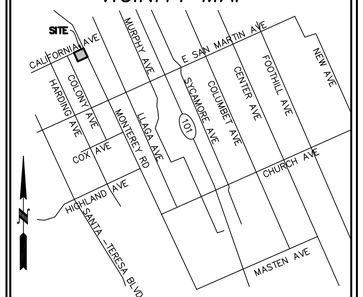
NWC #5 - SAN MARTIN
MONTEREY HWY AND CALIFORNIA AVE
SAN MARTIN, SANTA CLARA COUNTY, CALIFORNIA
PROJECT SITE PLAN I

VICINITY MAP



LEGEND

- PROPERTY LINE
- ROW LINE
- EXISTING RAILROAD
- EXISTING WIRE FENCE
- EXISTING OVERHEAD POWER
- EXISTING TREE CANOPY (APPROX. LOCATION)
- EXISTING SCATTERED BUSHES
- SPLIT ZONING DESIGNATOR LINE
- 7.5' SIGHT OBSCURING WOOD-SLAT CHAINLINK FENCE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING WELL (APPROX. LOCATION)
- EXISTING BUILDING (TO BE REMOVED)
- PROPOSED COMMERCIAL USE AREA ~179,680 SF (~4.12 AC)
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE BUFFER ENHANCEMENT
- EXISTING ROAD
- AGRICULTURAL ACTIVITY AREA

EXAMPLE WOOD SLATTED SIGHT OBSCURING PERIMETER CHAIN LINK SECURITY FENCE

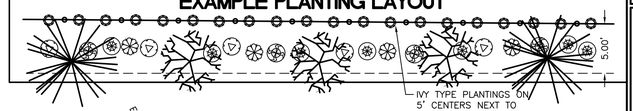


EXAMPLE BOSTON IVY PLANTING ON PERIMETER CHAIN LINK SECURITY FENCE

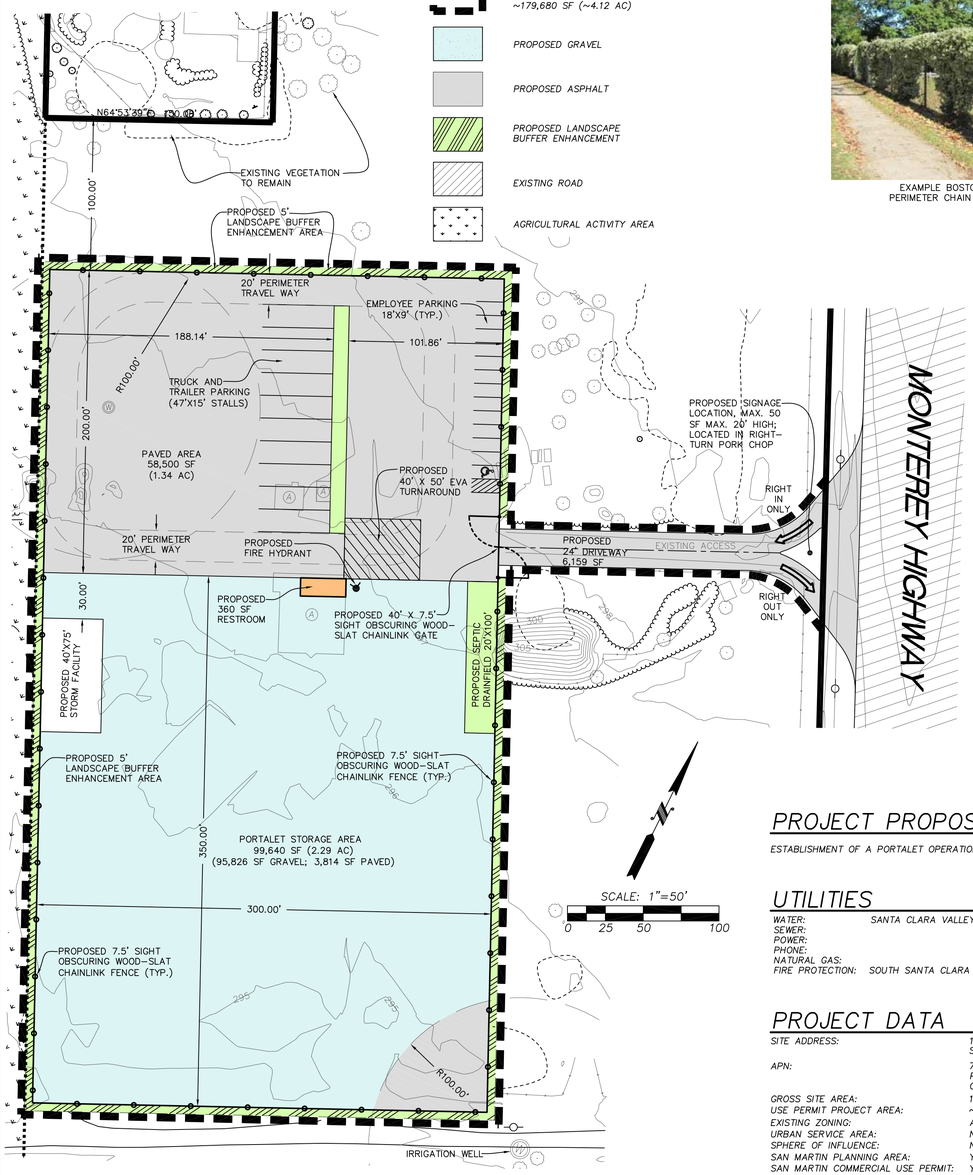
EXAMPLE LANDSCAPE SCREENING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	WATER USE
	ROBINIA PSEUDOACACIA	BLACK LOCUST	TREE	VERY LOW
	ELAEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE	TREE	VERY LOW
	YUCCA GLAUCA	SOAPWEED YUCCA	BUSH	VERY LOW
	OPUNTIA SPP. & CVS. (CA NATIVES AND NON-NATIVES)	PRICKLY PEAR/CHOLLA	BUSH	VERY LOW
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	VINE	LOW
	ADENOSTOMA FASICULATUM	CHAMISE	GROUND COVER	VERY LOW
	ATRIPLEX CA NATIVE SPECIES	SALTBUSH	GROUND COVER	VERY LOW
	ATRIPLEX SEMIBACCATA	AUSTRALIAN SALTBUSH	GROUND COVER	VERY LOW

EXAMPLE PLANTING LAYOUT



IVY TYPE PLANTINGS ON 5' CENTERS NEXT TO WOOD SLATTED CHAIN LINK SCREENING FENCE



SCALE: 1"=50'
0 25 50 100

PROJECT PROPOSAL

ESTABLISHMENT OF A PORTALET OPERATION

UTILITIES

WATER:	SANTA CLARA VALLEY
SEWER:	
POWER:	
PHONE:	
NATURAL GAS:	
FIRE PROTECTION:	SOUTH SANTA CLARA COUNTY FIRE

PROJECT DATA

SITE ADDRESS:	13755 MONTEREY RD SAN MARTIN, CA 95046
APN:	779-09-061, 779-09-060 PER SANTA CLARA COUNTY GIS SYSTEM
GROSS SITE AREA:	1,052,792 SF (24.17 AC)
USE PERMIT PROJECT AREA:	~179,680 SF (~4.12 AC)
EXISTING ZONING:	A1-5Ac - RR-5Ac-sm
URBAN SERVICE AREA:	N.A.
SPHERE OF INFLUENCE:	N.A.
SAN MARTIN PLANNING AREA:	YES
SAN MARTIN COMMERCIAL USE PERMIT:	YES
AIRPORT INFLUENCE AREA:	YES
AIRPORT SAFETY ZONE:	YES



SCALE: 1"=100'
0 50 100 200

NOTE:

SURVEY PROVIDED BY: L.C. ENGINEERING

BOUNDARY WAS DERIVED PER RECORD OF SURVEY RECORDING NO. 22372915

JOB NUMBER 8780

SCALE: HOR. N/A; VERT. N/A

DESIGNED SC; DRAWN HDC; CHECKED GJM

PROPONENT:
NWC #5
PO BOX 73399
PUYALLUP, WA. 98373-0399
PH: (541)501-8856

MIDDLETON CONSULTING
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

NWC #5 SAN MARTIN
PROJECT SITE PLAN I

DATE 1-28-22

DRAWING NO. 8780CON

SHEET 1 OF 1

CVR

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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 _____ AND DATED _____ 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

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.
5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY/STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE OCUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

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) 299–6868 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.

REVISED 11-26-14

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.

GRADING

1. 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 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.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. 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.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
BUILDING	0±	5±	0/±0.5
DRIVEWAY ASPHALT	712±	787±	±4.3/±1
DRIVEWAY BASEROCK	1,062±	717±	±5.3/±1
POND	102±	10±	±2.2/±1
TOTAL	1,876±	1,519±	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. 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.
12. 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.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 188,561 SF.
15. WDID NO._____.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. 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:
   A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
   B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
   C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
   D. SIGNAGE STATING, "WARNING– THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING 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.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

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. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. 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.
5. ALL WORK IN THE COUNTY ROAD RIGHT–OF–WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT – I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. 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.

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 SD8.
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. 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.
15. 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.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. 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;

A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT–OF–WAY.
C. PREVENTION OF DISCHARGE OF WATER RUN–OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT–OF–WAY.

18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES 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.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND 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 SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

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, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2–2009–0047 AND NPDES PERMIT CAS000004/ ORDER NO. 2013–0001–DWQ.
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 SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS–BUILT PLANS STATEMENT

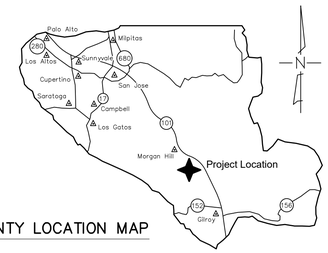
THIS IS A TRUE COPY OF THE AS–BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE_____ SIGNATURE _____

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

GEOTECHNICAL ENGINEER OBSERVATION

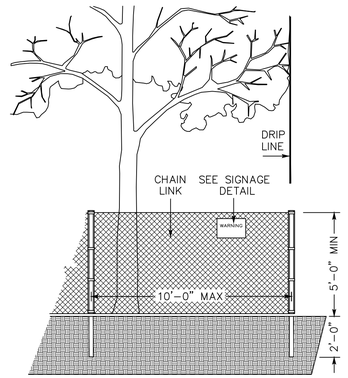
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER 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.



