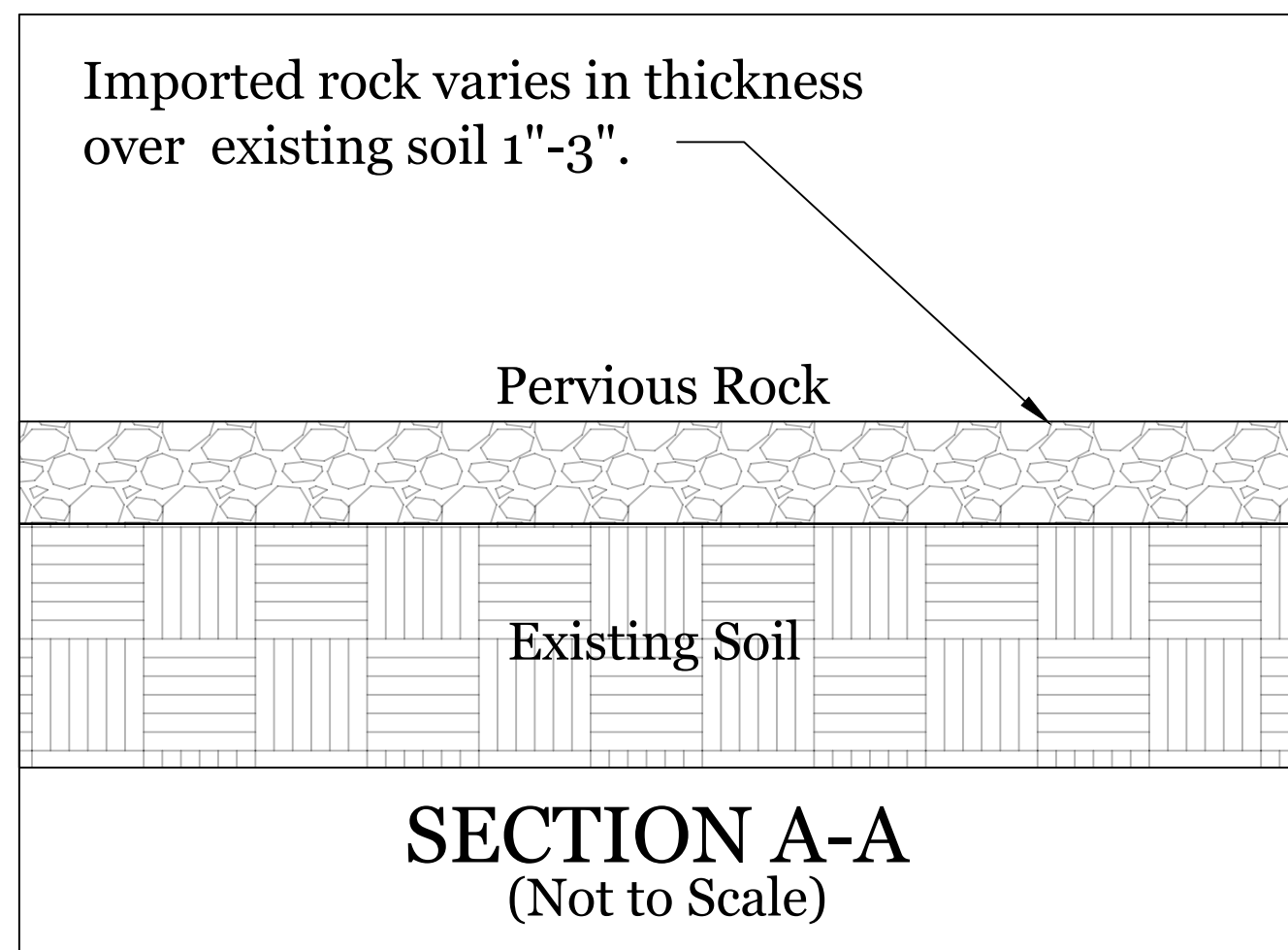
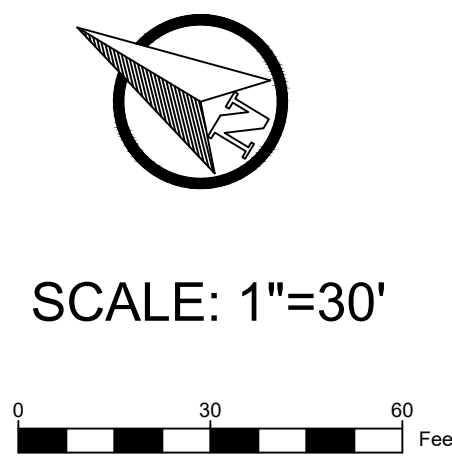


