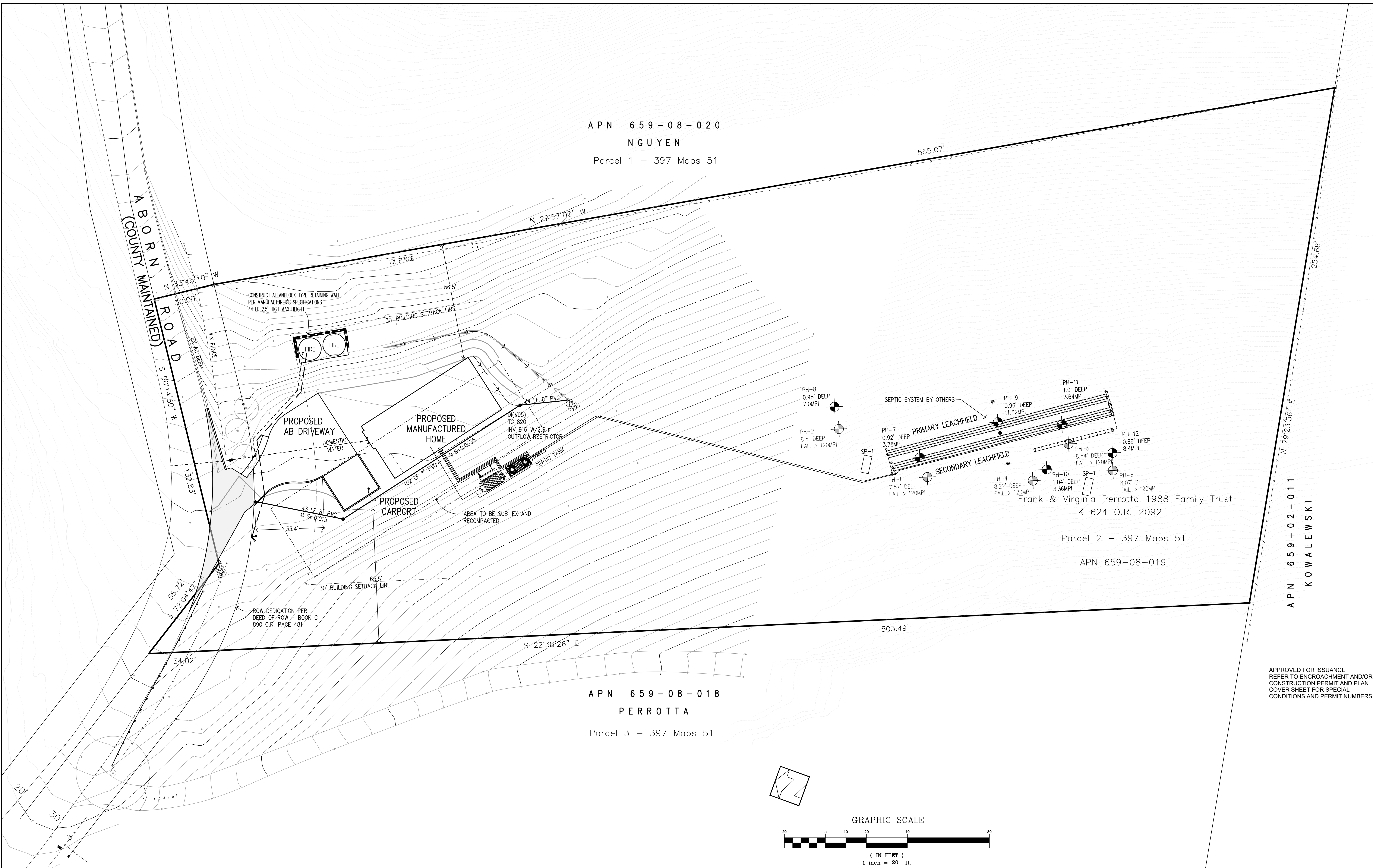




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PLAN # \_\_\_\_\_ OF \_\_\_\_\_ SHEET



DATE	REVISIONS:	DESCRIPTION	BY:

<p><b>HANNA-BRUNETTI</b> EST. 1910 CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS</p>	DATE: NOVEMBER 2023	<table border="1"> <thead> <tr> <th>REFERENCES</th> </tr> </thead> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>	REFERENCES			
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HORIZ. SCALE: 1"=20'						
VERT. SCALE: NONE						
DESIGNED BY: AM						
CHECKED BY: _____	UNINCORPORATED NOVEMBER 2023					
DRAWN BY: TM						

<p style="text-align: center;"><b>Site Plan</b></p> <p style="text-align: center;">Lands of Moore - Aborn Road - apn 659-08-019</p>	SHEET <b>2</b> OF 8 JOB NO. 17014
---	---

APPLICANT: MOORE      ROAD: ABORN ROAD      COUNTY FILE NO.: PLN23-222      JOB NO. 17014

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

**ABBREVIATIONS**

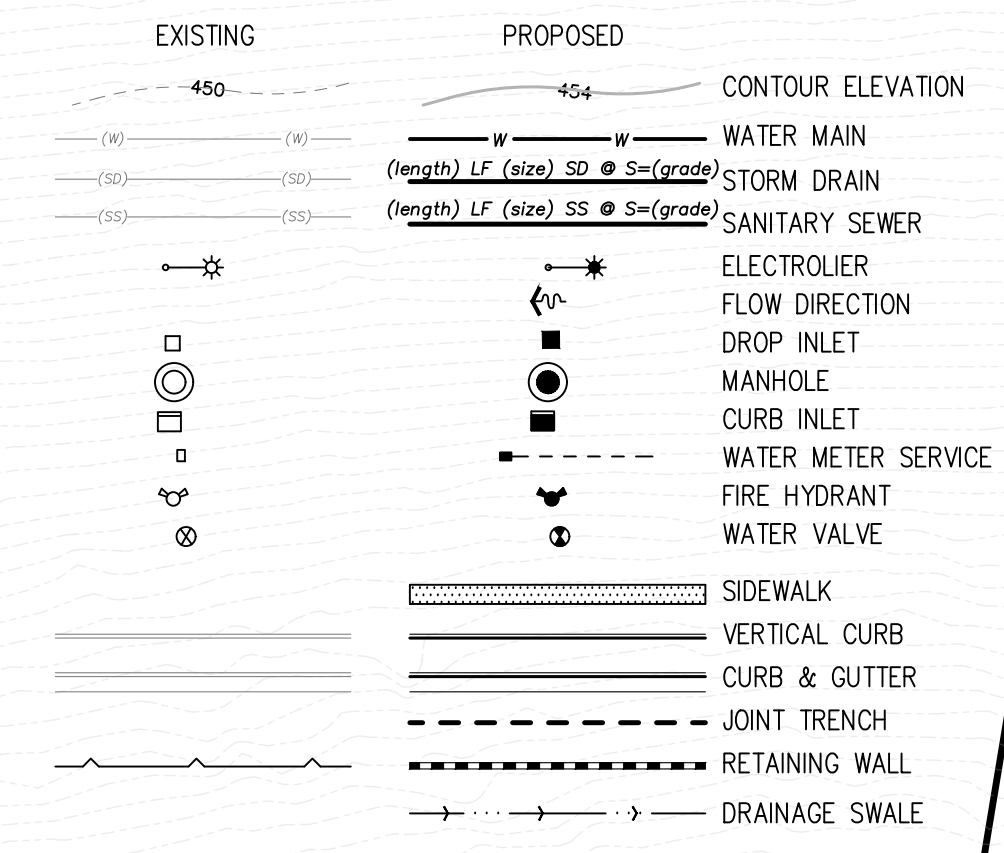
AC ASPHALT CONCRETE	FF FINISH FLOOR	R RADIUS
AB AGGREGATE BASE	FG FINISH GRADE	RCP REINFORCED CONCRETE PIPE
AD AREA DRAIN	FL FLOWLINE	R/W RIGHT OF WAY
AGG AGGREGATE	FL FLOWLINE	RWL RAINWATER LEADER
BC BEGINNING OF CURVE	FOC FACE OF CURB	S SLOPE
BLDG BUILDING	G GAS LINE	SD STORM DRAIN PIPE
BOC BACK OF CURB	GM GAS METER	SS SANITARY SEWER PIPE
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DDCV DOUBLE DETECTOR CHECK	MAX MAXIMUM	TW TOP OF WALL
VA VALVE ASSEMBLY	MIN MINIMUM	TYP TYPICAL
DI DROP INLET	N.I.C. NOT IN CONTRACT	W WATER LINE
DIP DUCTILE IRON PIPE	(N) NEW	WM WATER METER
DWY DRIVEWAY	OHU OVERHEAD UTILITY	WV WATER VALVE
E ELECTRIC LINE	PB PULL BOX	
EC END OF CURVE	PCC PORTLAND CONCRETE CEMENT	
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(E) EXISTING	PVI POINT OF VERTICAL INTERSECTION	
EX EXISTING	PVC POLYVINYL CHLORIDE PIPE	

APN 659-08-020  
 NGUYEN  
 Parcel 1 - 397 Maps 51

**CONSTRUCTION NOTES:**

- FURNISH & INSTALL WATER METER COMPLETE TO MAIN (CONTACT: ABORN MUTUAL WATER COMPANY)
- EXISTING ±32' SECTION OF AC BERM SAWCUT, REMOVE & DISPOSE
- PROVIDE SAWCUT 12" FROM EXISTING EDGE OF PAVEMENT
- CONSTRUCT AC DRIVEWAY APPROACH PER COUNTY STD. B/4 WITH VALLEY; CONFORM TO EXISTING EDGE OF PAVEMENT
- FURNISH & INSTALL WHARF FIRE HYDRANT PER COUNTY STANDARDS FINISH GRADE ELEVATION 820.74
- PROVIDE 'TREE PROTECTION' FOR EXISTING TREES PER COUNTY DETAIL; SEE SHEET 1
- CONSTRUCT STANDARD AC DIKE PER COUNTY STANDARDS CONFORM TO EXISTING AC DIKE
- PROVIDE 3'x6' ROCK RIP-RAP AT END OF AC DRAINAGE SWALE 6" MIN DIAMETER ROCK SIZE, 2 COURSES
- FURNISH & INSTALL WATER TANKS AND TANK PAD 6" CONCRETE OVER 6" CL II AGG. BASE FINISH GRADE ELEVATION TANK PAD 634.5 (2) 5,000 GAL TANKS (FIRE)

**LEGEND**

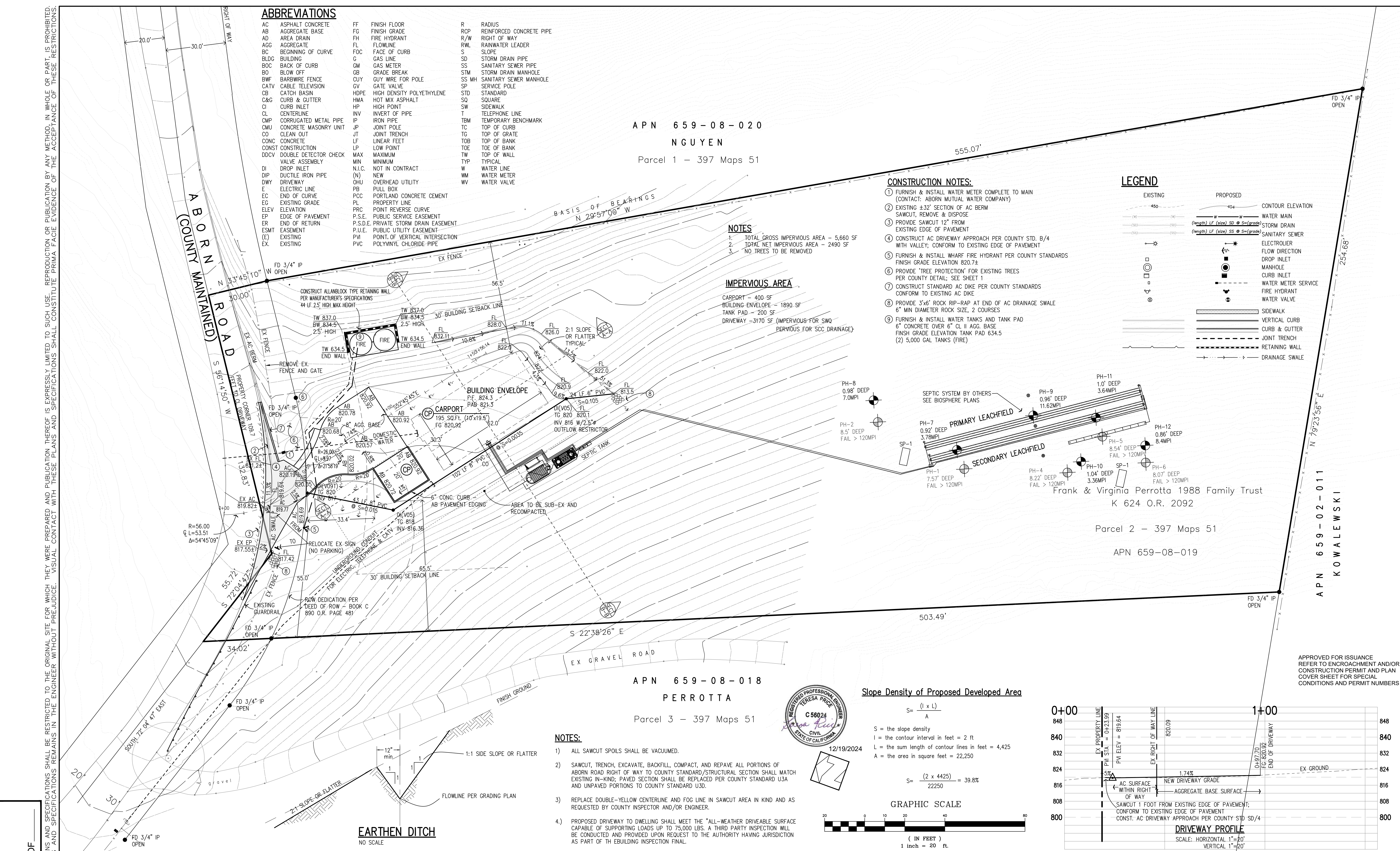


**NOTES**

- TOTAL GROSS IMPERVIOUS AREA - 5,660 SF
- TOTAL NET IMPERVIOUS AREA - 2490 SF
- NO TREES TO BE REMOVED

**IMPERVIOUS AREA**

CARPORY - 400 SF  
 BUILDING ENVELOPE - 1890 SF  
 TANK PAD - 200 SF  
 DRIVEWAY - 3170 SF (IMPERVIOUS FOR SWQ)  
 PERVIOUS FOR SCC DRAINAGE)



APN 659-08-018  
 PERROTTA  
 Parcel 3 - 397 Maps 51

**NOTES:**

- ALL SAWCUT SPOILS SHALL BE VACUUMED.
- SAWCUT, TRENCH, EXCAVATE, BACKFILL, COMPACT, AND REPAVE ALL PORTIONS OF ABORN ROAD RIGHT OF WAY TO COUNTY STANDARD/STRUCTURAL SECTION SHALL EXISTING IN-KIND; PAVED SECTION SHALL BE REPLACED PER COUNTY STANDARD U3A AND UNPAVED PORTIONS TO COUNTY STANDARD U3D.
- REPLACE DOUBLE-YELLOW CENTERLINE AND FOG LINE IN SAWCUT AREA IN KIND AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.
- PROPOSED DRIVEWAY TO DWELLING SHALL MEET THE "ALL-WEATHER DRIVEABLE SURFACE CAPABLE OF SUPPORTING LOADS UP TO 75,000 LBS. A THIRD PARTY INSPECTION WILL BE CONDUCTED AND PROVIDED UPON REQUEST TO THE AUTHORITY HAVING JURISDICTION AS PART OF THE BUILDING INSPECTION FINAL.

