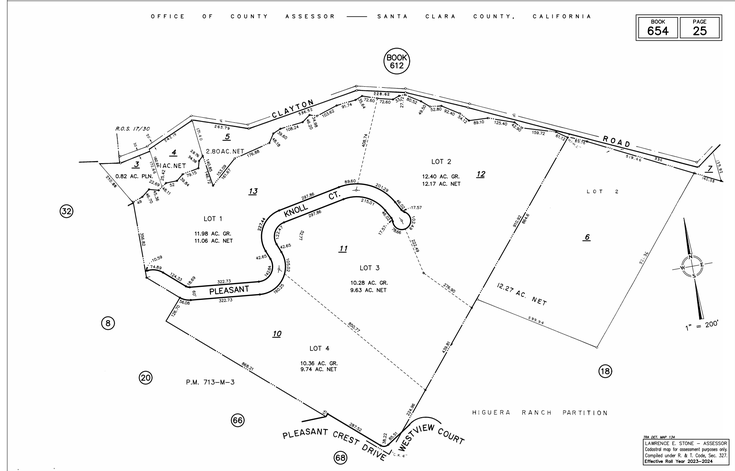
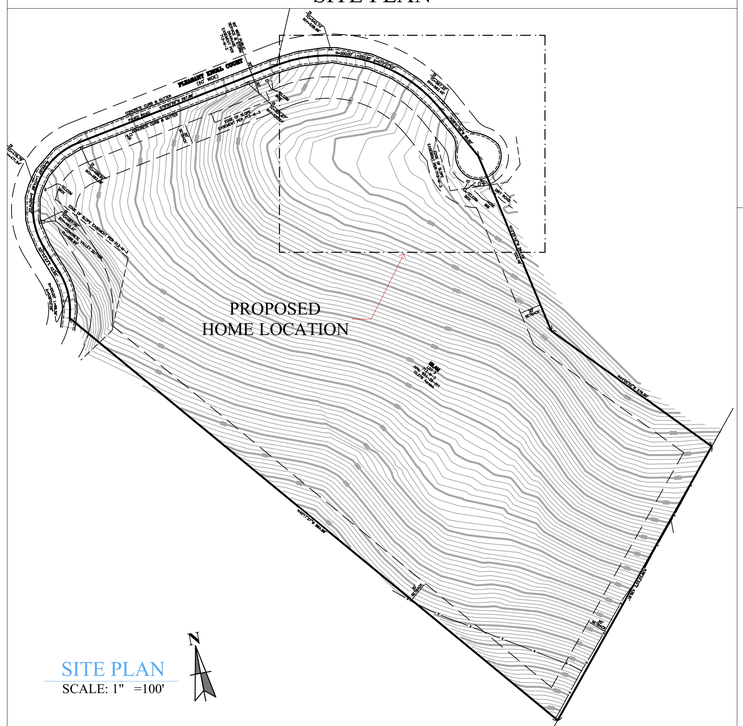
I S L A M R E S I D E N C E

3655 PLEASANT KNOLL CT.
SAN JOSE, CA. 95148

PARCEL MAP



SITE PLAN



DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

1. FIRE SPRINKLER SYSTEM.

PROJECT SCOPE / APPLICABLE CODES

CONSTRUCTION OF A NEW TWO STORY 6,473 SQFT HOME WITH 4 BEDROOMS 4.5 BATHS, FULL KITCHEN, LAUNDRY AND ATTACHED GARAGE WITH RECREATIONAL SPACE.

ALL WORK DESCRIBED IN THESE DOCUMENTS SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AND GUIDELINES, AND THOSE AMENDED AND ADOPTED BY THE COUNTY OF SANTA CLARA, CA.

- 2022 CALIFORNIA BUILDING CODE
- 2023 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CAL-GREEN BUILDING STANDARDS

SITE DATA

SITE DATA:

APN:	
ZONING:	654-25-011
OCCUPANCY GROUP:	AR-RURAL ZONING DISTRICT
CONSTRUCTUION TYPE:	VA
LOT AREA:	447,796.8 SQFT / 10.28 AC
SITE AVERAGE SLOPE:	19.69%

SITE COVERAGE:

MAIN HOUSE	3,555.18 SQFT
ADU	N/A
GARAGE	894.81 SQFT
WALKWAYS / PATIOS	955.50 SQFT
POOL / SPA / FOUNTAIN	N/A
DRIVEWAY	3,400.00 SQFT
TOTAL:	**8,313.24 SQFT**
TOTAL COVARAGE	**8,313.24 SQFT**
MAX ALLOWED	

DIRECTORY

PROJECT OWNER / ADDRESS: ADDNAN ISLAM
3655 PLEASANT KNOLL CT.
SAN JOSE, CA
95148

PROJECT ARCHITECT: MAURICE CAMARGO A.I.A.
CAMARGO & ASSOC. ARCHITECTS
MAURICE@CAMARGO.COM
(408)489-1077

CIVIL ENGINEER: LEA & BRAZE ENGINEERING, INC .
ZENAB ALI; E.I.T
ZALI@LEABRAZE.COM
(510)887 - 4068

GEOTECHNICAL ENGINEER: HARO, KASUNICH & ASSOCIATES
CHRISTOPHER A. GEORGE, P.E.
CGEORGE@HAROKASUNICH.COM
(831)247-7320

G1. SCOPE OF PLANS: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND/OR IMPLIED IN THESE PLANS, ALL ADDENDA, CHANGE AND FIELD ORDERS, SHOP DRAWINGS, ETC. SHALL BE A PART OF THE CONTRACTOR'S AGREEMENT. SUBSTITUTIONS PROPOSED FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

G2. DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND/OR SPEC'S SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

G3. DIMENSIONS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND PRINTS ARE NOT EXACT REPRODUCTIONS OF DRAWINGS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. DO NOT SCALE OFF OF THE DRAWINGS. USE DIMENSIONS SHOWN. ALL WINDOW, DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUF'R FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

G4. ARCHITECT OBSERVATIONS: SITE VISITS AND OBSERVATIONS OF CONSTRUCTION SHALL BE CONDUCTED BY THE ARCHITECT AT TIMES INDICATED BELOW PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO EACH INSPECTION.

1. FOUND. EXCAVATION, FORMS & REINF'G. JUST BEFORE PLACEMENT OF CONC.

2. FLOOR FRAMING AT ALL LEVELS BEFORE INSTALLATION OF FLOOR SHEATHING.

3. ROOF FRAMING AND SHEATHING NAILING BEFORE INSTALLATION OF ROOFING.

4. FLOOR & WALL FRAMING & SHEATHING BEFORE FINAL FRAMING INSPECTION BY COUNTY.

G5. TITLE 24 INSTALLATION CERTIFICATES: CONTRACTOR AND/OR INSTALLER OF HVAC SYSTEMS, WATER HEATER SYSTEMS, WINDOWS, BUILDING ENVELOPE SEALANTS AND INSULATION SHALL PROVIDE INSTALLATION CERTIFICATES PER TITLE 24 CF-6R (PAGES 1-7 AND IC-1). ALL SHEETS MUST BE FILLED OUT, SIGNED BY THE INSTALLER AND SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF INSPECTION.

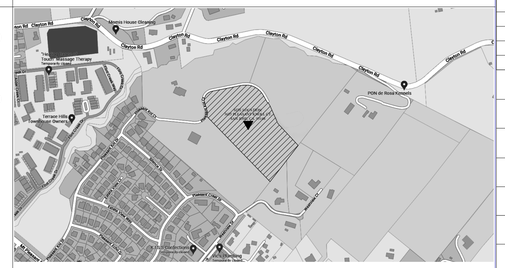
G7. GEOTECHNICAL PLAN REVIEW: THE GEOTECHNICAL ENGINEER FOR THIS PROJECT SHALL REVIEW THE FINAL FOUNDATION DESIGN FOR CONFORMANCE TO HIS RECOMMENDATIONS AND SHALL SUBMIT A LETTER DOCUMENTING THIS REVIEW TO THE BUILDING DEPARTMENT PRIOR TO OBTAINING A PERMIT.

G8. GEOTECHNICAL CONSTRUCTION OBSERVATIONS: THE PROJECT GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASES OF CONSTRUCTION PER RECOMMENDATIONS IN THE REPORT AND/OR AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO THE BEGINNING OF SUCH OPERATIONS AND SHALL SUBMIT A TESTING AN INSPECTION REPORT TO THE BUILDING DEPARTMENT PRIOR TO INSPECTION FINAL.

G9. PROPOSED SITE PLAN: THE PROPOSED SITE PLAN SHOWN ON THESE PLANS ARE FOR THE PURPOSE OF COUNSTRUCTION OF THE PROPOSED COTTAGE ONLY. ANY LANDSCAPE MODIFICATIONS SHOWN ON THESE PLANS ARE TO BE FUTURE AND SHALL NOT BE CONSIDERED FOR BIDDING OR APPROVAL.

G10. SPECIAL INSPECTIONS: SITE VISITS AND INSPECTIONS OF CERTAIN PORTIONS OF THE CONSTRUCTION SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AND TESTING AGENCY PER CBC CHAPTER 17 AND PER THE CONDITIONS OF THE "STRUCTURAL TESTS AND INSPECTIONS SCHEDULE" SUBMITTED TO THE BUILDING DEPARTMENT DURING THE BUILDING PERMIT APPROVAL PROCESS. THE SPECIAL INSPECTOR SHALL BE NOTIFIED AT LEAST (24) HOURS PRIOR TO EACH INSPECTION AND SPECIAL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. SPECIAL INSPECTOR SHALL SUBMIT ALL WRITTEN NOTIFICATIONS, REPORTS, STATEMENTS AND FORMS REGARDING THEIR WORK TO THE BUILDING DEPARTMENT PER THE SIGNED SPECIAL INSPECTION SCHEDULE.

VICINITY MAP



DRAWING SHEET INDEX

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	8/28/2023	DESIGN REVIEW INITIAL SUBMITTAL
02	3/8/2024	DESING REVIEW - 1ST PLAN REVIEW
03	5/21/2024	DESING REVIEW - 2ND PLAN REVIEW

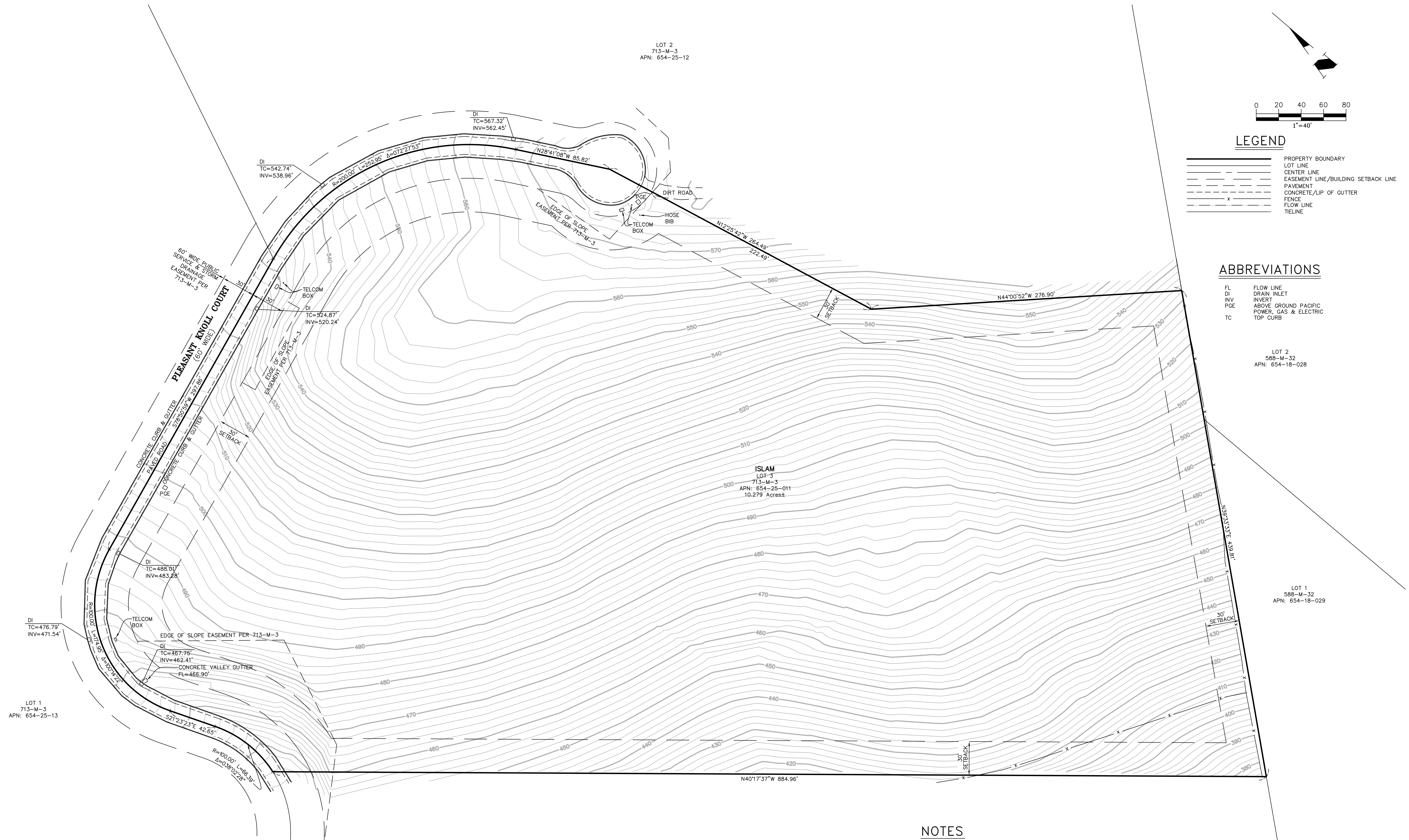
ISLAM RESIDENCE
3655 PLEASANT KNOLL CT • SAN JOSE • CALIFORNIA

CAMARGO & ASSOCIATES
ARCHITECTS
3953 Yolo Drive
San Jose, CA. 95136
(408) 266-3442
www.camargo.com

Date Printed:	9/10/2024
Project №:	2022-10
Drawn by:	FRANCISCO TORRES

Sheet
G0.0

COVER SHEET



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT LINE/BUILDING SETBACK LINE
- PAVEMENT
- CONCRETE/LIP OF GUTTER
- FENCE
- FLOW LINE
- TIELINE

ABBREVIATIONS

FL	FLOW LINE
DI	DRAIN INLET
INV	INVERT
PGE	ABOVE GROUND PACIFIC POWER, GAS & ELECTRIC
TC	TOP CURB

NOTES

(1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

(2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

(3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.

(5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.

(6) THIS PROPERTY IS LOCATED IN A HILLSIDE ZONING DISTRICT (HS–10–d1).

PROFESSIONAL LAND SURVEYOR GARY D. CARNES No. 4516 STATE OF CALIFORNIA

Carnes & Ekparian, Inc.
LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM

No.	DATE	REVISION
1.	5/24/22	ADDED ZONING NOTE & BUILDING SETBACK LINES
2.	5/26/22	REVISED FRONT BUILDING SETBACK LINE

LIMITED TOPOGRAPHIC MAP FOR ADDNAN ISLAM 3655 PLEASANT KNOLL COURT CITY OF SAN JOSE, CALIF.

DATE: 05/16/2022
SCALE: 1" = 40'
DRAWN BY: J.H.
PROJ. MANAGER: G.C.
SHEET 1 OF 1
Job No. 22067
DWG: ISLAM TP

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE A STRIP OF LAND DELINEATED AND DESIGNATED AS EAE "EMERGENCY ACCESS EASEMENT" FOR EMERGENCY ACCESS PURPOSES ONLY.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS PLEASANT KNOLL COURT AS SHOWN UPON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

ALL OF THE HEREIN DESCRIBED EASEMENTS SHALL BE KEPT FREE OF BUILDINGS EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS AND OBSTRUCTIONS THAT IMPAIR THE USE OF OR ARE INCONSISTENT WITH THE PURPOSES OF THE EASEMENT.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS PLEASANT CREST DR. AND WEST VIEW CT. AS SHOWN UPON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA SLOPE EASEMENTS DESIGNATED AS SLOPE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT OR FILL SLOPES OR RETAINING WALLS.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "P.S.E." (PUBLIC SERVICE EASEMENT).

THE HEREIN DESCRIBED OFFERS OF DEDICATION TO THE COUNTY OF SANTA CLARA ARE TO BE ACCEPTED ONLY WHEN THE BOARD OF SUPERVISORS OR ITS SUCCESSOR AGENY ADOPTS AND RECORDS IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS OR EASEMENTS. UNTIL SAID RESOLUTIONS ARE RECORDED, ALL STREETS AND EASEMENTS ENCOMPASED WITHIN SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE DEVELOPER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNERS OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE COUNTY OF SANTA CLARA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE THEREON SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENT ALL DEDICATED RIGHTS OF WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE COUNTY OF SANTA CLARA OR OTHER PUBLIC AGENCY SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS OR PARCELS IN THE SUBDIVISION.

AS OWNERS: _____
THE NELLIS CORPORATION, ROBERT C. NELLIS, PRESIDENT

_____
KATHY E. NELLIS, SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Santa Clara :SS

ON January 20, 1999 BEFORE ME PERSONALLY APPEARED Robert C. Nellis and Kathy E. Nellis PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/(THEY) EXECUTED THE SAME IN HIS/HER/(THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/(THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: _____
PRINT NAME ALISON J. SCHARNOW

NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
MY COMMISSION EXPIRES: July 4, 2001

GRID NO: 69-51-69, 69-51-70 AND 69-50-70

FILE NO: 5912-51-70-94S

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. ROBERT C. NELLIS ON FEBRUARY, 1994. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET ON OR BEFORE DECEMBER 1, 1999 AND THAT SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 1-18-99

SIGNED: _____
MARIUS E. NELSEN
R.C.E. NO. 20597
EXPIRES: 9-30-2001

REGISTERED PROFESSIONAL ENGINEER MARIUS E. NELSEN No. 20597 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP; THAT THE MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT. PURSUANT TO THE PROVISIONS OF SECTION C12-133 OF THE COUNTY ORDINANCE CODE, IT IS HEREBY ORDERED THAT ALL STREETS, PORTIONS OF STREETS AND EASEMENTS OFFERED FOR DEDICATION TO THE COUNTY OF SANTA CLARA ARE HEREBY NOT ACCEPTED AND ALL DEDICATIONS TO PUBLIC USE ARE HEREBY ACCEPTED IN BEHALF OF THE PUBLIC FOR THE PURPOSES SET FORTH IN THE OWNER'S STATEMENT.

_____
DATE: 2-23-99

LICENSED LAND SURVEYOR MARTIN D. MARCOTT L.S. 4304 6.30.00 State of California

MARTIN D. MARCOTT, COUNTY SURVEYOR
Martin D. Marcott
L.L.S. NO. 4304
EXPIRATION DATE: 6-30-00

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF _____ :SS

ON _____ BEFORE ME PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: _____
PRINT NAME _____

NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
MY COMMISSION EXPIRES: _____

PARCEL MAP

LANDS OF NELLIS

CONSISTING OF THREE SHEETS AND BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 657 OF MAPS AT PAGES 20, 21 AND 22 SANTA CLARA COUNTY RECORDS.

SANTA CLARA COUNTY, CALIFORNIA

JANUARY 1999

NELSEN ENGINEERING
CIVIL ENGINEERING
SURVEYING
CONSTRUCTION
CUPERTINO, CA. (408) 257-6452

RECORDER'S STATEMENT:

FILED THIS 2ND DAY OF MARCH 1999, AT 2:18 P.M.
IN BOOK 713 OF MAPS AT PAGE 3, 4 AND 5
AT THE REQUEST OF ROBERT C. NELLIS.

FILE NO. 14684224

BRENDA DAVIS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: $12.00

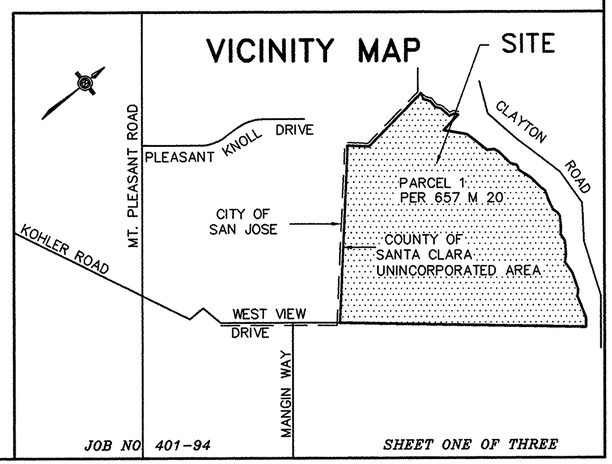
BY _____ DEPUTY

BASIS OF BEARINGS

THE BEARING S48°46'14"E FOR THE SOUTHEASTERLY LINE OF PARCEL 2 AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 657 OF MAPS AT PAGES 20, 21 AND 22, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SOILS REPORT

A SOILS REPORT WAS PREPARED BY CLEARY CONSULTANTS, INC. PROJECT NO. 112.16 SER. 4483, DATED SEPTEMBER 21, 1990 AND FILED WITH THE COUNTY OF SANTA CLARA, CA. CONTACT CLEARY CONSULTANTS 900 N. SAN ANTONIO RD., LOS ALTOS, CA 94022 FOR A COPY OF THIS REPORT.



JOB NO 401-94

SHEET ONE OF THREE

BOOK 713 pages 3-5

3

3

LICENSED ARCHITECT MAURICE CAMARGO C-14140 1/31/25 RENEWAL DATE STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	3/8/2024	DESING REVIEW - 1ST PLAN REVIEW
02	5/21/2024	DESING REVIEW - 2ND PLAN REVIEW

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT • SAN JOSE • CALIFORNIA

CAMARGO & ASSOCIATES ARCHITECTS
3953 Yolo Drive
San Jose, CA. 95136
(408) 266-3442
www.camargo.com

Date Printed:	9/10/2024
Project №:	2022-10
Drawn by:	FRANCISCO TORRES

Sheet

PCM-S1

PARCEL MAP

LANDS OF NELLIS

CONSISTING OF THREE SHEETS AND BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 657 OF MAPS AT PAGES 20, 21 AND 22 SANTA CLARA COUNTY RECORDS.

SANTA CLARA COUNTY, CALIFORNIA

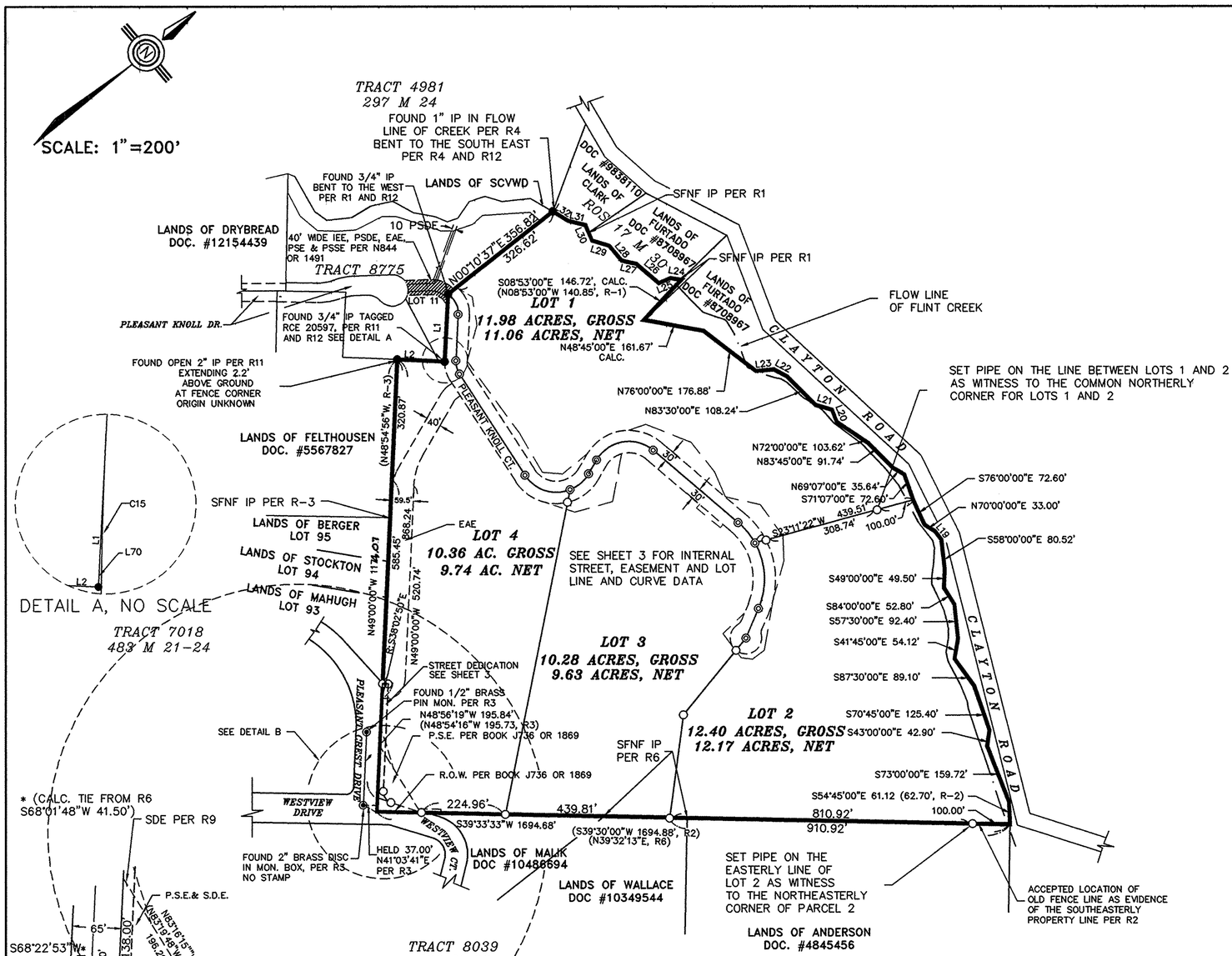
JANUARY 1999

NELSEN ENGINEERING

CIVIL ENGINEERING
SURVEYING
CONSTRUCTION

CUPERTINO, CA. (408) 257-6452

SCALE: 1"=200'



REFERENCE DOCUMENTS

R-1 RECORD OF SURVEY, BOOK 262 OF MAPS PAGE 13, SANTA CLARA COUNTY RECORDS

R-2 GRANT DEED, BOOK K965 OFFICIAL RECORDS PAGE 421, SANTA CLARA COUNTY RECORDS

R-3 TRACT 7018, BOOK 483 OF MAPS, PAGES 21 THROUGH 24 SANTA CLARA COUNTY RECORDS.