LEGEND	
FF	FINISHED FLOOR
PP	POWER POLE
SS.CO	SANITARY SEWER CLEANOUT
→	FLOW ARROW (POINTED IN DIRECTION OF WATER FLOW)
---	PROPERTY LINE
▭	BUILDING
—○—	FENCE
○	FIRE HYDRANT
▭	CONCRETE
▭	ASPHALT CONCRETE
▭	BAMBOO PATCH
▭	GRAVEL



- ① Install fire hydrant per County & Fire District requirement. Connect to County Water Main.
- ② Existing asphalt to remain.
- ③ Gate is manually operated.
- ④ Non-permeable impervious surface (3,594 SQ. FT.) to be saw cut with 1 foot permeable open bands around 4 concrete squares.
- ⑤ Non-permitted impervious pavement to be removed.
- ⑥ Non-permitted impervious concrete to be modified to become pervious.
- ⑦ Relocate Fencing 35 feet away from existing creek top of bank.
- ⑧ Remove all existing Bamboo in creek area.
- ⑨ 107 Cu. Yds. of Imported Aggregate Rock.
- ⑩ 81 Cu. Yds. of Imported Topsoil.
- ⑪ 211 Flood Elevation per FEMA map.
- ⑫ Existing shed to remain.
- ⑬ Statement by county of soil importation and placement of 81 Cu. Yds. soil was used for potted plants. There is 8 Cu. Yds. still in that area.
- ⑭ Relocate existing fencing out of County Right-of-Way with measurements as shown.
- ⑮ Install fence around existing septic tank and leach field.
- ⑯ Remove 2 existing bollards.
- ⑰ Existing shed to be relocated.