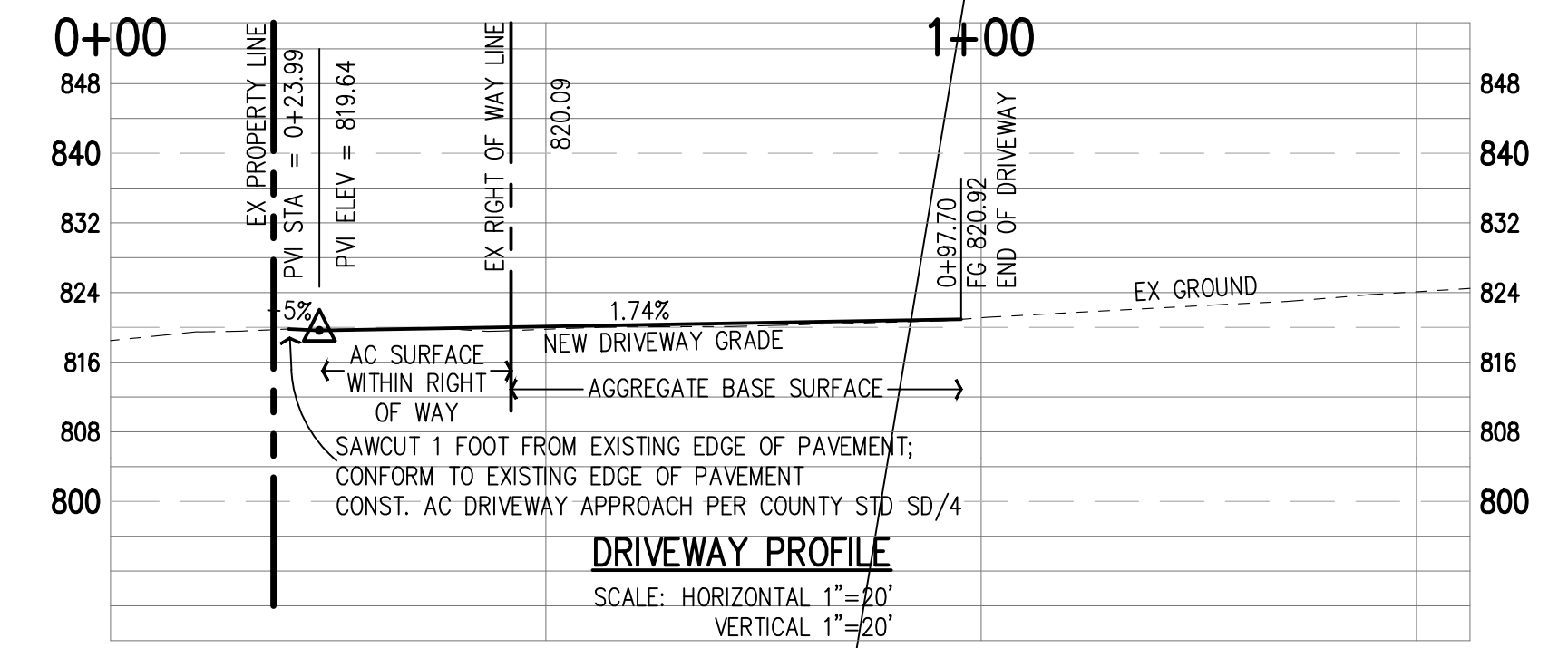
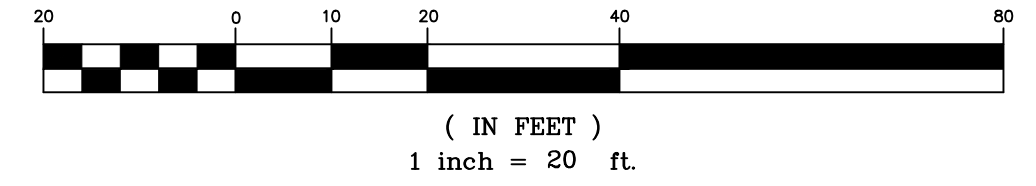
**Slope Density of Proposed Developed Area**

$$S = \frac{(l \times L)}{A}$$

S = the slope density  
 l = the contour interval in feet = 2 ft  
 L = the sum length of contour lines in feet = 4,425  
 A = the area in square feet = 22,250

$$S = \frac{(2 \times 4425)}{22250} = 39.8\%$$

**GRAPHIC SCALE**



PLAN # OF SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:

**HANNA-BRUNETTI**  
 EST. 1910  
 CIVIL ENGINEERS • LAND SURVEYORS  
 CONSTRUCTION MANAGERS

DATE: NOVEMBER 2023  
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 CHECKED BY:   
 DRAWN BY: TM.

REFERENCES

UNINCORPORATED  
 NOVEMBER 2023

**Grading & Drainage Plan**

Lands of Moore - Aborn Road - apn 659-08-019

SANTA CLARA COUNTY CALIFORNIA

SHEET **3** OF 8

JOB NO. 17014

APPLICANT: MOORE

ROAD: ABORN ROAD

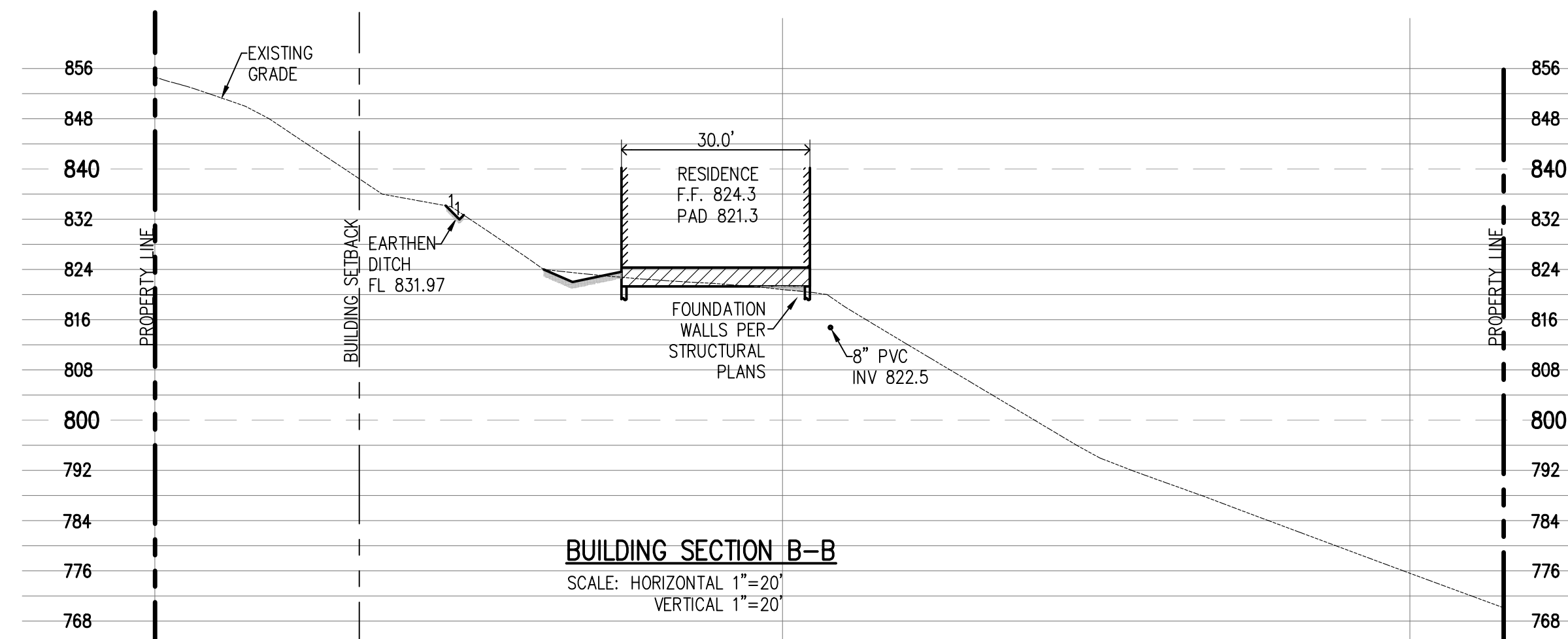
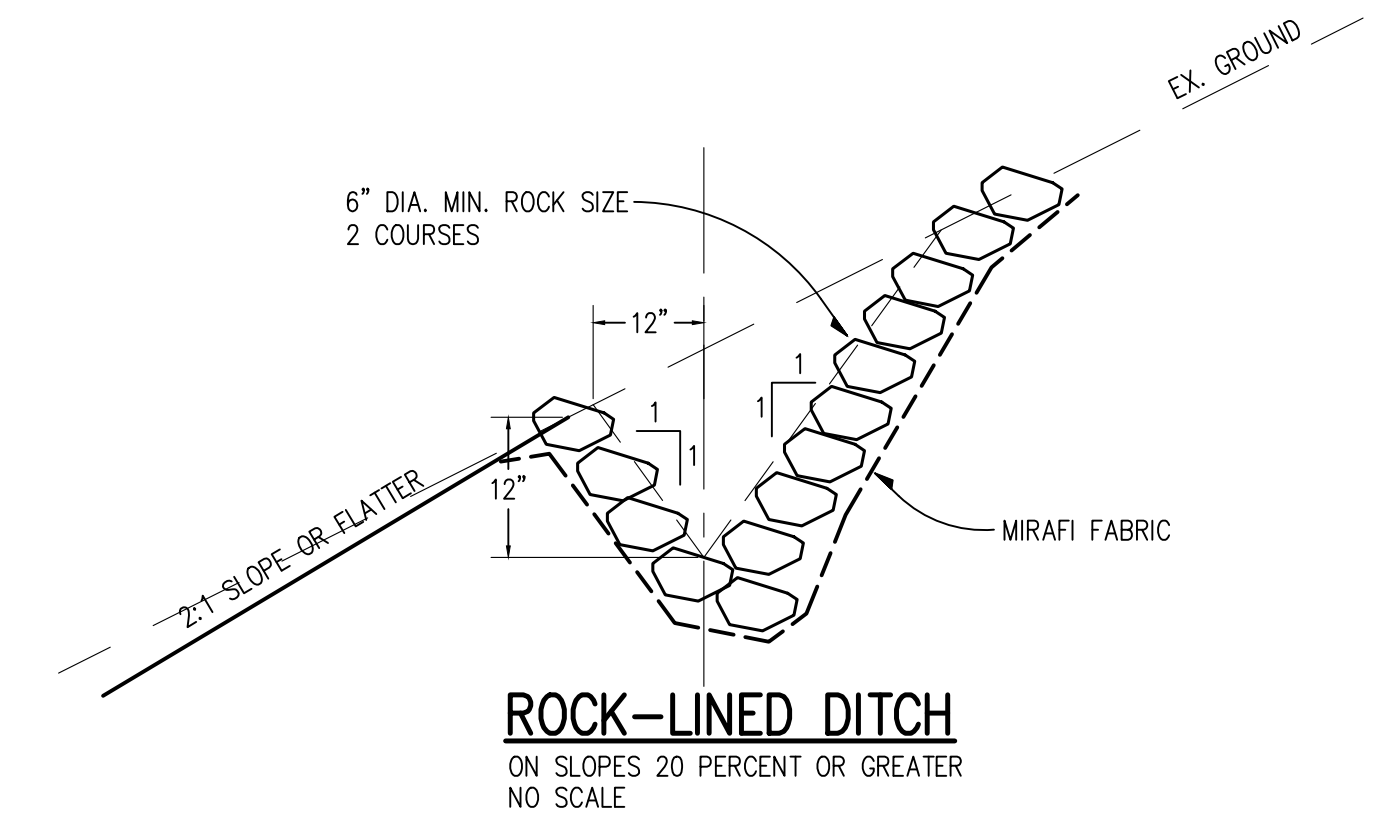
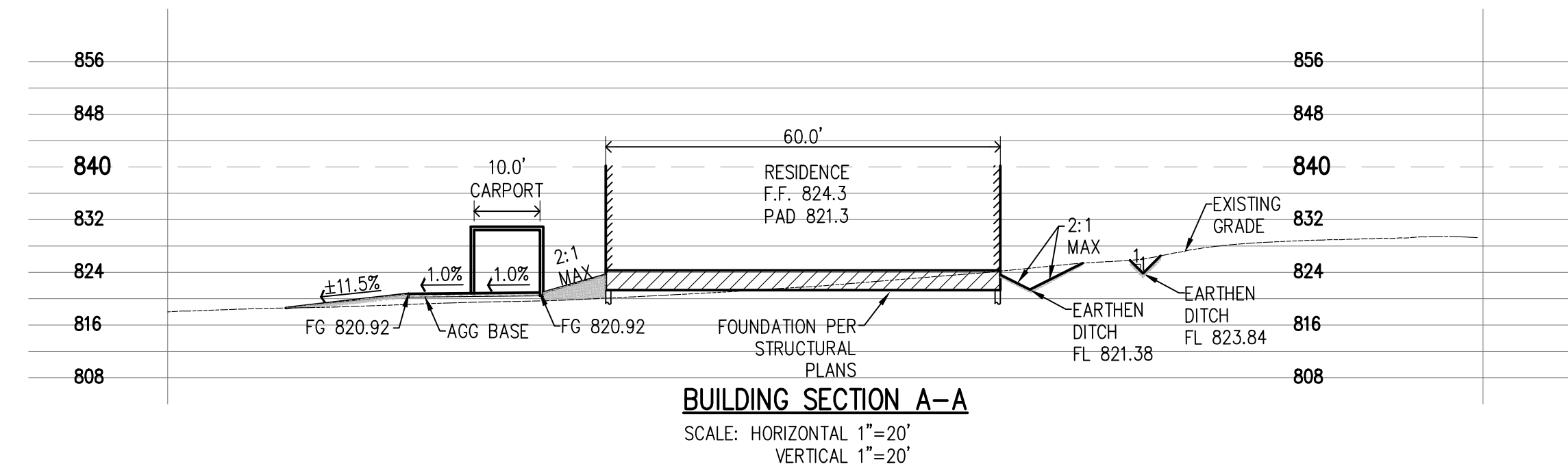
COUNTY FILE NO.: PLN23-222

