

NESTLDOWN RANCH
 22420 OLD SANTA CRUZ HIGHWAY
 UNINCORPORATED
 SANTA CLARA COUNTY CALIFORNIA

REVIEW PLAN - NOT FOR CONSTRUCTION
 PLN17-1102-EXT

REVISIONS		
BY	REVISIONS	DATE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

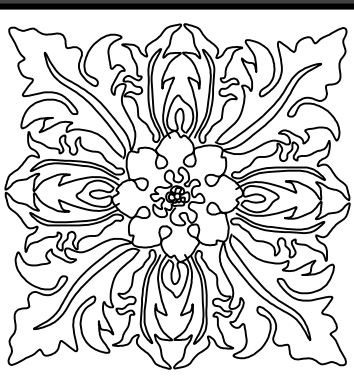
Scale: AS NOTED
 DRAWN BY: HJB DATE: 7.31.23
 CHKD BY: JOB:

SITE PLAN
A.0
 SHEET NO.

1 SITE PLAN
 SCALE: 1/64" = 1'-0"

N
 APN 558-05-022

REVISIONS	
NO.	DATE



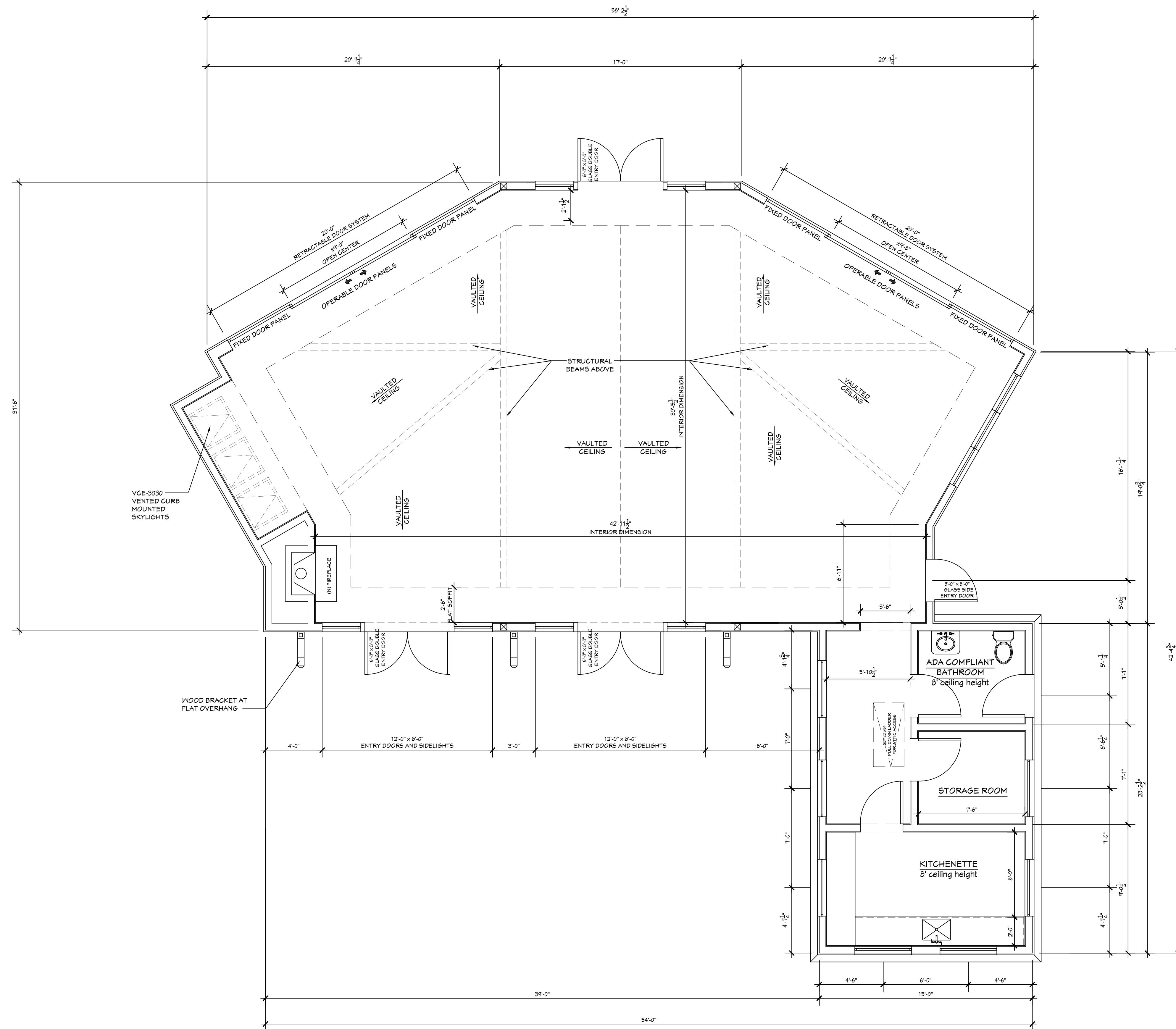
MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

FLOOR PLAN

New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

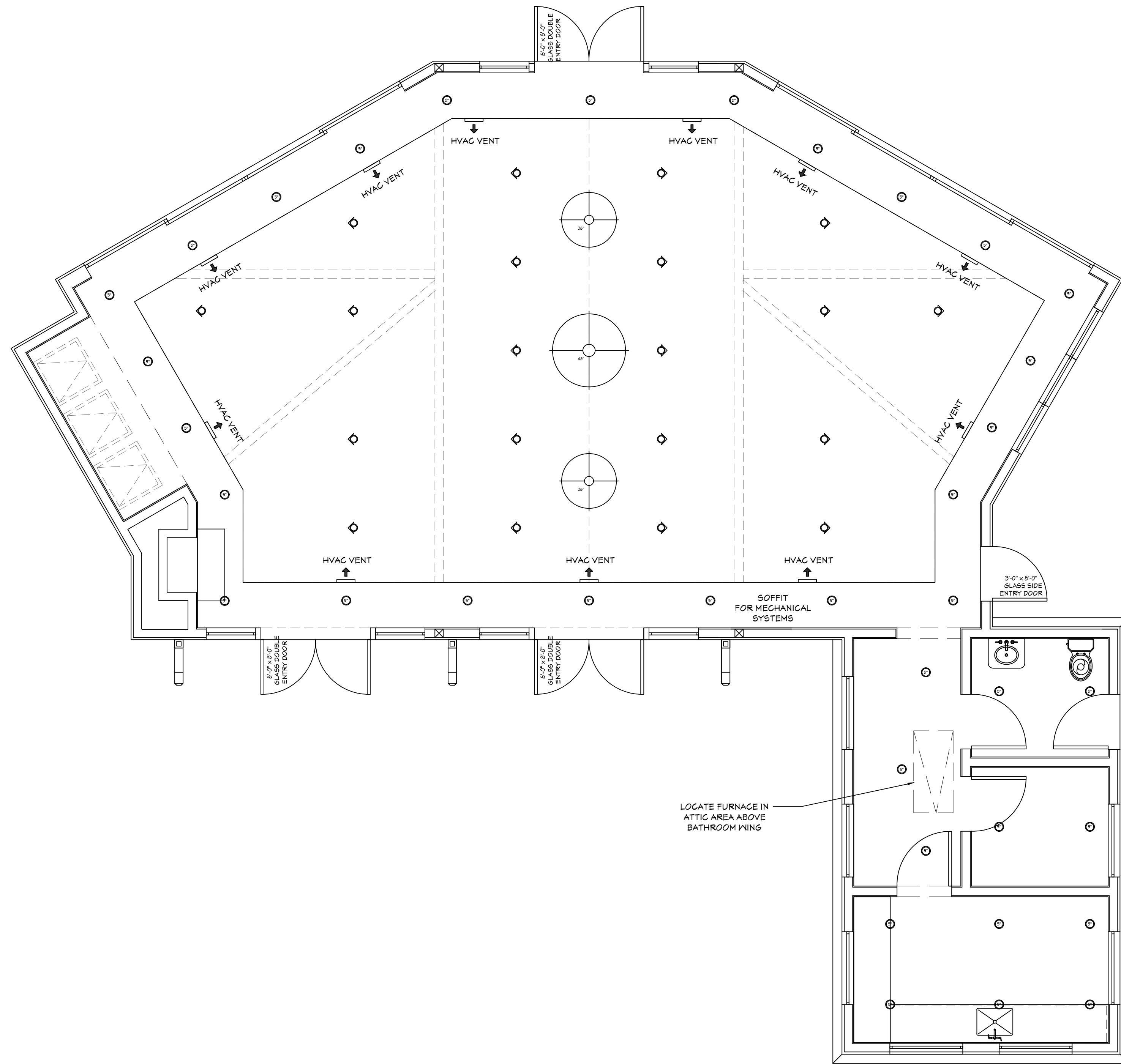
DRAWN BY:
MW
DATE:
10/10/2023
SCALE:
AS SHOWN
SHEET NO.

A-1.0



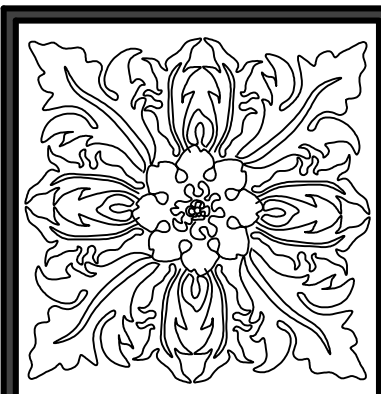
FLOOR PLAN
scale: 1/4"=1'-0"

1,810.0 SQ.FT.



REFLECTED CEILING PLAN
 scale: 1/4"=1'-0"

REVISIONS	
NO.	DATE



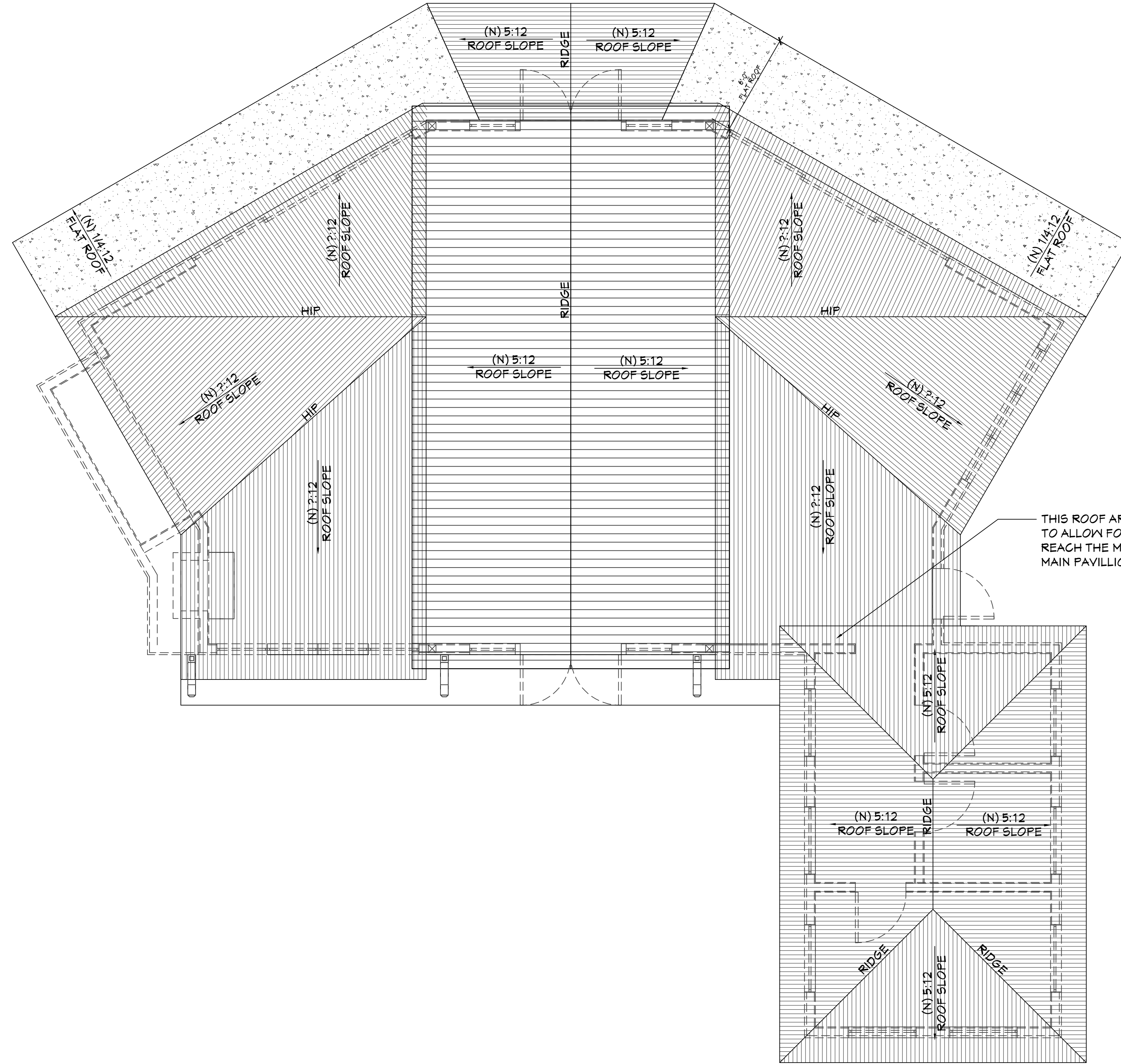
MARGARET WIMMER
 RESIDENTIAL DESIGN
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 PALO ALTO, CA 94306
 MMWIMMER@YAHOO.COM
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REFLECTED CEILING PLAN
 LIGHTING PLAN

New Bridal Suite and Offices For:
NESTLDOWN
 22420 Old Santa Cruz Hwy
 Los Gatos, CA 95033

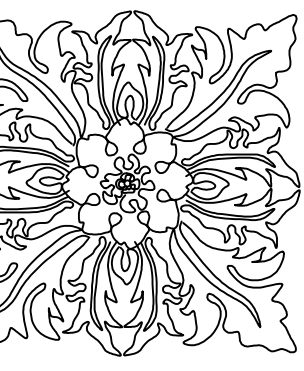
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DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.:	

A-2.0



ROOF PLAN
scale: 1/4"=1'-0"

REVISIONS	
NO.	DATE



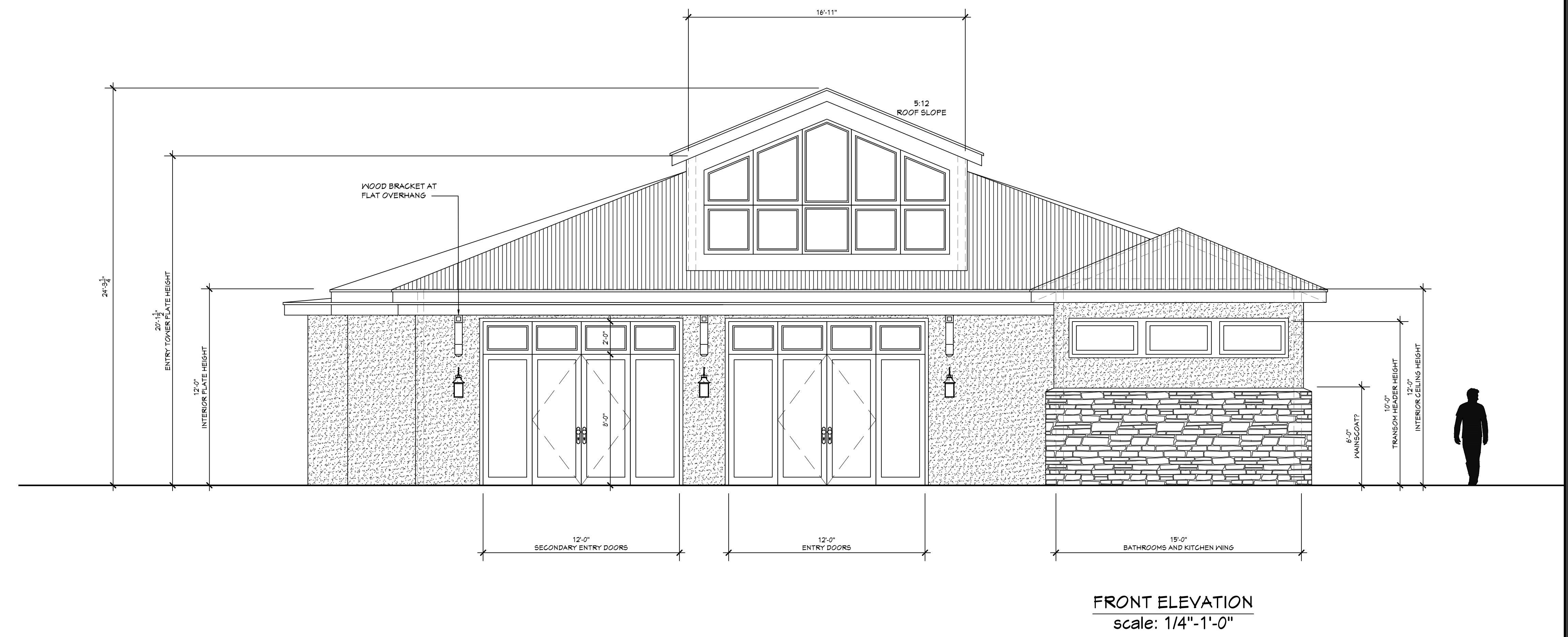
MARGARET WIMMER
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(650) 646-1610

ROOF PLAN

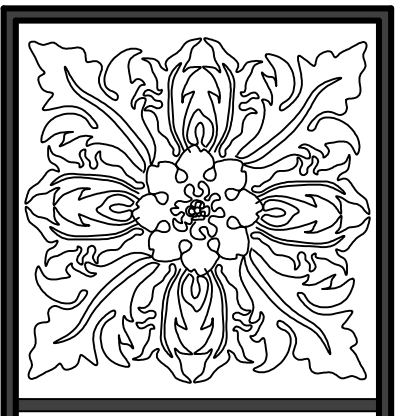
New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

DRAWN BY:	MW
DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.:	

A-3.0



REVISIONS	
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(650) 646-1610

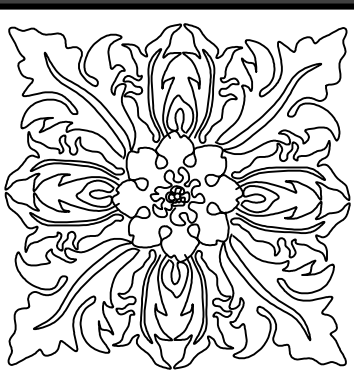
EXTERIOR ELEVATIONS

New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

DRAWN BY:	MW
DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.	

A-4.0

REVISIONS	
NO.	DATE



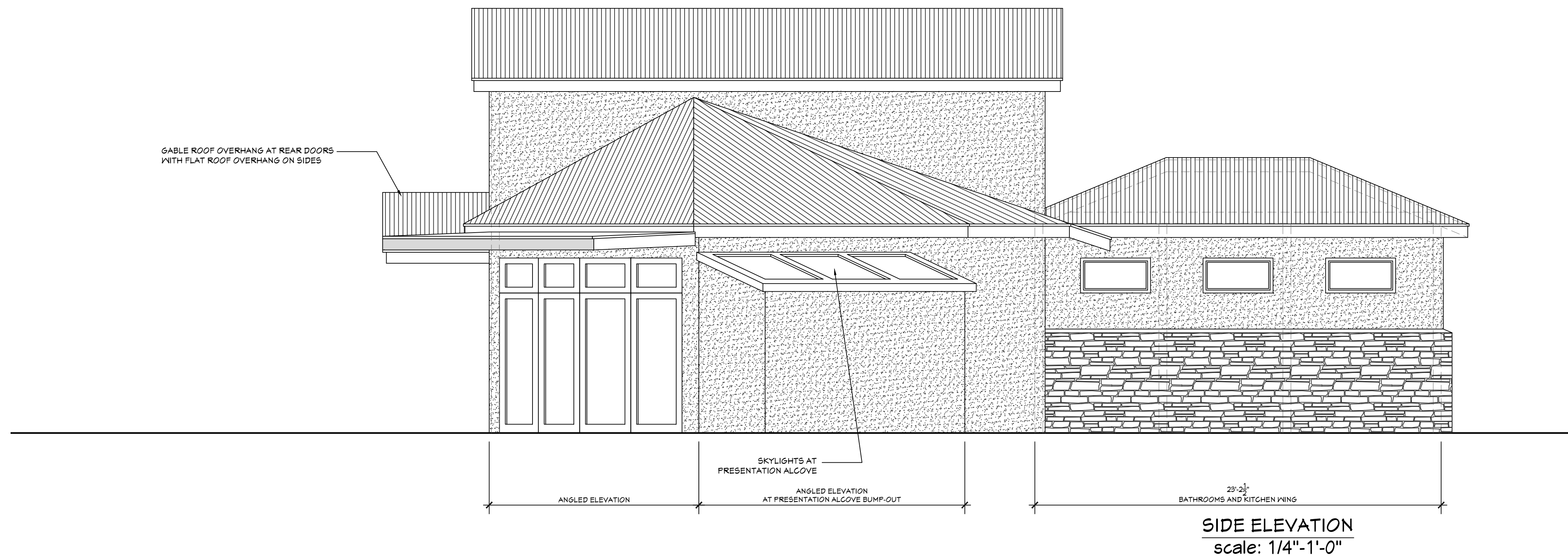
MARGARET WIMMER
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PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
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EXTERIOR ELEVATIONS

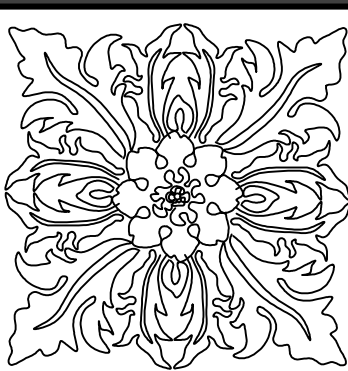
New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

DRAWN BY:
MW
DATE:
10/10/2023
SCALE:
AS SHOWN
SHEET NO.

A-5.0



REVISIONS	
NO.	DATE



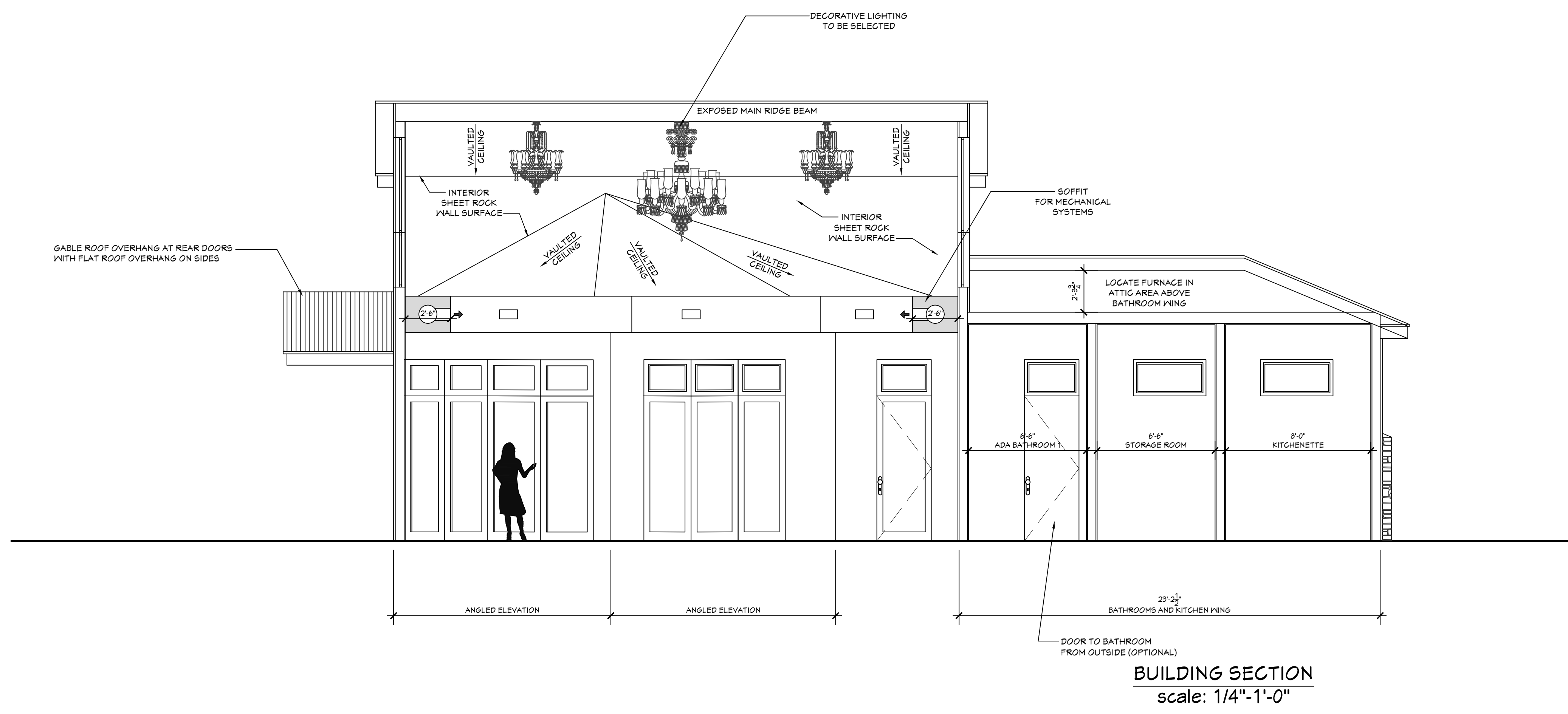
MARGARET WIMMER
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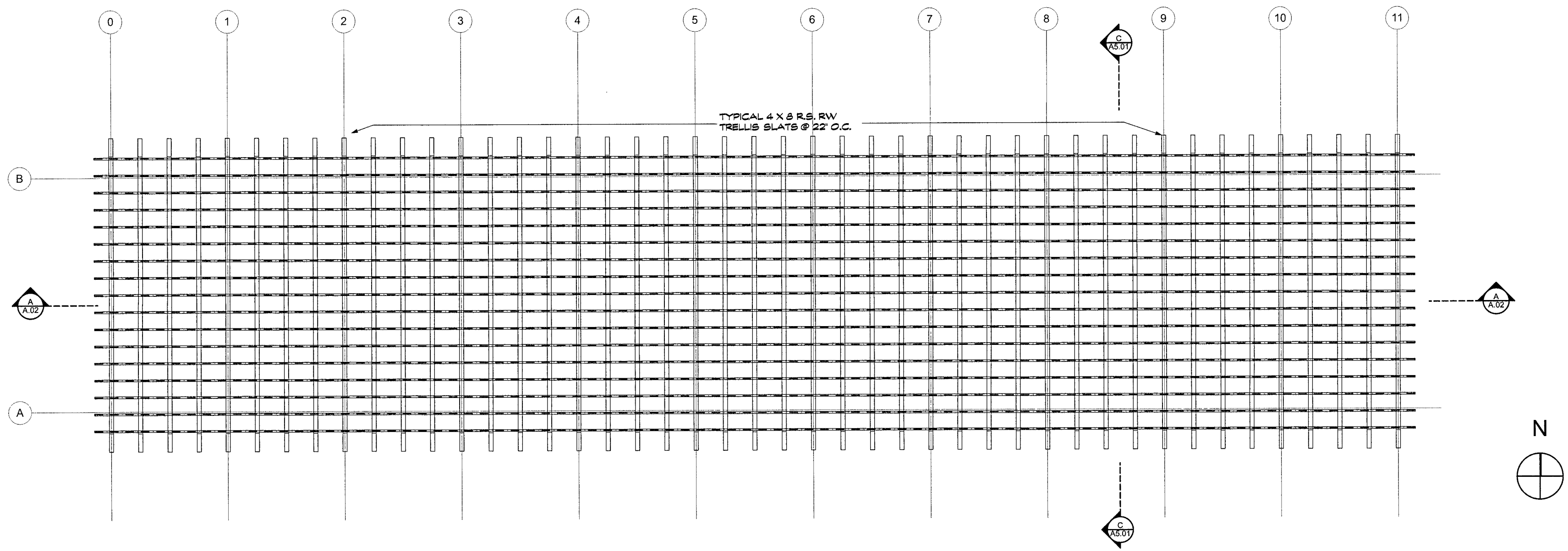
BUILDING SECTION

New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

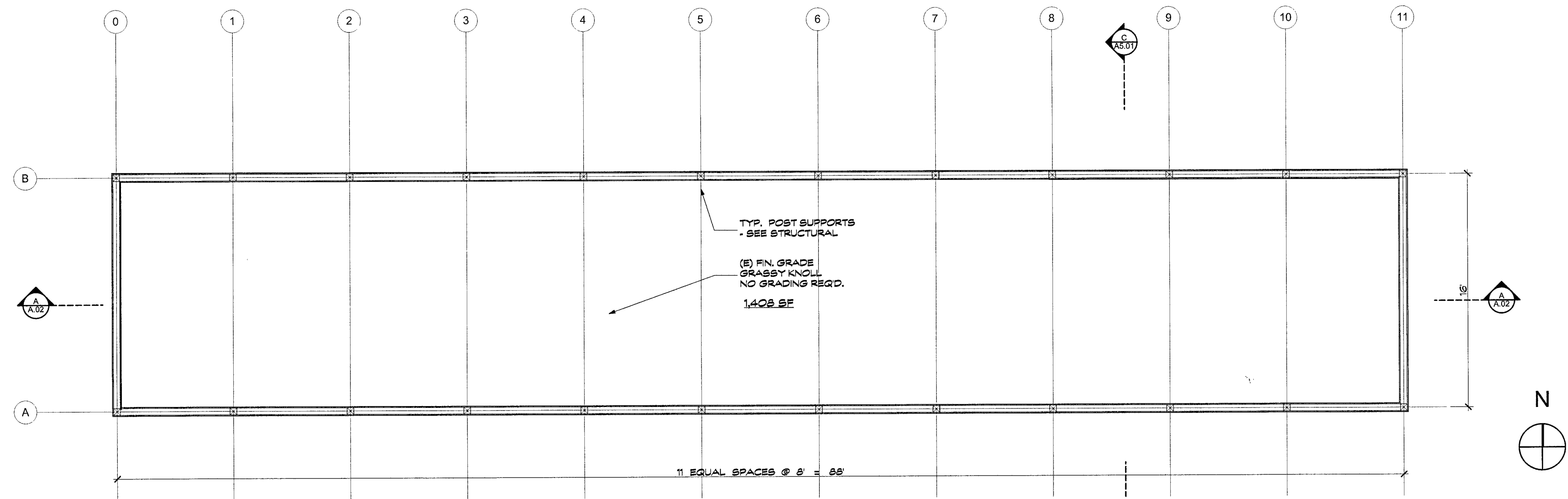
DRAWN BY:
MN
DATE
10/10/2023
SCALE
AS SHOWN
SHEET NO.

A-6.0





2 LATTICE PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NESTLDOWN RANCH
22420-22430 OLD SANTA CRUZ HIGHWAY
UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT

TRELLIS

REVISIONS		
NO.	DESCRIPTION	DATE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

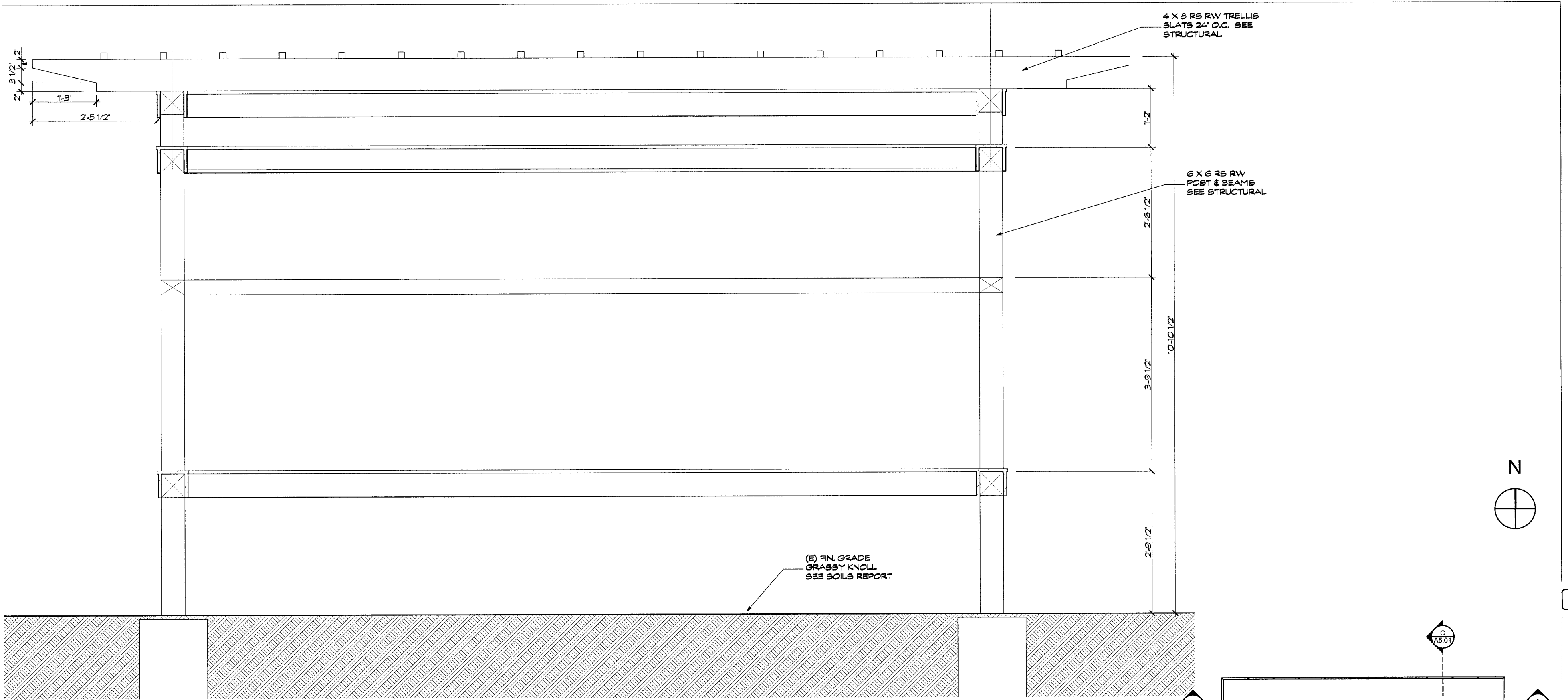
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SCALE: AS NOTED
DRAWN BY: _____
JOB NO.: _____

FLOOR PLANS

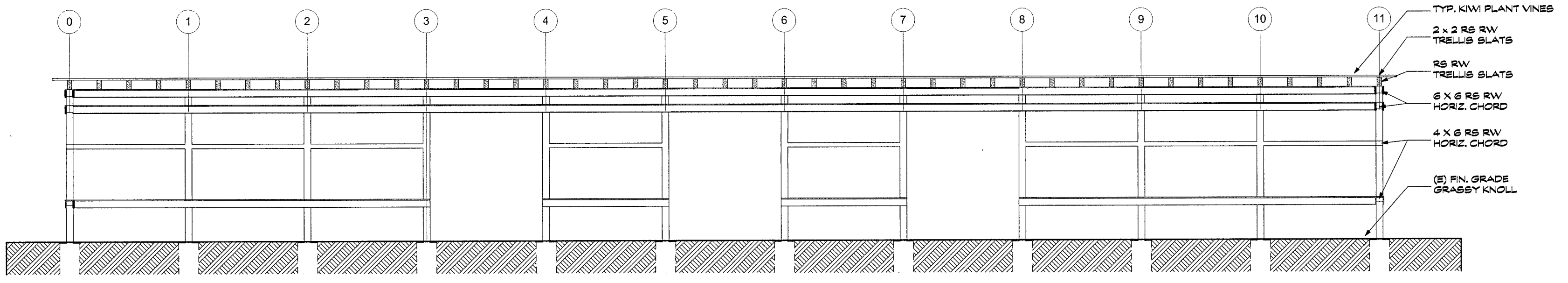
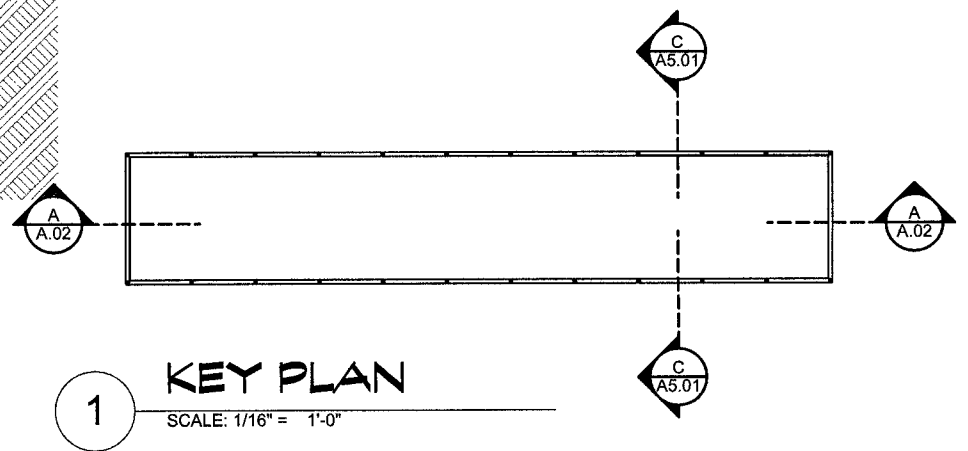
APN 558-05-022

A.01
SHEET NO.

Printed On: 1/17/2018



1 SITE PLAN
SCALE: 1" = 1'-0"



A SECTION
SCALE: 1/4" = 1'-0"

NESTLDOWN RANCH

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT

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DATE: _____

SCALE: _____ AS NOTED

DRAWN BY: _____

JOB NO.: _____

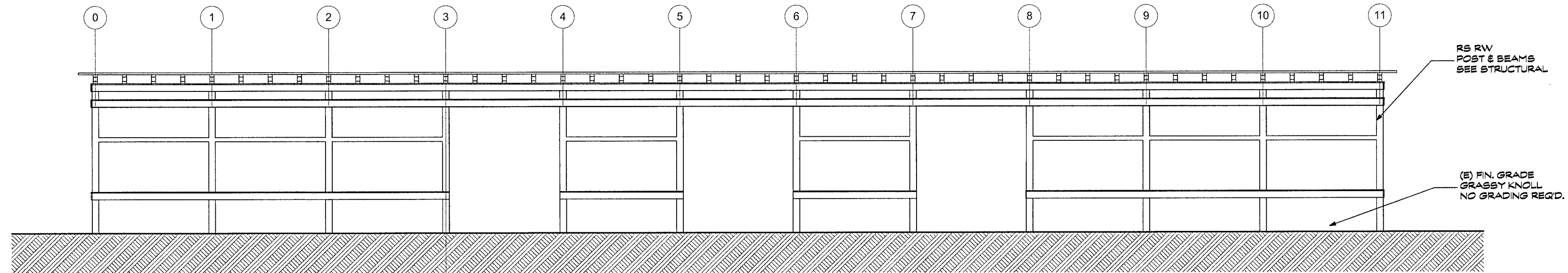
BUILDING SECTIONS

APN 558-05-022

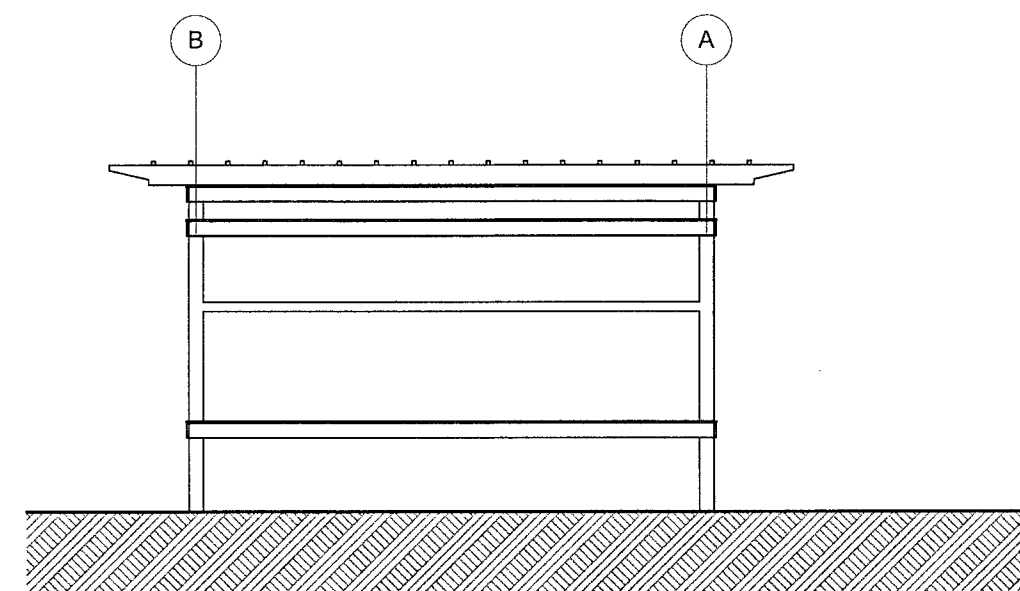
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SHEET NO.

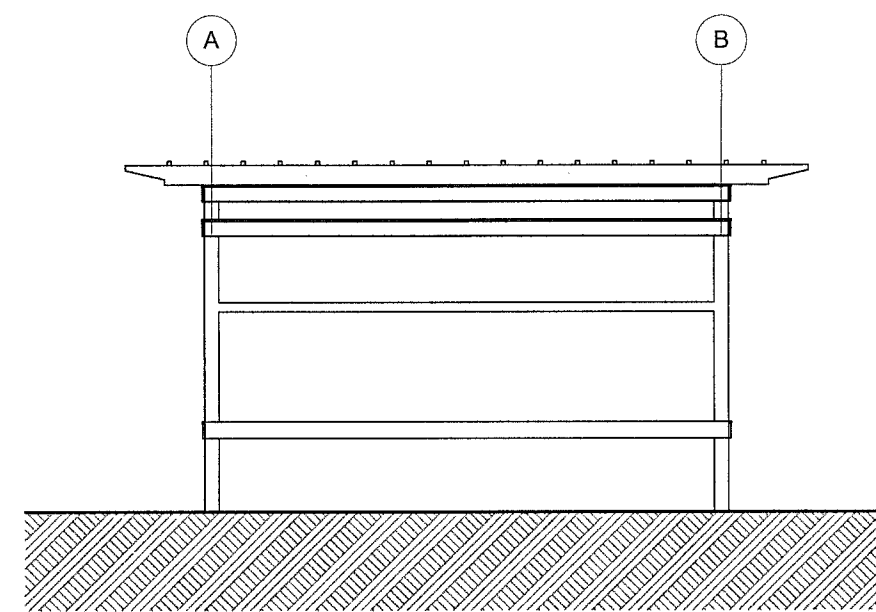
Prepared On: 11/17/2018



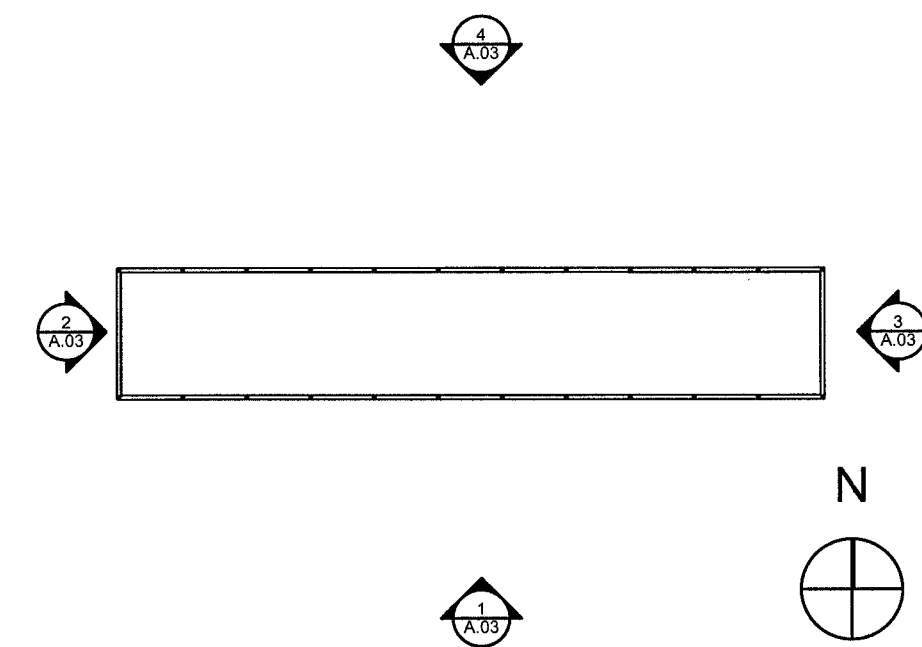
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



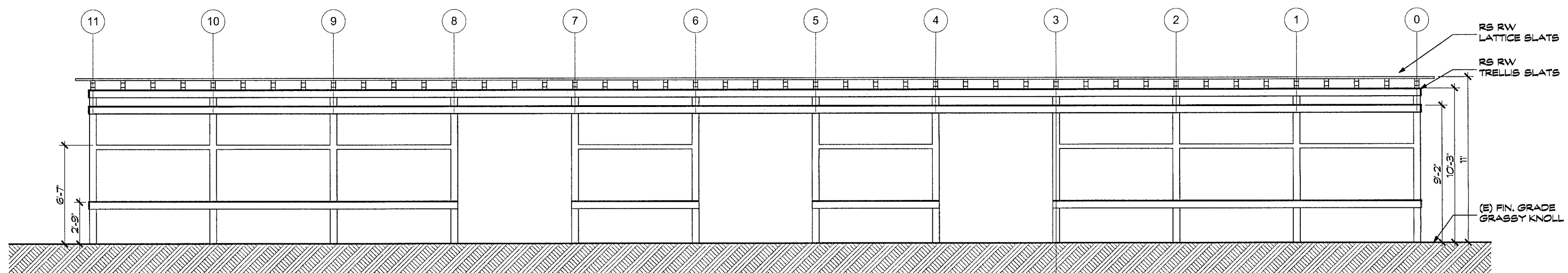
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 ELEV. KEY PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NESTLDOWN RANCH

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT

TRELLIS

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: _____
SCALE: AS NOTED
DRAWN BY: _____
JOB NO.: _____

BUILDING ELEVATIONS

APN 558-05-022

SHEET NO. **A.03**

1/17/2018

NESTLDOWN RANCH LLC

Domestic and Fire Suppression
Water Systems
September 2014
REVISED
DECEMBER 2015

Fire/Dom
TANKS



SUBJECT TO:

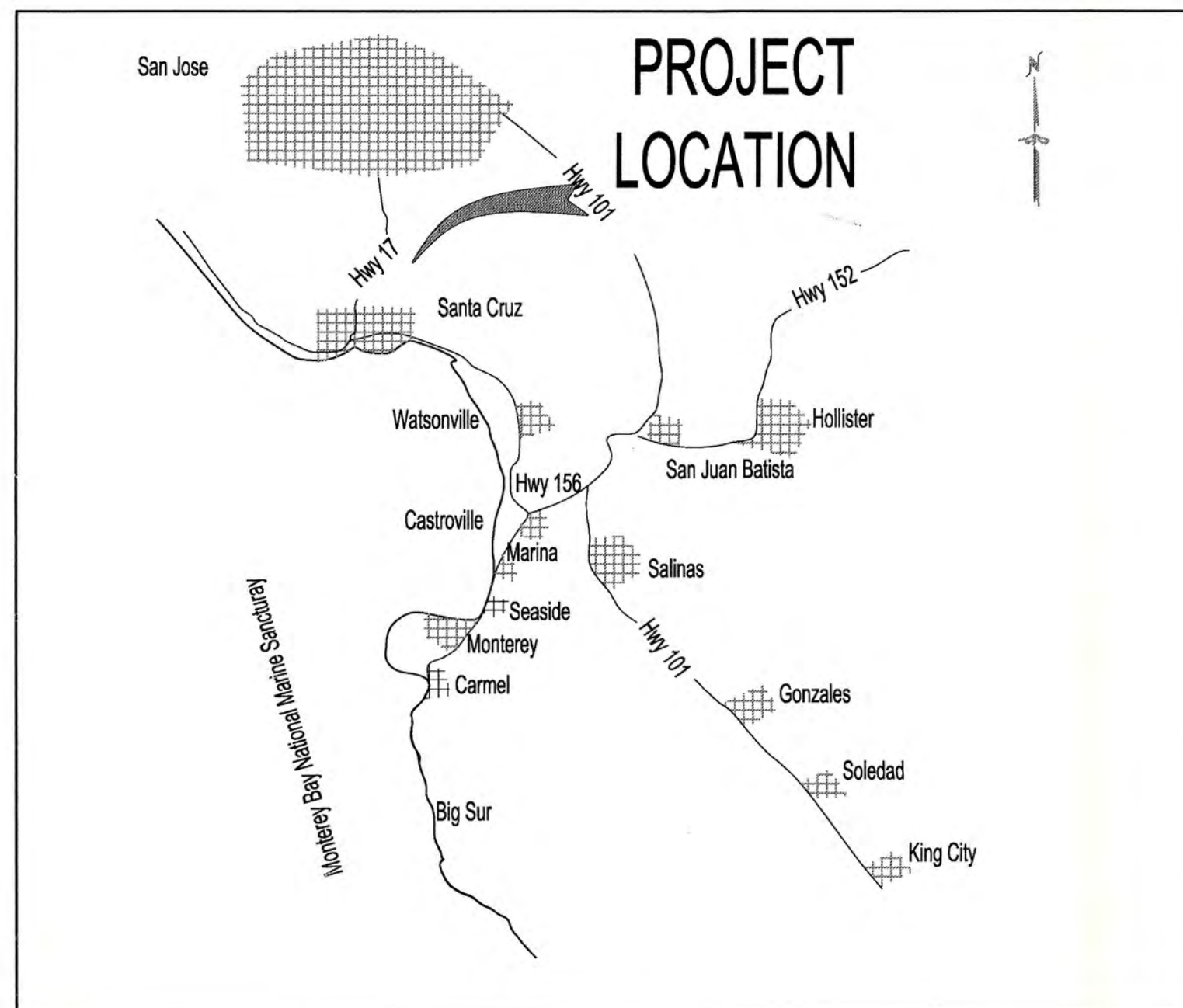
- State Laws & Regulations
- County Ordinance
- Letter Dated: 12/16/15
- Weld Inspection
- Rough Fitting Inspections
- Flow & Discharge tests
- Rough Wiring Inspections
- Battery, Device and
- Audibility Testing
- Electrical Permit
- Final Inspection

NOTE: The stamping of these plans by this office shall not be construed as approval of or permission to violate any county or state law or regulation.

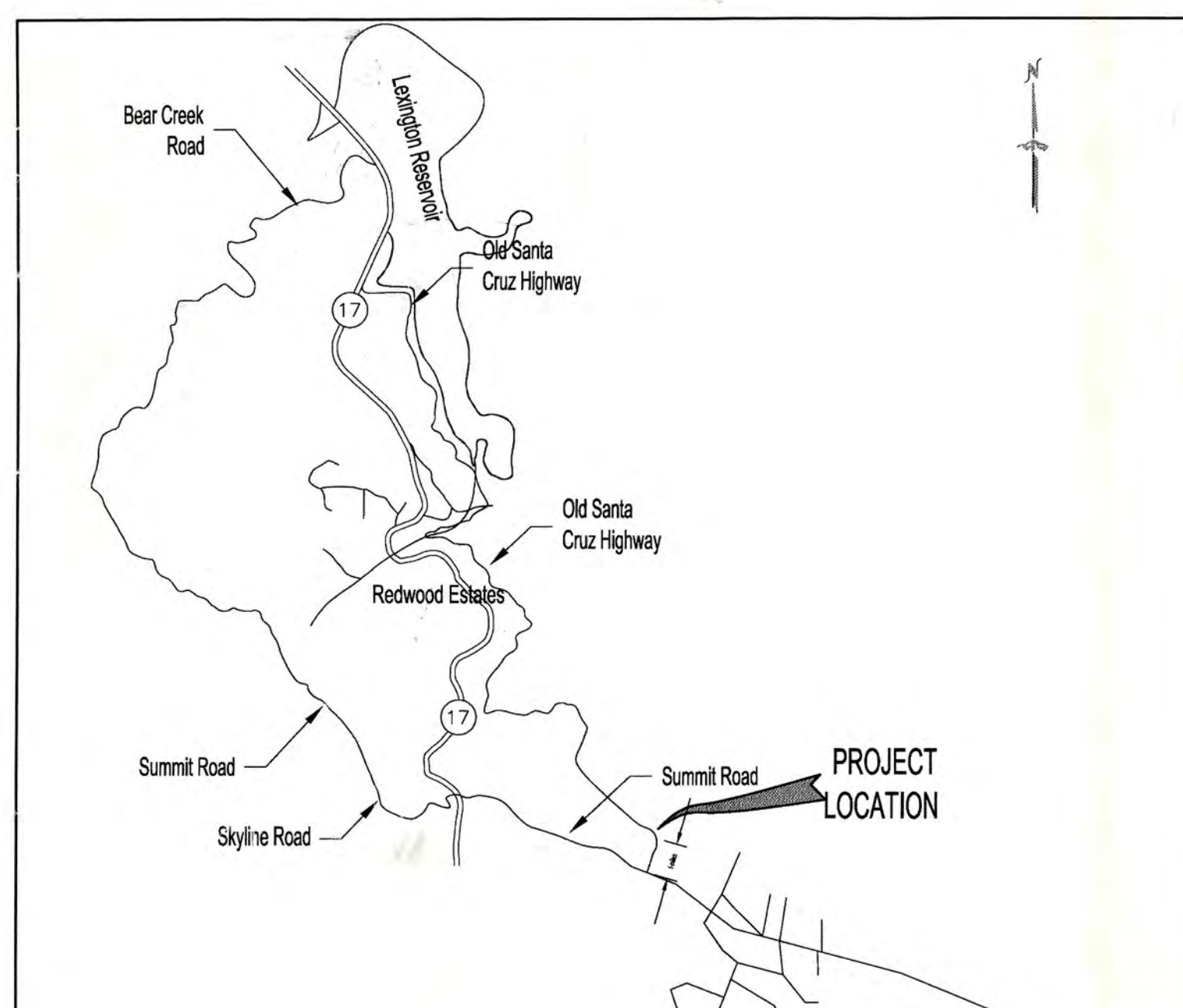
NOTE: A copy of these approved Permit and plans shall be kept on the job site during construction.

Call 22 hours prior to desired inspection or test for appointment.

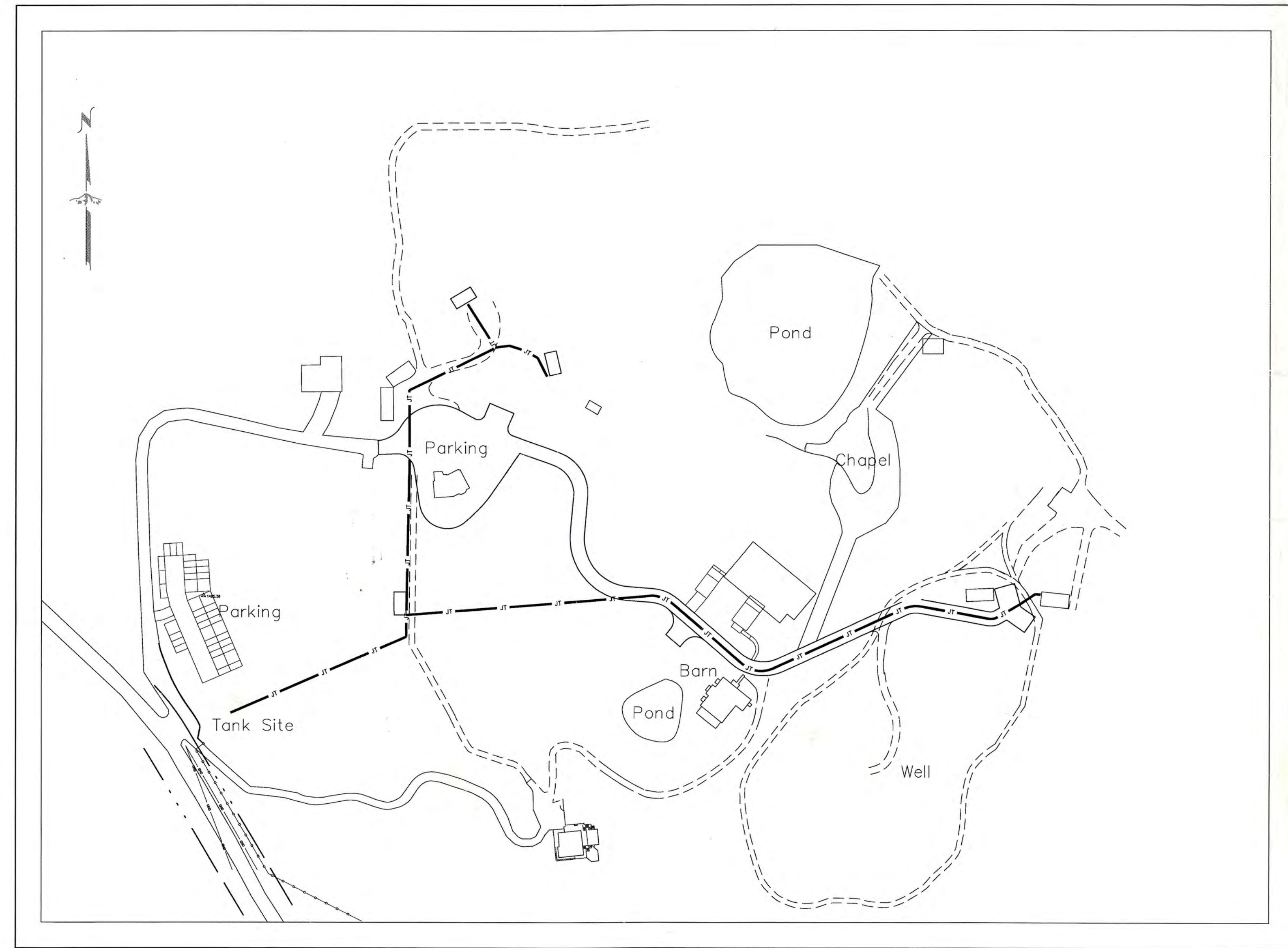
BP 58792



LOCATION MAP



VICINITY MAP



INDEX

SHEET 1	GENERAL NOTES
SHEET 2A	16K GROSS TANK
SHEET 2B	84K GROSS TANK
SHEET 3	ACCESSORY DETAILS
SHEET 4A	16K ACCESSORY LAYOUT
SHEET 4B	84K ACCESSORY LAYOUT
R1	FIRE TANK ROOF MANWAY
G2	P&ID DIAGRAM
G3	LOGIC DIAGRAM
TS1	TANK SITE PLAN
W6	TANK CONNECTION DETAILS
W7	OVERFLOW DETAILS
SP4	STANDARD PLAN 04

SPECIAL INSPECTION
REQUIRED FOR THE FOLLOWING:
Bolted & epoxied
connectors

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

SHEET NO. 9 OF 9
BY: 805 DATE: 12/29/15
PLANS MUST BE ON JOB FOR INSPECTIONS

RECEIVED
DEC 23 2015
BUILDING INSPECTION DIV.

RECEIVED
DEC 10 2015
BUILDING INSPECTION DIV.

PC 43270-1-2

L:\Jobs\1414070 ATC American Tank Company\Task 045 Nestledown LLC Classic 27x45STRU051_TASK 045.dwg Time: Sep 03, 2015 - 10:55am Login: camachom Dim: scale: 1/16 Scale: 0.5

SAFETY NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE STRUCTURAL ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING FOR VERTICAL AND/OR LATERAL LOADS, SHORING AND LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.

FOUNDATIONS:

THE TANKS DESCRIBED BY THESE DRAWINGS ARE TO BE INSTALLED ON A FOUNDATION DESCRIBED BY THE "PERMIT APPROVED DRAWINGS BY WY'FAST ENGINEERING, SHEETS W1-W5 DATED SEPTEMBER 2014". CYS HAVE REVIEWED THE PERMITTED FOUNDATION DESIGN "NOTED" ABOVE FOR CONFORMANCE WITH THE TANK DESIGN REQUIREMENTS OF THESE DRAWINGS AND TAKE NO STRUCTURAL EXCEPTION TO THE "NOTED" FOUNDATIONS' USE TO SUPPORT THESE PROPOSED TANKS. THE DESIGN OF THE FOUNDATION IS THE SOLE RESPONSIBILITY OF WY'FAST ENGINEERING.

STRUCTURAL STEEL:

- FABRICATION, ERECTION AND MATERIALS SHALL CONFORM WITH:
 - 2013 CBC
 - ASCE 7-10
- STRUCTURAL STEEL SHAPES AND CONNECTORS SHALL CONFORM TO THE FOLLOWING:
 - WIDE FLANGE ASTM A992, GRADE 50 ($F_y = 50$ KSI)
 - TUBE STEEL (UNO) ASTM A500, GRADE B ($F_y = 46$ KSI)
 - PIPE COLUMNS ASTM A53, TYPES E OR S, GRADE B ($F_y = 35$ KSI)
 - PLATES, ANGLES, CHANNELS, BARS & MISCELLANEOUS SHAPES ASTM A36
 - MACHINE BOLTS ASTM A307
- SPlicing STRUCTURAL MEMBERS WHERE NOT DETAILED ON THE DRAWING IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- EXCEPT AS OTHERWISE NOTED, ALL BOLTS SHALL BE MACHINE BOLTS.
- HOLES FOR MACHINE BOLTS SHALL BE DRILLED AND OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS $\frac{1}{16}$ ".
- ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL OTHER MEANS ARE PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.

STRUCTURAL ABBREVIATIONS

∅	AT	HORIZ	HORIZONTAL
∠	ANGLE	HT	HEIGHT
ABV	ABOVE	HSS	HOLLOW STRUCTURAL SECTION
AB	ANCHOR BOLTS	ICC	INTERNATIONAL CODE COUNCIL
ACI	AMERICAN CONCRETE INSTITUTE	IN (")	INCH
ASCE	AMERICAN INSTITUTE FOR STEEL CONSTRUCTION	JST	JOIST
ALT	ALTERNATE	JT	JOINT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MAX	MAXIMUM
AWS	AMERICAN WELDING SOCIETY	MB	MACHINE BOLT
BM	BEAM	MFR	MANUFACTURER
BOC	BOTTOM OF CONCRETE	MIN	MINIMUM
BOF	BOTTOM OF FOOTING	MISC	MISCELLANEOUS
BOTT	BOTTOM	(N)	NEW
BRG	BEARING	N/A	NOT APPLICABLE
BRG P	BEARING PLATE	NIC	NOT IN CONTRACT
BTW	BETWEEN	NO. (#)	NUMBER OR POUNDS
CBC	CALIFORNIA BUILDING CODE	NSG	NON SHRINK GROUT
CCR	CALIFORNIA CODE OF REGULATIONS	NTS	NOT TO SCALE
CG	CENTER OF GRAVITY	OC	ON CENTER
CL	CENTERLINE	OPG	OPENING
CLR	CLEAR	PCF	PER CUBIC FOOT
COL	COLUMN	PCP	PERPENDICULAR
CONC	CONCRETE	P	PLATE
CR	COLD-ROLLED CHANNEL	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	PSF	PER SQUARE FOOT
DIA (ø)	DIAMETER	REINF	REINFORCING/REINFORCEMENT
DSA	DIVISION OF THE STATE ARCHITECT	REQ	REQUIRED
DTL	DETAIL	SCHED	SCHEDULE
(E)	EXISTING CONDITION	SDST	SELF-DRILLING SELF-TAPPING
EA	EACH	SE	STRUCTURAL ENGINEER
ELEV	ELEVATION	SIM	SIMILAR
EOR	ENGINEER OF RECORD	SOG	SLAB ON GRADE
EQ (=)	EQUAL	SQ	SQUARE
EW	EACH WAY	STD	STANDARD
f'c	MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE	STL	STEEL
FG	FINISH GRADE	THK	THICK/THICKNESS
FLR	FLOOR	TOC	TOP OF CONCRETE
FND	FOUNDATION	TOF	TOP OF FOOTING/
FT (')	FOOT/FEET	TOF	TOP OF FRAMING/
FTG	FOOTING	TOS	TOP OF STEEL
Fy	SPECIFIED YIELD STRENGTH OF REINFORCING, PSI OR SPECIFIED MINIMUM YIELD STRESS OF STEEL, KSI	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERT	VERTICAL
GRD	GRADE	VIF	VERIFY IN FIELD
GT	GROUT	W/	WITH
		W/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT/STRUCTURAL TEE
		WWF	WELDED WIRE FABRIC

GENERAL NOTES:

- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF AMERICAN TANK PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- TYPICAL NOTES AND DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS.
- DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2013 CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, VOLUME 2 WITH LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS SHALL PREVAIL (FOR BIDDING). STRUCTURAL ENGINEER SHALL BE NOTIFIED OF CONFLICTS AND THAT PORTION OF WORK SHOULD NOT PROCEED UNTIL CONFLICT IS RESOLVED.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- HEAVY EQUIPMENT, CRANES AND MATERIAL STOCKPILES SHALL NOT BE LOCATED ON OR ADJACENT TO SHORING.
- SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, OR DETAILS SHALL BE REVIEWED BY AMERICAN TANK AND THE STRUCTURAL ENGINEER AND APPROVED BY THE APPROPRIATE AGENCY. FOR A SUBSTITUTION TO BE REVIEWED THE CONTRACTOR SHALL AGREE & COMPLY WITH THE FOLLOWING:
 - THE CONTRACTOR SHALL BE BILLED ON A TIME AND MATERIALS BASIS FOR THE REVIEW OF THE SUBSTITUTION WITH NO GUARANTEE OF APPROVAL.
 - VERIFY THAT THE SUBSTITUTION DOES NOT AFFECT DIMENSIONS SHOWN ON DRAWINGS.
 - THE CONTRACTOR SHALL ALSO PAY FOR CHANGES TO THE BUILDING DESIGN, WHICH INCLUDES BUT IS NOT LIMITED TO; ENGINEERING DESIGN, DETAILING, APPROVAL AGENCY PROCESS AND CONSTRUCTION COSTS CAUSED BY THE REQUESTED SUBSTITUTION.
 - THE PROPOSED SUBSTITUTION IS TO HAVE NO ADVERSE AFFECT ON OTHER TRADES, THE CONSTRUCTION SCHEDULE, OR THE SPECIFIED WARRANTY REQUIREMENTS.
- NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IN THE EVENT OF A CONFLICT, THE STRUCTURAL ENGINEER AND AMERICAN TANK ARE TO BE NOTIFIED IMMEDIATELY. DRAWING SCALES GIVEN ARE APPROXIMATE - DO NOT SCALE PLANS OR DETAILS.
- SITE VISITS BY STRUCTURAL ENGINEER SHALL NOT BE IN LIEU OF INSPECTIONS.

DESIGN CRITERIA:

TANK DESIGNED STRUCTURALLY IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE.

OCCUPANCY (OWNER SPECIFIED)

CBC CATEGORY	IV	DOMESTIC WATER TANK - 16K GROSS
AWMA SEISMIC USE GROUP	III	
CBC CATEGORY	IV	FIRE WATER TANK - 84K GROSS
AWMA SEISMIC USE GROUP	III	

LIVE LOADS
COVER 20 PSF (REDUCIBLE) TYP

SNOW LOADS
Pg = 0 PSF (ASCE 7-10 FIGURE 7-1)
Pf = 25 PSF (OWNER REQUEST)

LATERAL LOADS
WIND EXPOSURE C
WIND SPEED 110 MPH (3 SEC GUST) DOMESTIC / 115 MPH FIRE

SEISMIC
V = EQUIVALENT LATERAL FORCE PROCEDURE BASE SHEAR
 $V = \sqrt{(C_{sw}W)^2 + (C_{sc}W_c)^2} = 40.020\#$ DOMESTIC / 175,000# FIRE
IMPULSIVE: $C_{wi} = \frac{S_{ps} I_e}{1.4 R_d} = 0.41$ DOMESTIC / 0.62 FIRE
CONVECTIVE: $C_{wc} = \frac{1.5 S_{pi} I_e}{1.4 T_c R_c} = 0.39$ DOMESTIC / 0.39 FIRE

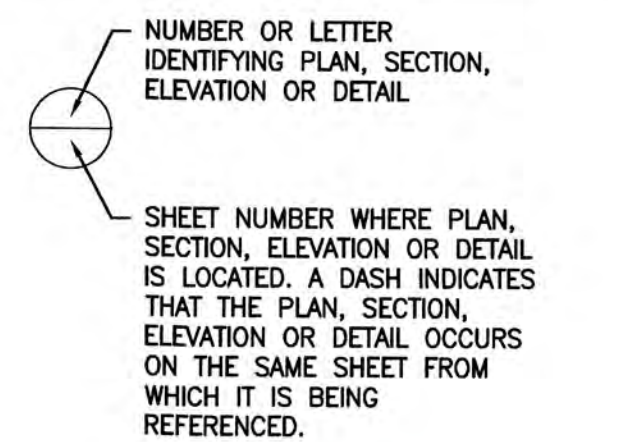
$R_d = 3.0$ SITE CLASS = D
 $R_c = 1.5$
 $I_e = 1.0$ $S_s = 2.583$ $F_a = 1.00$ $S_{ps} = 1.722$
 $T_c = 2.28$ DOMESTIC $S_1 = 1.240$ $F_v = 1.50$ $S_{p1} = 1.240$
3.45 FIRE

FLOOD DESIGN DATA
TANK NOT LOCATED IN FLOOD HAZARD AREA

SPECIAL LOADS
NONE APPLICABLE

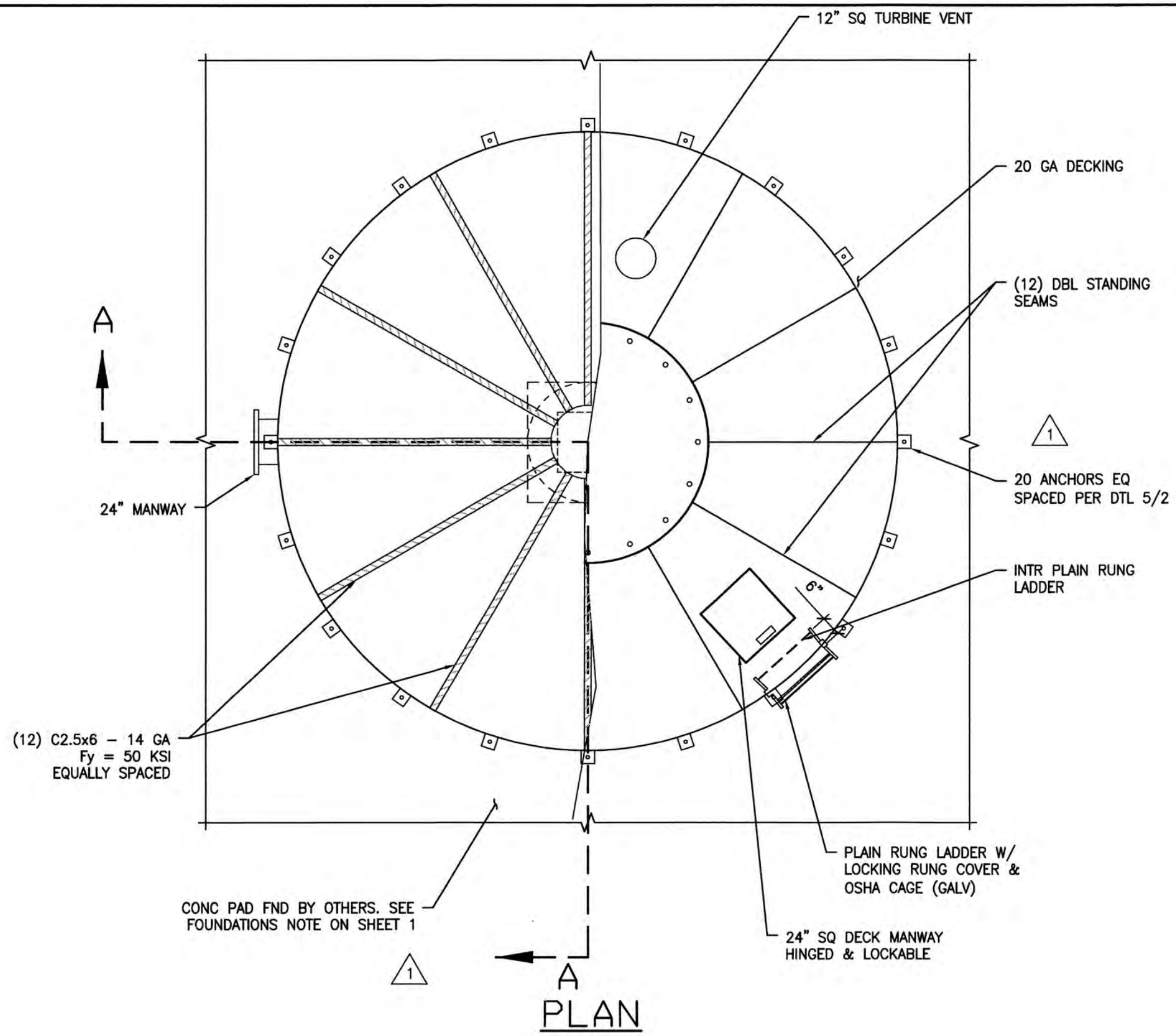
STRUCTURAL SHEET INDEX:

SHEET 1	GENERAL NOTES & ABBREVIATIONS	NUMBER OR LETTER IDENTIFYING PLAN, SECTION, ELEVATION OR DETAIL
SHEET 2A	16K GROSS - PLAN, SECTION & DETAILS	
SHEET 2B	84K GROSS - PLAN, SECTION & DETAILS	
SHEET 3	ACCESSORY DETAILS	
SHEET 4A	16K ACCESSORY LAYOUT	
SHEET 4B	84K ACCESSORY LAYOUT	



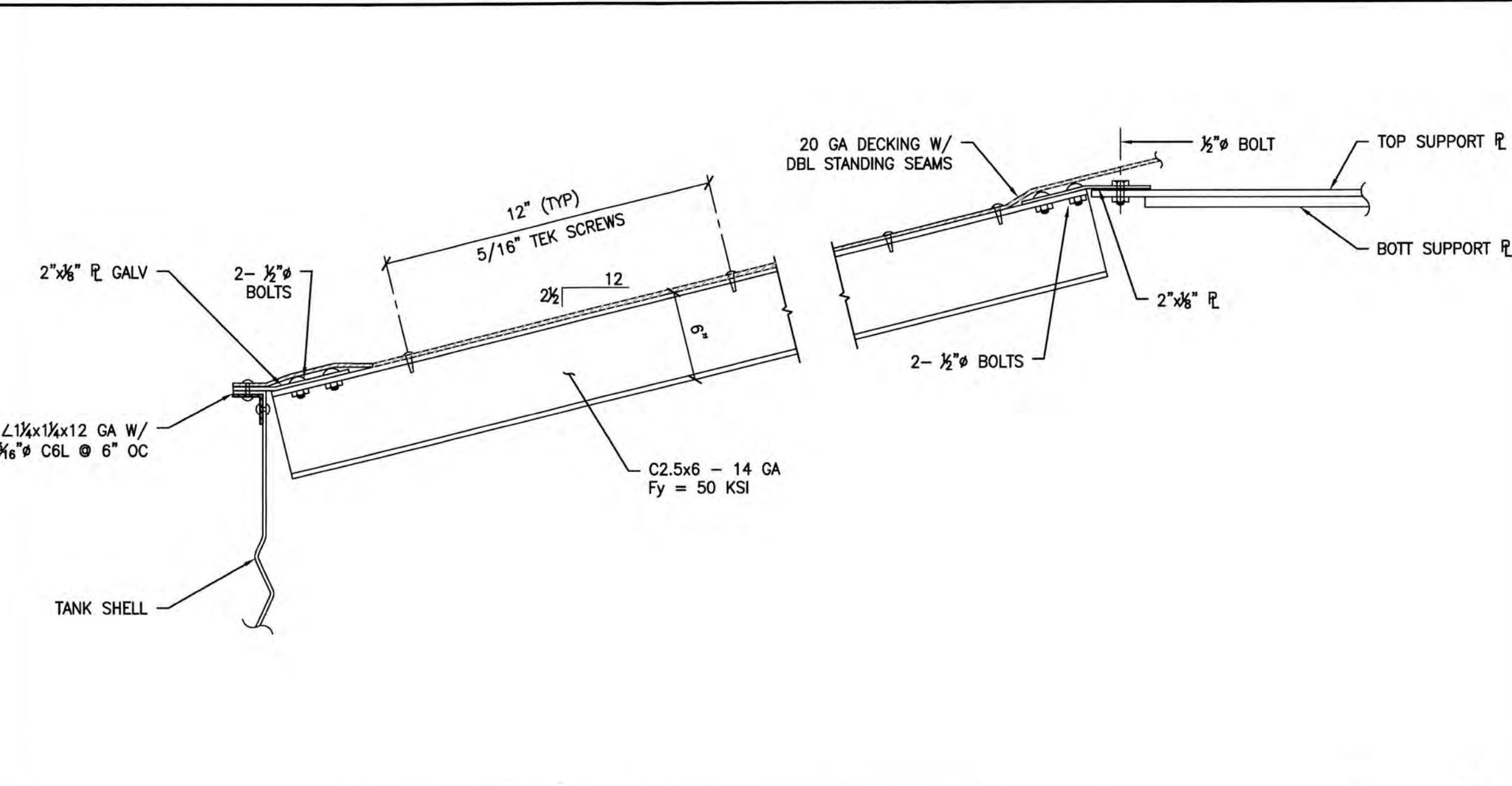
	DATE: 9/1/15	SUBMITTAL RESPONSE	FOR CONSTRUCTION	DATE: 9/1/15	DATE: 9/1/15
REV #	DESCRIPTION	DATE: 08-26-2015	ATC REF #	DRAWN BY: MTC	SCALE: N/A
1					
2					
CUSTOMER / PROJECT INFORMATION: NESTLDOWN LLC 22420 OLD SANTA CRUZ HWY LOS GATOS, CA 95033					
DRAWING TITLE: BH CLASSIC CORRUGATED GENERAL NOTES & ABBREVIATIONS					
DRAWING NUMBER: 1					

L:\Jobs\141010 ATC American Tank Company\Task 045 Nestledown LLC Classic 27x15\STRUSZA_TASK 045.dwg Time: Sep 03, 2015 10:55am Login: camachom Dimstyle: 32 LT Scale: 16



16K GROSS - WATER TANK PLAN

NO SCALE 7



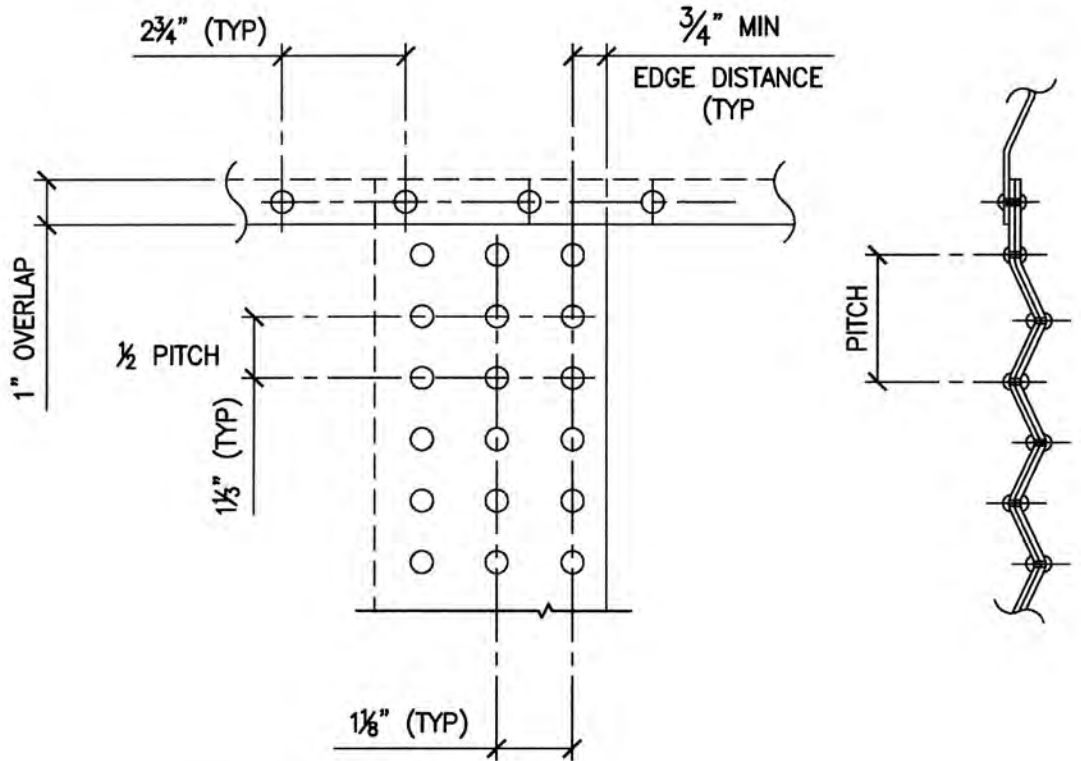
DETAIL

NO SCALE 3

- NOTES: (UNLESS OTHERWISE SPECIFIED)
- TANK DECK, SHELL, & BOTT MATERIAL: STEEL-HOT DIPPED GALV CARBON STEEL; G-90 PRIME (0.9 OZ. ZINC PER SQ FT) ASTM A-653-00, SS W/ MIN YIELD STRENGTH OF 50 KSI.
 - SIDE SHELL MADE UP OF CORRUGATED GALV (2-2/3" PITCH; 5/8" DEPTH) SHTS.
 - INTR COATING SHALL BE P-1 POWDERCOAT.
 - TANK TO BE FASTENED TOGETHER & SEALED ON SITE. RIVETS SHALL BE ALCOA FASTENING SYSTEMS-HUCK, MAGNA-GRIP (STEEL) RIVETS CONFORMING TO SAEJ428 GRADE 2.
 - NOZZLES & APPURTENANCES TO BE ORIENTED IN THE FIELD.
 - PLATES & SHAPES TO BE ASTM A36 & MB TO BE ASTM A307, GR B.
 - SHOP WELDING ONLY, NO FIELD WELDING.
 - SUB-GRADE PREPARATION & AREA DRAINAGE BY OTHERS.
 - HATCHES TO HAVE CONFINED ENTRY WARNING PLACARDS.

NOTES

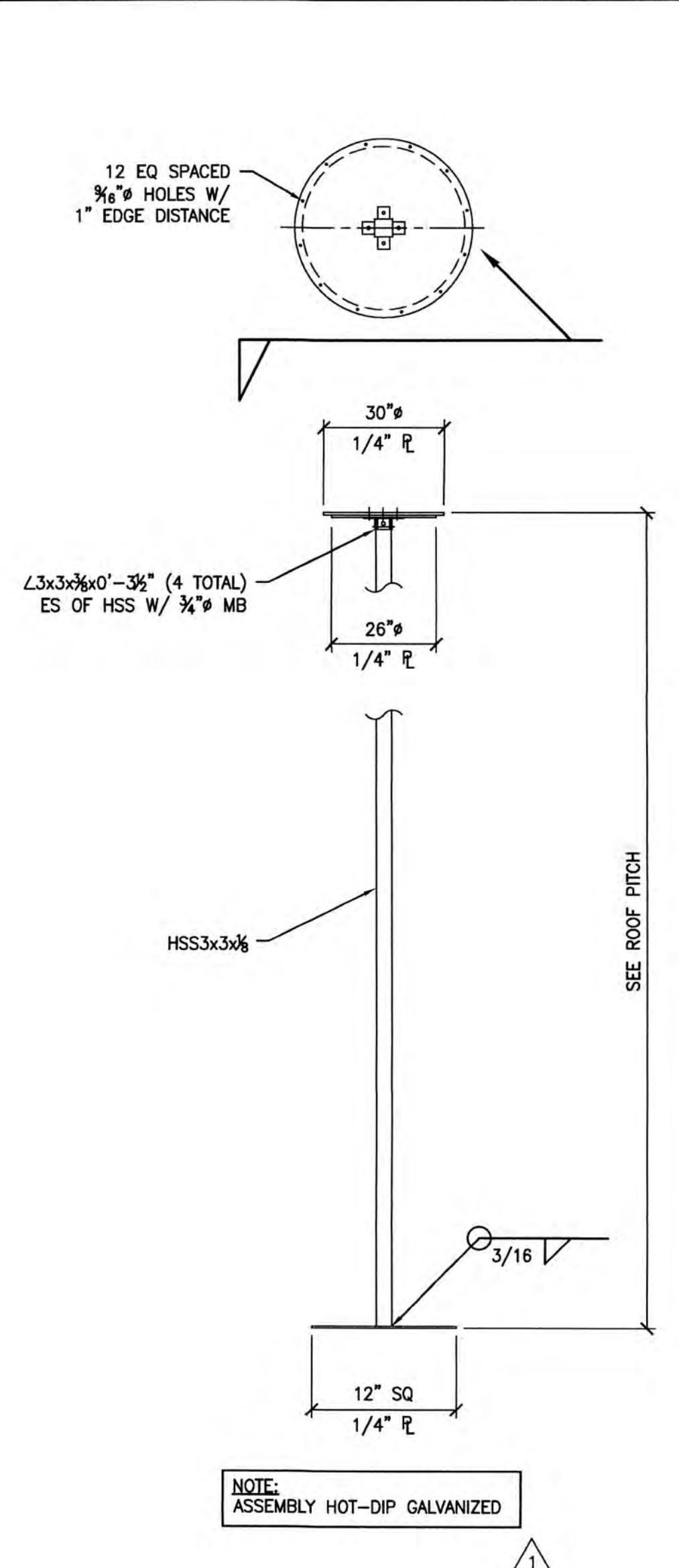
NO SCALE 6



NOTE: THIS DTL PROVIDES MIN SPACING FOR C6L FASTENERS & MORE OR LESS ROWS MAY BE NEEDED AS PER THE NO. OF C6L FASTENERS CALLED OUT IN SECTION A-A.