R-4 RECORD OF SURVEY, BOOK 17 OF MAPS PAGE 30, SANTA CLARA COUNTY RECORDS

R-5 TRACT 4981, BOOK 297 OF MAPS, PAGE 24 SANTA CLARA COUNTY RECORDS

R-6 TRACT 8039, BOOK 588 OF MAPS, PAGES 32 AND 33 SANTA CLARA COUNTY RECORDS.

R-7 BOOK 9057 OFFICIAL RECORDS, PAGE 620 SANTA CLARA COUNTY RECORDS.

R-8 BOOK J736 OFFICIAL RECORDS, PAGE 1869 SANTA CLARA COUNTY RECORDS.

R-9 BOOK K606 OFFICIAL RECORDS, PAGE 490 SANTA CLARA COUNTY RECORDS.

R-10 BOOK 1402 OFFICIAL RECORDS, PAGE 485 SANTA CLARA COUNTY RECORDS.

R-11 PARCEL MAP, BOOK 657 OF MAPS PAGES 20, 21 AND 22 SANTA CLARA COUNTY RECORDS

R-12 TRACT NO. 8775, BOOK 679 OF MAPS PAGES 13 AND 14 SANTA CLARA COUNTY RECORDS

LEGEND

- ● FOUND IRON PIPE AS NOTED
- ◉ FOUND MONUMENT AS NOTED
- ○ SET 3/4 " IRON PIPE TAGGED RCE 20597
- ◎ SET 2"ø BRASS DISC STAMPED RCE 20597 IN STEEL MONUMENT BOX
- (S74°17'00"W 48.11', R-1, R-4) RECORD DATA AS SHOWN IN THE PERTINENT RECORD DOCUMENT

DISTINCTIVE BORDER LINE

PROPERTY LINE

EASEMENT LINE

SDE STORM DRAINAGE EASEMENT

EAE EMERGENCY ACCESS EASEMENT

PSE PUBLIC SERVICE EASEMENT

NOTE

ALL BUILDING PADS, LEACHLINES AND ROADS ARE TO BE SETBACK 150 FEET FROM THE TOP OF BANK OF FLINT CREEK AND AT LEAST 25 FEET FROM THE RIPIARIAN/OAK WOODLAND AREA.

FILE NO. 14684224 FILED DATE 3/2/99 BOOK 713 OF MAPS PAGE 3,4,5 GRID NO: 69-51-69, 69-51-70 AND 69-50-70 FILE NO: 5912-51-70-94S JOB NO. 401-94 \NELLIS\NEL4PM2 SHEET TWO OF THREE

BOOK 713 pages 3-5

LICENSED ARCHITECT MAURICE CAMARGO C-14140 1/31/25 RENEWAL DATE STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	3/8/2024	DESING REVIEW - 1ST PLAN REVIEW
02	5/21/2024	DESING REVIEW - 2ND PLAN REVIEW

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT • SAN JOSE • CALIFORNIA

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Date Printed:	9/10/2024
Project №:	2022-10
Drawn by:	FRANCISCO TORRES

Sheet

PCM-S2

PARCEL MAP
LANDS OF NELLIS

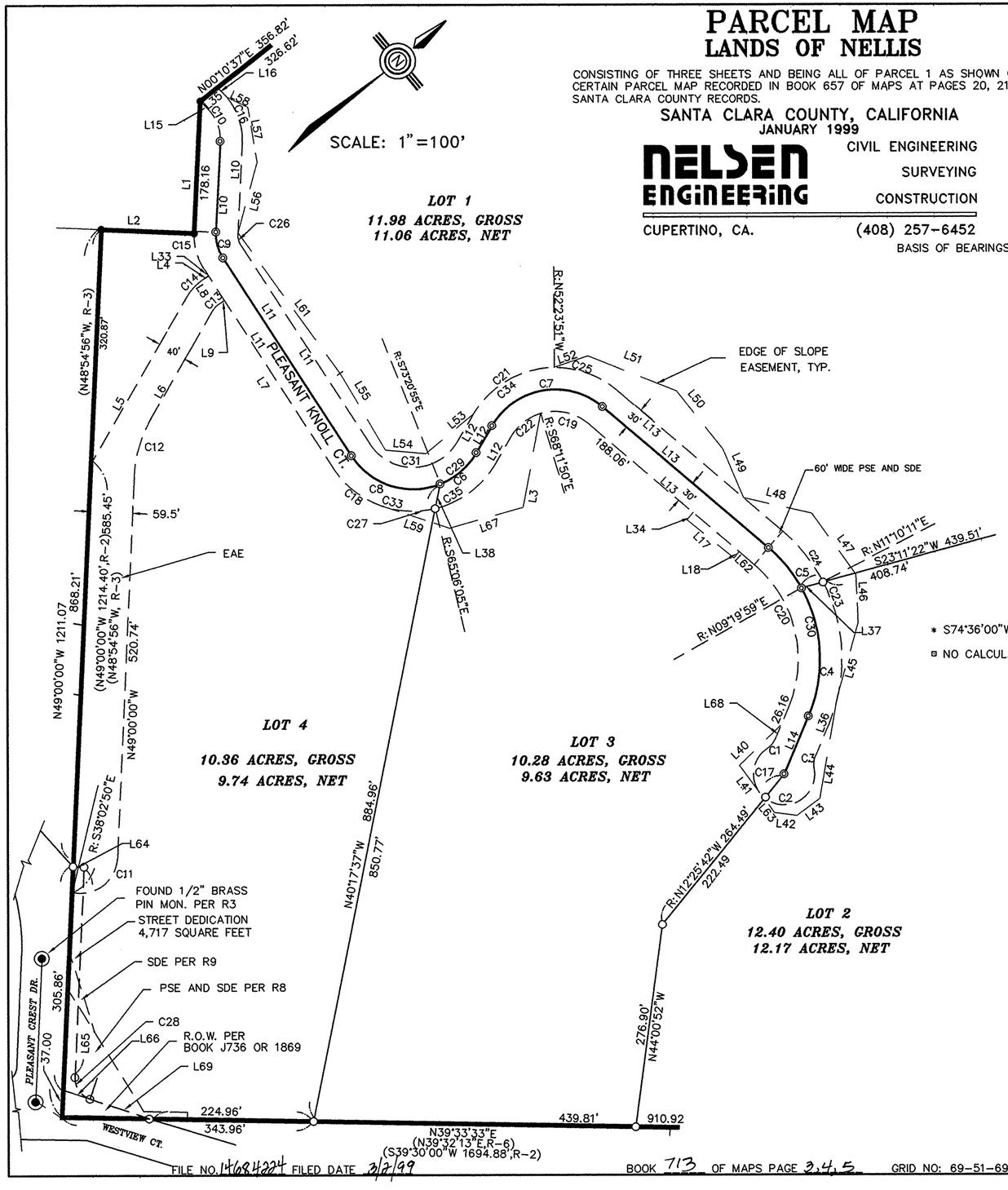
CONSISTING OF THREE SHEETS AND BEING ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 657 OF MAPS AT PAGES 20, 21 AND 22 SANTA CLARA COUNTY RECORDS.

SANTA CLARA COUNTY, CALIFORNIA
JANUARY 1999

NELSEN ENGINEERING
CIVIL ENGINEERING
SURVEYING
CONSTRUCTION
CUPERTINO, CA. (408) 257-6452

BASIS OF BEARINGS

SCALE: 1"=100'



FILE NO. 14684224 FILED DATE 3/2/99 BOOK 713 OF MAPS PAGE 3,4,5 GRID NO: 69-51-69, 69-51-70 AND 69-50-70

LEGEND

- ● FOUND IRON PIPE AS NOTED
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- (S74°17'00"W 48.11', R-1, R-4) RECORD DATA AS SHOWN IN THE PERTINENT RECORD DOCUMENT

- DISTINCTIVE BORDER LINE
- PROPERTY LINE
- EASEMENT LINE

SDE: STORM DRAINAGE EASEMENT
EAE: EMERGENCY ACCESS EASEMENT
PSE: PUBLIC SERVICE EASEMENT

* S74°36'00"W PER R-4

⊡ NO CALCULATED DISTANCE PER R-1

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N48°46'14"W	181.41'
L2	N40°55'28"E	126.70'
L3	N41°01'18"W	130.63'
L4	N5°31'37"E	7.68'
L5	N21°42'23"W	263.75'
L6	N21°42'23"W	167.81
L7	S84°28'23"E	273.11'
L8	S84°28'23"E	40.03'
L9	N5°43'25"E	7.82'
L10	S48°46'14"E	124.33'
L11	S84°28'23"E	322.73'
L12	S21°23'23"E	42.65'
L13	N78°50'59"E	297.86'
L14	S28°41'08"E	85.82'
L15	S83°33'22"W	14.07'
L16	S83°33'22"W	10.59'
L17	N77°48'46"E	82.67'
L18	N11°09'23"W	11.73'
L19	S89°30'00"E	27.72'
L20	S72°00'00"E	34.98'
L21	N54°00'00"E	46.20'
L22	N66°30'00"E	39.60'
L23	N33°00'00"E	48.18'
L24	N46°42'00"E	28.76'
L25	N15°18'00"E	34.38'
L26	N79°03'00"E	79.15'
L27	N51°10'00"E	39.84'
L28	N88°41'00"E	52.00'
L29	N55°17'00"E	48.11'
L30	* S74°34'00"E	45.36'
L31	N51°57'00"E	46.70'
L32	N69°40'00"E	⊡ 49.00'
L33	S84°28'23"E	9.59'
L34	S11°09'23"E	13.23'
L35	S00°10'37"W	30.18'
L36	N28°41'08"W	46.02'
L37	S23°11'22"W	30.77'
L38	S40°17'37"W	34.19'
L39	N11°09'23"E	11.43'
L40	S05°29'43"E	78.79'
L41	S88°10'05"E	56.76'
L42	N45°56'35"E	30.79'
L43	N02°03'59"E	39.05'
L44	N41°34'14"W	145.07'
L45	N35°56'29"W	101.33'
L46	N54°14'35"W	66.44'
L47	N87°25'19"W	102.55'
L48	S51°18'47"W	96.08'
L49	N74°44'43"W	72.87'
L50	S89°54'56"W	101.05'
L51	S60°01'04"W	130.18'
L52	S19°56'14"W	49.19'
L53	S00°55'12"E	83.68'
L54	S43°32'54"W	55.38'
L55	N81°52'03"W	122.04'
L56	N36°24'39"W	100.01'
L57	N61°02'00"W	76.93'
L58	S67°54'44"W	38.57'
L59	N56°42'00"E	95.36'
L60	N54°31'49"E	72.79'
L61	S87°28'54"E	237.58'
L62	N78°50'59"E	27.14'
L63	S88°21'13"E	23.91'
L64	N41°00'00"E	15.00'
L65	S49°00'00"E	287.52'
L66	S56°57'31"W	38.22'
L67	N22°42'30"E	104.50'
L68	S28°41'08"E	19.86'
L69	S56°57'31"W	85.51'
L70	N48°46'14"W	3.25'

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	30.00'	17.57'	33°33'26"
C2	42.00'	102.49'	139°48'52"
C3	30.00'	17.57'	33°33'26"
C4	200.00'	181.45'	51°58'53"
C5	200.00'	71.50'	20°29'00"
C6	100.00'	66.39'	38°02'28"
C7	100.00'	174.95'	100°14'22"
C8	100.00'	137.66'	78°52'32"
C9	60.00'	37.39'	35°42'09"
C10	60.00'	49.92'	47°40'24"
C11	50.00'	88.10'	100°57'10"
C12	180.00'	85.75'	27°17'37"
C13	30.00'	14.36'	27°25'48"
C14	70.00'	33.51'	27°25'48"
C15	90.00'	56.08'	35°42'09"
C16	90.00'	74.89'	47°40'24"
C17	42.00'	78.66'	107°18'00"
C18	130.00'	88.10'	38°49'37"
C19	70.00'	69.70'	57°02'49"
C20	170.00'	215.01'	72°27'53"
C21	130.00'	133.85'	58°59'32"
C22	70.00'	52.77'	43°11'33"
C23	230.00'	201.29'	50°08'41"
C24	230.00'	89.60'	22°19'12"
C25	130.00'	93.59'	41°14'50"
C26	30.00'	18.69'	35°42'09"
C27	130.00'	72.16'	31°48'05"
C28	30.00'	38.77'	74°02'29"
C29	100.00'	204.06'	116°55'00"
C30	200.00'	252.95'	72°27'53"
C31	70.00'	142.84'	116°55'00"
C32	130.00'	133.85'	58°59'32"
C33	130.00'	160.25'	70°37'42"
C34	130.00'	227.44'	100°14'22"
C35	130.00'	105.02'	46°17'18"

SHEET THREE OF THREE

PARCEL MAP SHEET 3

Book 713 pages 3-5

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	3/8/2024	DESING REVIEW - 1ST PLAN REVIEW
02	5/21/2024	DESING REVIEW - 2ND PLAN REVIEW

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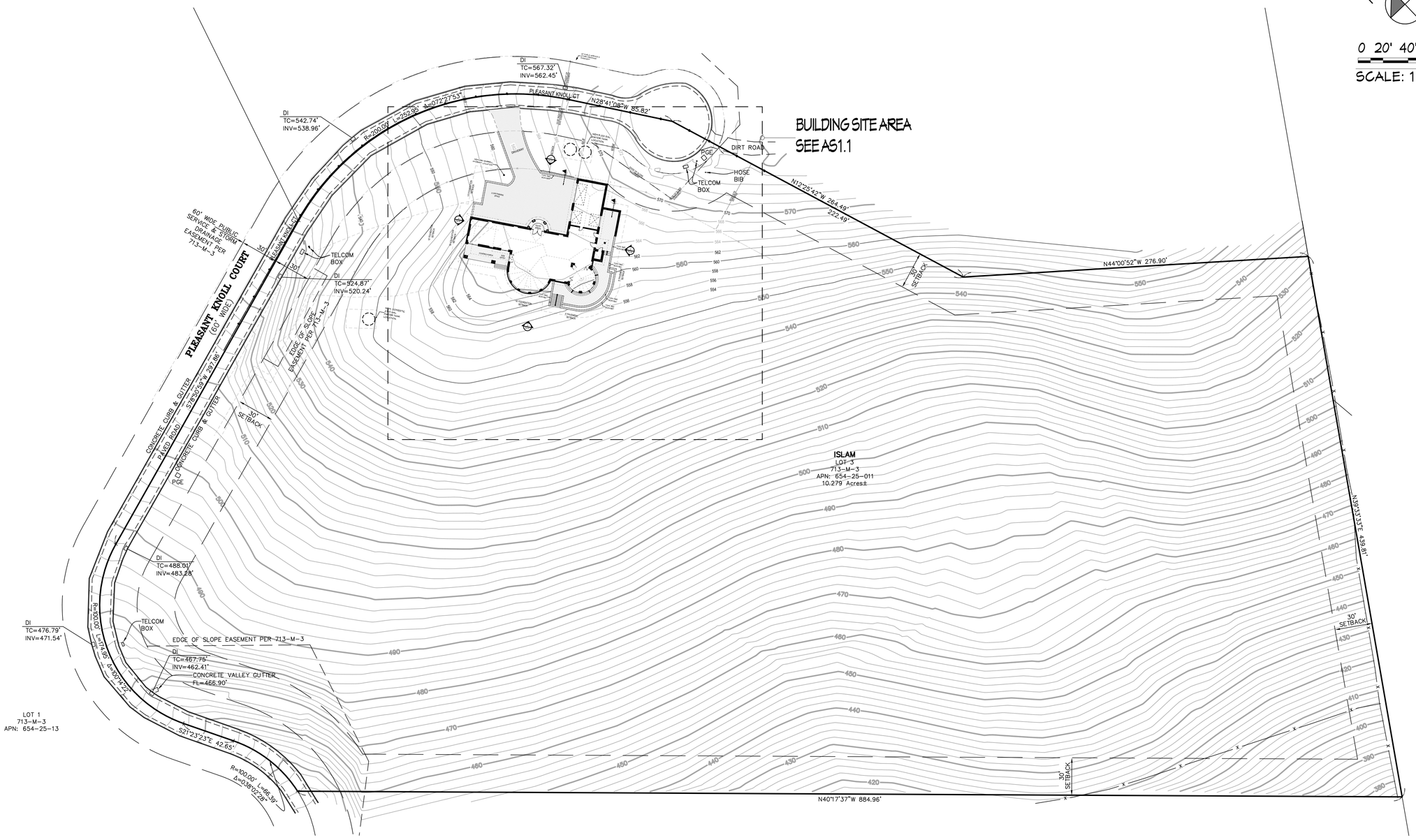

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

ARCHITECTURAL SITE PLAN

LICENSED ARCHITECT
MAURICE CAMARGO
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1/31/25
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AS1.0

NORTH

0 5' 10' 20'

SCALE: 1" = 10'

PLEASANT KNOLL CT

N28°41'08"W 85.82'

R=200.00' L=252.95' Δ=072°27'53"

1983'

30.00' RIGHT OF WAY EASEMENT

30.00' RIGHT OF WAY EASEMENT

TC=
INV=562.45'

NEW 5,000 GAL. WATER TANK LOCATION.

60.8'

60.04'

SETBACK

1
A2.01

DRIVEWAY

EDGE OF SLOPE EASEMENT

EDGE OF SLOPE EASEMENT

DIR

PGE

TELCOM BOX

NEW DRY-BARRELL HYDRANT LOCATION

TOW: 565
BOW:556

10' FOUNDATION SETBACK

2 CAR PARKING SPACE

TOW: 568
BOW:565

01 A5.00

TOW: 565
BOW:556

ENTRY PORCH

4
A2.02

10' FOUNDATION SETBACK

COVERED PORCH

SIDE ENTRY

TOW: 565
BOW:563

3
A2.02

TOW: 565
BOW:561

5' PAVEMENT SETBACK

TOW: 565
BOW:561

TOW: 563
BOW:557

TOW: 565
BOW:561

10' FOUNDATION SETBACK

5' PAVEMENT SETBACK

2
A2.01

TELCOM BOX

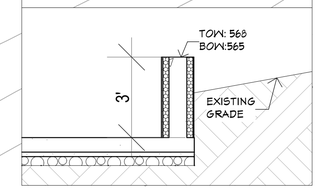
DI

TC=524.87'
INV=520.24'

NEW DOMESTIC

550 540 570 572 568 566 564 562 560 558 556

01 - RETAINING WALL SECTION



BUILDING SITE AREA PLAN

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1/31/25
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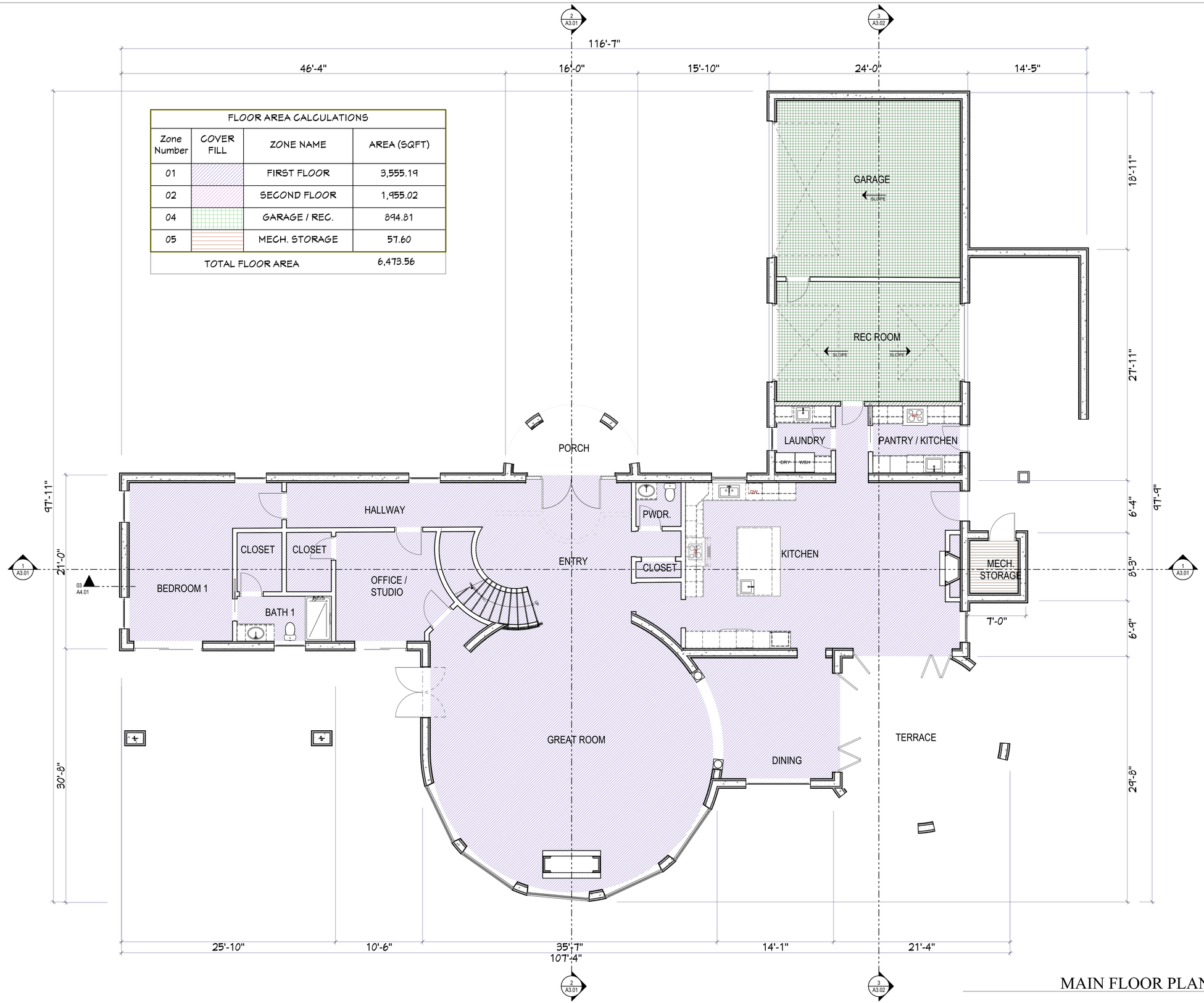
AS1.1

FLOOR AREA CALCULATIONS			
Zone Number	COVER FILL	ZONE NAME	AREA (SQFT)
01		FIRST FLOOR	3,555.19
02		SECOND FLOOR	1,955.02
04		GARAGE / REC.	894.81
05		MECH. STORAGE	57.60
TOTAL FLOOR AREA			6,473.56



MAIN FLOOR PLAN

LICENSED ARCHITECT
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1/31/25
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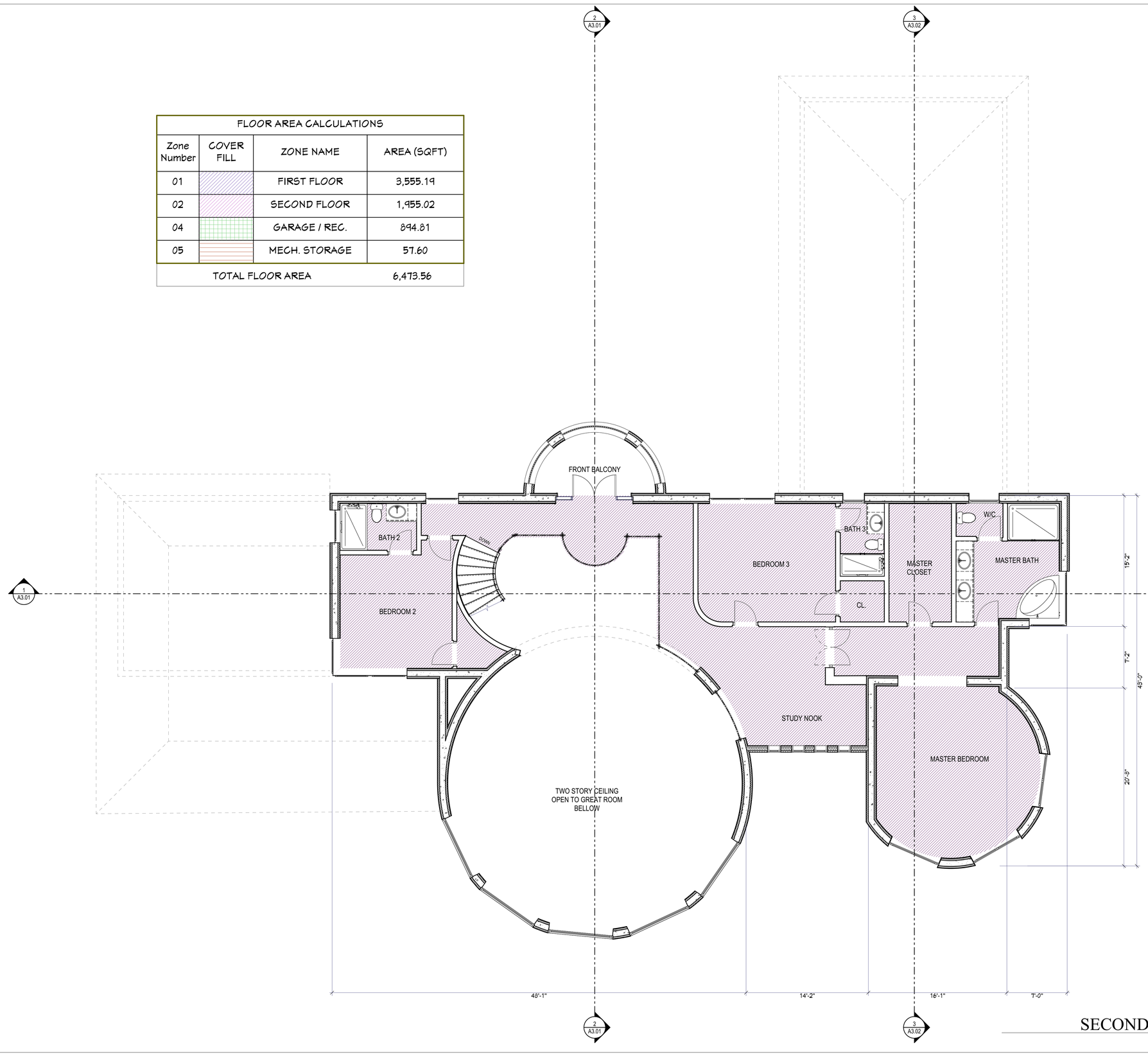
A1.0