JOB NO. 17014

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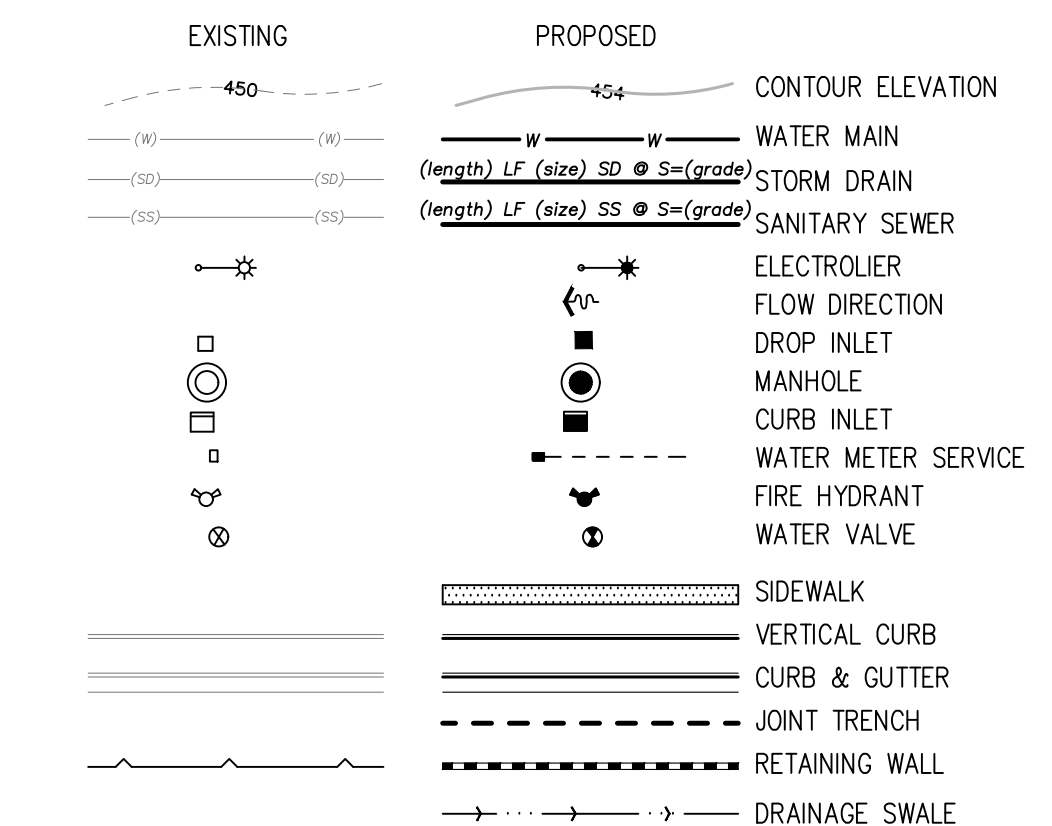
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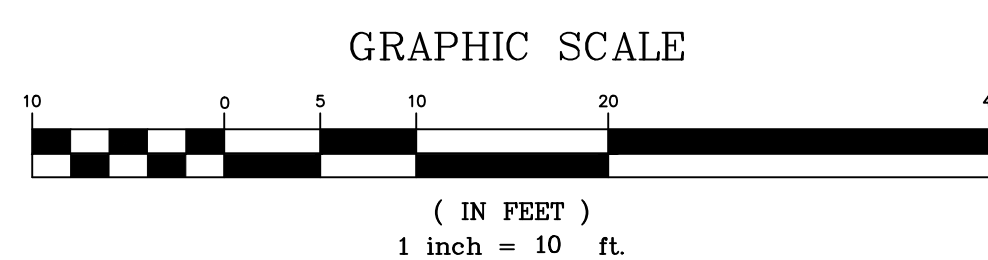
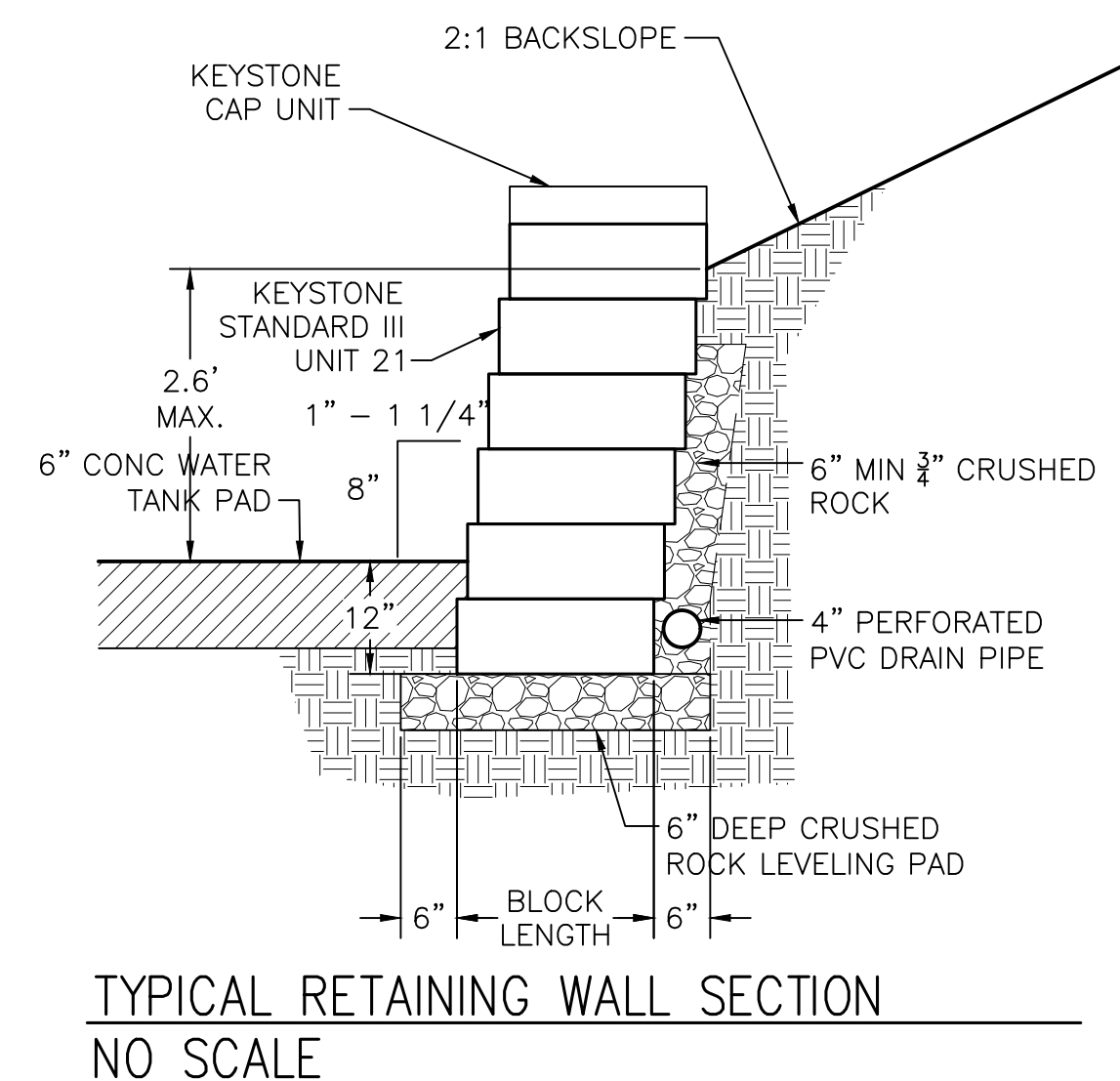
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**LEGEND**



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 DRAWN BY: TM

**REFERENCES**

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 NOVEMBER 2023

**Sections**

Lands of Moore - Aborn Road - apn 659-08-019

SHEET

4

OF 8

JOB NO.

17014

SANTA CLARA COUNTY  
 CALIFORNIA

APPLICANT: MOORE

ROAD: ABORN ROAD

COUNTY FILE NO.: PLN23-222

JOB NO. 17014



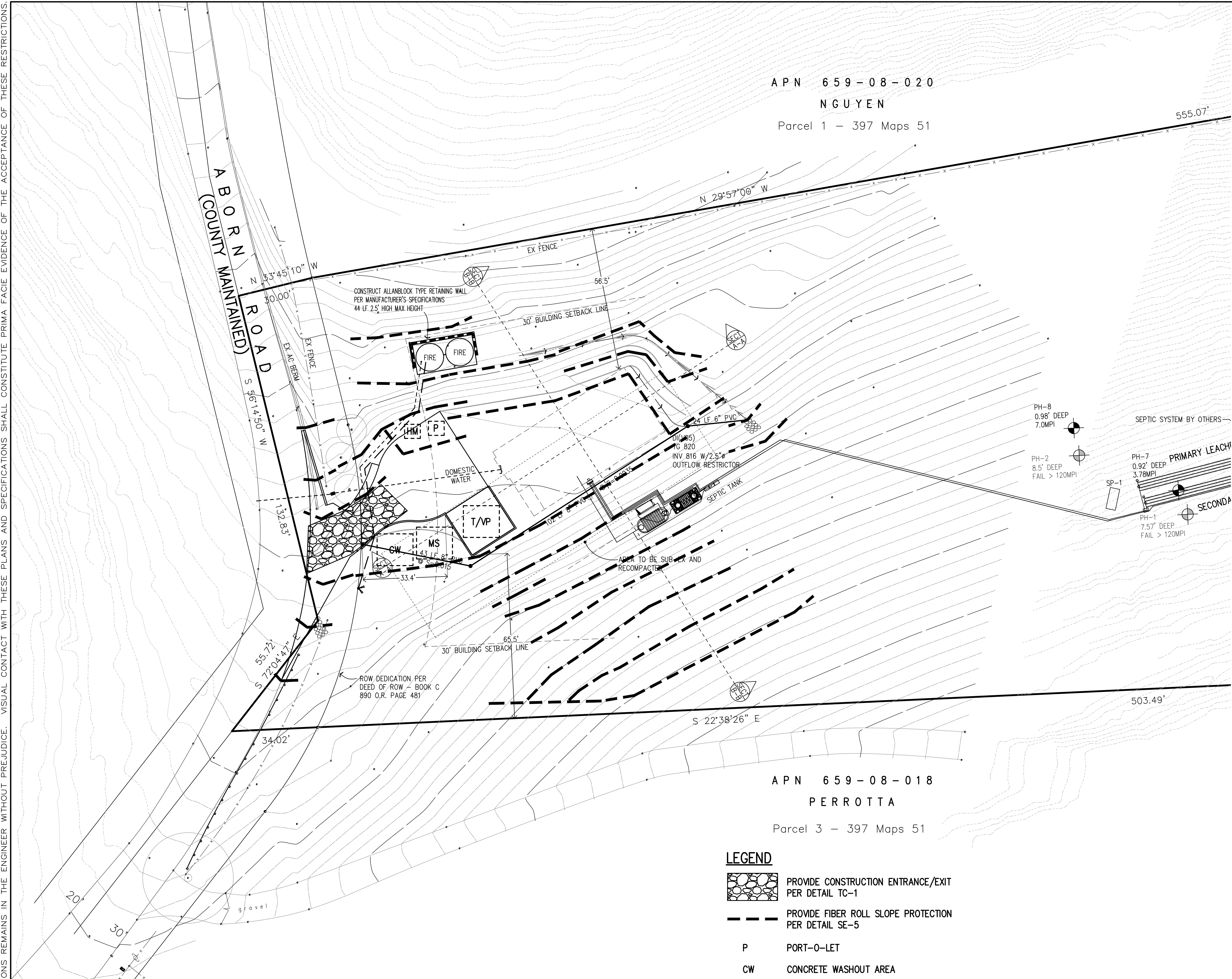
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PLAN # \_\_\_\_\_ OF \_\_\_\_\_ SHEET

APN 659-08-020  
 NGUYEN  
 Parcel 1 - 397 Maps 51

APN 659-08-018  
 PERROTTA  
 Parcel 3 - 397 Maps 51

ABORN ROAD  
 (COUNTY MAINTAINED)



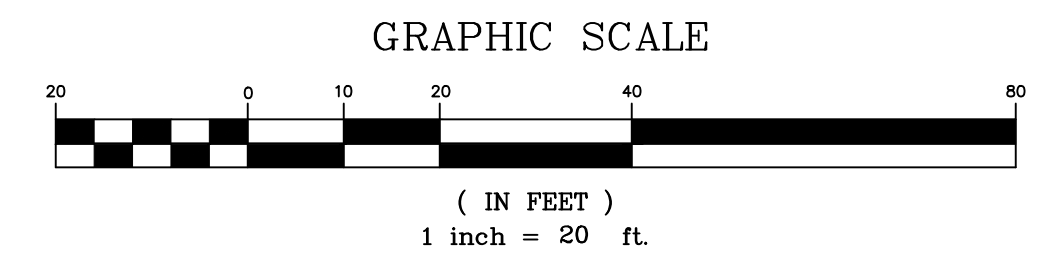
- EROSION CONTROL NOTES**
- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON, OCTOBER 15 THROUGH APRIL 15.
  - NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR AND FREE OF SILTS.
  - A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
  - ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
  - THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
  - PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
  - ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
  - ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
  - ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
  - INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
  - IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

**HYDROSEED TABLE**

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) 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. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
  - 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 RIGHT 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 MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.
- PURSUANT TO THE 2015 MRP FOR STORMWATER QUALITY ISSUED BY THE RWOCB, THIS SITE IS SUBJECT TO MONTHLY INSPECTIONS DURING THE WET SEASON OF THE SW QUALITY IMPROVEMENT SINCE MORE THAN 5,000SF OF THE PROPOSED DISTURBANCE WILL BE IN AREAS EXCEEDING 25% SLOPE.

- LEGEND**
- PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
  - PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5
  - P** PORT-O-LET
  - CW** CONCRETE WASHOUT AREA
  - MS** MATERIAL STORAGE AND LAYDOWN AREA
  - HM** HAZARDOUS MATERIAL STORAGE AREA
  - T/VP** CONSTRUCTION TRAILER AND VEHICLE PARKING AREA



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**REFERENCES**


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 NOVEMBER 2023

# Erosion Control Plan

Lands of Moore - Aborn Road - apn 659-08-019

SHEET **6** OF 8  
 JOB NO. 17014

APPLICANT: MOORE

ROAD: ABORN ROAD

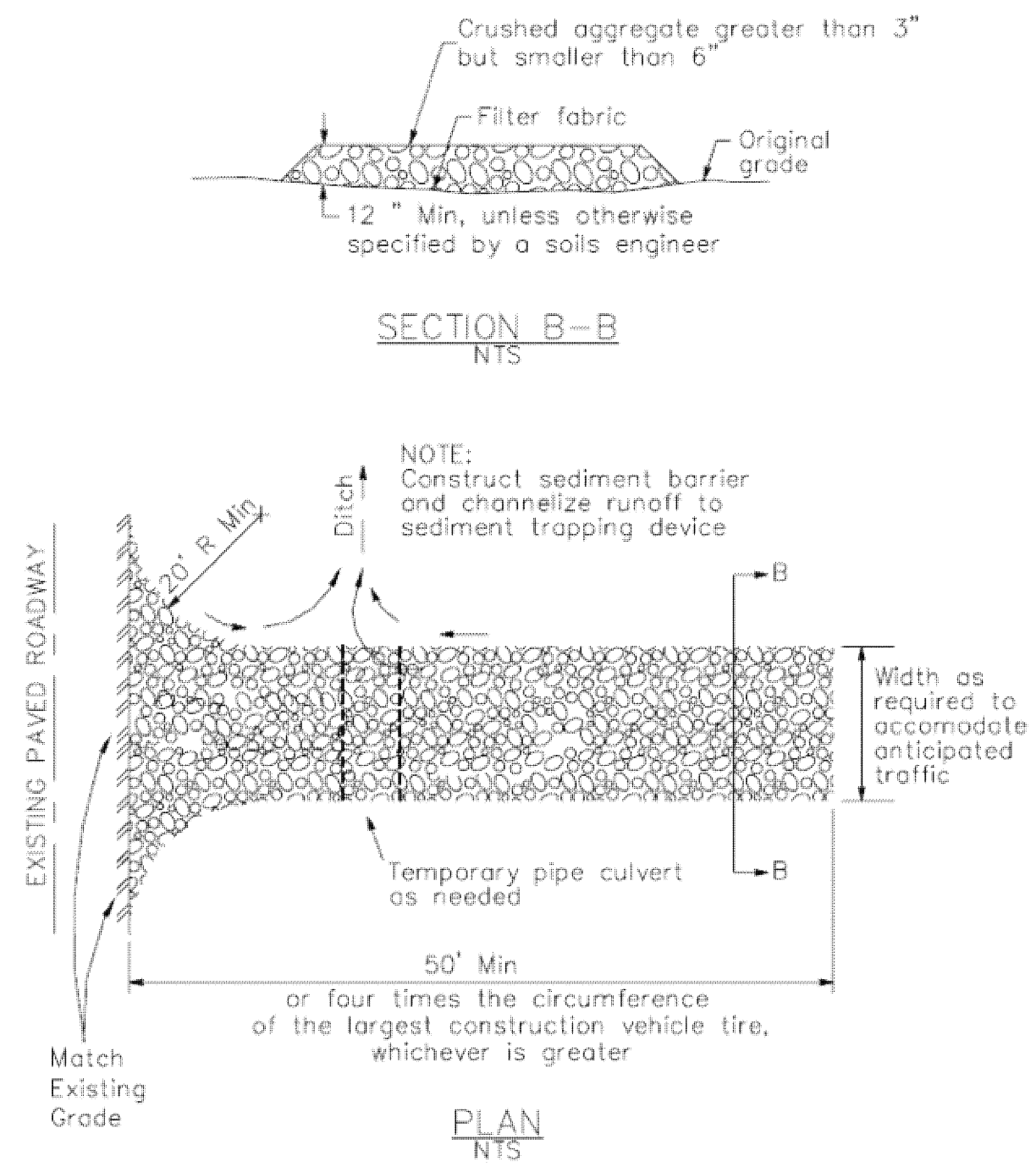
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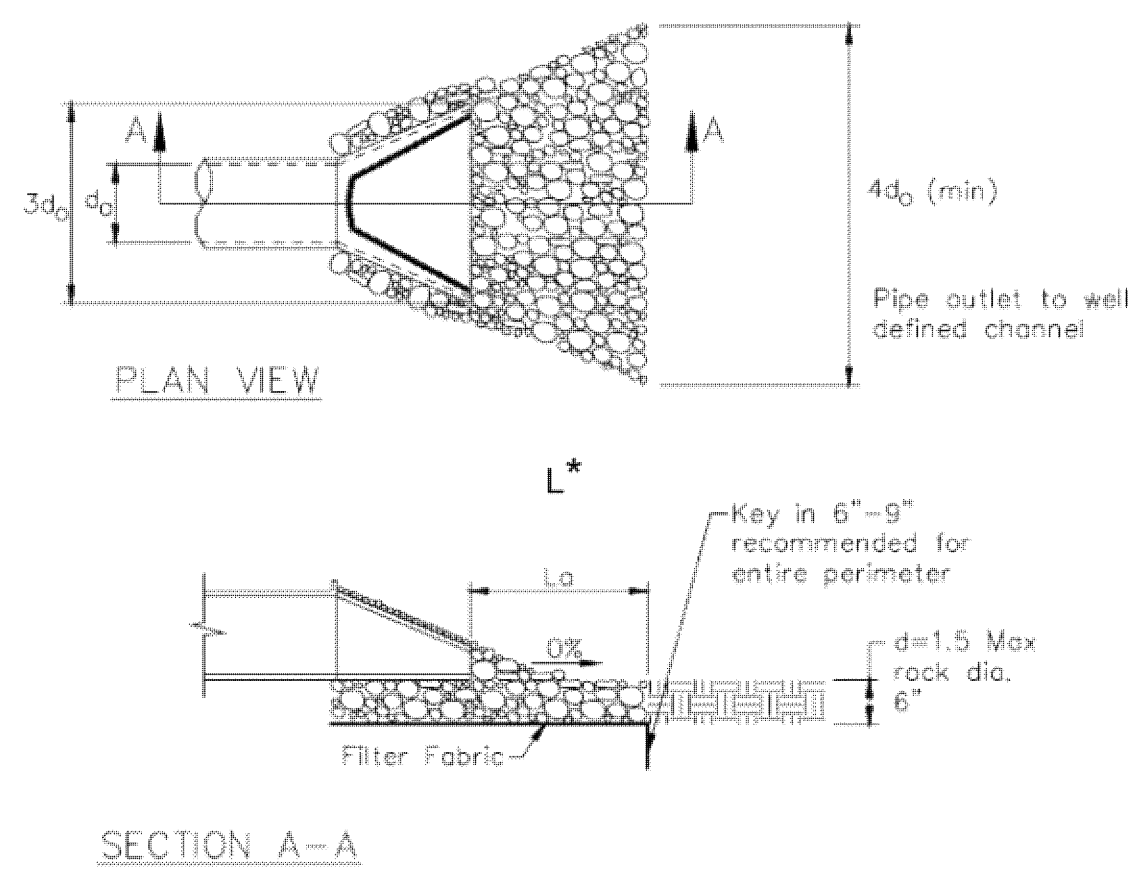
### 3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