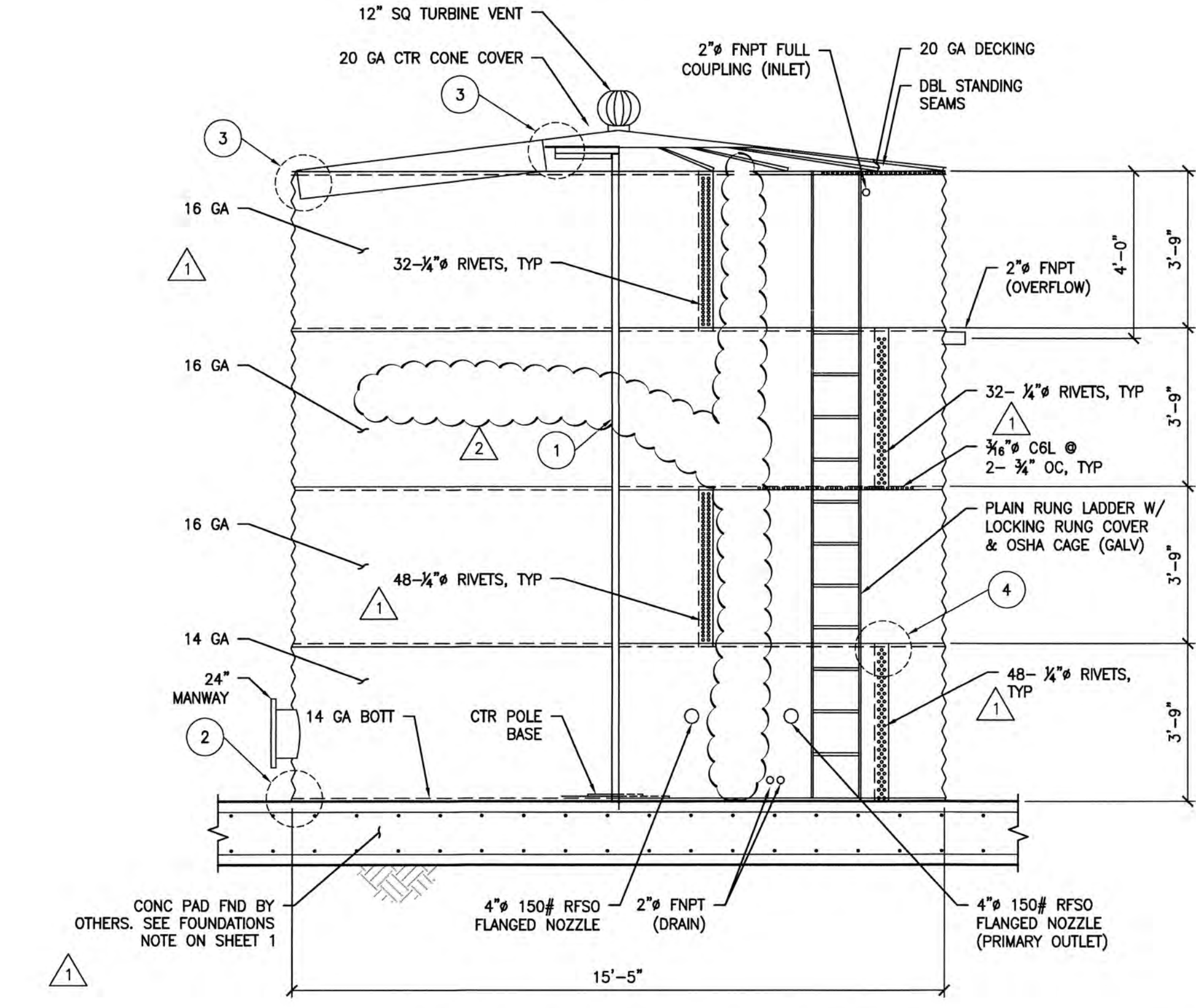
DETAIL

NO SCALE 4



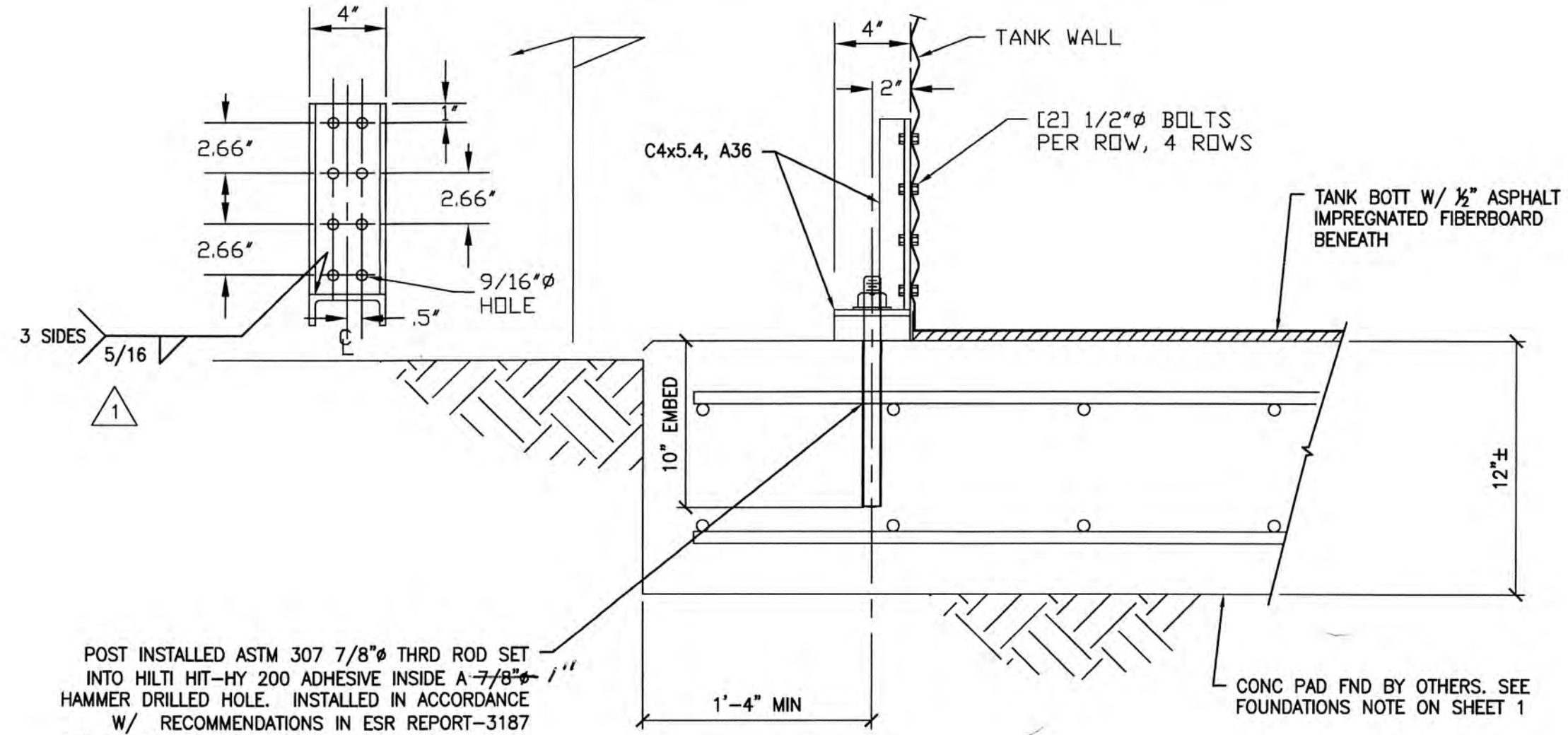
CENTER POLE DETAIL

NO SCALE 1



SECTION A - A

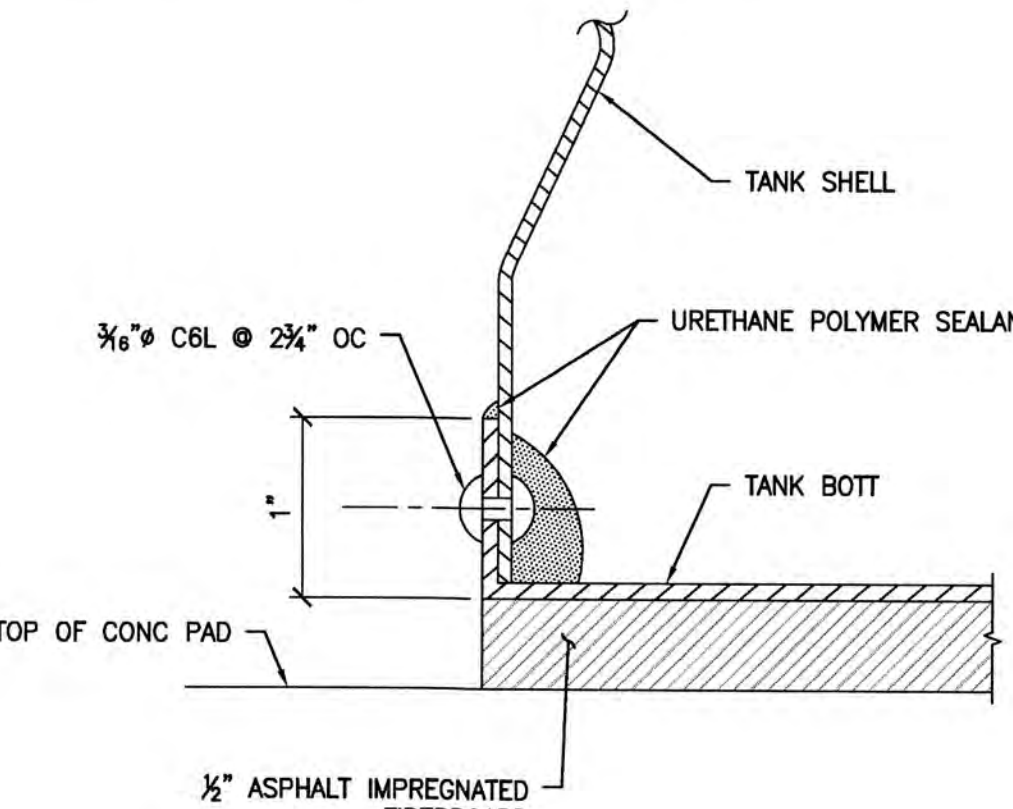
NOTE: LOCATE-ALIGN ALL APPURTENANCES IN FIELD. SEE SHEET 4A



POST INSTALLED ASTM 307 7/8\"/>

HOLDOWN DETAIL

NO SCALE 5



DETAIL

NO SCALE 2

DATE	9/1/15
DESCRIPTION	SUBMITTAL RESPONSE
REV #	1 FOR CONSTRUCTION
DATE	08-26-2015
CONTRACTOR	ATC REF #
ENGINEER REF #	SCALE
ENGINEER	MTC
SCALE	N/A
DRAWN BY	MTC

CYS
C. Y. SUTHERLAND
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 88801
600 AMERICAN WAY, WINDSOR, CA 95492
CYS No. 14610345 ENGINEERS & ARCHITECTS

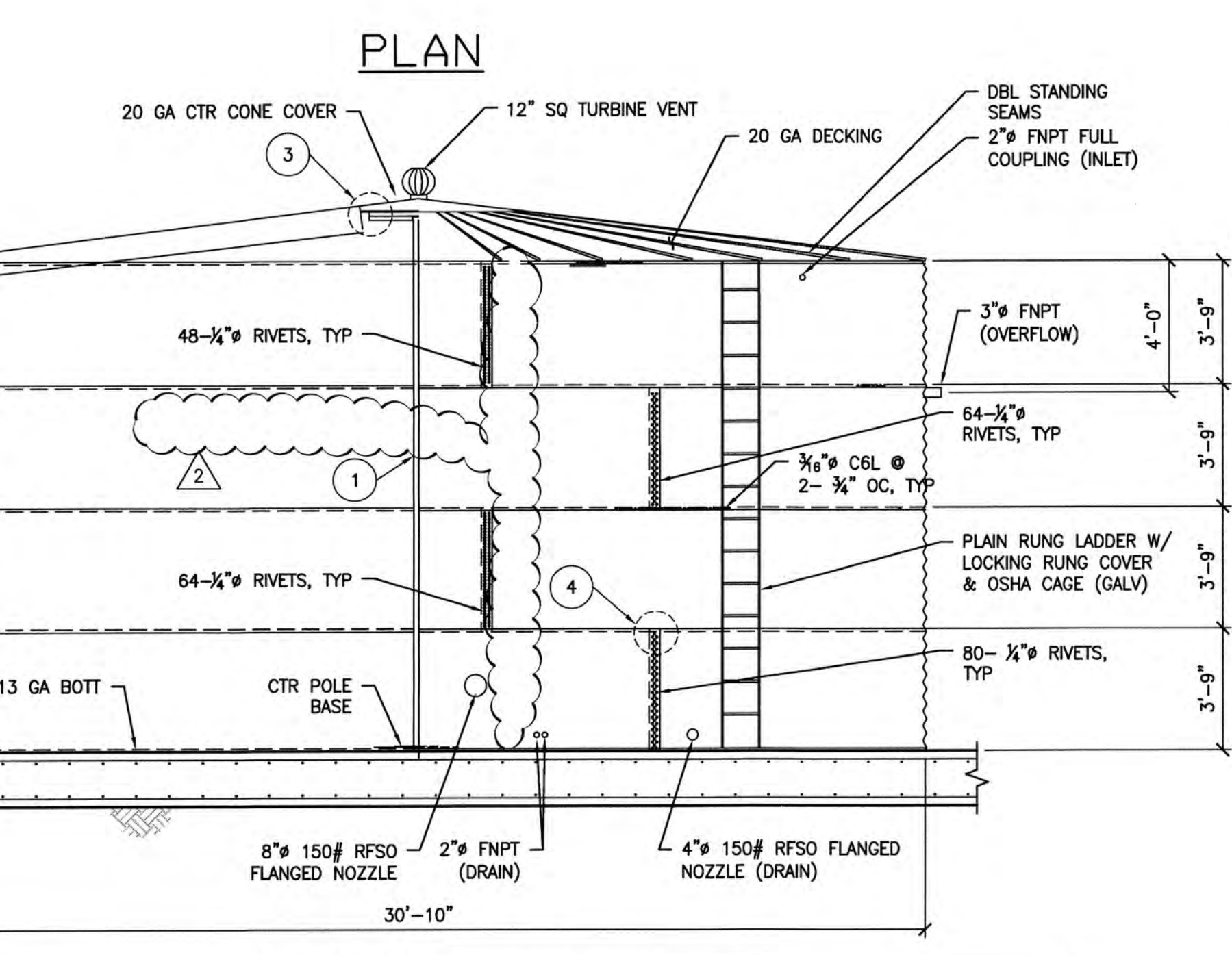
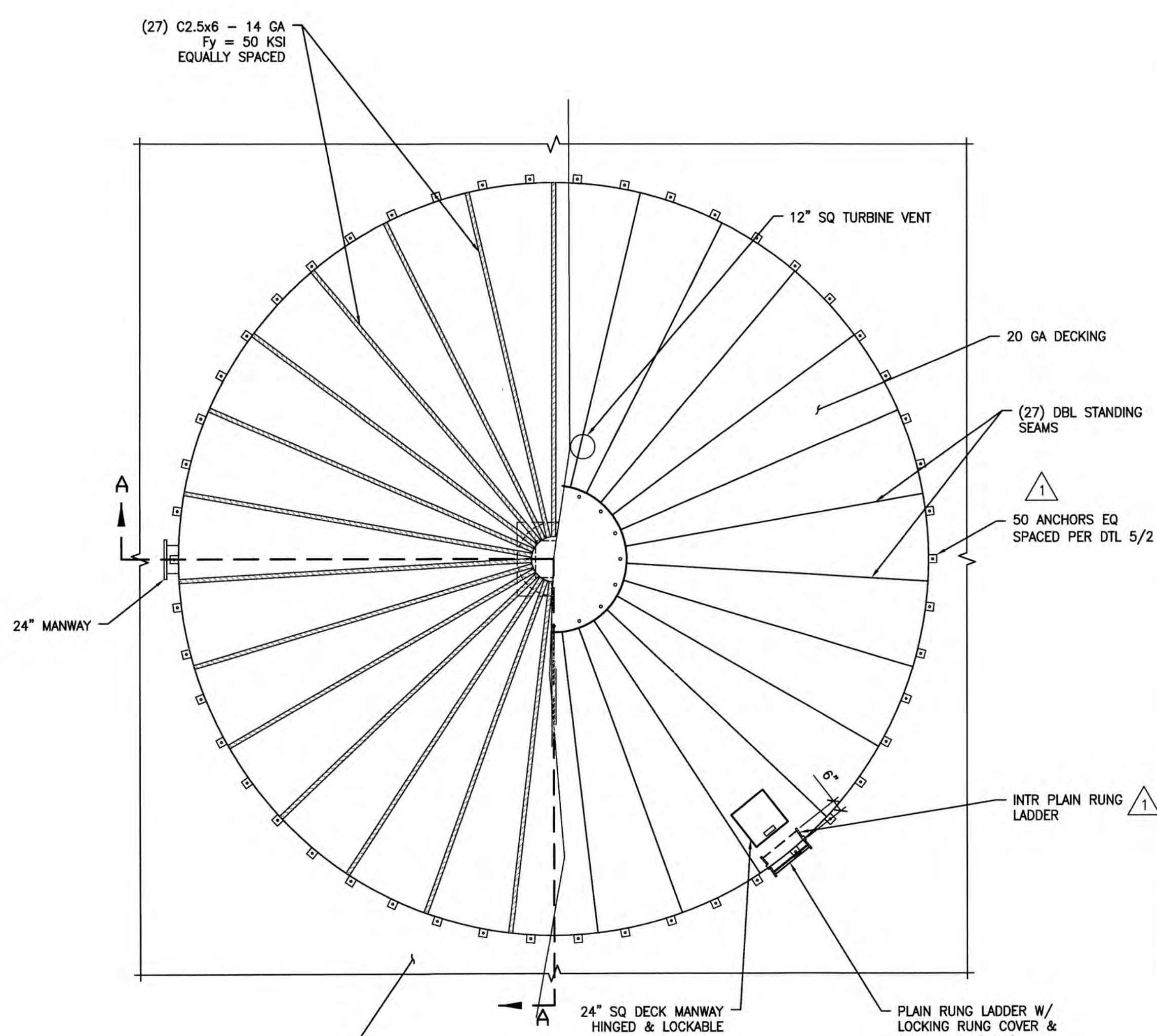
BH TANK WORKS
American Tank Co
AMERICAN TANK CO., INC. 800-655-9100
600 AMERICAN WAY, WINDSOR, CA 95492

CUSTOMER / PROJECT INFORMATION:
NESTLEDOWN LLC
22420 OLD SANTA CRUZ HWY
LOS GATOS, CA 95033

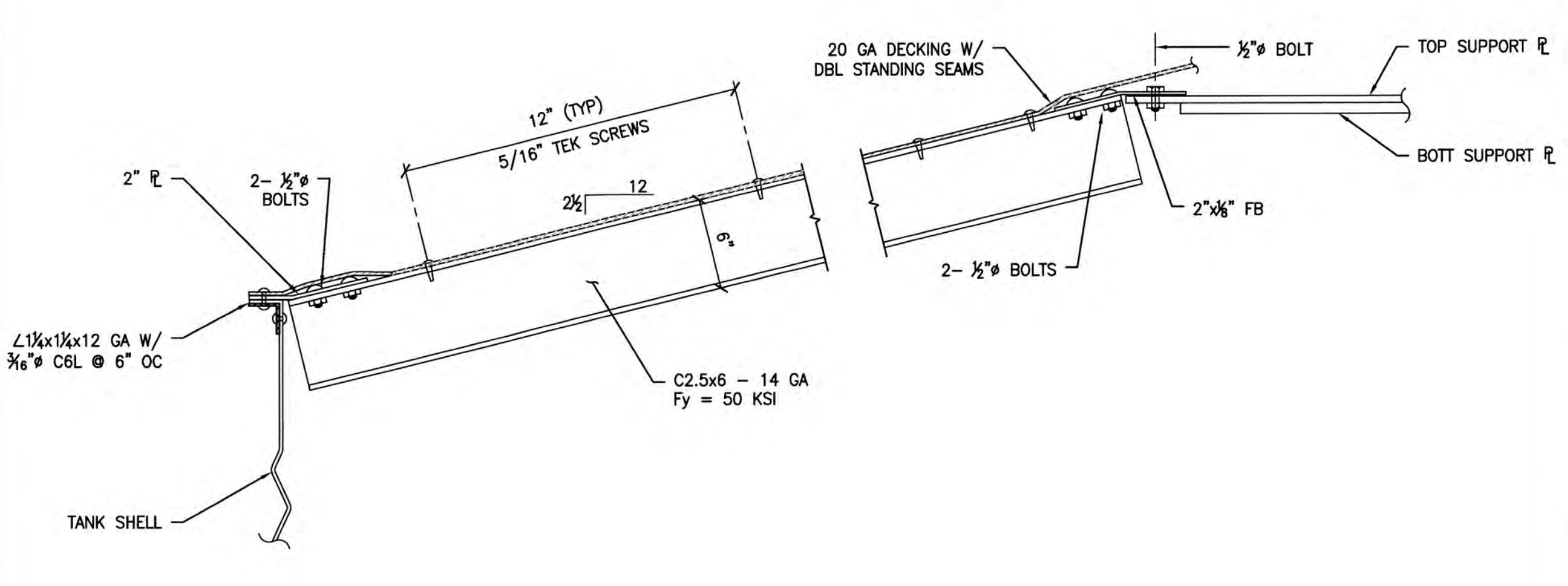
DRAWING TITLE:
BH CLASSIC CORRUGATED 16K GROSS - WATER TANK PLAN - SECTION & DETAILS

DRAWING NUMBER:
2A

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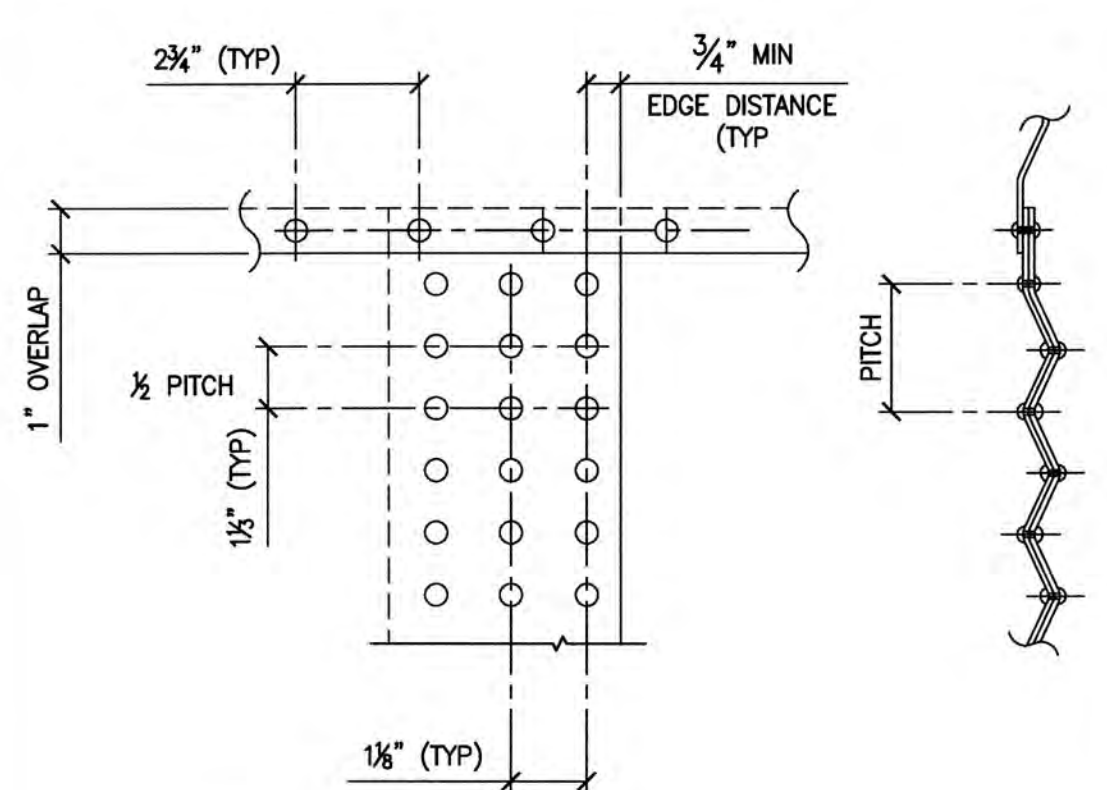


84K GROSS - WATER TANK PLAN NO SCALE 7



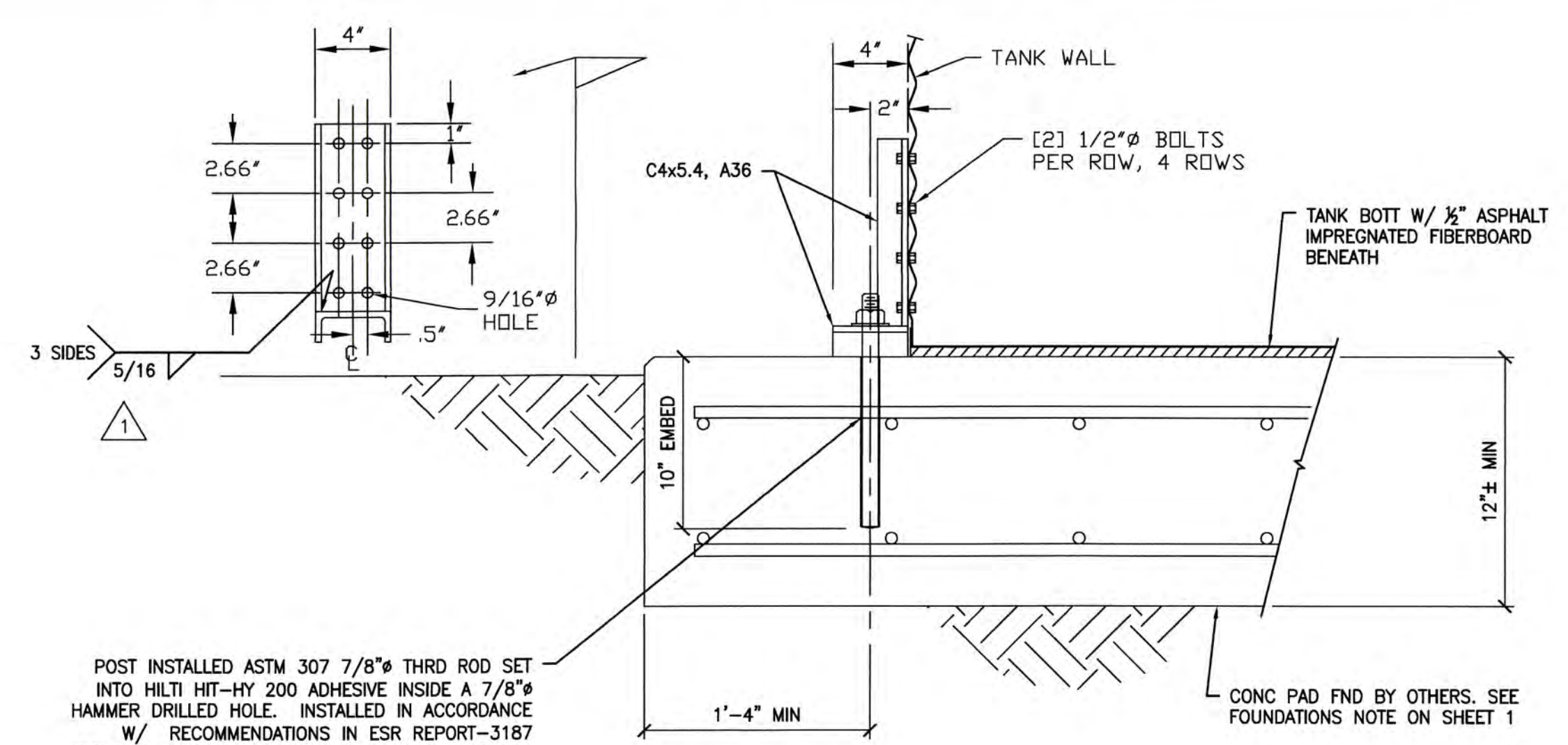
DETAIL NO SCALE 3

- NOTES: (UNLESS OTHERWISE SPECIFIED)
- TANK DECK, SHELL, & BOTTL MATERIAL: STEEL-HOT DIPPED GALV CARBON STEEL; G-90 PRIME (0.9 OZ. ZINC PER SQ FT) ASTM A-653-00, SS W/ MIN YIELD STRENGTH OF 50 KSI.
 - SIDE SHELL MADE UP OF CORRUGATED GALV (2-2/3" PITCH; 5/8" DEPTH) SHTS.
 - INTR COATING SHALL BE (FARBERTITE).
 - TANK TO BE FASTENED TOGETHER & SEALED ON SITE. RIVETS SHALL BE ALCOA FASTENING SYSTEMS-HUCK, MAGNA-GRIP (STEEL) RIVETS CONFORMING TO SAEJ428 GRADE 2.
 - NOZZLES & APPURTENANCES TO BE ORIENTED IN THE FIELD.
 - PLATES & SHAPES TO BE ASTM A36 & MB TO BE ASTM A307, OR B.
 - SHOP WELDING ONLY, NO FIELD WELDING.
 - SUB-GRADE PREPARATION & AREA DRAINAGE BY OTHERS.
 - HATCHES TO HAVE CONFINED ENTRY WARNING PLACARDS.

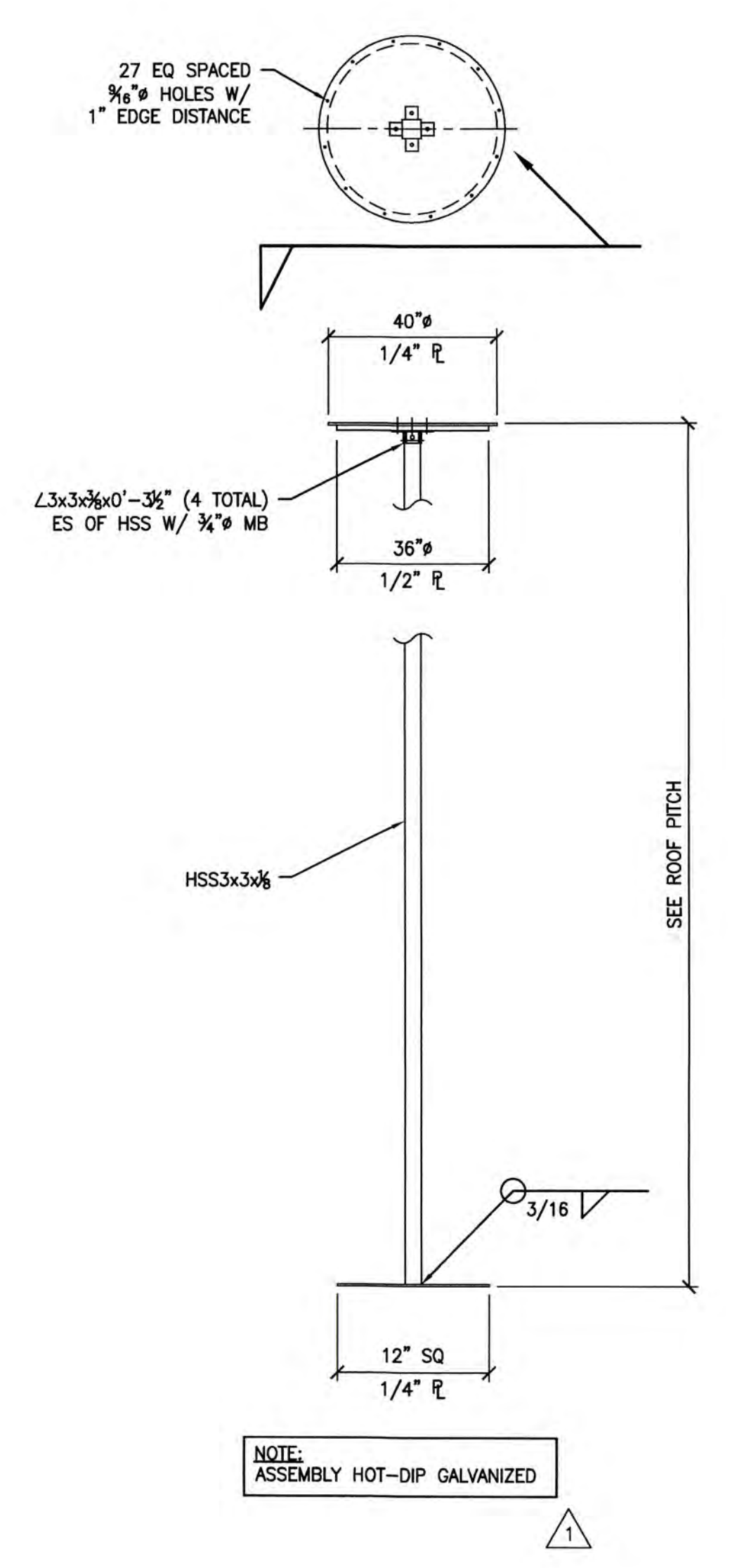


NOTE: THIS DTL PROVIDES MIN SPACING FOR C6L FASTENERS & MORE OR LESS ROWS MAY BE NEEDED AS PER THE NO. OF C6L FASTENERS CALLED OUT IN SECTION A-A.

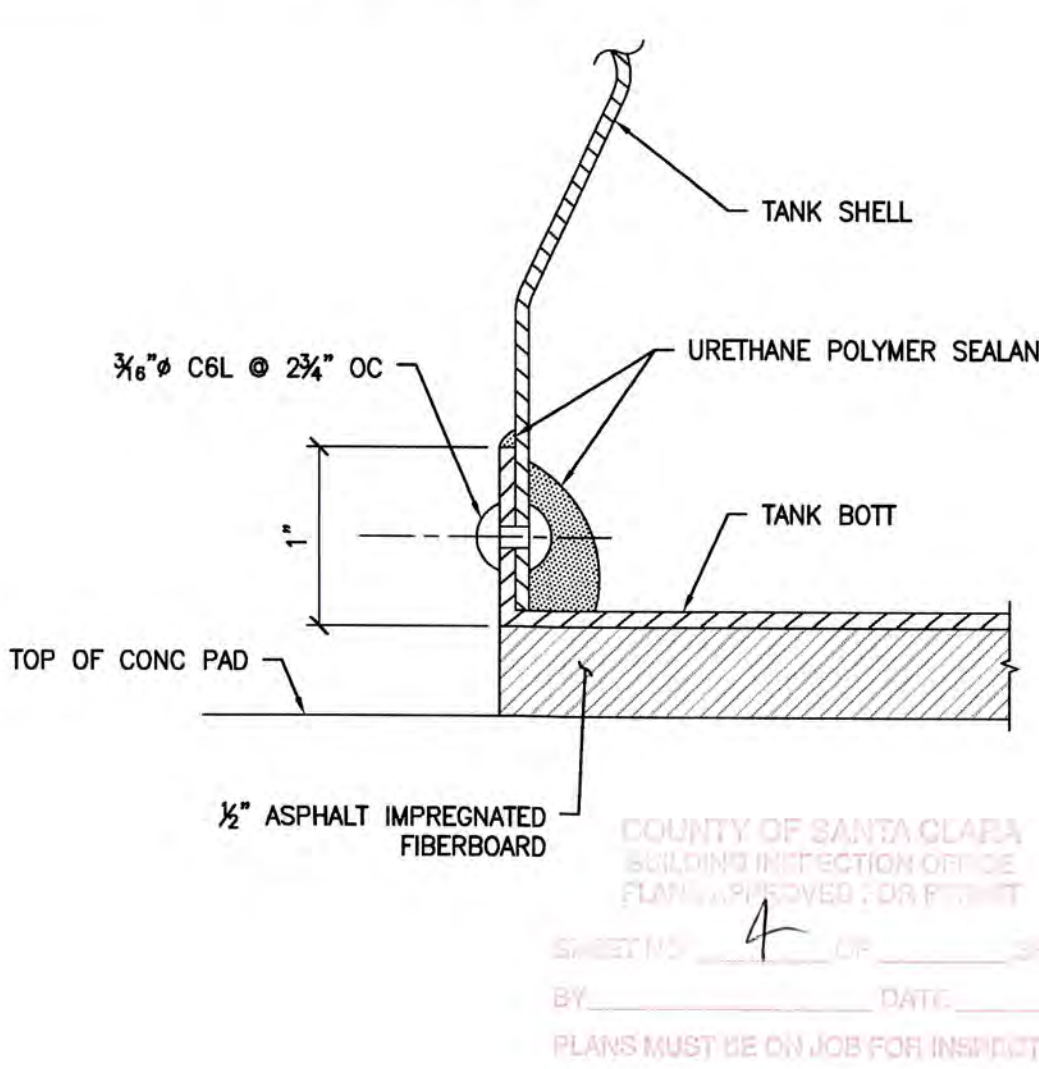
NOTES NO SCALE 6



HOLDOWN DETAIL NO SCALE 5



CENTER POLE DETAIL NO SCALE 1



DETAIL NO SCALE 2

DATE:	9/1/15
DESCRIPTION:	SUBMITTAL RESPONSE
REV #:	1 FOR CONSTRUCTION
CONTRACTOR:	NESTDOWN LLC
CUSTOMER REF #:	08-26-2015
ENGINEER REF #:	
SCALE:	N/A
DRAWN BY:	MTG
CHECKED BY:	
APPROVED BY:	

CYS

 CIVIL ENGINEER

American Tank Co

 AMERICAN TANK CO., INC. 800-655-9100

 800 AMERICAN WAY, WINDSOR CA 95492

CUSTOMER / PROJECT INFORMATION:

NESTDOWN LLC

 22420 OLD SANTA CRUZ HWY

 LOS GATOS, CA 95033

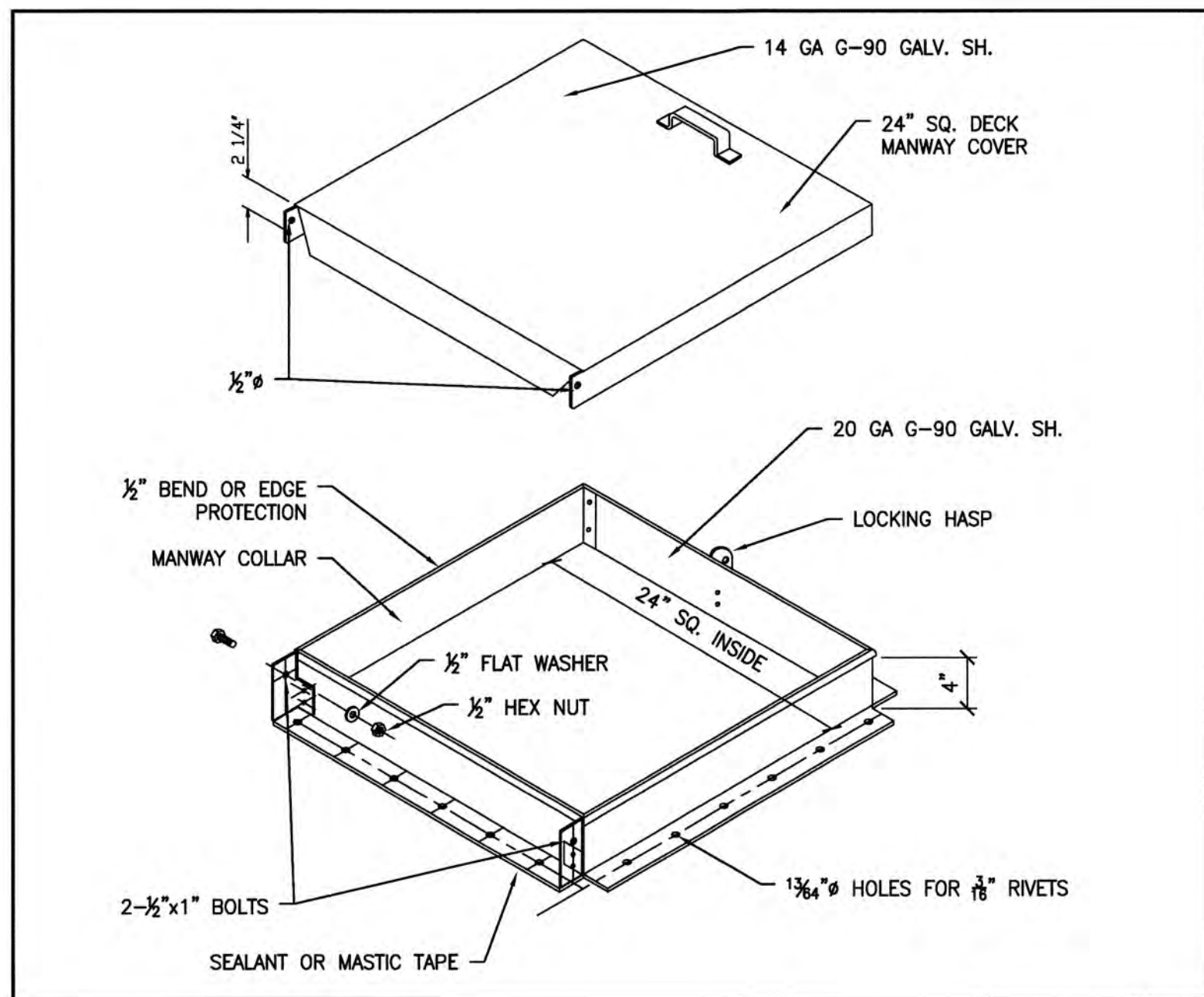
DRAWING TITLE:

BH CLASSIC CORRUGATED 84K GROSS - PLAN, SECTION & DETAILS

DRAWING NUMBER:

2B

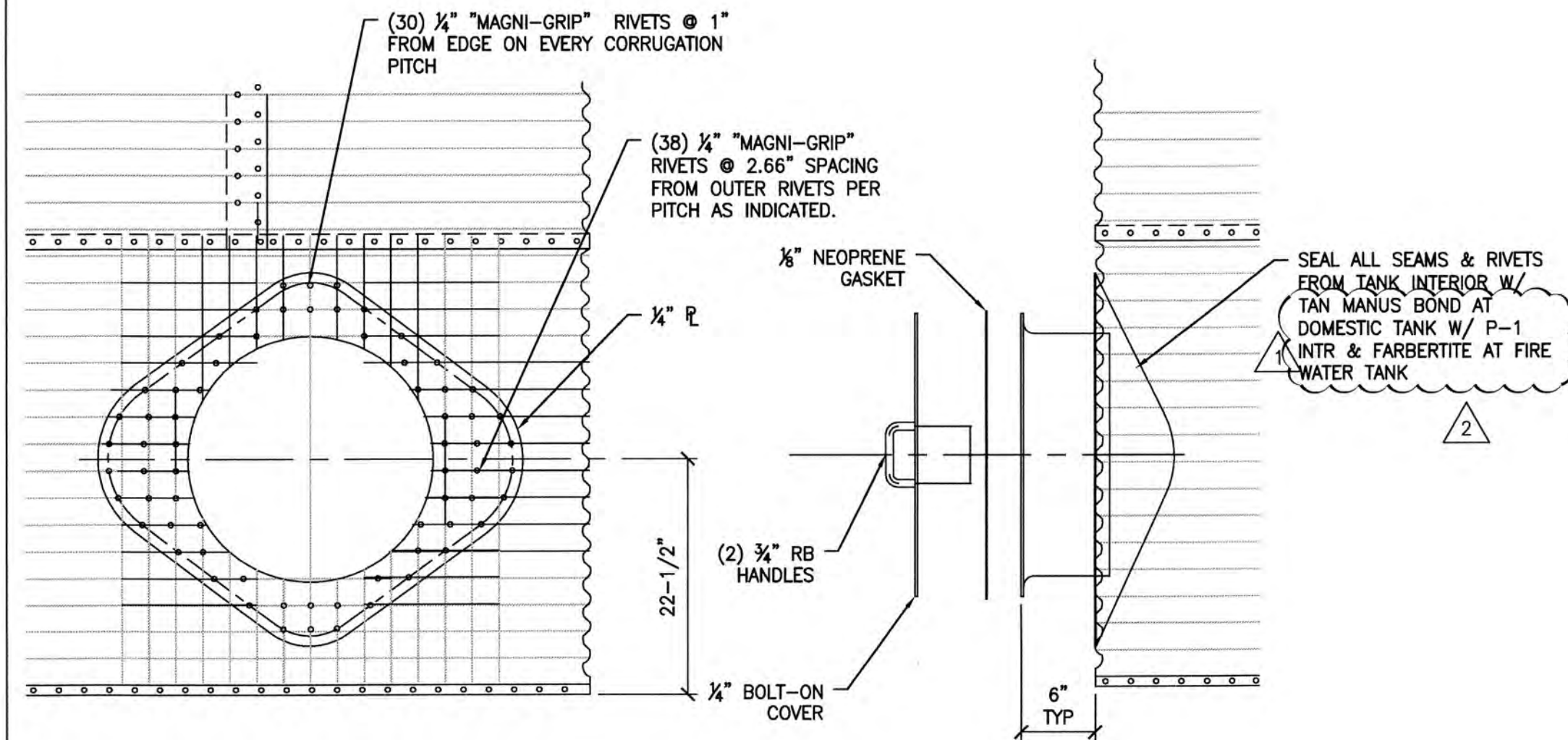
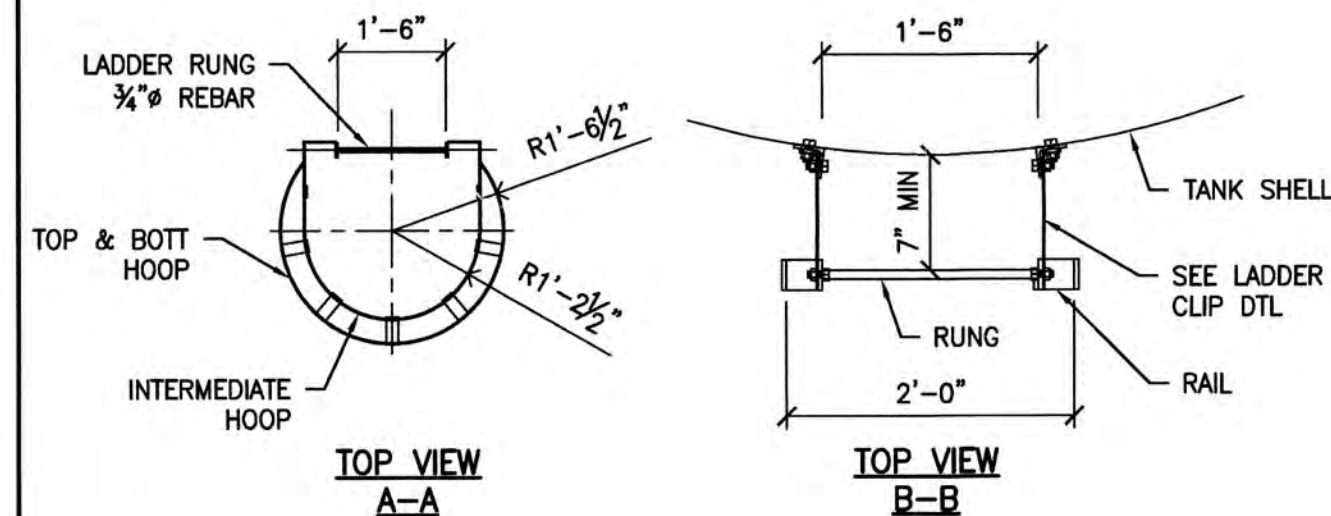
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24" SQUARE HINGED ROOF MANWAY

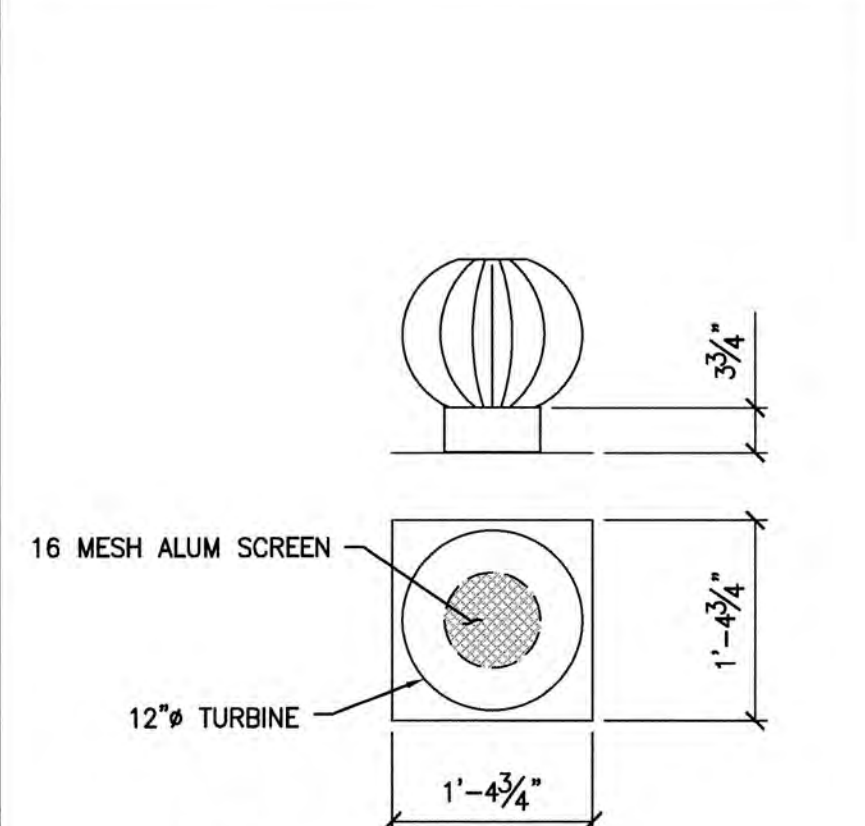
NO SCALE 1

- NOTES:**
- EXTERIOR LADDER COMPONENTS TO BE HOT-DIPPED GALVANIZED
 - OSHA CAGES REQUIRED BY OWNER.
 - RUNG COVER SECURITY DOOR IS REQUIRED BY OWNER.
 - LADDER CLIPS TO BE WITHIN 12" OF TOP & BOTTOM AND MID-POINT OF TANK SHELL.
 - LADDER CLIP SPACING NOT TO EXCEED 8' APART.
 - RUNGS ARE 3/4" REBAR.
 - INTERIOR LADDERS (WHERE PURCHASED) SIM TO EXTERIOR PLAN RUNG LADDER.



24" DIAMETER SHELL MANWAY WITH BOLT-ON COVER

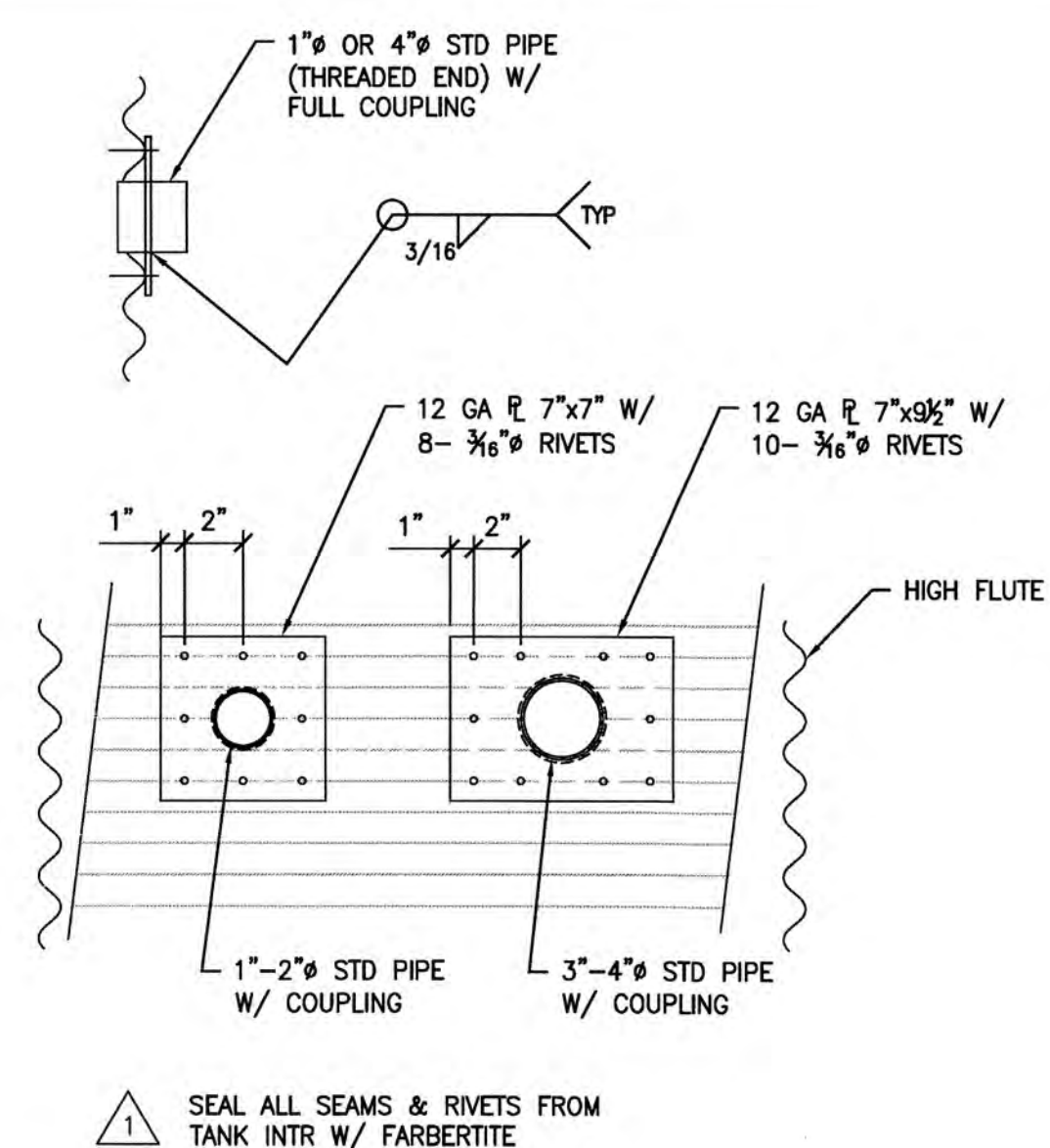
NO SCALE 3



- NOTES:**
- TURBINE MATERIAL: 26 GA. GALV. STEEL
 - FLUSH-MOUNT TO DECK W/ "TEK" SCREWS
 - CAULK EDGES WITH "SIKA-FLEX"
 - ROOF VENT TO MEET USBC, USE 1, RV51

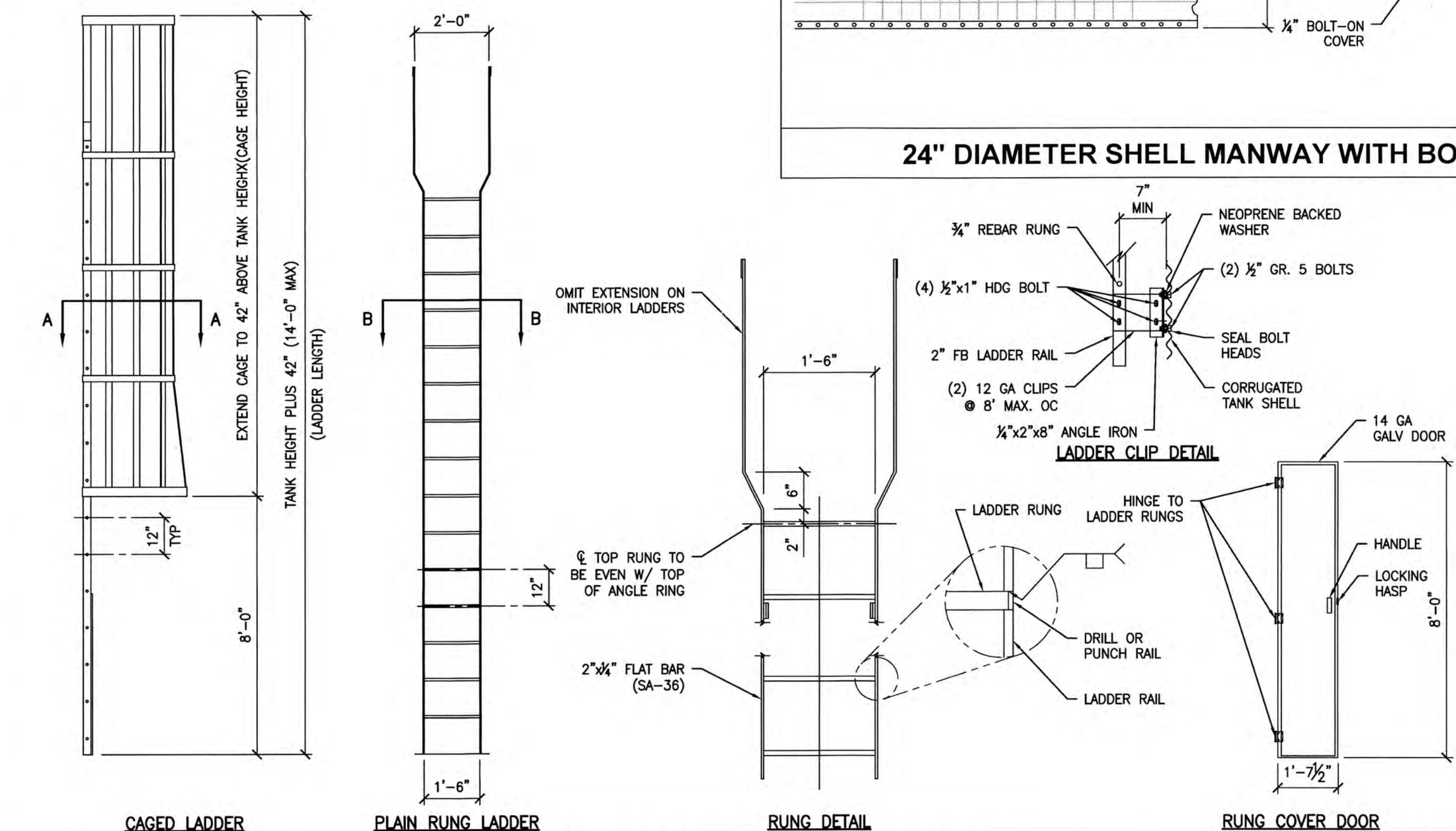
12" TURBINE VENT

NO SCALE 4



TYPICAL FULL COUPLING

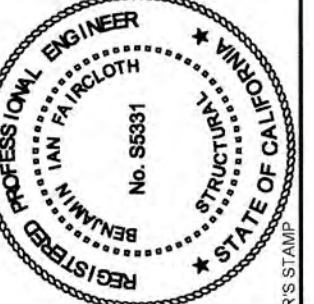
NO SCALE 5



TYPICAL TANK LADDERS / COMPONENTS

NO SCALE 6

CONTRACTOR	DATE
CUSTOMER REF #	9/1/15
ENGINEER REF #	9/9/15
SCALE	N/A
DRAWN BY	MTC
REV #	DESCRIPTION
1	SUBMITTAL RESPONSE
2	FOR CONSTRUCTION



CUSTOMER / PROJECT INFORMATION:
NESTLEDOWN LLC
 22420 OLD SANTA CRUZ HWY
 LOS GATOS, CA 95033

DRAWING TITLE:
BH CLASSIC CORRUGATED DETAILS

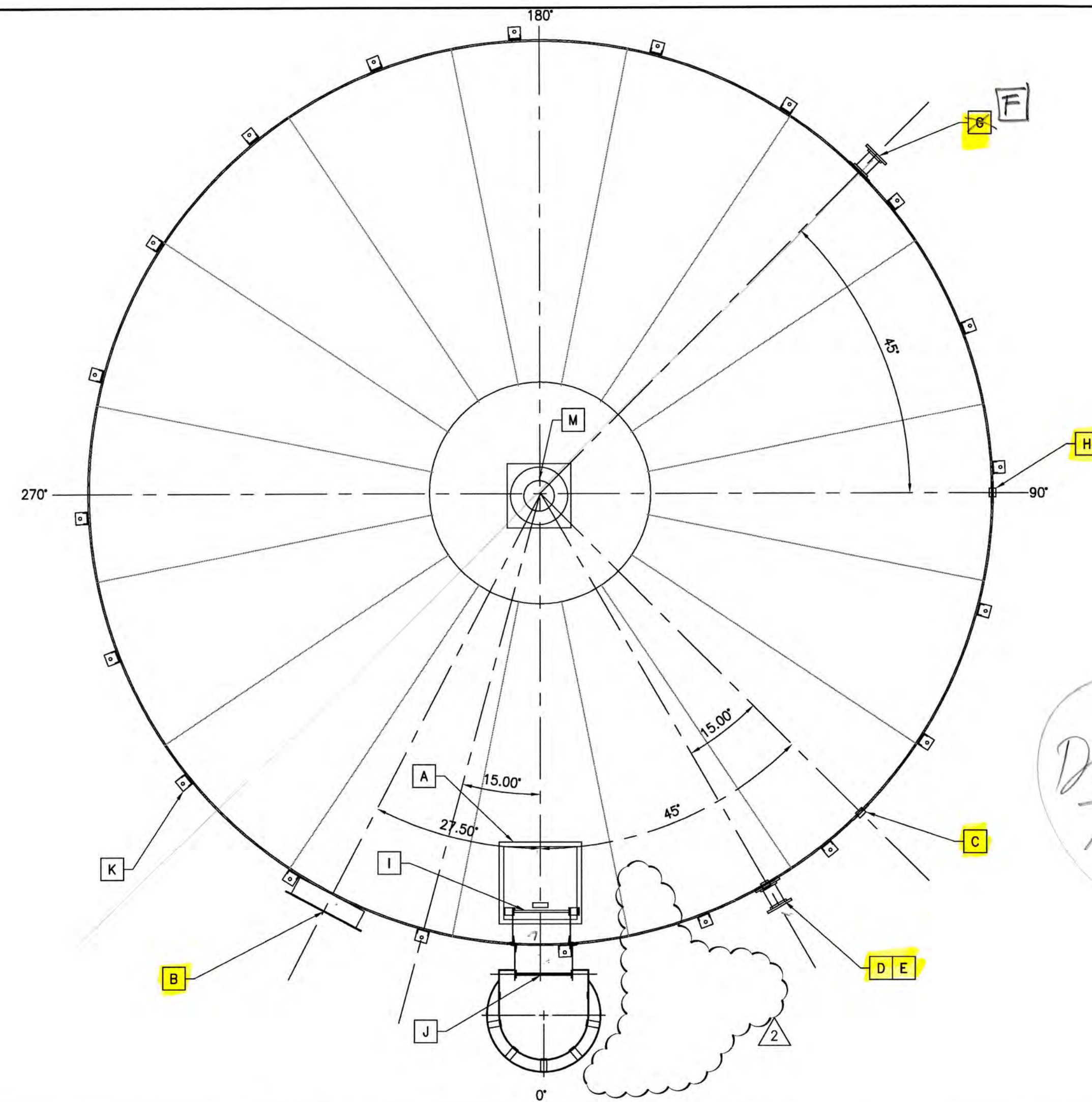
DRAWING NUMBER:
3

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 TYPED AND APPROVED FOR PERMIT
 5 OF SHEETS
 DATE: _____

ACCESSORY SCHEDULE					
REF	USE	SIZE	FTG. TYPE	ELEV. O.C.	COMPASS
A	ROOF MANWAY	24" SQ.	HINGED	N/A	0°
B	SIDE-SHELL MANWAY	24"ø	BOLT-ON	1'-11½"	332.5°
C	INLET	2"ø	FNPT	AS CLOSE TO TOP AS ABLE	45°
D	OVERFLOW	2"ø	FNPT	10'-8"	30°
E	DRAIN	4"ø	150# RFSO	AS CLOSE TO BOTM AS ABLE	30°
F	OUTLET	4"ø	150# RFSO	1'-0"	135°
H	SAMPLE PORT	(2)-2"ø	FNPT	24" & 36"	90°
I	INT. LADDER	1'-6"	HDG	11'-3"	0°
J	OSHA LADDER	10'-9"	HDG	14'-3"	0°
K	ANCHOR CLIP	12"X 8 HOLE	HDG	1'-0"	(20) @ 36" O.C.
M	VENT	12" TURBINE	ALUM.	ROOF TOP	CENTER

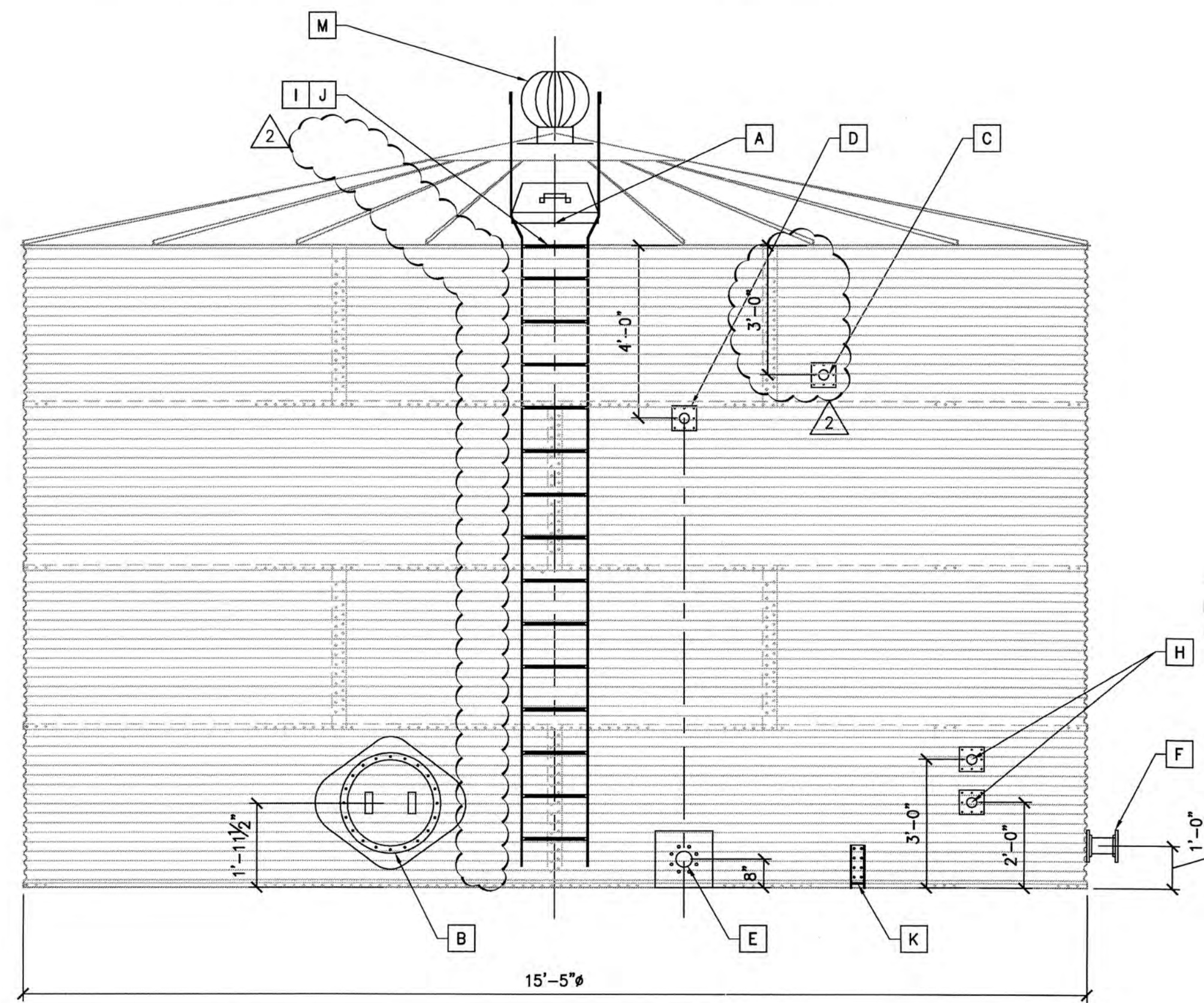
ACCESSORY LEGEND

NO SCALE 3



ACCESSORY ORIENTATION - PLAN VIEW

NO SCALE 1



ACCESSORY ELEVATION VIEW - SEE PLAN VIEW FOR DIRECTIONAL POSITIONING

NO SCALE 2

CONTRACTOR	DATE	DESCRIPTION	DATE
CUSTOMER REF #	08-26-2015	1 SUBMITTAL RESPONSE	9/1/15
ENGINEER REF #		2 FOR CONSTRUCTION	9/2/15
SCALE	N/A	DRAWN BY	MTC

BH TANK WORKS
American Tank Co
 AMERICAN TANK CO., INC. 800-655-9100
 800 AMERICAN WAY, WINDSOR CA 95492

CUSTOMER / PROJECT INFORMATION:
 NESTLDOWN LLC
 22420 OLD SANTA CRUZ HWY
 LOS GATOS, CA 95033

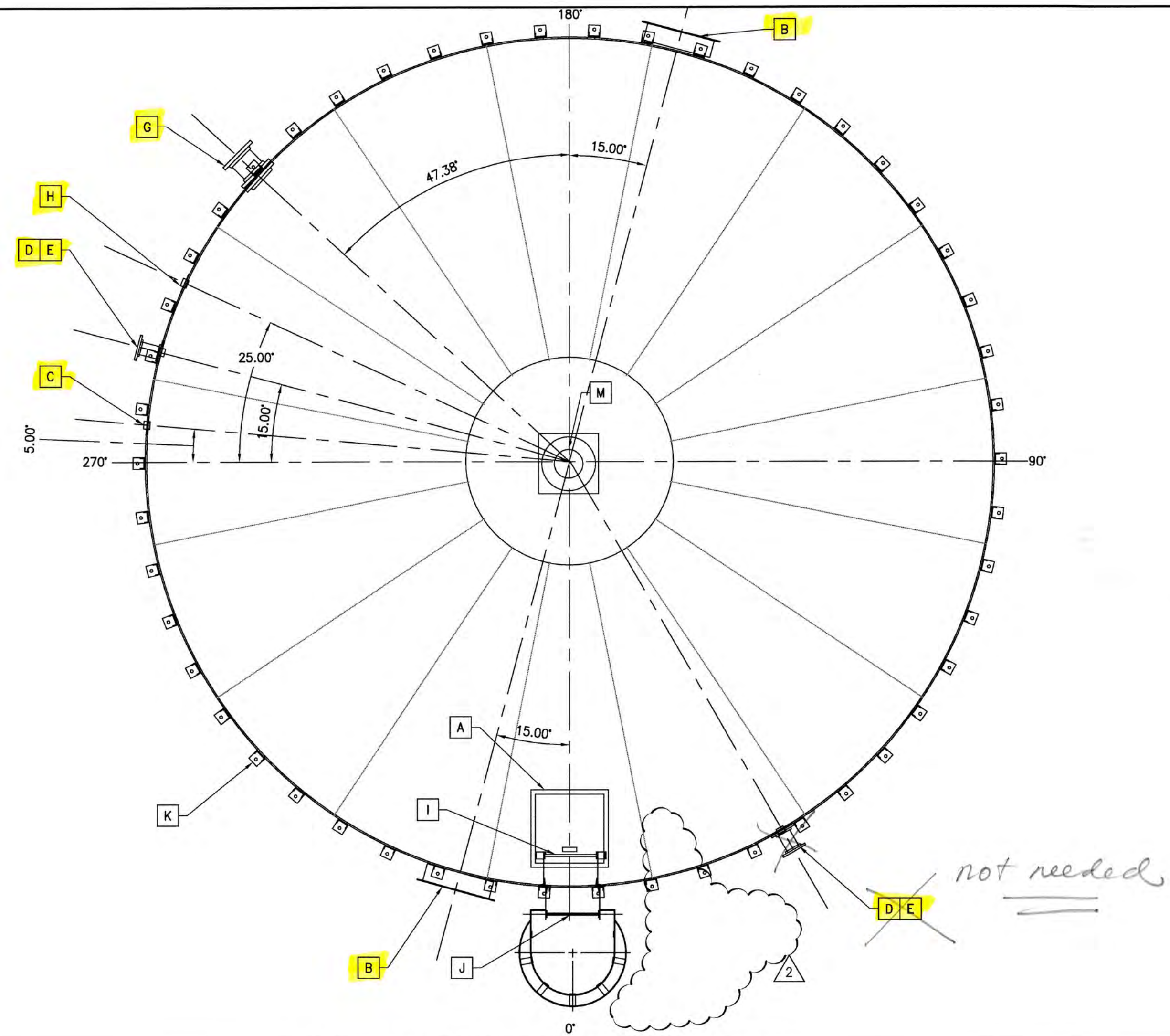
DRAWING TITLE:
 BH CLASSIC
 CORRUGATED
 16K ACCESSORY
 LAYOUT

DRAWING NUMBER:
4A

ACCESSORY SCHEDULE					
REF	USE	SIZE	FTG. TYPE	ELEV. O.C.	COMPASS
A	ROOF MANWAY	24" SQ.	HINGED	N/A	0°
B	SIDE-SHELL MANWAY	24"ø	BOLT-ON	1'-11½"	332.5°
C	INLET	2"ø	FNPT	AS CLOSE TO TOP AS ABLE	45°
D	OVERFLOW	2"ø	FNPT	10'-8"	30°
E	DRAIN	4"ø	150# RFSO	AS CLOSE TO BOTTOM AS ABLE	30°
F					
G	FIRE OUTLET	8"ø	150# RFSO	1'-0"	135°
H	SAMPLE PORT	(2)-2"ø	FNPT	24" & 36"	90°
I	INT. LADDER	1'-6"	HDG	11'-3"	0°
J	OSHA LADDER	1	HDG	14'-3"	0°
K	ANCHOR CLIP	12"X 8 HOLE	HDG	1'-0"	(50) @ 9' O.C.
M	VENT	12" TURBINE	ALUM.	ROOF TOP	CENTER

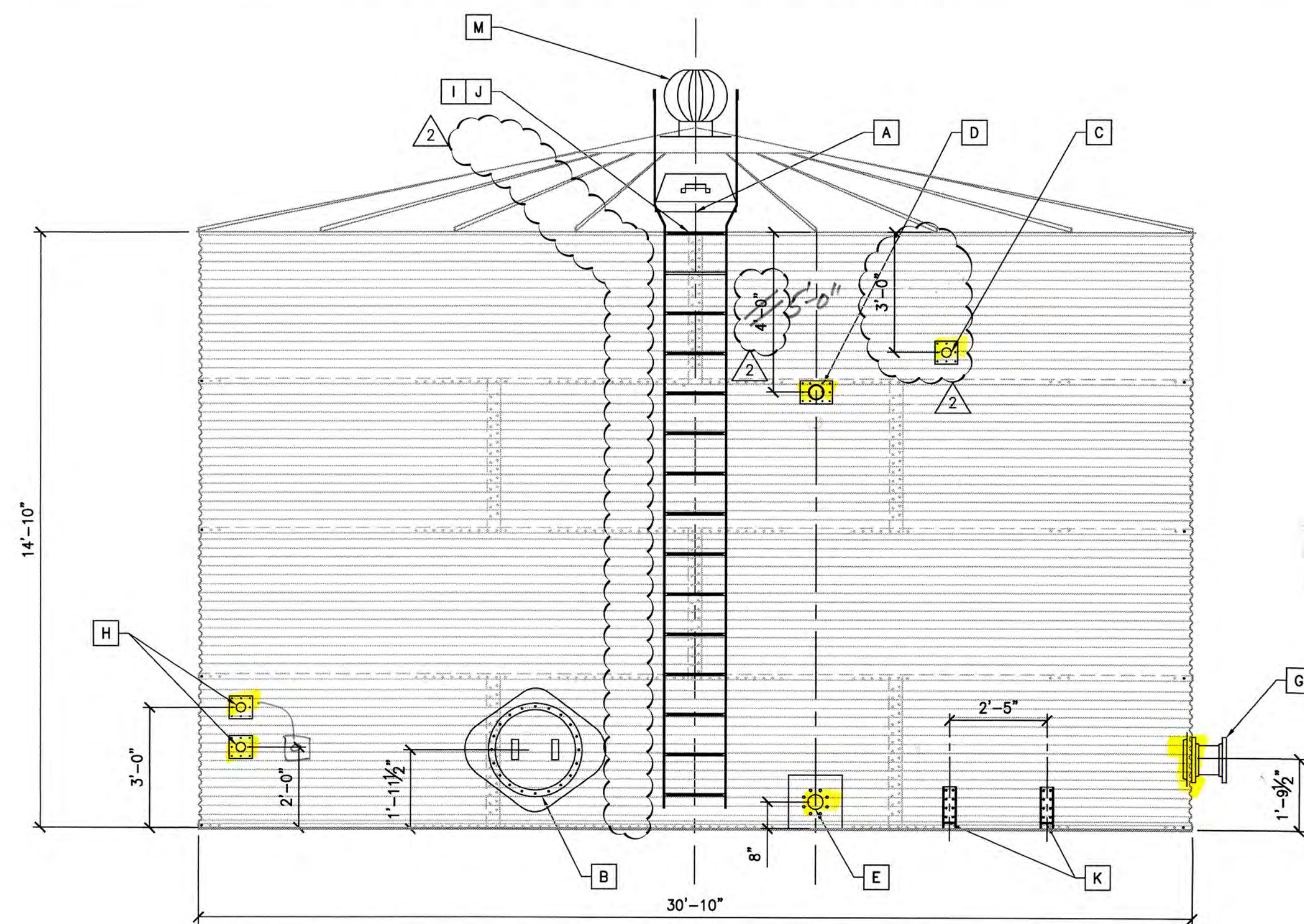
ACCESSORY LEGEND

NO SCALE 3



ACCESSORY ORIENTATION - PLAN VIEW

NO SCALE 1



ACCESSORY ELEVATION VIEW - SEE PLAN VIEW FOR DIRECTIONAL POSITIONING

NO SCALE 2

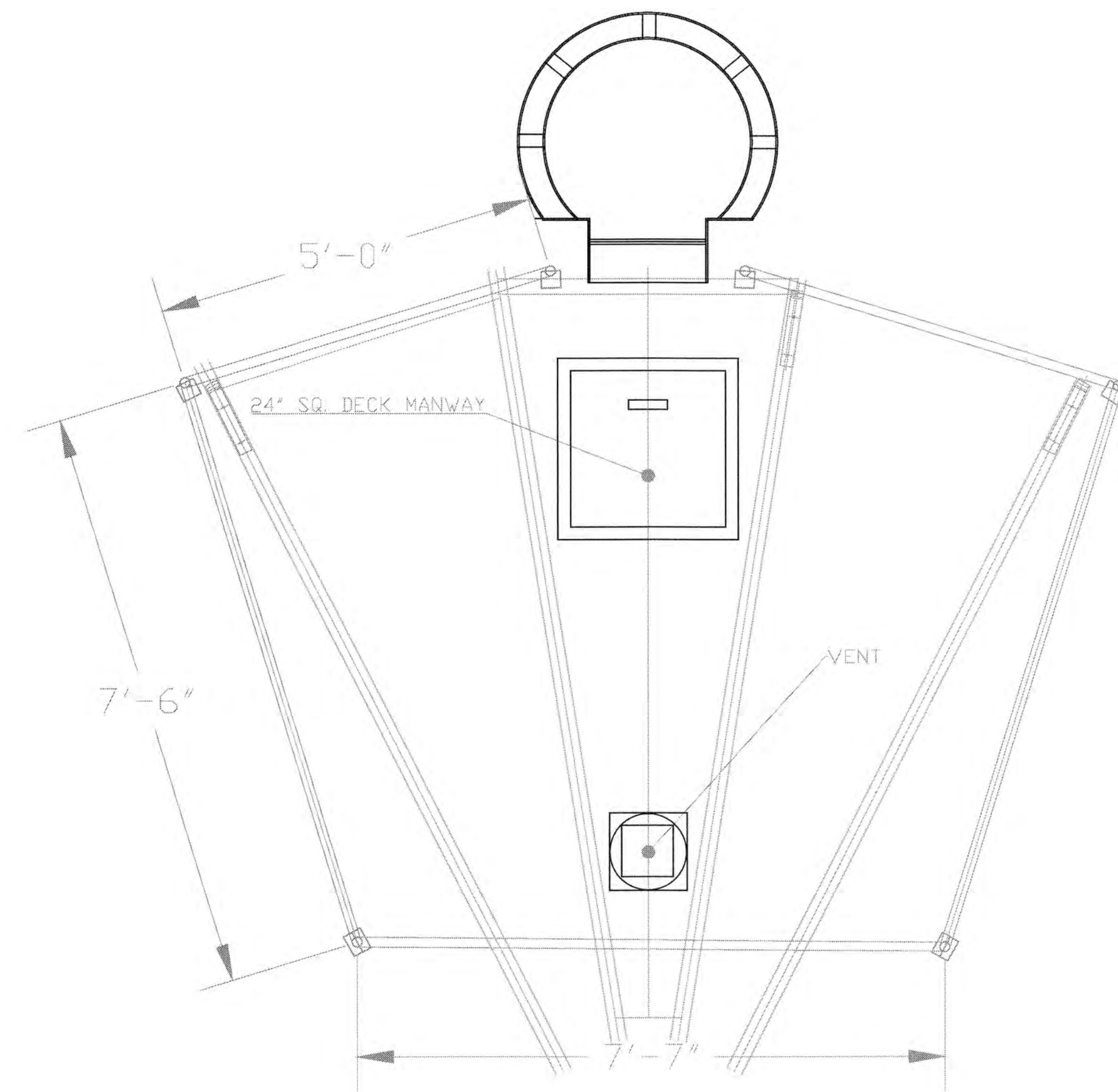
CONTRACTOR	DATE	DESCRIPTION	DATE
American Tank Co	08-26-2015	SUBMITTAL RESPONSE	9/1/15
CUSTOMER REF #	ATC REF #	FOR CONSTRUCTION	9/31/15
ENGINEER REF #	SCALE		
	N/A		
	MTC		

CUSTOMER / PROJECT INFORMATION:
NESTLEDOWN LLC
 22420 OLD SANTA CRUZ HWY
 LOS GATOS, CA 95033

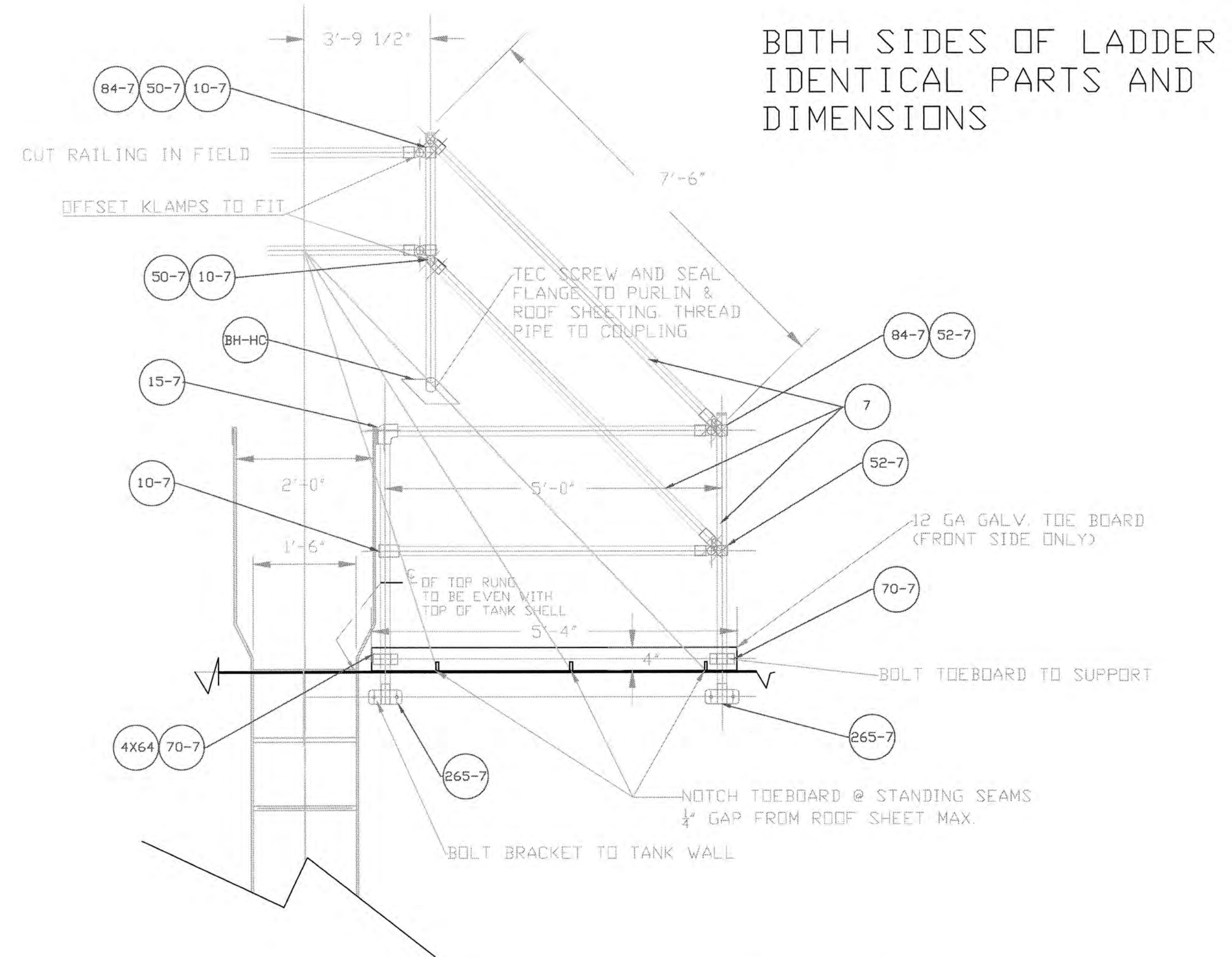
DRAWING TITLE:
BH CLASSIC CORRUGATED 16K ACCESSORY LAYOUT

DRAWING NUMBER:
4B

CS No. 14010.045 ENGINEER'S STAMP



GENERAL PLAN VIEW



PERSPECTIVE HALF-VIEW

SANTA CLARA COUNTY
 PERMITTING OFFICE
 8 OF SHEETS
 BY: DATE: PLANS MUST BE ON JOB FOR INSPECTIONS

Materials:

Pipe: 1 1/4" ID A53 Grade B seamed steel.

Finish: Galvanized (hot dipped).

Chain system: 3/16" proof coil ASTM specification, zinc plated with quick link and "S" hook.

Self closing gate (optional to chain): Manufacturer's standard spring or gravity operated.

Pipe plugs: Weather and light resistant for pipe ends.

Bolts: Hex head bolts 3/8", grade Z, zinc plated with manufacturer's standard washers inside and outside.

Railing fittings: Manufacturer's standard cast fittings, galvanized.

Sealant for brackets: Manufacturer's standard.

MATERIAL SCHEDULE

DWG #	PART #	DESCRIPTION	QTY
84-7	84-7	MALLEABLE PLUG	4
50-7	C50-77	SINGLE SWIVAL SOCKET	4
10-7	10-7	SINGLE SOCKET TEE	6
52-7	C52-777	CORNER SWIVAL SOCKET	4
86-7	86-7	ANGLED TEE	0
265-7	265-7	OFFSET RAIL WALL FLANGE	4
15-7	15-7	90° ELBOW	2
70-7	70-7	RAIL SUPPORT	4
7	N/A	1-1/4" SCH. 40 GALVANIZED PIPE	100 FT
4X64	1.25HC	1-1/4" BHC "HILLSIDE" FLANGE	2
		MISC. HARDWARE & SEALANT	

CONTRACTOR: **BH Tank Works**
 American Tank Co., Inc. 800-655-9100
 600 AMERICAN WAY, WINDSOR CA 95492

CUSTOMER / PROJECT INFORMATION:
 TYPICAL MANWAY PGR

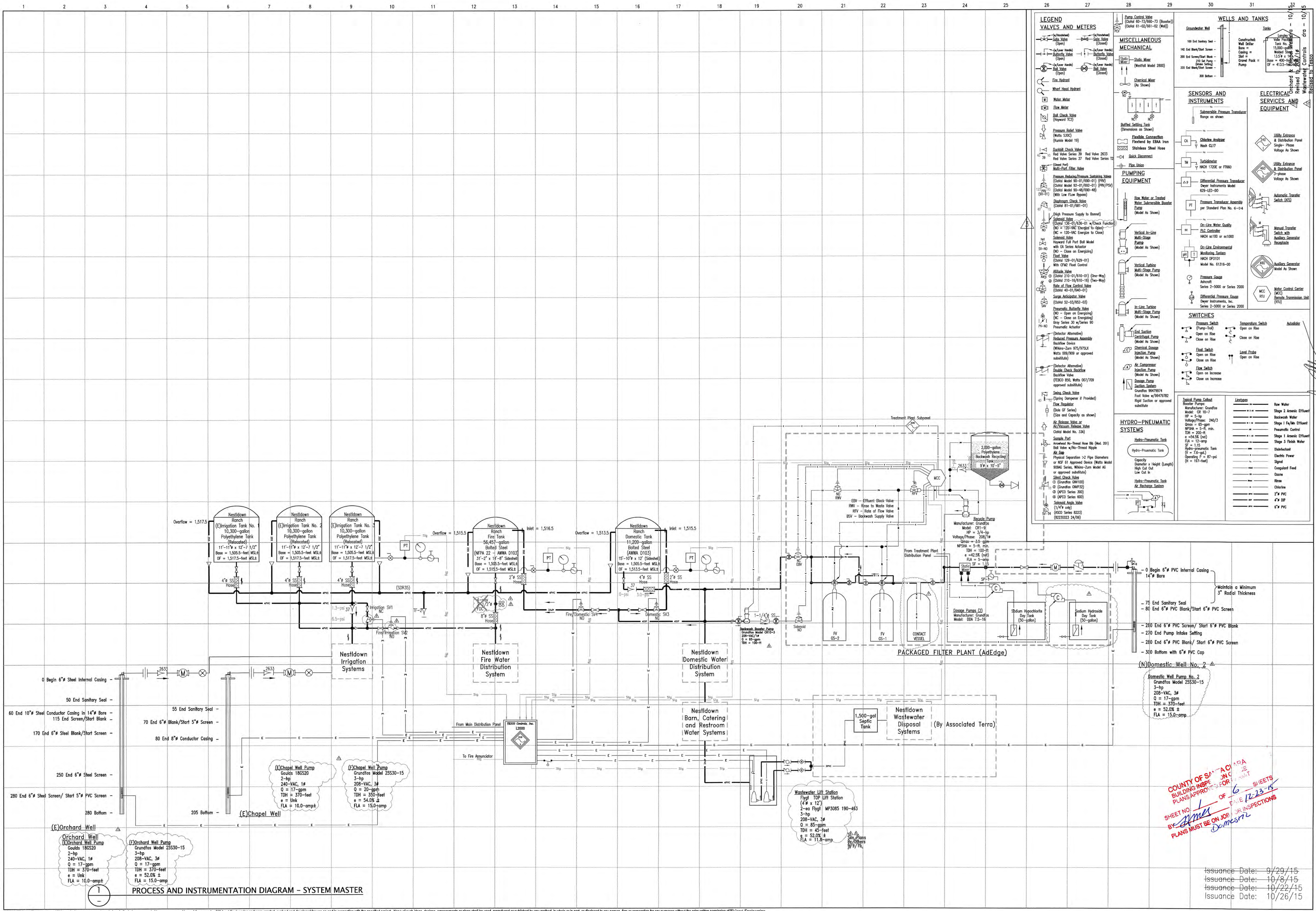
DRAWING TITLE:
 CLASSIC CORRUGATED
 ROOF MANWAY GUARDRAIL

DRAWING NUMBER:
R-1

REVISIONS:

REV.#	DESCRIPTION	DATE

ENGINEER'S STAMP



LEGEND VALVES AND METERS

MISCELLANEOUS MECHANICAL

PUMPING EQUIPMENT

SENSORS AND INSTRUMENTS

ELECTRICAL SERVICES AND EQUIPMENT

SWITCHES

HYDRO-PNEUMATIC SYSTEMS

WELLS AND TANKS

Legend for Symbols:

- Raw Water
- Stage 2 Arsenic Effluent
- Backwash Water
- Stage 1 Fe/Mn Effluent
- Pneumatic Control
- Stage 1 Arsenic Effluent
- Stage 5 Filter Water
- Disinfectant
- Electric Power
- Signal
- Coolant Feed
- Steam
- Flow
- Chlorine
- 2" PVC
- 4" DP
- 6" PVC

NESTDOWN RANCH
Water System Improvements

Process and Instrumentation Diagram

Date: September 2014
Scale: DRA
Drawn: DRA
Job: 14-020
Sheet: G2 of 18

Revision History:

Revision	By	Date	Description
1	DRA	10/14/15	Added Wastewater
2	DRA	8/15/15	Revised Voltage to 208V
3	DRA	8/15/15	Remove WW LIFT Sta. Bypass Station
4	DRA	9/15/15	Remove 4-way FDC
5	DRA	9/15/15	Add PH Adjustment
6	DRA	9/15/15	Final AEdge Revision dra - 10/15/15
7	DRA	10/15/15	Replace WW LIFT Station - 10/15/15
8	DRA	10/15/15	Add (N)Well

WY east Engineering
784 Northridge Center, Suite 229
Salinas, CA 95306
(831)443-5514 (FAX) 444-9490

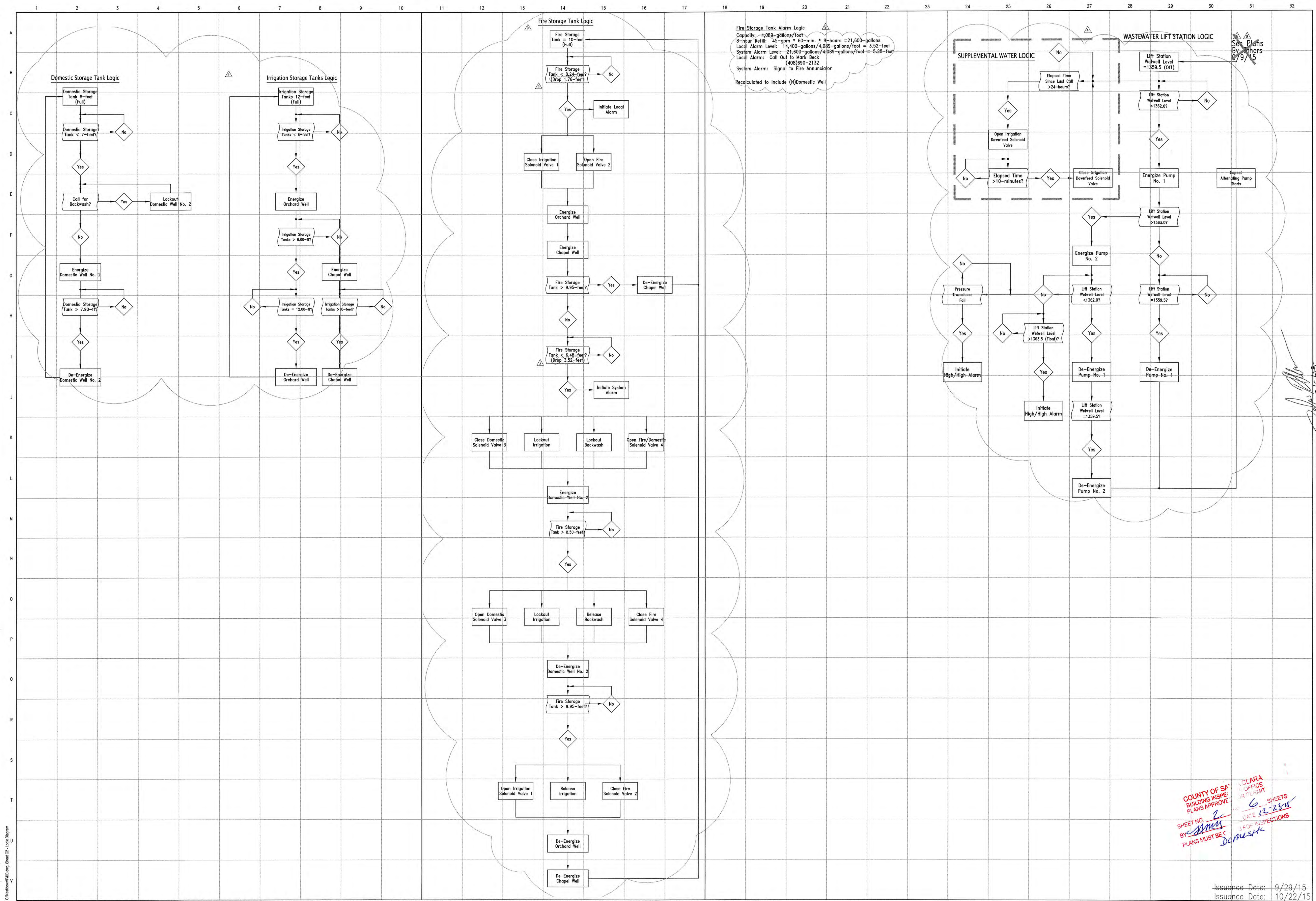
COUNTY OF SAN JOAQUIN
BUILDING INSPECTION DIVISION
PLANS APPROVED FOR PERMIT

SHEET NO. 1 OF 6 - 12/23/15
BY: [Signature] FOR: [Signature] JR. INSPECTIONS

Issuance Date: 9/29/15
Issuance Date: 10/8/15
Issuance Date: 10/22/15
Issuance Date: 10/26/15

PROCESS AND INSTRUMENTATION DIAGRAM - SYSTEM MASTER

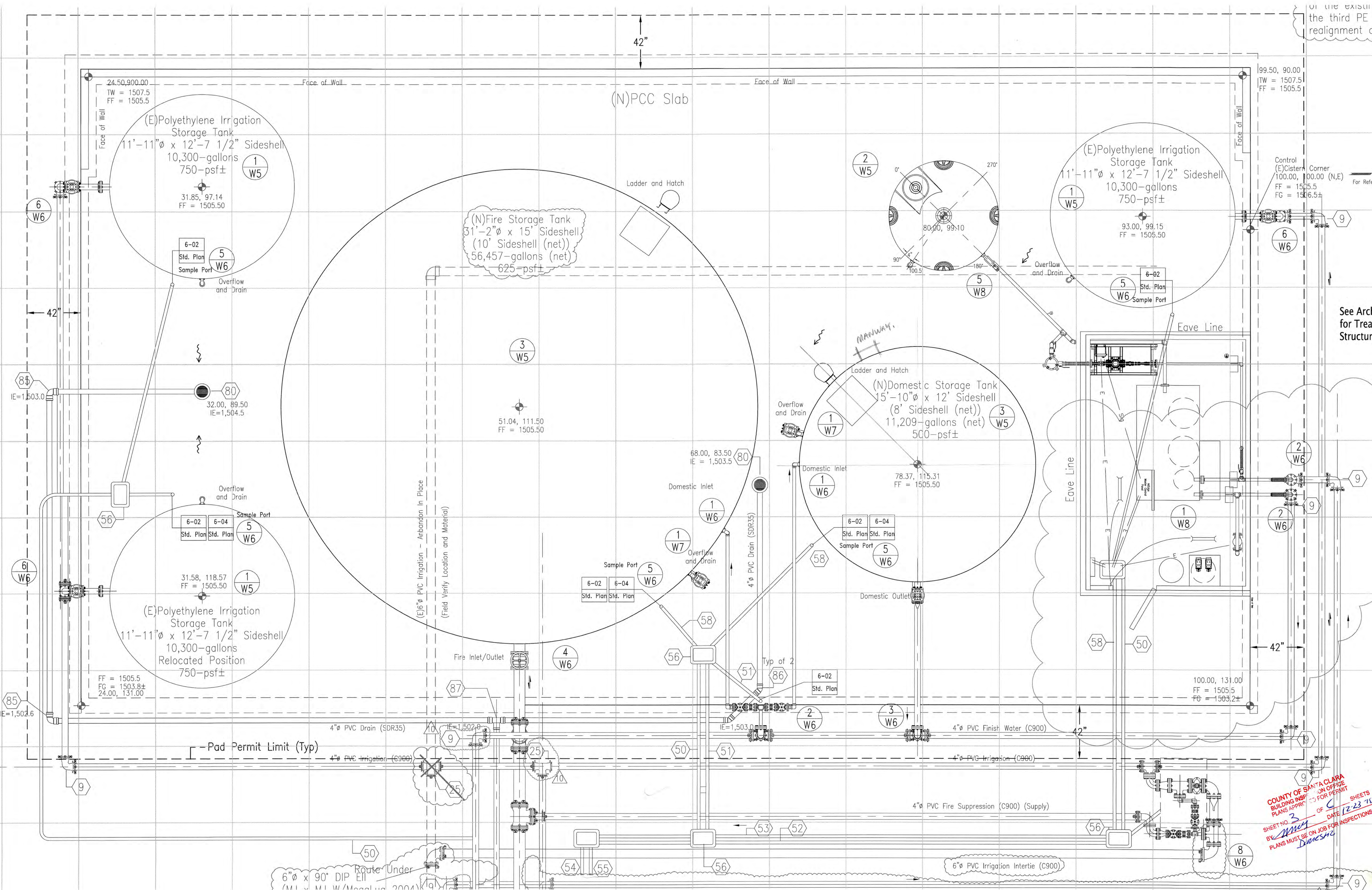
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WY east Engineering 784 Northridge Center, Suite 229 Salinas, CA 93906 (831) 443-5514 (FAX) 444-9490		MR. MARK BECK 22420 Old Santa Cruz Highway Los Gatos, California 95033 (408) 690-2123	Date: September 2014 Scale: None Drawn: DRA Job: 14-020 Sheet G3 of 18
NESTDOWN RANCH Water System Improvements Logic Diagrams		Date: 10/22/15 Revision: 1 Add: Wastewater Remove: WWT Lift Sta. Recalculate: WWT Lift Station area	COUNTY OF SAN CLARA BUILDING INSPECTOR'S OFFICE PERMIT SHEET NO. 2 OF 6 SHEETS DATE 12-23-15 BY: [Signature] PLANS MUST BE CHECKED FOR INSPECTIONS