FLOOR AREA CALCULATIONS			
Zone Number	COVER FILL	ZONE NAME	AREA (SQFT)
01		FIRST FLOOR	3,555.19
02		SECOND FLOOR	1,955.02
04		GARAGE / REC.	894.81
05		MECH. STORAGE	57.60
TOTAL FLOOR AREA			6,473.56



SECOND FLOOR PLAN

LICENSED ARCHITECT
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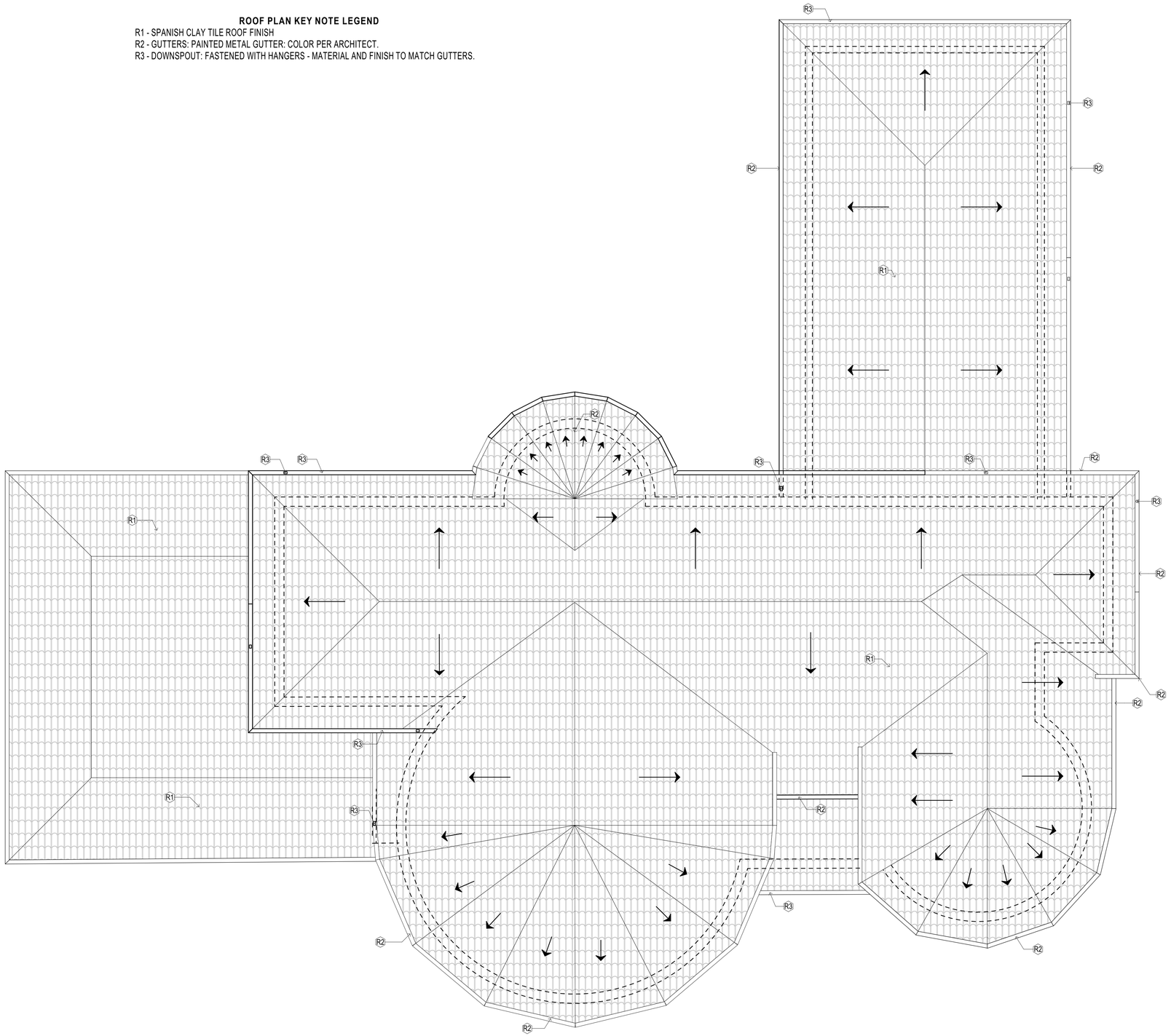
A1.1

ROOF PLAN KEY NOTE LEGEND

R1 - SPANISH CLAY TILE ROOF FINISH
R2 - GUTTERS: PAINTED METAL GUTTER: COLOR PER ARCHITECT.
R3 - DOWNSPOUT: FASTENED WITH HANGERS - MATERIAL AND FINISH TO MATCH GUTTERS.



ROOF PLAN

LICENSED ARCHITECT
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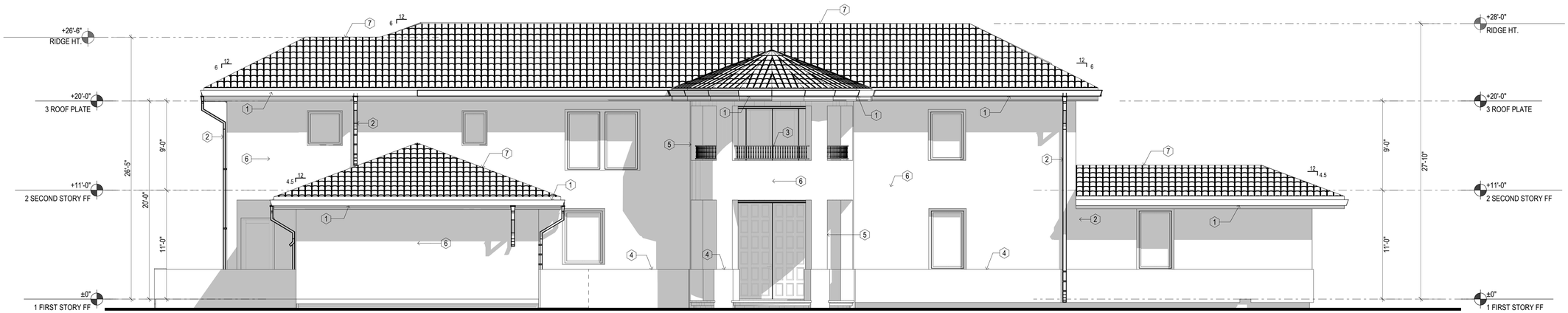
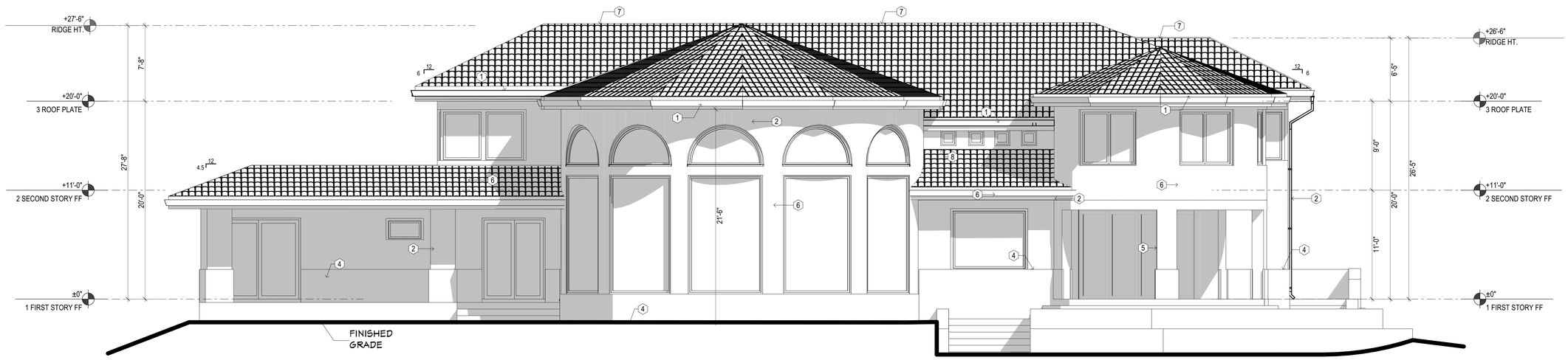


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTE LEGEND		
ID	ELEMENT	DESCRIPTION
1	GUTTER	PAINTED METAL: COLOR PER ARCHITECT.
2	DOWNSPOUT	PAINTED METAL: FASTENED WITH HANGERS, MATERIAL AND FINISH TO MATCH GUTTERS.
3	GUARDRAIL	18" BLACK WROUGHT-RAIL COLUMN MOUNTED ABOVE PARTIAL PARAPET WALL - FINISH PER ARCHITECT.
4	WAINSCOT	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
5	COLUMN	LIQUID ACRYLIC WITH SMOOTH THOWELLED FINISH WRAPPED AROUND OPENING. COLOR AND TEXTURE TO BE APPROVED BY ARCHITECT.
6	WALL	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
7	ROOF	CLAY TILE 3 PIECE WITH YELLOW, BROWN, GRAY, AND GOLD BLENDS , INSTALL PER MANUFACTURERS RECOMMENDATIONS
8	GUARDRAIL	42" BLACK WRHOUGHT-RAIL COLUMN MOUNTED - FINISH PER ARCHITECT.

COLOR/MATERIALS BOARD:

ARCHITECTURAL ACCENTS: (Ex. Stone Veneer)
Sherwin Williams SW7027 - Hickory Smoke, LRV: 7
DOOR & WINDOW FRAMES:
Marvin - SW7020 Black Fox Num: 244-C7, LRV: 7
EXTERIOR WALLS:
Sherwin Williams SW7501 - Threshold Taupe, LRV:34
RETAINING WALLS:
SHERWIN WILLIAMS SW7501 - THRESHOLD TAUPE, LRV:34
ROOF:
TBD - CLASSIC "S" MISSION CLAY TILE
TRIM: N/A

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
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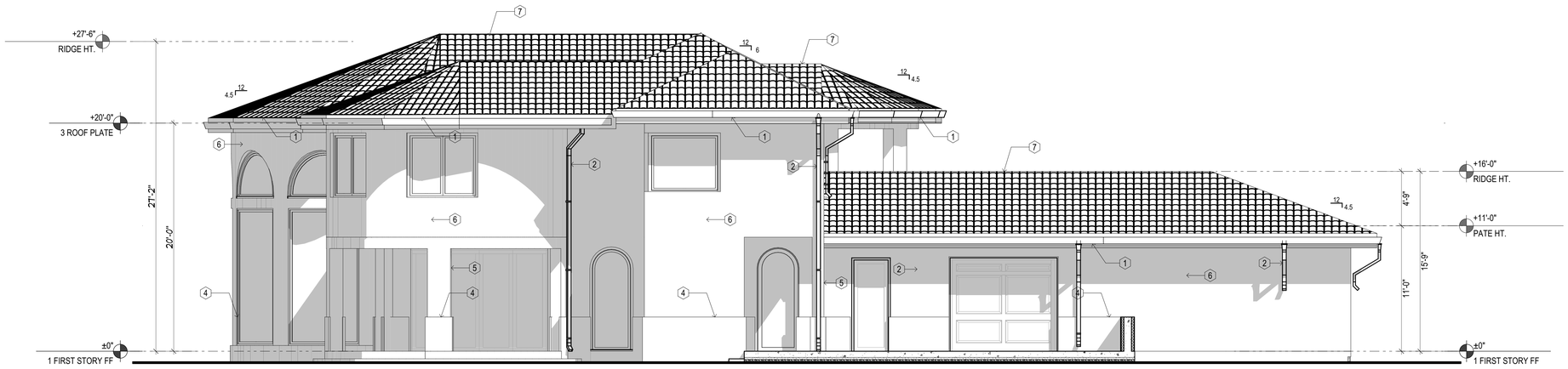
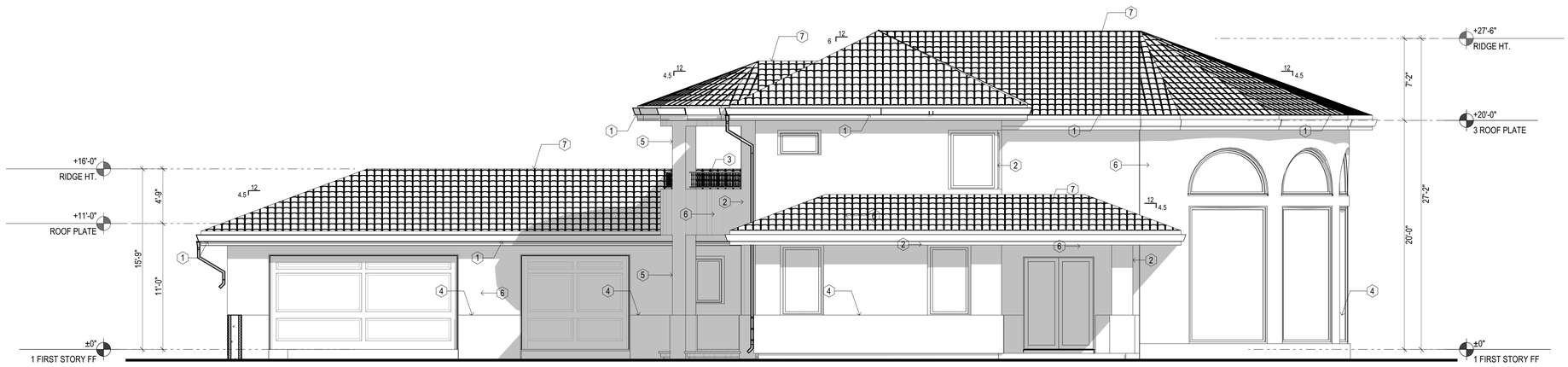


3 EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 WEST ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTE LEGEND		
ID	ELEMENT	DESCRIPTION
1	GUTTER	PAINTED METAL: COLOR PER ARCHITECT.
2	DOWNSPOUT	PAINTED METAL: FASTENED WITH HANGERS, MATERIAL AND FINISH TO MATCH GUTTERS.
3	GUARDRAIL	18" BLACK WROUGHT-RAIL COLUMN MOUNTED ABOVE PARTIAL PARAPET WALL - FINISH PER ARCHITECT.
4	WAINSCOT	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
5	COLUMN	LIQUID ACRYLIC WITH SMOOTH THOWELLED FINISH WRAPPED AROUND OPENING. COLOR AND TEXTURE TO BE APPROVED BY ARCHITECT.
6	WALL	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
7	ROOF	CLAY TILE 3 PIECE WITH YELLOW, BROWN, GRAY, AND GOLD BLENDS . INSTALL PER MANUFACTURERS RECOMMENDATIONS
8	GUARDRAIL	42" BLACK WRHOUGHT-RAIL COLUMN MOUNTED - FINISH PER ARCHITECT.

COLOR/MATERIALS BOARD:

ARCHITECTURAL ACCENTS: (Ex. Stone Veneer)
Sherwin Williams SW7027 - Hickory Smoke, LRV: 7
DOOR & WINDOW FRAMES:
Marvin - SW7020 Black Fox Num: 244-C7, LRV: 7
EXTERIOR WALLS:
Sherwin Williams SW7501 - Threshold Taupe, LRV:34
RETAINING WALLS:
SHERWIN WILLIAMS SW7501 - THRESHOLD TAUPE, LRV:34
ROOF:
TBD - CLASSIC "S" MISSION CLAY TILE
TRIM: N/A

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
RENEWAL DATE
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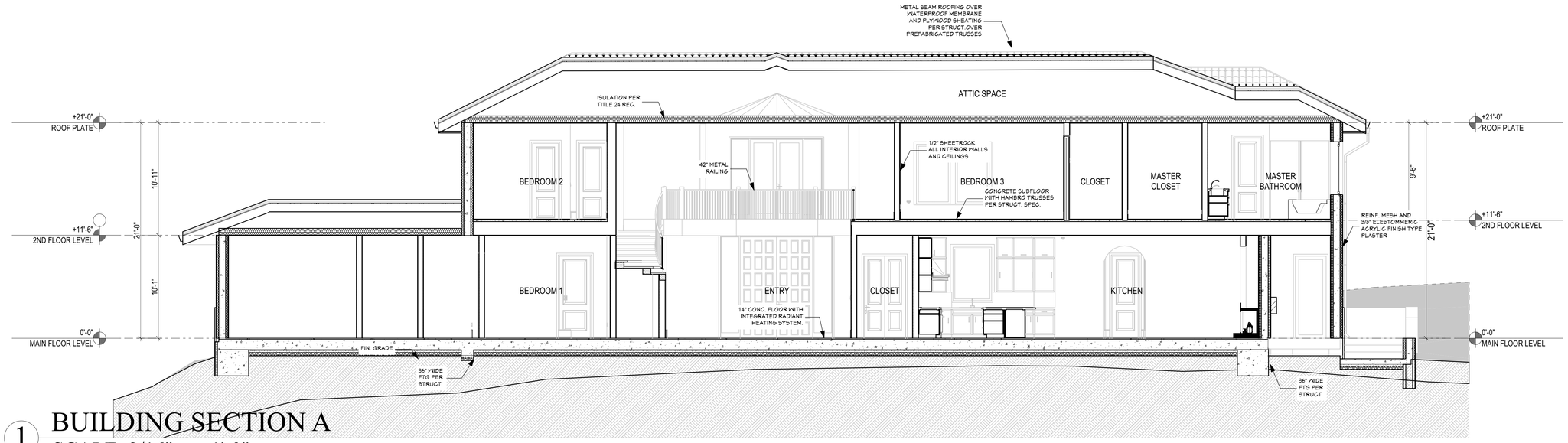
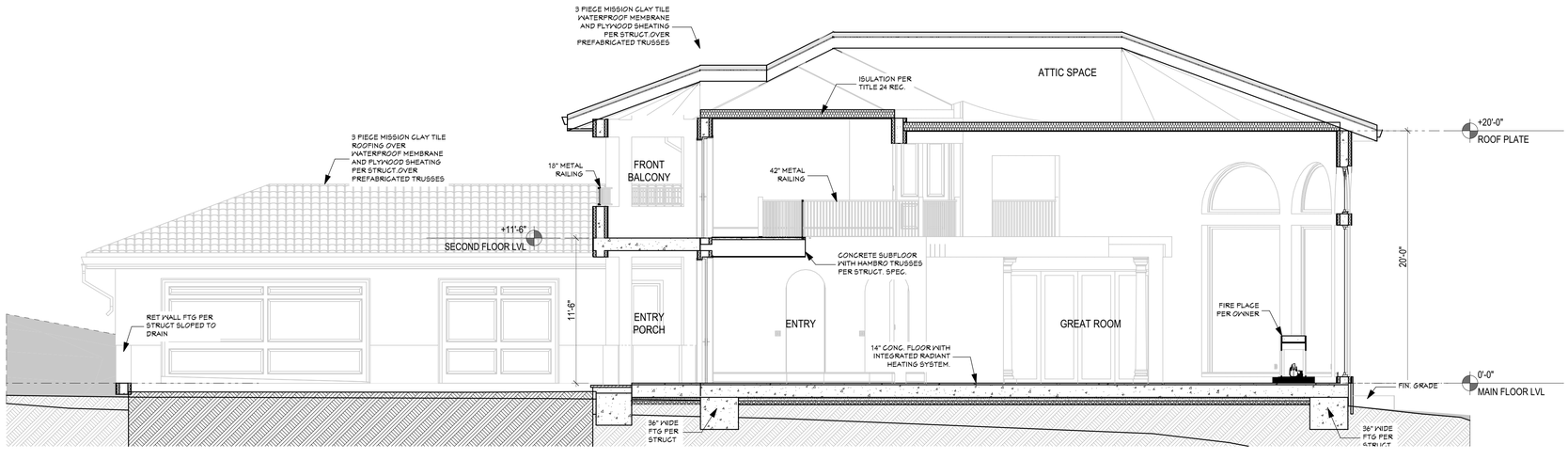


1 BUILDING SECTION A

SCALE: 3/16" = 1'-0"



2 BUILDING SECTION B

SCALE: 3/16" = 1'-0"

BUILDING SECTIONS

LICENSED ARCHITECT
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C-14140
1/31/25
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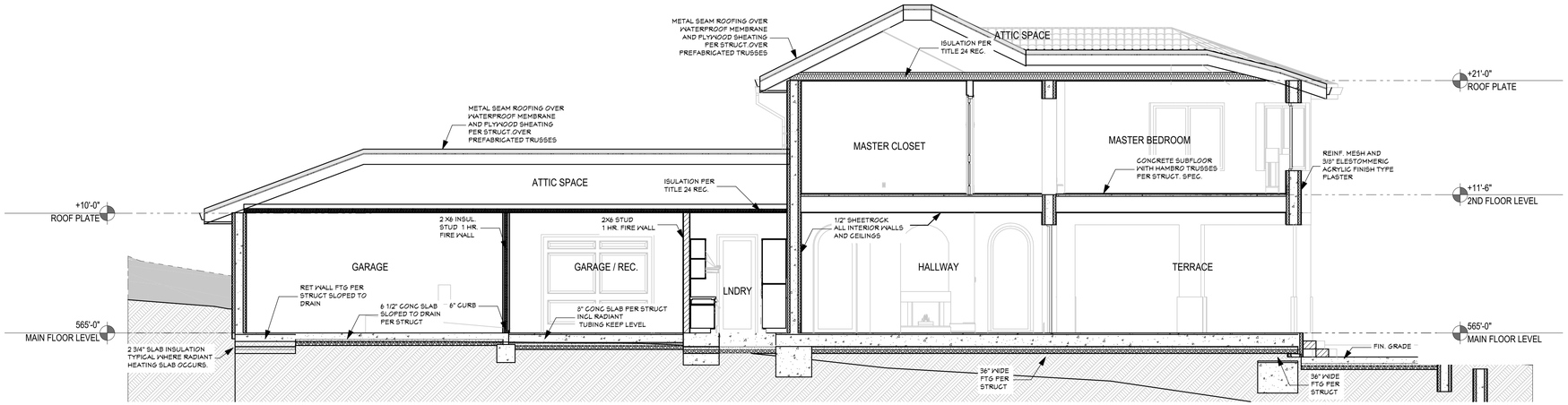

3 BUILDING SECTION C

SCALE: 3/16" = 1'-0"

BUILDING SECTIONS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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01	8/28/2023	DESIGN REVIEW INITIAL SUBMITTAL
02	3/8/2024	DESING REVIEW - 1ST PLAN REVIEW
03	5/21/2024	DESING REVIEW - 2ND PLAN REVIEW

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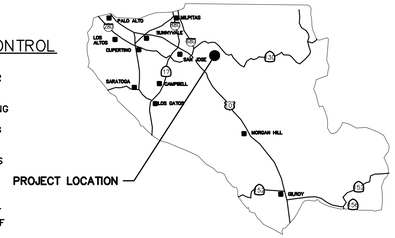
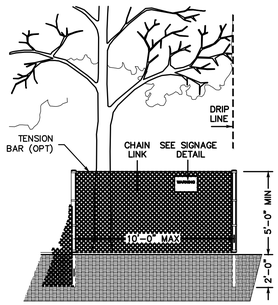




COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT ONCE RECEIVED. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
   - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
   - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

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

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	90	360	4
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	0	115	2.8
LANDSCAPE	315	690	4
DRIVEWAY	205	375	9.4
OFF SITE IMPROVEMENTS	0	0	0
TOTAL	610	1540	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 31,270 SF.
15. WDID NO. N/A.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
   - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
   - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
   - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
   - D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
   - A. 15 MILES PER HOUR (MPH) SPEED LIMIT
   - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
   - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
   - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
   - B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
   - C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004/ ORDER NO. 2013-0001-DWQ.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

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

DATE ____________ SIGNATURE ____________

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

GEOTECHNICAL ENGINEER OBSERVATION

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

COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

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

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

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHUOT AN ENCROACHEMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS PERTAINING THERETO FILE(S) NO. PLN21-218

DATE ____________ ____________ SIGNATURE

PETER CARLINO No. C79555 CIVIL

ORIGINAL SIGNATURES IN BLUE INK

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE 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 ____________ ____________ NAME

____________ R.C.E. NO. EXPIRATION DATE

IMPROVEMENT PLANS
3655 PLEASANT KNOLL COURT
SAN JOSE, CA

ISLAM PROPERTY

PROJECT DESCRIPTION:

ON-SITE IMPROVEMENTS

THE SCOPE OF WORK TO BE PERFORMED UNDER THIS GRADING PERMIT IS TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE, GARAGE BUILDING, DRIVEWAY, WALKWAYS/PATIOS, AND APPURTENANT SITE IMPROVEMENTS. JOINT TRENCH CONNECTION TO EXISTING ELECTRIC AND GAS LINE ON-SITE. NEW STORM DRAIN SYSTEM AND RETENTION, WATER SERVICE, AND O.W.T.S. SYSTEM FOR THE PROJECT SITE.

OFF-SITE IMPROVEMENTS

ONE COUNTY STANDARD DRIVEWAY APPROACHES. DOES NOT OBSTRUCT VEHICULAR ACCESS. ASPHALT AND SAWCUT TO CONFORM DRIVEWAY APPROACH. CONNECTION TO SAN JOSE WATER SUPPLY IN RIGHT OF WAY.

EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. 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 INSPECTION.
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
LAND DEVELOPMENT ENGINEERING & SURVEYING
GRADING / DRAINAGE PERMIT NO. ____________
ISSUED BY: ____________ DATE: ____________

SHEET INDEX

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363

WWW.LEABRAZE.COM

LB#: 2221253
DATE: 08/07/2023

Revision 1	*02-13-24*	*APN* 654-25-011	*Sheet* 1 *of* 10
Revision 2	*08-26-24*	*Co. File*	
Revision 3	*Date*		

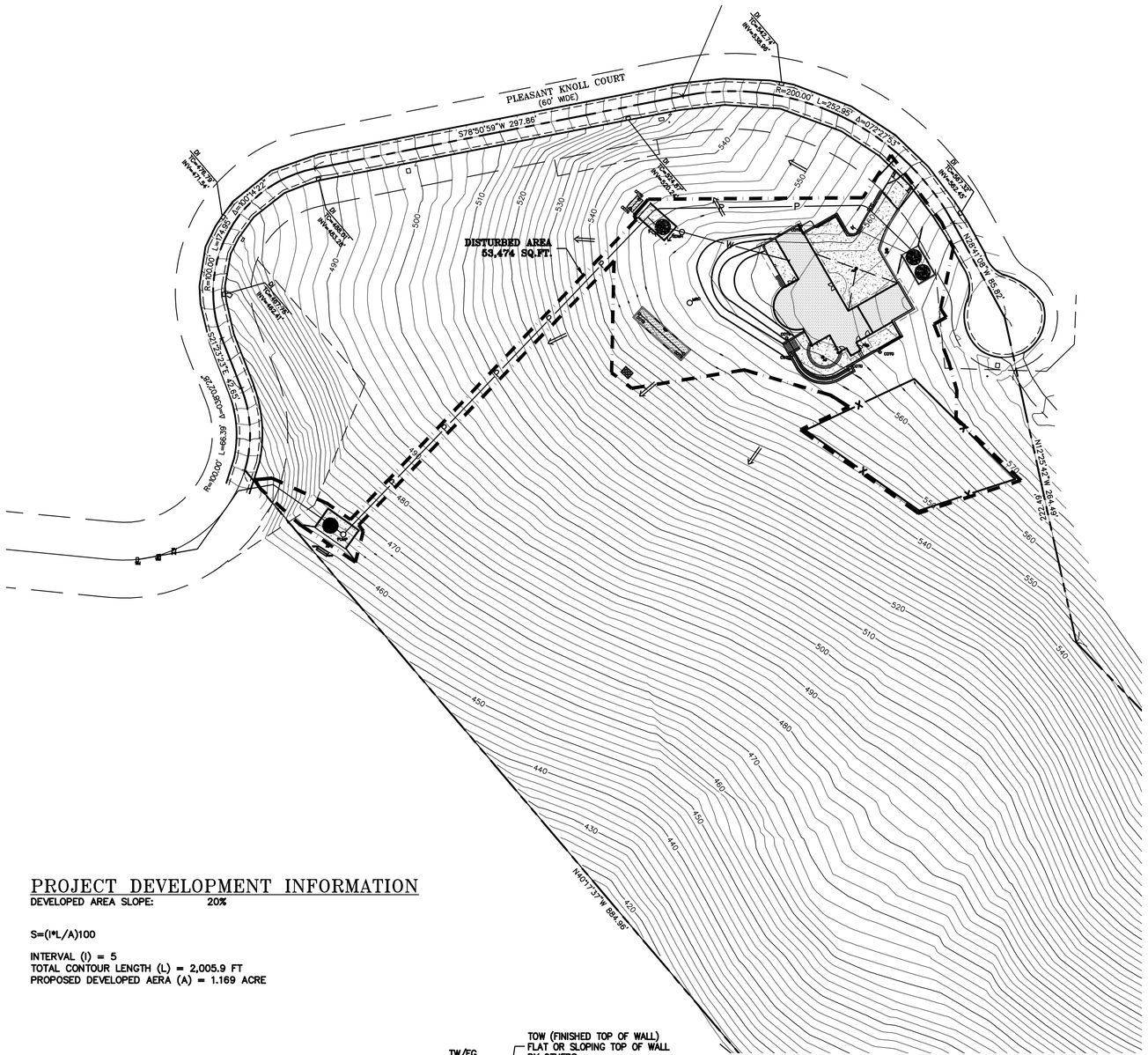
APPLICANT: ADDNAN ISLAM   ROAD: PLEASANT KNOLL   COUNTY FILE NO.: PLN23-183

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P℄	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



0 10 20 40

SCALE: 1" = 20'

KEY MAP

1" = 50'

OWNER'S INFORMATION

OWNER:
ADDNAN ISLAM
3655 PLEASANT KNOLL COURT
SAN JOSE, CA 95148

APN: 654–25–011

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY CARNES AND EKPARIAN, INC., ENTITLED;
"TOPOGRAPHIC SURVEY"
3655 PLEASANT KNOLL COURT
SAN JOSE, CA 95148
DATED: 5–16–22
JOB 22067

2. SITE PLAN BY CAMARGO & ASSOCIATES ARCHITECTS
ENTITLED:
"SITE PLAN"
3655 PLEASANT KNOLL COURT
SAN JOSE, CA 95148

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PROJECT DEVELOPMENT INFORMATION

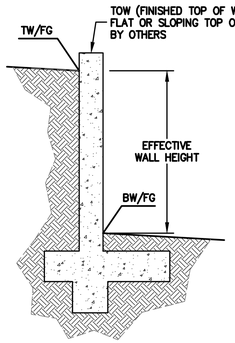
DEVELOPED AREA SLOPE: 20%

S=(I*L/A)100

INTERVAL (I) = 5
TOTAL CONTOUR LENGTH (L) = 2,005.9 FT
PROPOSED DEVELOPED AERA (A) = 1.169 ACRE

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS "[X.X']" DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK–OF–WALL SUB–SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT.
SAN JOSE, CALIFORNIA

APN: 654–25–011

UNINCORPORATED SANTA CLARA COUNTY

OVERALL SITE PLAN

–	–
–	–
–	–
2 REVISION 2 08–26–24	–
1 REVISION 1 05–16–24	ZA
REVISIONS	BY
JOB NO:	2221253
DATE:	08–07–23
SCALE:	1" = 20'
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:

C-1.1

2 OF 10 SHEETS

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23–183

FLATWORK KEYNOTES 1 TO 5

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.

0 10 20 40

SCALE: 1" = 20'

(N) DRIVEWAY APPROACH PER COUNTY OF SANTA CLARA COUNTY ROADS AND AIRPORTS DETAIL B-2 (NO SIDEWALK REQUIRED).

(E) ROADWAY AND CURB TO REMAIN

(N) CONCRETE DRIVEWAY & PARKING

RUNOFF FROM TANK PAD TO BE DIRECTED TOWARDS NEAREST AREA DRAIN

(N) TRENCH DRAIN RIM: 565.33

(N) CONCRETE PATIO ELEV: 565.9±

(N) HOUSE FF: 566.00 *SLAB: XX.XX

[11] (N) STEPS 6" RISE 12" TREAD

(N) SLOT DRAIN RIM: 564.26

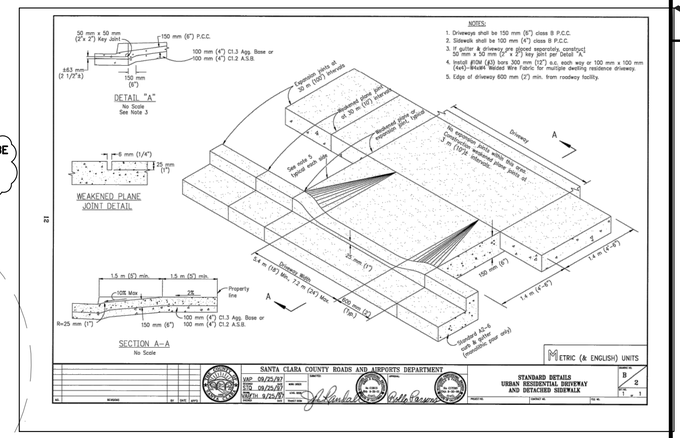
(N) LINE OF ROOF ABOVE

PROVIDE SILT FENCE AROUND AREA OF SEPTIC FIELD.

(N) SEPTIC LEACHFIELD. SEE O.W.T.S. PLANS FOR FURTHER DETAIL.

PLEASANT KNOLL COURT (60' WIDE)

EDGE OF SLOPE EASEMENT PER 713-M-3



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

APPLICANT: ADDNAN ISLAM

ROAD: PLEASANT KNOLL

COUNTY FILE NO.: PLN23-183

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

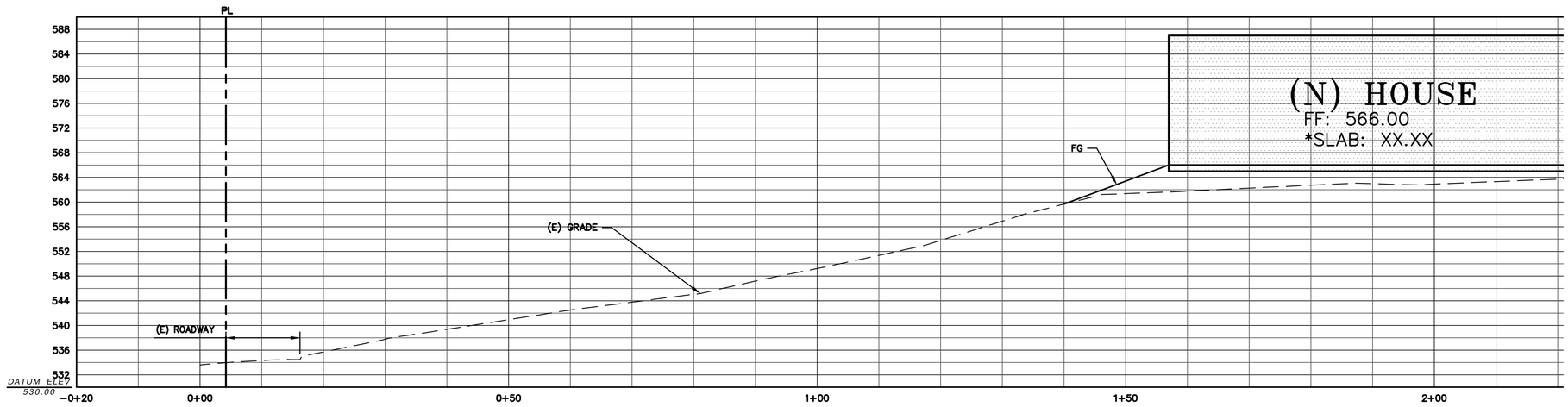
ISLAM RESIDENCE
3655 PLEASANT KNOLL CT.
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

2	REVISION 2 08-26-24 –
1	REVISION 1 05-16-24 ZA
	REVISIONS BY
JOB NO:	2221253
DATE:	08-07-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	C-2.0

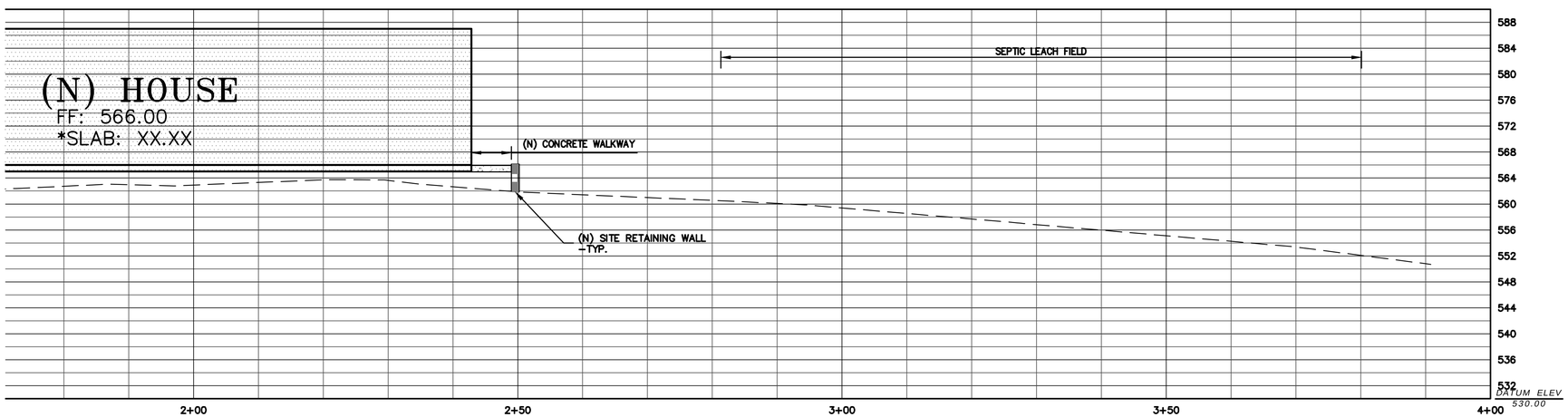
3 OF 10 SHEETS

1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT



CROSS-SECTION: NORTH-SOUTH

SCALE: 1" = 10' HORIZ & VERT



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APN: 654-25-011

SITE SECTIONS

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–		–
2	REVISION 2 08-26-24	–
1	REVISION 1 05-16-24	ZA
	REVISIONS	BY
JOB NO:	2221253	
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SCALE:	AS NOTED	
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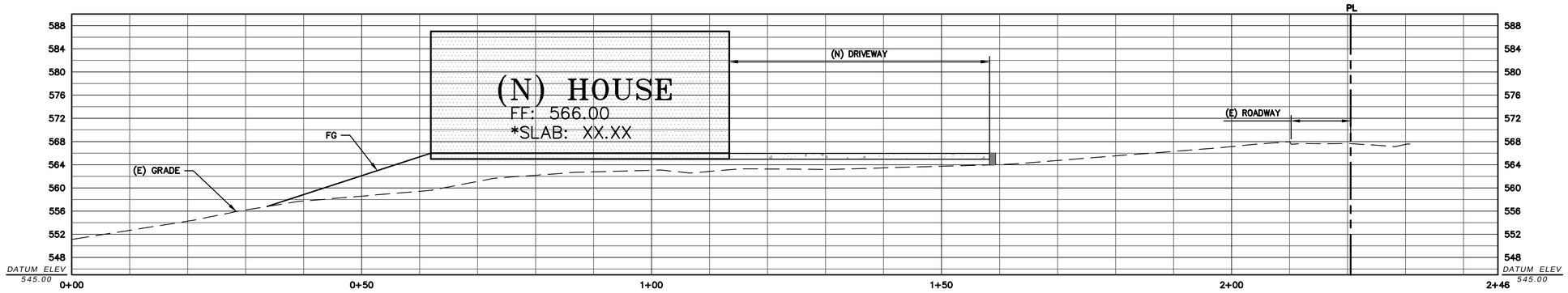
XX OF 10 SHEETS

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

APPLICANT: ADDNAN ISLAM

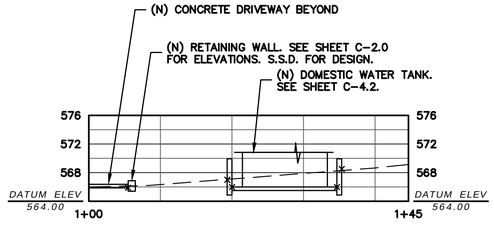
ROAD: PLEASANT KNOLL

COUNTY FILE NO.: PLN23-183



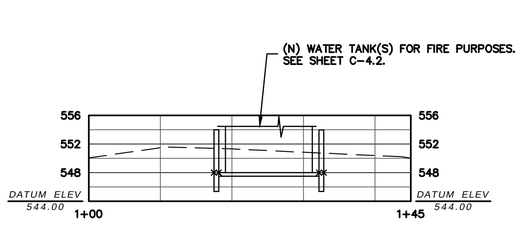
CROSS-SECTION: WEST-EAST

SCALE: 1" = 10' HORIZ & VERT



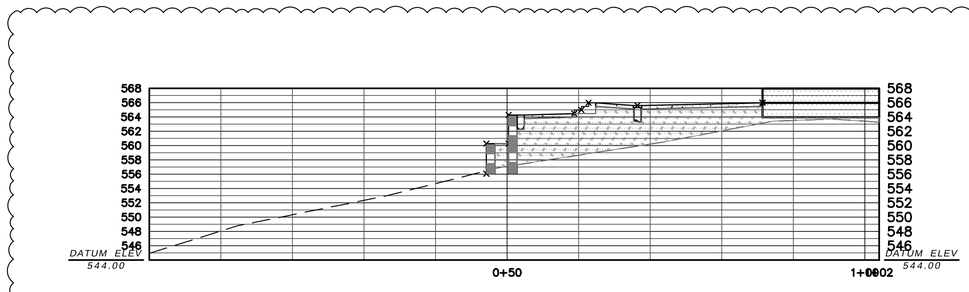
EAST WATER TANK SECTION

SCALE: 1" = 10' HORIZ & VERT



WEST WATER TANK SECTION

SCALE: 1" = 10' HORIZ & VERT



REAR PATIO (R.P.) PROFILE

SCALE: 1" = 20' HORIZ
1" = 2' VERT

NOTE:
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–		–
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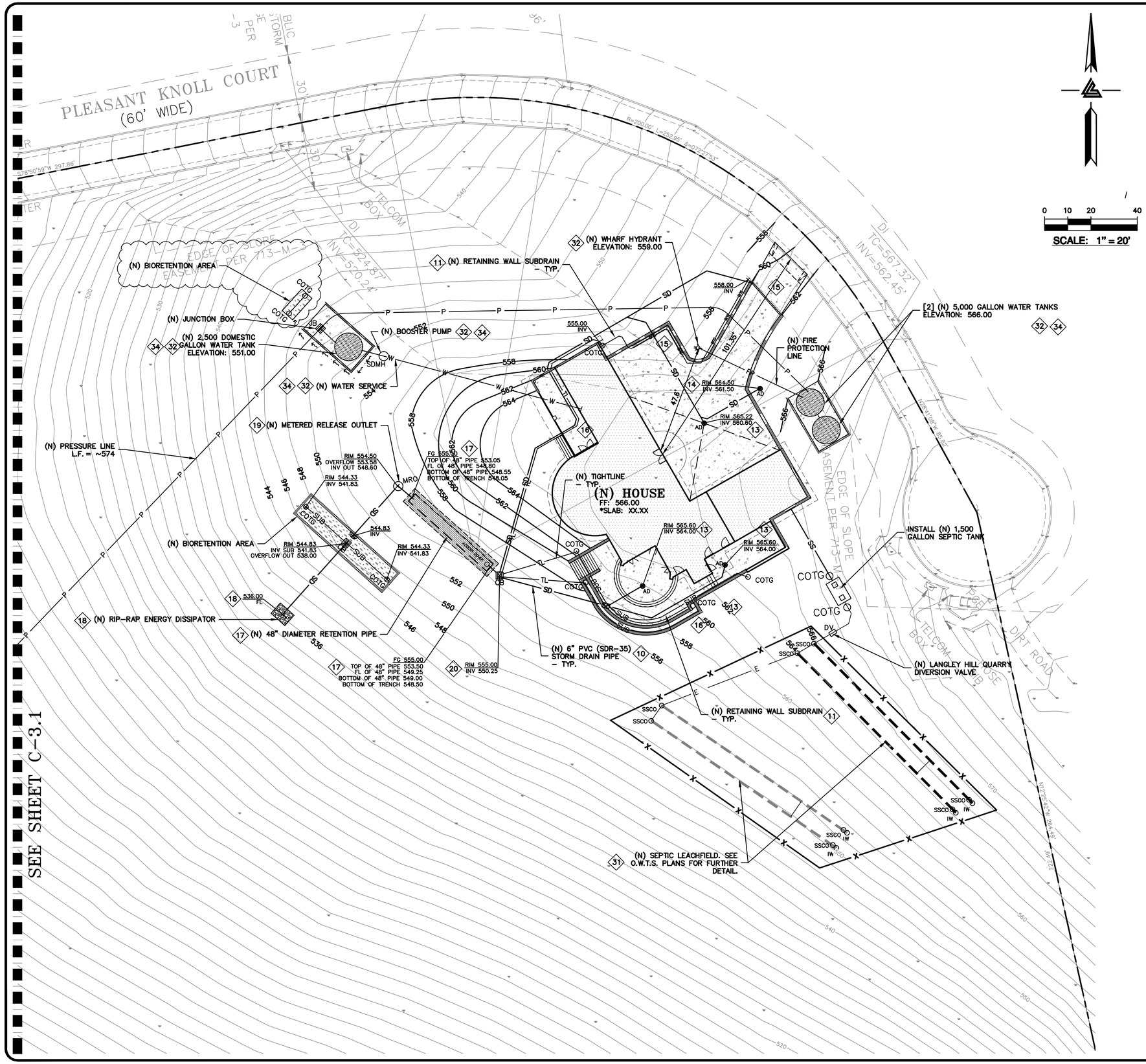
C-2.2
XX OF 10 SHEETS

APPLICANT: ADDNAN ISLAM
ROAD: PLEASANT KNOLL
COUNTY FILE NO.: PLN23-183



0 10 20 40

SCALE: 1" = 20'

STORM DRAIN KEYNOTES 10 TO 20

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 3 ON SHEET C-4.0.

12 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 4 ON SHEET C-4.0.

13 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB). SEE DETAIL 5 ON C-4.0.

14 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.0.

15 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

16 (N) SLOT DRAINS SHALL BE ZURN Z888-6 OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE. USE 6" PVC (SDR-35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS).

17 INSTALL (N) RETENTION SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.

18 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.

19 INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 2 ON SHEET C-4.1.

20 INSTALL (N) "CHRISTY V-12" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 7 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.

32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS.

33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

34 DETAIL TO BE FINALIZED DURING BUILDING PERMIT LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT 1-800-642-2444

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CIVIL ENGINEERS I LAND SURVEYORS
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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT.
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

UTILITY PLAN

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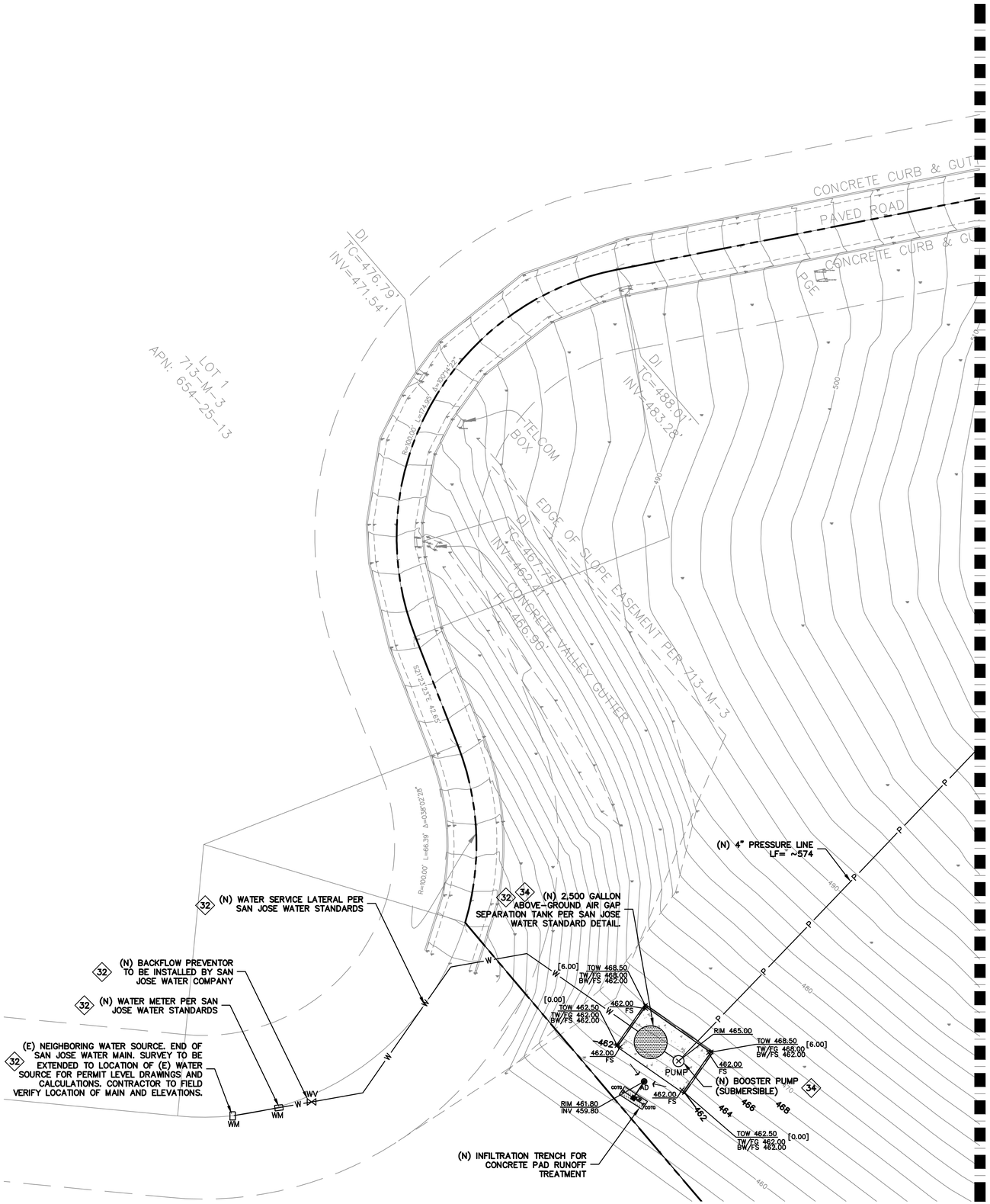
2	REVISION 2 08-26-24	–
1	REVISION 1 05-16-24	ZA
	REVISIONS	BY

JOB NO:	2221253
DATE:	08-07-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	C-3.0

6 OF 10 SHEETS

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23-183



0 10 20 40

SCALE: 1" = 20'

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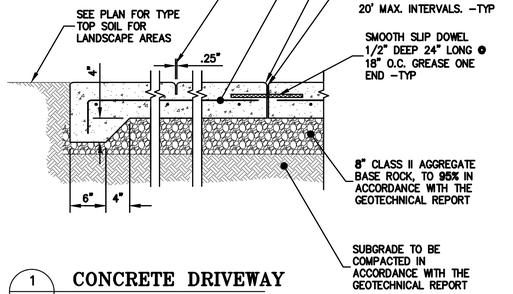
7 OF 10 SHEETS	

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23-183

NOTES:

1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.
5. SURFACE USED FOR FIRE ACCESS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 LBS.