### 4 Velocity Dissipation Devices

CASQA Detail EC-10

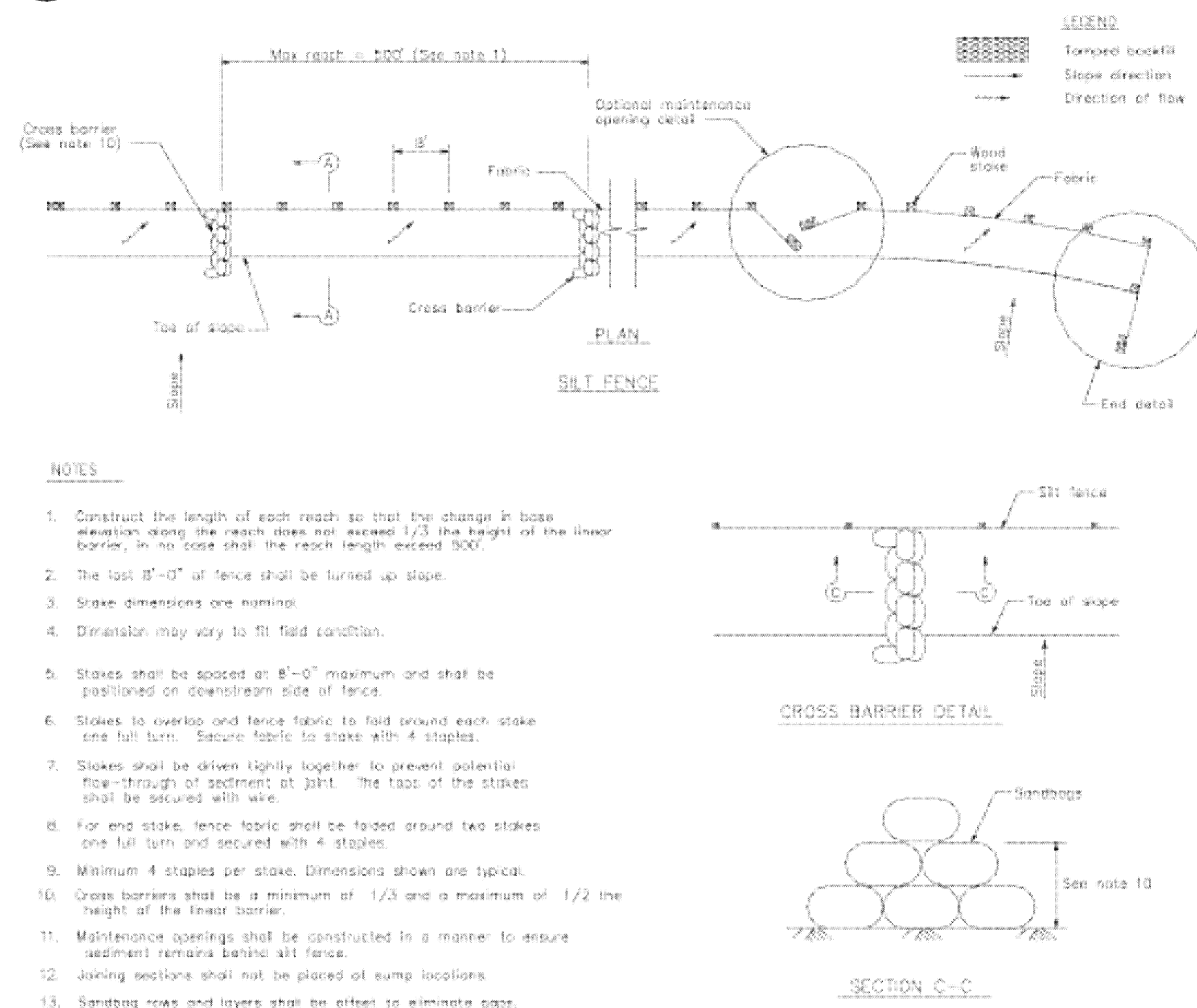


\* Length per ABAG Design Standards

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

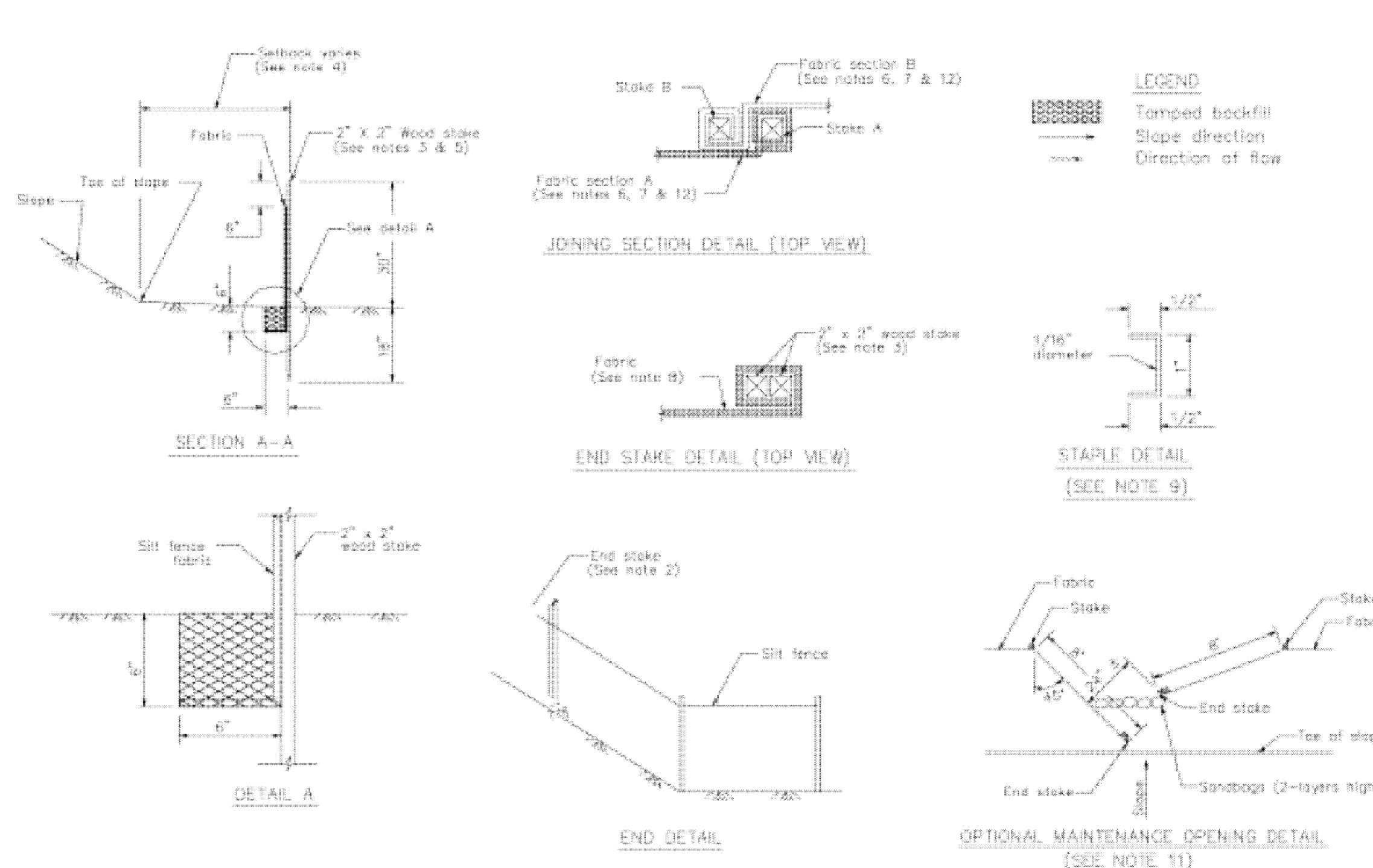
### 1 Silt Fence

CASQA Detail SE-1



### 2 Silt Fence

CASQA Detail SE-1



### 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.

### 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 rolls 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, etc.) 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.