EXISTING TREE PROTECTION DETAILS

1. 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.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN–LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN

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400' DECELERATION LANE INCLUDING 90' BAY TAPER (TYP EA SIDE)

15' (3' SHOULDER AND 12' WIDE DECELERATION LANE)

MONTEREY ROAD
(COUNTY MAINTAINED ROAD)

15' (3' SHOULDER AND 12' WIDE ACCELERATION LANE)

400'

75.0' TO CENTERLINE

EXISTING RIGHT-OF-WAY

CL DW

EX OVERHEAD UTILITY

EX UTILITY POLE

EP

DWY TO REMAIN

EX BUILDING

PROPOSED DRIVEWAY APPROACH RIGHT IN, RIGHT OUT ONLY

APN 779-09-060
NWC 5 PARTNERSHIP LLC

EX FH

EX BUILDING

APN 779-09-001
PACIFIC BELL

DISTURBED AREA
188,561 SQ. FT.

PROPOSED MANUAL GATE

PROPOSED AREA LIGHT

TREES TO BE REMOVED ARE SHOWN WITH WITH AN X OVER IT

LISTING OF TREES TO BE REMOVED	
SEQUOIA	4
WILLOW	5
FIR	1
EUCALYPTUS	14
EUCALYPTUS (DEAD)	1
LISTING OF TREES TO REMAIN	
OAK	18

NOTE: PINE/FIR TREES IN WORK/DISTURBED AREA (TYPICALLY 3" TO 5" FROM ABANDONED CHRISTMAS TREE FARM) ARE NOT LISTED, AND ARE TO BE REMOVED

100 FOOT RADIUS

18" EUCALYPTUS

LEACHFIELD

12" FIR

PROPOSED AREA LIGHT

12", 12", 8", 10", 12 WILLOW

12" SEQUOIA

PROPOSED FIRE HYDRANT

15" SEQUOIA

55.0'

PROPOSED AREA LIGHT

PROPOSED AREA LIGHT

PROPOSED AREA LIGHT SEPTIC TANK

24" EUCALYPTUS

18" EUCALYPTUS

24 EUCALYPTUS

EUCALYPTUS
12", 12", 15", 12", 12", 12"

NO BASEROCK UNDER OAK TREE PER GRADING PLAN

21" EUCALYPTUS

24" EUCALYPTUS

12" OAK

10" OAK

18" OAK

EX WELL

EX WATER TANK

EX UTILITY POLE

EX BUILDING

TELECOM EASEMENT AND NON-EXCLUSIVE ACCESS EASEMENT PER RECORDER'S SERIAL NUMBER 22668861

NUMEROUS PINE/FIR TREES 3" TO 5" FROM ABANDONED CHRISTMAS TREE FARM TO BE REMOVED (TYP)

PROPOSED RESTROOM

EX BUILDING TO BE DEMOLISHED

EX BLDG

24" EUCALYPTUS

15" OAK

10" OAK

15" OAK

10" OAK

12" OAK

15" SEQUOIA

10" SEQUOIA

PROPOSED AREA LIGHT

32" EUCALYPTUS

100 FOOT RADIUS

EX WELL

NO BASEROCK UNDER OAK TREE PER GRADING PLAN

OAK
12", 15", 15", 12", 12", 15", 18"

21" OAK

DETENTION POND

EX HOUSE

APN 779-09-062
LUDEWIG

EX UTILITY POLE EX HOUSE

CALIFORNIA AVENUE
(COUNTY MAINTAINED ROAD)

30' RIGHT OF WAY PER 266 M 55

25'

EXISTING RIGHT-OF-WAY

EXISTING LOT LINE

EXISTING LOT LINE

UNPLOTTABLE EASEMENT

1. EASEMENT DEED; GRANTED TO COUNTY OF SANTA CLARA, SOUTH COUNTY AIRPORT. RECORDER'S SERIAL NUMBER 15603044
   FOR: AVIGATION
   AFFECTS: THE AIR SPACE ABOVE THE LAND
2. EASEMENT DEED; GRANTED TO QWEST COMMUNICATIONS CO, LLC RECORDER'S SERIAL NUMBER: 22518872
   FOR: A PERMANENT TELECOMMUNICATIONS EASEMENT
   AFFECTS: THE LAND AND THE EXACT LOCATION OF SAID EASEMENT IS NOT DEFINED OF RECORD.

PERVIOUS / IMPERVIOUS SURFACE AREA TABLE

SITE ACREAGE	NUMBER OF LOTS	TOTAL PROJECT AREA OF DISTURBANCE (s.f)	EXISTING IMPERVIOUS SURFACE AREA (s.f)	PROPOSED IMPERVIOUS SURFACE AREA (s.f)
23.54	1	188,561	7,922	62,348

EXISTING OF REPLACED PERVIOUS SURFACE AREA (s.f)	PROPOSED OF REPLACED PERVIOUS SURFACE AREA (s.f)	LIST OF PLANNED STORMWATER CONTROL MEASURES
1,020,797	957,717	DETENTION POND

BENCHMARK:

BENCHMARK ID: BM539
ORGANIZATION: SANTA CLARA VALLEY WATER DISTRICT
ELEVATION: 312.02 FEET (NAVD88)

DESCRIPTION:
BRASS DISK ON TOP OF CONCRETE HEADWALL; SOUTHWEST CORNER OF MONTEREY ROAD BRIDGE OVER LLAGAS CREEK; 0.2 MILES NORTHERLY OF CALIFORNIA AVENUE, UNINCORPORATED SANTA CLARA COUNTY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS ALONG THE CENTERLINE OF CALIFORNIA AVENUE – N 64° 55' 55" EAST

FLOOD ZONE STATEMENT:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 060337 06085C0628H
MAP REVISED: MAY 18, 2009

PROJECT LOCATED IN ZONE D
AREAS OF UNDETERMINED, BUT POSSIBLE FLOOD HAZARDS

APN 779-09-008
CAMBARERI

APN 779-09-007
CHERRY LANE LLC

COLONY AVENUE
(COUNTY MAINTAINED ROAD)

FUTURE WIDTH LINE (FWL)

EXISTING RIGHT-OF-WAY

30'

25'

FUTURE WIDTH LINE (FWL)

30'

DWY TO REMAIN

EX FH

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

EX UTILITY POLE

APN 779-09-003
SHELTON

APN 779-09-004
BAXTER

APN 779-09-005
SILVA

APN 779-09-053
PIMENTEL

APN 779-09-054
HITCHCOCK

APN 779-09-056
MADDUX

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

PLAN # _____ OF _____
SHEET _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2022
HORIZ. SCALE: 1"=50
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Site Plan

NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 8

JOB NO. 19078

APPLICANT: NWC #5 PARTNERSHIP

ROAD: 13755 MONTEREY ROAD

COUNTY FILE NO.: PLN22–083

JOB NO. 19078

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MONTEREY ROAD
(COUNTY MAINTAINED ROAD)

75.0' TO CENTERLINE

EXISTING RIGHT-OF-WAY

S24° 42' 00"E 1319.59

440.01

479.73

N64° 56' 00"E 100.13

APN 779-09-060
NWC 5 PARTNERSHIP LLC

125.00 N25° 04' 00"W

N64° 56' 00"E 50.00

APN 779-09-001
PACIFIC BELL

N64° 56' 00"E 150.00

S25° 04' 00"E 275.00

TELECOM EASEMENT AND NON-EXCLUSIVE ACCESS EASEMENT PER RECORDER'S SERIAL NUMBER 22668861

N64° 56' 00"E 72.69

220.00 N25° 04' 00"W

APN 779-09-062
LUDEWIG

N64° 56' 00"E 150.00

PROPOSED LOT LINE

220.00

659.56

S25° 04' 00"E 1319.56

PROPOSED LOT LINE

440.00

PARCEL A
376,876.61 SF
8.65 AC

PARCEL B
226,945.13 SF
5.21 AC

PROPOSED LOT LINE 517.19

N64° 56' 00"E

720.37

514.38

N64° 56' 00"E

APN 779-09-003
SHELTON

APN 779-09-004
BAXTER

APN 779-09-005
SILVA

APN 779-09-053
PIMENTEL

APN 779-09-054
HITCHCOCK

APN 779-09-056
MADDUX

CALIFORNIA AVENUE
(COUNTY MAINTAINED ROAD)

UNPLOTTABLE EASEMENT

1. EASEMENT DEED; GRANTED TO COUNTY OF SANTA CLARA, SOUTH COUNTY AIRPORT. RECORDER'S SERIAL NUMBER 15603044
   FOR: AVIGATION
   AFFECTS: THE AIR SPACE ABOVE THE LAND
2. EASEMENT DEED; GRANTED TO QWEST COMMUNICATIONS CO, LLC RECORDER'S SERIAL NUMBER: 22518872
   FOR: A PERMANENT TELECOMMUNICATIONS EASEMENT
   AFFECTS: THE LAND AND THE EXACT LOCATION OF SAID EASEMENT IS NOT DEFINED OF RECORD.