MARCH 27, 2023

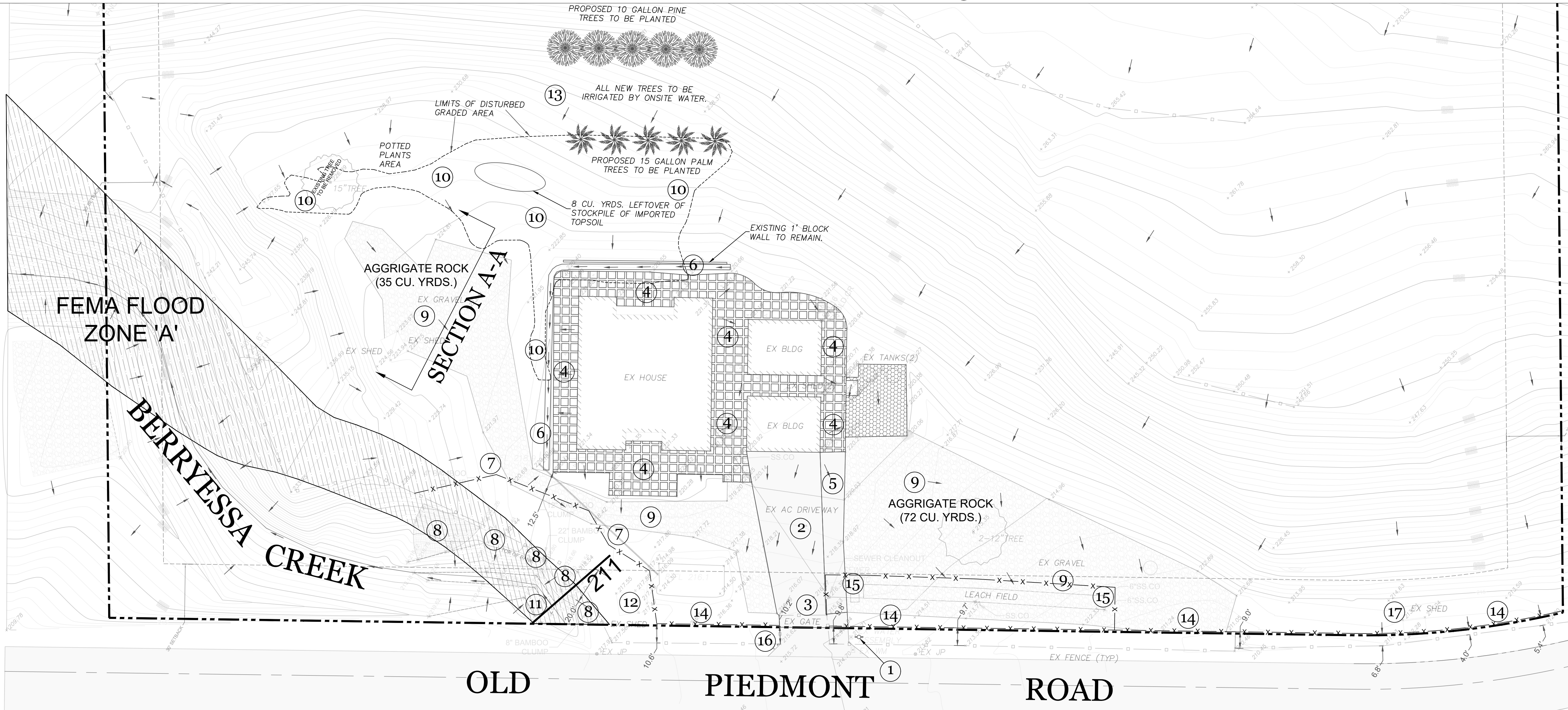
SCALE: AS SHOWN

DESIGNED BY: R A M

DRAWN BY: G J M

CHECKED BY: G L M

No.	DATE	APVD	REVISION



**SITE, GRADING, & DRAINAGE PLAN**  
**2054 Piedmonte Road**

SANTA CLARA COUNTY CALIFORNIA