IMPROVEMENT PLANS

FOR THE HOME GRADING AND DRAINAGE ON THE LANDS OF MOORE

ABORN ROAD, SAN JOSE

BEING A PORTION OF LOT 4 IN THE M. SHOULO TRACT RECORDED IN BOOK 17 OF MAPS, AT PAGE 44

ALL OF PARCEL 2 AS SHOWN IN THE PARCEL MAP RECORDED IN BOOK 387 OF MAPS, PAGE 51 ON JUNE 1, 1977

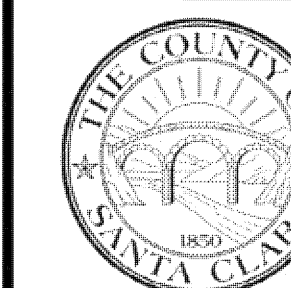
SANTA CLARA COUNTY, CALIFORNIA

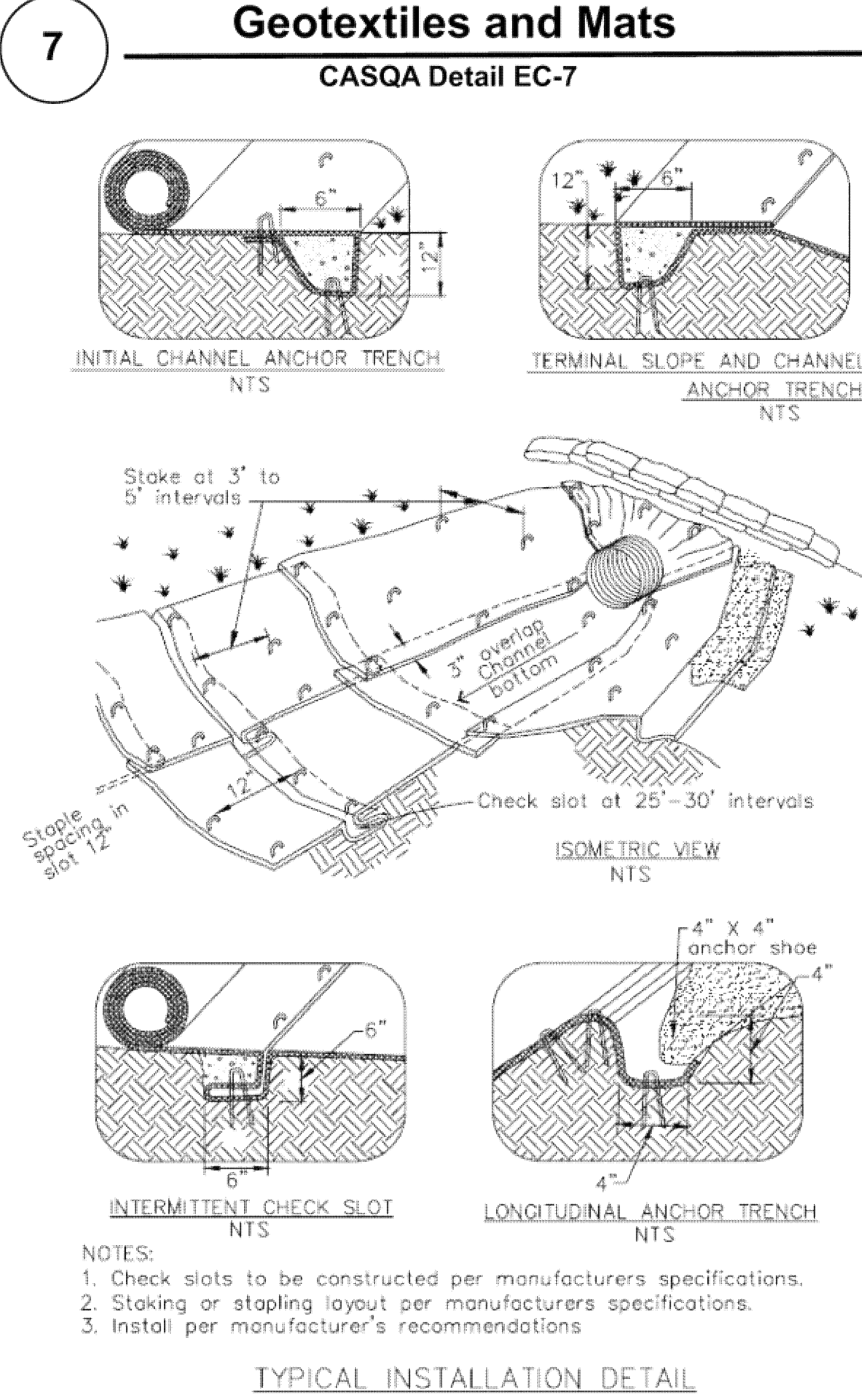
NOVEMBER 2017

A.P.N.: 659-08-019

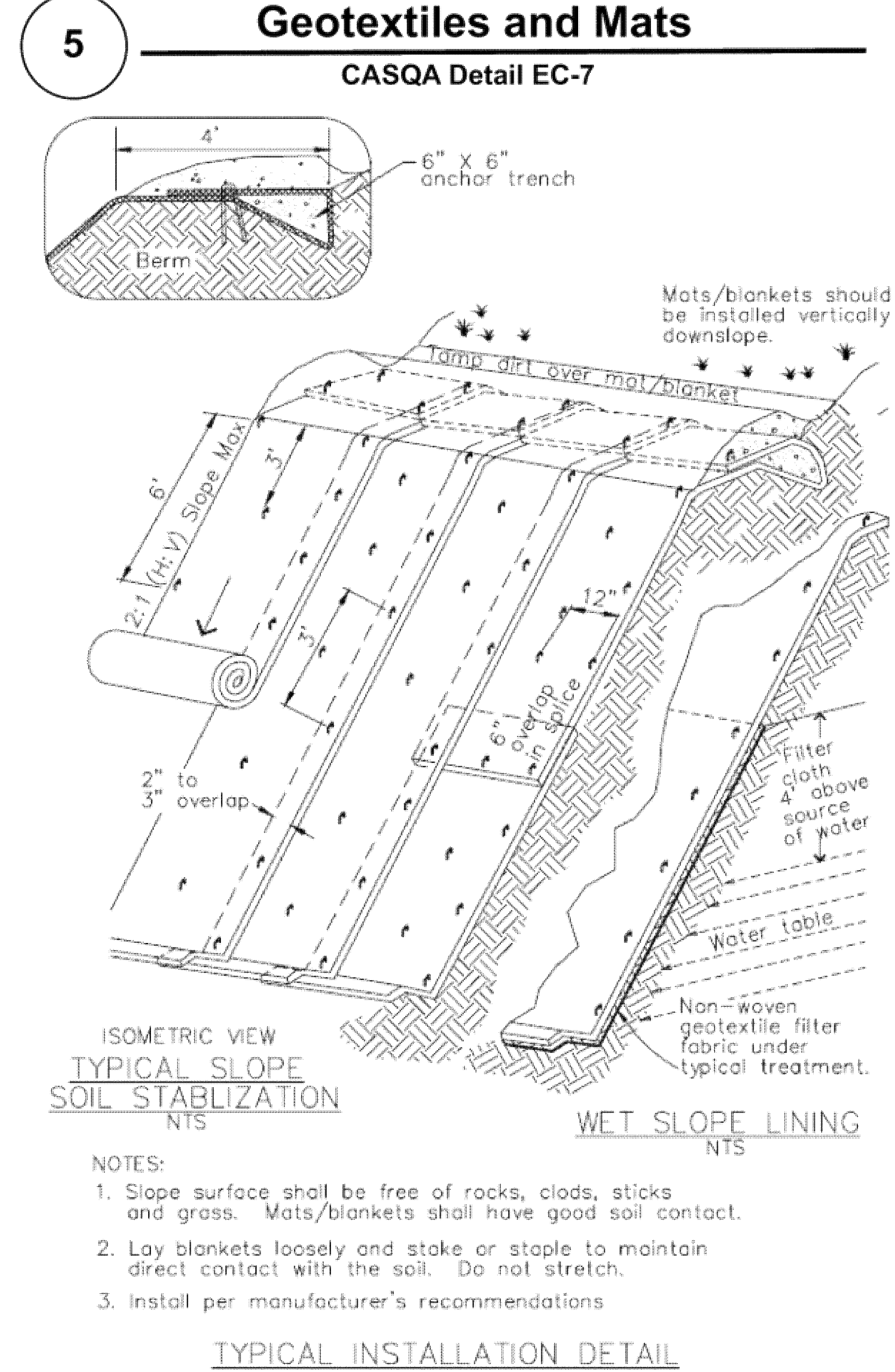
NO SCALE

Project Information

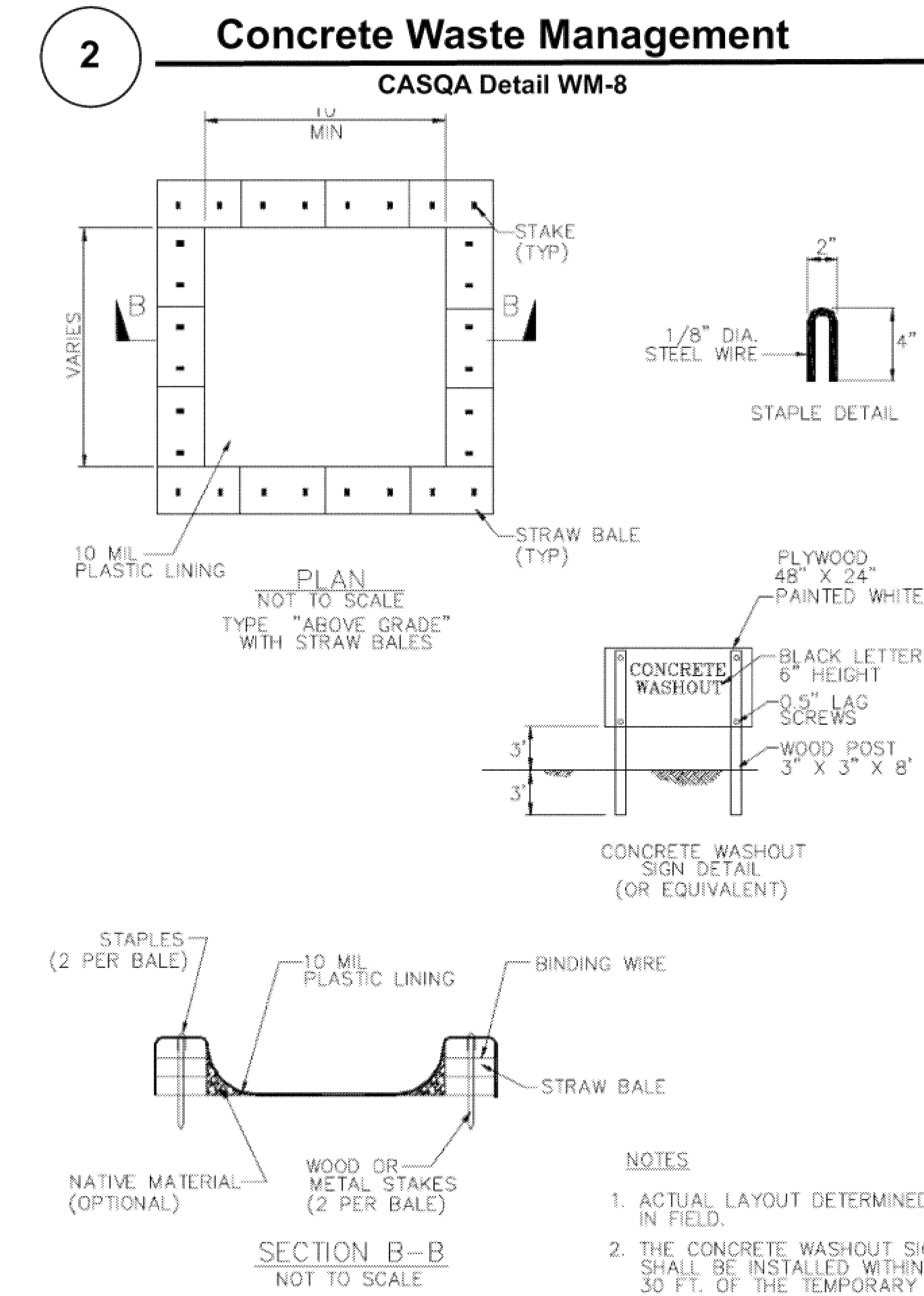
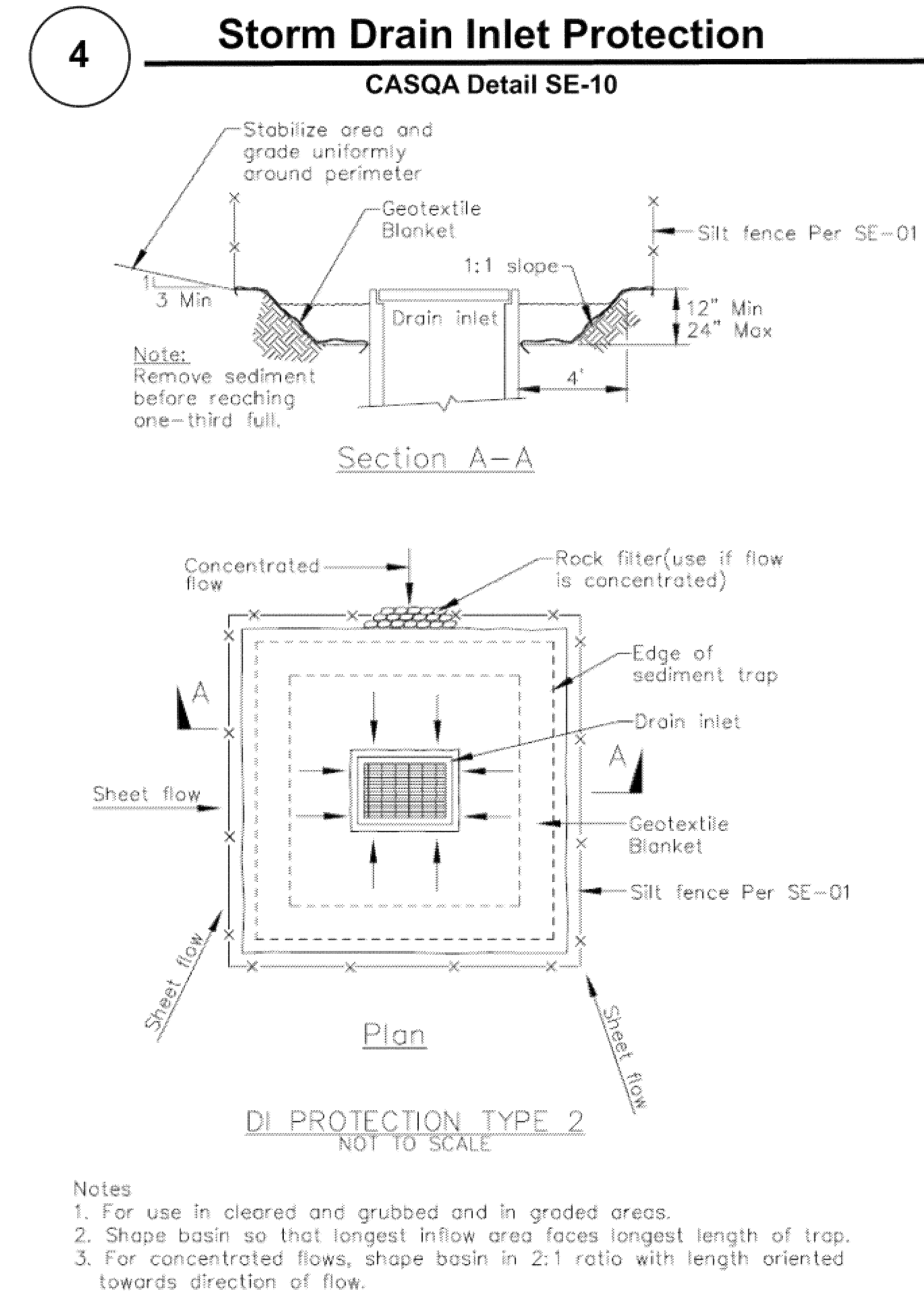
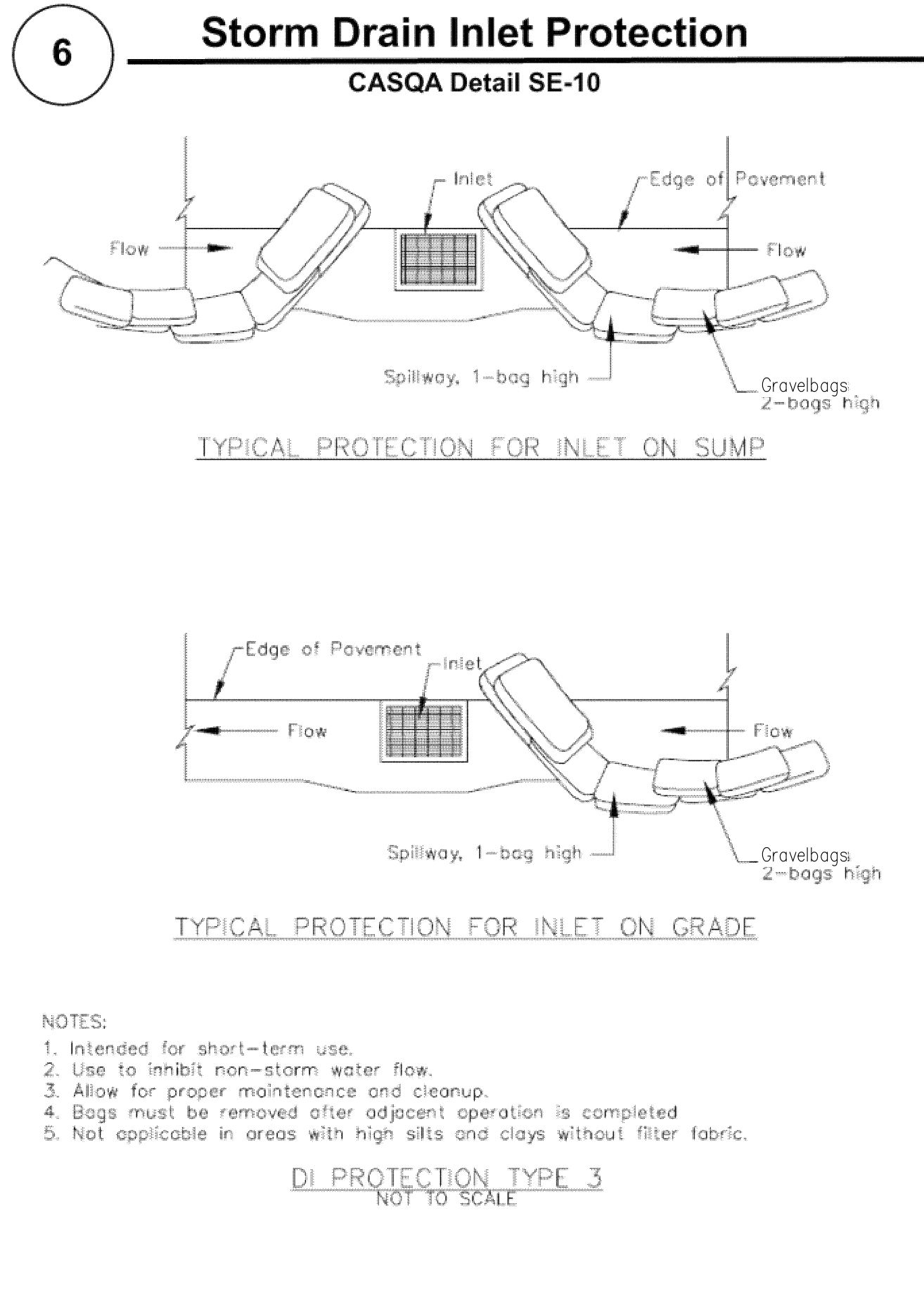
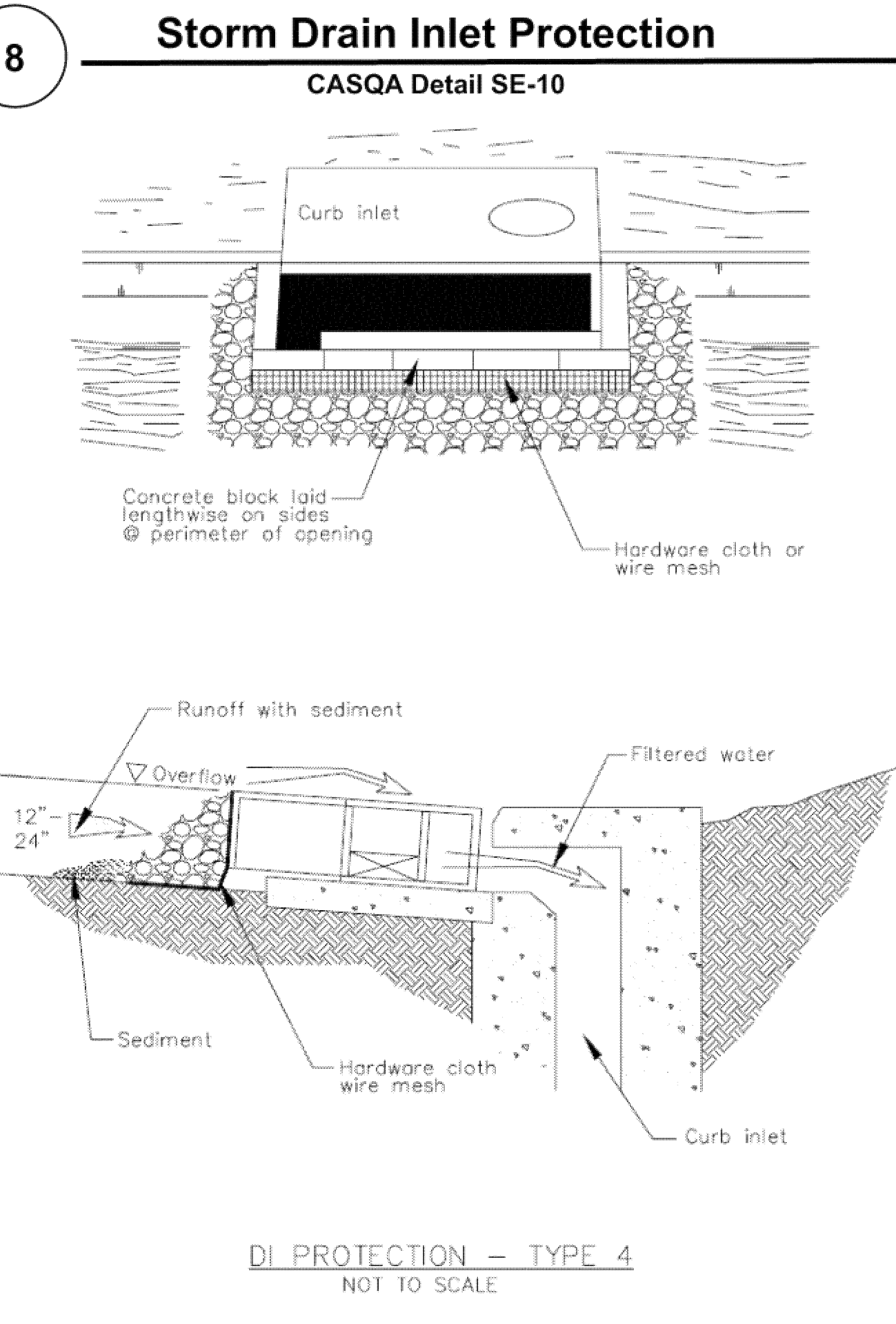
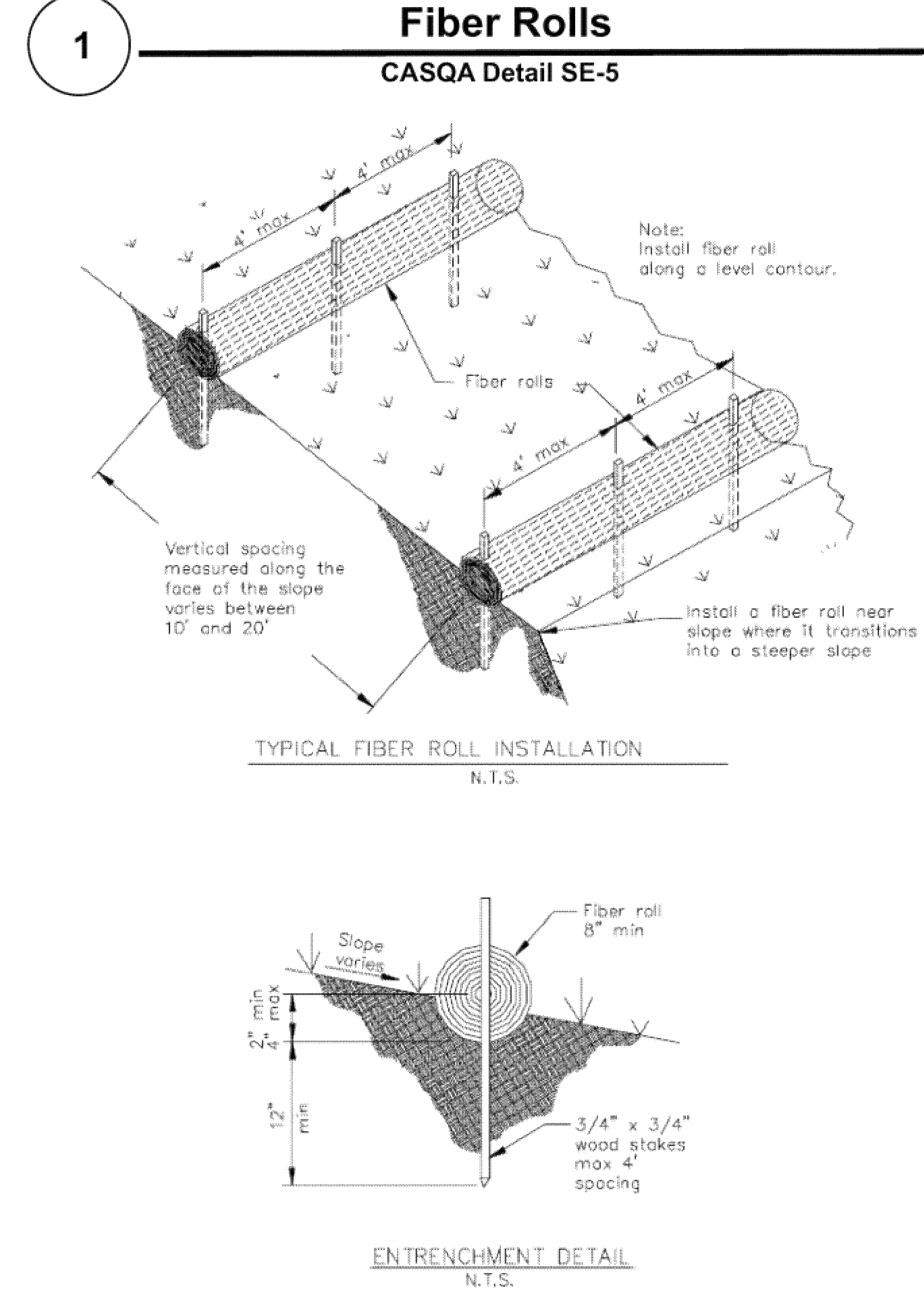
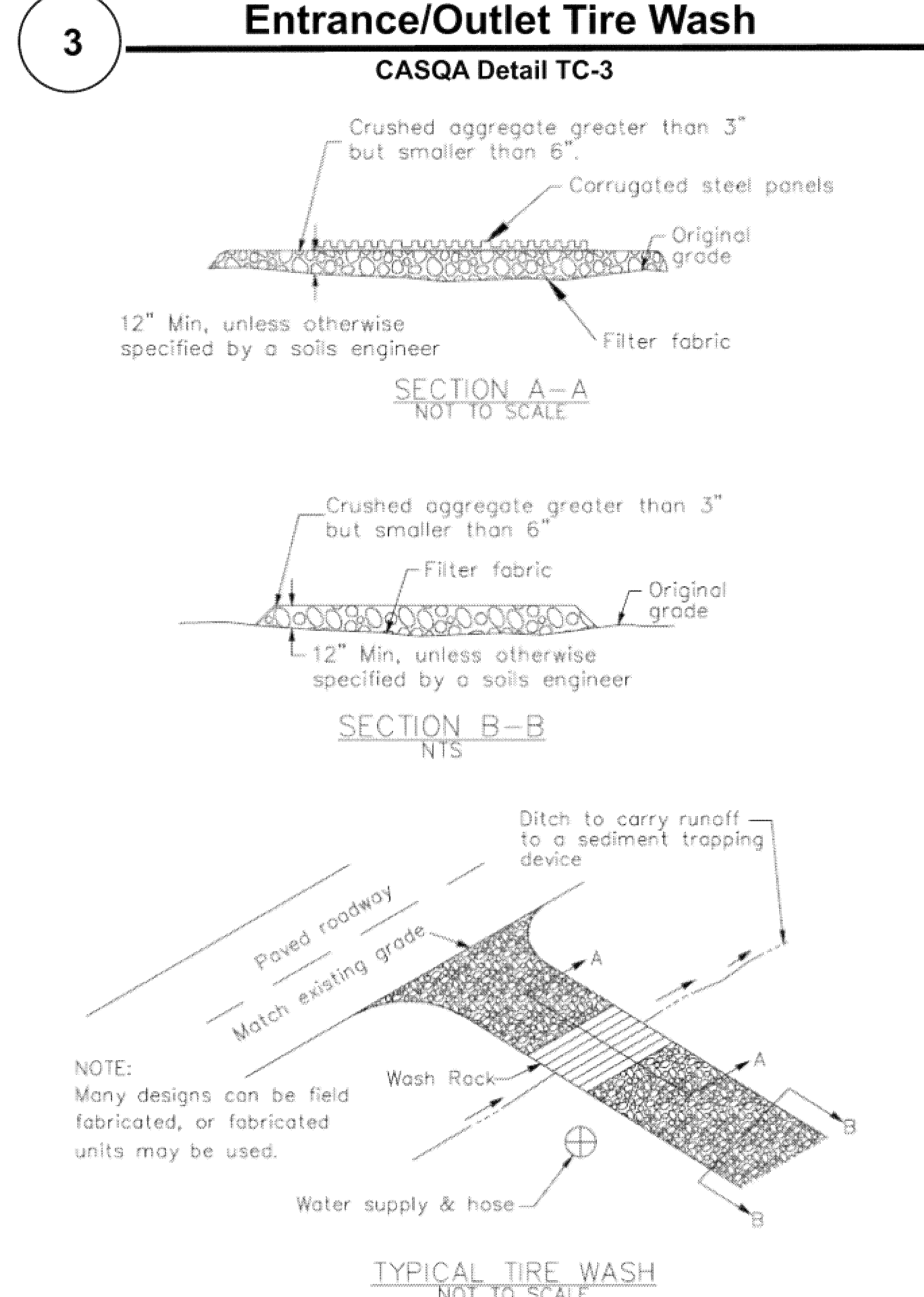




