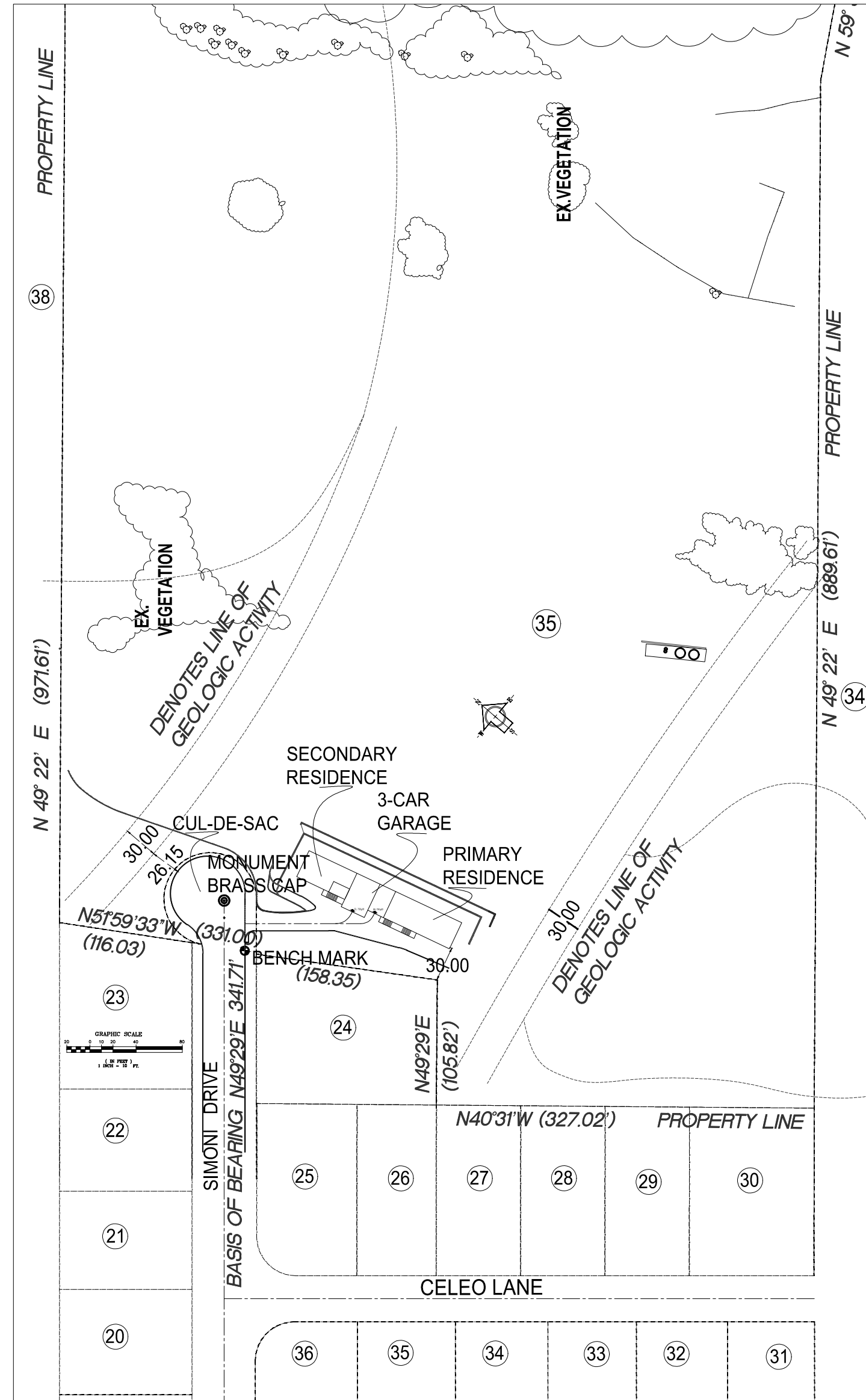
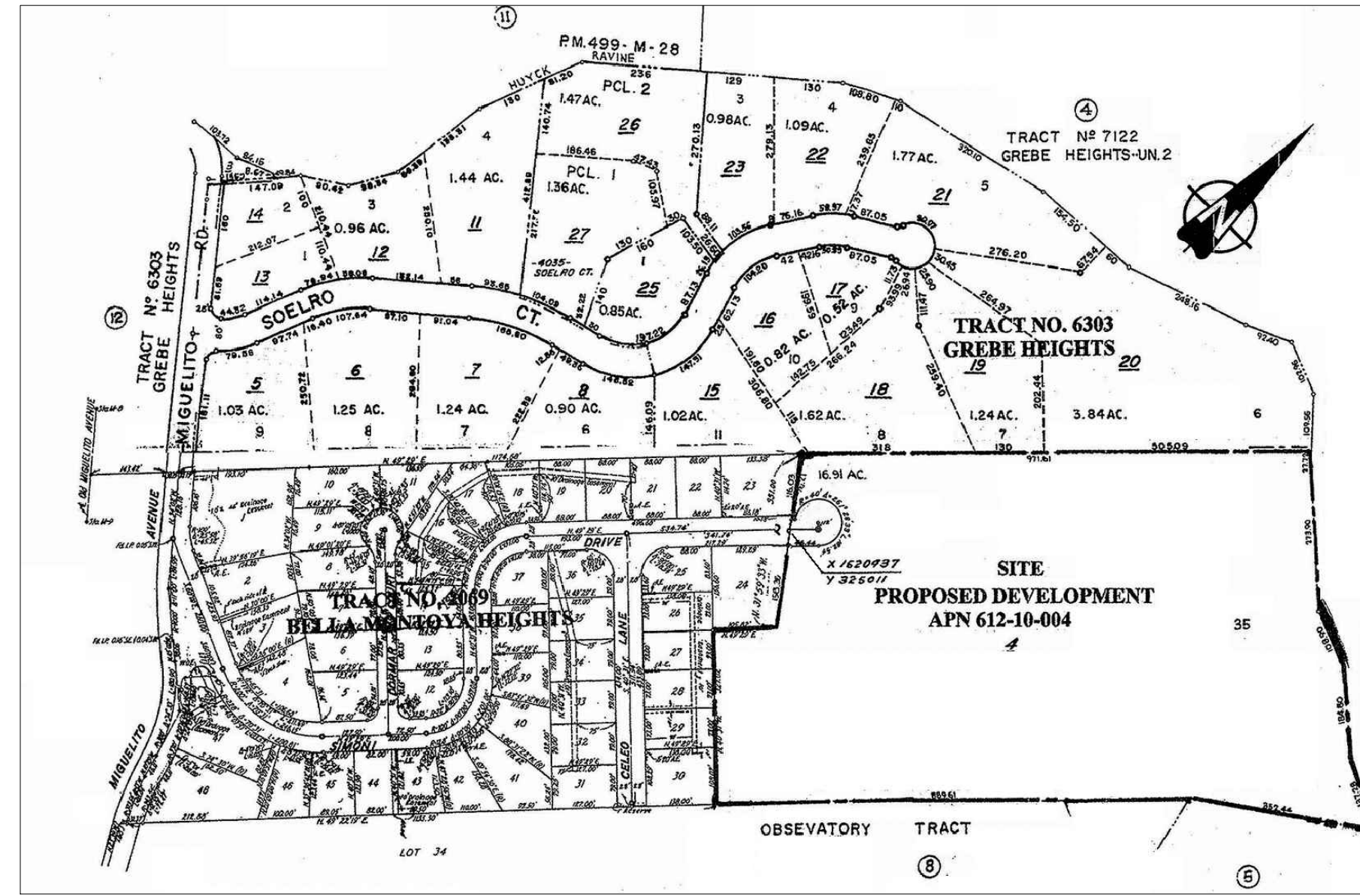


VANDAYSHIA R.E.I.C. IMPROVEMENT PLANS



KEY MAP
SCALE: 1"=100'



VICINITY MAP
N.T.S.