25' 30' RIGHT OF WAY PER 266 M 55

S64° 56' 00"W 496.00

EXISTING LOT LINE TO BE ADJUSTED

EXISTING LOT LINE TO BE ADJUSTED

LOT SIZE								
PARCEL NO. APN	EXISTING AREA		PROPOSED AREA		AREA CHANGE		% CHANGE	
	NET (ac)	GROSS (ac)	NET (ac)	GROSS (ac)	INCREASE +	DECREASE -	INCREASE +	DECREASE -
APN779-09-060 APN 779-09-061	-	24.15	-	-	-	-	-	-
PARCEL A APN 779-09-___	-	8.84	-	8.65	3.41	3.60	38.6%	40.7%
PARCEL B APN 779-09-___	-	7.29	-	5.21	-	2.08	-	28.5%
PARCEL C APN 779-09-___	-	8.02	-	10.27	3.41	5.66	42.5%	70.6%

PARCEL C
447,502.07 SF
10.27 AC

S25° 04' 00"E 173.00

APN 779-09-008
CAMBARERI

N64° 56' 01"E 252.00

S64° 56' 00"W 252.00

N64° 56' 00"E 252.82

440.01 S24° 42' 00"E

APN 779-09-007
CHERRY LANE LLC

205.99

APN 779-09-056
MADDUX

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COLONY AVENUE
(COUNTY MAINTAINED ROAD)
FUTURE WIDTH LINE (FWL)
EXISTING RIGHT-OF-WAY
30' 25'
S25° 04' 00"E 439.56

FUTURE WIDTH LINE (FWL)
EXISTING RIGHT-OF-WAY
30' S25° 04' 00"E 267.00

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2022
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: TM

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Lot Line Adjustment Plan

NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 8

JOB NO. 19078

APPLICANT: NWC #5 PARTNERSHIP ROAD: 13755 MONTEREY ROAD COUNTY FILE NO.: PLN22-083 JOB NO. 19078

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MONTEREY ROAD
(COUNTY MAINTAINED ROAD)

EXISTING RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

SEE SHEET 4B FOR IMPROVEMENTS IN MONTEREY ROAD RIGHT OF WAY

R=50'

R=50'

-2%

R3-2 NO LEFT TURN SIGN

EP 298.98

EP 299.40

24.0'

24' WIDE
2" A.C. -2%
6" CL. II AGG. BASE 95% REL. COMP.
*THICKNESS TO BE DETERMINED PER SOILS REPORT

NOTE:
FIRE DEPARTMENT ACCESS TO BE MADE OF AN "ALL-WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

24' PRIVATE DRIVEWAY
NO SCALE

B

C

AREA LIGHT

45.0'

EP 299.50

EP 299.41

AREA LIGHT

AREA LIGHT

EP 300.79

18.0'

9.0'

13 PARKING SPACES

EP 299.06

PH-6 SECONDARY LEACHFIELD

PH-3

10'

SP-2

PH-1

AB 295.50

PRIMARY LEACHFIELD

10'

PROPOSED FENCE

SP-1

SEPTIC SYSTEM BY:
BIOSPHERE CONSULTING
1315 KING STREET
SANTA CRUZ, CA 95060

ASPHALT OVER BASEROCK SURFACE
75,000 LB. CAPACITY
(THICKNESS TO BE DETERMINED)

4" SS

PH-5

PH-4

PH-2

A

AREA LIGHT

50.0'

40.0' FIRE TRUCK TURNAROUND AREA

PROPOSED FIRE HYDRANT

EXISTING METAL STORAGE CONTAINERS TO REMAIN

SEPTIC TANK

SS CO

EP 299.98

EP 299.92

EP 297.85

EP 298.00

AREA LIGHT

10.0' LANDSCAPE AREA

AREA LIGHT

55.0'

EP 297.71

PROPOSED RESTROOM
FF 298.0
PAD 297.0

PROTECT EXISTING OAK TREES NO BASEROCK WITHIN 10' OF TRUNK (EA SIDE)

BASEROCK SURFACE
75,000 LB. CAPACITY
(THICKNESS TO BE DETERMINED)

EXISTING BUILDINGS TO BE REMOVED (BY SEPARATE PERMIT)

47.0'

15.0'

10 PARKING SPACES

CONNECT TO EXISTING WATER MAIN

WV

6" WATER MAIN

AREA LIGHT

196.9'

348.2'

CALIFORNIA AVENUE
(COUNTY MAINTAINED ROAD)

ASPHALT OVER BASEROCK SURFACE
75,000 LB. CAPACITY
(THICKNESS TO BE DETERMINED)

DETENTION POND
CAPACITY 2,200 CF
TOP OF BANK 296.8
POND BOTTOM 293.8
HIGH WATER 295.8

PROTECT EXISTING OAK TREES NO BASEROCK WITHIN 10' OF TRUNK (EA SIDE)

PROTECT EXISTING OAK TREES NO BASEROCK WITHIN 15' OF TRUNK (EA SIDE)

EXISTING WELL TO REMAIN
PROVIDE BOLLARDS AROUND PERIMETER

1.0'

3:1 SLOPE

EP 295.80

5.0'

3:1 SLOPE

TD 298.65
AC 298.15

196 LF CONSTRUCT AC DIKE

TD 296.30
AC 295.80

10.0'

95.0'

AB 294.50

OVERFLOW WEIR ELEVATION 295.8 2 FOOT WIDE WITH 3:1 SLOPE SIDES PROVIDE ROCK RIP-RAP 4-6" DIA ROCK SIZE 2 COURSES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET
4A
OF 8

JOB NO.
19078

APPLICANT: NWC #5 PARTNERSHIP

ROAD: 13755 MONTEREY ROAD

COUNTY FILE NO.: PLN22-083

JOB NO. 19078

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

PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. 'THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE 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.'
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED 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.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON 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.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

NOTE TO CONTRACTOR

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 BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

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

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

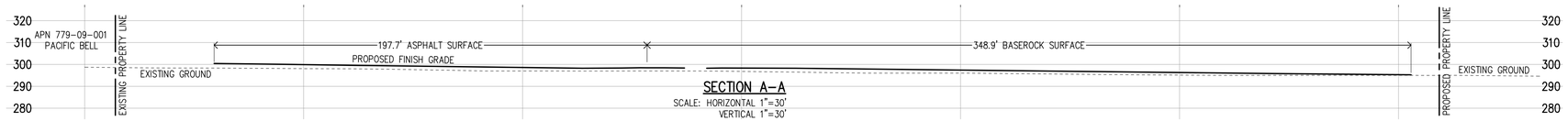
CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

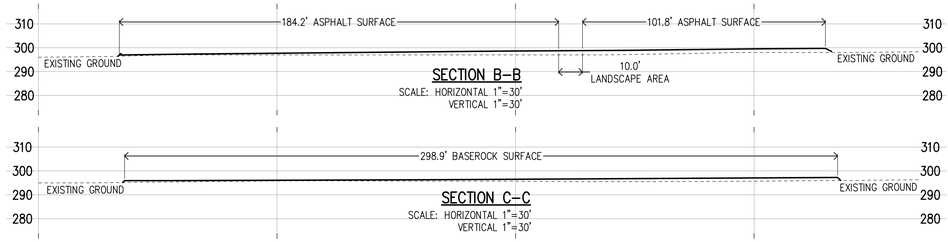
SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.

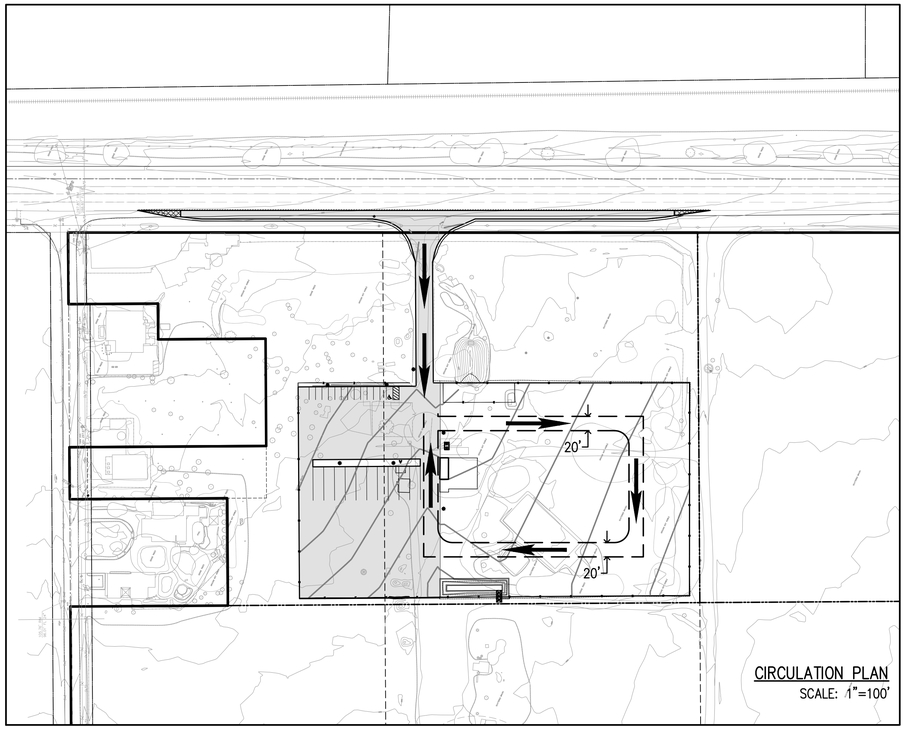


SECTION A-A
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'

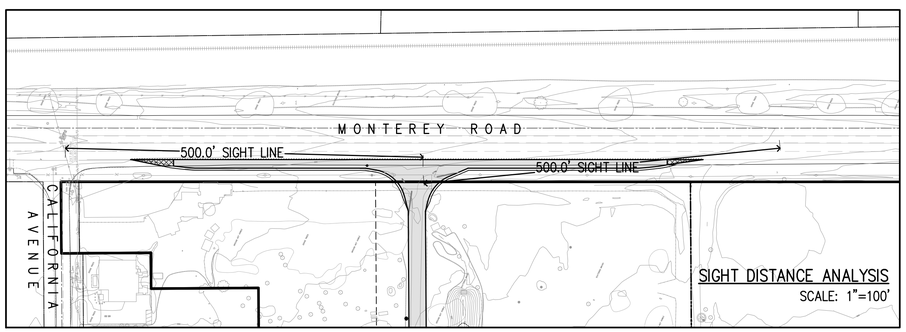


SECTION B-B
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'

SECTION C-C
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=30'



CIRCULATION PLAN
SCALE: 1"=100'



SIGHT DISTANCE ANALYSIS
SCALE: 1"=100'

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W) (W)		WATER MAIN
(SD) (SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS) (SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP-RAP

