GRADING & DRAINAGE P L A N
LIEN LY, 4500 ALUM ROCK AVENUE
SAN JOSE, CA

CITY STANDARD GRADING & DRAINAGE NOTES:

Note: This drawing is approved subject to:

1. All grading is subject to observation by the City. Permittee or representative shall notify the City of San Jose Department of Public Works Project Inspector at least 48 hours before start of any grading.

   The Project Inspector is Gabriel Silva, Voicemail No. (408) 535-3532.

2. Approval of this plan applies only to (A) the excavation, placement, and compaction of natural earth materials, (B) the installation of on-site (i.e. private property) storm water conveyance and treatment facilities that are outside of the 5-foot Building envelope, and (C) the installation of retaining structures. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any improvements with the exception of those listed above. Proposed improvements, with the exception of those listed above, are subject to review and approval by the responsible authorities and all other required permits shall be obtained.

3. Unless otherwise noted on the plan, any depiction of a retaining structure on this plan shall not constitute approval for construction of the retaining structure unless a separate structural review, by the Department of Public Works is completed and approved

4. It shall be the responsibility of the Permittee or agent to identify, locate and protect all underground facilities.

5. The permittee or agent shall maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.

6. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.

7. This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.

8. All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 265-2600 Extension 2660 to arrange for District observation of all well abandonments.

9. In the event that Human Remains and/or Cultural Materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 7050.5 of the Health and Safety code, and section 5097.94 of the Public Resources Code of the State of California, notify the Santa Clara County Coroner immediately.

10. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City's Planning Department and the City Arborist.

11. For non-residential projects, any non-hazardous export resulting from project related excavation or land clearing shall be 100% reused and recycled per California Green Building Standards Code section 5.408.

12. Bolt-down storm drain manhole covers shall be used when storm drain manholes are not in the street (i.e. when located in landscaped areas, sidewalks, on-site easements, etc.).

13. Storm Drain Inlets:

    A. Stenciling Location: Contractor shall stencil all storm drain inlets and catch basins with the "NO DUMPING - FLOWS TO NEIGHBORHOOD CREEK" stencil. The "No Dumping" message should be applied to both the top of the curb and the face of the curb next to the storm drain inlet, preferably on the left side. If this is not feasible, place the message in the street in front of the inlet.

    B. Previously Marked Inlets: Inlets that have already been labeled with permanent plastic "No Dumping" markers do not need stenciling. If the inlet has been previously stenciled, paint over the old paint and apply a fresh stencil.

    C. Colors and Materials: Use white traffic striping paint for the background and blue traffic striping paint for the lettering. Traffic striping paint can be purchased at commercial paint retailers or through specialty traffic control or construction suppliers. The use of ordinary paint for storm drain marking is not allowed. The stencils may be obtained, at no charge, through the Environmental Service Department. Contact Amber Schat at 408-945-3000.

14. Civil Engineer Information and Statements:
    A. The Civil Engineer for this project is:
       DESIGN EVEREST

    B. This Grading Plan has been prepared under the direction of a licensed engineer and designed based on the recommendations of the referenced project Geotechnical Report.

    C. The stormwater conveyance system has been designed in accordance with the appropriate Building and Plumbing Codes or has been proven to be designed with adequate capacity through signed and sealed hydraulic calculations.

15. Soils Engineer Information and Requirements:

    A. The Soil Engineer for this project is: (Name and Address)
       NOT APPLICABLE

    B. The Geotechnical Report for this project is:
       NOT APPLICABLE

    C. All grading work shall conform to the recommendations of the project Geotechnical Report and/or the project Soil Engineer.

    D. All grading work shall be observed and approved by the Soil Engineer. The Soil Engineer shall be notified at least 48 hours before beginning any grading. Unobserved and/or unapproved grading work shall be removed and replaced under observation.

16. A post construction "Final" Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the construction stating:

    A. "That the construction conforms to the lines and grades on the approved plans;" or

    B. "that all significant changes were reviewed and approved in advance by the Department of Public Works" and the Civil Engineer shall submit a "Record Drawing" plan.

17. A post construction "Final" Report is required by the Director of Public Works from a Soil Engineer, and also from an Engineering Geologist if the project is in a Geologic Hazard Zone, stating:

    A. "that the anticipated conditions and materials and actual site conditions and materials were compatible," and supply supporting data; or

    B. "that the design was modified to meet the new conditions and was reviewed and approved in advance by the Department of Public Works;" and provide supporting data for these statements.

18. According to the City's Waste Water Ordinance, the use of potable (piped or hydrant) water for building or construction purposes including consolidation of backfill or dust control is prohibited.