SAN JOSE

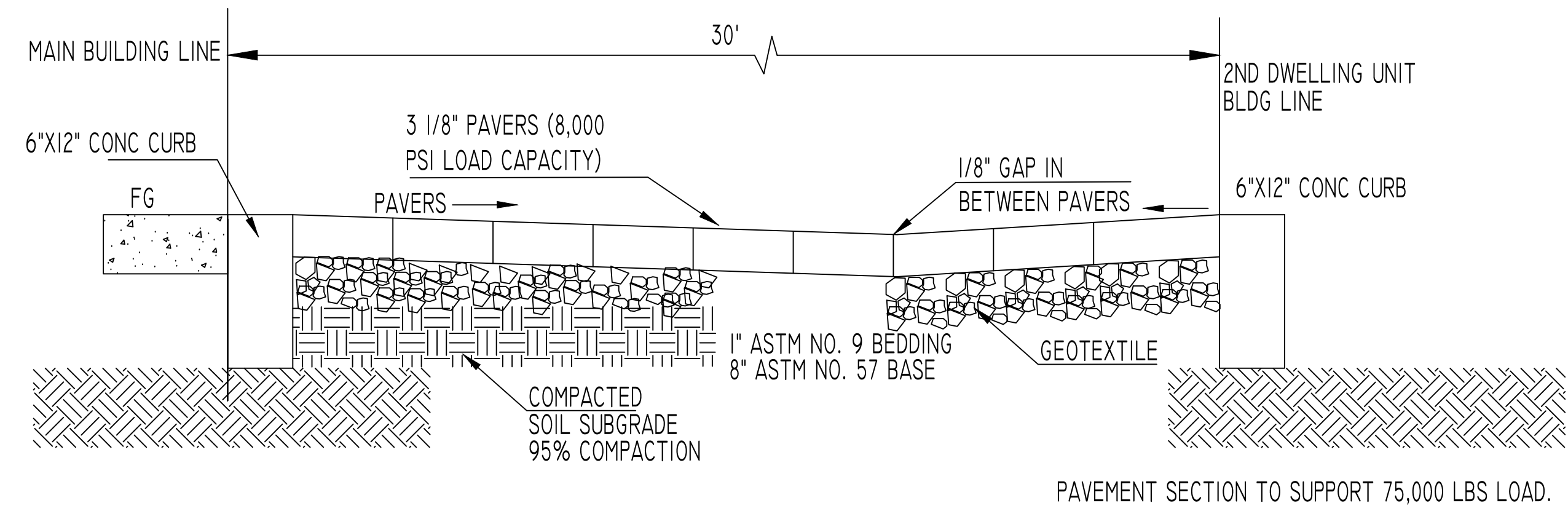
**TERRA FIRMA**  
ENGINEERING-SURVEYING  
LAND PLANNING  
GOLF COURSE DESIGN  
3710 LONE TREE WAY #113  
ANTIOCH, CA. 94509  
PH: 925-437-3700