ABBREVIATIONS

AC	ASPHALT CONCRETE	FF	FINISH FLOOR	R	RADIUS
AB	AGGREGATE BASE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
AGG	AGGREGATE	FL	FLOWLINE	RWL	RAINWATER LEADER
BC	BEGINNING OF CURVE	FOC	FACE OF CURB	S	SLOPE
BLDG	BUILDING	G	GAS LINE	SD	STORM DRAIN PIPE
BOC	BACK OF CURB	GM	GAS METER	SS	SANITARY SEWER PIPE
BO	BLOW OFF	GB	GRADE BREAK	STM	STORM DRAIN MANHOLE
BWF	BARBWIRE FENCE	GUY	GUY WIRE FOR POLE	SS MH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	GV	GATE VALVE	SP	SERVICE POLE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD
C&G	CURB & GUTTER	HMA	HOT MIX ASPHALT	SQ	SQUARE
CI	CURB INLET	HP	HIGH POINT	SW	SIDEWALK
CL	CENTERLINE	INV	INVERT OF PIPE	T	TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	TC	TOP OF CURB
CO	CLEAN OUT	JT	JOINT TRENCH	TG	TOP OF GRATE
CONC	CONCRETE	LF	LINEAR FEET	TOB	TOP OF BANK
CONST	CONSTRUCTION	LP	LOW POINT	TOE	TOE OF BANK
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	MAX	MAXIMUM	TW	TOP OF WALL
		MIN	MINIMUM	TYP	TYPICAL
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	W	WATER LINE
DIP	DUCTILE IRON PIPE	(N)	NEW	WM	WATER METER
DWY	DRIVEWAY	OHU	OVERHEAD UTILITY	WV	WATER VALVE
E	ELECTRIC LINE	PB	PULL BOX		
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT		
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		
EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT		
ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
ESMT	EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT		
(E)	EXISTING	PVI	POINT OF VERTICAL INTERSECTION		
EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE		

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1915
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2022
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Notes, Abbreviations & Legend

Lands of NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

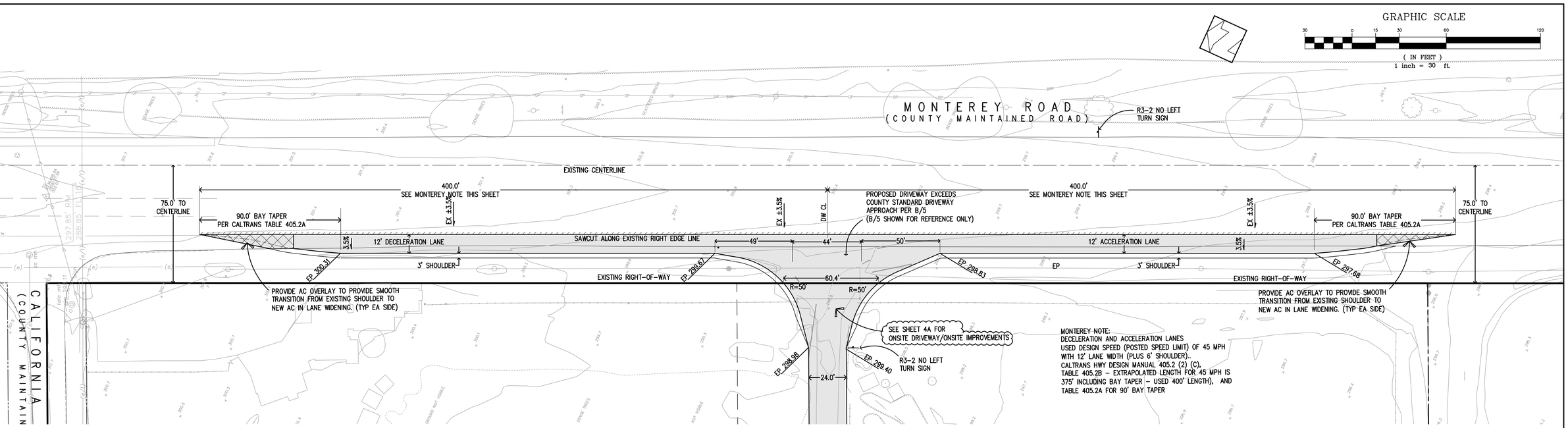
SHEET 5 OF 8

JOB NO. 19078

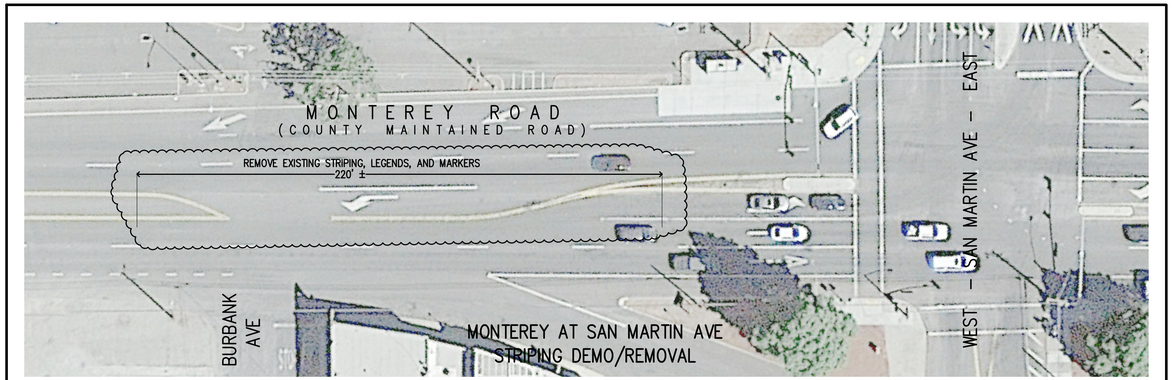
APPLICANT: NWC #5 PARTNERSHIP | ROAD: 13755 MONTEREY ROAD | COUNTY FILE NO.: PLN22-083 | JOB NO. 19078

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



MONTEREY NOTE:
DECELERATION AND ACCELERATION LANES USED DESIGN SPEED (POSTED SPEED LIMIT) OF 45 MPH WITH 12' LANE WIDTH (PLUS 6' SHOULDER).. CALTRANS HWY DESIGN MANUAL 405.2 (2) (C), TABLE 405.2B – EXTRAPOLATED LENGTH FOR 45 MPH IS 375' INCLUDING BAY TAPER – USED 400' LENGTH), AND TABLE 405.2A FOR 90' BAY TAPER



MODIFY STRIPING AT MONTEREY AND SAN MARTIN AVE

MONTEREY ROAD LANE WIDENING TYPICAL SECTION
NO SCALE

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NOT FOR CONSTRUCTION

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
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Monterey Road Widening/Driveway

NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4B OF 8

JOB NO. 19078

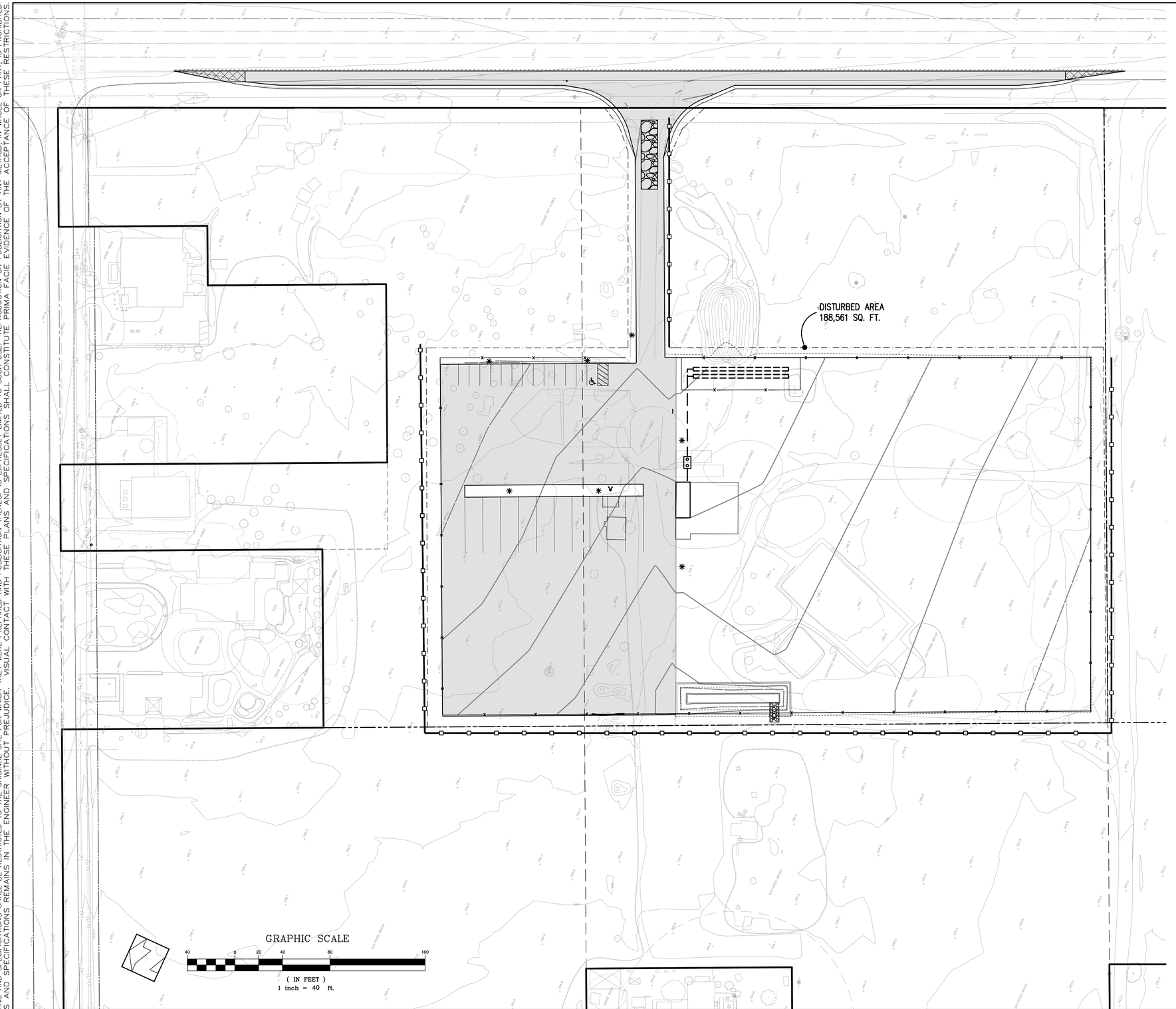
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EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.