DESCRIPTION	EXCAVATION		EMBANKMENT		BALANCE	
	V	IN CY	V	IN CY	V	IN CY
STRUCTURE	2,573		11		-2,562	
DRIVEWAY	264		64		-200	
CUL-DE-SAC	59		231		172	
WATER TANK	107		70		-37	
LANDSCAPE	1,044		638		-406	
TOTAL	4,047		1,014		-3,033	

NOTE: EXCAVATED MATERIAL WILL BE EXPORTED FROM THE SITE: 3,033 CUBIC YARDS

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
ISSUED BY: _____ DATE: _____
ENCROACHMENT PERMIT NO. _____

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING
CONSTRUCTION PERMIT NO. _____
GRADING PERMIT NO. _____
ISSUED BY: _____ DATE: _____

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED PLAN AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED 03/07/2024 FILE NO. 6912-49-75-04B-04G-07DR.

DATE 11/11/24
SIGNATURE *Tuong Xuan Tran*

C056209
R.C.E. NO.
12/31/24
EXPIRATION DATE

COUNTY ENGINEER'S NOTE

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

DATE _____

CONSTRUCTION / ENCROACHMENT / GRADING PERMIT

PERMIT(S) NO.: _____
FILE(S) NO.: _____
ISSUED BY: _____ DATE: _____
LAND DEVELOPMENT ENGINEERING & SURVEYING
DEVELOPMENT SERVICES OFFICE
COUNTY OF SANTA CLARA

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK:92 PAGE:40 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

BENCH MARK:

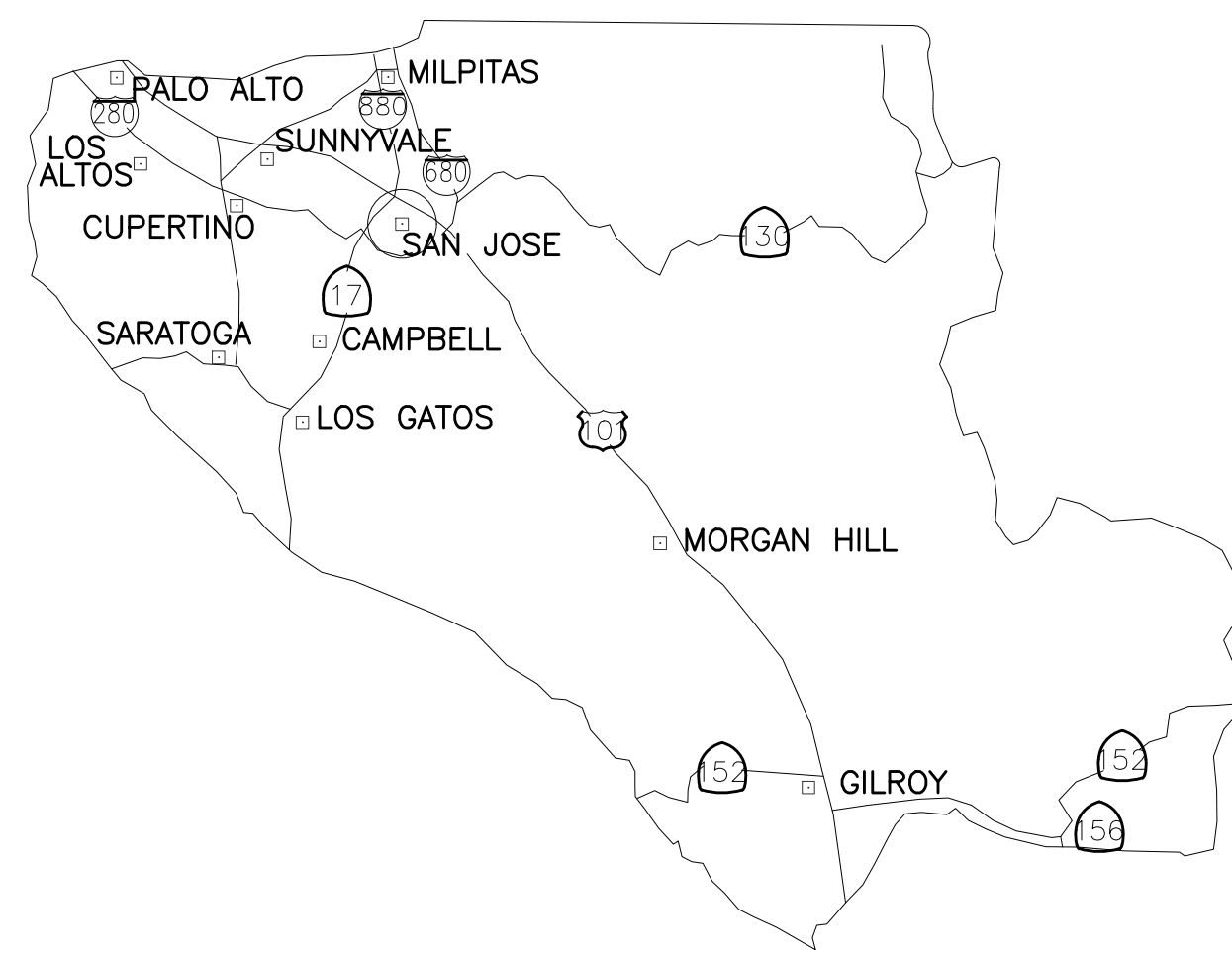
SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=733.92' (NAVD 88 DATUM)
PROJECT BENCHMARK:
S.C.V.W.D. BENCHMARK #1149
ELEVATION=410.52' (NAVD 88 DATUM)

LEGEND		ABBREVIATIONS	
PROPERTY LINE		AB	AGGREGATE BASE
EASEMENT LINE		AC	ASPHALT CONCRETE
CURB AND GUTTER		ACCP	SPUN CONCRETE PIPE
SIDEWALK		BFP	BACK FLOW PREVENTER
STANDARD HOODED INLET		BLDG	BUILDING
FIRE HYDRANTS		BO	BLOW OFF VALVE
ELECTROLIER		BW	BOTTOM OF WALL
WATER METER		CATV	CABLE TELEVISION
DOMESTIC WATER SERVICE		CB	CATCH BASIN
SANITARY SEWER		CIP	CAST IRON PIPE
STORM SEWER		CL	CENTERLINE
SANITARY MANHOLE		CONC	CONCRETE
STORM MANHOLE		COR	CORNER
DRIVEWAY		DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
HANDICAP RAMP		DI	DROP INLET/DITCH INLET
REMOVE TREE		DIP	DUCTILE IRON PIPE
		DWY	DRIVEWAY
		EP	EDGE OF PAVEMENT
		ER	END OF RETURN
		EX, EXIST	EXISTING
		FF	FINISH FLOOR
		FG	FINISH GRADE
		FH	FIRE HYDRANT
		FL	FLOW LINE
		GB	GRADE BREAK
		INV	INVERT
		JP	JOINT POLE
		LP	LOW POINT
		MAX	MAXIMUM
		MIN	MINIMUM
		NG	NATURAL GROUND
		PL	PROPERTY LINE
		PSE	PUBLIC SERVICE EASEMENT
		R/W	RIGHT OF WAY
		SDMH	STORM DRAIN MANHOLE
		SLB	SLAB
		SSMH	SANITARY SEWER MANHOLE
		STD	STANDARD
		TC	TOP OF CURB
		TW	TOP OF WALL
		TYP	TYPICAL
UG	UNDERGROUND GAS LINE		
UT	UNDERGROUND TELEPHONE LINE		
WV	WATER VALVE		
(E)	EXISTING		
(N)	NEW		
(P)	PAD		

