### 13305 SYCAMORE

NUMBER

PLANNING

GENERAL INFORMATION

FINISH BOARD

**COVER SHEET** 

**GRADING VIOLATION PLAN** 

PHOTOMETRIC TITLE SHEET

LANDLORD:

ARCHITECT:

**ENGINEER:** 

SITE DISTANCE PLAN

PHOTOMETRIC PLAN

EXISTING/DEMO SITE PLAN PROPOSED SITE PLAN

EXISTING UTILITY PLAN- FOR REFERENCE OLY

EXISTING/DEMO & PROPOSED FLOOR PLAN

EXISTING/ PROPOSED EXTERIOR LIGHTING

EXISTING LANDSCAPE PLAN-FOR REFERENCE ONLY EXISITNG FLOOR PLAN- FOR REFERENCE ONLY

EXISTING/DEMO & PROPOSED SOUTH & NORTH EXTERIOR

EXISTING/DEMO & PROPOSED EAST & WEST EXTERIOR

13305 SYCAMORE AVE. SAN MARTIN, CA 95046

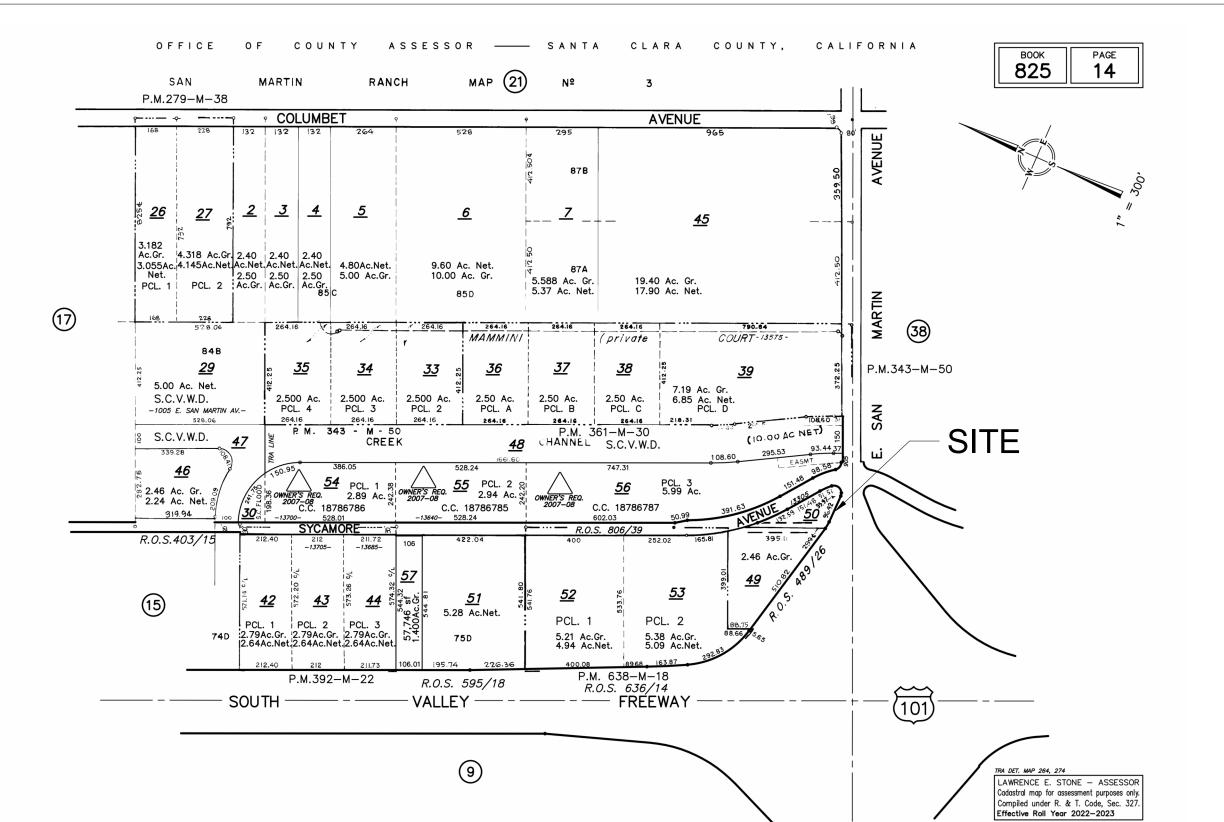
SHEET INDEX

SHEET NAME

#### **ASA MINOR**

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#### ASSESSOR'S PARCEL MAP



#### PROPOSED IMAGE



© 2024 E2 ARCHITECTURE

#### **GENERAL INFORMATION**

OCCUPANCY:

SITE AREA: 30, 056 SF **BUILDING AREA:** 

2,025 SF LOT COVERAGE (%): 6.74

ZONING: RR-5AC-SR-SM (RURAL RESIDENTIAL)

SPRINKLERS:

REQUIRED BUILDING SETBACK FRONT: SCENIC ROAD:

MAX. BUILDING HEIGHT: 35 FT (2 STORIES)

825-14-050

#### SCOPE OF WORK

- NEW COSMETIC SIDING; SHEET PA3.1, PA3.2.
- NEW ROOF NEW ROOFTOP MECHANICAL UNITS AND SCREENING; PA2.1, PA3.2.
- NEW WHITE RAIL ESTATE FENCE; SHEET PA1.2, CIVIL 2. RESTRIPING EXISTING PAVED PARKING LOT; PA1.2.
- NEW GRAVEL; SHEET CIVIL 2
- REMOVAL OF NON-PERMITTED ADDITION, SHEET PA1.1 INTERIOR TENANT IMPROVEMENT WITH ASSOCIATED MECHANICAL,
- ELECTRICAL AND PLUMBING FOR A NEIGHBORHOOD CONVENIENCE

#### PROJECT DESCRIPTION/ STATEMENT OF JUSTIFICATION

Project Description/Statement of Justification
Convenience Market - 13305 Sycamore Avenue, San Martin (APN: 825-14-050)

The Convenience Market operates pursuant to a Use Permit issued by the County in December of 1974. That Use Permit included a site plan. In the years that followed, changes requiring permits were made on the property from what was depicted on the site plan without first obtaining permits. Some of those changes were minor aesthetic alterations while others were more significant. Through this Project Description/Statement of Justification, the applicant seeks to clarify its intended use of the property.

The use of the property is intended to be the same use that was approved through the Use Permit in 1974 – a convenience market selling any and all of the items lawfully sold by other convenience marts. Its hours of operation are those hours allowed by County Code for uses of this nature. The number of employees on site at one time will not exceed two. The use does <u>not</u> include truck rentals or the sale of propane beyond "tank exchange" type sales (no "refueling

Regarding the physical improvements to the property, the use will operate within the same "shell" shown on the 1974 site plan – the 800 sf addition constructed without permits will be removed. The paved area for parking is unchanged from that shown on the site plan, though a restriping is proposed as the prior striping is no longer visible. Certain exterior changes have been made to make the appearance more consistent with the San Martin Design Guidelines (which did not exist when the Use Permit was approved). Specifically, the beige exterior and some of the windows have been replaced with siding that has been painted red to make the structure look like a barn in keeping with the rural nature of the San Martin area. White picket fencing has been added to further create a barn look. Additionally, certain of the windows have been replaced with more environmentally efficient windows of the same size, exterior lighting has been updated to safer, more modern and efficient fixtures (in a 1 to 1 replacement in the same locations), and while content of the sign approved with the Use Permit has been changed to reflect the current operator, the location and size of the sign are unchanged.

Consequently, the convenience store nature of the use has not changed and there is no proposed expansion or intensification of the use from the use approved by the Use Permit in 1974. The physical/aesthetic changes to the exterior of the structure are minor in nature, do not create any new detrimental environmental effects, and are justified as improving the consistency of the structure with the San Martin Design Guidelines and/or improving its safety, efficiency and

The Convenience Mart will sell the same items per the previous tenent; Grocery, Beer, Wine,

#### PRIOR APPROVALS

# MORE 3305

**ARCHITECTURE** 

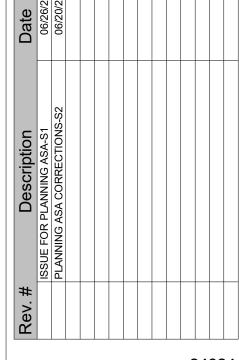
307 Orchard City Dr. Ste 350

JEFFREY EATON ARCHITECT, INC

Campbell, CA 95008

408.265.5255

A CALIFORNIA CORPORATION



Project Number: 06/20/24 Drawn by: Checked by:

Sheet Title:

**GENERAL INFORMATION** 

**VICINITY MAP** 

PROJECT DIRECTORY

**EUGENE MAMMINI** PO BOX 25

P: (209) 743-1017 E: hollygeno@aol.com

E2 ARCHITECTURE

CAMPBELL, CA 95008 JEFFREY EATON, AIA

E: jeffrey@e2astudio.com

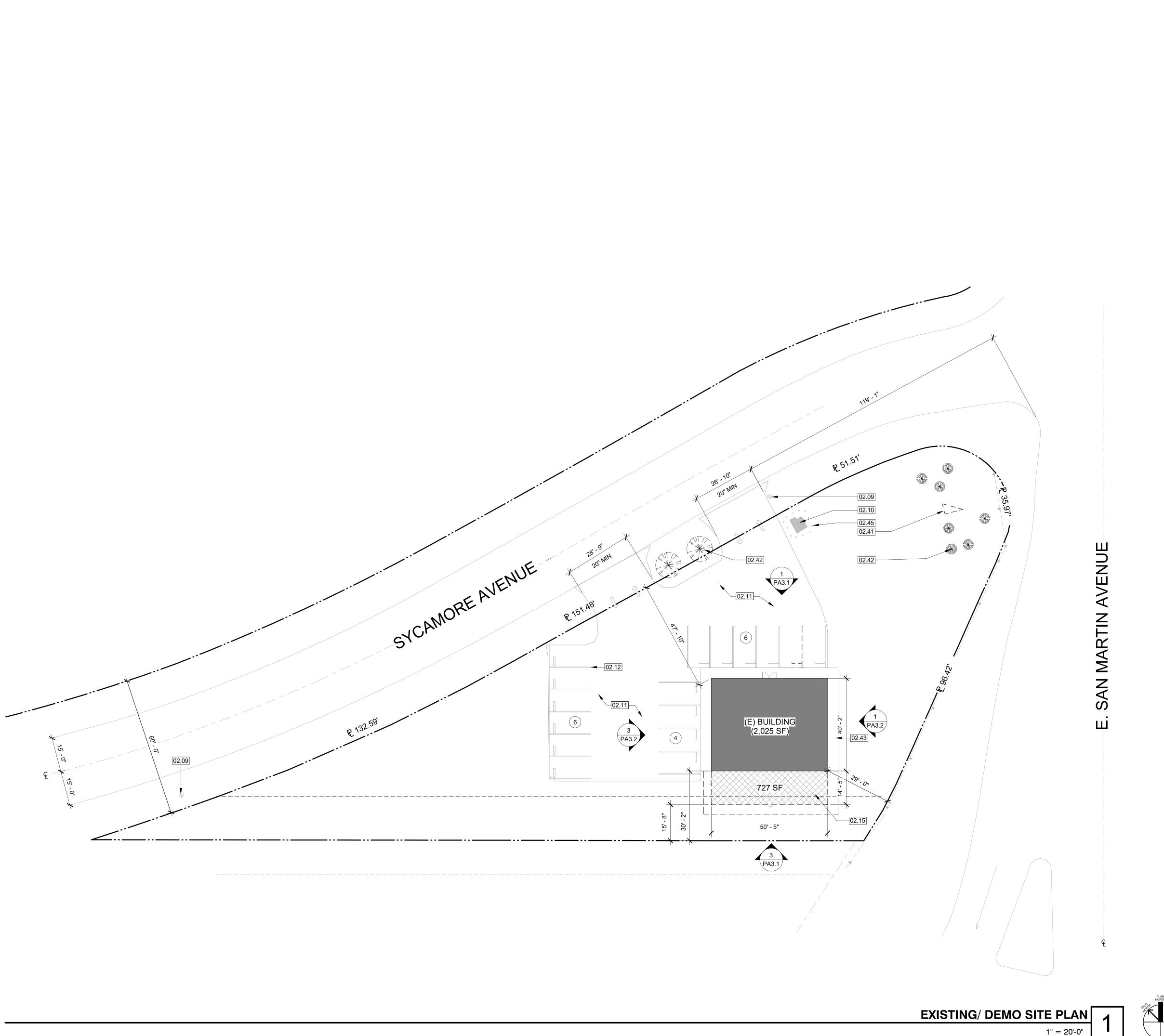
HANNA BRUNETTI 7651 EIGLEBERRY ST.

GILROY, CA 95020 AMANDA WILSON, P.E. P: (408) 842-2173

E: amanda@hannabrunetti.com

MI WUK VILLAGE, CA 95346

307 ORCHARD CITY DR., STE 350



LEGEND

PROPERTY LINE

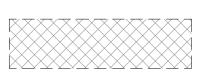
₽ XX.XX'

LENGTH OF PROPERTY LINE

(E) FENCE



PARKING STALL COUNT



NON- PERMITTED BUILDING TO BE DEMOLISHED



JEFFREY EATON ARCHITECT, INC

A CALIFORNIA CORPORATION

SYCAMORE

ARCHITECTURE

#### SITE INFORMATION

OCCUPANCY:

SITE AREA: 30, 056 SF BUILDING AREA: 2,025 SF

LOT COVERAGE (%):

6.74 ZONING: RR-5AC-SR-SM (RURAL RESIDENTIAL)

REQUIRED BUILDING SETBACK
FRONT:
SIDE:
REAR:
SCENIC ROAD:

MAX. BUILDING HEIGHT: 35 FT (2 STORIES)

825-14-050

#### SITE TABULATION

SITE AREA:	SQUAR	E FEET	PERCENTAGE OF SITE		
30,056 SF	EXISTING	PROPOSED	EXISTING	PROPOSI	
BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 9	
LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 9	
PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 9	

#### KEYNOTES

02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.12	(E) PARKING TO BE RE-STRIPED.
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED; 727 SF.
02.41	(E) MONUMENT SIGN TO BE DEMOLISHED AND REPLACED KIND.
02.42	(E) LANDSCAPING TO BE REMOVE AND REPLACED IN KIND
02.43	(E) CONCRETE WALKWAY TO REMAIN.
02.45	(E) BOLLARDS

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Sheet Title:

Checked by:

EXISTING/DEMO SITE PLAN



LEGEND

₽ XX.XX' LENGTH OF PROPERTY LINE (E) FENCE (N) FENCE PARKING STALL COUNT

#### SITE TABULATION

			_		
SITE AREA:	SQUARE FEET		PERCENTAGE OF SITE		
	30,056 SF	EXISTING	PROPOSED	EXISTING	PROPOSED
	BUILDING COVERAGE	2,752 SF	2,025 SF	10 %	7 %
	LANDSCAPE/ GRAVEL COVERAGE	17,842 SF	17,842 SF	59 %	59 %
	PAVING COVERAGE	9,462 SF	10,189 SF	31 %	34 %

#### PARKING TABULATION

	STANDARD	ACCESSIBLE	TOTAL
EXISTING PARKING	15	1	16
PROPOSED PARKING	15	1	16

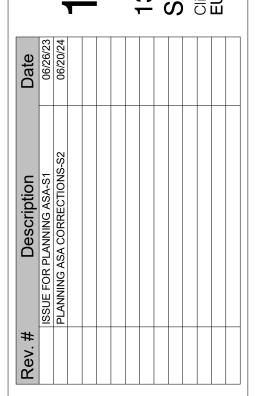
	KEYNOTES
02.09	(E) UTILITY POLE.
02.10	(E) TRANSFORMER.
02.11	(E) AC.
02.48	(N) LANDSCAPING 10' DEEP ALONG SYCAMORE FRONTAGE.
22.04	(N) FENCE, PAINTED KELLYMOORE SWISS COFFEE, 48" HIGH, 3 RAIL ESTATE FENCE, TYP.
22.05	(E) AC TO BE RESEALED AND RESTRIPED
22.07	RESTORE (E) LANDSCAPE, REPLACE IN KIND; REFER TO SHEET PA1.4.
22.08	MONUMENT SIGNAGE TO BE REPLACED IN KIND PER USE PERMIT. SIGNAGE NOT PART OF THIS PERMIT BUT SHALL ADHERE TO PREVIOUS CUP CONDITIONS. NO SIGNS SHALL BE LOCATED WITHIN THE 40 FOOT TRIANGLE ALONG THE CURB SURFACE OF SYCAMORE AVENUE.

ARCHITECTURE

307 Orchard City Dr. Ste 350 Campbell, CA 95008 408.265.5255

JEFFREY EATON ARCHITECT, INC A CALIFORNIA CORPORATION

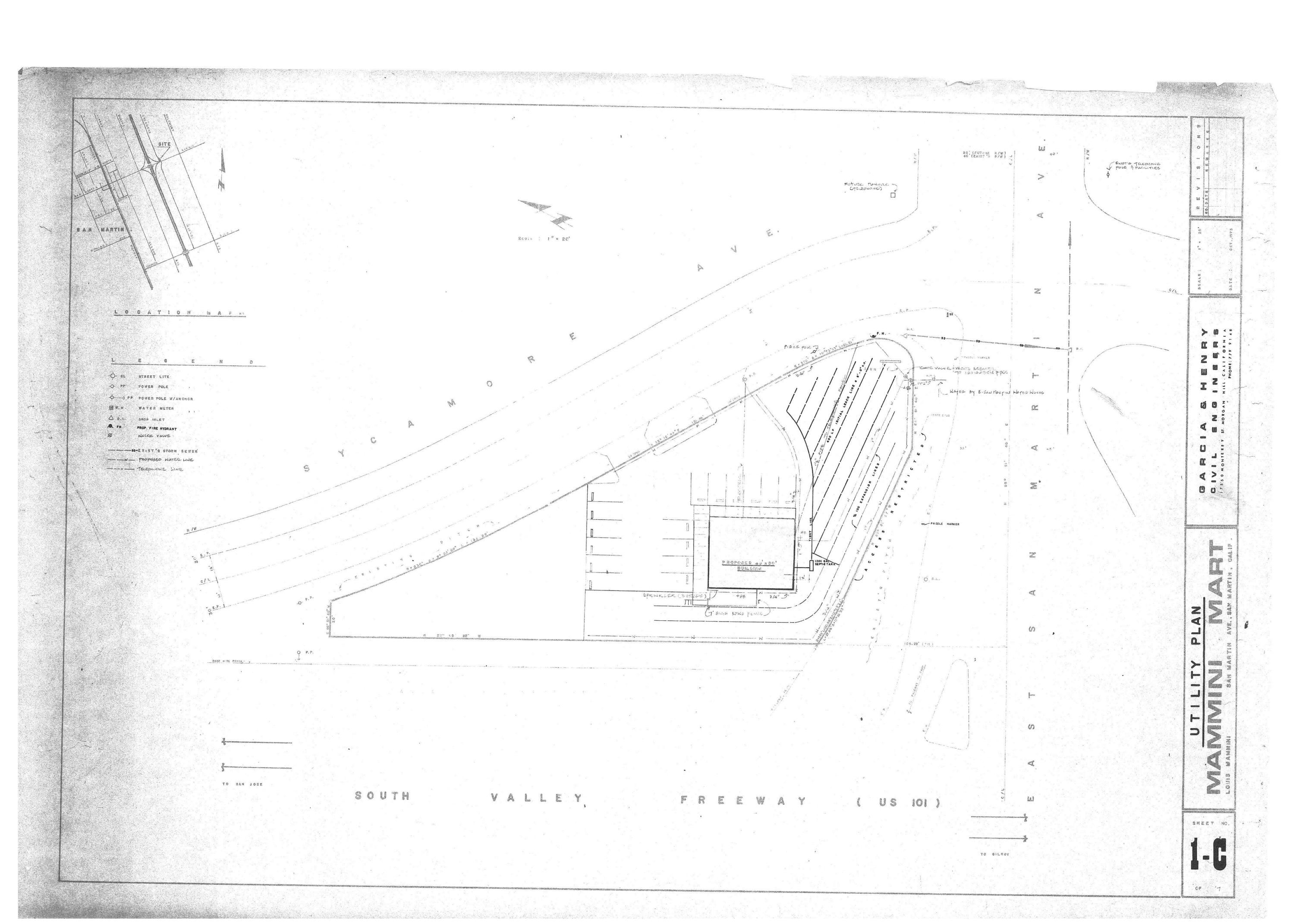
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PROPOSED SITE PLAN