**GENERAL NOTES**

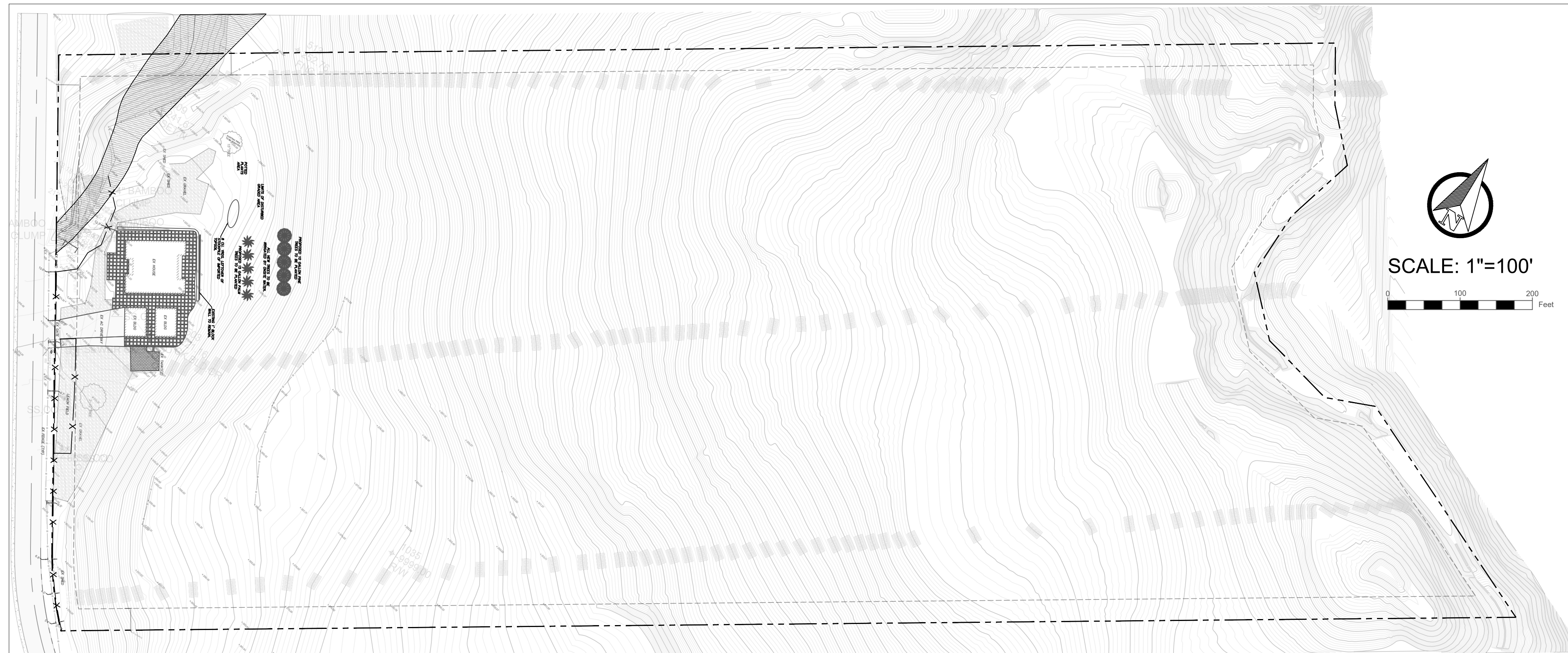
1. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ACCURACY OF HIS DESIGN CONTAINED HEREIN.
2. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND DISTRIBUTED BY THE ENGINEERING SERVICES DIVISION PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
4. ALL UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
5. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT TERRA FIRMA ENGINEERS AT (925) 437-3700 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
6. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1ST, TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT.
7. CONTRACTOR IS RESPONSIBLE FOR TESTING (IN PRIVATE STREET) AND PROVIDING RESULTS TO COUNTY GRADING INSPECTOR.
8. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
9. MINIMUM RELATIVE COMPACTION REQUIRED UNDER DRIVEWAYS SHALL BE 95%.
10. GRADING ADJACENT TO NEIGHBORING PROPERTY SHALL BE DONE SUCH THAT EXISTING DRAINAGE PATTERN FROM THESE LOTS SHALL NOT BE DISTURBED. ANY CONFLICT SHALL BE REPORTED TO THE ENGINEER.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
12. ALL GRADES SHOWN ARE FOR FINISHED SURFACES. CONTRACTOR TO MAKE APPROPRIATE ALLOWANCES FOR ROUGH GRADES.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS AND WATER MAINS.
14. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH ALL OTHER UTILITY COMPANIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTORS' WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PER BUSINESS AND PROFESSIONS CODE SECTION 8771.
16. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE IMPROVEMENT PLANS MUST BE REVIEWED AND ACKNOWLEDGED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED PROPERLY, TREATED AND SEALED.
17. NOISE GENERATING CONSTRUCTION ACTIVITIES, INCLUDING SUCH THINGS AS POWER GENERATORS, SHALL BE LIMITED TO THE HOURS OF 7:30 A.M. TO 5:30 P.M., MONDAY THROUGH FRIDAY, AND SHALL BE PROHIBITED ON STATE OR FEDERAL HOLIDAYS. THE RESTRICTIONS ON ALLOWED WORKING DAYS MAY BE MODIFIED ON PRIOR WRITTEN APPROVAL BY ZONING ADMINISTRATOR.
18. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE REQUIRED TO FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN A GOOD CONDITION AND SHALL LOCATE STATIONARY NOISE GENERATING EQUIPMENT SUCH AS AIR COMPRESSORS AND CONCRETE PUMPERS AS FAR AWAY FROM EXISTING RESIDENCES AS POSSIBLE.
19. A DUST AND LITTER CONTROL PROGRAM SHALL BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE ZONING ADMINISTRATOR. ANY VIOLATION OF THE APPROVED PROGRAM OR APPLICABLE ORDINANCE SHALL REQUIRE AN IMMEDIATE WORK STOPPAGE. CONSTRUCTION WORK SHALL NOT BE ALLOWED TO RESUME UNTIL, IF NECESSARY, AN APPROPRIATE CONSTRUCTION BOND HAS BEEN POSTED.