SHEET INDEX

C1	COVER SHEET
C2	GENERAL CONSTRUCTION SPECIFICATIONS
C3	SITE / SURVEY PLAN
C4	PLOT LAYOUT AND HORIZONTAL CONTROL
C5	GRADING AND DRAINAGE PLAN
C6	DRAINAGE TRIBUTARY AREAS
C7	BUILDING GRADING SECTIONS
C8	DRIVEWAY
C9	CUL-DE-SAC
C10	STORM DRAIN LINES & UTILITIES PLAN
C11	STORM DRAIN LINES & UTILITIES PROFILE
C12	DETAILS AND NOTES
C13	EROSION CONTROL PLAN

ENGINEER'S NAME: TUONG XUAN TRAN
ADDRESS: 526 CALERO AVE, SAN JOSE, CA 95123
PHONE NO. (408) 425-4523
FAX NO. (408) 300-1027



COUNTY LOCATION MAP
SCALE: N.T.S.

PLAN # _____ OF _____ SHEET _____ OF _____

**COUNTY OF SANTA CLARA
GENERAL CONSTRUCTION SPECIFICATIONS**

GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY GEI GEOTECHNICAL ENGINEERING INC., JOB # 111423A DATED FEBRUARY 26, 2004. 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 TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
- UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- ANY DEVIATION 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.

CONSTRUCTION INSPECTION

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS 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, ROOTS, AND FOREIGN MATERIAL WILL BE REMOVED FROM AREAS TO BE IMPROVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

- CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
- ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS 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.

GRADING

- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE 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.
- 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.
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
- THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL 2 HORIZONTAL TO 1 VERTICAL.

ESTIMATED VOLUME OF CUT	4.047	CUBIC YARDS
FILL	1.014	CUBIC YARDS
EXCAVATED MATERIAL WILL BE EXPORTED	3.033	CUBIC YARDS
MAXIMUM DEPTH OF CUT	20	FEET
FILL	7	FEET

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

- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
- ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
- THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.

ACCESS ROADS AND DRIVEWAYS

- DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
- ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15% LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING
- 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.

RETAINING WALLS

- REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
- SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- 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.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS 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.
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS 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 THE REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- 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.
- PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

STREET LIGHTING

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

STORM DRAINAGE

- 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.
- 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.
- WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTFLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
- UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
- THE COUNTY ENGINEERING INSPECTOR SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS PRIOR TO BACKFILL.

SANITARY SEWER

- ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

- CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AS-BUILT PLANS STATEMENT

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

DATE _____ SIGNATURE _____

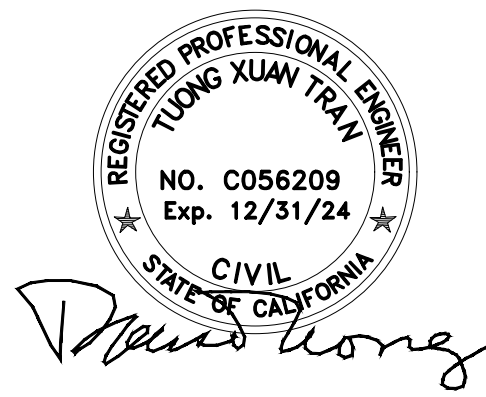
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.



surveyors - engineers - architects

526 Calero Ave, San Jose, CA 95123
Tel: (408) 425-4523
Fax: (408) 226-3475
Email: info@tranvu.com

SEAL:



DATE: 05-08-08

DRAWN BY: V.K. CHECKED BY: T.T.

REVISION	DATE	REVISION	DATE

VANDAYSHIA ESTATE

APN 612-10-004

15900 SIMONI DRIVE
SAN JOSE, CA 95127

OWNER

VANDAYSHIA R.E.I.C.

Phone: 408-829-2805

P.O. BOX 360577
MILPITAS, CA 95036

**SANTA CLARA COUNTY
GENERAL CONSTRUCTION
SPECIFICATIONS
(Revision for As-Built Plan)**

SCALE: AS SHOWN

PROJECT NO:	SHEET:
PC 32632	C2
	2 of 13

APPLICANT: VANDAYSHIA

ROAD: SIMONI DR.

COUNTY FILE NO.: 6912-49-75-04B-04G



LEGENDS

745	AS-BUILT CONTOURS
---	PROPERTY LINE
○	EX-FENCE
▨	FILL AREA
▩	CUT AREA
—	RET. WALL

DESCRIPTION	EXCAVATION		EMBANKMENT		BALANCE
	V	IN CY	V	IN CY	V IN CY
STRUCTURE	2,573		11		-2,562
DRIVEWAY	264		64		-200
CUL-DE-SAC	59		231		172
WATER TANK	107		70		-37
LANDSCAPE	1,044		638		-406
TOTAL	4,047		1,014		-3,033

NOTE: EXCAVATED MATERIAL WILL BE EXPORTED FROM THE SITE: 3,033 CUBIC YARDS

TRANVU, LLC
 surveyors - engineers - architects

526 Calero Ave, San Jose, CA 95123
 Tel: (408) 425-4523
 Fax: (408) 226-3475
 Email: info@tranvu.com



DATE: 05-08-08

DRAWN BY: V.K.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE

VANDAYSHIA ESTATE
 APN 612-10-004

15900 SIMONI DRIVE
 SAN JOSE, CA 95127

OWNER
 VANDAYSHIA R.E.I.C.

Phone: 408-829-2805

P.O. BOX 360577
 MILPITAS, CA 95036

SITE / SURVEY PLAN
 (Revision for As-Built Plan)