TYPICAL INSTALLATION DETAIL



TYPICAL INSTALLATION DETAIL



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

IMPROVEMENT PLANS

FOR THE HOME GRADING AND DRAINAGE ON THE LANDS OF MOORE ABORN ROAD, SAN JOSE BEING A PORTION OF LOT 4 IN THE M. SOBLO TRACT RECORDED IN BOOK 44 OF MAPS, AT PAGE 44 ALL OF PARCEL 2 AS SHOWN IN THE PARCEL MAP RECORDED IN BOOK 397 OF MAPS, PAGE 51 ON JUNE 1, 1977 SANTA CLARA COUNTY, CALIFORNIA

NOVEMBER 2017 A.P.N.: 659-08-019 NO SCALE

Project Information





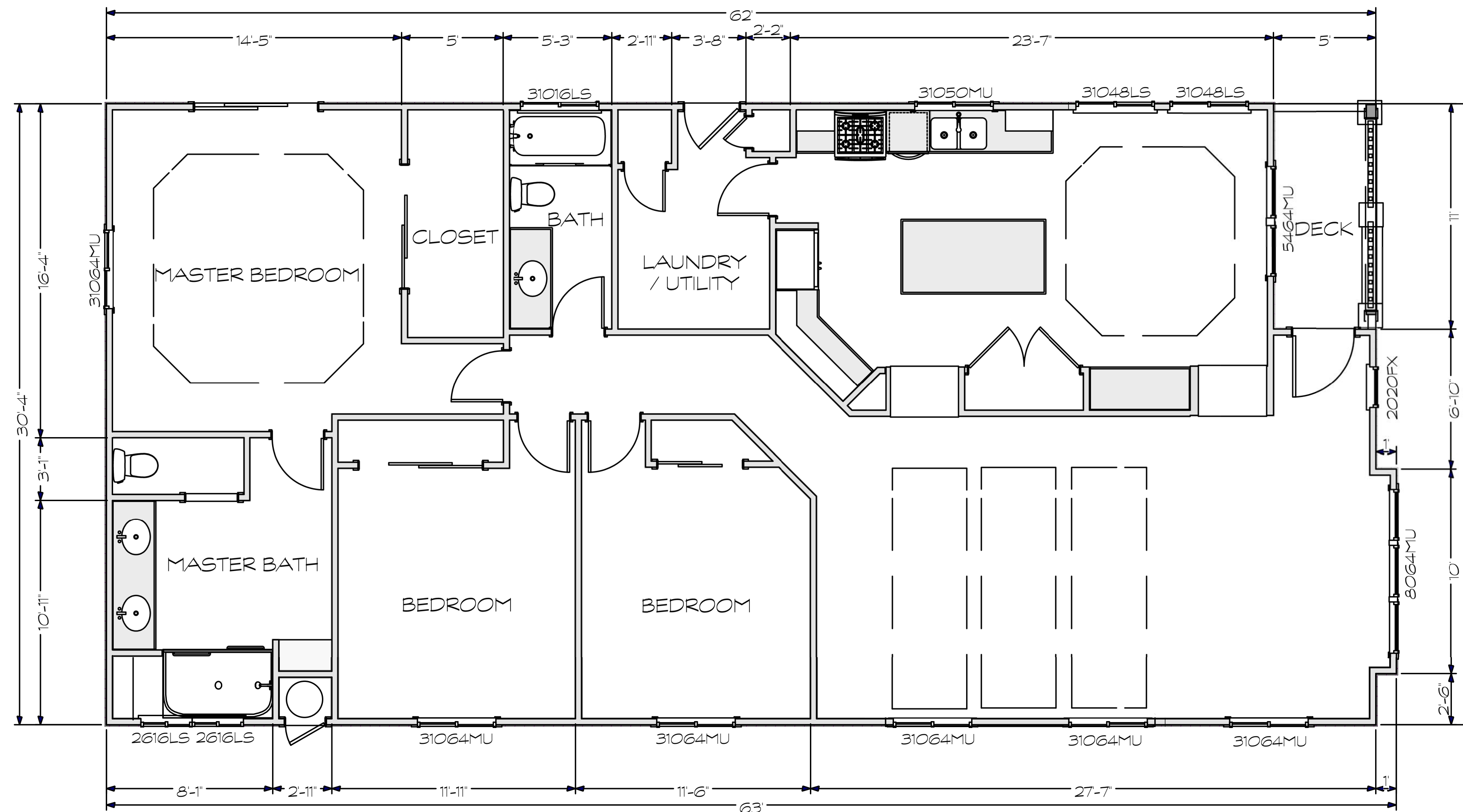
**PLUMBING FIXTURE NOTES:**

ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:

- SHOWERS 1.8 GPM@80PSI COMBINED
- LAVATORY 1.2 GPM@ 60PSI MAX. & 0.8@ 20PSI MIN.
- KITCHEN FAUCET 1.8@ 60 MAX
- WATER CLOSET 1.28 MAX

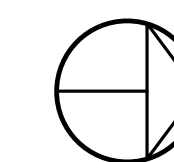
**PLUMBING NOTES:**

- a. Shut-off valves shall be installed in the fuel supply piping outside of each appliance. [ANSI Z21.24, NFPA 54:9.6.1]
- b. Showers & tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type with a maximum mixed water setting of 120 degrees. [CPC 408.3]
- c. Domestic water heater shall provide the following per Energy Standards 150.0(n):
  - i. 120v electrical outlet within 3' of any installed gas water heater
  - ii. A gas/LPG supply of 200,000btu (3/4" Minimum size)
  - iii. Category III, IV or Type B vent with a straight pipe between the outside termination and the space where the water heater is installed.
  - iv. A condensate drains no more than 2' higher than the base of the installed water heater and allows draining without pump assistance.
- d. The following water lines associated with the water heating system shall be insulated as follows [CALEnergy 150.0(i) 2]
  - i. All domestic hot water piping shall be insulated per CPC section 609.11.
  - ii. All hot water piping  $\geq 3/4"$  and less than 1" shall be fully insulated with R7.7 min.
  - iii. The first 5' of cold-water lines at the water heater shall be insulated with R7.7 min.
  - iv. All hot water pipes, less than 3/4" serving the following shall be insulated to R7.7 min:
    1. From the heating source to the kitchen fixtures.
    2. Any portion of the hot water recirculation system.
    3. From the heating source to a storage tank or between storage tanks.
    4. Buried below grade.
- e. All Domestic hot water piping shall be insulated [CPC 609.11]. Insulation shall be equivalent to the following as a minimum:
  - i. Insulation shall have a minimum wall thickness of not less than the diameter of the pipe up to 2". Pipes 2" or larger shall have insulation a minimum of 2". Please note if higher values required by Energy Standards due to location (see plumbing note 88. Above) the higher insulation values shall govern.
- f. Dishwasher air gap fitting required above sink flood rim. [CPC 807.3]



**FLOOR PLAN**

SCALE: 1/4" = 1'

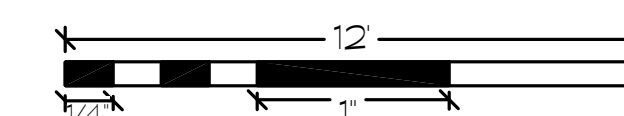


FLOOR AREA CALCULATIONS:	
MAIN AREA:	62 X 30.33 = 1880 SF
BAY WINDOW:	1 X 10 = 10 SF
TOTAL:	1890 SF

**WUI NOTES:**

THE PROJECT IS IN THE WUI AND THE MODULAR HOME SHALL MEET WUI CODES.