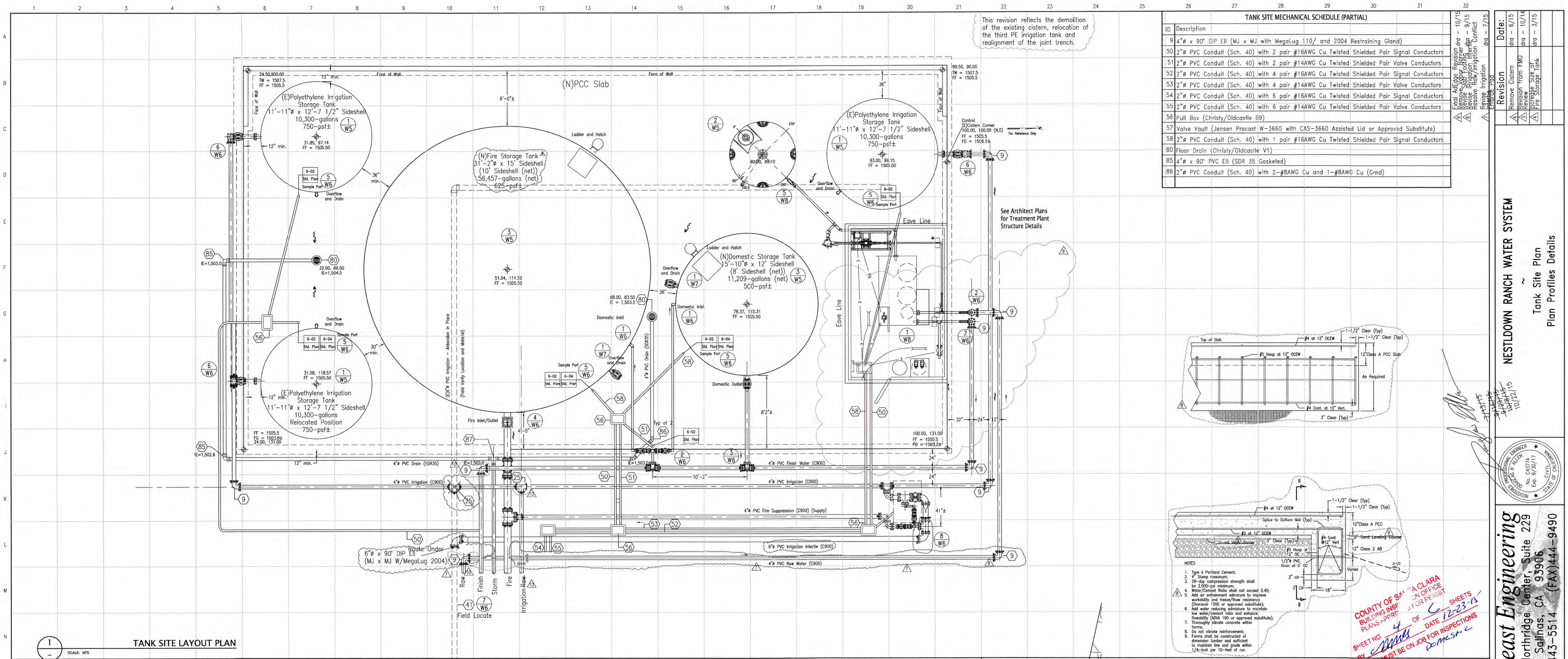
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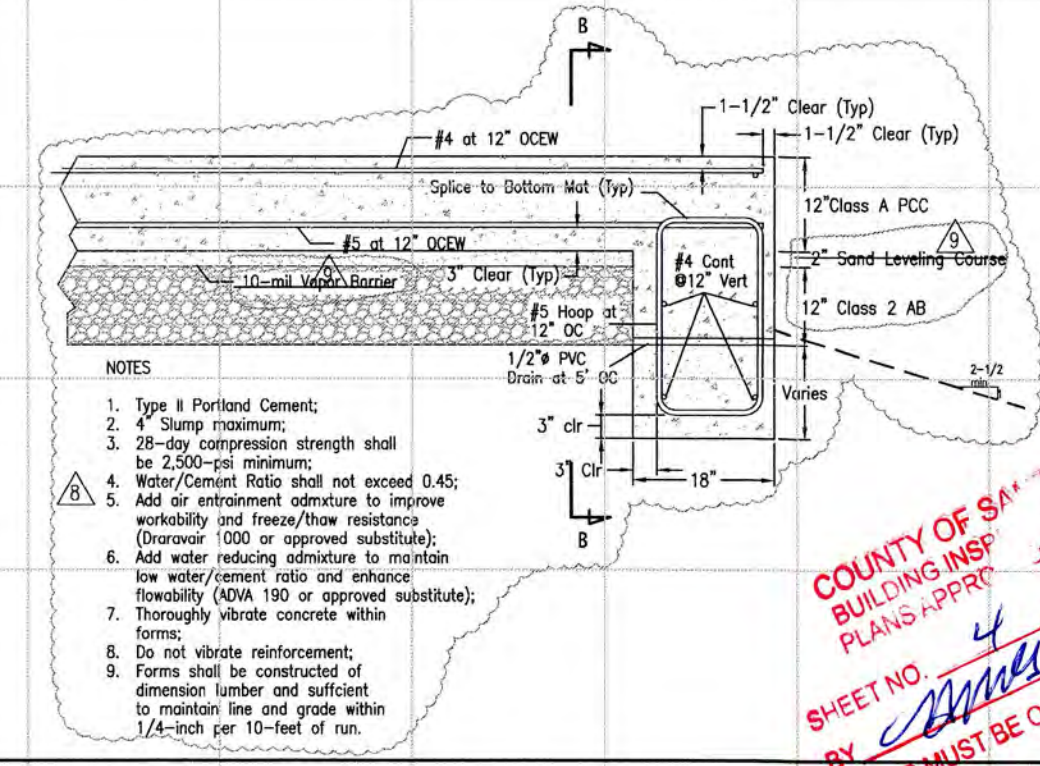
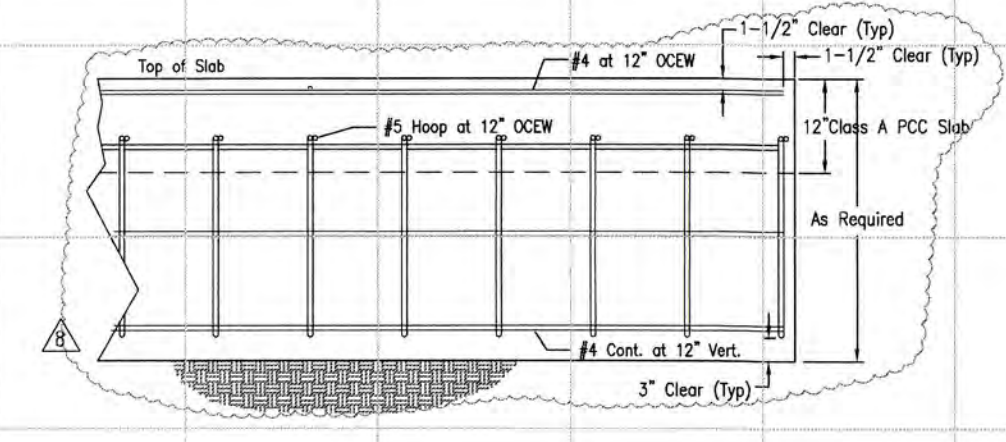
See Archi
for Treatr
Structure

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

SHEET NO 3 OF 8 SHEETS
DATE 12-23-15
BY *M. J. Dukes*
PLANS MUST BE ON JOB FOR INSPECTIONS

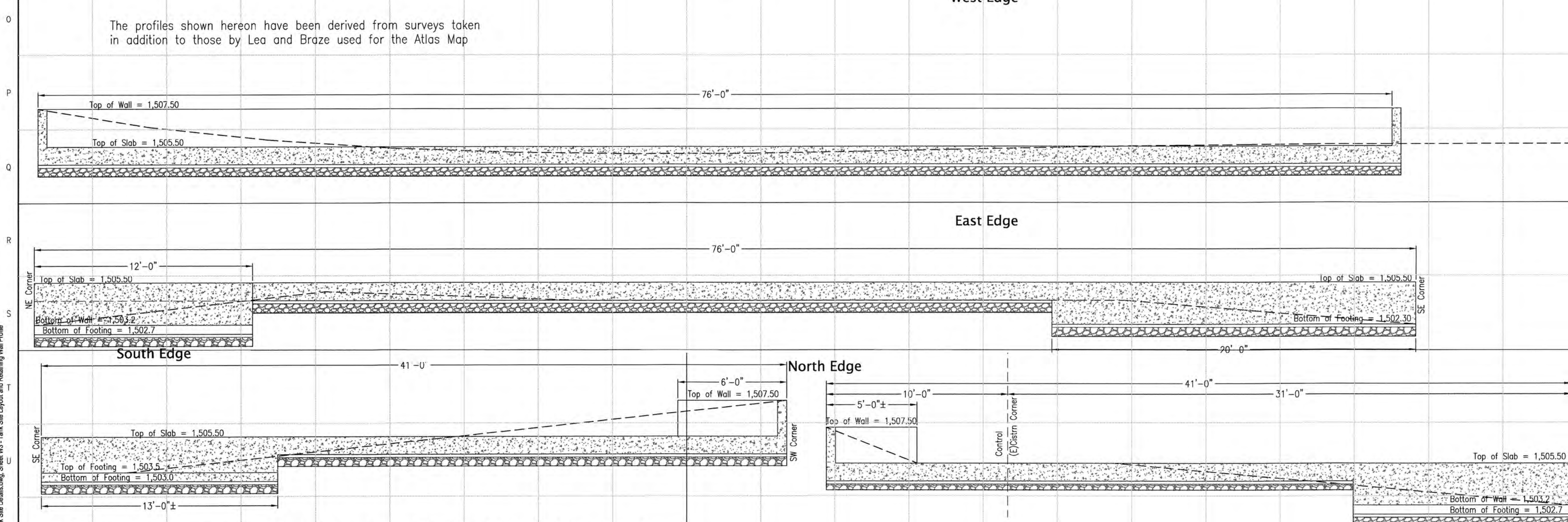


ID	Description
9	4" x 90" DIP EII (MJ x MJ with MegaLug 110/ and 2004 Restraining Gland)
50	2" PVC Conduit (Sch. 40) with 2 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
51	2" PVC Conduit (Sch. 40) with 2 pair #14AWG Cu Twisted Shielded Pair Valve Conductors
52	2" PVC Conduit (Sch. 40) with 4 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
53	2" PVC Conduit (Sch. 40) with 4 pair #14AWG Cu Twisted Shielded Pair Valve Conductors
54	2" PVC Conduit (Sch. 40) with 6 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
55	2" PVC Conduit (Sch. 40) with 6 pair #14AWG Cu Twisted Shielded Pair Valve Conductors
56	Full Box (Christy/Oldcastle 69)
57	Valve Vault (Jensen Precast W-3660 with CAS-3660 Assisted Lid or Approved Substitute)
58	2" PVC Conduit (Sch. 40) with 1 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
80	Floor Drain (Christy/Oldcastle V1)
85	4" x 90" PVC EII (SDR 35 Gaskefed)
86	2" PVC Conduit (Sch. 40) with 2-#8AWG Cu and 1-#8AWG Cu (Grnd)

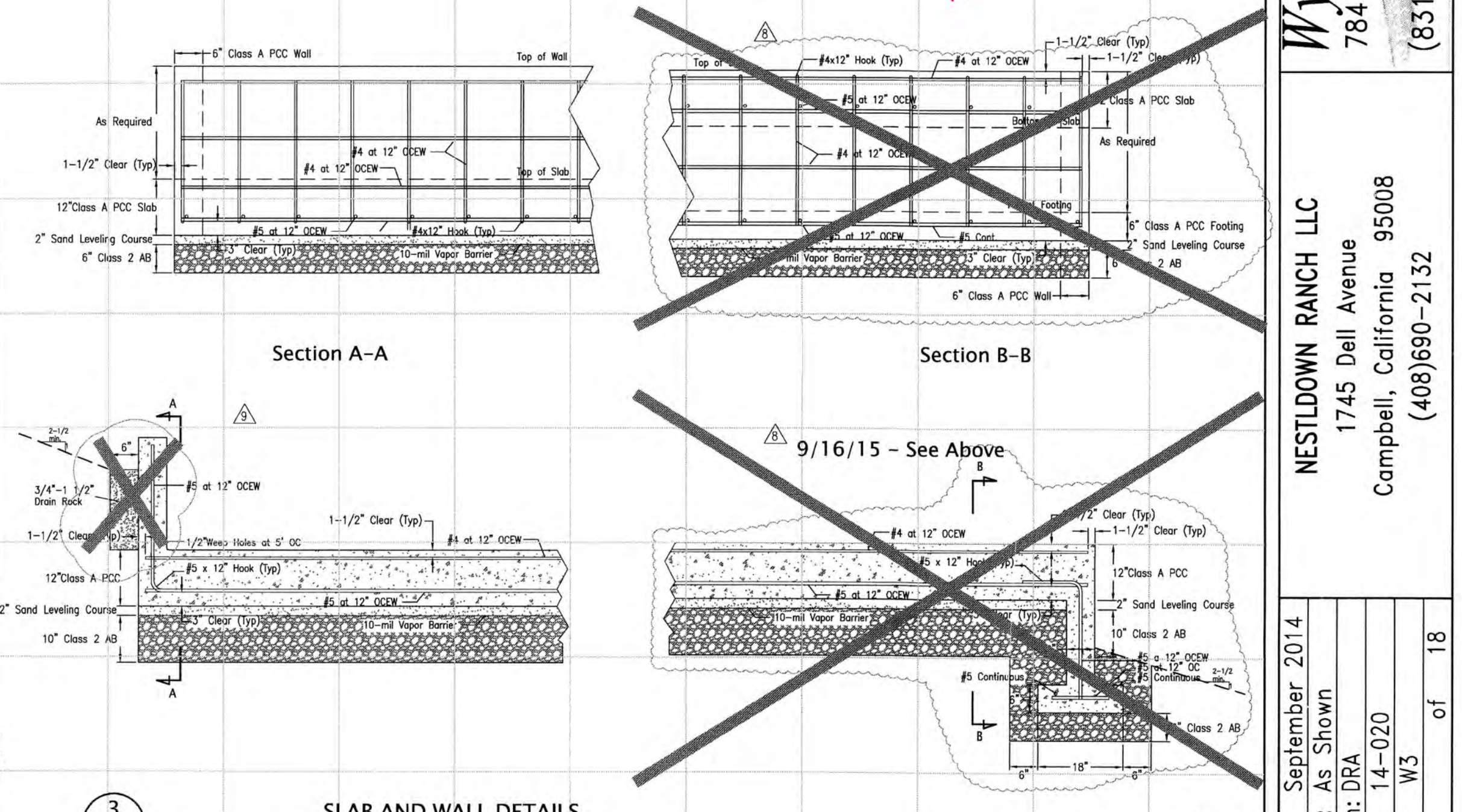


COUNTY OF SAN JUAN OFFICE
 BUILDING INSPECTOR
 PLANS APPROVED FOR PERMIT
 SHEET NO. 4 OF 6 SHEETS
 DATE 12-23-15
 BY [Signature] FOR INSPECTIONS
 DEMESTRE

1 TANK SITE LAYOUT PLAN
 SCALE: NTS



2 TANK SITE LAYOUT PROFILES
 SCALE: NTS
 Note: Each view is looking from the center of slab outwards



3 SLAB AND WALL DETAILS
 SCALE: NTS

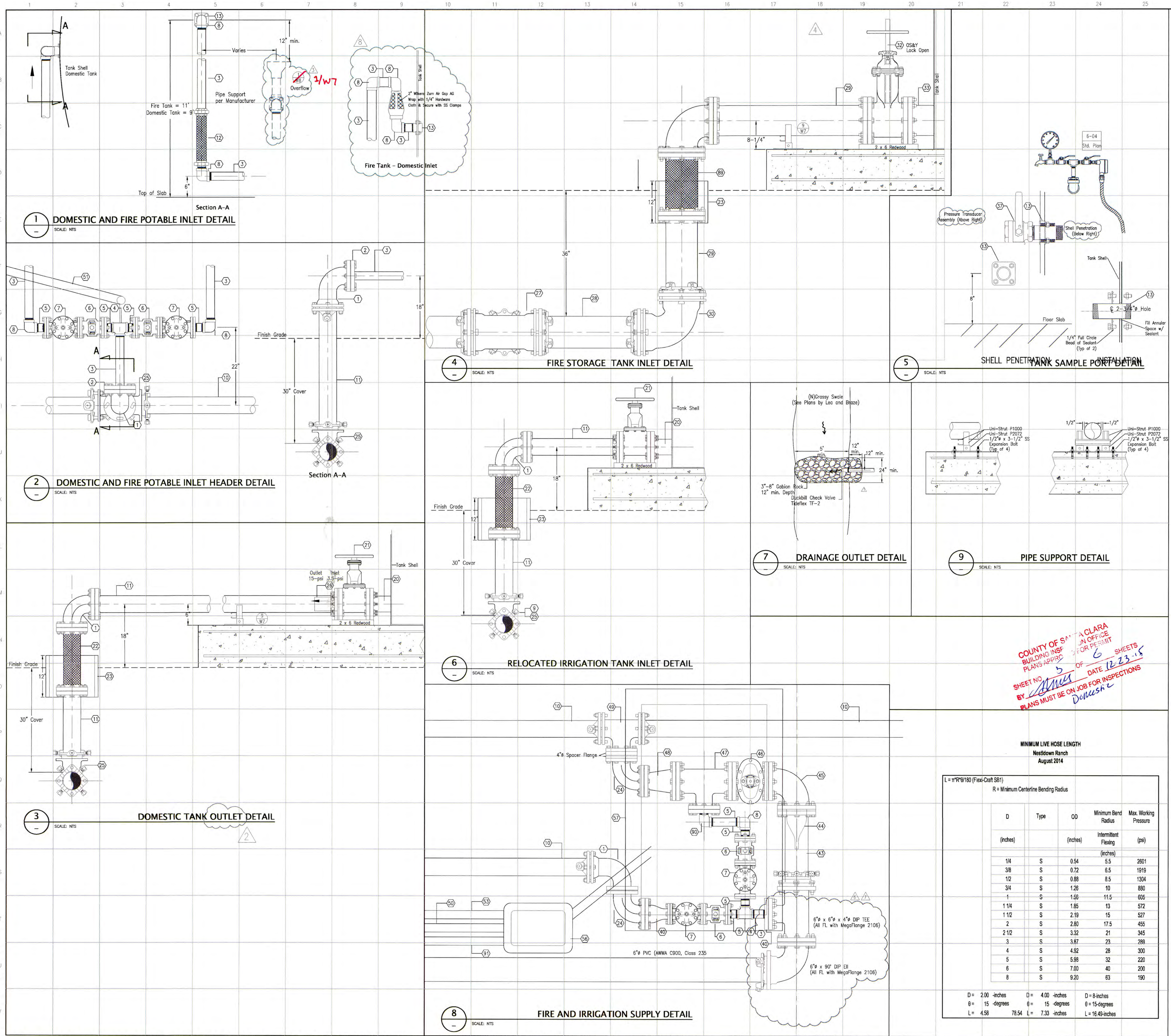
NESTLDOWN RANCH WATER SYSTEM

Tank Site Plan
 Plan Profiles Details

Date: September 2014
 Scale: AS SHOWN
 Drawn: DRA
 Job: 14-020
 Sheet W3 of 18

NESTLDOWN RANCH LLC
 1745 Dell Avenue
 Campbell, California 95008
 (408) 690-2132

Wyeast Engineering
 784 Northridge Center, Suite 229
 Salinas, CA 93906
 (831) 443-5514 (FAX) 444-9490



ID	Description	Rev	Date
1	4" x 90" DIP EII (FL x MJ)		
2	4" x 2" Stainless Steel Reducing Flange		
3	2" Stainless Steel Nipple (MIPT x MIPT) (Length to Fit)		
4	2" x 2" x 2" Stainless Steel Tee		
5	2" Stainless Steel Nipple with Flange (Length to Fit)		
6	2" Gate Valve (FL x FL)		
7	2" Diaphragm Solenoid Valve (CiaVal 136-01 (FL x FL with Check Function))		
8	2" x 90" Stainless Steel EII - FIPT x FIPT or Street		
9	4" x 90" DIP EII (MJ x MJ with MegaLug 1104 and 2004 Restraining Gland)		
10	4" PVC (AWWA C900, Class 235)		
11	4" DIP (FL x PE) (Length As Required)		
12	2" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)		
13	2" Full Coupling FIPT Tank Adapter (Rhino)		
14	2" Stainless Steel FIPT Coupling		
15	2" Screened Tank Vent (Hytech MIPT)		
16	2" PVC Tee Nipple (Sch. 80 - Length As Required)		
17	2" x 90" PVC EII (Sch. 80 - Slip x Slip)		
18	2" PVC Nipple (Sch. 80 - Length As Required)		
19	4" x 2" PVC Reducer (Sch. 80 - Slip x Slip)		
20	4" Flange Tank Nozzle		
21	4" Gate Valve (FL x FL)		
22	4" x 18" Stainless Steel Hose (FL x FL - Flexi-Craft SB1)		
23	15" Polyethylene Drainage Pipe (ADS Single Wall)		
24	4" x 90" DIP EII (FL x FL)		
25	4" x 4" x 4" DIP Tee (All MJ with MegaLug 1104 and 2004 Restraining Gland)		
26	4" Duckbill Check Valve (Tidellex Series 37 (EPDM) - No Substitute)		
27	8" x 8" x 8" DIP Tee (All MJ with MegaLug 2008 Restraining Gland)		
28	8" PVC Spool (AWWA C900, Class 235 - Length as Required)		
29	8" x 20" DIP Spool (FL x FL)		
30	8" x 90" DIP EII (All MJ with MegaLug 1108 Restraining Gland)		
31	8" x 8" x 8" DIP Tee (All FL)		
32	8" Gate Valve (FL x FL)		
33	8" Flange Tank Nozzle		
34	2" Duckbill Check Valve (Tidellex Series 2633 - No Substitute)		
35	2" Stainless Steel Union		
36	2" x 45" Stainless Steel EII		
37	2" Stainless Steel Ball Valve		
38	2" Stainless Steel Cam Lock Coupling with Cap		
39	1/2" Stainless Steel Quick Disconnect (Direct Top)		
40	4" x 2" DIP Reducer (FL x FL)		
41	(3) 6" PVC (Field Verify Location, Depth and Type)		
42	6" x 6" x 4" DIP Tee (MJ x MJ x FL)		
43	6" DIP Spool (FL x PE - Length as Required)		
44	6" Duckbill Check Valve (Tidellex Series 37 - No Substitute)		
45	6" x 90" DIP EII (FL x FL)		
46	6" Gate Valve (FL x FL)		
47	6" x 6" x 2" DIP Tee (All FL)		
48	6" x 4" DIP Reducer (FL x FL)		
49	4" x 4" x 4" DIP Tee (All FL)		
50	2" PVC Conduit (Sch. 40) with 2 pair #16AWG Cu Twisted Shielded Pair Signal Conductors		
51	2" PVC Conduit (Sch. 40) with 2 pair #14AWG Cu Twisted Shielded Pair Valve Conductors		
52	2" PVC Conduit (Sch. 40) with 4 pair #16AWG Cu Twisted Shielded Pair Signal Conductors		
53	2" PVC Conduit (Sch. 40) with 4 pair #14AWG Cu Twisted Shielded Pair Valve Conductors		
54	2" PVC Conduit (Sch. 40) with 6 pair #16AWG Cu Twisted Shielded Pair Signal Conductors		
55	2" PVC Conduit (Sch. 40) with 6 pair #14AWG Cu Twisted Shielded Pair Valve Conductors		
56	Pull Box (Christy/Oldcastle B9)		
57	Valve Vault (Jensen Precast W-3660 with CAS-3660 Assisted Lid or Approved Substitute)		
58	2" PVC Conduit (Sch. 40) with 1 pair #16AWG Cu Twisted Shielded Pair Signal Conductors		
60	4" x 4" x 2" DIP Tee (All FL)		
61	4" Flange Coupling Adapter (Uni-Flange Series 200)		
62	2" Flange Coupling Adapter (Uni-Flange Series 200)		
63	2" Altitude Valve (CiaVal Model 210-03 with Delayed Opening)		
64	3/4" PVC (Sch. 80)		
65	3/4" x 90" PVC EII PVC (Sch. 80 - Slip x Slip)		
66	1-1/4" Stainless Steel Nipple (Length to Fit)		
67	1-1/4" x 45" Stainless Steel EII		
68	1-1/4" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)		
69	1-1/4" x 90" Stainless Steel Street EII with Stainless Steel Flange		
70	1-1/4" Stainless Steel Ball Valve		
71	1-1/4" Stainless Steel Ball Check Valve (Tidellex Series 2633 - No Substitute)		
72	2" x 2" x 2" Stainless Steel Tee with Reducer Bushing		
73	2" x 90" Stainless Steel Street EII with Reducer Bushing and 2" FL		
74	1" Stainless Steel Nipple (Length to Fit)		
75	1" x 90" Stainless Steel EII		
76	1" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)		
77	1" Stainless Steel Nipple (MIPT x FL - Length to Fit)		
78	1-1/4" Stainless Steel Nipple (MIPT x PL - Length to Fit)		
79	1-1/4" Stainless Steel Nipple Union		
80	Clapper Snoot Inlet (Christy/Oldcastle W-1)		
81	4-way 2-1/2" Clapper Snoot Inlet (Crocker Model 6334 or Approved Substitute)		
82	6" x 6" GIP Nipple		
83	6" x 6" GIP Reducing Flange		
84	6" Silent Check Valve (APCO Series 300, CiaVal Series 984 or Approved Substitute)		
85	2" x 30" PVC (SDR 35 Gasketed)		
86	2" PVC Conduit (Sch. 40) with 2-#8AWG Cu and 1-#8AWG Cu (Grnd)		
87	2" x 45" PVC EII (SDR 35 Gasketed)		
88	4" x 4" x 4" PVC Gasketed Tee (SDR35)		
89	8" x 18" Flexible Stainless Steel Hose (FL x FL - FlexiCraft SB1)		
90	2" Stainless Steel Street EII		
91	2" PVC Conduit with 3-#8 AWG Cu + 1-#8 AWG Cu Grd		

MINIMUM LIVE HOSE LENGTH
Nestdown Ranch
August 2014

$L = \frac{1}{4} R^2 / 180$ (Flexi-Craft SB1)

R = Minimum Centerline Bending Radius

D	Type	OD	Minimum Bend Radius	Max. Working Pressure
(inches)		(inches)	(inches)	(psi)
1/4	S	0.54	5.5	2601
3/8	S	0.72	6.5	1919
1/2	S	0.88	8.5	1304
3/4	S	1.26	10	880
1	S	1.56	11.5	605
1 1/4	S	1.85	13	572
1 1/2	S	2.19	16	527
2	S	2.80	17.5	455
2 1/2	S	3.32	21	345
3	S	3.87	23	298
4	S	4.92	28	300
5	S	5.99	32	220
6	S	7.00	40	200
8	S	9.20	63	190

D = 200-inches D = 400-inches D = 8-inches
 θ = 15-degrees θ = 15-degrees θ = 15-degrees
 L = 4.58 L = 7.33-inches L = 16.49-inches

NESTDOWN RANCH WATER SYSTEM
Tank Site Plan and Details
Tank Connection Details

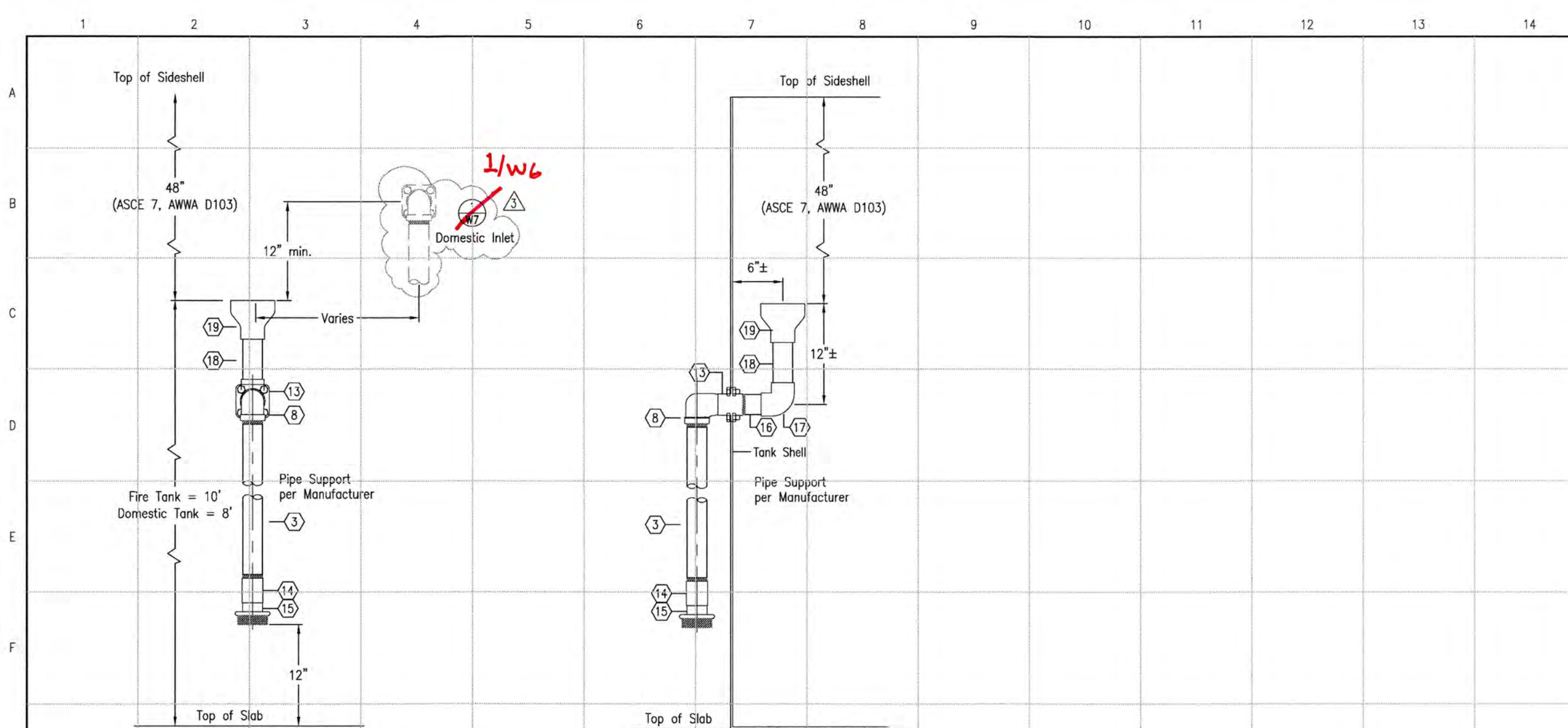
WyEast Engineering
784 Northridge Center, Suite 229
Salinas, CA 93906
(831) 443-5514 (FAX) 444-9490

Date: September 2014
Scale: As Shown
Drawn: DRA
Job: 14-020
Sheet: W6 of 18

Revision:
1. MIFOR REVISIONS
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Issuance Date: 9/29/15
Issuance Date: 12/18/15

PC 43270-2



CIRCULAR WEIR CALCULATIONS
(Fire Tank Overflow)
Nestlown Ranch
August 2014
Domestic Storage Tank

CIRCULAR WEIR CALCULATIONS
(Domestic Tank Overflow)
Nestlown Ranch
August 2014
Domestic Storage Tank

Maximum Capacity of Weir

$$Q = CLH^{3/2} \text{ (cfs)}$$

H = 0.06 -feet Height above Crest
H = 7.00 -feet Height of Weir above discharge
C = 3.27 + 0.40*(H/h)
= 3.27
N = 0
D = 4.50 -inches
= 0.38 -feet
L = P+D
= 1.18 -feet
L = 1.1781

= 0.06 cfs
25.44 gpm

L = L' - 0.1NH
N = Number of Contractions
C = 3.27 + 0.40*(H/h) H/h < 5
5.68*((1+Hc/H)^1.5) H/h > 15

Ven Te Chow
Open Channel Hydraulics - 1959
Page 361

Maximum Capacity of Weir

$$Q = CLH^{3/2} \text{ (cfs)}$$

H = 0.06 -feet Height above Crest
h = 7.00 -feet Height of Weir above discharge
C = 3.27 + 0.40*(H/h)
= 3.27
N = 0
D = 4.50 -inches
= 0.38 -feet
L = P+D
= 1.18 -feet
L = 1.1781

= 0.06 cfs
25.44 gpm

L = L' - 0.1NH
N = Number of Contractions
C = 3.27 + 0.40*(H/h) H/h < 5
5.68*((1+Hc/H)^1.5) H/h > 15

Ven Te Chow
Open Channel Hydraulics - 1959
Page 361

Head to Match Flow

$$Q = CLH^{3/2} \text{ (cfs)}$$

Therefore, H = (Q/CL)^{2/3} (feet)

Q = 25 -gpm
h = 7.00 -feet Height of weir above discharge
C = 3.27 + 0.40*(H/h)
= 3.27 (Assumed)
D = 4.50 -inches

L = P+D
= 1.18 -feet
= 0.06 -feet Height above Crest
OK

C = 3.27 + 0.40*(H/h) H/h < 5
5.68*((1+Hc/H)^1.5) H/h > 15

Ven Te Chow
Open Channel Hydraulics - 1959
Page 361

Head to Match Flow

$$Q = CLH^{3/2} \text{ (cfs)}$$

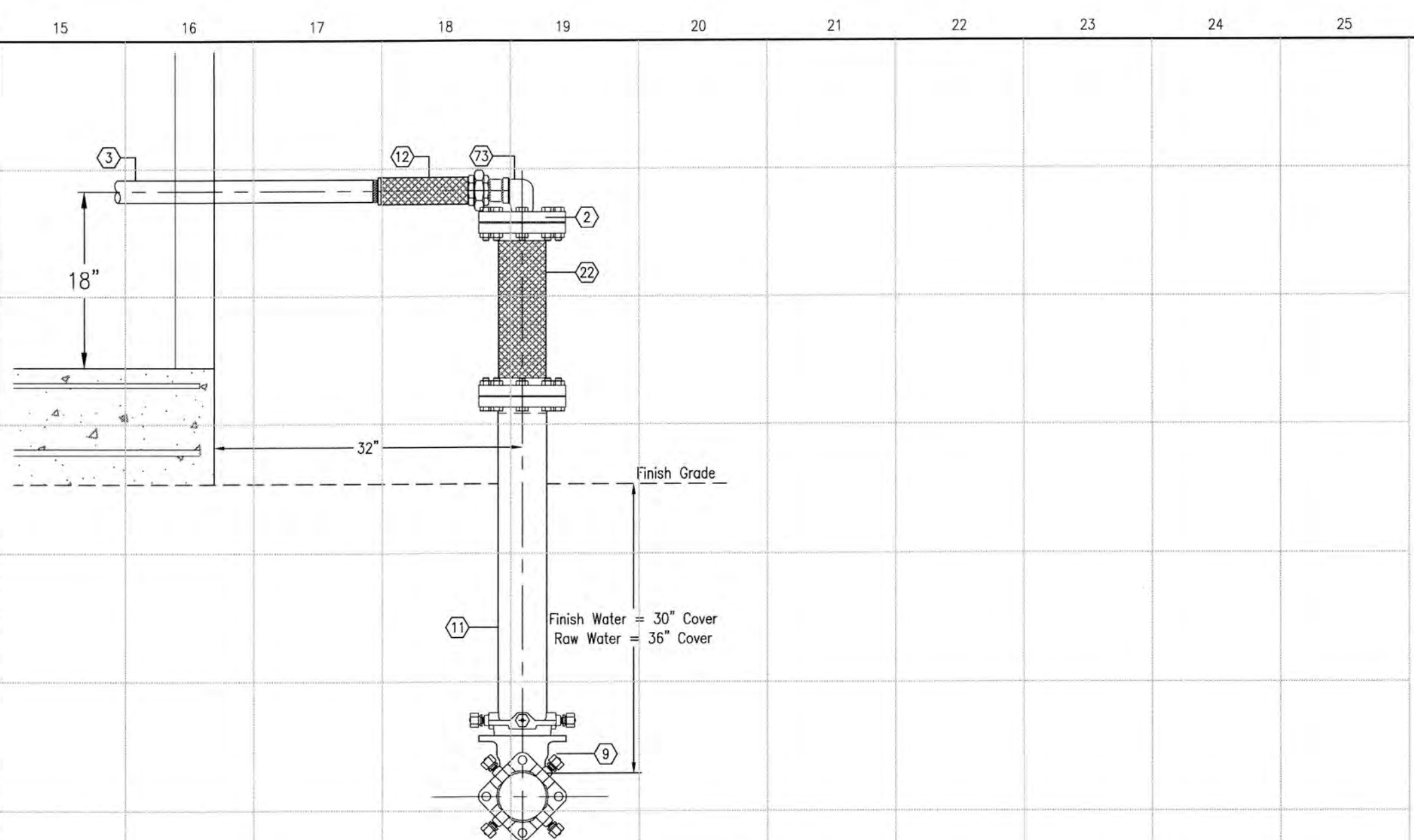
Therefore, H = (Q/CL)^{2/3} (feet)

Q = 25 -gpm
h = 7.00 -feet Height of weir above discharge
C = 3.27 + 0.40*(H/h)
= 3.27 (Assumed)
D = 4.50 -inches

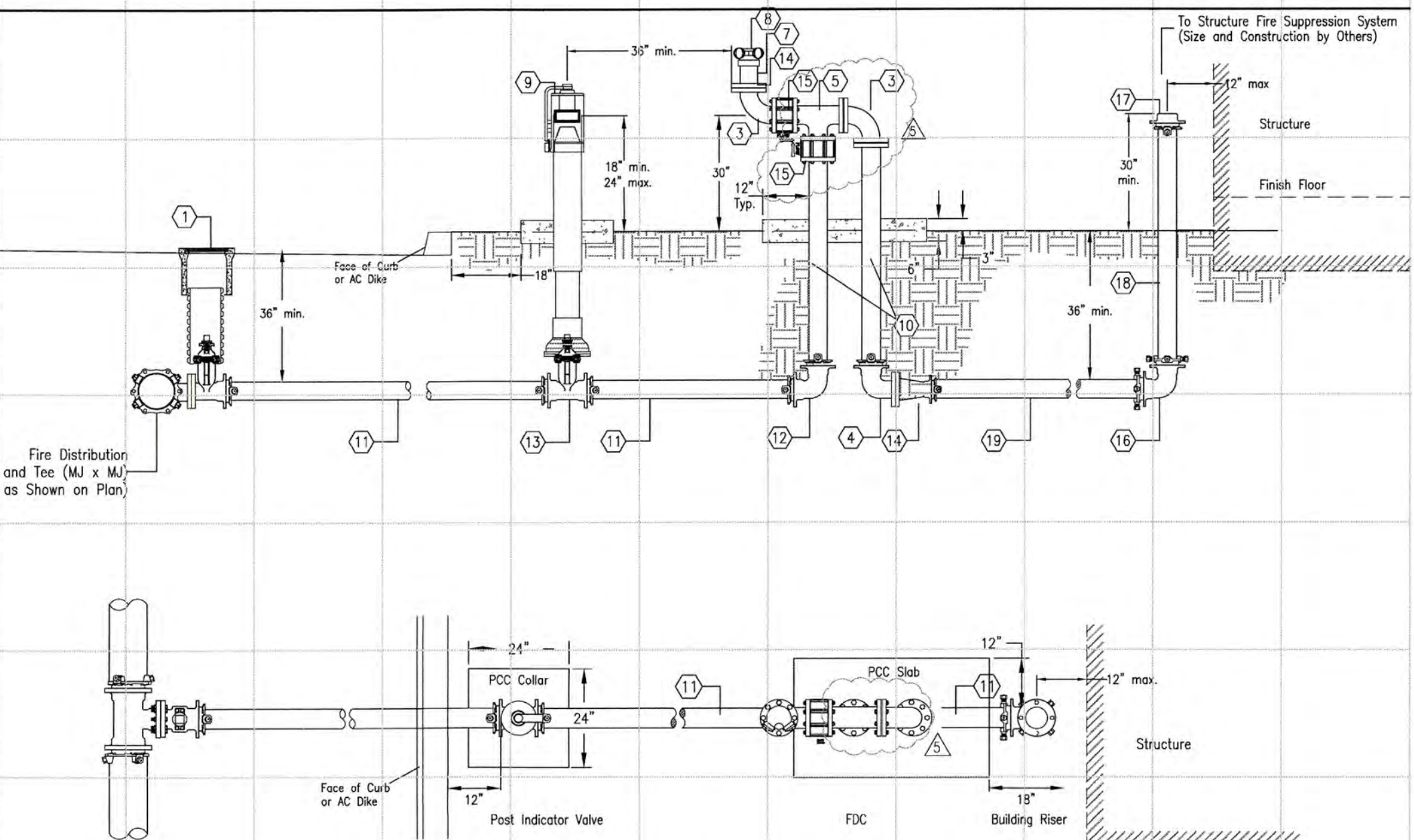
L = P+D
= 1.18 -feet
= 0.06 -feet Height above Crest
OK

C = 3.27 + 0.40*(H/h) H/h < 5
5.68*((1+Hc/H)^1.5) H/h > 15

Ven Te Chow
Open Channel Hydraulics - 1959
Page 361



2 RAW WATER INLET AND FINISH WATER OUTLET DETAILS
SCALE: NTS



MECHANICAL SCHEDULE

ID	DESCRIPTION
1	Valve Assembly per Standard Plan No. 3-09
2	Flange Coupling Adapter (EBAA Iron Series 2100 MegaFlange)
3	6" x 90" (FL x FL)
4	4" x 90" DIP EII (MJ x FL w/MegaLug Restraining Gland)
5	6" Tee (All FL)
6	6" Companion Flange
7	4" x 4" GIP Nipple
8	2-1/2" 2-way Single Clapper Inlet (Croker Model 5407 or approved substitute)
9	6" Post Indicator Valve Riser
10	6" Ductile Iron Pipe (FL x PE - Length As Required)
11	6" PVC Pipe (AWWA C900 - PE x PE)
12	6" x 90" DIP EII (MJ x MJ w/MegaLug Restraining Gland)
13	6" Gate Valve (MJ x MJ w/MegaLug Restraining Glands)
14	6" x 4" DIP Reducer (FL x MJ)
15	6" Silent (Spring Check) Valve (APCO Series 300, Claval Series 581 or approved substitute)
16	4" x 90" DIP EII (MJ x MJ)
17	4" MJ Cap with MegaLug 1104 Restraining Glands (To Be Removed When Connecting to Building System)
18	4" DIP (PE x PE)
19	4" PVC (AWWA C900 - PE x PE)

3 FIRE DEPARTMENT CONNECTION DETAILS
SCALE: NTS

TANK SITE MECHANICAL SCHEDULE

ID	Description
1	4" x 90" DIP EII (FL x MJ)
2	4" x 2" Stainless Steel Reducing Flange
3	2" Stainless Steel Nipple (MIPT x MIPT) (Length to Fit)
4	2" x 2" x 2" Stainless Steel Tee
5	2" Stainless Steel Nipple with Flange (Length to Fit)
6	2" Gate Valve (FL x FL)
7	2" Diaphragm Solenoid Valve (Claval 136-01 (FL x FL with Check Function))
8	2" x 90" Stainless Steel EII - FIPT x FIPT or Street
9	4" x 90" DIP EII (MJ x MJ with MegaLug 1104 and 2004 Restraining Gland)
10	4" PVC (AWWA C900, Class 235)
11	4" DIP (FL x PE) (Length As Required)
12	2" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)
13	2" Full Coupling FIPT Tank Adapter (Rhino)
14	2" Stainless Steel FIPT Coupling
15	2" Screened Tank Vent (Hytech MIPT)
16	2" PVC Tee Nipple (Sch. 80 - Length As Required)
17	2" x 90" PVC EII (Sch. 80 - Slip x Slip)
18	2" PVC Nipple (Sch. 80 - Length As Required)
19	4" x 2" PVC Reducer (Sch. 80 - Slip x Slip)
20	4" Flange Tank Nozzle
21	4" Gate Valve (FL x FL)
22	4" x 18" Stainless Steel Hose (FL x FL - Flexi-Craft SB1)
23	15" Polyethylene Drainage Pipe (ADS Single Wall)
24	4" x 90" DIP EII (FL x FL)
25	4" x 4" x 4" DIP Tee (All MJ with MegaLug 1104 and 2004 Restraining Gland)
26	4" Duckbill Check Valve (Tideflex Series 37 (EPDM) - No Substitute)
27	8" x 8" x 8" DIP Tee (All MJ with MegaLug 2008 Restraining Gland)
28	8" PVC Spool (AWWA C900, Class 235 - Length as Required)
29	8" x 20" DIP Spool (FL x FL)
30	8" x 90" DIP EII (All MJ with MegaLug 1108 Restraining Gland)
31	8" x 8" x 8" DIP Tee (All FL)
32	8" Gate Valve (FL x FL)
33	8" Flange Tank Nozzle
34	2" Duckbill Check Valve (Tideflex Series 2633 - No Substitute)
35	2" Stainless Steel Union
36	2" x 45" Stainless Steel EII
37	2" Stainless Steel Ball Valve
38	2" Stainless Steel Cam Lock Coupling with Cap
39	1/2" Stainless Steel Quick Disconnect (Direct Tap)
40	4" x 2" DIP Reducer (FL x FL)
41	(L)6" PVC (Field Verify Location, Depth and Type)
42	6" x 6" x 4" DIP Tee (MJ x MJ x FL)
43	6" DIP Spool (FL x PE - Length as Required)
44	6" Duckbill Check Valve (Tideflex Series 37 - No Substitute)
45	6" x 90" DIP EII (FL x FL)
46	6" Gate Valve (FL x FL)
47	6" x 6" x 2" DIP Tee (All FL)
48	6" x 4" DIP Reducer (FL x FL)
49	4" x 4" x 4" DIP Tee (All FL)
50	2" PVC Conduit (Sch. 40) with 2 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
51	2" PVC Conduit (Sch. 40) with 2 pair #14AWG Cu Twisted Shielded Pair Valve Conductors
52	2" PVC Conduit (Sch. 40) with 4 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
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54	2" PVC Conduit (Sch. 40) with 6 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
55	2" PVC Conduit (Sch. 40) with 6 pair #14AWG Cu Twisted Shielded Pair Valve Conductors
56	Pull Box (Christy/Oldcastle B9)
57	Valve Vault (Jensen Precast W-3660 with CAS-3660 Assisted Lid or Approved Substitute)
58	2" PVC Conduit (Sch. 40) with 1 pair #16AWG Cu Twisted Shielded Pair Signal Conductors
60	4" x 4" x 2" DIP Tee (All FL)
61	4" Flange Coupling Adapter (Uni-Flange Series 200)
62	2" Flange Coupling Adapter (Uni-Flange Series 200)
63	2" Air/Inlet Valve (Claval Model 210-03 with Delayed Opening)
64	3/4" PVC (Sch. 80)
65	3/4" x 90" PVC EII PVC (Sch. 80 - Slip x Slip)
66	1-1/4" Stainless Steel Nipple (Length to Fit)
67	1-1/4" x 45" Stainless Steel EII
68	1-1/4" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)
69	1-1/4" x 90" Stainless Steel Street EII with Stainless Steel Flange
70	1-1/4" Stainless Steel Ball Valve
71	1-1/4" Stainless Steel Ball Check Valve (Tideflex Series 2633 - No Substitute)
72	2" x 2" x 2" Stainless Steel Tee with Reducer Bushing
73	2" x 90" Stainless Steel Street EII with Reducer Bushing and 2" FL
74	1" Stainless Steel Nipple (Length to Fit)
75	1" x 90" Stainless Steel EII
76	1" x 18" Stainless Steel Hose (Hex MIPT x Union - FlexiCraft SB1)
77	1" Stainless Steel Nipple (MIPT x FL - Length to Fit)
78	1-1/4" Stainless Steel Nipple (MIPT x PL - Length to Fit)
79	1-1/4" Stainless Steel Nipple Union
80	Floor-Drain (Christy/Oldcastle-V1)
81	4-way 2-1/2" Clapper Snoot Inlet (Croker Model 6334 or Approved Substitute)
82	6" x 6" GIP Nipple
83	8" x 6" GIP Reducing Flange
84	6" Silent Check Valve (APCO Series 300, Claval Series 581 or Approved Substitute)
85	4" x 90" PVC EII (SDR 35 Gasketed)
86	2" PVC Conduit (Sch. 40) with 2-#8AWG Cu and 1-#8AWG Cu (Grnd)
87	2" x 45" PVC EII (SDR 35 Gasketed)
88	4" x 4" x 4" PVC Gasketed Tee (SDR35)
89	8" x 18" Flexible Stainless Steel Hose (FL x FL - FlexiCraft SB1)
90	2" Stainless Steel Street EII
91	2" PVC Conduit with 3-#8 AWG Cu + 1-#8 AWG Cu Grd

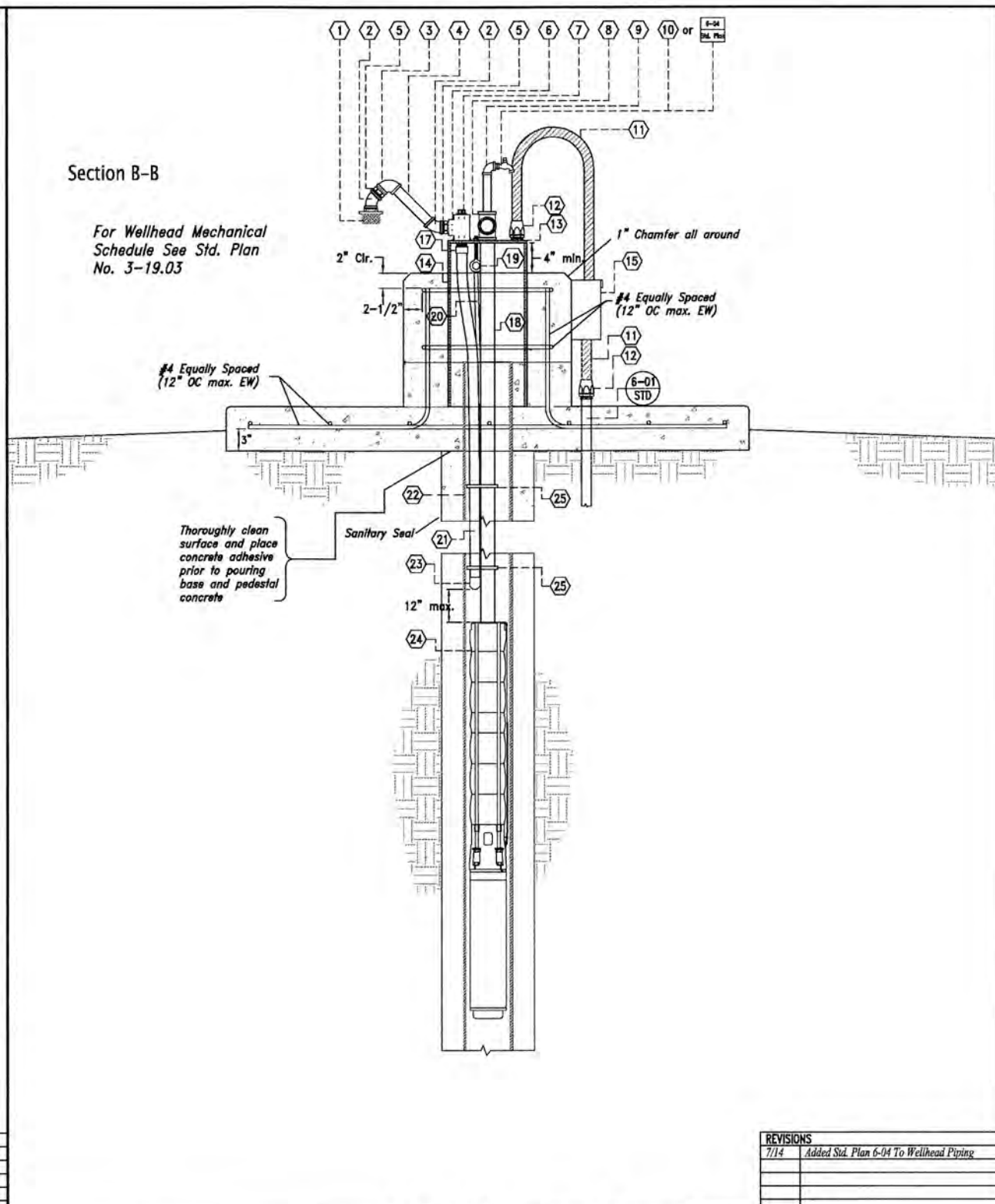
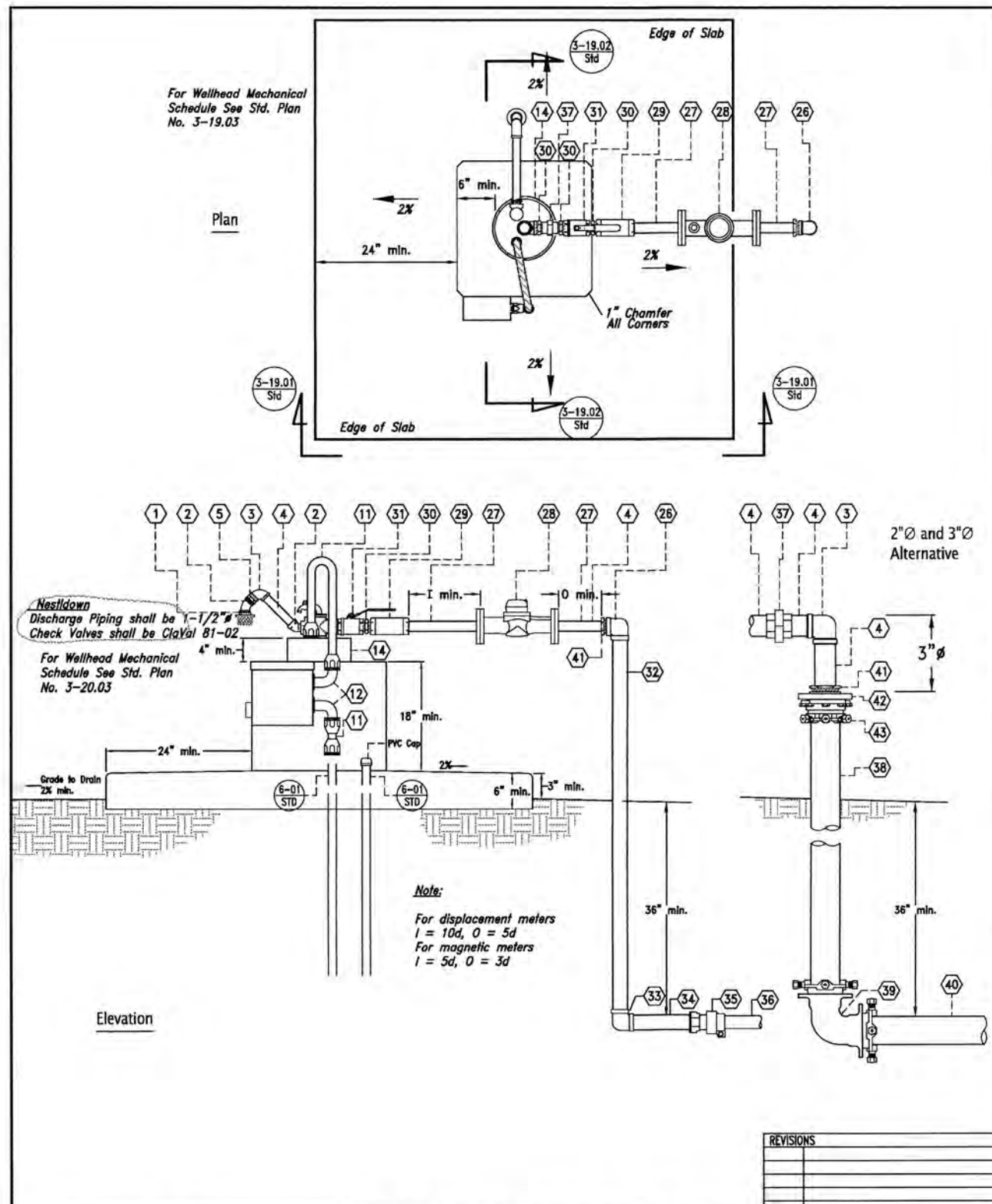
1 DOMESTIC AND FIRE TANK OVERFLOW
SCALE: NTS

NESTLON RANCH WATER SYSTEM
Tank Site Plan and Details
Overflow Details

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(831)443-5514 (FAX) 444-9490

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Campbell, California 95008
(408)690-2132

Date: September 2014
Scale: As Shown
Drawn: DRA
Job: 14-020
Sheet W7 of 18



MECHANICAL SCHEDULE

NOTES:

1. All work on wells shall be in accordance with the State of California Department of Water Resources Bulletin 74-21 and Bulletin 74-25, the California Electrical Code, and the West Engineering Standard Specifications and Standard Plans.
2. Specific details of well construction, pump selection and related piping and electrical components shall be determined upon completion of well construction or upon review of existing well construction.
3. The Contractor shall ensure that the surface of the sanitary well is thoroughly cleaned of all deleterious material and that a fine sand can be packed between the sanitary well and the protective concrete.
4. Dimensions shown herein shall be considered the minimum occupancy.
5. As to the well casing, it shall be limited to the well casing wall, the top of the well casing extension, the well casing seal and the electrical piping penetrations of the well casing seal shall be less than 10 inches above finished grade.
6. The fish probe surrounding the well shall be graded to drain away from the well and shall clear from adjacent areas shall be directed away from the well.
7. Linework shall be kept a minimum of 100-feet from the well at all times.

MECHANICAL SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	Well Screen (MPT) - Size as Indicated - 1" Min. (Select or approved substitute)	
2	40' Stainless Steel El (Sch. 40, Type 304 min. - Size as Indicated, 1" Min.)	
3	90' Stainless Steel El (Sch. 40, Type 304 min. - Size as Indicated, 1" Min.)	
4	Stainless Steel Nipple (Sch. 40, Type 304 min. - Size as Indicated, Length as required)	
5	Stainless Steel Nipple or Tee Nipple (Sch. 40, Type 304 min. - Size as Indicated, 1" Min.)	
6	Stainless Steel Tee (Sch. 40, Type 304 min. - Size as Indicated, 1" Min. Weld to Cast Iron (No. 133))	
7	Stainless Steel Tee (Sch. 40, Type 304 min. - Size as Indicated)	
8	Stainless Steel Tee (Sch. 40, Type 304 min. - Size to match Column Pipe w/1/4" Stainless Steel Bushing)	
9	1/4" x 90' Stainless Steel El (Sch. 40, Type 304 min.) with 1/2" PVC Reducer Bushing (Sch. 80)	
10	1/2" x No. Thread, Loose End Hex BS (Standard Hex BS), Metric Series F1931 or approved substitute	
11	Flange, Non-Metallic PVC Condult (Size as Indicated) Corflex or Approved Substitute	
12	Liquid-Tight Non-Metallic Condult Male Adaptor (Size as Indicated) Corflex 1143 or Approved Substitute	
13	1/2" Wall Coating Seal w/Pneumatics as Required	
14	1/2" Steel Wall Coating	
15	WKA 12 Anchor Box w/Bus Bar (8" x 8" x 4" Min.) Copper 8-Line 8M 8150 or Approved Substitute	
16	Anchor to Rebar w/4-in. 3/8" x 2" Stainless Steel Expansion Bolts	
17	Condult Riser per Std. Plan No. 6-02	
18	PVC Coupling (3/4" x MPT) - Size as Indicated, 1" Min.	
19	PVC Pump Column Pipe (Sch. 120 w/Flangeless Steel Coupling) Size As Shown on Project Plans	
20	1/2" x 2" Stainless Steel Eye Bolt	
21	Polysulfone Top Line (Size as Indicated - 3/8" Min.) L = Pump Depth + 10' Min.	
22	PVC Standing Tube (Sch. 10 - Size as Indicated, 1" Min.) bore has 1/4" Holes at 10' Intervals max.	
23	Well Casing (See Notes on Indicated)	
24	PVC Cap (Sch. 12 - 80) Size as Indicated, 1" Min.	
25	Submersible Pump (As Specified)	
26	Anchor Sounding Tube and Power Conductors to Pump Column Pipe with Cable Ties at 10' Intervals (max.) (Thomas and Betts Heavy Duty L-14-120-3-C min. or approved substitute)	
27	2" x 90' Stainless Steel El w/Bushing as Required (Sch. 40, Type 304 min.)	
28	Stainless Steel Nipple (Sch. 40, Type 304 min. - Size as Indicated - MPT x Water Flange)	
29	Water Meter - Size and Model As Indicated on Project Plans	
30	Steel Casing Check Valve - Size as shown on Project Plans	
31	Triducer 2533	
32	Castel 81-91241-02 or approved substitute	
33	MFC Series 300 or 600	
34	Stainless Steel Nipple or Tee Nipple (Sch. 40, Type 304 min. - Size As Indicated on Project Plans)	
35	Stainless Steel Ball Valve - Size As Indicated on Project Plans	
36	2" x 90' Stainless Steel El (Sch. 40, Type 304 min.)	
37	2" x 90' Stainless Steel El (Sch. 40, Type 304 min.)	
38	2" x PVC (AWWA C900, Class 200 min.)	
39	2" x PVC (AWWA C900, Class 200 min.)	
40	2" x PVC (AWWA C900, Class 200 min.)	
41	2" x PVC (AWWA C900, Class 200 min.)	
42	2" x PVC (AWWA C900, Class 200 min.)	
43	2" x PVC (AWWA C900, Class 200 min.)	
44	2" x PVC (AWWA C900, Class 200 min.)	
45	2" x PVC (AWWA C900, Class 200 min.)	
46	2" x PVC (AWWA C900, Class 200 min.)	
47	2" x PVC (AWWA C900, Class 200 min.)	
48	2" x PVC (AWWA C900, Class 200 min.)	
49	2" x PVC (AWWA C900, Class 200 min.)	
50	2" x PVC (AWWA C900, Class 200 min.)	
51	2" x PVC (AWWA C900, Class 200 min.)	
52	2" x PVC (AWWA C900, Class 200 min.)	
53	2" x PVC (AWWA C900, Class 200 min.)	
54	2" x PVC (AWWA C900, Class 200 min.)	
55	2" x PVC (AWWA C900, Class 200 min.)	
56	2" x PVC (AWWA C900, Class 200 min.)	
57	2" x PVC (AWWA C900, Class 200 min.)	
58	2" x PVC (AWWA C900, Class 200 min.)	
59	2" x PVC (AWWA C900, Class 200 min.)	
60	2" x PVC (AWWA C900, Class 200 min.)	

MECHANICAL SCHEDULE

NOTES:

1. Filling bolts shall be tightened in opposing succession following the pattern shown above;
2. Filling bolts shall be tightened sequentially in 20 ft-in. increments until the desired torque is achieved;
3. Filling bolts shall not be brought to full torque in one operation;
4. Flange bolt kits shall be Type 304 or Type 316 Stainless Steel unless otherwise noted;
5. Mechanical joint bolts shall be manufactured in accordance with AWWA C111
6. All buried bolts and nuts and those otherwise specified shall be coated with a rubberized bitumastic compound prior to backfilling;
7. Rubberized bitumastic compounds may be Permatex 81833, 3M 3584 T, Christy H500 approved substitute;
8. Bitumastic compounds shall be allowed to cure to lock free before initiating backfilling operations;
9. All bolts threads shall be liberally with an anti-seize compound.

AWWA C600 Mechanical Joint Flange Bolt Torque (Tmax = 350-lbs-ft)

Pipe Size	Bolt Number	Torque (ft-lb)
3"	5/8"	45-80
4"	3/4"	75-90
6"	3/4"	85-100
8"	3/4"	45-80
10"	3/4"	45-80
12"	3/4"	45-80
14"	3/4"	75-90
16"	3/4"	85-100

Flange Bolt Torque (Tmax = 350-lbs-ft)

Pipe Size	Bolt Number	Torque (ft-lb)
2-3/8"	5/8"	4
4-3/8"	3/4"	8
10-1/8"	7/8"	12
16"	7/8"	16
20"	7/8"	16

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WELLHEAD DETAILS
Plan and Elevation
Standard Plan No. 3-19.01

DESIGN: DBA 8/11
CAL: DBA 8/11
CHECK: DBA 8/11
APPROVED: DBA 8/11

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WELLHEAD DETAILS
Cross Section B-B
Standard Plan No. 3-19.02

DESIGN: DBA 8/11
CAL: DBA 8/11
CHECK: DBA 8/11
APPROVED: DBA 8/11

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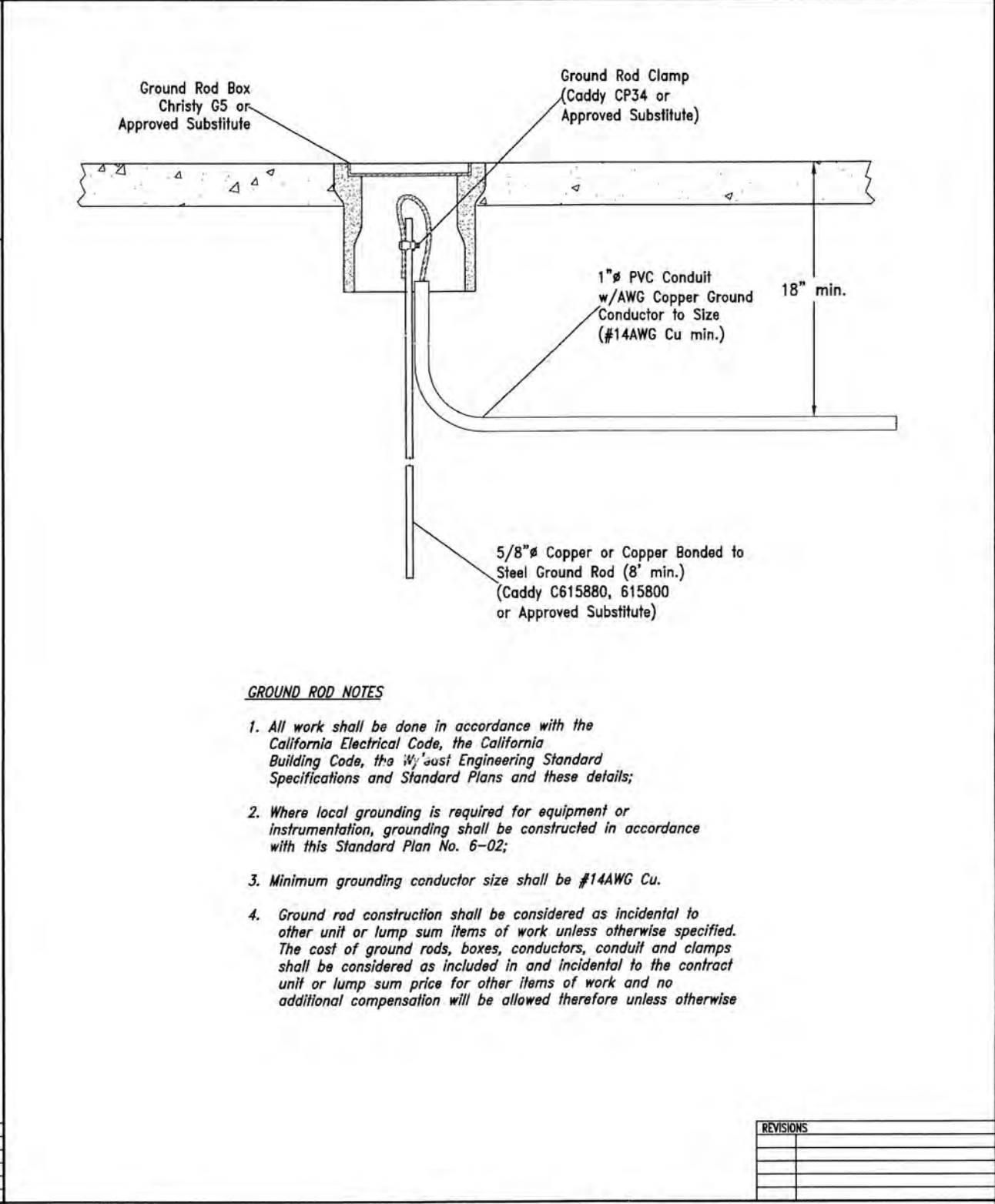
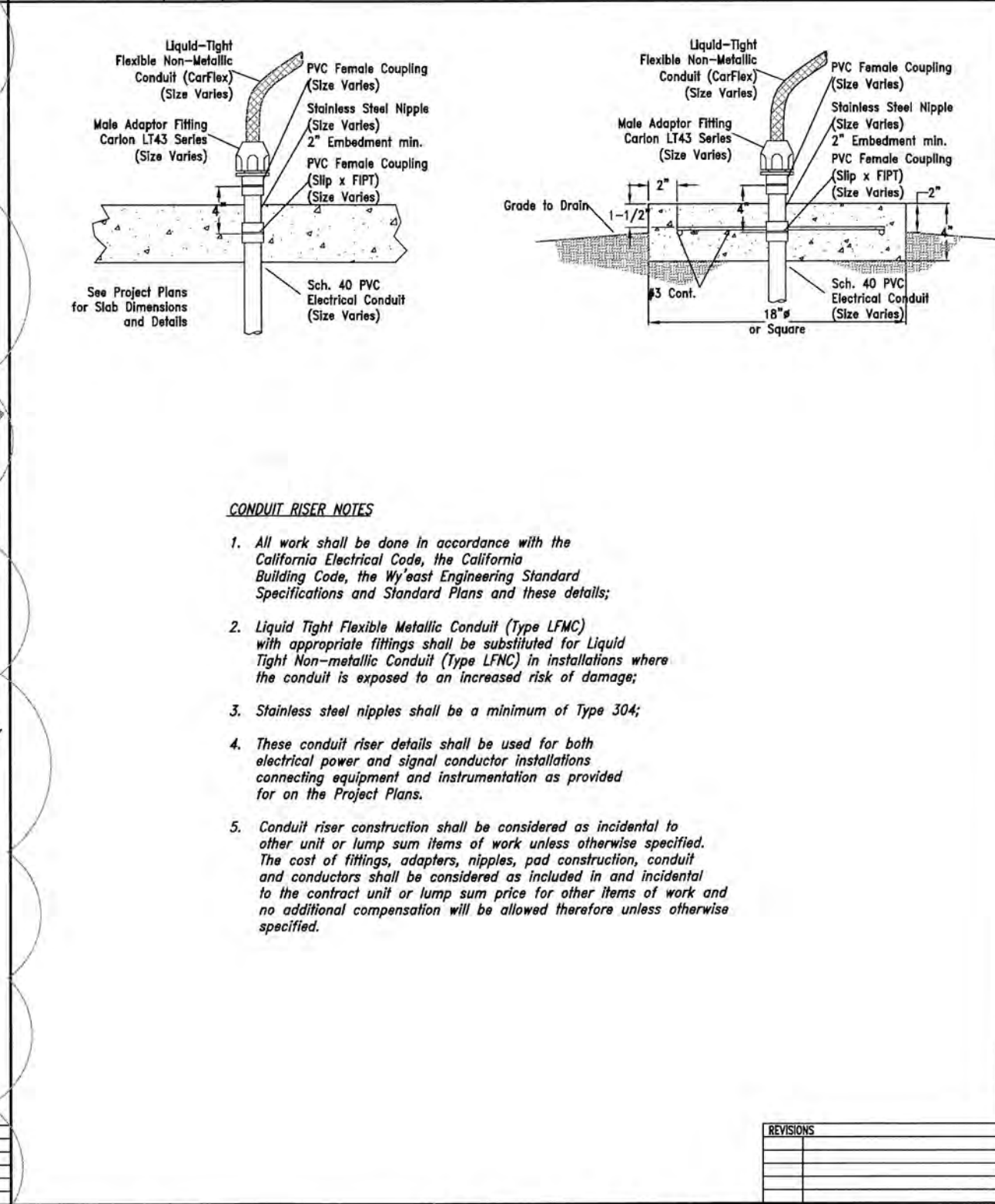
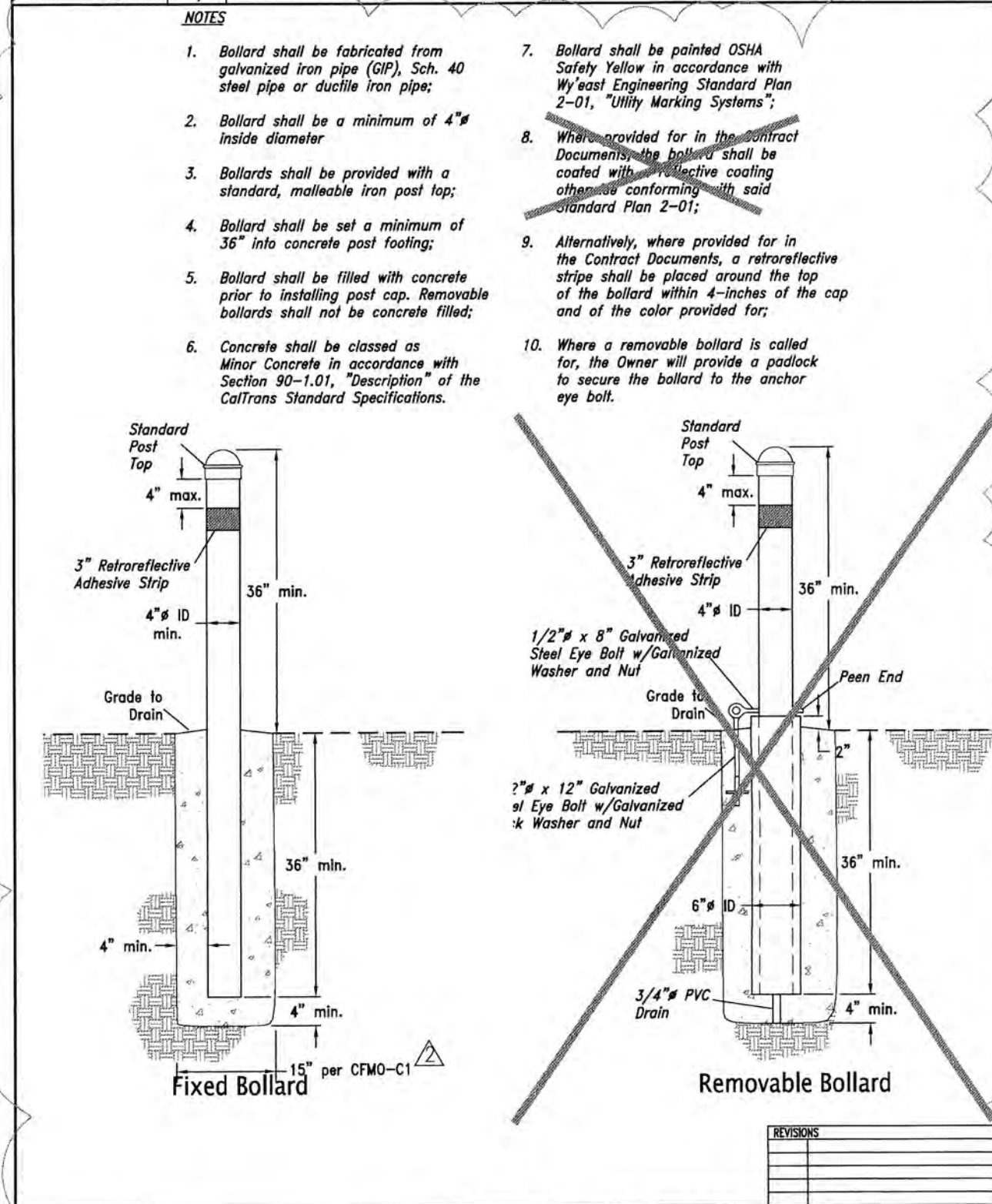
WELLHEAD DETAILS
Notes and Mechanical Schedule
Standard Plan No. 3-19.03

DESIGN: DBA 8/11
CAL: DBA 8/11
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APPROVED: DBA 8/11

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BOLTING OPERATIONS
Mechanical Joint and Flanged Joint
Standard Plan No. 3-20

DESIGN: DBA 8/11
CAL: DBA 8/11
CHECK: DBA 8/11
APPROVED: DBA 8/11



MECHANICAL SCHEDULE

NO.	DESCRIPTION	APPLICATION	GAUGE RANGE	TRANSDUCER
A	Process Connection w/Stainless Steel Bushing As Required	1 Gravity Tank H = 0-10'	0-15 psig/0-50 psf	626-08-01-01-51
B	1/4" x 90' Stainless Steel Nipple (New Nipple or Length to Fit)	2 Gravity Tank H = 0-15'	0-15 psig/0-50 psf	626-08-01-01-51
C	3/4" x 90' Stainless Steel Tee w/Stainless Steel Bushing As Required	3 Gravity Tank H = 0-25'	Flange As Specified	626-08-01-01-51
D	1/2" x 90' Stainless Steel Nipple (New Nipple or Length to Fit)	4 System Pressure P = 0-50 psig	0-50 psig	626-09-01-01-51
E	1/2" x 90' Stainless Steel Ball Valve w/1/4" Bushing	5 System Pressure P = 0-100 psig	0-150 psig	626-10-01-01-51
F	1/4" x 90' Stainless Steel El	6 System Pressure P = 0-150 psig	0-150 psig	626-11-01-01-51
G	1/2" x Liquid-Tight Flexible Condult	7 System Pressure P = 0-200 psig	0-200 psig	626-12-01-01-51
H	Liquid-Filled Pressure Gauge per Schedule	8 System Pressure P = 0-300 psig	0-300 psig	626-13-01-01-51
J	Pressure Transducer per Schedule	* Gauge for monitoring gravity tank levels shall be equipped with a lead reading dial marked in psig and feet of water		
K	1/2" x 90' Stainless Steel Tee w/Bushing As Required	** Flange As Provided for on Project Plans		
L	1/4" x 90' Stainless Steel Ball Valve	Design for use in tank levels shall be WKA model 233.54, Ashcroft		
M	1/2" x No Thread Hex Bolt (Exterior Location - Loose Key Model)	127AS or approved substitute		
N	1/4" x 90' Stainless Steel Tee w/Bushing (Interior Location - Loose Key Model)	Copper for use in monitoring system pressure shall be WKA model 211.53, Ashcroft 1010 or approved substitute		
O	1/4" x 90' Stainless Steel Pressure Stubber	Pressure transducers shall be Dwyer Series 626 with condult body and 1/4" NPT process connection or approved substitute.		

Notes:

1. The configuration shown herein may be adapted to fit field conditions;
2. Installation on pumping equipment shall be equipped with mechanical snubbers to dampen pressure fluctuations;
3. All materials in contact with potable water shall be Lead Free and NSF 61 certified;
4. Sampling hose bib or tubing shall not have threads on the end;
5. Connection to process equipment including tanks shall such bushings, adapters and fittings as required to repair cost of pressure transducer assemblies and such bush adapters and fittings shall be considered as included in and incidental to the contract price for other items of work unless otherwise specified.

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STANDARD TRAFFIC BOLLARD
Standard Plan No. 4-04

DESIGN: DBA 8/11
CAL: DBA 8/11
CHECK: DBA 8/11
APPROVED: DBA 8/11

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CONDUIT RISER DETAILS
Standard Plan No. 6-02

DESIGN: DBA 8/11
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GROUND ROD DETAIL
Standard Plan No. 6-03

DESIGN: DBA 8/11
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CHECK: DBA 8/11
APPROVED: DBA 8/11

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PRESSURE TRANSDUCER ASSEMBLIES
Gravity Tank and System Pressure Installations
Standard Plan No. 6-04

DESIGN: DBA 8/11
CAL: DBA 8/11
CHECK: DBA 8/11
APPROVED: DBA 8/11

CONSTRUCTION BEST MANAGEMENT PRACTICES

- REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HANDBOOK FOR CONSTRUCTION BMP FACT SHEETS FOR A COMPLETE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES TO BE USED.
- CONSTRUCTION BMP FACT SHEETS FROM THE HANDBOOK FOR BMPs USED ON THIS PROJECT ARE LOCATED IN APPENDIX H OF THE STORMWATER POLLUTION PREVENTION PLAN.

EROSION CONTROL BMPs

- EC-1 CONSTRUCTION SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES AND MATS
- EC-9 EARTHEN DIKES AND DRAINAGE SWALES
- WE-1 WIND EROSION CONTROL

SEDIMENT CONTROL BMPs:

- SE-1 SILT FENCE
- SE-4 CHECK DAMS
- SE-5 STRAW ROLLS
- SE-7 STREET SWEEPING AND VACUUMING
- SE-9 STRAW BALE
- SE-10 STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE

NON-STORMWATER CONTROL BMPs:

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION / DISCHARGES
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING

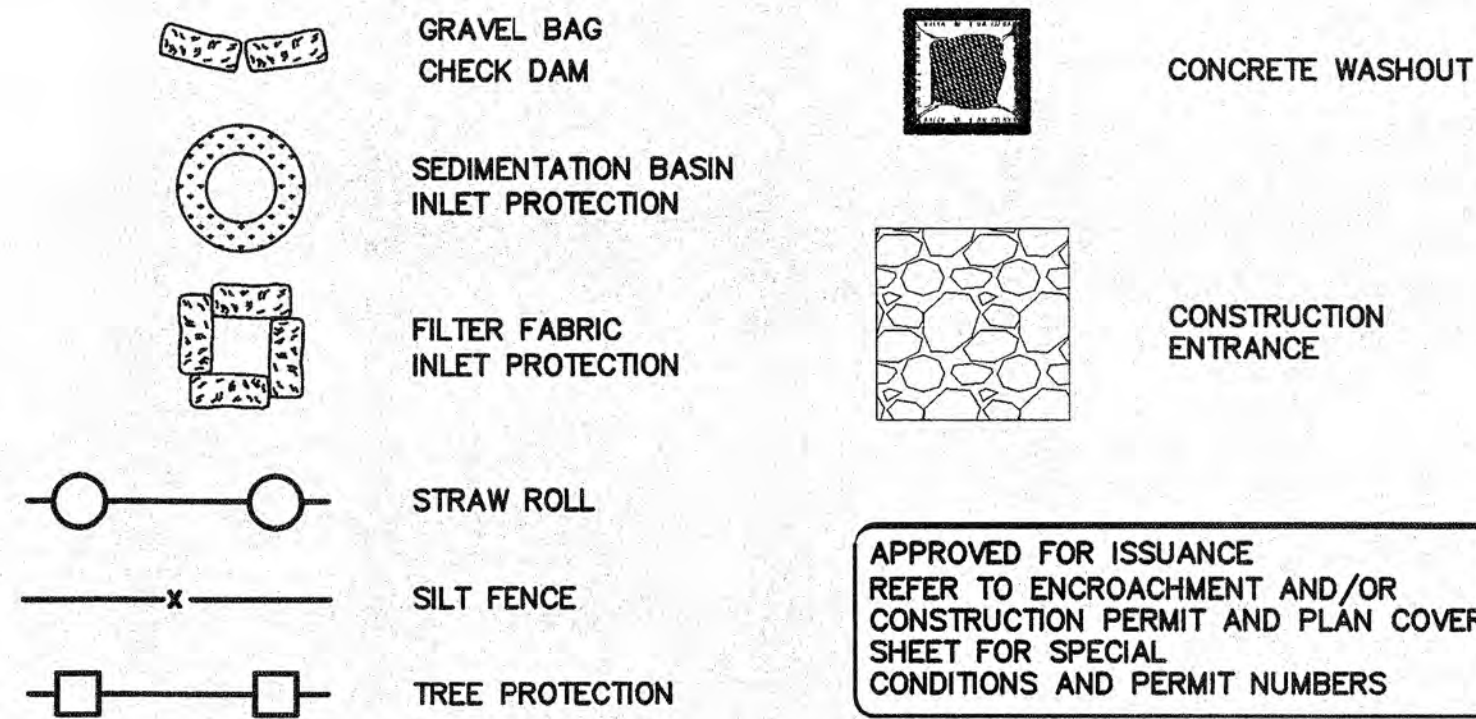
MATERIALS POLLUTION AND WASTE MANAGEMENT CONTROL BMPs:

- MW-1 MATERIAL DELIVERY AND STORAGE
- MW-2 MATERIAL USE
- MW-3 STOCKPILE MANAGEMENT
- MW-4 SPILL PREVENTION AND CONTROL
- MW-5 SOLID WASTE MANAGEMENT
- MW-6 HAZARDOUS WASTE MANAGEMENT
- MW-8 CONCRETE WASTE MANAGEMENT
- MW-9 SANITARY AND SEPTIC WASTE MANAGEMENT

REFERENCES:

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

EROSION CONTROL LEGEND



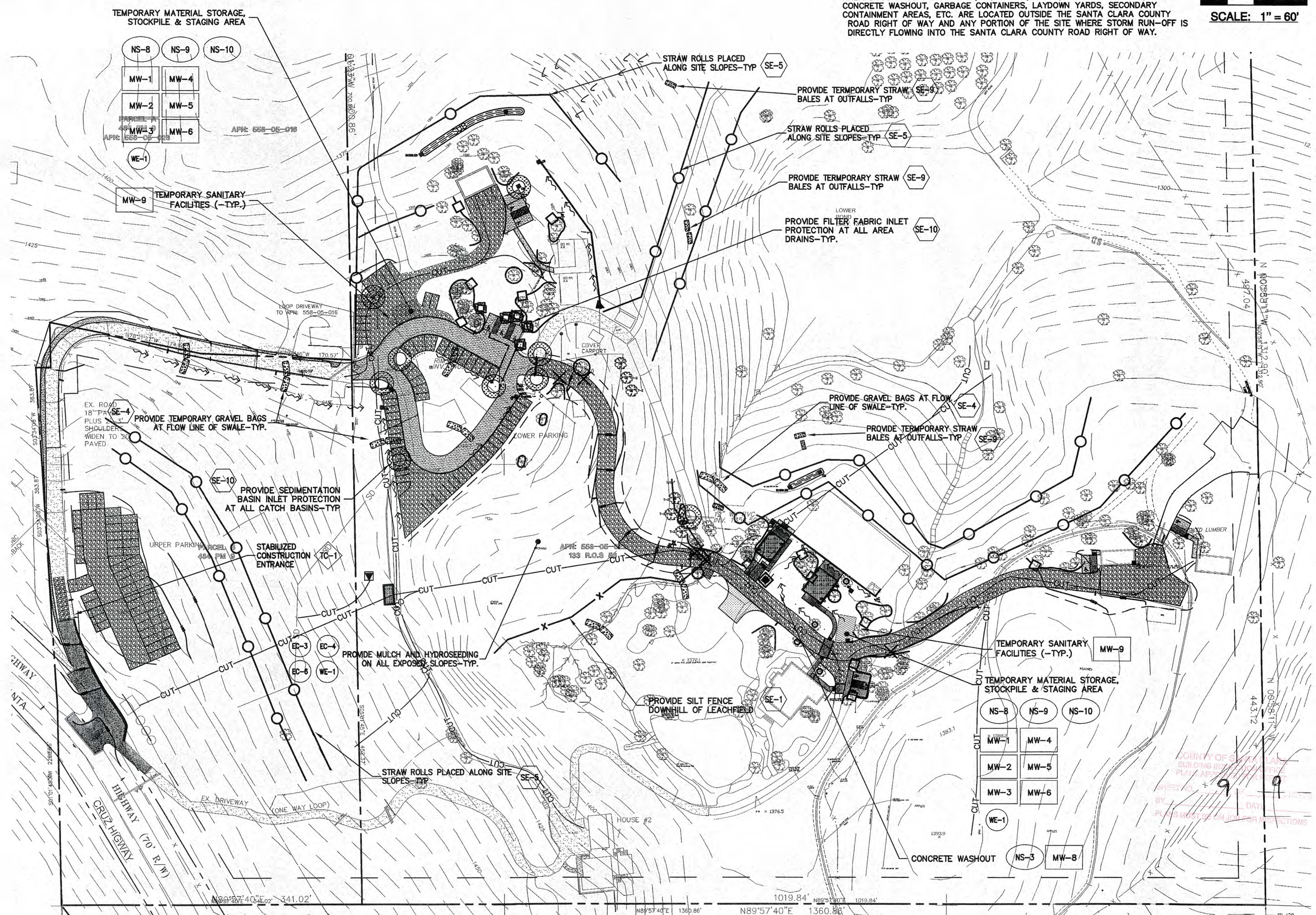
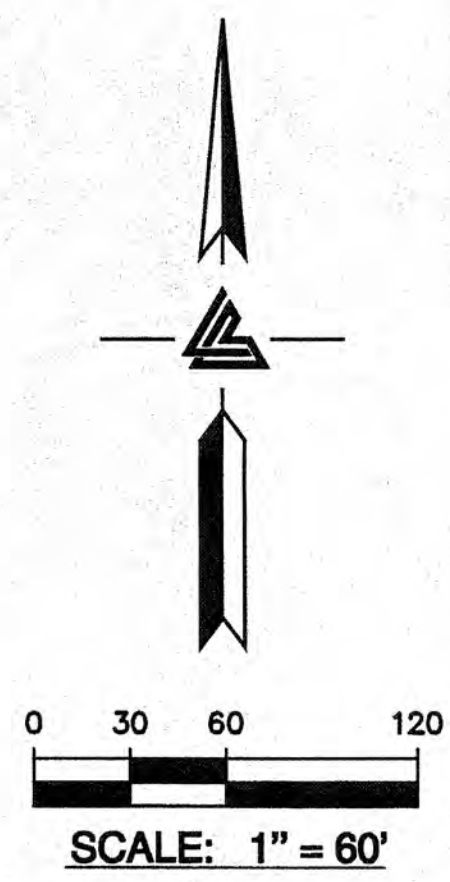
APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

EROSION CONTROL PLAN NOTES:

- THE EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR ROUND 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 AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES AND A STOPPAGE OF WORK.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLANS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
- THE CONSTRUCTION INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND AN UPDATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON THE SITE.
- GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
- REFER TO THE EROSION CONTROL NOTES, SHEET C-9.1 FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.

GENERAL NOTES:

- OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY. THE BMPs ARE USED THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
- "THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER 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 AND ANY PORTION OF THE SITE WHERE STORM RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY.



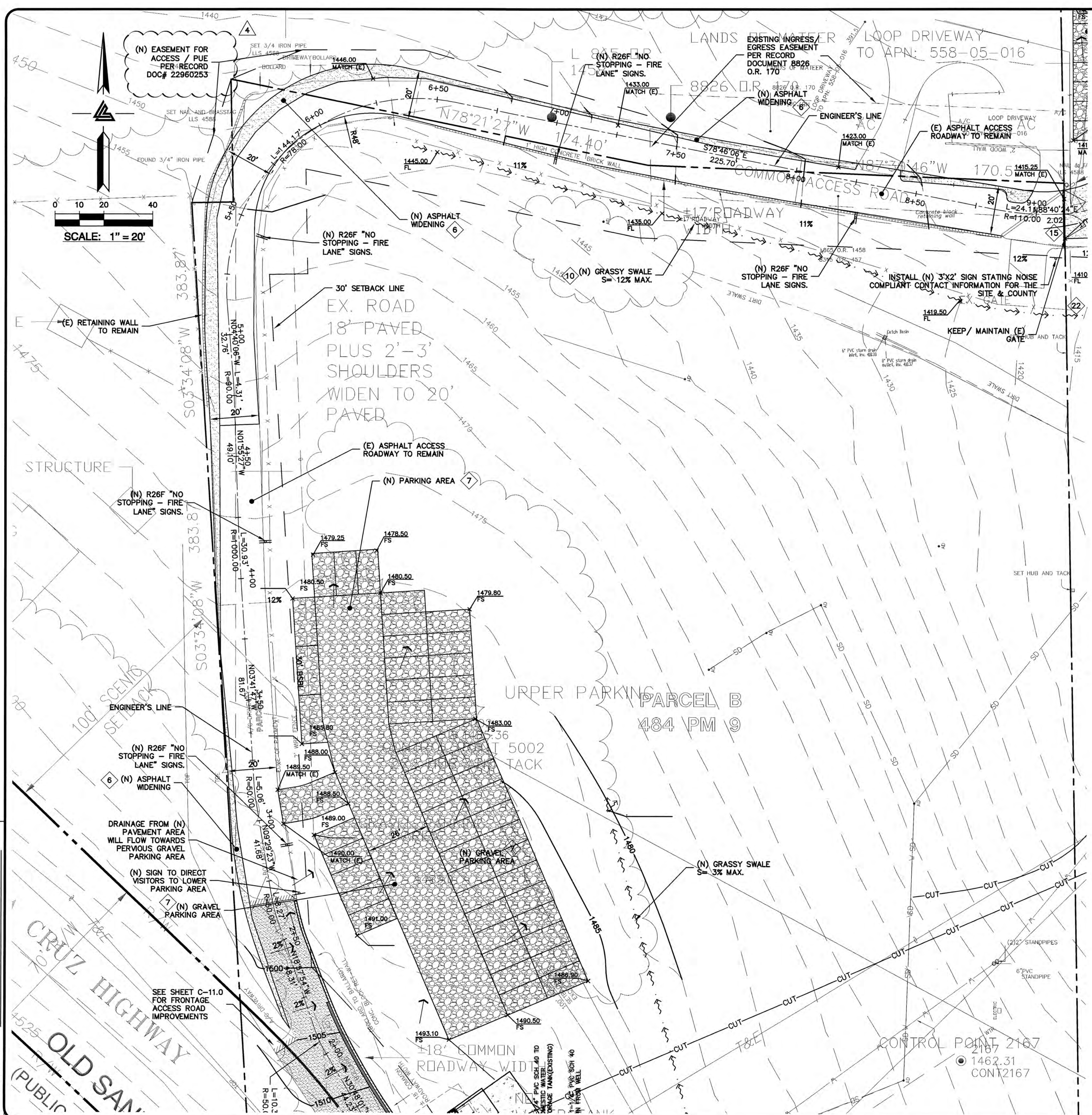
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NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APR: 558-05-022
 APR: 558-05-023

EROSION CONTROL PLAN

NO.	DESCRIPTION	DATE	BY
4	PLAN CHECK	05-07-15	RB
3	PLAN CHECK	12-11-14	RB
2	PLAN CHECK	10-05-14	RB
1	PLAN CHECK	1-31-14	PT
REVISIONS		BY	

JOB NO: 2130030
 DATE: 9-10-14
 SCALE: 1" = 60'
 DESIGN BY: PT/PC
 DRAWN BY: TB
 SHEET NO:



- ### GRADING/FLATWORK
- FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 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 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - INSTALL/REPLACE RETAINING WALL. RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT, DESIGNED BY OTHERS-TYP.
 - DURING CONSTRUCTION, IF THE (E) RETAINING WALLS ARE DETERMINED TO BE REPLACED, ATC SHOULD BE CONSULTED AS TO WHETHER SUBDRAINAGE WILL BE REQUIRED OR NOT.
 - (N) CONCRETE PAVING. SEE DETAIL 2 ON SHEET C-7.0.
 - (N) AC PAVEMENT. SEE DETAIL 1 ON SHEET C-7.0.
 - (N) GRAVEL GRAVEL PARKING STALLS TO HAVE 4" BASE ROCK AT 95% OVER NATIVE 6" SUBGRADE @ 90% SURFACING.
 - (N) ADA PARKING AREA. SEE DETAILS 10 & 11 ON SHEET C-7.0 FOR MORE INFORMATION REGARDING STRIPING AND TYPICAL INSTALLATION.
 - INSTALL (N) TREE PROTECTION MEASURES AS REQUIRED. SEE DETAIL 4 ON SHEET C-7.0.
 - (N) GRASSY SWALE, SEE DETAIL 3 ON SHEET C-7.0.
 - (N) GRASSCRETE AT FIRE TRUCK TURNAROUND TO WITHSTAND FIRE TRUCK LOADING REQUIREMENTS. INSTALL PER MANUFACTURERS SPECIFICATIONS OVER 11" CLASS 2 AB. SEE DETAIL 1, SHEET C-7.3
 - (N) BOLLARD TO PROTECT UTILITIES. SEE DETAIL 5 ON SHEET C-7.4.
 - INSTALL 3" DETECTABLE WARNING SURFACE AT ALL RAMP STREET ENTRIES.
 - RAMP LANDINGS U.N.O. 5'X5' MIN. AT ALL ENTRIES 2% MAX IN ALL DIRECTIONS. RAMP'S DIRECTION TO BE VERIFIED BY CONTRACTOR. 4.8% MAX LONGITUDINAL DESIGN GRADE, 2% MAX CROSS-SLOPE.
 - SURFACE BARRIER TRANSITION, 2'-1"x6" PRESSURE TREATED WOOD. SEE DETAIL 7, SHEET C 7.0
 - (N) CROSSWALK PER DIMENSIONS SHOWN. WHITE STRIPING 12" WIDE.
- ### STORM DRAIN
- 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
 - (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
 - (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
 - (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
 - (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
 - (N) STORM DRAIN MANHOLE.
 - 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.
 - INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

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

PROPOSED SURFACE LEGEND

	GRAVEL (11" DEPTH)
	ASPHALT (2.5" AC/6" AB)
	SAWCUT LINE
	LIMIT OF GRADING

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT
RICK HALTENHOFF
(408)590-8311.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SANTA CLARA COUNTY
4495 DOUGLASS BLVD., # 300
SAN JOSE, CA 95135
(916) 966-1338
(510) 887-4888
(916) 887-3019
(916) 797-7363
WWW.LEABRAZE.COM

**NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA**

APN: 558-05-022
APN: 558-05-025

**AREA OF DETAIL
GRADING &
DRAINAGE PLAN**

NO.	DESCRIPTION	DATE	BY
4	PLAN CHECK	05-07-15	RB
3	PLAN CHECK	12-11-14	RB
2	PLAN CHECK	10-8-14	RB
1	PLAN CHECK	1-31-14	PT
REVISIONS		BY	

JOB NO: 2130030
DATE: 9-10-14
SCALE: 1" = 20'
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO:

C-4.1
5 OF 39 SHEETS



LEA & BRAZE ENGINEERING, INC.
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 SACRAMENTO REGION
 BAY AREA REGION
 4349 INDUSTRIAL WAY WEST
 HAYWARD, CA 94545
 (510) 887-0086 (P) (916) 966-1338 (F)
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 SHEET NO:

C-4.2
 6 OF 39 SHEETS

GRADING/FLATWORK

- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 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 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
- 2 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 3 INSTALL/REPLACE RETAINING WALL. RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT, DESIGNED BY OTHERS-TYP.
- 4 DURING CONSTRUCTION, IF THE (E) RETAINING WALLS ARE DETERMINED TO BE REPLACED, ATC SHOULD BE CONSULTED AS TO WHETHER SUBDRAINAGE WILL BE REQUIRED OR NOT.
- 5 (N) CONCRETE PAVING. SEE DETAIL 2 ON SHEET C-7.0.
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- 7 (N) GRAVEL GRAVEL PARKING STALLS TO HAVE 4" BASE ROCK AT 95% OVER NATIVE 6" SUBGRADE @ 90% SURFACING.
- 8 (N) ADA PARKING AREA. SEE DETAILS 10 & 11 ON SHEET C-7.0 FOR MORE INFORMATION REGARDING STRIPING AND TYPICAL INSTALLATION.
- 9 INSTALL (N) TREE PROTECTION MEASURES AS REQUIRED. SEE DETAIL 4 ON SHEET C-7.0.
- 10 (N) GRASSY SWALE, SEE DETAIL 3 ON SHEET C-7.0.
- 11 (N) GRASSCRETE AT FIRE TRUCK TURNAROUND TO WITHSTAND FIRE TRUCK LOADING REQUIREMENTS. INSTALL PER MANUFACTURERS SPECIFICATIONS OVER 11" CLASS 2 AB. SEE DETAIL 1, SHEET C-7.3
- 12 (N) BOLLARD TO PROTECT UTILITIES. SEE DETAIL 5 ON SHEET C-7.4.
- 13 INSTALL 3' DETECTABLE WARNING SURFACE AT ALL RAMP STREET ENTRIES.
- 14 RAMP LANDINGS U.N.O. 5'X5' MIN. AT ALL ENTRIES 2% MAX IN ALL DIRECTIONS. RAMP'S DIRECTION TO BE VERIFIED BY CONTRACTOR. 4.8% MAX LONGITUDINAL DESIGN GRADE, 2% MAX CROSS-SLOPE.
- 15 SURFACE BARRIER TRANSITION, 2-1"x6" PRESSURE TREATED WOOD. SEE DETAIL 7, SHEET C 7.0
- 16 (N) CROSSWALK PER DIMENSIONS SHOWN. WHITE STRIPING 12" WIDE.