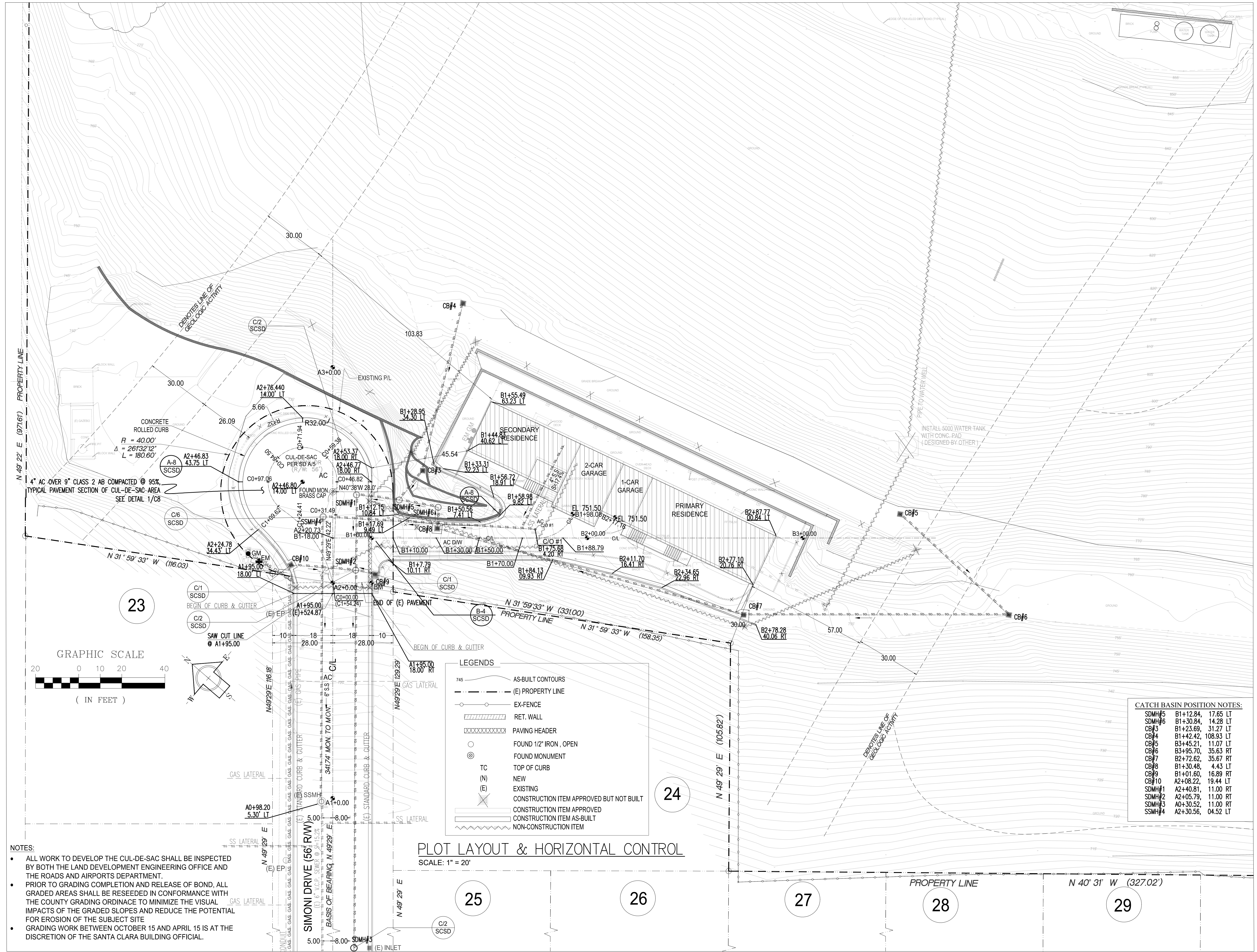
SCALE: AS SHOWN

PROJECT NO:	SHEET:
PC 32632	C3
	3 of 13

APPLICANT: VANDAYSHIA

ROAD: SIMONI DR.

COUNTY FILE NO.: 6912-49-75-04B-04G



TRANVU, LLC
 surveyors - engineers - architects

526 Calero Ave, San Jose, CA 95123
 Tel: (408) 425-4523
 Fax: (408) 226-3475
 Email: info@tranvu.com



DATE: 05-08-08

DRAWN BY: V.K.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE

VANDAYSHIA ESTATE
 APN 612-10-004

15900 SIMONI DRIVE
 SAN JOSE, CA 95127

OWNER
 VANDAYSHIA R.E.I.C.

Phone: 408-829-2805

P.O. BOX 360577
 MILPITAS, CA 95036

PLOT LAYOUT & HORIZONTAL CONTROL
 (Revision for As-Built Plan)

SCALE: AS SHOWN

PROJECT NO:	SHEET:
PC 32632	C4
	4 of 13

APPLICANT: VANDAYSHIA

ROAD: SIMONI DR.

COUNTY FILE NO.: 6912-49-75-04B-04G

- NOTES:**
- ALL WORK TO DEVELOP THE CUL-DE-SAC SHALL BE INSPECTED BY BOTH THE LAND DEVELOPMENT ENGINEERING OFFICE AND THE ROADS AND AIRPORTS DEPARTMENT.
 - 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 OF THE SUBJECT SITE
 - GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA BUILDING OFFICIAL.

LEGENDS

- AS-BUILT CONTOURS
- (E) PROPERTY LINE
- EX-FENCE
- RET. WALL
- PAVING HEADER
- FOUND 1/2" IRON, OPEN
- FOUND MONUMENT
- TOP OF CURB
- NEW
- EXISTING
- CONSTRUCTION ITEM APPROVED BUT NOT BUILT
- CONSTRUCTION ITEM APPROVED
- CONSTRUCTION ITEM AS-BUILT
- NON-CONSTRUCTION ITEM

CATCH BASIN POSITION NOTES:

SDMH#5	B1+12.84	17.65 LT
SDMH#6	B1+30.84	14.28 LT
CB#3	B1+23.69	31.27 LT
CB#4	B1+42.42	108.93 LT
CB#5	B3+45.21	11.07 LT
CB#6	B3+95.70	35.63 RT
CB#7	B2+72.62	35.67 RT
CB#8	B1+30.48	4.43 LT
CB#9	B1+01.60	16.89 LT
CB#10	A2+08.22	19.44 LT
SDMH#1	A2+40.61	11.00 RT
SDMH#2	A2+05.79	11.00 RT
SDMH#3	A0+30.52	11.00 RT
SSMH#4	A2+30.56	04.52 LT

526 Calero Ave, San Jose, CA 95123
 Tel: (408) 425-4523
 Fax: (408) 226-3475
 Email: info@tranvu.com



DATE: 05-08-08

DRAWN BY: V.K.	CHECKED BY: T. T.
REVISION	DATE

VANDAYSHIA ESTATE
 APN 612-10-004

15900 SIMONI DRIVE
 SAN JOSE, CA 95127

OWNER
 VANDAYSHIA R.E.I.C.