DEFENSIBLE SPACE SHALL BE MAINTAINED AT ALL TIMES.



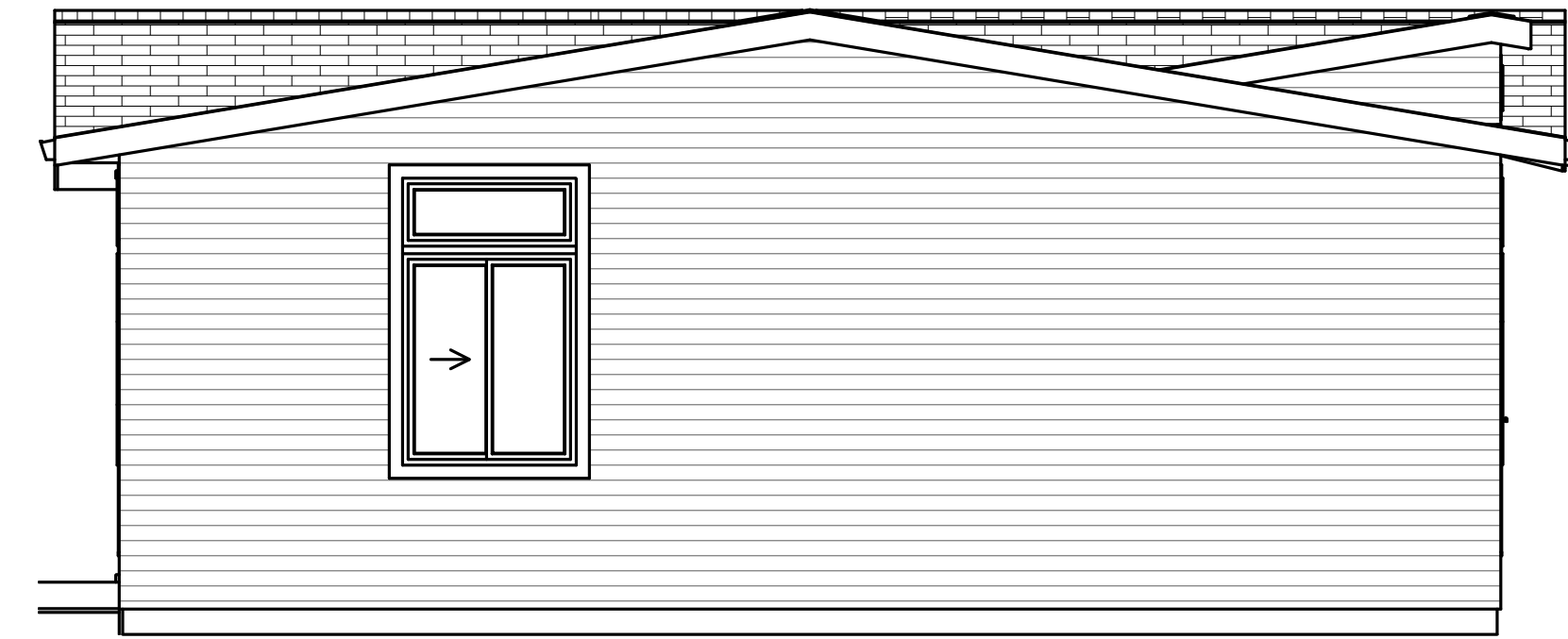
REVISIONS	

**SESHAT DESIGN**  
 COMMERCIAL | RESIDENTIAL | GREEN DESIGN  
 408/778-5454 fax 408/778-1115  
 17545 Chesbro Lake Drive, Morgan Hill, CA 95037



NEW PREMANUFACTURED RESIDENCE  
 ABORN ROAD APN 659-08-019  
 SAN JOSE, CALIFORNIA

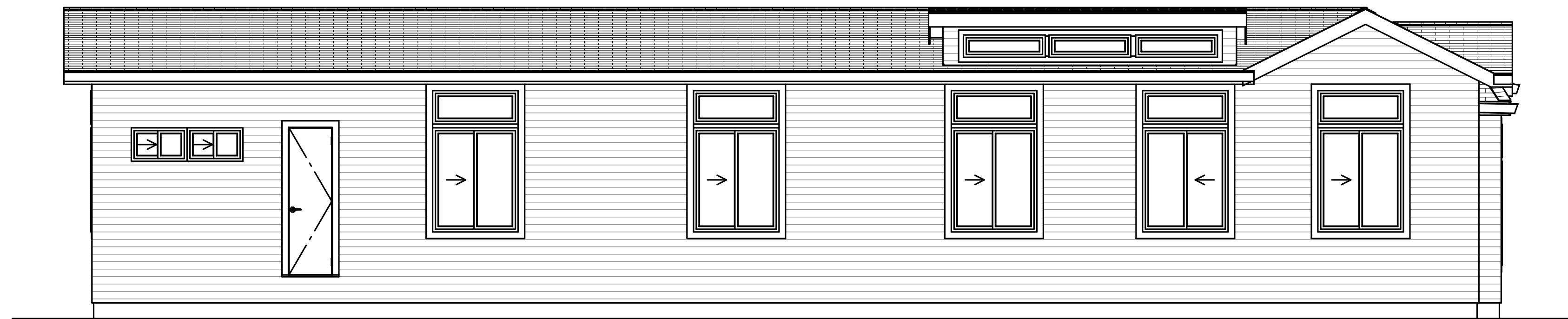
DATE:	10/23/2023
SCALE:	
JOB NUMBER:	
SHEET:	A-2



SOUTH



WEST



EAST



NORTH

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'

REVISIONS	
Δ	

**SESHAT DESIGN**  
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NEW PREMANUFACTURED RESIDENCE  
 ABORN ROAD APN 659-08-019  
 SAN JOSE, CALIFORNIA

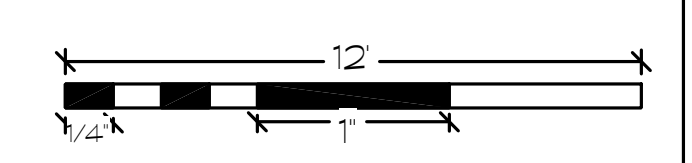
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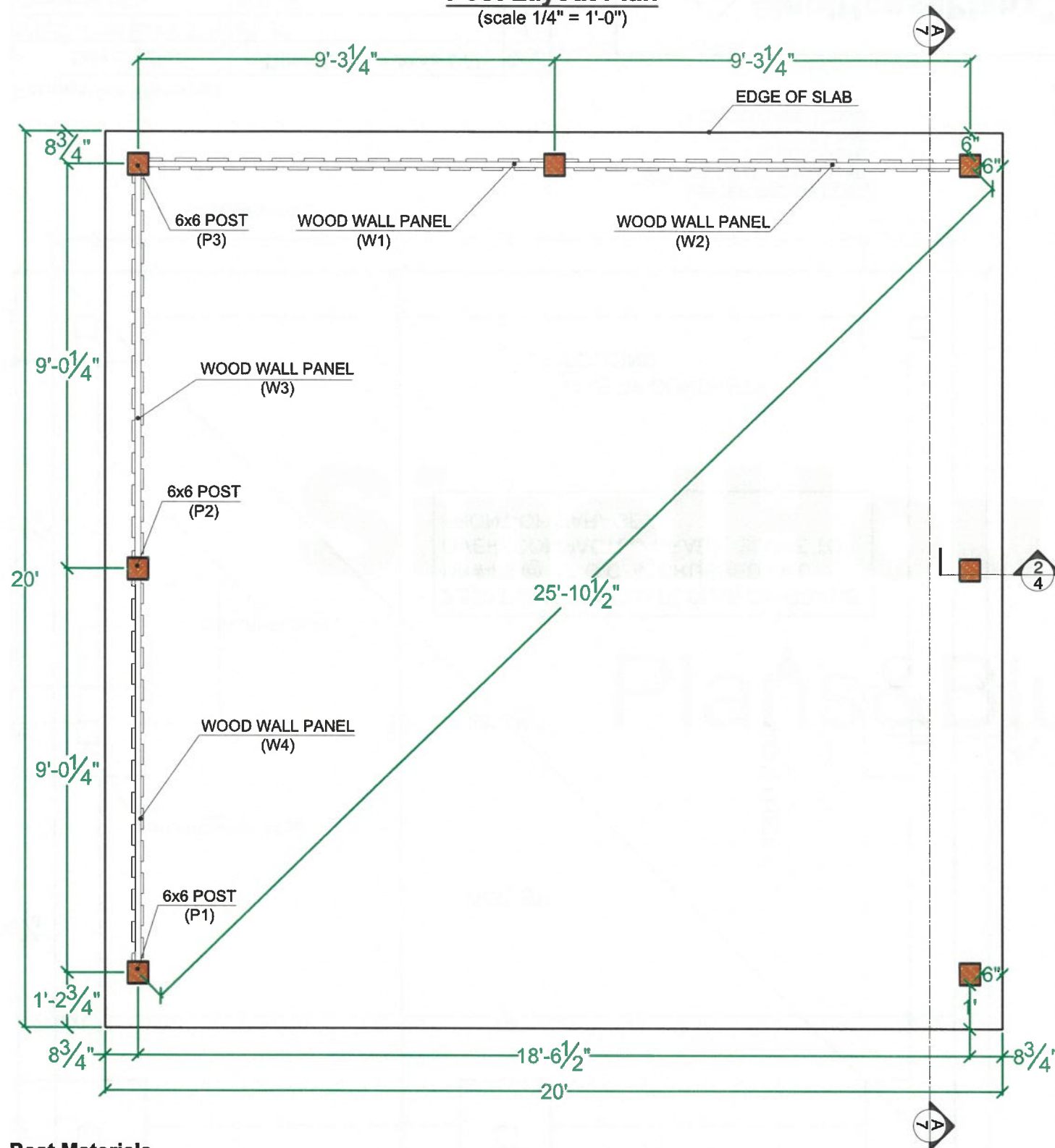
SHEET:

A-3



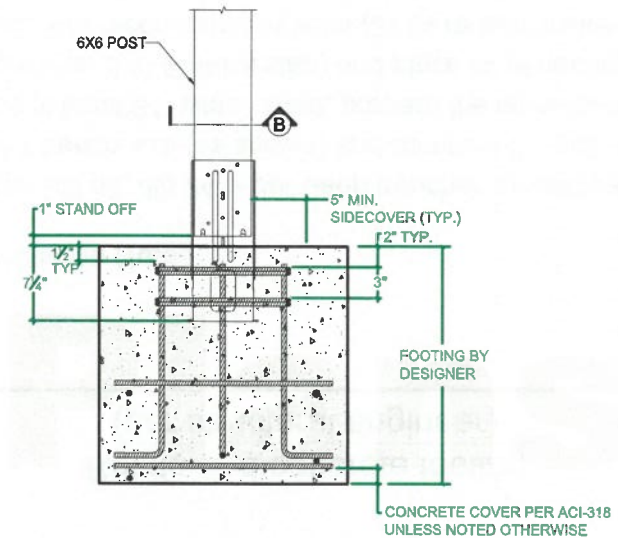
### Post Layout Plan

(scale 1/4" = 1'-0")



### Detail 2 MPBZ Post Base Installation Details

(scale 1/2" = 1'-0")

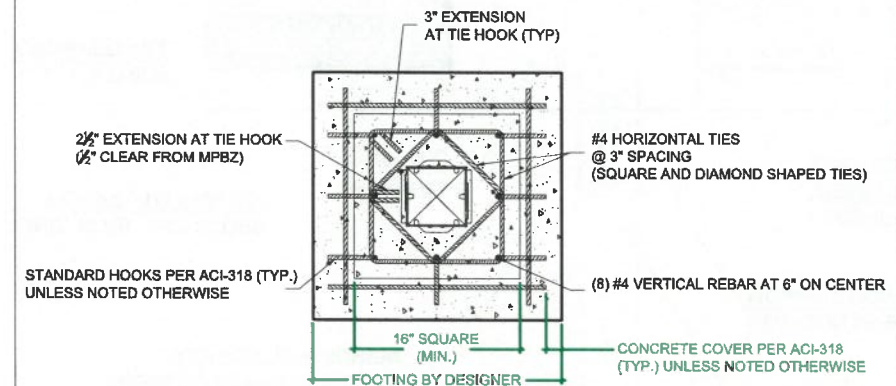


MPB66Z - REINFORCED CONCRETE FOOTING

FOOTING (SIZE AND REINFORCEMENT) BY DESIGNER.  
STANDARD HOOK GEOMETRY IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE.

### Section B

(scale 1/2" = 1'-0")



### Post Materials

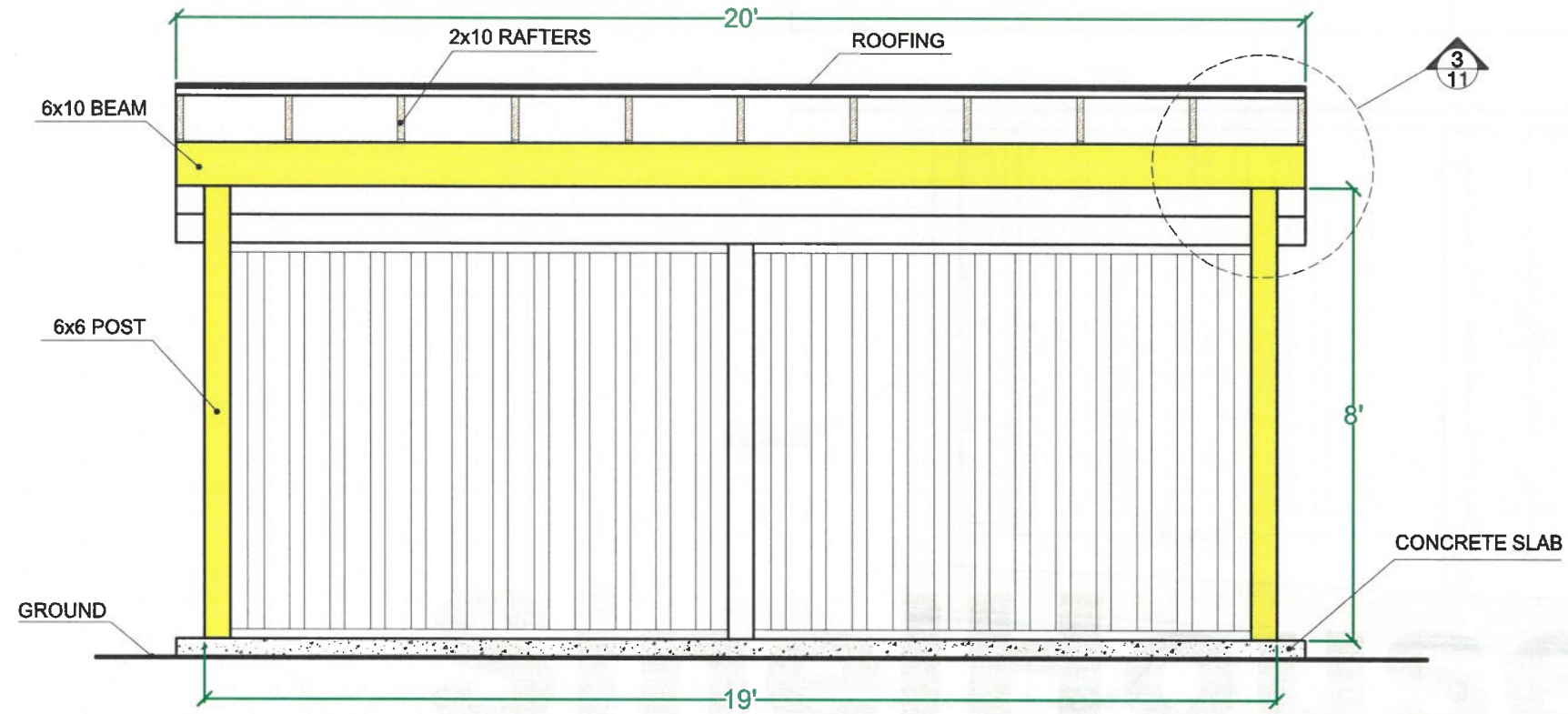
Post Materials	Dimension, / Area SF/	
Description	Dimension, / Area SF/	Qty.
Wood Post	6"x 6"	7
CC66 Column Cap		7