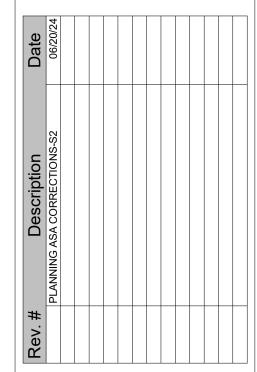


307 Orchard City Dr. Ste 350 Campbell, CA 95008 408.265.5255

JEFFREY EATON ARCHITECT, INC

A CALIFORNIA CORPORATION

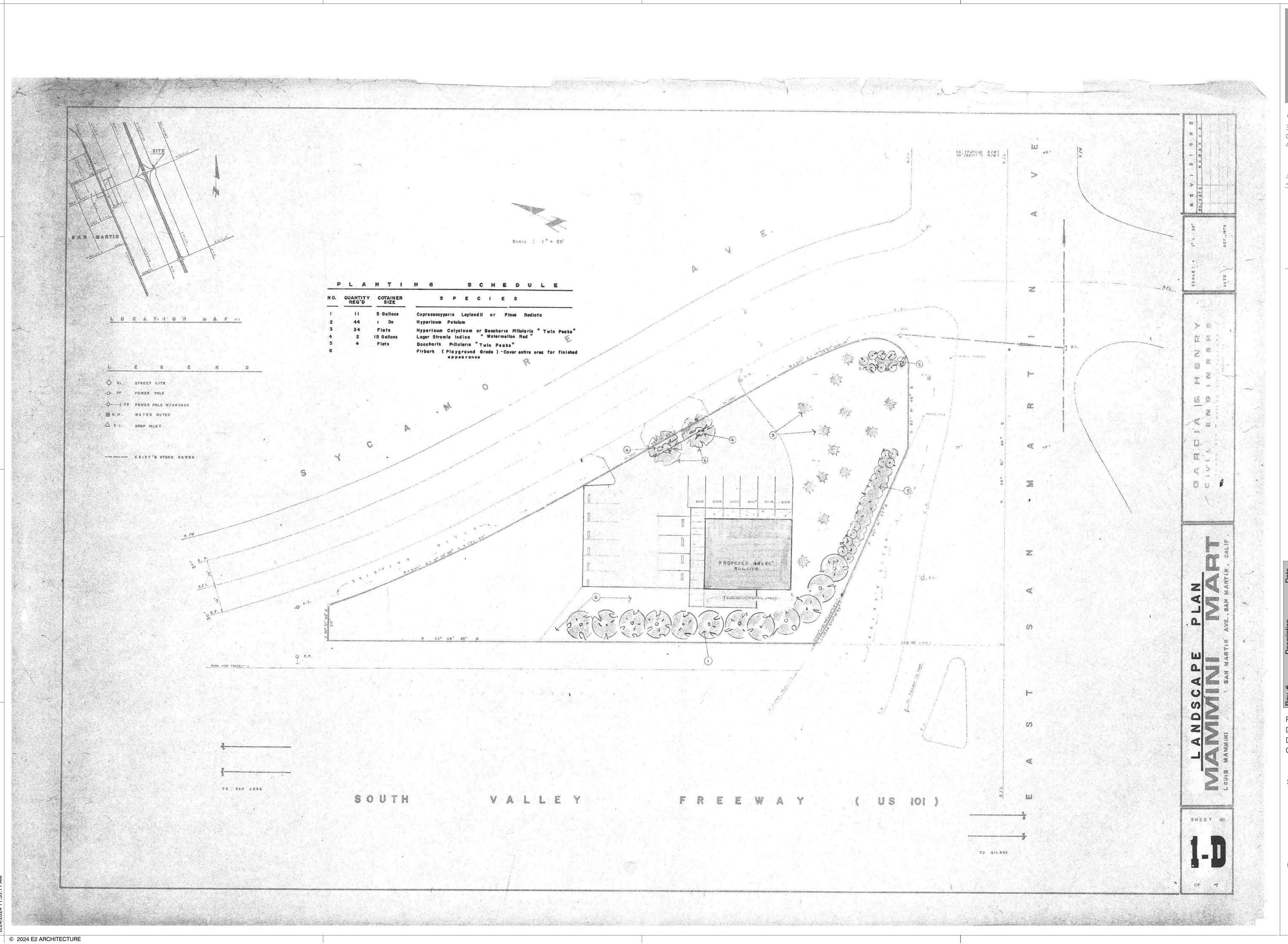
AMORE 13305



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**EXISTING** UTILITY PLAN-FOR REFERENCE OLY





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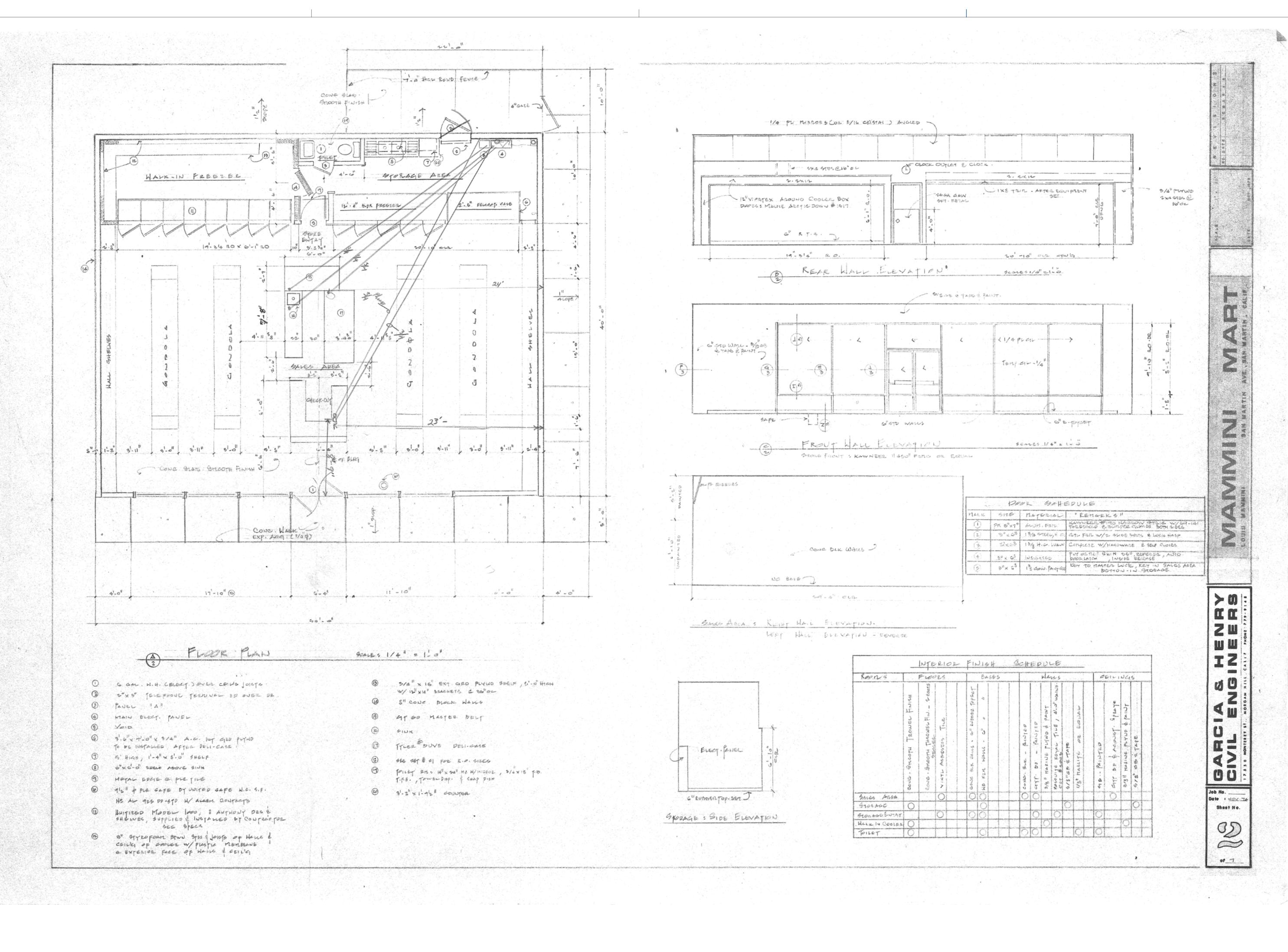
AMORE 13305 SYCAMORE AVE. SAN MARTIN, CA 95046 Client: EUGENE MAMMINI 13305

Project Number: Date: 06/20/24 Drawn by: Checked by:

Sheet Title:

**EXISTING** LANDSCAPE PLAN-FOR REFERENCE ONLY

PA1.4



ARCHITECTURE

307 Orchard City Dr. Ste 3 Campbell, CA 95008

408.265.5255

A CALIFORNIA CORPORATION

JEFFREY EATON ARCHITECT, INC

13305 SYCAMORE AVE.
SAN MARTIN, CA 95046
Client:
EUGENE MAMMINI

Rev. # Description Date
| ISSUE FOR PLANNING ASA-S1 06/26/23 | PLANNING ASA CORRECTIONS-S2 06/20/24 | SCORRECTIONS-S2 06/20/24 |

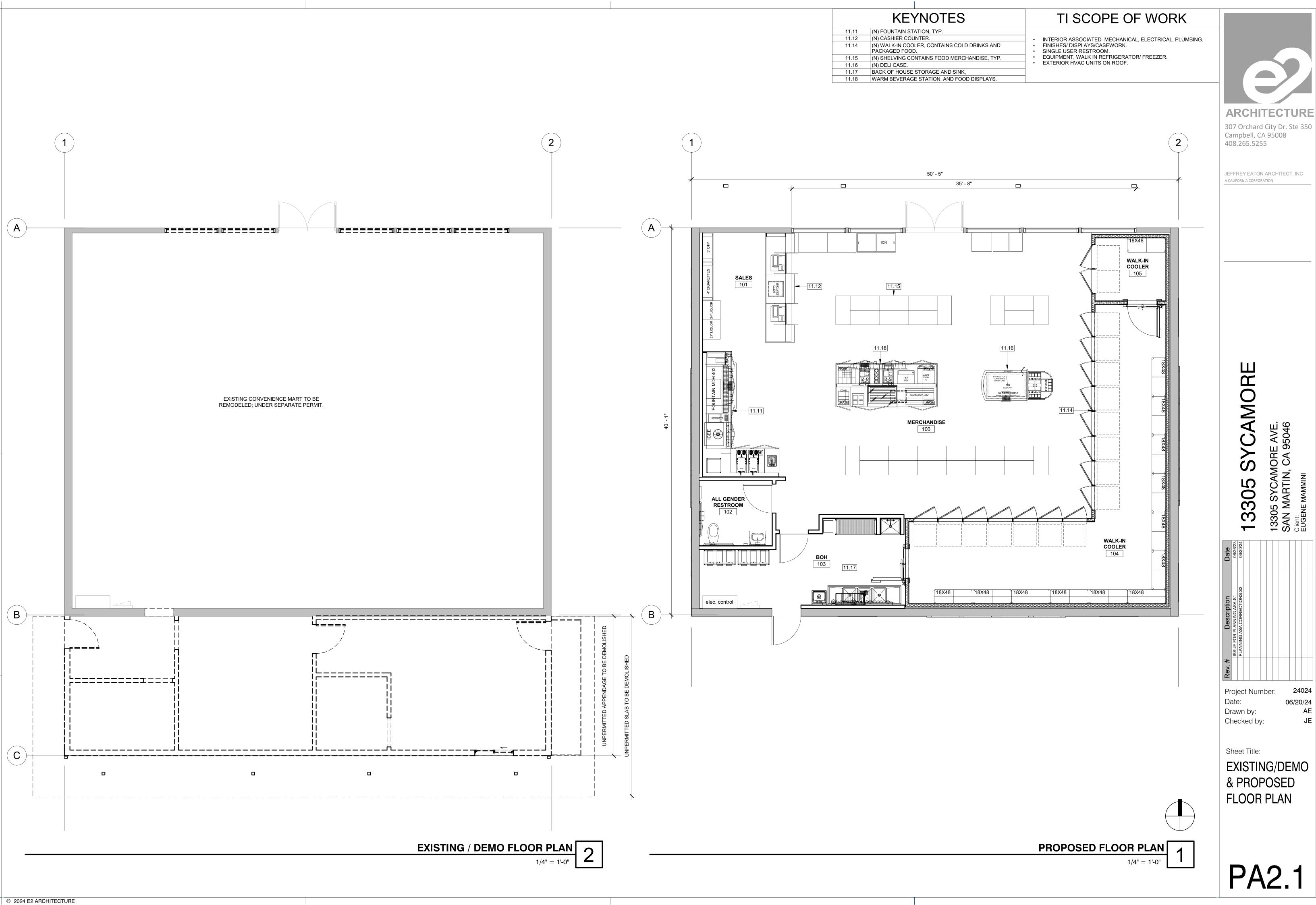
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EXISITNG
FLOOR PLANFOR
REFERENCE
ONLY

PA2.0



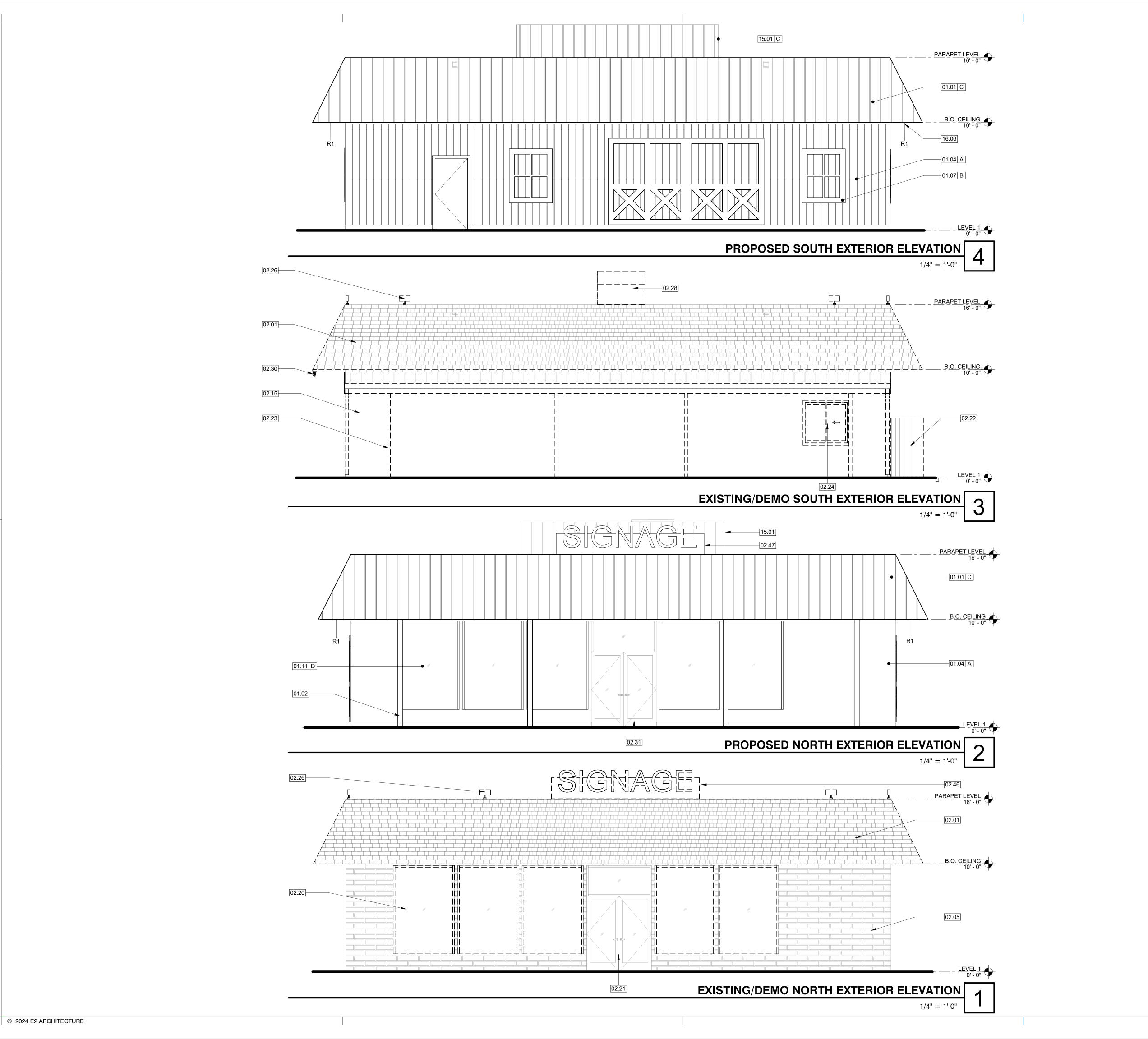
ARCHITECTURE

JEFFREY EATON ARCHITECT, INC

A CALIFORNIA CORPORATION

AMORE

EXISTING/DEMO & PROPOSED FLOOR PLAN



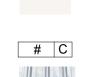
#### MATERIAL LEGEND

# A

T1-11 SIDING
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12
MANUFACTURER: KELLY MOORE



TRIM
COLOR: SWISS COFFEE/ 23 LVR 86
MANUFACTURER: KELLY MOORE



CORRUGATED METAL ROOFING
COLOR: RIB GALVALVALUM STEEL 29 GAUGE
MANUFACTURER: SM



STOREFRONT SYSTEM
COLOR: ANODIZED ALUMINUM.
MANUFACTURER: TBD



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JEFFREY EATON ARCHITECT, INC A CALIFORNIA CORPORATION

#### LIGHTING LEGEND

10" RECESSED DOWN LIGHT, LED 2500 LUMENS, 29.5 WATTS.\*

8" RECESSED DOWN LIGHT, LED 2100 LUMENS, 21 WATTS.\*

\* (LIGHTING LUMENS NOT TO EXCEED EXISTING LINIEAR SHOP LIGHTING)

#### KEYNOTES

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"X5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOOD.
01.11	(N) STOREFRONT SYSTEM, CLEAR ANODIZED FRAME, CLEAF GLAZING, REPLACED IN KIND, TYP.
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED; 727 SF.
02.20	(E) STOREFRONT SYSTEM TO BE REMOVED AND REPLACED IN KIND, TYP.
02.21	(E) STOREFRONT DOOR AND WINDOW TO REMAIN, CLEAR ANODIZED ALUMINUM.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, TYP.

