Docusign Envelope ID: A72862B9-3244-477D-B4A1-6B5111050F29

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.plandev.santaclaracounty.gov

STAFF REPORT
Zoning Administration
April 9, 2025

Item No. 4

Staff Contact: Michael Shwe, Associate Planner
(408) 299-5714, michael.shwe@pln.sccgov.org

File: PLN23-232
Concurrent Land Use Permit for Design Review (Tier 2) and Grading Approval for a New Single-Family Residence

Summary: Consider a request for a concurrent land use application including Design Review (Tier 2) and Grading Approval for the construction of a new 5,398 square-foot single-family residence with an attached 1,638 square-foot attached garage on a 10-acre lot. Associated improvements include a new driveway, walkways, swimming pool, septic system, wharf hydrant, and retaining walls. Grading consists of 1,090 cubic yards of cut and 3,885 cubic yards of fill, with a maximum depth of 10 feet. The project proposes the removal of five protected trees, with seven replacement trees proposed to be planted. The project is a covered project under the Santa Clara Valley Habitat Plan.

Owner: Vittorio del Monaco and Stephanie del Monaco
Applicant: Toby Long
Address: 2940 Paseo Robles, San Martin, CA
APN: 825-29-016
Supervisorial District: 1

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Lot Size: 10 acres
Present Land Use: Existing Residence
HCP: Within HCP Area, Covered Project

RECOMMENDED ACTIONS

A. Accept a Categorical Exemption under Section 15303 (Class 3)(a) of the CEQA Guidelines, Attachment A; and
B. Grant concurrent land use permit for Design Review Tier 2 and Grading Approval, pursuant to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination

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Attachment B – Preliminary Conditions of Approval
Attachment C – Location and Vicinity Map
Attachment D – Project Plans
Attachment E – Color and Materials Board
Attachment F – Rancho Robles Tract Map
Attachment G – Site and Story Pole Photos

PROJECT DESCRIPTION

The proposed project is a request for a concurrent land use permit for Design Review (Tier 2) and Grading Approval for the construction of a new 5,398 square-foot single-family residence with an attached 1,638 square-foot garage and associated improvements on a 10-acre lot. Associated grading consists of 1,090 cubic yards of cut and 3,885 cubic yards of fill, with a maximum depth of 10 feet. Associated site improvements include a new driveway, walkways, swimming pool, septic system, wharf hydrant, and retaining walls. Water is provided to the subject property by Rancho Robles Mutual Water and Road Company. The proposed development utilizes an area of the property with existing development, thereby minimizing the need for additional grading associated with the project. The proposed residence and associated improvements are situated towards the center of the property, and comfortably meet the development standards within Hillsides zoning in regards to height and setbacks. The project proposes the removal of five protected trees and seven California native trees are proposed to be planted as replacement trees.
The property takes access from Paseo Robles which is a private road, beginning at the terminus of Maple Avenue, a County-maintained road (refer to **Attachment C**). The subject property abuts Paseo Robles to the north, private properties to the east and west, and open space lands owned by the County to the south. The lot is between 426 to 650 feet deep running from the front to the back of the lot. The subject property is located within the Santa Clara Valley Habitat Plan (HCP) permit area, and is a covered project as it is within Area 1, and as it will create new total impervious area of over 5,000 square-feet.

Setting/Location Information

The 10-acre parcel currently contains a modestly sized, aging residence, along with accessory structures. The parcel has an average slope of 15.8%, with the highest point on the east side of the property and the lowest point on the west side of the property. The property is mostly covered with shrubs and native grassland, with a number of trees spread throughout the property. The property is located within the foothills of San Martin, and is situated towards the end of a cul-de-sac, Paseo Robles, which is within a private gated community approximately two miles east of Highway 101. The gated community was created by the Rancho Robles subdivision in 1976 (refer to **Attachment F**).

The parcel is within the county's landslide hazard zone and the wildland-urban interface (WUI). The site is located within the Santa Clara Valley Habitat Plan permit area and is a covered project, as it is within Area 1 and will create more than 5,000 square feet of new impervious area. Surrounding properties include single-family residential uses and open space, with all lots within the Rancho Robles subdivision being approximately 10 acres in size.

REASONS FOR RECOMMENDATIONS

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A. Environmental Review and Determination (CEQA)

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and staff have determined that the proposed project qualifies for a Class 3 Categorical Exemption under Section 15303(a) as it involves the construction of one single-family residence and associated improvements (refer to **Attachment A**).

