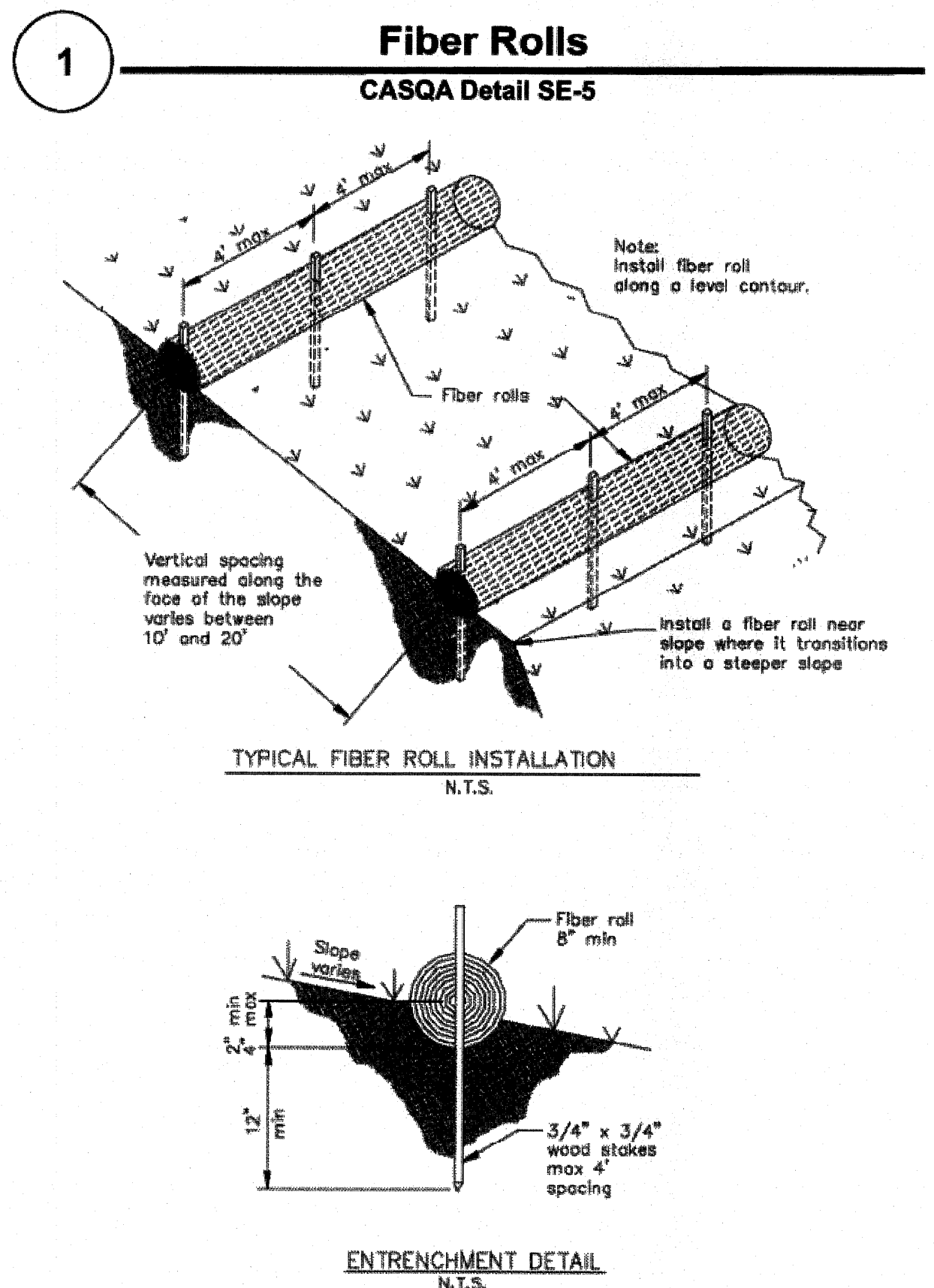
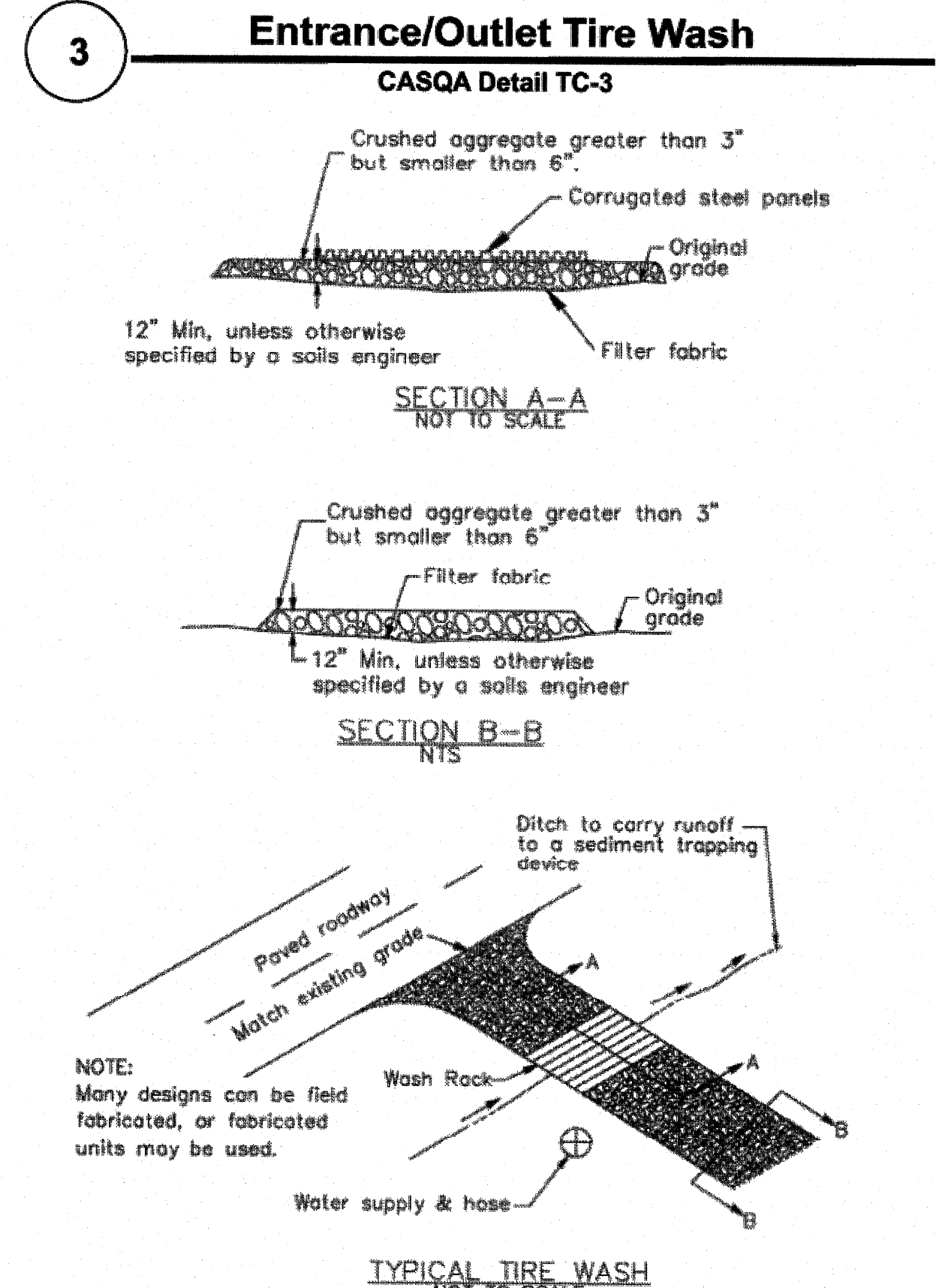
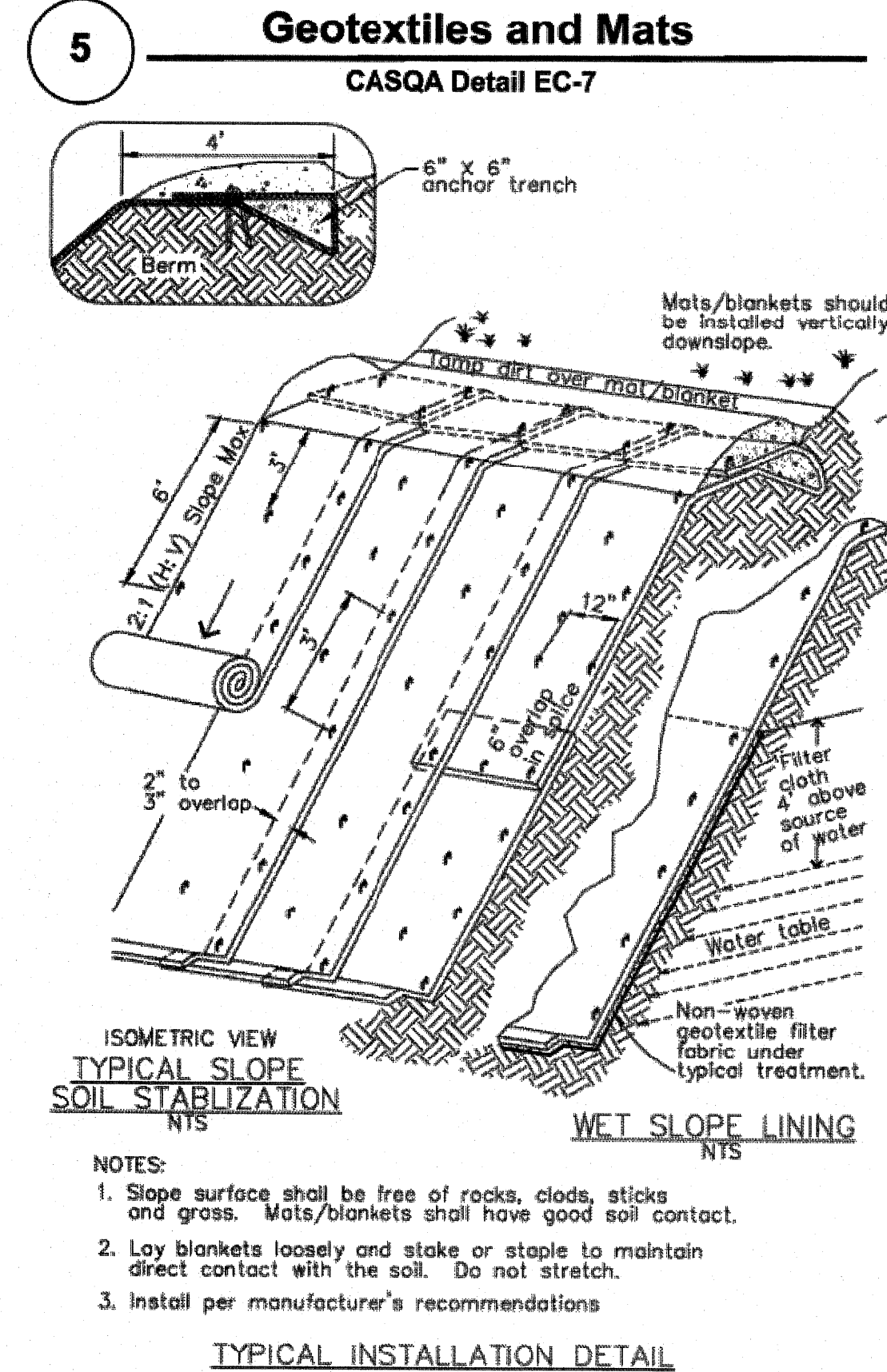
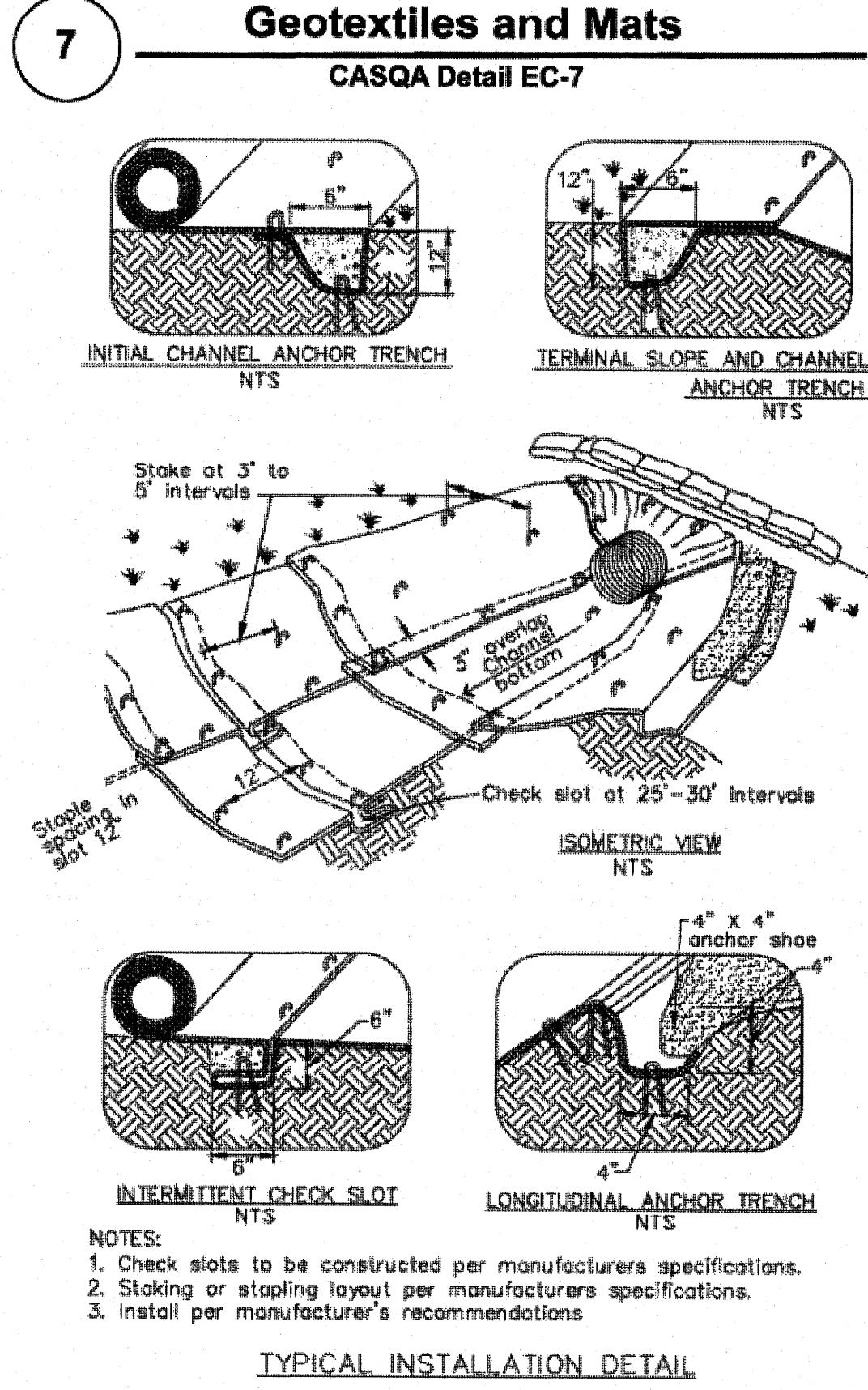
2355 De La Cruz Blvd. Santa Clara, California 95050
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Best Management Practices and Erosion Control Details Sheet 1 County of Santa Clara



BMP-1



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

Project Information

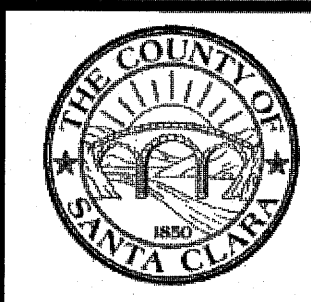
EROSION CONTROL PLAN
APN 558-41-020
19800 OLD SANTA CRUZ HWY, LOS GATOS
IN THE COUNTY OF SANTA CLARA, CALIFORNIA

PHILIP AUGER, R.C.E. 21500-EXPIRES 9-30-19
DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-20, L.S. 9212-EXPIRES 09-30-19

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BMP-2

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