STORM DRAIN

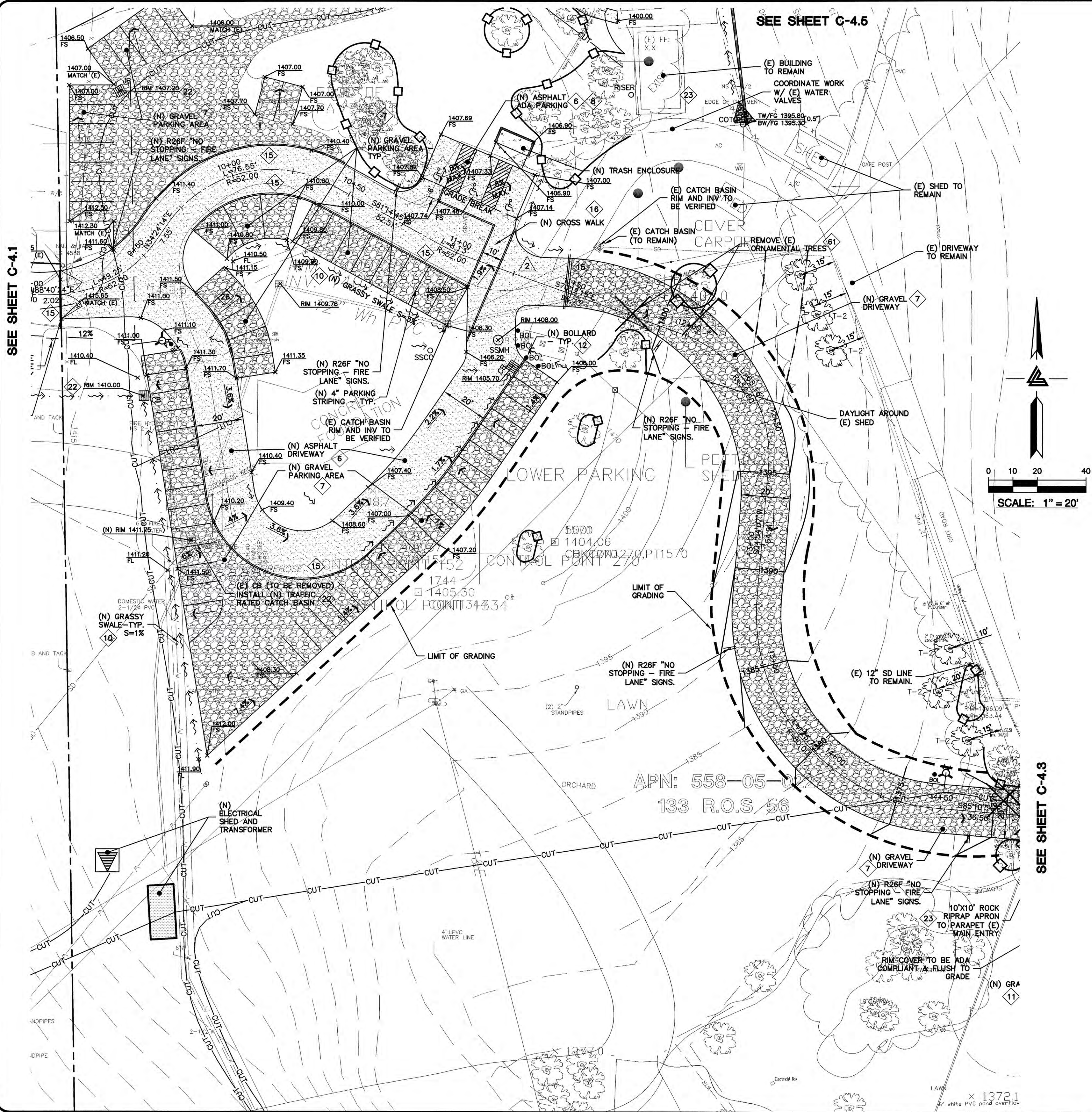
- 20 (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
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- 30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

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

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- LIMIT OF GRADING

**NOTE:
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SEE SHEET C-4.1

SEE SHEET C-4.3

SEE SHEET C-4.5



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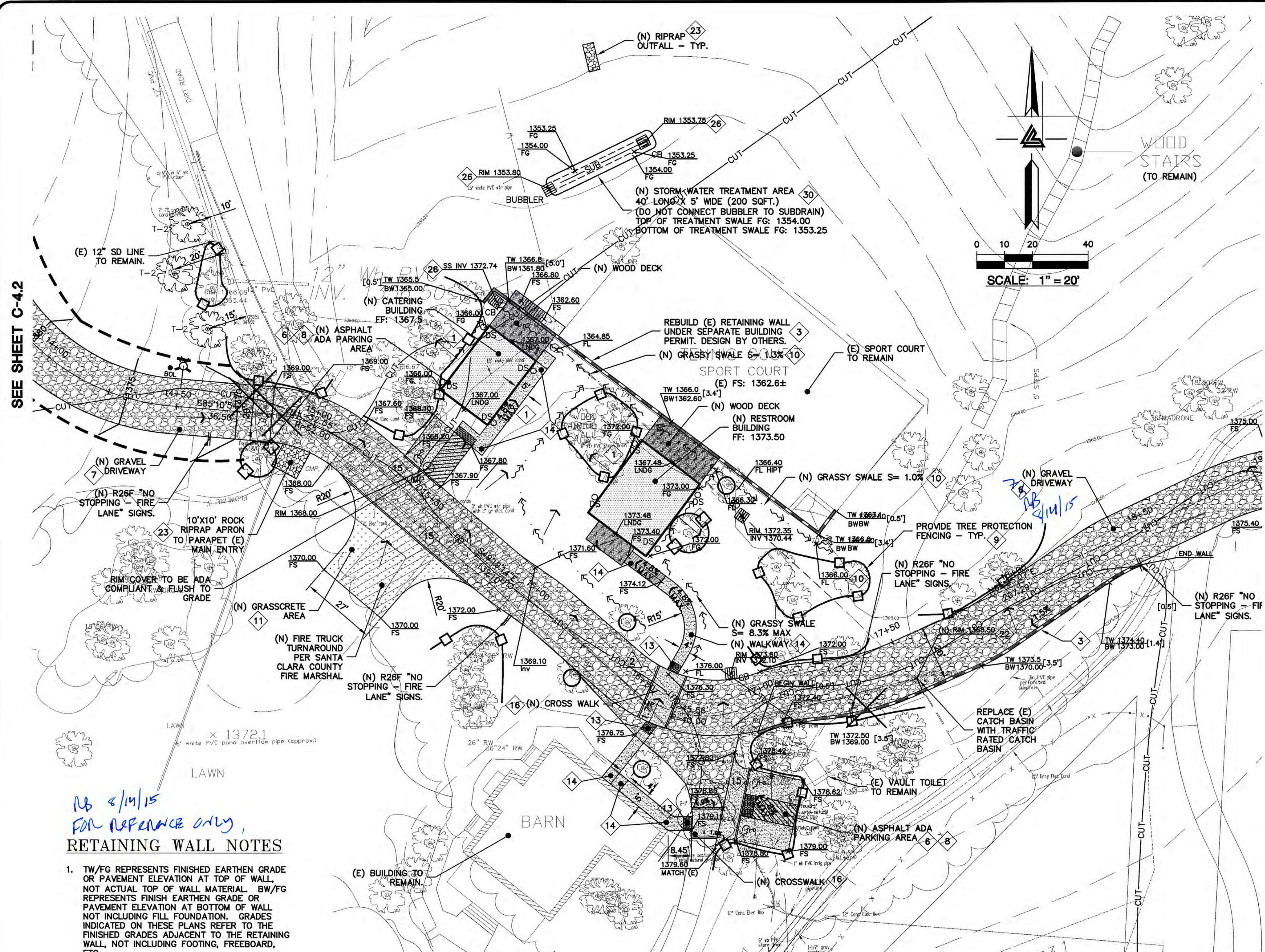
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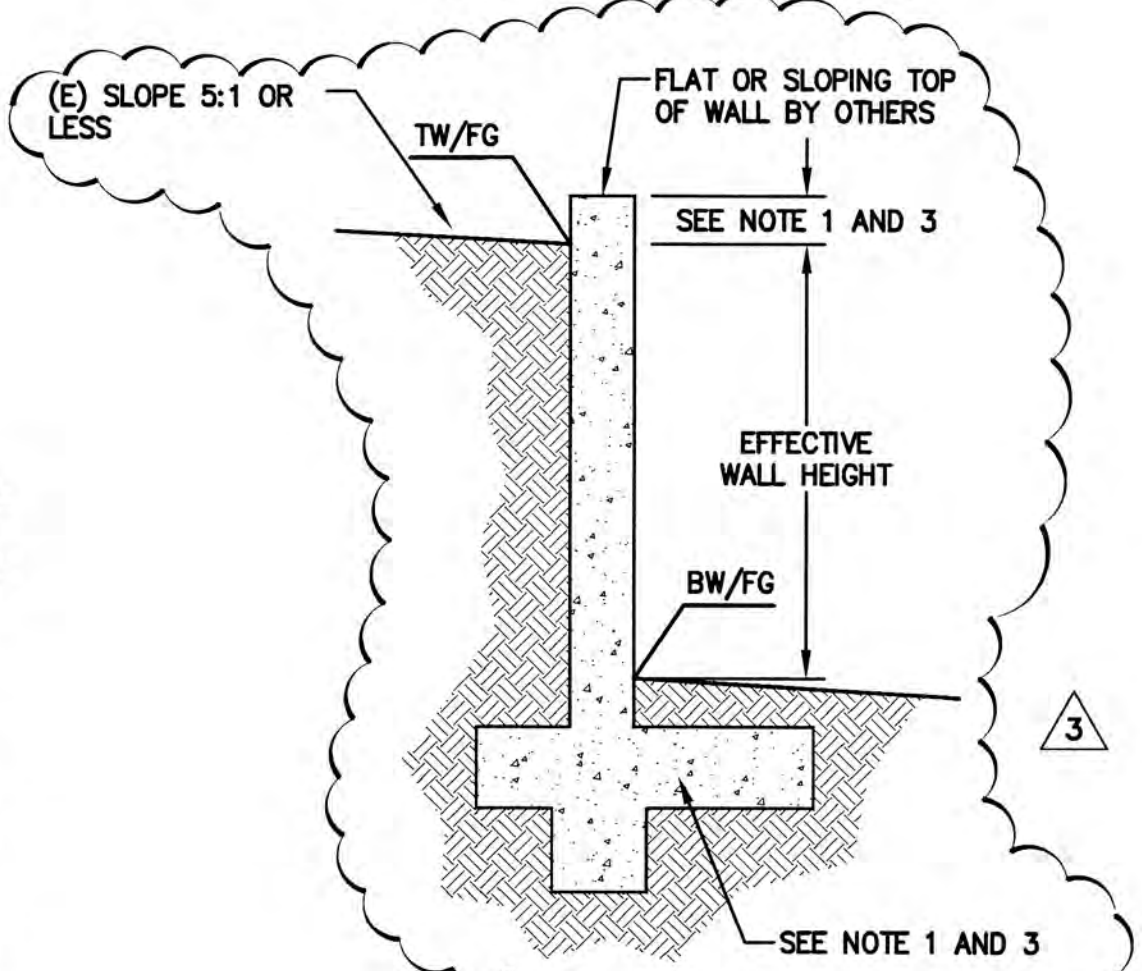
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NO 4/14/15 FOR REFERENCE ONLY

RETAINING WALL NOTES

- 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.
- 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.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAIN, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEP HOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE STRUCTURAL DETAIL SHEET FOR SPECIFIC INFORMATION.
- 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



APPLICANT: BECK

ROAD NAME: OLD SANTA CRUZ HIGHWAY

COUNTY FILE NO.: 5624-12P-12A-12G

PLAN #
 SHEET
 OF



LEA & BRAZE ENGINEERING, INC.
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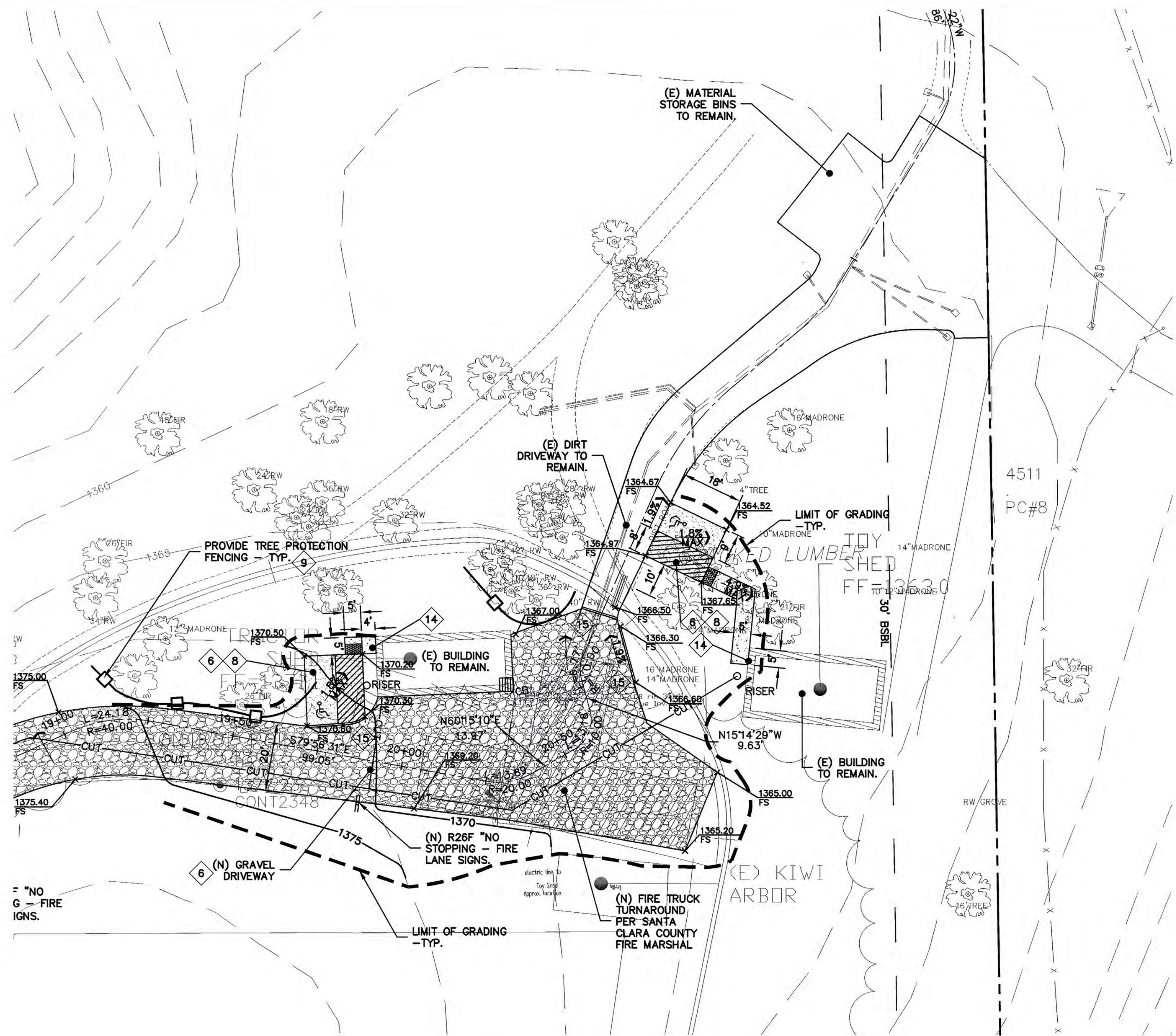
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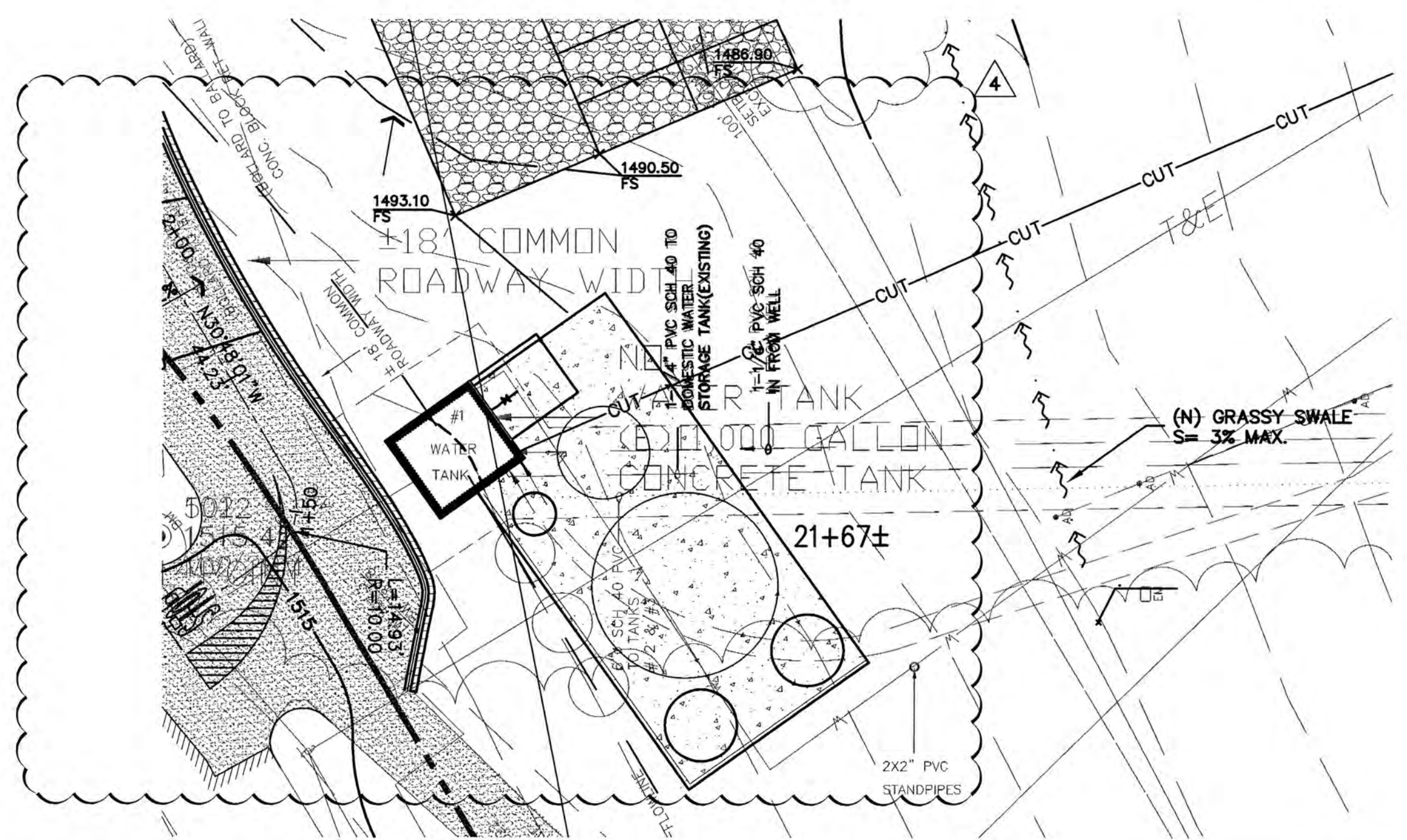
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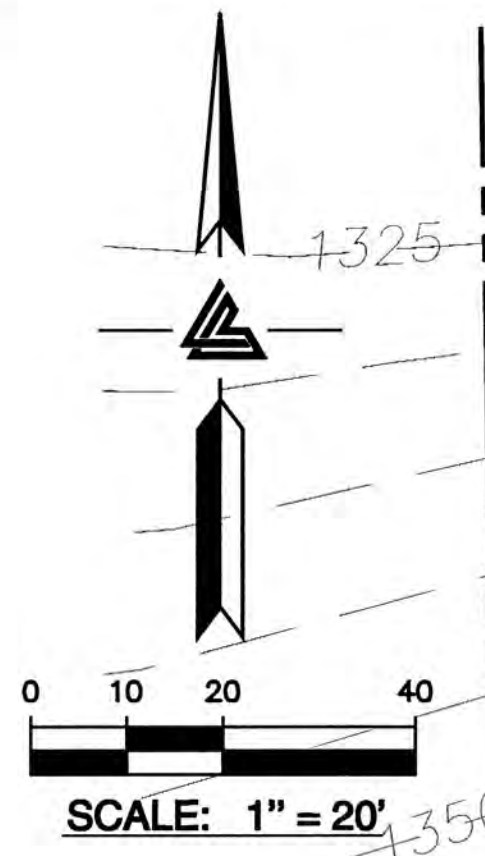
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SEE SHEET C-4.3

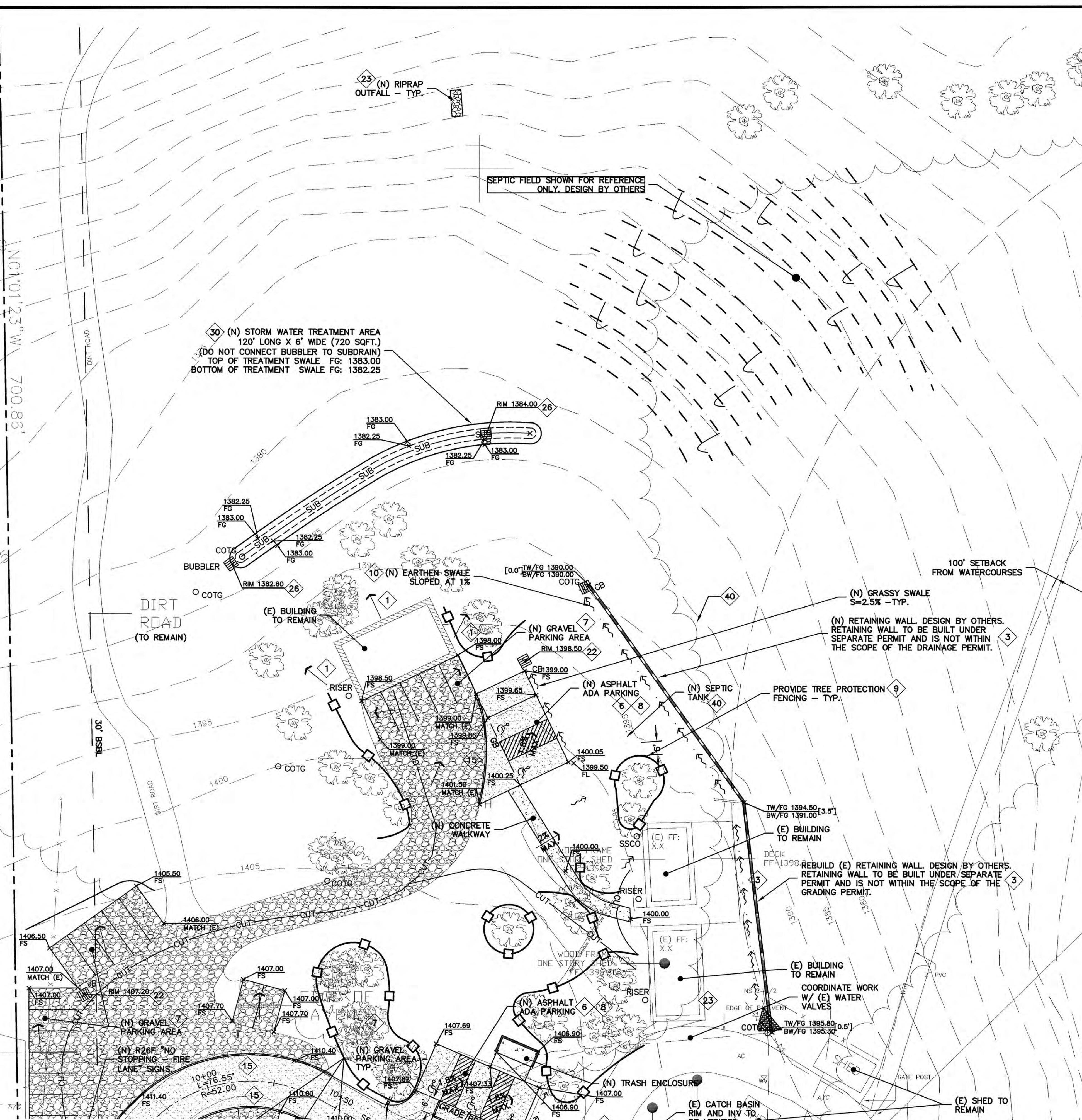




NO. 0123 W 700.86'

WAY
8-05-016

LOOP DRIVEWAY



30 (N) STORM WATER TREATMENT AREA
120' LONG X 6' WIDE (720 SQFT.)
(DO NOT CONNECT BUBBLER TO SUBDRAIN)
TOP OF TREATMENT SWALE FG: 1383.00
BOTTOM OF TREATMENT SWALE FG: 1382.25

10 (N) EARTHEN SWALE SLOPED AT 1%
BUBBLER
RISER

(N) GRASSY SWALE S=2.5% - TYP.
(N) RETAINING WALL. DESIGN BY OTHERS.
RETAINING WALL TO BE BUILT UNDER SEPARATE PERMIT AND IS NOT WITHIN THE SCOPE OF THE DRAINAGE PERMIT.

PROVIDE TREE PROTECTION FENCING - TYP.

REBUILD (E) RETAINING WALL. DESIGN BY OTHERS.
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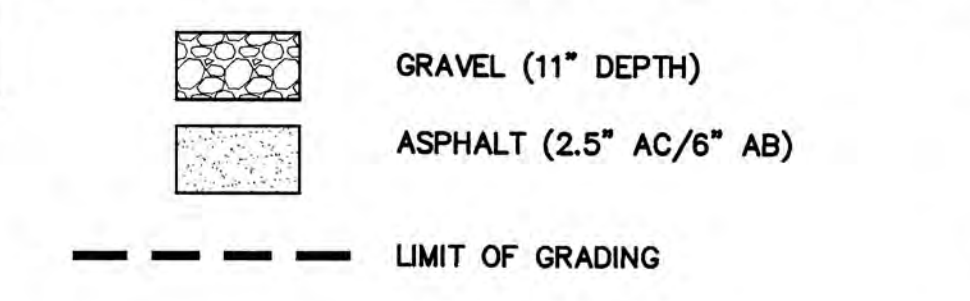
SEE SHEET C-4.2

- GRADING/FLATWORK**
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 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 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 INSTALL/REPLACE RETAINING WALL. RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT, DESIGNED BY OTHERS-TYP.
 - 4 DURING CONSTRUCTION, IF THE (E) RETAINING WALLS ARE DETERMINED TO BE REPLACED, ATC SHOULD BE CONSULTED AS TO WHETHER SUBDRAINAGE WILL BE REQUIRED OR NOT.
 - 5 (N) CONCRETE PAVING. SEE DETAIL 2 ON SHEET C-7.0.
 - 6 (N) AC PAVEMENT. SEE DETAIL 1 ON SHEET C-7.0.
 - 7 (N) GRAVEL PARKING STALLS TO HAVE 4" BASE ROCK AT 95% OVER NATIVE 6" SUBGRADE @ 90% SURFACING.
 - 8 (N) ADA PARKING AREA. SEE DETAILS 10 & 11 ON SHEET C-7.0 FOR MORE INFORMATION REGARDING STRIPING AND TYPICAL INSTALLATION.
 - 9 INSTALL (N) TREE PROTECTION MEASURES AS REQUIRED. SEE DETAIL 4 ON SHEET C-7.0.
 - 10 (N) GRASSY SWALE, SEE DETAIL 3 ON SHEET C-7.0.
 - 11 (N) GRASSCRETE AT FIRE TRUCK TURNAROUND TO WITHSTAND FIRE TRUCK LOADING REQUIREMENTS. INSTALL PER MANUFACTURERS SPECIFICATIONS OVER 11" CLASS 2 AB. SEE DETAIL 1, SHEET C-7.3
 - 12 (N) BOLLARD TO PROTECT UTILITIES. SEE DETAIL 5 ON SHEET C-7.4.
 - 13 INSTALL 3' DETECTABLE WARNING SURFACE AT ALL RAMP STREET ENTRIES.
 - 14 RAMP LANDINGS U.N.O. 5'X5' MIN. AT ALL ENTRIES 2% MAX IN ALL DIRECTIONS. RAMP'S DIRECTION TO BE VERIFIED BY CONTRACTOR. 4.8% MAX LONGITUDINAL DESIGN GRADE, 2% MAX CROSS-SLOPE.
 - 15 SURFACE BARRIER TRANSITION, 2-1'x6" PRESSURE TREATED WOOD. SEE DETAIL 7, SHEET C 7.0
 - 16 (N) CROSSWALK PER DIMENSIONS SHOWN. WHITE STRIPING 12" WIDE.

- STORM DRAIN**
- 20 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
 - 23 INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
 - 24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
 - 25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
 - 26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
 - 27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
 - 28 (N) STORM DRAIN MANHOLE.
 - 29 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.
 - 30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

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

PROPOSED SURFACE LEGEND



NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT
RICK HALTENHOFF
(408)590-8311.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
3077 DOUGLAS BLVD., # 300
SACRAMENTO, CA 95833
BAY AREA REGION
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(P) (510) 887-4086 (F) (916) 966-1338
(F) (510) 887-3019 (F) (916) 797-7363
WWW.LEABRAZE.COM

NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 559-05-022
APN: 559-05-025

AREA OF DETAIL
GRADING &
DRAINAGE PLAN

NO.	DATE	BY
4	05-07-15	RB
3	12-11-14	RB
2	10-28-14	RB
1	1-31-14	PT

JOB NO.: 2130030
DATE: 9-10-14
SCALE: 1" = 20'
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO.:

C-4.5
9 OF 39 SHEETS

PLAN #
SHEET



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
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 SACRAMENTO, CA 95821
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 WWW.LEABRAZE.COM

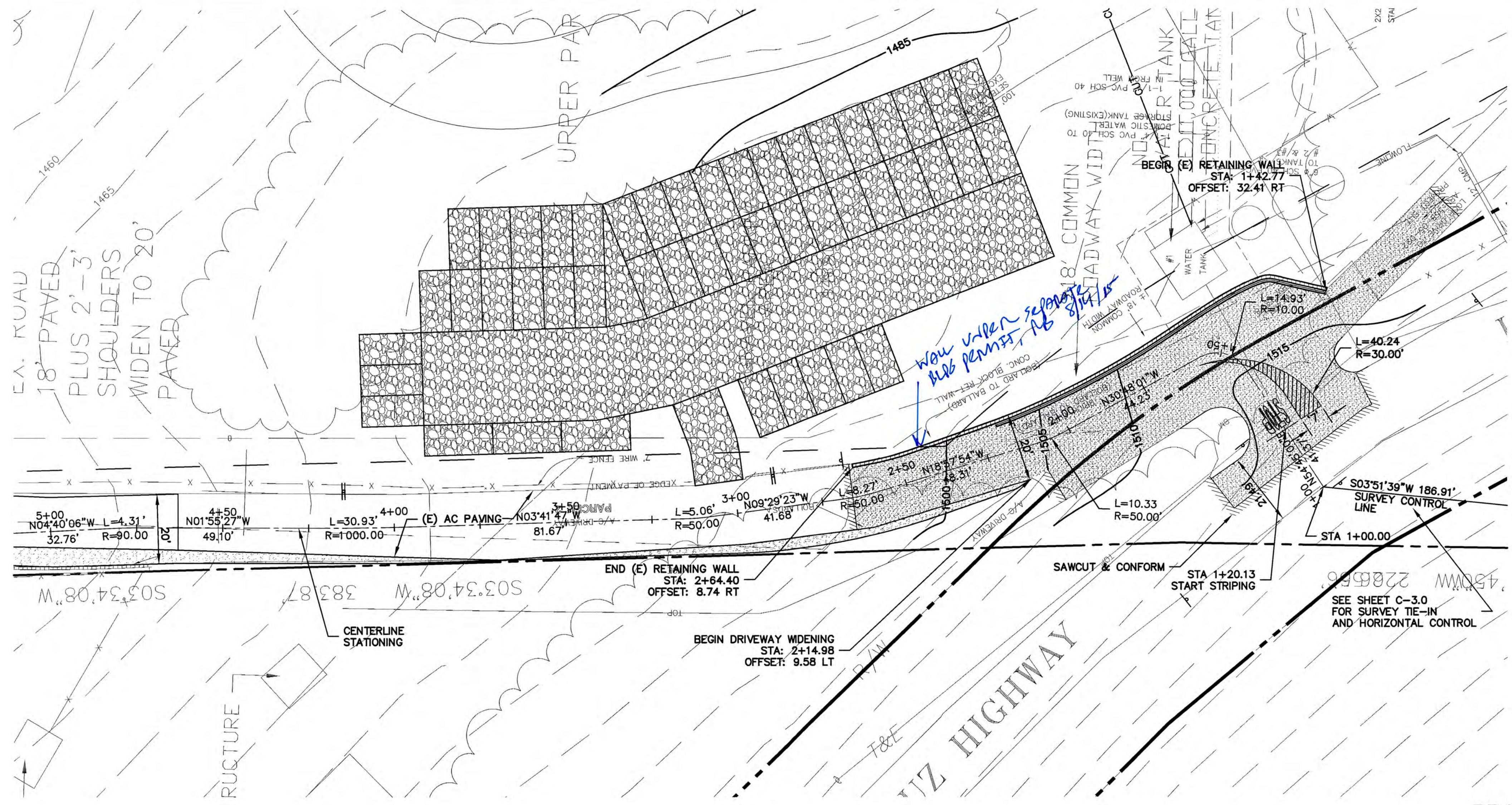
**NESTLTDOWN RANCH
 22420 OLD SANTA CRUZ HIGHWAY
 LOS GATOS, CALIFORNIA**
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

**DRIVEWAY PLAN &
 PROFILE -
 HORIZONTAL
 CONTROL PLAN**

NO.	REVISIONS	BY
4	PLAN CHECK	RB
3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT

JOB NO: 2130030
 DATE: 9-10-14
 SCALE: 1" = 20'
 DESIGN BY: PT/PC
 DRAWN BY: TB
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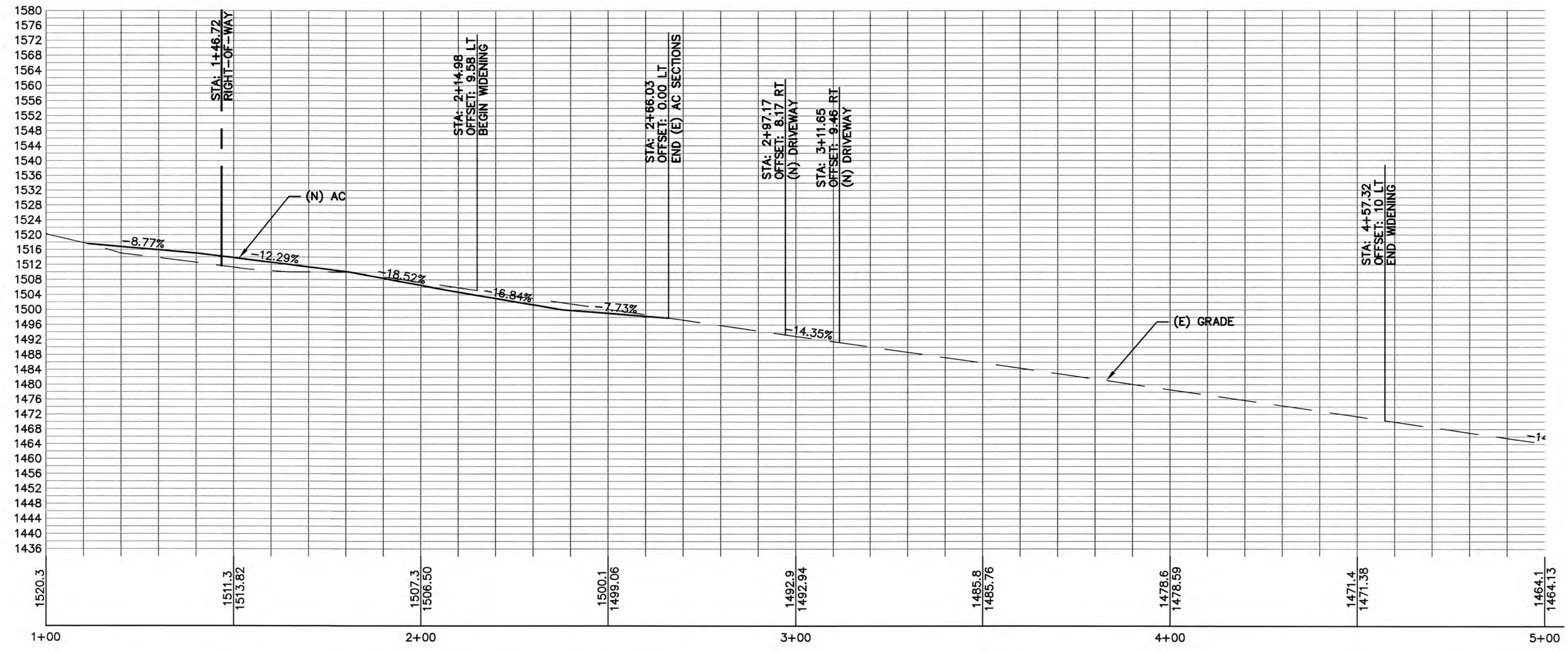
C-4.6
 10 OF 39 SHEETS



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 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- SAWCUT LINE



PLAN # _____ OF _____ SHEET



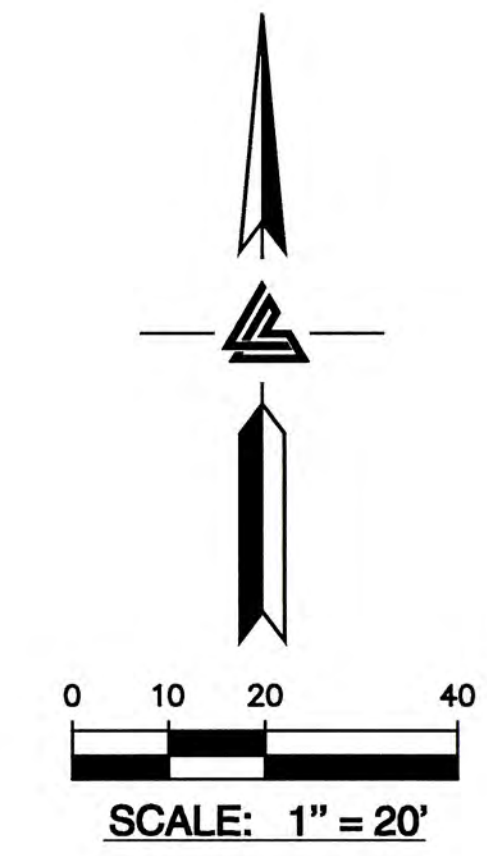
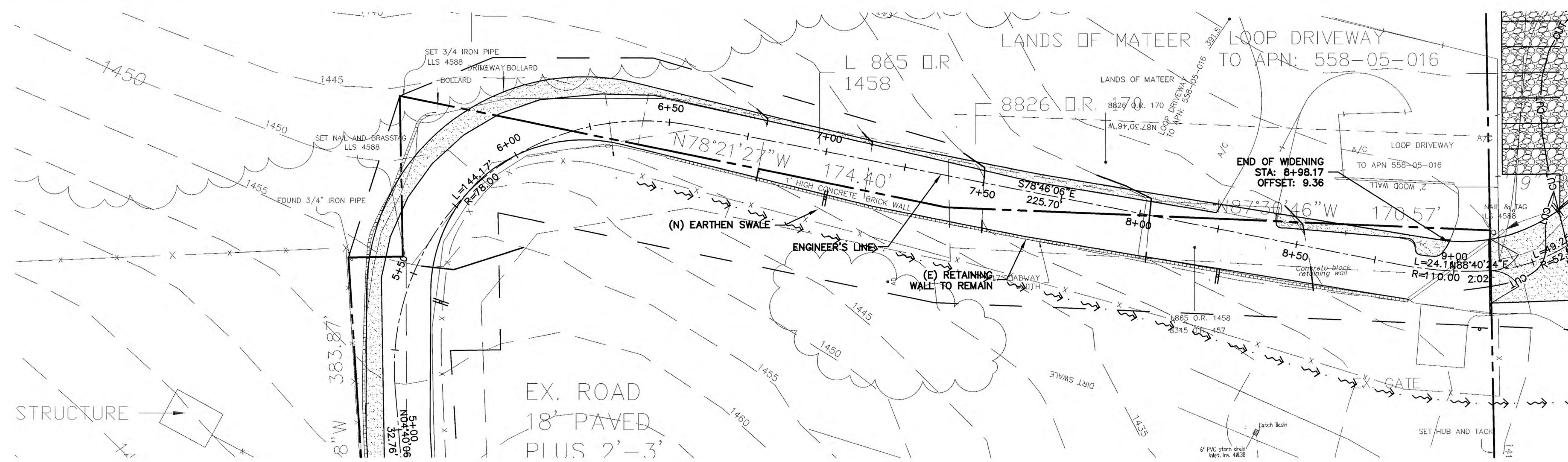
LEA & BRAZE ENGINEERING, INC.
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 FOLSOM, CALIFORNIA 95645
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 APN: 558-05-022
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**DRIVEWAY PLAN &
 PROFILE -
 HORIZONTAL
 CONTROL PLAN**

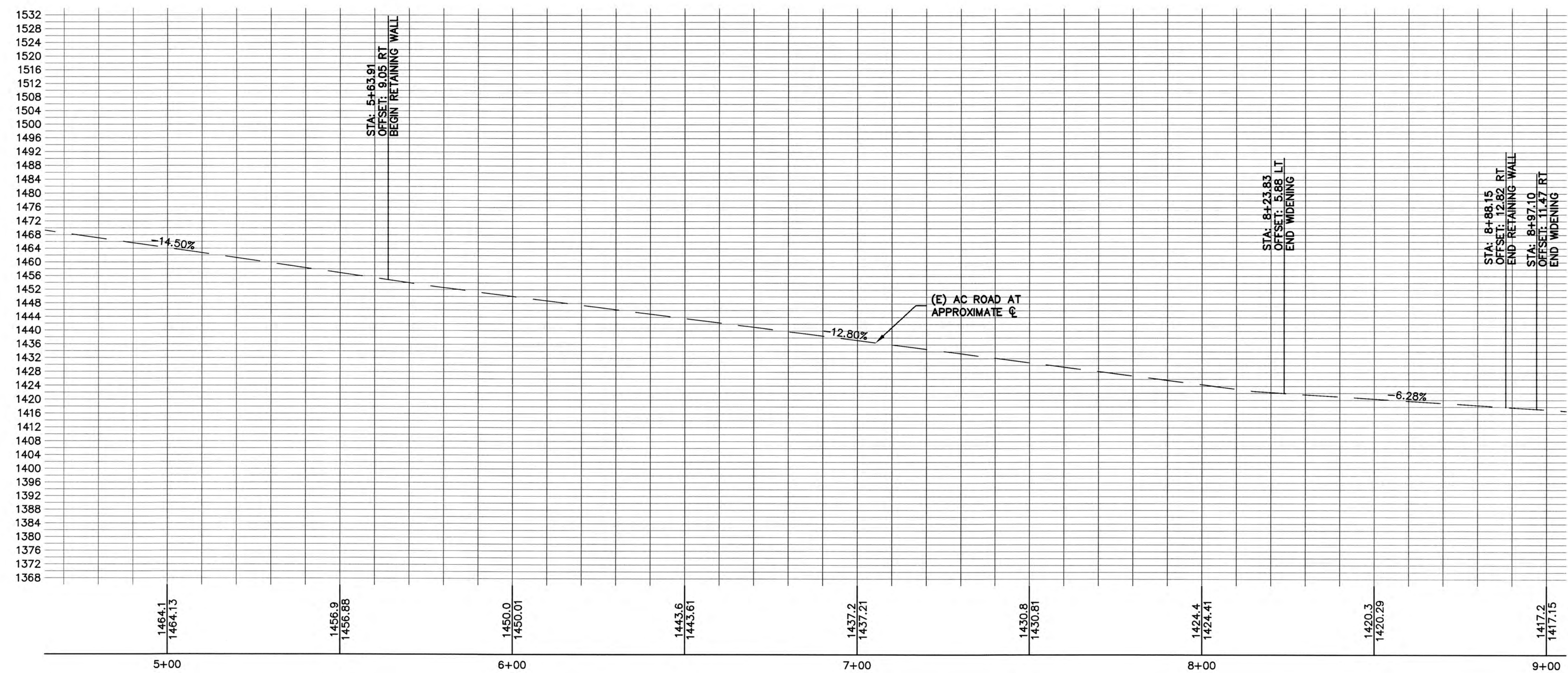
NO.	REVISIONS	BY
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2	PLAN CHECK 10-28-14	RB
1	PLAN CHECK 11-31-14	PT

C-4.7
 11 OF 39 SHEETS



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 SHEET FOR SPECIAL
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SEE SHEET C-4.6

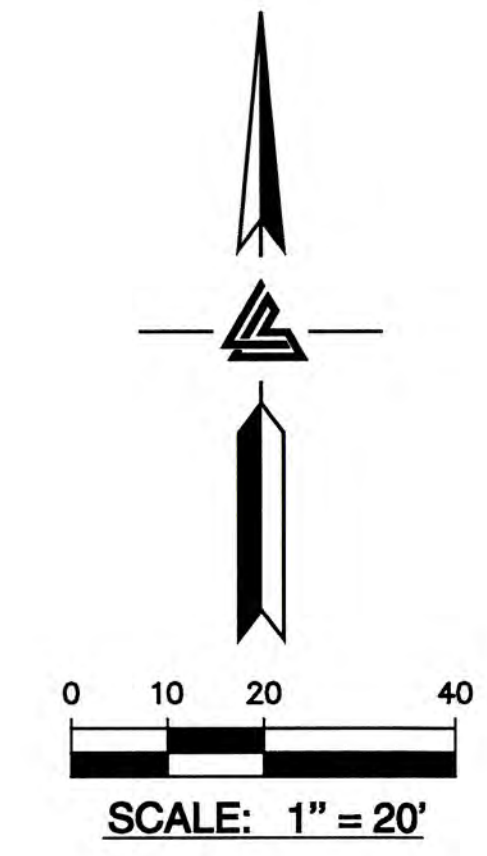
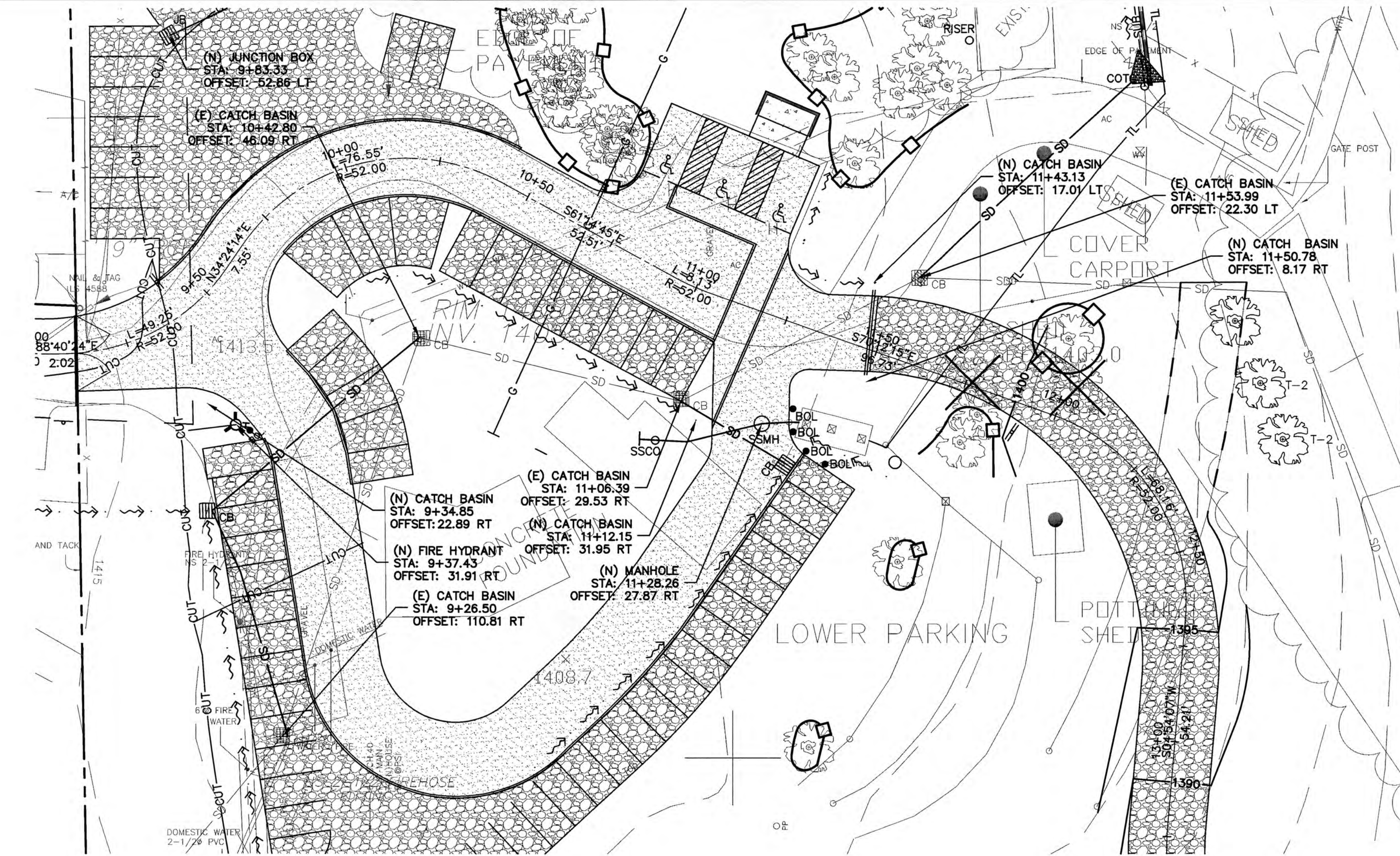


SEE SHEET C-4.8

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)

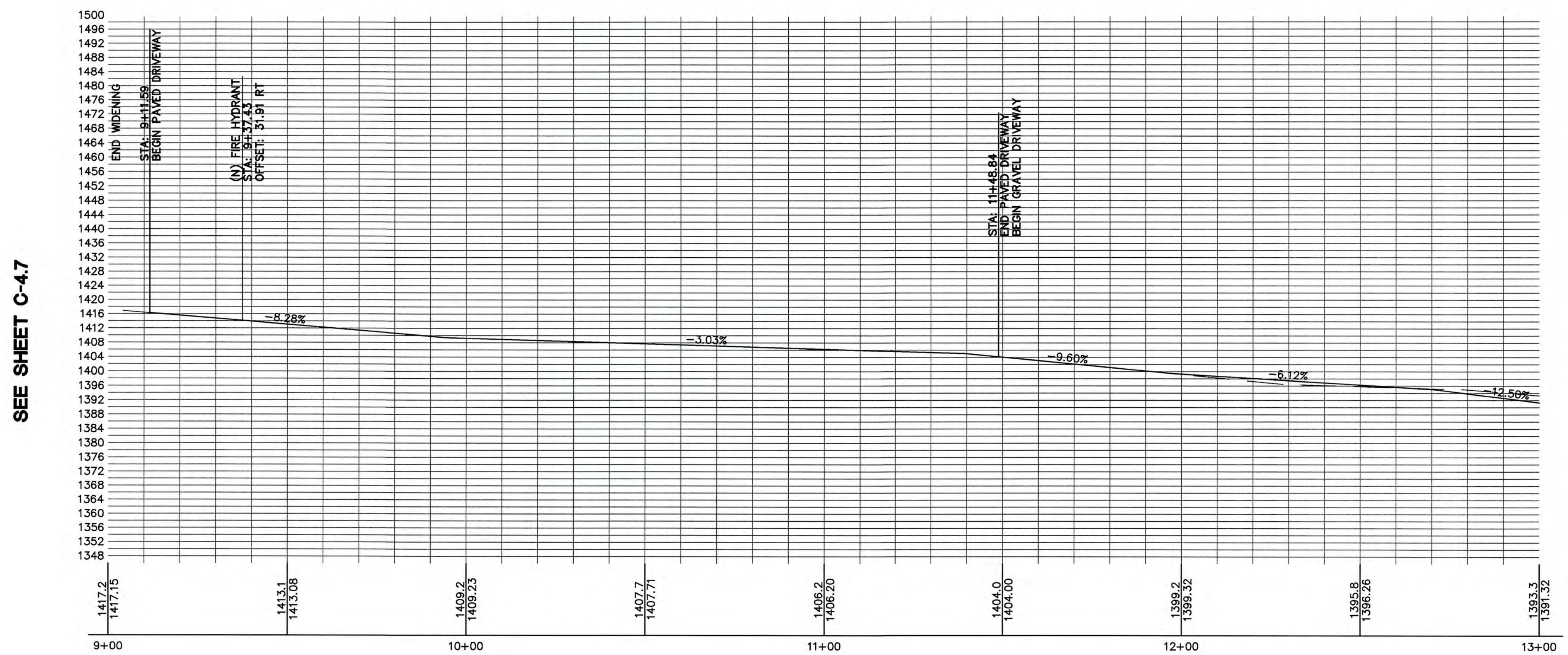
PLAN #
 SHEET
 OF



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

PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)



SEE SHEET C-4.7

SEE SHEET C-4.9



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**NESTLIDOWN RANCH &
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SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

**DRIVEWAY PLAN &
PROFILE -
HORIZONTAL
CONTROL PLAN**

NO.	REVISIONS	BY
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-28-14	RB
1	PLAN CHECK 1-31-14	PT

JOB NO: 2130030
DATE: 9-10-14
SCALE: 1" = 20'
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO:



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 CIVIL ENGINEERS • LAND SURVEYORS
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 BAY AREA REGION
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 (F) (916) 887-3019
 (T) (916) 887-7363
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**NESTLTDOWN RANCH
 22420 OLD SANTA CRUZ HIGHWAY
 LOS GATOS, CALIFORNIA**

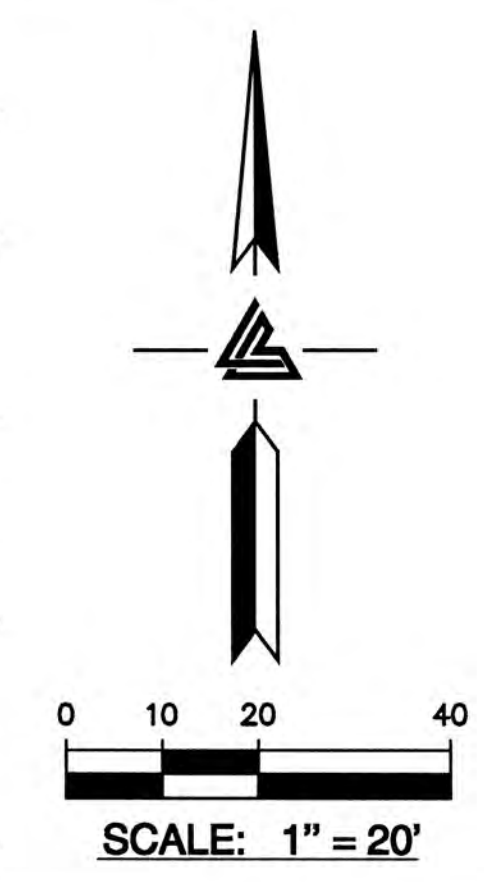
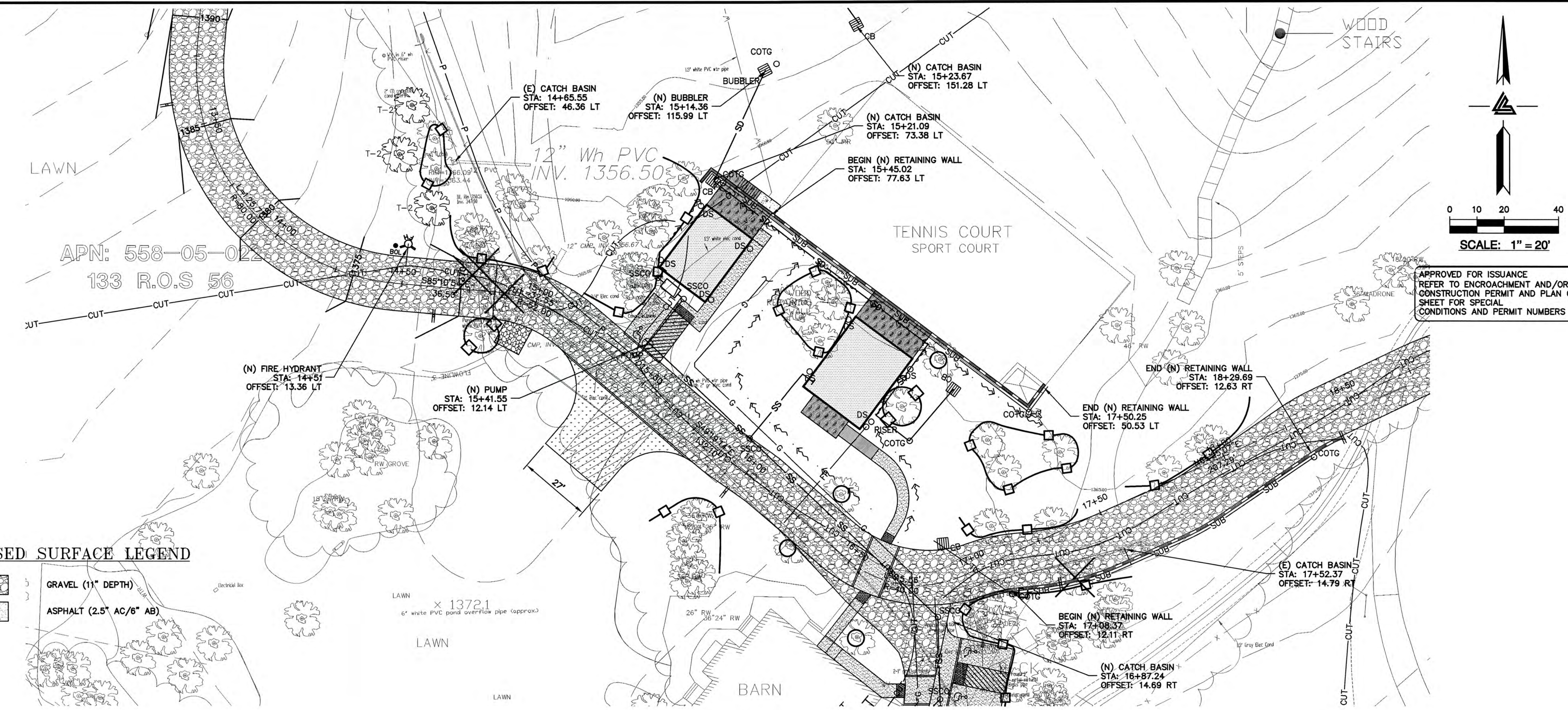
SANTA CLARA COUNTY
 APN: 558-05-025

**DRIVEWAY PLAN &
 PROFILE -
 HORIZONTAL
 CONTROL PLAN**

NO.	REVISIONS	BY
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3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
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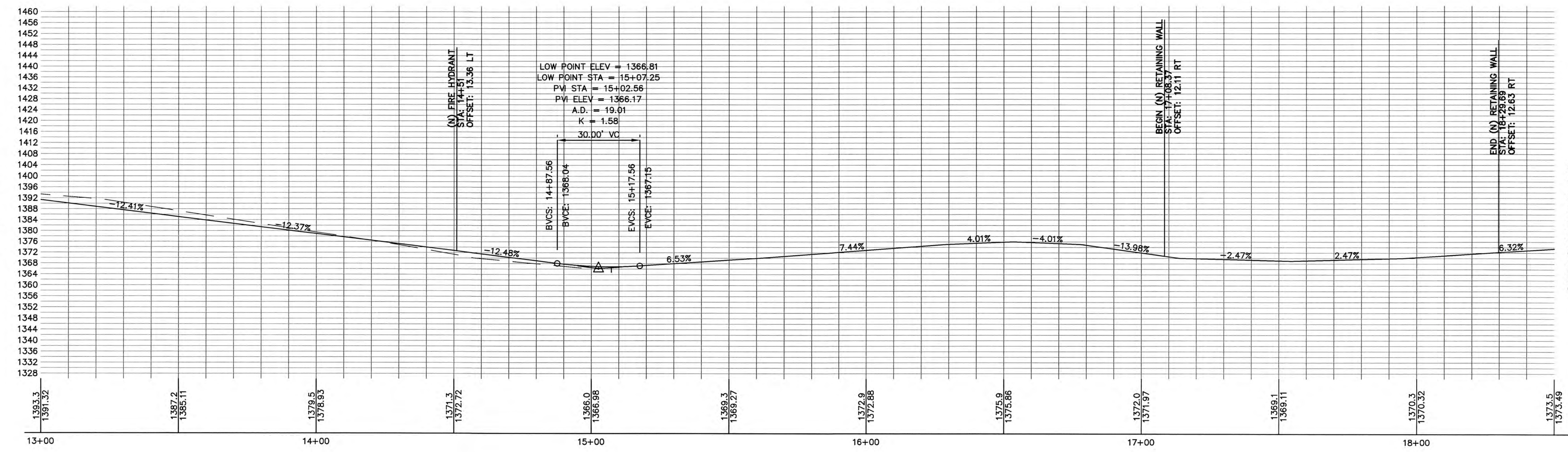
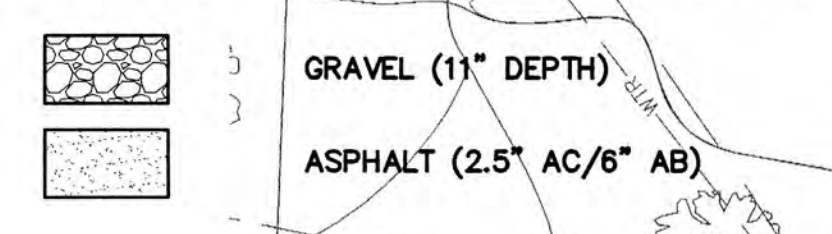
JOB NO: 2130030
 DATE: 9-10-14
 SCALE: 1" = 20'
 DESIGN BY: PT/PC
 DRAWN BY: TB
 SHEET NO:

C-4.9
 13 OF 39 SHEETS



APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
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PROPOSED SURFACE LEGEND

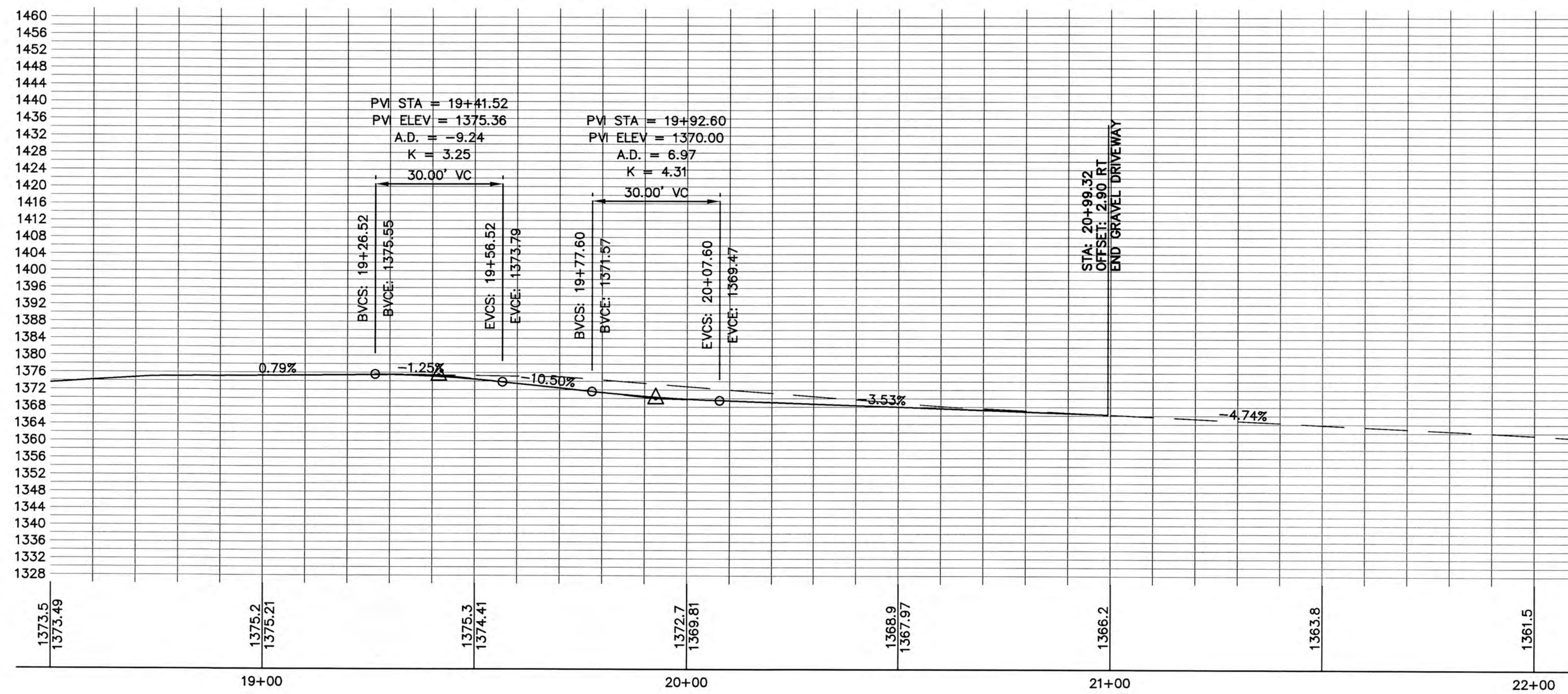


SEE SHEET C-4.8

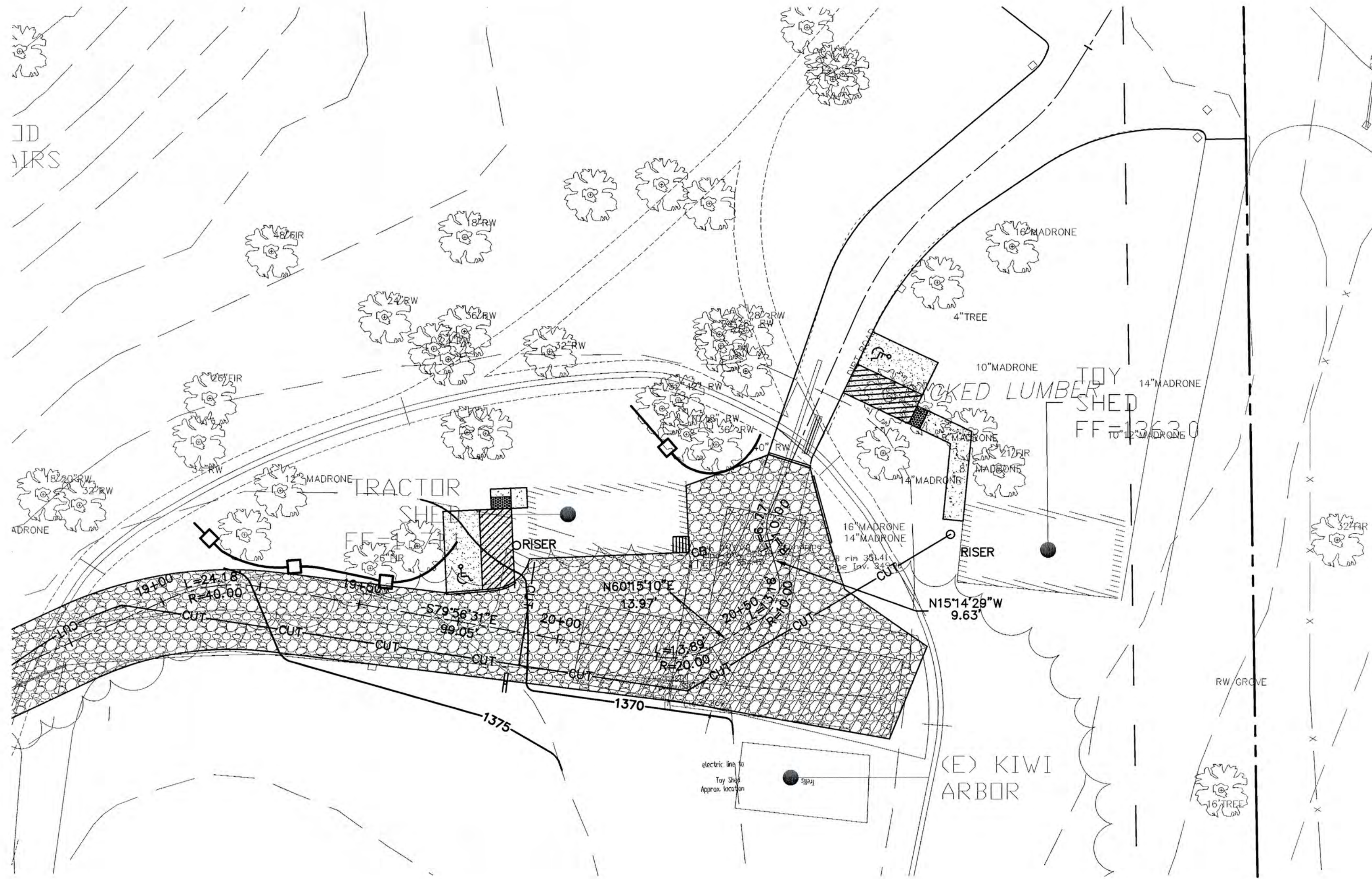
SEE SHEET C-4.10

PLAN #
 SHEET
 OF

SEE SHEET C-4.9

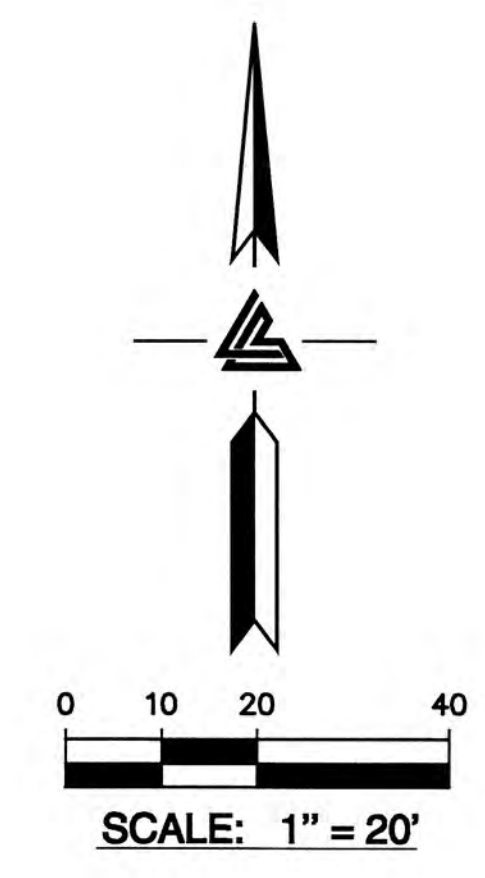


SEE SHEET C-4.11



PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)



APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
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SHEET FOR SPECIAL
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**NESTLIDOWN RANCH &
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LOS GATOS, CALIFORNIA**
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

**DRIVEWAY PLAN &
PROFILE -
HORIZONTAL
CONTROL PLAN**

NO.	REVISIONS	BY
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-28-14	RB
1	PLAN CHECK 1-31-14	PT

REVISIONS BY

JOB NO: 2130030
DATE: 9-10-14
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DRAWN BY: TB
SHEET NO:

C-4.10



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 2495 INDUSTRIAL PKWY WEST
 FORTYFOURTH AVENUE
 (P) (510) 887-4086 (F) (510) 887-3019
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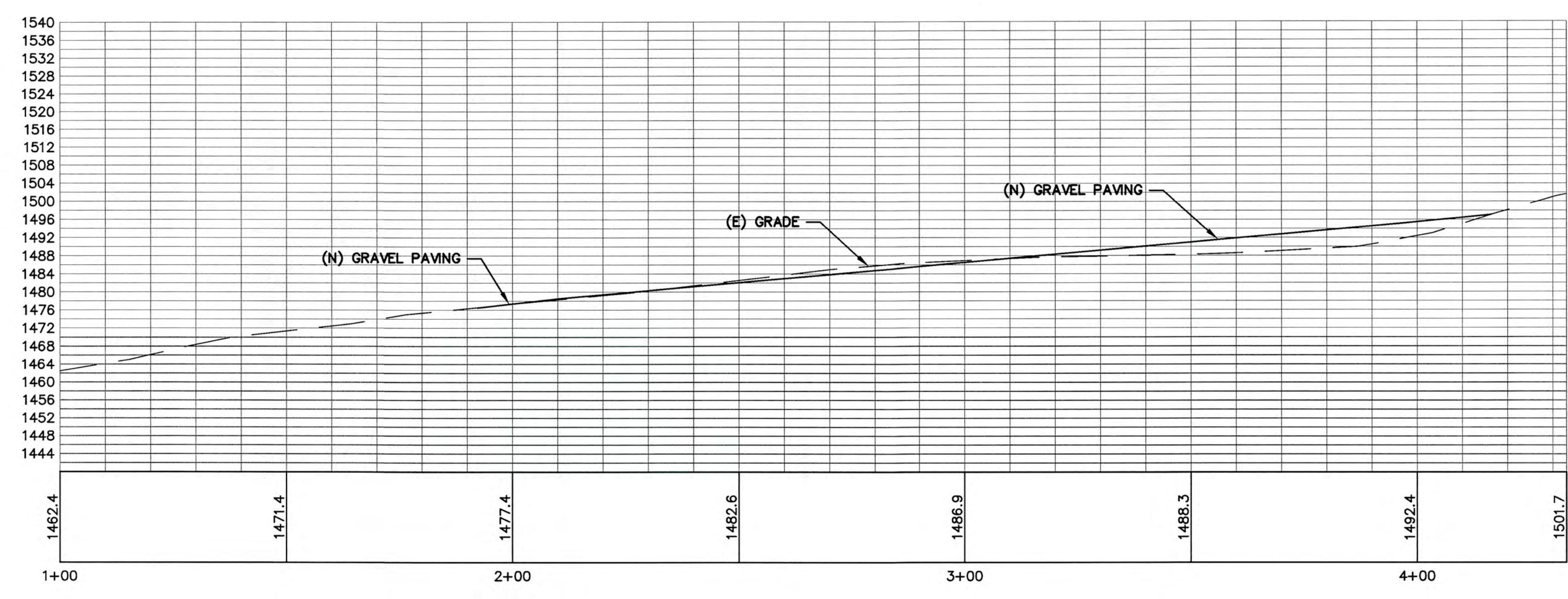
**NESTLIDOWN RANCH
 22420 OLD SANTA CRUZ HIGHWAY
 LOS GATOS, CALIFORNIA**
 APN: 558-05-022
 APN: 558-05-025
 SANTA CLARA COUNTY

SITE SECTIONS

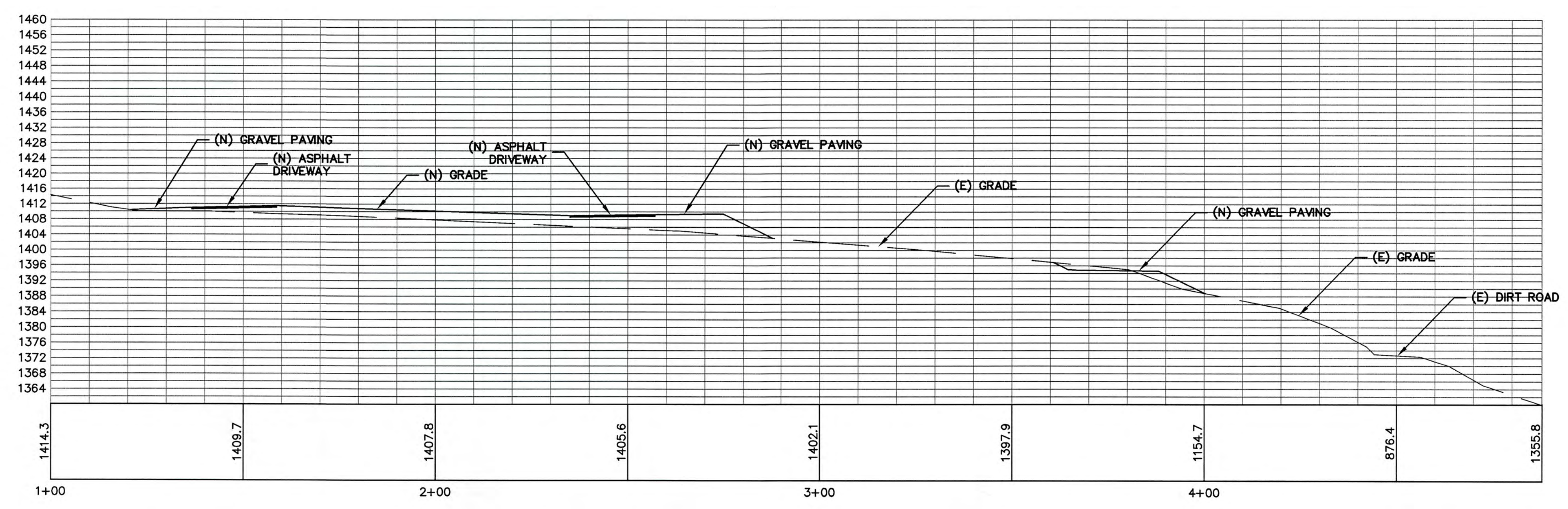
NO.	REVISIONS	BY
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JOB NO: 2130030
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 DRAWN BY: TB
 SHEET NO:

C-4.12
 16 OF 39 SHEETS



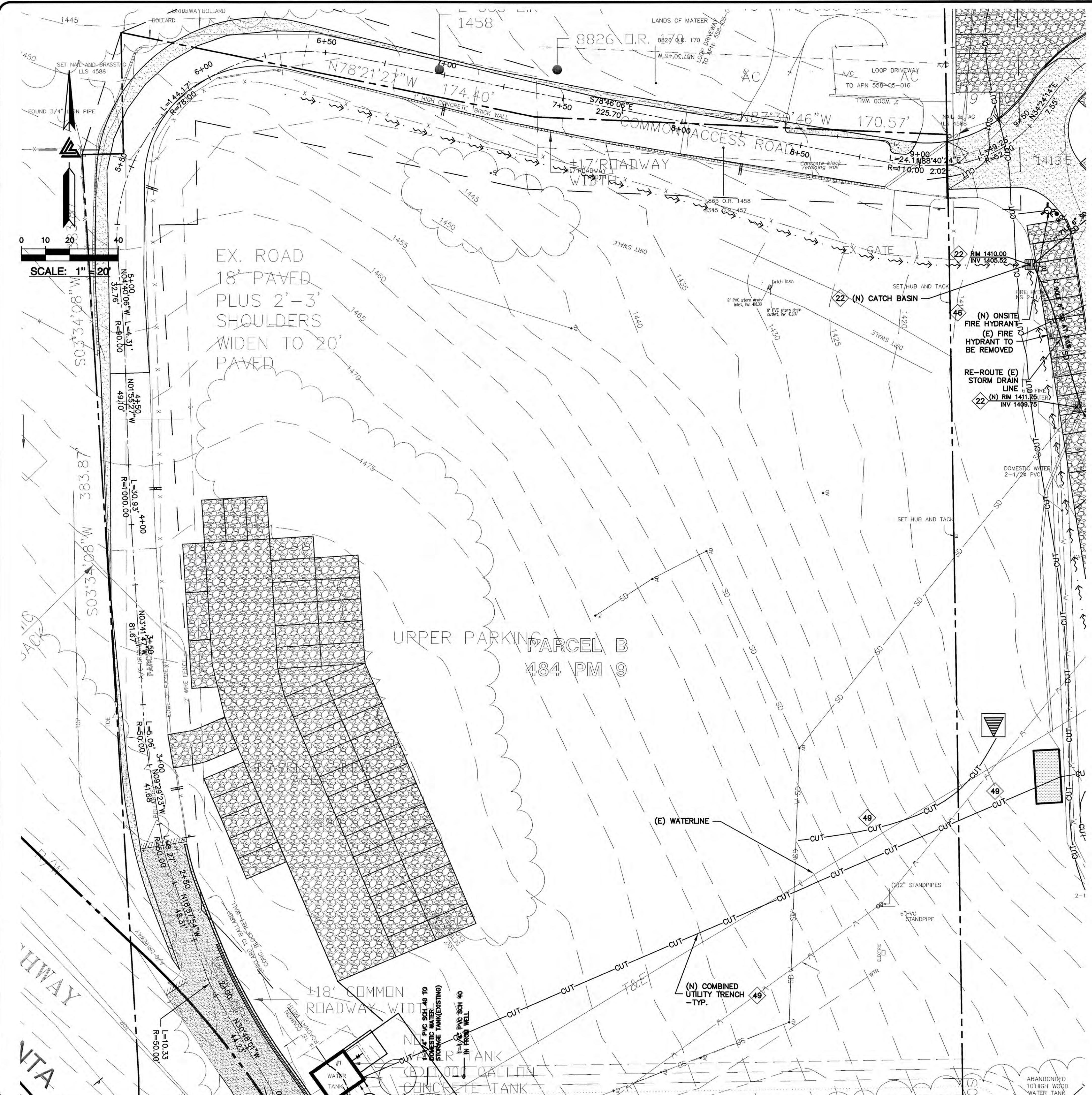
A SECTION A-A (SEE SHEET C-4.0)
 SCALE: 1" = 20' HORIZ & VERT



B SECTION B-B (SEE SHEET C-4.0)
 SCALE: 1" = 20' HORIZ & VERT

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

PLAN # _____ OF _____
 SHEET



SEE SHEET C-5.2

STORM DRAIN

- 20. 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
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- 22. (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
- 23. INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
- 24. (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
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- 26. (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
- 27. (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
- 28. (N) STORM DRAIN MANHOLE.

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.

INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

UTILITIES

- 40. LEFT BLANK
- 41. (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.
- 42. LEFT BLANK
- 43. TYPICAL, INSTALL (N) SANITARY SEWER LATERAL. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WY'EST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
- 44. LEFT BLANK
- 45. LEFT BLANK
- 46. (N) ON-SITE FIRE HYDRANT -TYP. SEE PLANS BY WY'EST ENGINEERING FOR ADDITIONAL SEWER DESIGN. ALL FIRE PROTECTION AND DOMESTIC WATER PER FIRE DEPT. PERMIT #14-342
- 47. LEFT BLANK
- 48. (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS
- 49. INSTALL (N) COMBINED UTILITY TRENCH FOR SERVICES INCLUDING DRY UTILITIES (GAS, ELECTRIC, CATV) FIRE AND WATER. SEE DETAIL 12 ON SHEET C-7.0 FOR SCHEMATIC LAYOUT OF UTILITY TRENCH. DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS.
- 50. LEFT BLANK
- 51. LEFT BLANK
- 52. INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WY'EST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
- 53. LEFT BLANK
- 54. (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.
- 55. LEFT BLANK

DEMOLITION

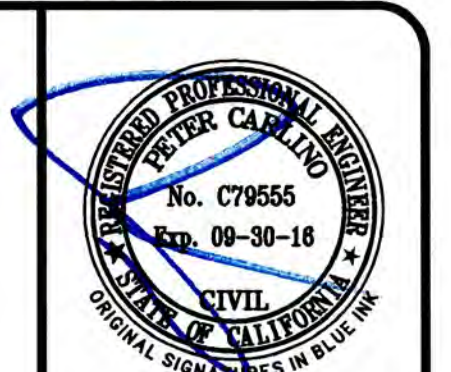
- 60. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
- 61. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

APPROVED FOR ISSUANCE
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CONSTRUCTION PERMIT AND PLAN COVER
SHEET FOR SPECIAL
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NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT
RICK HALTENHOFF
(408)590-8311.