1 C-4.0 **CONCRETE DRIVEWAY**
NTS

NOTES:

1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
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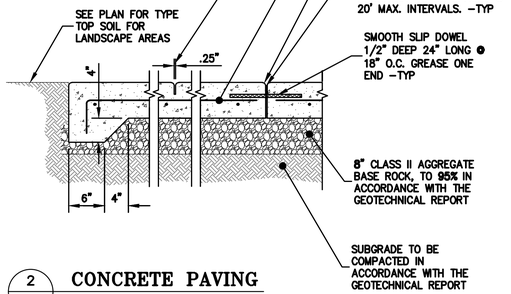
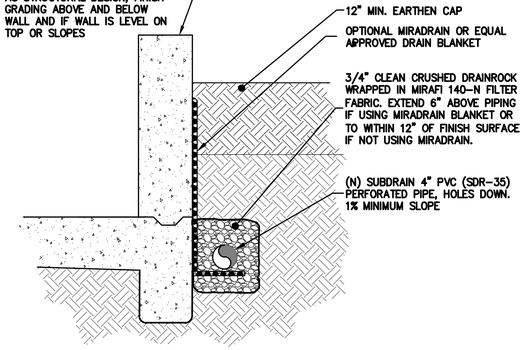


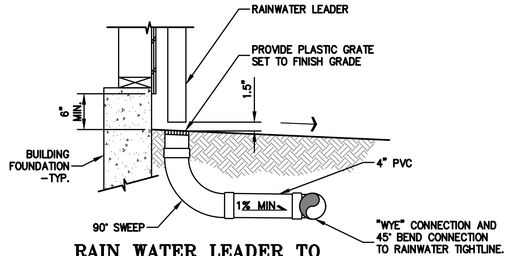
2 C-4.0 **CONCRETE PAVING**
NTS

NOTES:

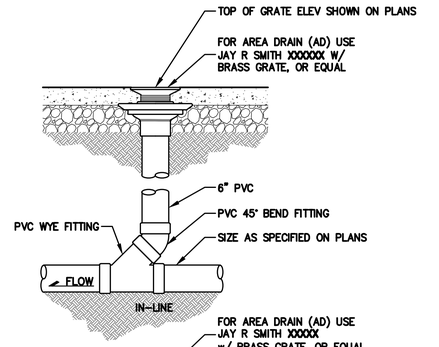
1. PROVIDE CLEANOUTS TO GRADE @ ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS.
2. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION SUCH AS STRUCTURAL DESIGN, FINISH GRADING ABOVE AND BELOW WALL AND IF WALL IS LEVEL ON TOP OR SLOPES

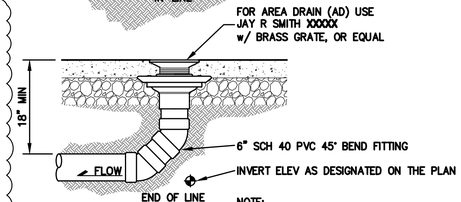


3 C-4.0 **SITE RETAINING WALL SUBDRAIN**
NTS



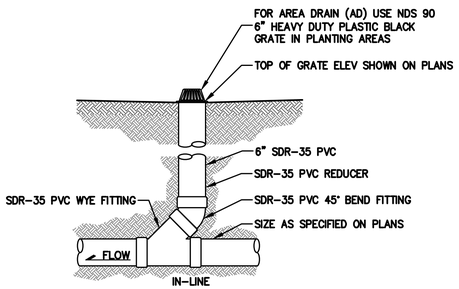
4 C-4.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS

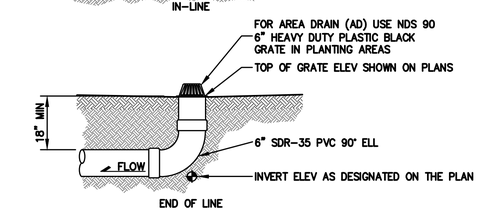




NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

5 C-4.0 **FLATWORK DRAIN**
NTS





NOTE:
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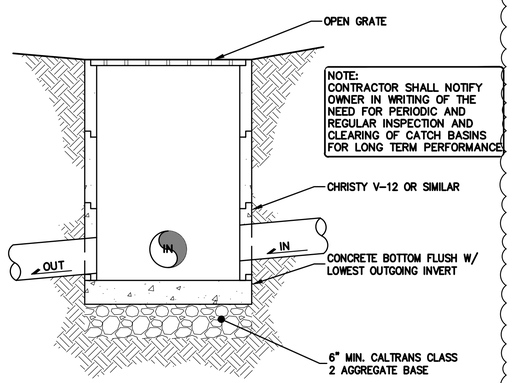
6 C-4.0 **AREA DRAIN**
NTS



7 C-4.0 **CATCH BASIN**
NTS

2

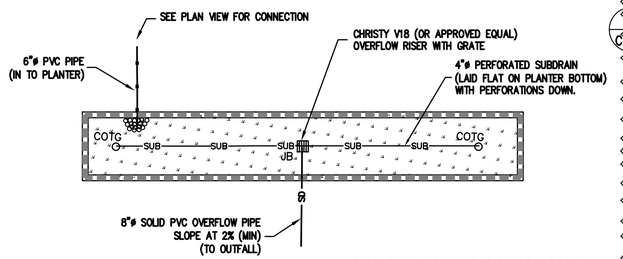
BIO-RETENTION SOIL CONSIDERATIONS

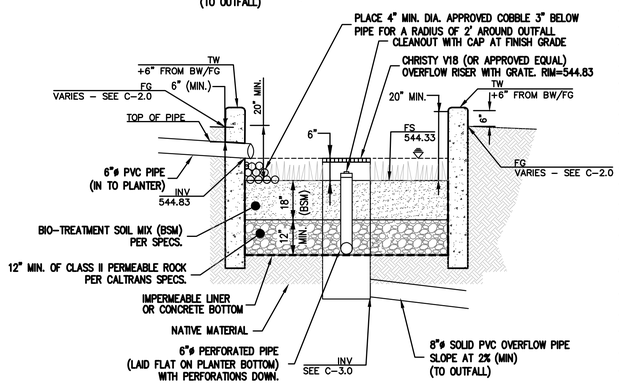
THE BIO-RETENTION PLANTING SOIL SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX L OF THE SAN MATEO COUNTY CLEANWATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

BIO-RETENTION SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.

NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.





8 C-4.0 **BIO-RETENTION DETAIL**
NTS

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DESIGN BY: ZA
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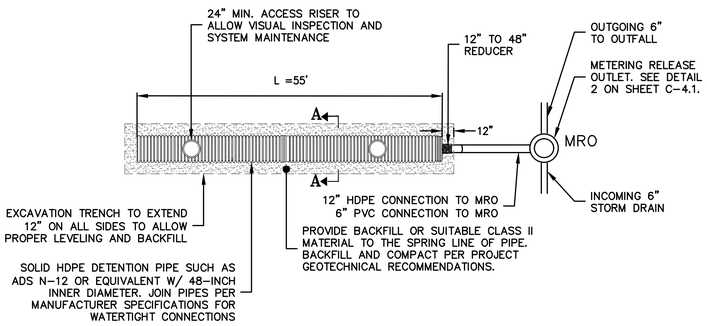
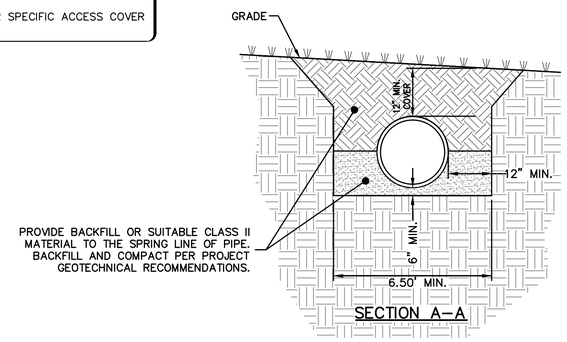
C-4.0
8 OF 10 SHEETS



PLAN VIEW

NOTE:
REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.



STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE COVER
48" (1200 MM)	54" (1372 MM)	12" (292 MM)

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 8" (150mm) FOR 30"–60" (750mm–900mm) COMPACTED TO 90% SPD.

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

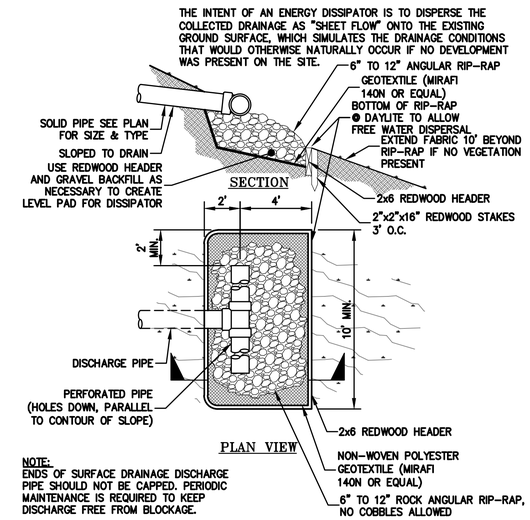
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" – 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

9. CONECTIONS: ALL CONNECTIONS FOR EACH SEGMENT SHALL BE WATER TIGHT.

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

1 C-4.1 DETENTION SYSTEM DETAIL

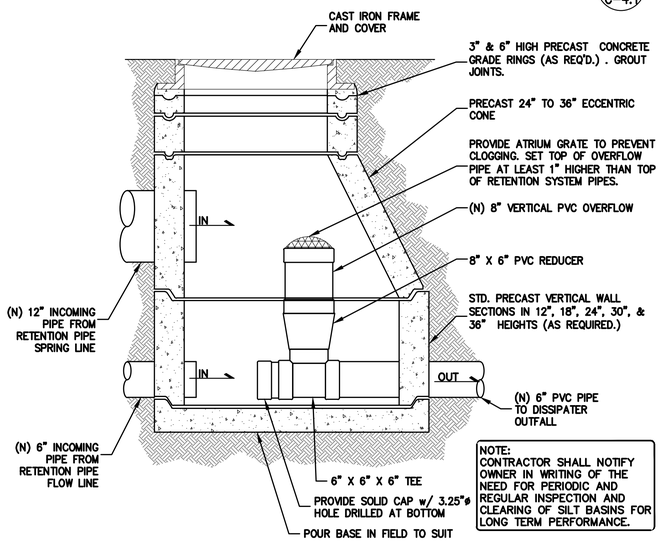
NTS



NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

3 C-4.1 ENERGY DISSIPATER DISCHARGE

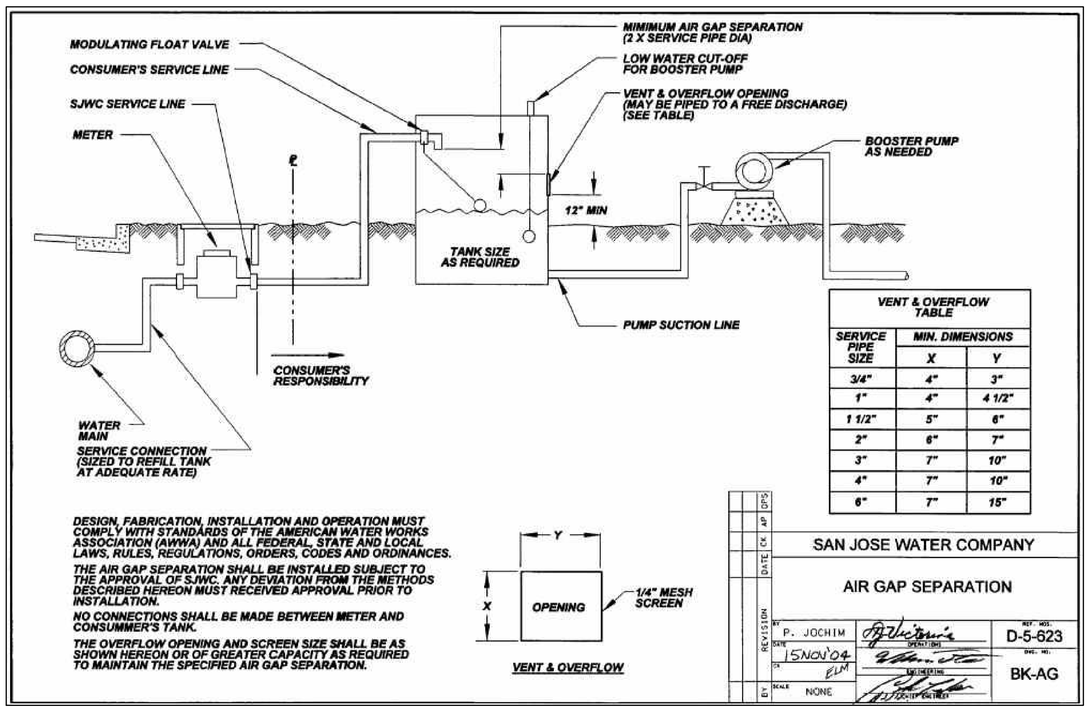
NTS



NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

2 C-4.1 METERED RELEASE OUTLET

NTS



VENT & OVERFLOW TABLE

SERVICE PIPE SIZE	MIN. DIMENSIONS X	Y
3/4"	4"	3"
1"	4"	4 1/2"
1 1/2"	5"	6"
2"	6"	7"
3"	7"	10"
4"	7"	10"
6"	7"	15"

4 C-4.1 SAN JOSE WATER COOMPANY AIR GAP SEPARATION DETAIL (BK-AG)

NTS

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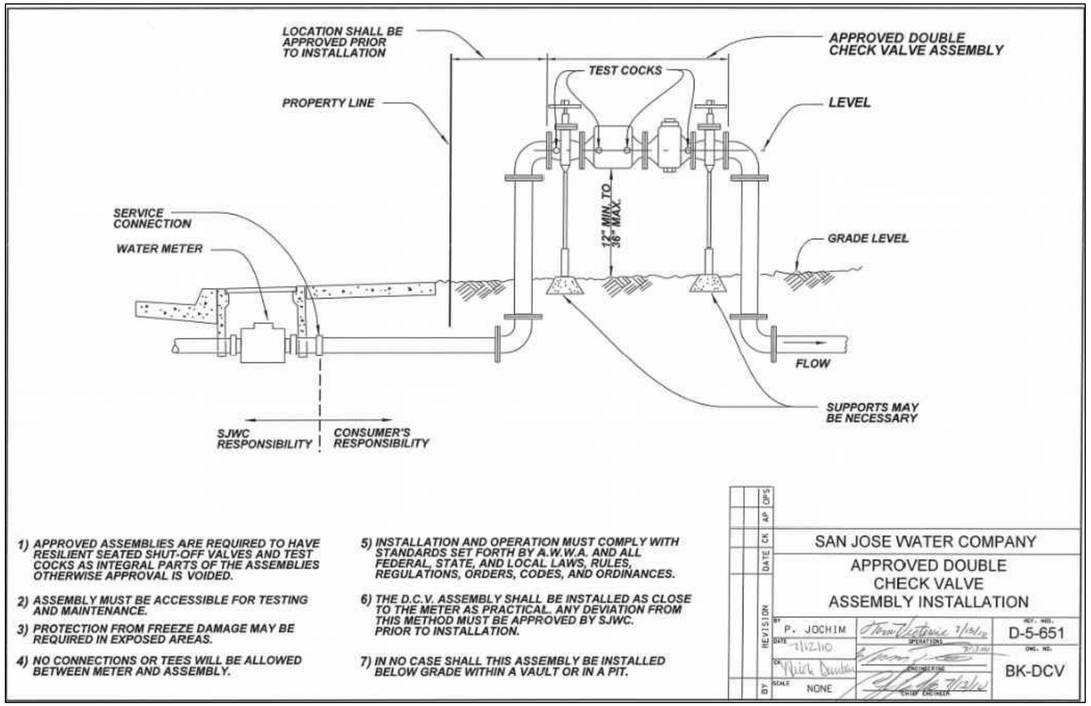
9 OF 10 SHEETS	

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23-183

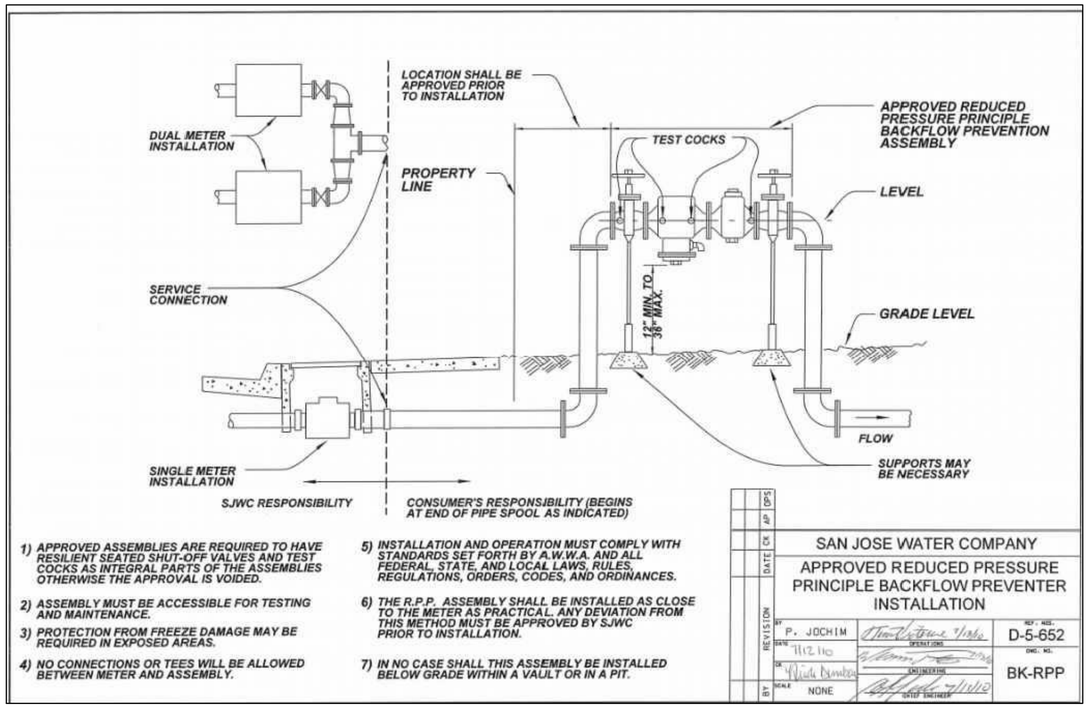


1) APPROVED ASSEMBLIES ARE REQUIRED TO HAVE RESILIENT SEATED SHUT-OFF VALVES AND TEST COCKS AS INTEGRAL PARTS OF THE ASSEMBLIES OTHERWISE APPROVAL IS VOIDED.
2) ASSEMBLY MUST BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
3) PROTECTION FROM FREEZE DAMAGE MAY BE REQUIRED IN EXPOSED AREAS.
4) NO CONNECTIONS OR TEES WILL BE ALLOWED BETWEEN METER AND ASSEMBLY.
5) INSTALLATION AND OPERATION MUST COMPLY WITH STANDARDS SET FORTH BY A.W.W.A. AND ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, ORDERS, CODES, AND ORDINANCES.
6) THE D.C.V. ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE METER AS PRACTICAL. ANY DEVIATION FROM THIS METHOD MUST BE APPROVED BY SJWC. PRIOR TO INSTALLATION.
7) IN NO CASE SHALL THIS ASSEMBLY BE INSTALLED BELOW GRADE WITHIN A VAULT OR IN A PIT.

REVISION	BY	P. JOCHIM	
	DATE	7/12/10	
	CK		
	APP		
	OPS		
BY	SCALE	NONE	

SAN JOSE WATER COMPANY
APPROVED DOUBLE CHECK VALVE ASSEMBLY INSTALLATION
REV. NOS. D-5-651
ENG. NO. BK-DCV

1 C-4.2 **SAN JOSE WATER COOMPANY DOUBLE CHECK VALVE ASSEMBLY DETAIL (BK-DCV)**
NTS



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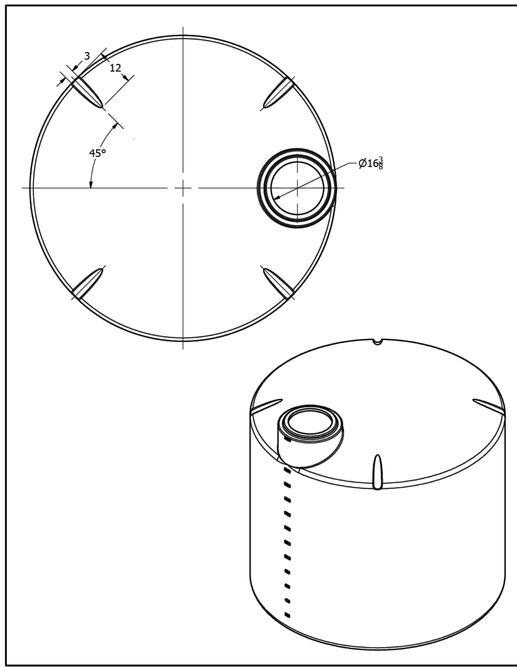
2) ASSEMBLY MUST BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
3) PROTECTION FROM FREEZE DAMAGE MAY BE REQUIRED IN EXPOSED AREAS.
4) NO CONNECTIONS OR TEES WILL BE ALLOWED BETWEEN METER AND ASSEMBLY.
5) INSTALLATION AND OPERATION MUST COMPLY WITH STANDARDS SET FORTH BY A.W.W.A. AND ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, ORDERS, CODES, AND ORDINANCES.
6) THE R.P.P. ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE METER AS PRACTICAL. ANY DEVIATION FROM THIS METHOD MUST BE APPROVED BY SJWC PRIOR TO INSTALLATION.
7) IN NO CASE SHALL THIS ASSEMBLY BE INSTALLED BELOW GRADE WITHIN A VAULT OR IN A PIT.

REVISION	BY	P. JOCHIM	
	DATE	7/12/10	
	CK		
	APP		
	OPS		
BY	SCALE	NONE	

SAN JOSE WATER COMPANY
APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER INSTALLATION
REV. NOS. D-5-652
ENG. NO. BK-RPP

2 C-4.2 **SAN JOSE WATER COOMPANY–REDUCED PRESSURE BACKFLOW PREVENTER DETAIL (BK–RPP)**
NTS

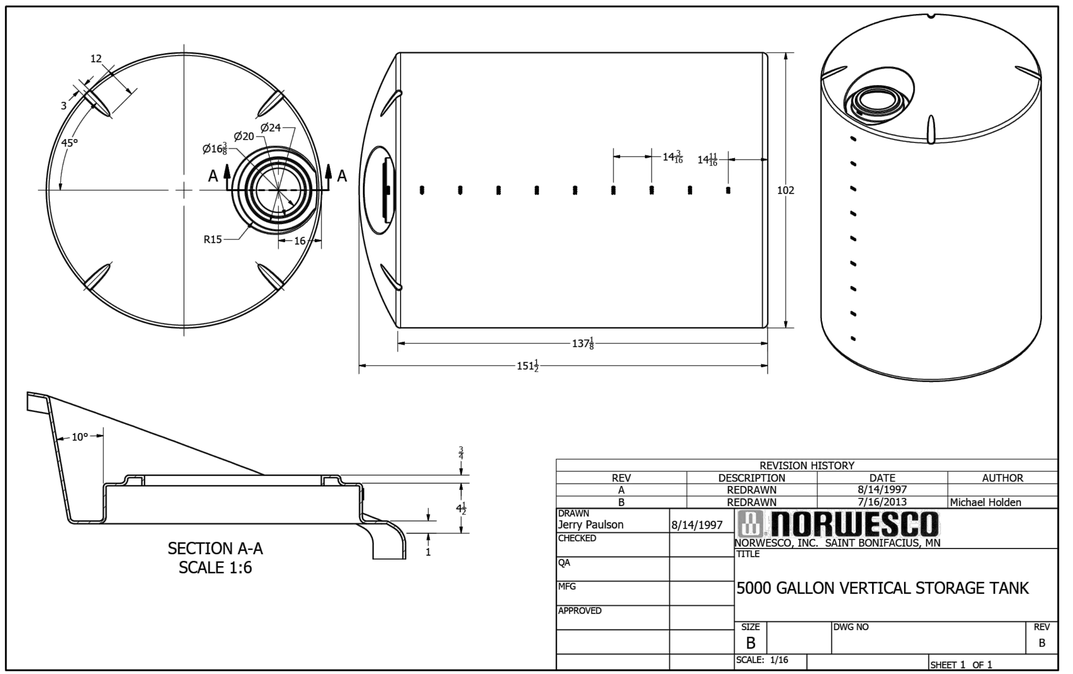


REVISION HISTORY			
REV	DESCRIPTION	DATE	AUTHOR
C	REDRAWN	5/1/1996	
D	REDRAWN	7/16/2013	Michael Holden

DRAWN	Jerry Paulson	5/1/1996
CHECKED		
QA		
MFG		
APPROVED		

NORWESCO, INC. SAINT BONIFACIUS, MN
TITLE: 2500 GALLON VERTICAL STORAGE TANK
SIZE B | DWG NO | REV D
SCALE: 1/16 | SHEET 1 OF 1

3 C-4.2 **NORWESCO 2500 GALLON VERTICAL TANK DETAIL**
NTS



SECTION A-A
SCALE 1:6

REVISION HISTORY			
REV	DESCRIPTION	DATE	AUTHOR
A	REDRAWN	8/14/1997	
B	REDRAWN	7/16/2013	Michael Holden

DRAWN	Jerry Paulson	8/14/1997
CHECKED		
QA		
MFG		
APPROVED		

NORWESCO, INC. SAINT BONIFACIUS, MN
TITLE: 5000 GALLON VERTICAL STORAGE TANK
SIZE B | DWG NO | REV B
SCALE: 1/16 | SHEET 1 OF 1

4 C-4.2 **NORWESCO 5000 GALLON VERTICAL TANK DETAIL**
NTS

APPLICANT: ADDNAN ISLAM | ROAD: PLEASANT KNOLL | COUNTY FILE NO.: PLN23–183

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT.
SAN JOSE, CALIFORNIA
UNINCORPORATED SANTA CLARA COUNTY
APN: 654-25-011

DETAILS

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2 REVISION 2 08–26–24	–
1 REVISION 1 05–16–24	ZA
REVISIONS	BY
JOB NO:	2221253
DATE:	08–07–23
SCALE:	NTS
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO: **C-4.2**
10 OF 10 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON–STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF–SITE; CLEAN OFF–SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON–SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY QUANTUM GEOTECHNICAL; AND THE COUNTY OF SANTA CLARA.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE–CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO–DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND–BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON–SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11–8–4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4–HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4–HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON–SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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SAN JOSE, CALIFORNIA
UNINCORPORATED SANTA CLARA COUNTY
APN: 654–25–011

GRADING
SPECIFICATIONS

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2 REVISION 2 08–26–24	–
1 REVISION 1 05–16–24	ZA
REVISIONS	BY

JOB NO: 2221253
DATE: 08–07–23
SCALE: NO SCALE
DESIGN BY: ZA
CHECKED BY: XX
SHEET NO:

C-5.0

11 OF 10 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

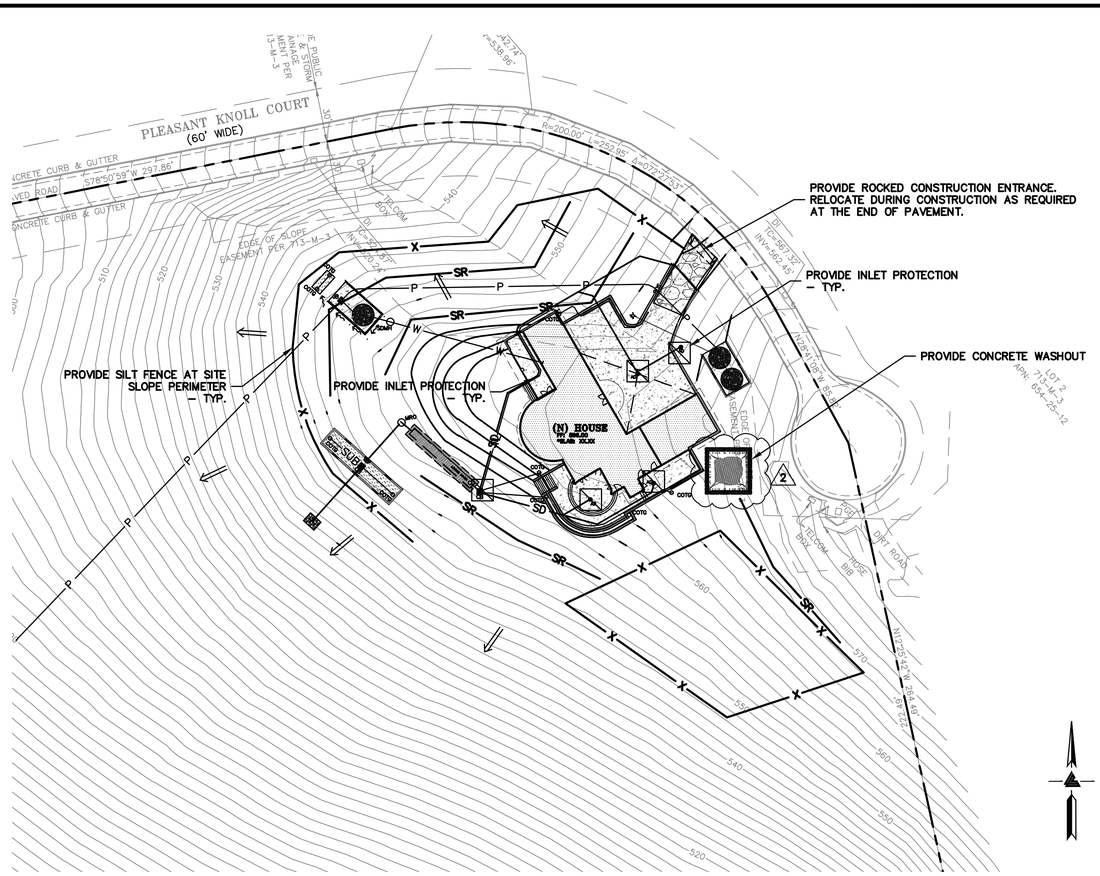
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWNG GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL (SR)
- SILT FENCE (X)
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

REGISTERED PROFESSIONAL ENGINEER
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UNINCORPORATED SANTA CLARA COUNTY

EROSION CONTROL PLAN

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2	REVISION 2 08–26–24	–
1	REVISION 1 05–16–24	ZA
	REVISIONS	BY

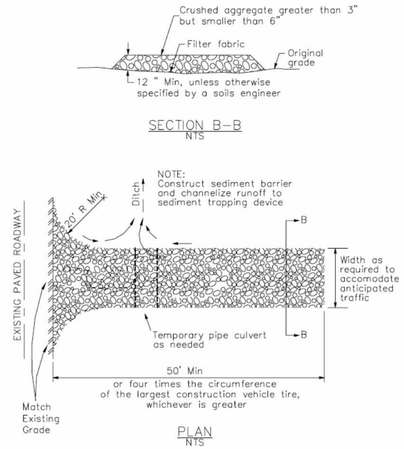
JOB NO:	2221253
DATE:	08–07–23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	ER–1

12 OF 10 SHEETS

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23–183

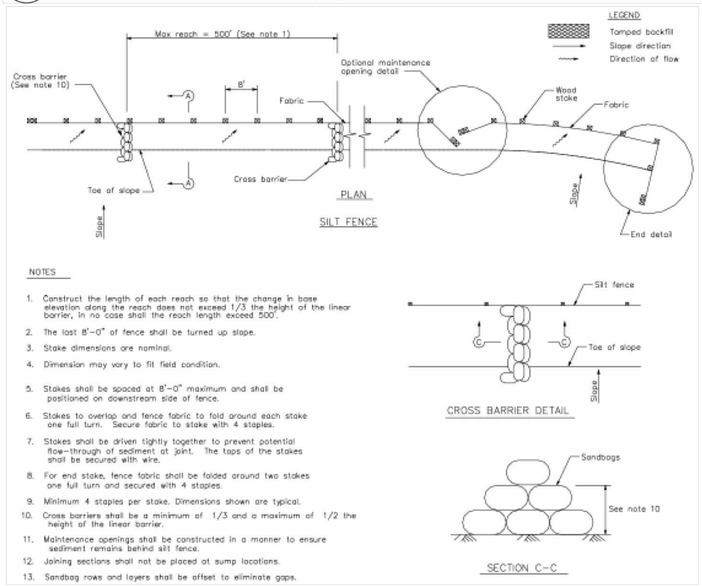
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



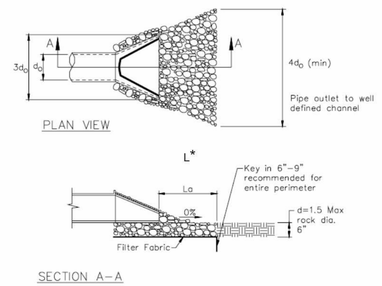
1 Silt Fence

CASQA Detail SE-1



4 Velocity Dissipation Devices

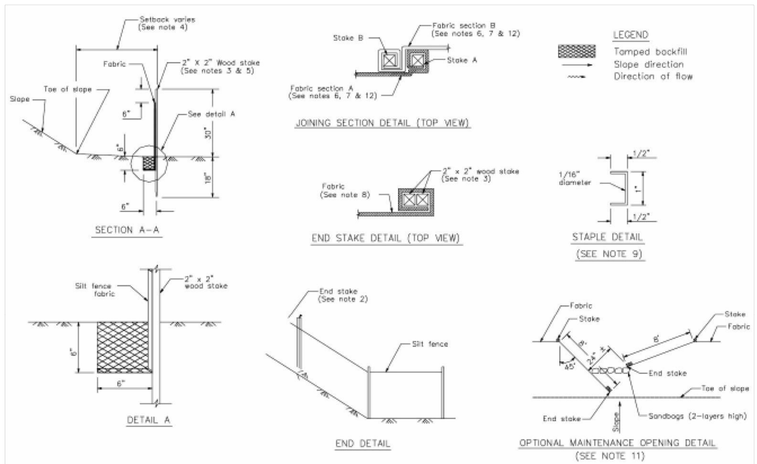
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

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

BMP-1

REGISTERED PROFESSIONAL ENGINEER — PETER CARLINO — No. C79555 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887–4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL CT.
SAN JOSE, CALIFORNIA
APN: 654–25–011
UNINCORPORATED SANTA CLARA COUNTY

EROSION CONTROL DETAILS

–		–
–		–
–		–
2	REVISION 2 08–26–24	–
1	REVISION 1 05–16–24	ZA
	REVISIONS	BY

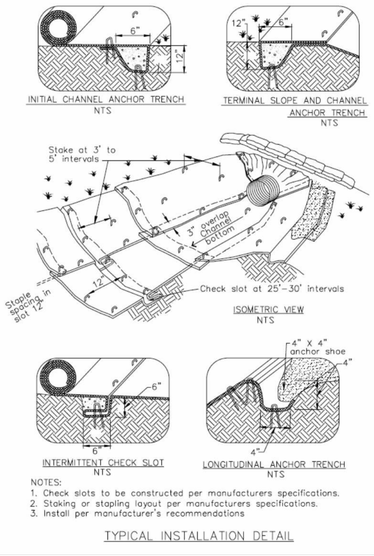
JOB NO:	2221253
DATE:	08–07–23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	BMP-1

13 OF 10 SHEETS

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23–183

7 Geotextiles and Mats

CASQA Detail EC-7

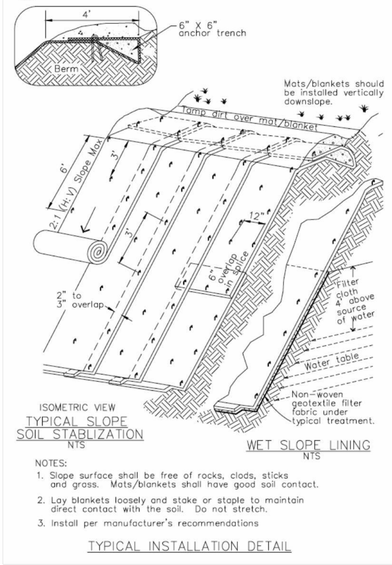


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

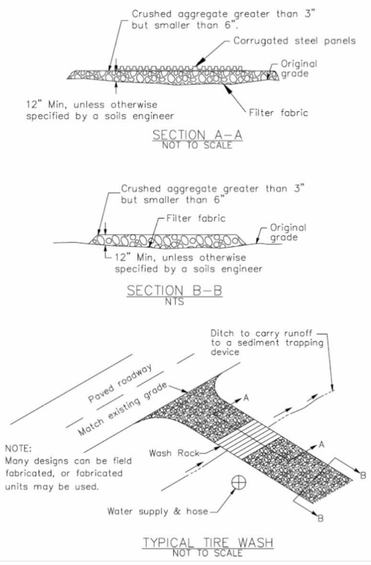


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

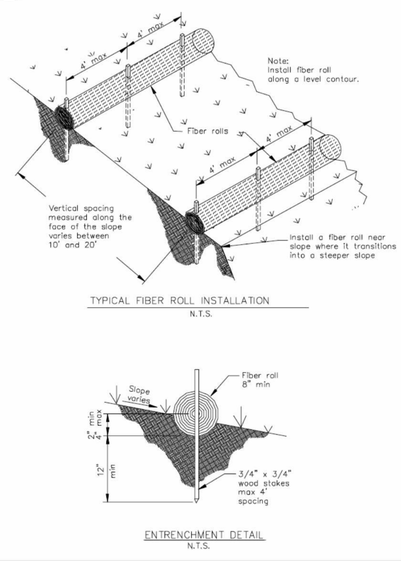
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



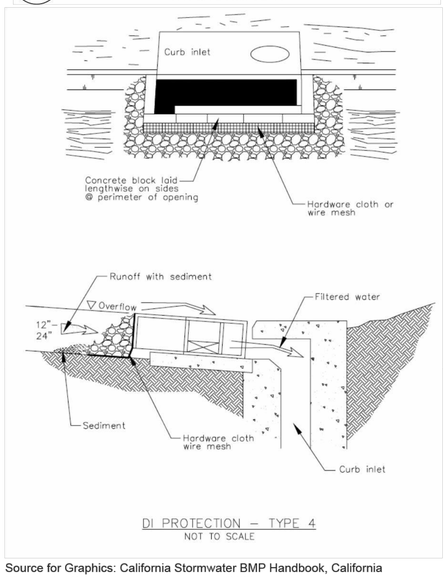
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

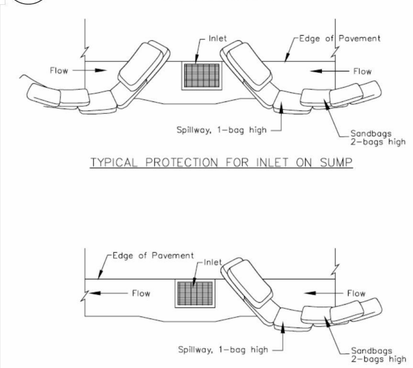
CASQA Detail SE-10



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

6 Storm Drain Inlet Protection

CASQA Detail SE-10

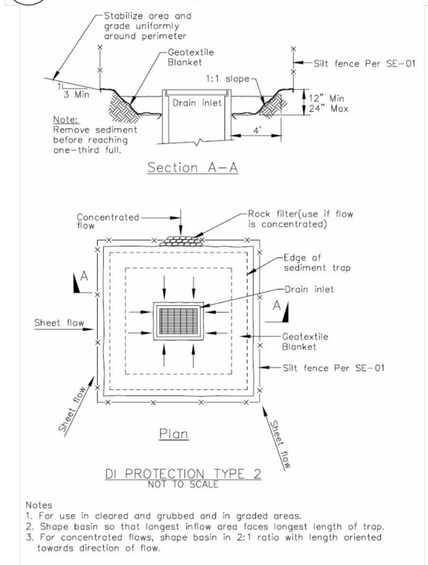


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

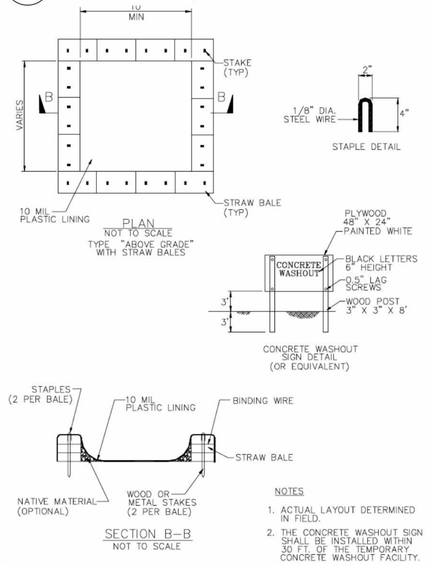
CASQA Detail SE-10



Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Project Information

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

BMP-2

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
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STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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UNINCORPORATED SANTA CLARA COUNTY
APN: 654-25-011

EROSION CONTROL DETAILS

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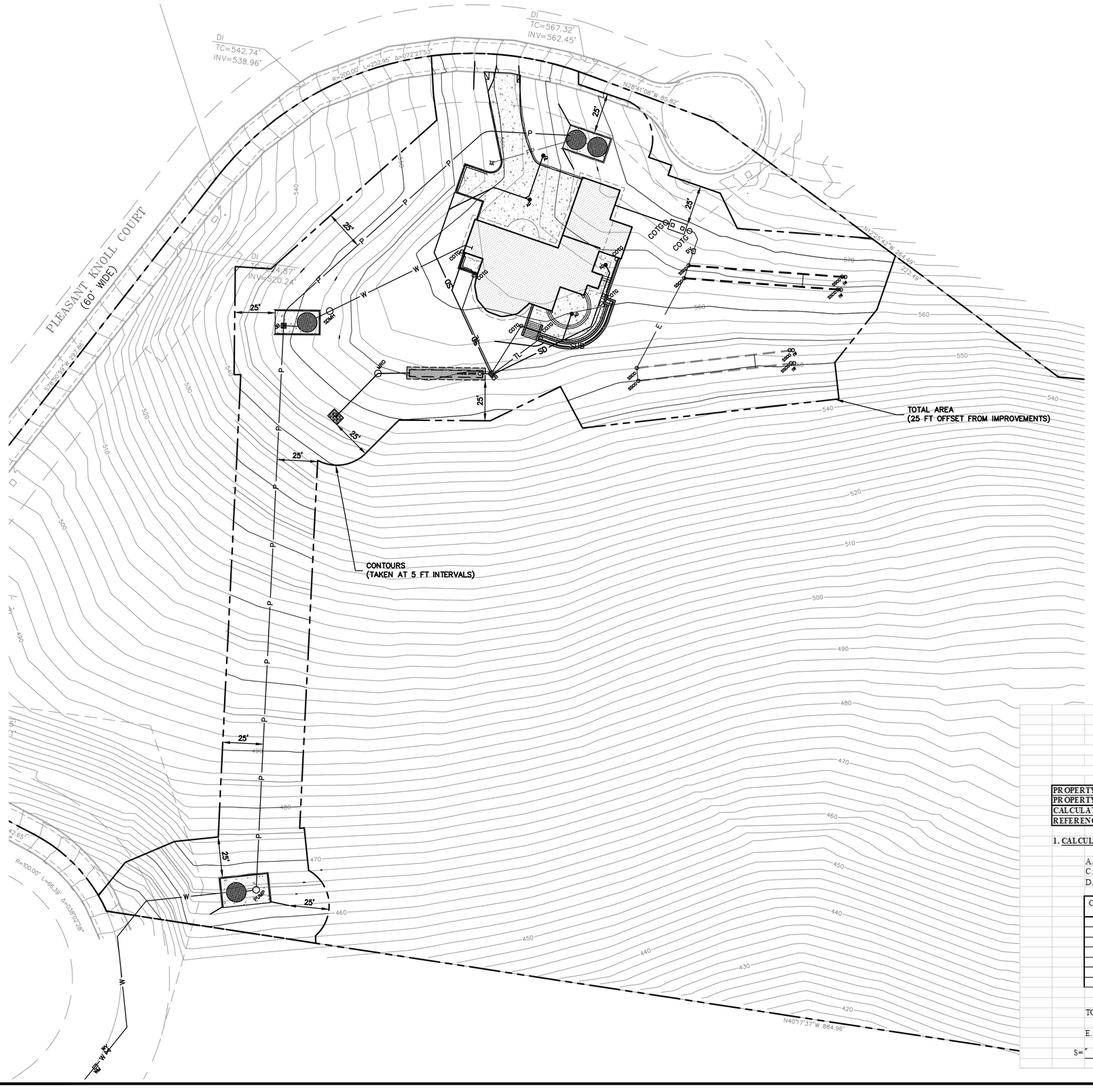
-		-
-		-
2	REVISION 2 08-26-24	-
1	REVISION 1 05-16-24	ZA
	REVISIONS	BY

JOB NO:	2221253
DATE:	08-07-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	BMP-2

14 OF 10 SHEETS

APPLICANT: ADDNAN ISLAM ROAD: PLEASANT KNOLL COUNTY FILE NO.: PLN23-183



0 15 30 60

SCALE: 1" = 30'

COUNTY OF SANTA CLARA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

CALCULATIONS BY LEA & BRAZE ENGINEERING (510) 887-4086

CALCULATION OF AVERAGE SLOPE

PROPERTY OWNER(S)	Islam Residence		
PROPERTY ADDRESS	3655 Pleasant Knoll Ct		
CALCULATED BY	ZA	DATE	May 17, 2024
REFERENCE MAP:	Grading and Drainage Plan by Lea & Braze #2221253 CI	JOB#	2221253

1. CALCULATION OF AVERAGE SLOPE

A. NET STUDY AREA (An) 1.857 ACRES
B. CONTOUR INTERVAL (I) 5 ft.
C. DRAWING SCALE 1" = 1'
D. CONTOUR LENGTH WITHIN NET STUDY AREA (An)

CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (FEET)
450	40.4	485	50.0	520	54.4	555	527.3
455	50.1	490	50.0	525	57.8	560	457.0
460	128.0	495	51.4	530	58.5	565	314.2
465	113.6	500	50.7	535	62.0	570	239.0
470	89.5	505	52.1	540	76.0		
475	53.1	510	51.9	545	327.4		
480	50.0	515	53.4	550	466.5		
						TOTAL	3524.3

TOTAL LENGTH (MULTIPLY BY MAP SCALE) = L = TOTAL 3524.3 FT.

E. AVERAGE SLOPE WITHIN NET AREA OF LOT

S= (100%) (5.0 FT) (3524 FT) = 21.79%
(1.857) 43560

PROFESSIONAL ENGINEER
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UNINCORPORATED SANTA CLARA COUNTY

AVERAGE LOT SLOPE

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY

JOB NO:	2221253
DATE:	05-17-24
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	EX-1

1 OF 1 SHEETS

ENGINEERED PLANS FOR ON-SITE WASTEWATER TREATMENT SYSTEM [OWTS]
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REFERENCES

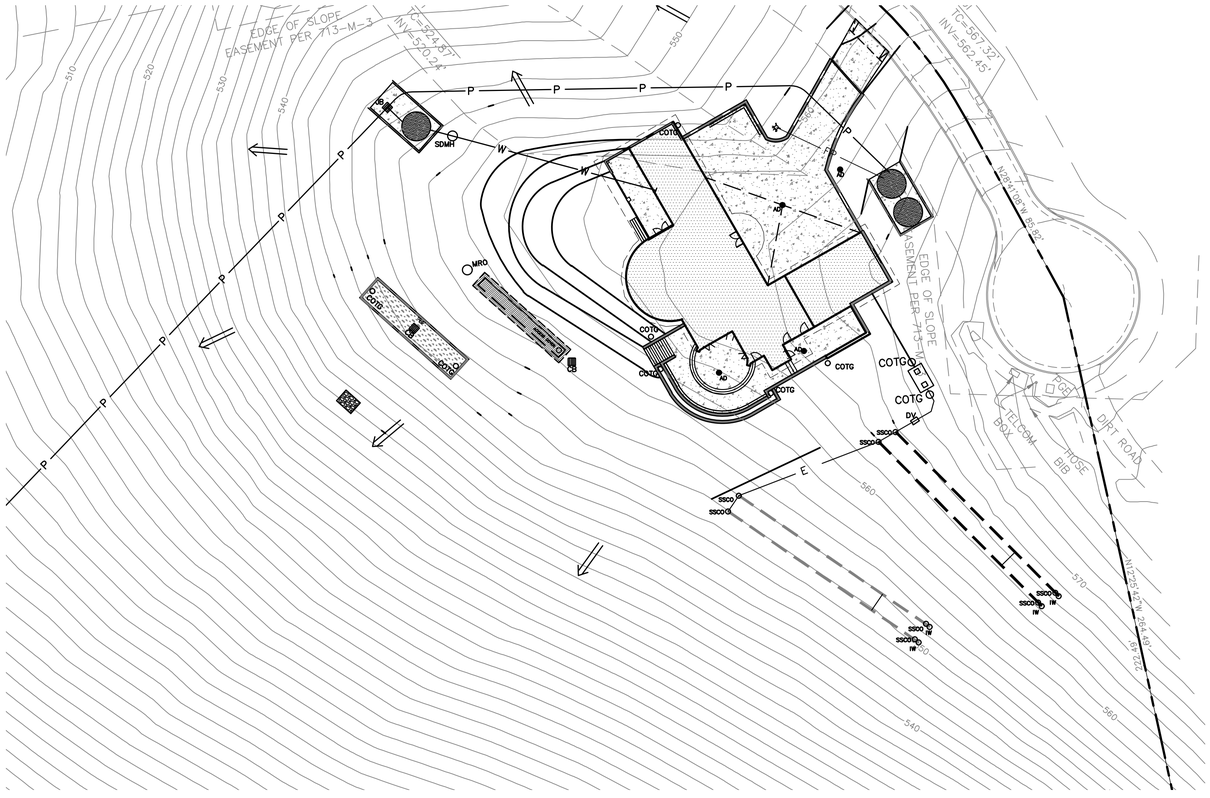
THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY XXXX ENGINEERING, ENTITLED;
   "TOPOGRAPHIC SURVEY"
   3655 PLEASANT KNOLL COURT
   SAN JOSE, CA
2. SITE PLAN BY CAMARGO & ASSOCIATES ARCHITECTS ENTITLED:
   "SITE PLAN"
   3655 PLEASANT KNOLL COURT
   SAN JOSE, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
℄	CENTER LINE
CO	CLEANOUT
DIV	DIVERSION VALVE
E	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
INV	INVERT ELEVATION
JT	JOINT TRENCH
LNDG	LANDING
MM AX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
P	PROPERTY LINE
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
W/	WITH
W, WL	WATER LINE



0 15 30 60

SCALE: 1" = 30'

GENERAL INSTALLATION NOTES:

PERMITS:
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM SANTA CLARA COUNTY ENVIRONMENTAL HEALTH SERVICES.

PLAN CHANGES:
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

INSTALLATION:
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA.

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.

SANTA CLARA COUNTY OWTS SETBACKS:

MINIMUM DISTANCES (IN FEET) MEASURED FROM:	DISPOSAL FEILD	SEPTIC TANK
ALL WELLS AND SPRINGS	100'	100'
WATERCOURSES* (TOP OF BANK)	100'	100'
RESERVOIRS (HIGHWATER MARK)	200'	200'
CUT OR STEEP EMBANKMENTS (TOP OF CUT)	4 X H**	10 FEET
STEEP SLOPES***	4 X H**	10 FEET
DRAINAGE/SWALE	50'	50'
FOUNDATION	10'	5'
PROPERTY LINE	10'	10'
SEPTIC TANKS	6'	N/A
SWIMMING POOL	25'	25'
ROAD EASEMENT, PAVEMENT, OR DRIVEWAY	5'	5'
PONDS AND LANSLIDES	100'	100'
CLOSED DRAIN PIPE OR CULVERT	10'	10'
LINED DRAINAGE DITCH	15'	15'
UNLINED EARTHEN CHANNEL OR V-DITCH	25'	25'
ENERGY DISSIPATERS****	10' X 20'	10' X 20'
TREES 12" (OR GREATER) IN ø MEASURED @ 4.5' TALL	15'	15'

* WATERCOURSE – A RUNNING STREAM FED ROM PERMANENT OR NATURAL SOURCES, INCLUDING RIVERS, CREEKS, RUNS, AND RIVULETS. THERE MUST BE A STREAM, USUALLY FLOWING IN A PARTICULAR DIRECTION (THROUGH IT NEED NOT FLOW CONTINUOUSLY) IN A DEFINITE CHANNEL, HAVING A BED OR BANKS AND USUALLY DISCHARGING INTO SOME STREAM OR BODY OF WATER.

** H EQUALS THE HEIGHT OF UT OR EMBANKMENT IN FEET. THIS SETBACK DISTANCE REQUIREMENT MUST NOT BE LESS THAN 25 FEET OR MORE THAN 100 FEET.

*** AS DEFINED BY THE REGIONAL WATER QUALITY CONTROL BOARD HAVING JURISDICTION, BUT NOT EXCEEDING 67 PERCENT.

(M) NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATION RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

(N) NO PART OF ANY PRIVATE SEWAGE DISPOSAL SYSTEM MAY CROSS ANY PROPERTY LINE.