02.23 (E) 3.5"X3.5" WOOD POST TO BE REMOVED, TYP.
02.24 (E) 48"X46" SLIDING WINDOW TO BE DEMOLISHED
02.26 (E) FLOOD LIGHTING TO BE REMOVED.
02.28 (E) MECHANICAL UNIT TO BE DEMOLISHED
02.30 (E) EXTERIOR LIGHTING TO BE DEMOLISHED
02.31 (E) DOOR TO REMAIN.
02.46 (E) SIGN TO BE REMOVED AND REPLACED IN KIND UNDER

SÉPERATE PERMIT.

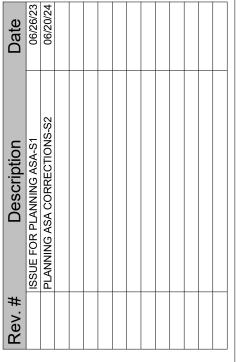
(N) SIGNAGE, REPLACE (E) SIGNAGE IN KIND; UNDER SEPERATE PERMIT. SIGN SHOULD BE STATIONARY AND HAVE NO MOVEMENT OF FLASHING LIGHTS.

(N) MECHANICAL SCREEN TO MATCH (N) ROOF.

(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYP. LIGHING LUMENS NOT TO EXCEED EXISTING LINIEAR SURFACED MOUNTED SHOP LIGHTING.

13305 SYCAMOR SAN MARTIN, CA

AMORE

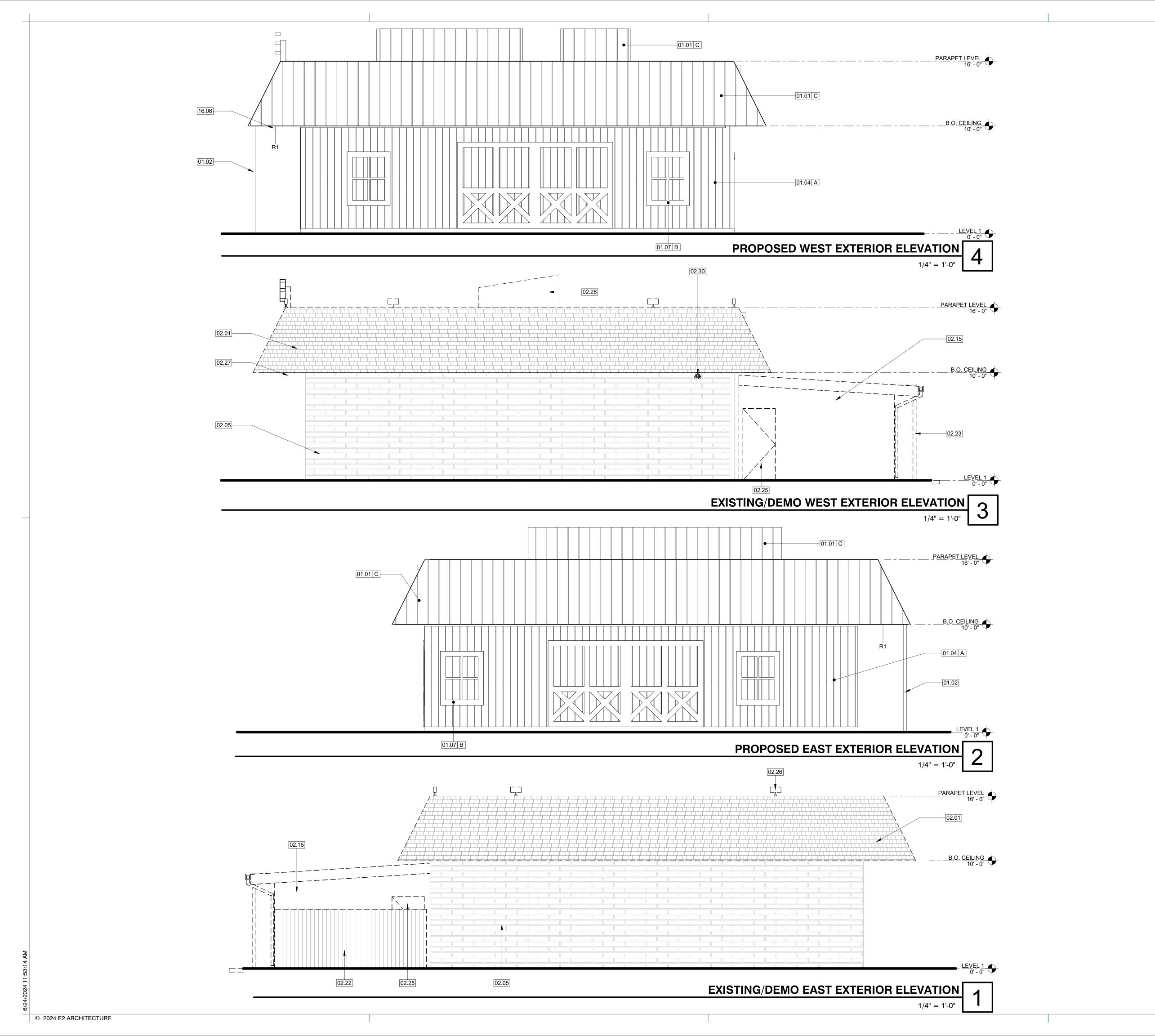


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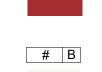
EXISTING/DEMO & PROPOSED SOUTH & NORTH EXTERIOR ELEVATIONS

PA3.1



#### FINISH LEGEND

T1-11 SIDING
COLOR: DRIVE-IN CHERRY/ HLS4231 LVR 12
MANUFACTURER: KELLY MOORE



COLOR: SWISS COFFEE/ 23 LVR 86
MANUFACTURER: KELLY MOORE





COLOR: RIB GALVALVALUM STEEL 29 GAUGE MANUFACTURER: SM



STOREFRONT SYSTEM
COLOR: ANODIZED ALUMINUM. MANUFACTURER: TBD



307 Orchard City Dr. Ste 350 Campbell, CA 95008

JEFFREY EATON ARCHITECT, INC A CALIFORNIA CORPORATION

408.265.5255

#### LIGHTING LEGEND

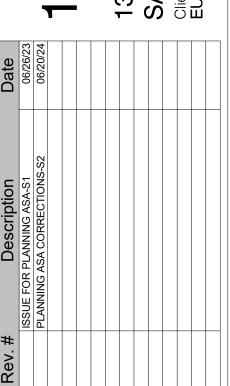
R1	10" RECESSED DOWN LIGHT
R2	8" RECESSED DOWN LIGHT
F2	350 FLOOD LIGHT, WATT EQUIVALENT INTEGRATED OUTDO LED COMMERCIAL ELECTRIC LIGHT, 5000 LUMENS, DUSK TO DAWN SECURITY LIGHT

#### **KEYNOTES**

01.01	(N) CORRUGATED METAL ROOFING
01.02	(N) 3.5"X5.5" WOOD POST, TYP.
01.04	(N) PAINTED T1-11 SIDING
01.07	(N) DECORATIVE TRIM, 1x4 PRIMED AND PAINTED WOO
02.01	(E) WOOD SHAKES ROOFING TO BE REMOVED
02.05	(E) CONCRETE MASONRY UNIT WALL
02.15	(E) NON-PERMITTED APPENDAGE AND SLAB TO BE DEMOLISHED; 727 SF.
02.22	(E) WOOD FENCE STORAGE SPACE TO BE REMOVED, T
02.23	(E) 3.5"X3.5" WOOD POST TO BE REMOVED, TYP.
02.25	(E) DOOR TO BE DEMOLISHED, TYP.
02.26	(E) FLOOD LIGHTING TO BE REMOVED.
02.27	(E) SURFACE LIGHTING TO BE REPLACED WITH (N) RECESSED CAN LIGHTING TYP.
02.28	(E) MECHANICAL UNIT TO BE DEMOLISHED
02.30	(E) EXTERIOR LIGHTING TO BE DEMOLISHED
16.06	(N) RECESSED CAN LIGHTING ON EXISTING SOFFIT, TYF

SURFACED MOUNTED SHOP LIGHTING.