EARTHWORK QUANTITIES	
IMPORTED ROCK	107 CU. YRDS. (72 CU. YRDS. + 35 CU. YRDS.)
IMPORTED SOIL	81 CU. YRDS.

IMPERVIOUS AREAS	
PREVIOUSLY PERMITTED IMPERVIOUS SURFACES	11590 SQ. FT.
UNPERMITTED IMPERVIOUS SURFACES	4,738 SQ. FT.



**DRIVEWAY SECTION & PERMEABLE PAVERS DETAIL**  
SCALE: NTS



**SITE MAP**

**GRADING NOTES**

ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH SANTA CLARA COUNTY GRADING ORDINANCE NO. 99-46; ALSO UNDER THE DIRECT SUPERVISION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE COUNTY BUILDING INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.

CONTRACTOR TO NOTIFY SANTA CLARA COUNTY GRADING SECTION 48-HOURS PRIOR TO START OF WORK. OWNER/CONTRACTOR NEEDS TO SET UP AN INSPECTION (CODE 600) OFF THE PERMIT CARD.

ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER. ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL FROM THE SANTA CLARA COUNTY SENIOR GRADING INSPECTOR.

ALL SLIDE REPAIR WORK, KEYWAYS, SUBDRAIN INSTALLATION, AND LINED DITCH WORK SHALL BE INSPECTED BY THE GRADING SECTION. REPORT FROM THE SOIL ENGINEER SHALL BE SUBMITTED TO THE GRADING SECTION REGARDING THE SLIDE REPAIR AND/OR SUBDRAIN INSTALLATION.

6. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.
7. A FINAL REPORT BY THE CIVIL ENGINEER CERTIFYING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED AND THE SLOPE PLANTING INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, SHALL BE SUBMITTED TO THE COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. SILT AND EROSION CONTROL PLANS REQUIRED FOR WORK DURING RAINY SEASON. (OCTOBER 15 THROUGH APRIL 15) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY OCT. 1.
9. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, YOU SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
10. GRADING WORK HOURS ARE 7:30 A.M. TO 5:30 P.M., MONDAY THRU FRIDAY. NO GRADING WORK WILL BE PERFORMED ON OBSERVED NATIONAL HOLIDAYS.

MARCH 27, 2023

SCALE: AS SHOWN

DESIGNED BY: R A M

DRAWN BY: G J M

CHECKED BY: G L M

No.	DATE	APVD	REVISION

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MAY 12, 2022

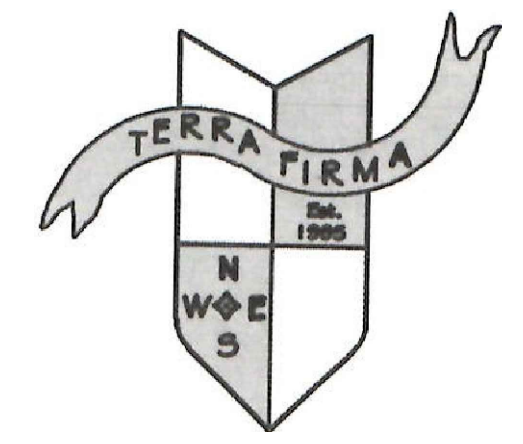
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2054 OLD PIEDMONT ROAD

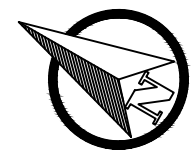
SAN JOSE  
SANTA CLARA COUNTY  
CALIFORNIA