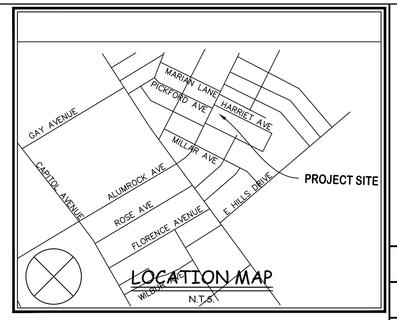
    Reclaimed water is available at multiple locations across the City. To certify for a recycled water meter, please call Lyle Frohman at (408) 794-6805.

    An application for an Exception Permit to approve use of hydrant water can be considered in the PW Development Services Office. Fax-back service is provided for this permit application -- contact (408) 535-7802.

19. A Haul Route Permit is required for all projects moving more than 10,000 C.Y. of earth. This Grading Permit is invalid without the Haul Route Permit. Haul Route Permits should be obtained from the City's Transportation Department.

20. Grading will not be allowed between October 1st and April 30th of any year without Erosion Control plans and measures approved by the Director of Public Works. Stormwater pollution prevention measures in accordance with City specifications and with the document "Clean Bay Blueprint" shall be implemented throughout the year to the satisfaction of the Director of Public Works.

21. A post construction "as-built" plan is required by the Director of Public Works from a Civil or Soils Engineer retained by the owner to provide the final horizontal and vertical locations of the improvements approved with this plan such as subdrains, on-site storm water conveyance and treatment systems, and on-site retaining structures.



LOCATION MAP

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	Property Boundary	
	Lot Line	
	Curb & Gutter	
SW	Storm Water	SW
SB SB	Sub Drain Water	SB SB
	Swale	
	Cut / Fill Transition	
△	City Standard Curb Inlet	▲
□	Field Inlet / Flat Grate Inlet	■
	Area Drain	
◎	Storm Manhole	◉
	Direction of Surface Drainage	
	Overland Release	
10	Contour	10
	Limit of Grading	
	Retaining Wall	
	Fenceline	
DI	Drain inlet	
	Spot Elevation	160.28
	FLOW DIRECTION & GRADE	
	Top of Pavement	TOP
	Asphalt Pavement	
	Landscape	
	Concrete	
	Permeable Pavers	
W	Water Line	W
OH	Overhead Line	OH
	Fire Hydrant	
	Building Envelop	

SHEET INDEX

C 2.0 GRADING AND DRAINAGE PLAN SHEET 1 OF 2 SHEETS
C 2.1 GRADING AND DRAINAGE PLAN SHEET 2 OF 2 SHEETS

EARTH WORK QUANTITIES

CUT: 4.58 CY
FILL: 12 CY
EXPORT: ? CY
IMPORT: 7.42 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