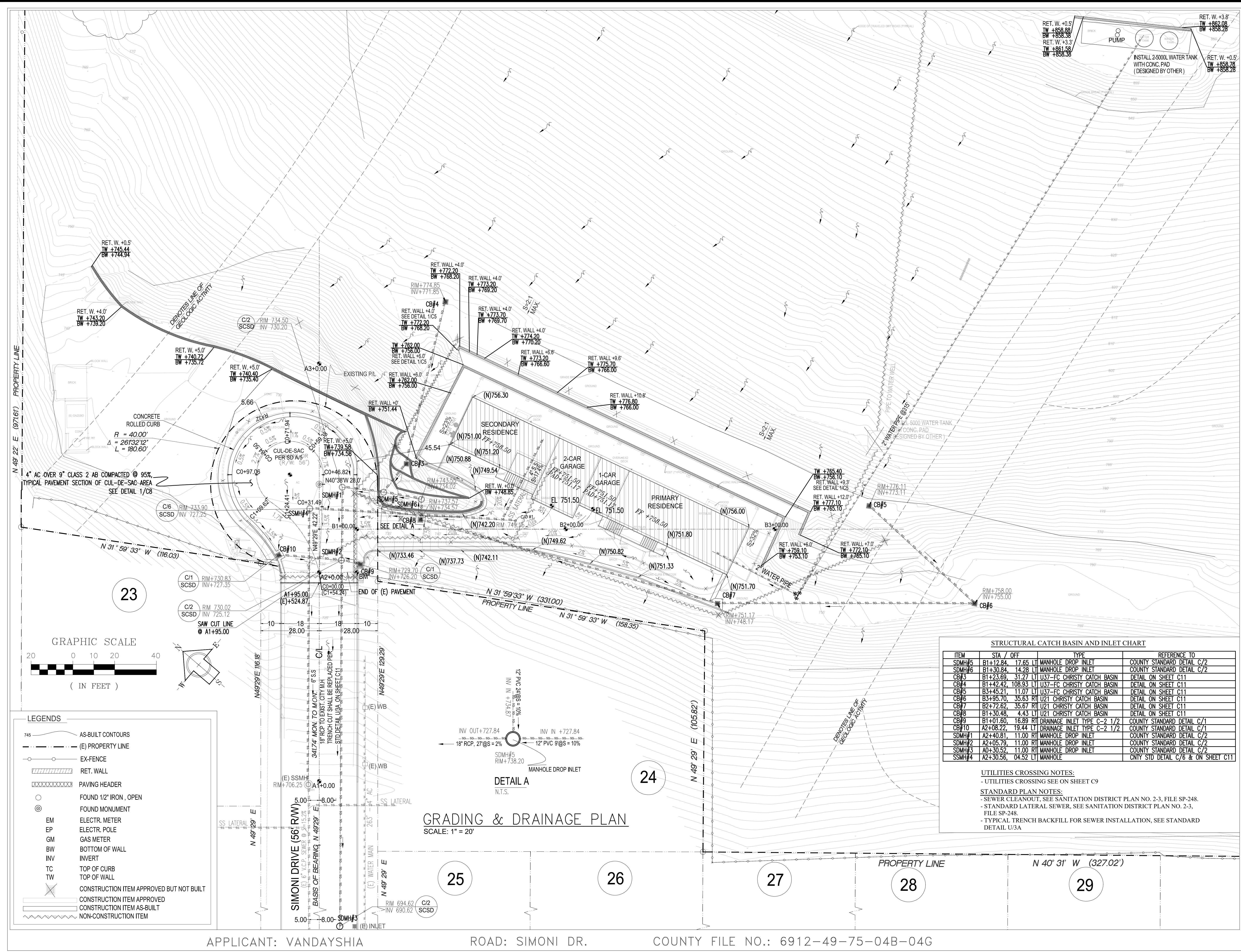
Phone: 408-829-2805

P.O. BOX 360577
 MILPITAS, CA 95036

GRADING AND DRAINAGE PLAN
 (Revision for As-Built plan)

SCALE: AS SHOWN

PROJECT NO:	SHEET:
PC 32632	C5
	5 of 13



SANTA CLARA COUNTY LAND DEVELOPMENT ENGINEERING

GRADING PERMIT

62111796

**INSPECTIONS REQUIRED !
TO SCHEDULE INSPECTIONS CALL 408-299-6868
24 HOURS BEFORE STARTING ANY WORK.**



62111796

**KEEP THIS PERMIT ON JOB SITE
SEE ATTACHMENTS FOR PERMIT REQUIREMENTS**

Permit Number 62111796	Date Issued JUL 8, 2011	Expiration Date JUL 7, 2013
----------------------------------	-----------------------------------	---------------------------------------

MR. PERMITTEE

**DANG NGUYEN
REAL ESTATE BUILDERS INC./VANDAYSHIA REIC.
P. O. BOX 32568
SAN JOSE CA 95152**

Telephone
408-829-2805

(Signature)
Mal Trinh

**Engineering
Technician Iii**

COMPLETED 6/13/23

LOCATION OF WORK

Address 15900	Road Name SIMONI DRIVE	Locaide 49-75
File Number 6912-49-75-04B-04G	APN 612 - 10 - 004	Zone -

CANCELED
BY *(Signature)*
Inspector

BY _____

DESCRIPTION OF WORK

Grading for driveway, house pad, retaining walls and all other items as shown on the grading plans approved by Land Development Engineering on July 7, 2011.

SPECIAL PROVISIONS

*****Note; Total bond for this project is \$225,500. Owner posted 50% bond=\$112,500. No partial bond release until 75% or more completion.**

Permit Office

ATTACHMENTS

Approved Grading Plns

LDE BOND INFO

BONDS	AMOUNT	TYPE	RELEASE DATE
Performance	\$112,500.00	check	
Labor and Material			
Monument			

Engineers Name Tran Vu LLC	Plan ID No. 7172
Inspection By Land Development Engr.	SP No.

LDE LIST OF INSPECTIONS

Keep this Inspection Card on Job Site

This list may be amended, as necessary, in the field by the County Inspection Team. All inspections listed below require 24 hours notice to schedule an appointment.

File No: 6912-04B-04G

Permit No: 62111796

Applicant: Dang Nguyen

Date: July 11, 2011

Location: 15900 Simonsi Drive

Expiration Date: July 7, 2013

Required Inspection	Date	Signature	Required
1. Pre-Construction Meeting	7/15/11	[Signature]	✓
2. Prior to Bldg. Fdn. Sign-Off and Framing Start			
a. Clearing	10/20/11	[Signature]	✓
b. Staking	10/20/11	[Signature]	✓
c. Structure			✓
i. Pad Location			✓
ii. Pad Elevation			✓
iii. Pad Compaction			✓
iv. Spoil Pile or Spreading			✓
d. Access Road/Driveway Rough Grade			
e. Retaining Walls to Establish Access			
f. Minimum Road Section			✓
g. Turnaround			
h. Turnouts			✓
i. Fire Protection Water			✓
j. Erosion Control			✓
3. Prior to Building Sign-Off			
a. Grading Inspections			
ii. Key Way			
iii. Cut	10/20/11	[Signature]	✓
iv. Fill			
b. Storm Drainage Device Inspections			
i. Pipe Installation			✓
ii. Dissapator			
iii. Anchors			
iv. Trench Restoration			✓
v. DI/MH Base			
vi. DI/MH / Pipe Connection			
vii. DI/MH Barrel and Lid			
viii. Detention Ponds			
ix. Swale			
c. Storm Water Quality Improvements			
d. Retaining Wall			✓
i. Footing / Pier Excavation	10/20/11	[Signature]	✓
(1) Obs. Rpt's from Engineer of Record			✓
ii. Regular and Special Steel Inspection	11/9/11	[Signature]	✓
(1) Obs. Rpt's from Engineer of Record			✓
iii. Footing Cantilever and/or Pier Concrete	10/20/11	[Signature]	✓
(1) Obs. Rpt's from Engineer of Record			
iv. Sub-drain and Backfill Inspection			
(1) Obs. Rpt's from Engineer of Record			
e. Common Access Road / Single Site Driveway / Parking Lot			
i. Subgrade/Min. 95% Comp.			✓
ii. Baserock/Min 95%			✓
iii. Finish Surface			✓
iv. Curb and Gutter			✓
v. Sealant			
vi. Striping and Wheel Stops			
viii. Signage			
viii. Handicap Access			
f. Landscaping and Irrigation			
g. As-Built Submittal			✓
i. Plans			✓
ii. Long Term Erosion Control			✓
iii. Construction Observation Letter			✓
iv. Inspection Test Data Report			✓
4. Roads and Airports Sign Off	6/13/13	[Signature]	✓
5. Approved for Occupancy			✓

Subject: RE: [EXTERNAL] RE: 2012-48399-01 Inspection Request

From: "Beams, Steve" <Steve.Beams@PLN.SCCGOV.ORG>

Date: 7/9/2022, 2:18 PM

To: Dang <Dang@re-bi.com>

CC: "Flagg, Gary" <Gary.Flagg@pln.sccgov.org>, "Freitas, Chris" <Chris.Freitas@pln.sccgov.org>, "KRAUSE, WARREN" <warren.krause@pln.sccgov.org>, "Barron, Brian" <Brian.Barron@pln.sccgov.org>, Dang Nguyen <Rebi@RE-BI.com>, "Luna, MaryEllen" <MaryEllen.Luna@PLN.SCCGOV.ORG>, "Hogg, Jelani" <jelani.hogg@pln.sccgov.org>

Hello Dang,

Thanks for the email and I can also agree with most of your statements as the inspections conducted are attached. With my last inspection back in 2014, the Grading Permit then soon expired on 7/7/2014 and no further inspections or closeout of the Grading Permit occurred - Due to the construction of the dwelling and working with Roads and Airports with the right of way improvements. The Grading Permit wasn't finalized at that time as the Planning clearance was needed, as well the completion of encroachment permits. Fast forward from 2014 to 9/30/2021 when we met, there were observed out of scope improvements constructed after 2014 and or exist today without a modification to the Grading Permit.