(O) UPON NOTICE FROM THE DIRECTOR THAT WORK ON THE SEWAGE DISPOSAL SYSTEM IS BEING CONDUCTED IN VIOLATION OF THIS CHAPTER, OR IN AN UNSAFE OR DANGEROUS MANNER, THE WORK MUST BE IMMEDIATELY STOPPED. THE STOP-WORK MUST BE ISSUED TO THE OWNER OF THE PROPERTY INVOLVED, OR THE OWNER'S AGENT, OR THE PERSON DOING THE WORK. IT MUST STATE THE CONDITIONS UNDER WHICH WORK MAY B RESUMERD.NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATOIN RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

**** ENERGY DISSIPATERS – 10 FEET DOWNSLOPE AND 20 FEET TO THE SIDE.

*****PER PAGE 24 OF 199 OF THE COUNTY LAND USE MANUAL.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

2

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 17 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.68 GPD/SQFT (WITH INTERPOLATION).

HOME IS PROPOSED WITH 4 BEDROOMS THEREFORE, WASTEWATER FLOW IS 525 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

REQUIRED LENGTH CALCULATED BY THE EQUATION SUPPLIED ON PAGE 3-17 OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL (SECTION 3) THAT STATES:

TRENCH LENGTH = Q/(R*A)
Q=FLOW RATE (GPD)
R=WASTEWATER APPLICATION RATE (GPD/SQFT)
A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)
[4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
525/(4*0.68) = 194 FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 388 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT

NOTE:
COUNTY REQUIRES LEACH LINES TO BE STAKED OUT BY A SURVEYOR PRIOR TO INSTALLATION. FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY
	PRIMARY LEACH LINE
	EXPANSION LEACH LINE
	RETAINING WALL
	LANDSCAPE RETAINING WALL
TL	TIGHTLINE
E	EFFLUENT LINE
	SET BACK LINE
W	WATER LINE
X	FENCE LINE
P	PRESSURE LINE
JT	JOINT TRENCH
SUB	SUBDRAIN LINE
	GRADING LIMIT LINE
DIV	DIVERSION VALVE
ISR	INSPECTION RISER
IW	INSPECTION WELL
DS	DOWNSPOUT
SSCO	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTOR
AD	AREA DRAIN
SL	SEPTIC LID
222.57 INV	SPOT ELEVATION
200	CONTOURS

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

1. INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK.
2. INSTALL GAS-TIGHT RISER TO GRADE.
3. INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
4. INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.

STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SANTA CLARA COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

SHEET INDEX:

AREA BELOW IS FOR SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH USE ONLY:

REGISTERED PROFESSIONAL ENGINEER PETER CARLTON No. C79539 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

OWTS TITLE SHEET

–		–
–		–
–		–
2	DEH REVIEW 01-09-24	ZA
1	DEH REVIEW 07-06-23	ZA
	REVISIONS	BY

JOB NO:	2221253
DATE:	05-02-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:
OWTS SS-1
01 OF 03 SHEETS

SEPTIC SYSTEM KEYNOTES 1 TO 2

1. INSTALL (N) 1500-GALLON PRECAST CONCRETE SEPTIC TANK. SEE DETAIL 1 ON SHEET SS-3.
2. INSTALL PRIMARY AND SECONDARY SYSTEM AS SHOWN - SEE DETAIL 5 ON SHEET SS-3.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 17 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.68 GPD/SQFT (WITH INTERPOLATION).

HOME IS PROPOSED WITH 4 BEDROOMS THEREFORE, WASTEWATER FLOW IS 525 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

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A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)
[4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
525/(4*0.68) = 194 FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 388 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

DISPERSAL TRENCH TABLE

#	PRIMARY DRAINFIELD LENGTH OF INFILTRATOR
1	(N) PRIMARY 97 LF
2	(N) PRIMARY 97 LF
TOTAL PRIMARY LENGTH: 194 LF	
#	SECONDARY DRAINFIELD LENGTH OF INFILTRATOR
3	(N) SECONDARY 97 LF
4	(N) SECONDARY 97 LF
TOTAL SECONDARY LENGTH: 194 LF	
TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH PROVIDED: 388 LF	

INSTALL (N) 1,500 GALLON SEPTIC TANK

10' FOUNDATION SETBACK

RIM 569.00
INV 561.00

SOIL PROFILE #1. SEE SHEET SS-3 FOR FIELD DOCUMENTATION.

5' EASEMENT SETBACK

(N) LANGLEY HILL QUARRY DIVERSION VALVE

10' CLOSED DRAIN PIPE SETBACK

10' PROPERTY LINE SETBACK

HOLE #1 (FAILED)
HOLE #2 (FAILED)
HOLE #3 (FAILED)
HOLE #4
HOLE #5
HOLE #6
HOLE #7
HOLE #8
HOLE #9

RIM 566.00
INV 560.56

RIM 564.00
INV 560.40

RIM 552.00
INV 550.50

RIM 550.00
INV 548.50

POPOVER

SOIL PROFILE #2. SEE SHEET SS-3 FOR FIELD DOCUMENTATION.

(N) INSPECTION WELL AND STANDPIPE - TYP.

EDGE OF SLOPE EASEMENT PER 713-M-3

TELCOM BOX

DI TC=524.87' INV=520.24'

DI TC=567.32' INV=562.45'

0 10 20 40

SCALE: 1" = 20'

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

TREE PROTECTION NOTE:
SEVERED ROOTS 1" OR LARGER TO BE CUT SQUARELY WITH A SHARP TOOL, COVERED WITH BURLAP, AND KEPT MOIST UNTIL BACKFILLED. TREE PROTECTION TO BE IN ACCORDANCE WITH THE ARBORIST REPORT.

CALL 1-800-642-2444 BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79539 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

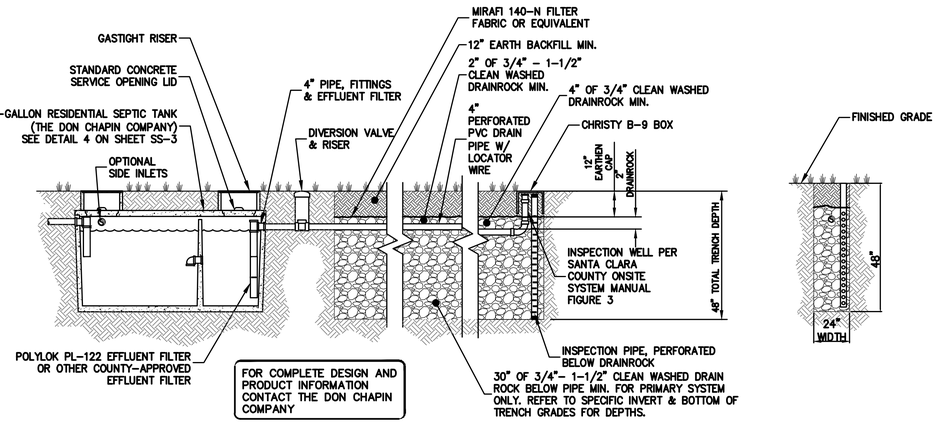
ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

SEPTIC SYSTEM ENGINEERED PLAN

2	DEH REVIEW 01-09-24	ZA
1	DEH REVIEW 07-06-23	ZA
	REVISIONS	BY

JOB NO:	2221253
DATE:	05-02-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:
OWTS SS-2
02 OF 03 SHEETS



LIQUID CAPACITY REQUIRED: 1500 GALLONS (6 BEDROOMS)
DOSING CAPACITY REQUIRED: 150 GALLONS (150 GALLONS/BEDROOM PER SANTA CLARA COUNTY OWTS MANUAL 1500 GALLON MIN. FOR RESIDENTIAL USAGE)
BOX DESIGN LOAD: NON-TRAFFIC, UP TO 3 FEET OF SOIL COVER, MAXIMUM 500 PSF.

1 SS-3 **RESIDENTIAL SEPTIC TANK**
NTS

County of Santa Clara - Department of Environemntal Health
SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Adnan Islam	**SR#:**	**PLN FILE #**
LOCATION: 3655 Pleasant Knoll Court	**REHS/RCE:**	
CONTACT PERSON: John Halbom	**PHONE:** (408) 965-8478	**TEST DATE 1:** 12/12/2022 **TEST DATE 2:** 02/17/2023

HOLE #7		DEPTH = 3.0' (TEST DATE: 02/17/23)					HOLE #8		DEPTH = 3.0' (TEST DATE: 02/17/23)				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
13:30	14:00	28	24 3/8	30	3 5/8	8.28	13:33	14:03	28	23 5/8	30	4 3/8	6.86
14:00	14:30	28 2/8	24 5/8	30	3 5/8	8.28	14:03	14:33	28	23 5/8	30	4 3/8	6.86
14:30	15:00	28	24 4/8	30	3 5/8	8.28	14:33	15:03	28	23 5/8	30	4 3/8	6.86
			STABLE							STABLE			
			Stabilized MPI		8.28					Stabilized MPI		6.86	

HOLE #9		DEPTH = 3.0' (TEST DATE: 02/17/23)					HOLE #4		DEPTH = 4.5' (TEST DATE: 12/12/22)				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
15:14	15:15	28	22 4/8	5	5 4/8	0.91	9:09	9:39	16	12 1/8	30	3 7/8	7.74
15:20	15:25	28 1/8	22 6/8	5	5 3/8	0.93	9:39	10:09	16 2/8	12 2/8	30	4	7.50
15:25	15:30	28 1/8	22 6/8	5	5 3/8	0.93	10:09	10:39	16 1/8	12 2/8	30	3 7/8	7.74
			STABLE							STABLE			
			Stabilized MPI		0.92					Stabilized MPI		7.66	

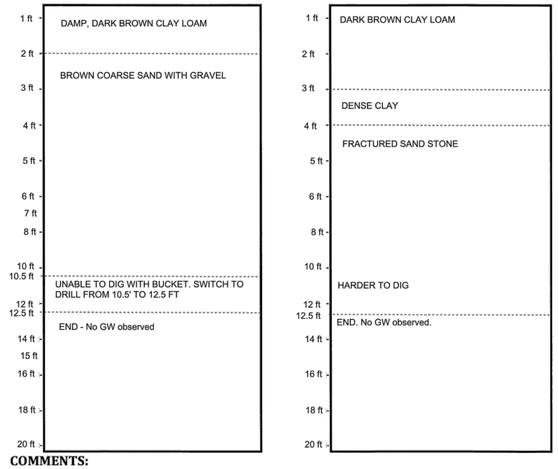
HOLE #5		DEPTH = 4.0' (TEST DATE: 12/12/22)					HOLE #6		DEPTH = 4.0' (TEST DATE: 12/12/22)				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
9:12	9:42	10	7 5/8	30	2 3/8	12.63	9:15	9:45	23	22 1/8	30	7/8	34.29
9:42	10:12	10	7 5/8	30	2 3/8	12.63	9:45	10:15	23	22 1/8	30	7/8	34.29
4:12	10:42	10	7 6/8	30	2 2/8	13.33	10:15	10:45	23	22 1/8	30	7/8	34.29
			STABLE							STABLE			
			Stabilized MPI		12.87					Stabilized MPI		34.29	

HOLE			7	8	9	4	5	6
Stablized MPI	R		8.28	6.86	0.92	7.66	12.87	34.29
Adjusted Stabilized MPI	R_1=R x 1.4		11.59	9.60	1.29	10.73	18.01	48.00
Average Adjusted Stabilized MPI	R_2=(ΣR_1)/#Holes		16.53602812					
# Bedrooms	FOR OFFICE USE ONLY	TANK SIZE (Gal):		LEACH LINE (feet)				

2 SS-3 **PERCOLATION TEST**
NTS

SOIL PROFILE RESULTS

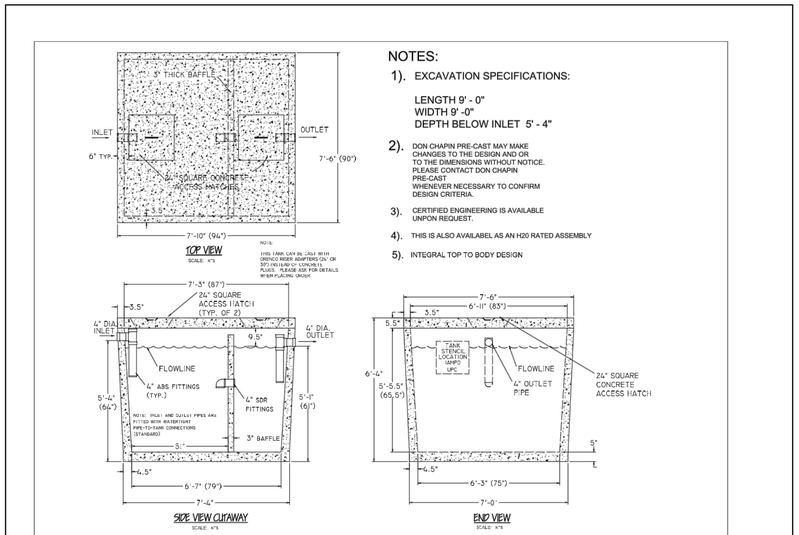
SR #: 0869987 **DATE OF INSPECTION:** 11/22/2022
APN #: 654-25-011 **OWNER:** Islam
APPLICANT: J. Halbom
SITE ADDRESS: 3655 Pleasant Knoll Court, San Jose
CONDUCTED BY: J. Halbom **CHECKED BY:** R. Chung



COMMENTS:

3 SS-3 **SOIL PROFILE**
NTS

Rev. 3/

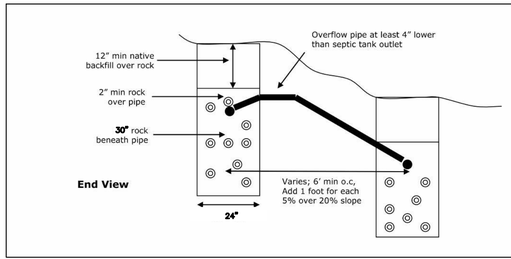


DON CHAPIN PRE-CAST
2735 BOLSA RD.
HOLLISTER, CA 95023
(831) 630-1042
(831) 630-5763

PRE-CAST CONCRETE WATER TIGHT
SEPTIC TANK
CAPACITY 1500 GALLONS
MODEL IPS1500

DON CHAPIN PRE-CAST
2/12/09

4 SS-3 **SEPTIC TANK**
NTS



5 SS-3 **POP OVER DETAIL**
NTS

REGISTERED PROFESSIONAL ENGINEER
TESTER CARLSON
No. C79539
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

CONVENTIONAL OWTS DETAILS

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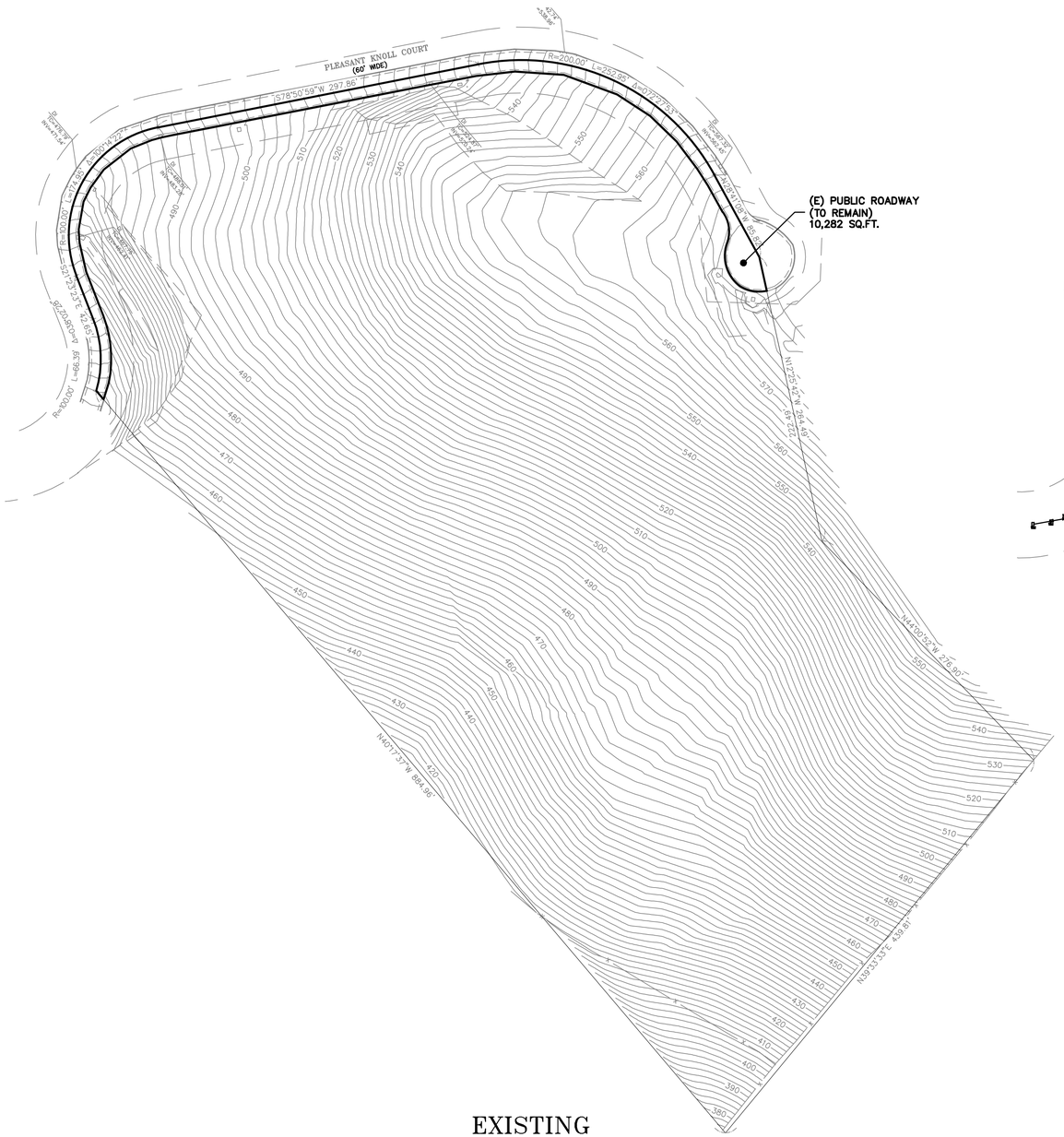
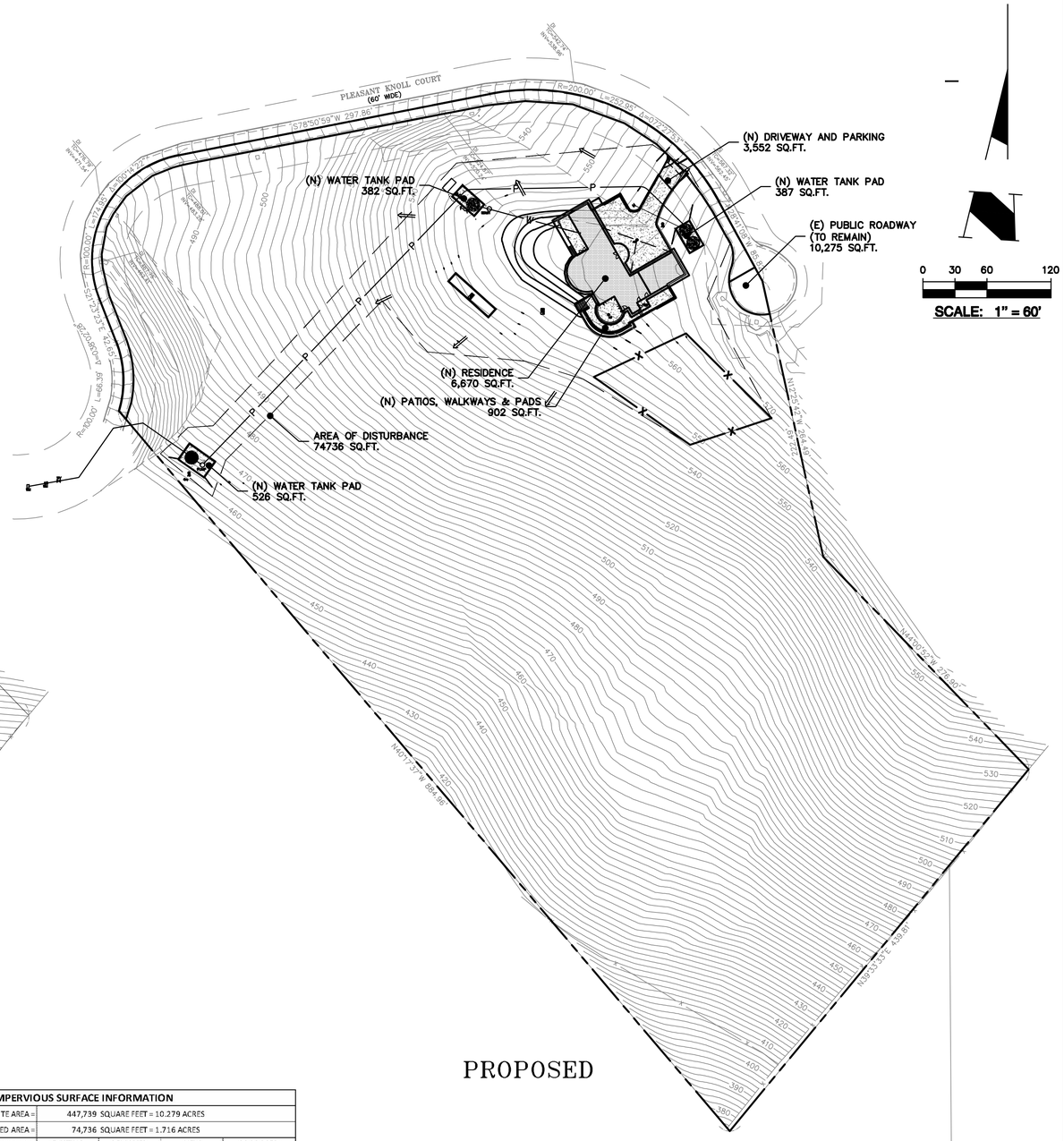
–		–
2	DEH REVIEW 01-09-24	ZA
1	DEH REVIEW 07-06-23	ZA
	REVISIONS	BY

JOB NO:	2221253
DATE:	05-02-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:
OWTS SS-3
OF 03 SHEETS



EXISTING



PROPOSED

0 30 60 120

SCALE: 1" = 60'

IMPERVIOUS SURFACE INFORMATION				
TOTAL SITE AREA =	447,739 SQUARE FEET = 10.279 ACRES			
DISTURBED AREA =	74,736 SQUARE FEET = 1.716 ACRES			
IMPERVIOUS AREAS	**EXISTING (sq-ft.)**	**REMOVED (sq-ft.)**	**NEW (sq-ft.)**	**PROPOSED (sq-ft.)**
RESIDENCE	0	0	6,670	6,670
PUBLIC ROADWAY	10,282	0	0	10,282
DRIVEWAY AND PARKING	0	0	3,552	3,552
PATIOS AND WALKWAYS	0	0	902	902
WATER TANK PAD 1	0	0	387	387
WATER TANK PAD 2	0	0	382	382
WATER TANK PAD 3	0	0	526	526
TOTAL IMPERVIOUS AREA	10,282	0	12,419	22,701
SEMI-PERVIOUS AREAS				
GRAVEL PATIOS AND WALKWAYS	0	0	0	0
DG PATIOS AND WALKWAYS	0	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0	0
TOTAL DEVELOPED AREA	**10,282**	0	12,419	**22,701**
NET CHANGE IN DEVELOPED AREA	**+12,419 SQFT. NET INCREASE**			

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

UNINCORPORATED SANTA CLARA COUNTY APN: 654-25-011

IMPERVIOUS SURFACE EXHIBIT

–	–
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–	–
2 REVISION #2 08-14-24	ZA
REVISIONS	BY
JOB NO:	2221253
DATE:	02-23-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	HYD-1

01 OF 2 SHEETS

DRAINAGE MANAGEMENT AREA 1

DMA AREA	12,512 SQUARE FEET = 0.287 ACRES		
IMPERVIOUS AREAS	**PROPOSED (sq-ft.)**	**COLLECTED (sq-ft.)**	**NOT COLLECTED (sq-ft.)**
RESIDENCE	6,670	6,670	0
PUBLIC ROADWAY	0	0	0
DRIVEWAY AND PARKING	3,552	3,552	0
PATIOS AND WALKWAYS	902	902	0
WATER TANK PAD 1	387	387	0
TOTAL IMPERVIOUS AREA	11,511	11,511	0
SEMI-PERVIOUS AREAS			
GRAVEL PATIOS AND WALKWAYS	0	0	0
DG PATIOS AND WALKWAYS	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0
LANDSCAPE AREA	1,001	1,001	0
TOTAL COLLECTED IMPERVIOUS AREA	11,511 sq-ft.		
REQUIRED TREATMENT AREA (4%)	460 sq-ft.		
PROVIDED TREATMENT AREA	500 sq-ft.		