LICENSED PROFESSIONAL ENGINEER
YONAS ABEBE MUSHINA
C 90746
CIVIL
STATE OF CALIFORNIA

	BY	CSJ	DATE	REVISIONS
△				
△				
△				
△				
△				

GRADING APPLICATION NUMBER:
22-222222/2-22222

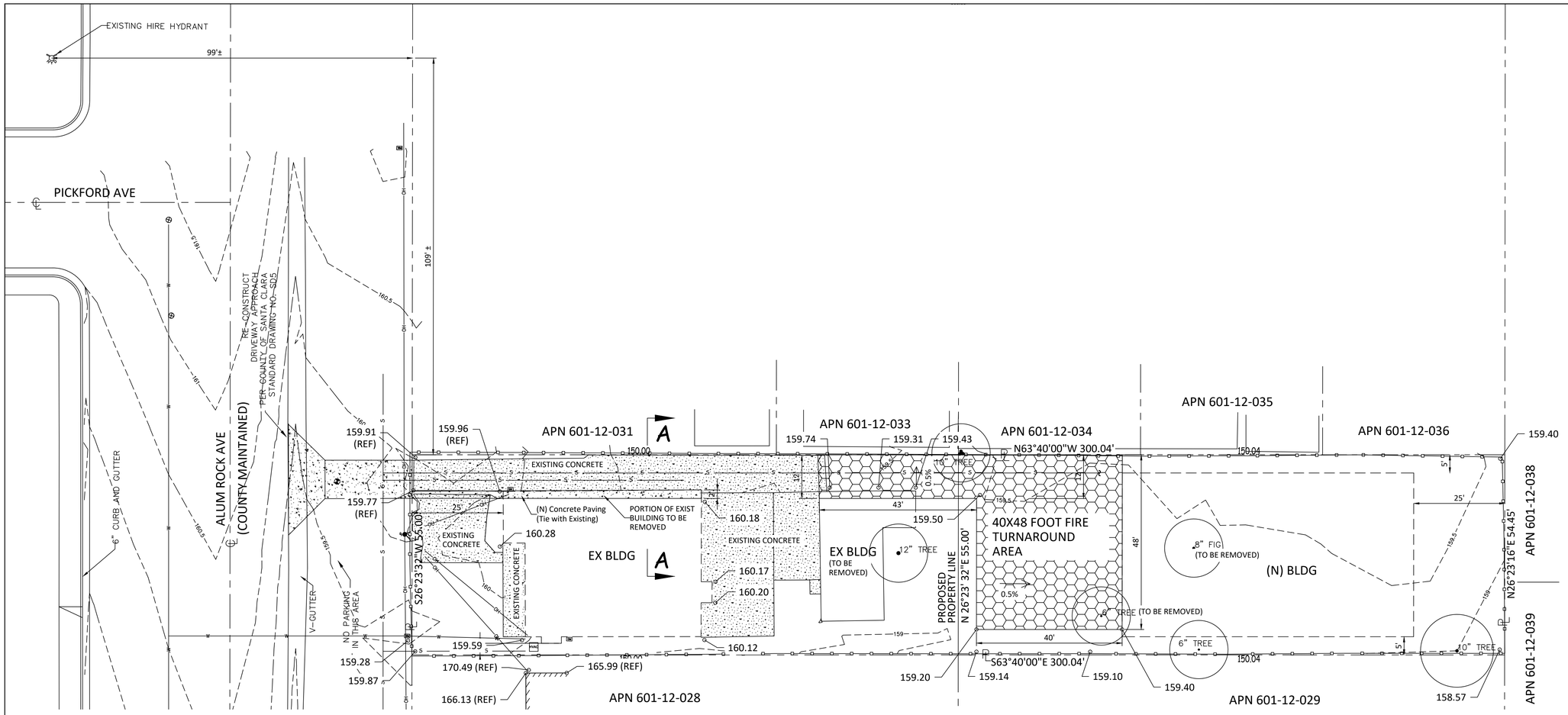
DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

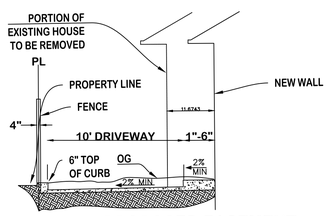
GRADING AND DRAINAGE PLAN
LIEN LY
4500 ALUM ROCK AVENUE
SAN JOSE, CA
SAN JOSE CALIFORNIA

Project No: 20193060 | Designed: AG | Checked: AP | Date: 27/06/2019

SHEET
C 2.0
1 Of 2 SHEETS

PW PROJECT #
X-XXXXX



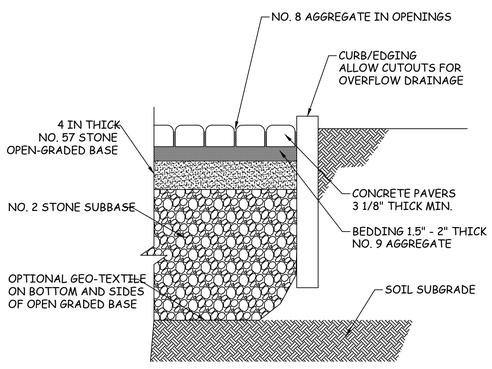


SECTION @ PROPOSED EASEMENT

INGRESS AND EGRESS /PUBLIC UTILITY EASEMENT

SECTION A-A

PERMEABLE PAVER DETAIL



NOTES :

1. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS NOTED OTHERWISE.
2. ROAD/DRIVEWAY SHALL BE CONSTRUCTED USING ALL WEATHER DRIVING SURFACE. THE LOAD CAPACITY OF THE ROAD SHALL BE MINIMUM 75,000 LBS.

SCALE 1" = 15'

GRAPHIC SCALE

0 7.5 15 30

(IN FEET)
1 inch = 15 ft.

EARTH WORK QUANTITIES

CUT: 4.58 CY
FILL: 12 CY
EXPORT: 0 CY
IMPORT: 7.42 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

LICENSED PROFESSIONAL ENGINEER
YONAS ABEBE MISGINA
C 90746
CIVIL
STATE OF CALIFORNIA

3				
2			REVISED - ISSUED FOR APPROVAL	
1			ISSUED FOR APPROVAL	
			REVISIONS	

	BY	DATE
3		
2	AG	01/30/19
1	CSJ	01/01/19
	PRB	
	PRB	
	AG	

GRADING APPLICATION NUMBER:
??-??????/?-?????

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

GRADING AND DRAINAGE PLAN
LIEN LY
4500 ALUM ROCK AVENUE
SAN JOSE, CA CALIFORNIA

Project No: 201903060 | Designed: AG | Checked: AP | Date: 27/06/2019

SHEET
C 2.1
2 Of 2 SHEETS

PW PROJECT #
X-XXXXX