FALSE ACCUSATION

The below notices are currently on the Building Main Permit from Chris and myself, yet I see you again called for a Building final today. Per Chris this morning after showing the 9/30/21 inspection photos, you need to apply for a modification to the Grading Permit. With regards to the open #VIO21-0128 Code Enforcement case, the observed violations will be noted in an Grading Violation Report as well as other relevant divisions with the complaint. If you have any further questions, Chris can assist with LDE issues and Code Enforcement Officer Jelani Hogg with the #VIO21-0128 open case.

Regards,
Steve

INSPECTOR STEVE BEAMS VERIFIED THAT ALL GRADING ON GRADING PERMIT WAS COMPLETED.



Grading and Drainage Permit Corrections List

County of Santa Clara

70 W Hedding St., 7th Flr, East Wing, San Jose, CA 95110

Development Services Office

Land Development Engineering - Inspection Division

Date: 11/16/2020

LDE Permit # LDE04-6912G

Job Address 15900 SIMONS DR.

Owner/Contractor NOT MENTIONED

- Steve Beams - North County Insp.
- Mitchell Thompson - South County Insp. * 408.299.6869
- Previous Correction Not on Site
- SWPPP not onsite
- Permit Exp'd; Renewal Req'd
- Clearance from others:
- Dust Control Needed
- Nobody at Job Site/No Access
- Permit Insp Card Not On Site
- Approved Plans Not on Jobsite
- Good Housekeeping not in order
- BMP Controls Non-compliant

Inspection(s) Performed

- Pre-Const Mtg
- Clear & Grubbing
- Erosion Control
- Construction Staking
- Rough Grading
- Keyway, Cut, Fill
- Retaining Wall
- Driveway
- Storm Drain
- Detention, Retention Sys
- Surface Grading
- Bio Retention
- Other _____
- Subdivision Improv.
- Landscaping
- Final
- Long Term Erosion Control

Correction List

- Submit Revised Plans to Land Development Engineering Inspection for Approval for the following change(s):

PERMIT LDE04-6912G EXPIRED 7/7/2014. RENEW
PERMIT & FINAL.

Anthony Fanucchi
 Sr. Construction Inspector
 (408) 299-6869



County of Santa Clara

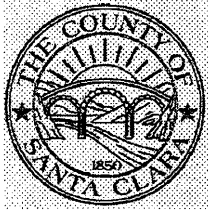
Department of Planning & Development
 Development Services Office, Land Development Eng. Div.
 County Government Center, 7th Floor, East Wing
 70 West Hedding Street, San Jose, California 95110
 anthony.fanucchi@pln.sccgov.org www.sccbuiding.org

Anthony Fanucchi

1250

- Complete Inspection Not Made

****Leave This Notice With Permit at Time of Re-Inspection****



County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110

DEVELOPMENT SERVICE PERMIT
PERMIT & INSPECTION CARD FOR
DRAINAGE/GRADING

PERMIT NO.: LDE04-6912G

ISSUED BY: Jess Tanciangco

APPROVED BY:

SITE ADDRESS: 15900 Simoni Dr, San Jose, CA 95127

PARCEL NO.: 612-10-004

ISSUED: 07/07/2012

EXPIRES: 07/07/2022

OWNER	CONTRACTOR	ENGINEER
Dang Nguyen P.O. BOX 32568 SAN JOSE, CA PHONE: 4088292805		Tran Vu PHONE:

PROJECT DESCRIPTION
Grading permit - 62111796 \$112,500 Posted 7/7/2011 75% reduction 10/27/11 Labor and Material Bond Amount: N/A

FEES		
FEE	AMOUNT	PAID DATE
Permit Extension Before Expiration	\$1,600.00	08/13/2021

INSPECTION REQUESTS

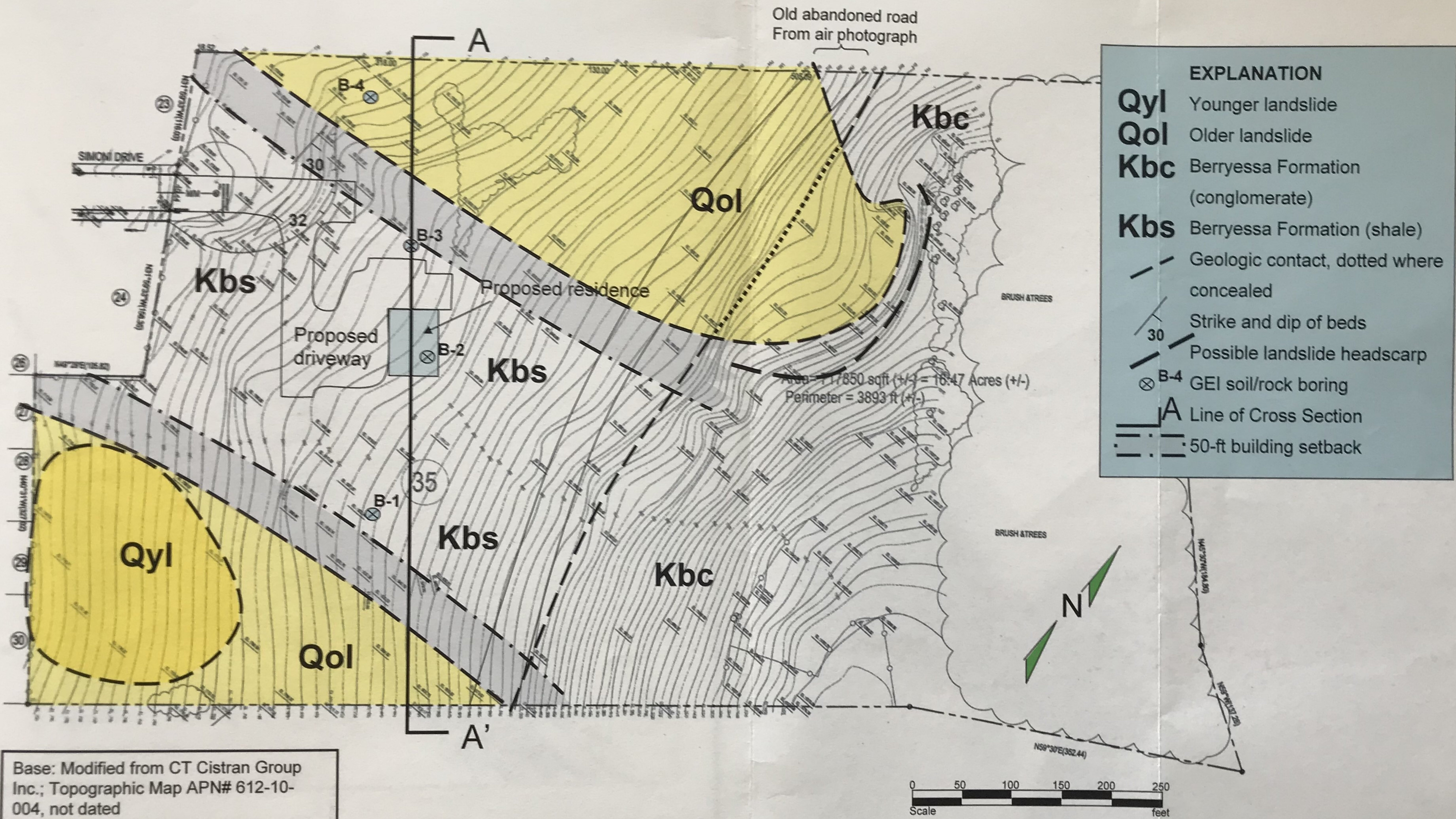
SCHEDULE THE PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO STARTING WORK.