# 13305



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EXISTING/DEMO & PROPOSED EAST & WEST **EXTERIOR ELEVATIONS** 



ARCHITECTURE 307 Orchard City Dr. Ste 350 Campbell, CA 95008 408.265.5255

JEFFREY EATON ARCHITECT, INC A CALIFORNIA CORPORATION

> SYCAMORE 13305

Project Number: 24024

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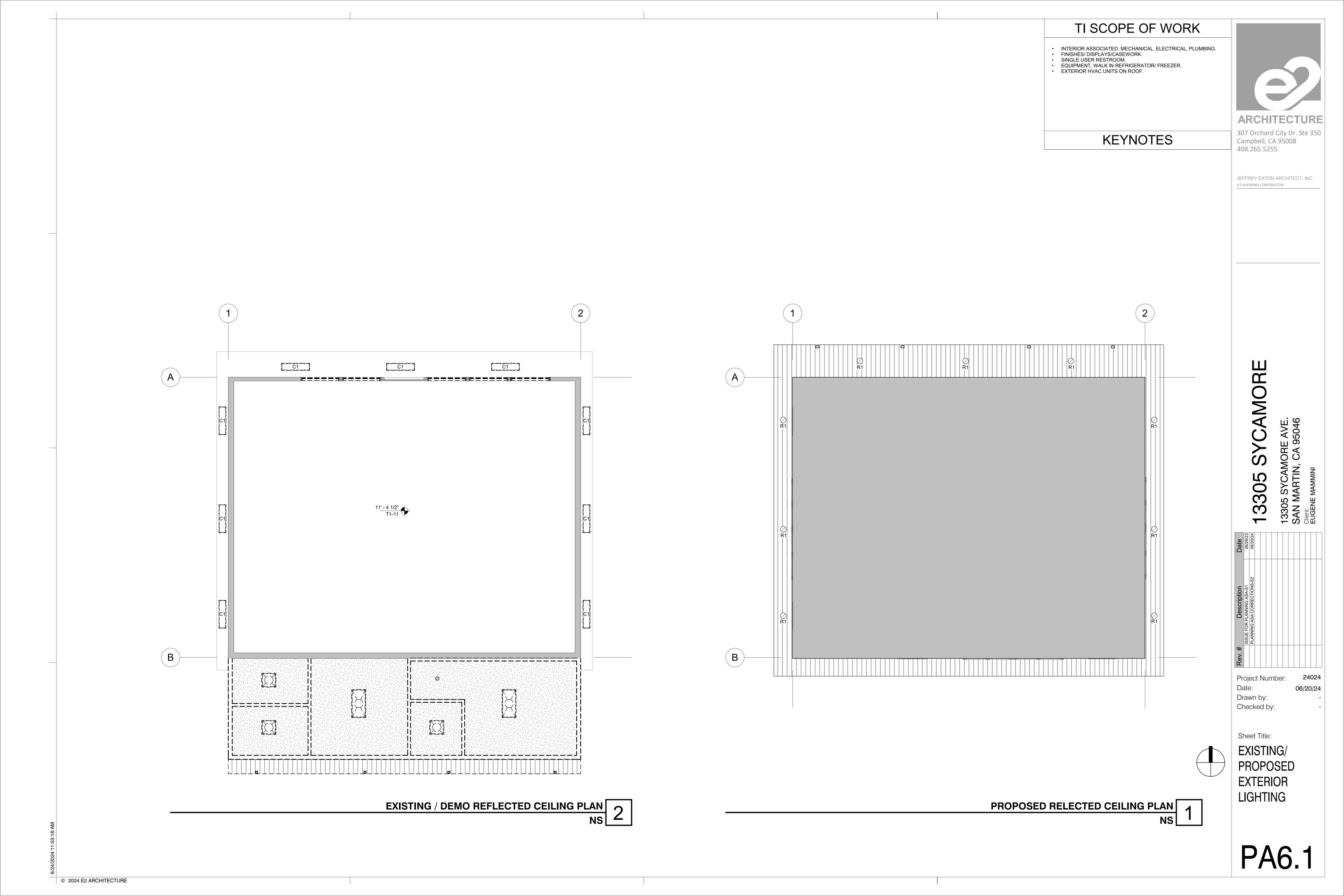
Sheet Title:

FINISH BOARD

06/20/24

Checker

Author



#### COUNTY OF SANTA CLARA **General Construction**

#### GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY STEVENS FERRONE & BAILEY ENGINEERING COMPANY, INC SFB PROJECT NO. 538-3 AND DATED FEBRUARY 10, 20112 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE
- SATISFACTION OF THE COUNTY. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE
- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
- DEVELOPER SHALL OBTAIN 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
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN 5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY
- 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
- 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
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

#### **CONSTRUCTION STAKING**

- THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION 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.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
- PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.
- 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

PUBLIC USE)

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS 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.
- 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. 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)

- EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS 3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION. TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS: TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO
- FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY

#### POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION. <u>UTILITY LOCATION, TRENCHING & BACKFILI</u>

- CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES
- ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION
- 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.
- 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.
- TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR
- SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

#### <u>RETAINING WALLS</u>

OF CUT, FILL OR ROADWAY AREAS.

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.

- 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 8
- COMPACTED TO 95% OF MAXIMUM DENSITY. REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S 6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 9. 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
GRADING VIOLATION APN 825-14-050	0	±281	±0.5
GRADING TO BE REMOVED	±0	±221	
GRADING TO BE LEGALIZED	±0	±60	
TOTAL	±0	±281	

#### 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
- 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 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
- 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
- BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY. 2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

#### 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).
- . 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. 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,

#### 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.

#### <u>AIR QUALITY, LANDSCAPING AND EROSION CONTROL</u>

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. 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 **SURVEY MONUMENT PRESERVATION** 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.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED 3 BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR
- 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

TO OPERATION.

- 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
- 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.
- 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.

#### CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL STORM DRAINAGE AND STORMWATER MANAGEMENT

- 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 CASO00004/ 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 TI 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.

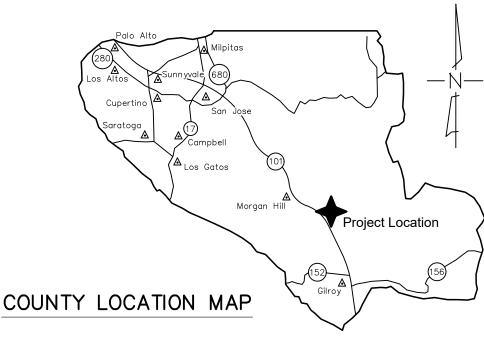
#### AS-BUILT PLANS STATEMENT

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△.

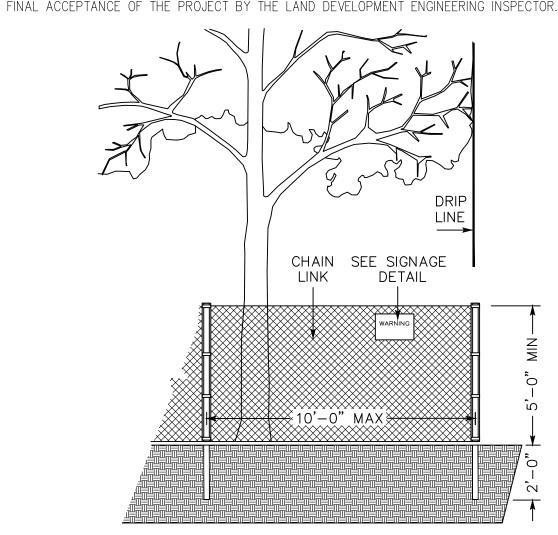
SIGNATURE \_\_\_\_\_ NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PFRFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

#### GEOTECHNICAL ENGINEER OBSERVATION

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.



- 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
- 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



- 1. LEGALIZE GRAVEL FILL AREA
- 2. DEMOLISH BUILDING ADDITION (VIOLATION)

#### EXISTING TREE PROTECTION DETAILS

- 18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL 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). FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
  - TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL
  - 5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

		_	
COUNTY OF SANTA CLARA DEPT.	OF ROADS AND AIRPORTS		COUNTY OF SANTA CLA LAND DEVELOPMENT ENGINEERING &
ISSUED BY:	DATE:		GRADING/DRAINAGE PERMIT NO
ENCROACHMENT PERMIT NO			ISSUED BY: DATE:
		J	

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

#### ENGINEER'S STATEMENT

I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) OROFESS/ON AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO.

COUNTY OF SANTA CLARA

LAND DEVELOPMENT ENGINEERING & SURVEYING

DATE	69278 R.C.E. NO.	AMANO. 69278 FING I NEES A
COUNTY ENGINEED'S NOTE		CIVIL NA

#### COUNTY ENGINEERS NOTE

COUNTY FILE NO.: PLN23-113

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

DATE	DARRELL K.H. WONG	
	R.C.E. NO. 63958	

PRELIMINARY PLANS

#### CHFFT INDEX

NOT FOR CONSTRUCTION

JIILLI INDLA		
	1	COVER SHEET
	2	GRADING VIOLATION PLAN
	3	SITE DISTANCE PLAN

ENGINEER'S NAME: HANNA & BRUNETTI

408 842-3662

FAX NO.

JANUARY 2024

Revision 1

Revision 2

Revision 3

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020 PHONE NO. 408 842-2173

**PRELIMINARY** 

#### **GRADING VIOLATION**

#### STF VENTURES, LLC

Date

13305 SYCAMORE AVENUE, SAN MARTIN BEING A PORTION OF SUBLOT 'B' OF LOT 77 AND A PORTION OF

'SAN MARTIN RANCH MAP NO. 3' BOOK 'G' OF MAPS AT PAGE 69 RECORDED IN THE 'RECORD OF SURVEY' IN BOOK 950 OF MAPS AT PAGE 32 FILED DECEMBER 19th, 2022