**FLOOR AREA CALCULATIONS:**  
FLOOR AREA: 20 X 20 = 400 SF

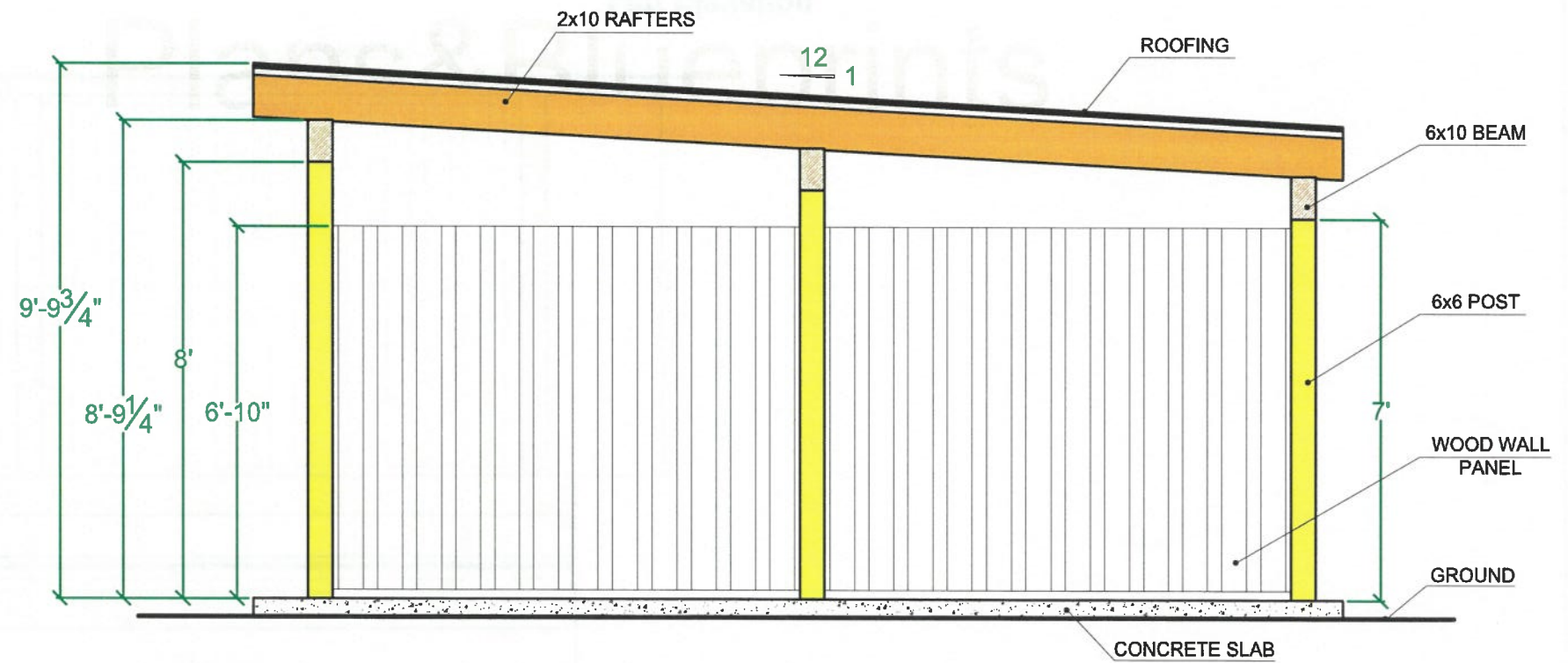
### Post Notes:

Secure post using 1/4"2-1/2" strong-tie sds25212-r25 heavy-duty connector screws.

**Front Elevation**  
(scale 1/4" = 1'-0")

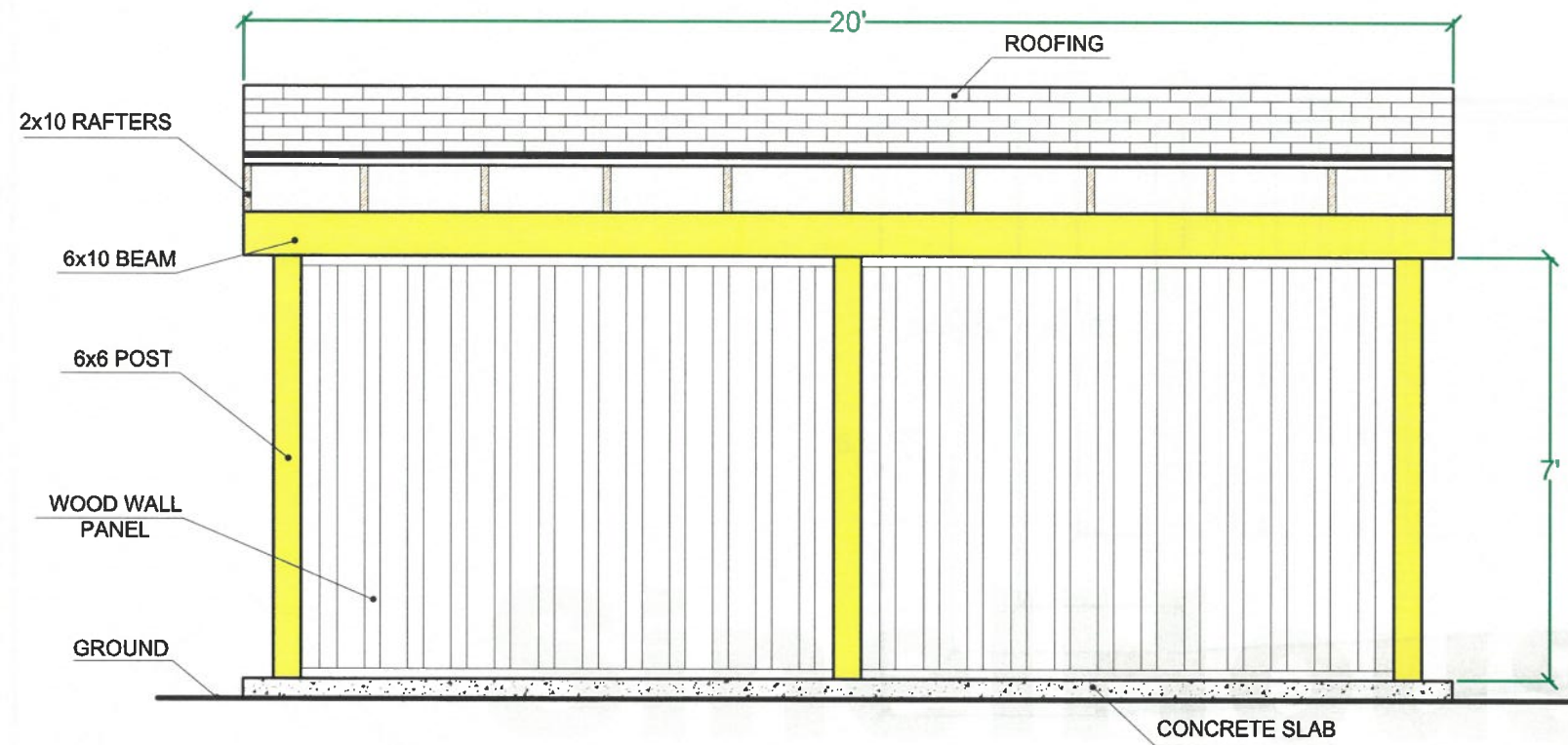


**Right Elevation**  
(scale 1/4" = 1'-0")



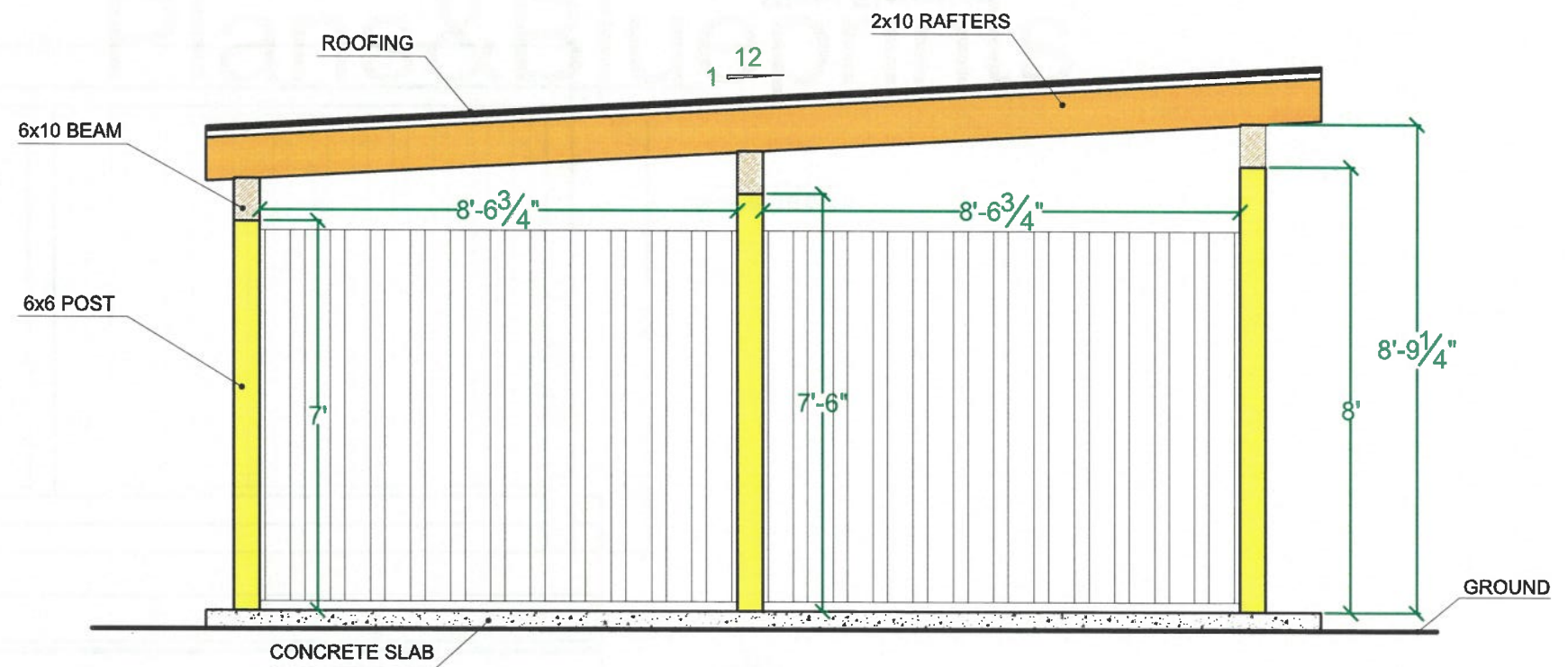
**Rear Elevation**

(scale 1/4" = 1'-0")

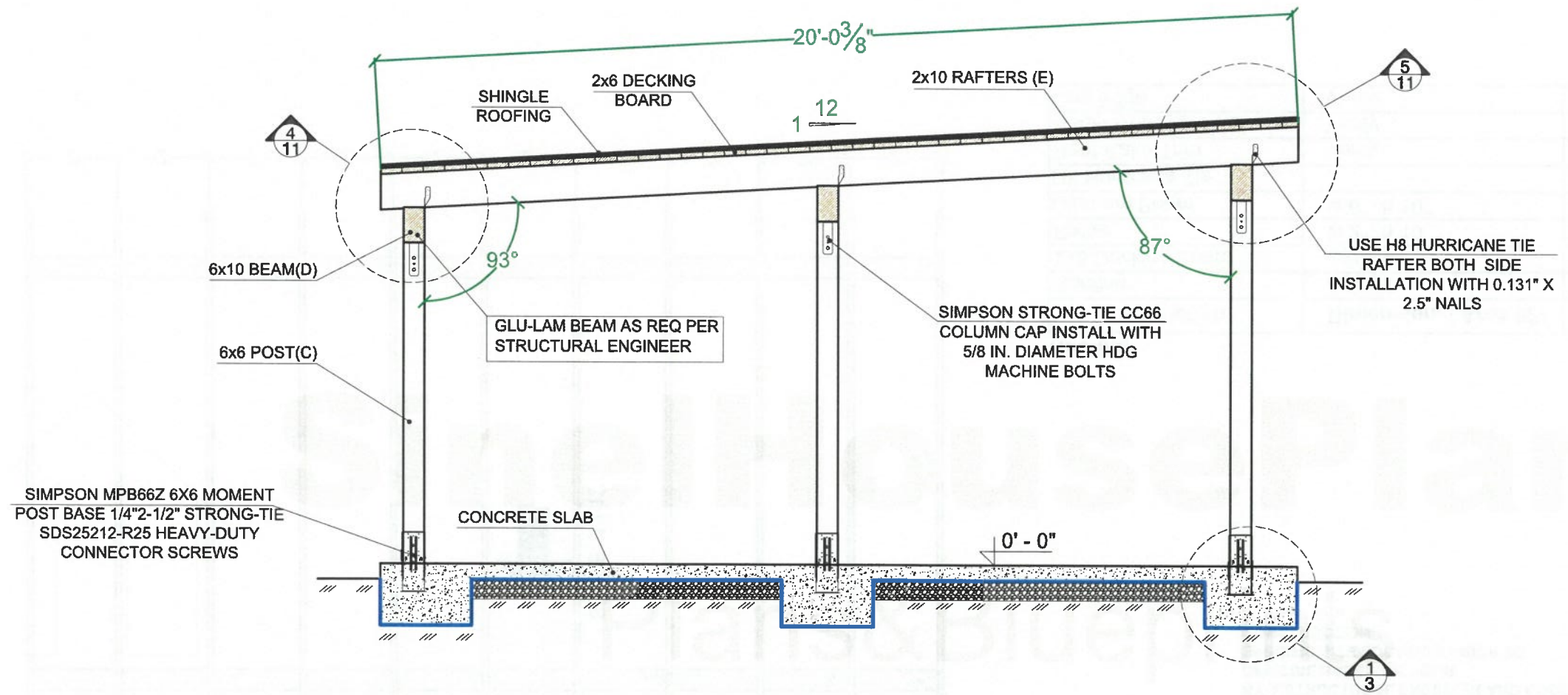


**Left Elevation**

(scale 1/4" = 1'-0")



**Section A - A**  
(scale 1/4" = 1'-0")



**MPBZ Moment Post Base Installation:**

Use all specified fasteners; see General Notes. Install MPBZ before concrete is placed using embedment level indicators and form board attachment holes. Place post on tabs 1" above top of concrete. Install Strong-Drive® SDS Heavy-Duty Connector screws, which are supplied with the MPBZ. (Lag screws will not achieve the same load.) Concrete level inside the part must not exceed 1/4" above embedment line to allow for water drainage. Annual inspection of connectors used in outdoor application is advised. If significant corrosion is apparent or suspected, then the wood, fasteners and connectors should be evaluated by a qualified engineer or inspector.

**CC66 Column Cap Installation:**

Use all specified fasteners; see General Notes Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter (per 2015 NDS, section 12.1.3.2); bolt holes should be drilled from one side all the way through the beam to maintain hole tolerances Contact engineered wood manufacturers for connections that are not through the wide face

**Carport notes:**

1. Consult a structural engineer to check the specifications of the wooden post un roof structure and reinforced base. Reinforce the structure if necessary.
2. Visit "Strongtie.com" for structural and post base reinforcement options.
3. Apply two coats of stain or paint before installation and apply paint or stain after installation.