TO REQUEST INSPECTIONS: USE THE ON-LINE PERMIT SYSTEM AT <https://aca-prod.accela.com/SCCGOV/Default.aspx>
or CALL (408) 299-3161.

**PETS/ANIMALS MUST BE KEPT IN A SECURED AREA, OR
YOUR INSPECTION WILL NOT BE MADE.**

**The list of required inspections may be amended, as necessary, in the field by the Land Development Engineering -
Inspection Division.**

POST THIS PERMIT AT THE JOB SITE



EXPLANATION	
Qyl	Younger landslide
Qol	Older landslide
Kbc	Berryessa Formation (conglomerate)
Kbs	Berryessa Formation (shale)
- - -	Geologic contact, dotted where concealed
↙ ↘	Strike and dip of beds
— —	Possible landslide headscarp
⊗ B-4	GEI soil/rock boring
— A	Line of Cross Section
- · - · -	50-ft building setback

Base: Modified from CT Cistran Group Inc.; Topographic Map APN# 612-10-004, not dated

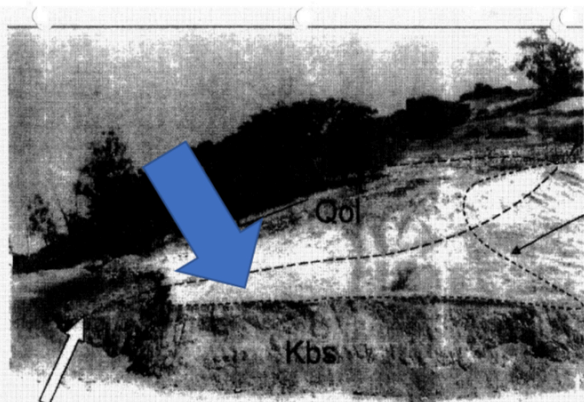
PROJECT NO. GEI038-A
Plate Compiled by: AMC
Reviewed by: MNC
Date: 08/28/04



CONSULTANTS IN GEOLOGIC & SOIL ENGINEERING

Site Plan and Geologic Map
Planned Single-Family Residence
East of 15880 Simoni Drive, San Jose, CA

1997 Geology Report Pre-existing Cut



1997

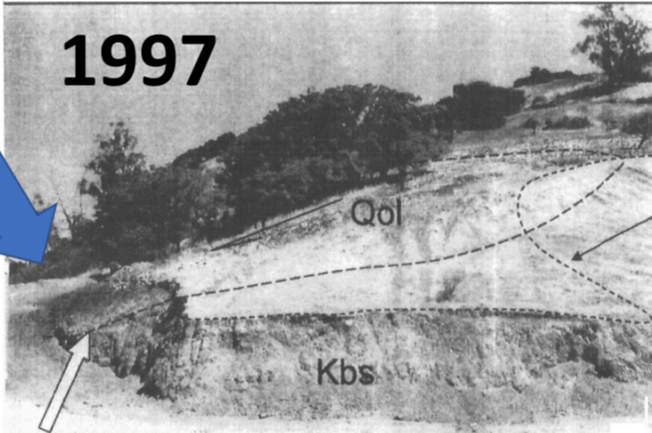
REPORT - SOIL INVESTIGATION
PLANNED LYNCH FAMILY RESIDENCE
EAST OF 15850 SIMONI DRIVE
SAN JOSE, CALIFORNIA
November 20, 1997
Job No. 111423

2004 Pre-existing Parking Lot



2004

1997

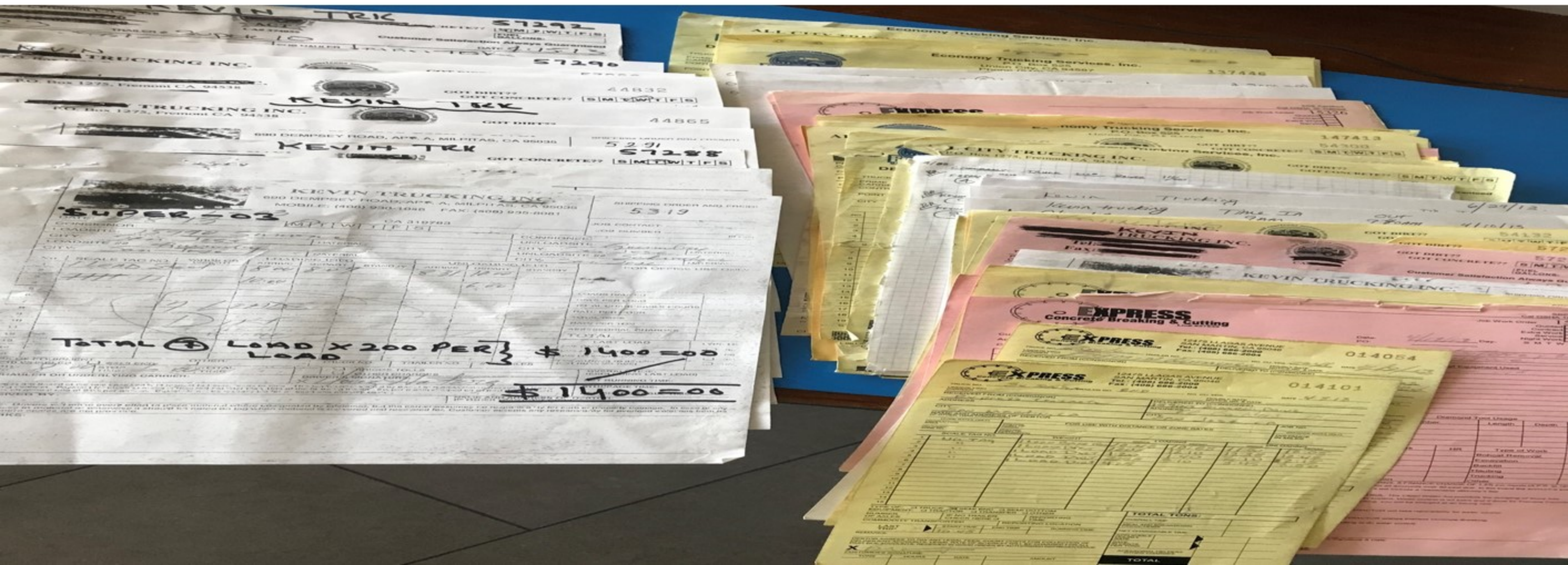


2004



Project Compliance of Excavated Quantities

The Project excavated quantities were exported off-site & completed in 2013 as per the scope of work in full compliance under the guidelines & inspections of the Civil Engineers, Geologist, and County Inspectors.