SUBLOT 'A' OF LOT 86 AS SHOWN ON THE

SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 825-14-050

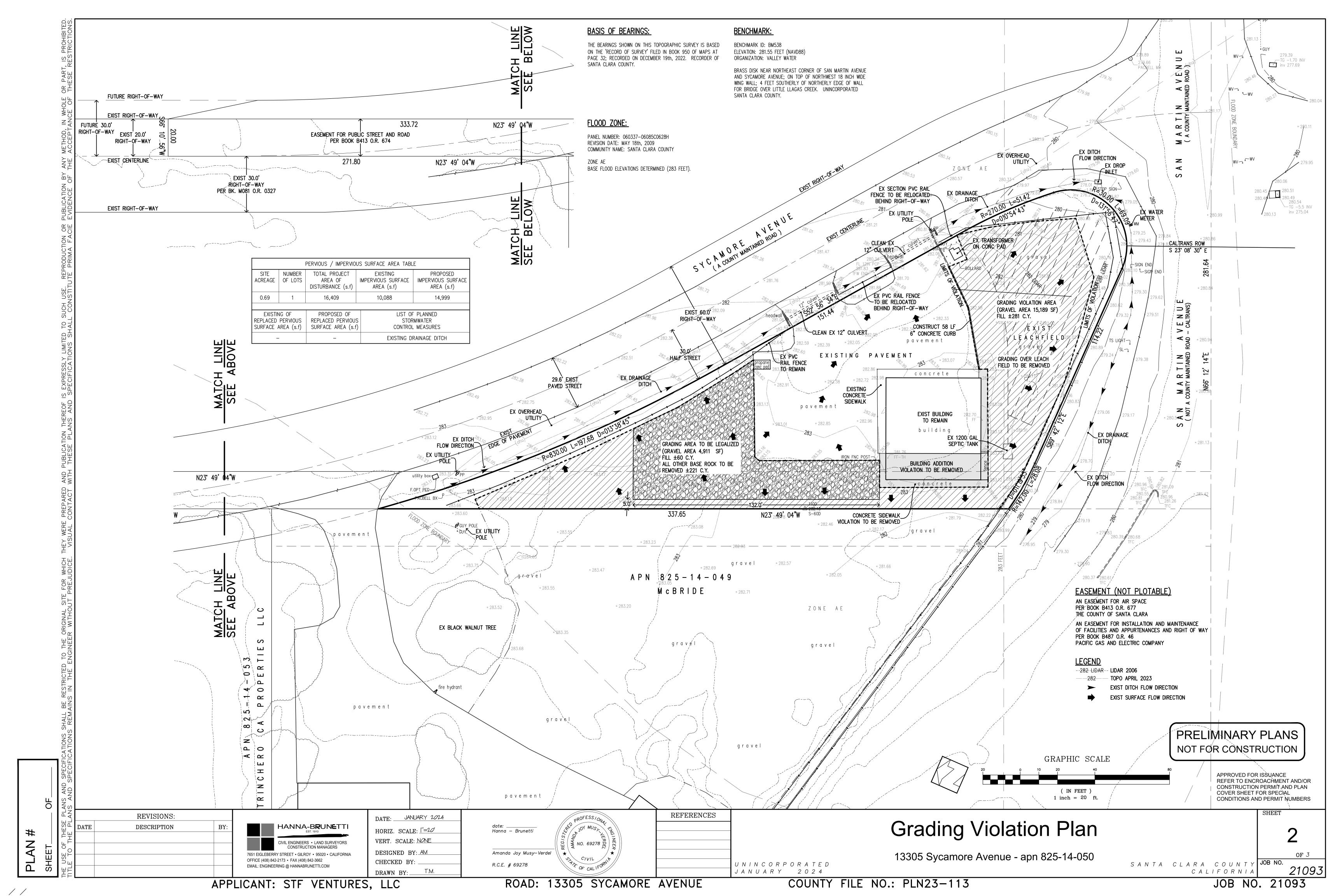
Date Date JOB NO. 21093

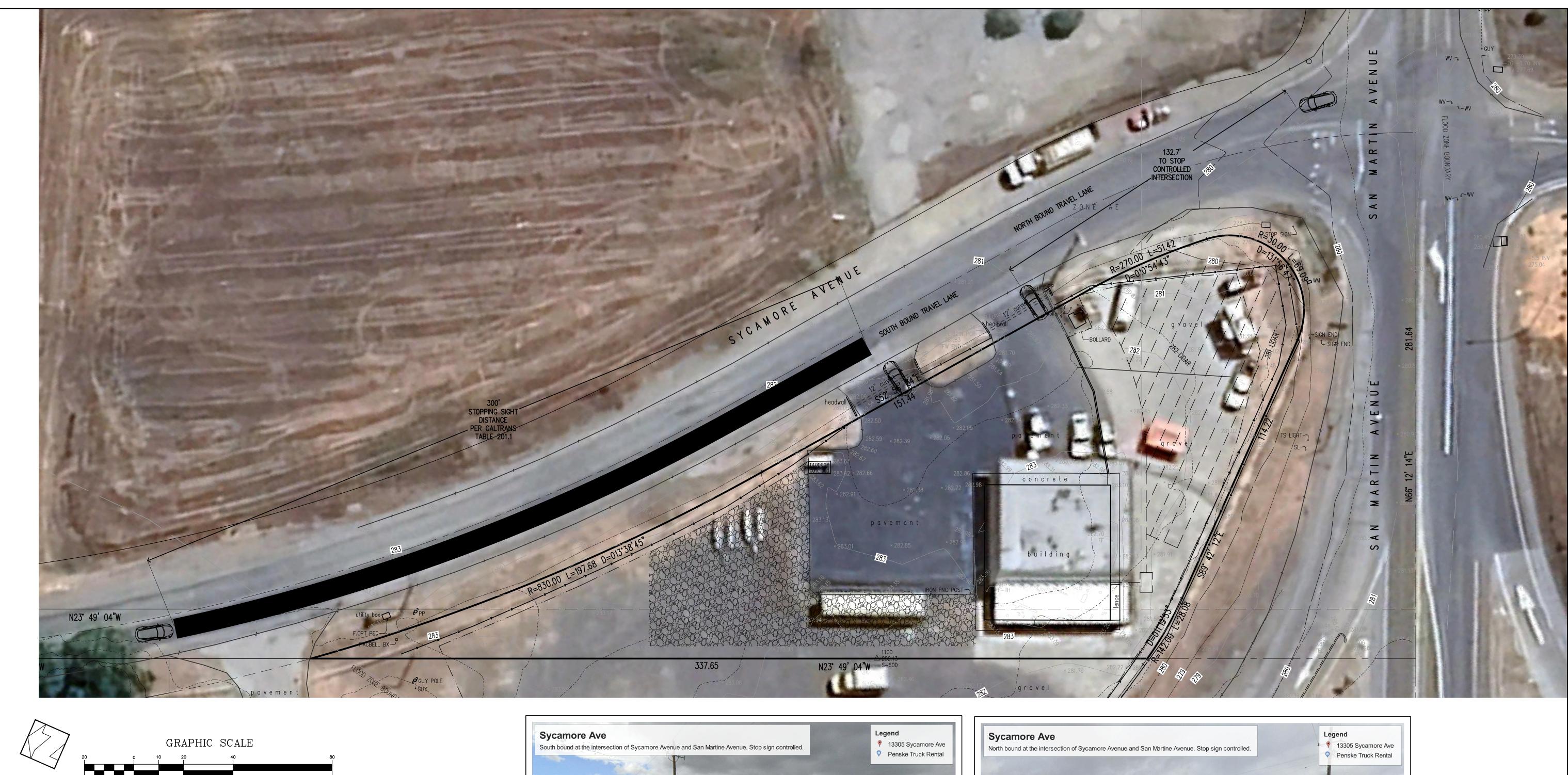
825-14-050

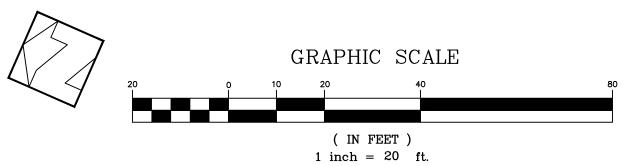
NO SCALE

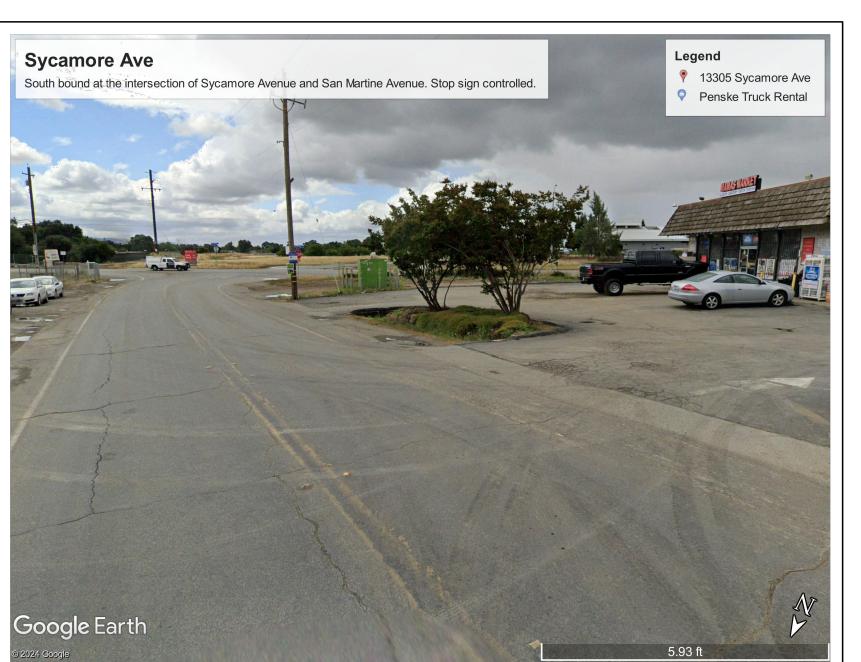
APPLICANT: STF VENTURES, LLC

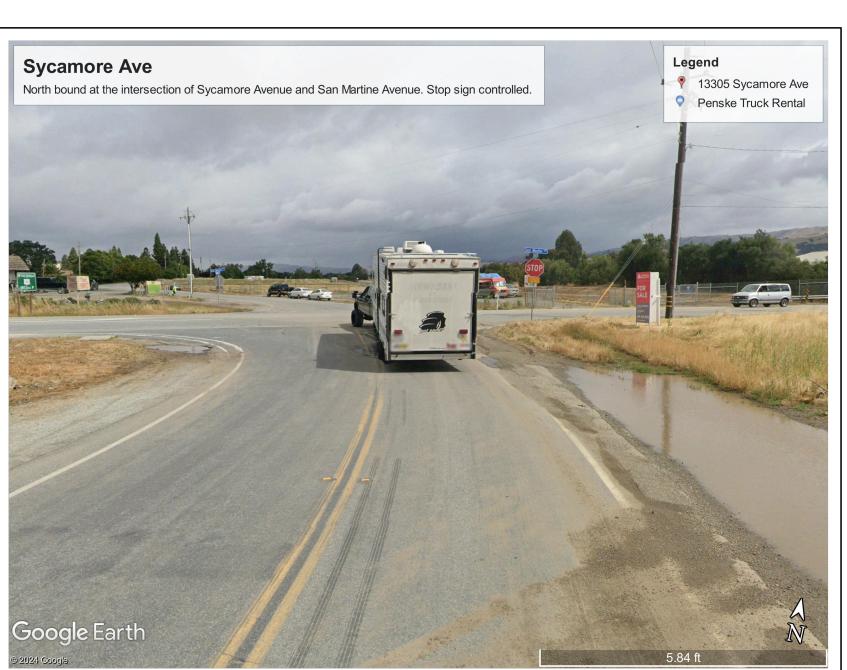
ROAD: 13305 SYCAMORE AVENUE











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

REVISIONS: DESCRIPTION

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: JANUARY 2014 HORIZ. SCALE: |"=20' VERT. SCALE: NONE DESIGNED BY: AM CHECKED BY: \_\_DRAWN\_BY: \_\_\_\_\_T.M.