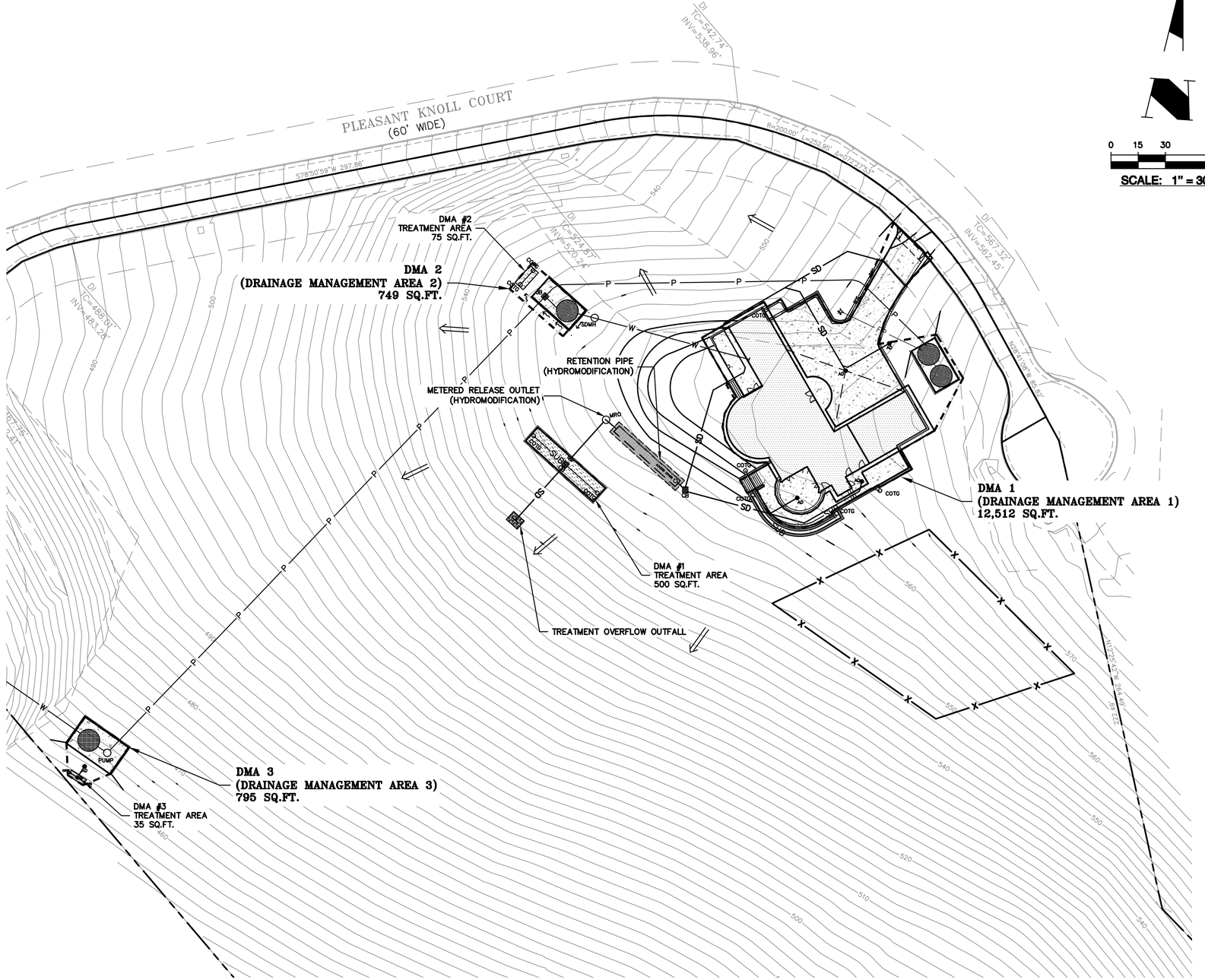
DRAINAGE MANAGEMENT AREA 2

DMA AREA	749 SQUARE FEET = 0.017 ACRES		
IMPERVIOUS AREAS	**PROPOSED (sq-ft.)**	**COLLECTED (sq-ft.)**	**NOT COLLECTED (sq-ft.)**
RESIDENCE	0	0	0
PUBLIC ROADWAY	0	0	0
DRIVEWAY AND PARKING	0	0	0
PATIOS AND WALKWAYS	0	0	0
WATER TANK PAD 2	382	382	0
TOTAL IMPERVIOUS AREA	382	382	0
SEMI-PERVIOUS AREAS			
GRAVEL PATIOS AND WALKWAYS	0	0	0
DG PATIOS AND WALKWAYS	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0
LANDSCAPE AREA	367	367	0
TOTAL COLLECTED IMPERVIOUS AREA	382 sq-ft.		
REQUIRED TREATMENT AREA (4%)	15 sq-ft.		
PROVIDED TREATMENT AREA	75 sq-ft.		

DRAINAGE MANAGEMENT AREA 3

DMA AREA	795 SQUARE FEET = 0.018 ACRES		
IMPERVIOUS AREAS	**PROPOSED (sq-ft.)**	**COLLECTED (sq-ft.)**	**NOT COLLECTED (sq-ft.)**
RESIDENCE	0	0	0
PUBLIC ROADWAY	0	0	0
DRIVEWAY AND PARKING	0	0	0
PATIOS AND WALKWAYS	0	0	0
WATER TANK PAD 3	526	526	0
TOTAL IMPERVIOUS AREA	526	526	0
SEMI-PERVIOUS AREAS			
GRAVEL PATIOS AND WALKWAYS	0	0	0
DG PATIOS AND WALKWAYS	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0
LANDSCAPE AREA	269	269	0
TOTAL COLLECTED IMPERVIOUS AREA	526 sq-ft.		
REQUIRED TREATMENT AREA (4%)	21 sq-ft.		
PROVIDED TREATMENT AREA	35 sq-ft.		

IMPERVIOUS SURFACE INFORMATION				
TOTAL SITE AREA =	447,739 SQUARE FEET = 10.279 ACRES			
DISTURBED AREA =	67,178 SQUARE FEET = 1.542 ACRES			
IMPERVIOUS AREAS	**EXISTING (sq-ft.)**	**REMOVED (sq-ft.)**	**NEW (sq-ft.)**	**PROPOSED (sq-ft.)**
RESIDENCE	0	0	6,670	6,670
PUBLIC ROADWAY	10,282	0	0	10,282
DRIVEWAY AND PARKING	0	0	3,552	3,552
PATIOS AND WALKWAYS	0	0	902	902
WATER TANK PAD 1	0	0	387	387
WATER TANK PAD 2	0	0	382	382
WATER TANK PAD 3	0	0	526	526
TOTAL IMPERVIOUS AREA	10,282	0	12,419	22,701
SEMI-PERVIOUS AREAS				
GRAVEL PATIOS AND WALKWAYS	0	0	0	0
DG PATIOS AND WALKWAYS	0	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0	0
TOTAL DEVELOPED AREA	**10,282**	0	12,419	**22,701**
NET CHANGE IN DEVELOPED AREA	**+12,419 SQFT. NET INCREASE**			



PROFESSIONAL ENGINEER
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No. C79555
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STATE OF CALIFORNIA
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APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

DRAINAGE MANAGEMENT AREAS

–	–
–	–
–	–
–	–
2 REVISION #2 08-14-24	ZA
REVISIONS	BY
JOB NO:	2221253
DATE:	02-23-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	

2 HYD-2
01 OF 2 SHEETS

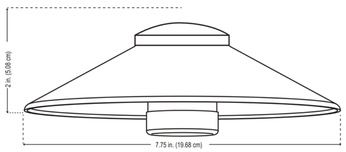
Low Voltage Lights by Alliance

Symbol	Description	Qty.
	Transformer Alliance iT150	1
	Path Light - AL250-LED Hat 7.75" Diameter. Order code: AL250 Brass, (AB) Aged Brass, ALSTEM12 LBIPIN-LED-200lm 2.5W -200 Lumen	8

Path Light
AL250-LED

ALLIANCE
Specification Sheet
Model: AL250 (Area Light Hat)

Diameter: 7.75 in. (19.68 cm)
Height: 2 in. (5.08 cm)
Lens Height: 2 in. (5.08 cm)
Lens Diameter: 1.5 in. (3.81 cm)



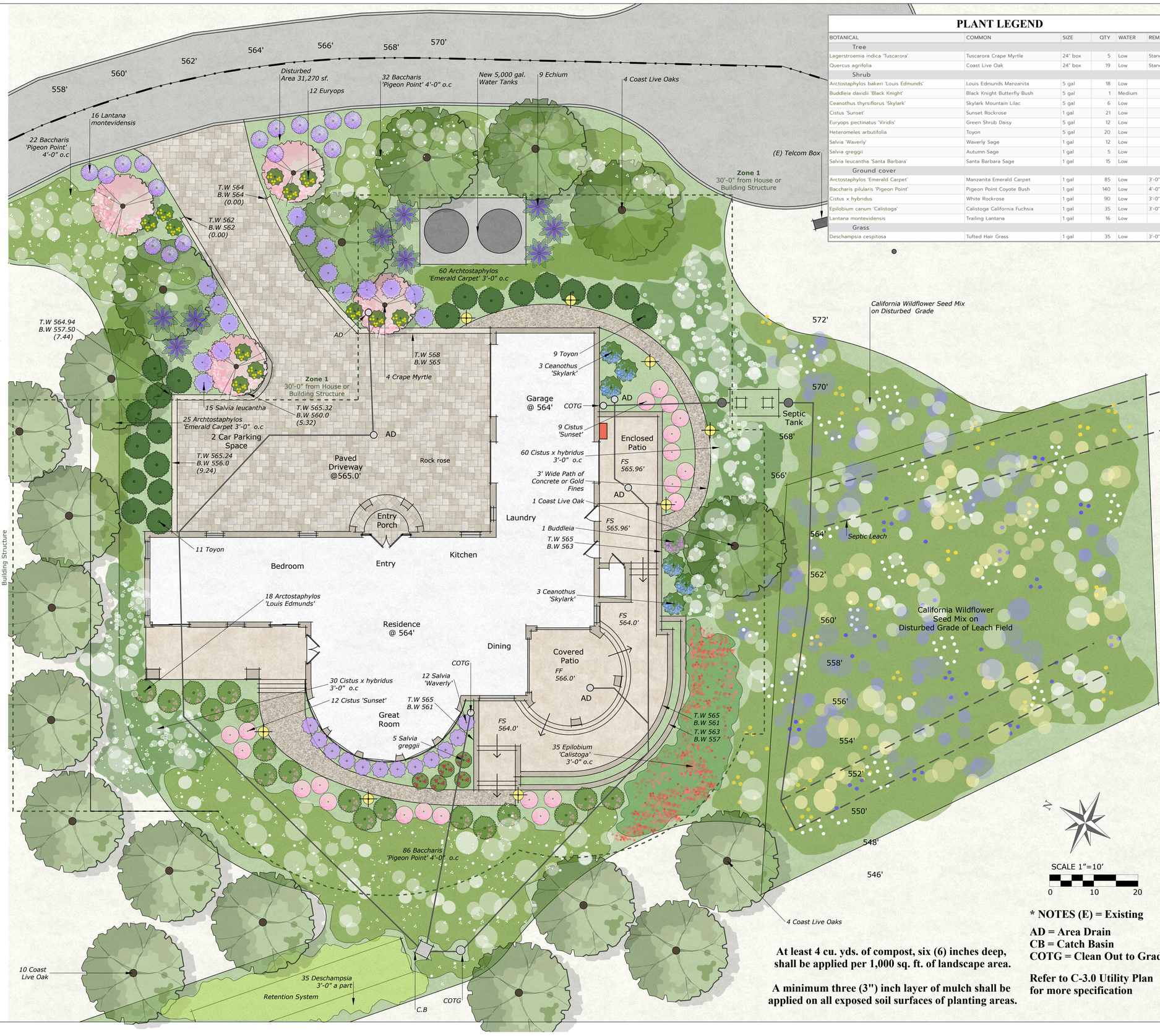
Specifications and Features:
Body: Brass area light hat, aged brass finish
Lens: Polycarbonate frosted lens with rubber gaskets
Warranty: Lifetime warranty

Area Light Stems (Sold Separately):			
Model #:	Height	Lamp Base	Lamp Options
ALSTEM12	12"	Bipin/G4	• LBIPIN-LED-200lm 2.5w - 200 lumen LED • LBIPIN-LED-250lm 3w - 250 lumen LED
ALSTEM18	18"		
ALSTEM24	24"		
ALSTEM60	60"		
ALSTEMADJ	18-29"		

Photometrics:

PLANT LEGEND

BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	24" box	5	Low	Standard
Quercus agrifolia	Coast Live Oak	24" box	19	Low	Standard
Shrub					
Arctostaphylos bakeri 'Louis Edmunds'	Louis Edmunds Manzanita	5 gal	18	Low	
Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	5 gal	1	Medium	
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	6	Low	
Cistus 'Sunset'	Sunset Rockrose	1 gal	21	Low	
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	12	Low	
Heteromeles arbutifolia	Toyon	5 gal	20	Low	
Salvia 'Waverly'	Waverly Sage	1 gal	12	Low	
Salvia greggii	Autumn Sage	1 gal	5	Low	
Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	1 gal	15	Low	
Ground cover					
Arctostaphylos 'Emerald Carpet'	Manzanita Emerald Carpet	1 gal	85	Low	3'-0" o.c
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	140	Low	4'-0" o.c
Cistus x hybridus	White Rockrose	1 gal	90	Low	3'-0" o.c
Epilobium canum 'Calistoga'	Calistoga California Fuchsia	1 gal	35	Low	3'-0" o.c
Lantana montevidensis	Trailing Lantana	1 gal	16	Low	
Grass					
Deschampsia cespitosa	Tufted Hair Grass	1 gal	35	Low	3'-0" o.c



SCALE 1"=10'
0 10 20

*** NOTES (E) = Existing**
AD = Area Drain
CB = Catch Basin
COTG = Clean Out to Grade

Refer to C-3.0 Utility Plan for more specification

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas.

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

ISLAM RESIDENCE
3655 Pleasant Knoll Court, San Jose, CA.

PLANTING & LIGHTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	09-09-24
SCALE	1"=10'-0"
DRAWN	SL - AD
JOB	ISLAM

L-1

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

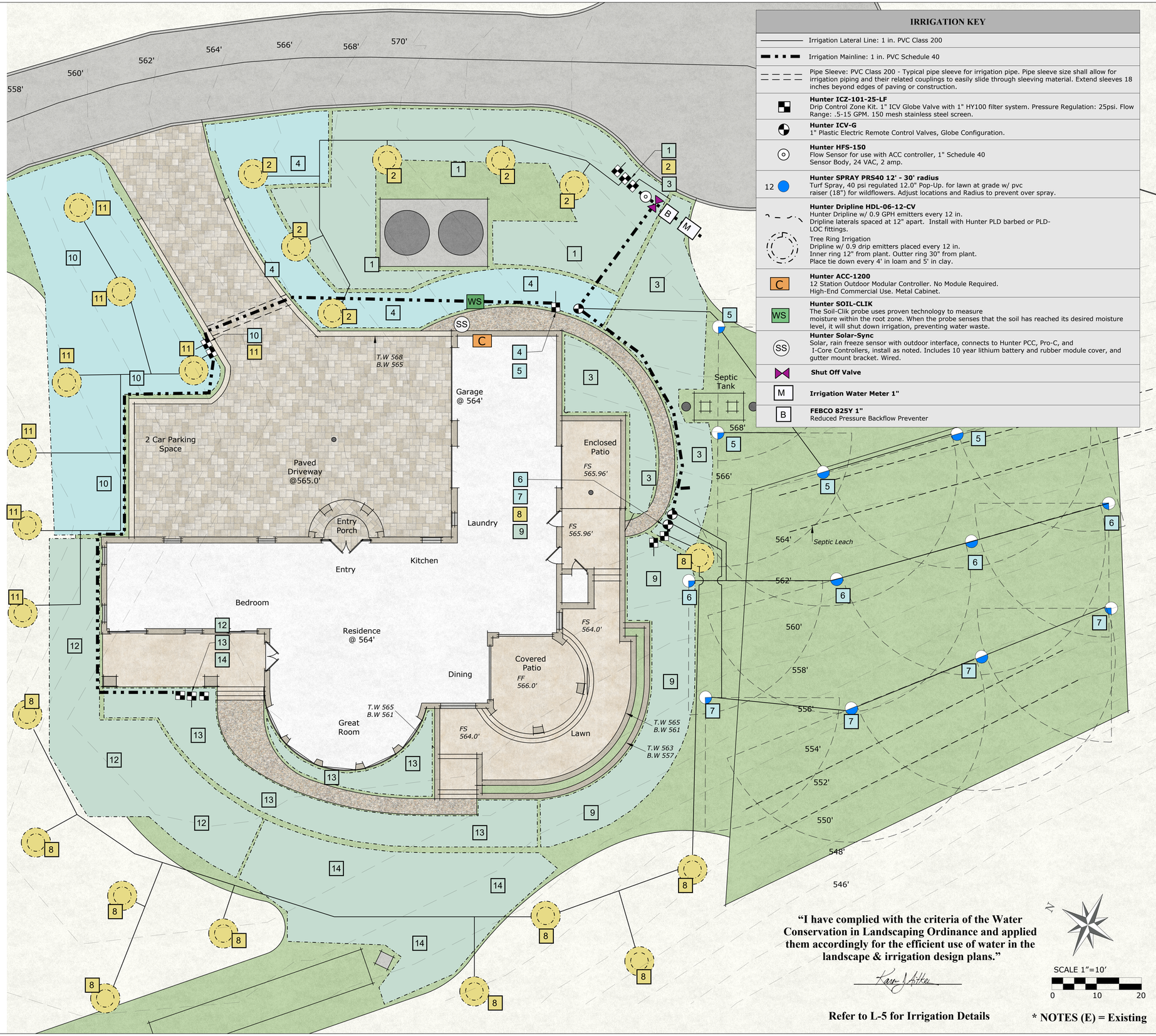
Color Indicates the Irrigated Area — 1 — 100 SF Low Water Drip — *Water Use (Low, Moderate or High)*

Hydrozone Number (Valve)

Hydrozone - Valves

1	1,804 SF Very Low Water Drip	10	1,975 SF Low Water Drip
2	120 SF Med. Water Drip (Trees)	11	140 SF Med. Water Drip (Trees)
3	1,505 SF Low Water Drip		
4	1,090 SF Low Water Drip	12	1,320 SF Very Low Water Drip
5	3,800 SF Low. Water Spray (at grade w/ pcv raiser -Wildflowers)	13	1,210 SF Low Water Drip
		14	1,570 SF Very Low Water Drip
6	2,710 SF Low. Water Spray (at grade w/ pcv raiser -Wildflowers)		
7	2,680 SF Low. Water Spray (at grade w/ pcv raiser -Wildflowers)		
8	200 SF Med. Water Drip (Trees)		
9	820 SF Very Low Water Drip		

Total Irrigated Landscape Area Represent 20,944 sf.



IRRIGATION KEY

———	Irrigation Lateral Line: 1 in. PVC Class 200
- - - -	Irrigation Mainline: 1 in. PVC Schedule 40
– – – –	Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Hunter ICV-G 1" Plastic Electric Remote Control Valves, Globe Configuration.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
12	**Hunter SPRAY PRS40 12' - 30' radius** Turf Spray, 40 psi regulated 12.0" Pop-Up. for lawn at grade w/ pvc raiser (18") for wildflowers. Adjust locations and Radius to prevent over spray.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
C	**Hunter ACC-1200** 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
WS	**Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Shut Off Valve
M	**Irrigation Water Meter 1"**
B	**FEBCO 825Y 1"** Reduced Pressure Backflow Preventer

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

Karen Aitken

Refer to L-5 for Irrigation Details

*** NOTES (E) = Existing**

N

SCALE 1"=10'

0 10 20

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

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ISLAM RESIDENCE

3655 Pleasant Knoll Court, San Jose, CA.

IRRIGATION PLAN

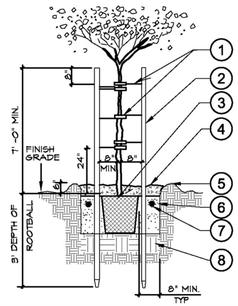
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	09-09-24
SCALE	1"=10'-0"
DRAWN	SL - AD
JOB	ISLAM

L-2

NOTE:

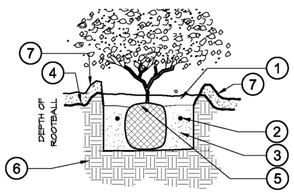
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

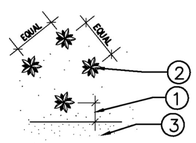
1. "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURES RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3'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

TREE PLANTING WITH DOUBLE STAKE

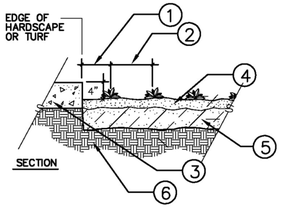


1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT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

TYPICAL SHRUB PLANTING



PLAN



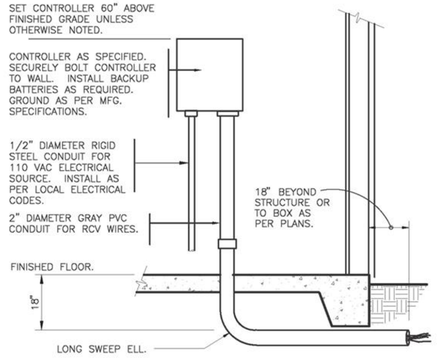
SECTION

LEGEND

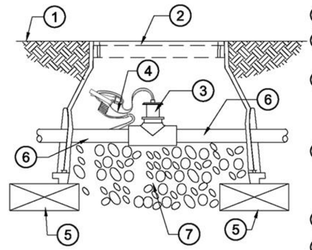
1. 1/2 TIMES O.C.SPACING
2. GROUNDCOVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
3. HARDSCAPE OR TURF
4. 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
5. TILLED AND AMENDED PLANTING BED PER PLANTING NOTES.
6. UNDISTURBED NATIVE SOIL SUBGRADE

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

GROUNDCOVER PLANTING DETAIL



INTERIOR WALL MOUNT CONTROLLER



1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

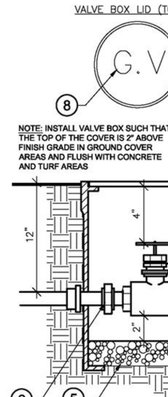
NOTES:

1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

FLOW SENSOR

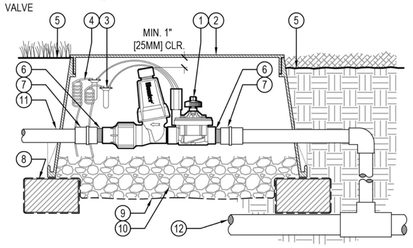


1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS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

ISOLATION SHUT OFF VALVE

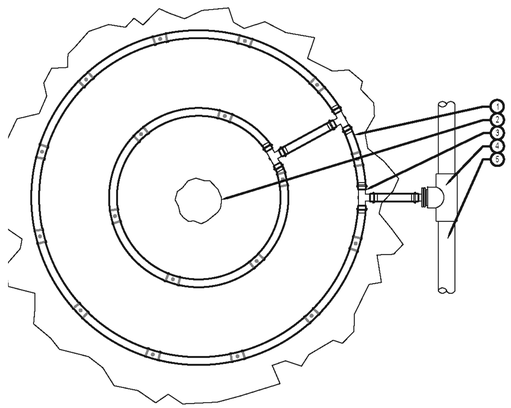
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS



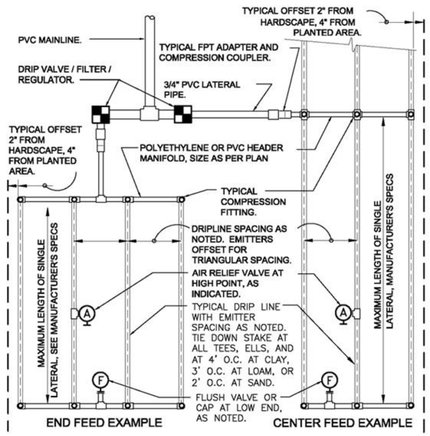
DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01 NO SCALE

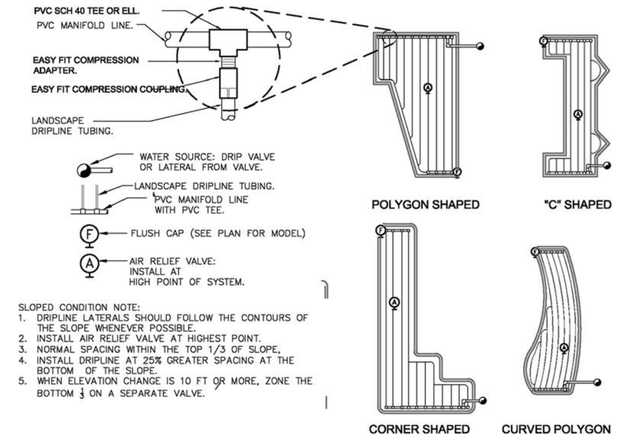


HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

NOT TO SCALE



TYPICAL DRIPLINE LAYOUT



MAWA EPPT and ETWU Calculations

Project Name:	Islam Residence
Project Location:	3655 Pleasant Knoll Court, San Jose, CA.
Total Landscape Area:	20,944.0 sq. ft.
Date:	9/9/24

MAWA CALCULATION

MAWA = (Eto)(.62)((.0.55xLA) + (1-ETAF x SLA))]

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

Eto =	45.3		
Conversion	0.62		
ETAF	0.55		
LA =	20,944		
SLA =	0		
MAWA =		323,528.3	gallons per year
		43,252.4	cubic feet per year

MAWA with EPPT

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

Eto =	45.3		
Eppt=	5		
ETAF=	0.55		
LA =	20,944		
SLA =	0		
MAWA w/ EPPT =		287,843.7	gallons per year
		38,481.8	cubic feet

ETWU CALCULATION

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

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

Reference Evapotranspiration (Eto)	45.3	San Jose, CA.

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,804.0	668.1	18,765.6
2.) Med Water Use/ Trees	Drip	0.5	0.81	0.617283951	120.0	74.1	2,080.4
3.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,505.0	557.4	15,655.3
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,090.0	403.7	11,338.4
5.) Low Water Use/ Wilflowers	Spray	0.3	0.75	0.4	3,800.0	1,520.0	42,690.7
6.)Low Water Use/ Wildflowers	Spray	0.3	0.75	0.4	2,710.0	1,084.0	30,445.2
7.)Low Water Use/ Wildflowers	Spray	0.3	0.75	0.4	2,680.0	1,072.0	30,108.2
8.) Med Water Use/ Trees	Drip	0.5	0.81	0.617283951	200.0	123.5	3,467.4
9.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	820.0	303.7	8,529.6
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,975.0	731.5	20,544.4
11.) Med Water Use/ Trees	Drip	0.5	0.81	0.617283951	140.0	86.4	2,427.2
12.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,320.0	488.9	13,730.9
13.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,210.0	448.1	12,586.7
14.) Low Water Use/ Groundcovers	Drip	0.2	0.81	0.24691358	1,570.0	387.7	10,887.7
					Total sf ft.	Totals	Totals
					20,944.0	7,949.1	223,258.0
						ETWU TOTAL	223,258.0
						MAWA	323,528.3

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	7,949.1
Total Area	20,944.0
Average ETAF	0.38

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

REVISIONS	BY

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ISLAM RESIDENCE
3655 Pleasant Knoll Court, San Jose, CA.
IRRIGATION AND PLANTING DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	09-09-24
SCALE	1"=10'-0"
DRAWN	SL - AD
JOB	ISLAM

L-3