RECORDED
FILED
SANTA CLARA COUNTY RECORDER

RETURN TO:
Santa Clara County Planning Office
Zoning Investigation Section,
70 West Hedding Street, 7th floor
San Jose, Ca 95110
(408) 299-5770

Doc# 18787652
1/30/2006 10:28 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF EXPUNGEMENT OF NOTICE OF ZONING VIOLATION

Notice is hereby given pursuant to Santa Clara County Zoning Ordinance Chapter 5.80 that the Notice of Zoning Violation previously recorded as Document# 18771263 on January 17, 2006 of the Official Records of the County of Santa Clara on that property identified as follows is hereby expunged.

Owner: Dang V. Nguyen
Address: Simoni Dr., San Jose, Ca. 95127-0000
Assessor's Parcel No. 601-10-004

Dated: January 27, 2006 County of Santa Clara
Gary Rudholm, Senior Planner

[Handwritten Signature]

State of California)
County of Santa Clara)

On January 27, 2006 before me, Michael Dolan the undersigned Notary Public, personally appeared Gary Rudholm personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Michael Dolan
Michael Dolan





Fees	11.00
Taxes	
Copies	
AMT PAID	11.00

RETURN TO:
 Santa Clara County Planning Office
 Zoning Investigation Section,
 70 West Hedding Street, 7th floor
 San Jose, Ca 95110
 (408) 299-5770

BRENDA DAVIS
 SANTA CLARA COUNTY RECORDER
 Recorded at the request of
 County Agency

RDE # 006
 3/09/2006
 12:32 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF EXPUNGEMENT OF NOTICE OF ZONING VIOLATION

Notice is hereby given pursuant to Santa Clara County Zoning Ordinance Chapter 5.80 that the Notice of Zoning Violation previously recorded as Document# 18771263 on January 17, 2006 of the Official Records of the County of Santa Clara on that property identified as follows is hereby expunged.

Owner: Dang V. Nguyen
 Address: Simoni Dr., San Jose, Ca. 95127-0000
 Assessor's Parcel No. 612-10-004

Dated: March 3, 2006

County of Santa Clara
 Gary Rudholm, Senior Planner

Gary Rudholm

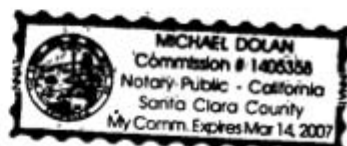
State of California)
 County of Santa Clara)

On March 3, 2006 before me, Michael Dolan the undersigned Notary Public, personally appeared Gary Rudholm personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Michael Dolan

Michael Dolan



2013

⑩ 7/23/13 →

02/09/22 1:21 PM

Beams, Steven

⑩ 07/23/13 Site tour with Jerry G. and Dang N. (property owner).

Beams, Steven

⑪ 11/05/13 Field / Site visit with foundations ongoing, erosion control inspection.

⑫ 12/18/13 Field / Site visit Dang (super) and inspection of storm drain improvements.

⑬ 01/22/14 field / Site visit storm improvements inspection of retention basin, pipes and catch basins, etc.

⑭ 02/25/14 Field / Site visit with storm inspection and site tour with property owners.

PERMIT EXT 7-24-13 TO 7-7-14 FINAL

⑮ 09/18/14 Field / Site visit with tour and Erosion Control inspection pre winterization inspection.



From: Freitas, Chris <Chris.Freitas@pln.sccgov.org>

Sent: Tuesday, December 28, 2021 9:31 AM

To: Beams, Steve <Steve.Beams@PLN.SCCGOV.ORG>

Cc: Wong, Darrell <Darrell.Wong@pln.sccgov.org>; Vedula, Brad <brad.vedula@pln.sccgov.org>; Flagg, Gary <Gary.Flagg@pln.sccgov.org>; Luna, MaryEllen <MaryEllen.Luna@PLN.SCCGOV.ORG>

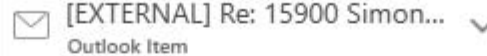
Subject: FW: [EXTERNAL] Fwd: recorded violation LDE 6912

These folks are trying to get occupancy on a property at the end of Simoni Drive, and apparently you saw an old violation. It appears to be expunged. Could you look into this and approve as soon as possible?

CF

To: Stephens01, James; Luna, MaryEllen; Hogg, Jelani

Cc: Dang; Beams, Steve; Flagg, Gary; Wong, Darrell; Camacho, Leo



☑ Show all 5 attachments (6 MB) ↓ Download all

After talking to Steve Beams yesterday, I understand that there is enforcement action going on with the property due to use County right-of-way to store construction equipment and expansion of the scope beyond the approved plans.

Mr and Mrs. Nguyen have contacted me about the urgent resolution of these issues and issuance of a certificate of occupancy. I will leave the resolution of these issues in your hands. Could one of you please contact them about the disposition of the issues?

Sincerely,



CHRISTOPHER L. FREITAS, PE, QSD
Senior Civil Engineer

Department of Planning and Development
County of Santa Clara

70 W. Hedding Street | 7th Floor | East Wing
San Jose | CA 95110
Phone: (408) 299-5732

Chris.Freitas@pln.sccgov.org

Please visit our [website](#).

Click [here](#) to look up unincorporated property zoning information.

Questions on the status of your permit? Please e-mail: [PLN-](mailto:PLN-PermitCenter@pln.sccgov.org)

PermitCenter@pln.sccgov.org

Due to the immediate need of the Department of Planning and Development staff to support the County-wide effort regarding the COVID-19 Pandemic; there will be a delay in our ability to respond to telephone calls and emails.

Engineering Affidavit

I, Tuong Tran, at TranVu, LLC., hereby bare witness to the best of my knowledge of the following:

TranVu, LLC was contracted to develop Civil & Building Plans for a new Single-Family Dwelling at 15900 Simoni Drive, San Jose, CA 95127 (APN: 612-10-004), adhering to County-approved plans and permits from 2011.

Survey and Monitoring were crucial for periodic inspections and to detect pre-existing conditions, ensuring the identification and resolution of potential damage to adjacent properties.

Extensive weed abatement facilitated better accessibility for field inspections with county officials. Property owners diligently scheduled special inspections with county engineers and inspectors to verify all improvements.

An updated topography survey, commissioned under County guidance, provided a more accurate depiction of the property's terrain, reflecting minimal changes outside the construction area.

Routine inspections confirmed compliance with pre-construction surveys and approved plans, affirming the successful completion of all property improvements in line with regulatory requirements. Further details are provided below.

Throughout all phases of property improvements, property owners have requested & scheduled extensive specials inspections with county engineers (Chris Freitas & Gary Park) & inspectors (Ron Chitwood & Jerry Guevara) for verified approval of all improvements performed and documented on Grading & Building permit cards and engineer inspection letters.

The approved 2011 Civil Plans was based on GIS estimated “morphing” topography of the property due to extremely overgrown vegetation and inaccessibility of the property before 2011. Under County guidance (Darrell Wong), Property owners retained TranVu, LLC to perform an updated topography survey in 2023 to show a more accurate “true” topography of the entire property. With minimal vegetation and more accessibility, a new topography survey was performed and indicated on the new updated revised as-build plans.

With the old 2011 pre-construction survey stakes remained undisturbed and routine scheduled field verified tours with county inspectors (Ron Chitwood & Jerry Guevara), the findings confirm and indicate that the “true” topography of the property outside the building improvements has remained very similar to pre-construction state. With exception of periodic weed abatement work, there is

extremely low indication, if any, of grading work performed outside the scope of the building improvement area.

In conclusion, from 2011 thru 2023, all improvements on the property was completed successfully and according to the specified requirements, approved plans and permits, approved scheduled inspections with verified site tours, 2011 pre-construction survey and updated 2023 topography survey.

I certify to the best of my knowledge of the above.


Tuong Tran