13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) 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. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

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

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

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

17. 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 MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

PROVIDE SILT FENCE PER DETAIL SE-10

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: NOVEMBER 2022
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Erosion Control Plan

Lands of NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

UNINCORPORATED
NOVEMBER 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6 OF 8

JOB NO. 19078

APPLICANT: NWC #5 PARTNERSHIP

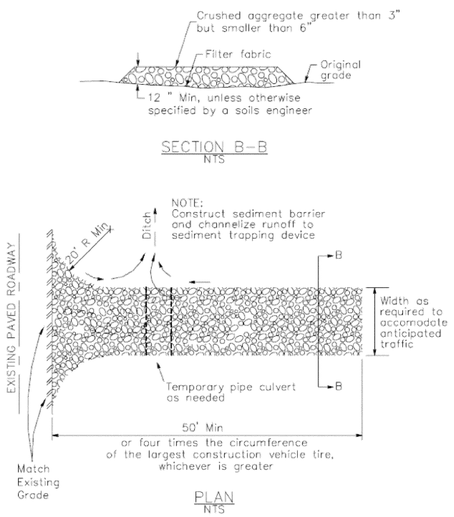
ROAD: 13755 MONTEREY ROAD

COUNTY FILE NO.: PLN22-083

JOB NO. 19078

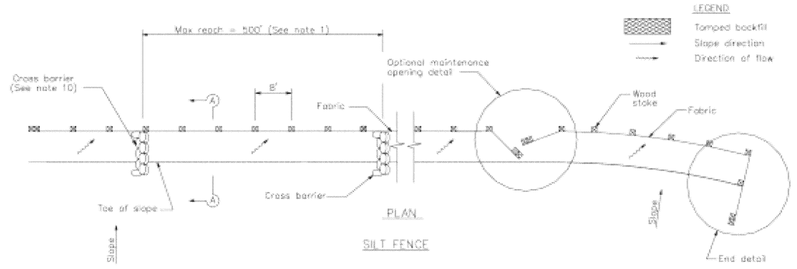
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



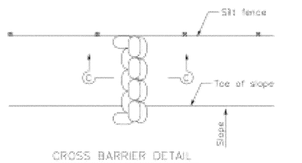
1 Silt Fence

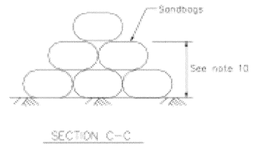
CASQA Detail SE-1



NOTES

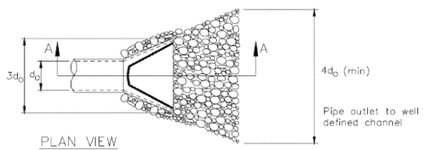
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
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 are 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 two 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 linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

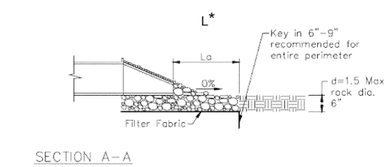




4 Velocity Dissipation Devices

CASQA Detail EC-10

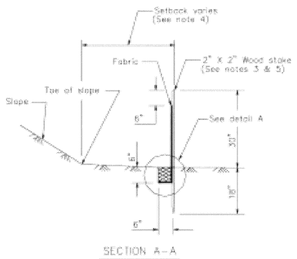


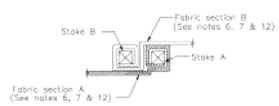


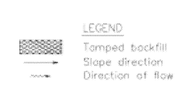
* Length per ABAG Design Standards

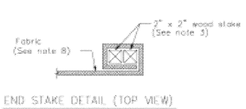
2 Silt Fence

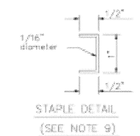
CASQA Detail SE-1

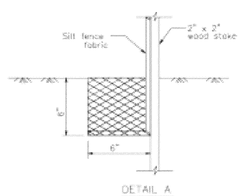


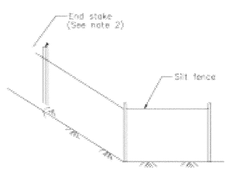


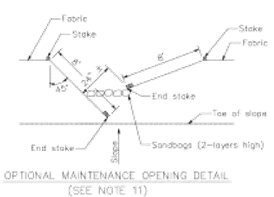












Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

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.

IMPROVEMENT PLANS

FOR THE
GRADING AND DRAINAGE
ON THE LANDS OF NWC #5 PARTNERSHIP
13755 MONTEREY ROAD, SAN MARTIN

PORTION OF PARCEL B AS RECORDED IN THE PARCEL MAP
FILED APRIL 21st, 1970 IN BOOK 266 OF MAPS, AT PAGE 55
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 779-09-061

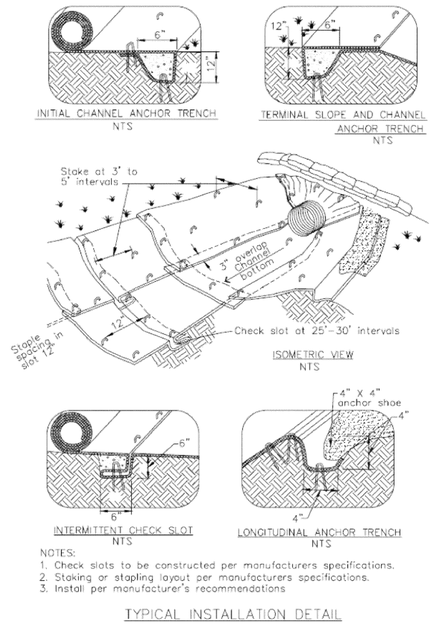
Project Information

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

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

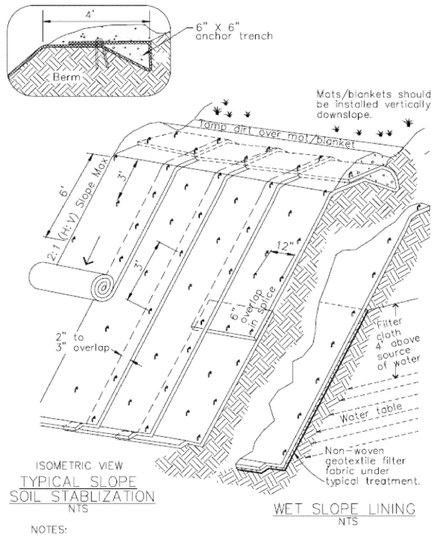


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

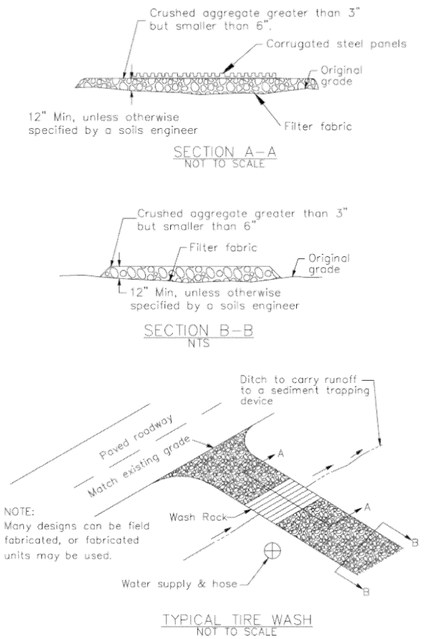


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

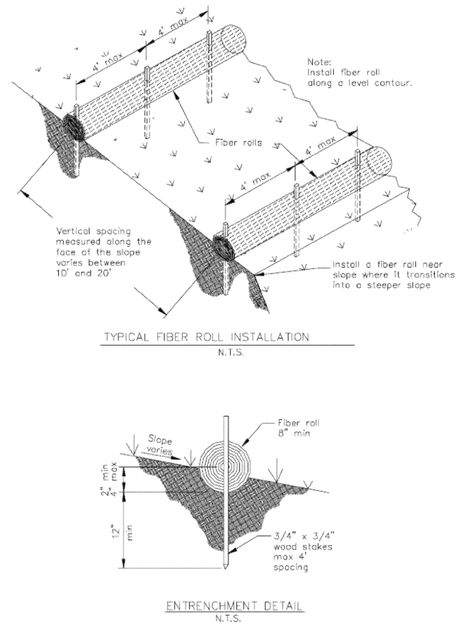
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