INSPECTIONS REQUIRED
ATC, ENGINEERING, INC. REQUIRES TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ATC ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY ATC ENGINEERING, INC. OCCURS.
POINT OF CONTACT:
ATC ENGINEERING, INC.
(408)590-8311

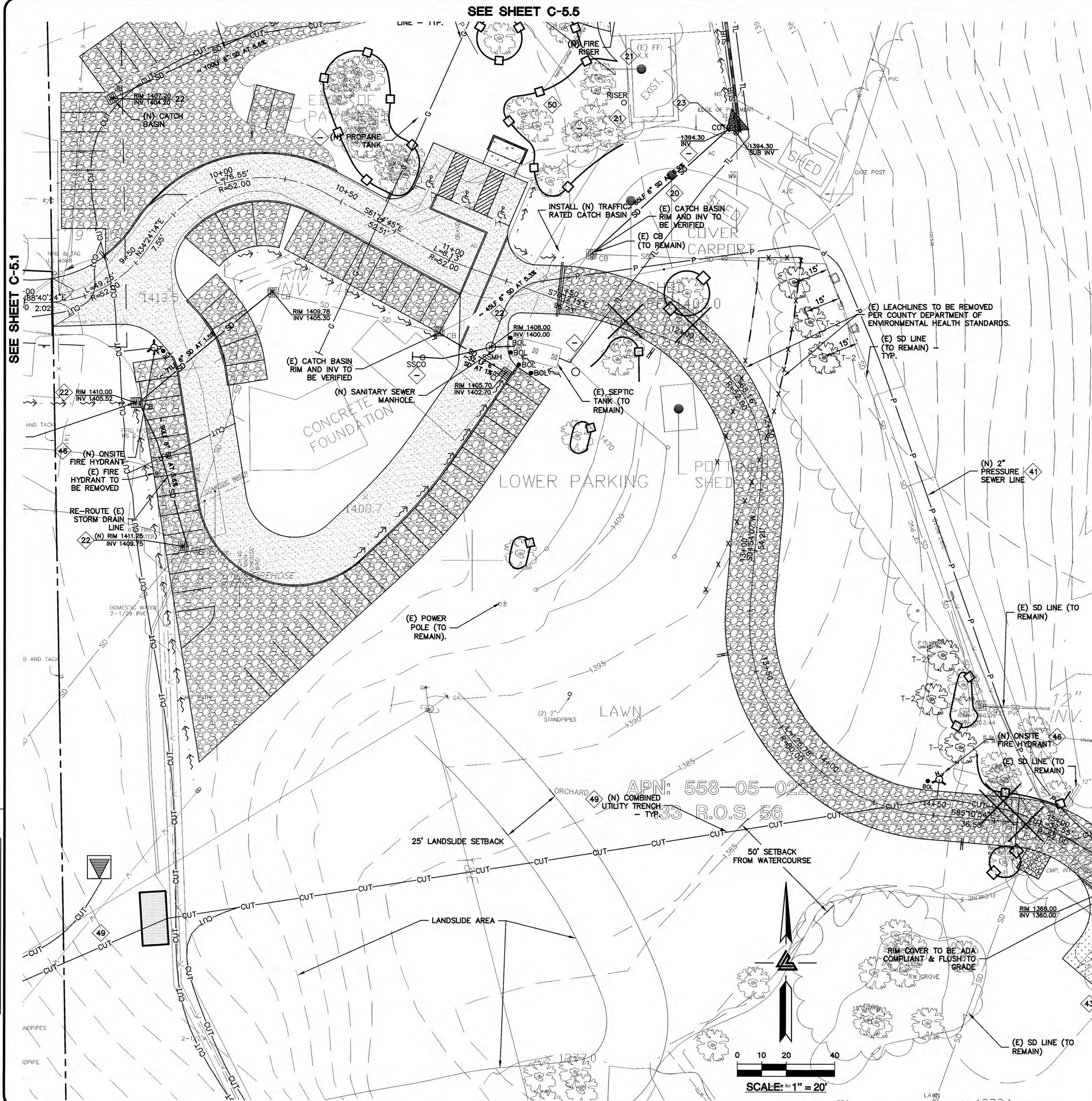


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(510) 887-4086
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NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK	RB
3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT
REVISIONS BY		
JOB NO:	2130030	
DATE:	9-10-14	
SCALE:	1" = 20'	
DESIGN BY:	PT/PC	
DRAWN BY:	TB	
SHEET NO:		



SEE SHEET C-5.1

SEE SHEET C-5.5

SEE SHEET C-5.3

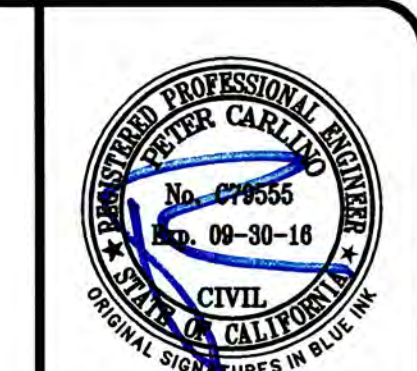
- STORM DRAIN**
- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
 - 23 INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
 - 24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
 - 25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
 - 26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
 - 27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
 - 28 (N) STORM DRAIN MANHOLE.
 - 29 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 PREEAPPROVED 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.
 - 30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.
- UTILITIES**
- 40 LEFT BLANK
 - 41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.
 - 42 LEFT BLANK
 - 43 TYPICAL. INSTALL (N) SANITARY SEWER LATERAL USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
 - 44 LEFT BLANK
 - 45 LEFT BLANK
 - 46 (N) ONSITE FIRE HYDRANT -TYP. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN. ALL FIRE PROTECTION AND DOMESTIC WATER PER FIRE DEPT. PERMIT #14-342
 - 47 LEFT BLANK
 - 48 (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS
 - 49 INSTALL (N) COMBINED UTILITY TRENCH FOR SERVICES INCLUDING DRY UTILITIES (GAS, ELECTRIC, CATV) FIRE AND WATER. SEE DETAIL 12 ON SHEET C-7.0 FOR SCHEMATIC LAYOUT OF UTILITY TRENCH. DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY, DESIGN BY OTHERS.
 - 50 LEFT BLANK
 - 51 LEFT BLANK
 - 52 INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
 - 53 LEFT BLANK
 - 54 (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.
 - 55 LEFT BLANK
- DEMOLITION**
- 60 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 61 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

APPROVED FOR ISSUANCE
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CONSTRUCTION PERMIT AND PLAN COVER
SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

NOTE:
**FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT
RICK HALTENHOFF
(408)590-8311.**



INSPECTIONS REQUIRED
ATC ENGINEERING, INC. REQUIRES TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ATC ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY ATC ENGINEERING, INC. OCCURS.
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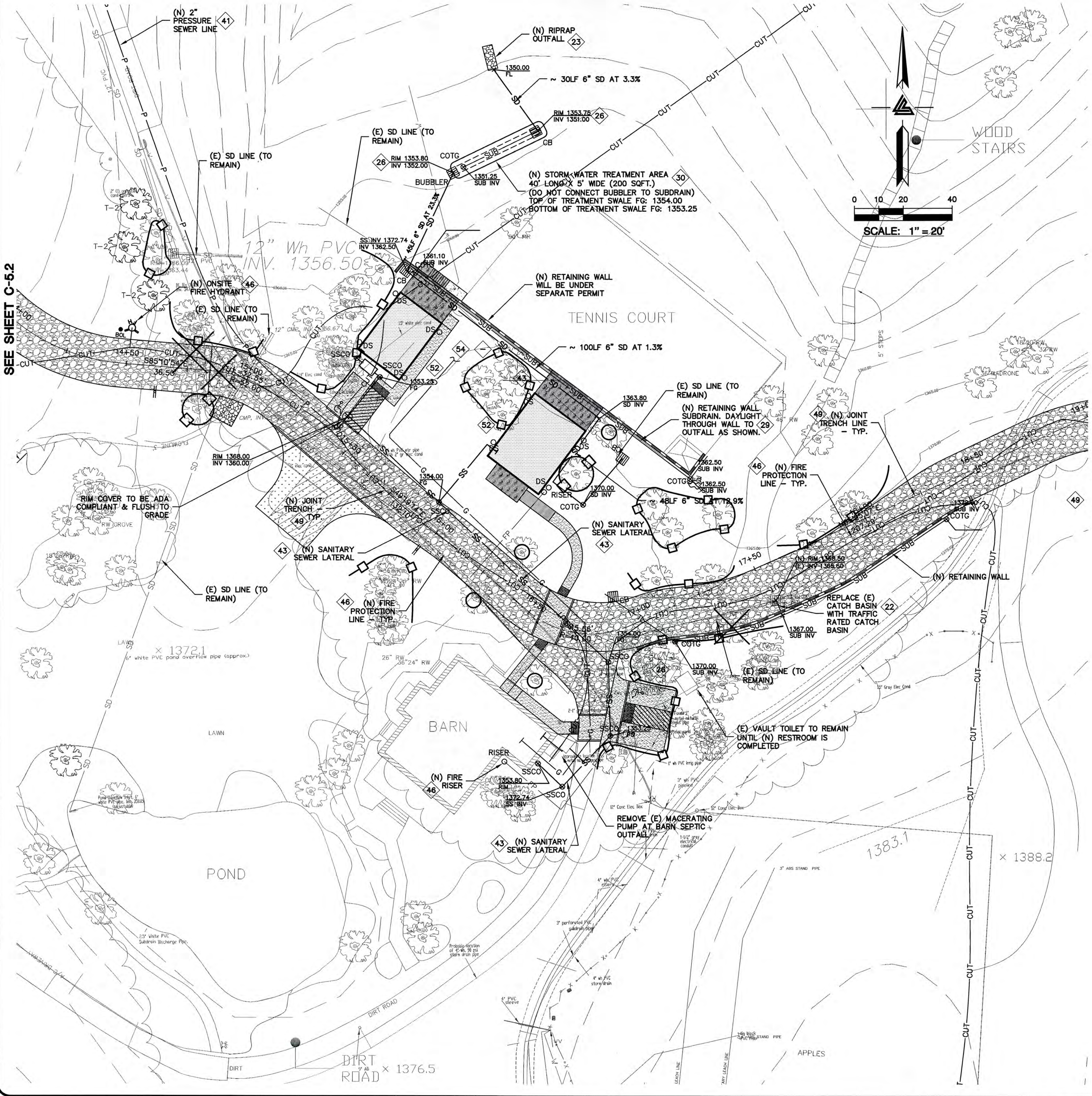
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
1499 INDUSTRIAL PARK WEST
ROOSEVELT BLVD. # 300
SACRAMENTO, CA 95833
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UTILITY PLAN**

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2 10-8-14	RB
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PLAN #
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OF



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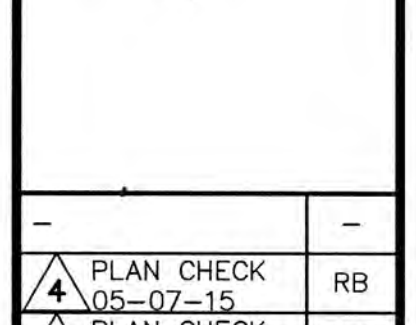
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WWW.LEA-BRAZE.COM

**NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA**

**AREA OF DETAIL
UTILITY PLAN**



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3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT
	REVISIONS	BY
	JOB NO:	2130030
	DATE:	9-10-14
	SCALE:	1" = 20'
	DESIGN BY:	PT/PC
	DRAWN BY:	TB
	SHEET NO:	

C-5.3
20 OF 39 SHEETS



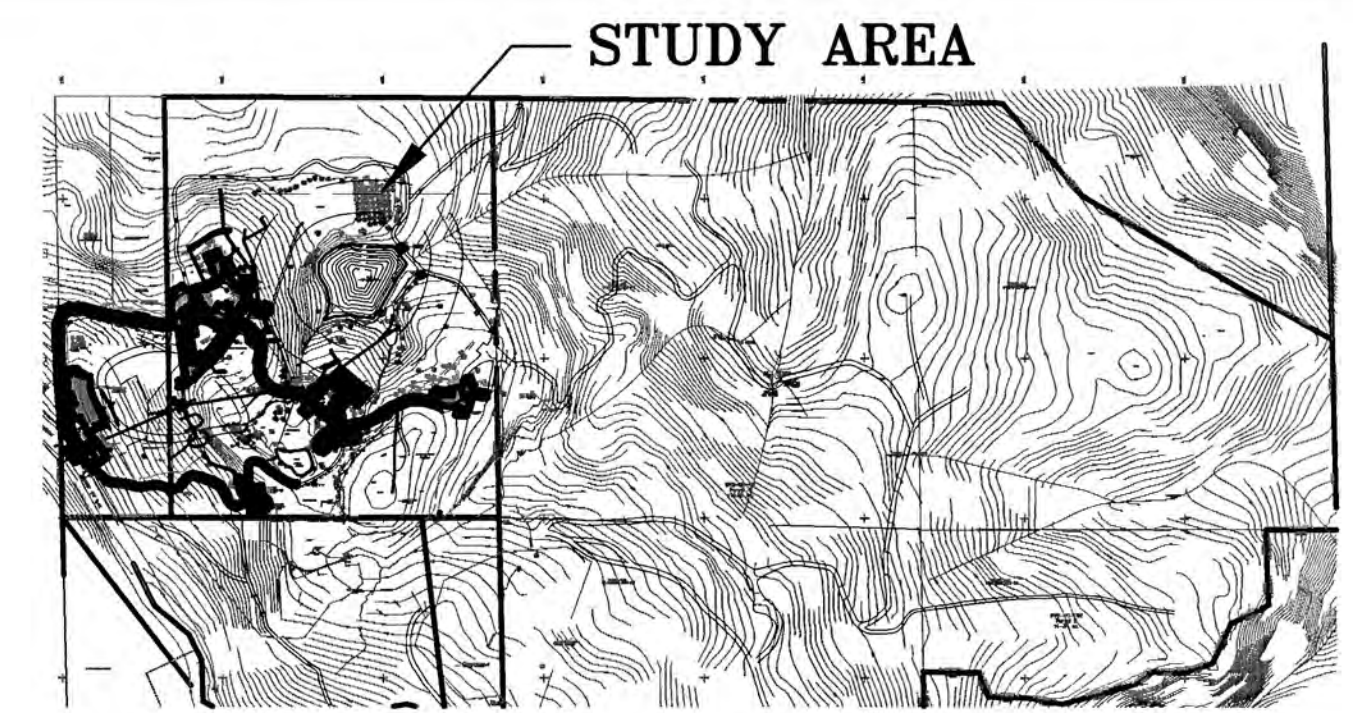
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 4495 INDUSTRIAL BLVD. # 300
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 22420 OLD SANTA CRUZ HIGHWAY
 LOS GATOS, CALIFORNIA**

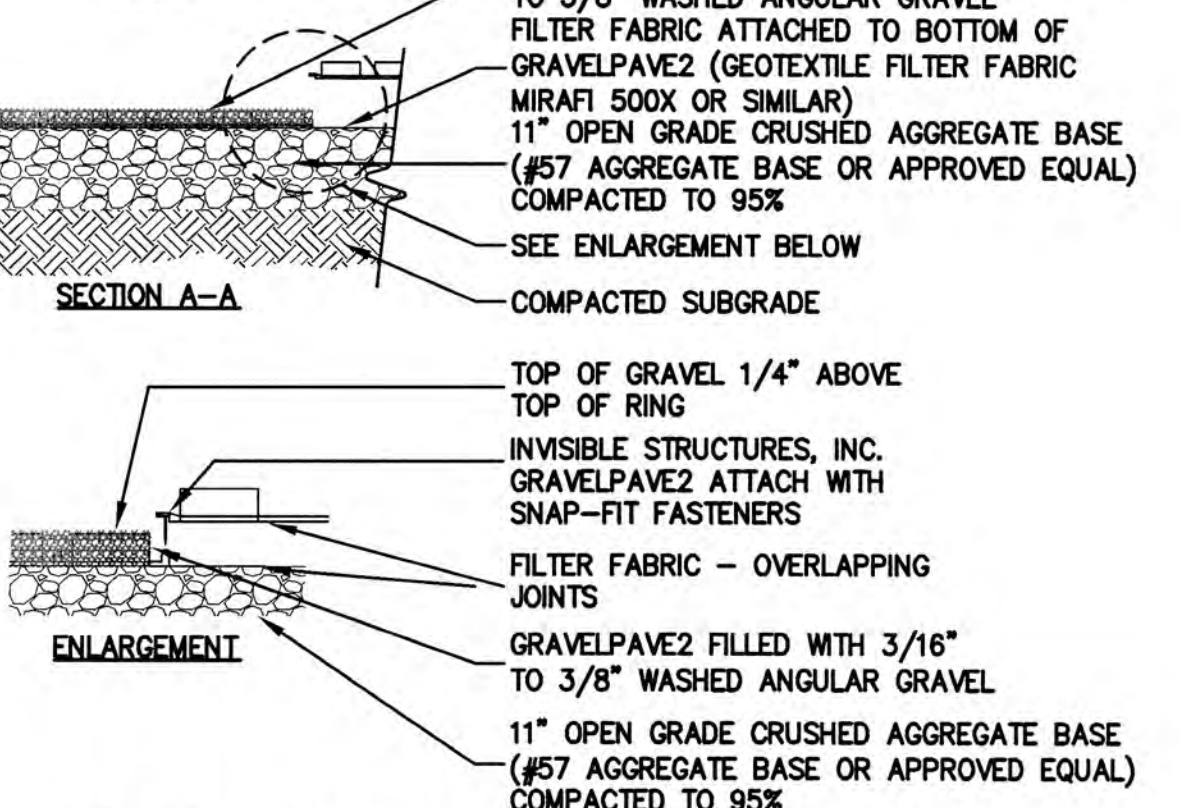
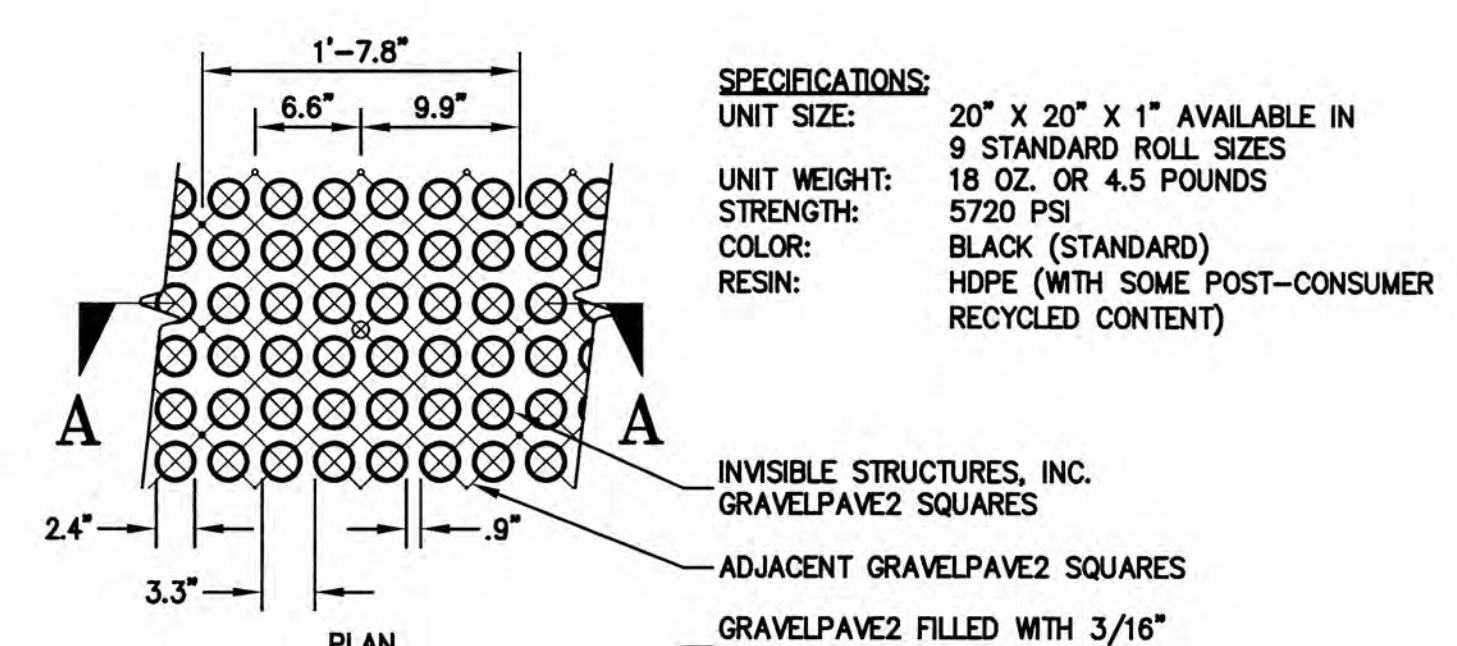
**STORM WATER
 TREATMENT PLAN**

4	PLAN CHECK	RB
3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT
REVISIONS		BY
JOB NO:		2130030
DATE:		9-10-14
SCALE:		1" = 60'
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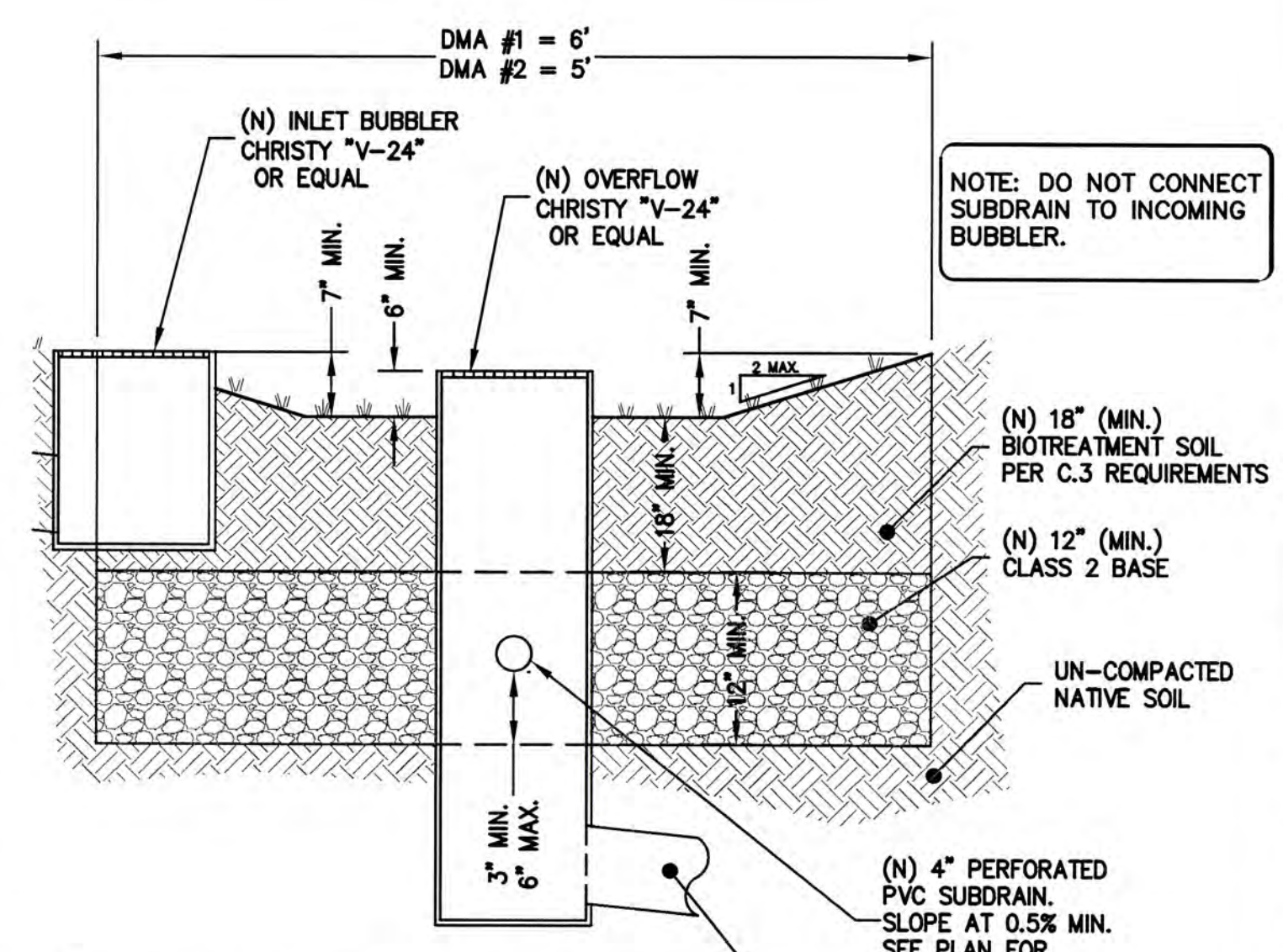
C-6.2
 25 OF 39 SHEETS



KEY MAP



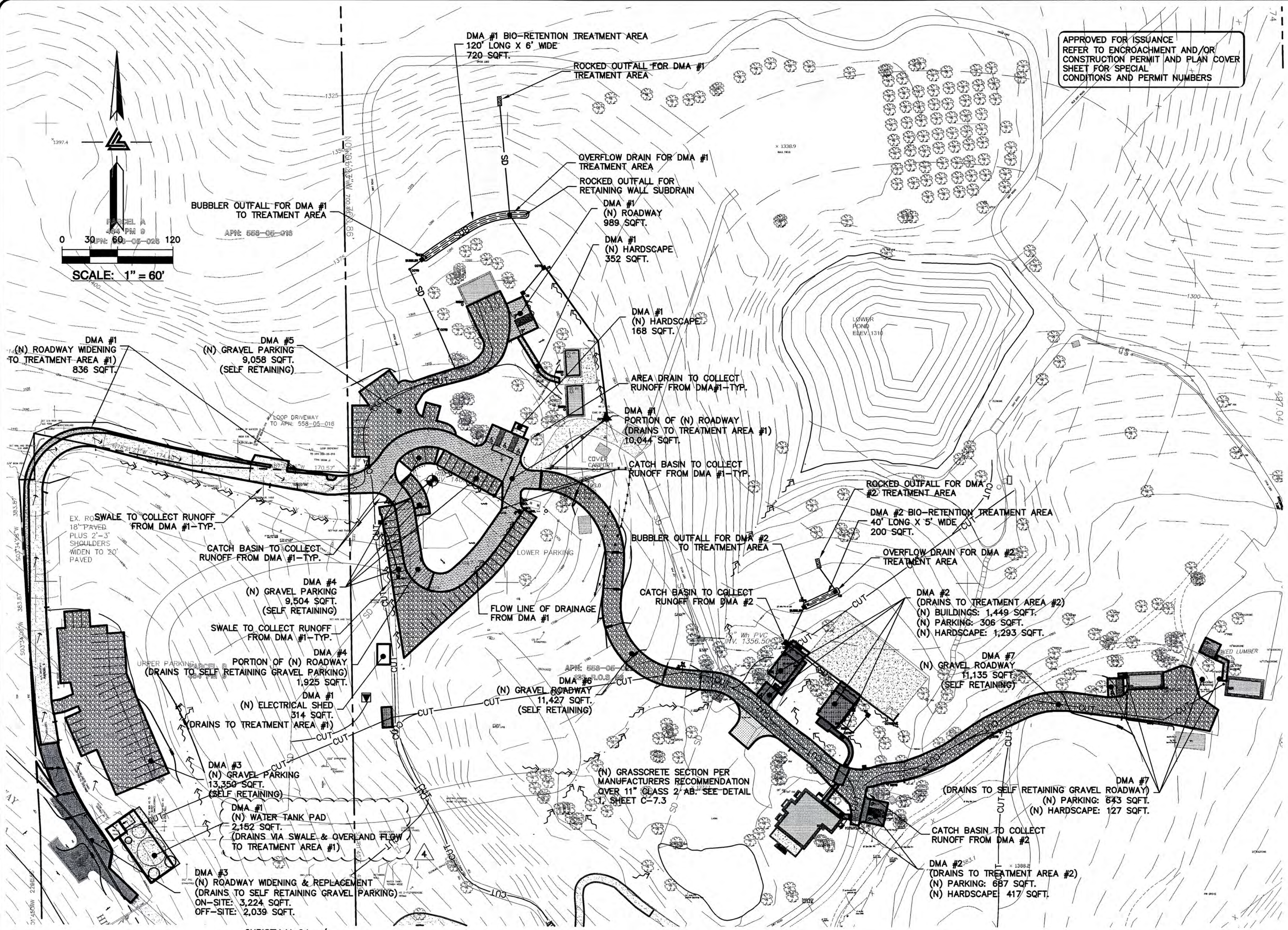
GRAVEL PAVING - SELF RETAINING
 NTS



NOTE: THE BIOTREATMENT SOIL MIX USED IN ALL STORMWATER TREATMENT LANDSCAPES SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE NPDES MUNICIPAL REGIONAL PERMIT. PROOF OF SOIL COMPLIANCE SHALL BE SUBMITTED.

TYPICAL BIO-RETENTION AREA
 NTS

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



TABLES AND CALCULATIONS:

**TABLE 1:
 FLOW BASED TREATMENT AREA SIZING SUMMARY**

DRAINAGE MANAGEMENT AREA DESIGNATION	IMPERVIOUS AREA TREATED (SQ. FT.)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	EXCESS TREATMENT AREA (SQ. FT.)
1	14,885	595	720	125
2	4,152	167	200	33

**TABLE 2:
 VOLUME BASED SELF-RETAINING AREA SIZING SUMMARY**

DRAINAGE MANAGEMENT AREA DESIGNATION	TOTAL DRAINAGE MANAGEMENT AREA (SQ. FT.)	IMPERVIOUS AREA RETAINED (SQ. FT.)	% IMPERVIOUS	ADJUSTED UNIT BASIN STORAGE VOLUME (INCH)	SELF-RETAINING AREA PROVIDED (SQ. FT.)	BASE ROCK VOID RATIO	MINIMUM STORAGE DEPTH FOR BASE ROCK (INCH)	BASE ROCK DEPTH PROVIDED (INCH)
3	18,613	5,263	28.28	0.72	13,350	0.35	2.86	11.0
4	11,429	1,925	16.84	0.72	9,504	0.35	2.47	11.0
5	9,058	0	0.00	0.72	9,058	0.35	2.05	11.0
6	11,427	0	0.00	0.72	11,427	0.35	2.05	11.0
7	11,905	770	6.47	0.72	11,135	0.35	2.19	11.0

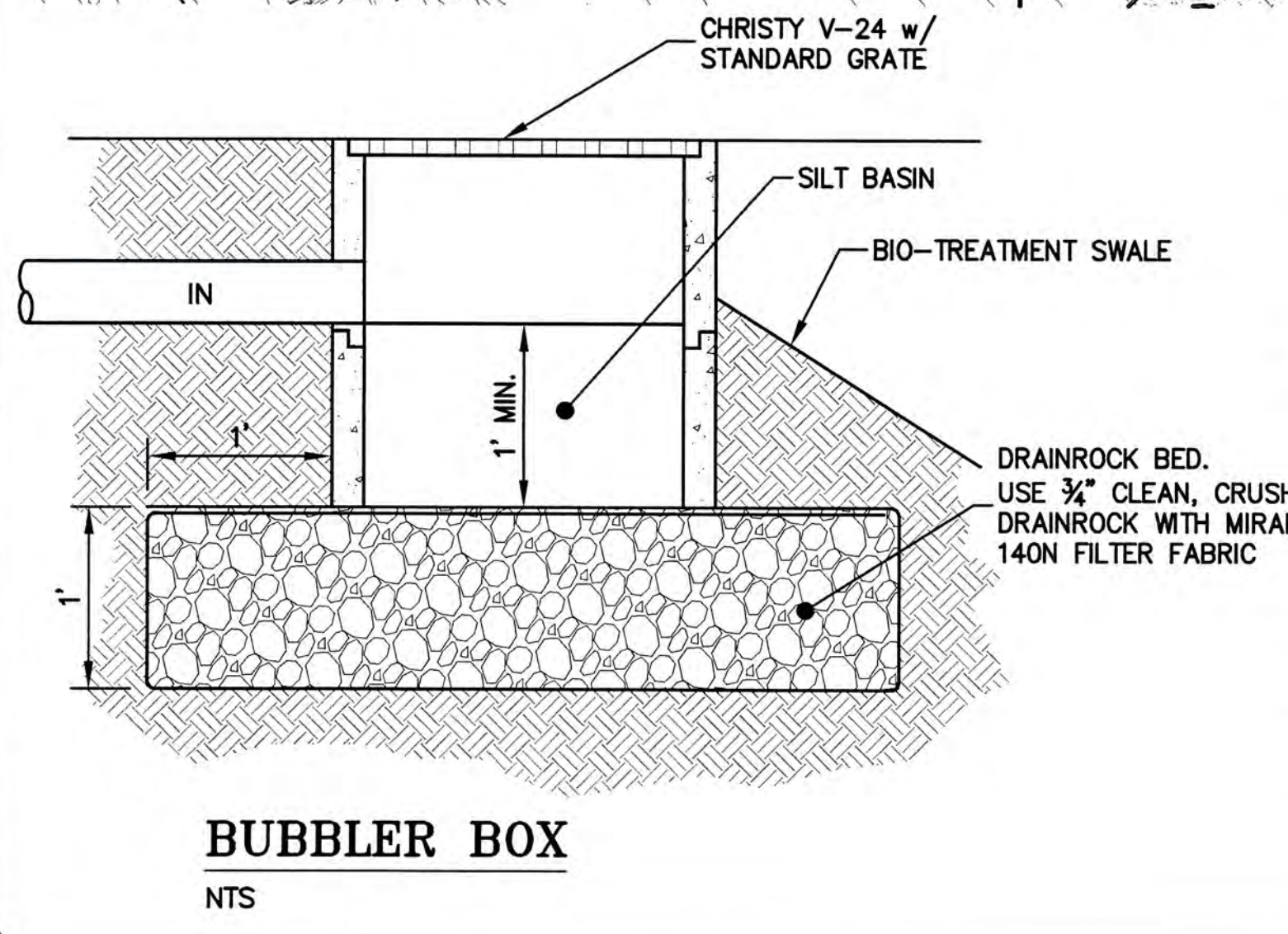
SOIL CONSIDERATIONS

PERFORATED UNDER DRAIN TRENCH SHALL BE BACKFILLED WITH 3/4" DRAINROCK WITH A 3" (MIN.) BED UNDERNEATH. (CALTRANS STANDARD SECTION 68-1.025 PERMEABLE MATERIAL CLASS 2)

THE BIO-RETENTION PLANTING 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.

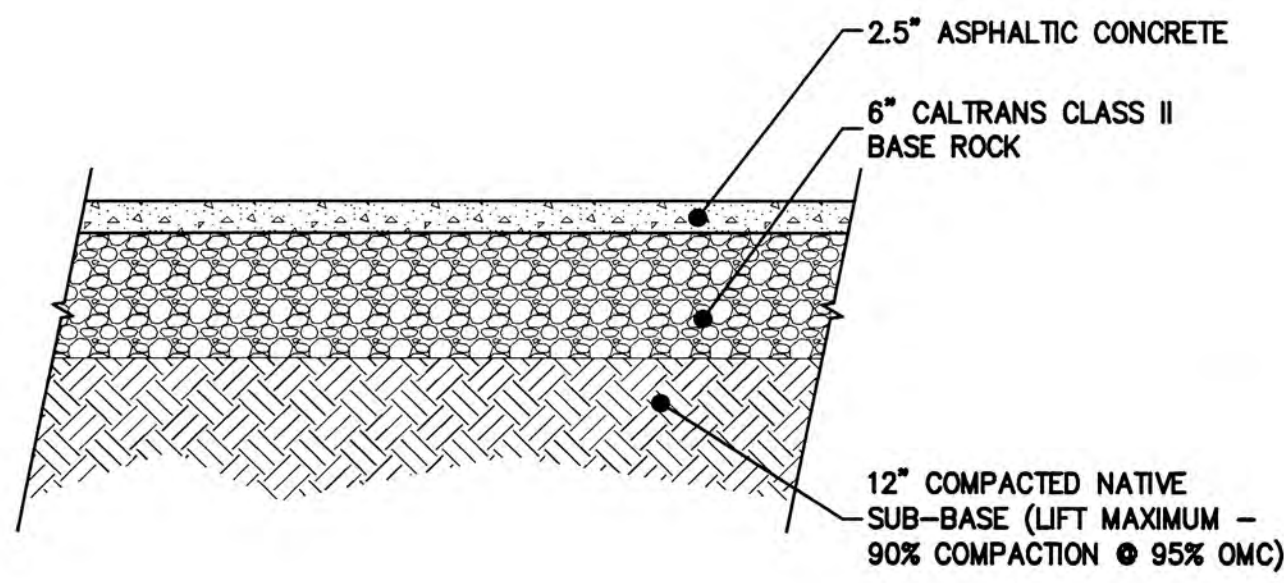
NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

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.



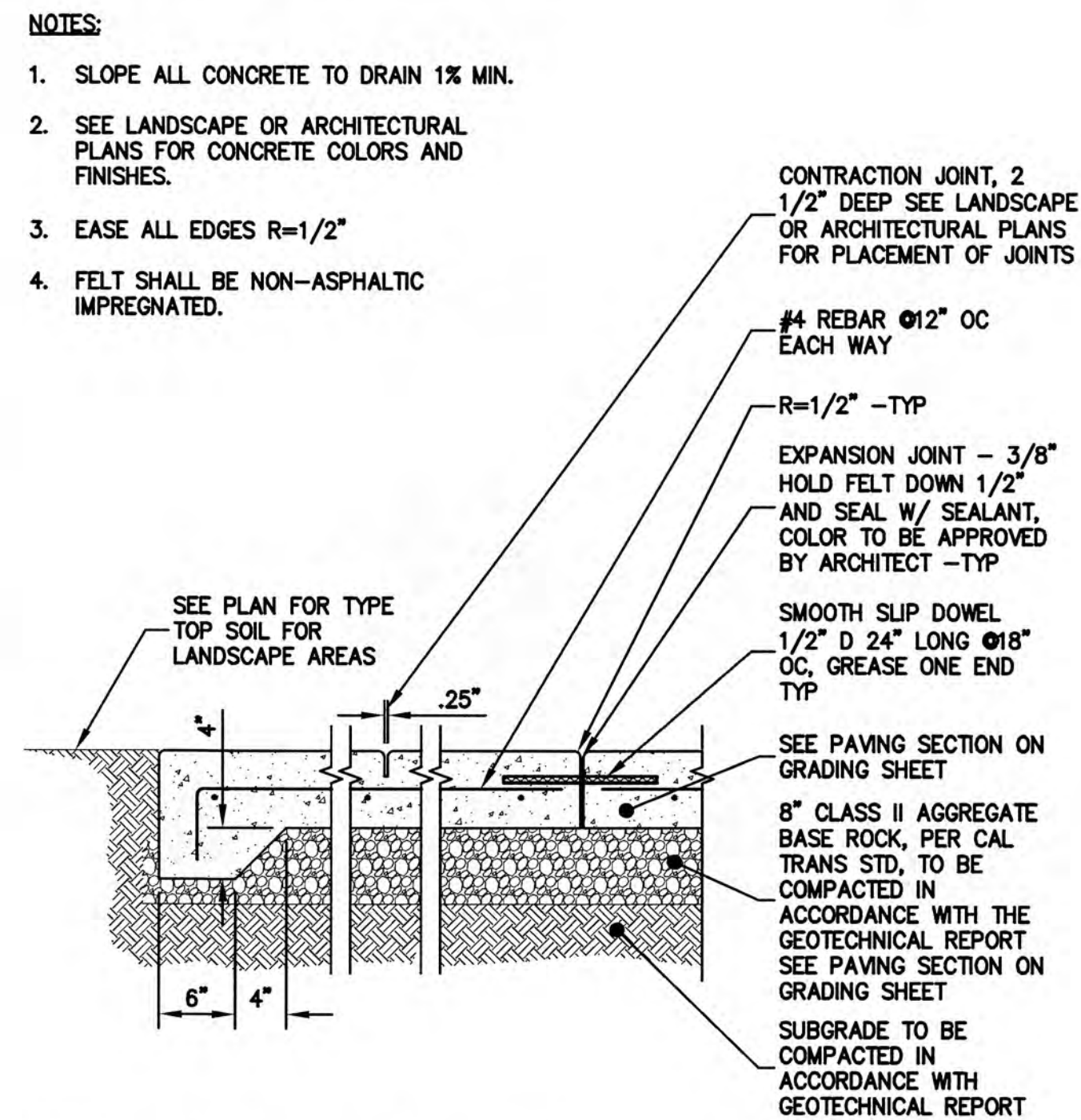
BUBBLER BOX
 NTS

PLAN #
 SHEET

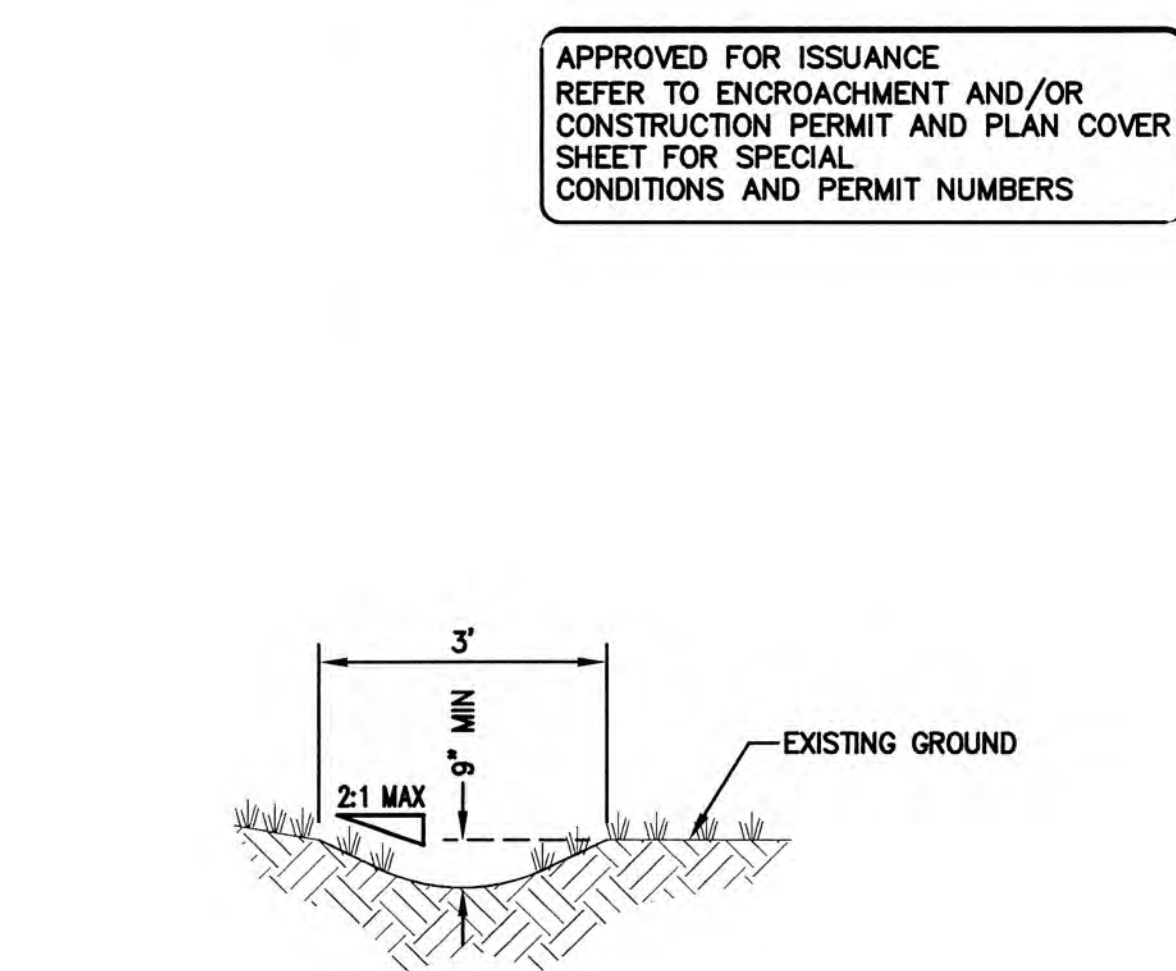


NOTE:
PAVEMENT SECTION PER
GEOTECHNICAL REPORT.

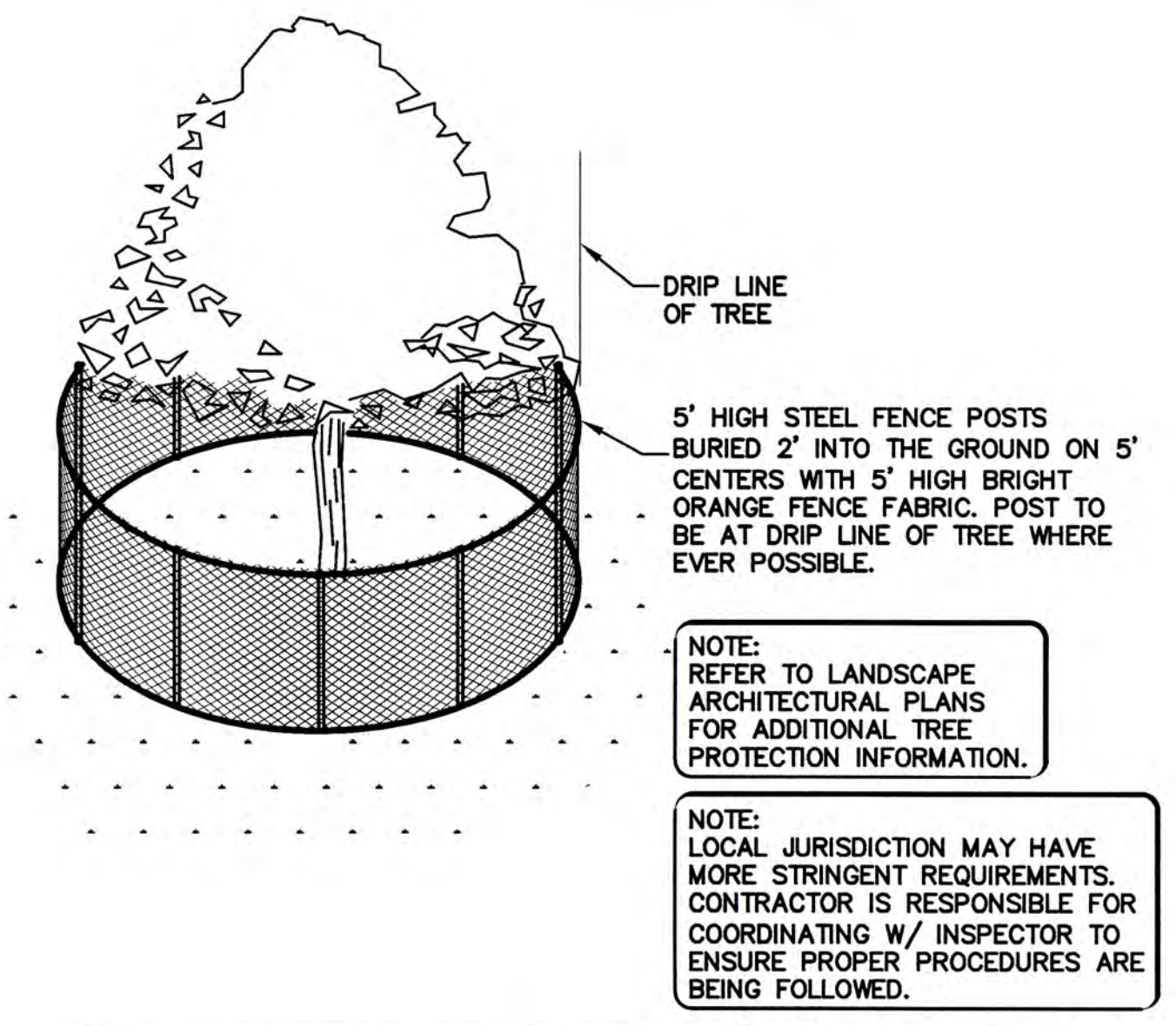
1 ASPHALT SECTION
C-7.0 NTS



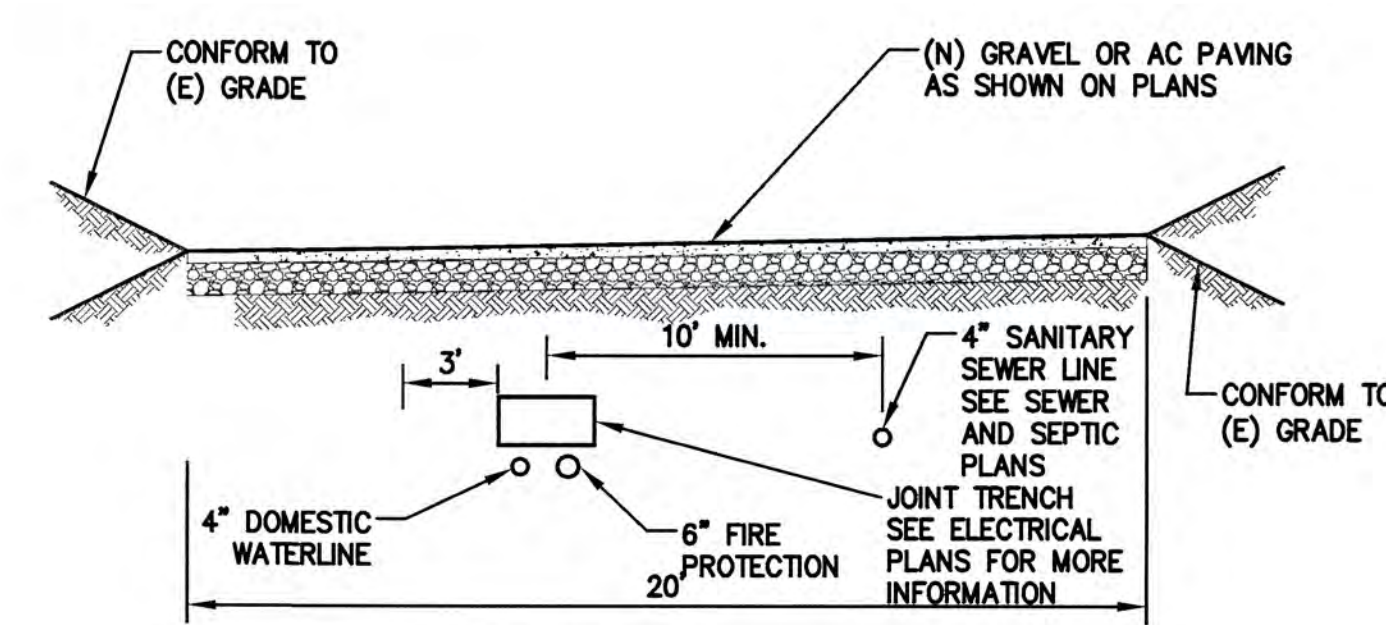
2 CONCRETE PAVING
C-7.0 NTS



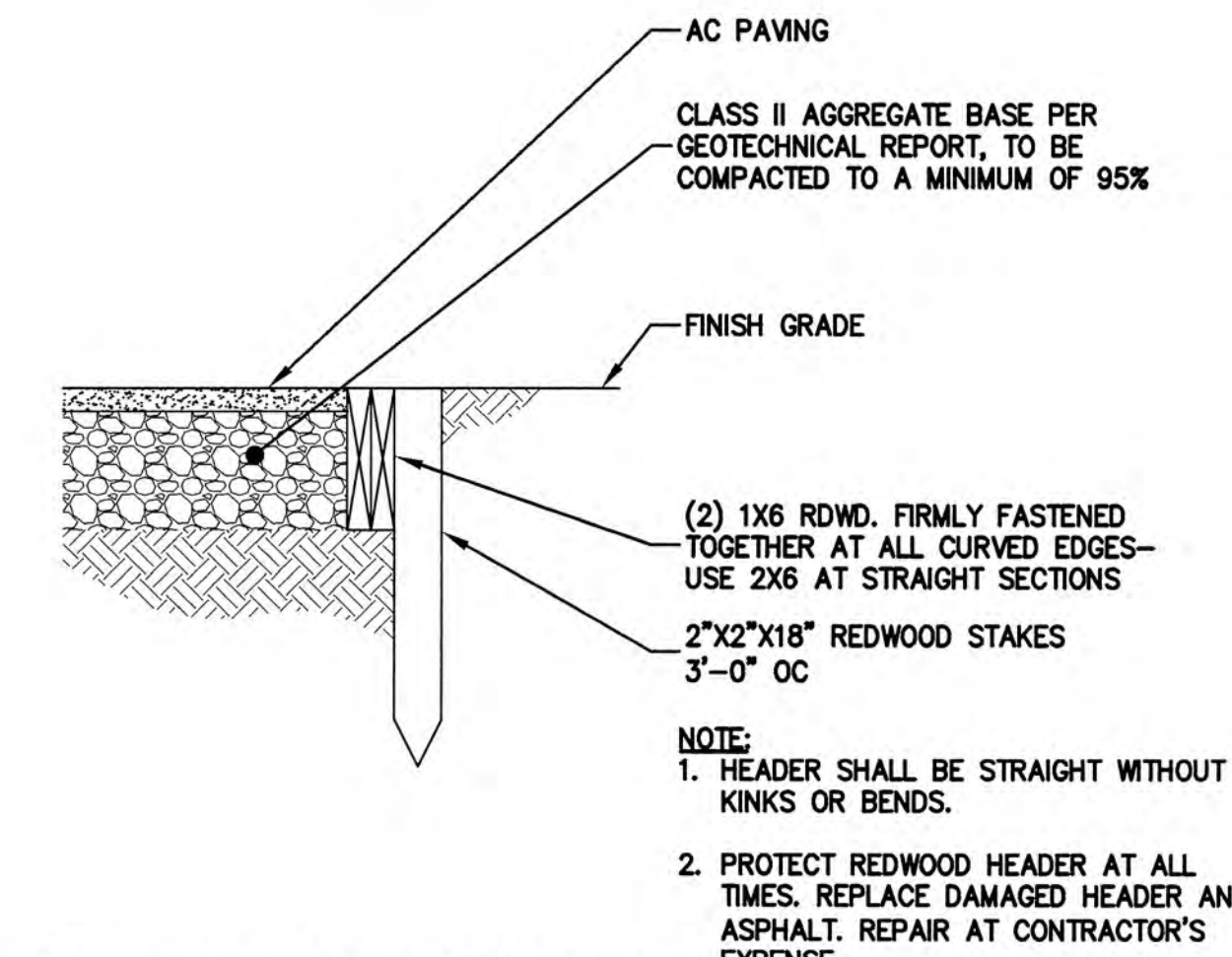
3 GRASS LINED SWALE DETAIL
C-7.0 NTS



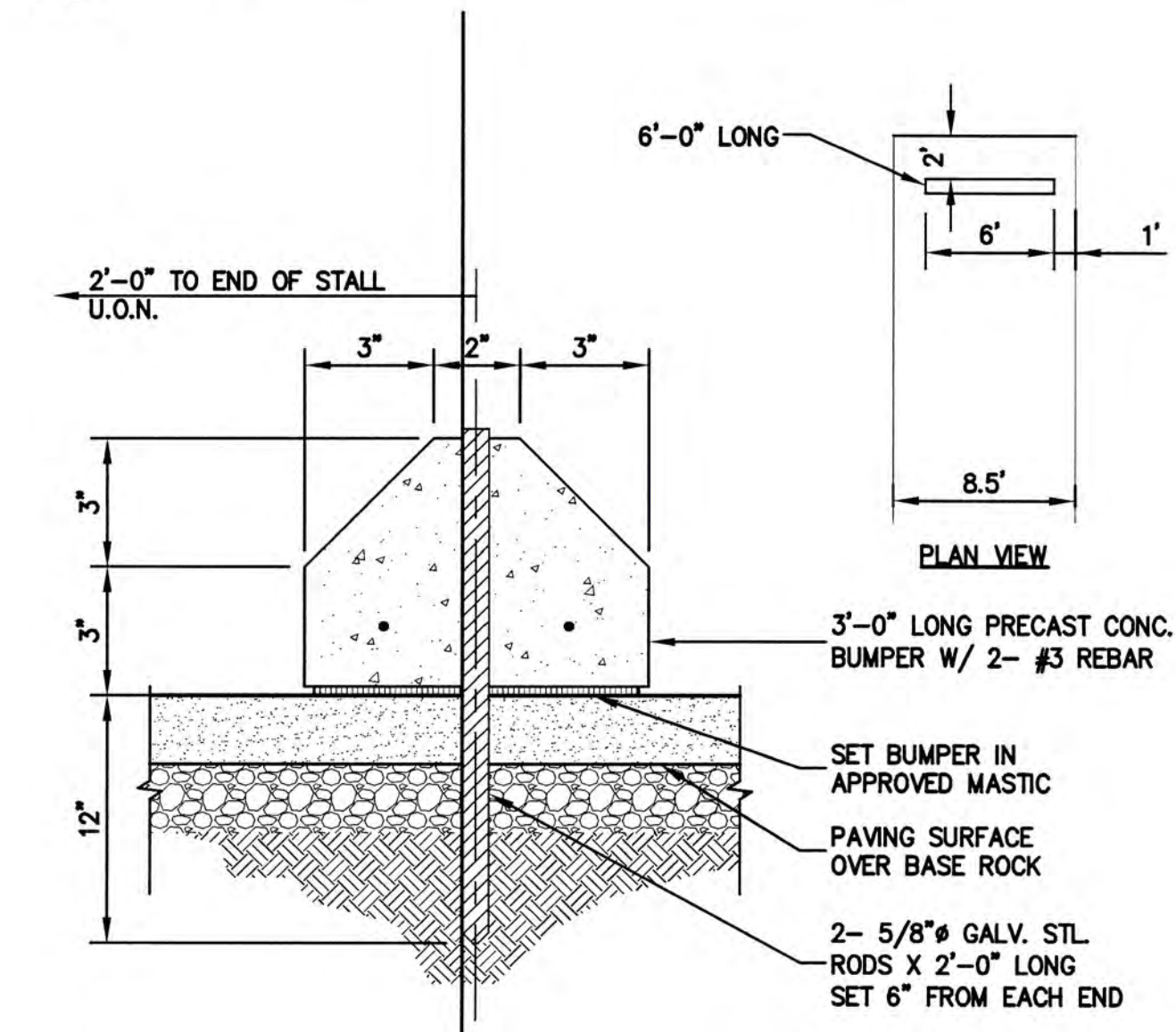
4 EXISTING TREE PROTECTION DETAIL
C-7.0 NTS



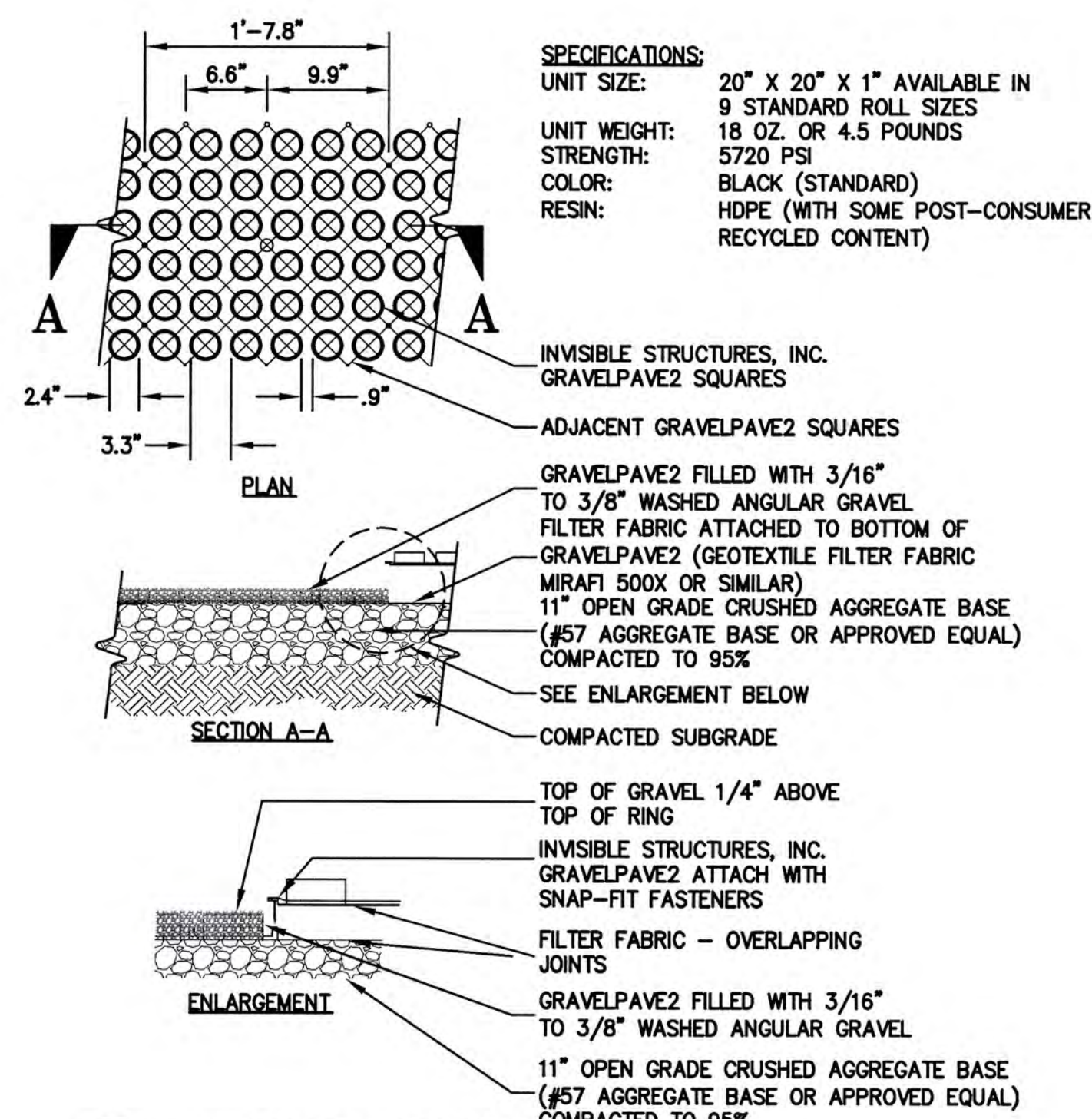
6 TYPICAL 20' FIRE ACCESS
ROADWAY SECTION
C-7.0 NTS



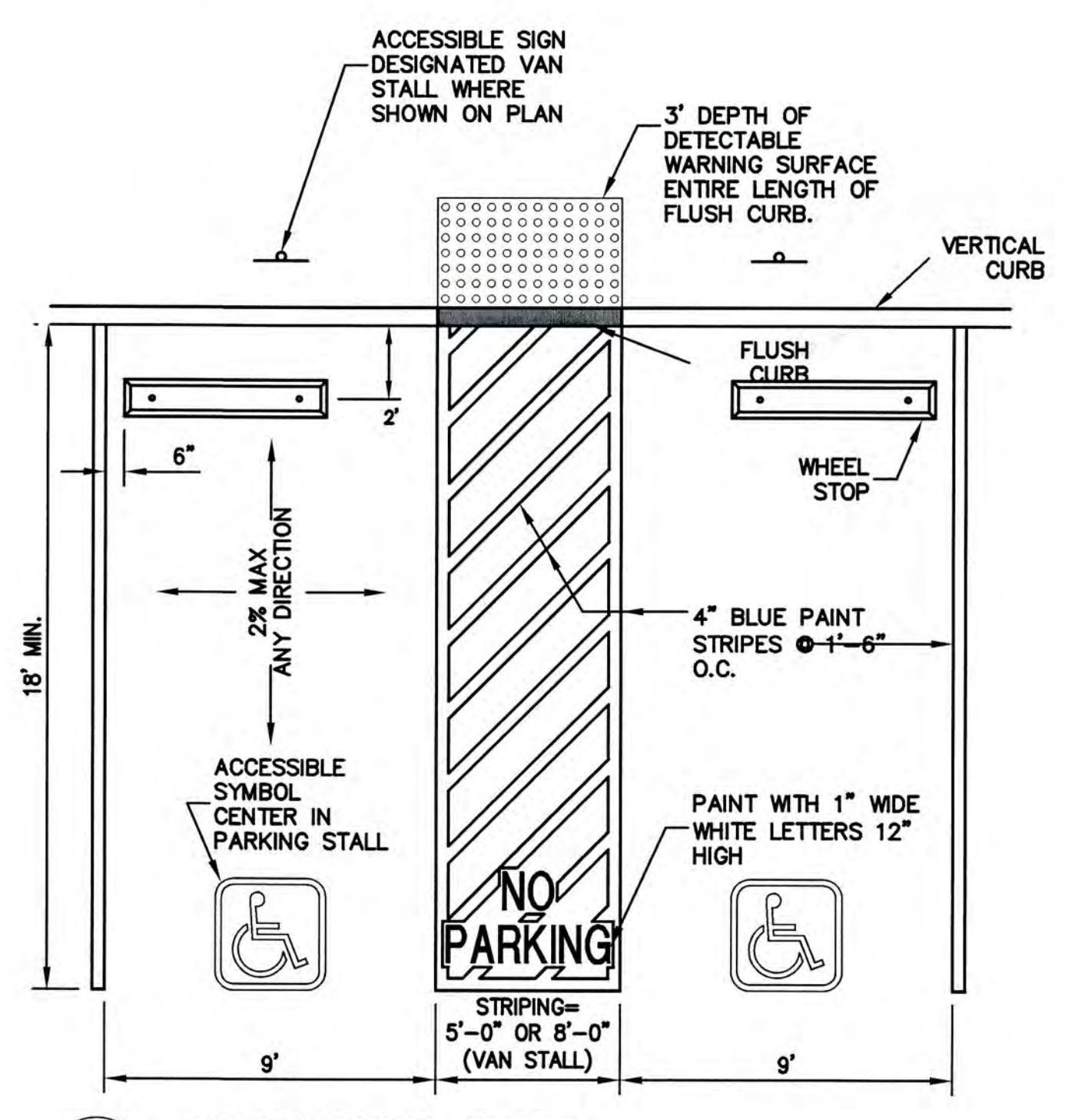
7 REDWOOD HEADER
C-7.0 NTS



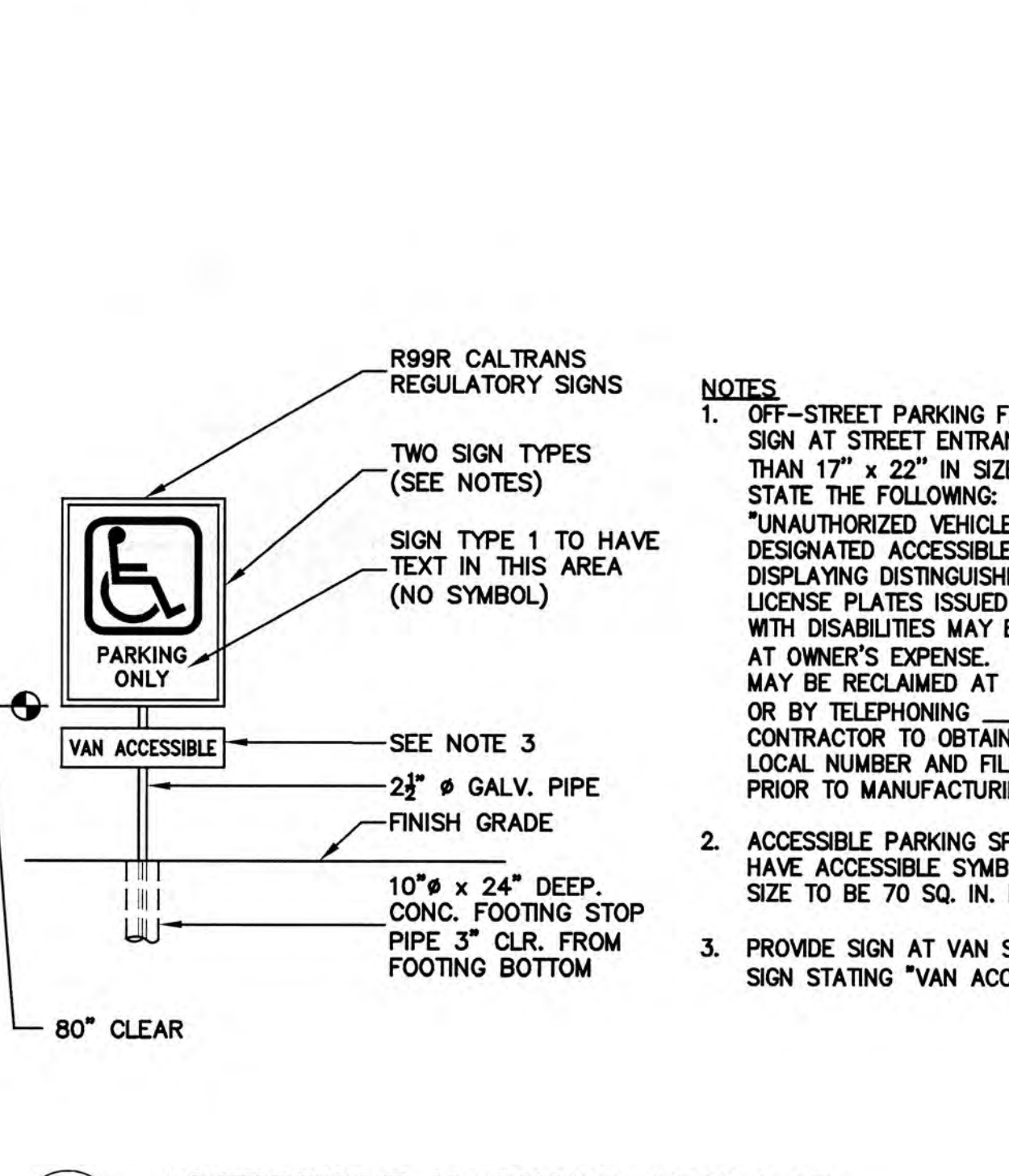
8 WHEEL STOP
C-7.0 NTS



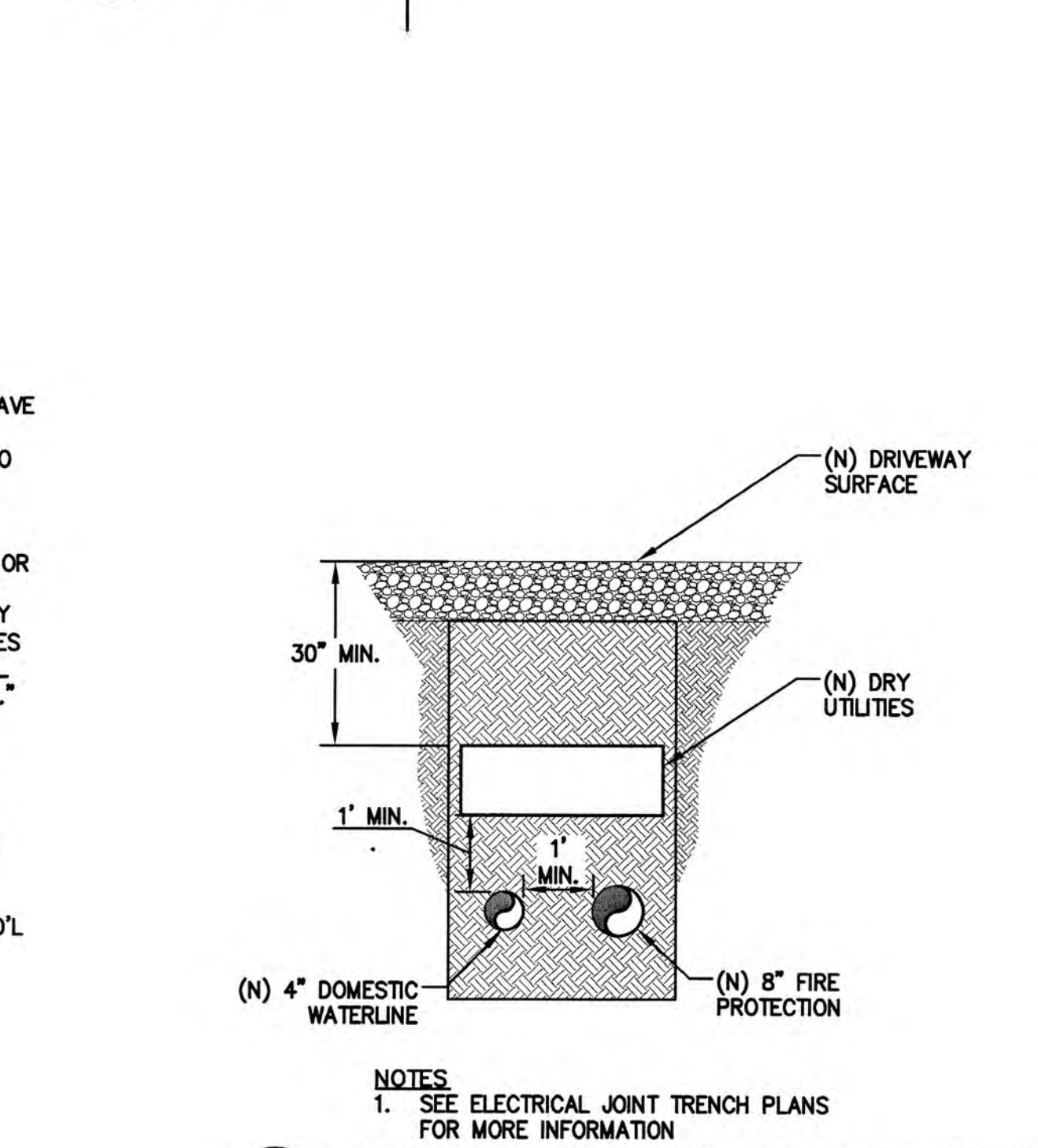
9 GRAVEL PAVING
C-7.0 NTS



10 ACCESSIBLE STALL
C-7.0 NTS



11 ACCESSIBLE PARKING SIGNAGE
C-7.0 NTS



12 COMBINED JOINT TRENCH (CUT)
C-7.0 NTS

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DETAILS

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2	10-8-14	RB
1	1-31-14	PT

REVISIONS

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26 OF 39 SHEETS

PLAN # OF SHEET

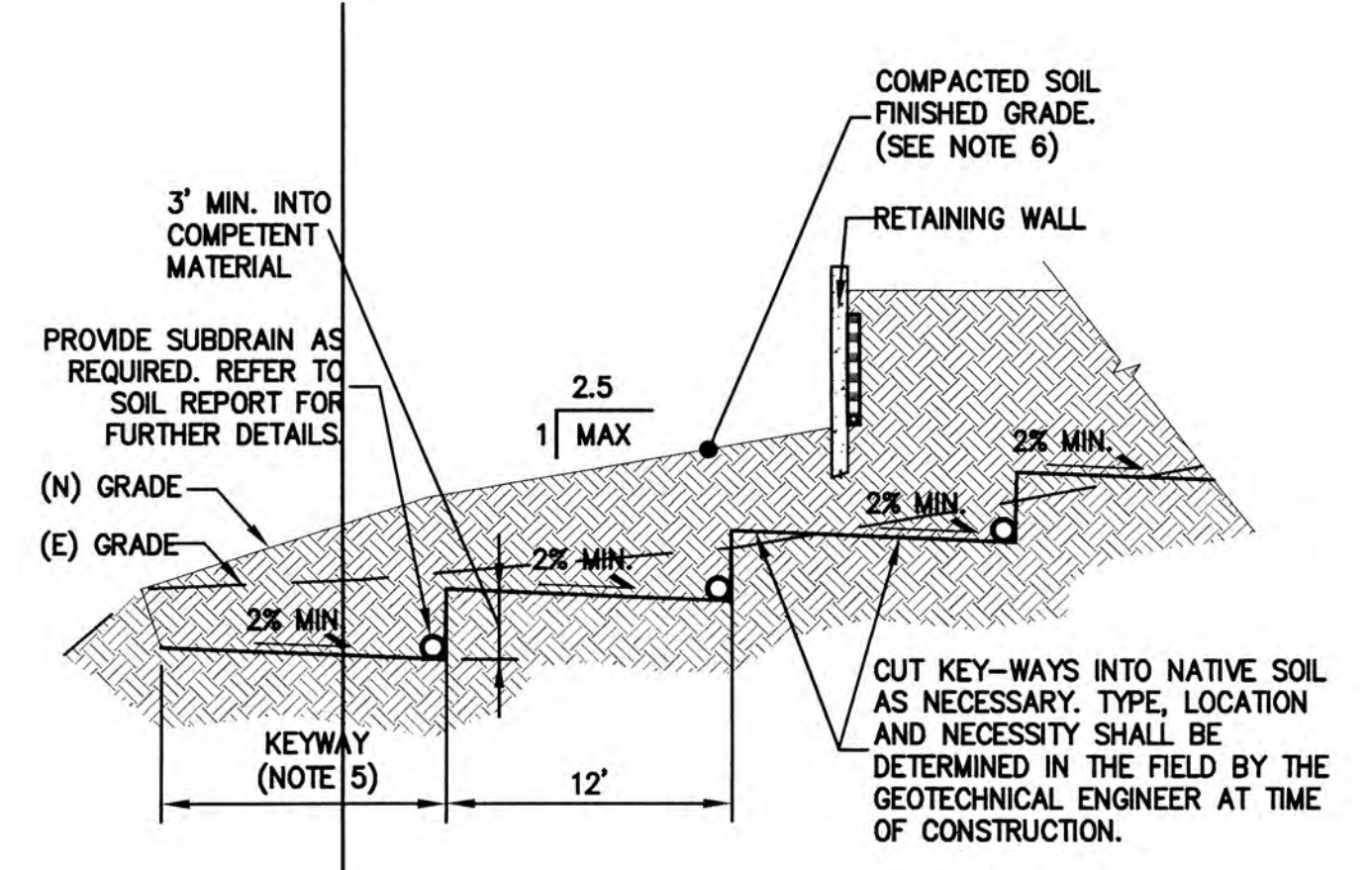
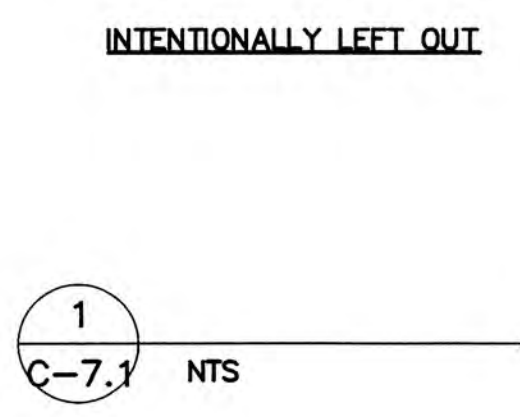
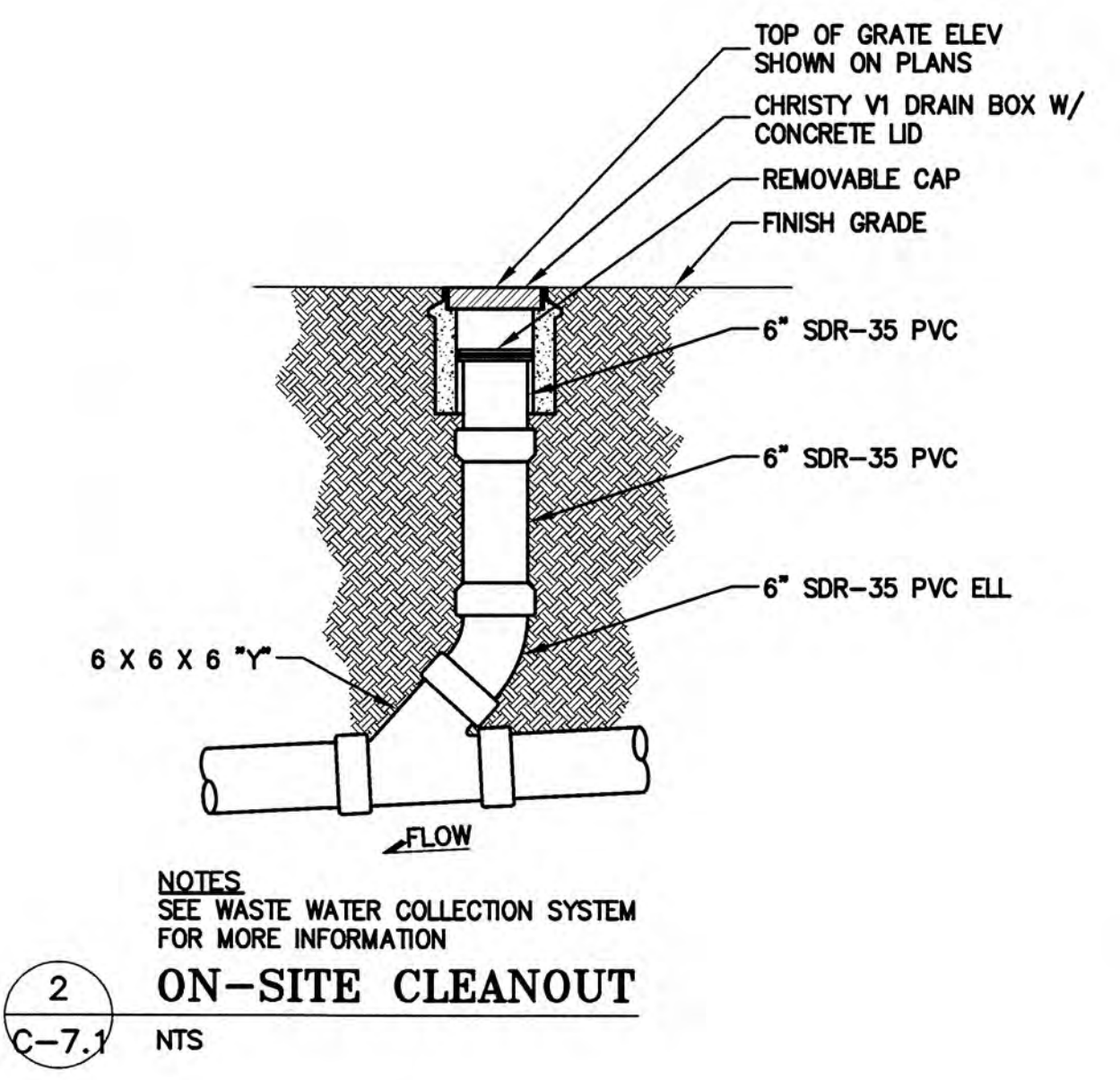
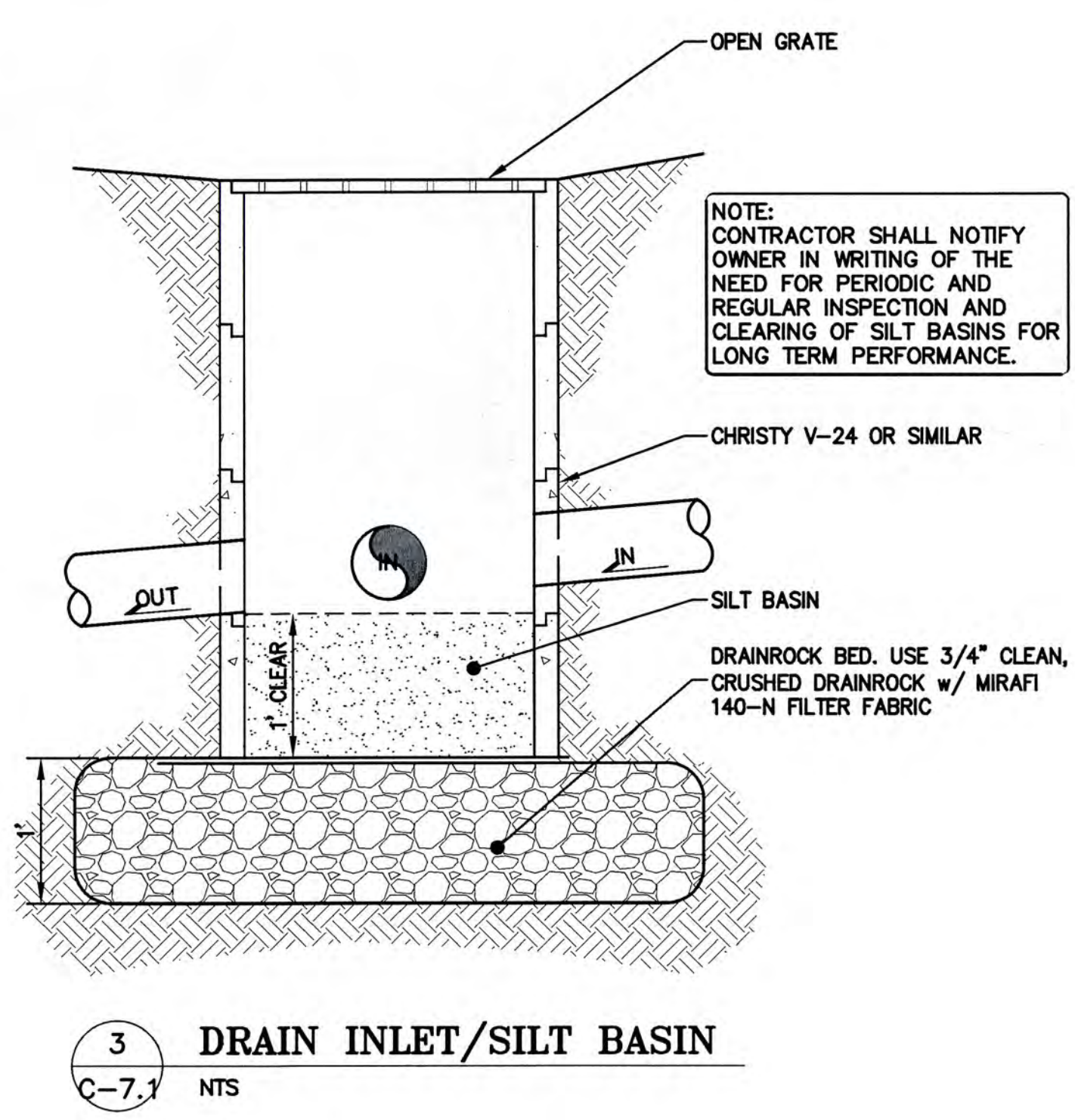
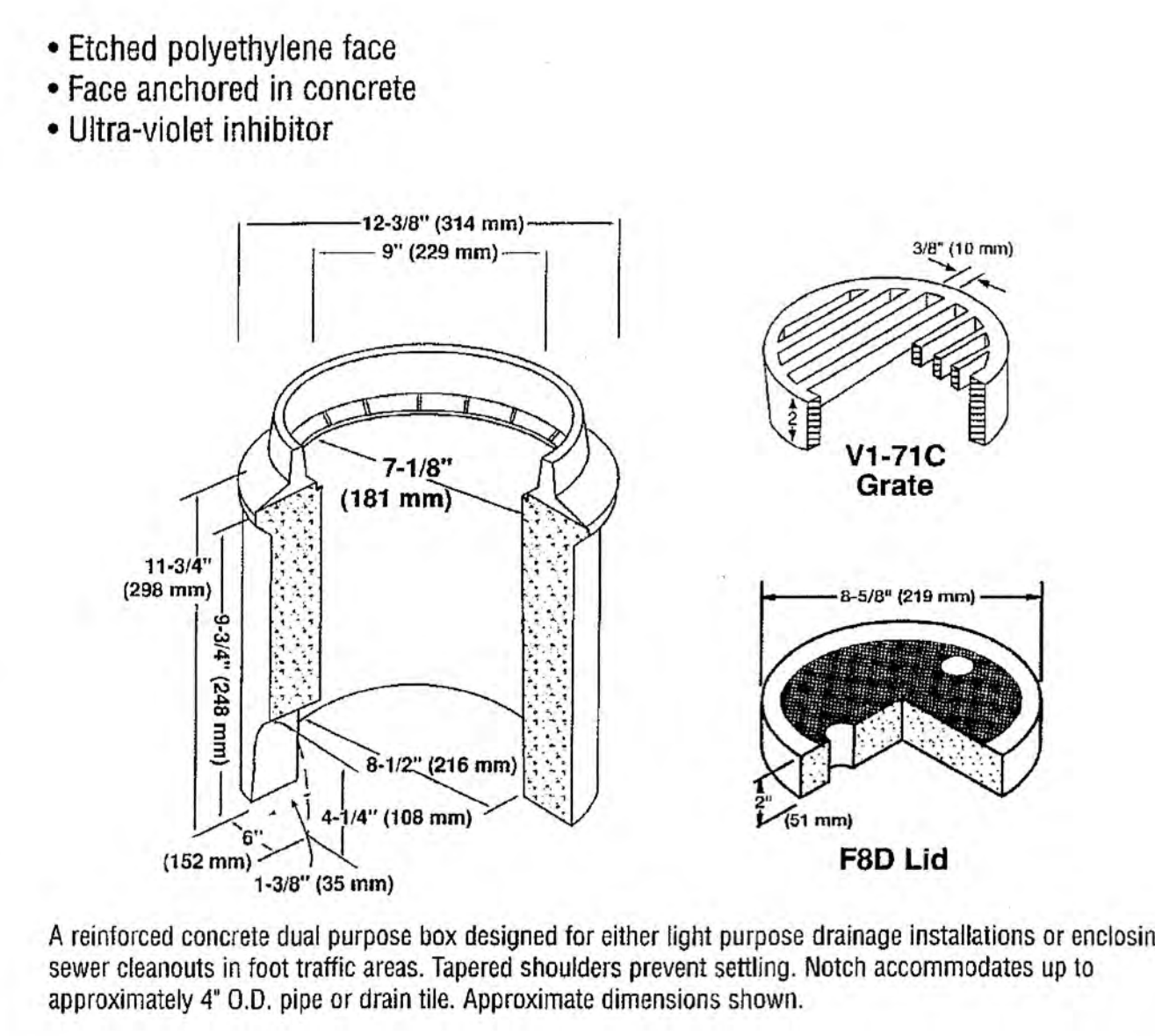
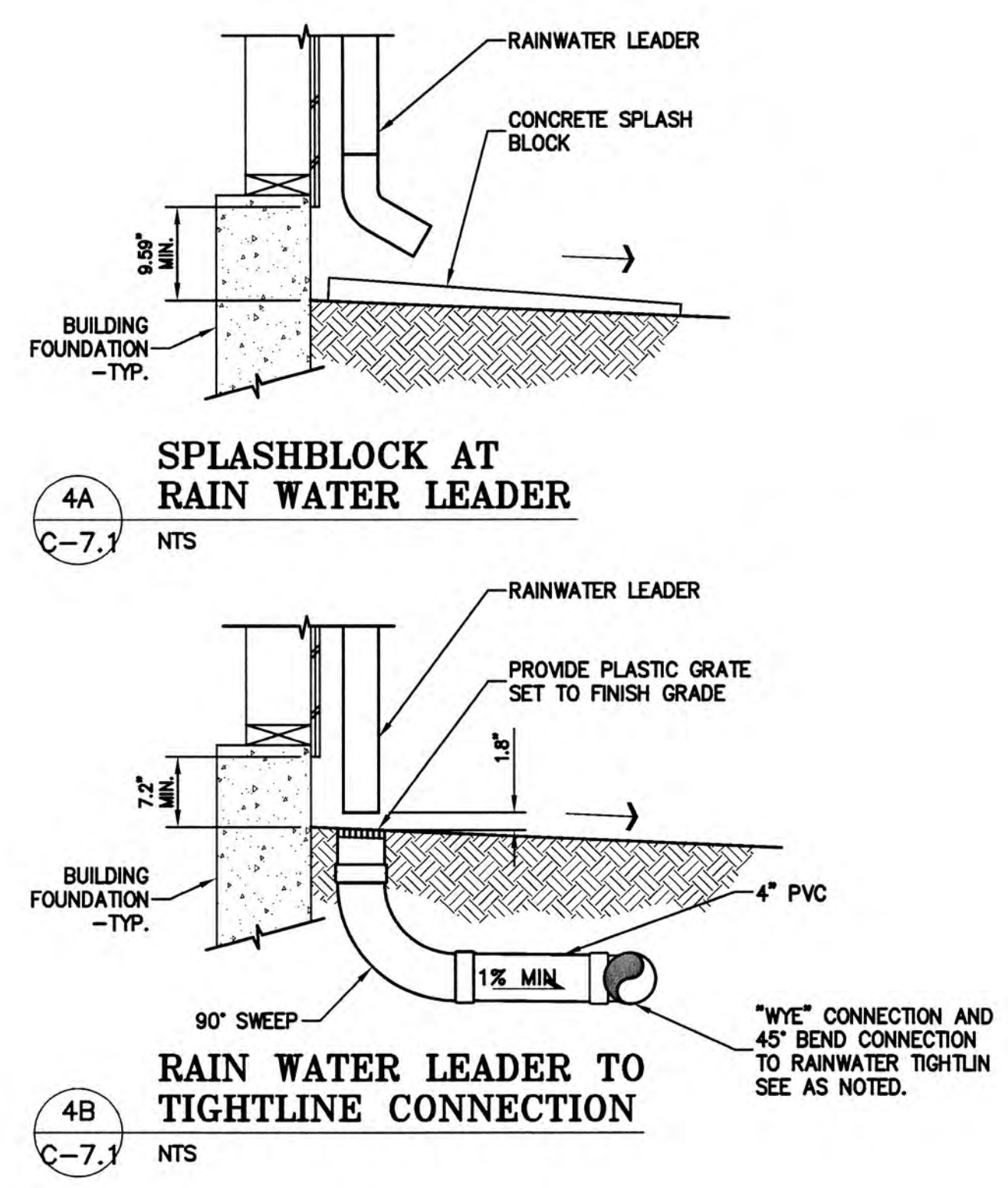


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NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

DETAILS

4	PLAN CHECK	RB
3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT
REVISIONS BY		
JOB NO:	2130030	
DATE:	9-10-14	
SCALE:	NTS	
DESIGN BY:	PT/PC	
DRAWN BY:	TB	
SHEET NO:		
C-7.1		
27 OF 39 SHEETS		



- NOTES**
- CONTRACTOR SHALL REMOVE ALL SURFACE AND SUBSURFACE STRUCTURES, CLEAR AND GRUB THE SITE AND REMOVE ANY ORGANIC MATERIAL INCLUDING ALL GRASSES AND PLANTS.
 - NATIVE SOIL SHALL BE RECOMPACTED TO 90% RELATIVE COMPACTION.
 - ALL FILL SHALL BE PLACED IN 6"-8" LIFTS AND COMPACTED TO 90% RELATIVE COMPACTION.
 - CONTRACTOR SHALL PROVIDE KEYS IN SLOPES 5:1 OR GREATER TO PROPERLY ANCHOR FILL SLOPES. A 6" PVD PERFORATED SUBDRAIN W/ HOLES DOWN AND SURROUNDED BY 3/4" MIN. CRUSHED CLEAN DRAINROCK AND WRAPPED IN FILTER FABRIC SHALL BE PLACED AT THE BASE OF EACH KEY. THE PIPE SHALL BE SLOPED AT 1% MIN. AND DIRECTED TOWARDS (N) ON-SITE STORM DRAIN SYSTEM.
 - KEYWAY BASE WIDTH SHALL BE TEN (10') FEET MIN.
 - FINAL BACK-FILL DEPTHS TO BE DETERMINED BY THE FIELD ENGINEER AS SPECIFIED IN THE GEOTECH REPORT

U21 CATCH BASIN

CATCH BASIN U21 BOX

WITH OR WITHOUT 2" WEEP HOLES

See Note A

2.5" MAX

2% MIN

2% MIN

2% MIN

2% MIN

12'

KEYWAY (NOTE 5)

3' MIN. INTO COMPETENT MATERIAL

PROVIDE SUBDRAIN AS REQUIRED. REFER TO SOIL REPORT FOR FURTHER DETAILS.

(N) GRADE

(E) GRADE

COMPACTED SOIL FINISHED GRADE. (SEE NOTE 6)

RETAINING WALL

CUT KEY-WAYS INTO NATIVE SOIL AS NECESSARY. TYPE, LOCATION AND NECESSITY SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.

Cast-in galvanized frame for grates 1 1/2" x 1 1/2" angle iron with anchor bolts

Grooved to receive tongue of grade rings, curb inlets, etc.

6" exposed rebar to allow job site pouring of special curb shapes at grade level, etc.

Note A: height is per job specification.

- Knock-Outs available in grade rings and catch basins.
- Opening, locations, and sizes to job specifications.
- With or without bottom.
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite.
- Standard grade rings available in 6" increments up to 4' high.
- All reinforcing steel meets ASTM specifications as required.

Oldcastle Precast Enclosure Solutions MADISON/TRACY/ROSELLE/PHOENIX Phone: (800) 486-7070 Fax: (800) 486-6804 Copyright © 2008 Oldcastle Precast Inc.	U21 CATCH BASIN FILE NAME: 036CBU21.J50 ISSUE DATE: January, 2008 www.oldcastleprecast.com	U21 CATCH BASIN 2' x 2' w/ 4" WALLS Christy
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Christy V24 Drain Box 20-3/4" x 19-1/4"

25" (635 mm)

23" (584 mm)

12" (305 mm)

16-3/4" (425 mm)

18-5/8" (468 mm)

19-5/8" (498 mm)

8-1/2" (216 mm)

3" (76 mm)

2" (51 mm)

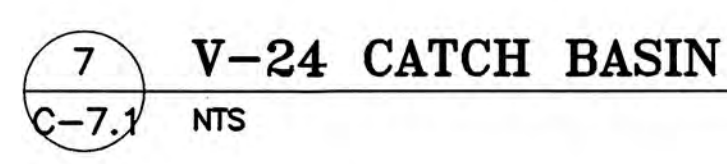
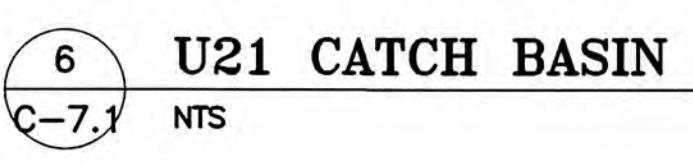
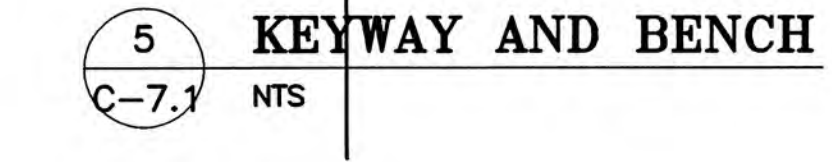
12" (305 mm)

V24-71C

A curb type reinforced concrete box for use in light drainage installations. Approximate dimensions shown. Grates are light duty (non-traffic).