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

date: \_\_\_\_ Hanna — Brunetti Amanda Joy Musy—Verdel R.C.E. # 69278

REFERENCES UNINCORPORATED JANUARY 2024

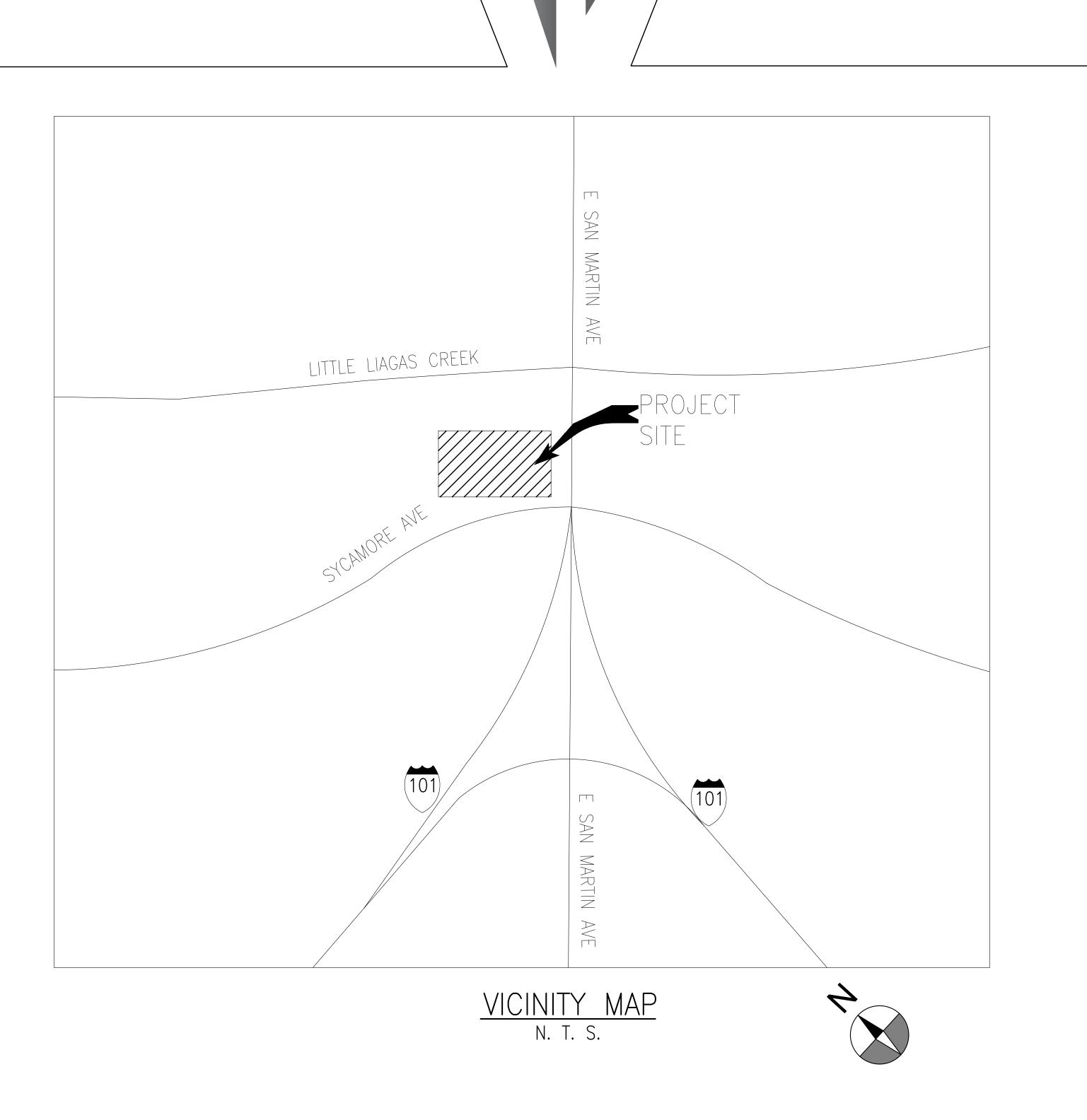
Site Distance Plan

13305 Sycamore Avenue - apn 825-14-050

SANTA CLARA COUNTY <mark>JOB NO.</mark> CALIFORNIA

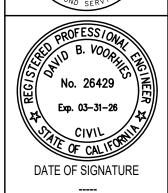
## 13305 SYCAMORE AVE

SAN MARTIN, CALIFORNIA



TA NO: REVISION DA





-ORNIA

ORE AVE

PHOTOMETRIC TIT 13305 SYCAMC E2 ARCHITECTU

N MARTIN

VIZION UTILLY
P A R T N E R S
r ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
1 STONERIDGE DRIVE, Suite 200 | PLEASANTON, CA 94588
Tel (925) 682-1114

PROJ. NO: 24-533

24-533 SCALE: N.T.S.

PM-1 PHOTOMETRIC TITLE SHEET PM-2 PHOTOMETRIC PLAN

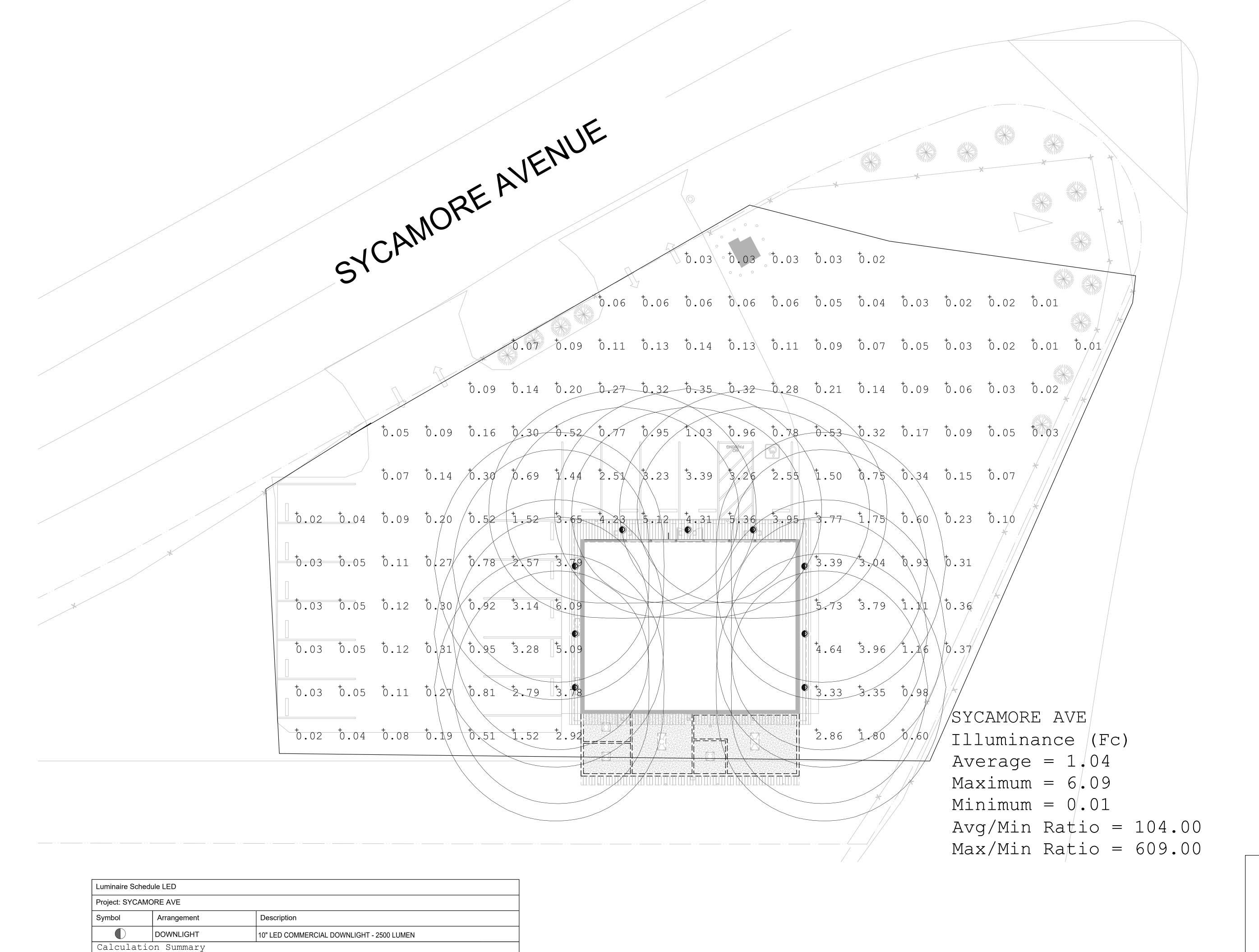
S. WINGERD

DRAWN BY:
S. WINGERD

PG&E QUALIFIED DESIGNER

LAST UPDATED:
06-11-2024
DRAWING NO:

PM-1



Max

6.09

SYCAMORE AVE

0.01

Avg/Min Max/Min

104.00 609.00



PROJ. NO:

24-533

SCALE:

1" = 10'

PM:

S. WINGERD

DRAWN BY:

S. WINGERD

DRAWN BY:

S. WINGERD

DRAWN BY:

S. WINGERD

PG&E QUALIFIED DESIGNER:

LAST UPDATED:

06-11-2024

DRAWING NO:

PM-2

SHEET: 2 OF: 2

PHOTOMETRIC PLAN

05 SYCAMORE AVE