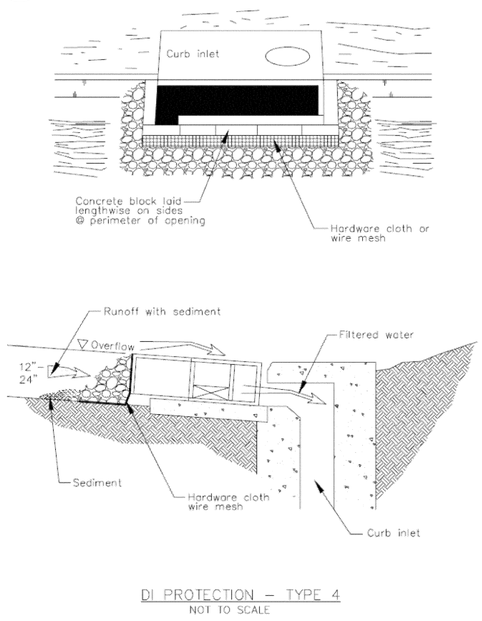
1 Fiber Rolls

CASQA Detail SE-5



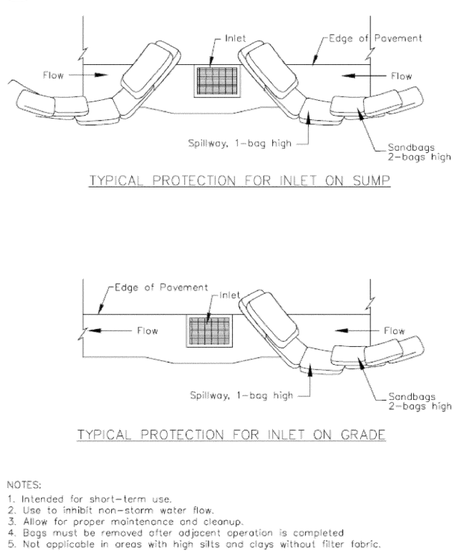
8 Storm Drain Inlet Protection

CASQA Detail SE-10



6 Storm Drain Inlet Protection

CASQA Detail SE-10

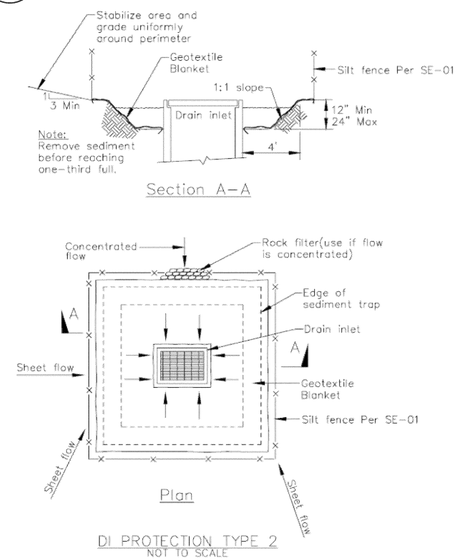


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

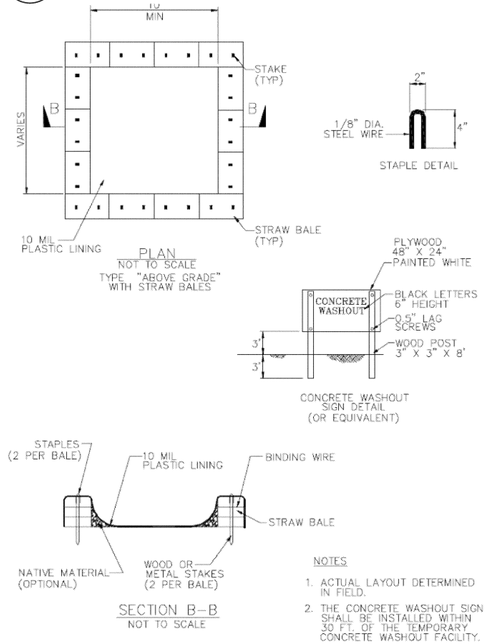
CASQA Detail SE-10



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 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

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

IMPROVEMENT PLANS

FOR THE
GRADING AND DRAINAGE
ON THE LANDS OF NWC #5 PARTNERSHIP
13755 MONTEREY ROAD, SAN MARTIN

PORTION OF PARCEL B AS RECORDED IN THE PARCEL MAP
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A.P.N.: 779-09-061

Project Information

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

BMP-2

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

PLAN # _____
SHEET _____ OF _____

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1919
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: JUNE 2022
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.

date: _____ 22
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Truck Path Plan

NWC #5 Partnership - 13755 Monterey Road - apn 779-09-061

EXHIBIT 12

UNINCORPORATED
JUNE 2022

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9 OF 1

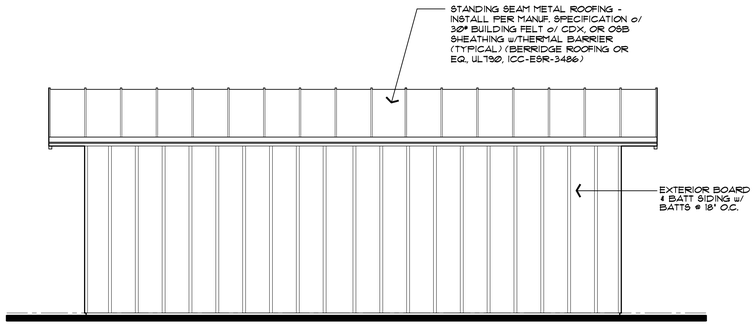
JOB NO. 19078

APPLICANT:

ROAD: 13755 MONTEREY ROAD

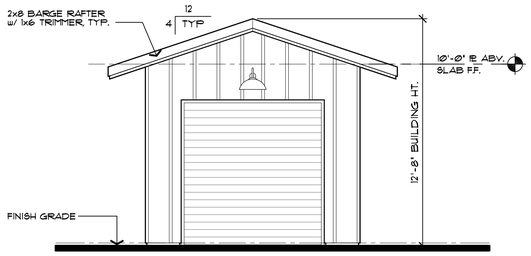
COUNTY FILE NO.:

JOB NO. 19078



South Elevation

scale: 1/4"=1'-0"



West Elevation

scale: 1/4"=1'-0"

ATTIC VENTILATION:
REQUIRED ATTIC VENTING (NON-VAULTED AREAS):
360 SF. OF ATTIC SPACE ÷ 150 = 2.4 SF.
2.4 SF. x 144 SQ. INCHES = 346 SQ. INCHES REQ'D
(PROVIDE (3) 3" DIA. HOLES @ FREEZE BLK'G = 21 SQ. INCHES OF VENTING PER BLOCK)
346 SQ. INCHES REQ'D ÷ 21 SQ. INCHES (PER BLOCK) = (PER BLK'G) = 16.5 BLOCKS ÷ 2 = 8 BLOCKS REQ'D.
ATTIC VENTING: MIN. 3 FT. ABV. EAVE SHALL BE 173 SQ. IN. O'HAGIN FIRE & ICE VENT PROVIDES 72 SQ. IN. PER UNIT
173 SQ. IN.÷ 72 = 3 VENTS REQUIRED.

NOTE:
MINIMUM 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED A MINIMUM OF 3' ABOVE THE EAVE PER C.B.C.

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE 5:12, U.O.N.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

PLATE HEIGHT IS TO BE 10'-0" U.N.O.

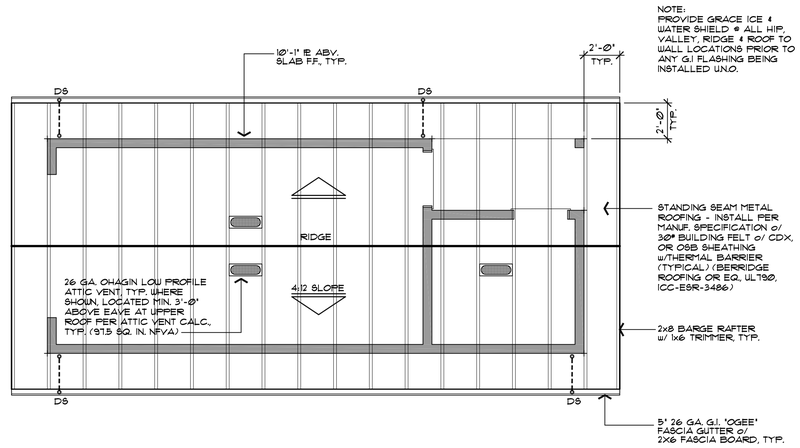
OVERHANGS ARE TO BE 24" AT EAVES & 24" AT RAKES (U.N.O.)

PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC, TYPICAL

INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.

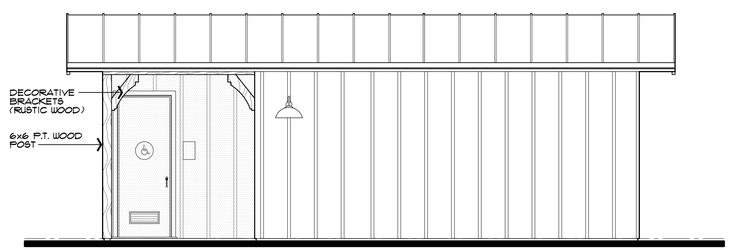
PROVIDE 5" 26 GA. G.I. FASCIA GUTTER w/ DOWNSPOUTS. ALL DOWNSPOUTS TO DRAIN ONTO CONCRETE SPLASH BLOCKS. INSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM FOUNDATION, TYPICAL

DS o---o DOWNSPOUT



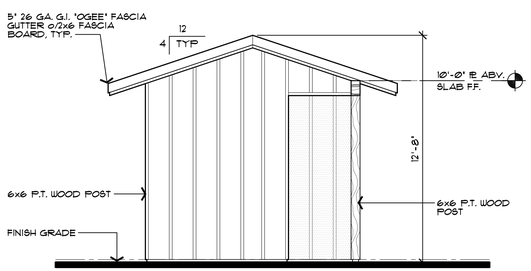
Roof Plan

scale: 1/4"=1'-0"



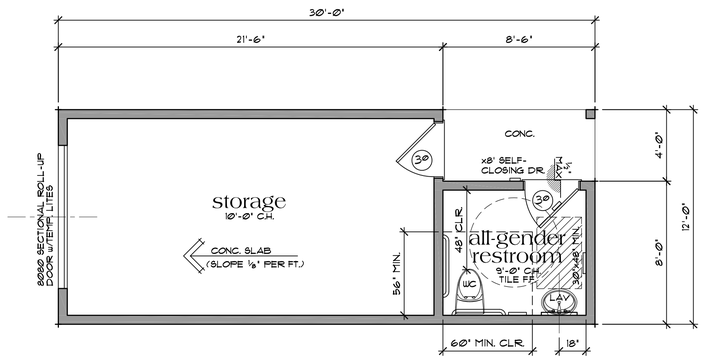
North Elevation

scale: 1/4"=1'-0"



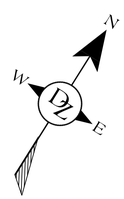
East Elevation

scale: 1/4"=1'-0"



Floor Plan

360 sq. ft. scale: 1/4"=1'-0"



NO./ DATE/ REVISION

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Phone: (408) 778-7065 Fax: (408) 778-7064
email: dz-design@earthlink.com

DRAWING TITLE: Plans & Elevations
JOB TITLE: NWC #5 Partnership, LLC. Restroom/Storage Building
JOB ADDRESS: 13755 Monterey Road San Martin, California

DATE	MAR. 25, 2023
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	DG
JOB NO.	DZ0822
SHEET	A2

Dzdesign22 3/25/2022 6:45 AM Z:\dzprojects\2022\dz0822-NWC #5 Partnership\Architectural\Construction\dz0822-a2.1.dwg