Christy Ordering Code	Item	Approx. Shipping Weight	Description
B24BOX	Drain Box	144	V24 Drain Box (20-3/4" x 19-1/4") - 12 per pallet
V24-71C	Grate	58	Cast iron
B24BOX	Extension	144	12" reinforced concrete (same as box)

Christy Ordering Code	Item	Approx. Shipping Weight	Description
V1Box	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) 48 per pallet
F8D	Lid	9	Reinforced concrete
F8C	Lid	7	Cast iron
V1-71C	Grate	10	Cast iron



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 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS

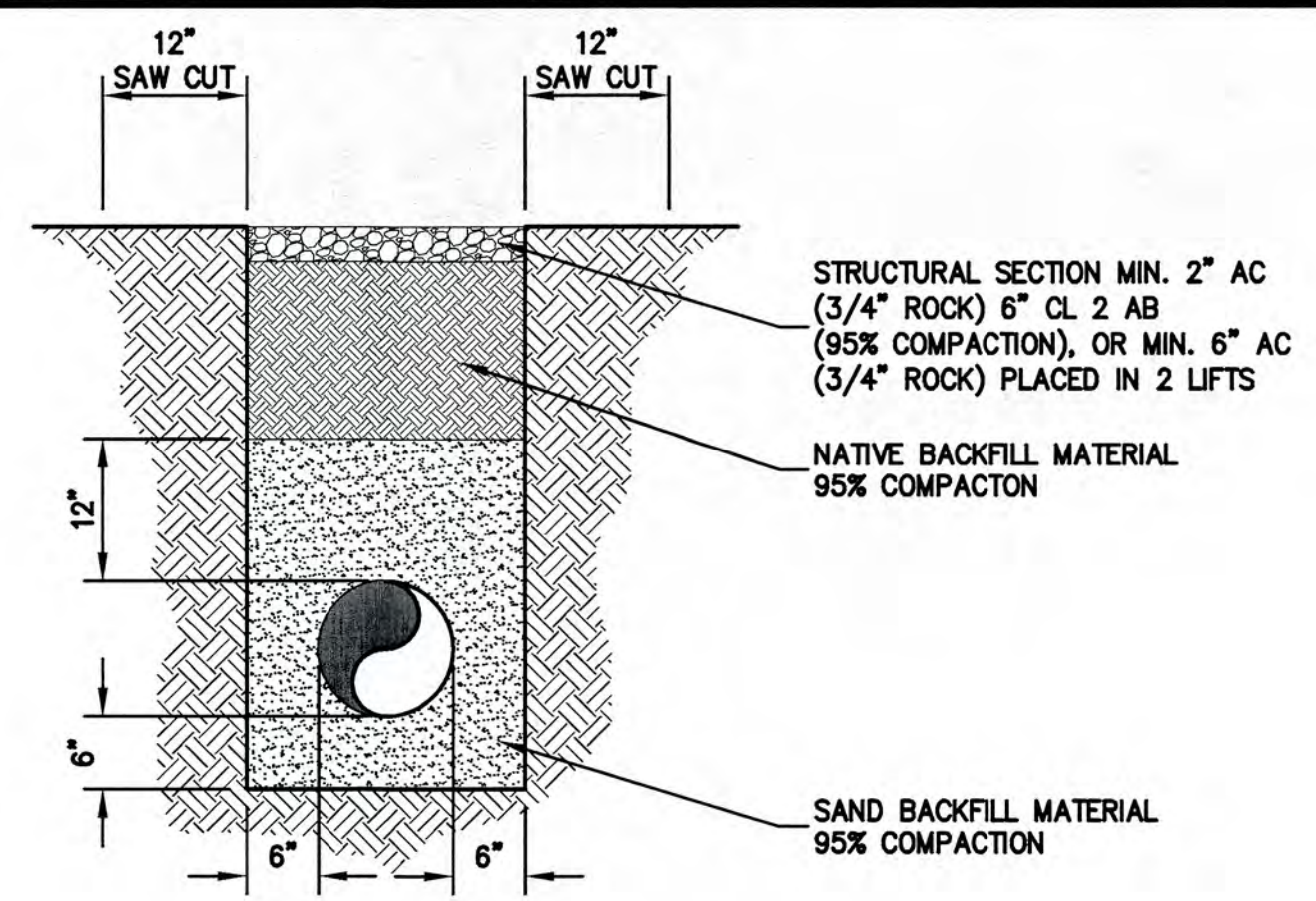


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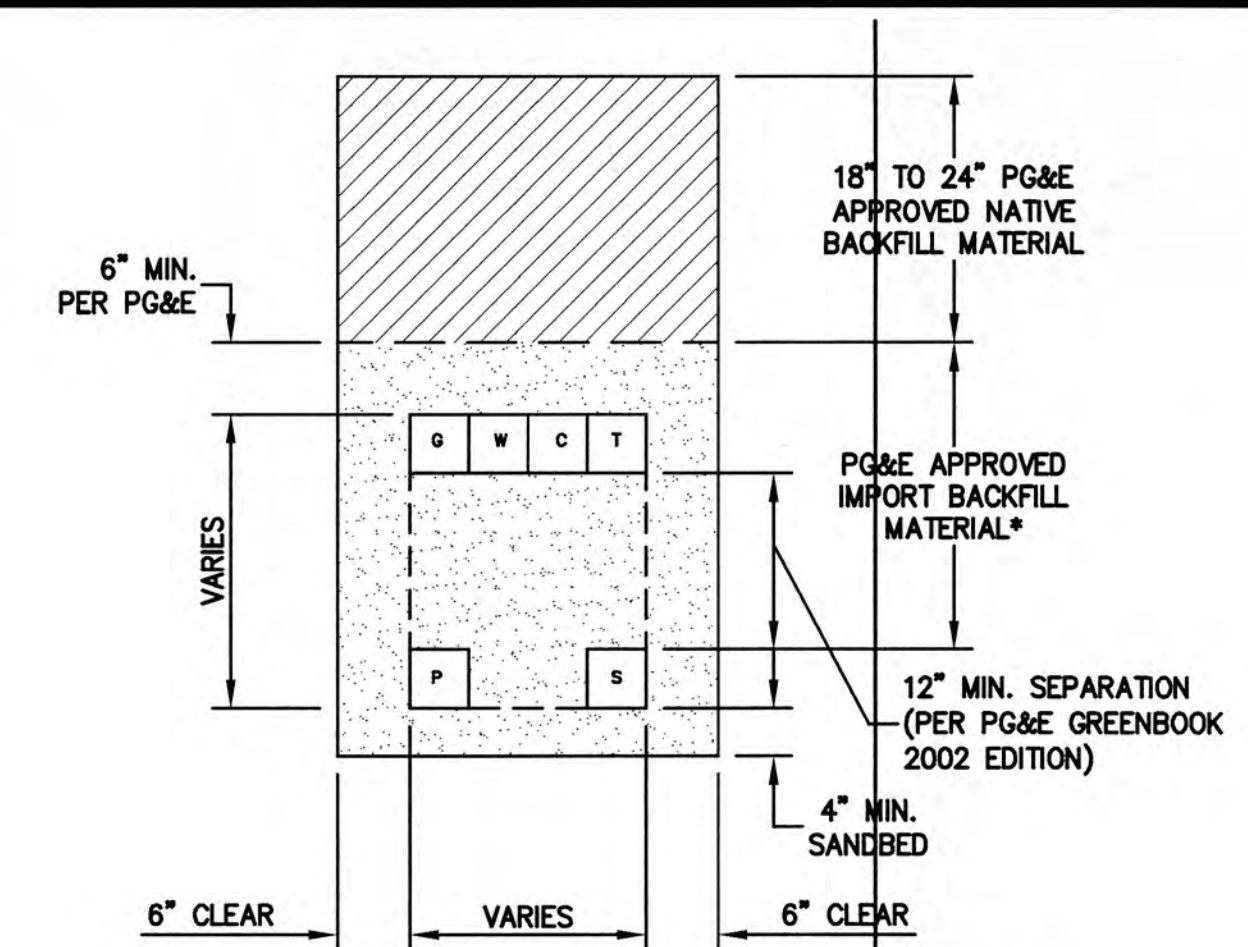
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4	PLAN CHECK	05-07-15	RB
3	PLAN CHECK	12-11-14	RB
2	PLAN CHECK	10-8-14	RB
1	PLAN CHECK	1-31-14	PT
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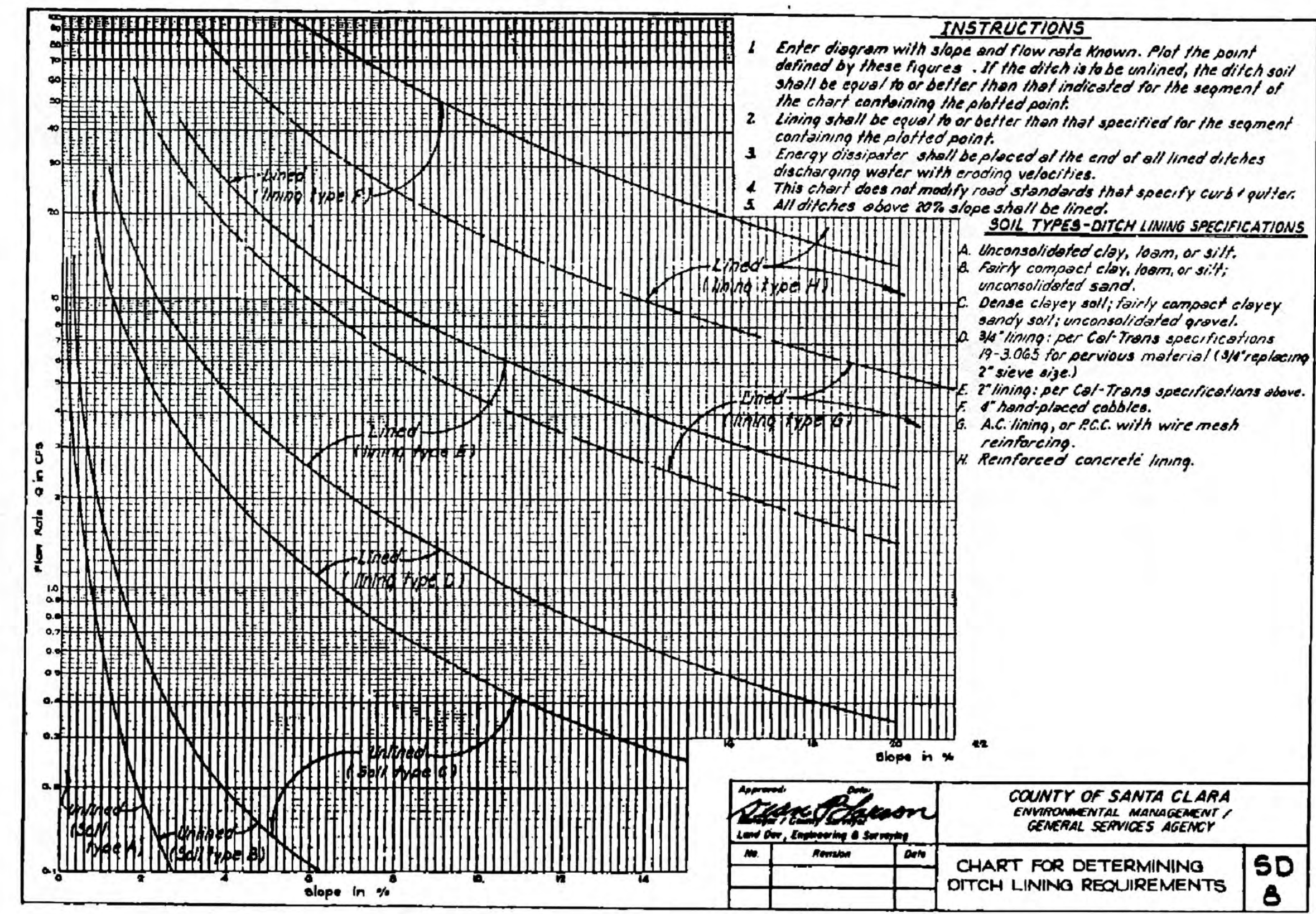
2 UTILITY TRENCH BACKFILL
 C-7.2 NTS



MINIMUM BACKFILL REQUIREMENTS
 * CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATION

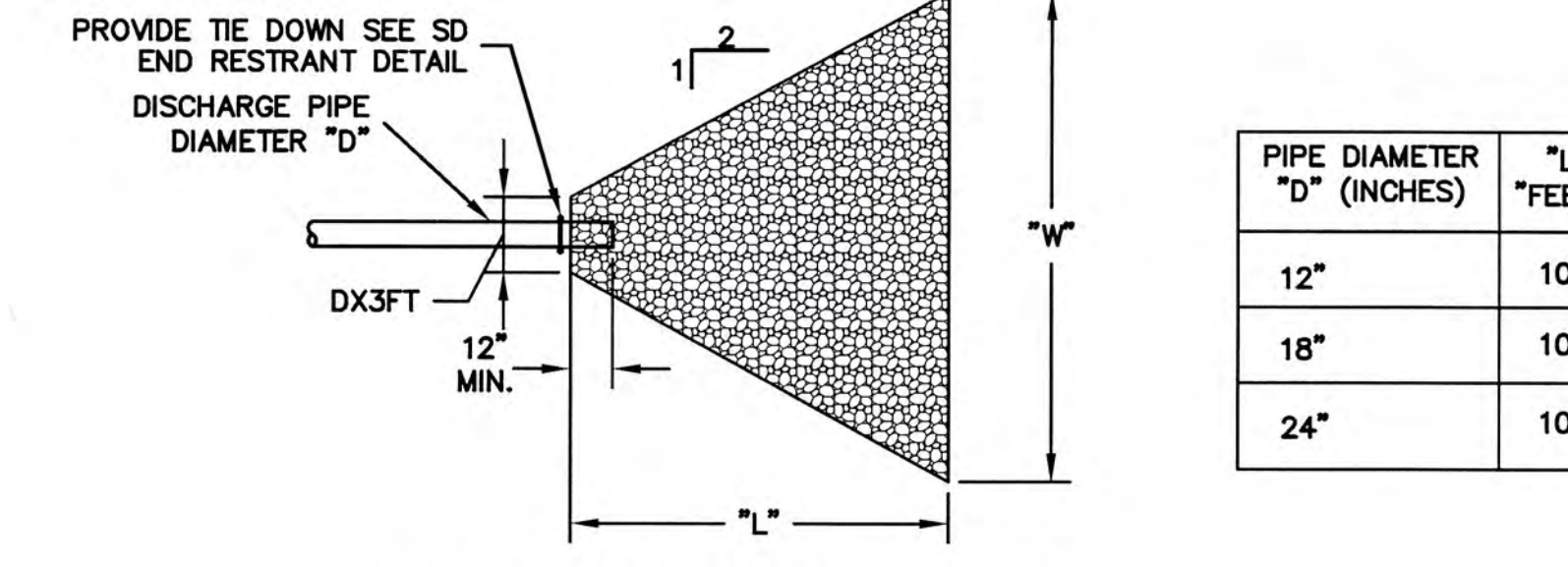
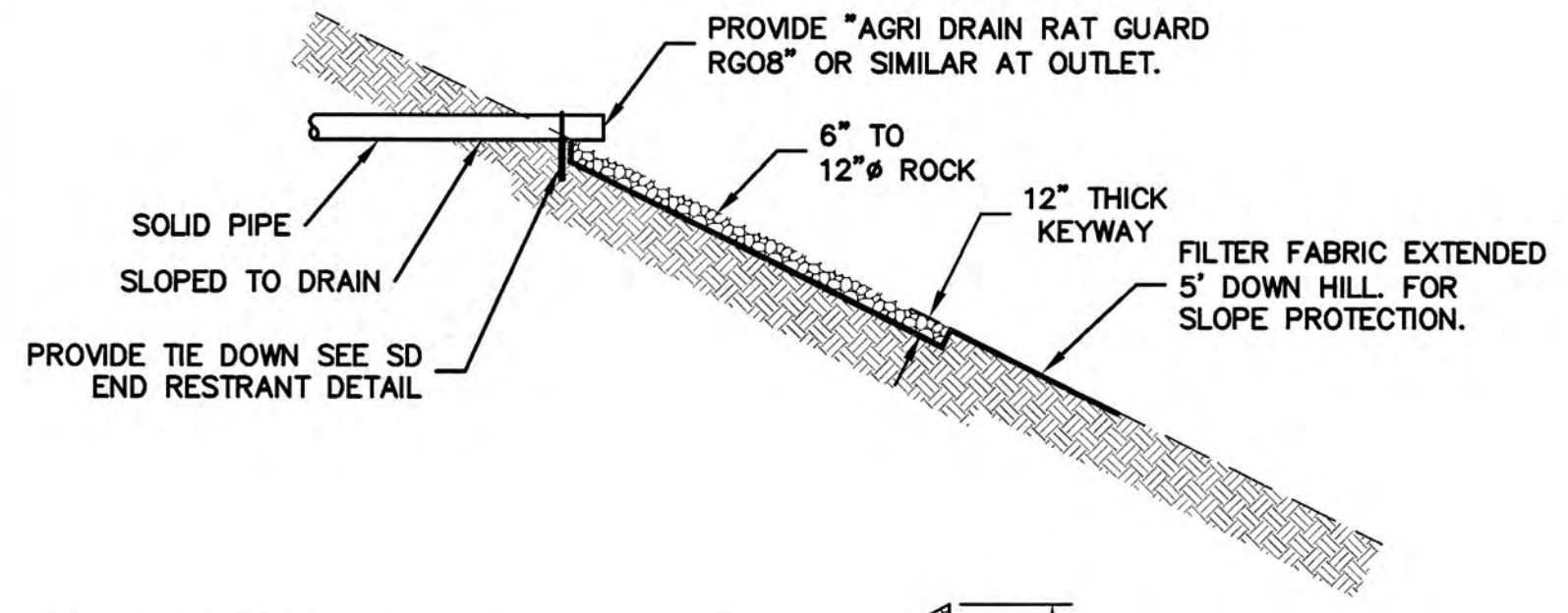
	MIN. SPACE FROM					MIN. COVER
	G	T	C	P		
G (GAS)					24"; 30" IN STREET	
T (TELEPHONE)					24"; 30" IN STREET	
C (C.A.T.V.)					18"	
S (ELECT. SECONDARY)					24"; 30" IN STREET	
P (ELECT. PRIMARY)					30"; 36" IN STREET	
W (WATER SERVICE)					24"; 30" IN STREET	

4 JOINT TRENCH
 C-7.2 NTS



APPROVED: *[Signature]*
 COUNTY OF SANTA CLARA
 ENVIRONMENTAL MANAGEMENT /
 GENERAL SERVICES AGENCY
 CHART FOR DETERMINING DITCH LINING REQUIREMENTS SD 8

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WERE PRESENTS ON THE SITE.

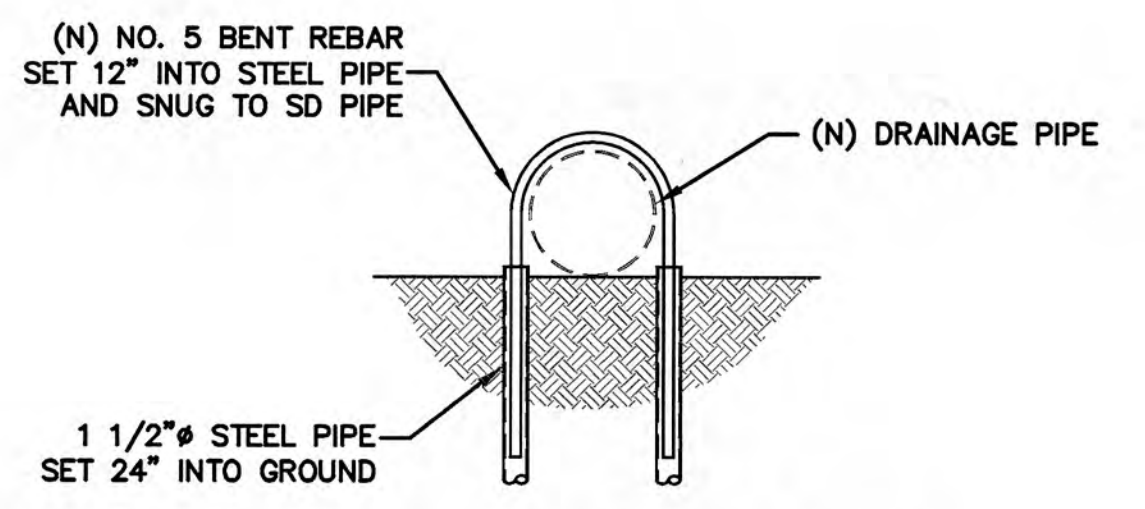


PIPE DIAMETER "D" (INCHES)	"L" (FEET)	"W" (FEET)
12"	10 FT	11 FT
18"	10 FT	12 FT
24"	10 FT	14 FT

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

ENERGY DISSIPATOR DISCHARGE (CULVERT OUTFALLS)
 NOT TO SCALE

6 LINED SWALE CRITERIA (SD8)
 C-7.2 NTS



SD END RESTRAINT DETAIL
 NOT TO SCALE

5 RIPRAP DISSIPATOR
 C-7.2 NTS

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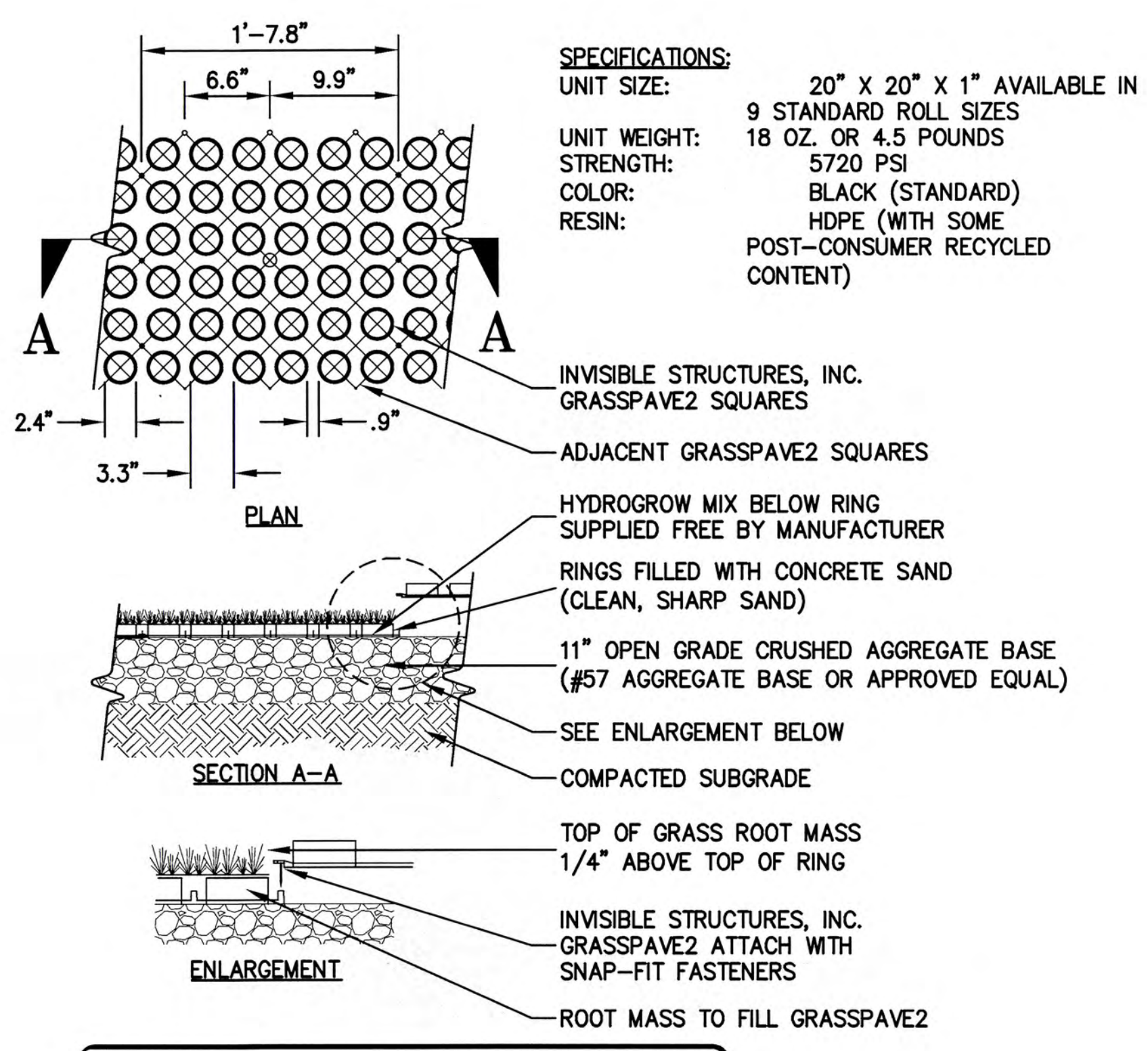
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NOTE:
 GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

1 GRASS PAVING
 C-7.3 NTS

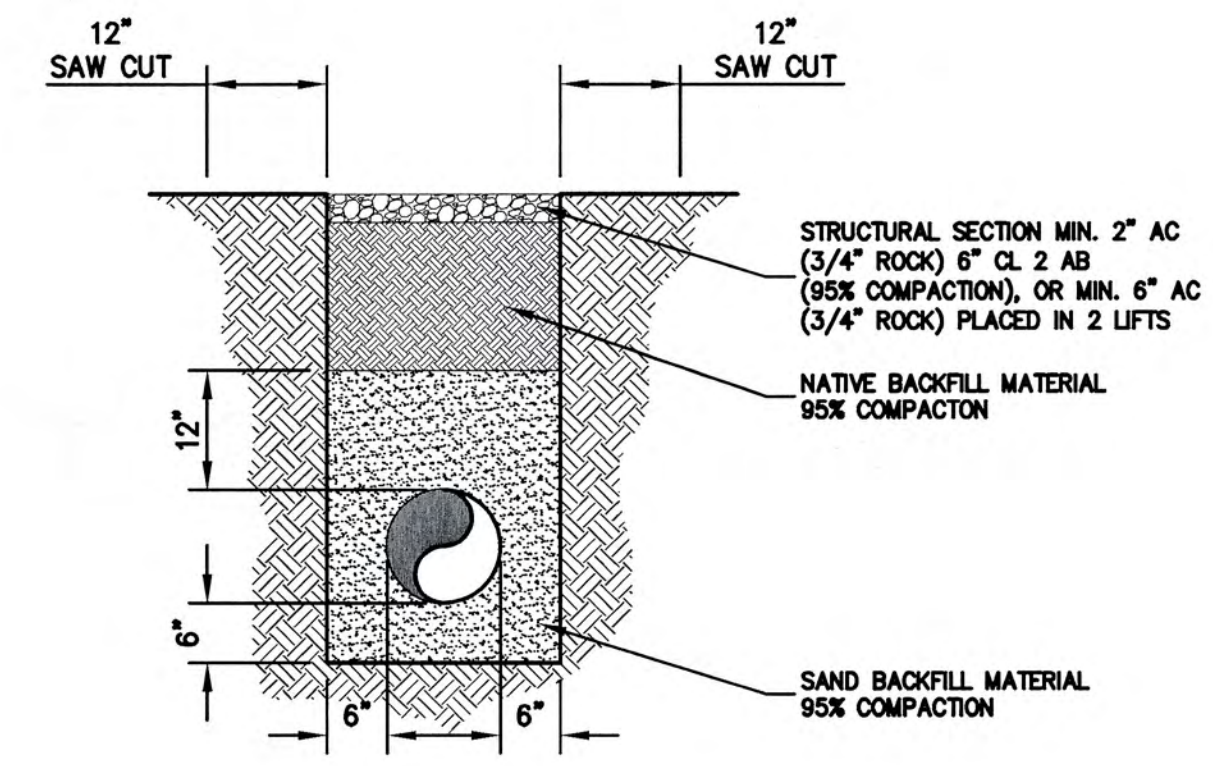
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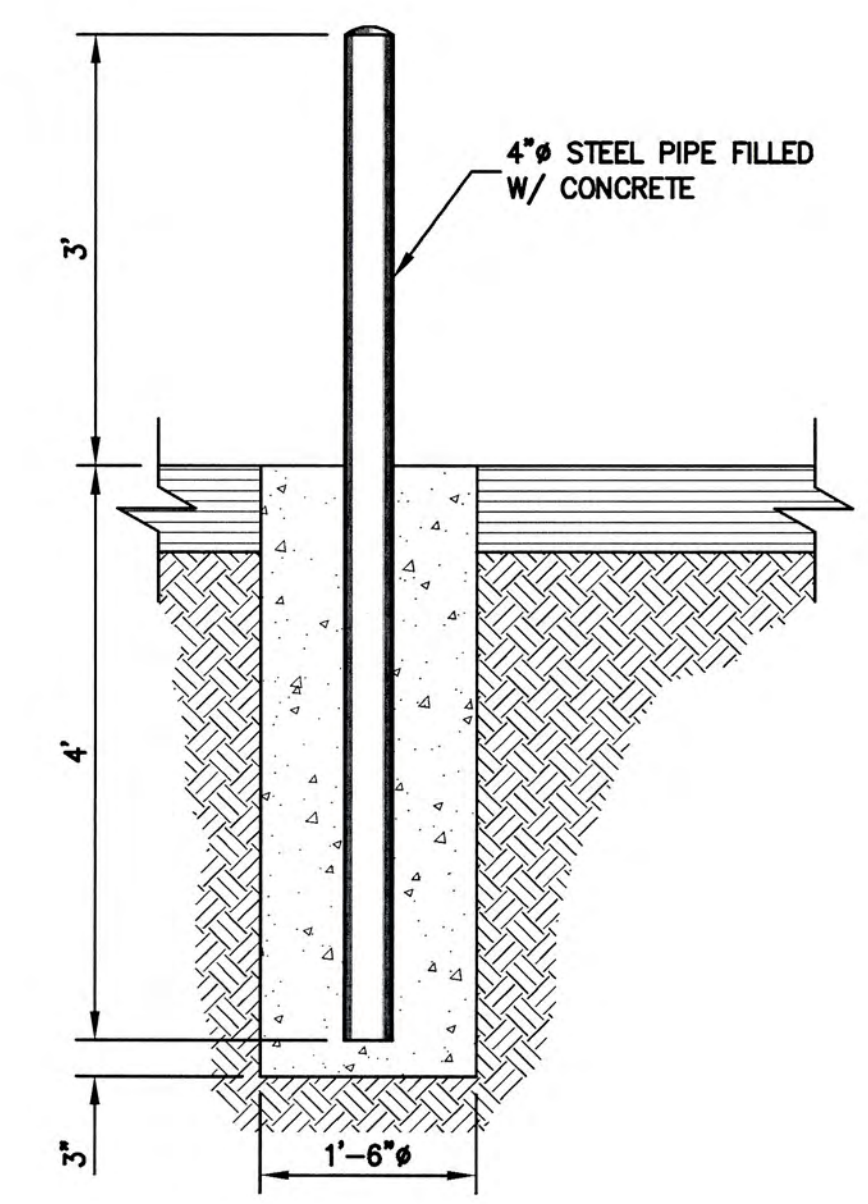
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PLAN # _____ OF _____ SHEET



2 STORM AND WATER UTILITY TRENCH BACKFILL
C-7.4 NTS



5 BOLLARD
C-7.4 NTS

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CAUTION:

- 1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
- 2. THE LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBLE OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 9. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
- 10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.
- 11. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- 12. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE ACCESS PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- 13. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ASSOCIATED TERRA CONSULTANTS, DATED 7-11-2013, FILE # 175035

SITE FENCING NOTES:

- 1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
- 2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING DONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE, AT THE DISCRETION AND APPROVAL OF THE DISTRICT STAFF.
- 3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK FENCE WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
- 4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT LEAST ONCE A YEAR OR AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITIES.

DEMOLITION NOTES:

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
- 3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.
- 6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.
- 7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.
- 9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- 15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- 16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- 17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST, WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
- 18. 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.
- 19. 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.
- 20. 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:
 - A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - C. 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 CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXISTING CONDITIONS:

- 1. EXISTING TOPOGRAPHIC SURVEY BASED ON ORIGINAL SURVEY BY LEA AND BRAZE ENGINEERING, DATED 11-4-99 WITH ADDITIONAL INFORMATION PROVIDED BY OWNER. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- 2. CLIENT SHALL HOLD HARMLESS LEA & BRAZE ENGINEERING FROM ANY AND ALL OCCURRENCES RESULTING FROM THE ACCURACY/INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATE OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

GRADING AND EARTHWORK NOTES:

- 1. ALL PAVED AREAS ARE TO SLOPE AT A MINIMUM OF 1 %. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ANY DIRECTION AND ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 8.33% WITH A MAXIMUM CROSS SLOPE OF 2 %. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO OTHER ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH FORMWORK FOR CURBS AND/OR FLATWORK.
- 2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE SOILS INVESTIGATION AND THE PROPOSED SURFACE GRADES AND BASE THE BID ACCORDINGLY. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE PROJECT SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE CIVIL ENGINEER.
- 3. ALL FILL SHALL BE COMPACTED PER THE CONSTRUCTION SPECIFICATIONS AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNERS TESTING AGENCY TO TAKE THE APPROPRIATE TEST TO VERIFY COMPACTION VALUES.
- 4. IMPORT SOILS MUST MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- 5. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND STREET LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASECOURSE, OR CONCRETE SURFACING. SEE LANDSCAPE AND SITE ELECTRICAL DRAWINGS.
- 6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER
- 7. SPOT ELEVATIONS ARE TO FINISHED SURFACE.
- 8. TOP OF CONCRETE CURBS ARE 0.50" ABOVE TOP OF PAVING ELEVATIONS, U.N.O.
- 9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'.
- 10. AFTER STAKING FOR HORIZONTAL CONTROL CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THEN 0.05' TO ARCH/ENGR.
- 11. ALL EXISTING UTILITY STRUCTURES WITHIN THE AREA OF WORK SHALL HAVE THE LIDS, GRATES, COVERS, ETC. ADJUSTED TO BE FLUSH WITH FINISHED GRADES, CONTRACTOR SHALL IDENTIFY ALL SUCH ITEMS BY USE OF THESE PLANS AND THOROUGH FIELD INVESTIGATION.
- 12. GEOTECHNICAL CONSULTANT TO BE NOTIFIED OF DELIVERY OF ALL IMPORTED SOILS TO SITE FOR HIS/HER INSPECTION AND APPROVAL PRIOR TO PLACING BY CONTRACTOR.
- 13. 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.
- 14. 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.
- 15. 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.

STORM DRAIN NOTES:

- 1. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- 2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
- 4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- 5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TEST BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- 6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- 7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- 8. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12- INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35.
- 9. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN 3 FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED 150 PSI CLASS PIPE.
- 10. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

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

STORM WATER POLLUTIONS PREVENTION REQUIREMENTS:

- 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.
- 11. ALL CONSTRUCTION ON OFF-SITE IMPROVEMENTS SHALL ADHERE TO BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEM.
- 12. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.

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.

SITE MAINTENANCE:

- 1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- 2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE C. CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEP MANUALLY.
- 3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- 4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
- 5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- 6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
- 8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
- 9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
- 10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
- 11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

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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NESTLDOWN RANCH
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LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

GRADING
SPECIFICATIONS

PLAN CHECK	05-07-15	RB
PLAN CHECK	12-11-14	RB
PLAN CHECK	10-8-1	RB
PLAN CHECK	1-31-14	PT
REVISIONS		BY
JOB NO:	2130030	
DATE:	9-10-14	
SCALE:	NO SCALE	
DESIGN BY:	PT/PC	
DRAWN BY:	TB	
SHEET NO:		



PLAN # SHEET OF

DUST CONTROL NOTES:

- 1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE APPROPRIATE GOVERNMENTAL AGENCY IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.

EARTHWORK QUANTITY NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES OF ALL FORMS OF EARTHWORK ON THIS PROJECT AND BASING THE BID ON THOSE QUANTITIES WITH FULL KNOWLEDGE THAT ADDITIONAL PROCESSES - INCLUDING ENGINEERING - AND QUANTITIES ARE ALSO TO BE INCLUDED IN THE BID PER THE FOLLOWING NOTES.

RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK.

SIGNING & STRIPING NOTES:

- 1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.

GENERAL UTILITY SYSTEM NOTES:

- 1. ALL TRENCHES SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER RECOMMENDATIONS.

- 9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

VERTICAL SEPARATION REQUIREMENTS: A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS WHERE FEASIBLE.

HORIZONTAL SEPARATION REQUIREMENTS: A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

GENERAL UTILITY SYSTEM NOTES:

- 1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THE UTILITY DRAWING IN THIS SET OF DOCUMENTS SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE CIVIL ENGINEER.

WATER NOTES:

- 1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.

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

SANITARY SEWER NOTES:

- 1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SERVICE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION- SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.

TREE/PLANT PROTECTION NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNED AS TO REMAIN.

HORIZONTAL CONTROL NOTES:

- 1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON HORIZONTAL CONTROL SHEET. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS. PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.

PAVEMENT SECTION:

- 1. SEE SHEET C-3 FOR ALL PAVEMENT SECTIONS.

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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GRADING SPECIFICATIONS

Table with 2 columns: Description, Status. Includes PLAN CHECK 05-07-15, PLAN CHECK 12-11-14, PLAN CHECK 10-8-11, PLAN CHECK 1-31-14, REVISIONS BY.

JOB NO: 2130030 DATE: 9-10-14 SCALE: NO SCALE DESIGN BY: PT/PC DRAWN BY: TB SHEET NO:

C-8.1 32 OF 39 SHEETS

PLAN # SHEET OF

CONSTRUCTION BEST MANAGEMENT PRACTICES

- REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HANDBOOK FOR CONSTRUCTION BMP FACT SHEETS FOR A COMPLETE DESCRIPTION OF THE BEST MANAGEMENT PRACTICES TO BE USED.
- CONSTRUCTION BMP FACT SHEETS FROM THE HANDBOOK FOR BMPs USED ON THIS PROJECT ARE LOCATED IN APPENDIX H OF THE STORMWATER POLLUTION PREVENTION PLAN.

EROSION CONTROL BMPs

- EC-1 CONSTRUCTION SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES AND MATS
- EC-9 EARTHEN DIKES AND DRAINAGE SWALES
- WE-1 WIND EROSION CONTROL

SEDIMENT CONTROL BMPs:

- SE-1 SILT FENCE
- SE-4 CHECK DAMS
- SE-5 STRAW ROLLS
- SE-7 STREET SWEEPING AND VACUUMING
- SE-9 STRAW BALE
- SE-10 STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE

NON-STORMWATER CONTROL BMPs:

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION / DISCHARGES
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING

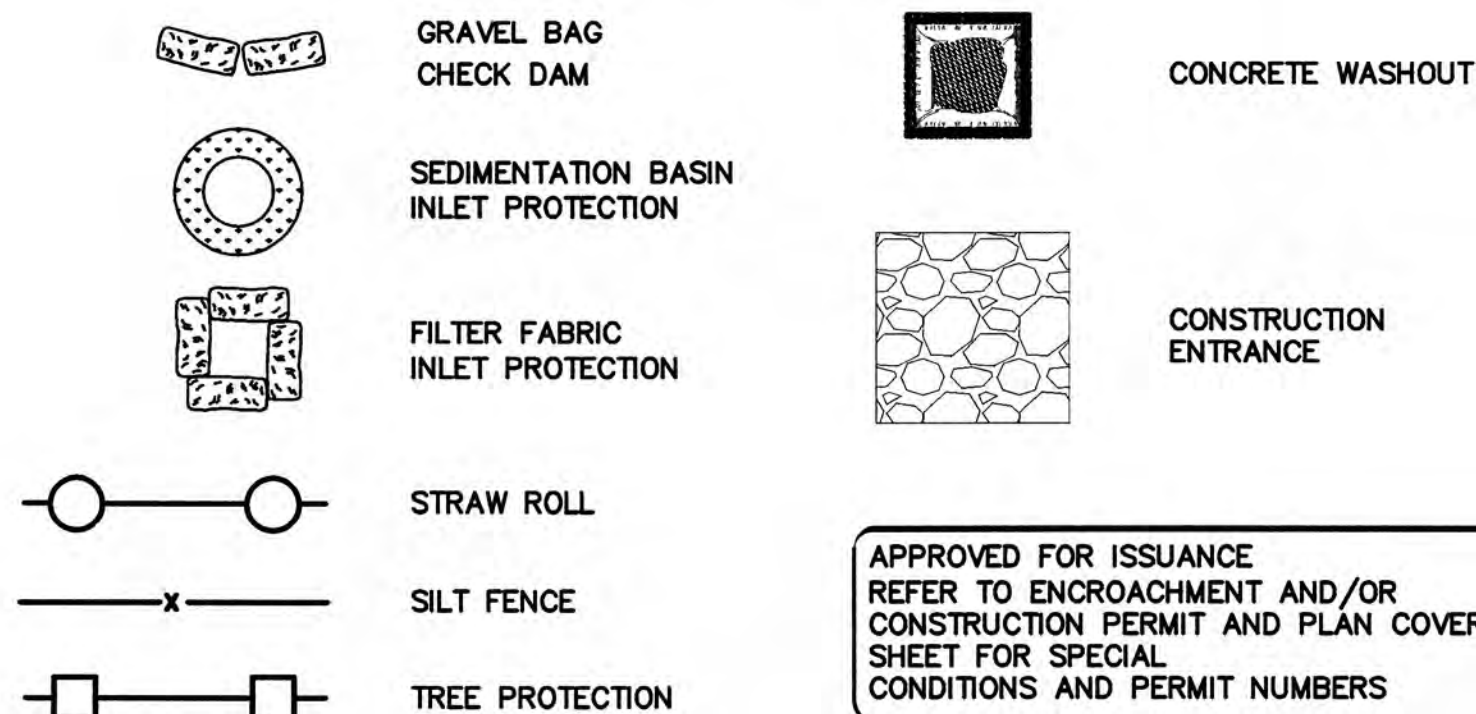
MATERIALS POLLUTION AND WASTE MANAGEMENT CONTROL BMPs:

- MW-1 MATERIAL DELIVERY AND STORAGE
- MW-2 MATERIAL USE
- MW-3 STOCKPILE MANAGEMENT
- MW-4 SPILL PREVENTION AND CONTROL
- MW-5 SOLID WASTE MANAGEMENT
- MW-6 HAZARDOUS WASTE MANAGEMENT
- MW-8 CONCRETE WASTE MANAGEMENT
- MW-9 SANITARY AND SEPTIC WASTE MANAGEMENT

REFERENCES:

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

EROSION CONTROL LEGEND



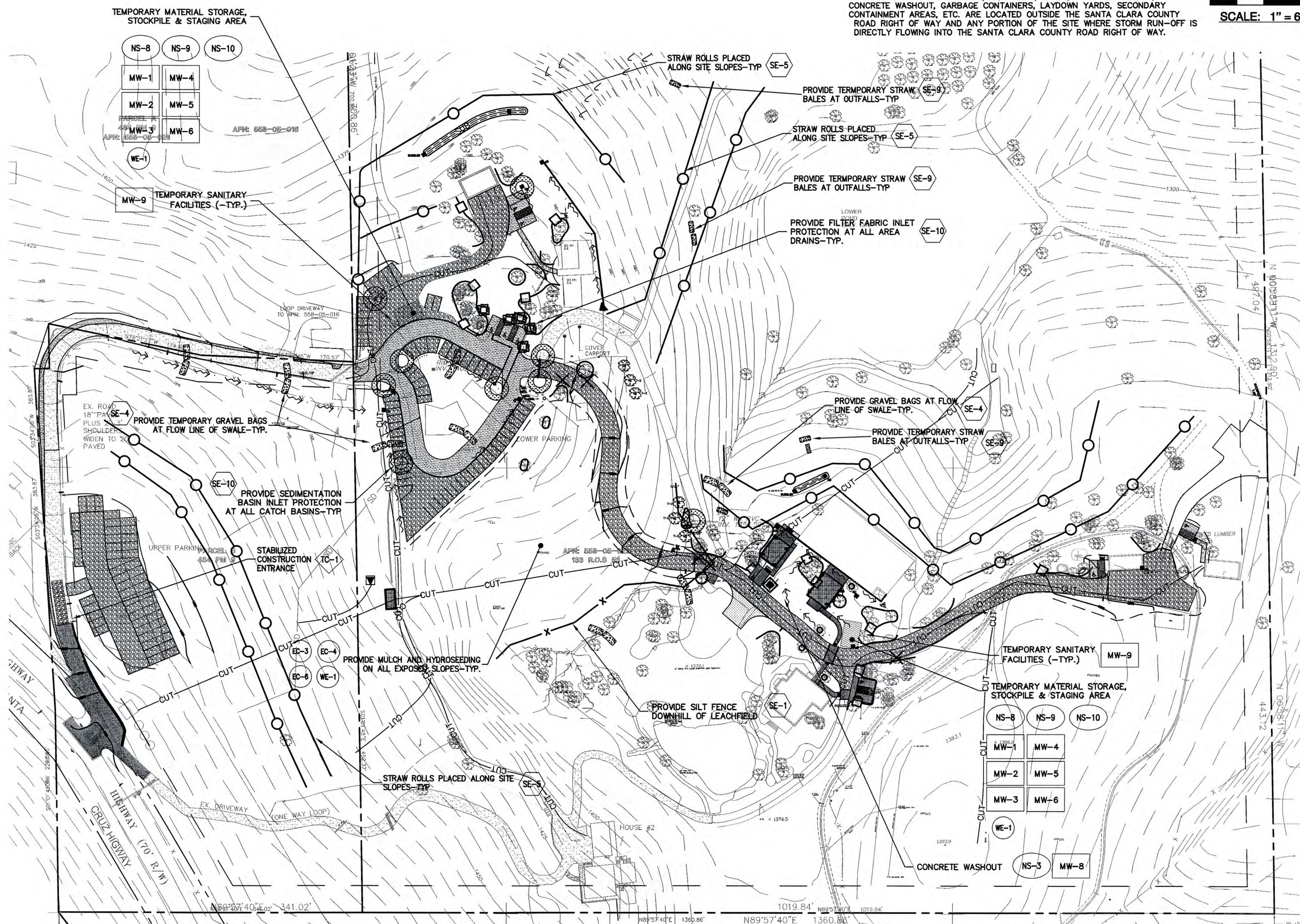
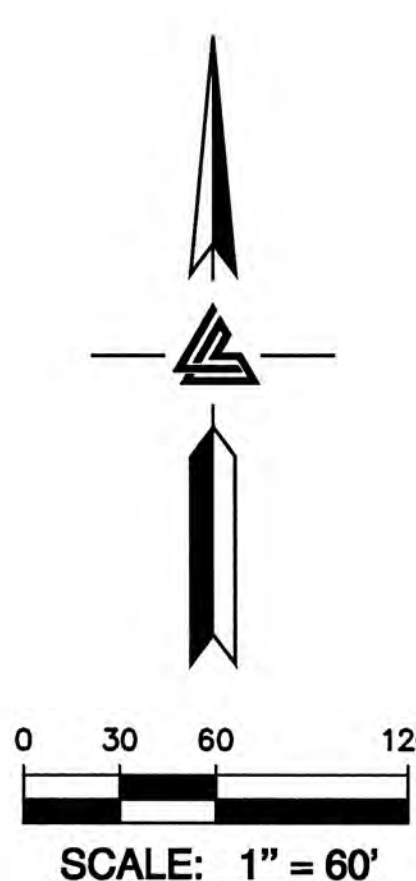
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REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN COVER
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EROSION CONTROL PLAN NOTES:

- THE EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR ROUND 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 AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES AND A STOPPAGE OF WORK.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLANS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
- THE CONSTRUCTION INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND AN UPDATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON THE SITE.
- GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
- REFER TO THE EROSION CONTROL NOTES, SHEET C-9.1 FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.

GENERAL NOTES:

- OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY. THE BMPs ARE USED THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
- "THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER 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 AND ANY PORTION OF THE SITE WHERE STORM RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY.



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LOS GATOS, CALIFORNIA**
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

EROSION CONTROL PLAN

NO.	REVISIONS	BY
1	PLAN CHECK	RB
2	PLAN CHECK	RB
3	PLAN CHECK	RB
4	PLAN CHECK	PT
5	PLAN CHECK	PT

JOB NO.: 2130030
DATE: 9-10-14
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DRAWN BY: TB
SHEET NO.:
C-9.0
33 OF 39 SHEETS

PLAN #
SHEET
OF

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:

- 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.
- 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.
- 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.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- 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.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

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

EROSION CONTROL MEASURES:

- 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 DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- 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.
- 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.
- 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.
- 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
- 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.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- 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 MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

DUST CONTROL MEASURES:

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
- COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

REFERENCES:

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

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



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EROSION CONTROL NOTES

4	PLAN CHECK	RB
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EROSION CONTROL
DETAILS

Project Information



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4	RB

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STANDARD EROSION CONTROL NOTES

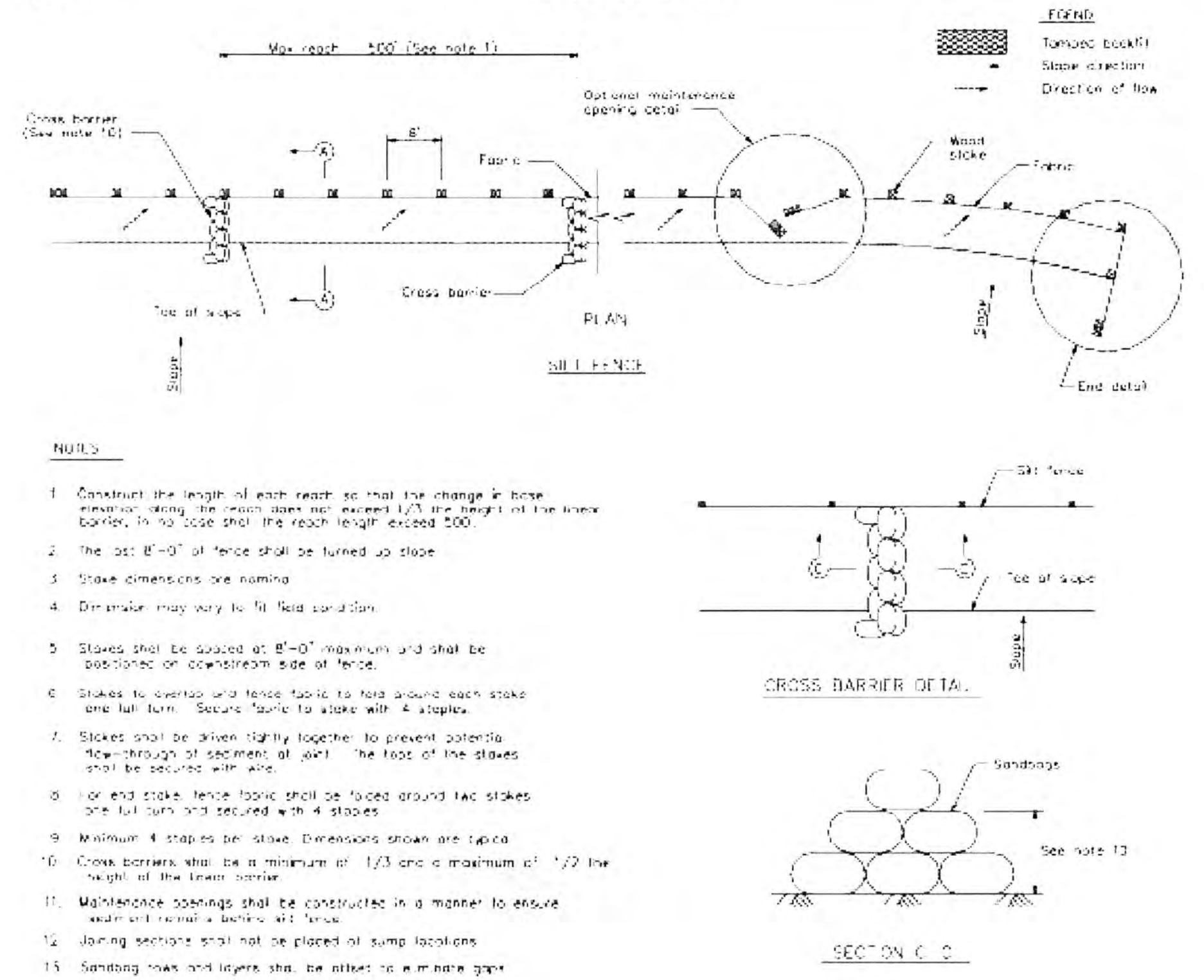
- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked 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 ropes 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.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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.
- 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.
- 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.
- 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 (pages C-11 to C-12) or latest.
- 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.
- 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.
- 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.
- 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.
- 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.

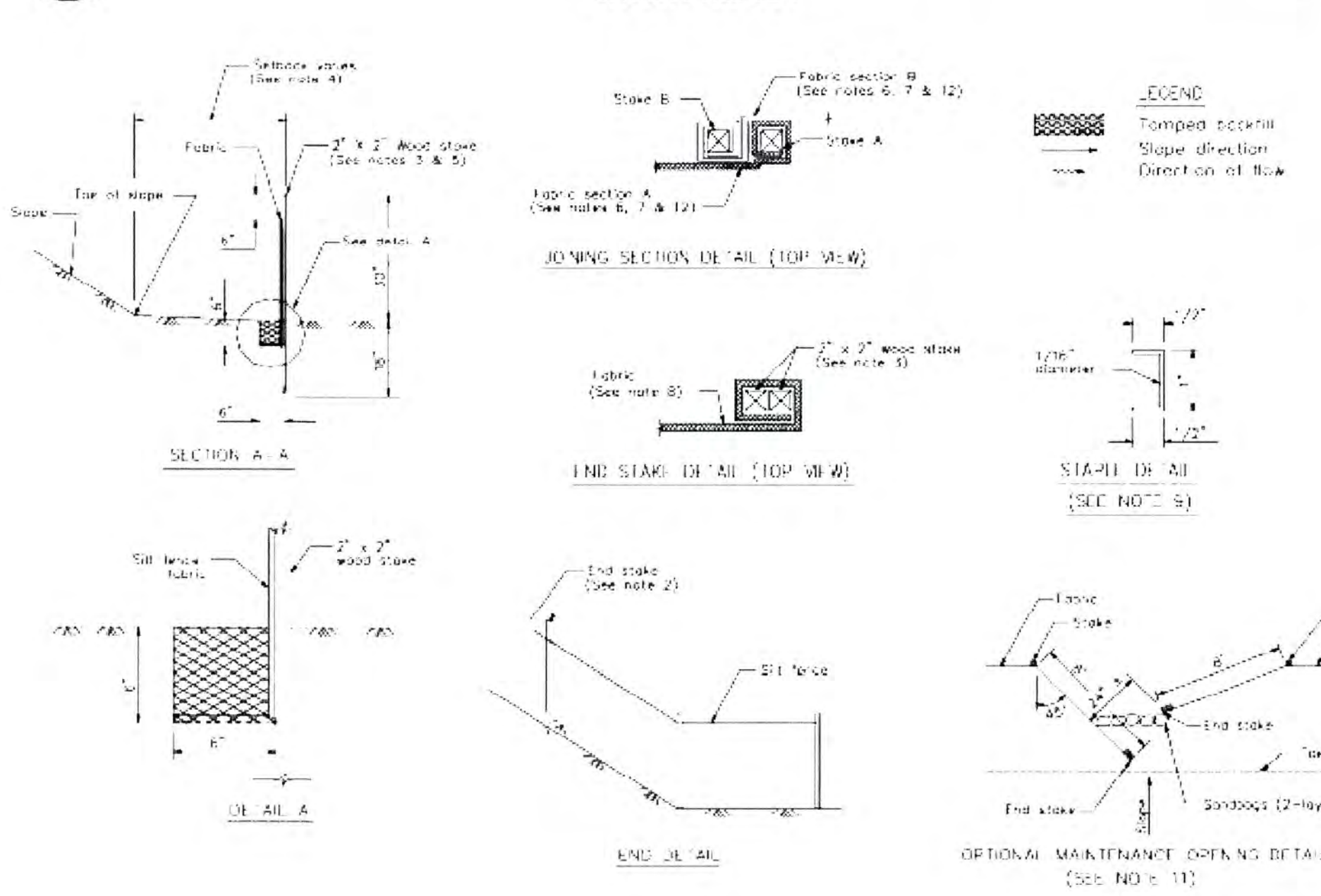
Silt Fence

CASQA Detail SE-1



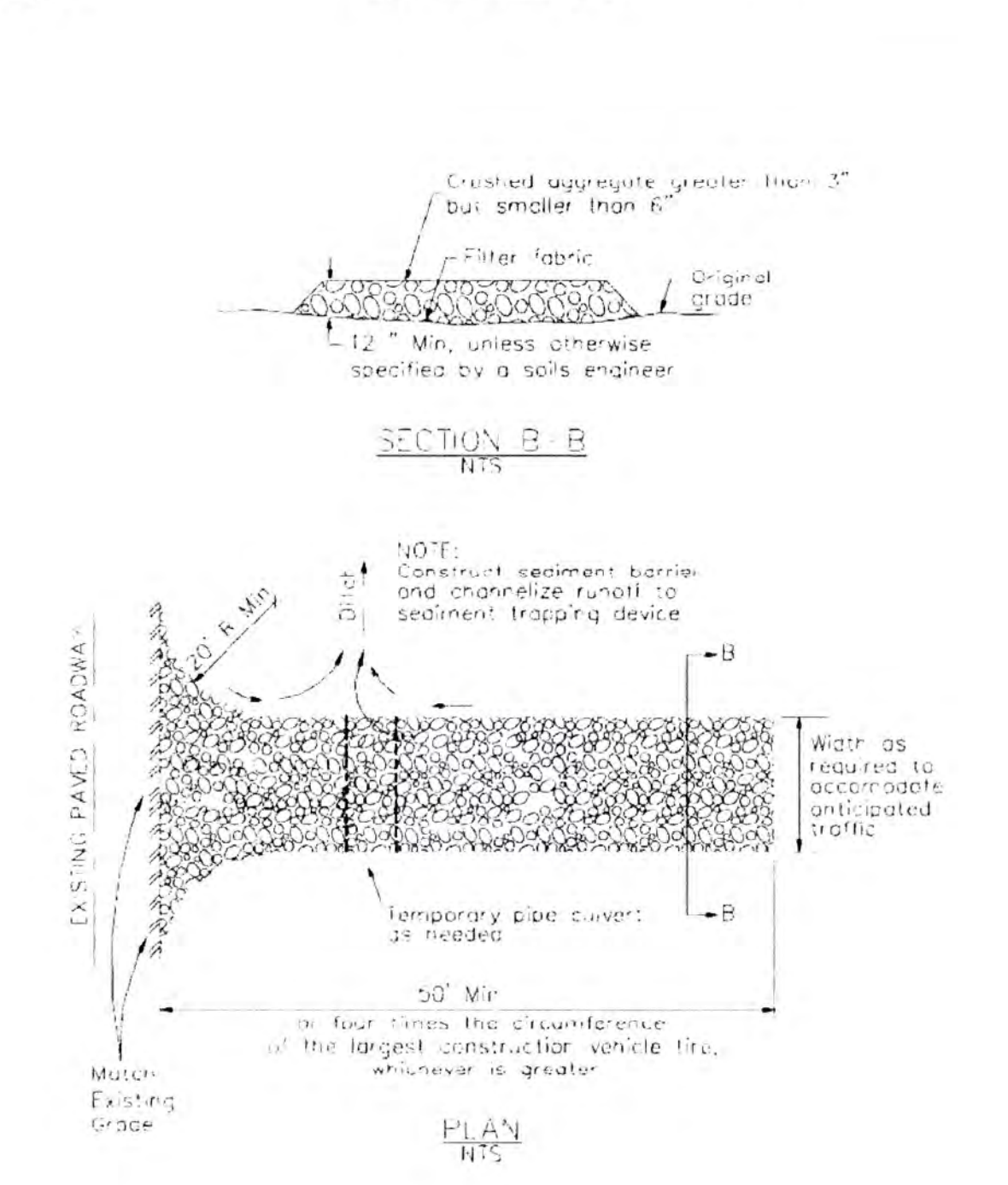
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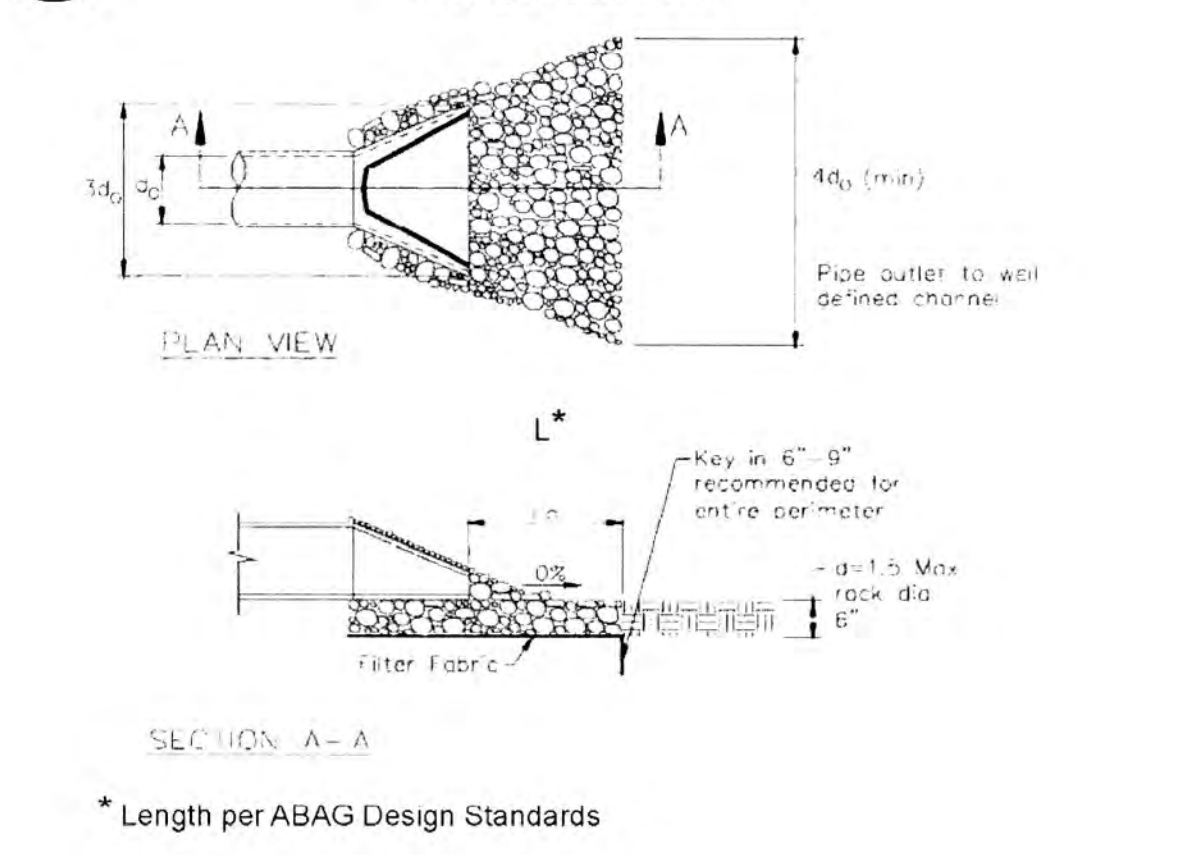
Stabilized Construction Entrance/Exit

CASQA Detail TC-1



Velocity Dissipation Devices

CASQA Detail EC-10



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

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

PLAN #
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EROSION CONTROL
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NO.	REVISIONS	BY
4	PLAN CHECK 05-07-15	RB
3	PLAN CHECK 12-11-14	RB
2	PLAN CHECK 10-8-14	RB
1	PLAN CHECK 1-31-14	PT

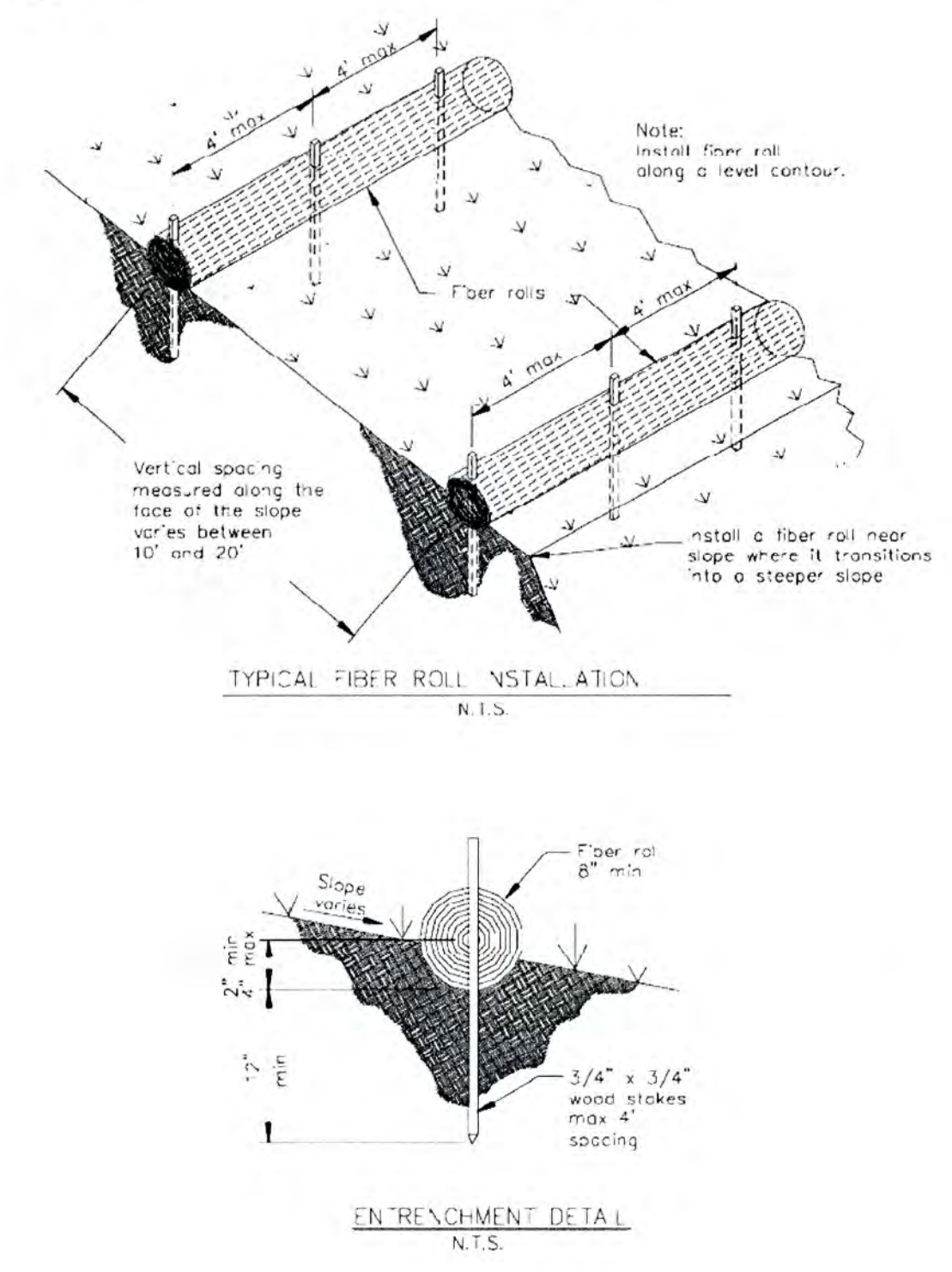
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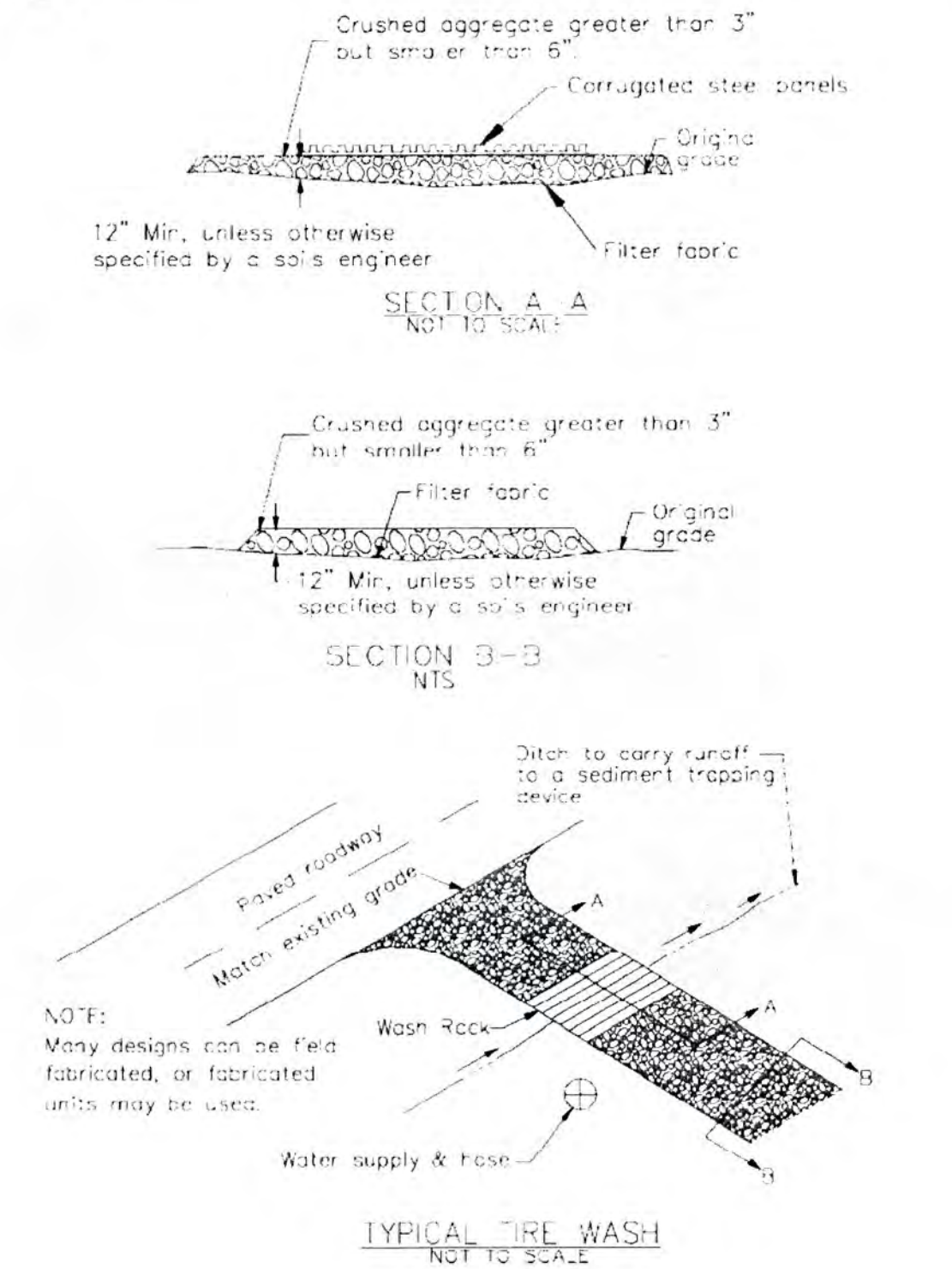
Project Information

BMP-2

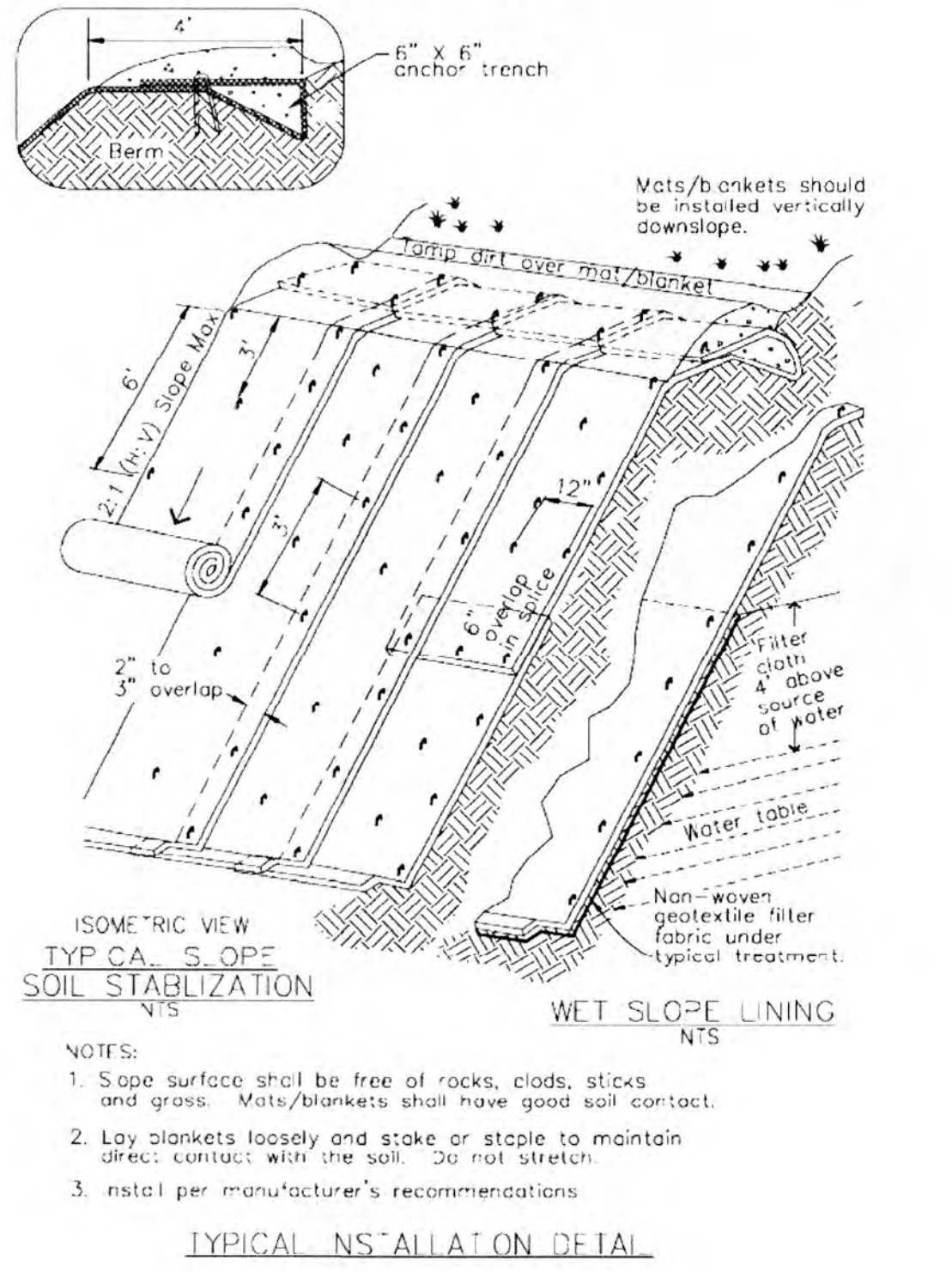
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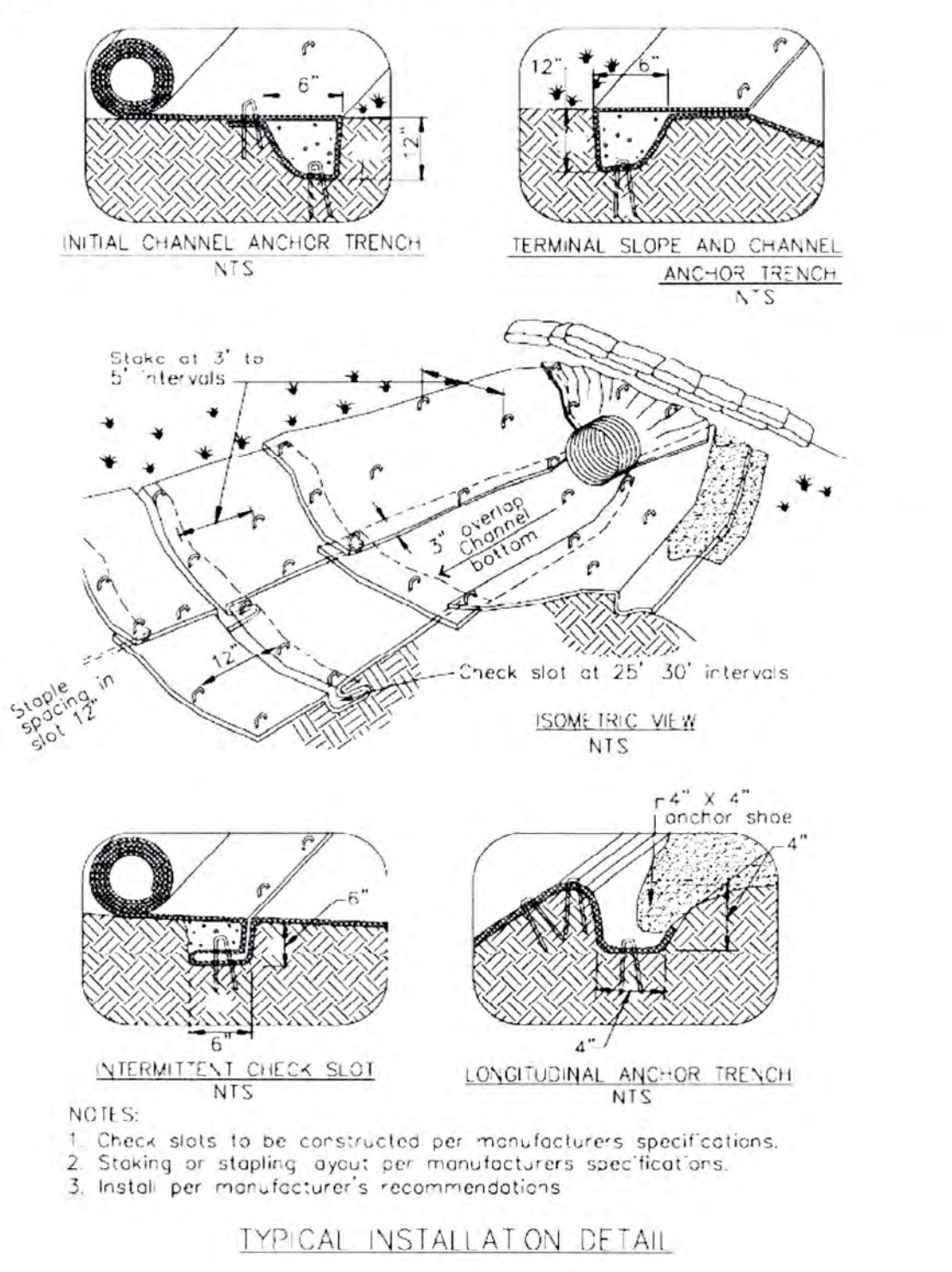
3 Entrance/Outlet Tire Wash
 CASQA Detail TC-3



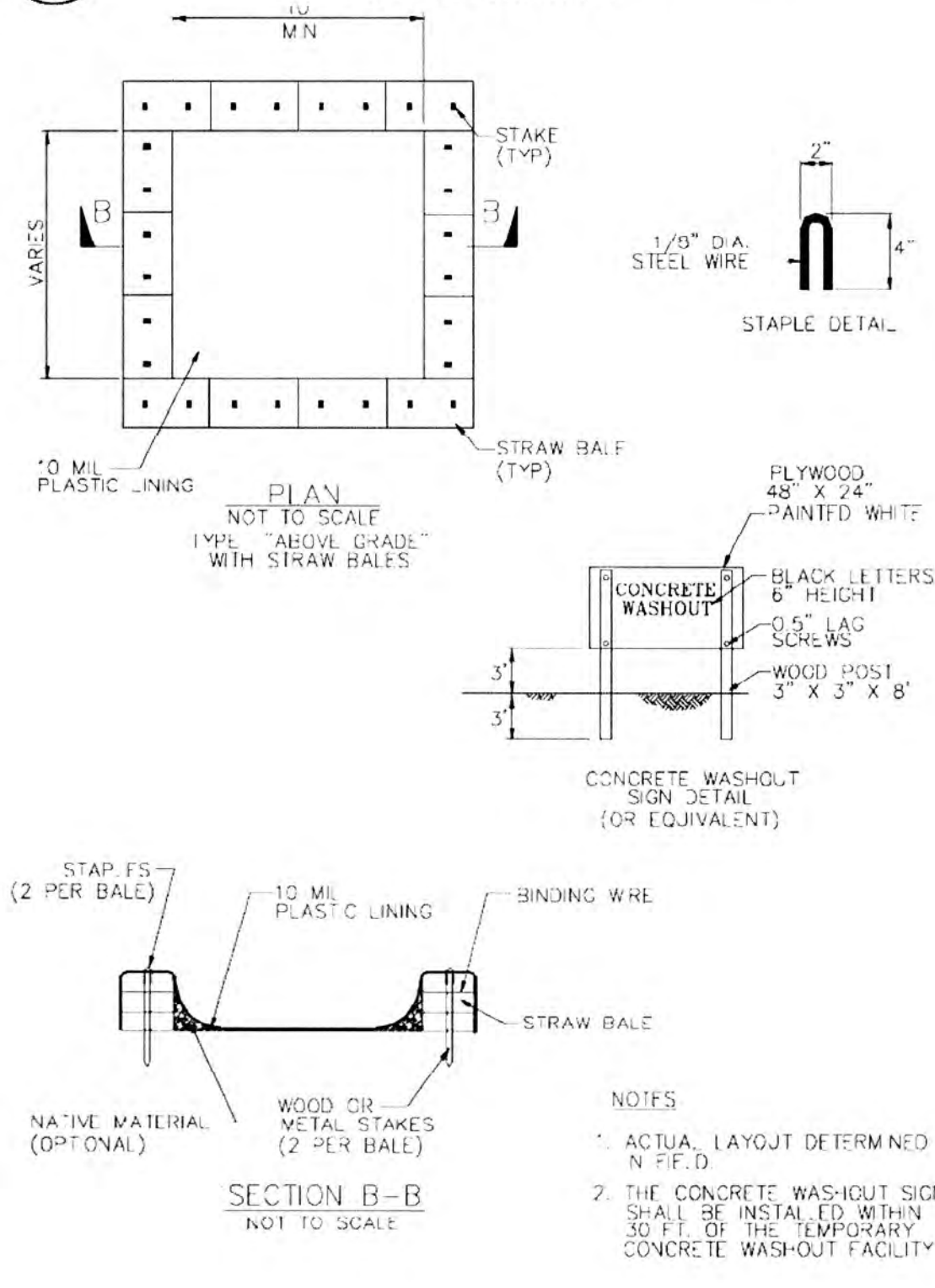
5 Geotextiles and Mats
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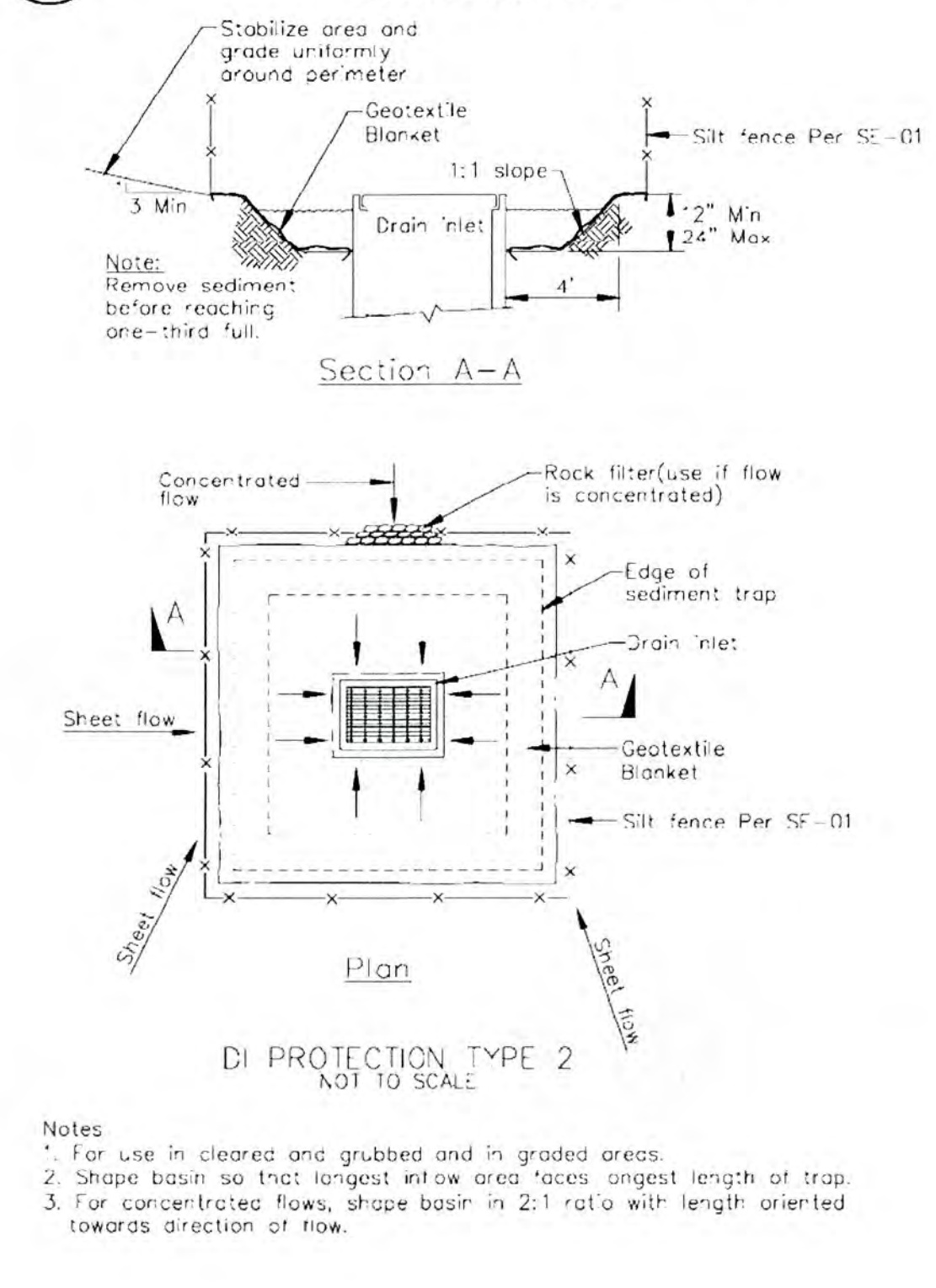
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 CASQA Detail EC-7



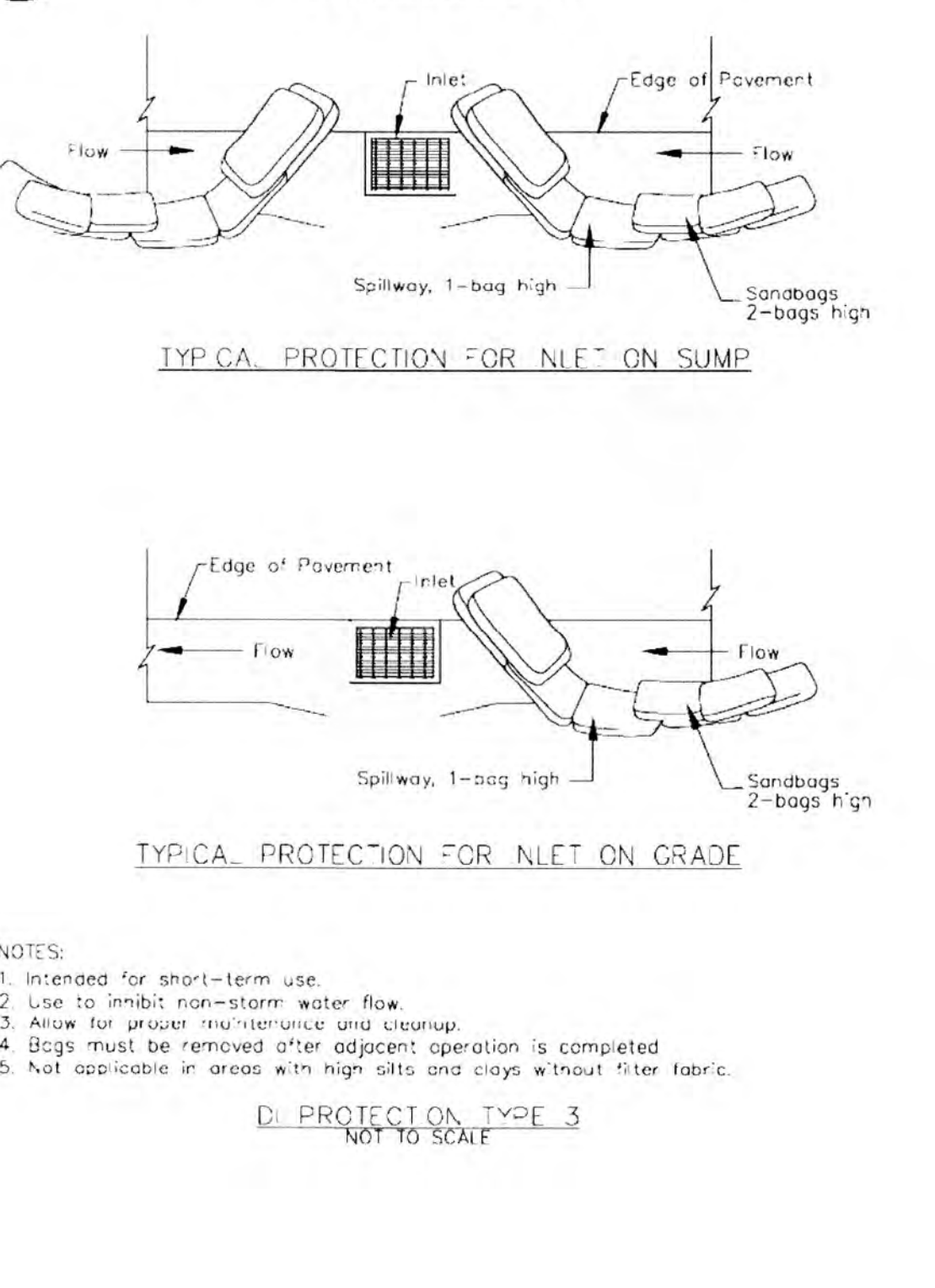
2 Concrete Waste Management
 CASQA Detail WM-8



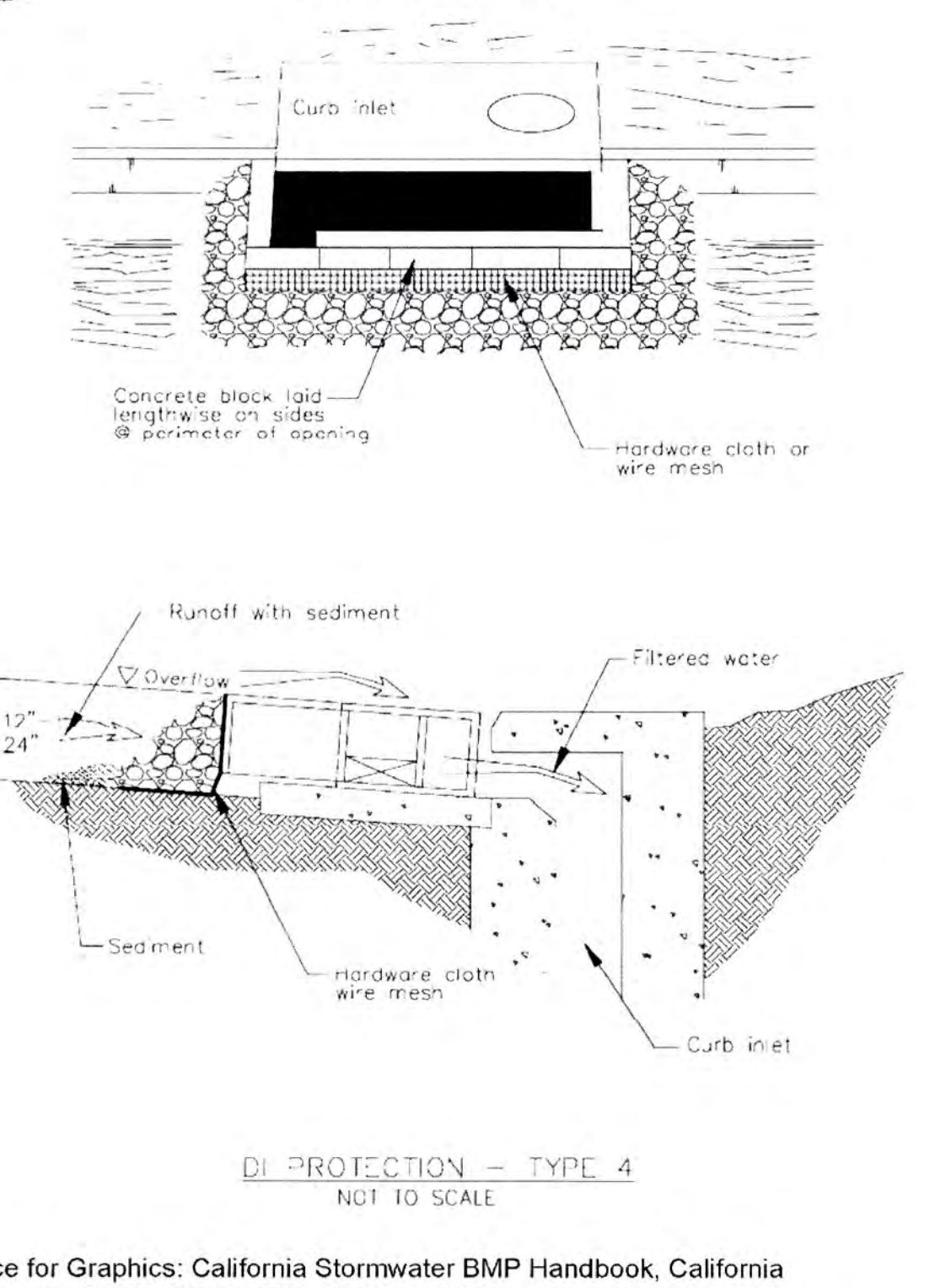
4 Storm Drain Inlet Protection
 CASQA Detail SE-10



6 Storm Drain Inlet Protection
 CASQA Detail SE-10



8 Storm Drain Inlet Protection
 CASQA Detail SE-10



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



BMP-2

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

Heavy Equipment Operation



Best Management Practices for the

Vehicle and equipment operators
Site supervisors
General contractors
Home builders
Developers

What Can You Do?

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.

Storm Drain Pollution from Heavy Equipment on the Construction Site

Storm Drain Pollution from Heavy Equipment on the Construction Site

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

- Never hose down "dirty" pavement or impervious surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately. (See reverse.)

Roadwork and Paving



Best Management Practices for the

Road crews
Driveway/sidewalk/parking lot construction crews
Seal coat contractors
Operators of grading equipment
Dump trucks
Concrete mixers
Construction inspectors
General contractors
Developers

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of the storm drains and creeks.

What Can You Do?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas of your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

Fresh Concrete and Mortar Application



Best Management Practices for the

Masons and bricklayers
Sidewalk construction crews
Patio construction workers
Construction inspectors
General contractors
Home builders
Developers

What Can You Do?

General Business Practices

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

Storm Drain Pollution from Masonry and Paving

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems — and is prohibited by law.

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

Landscaping, Gardening, and Pool Maintenance



Best Management Practices for the

Landscapers
Gardeners
Swimming pool/spa service and repair workers
General contractors
Home builders
Developers

What Can You Do?

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use up pesticides, rinse containers, and use "rinewater" as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Pool/Fountain/Spa Maintenance

- Never discharge pool or spa water to a street or storm drain.
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- OR,
- Contact the local sewage treatment authority. You may be able to discharge to the

Painting and Application of Solvents and Adhesives



Best Management Practices for the

Painters
Paperhangers
Plasterers
Graphic artists
Dry wall crews
Floor covering installers
General contractors
Home builders
Developers

What Can You Do?

- Keep all liquid paint products and solvents away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.
- Paint Removal: All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues on rags. It is especially important not to clean brushes or painting equipment (buckets, pans, hoses, etc.) in an area where paint or paint cleanup water can flow to a gutter, street, or storm drain.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

Painting Cleanups

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil-based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Storm drain pollution from paints, solvents, and adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues on rags. It is especially important not to clean brushes or painting equipment (buckets, pans, hoses, etc.) in an area where paint or paint cleanup water can flow to a gutter, street, or storm drain.

Recycle/reuse leftover paints whenever possible.

- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

General Construction and Site Supervision



Advance Planning to Prevent Pollution

- Schedule excavation and grading activities for dry weather periods.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or drainage ditches to divert water flow around the site.
- Train your employees and subcontractors. Make this sheet available to everyone who works on the site. Inform subcontractors about the new storm water requirements and their own responsibilities. Refer to *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program.

Good housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials off the rain — prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Materials/Waste/Handling

- Practice Source Reduction — minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and debris, can be recycled. (See the reference list of recyclers at the back of *Blueprint for a Clean Bay*) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Painting and paint cleanup

- When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash. Leave the lids off paint cans so the refuse collector can see that they are empty.
- Dispose of empty aerosol paint cans as household hazardous waste.
- Paint removal: Chemical paint stripping residue, including saturated rags, is a hazardous waste and should be taken to a household hazardous waste collection event.
- Chips and dust from marine paints or paints containing lead or tributyl tin are also hazardous wastes. Sweep up and save for household hazardous waste event.
- Reuse/recycle leftover paints whenever possible.
- Use up excess water-based paint or give it to a neighbor, or take to a household hazardous waste event. Most household hazardous waste collection programs recycle latex paint.
- Use up leftover oil-based paint if possible. Paint residues are a hazardous waste and must be taken to collection events.

General construction

- Keep all construction debris away from the street, gutter, and storm drain.
- During cleanup, check the street and gutters for refuse or debris. Look around the corner or downstream for material that may have already traveled away from your property.
- If you or your contractor keep a dumpster at your site, be sure it is securely covered with a lid or tarp when not in use.
- Paint the inside of galvanized rain gutters to reduce corrosion.