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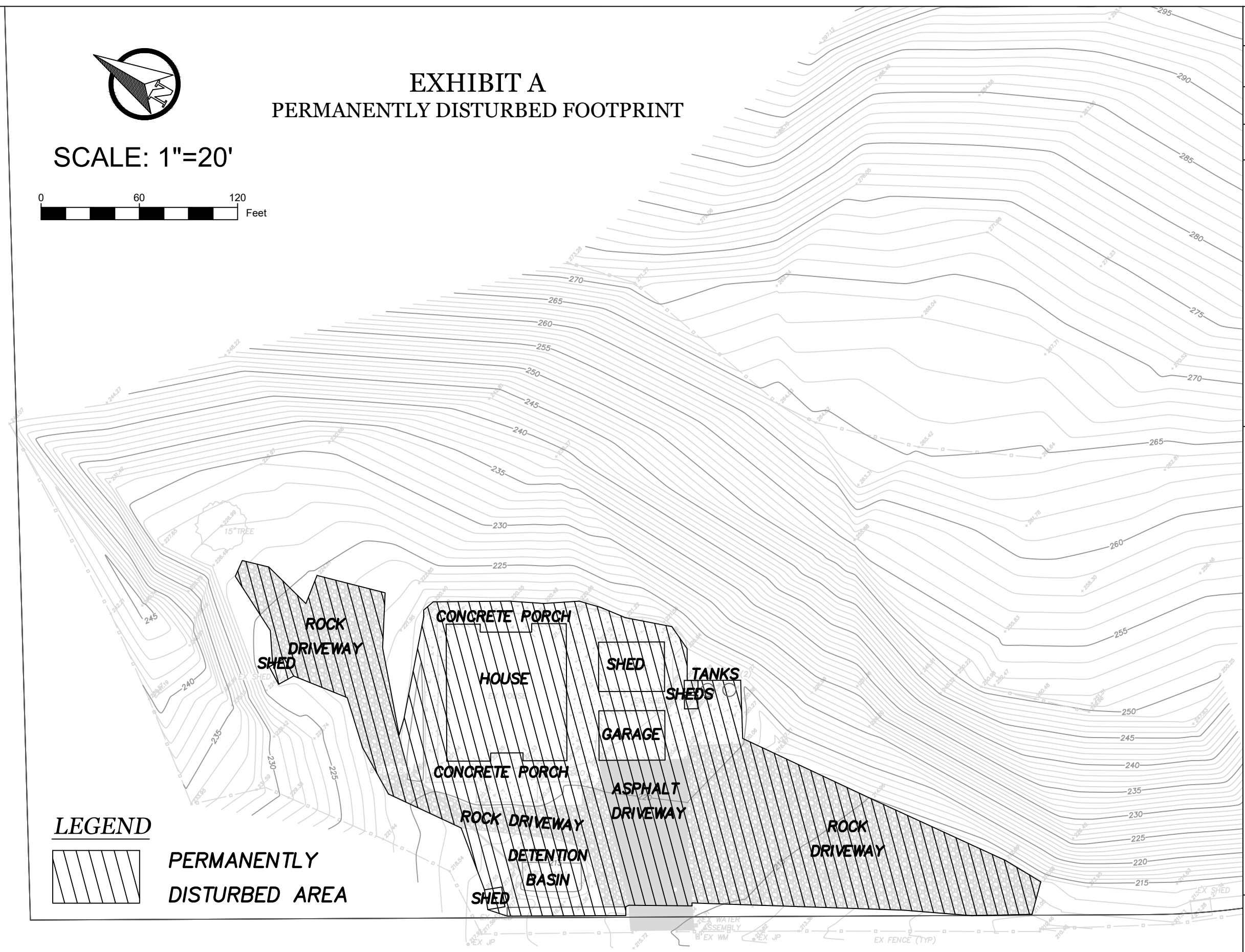
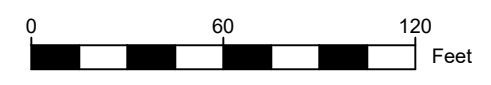
**1 of 1**

FILE NO. **2051**



# EXHIBIT A PERMANENTLY DISTURBED FOOTPRINT

SCALE: 1"=20'



### LEGEND

 PERMANENTLY  
DISTURBED AREA