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Karen Aitken

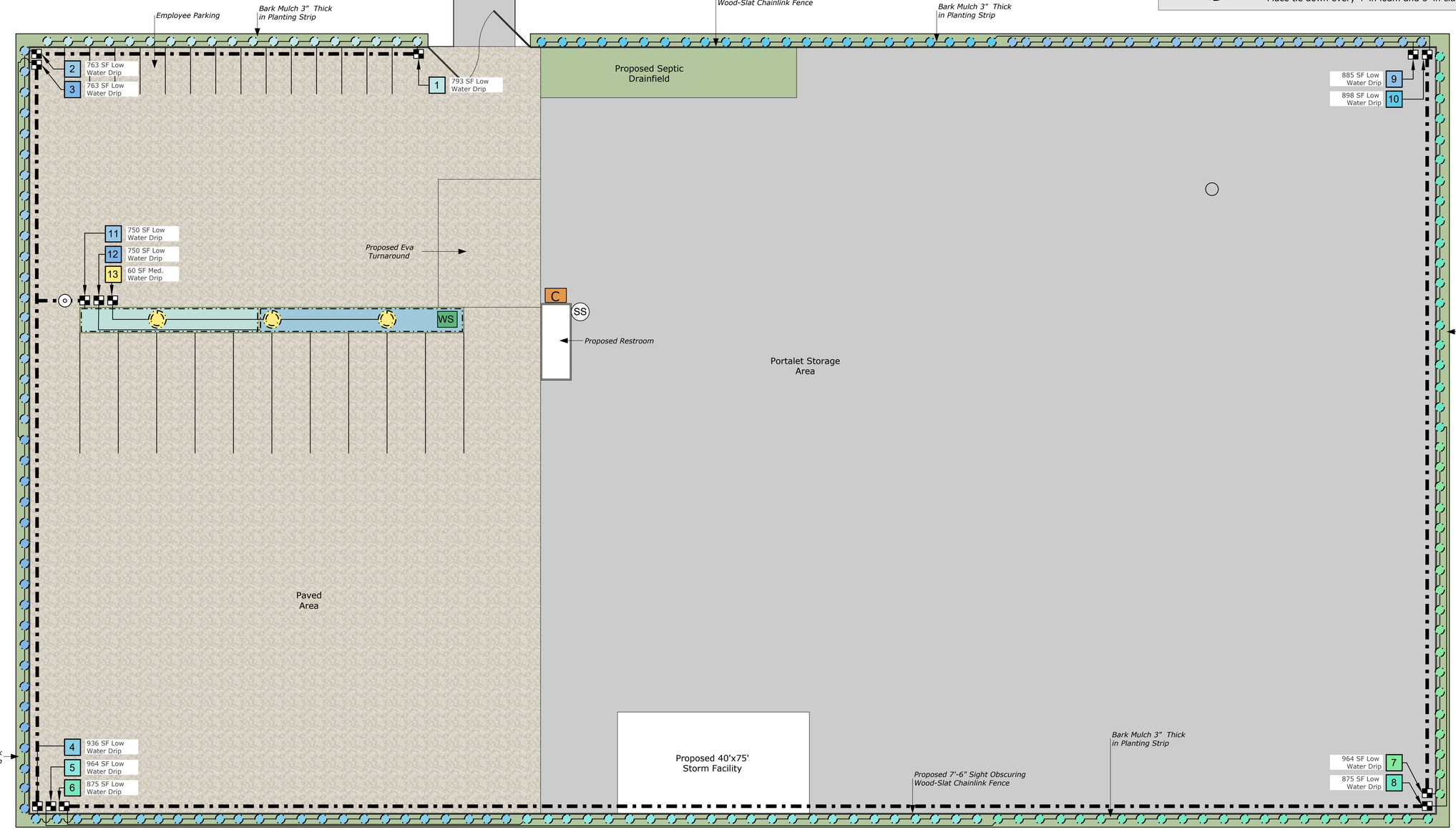
C	**Hunter ACC-1200** 12 to 42 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
WS	**Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
o	**Hunter HFS-150** Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.

IRRIGATION KEY

———	Irrigation Lateral Line: 1 in. PVC Class 200
— ▪ — ▪ —	Irrigation Mainline: 2 in. PVC Schedule 40
= = = = =	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
▪	**Hunter ICZ-101-25-LF** Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
- - - - -	**Hunter Dripline HDL-06-12-CV** Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
○	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay.

Color Indicates the Irrigated Area — 1 — 100 SF Low Water Drip — *Water Use (Low, Moderate or High)*

Hydrozone Number (Valve)



Karen Aitken & Associates -2021

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*** NOTES (E) = Existing**

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
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8262 Rancho Real Gilroy Ca. 95020
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SAN MARTIN FACILITY

13755 Monterey Road, San Martin, CA.

IRRIGATION PLAN

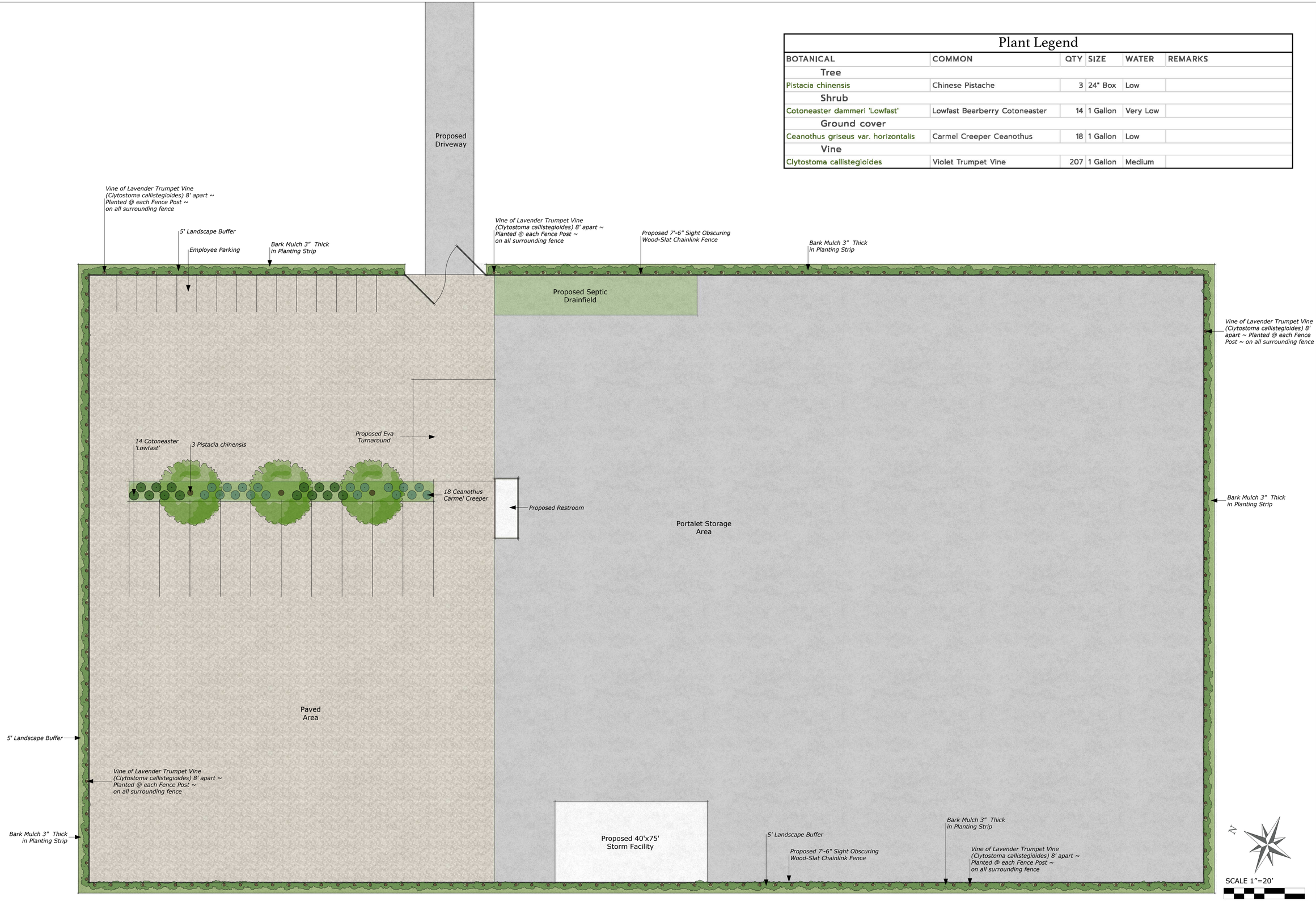
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CAL IFORNIA

DATE	03-08-22
SCALE	1"=20'-0"
DRAWN	SL
JOB	SAN MARTIN FACILITY

L-1

Plant Legend

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Pistacia chinensis	Chinese Pistache	3	24" Box	Low	
Shrub					
Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	14	1 Gallon	Very Low	
Ground cover					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	18	1 Gallon	Low	
Vine					
Clytostoma callistegioides	Violet Trumpet Vine	207	1 Gallon	Medium	



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SAN MARTIN FACILITY

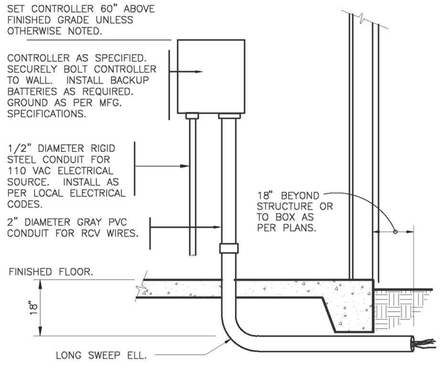
13755 Monterey Road, San Martin, CA.

PLANTING PLAN

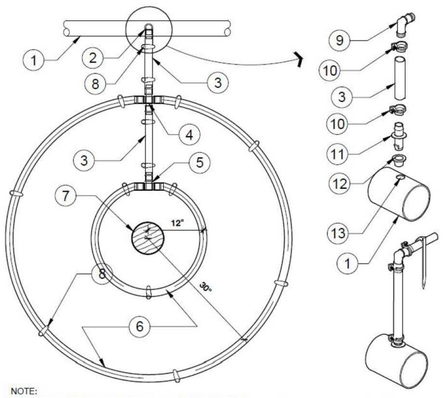
LICENSED LANDSCAPE ARCHITECT
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Exp. 8-31-23
THE STATE OF CALIFORNIA

DATE	03-08-22
SCALE	1"=20'-0"
DRAWN	SL
JOB	SAN MARTIN FACILITY

L-2



INTERIOR WALL MOUNT CONTROLLER

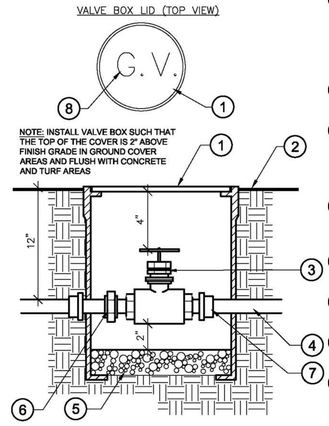


NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

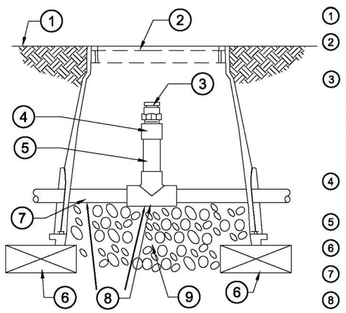
1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE. SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 45595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNERP DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.