Home Repair and Remodeling

Landscaping/foundation work

- Intensive gardening, landscaping, and all excavation projects such as foundation repair or pool construction expose soils and increase the likelihood that garden chemicals and earth will wash into the storm drains. Be careful to control erosion and minimize runoff to all ditches, gutters, and storm drains.
- Schedule grading and excavation projects for dry weather.
- Cover excavated material and stockpiles of asphalt, sand, etc. with plastic tarps during the rainy season.
- Replant as soon as possible, with temporary vegetation such as annual grass seed if necessary. Revegetation provides excellent erosion control.
- Take care not to over-apply pesticides, and use up leftover supply. Rinse empty containers, and use rinse-water as you would use the product.
- Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Many cities and landfills have yard waste composting programs. Check with your local recycling program.
- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders.

Santa Clara Valley Nonpoint Source Pollution Control Program

- Don't mix up more fresh concrete or cement than you will use in a day.
- Cover and protect bags of cement and plaster after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash down exposed aggregate concrete only when wash water can flow onto a dirt area, or be collected, pumped, and disposed of properly. Make sure runoff does not reach gutters or storm drains.
- Never wash excess material from bricklaying or patio or driveway construction into a street or storm drain. Empty mixing container onto a dirt area, or allow material to dry and put in trash.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. Call your local refuse hauler for weight and size limits.
- Collect and reuse excess gravel and sand.
- Never hose down driveways, sidewalk, or shoulders.

Concrete, masonry, and tile work

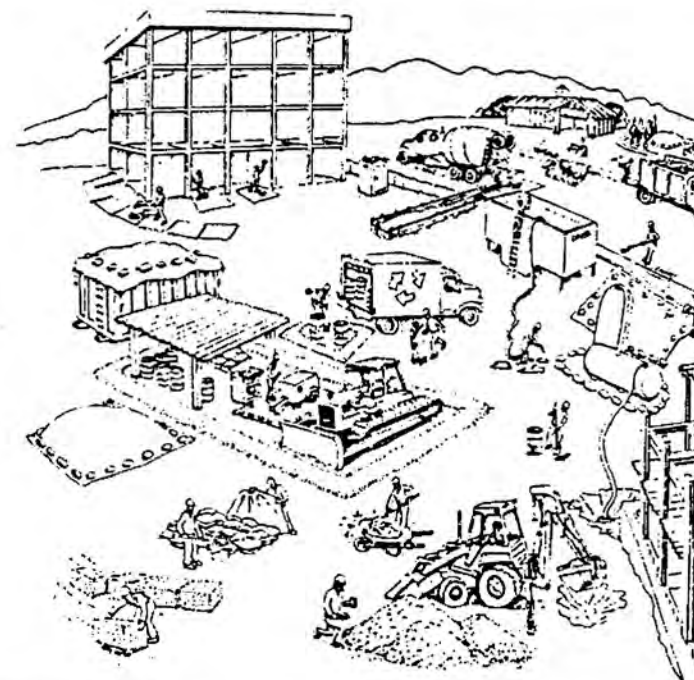
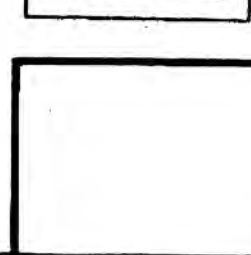
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- Collect and reuse excess gravel and sand.
- Never hose down driveways, sidewalk, or shoulders.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Valley Urban Runoff Pollution Prevention Program



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



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
14340 MIDWAY WEST
ROSELAND, CA 94567
(916) 966-1336
(916) 966-1338
(916) 966-1339
(916) 966-1336
WWW.LEA-BRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

STORMWATER POLLUTION PREVENTION PLAN

PLAN CHECK	05-07-15	RB
PLAN CHECK	12-11-14	RB
PLAN CHECK	08-21-14	RB
PLAN CHECK	11-31-14	PT
REVISIONS		BY

JOB NO: 2130030
DATE: 9-10-14
SCALE: NTS
DESIGN BY: PT/PC
DRAWN BY: TB
SHEET NO:

C-10.0



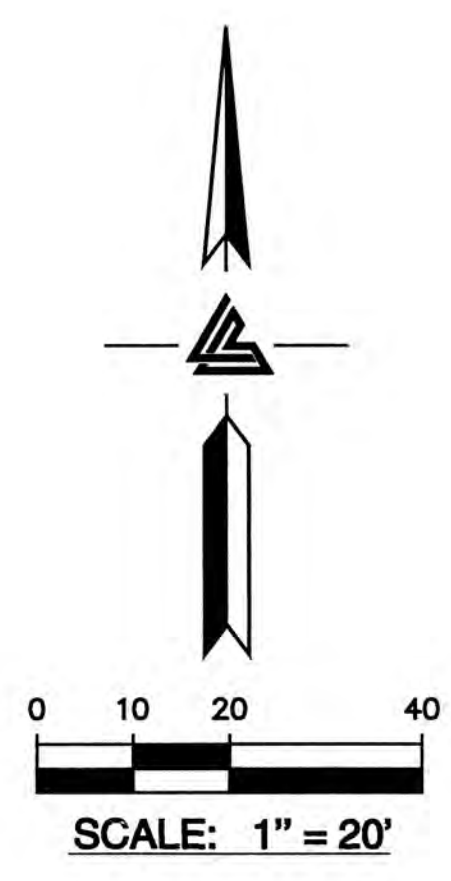
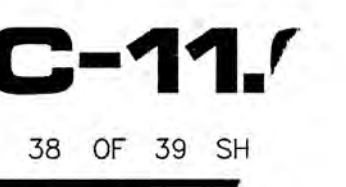
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3017 DOUGLAS BLVD., # 300
 SACRAMENTO, CA 95833
 (916) 486-1331
 BAY AREA REGION
 2495 INDUSTRIAL PKWY. WEST
 SAN BRUNO, CA 94066
 (916) 887-3019
 (916) 887-3019
 WWW.LEABRAZE.COM

NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

STREET FRONTAGE IMPROVEMENTS

PLAN CHECK	05-07-15	RB
PLAN CHECK	12-11-14	RB
PLAN CHECK	10-8-14	RB
PLAN CHECK	11-31-14	PT
REVISIONS		BY

JOB NO.: 2130030
 DATE: 9-10-14
 SCALE: 1" = 20'
 DESIGN BY: PT/PC
 DRAWN BY: TB
 SHEET NO:

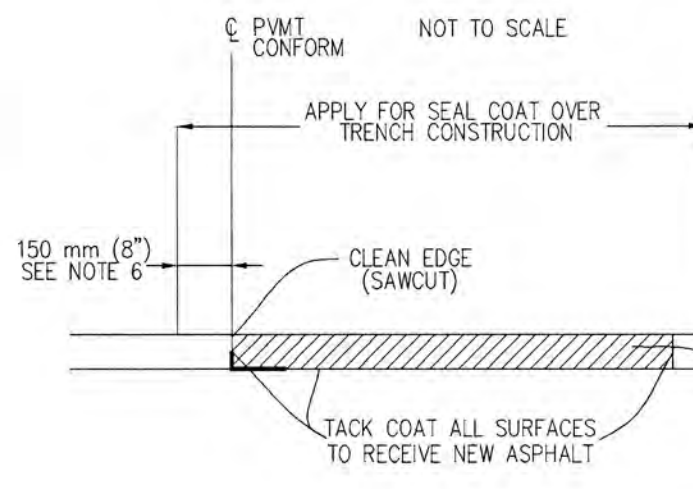


SCOPE OF WORK
 PROPOSED SCOPE OF WORK FOR INTERSECTION IMPROVEMENTS TO NESTLTDOWN ACCESS ROAD AT OLD SANTA CRUZ HIGHWAY

- ON-SITE PAVEMENT ADJUSTMENTS:**
 CONFORMING AT THE CENTERLINE OF PAVEMENT AT OLD SANTA CRUZ HIGHWAY, SAW CUT PAVEMENT AND OVERLAY/REPAVE TO RAISE PAVEMENT NEAR TOP OF ON-SITE RETAINING WALL BY 10". INSTALL DEEP CONCRETE CURB AT EAST EDGE OF PAVEMENT. THIS REDUCES EXCESSIVE CROSS-SLOPE FROM OVER 10% TO 7.5% WITHIN THIS DRIVEWAY APPROACH AREA. ADD 6' WIDTH OF PAVEMENT AT SOUTHEAST QUADRANT OF INTERSECTION TO BENEFIT FIRE APPARATUS TURNING RADIUS (PER CMFO ROAD TEST OCT. 4, 2012).
- SIGNING AND STRIPING:**
 INSTALL STRIPING TO BETTER DEFINE IN AND OUTBOUND LANE ASSIGNMENTS. ADD STOP BAR, LEGEND AND BUS AND TRUCK DIRECTIONAL SIGN. ADD HIGHWAY 17 DIRECTIONAL SIGN FOR OUTBOUND TRAFFIC. INCLUDE ADDRESS INDICATOR SIGNS 200' IN ADVANCE OF INTERSECTION EACH DIRECTION. RELOCATE MAILBOXES, INSTALL REFLECTORS TO GUIDE FIRE APPARATUS. REMOVE TREES AND SHRUBS AT NORTHEAST SHOULDER OF OSCH FOR INCREASED SIGHT DISTANCE. MITIGATE VEGETATION REMOVAL WITH EROSION CONTROL PLANTING.

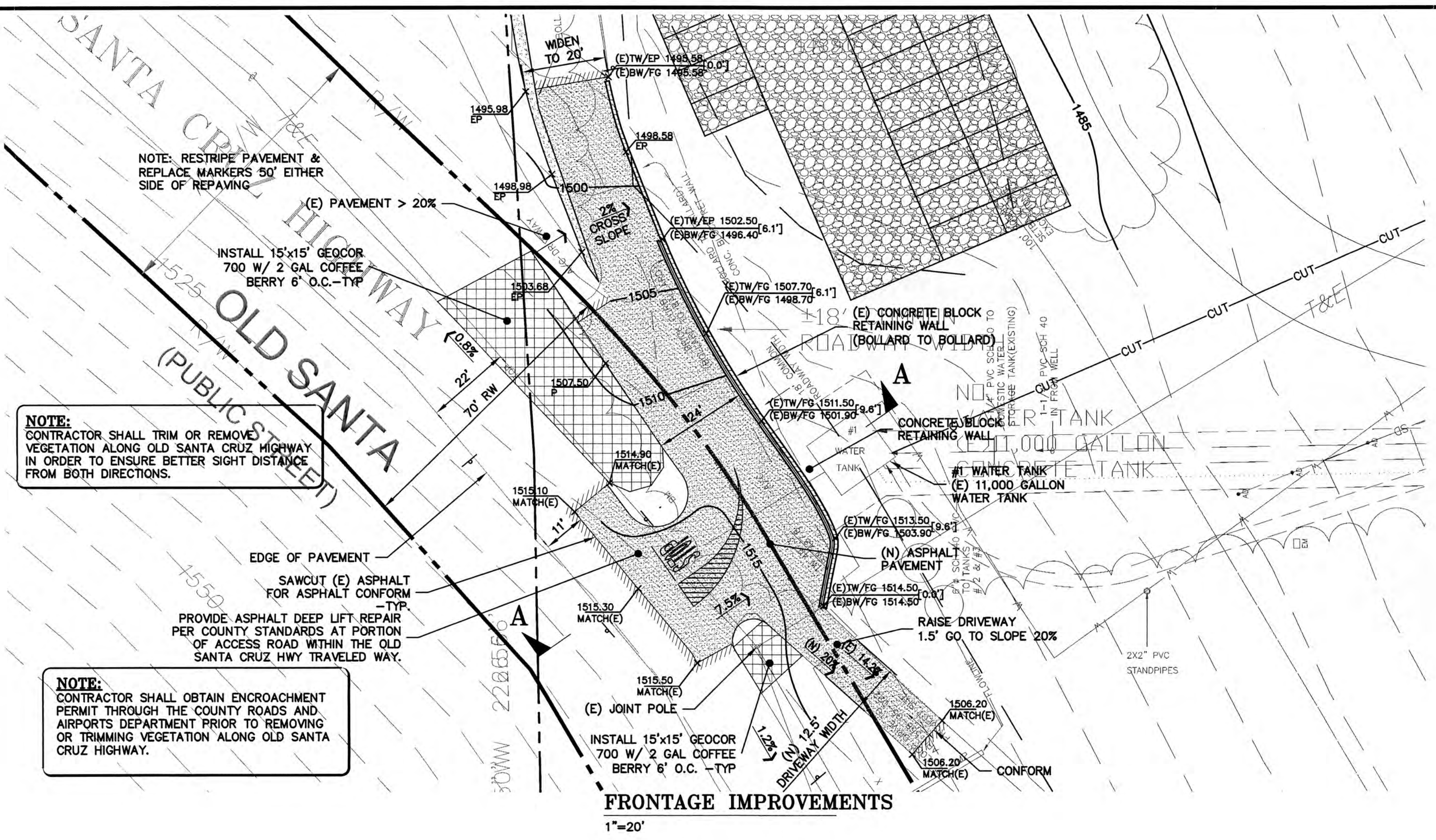
NOTES:

- THE SURFACE COURSE SHALL BE TYPE A, 12 mm (1/2") MEDIUM ASPHALT CONCRETE.
- FOG SEAL COAT SHALL CONSIST OF A MIXTURE OF SLOW-SETTING TYPE ASPHALT EMULSION AND ADDITIONAL WATER. ADDITIONAL REQUIREMENTS APPLY FOR PAVEMENT 0-4 YEARS OLD. SEE STANDARD DETAILS U/3B AND U/3C.
- COUNTY ORDINANCE NO. N-703.9 REQUIRES PAYMENT OF TRENCH CUT FEES AS OFFSET FOR DAMAGE TO PAVEMENT STRUCTURE. IN LIEU OF FEE, FOR LONGITUDINAL TRENCH CUT ONLY, ALTERNATE SECTIONS SHOWN ON SHEETS U/3B AND U/3C MAY BE PROPOSED. NO ALTERNATIVE SECTIONS ARE AVAILABLE FOR TRANSVERSE TRENCH CUTS.

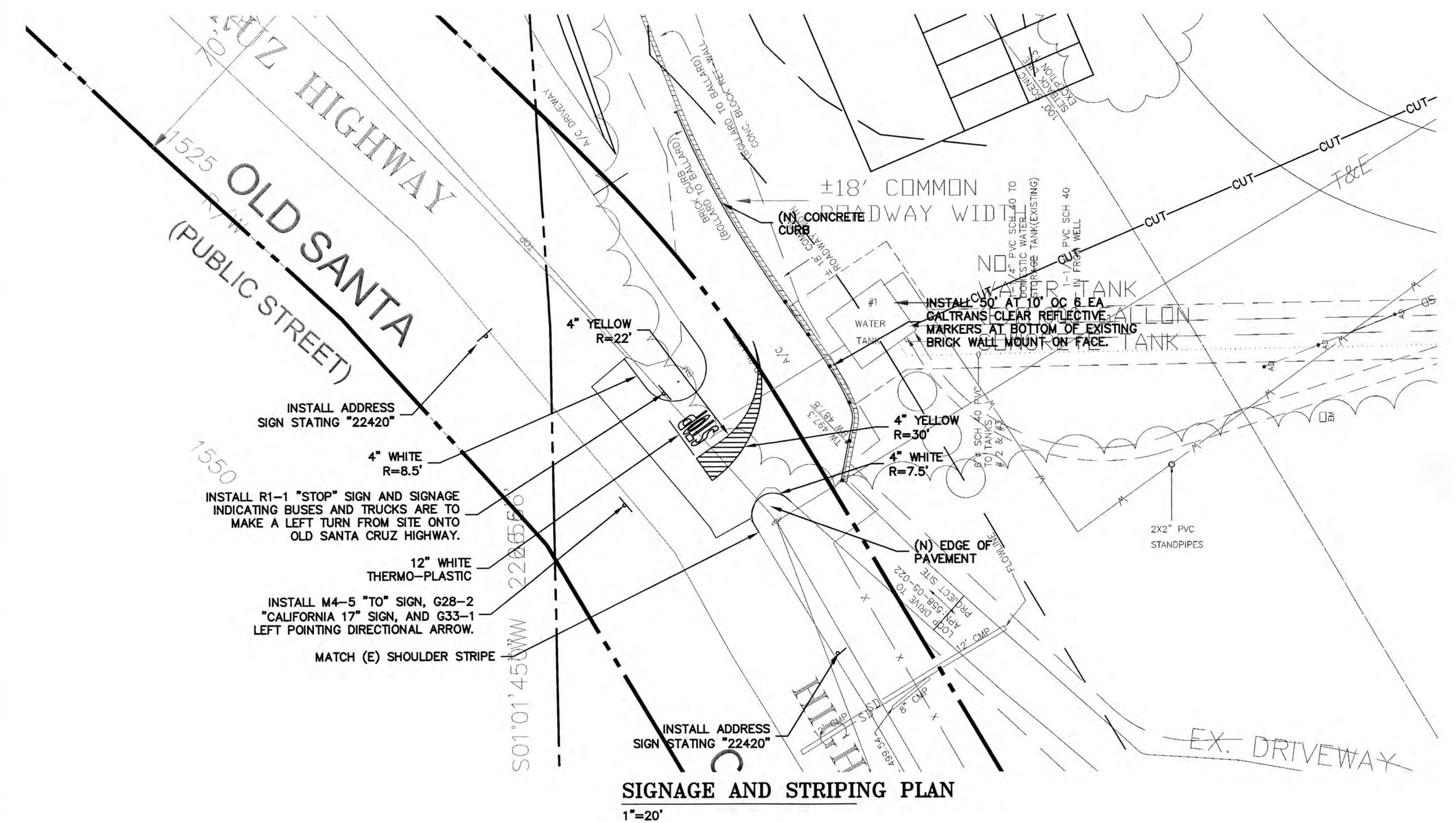


REFER TO ROADS & AIRPORTS STD. DETAIL U/3A

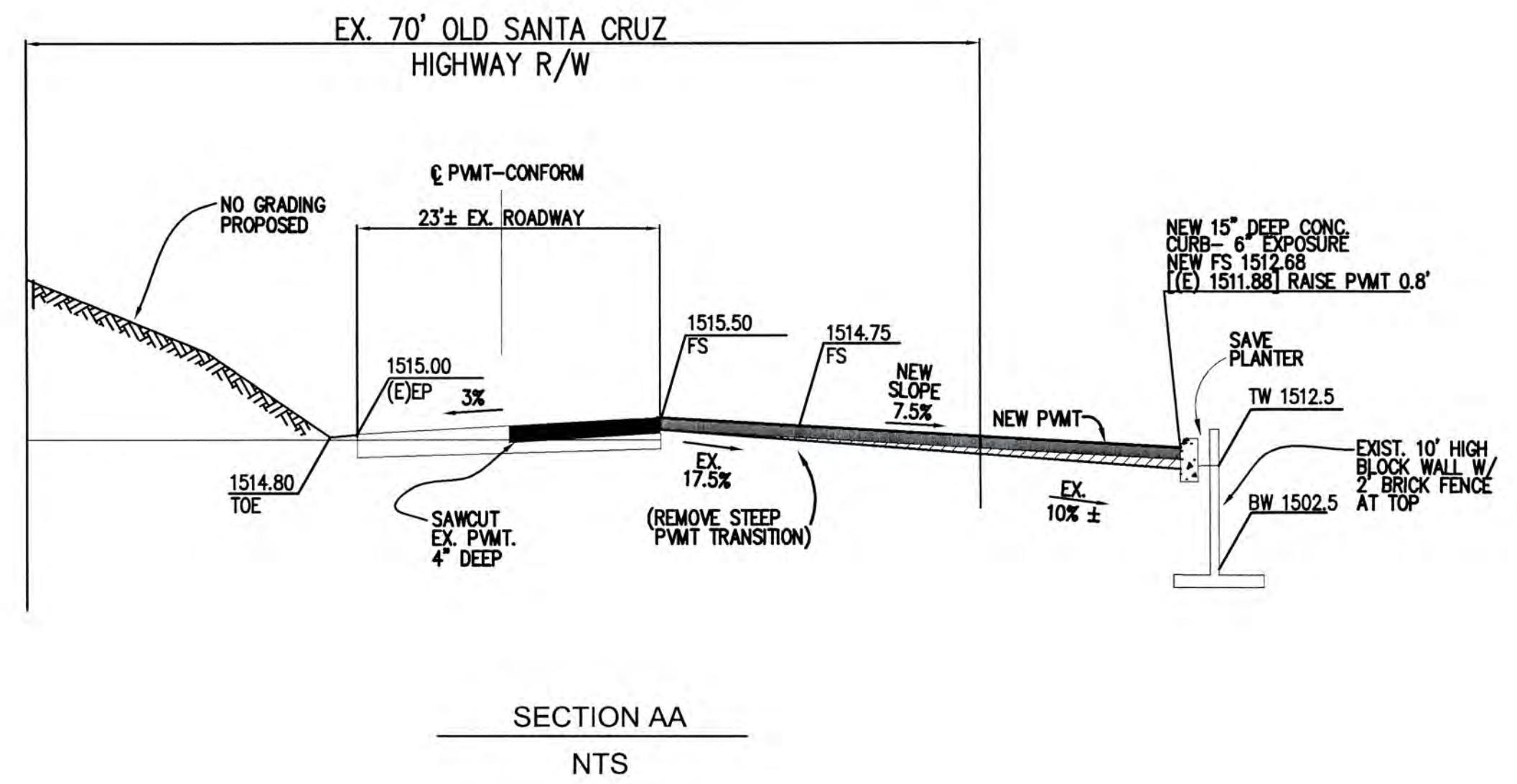
APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS



FRONTAGE IMPROVEMENTS
 1"=20'

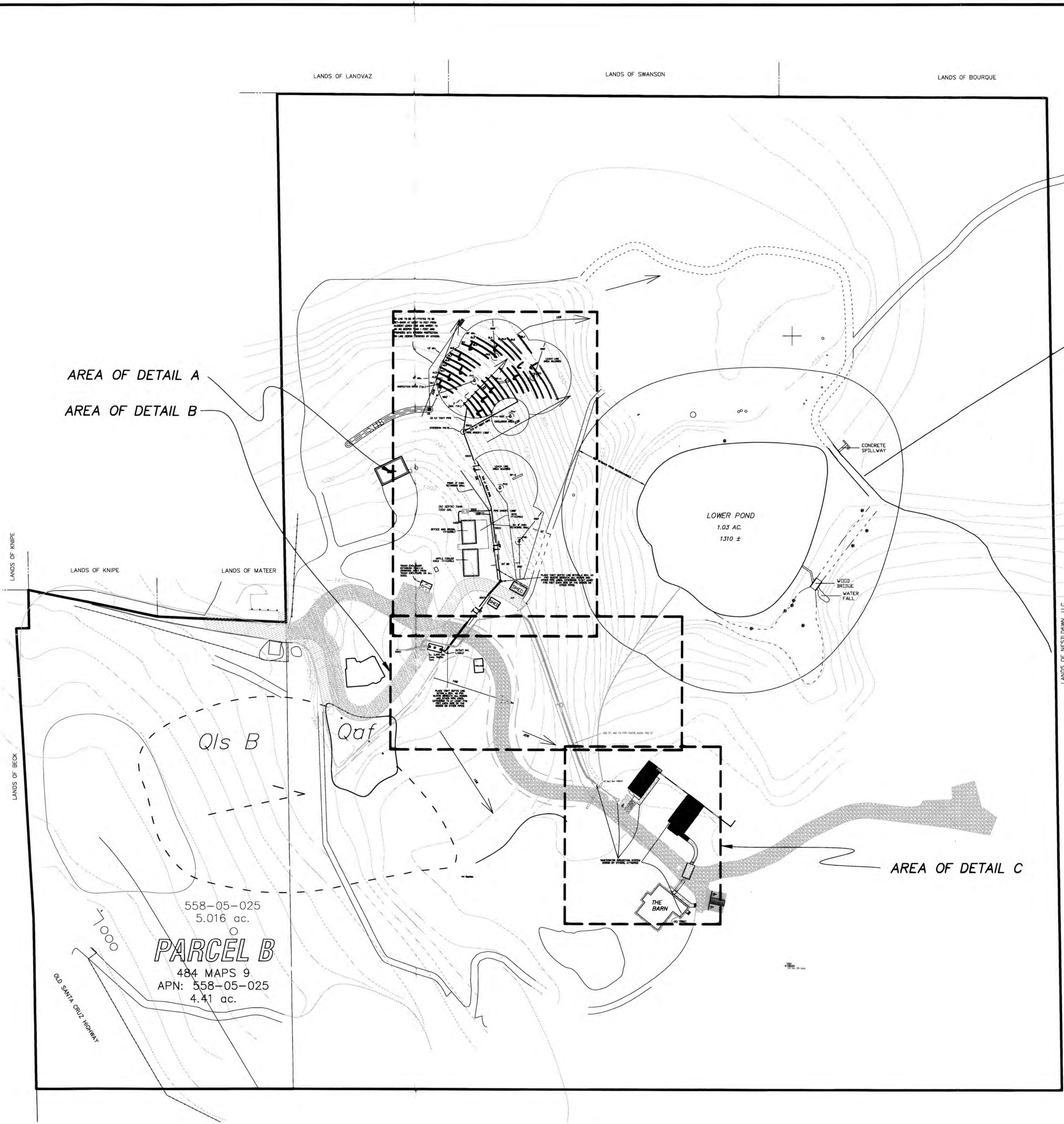


SIGNAGE AND STRIPING PLAN
 1"=20'



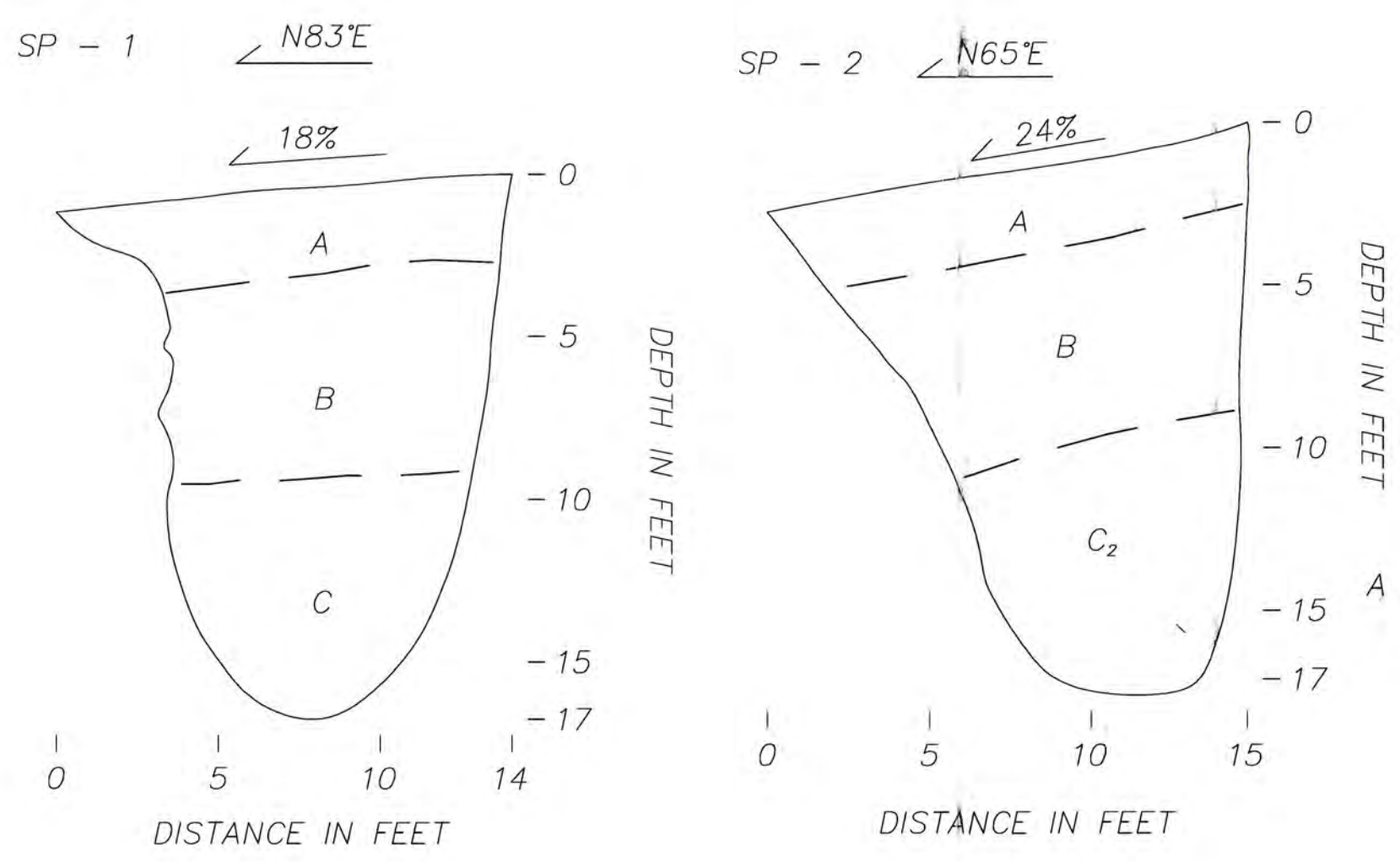
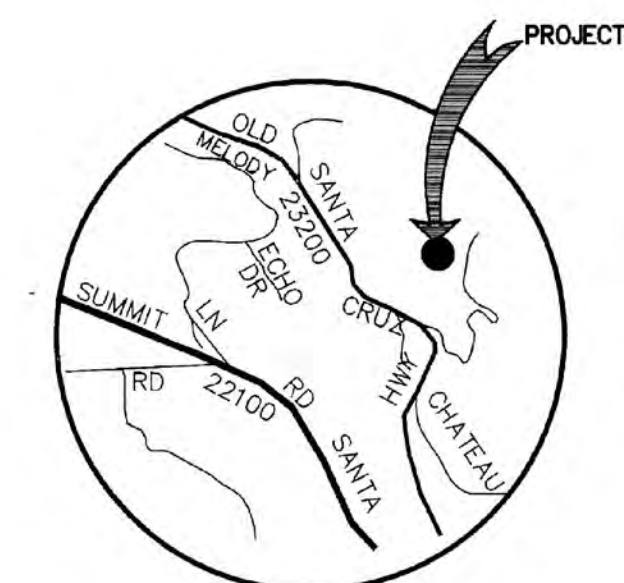
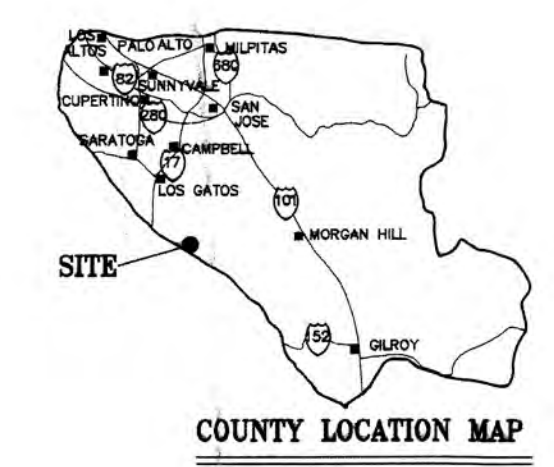
SECTION AA
 NTS

PLAN #
 OF
 SHEET



SEWAGE SYSTEM REVIEW
 SANTA CLARA COUNTY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 Project Description: *Septic tank replacement, catchment, and absorption system for 1/2 acre residential property.*
 APPROVAL RECOMMENDED
 With existing system # 6031 tank - Round-field
 Install/modify system per plan (describe below)
 [Ok] by permit from Environmental Health
 New off-lot absorption system tank
 New 1/2 acre 750' x 750' catchment
 F.E.H.S. DP Risk Response - Date 8/14/15
 Not A Sewage system Permit

62924286
 Date 8/14/15 No. 63266
 APPROVED as corrected 7
 SANTA CLARA COUNTY
 Dept. of Environmental Health
 By *[Signature]* R.E.H.S. No. 2252



SOILS PROFILE EXPLANATION

A - Silty clay, grayish brown, dry to slightly damp with depth, moderate to high plasticity, stiff; A=soils horizon.

B - Sandy clay with low plasticity grading to clayey sand with depth, predominantly reddish-brown, slightly damp, stiff to medium dense with depth; B=soils horizon.

C - Fine- to very fine-grained sand with minor clay, slightly damp to damp, medium dense: about 1/3 of it breaks into subrounded clasts, the rest disintegrates to cascading fine- to very fine grained sand with some orange limonite stain.

C₂ - More larger clasts, to cobble size, still sub-rounded, takes some effort to break by hand and displays relict bedrock structure within; minor limited zones of light gray to about 2/3 to 1 foot across due to differential weathering.

ASSOCIATED TERRA CONSULTANTS, Inc.

Client: Nestldown File# 175042
 Address: 22420 Old Santa Cruz Hwy, Los Gatos Date: 24-Sep-14
 Contact: Nicole H. Duarte Phone: 408-868-1067 / 408-590-8312

Client: Nestldown File# 175042
 Address: 22420 Old Santa Cruz Hwy, Los Gatos Date: 16-Oct-14
 Contact: Nicole H. Duarte Phone: 408-868-1067 / 408-590-8312

Hole# 1	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1000	1030	46.750	54.000	30	7.250	4.14	
2	1030	1100	48.250	54.000	30	5.750	5.22	
3	1100	1130	40.750	48.000	30	7.250	4.14	
4	1130	1200	48.000	54.000	30	6.000	5.00	
5	1200	1230	48.125	54.000	30	5.875	5.11	
6	1230	1300	42.000	48.250	30	6.250	4.80	
7	1300	1330	47.625	53.250	30	5.625	5.33	
Stabilized Rate:		5.08		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		7.11

Hole# 4	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1368	1428	30.000	28.750	30	1.250	24.00	
2	1428	1459	29.875	29.250	30	0.625	48.00	
3	1501	1531	29.675	29.375	30	0.300	60.00	
4	1533	1603	30.000	29.625	30	0.375	80.00	
5	1605	1635	30.000	29.875	30	0.125	240.00	
6	1638	1708	30.125	29.625	30	0.500	60.00	
7	1710	1740	29.875	29.500	30	0.375	80.00	
Stabilized Rate:		126.67		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		FAIL

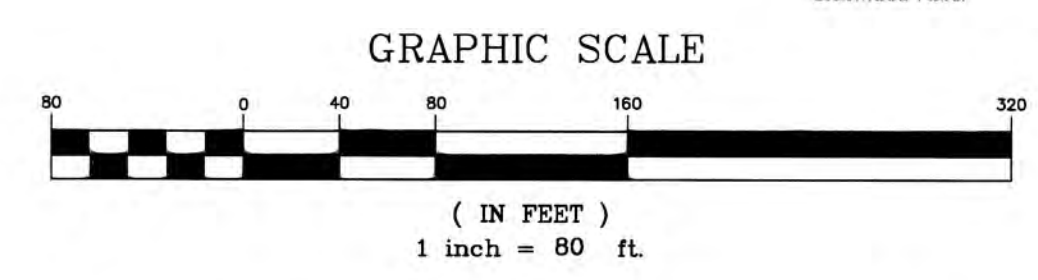
Hole# 2	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1098	1109	52.375	57.500	30	5.125	5.85	
2	1109	1159	51.750	55.875	30	4.125	7.27	
3	1159	1209	52.000	59.625	30	4.625	6.49	
4	1209	1239	52.625	59.500	30	3.875	7.74	
5	1239	1309	48.750	54.000	30	5.250	5.71	
6	1309	1339	51.500	59.250	30	4.750	6.32	
7	1339	1429	50.500	55.250	30	4.750	6.32	
Stabilized Rate:		6.12		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		8.56

Hole# 5	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1410	1440	24.500	19.250	30	5.250	5.71	
2	1441	1511	24.625	20.875	30	3.750	8.00	
3	1512	1542	24.750	21.500	30	3.250	9.23	
4	1543	1613	24.625	21.500	30	3.125	9.80	
5	1617	1647	24.500	21.750	30	2.750	10.91	
6	1650	1720	25.000	22.000	30	3.000	10.00	
7	1723	1753	24.625	21.750	30	2.875	10.43	
Stabilized Rate:		10.45		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		14.63

Hole# 3	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1025	1055	48.000	52.500	30	4.500	6.67	
2	1055	1125	49.125	52.250	30	3.125	9.60	
3	1125	1155	49.250	51.250	30	2.000	15.00	
4	1155	1225	49.750	52.625	30	2.875	10.43	
5	1225	1255	48.000	51.000	31	3.000	10.33	
6	1255	1325	50.125	53.125	30	3.000	10.00	
7	1325	1355	49.000	51.875	30	2.875	10.43	
Stabilized Rate:		10.26		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		14.38

Hole# 6	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1419	1449	27.000	25.250	30	1.750	17.14	
2	1450	1520	27.000	25.750	30	1.250	24.00	
3	1521	1591	27.000	25.750	30	1.250	24.00	
4	1533	1623	27.000	25.750	30	1.250	24.00	
Stabilized Rate:		24.00		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		33.60

NESTLDOWN, LLC
SITE MAP



Designed:	No.	Revision	Date	By
RH			12/16/14	DD
DD	1	ADDED SWALE AND SD LINE	01/08/2015	DD
RH	2	CHANGE SD LINE FOR SETBACK	04/30/2015	RH
DD	3	ADD FORCE MAIN	05/29/2015	DD
RH	4	ERRATA	05/29/2015	RH

ASSOCIATED TERRA CONSULTANTS, Inc.
 Engineering Geology/Soils Engineering/Hydrogeology
 1725 DELL AVENUE, CAMPBELL, CA 95008
 Phone: 408-866-1067 Fax: 408-866-1047

PROPOSED SEPTIC SYSTEM DESIGN
 LANDS OF NESTLDOWN, LLC
 22420 OLD SANTA CRUZ HIGHWAY
 SANTA CLARA COUNTY, CALIFORNIA

Project Number: 175061
 Scale: AS INDICATED
 SHEET 1 OF 3

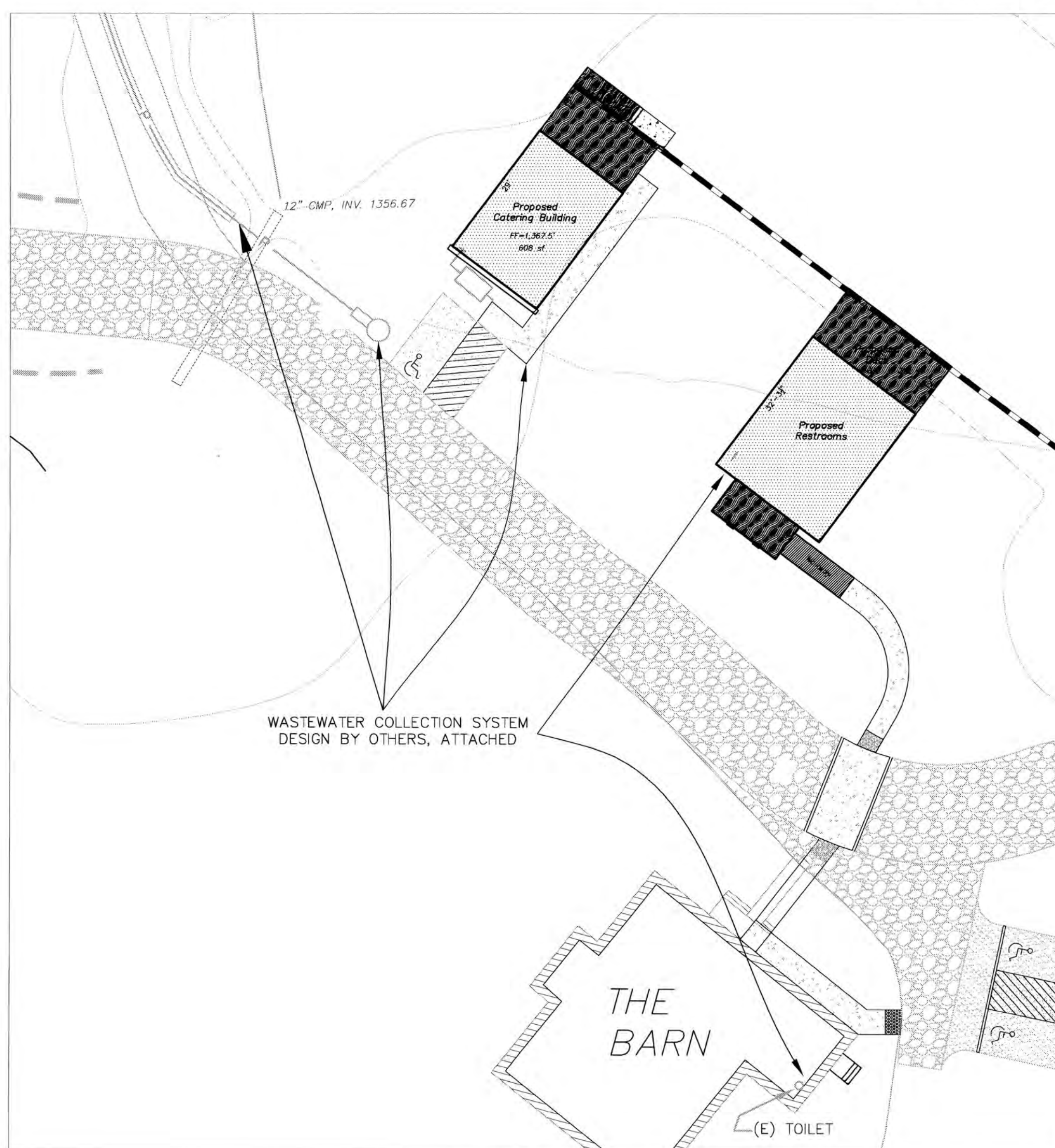
SD LINE TO BE RE-ROUTED TO BE SET-BACK AT LEAST 10 FEET FROM CLOSEST LEACH LINE AND INVERT TO BE NO DEEPER THAN 1 FOOT AND PROVIDED WITH EROSION PROTECTION. SD LINE DESIGN PROVIDED BY OTHERS.



DETAIL A

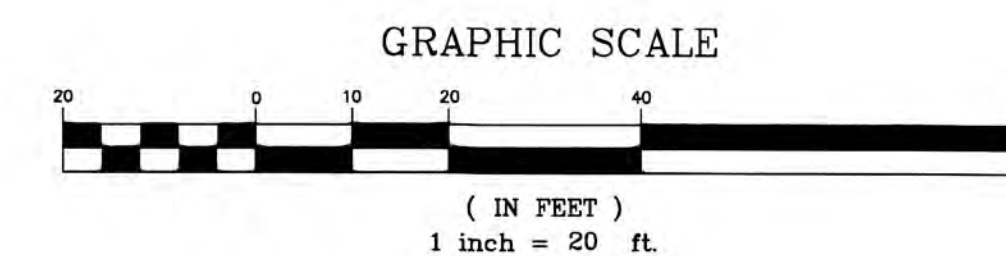


DETAIL B



DETAIL C

NO SPRING USED FOR WATER SUPPLY OR WELL WITHIN 400 FEET OF PROPOSED SEPTIC DRAIN FIELD(S)



ASSOCIATED TERRA CONSULTANTS, Inc.			
Engineering Geology/Soils Engineering/Hydrogeology 1725 DELL AVENUE, CAMPBELL, CA 95008 Phone: 408-866-1067 Fax: 408-866-1047			
Designed:	NO.	REVISIONS	Date By
Drawn By: DD	▲	ADDED SWALE AND SD LINE	12/16/14 DD
Checked: RH	▲	CHANGE SD LINE FOR SETBACK	01/08/2015 DD
Date: 11/05/14	▲	ADD FORCE MAIN	04/30/2015 RH
	▲	ERRATA	05/29/2015 RH
PROPOSED SEPTIC SYSTEM DESIGN			SHEET 2 OF 3 Scale: AS INDICATED
LANDS OF NESTLDOWN, LLC			
22420 OLD SANTA CRUZ HWY SANTA CLARA COUNTY, CALIFORNIA			

Wy'east Engineering
 784 Northridge Center, Suite 229
 Salinas, California 93906
 (831)443-5514 • (FAX)444-9490

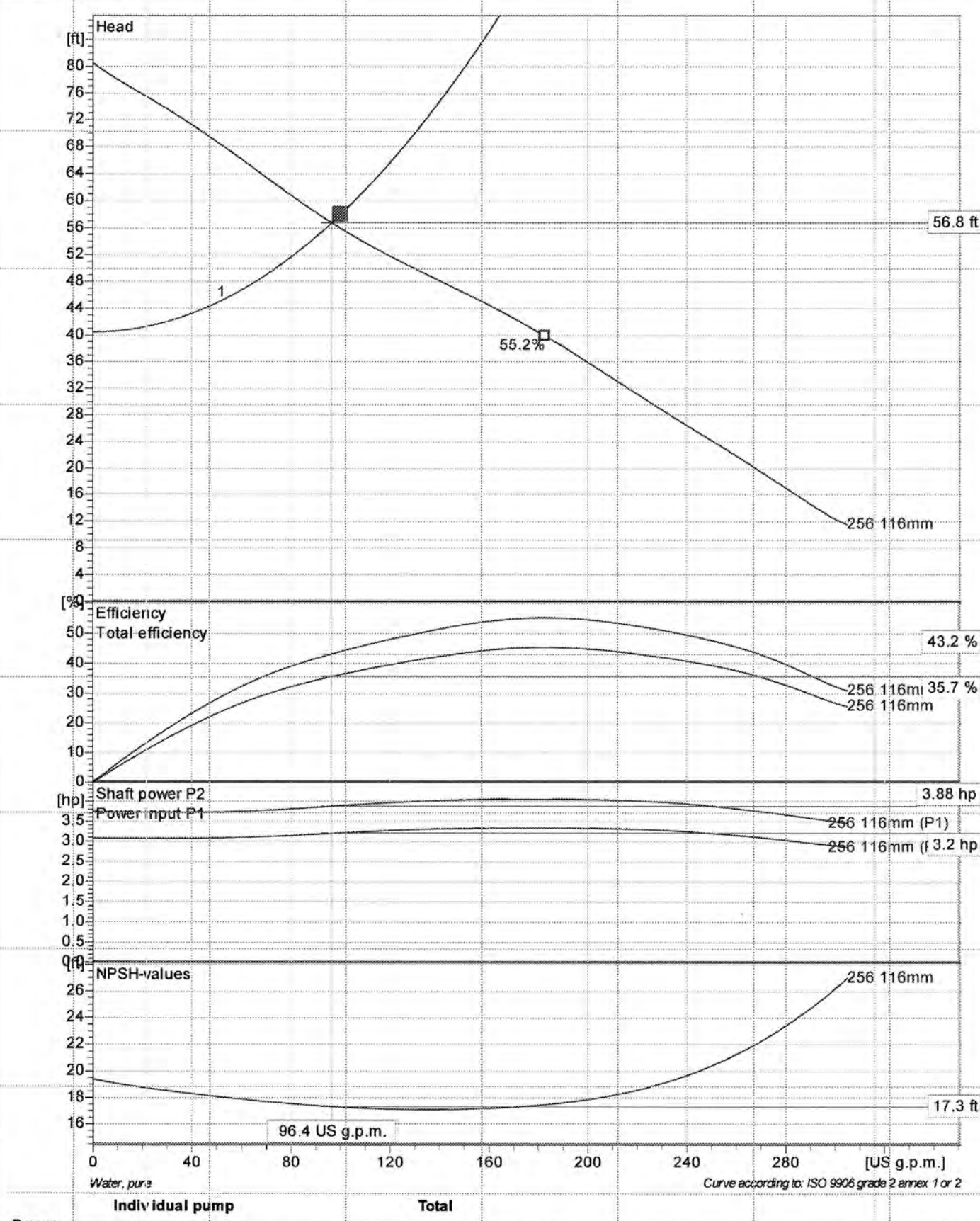
HEADLOSS CALCULATIONS
 Project: Nestlown Ranch Wastewater Force Main
 Date: 4/22/2015
 Scenario: 100-gpm, 3-inch PVC

Flow Data		Topographic Head (ft)		Data to be Added									
Q =	100 gpm	Lift Sta Low Level	1359.51-ft MSL										
Static P =	0.22-cfs	Septic Tank Elev	1400.0-ft MSL										
		H ₁ =	40.5-ft										
Pipe Materials $h_f = 0.2083(100/C)^{1.85}(q^{1.85}/d^{4.8655})$													
Pipe	ID	C	V	H _f /100-ft	L	H _f	Adjustment for Tables C = 100'	Results					
3" PVC	3	140	4.54	2.67	475	12.69	Pipe Material	C Factor					
6" PVC	6	140	1.13	0.09			ACP	150					
8" PVC	8	140	0.64	0.02			Copper	140					
10" PVC	10	140	0.41	0.01			CIP/DIP	130					
12" PVC	12	140	0.28	0.00			PVC/PET	140					
							Concrete	120					
							GIP	100					
Total Pipeline Losses						12.69							
Headloss of Valves													
$H_f = KV^2/2g$													
Fitting	D (in)	V (ft/sec)	k	H _f (feet)	Fitting Count	Total H _f	Valve	D (in)	Velocity (ft/sec)	k	H _f (feet)	Valve Count	Total H _f
90° or Tee	3	4.54	1.25	0.40	5.00	2.00	Gate	4	2.55	0.14	0.01		
	6	1.13	1.25	0.05				6	1.13	0.12			
	8	0.64	1.25	0.02				8	0.64	0.11			
	10	0.41	1.25	0.01				10	0.41	0.11			
	12	0.28	1.25					12	0.28	0.10			
45°	3	4.54	0.31	0.21	4.00	0.84	BFV	4	2.55	0.77	0.08		
	6	1.13	0.31	0.01				6	1.13	0.68	0.01		
	8	0.64	0.31					8	0.64	0.63			
	10	0.41	0.31					10	0.41	0.63			
	12	0.28	0.31					12	0.28	0.35			
22.5"	4	2.55	0.08	0.02			Globe	3	4.54	5.80	1.86		
	6	1.13	0.08				Check	6	1.13	5.10	1.0		
	8	0.64	0.08					8	0.64	4.80	0.03		
	10	0.41	0.08					10	0.41	4.80	0.01		
	12	0.28	0.08					12	0.28	4.40	0.01		
11.25"	4	2.55	0.02				Swing	4	2.55	1.50	0.15		
	6	1.13	0.02					6	1.13	1.50	0.03		
	8	0.64	0.02					8	0.64	1.50	0.01		
	10	0.41	0.02					10	0.41	1.50	0.01		
	12	0.28	0.02					12	0.28	1.30	0.01		
Total Fittings Losses						2.84	Plug	2	10.21	0.31	0.50		
Total Headlosses							Thru	2	1/2	6.54	0.32	0.21	
Pipelines						12.69		3	4.54	0.32	0.10	1.00	0.10
Fittings						2.84		4	2.55	0.31	0.03		
Valves						1.96		6	1.13	0.27	0.01		
Total						17.49		8	0.64	0.25			
1-H_f by fitting or valve								10	0.41	0.25			
Practical Hydraulics - Simon, 1976, pg 59-62								12	0.28	0.23			
2- Hazen-Williams C values													1.96
Practical Hydraulics - Simon, 1976, pg 445													

1 TOTAL DYNAMIC HEAD CALCULATIONS
 SCALE: NTS

xylem
 Let's Solve Water

NP 3085 SH 3~ 256
 Duty Analysis

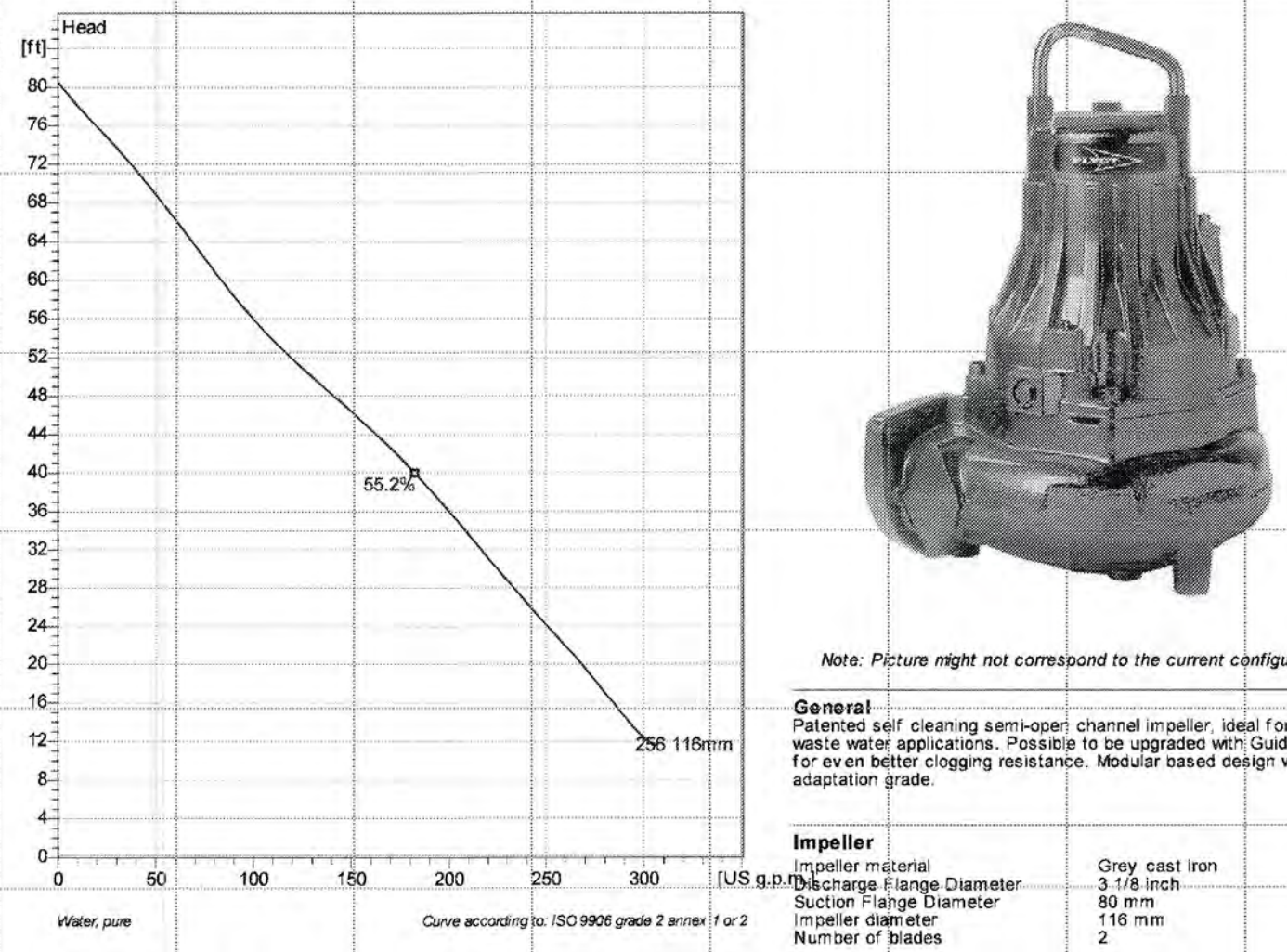


Flow	Head	Shaft power	Pump eff.	Specific energy	NPSH _r
96.4 US g.p.m.	56.8 ft	32 hp	43.2%	500 W/US MG	17.3 ft

2 SCALE: NTS
 FLYGT N 3085SH CURVES

xylem
 Let's Solve Water

NP 3085 SH 3~ 256
 Technical specification



Impeller
 Impeller material: Grey cast iron
 Discharge Flange Diameter: 3.18 inch
 Suction Flange Diameter: 80 mm
 Impeller diameter: 116 mm
 Number of blades: 2

Motor
 Motor # N3085 092 16-09-2AL-W 4hp
 Stator variant: 12
 Frequency: 60 Hz
 Rated voltage: 480 V
 Number of poles: 2
 Phases: 3-
 Rated power: 2 hp
 Rated current: 4.1 A
 Starting current: 30 A
 Rated speed: 3415 rpm
 Power factor: 0.91
 1/1 Load: 0.86
 3/4 Load: 0.86
 1/2 Load: 0.81

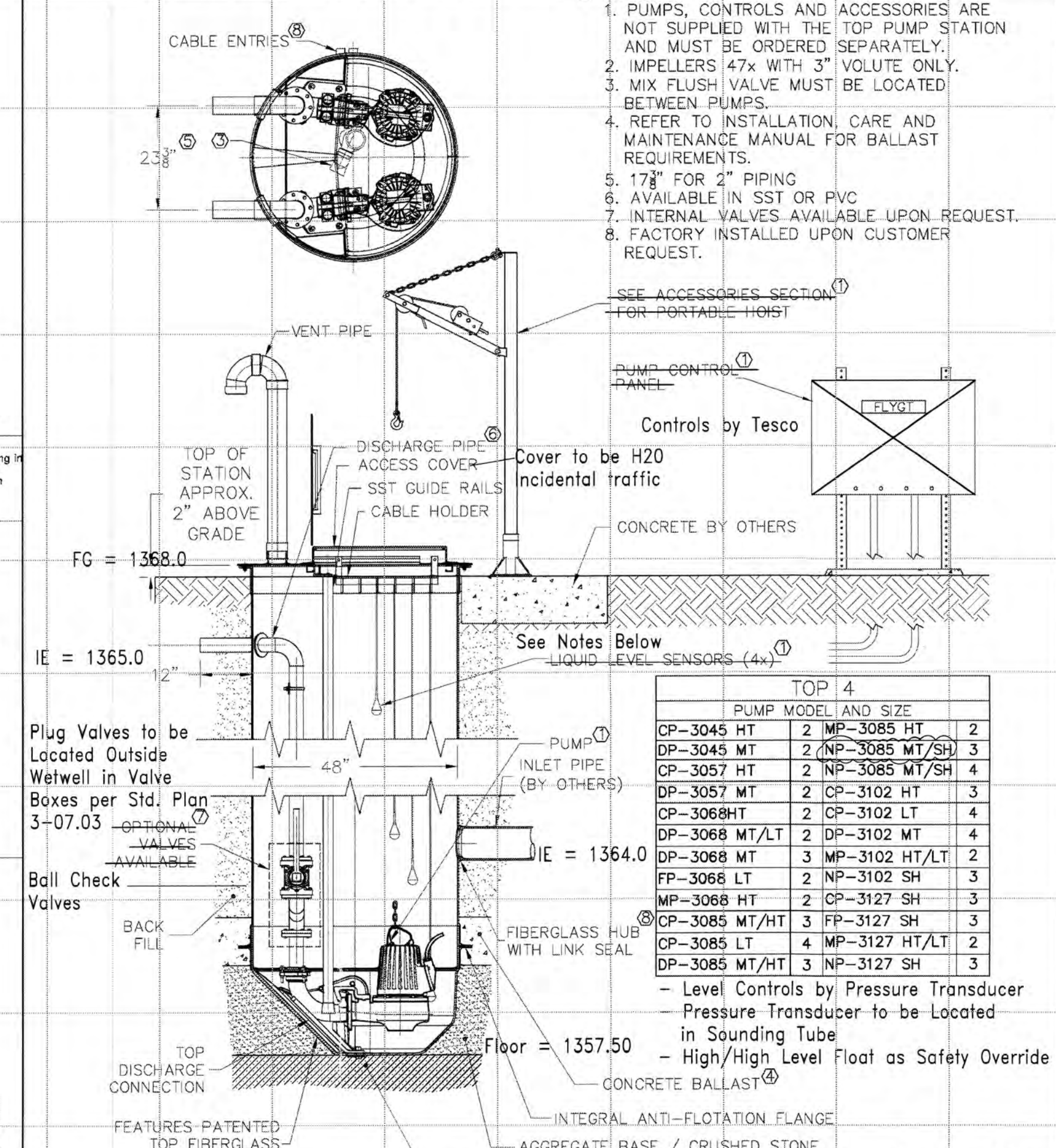
Efficiency
 1/1 Load: 80.5 %
 3/4 Load: 82.5 %
 1/2 Load: 82.5 %

Configuration

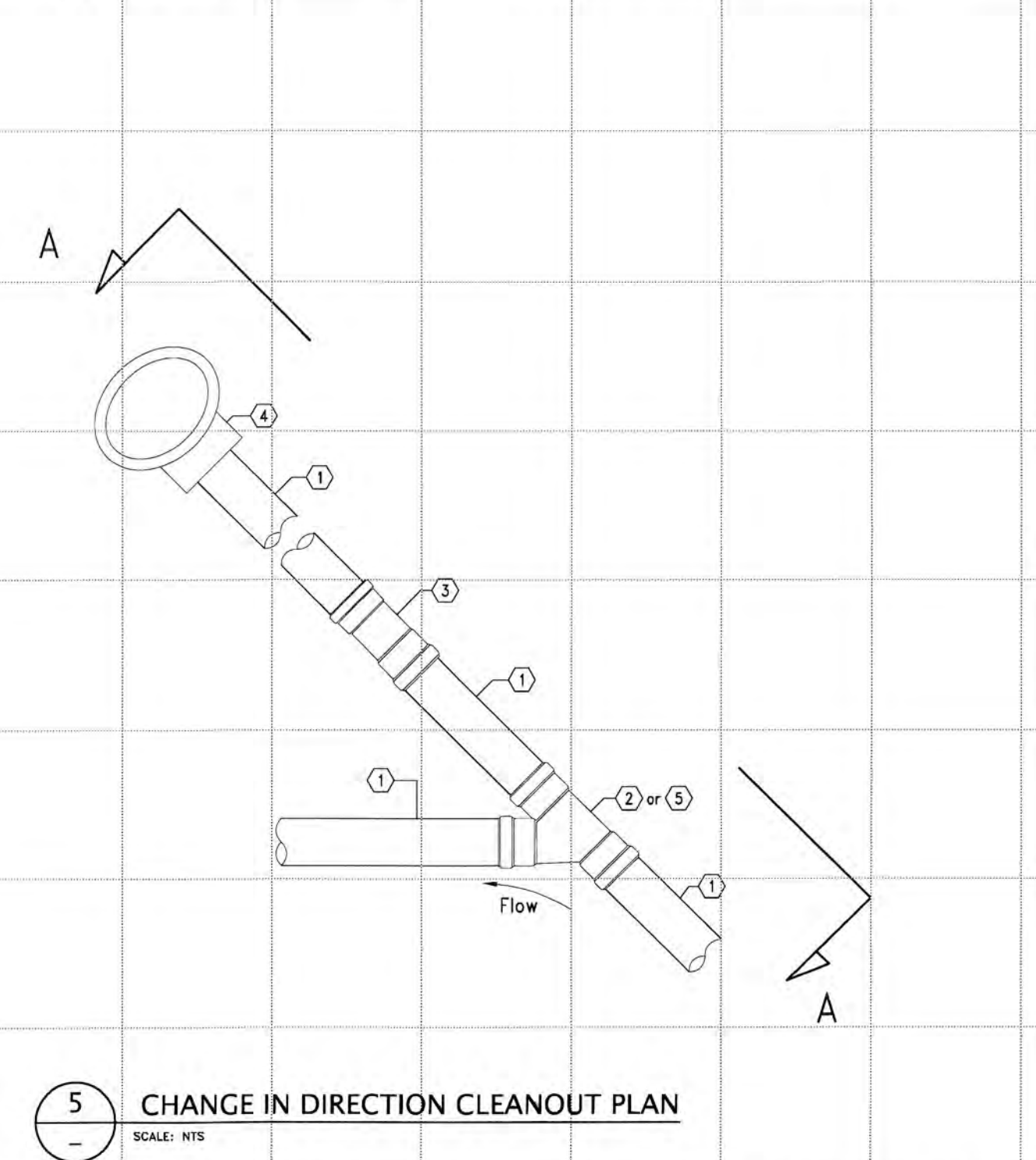
3 SCALE: NTS
 FLYGT N 3085SH PUMP DETAILS

FLYGT
 a xylem brand
 Issued: 5/13 Supersedes: 3/08

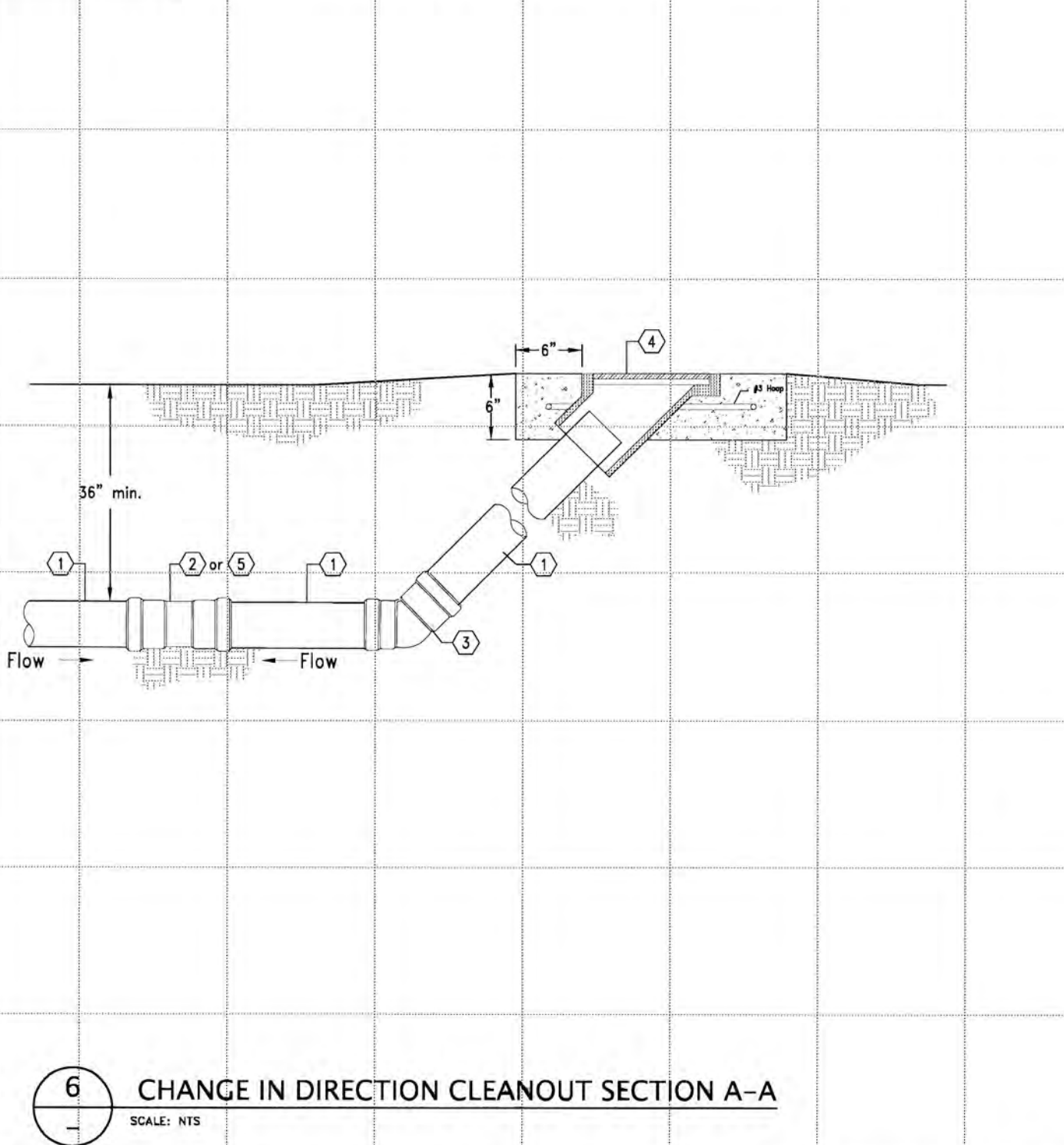
TOP 4 (Duplex Station)
 (Fiberglass Station - 3045 thru 3127)



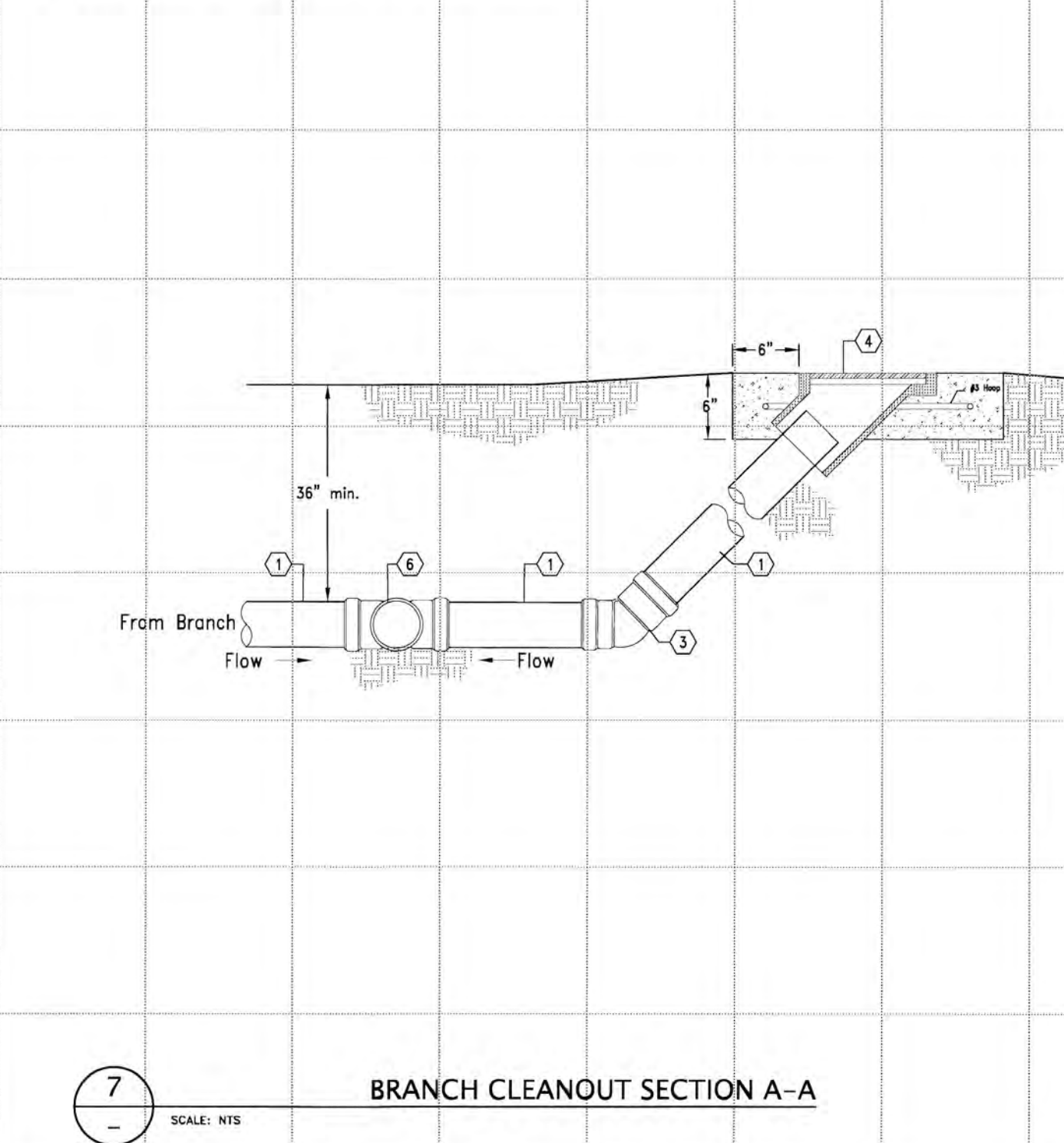
4 SCALE: NTS
 FLYGT TOP4 PACKAGED LIFT STATION



5 SCALE: NTS
 CHANGE IN DIRECTION CLEANOUT PLAN



6 SCALE: NTS
 CHANGE IN DIRECTION CLEANOUT SECTION A-A

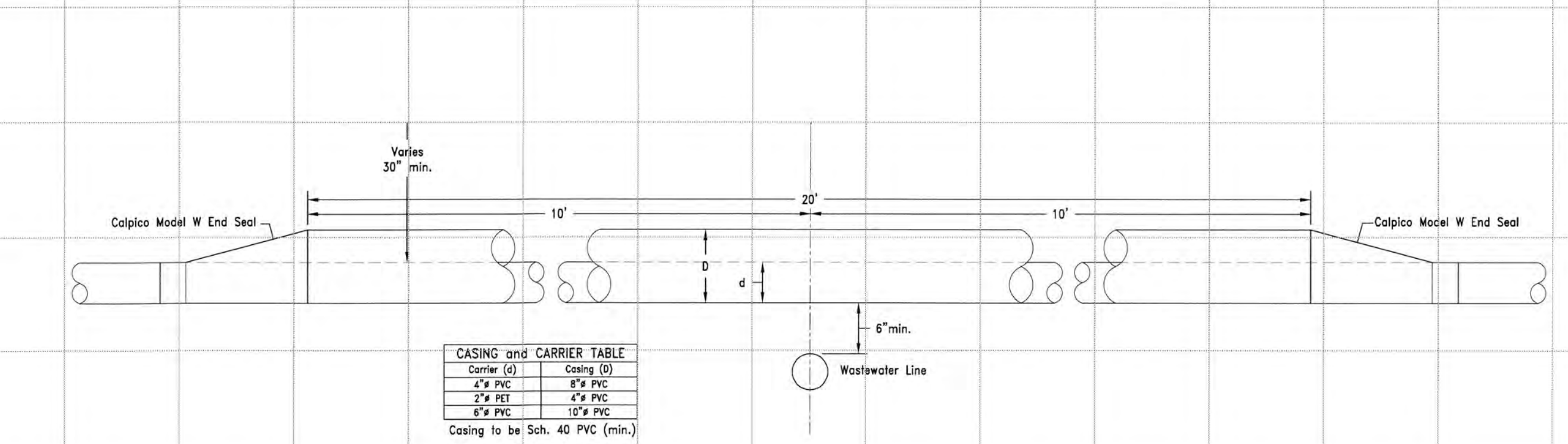
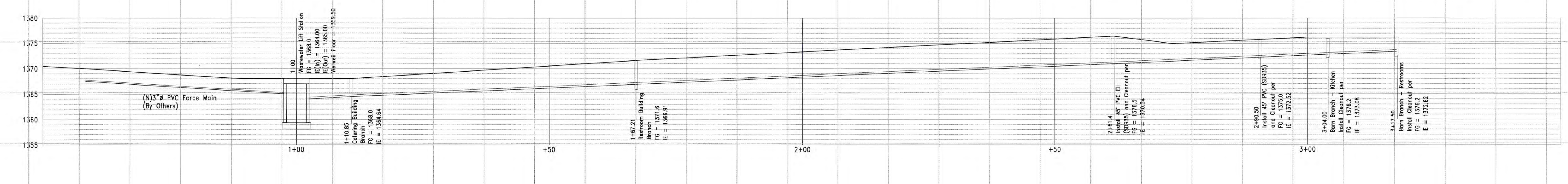
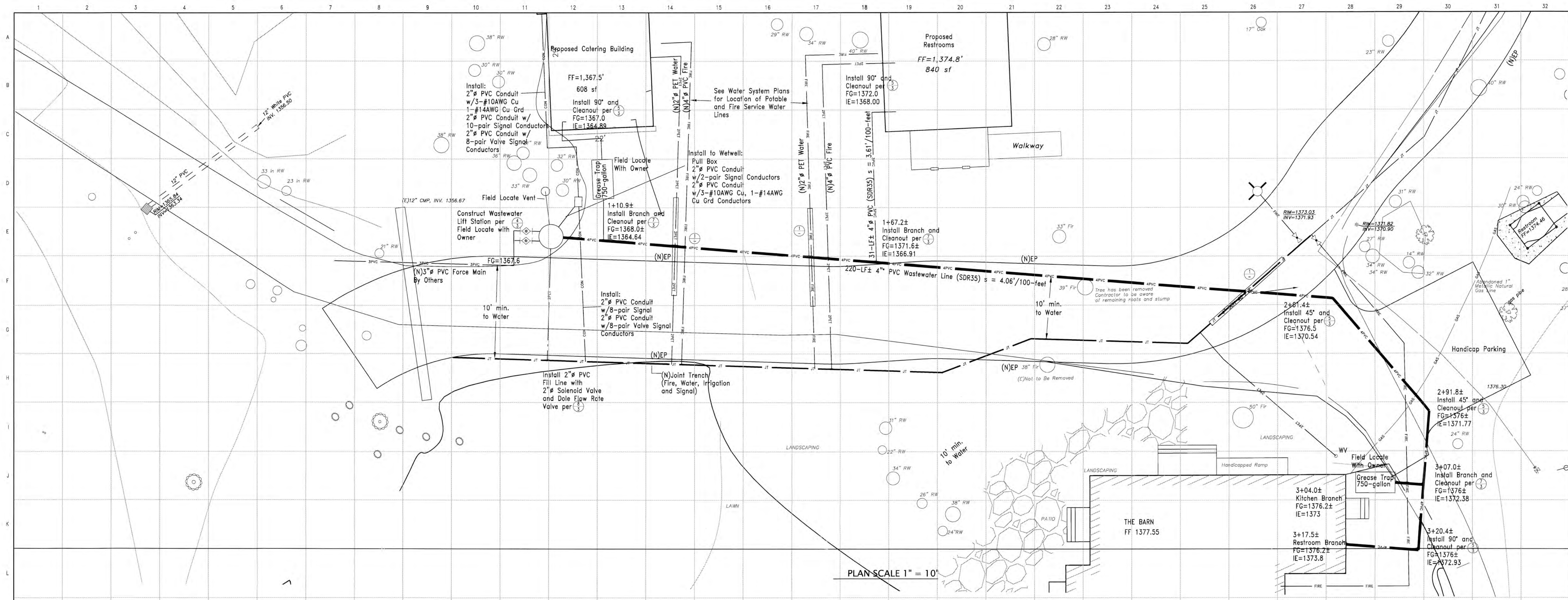


7 SCALE: NTS
 BRANCH CLEANOUT SECTION A-A

WASTEWATER MECHANICAL SCHEDULE

ID	DESCRIPTION
1	4" PVC (SDR35)
2	4" x 4" x 4" PVC Wye (SDR35 - Gasketed)
3	4" x 4" x 4" PVC Tee (SDR35 - Gasketed)
4	6" Clean Out Frame and Cover (Phoenix P-7103 or Approved Substitute)
5	4" x 4" x 4" PVC Tee (SDR35 - Gasketed)
6	4" x 4" x 4" x 4" PVC Cross (SDR35 - Gasketed) (Specified Fittings Part No. 2604)

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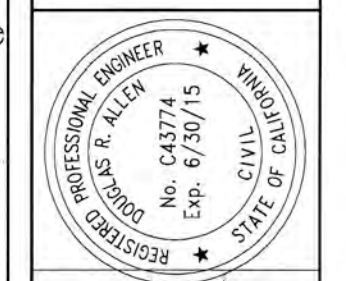
CASING and CARRIER TABLE	
Carrier (C)	Casing (D)
4" PVC	6" PVC
2" PET	4" PVC
6" PVC	18" PVC

Casing to be Sch. 40 PVC (min.)

1 CROSSING DETAIL - WATER OVER WASTEWATER
SCALE: NTS

Revision	Date:

NESTLTDOWN RANCH
Wastewater Collection System
Plan and Profile - Gravity and Lift Station
Barn Area

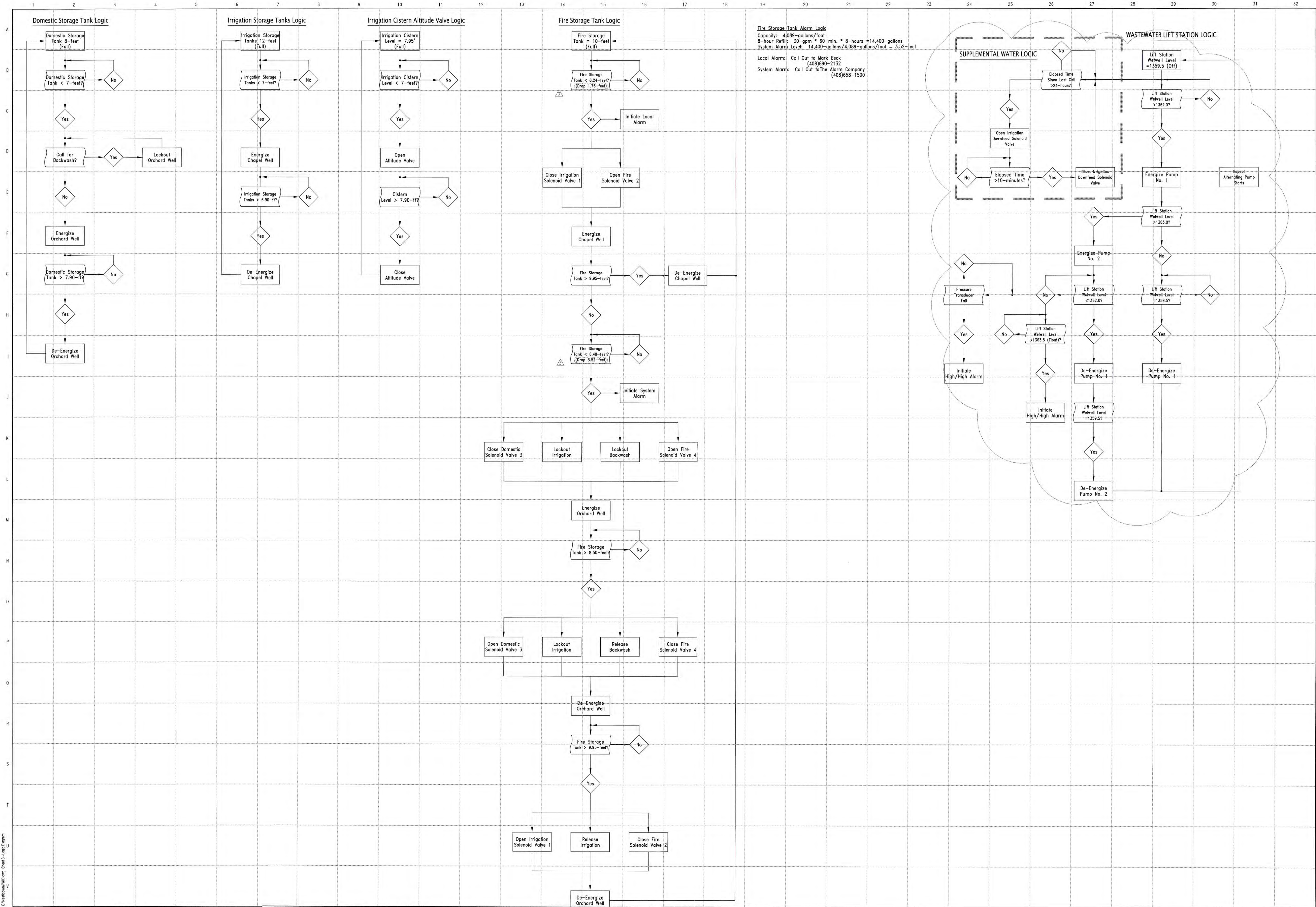


Wy east Engineering
784 Northridge Center, Suite 229
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NESTLTDOWN RANCH LLC
175 Dell Avenue
Campbell, California 95008
(408) 690-3123

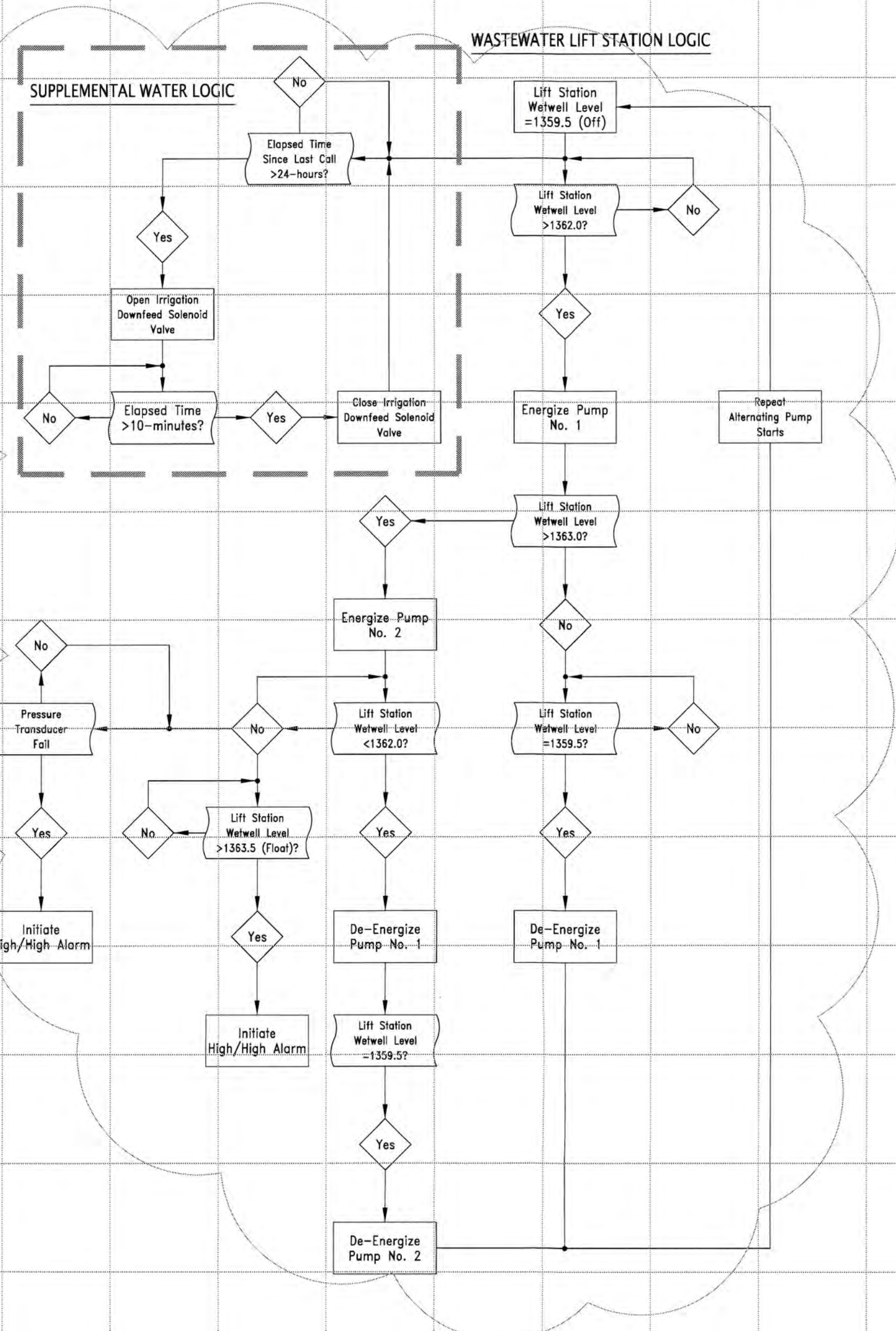
Date: May 2015	Scale: 1" = 10'H, 1" = 1'V
Drawn: DRA	Job: 14-020
Sheet 2	of 3

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Fire Storage Tank Alarm Logic:
 Capacity: 4,089-gallons/foot
 8-hour Refill: 30-gpm * 60-min. * 8-hours = 14,400-gallons
 System Alarm Level: 14,400-gallons/4,089-gallons/foot = 3.52-feet

Local Alarm: Call Out to Mark Beck (408)690-2132
 System Alarm: Call Out to The Alarm Company (408)658-1500



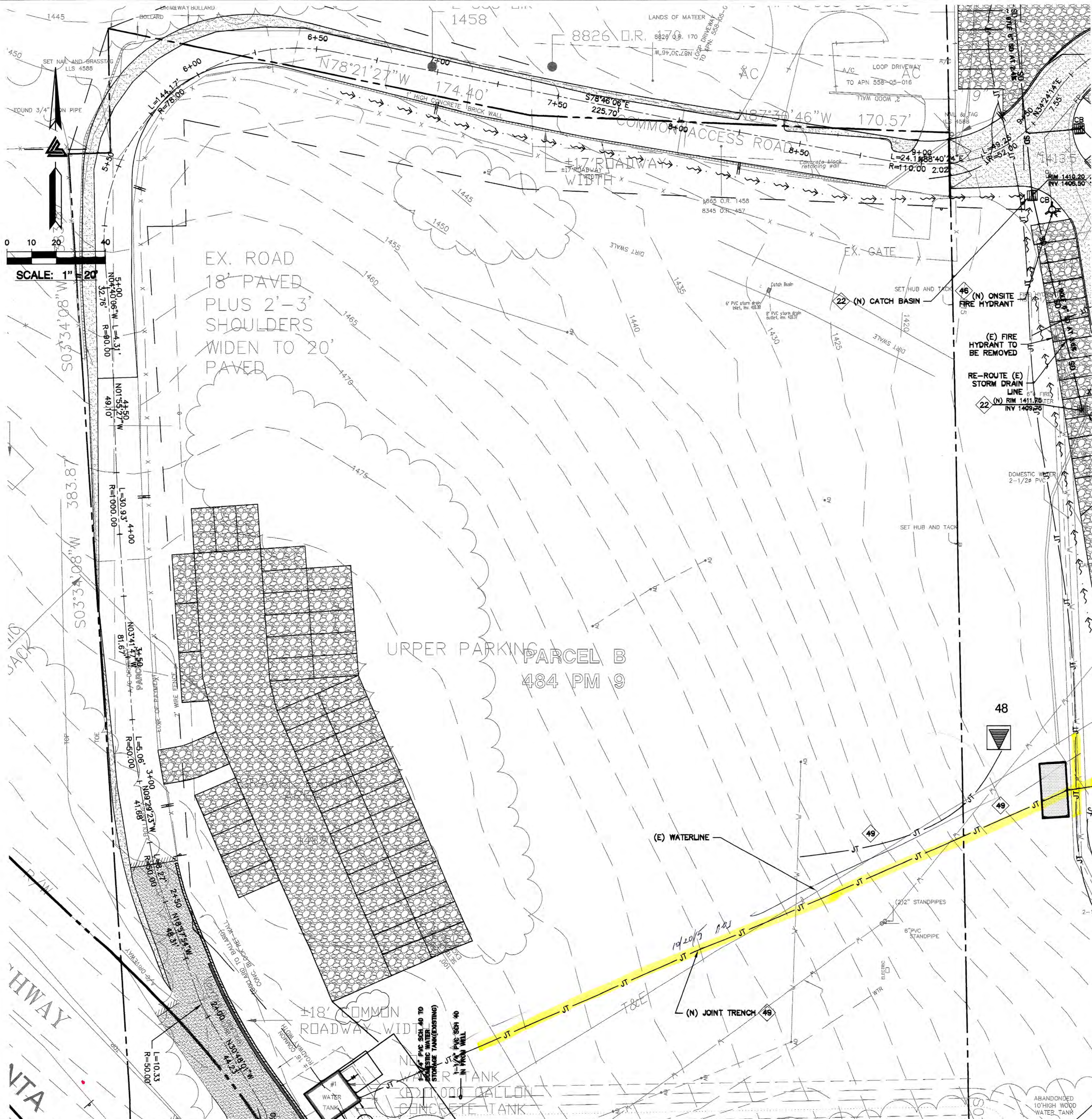
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Scale:	None
Drawn:	DRB
Job:	14-020
Sheet:	3 of 15

MR. MARK BECK 22420 Old Santa Cruz Highway Los Gatos, California 95033 (408)690-2123	Wyeast Engineering 784 Northridge Center, Suite 229 Salinas, CA 93906 (831)443-5514 (FAX) 444-9490
---	---

Date: 10/14 Revision: per RAB Add: Wastewater Date: 5/15	NESTLDOWN RANCH Water System Improvements Logic Diagrams
---	--

C:\nestdown\14020\log\Sheet 3 Logic Diagram

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- STORM DRAIN**
- 20 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
 - 23 INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
 - 24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
 - 25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
 - 26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
 - 27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
 - 28 (N) STORM DRAIN MANHOLE.
- 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.
- 30 INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.
- UTILITIES**
- 40 LEFT BLANK
 - 41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.
 - 42 LEFT BLANK
 - 43 TYPICAL, INSTALL (N) SANITARY SEWER LATERAL USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
 - 44 LEFT BLANK
 - 45 LEFT BLANK
 - 46 (N) ONSITE FIRE HYDRANT -TYP. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
 - 47 LEFT BLANK
 - 48 (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS
 - 49 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. SEE DETAIL ON SHEET C-7.0 FOR SCHEMATIC LAYOUT OF JOINT TRENCH. DESIGN BY ELECTRICAL.
 - 50 LEFT BLANK
 - 51 LEFT BLANK
 - 52 INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
 - 53 LEFT BLANK
 - 54 (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.
 - 55 LEFT BLANK
- DEMOLITION**
- 60 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 61 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

SEE SHEET C-5.2

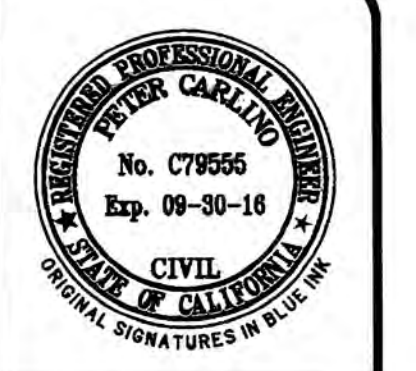
FOR REFERENCE ONLY

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

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT RICH HALTENHOFF (408)590-8311.



INSPECTIONS REQUIRED
ATC ENGINEERING, INC. REQUIRES TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ATC ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY ATC ENGINEERING, INC. OCCURS.
POINT OF CONTACT:
ATC ENGINEERING, INC.
(408)590-8311



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
3070 BUCKLE UP BLVD. SUITE 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)787-7363
WWW.LEABRAZE.COM

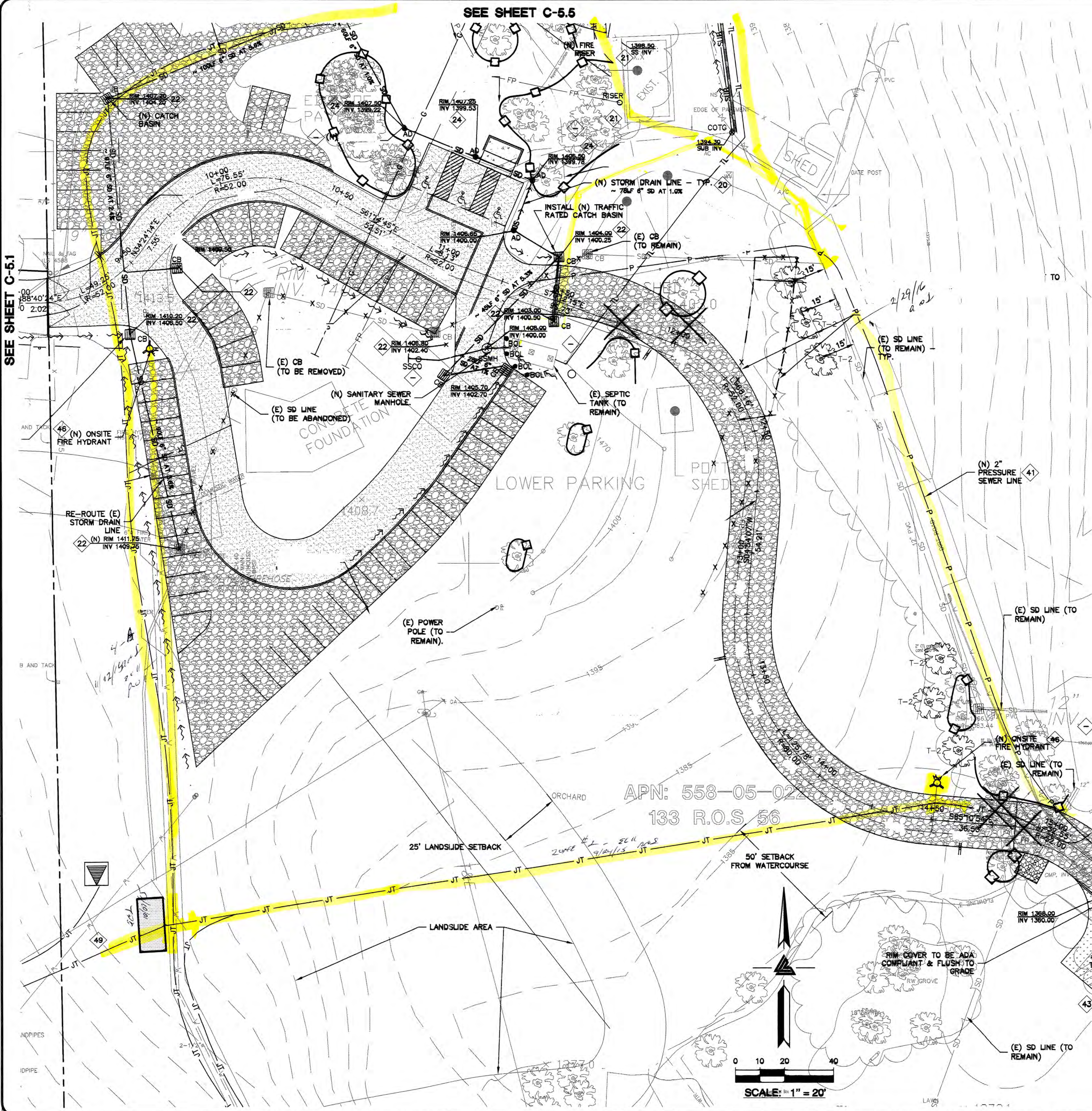
NESTLUDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 558-05-022
APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK	RB
3	PLAN CHECK	RB
2	PLAN CHECK	RB
1	PLAN CHECK	PT
REVISIONS		
JOB NO: 2130030		
DATE: 9-10-14		
SCALE: 1" = 20'		
DESIGN BY: PT/PC		
DRAWN BY: TB		
SHEET NO:		

C-5.1
18 OF 39 SHEETS

PLAN # OF SHEET



STORM DRAIN
 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

- 20 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 21 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
 - 22 (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
 - 24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
 - 25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
 - 26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
 - 27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
 - 28 (N) STORM DRAIN MANHOLE.
- 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.
- INSTALL (N) BIO-RETENTION TREATMENT AREAS TO CONFORM TO C.3 STORM WATER TREATMENT REQUIREMENTS. SEE SHEET C-6.2 FOR DETAIL.

UTILITIES

- 40 LEFT BLANK
- 41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.
- 42 LEFT BLANK
- 43 TYPICAL, INSTALL (N) SANITARY SEWER LATERAL USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
- 44 LEFT BLANK
- 45 LEFT BLANK
- 46 (N) ON-SITE FIRE HYDRANT -TYP. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
- 47 LEFT BLANK
- 48 (N) PAD MOUNTED TRANSFORMER. FINAL LOCATION TO BE COORDINATED WITH PG&E. REFER TO ELECTRICAL PLANS FOR DETAILS
- 49 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. SEE DETAIL ON SHEET C-7.0 FOR SCHEMATIC LAYOUT OF JOINT TRENCH. DESIGN BY ELECTRICAL.
- 50 LEFT BLANK
- 51 LEFT BLANK
- 52 INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) TYPICAL. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
- 53 LEFT BLANK
- 54 (N) ON-SITE PROPANE TANKS. SEE BLDG. PLANS FOR DETAILS.
- 55 LEFT BLANK

DEMOLITION

- 60 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
- 61 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

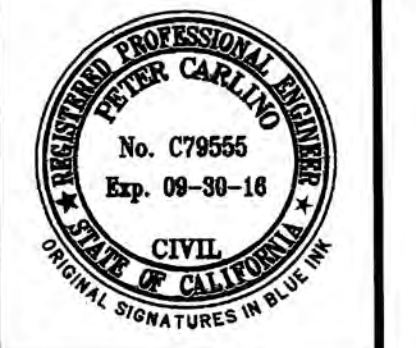
APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS

NOTE:
**FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT
 RICH HALTENHOFF
 (408)590-8311.**



INSPECTIONS REQUIRED
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POINT OF CONTACT:
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FOR REFERENCE ONLY



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 3000 AMERICA WAY WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086
 (F) (510) 887-3019
 WWW.LEABRAZE.COM

NESTLIDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK	05-07-15	RB
3	PLAN CHECK	12-11-14	RB
2	PLAN CHECK	10-24-14	RB
1	PLAN CHECK	11-31-14	PT
REVISIONS		BY	

JOB NO: 2130030
 DATE: 9-10-14
 SCALE: 1" = 20'
 DESIGN BY: PT/PC
 DRAWN BY: TB
 SHEET NO:

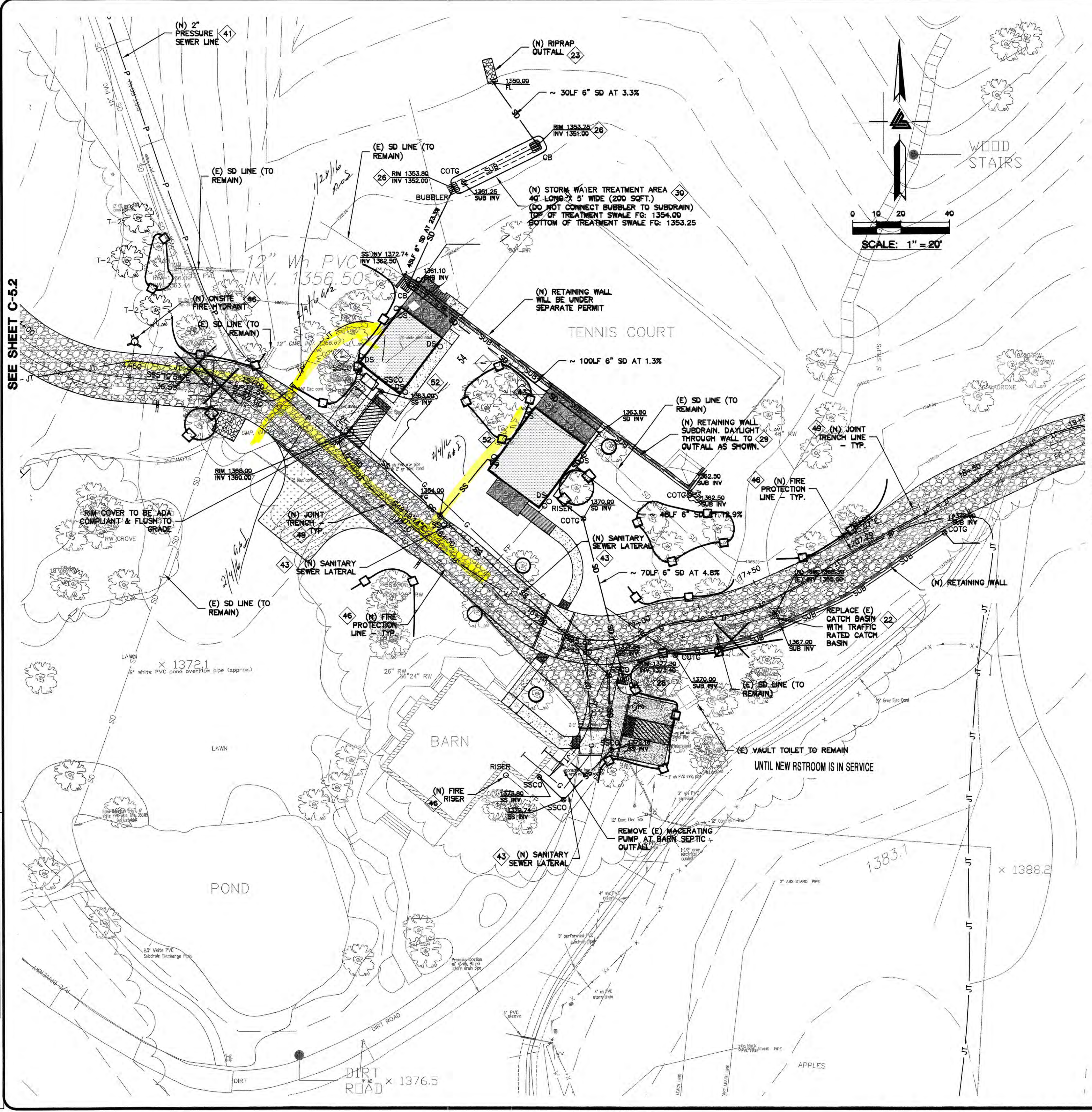
C-5.2
 19 OF 39 SHEETS

PLAN #
 SHEET

SEE SHEET C-5.1

SEE SHEET C-5.5

SEE SHEET C-5.3



STORM DRAIN

- 20 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
- 21 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
- 22 (N) TRAFFIC RATED CHRISTY U-21 CATCH BASIN. SEE DETAIL 6 ON SHEET C-7.1.
- 23 INSTALL (N) RIP-RAP ENERGY DISSIPATER - 6"-12" DIAMETER ROCK.
- 24 (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.1.
- 25 (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL 1 ON C-7.1.
- 26 (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 2 SHEET C-7.1.
- 27 (N) 4" PVC (SDR-35 OR BETTER) RETAINING WALL SUBDRAIN.
- 28 (N) STORM DRAIN MANHOLE.

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.

UTILITIES

- 40 LEFT BLANK
- 41 (N) SEWER PRESSURE LINE. REFER TO THE SEPTIC PLANS BY ATC FOR FINAL PIPE SIZING REQUIREMENTS.
- 42 LEFT BLANK
- 43 TYPICAL. INSTALL (N) SANITARY SEWER LATERAL USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO CLEANOUT(S) AS SHOWN. SET CLEANOUT(S) TO GRADE AT BUILDING(S) AND AT MAJOR CHANGES IN DIRECTION, AS SHOWN. CONNECT SS TO (N) SEPTIC TANKS AS SHOWN PER DISTRICT STANDARDS. SEE PLANS BY WYEAST ENGINEERING FOR ADDITIONAL SEWER DESIGN.
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DEMOLITION

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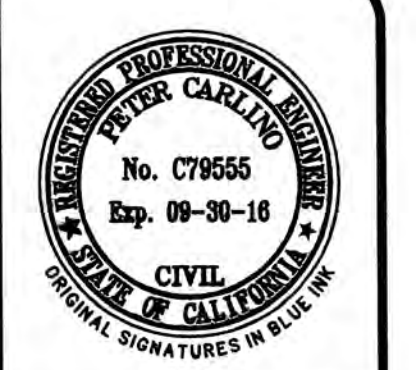
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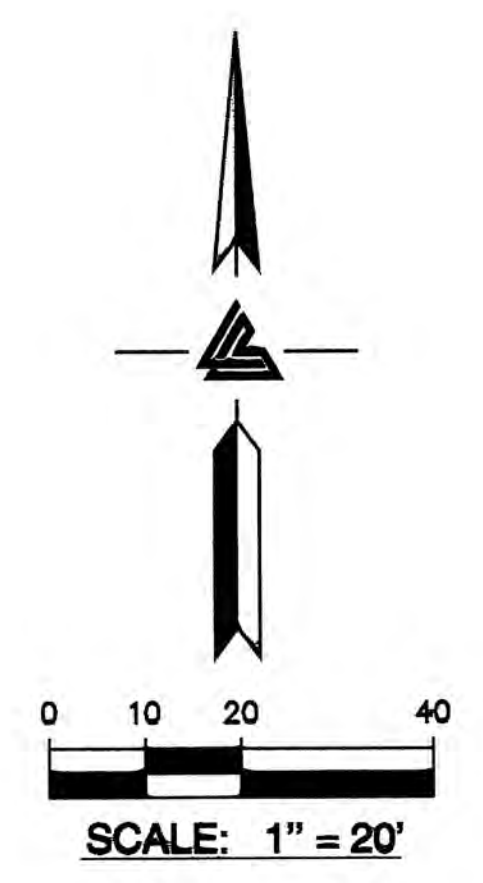
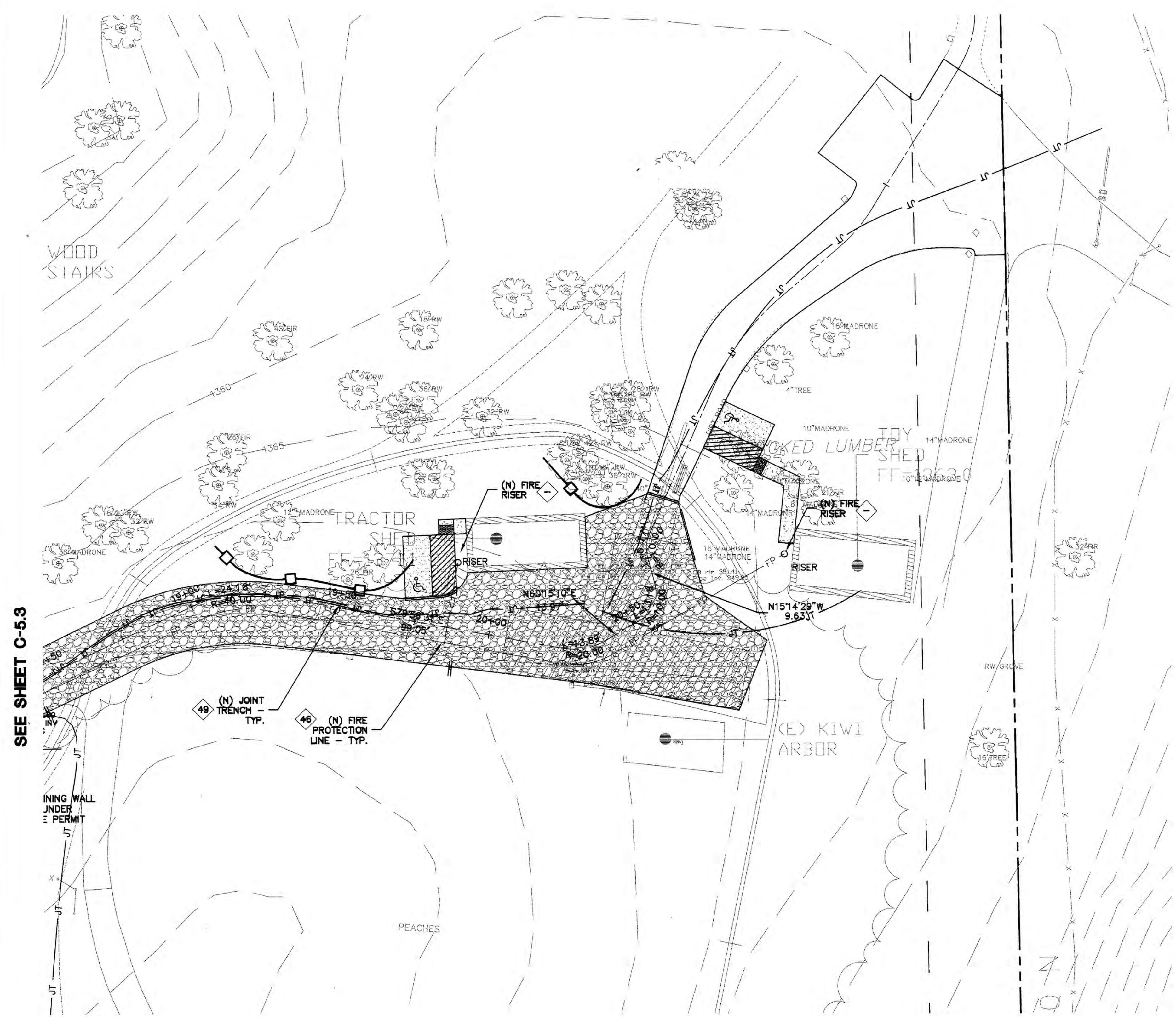


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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BAY AREA REGION
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ROSELLE, CA 94561
(P) (916)866-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

**NESTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA**

**AREA OF DETAIL
UTILITY PLAN**

4	PLAN CHECK	RB
05-07-15		
3	PLAN CHECK	RB
12-11-14		
2	PLAN CHECK	RB
10-8-14		
1	PLAN CHECK	PT
1-31-14		
	REVISIONS	BY
JOB NO:	2130030	
DATE:	9-10-14	
SCALE:	1" = 20'	
DESIGN BY:	PT/PC	
DRAWN BY:	TB	
SHEET NO:		



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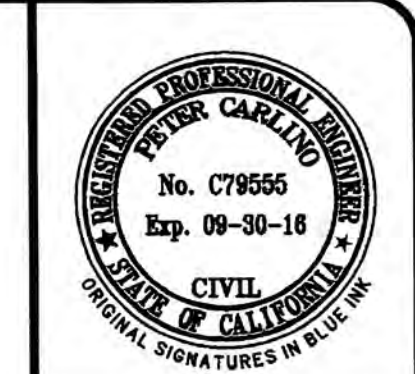
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 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3005 DOUGLAS BLVD # 300
 SACRAMENTO, CA 95821
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 BAY AREA REGION
 2485 INDUSTRIAL PKWY WEST
 SAN BRUNO, CA 94066
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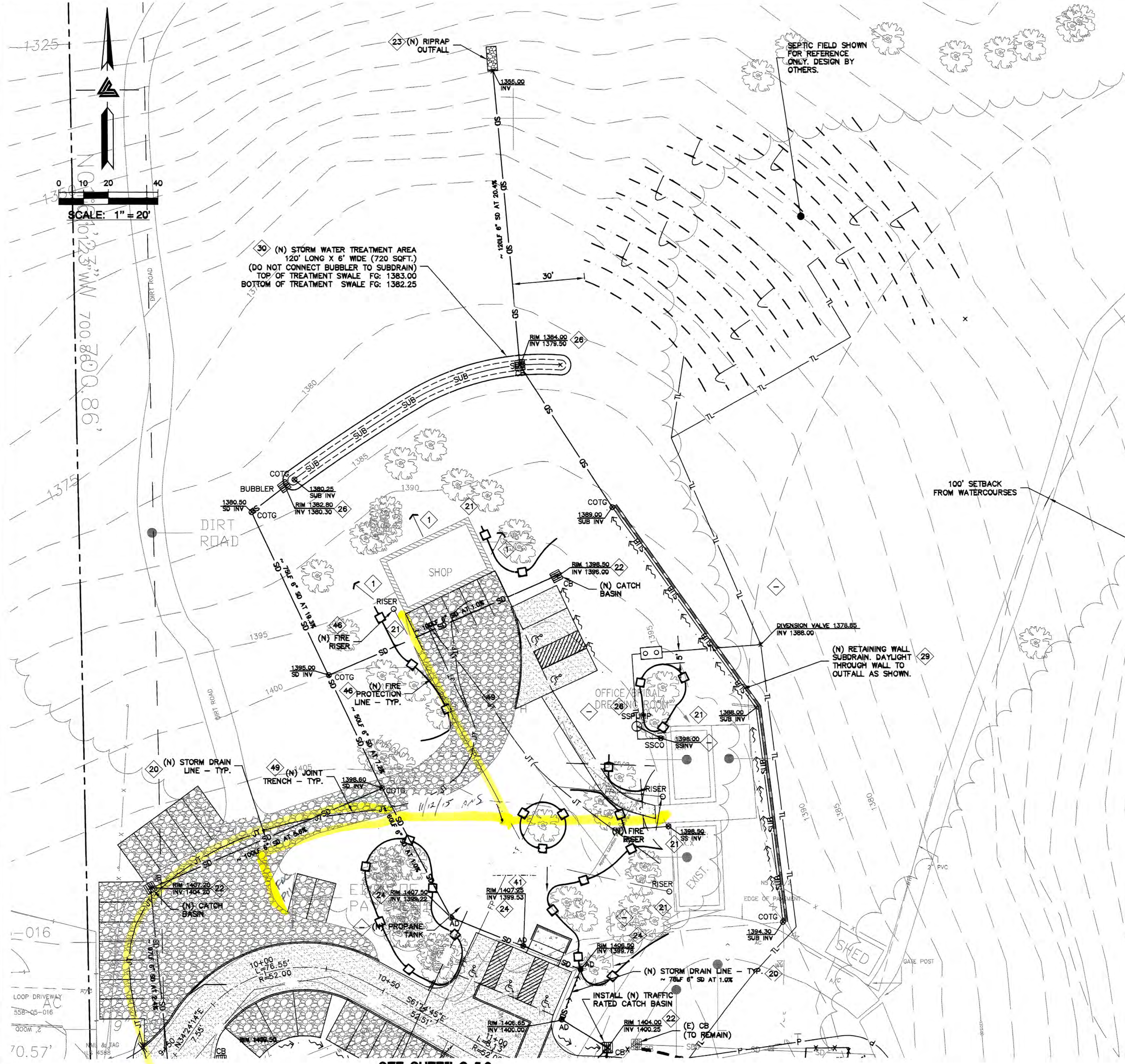
AREA OF DETAIL
UTILITY PLAN

4	PLAN CHECK	05-07-15	RB
3	PLAN CHECK	12-11-14	RB
2	PLAN CHECK	10-05-14	RB
1	PLAN CHECK	11-31-14	PT
REVISIONS		BY	
JOB NO:		2130030	
DATE:		9-10-14	
SCALE:		1" = 20'	
DESIGN BY:		PT/PC	
DRAWN BY:		TB	
SHEET NO:			

C-5.4
 21 OF 39 SHEETS

PLAN #
 SHEET

SEE SHEET C-5.3



- STORM DRAIN**
- 20 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 CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
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DEMOLITION **FOR REFERENCE ONLY**

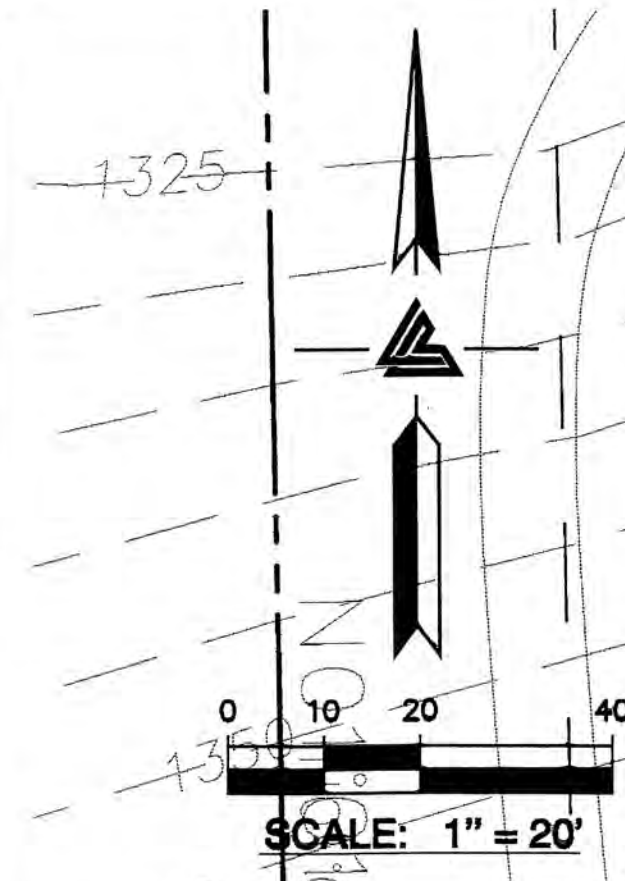
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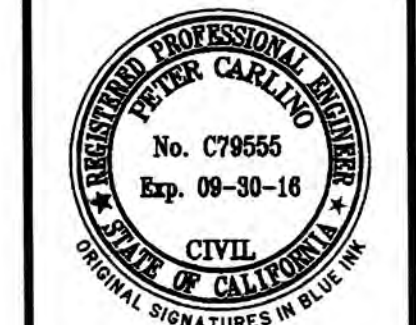
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* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



30 (N) STORM WATER TREATMENT AREA
120' LONG X 6' WIDE (720 SQFT.)
(DO NOT CONNECT BUBBLER TO SUBDRAIN)
TOP OF TREATMENT SWALE FG: 1383.00
BOTTOM OF TREATMENT SWALE FG: 1382.25

SEE SHEET C-5.2



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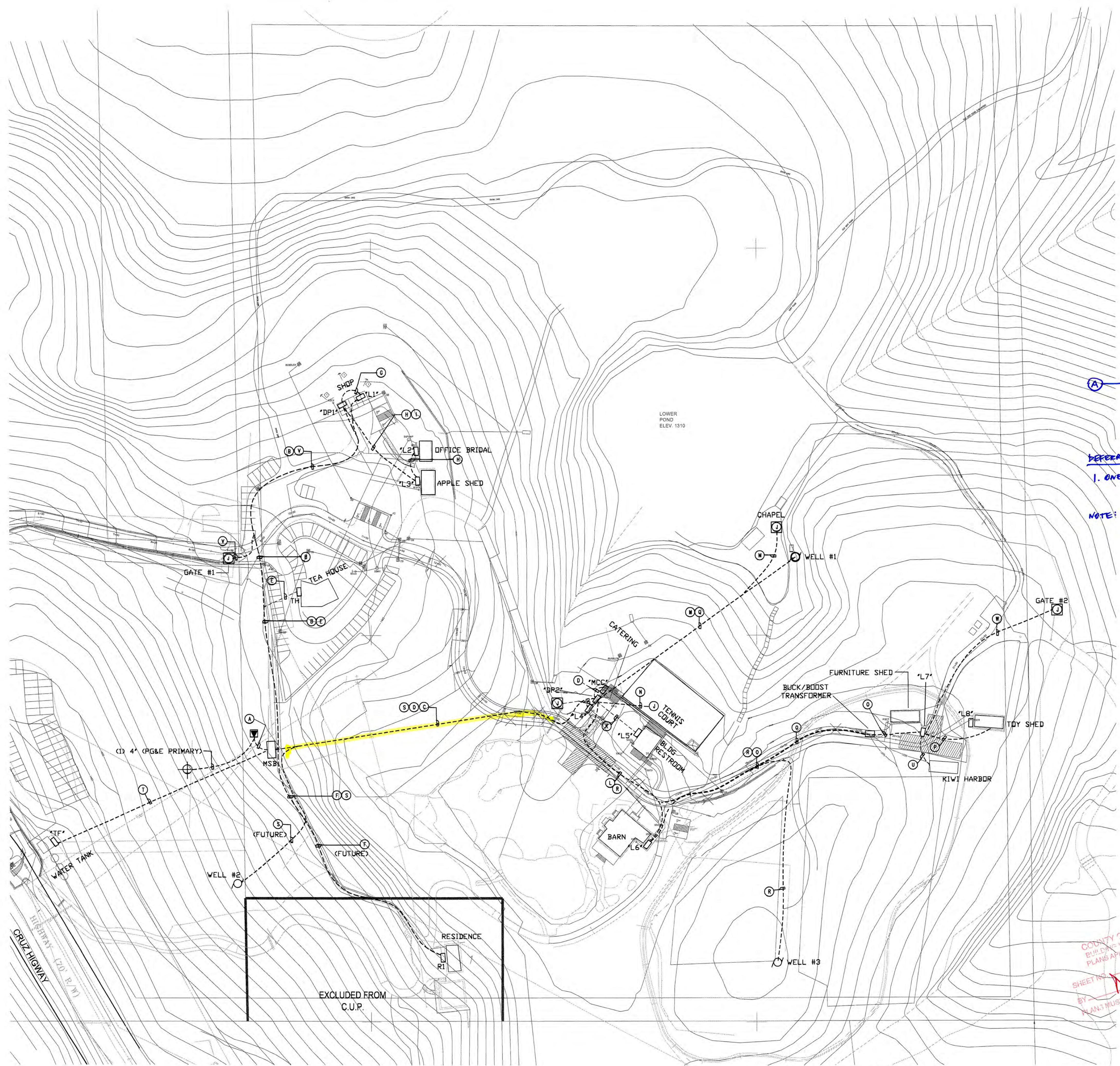
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APN: 558-05-022
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AREA OF DETAIL
UTILITY PLAN

PLAN CHECK	RB
PLAN CHECK	RB
PLAN CHECK	RB
PLAN CHECK	PT
REVISIONS	BY
JOB NO:	2130030
DATE:	9-10-14
SCALE:	1" = 20'
DESIGN BY:	PT/PC
DRAWN BY:	TB
SHEET NO:	

C-5.5
22 OF 39 SHEETS

PLAN #
SHEET

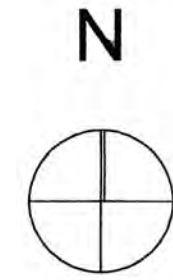


(A) - FEEDER TAG, SEE SHEET E.3

DEFERRED ITEMS:
 1. ONE LINE DIAGRAM - WIRING.

NOTE: ELECTRICAL LOADING FOR CONDUIT SIZING ONLY.

COUNTY OF SAN JOSE
 BUILDING DEPARTMENT
 PLANS APPROVED FOR PERMIT
 SHEET NO. OF 4 SHEETS
 BY: [Signature] DATE: 6/11/15
 PLANS MUST BE ON JOB FOR INSPECTIONS



1 **SITE POWER PLAN**
 SCALE: 1/64" = 1'-0"

PROJECT NAME:

BCC JOB NO:

PROJ:#

REV. NO.	DESCRIPTION	DATE

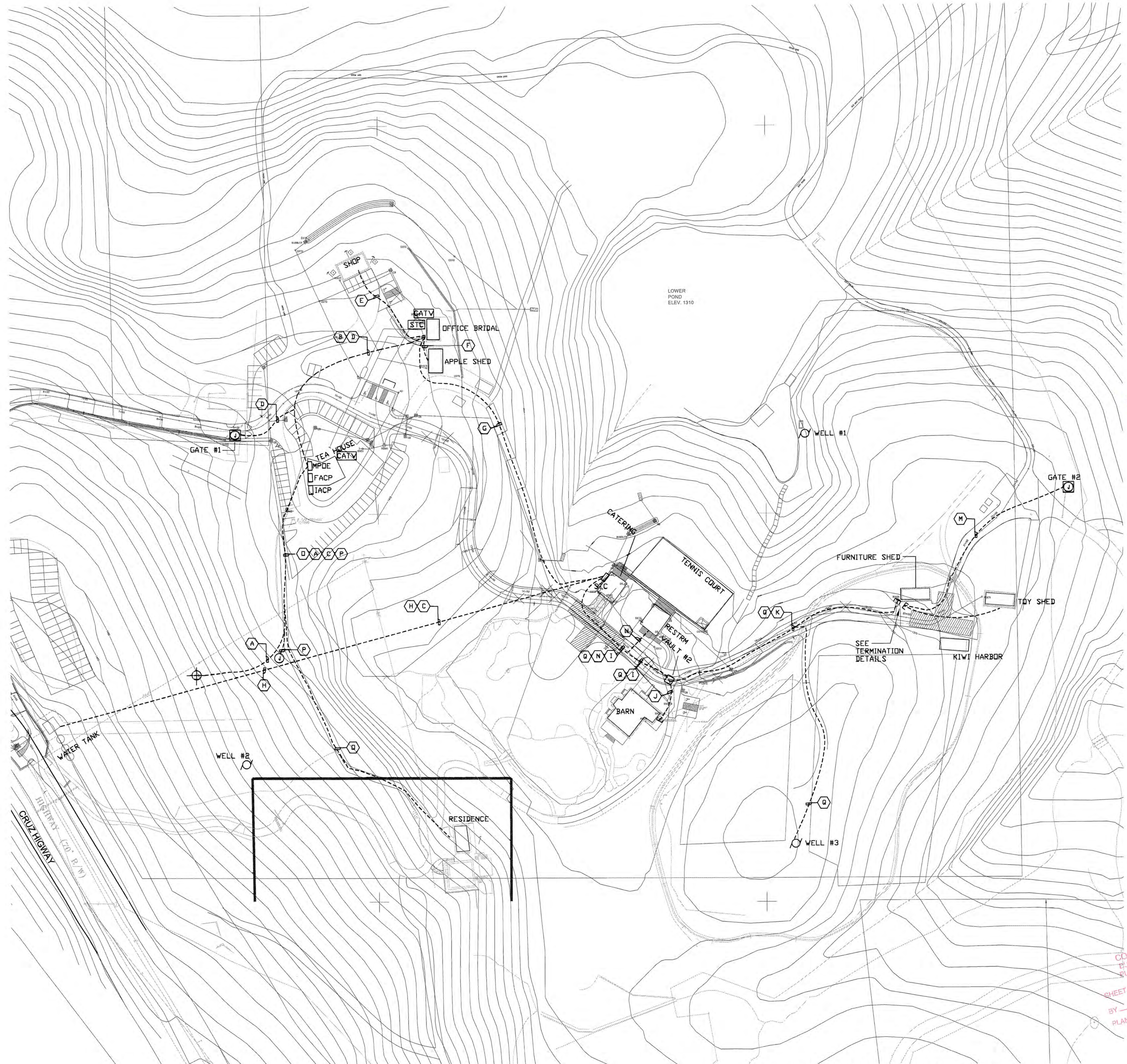
SUBMITTAL NO:

DRAWN BY: DATE: 05/27/2015

CHECKED BY: DATE:

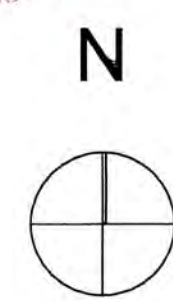
SHEET NO: **E.1**

REV. NO.	DESCRIPTION	DATE

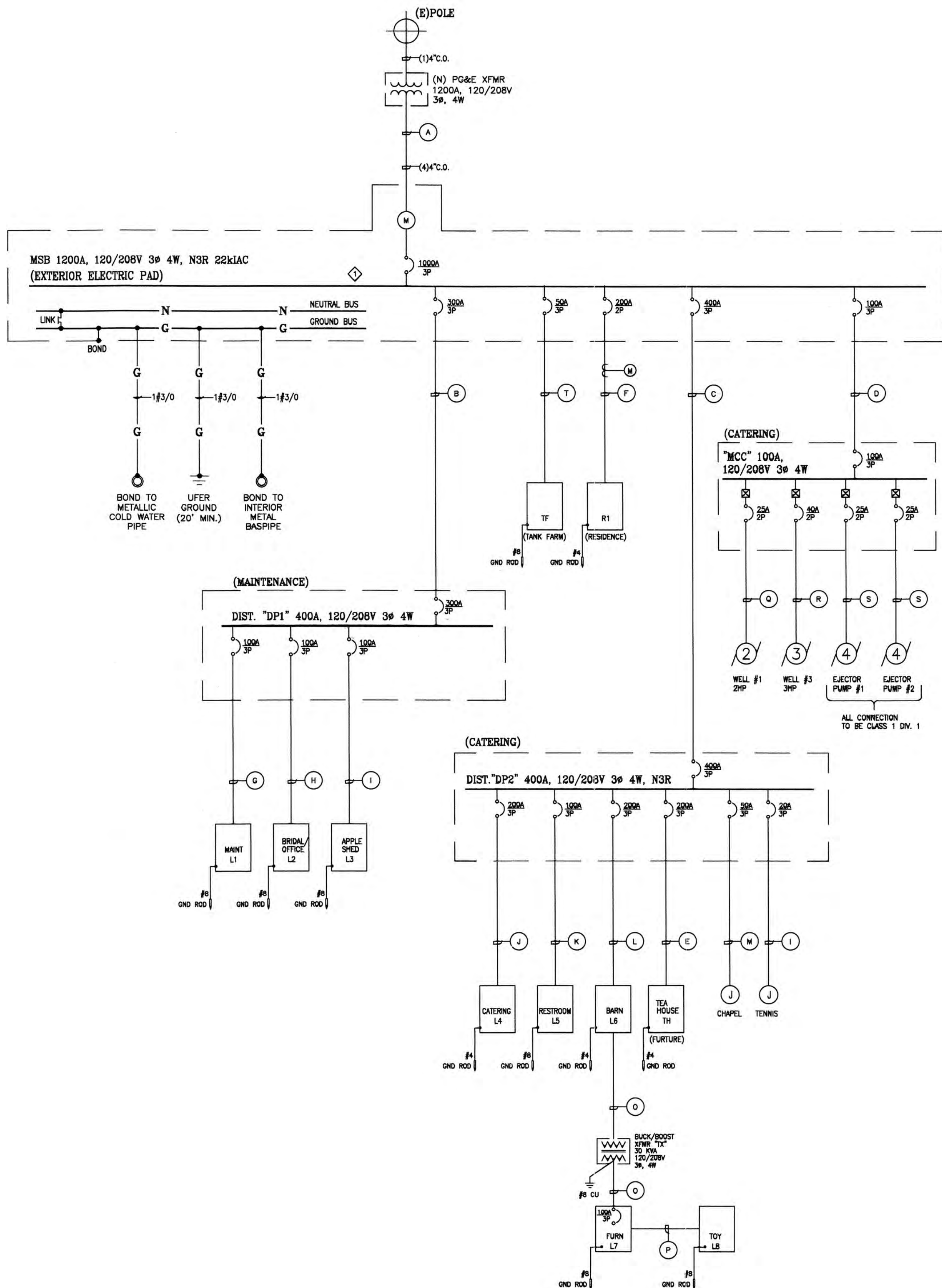


A - CONDUIT TAG
 SEE SHEET E.4

COUNTY OF SANTA CLARA
 PLANS APPROVED FOR PERMIT
 SHEET NO. 2 OF 2
 DATE: 05/27/2015
 PLANS MUST BE ON JOB FOR INSP.



1 SITE LOW VOLTAGE PLAN
 SCALE: 1/64" = 1'-0"



Subfeeds	Feeder Tap	Panel/Equipment	Panel/Equipment Location	Source of Power	Bus	Breaker/Feeder	Estimated Connected Load	Actual Connected Load	80% of rated breaker capacity	Feeder Length (ft)	Conductor Size (Cu)	Conduit Size*	Voltage Drop**	Notes
A	MSB	pad		PG&E xformer	1200	1000	750		800	35	by PG&E	(4)4"	n/a	available kAIC to be confirmed by PG&E
B	DP1	Maintenance		MSB	400	300	210		240	560	(2)sets, (4)500 (1)2	(2)4"	2.7	
C	DP2	Catering		MSB	400	400	305		320	465	(2)sets, (4)500 (1)2	(2)4"	2.9	
D	MCC	Catering		MSB	100	100	55		80	465	(4)3/0 (1)6	2"	2.7	
E	TH	Tea House		MSB	225	200	80		160	260	(4)1/0 (1)6	2"	4.4	
F	R1	Residence		MSB	225	200	80		160	360	(3)1/0 (1)6	2"	4.2	future connection, 220/1 feed
T	TF	Tank Farm		MSB	100	50	20		40	330	(4)4 (1)8	2"	3.4	
G	L1	Maintenance		DP1	100	100	80		80	25	(4)2 (1)8	1.5"	3.2	VD combined with VD at dist panel DP1
H	L2	Bridal/Office		DP1	100	100	50		80	200	(4)1 (1)6	2"	4.8	VD combined with VD at dist panel DP1
I	L3	Apple Shed		DP1	100	100	50		80	200	(4) (1)6	2"	4.8	VD combined with VD at dist panel DP1
J	L4	Catering		DP-2	225	200	100		160	25	(4)3/0 (1)6	2"	3.2	VD combined with VD at dist panel DP2
K	L5	Restroom		DP-2	100	100	50		80	200	(4)1 (1)6	2"	5.0	VD combined with VD at dist panel DP2
L	L6	Barn		DP-2	225	200	160		160	270	(4)350 (1)4	3"	4.9	VD combined with VD at dist panel DP2
M	J-box	Chapel (lake)		DP-1	n/a	60	50		40	400	(4)1 (1)6	2"	5.0	VD combined with VD at dist panel DP2
N	J-box	Tennis Court		DP-2	n/a	20	15		16	100	(4)10 (1)12	1.5"	4.5	VD combined with VD at dist panel DP2
O	L7	Furniture Shed		L6	100	100	80		80	380	(4)250 (1)4	3"	3.2	back/boost transformer on line side
P	L8	Toy Shed		L7	60	60	20		48	120	(3)4 (1)8	2"	4.7	VD combined with VD at panel L7
Q	Well #1	Chapel		MCC	230/1	2 hp	10		10	360	(2)6 (1)10	2"	4.2	VD combined with VD at MCC
R	Well #3	Orchard		MCC	230/3	3 hp	12		12	700	(3)3 (1)8	2"	4.2	VD combined with VD at MCC
S	Well #2	Residence		MCC	230/1	2 hp	10		10	690	(2)4 (1)10	2"	4.5	future connection, VD combined with VD at MCC
V	Gate 1	Gate 1		L1	120/1	0.25 hp	6		10	280	(3)6 (1)10	1.5"	5.5	VD combined with VD at panel L1
W	Gate 2	Gate 2		L7	120/1	0.25 hp	6		10	280	(3)6 (1)10	1.5"	5.5	VD combined with VD at panel L7
U	L9 (alt)	Kiwi Arbor		L7	60	40	20		32	100	(3)6 (1)10	1.5"	1.5	208/1
--	Eject Pump #1	Barn		MCC	230/3	4 hp	12		15	190	(3)8 (1)10	1.5"	4.3	VD combined with VD at MCC
--	Eject Pump #2	Barn		MCC	230/3	4 hp	12		15	190	(3)8 (1)10	1.5"	4.3	VD combined with VD at MCC

*provide vaults and pullboxes as needed/required by code and best practices
**voltage drop based on load at 80% of feeder breaker rating, not estimated connected load

SHEET NOTES:

◇ TO BE CONFIRMED WITH PG&E ENGINEERING PACKAGE.

GENERAL NOTES:

1. PROVIDE GROUNDING PER NEC 2013
2. PROVIDE GROUND ROD AT ALL BUILDING PANELS

1 SINGLE LINE DIAGRAM
SCALE: NTS

COUNTY OF SANTA CLARA
BUILDING DEPARTMENT
PLANS APPROVED FOR PERMIT
SHEET NO. 3 OF 3
DATE 05/27/2015
PLANS MUST BE IN JOB FOR INSPECTIONS

PROJECT NAME:

BCC JOB NO:

PROJ:#

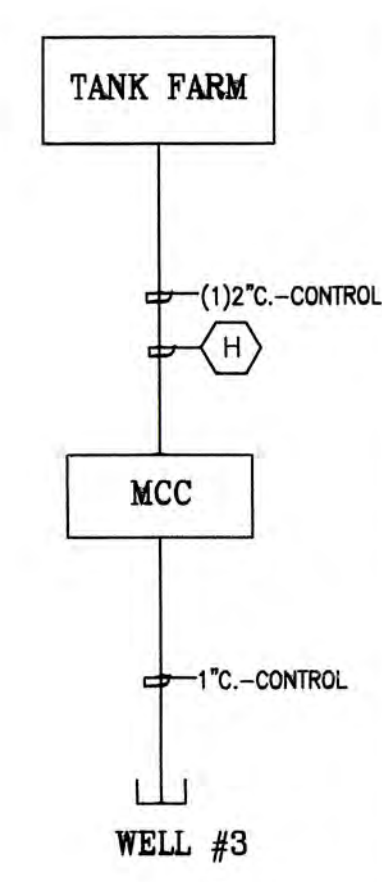
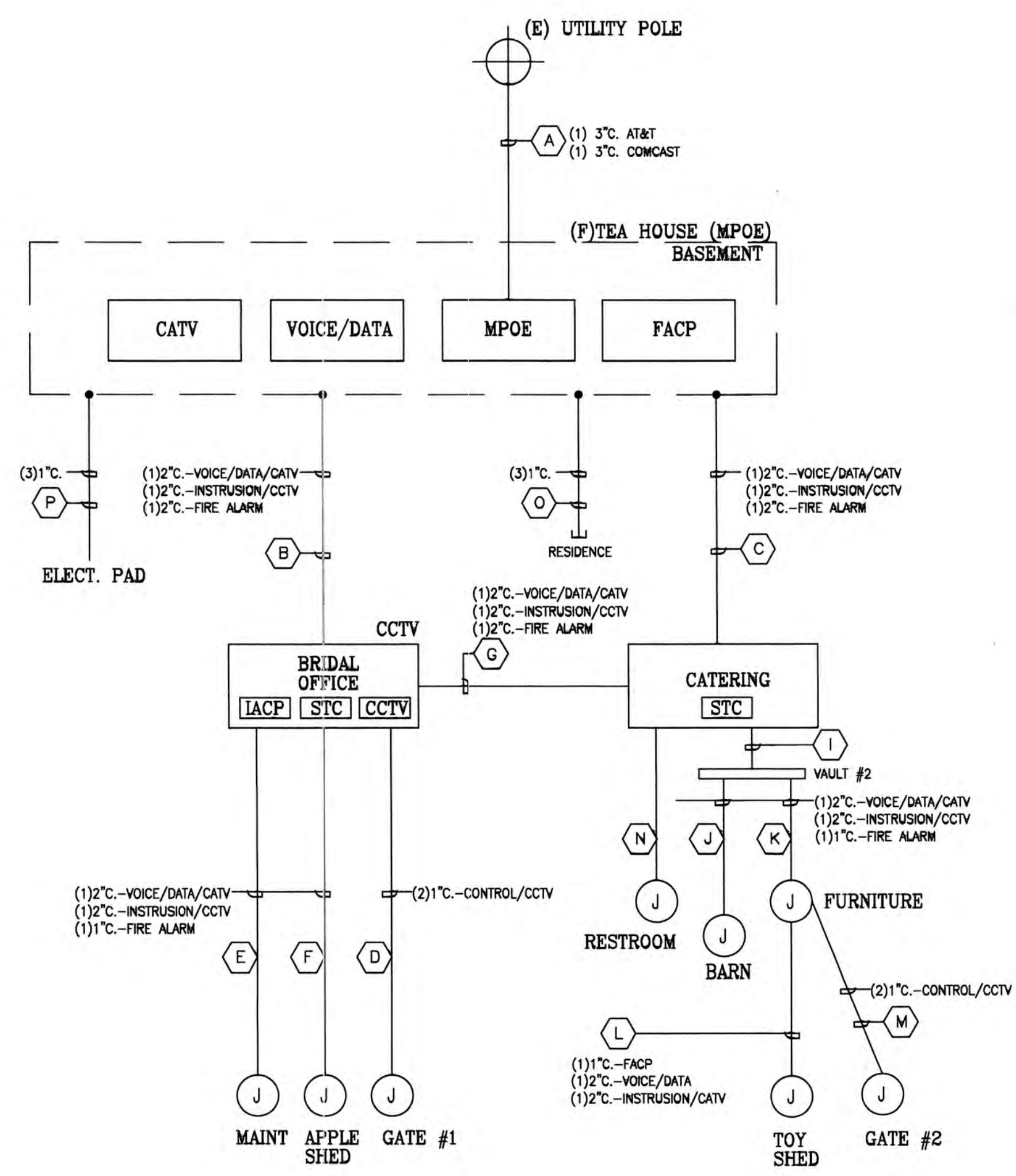
REV. NO.	DESCRIPTION	DATE

SUBMITTAL NO:

DRAWN BY: DATE: 05/27/2015

CHECKED BY: DATE:

SHEET NO: **E.3**

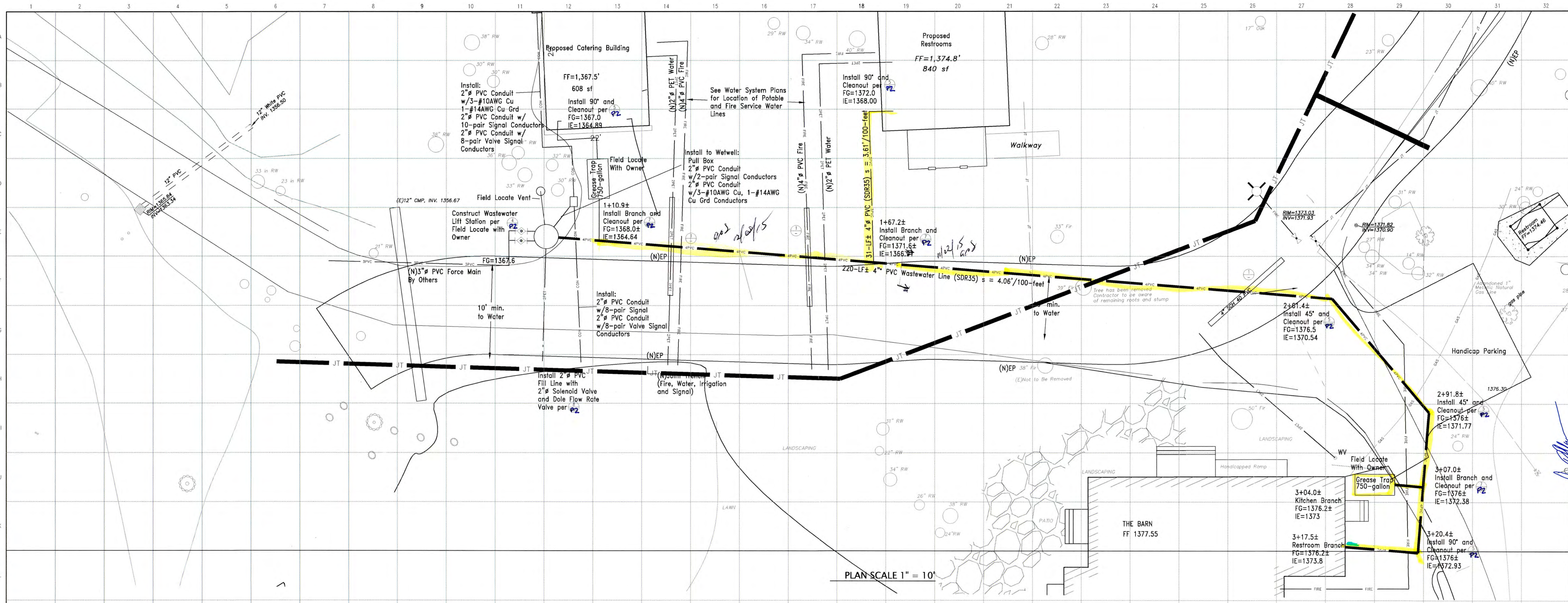


Tag	Origin	Destination	Voice/Data/CATV	CATV	Security/CCTV	Fire Alarm	Control	Notes
A	(e) utility pole	Tea House (MPOE)	3"	3"				incoming phone, internet and CATV service
B	Tea House (MPOE)	Bridal/Office	2"		2"	2"		
C	Tea House (MPOE)	Catering	2"		2"	2"		
D	Bridal/Office	Gate #1			1"		1"	
E	Bridal/Office	Maintenance	2"		1"	1"		
F	Bridal/Office	Apple Shed	2"		1"	1"		
G	Bridal/Office	Catering	2"		2"	2"		
H	MCC	Tank Farm					2"	
I	Catering	Vault #2	2"		2"	2"		
J	Vault #2	Barn	2"		1"	1"		
K	Vault #2	Furniture Shed	2"		1"	1"		
L	Furniture Shed	Toy Shed	2"		1"	1"		
M	Furniture Shed	Gate #2			1"		1"	
N	Catering	Restroom	2"		1"	1"		
O	Tea House (MPOE)	Residence	1"		1"	1"		
P	Tea House (MPOE)	MSB (electrical pad)	1"				(2) 1"	
Q	MCC	Well #3					1"	

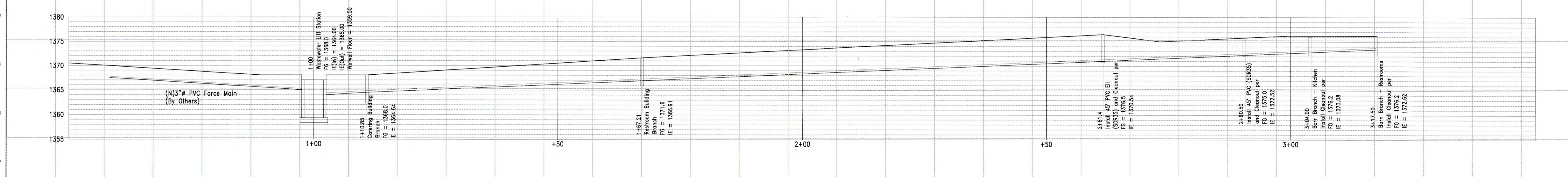
provide vaults/pullboxes as needed

1 SITE LOW VOLTAGE SYSTEM DIAGRAM
 SCALE: NTS

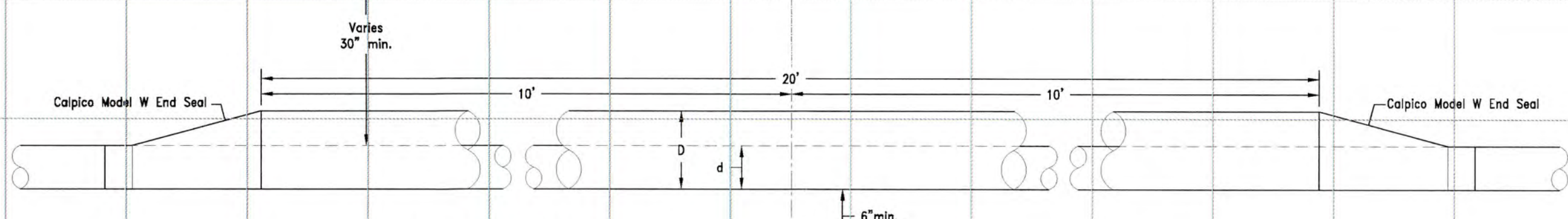
COUNTY OF SANTA CRUZ
 PUBLIC WORKS DEPARTMENT
 PLANS APPROVED FOR PERMIT
 SHEET NO. 4 DATE 05/27/2015 SHEETS 5
 BY: [Signature] DATE: 05/27/2015
 PLANS MUST BE ON 11" X 17" SHEETS



PLAN SCALE 1" = 10'



PROFILE SCALE 1" = 10'H 1" = 1'V



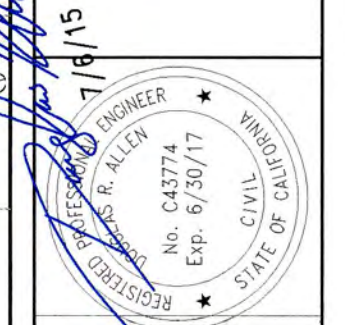
CASING and CARRIER TABLE	
Carrier (C)	Casing (O)
2" PVC	2" PVC
2" PET	4" PVC
6" PVC	10" PVC

Casing to be Sch. 40 PVC (min.)

1 CROSSING DETAIL - WATER OVER WASTEWATER
SCALE: NTS

Revision	Date:

NESTLDOWN RANCH
Wastewater Collection System
Plan and Profile - Gravity and Lift Station
Barn Area



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NESTLDOWN RANCH LLC
175 Dell Avenue
Campbell, California 95008
(408)890-3123

Date: May 2015
Scale: 1" = 10'H, 1" = 1'V
Drawn: DRA
Job: 14-020
Sheet: P-1

COUNTY OF SAN JUAN
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
SHEET NO. 1 OF 2 SHEETS
BY: [Signature] DATE: 8-28-15
PLANS MUST BE ON JOB FOR INSPECTIONS

PC39484-4

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HEADLOSS CALCULATIONS

Project: Nestlown Ranch Wastewater Force Main
Date: 4/22/2015
Scenario: 100-gpm, 3-inch PVC

Flow Data		Topographic Head (Ht)		Data to be Added	
Q =	100-gpm	Lift Sta Low Level	1359.5-ft MSL		
Static P =	0.22-cfs	Septic Tank Elev	1400.0-ft MSL		
	-psi	H _t =	40.5-ft		

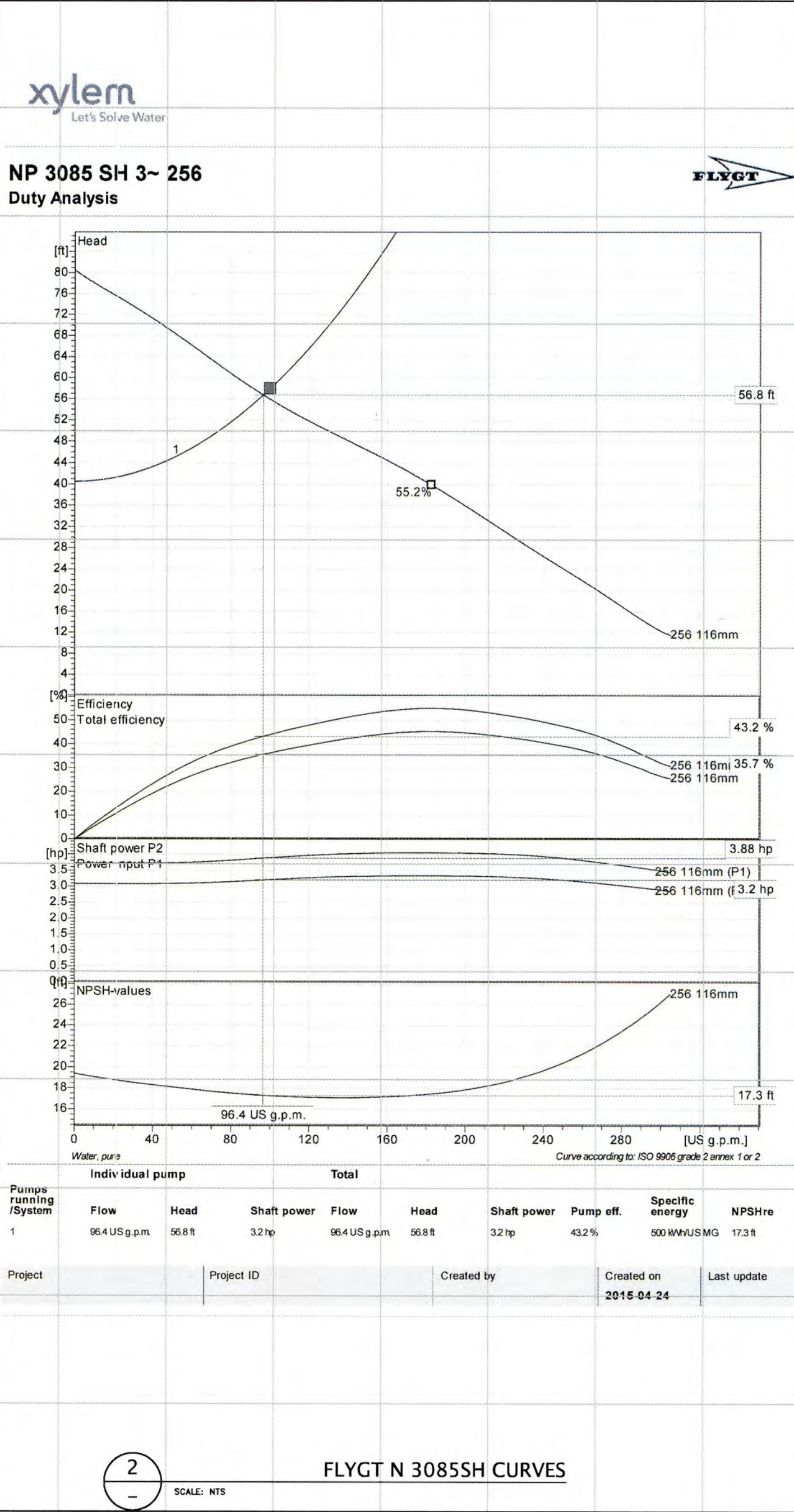
Pipe Materials: $h_f = 0.2083(100/C)^{1.85}(Q^{1.85}/d^{4.8655})$

Pipe	ID	C	V	H _f /100-ft	L	H _f	Adjustment for Tables C = 100 ^d	Results
3" PVC	3	140	4.54	2.67	475	12.69	Pipe Material	
6" PVC	6	140	1.13	0.09			ACP	150 0.47
8" PVC	8	140	0.64	0.02			Copper	140 0.54
10" PVC	10	140	0.41	0.01			CI/P/DIP	130 0.62
12" PVC	12	140	0.28	0.00			PVC/PET	140 0.54
							Concrete	120 0.71
							GIP	100 1.00
Total Pipeline Losses							12.69	57.99-ft

Headloss of Fittings		Headloss of Valves	
$H_f = K V^2 / 2g$		$H_f = K V^2 / 2g$	
Fitting	H _f	Valve	H _f
90	3	Gate	4
45	3	BFV	6
22.5	4	Globe	3
6	6	Check	6
10	10	Swing	4
12	12	Plug	2
Total Fitting Losses		2.84	
Total Headlosses		15.53	
Residual Pressure		1.00	

1-H_f by fitting or valve
Practical Hydraulics - Simon, 1976, pg 59-62

2-Hazen-Williams C values
Practical Hydraulics - Simon, 1976, pg 445



xylem Let's Solve Water

NP 3085 SH 3~ 256
Technical specification

Note: Picture might not correspond to the current configuration.

General: Patented self-cleaning semi-open channel impeller. Ideal for pumping in waste water applications. Possible to be upgraded with Guide-pipe for even better clogging resistance. Modular based design with high adaptation grade.

Impeller
Impeller material: Grey cast iron
Discharge Diameter: 3.18 inch
Suction Flange Diameter: 80 mm
Impeller diameter: 116 mm
Number of blades: 2

Motor
Motor # N3085.092 15-09-2AL-W 4hp
Stator variant: 12
Frequency: 60 Hz
Rated voltage: 240V-240-VAC
Number of poles: 3
Phases: 3
Rated power: 4 hp
Rated current: 4.4 A
Starting current: 10.2-omp
Rated speed: 3415 rpm
Power factor: 0.91
1/2 Load: 0.88
3/4 Load: 0.81

Efficiency
1/2 Load: 80.5 %
3/4 Load: 82.5 %
1/2 Load: 82.5 %

Configuration

Project ID: _____ Created by: _____ Created on: 2015-04-24 Last update: _____

FLYGT a xylem brand

Issued: 5/13 Supersedes: 3/08

TOP 4 (Duplex Station)
(Fiberglass Station - 3045 thru 3127)

NOTE:
1. PUMPS, CONTROLS AND ACCESSORIES ARE NOT SUPPLIED WITH THE TOP PUMP STATION AND MUST BE ORDERED SEPARATELY.
2. IMPELLERS 47x WITH 3" VOLUTE ONLY.
3. MIX FLUSH VALVE MUST BE LOCATED BETWEEN PUMPS.
4. REFER TO INSTALLATION, CARE AND MAINTENANCE MANUAL FOR BALLAST REQUIREMENTS.
5. 178" FOR 2" PIPING
6. AVAILABLE IN SST OR PVC
7. INTERNAL VALVES AVAILABLE UPON REQUEST.
8. FACTORY INSTALLED UPON CUSTOMER REQUEST.

Plug Valves to be Located Outside Wetwell in Valve Boxes per Std. Plan 3-07.03

Ball Check Valves

Seal with Flexible Sealant (Ramneck)

INLET PIPE (BY OTHERS)

IE = 1364.0

Floor = 1357.50

AGGREGATE BASE / CRUSHED STONE

COMPACTED SUB BASE

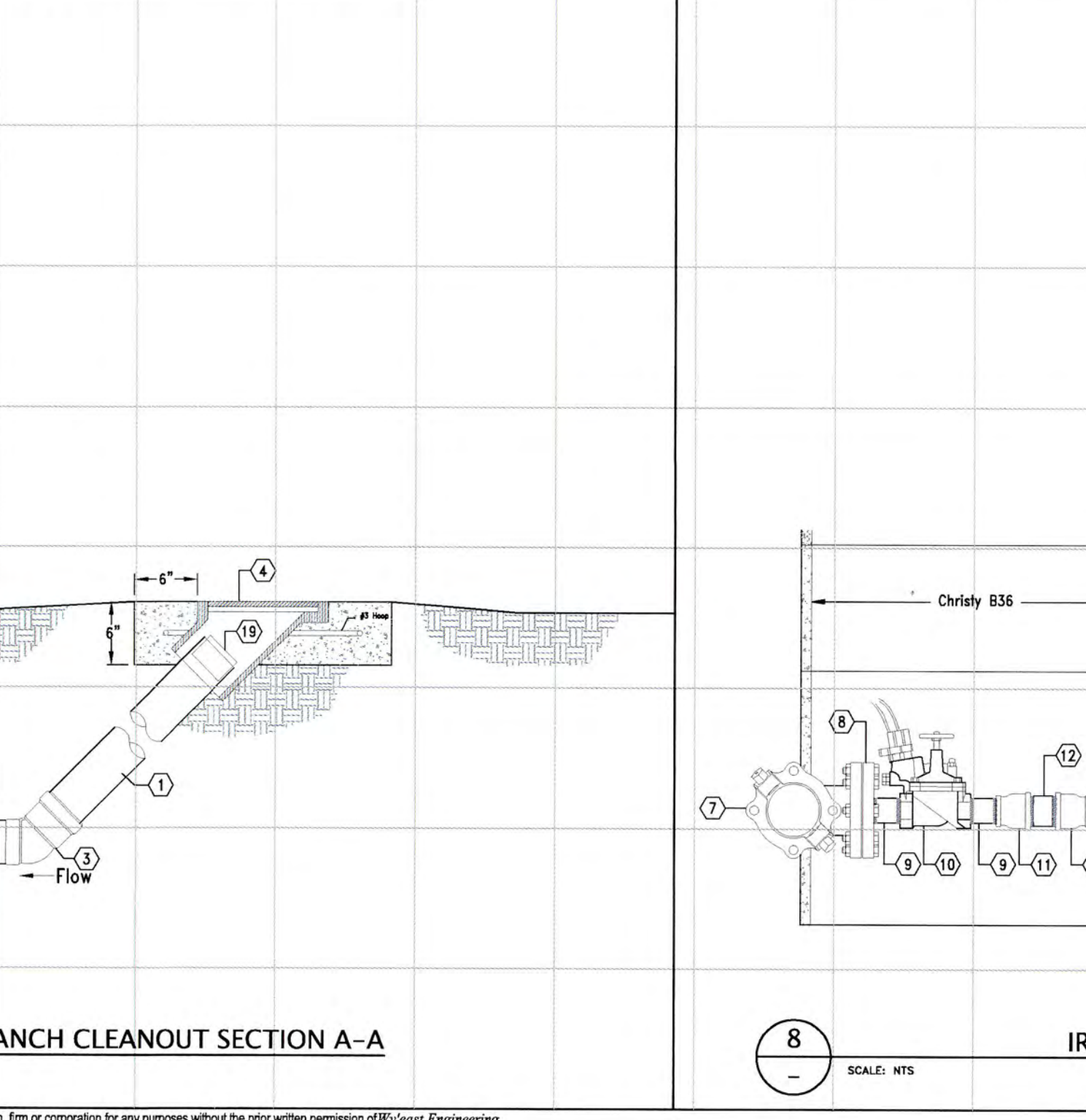
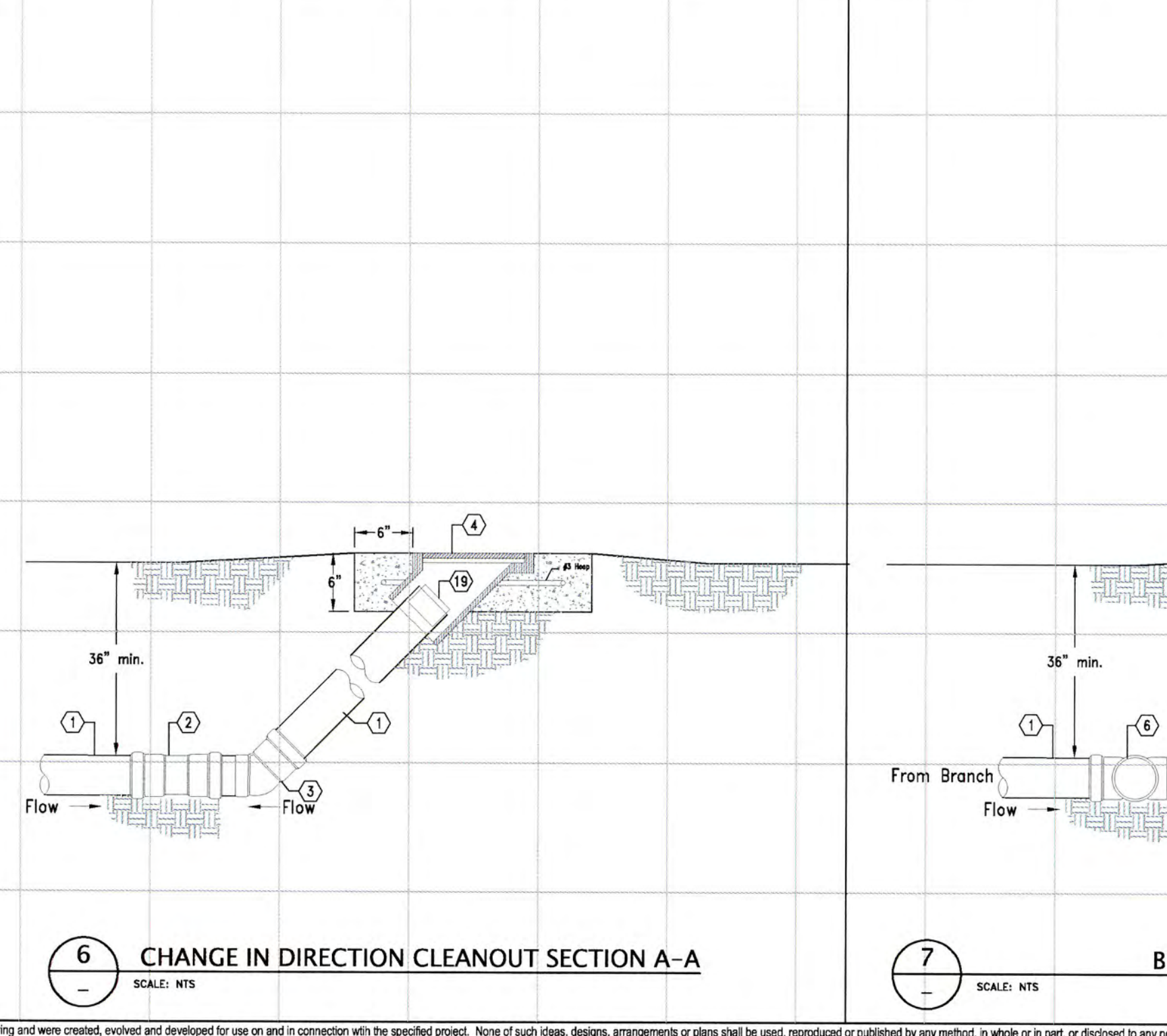
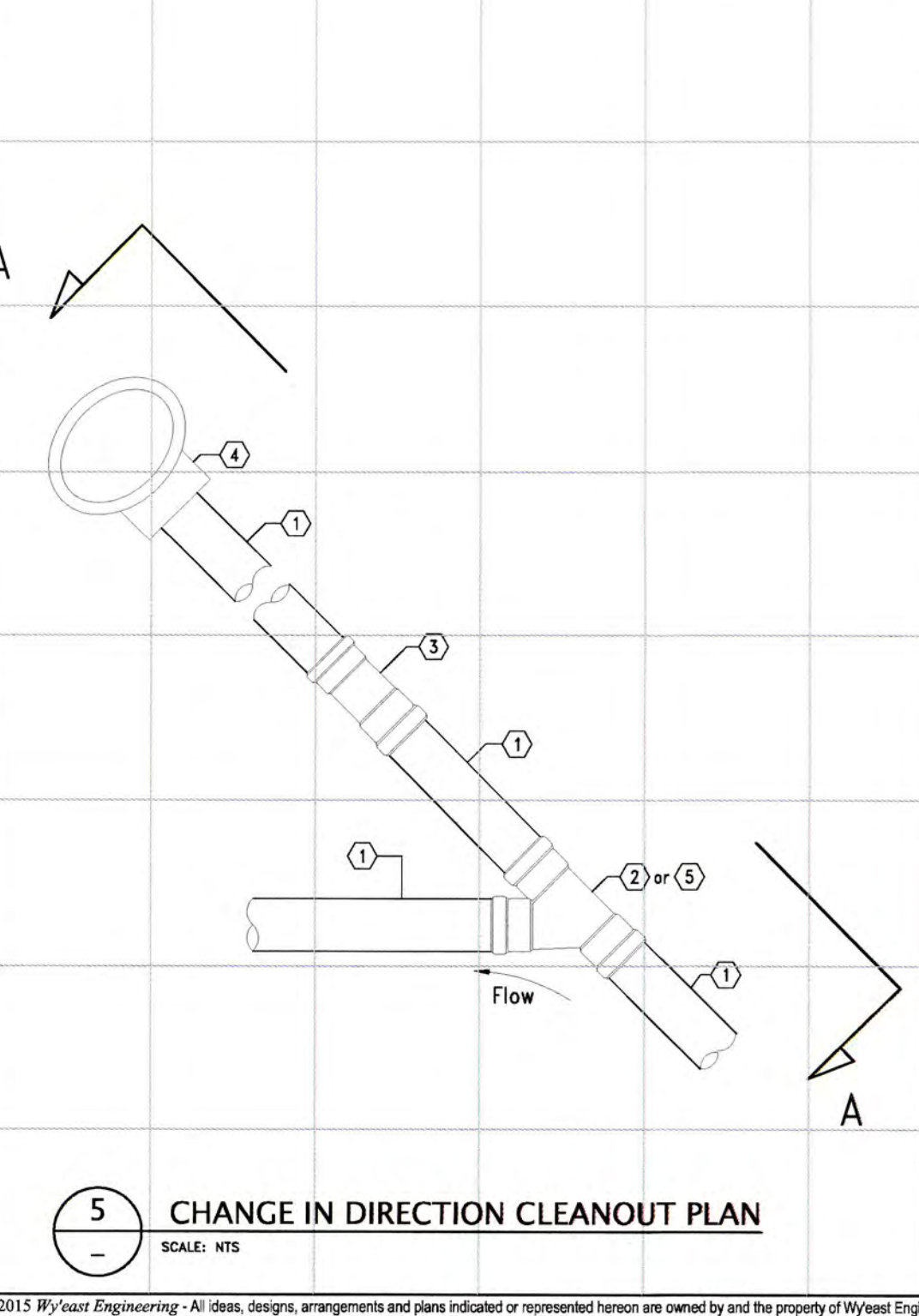
INTEGRAL ANTI-FLOTATION FLANGE

CONCRETE BALLAST

High/High Alarm (Float) = 1363.5
High (Pump 2 Call) = 1363.0
High (Pump 1 Call) = 1362.0
Low (Pumps Off Call) = 1359.5

PUMP MODEL AND SIZE	QTY
CP-3045 HT 2	2
NP-3085 HT/SH 3	2
CP-3057 HT 2	2
NP-3085 MT/SH 4	2
CP-3068 HT 2	2
NP-3102 HT 3	2
CP-3068 HT/TL 2	2
NP-3102 HT/TL 2	2
CP-3068 LT 2	2
NP-3102 SH 3	2
MP-3068 HT 2	2
NP-3102 SH 3	2
CP-3085 MT/HT 3	3
NP-3127 SH 3	3
CP-3085 LT 4	4
NP-3127 HT/TL 2	2
NP-3127 SH 3	3

Level Controls by Pressure Transducer - Pressure Transducer to be Located in Sounding Tube - High/High Level Float as Safety Override



WASTEWATER MECHANICAL SCHEDULE

ID	DESCRIPTION
1	4" PVC (SDR35)
2	4" x 4" x 4" PVC Wye (SDR35 - Gasketed)
3	4" x 45" PVC Ell (SDR35 - Gasket x PE (Specified Fittings))
4	6" Clean Out Frame and Cover (Phoenix P-7103 or Approved Substitute)
5	4" x 4" x 4" PVC Tee (SDR35 - Gasketed)
6	4" x 4" x 4" x 4" PVC Cross (SDR35 - Gasketed) (Specified Fittings Part No. 2604)
7	4" x 4" x 4" DIP Tee (MJ x MJ x FL w/Megalug 2004 Restraining Glends)
8	4" x 2" PVC Reducing Flange (Sch. 80)
9	2" x 4" Brass Nipple
10	2" Solenoid Valve (RainBird Model 2006B - 24VDC)
11	2-1/2" x 2" Brass Ball Reducer
12	2-1/2" Rate of Flow Control Valve (Dole FRGH25055 (55-gpm))
13	2" PVC Tee Nipple (Length to FH)
14	2" PVC Coupling (Sch. 80 - Slip x Slip)
15	2" PVC (Sch. 80 - Length to FH)
16	4" Wet Well Nozzle
17	Wetwell Slideshell
18	2" True Union Check Valve (S x S - Hayward or Approved Substitute)
19	4" Expansion Plug

County of Santa Clara Building Inspection Office
SHEET NO. 2 OF 2 SHEETS
DATE 8-28-15
PLANS MUST BE ON JOB FOR INSPECTIONS



Date: _____
Revision: _____

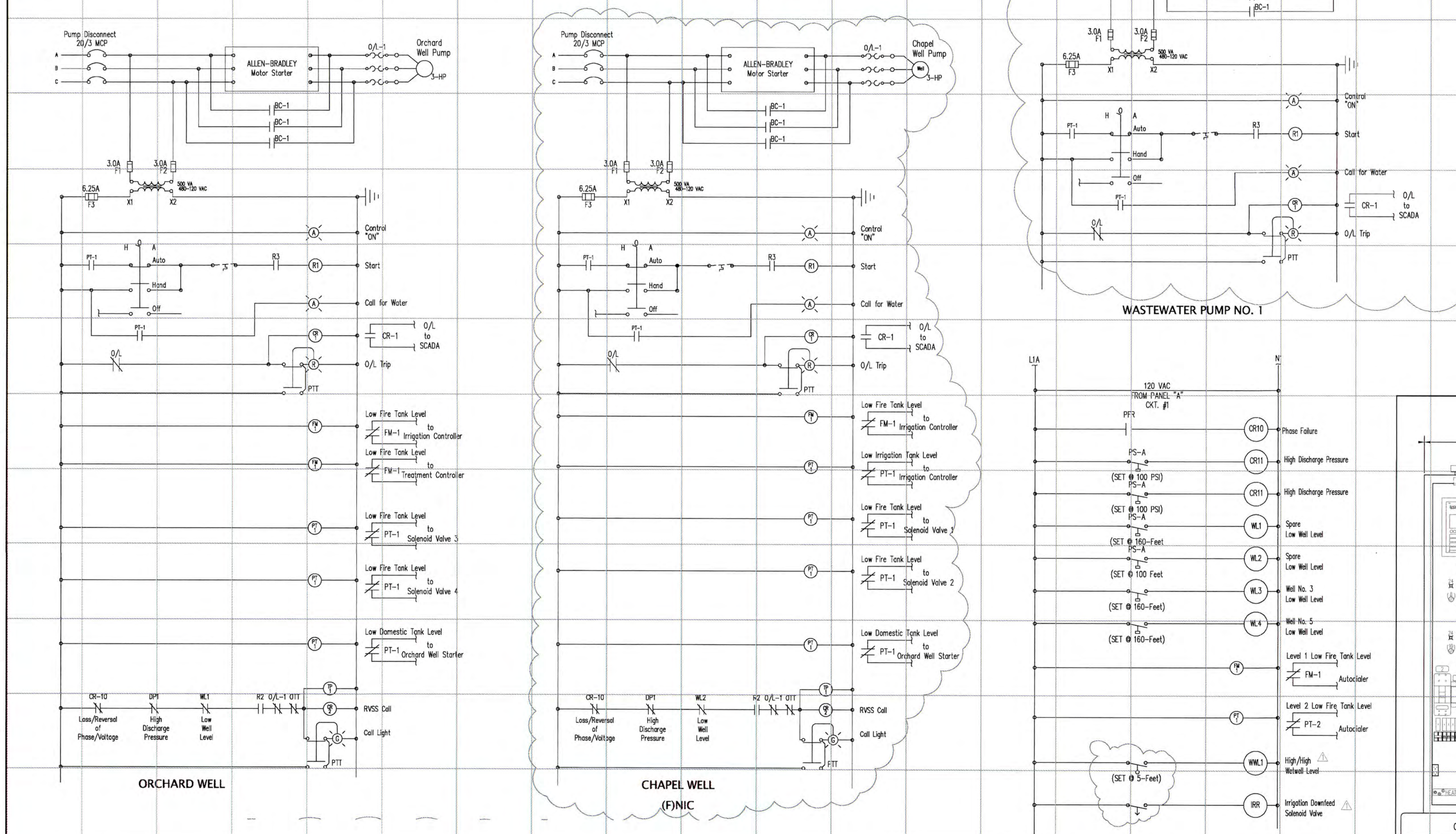
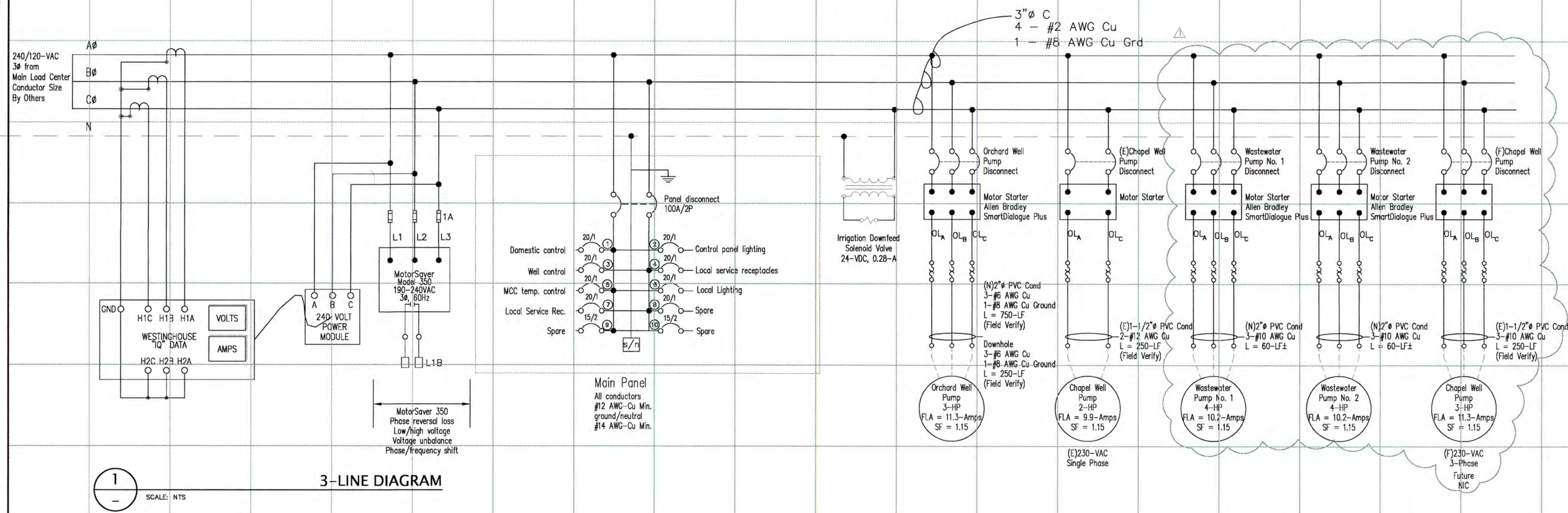
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NESTLON RANCH LLC
175 Dell Avenue
Campbell, California 95008
(408)690-3123

Total Dynamic Head, Pump Selection and Lift Station Details
Miscellaneous Details

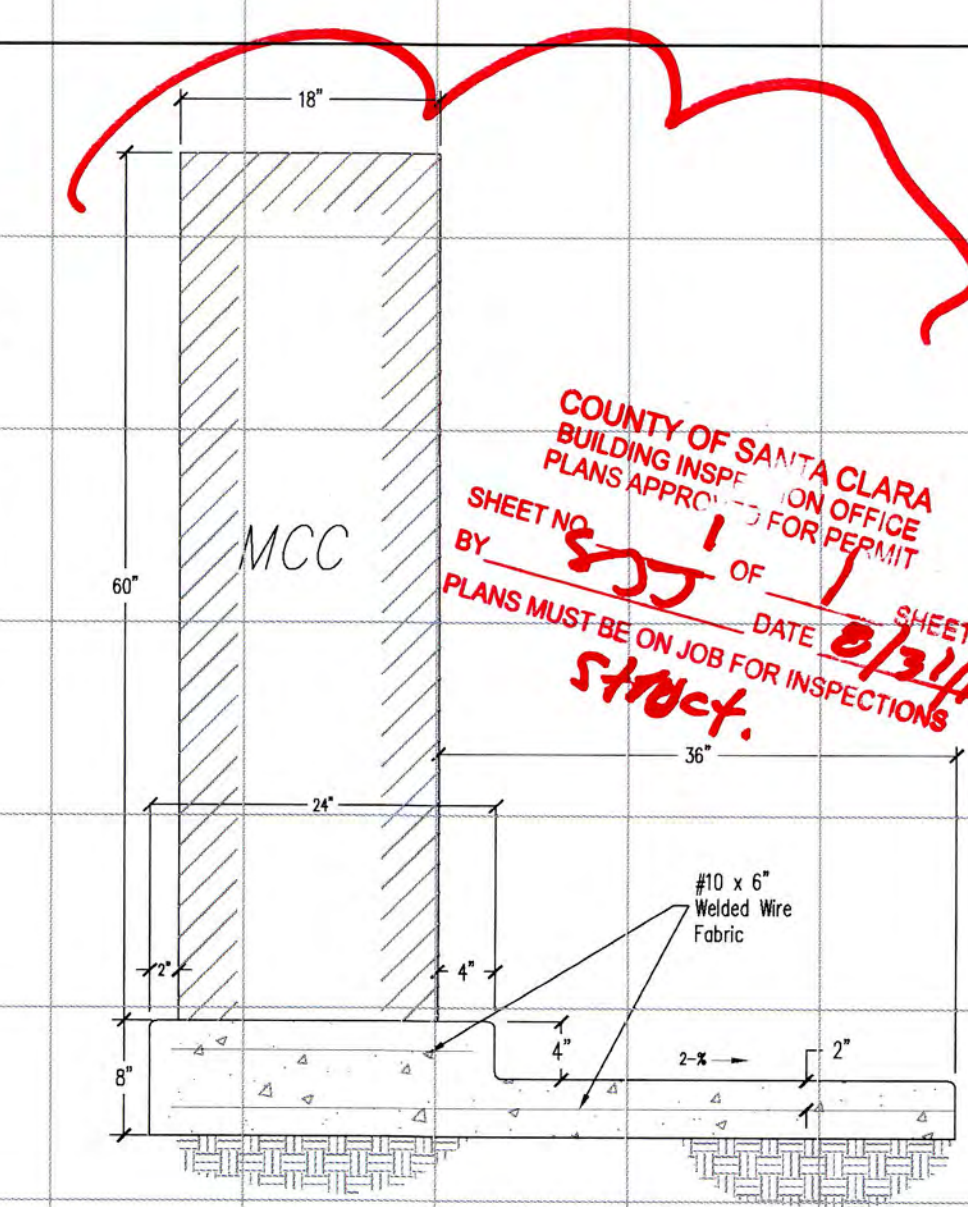
Date: May 2015
Scale: None
Drawn: DRA
Job: 14-020
Sheet: P-2

Three Line Drawing for Nestdown Water and Wastewater Systems



NAMEPLATE SCHEDULE			
ID	Qty	Type	Description
1	1	Tag	NESTDOWN RANCH WATER MOTOR CONTROL CENTER
2	1	Tag	MAIN DISCONNECT
3	1	Tag	ORCHARD WELL PUMP DISCONNECT
4	1	Tag	CHAPEL WELL PUMP DISCONNECT
5	1	Tag	WELL PUMP No. 3 DISCONNECT
6	1	Tag	TRANSFORMER DISCONNECT
7	1	Tag	ORCHARD WELL CONTROLS
8	1	H-O-A	ORCHARD WELL HAND-OFF-AUTO
9	1	Tag	CHAPEL WELL CONTROLS
10	1	H-O-A	CHAPEL WELL HAND-OFF-AUTO SWITCH
11	1	Tag	WASTEWATER PUMP NO. 1
12	1	H-O-A	WASTEWATER PUMP NO. 1 HAND-OFF-AUTO SWITCH
13	1	Tag	WASTEWATER PUMP NO. 2
14	1	H-O-A	WASTEWATER PUMP NO. 2 HAND-OFF-AUTO SWITCH
15	1	Tag	NESTDOWN WATER SYSTEM CONTROLS
16	1	Tag	NESTDOWN WASTEWATER SYSTEM CONTROLS
17	1	Tag	WASTEWATER PUMP NO. 1 DISCONNECT
18	1	Tag	WASTEWATER PUMP NO. 2 DISCONNECT
19	1	Tag	IRRIGATION LOCK-OUT
20	1	Tag	(FUTURE) AUXILIARY GENERATOR TRANSFER SWITCH
21	1	Tag	(FUTURE) NORMAL POWER
22	1	Tag	(FUTURE) AUXILIARY POWER
23	1	Light	AMBER
24	1	Light	GREEN
25	1	Light	RED
26	2	Tag	ALARM ACKNOWLEDGE
27	6	Switch	ALARM ACKNOWLEDGE PUSHBUTTON
28	7	Tag	MAIN DISCONNECT
29	1	Tag	(FUTURE) AUXILIARY GENERATOR DISCONNECT
30	1	Tag	(FUTURE) NORMAL
31	1	Tag	~
32	1	Tag	~
33	1	Tag	~
34	1	H-O-A	~
35	1	Tag	~
36	1	Tag	~
37	1	Tag	~
38	1	Tag	~
39	1	H-O-A	~
40	1	Tag	~
41	1	Tag	~
42	1	Tag	~
43	1	Tag	~
44	~	~	~

FOR REFERENCE ONLY



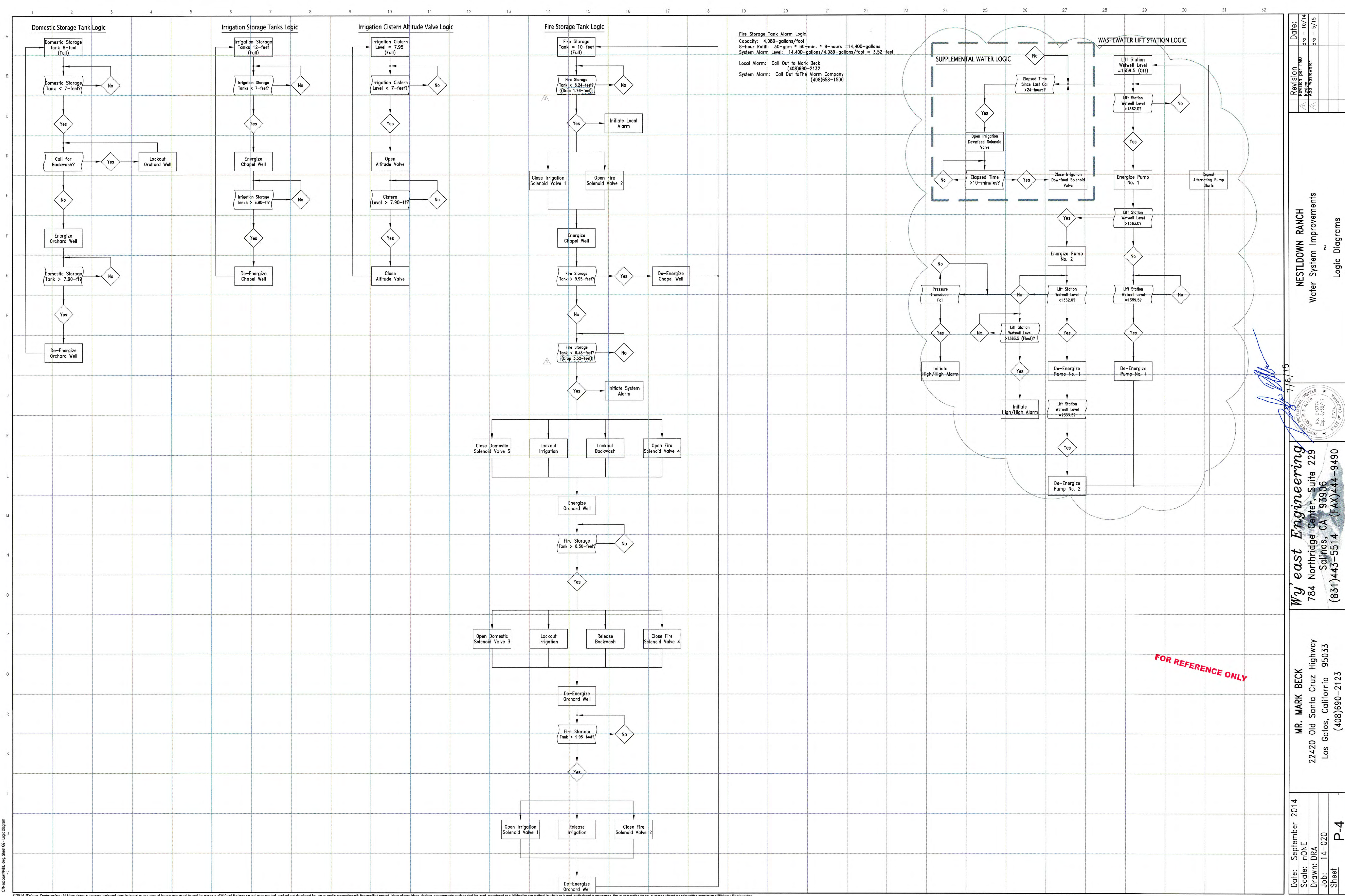
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784 Northridge Center, Suite 229
Salinas, CA 95306
(831)443-5514 (FAX)444-9450

NESTDOWN RANCH LLC
1745 Dell Avenue
Campbell, California 95008
(408)690-2132

Date: September 2014
Scale: As Shown
Drawn: DRA
Job: 14-020
Sheet: P-3

NESTDOWN RANCH WATER SYSTEM
Fire Suppression and Domestic Potable Water Systems
Wastewater Lift Station
3-Line Diagram and Electrical Details

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Fire Storage Tank Alarm Logic
 Capacity: 4,089-gallons/foot
 8-hour Retill: 30-gpm * 60-min. * 8-hours =14,400-gallons
 System Alarm Level: 14,400-gallons/4,089-gallons/foot = 3.52-feet
 Local Alarm: Call Out to Mark Beck (408)658-2132
 System Alarm: Call Out to The Alarm Company (408)658-1500

Date: September 2014	Date: 10/14
Scale: NONE	Revision: 10/14
Drawn: DRA	By: M. Beck
Job: 14-020	By: M. Beck
Sheet: P-4	By: M. Beck

NESTLDOWN RANCH
Water System Improvements
Logic Diagrams

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MR. MARK BECK
22420 Old Santa Cruz Highway
Los Gatos, California 95033
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