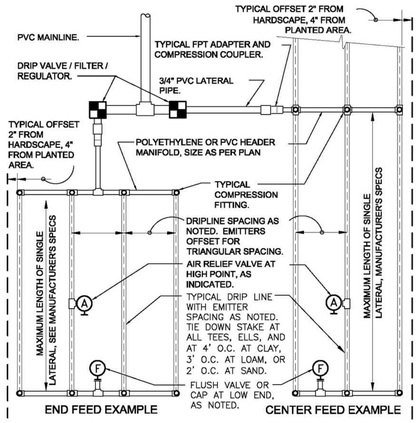
1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE



1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

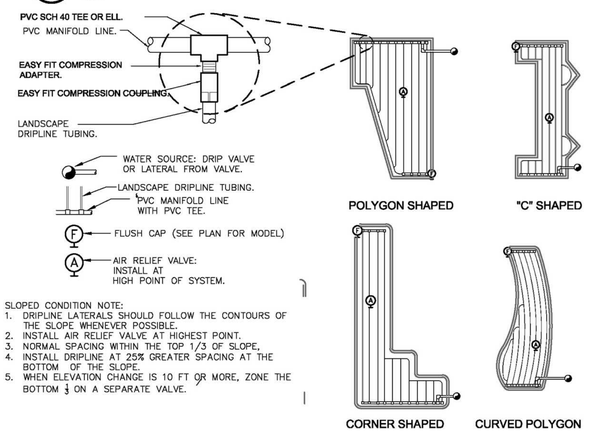
AIR RELIEF VALVE IN PVC HEADER



TYPICAL DRIPLINE LAYOUT

1. TOP OF MULCH
2. FINISH GRADE
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION (1 OF 2)
5. ID TAG
6. JUMBO VALVE BOX WITH COVER (TAN IN COLOR)
7. PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. BRICK (1 OF 4)
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC MAINLINE
15. DRIP CONTROL ZONE KIT (SEE IRRIGATION SCHEDULE)
16. PVC SCH 80 UNION FOR SERVICING ASSEMBLY
17. PVC SCH 40 MALE ADAPTER
18. PVC LATERAL SUPPLY LINE

DRIP CONTROL ZONE



SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

MAWA EPPT and ETWU Calculations

Project Name:	San Martin Facility	
Project Location:	13755 Monterey Rd. San Martin CA.	
Total Landscape Area:	8,716.0	sq. ft.
Date:	03/08/2022	

MAWA CALCULATION

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	49.5
Conversion	0.62
ETAF	0.55
LA =	8,716
SLA =	0

MAWA =	147,121.7	gallons per year
	19,668.7	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)((0.55)LA) + (1-ETAF x SLA))
Eppt= 25% of Annual precipitation

Eto =	49.5
Eppt=	9.82
ETAF=	0.55
LA =	8,716
SLA =	0

MAWA w/EPPT =	117,959.8	gallons per year
	15,770.0	cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)((PF/IE)LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	49.5	Morgan Hill, Ca

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	793.0	293.7	9,013.8
2.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	763.0	282.6	8,672.8
3.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	763.0	282.6	8,672.8
4.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	936.0	346.7	10,639.2
5.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	964.0	357.0	10,957.5
6.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	875.0	324.1	9,945.8
7.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	964.0	357.0	10,957.5
8.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	875.0	324.1	9,945.8
9.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	885.0	327.8	10,059.5
10.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	898.0	332.6	10,207.3
11.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	750.0	277.8	8,525.0
12.) LowWater Use / Shrubs	Drip	0.3	0.81	0.37037037	750.0	277.8	8,525.0
13.) Med.Water Use / Trees	Drip	0.4	0.81	0.49382716	60.0	29.6	909.3
					Total sf ft.	Totals	Totals
					8,716.0	3,228.1	99,071.9

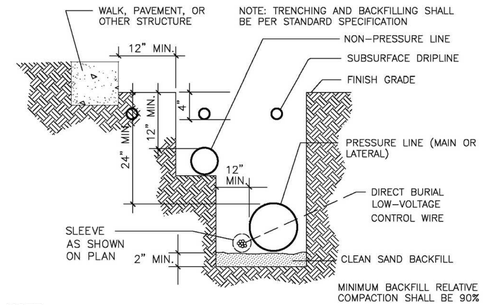
SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor	Efficiency (IE)	ETAF (PF/IE)	Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	99,071.9
						MAWA	147,121.7

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,228.1
Total Area	8,716.0
Average ETAF	0.4
Special Landscape Areas	
Total ETAF x Area	3,228.1
Total Area	8,716.0
Sitewide ETAF	0.4

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.



TRENCHING DETAILS

NOTE:

1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE & TAPE WIRING AT 10' INTERVALS
3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30 . DEGREES. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAINLINE PIPE.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
6. PIPE DEPTH FOR 2 1/2" AND LARGER SHALL BE 36" MINIMUM.
7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 24" MINIMUM.
8. PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.
9. PIPE DEPTH FOR ALL LINES UNDER PAVEMENT SHALL BE 36" MINIMUM.

REVISIONS	BY

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Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

SAN MARTIN FACILITY
13755 Monterey Road, San Martin, CA.
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	03-08-22
SCALE	
DRAWN	SL
JOB	SAN MARTIN FACILITY

L-3

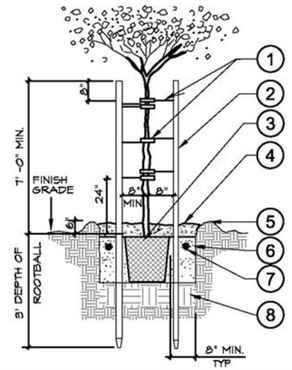
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NOTE:

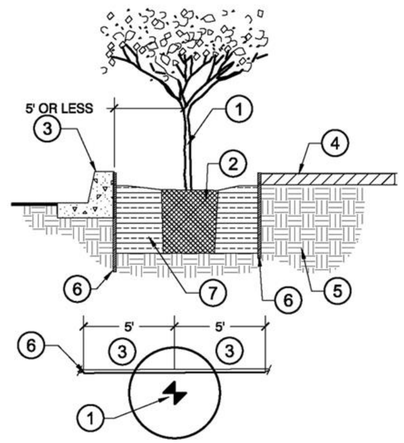
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

1. "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
7. PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (36" BOX)

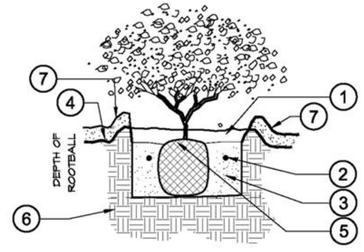


1. PLANT TRUNK
2. ROOT BALL
3. CONCRETE CURB OR HARDSCAPE
4. FINISH GRADE OR PAVING
5. UNDISTURBED NATIVE SOIL
6. 18" DEEP ROOT-BARRIER AT THE CURB SIDES AND 12" DEEP AT SIDE WALK SIDES (LINEAR INSTALLATION AROUND PERIMETER OF PLANTER FOR TREES 5' OR LESS ADJACENT TO ANY HARDSCAPE, BUILDINGS OR WALLS)
7. BACKFILL MIX (SEE TREE PLANTING DETAILS FOR MIX)

NOTE

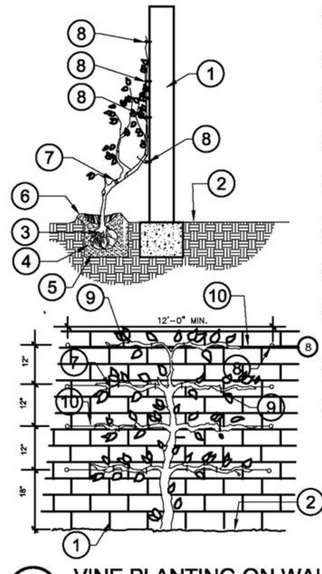
- ALL ROOT-BARRIER PANELS SHALL EXTEND 5' FROM THE CENTER OF THE TRUNK AGAINST HARDSCAPE.
- ALL ROOT-BARRIER PANELS 12" AND 18" DEEP PANELS INSTALLED PER THEIR LINEAR SPECIFICATIONS.
- CONTACT ROOT-BARRIER BY VILLA ROOT BARRIER AT (714) 720-3593 OR TOLL FREE (800) 654-4067 OR VISIT WWW.VILLAROOTBARRIER.COM

ROOT PANEL BARRIER



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING



1. WALL OR FENCE (SEE PLANS)
2. FINISH GRADE
3. ROOTBALL
4. BACKFILL MIX; 1/3 GROMULCH, 1/3 SAND, 1/3 SITE SOIL
5. PLANTING PIT (TWICE THE DEPTH & WIDTH OF ROOTBALL)
6. WATERING BASIN
7. 5-GAL VINE REMOVED FROM STAKE AND ATTACHED TO WALL
8. CONCRETE NAILS WITH 16 GA. GALVANIZED STEEL WIRE
9. WONDER TIE
10. GALVANIZED STEEL WIRE

NOTE:
PAINT BOLT OR SCREW TO MATCH SURFACE BEHIND. VERTICAL WIRES ARE OPTIONAL.

FOR PLANT PIT, SEE SHRUB PLANTING DETAIL.

VINE PLANTING ON WALL/FENCE

REVISIONS	BY

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LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CALIFORNIA

DATE	03-08-22
SCALE	
DRAWN	SL
JOB	SAN MARTIN FACILITY

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Karen Aitken & Associates -2021

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*** NOTES (E) = Existing**