B. Project/Proposal

1. **General Plan:** Hillsides

2. **Approved Building Site:** Pursuant to County Ordinance Code Section C12-307, the subject property has Building Site Approval (BSA), as the subject property is a numbered lot on a numbered tract map. Tract Map No. 5964, which created the Rancho Robles subdivision, was recorded in December 1976, per County File 22S76.22. The subject property is indicated as Lot 11 on said tract map.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.20.040 "-d1" Combing District:

Setbacks (HS): Front, Side, and Rear: 30 feet from all property lines
Height: 35 feet maximum
Stories: 3-story maximum

Table A: Compliance with Development Standards within -d1 combining district

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)*	
Siting	§ 3.20.040 (A)(2)(b)	Y	
Story Poles	§ 3.20.040 (A)(2)(c)	Y	
Color/LRV	§ 3.20.040 (B)	Y	
Building Form & Massing	§ 3.20.040 (C)	Y	
Retaining Walls	§ 3.20.040 (D)	Y	
Ridgeline Development	§ 3.20.040 (E)	n/a	
Design Review Guidelines	§ 3.20.040 (F)	Y	

C. **Design Review Findings**

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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1. **Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

   The County's Geographic Information System (GIS) visibility layer shows that portions of the subject property closer to the valley floor are located within the medium-high and high visibility zone; however the proposed development is located within a low visibility area of the property per GIS, thereby not producing a substantial visual impact as seen from the valley floor below. The front façade of the home, which faces the valley floor, is composed primarily of the exterior wall and roof, which feature an LRV of 21 and 4, respectively, and are of earth and muted tones, which will blend with the surrounding natural landscape. The entry porch and foyer, as well as the garage, feature varying depths, which create articulation within the front façade of the residence (refer to **Attachment D**). Modest retaining walls are proposed as a part of this project, and will not create a visual impact as viewed from the valley floor.

   The grading work associated with this project will not create an adverse visual impact as seen from the valley floor and will follow the natural contour of the land. Five trees are to be removed for this project, three of which require replating per the County's Tree Preservation Guidelines as they are healthy and over five inch diameter. Two of the trees proposed for removal are dying, as substantiated by an arborist report. Seven 24-inch California native box trees are proposed to be planted as replacement trees, per the replanting requirements within the County's Tree Preservation Guidelines.

   As mitigation of adverse visual impacts from proposed structures, grading, vegetation removal, and landscaping is achieved, this finding can be made.

2. **Compatibility with the natural environment;**

   The proposed grading features 1,090 cubic yards of cut and 3,885 cubic yards of fill, which follows the natural contour of the land as it slopes westward down the hill, and conforms to the County's Design Review Guidelines. The grading is required to establish the building pad and associated improvements, which are proposed to be located in an already graded area to accommodate prior development on the site. Five trees are proposed for removal, three of which require replating per the County's Tree Preservation Guidelines as they are healthy and over 5" in diameter. As mentioned previously, seven 24-inch California native box trees are proposed to be planted as replacement trees, and are slated to be placed along the driveway leading to the residence, providing for some screening and a natural buffer between the proposed residence and Paseo Robles as the replanted trees mature and develop a broader canopy.

   The proposed development would have a low impact on biological resources including special status species and wildlife, as no sensitive landcover or wildlife

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species of interest were noted as being present on the project site per Habitat Plan data available on County GIS.

As the proposed development is designed to be compatible with the natural environment and will not have significant impact on any existing or natural habitat, this finding can be made.

3. Conformance with the "Design Review Guidelines," adopted by the Board of Supervisors;

The proposed project conforms with the County's Design Review Guidelines, which is composed of objective 1 and objective 2. Objective 1 of the Guidelines requires the project to minimize the visibility of new structures from the valley floor through site design, building form, colors and materials, and landscape. The proposed single-story residence featuring flat rooflines is placed and designed following the natural contour of the existing setting and following the slope away from the valley floor. The architectural design of the structure includes non-contiguous wall planes with varied roof lines, which break up the bulk and mass of the structure. Exterior colors for the residence walls, trim, and roof materials feature earthen tones and have a Light Reflective Value (LRV) of 45 or less, as shown on the color and materials board (refer to **Attachment E**). The proposed residence is situated to follow the natural contour of the land, and the proposed exterior facades utilize multiple materials, such as stone veneer and earth-toned colors. Details such as columns and rhythmic windows produce patterns of light and shadow.

The project proposes seven California native 24-inch box trees, which will be planted along the driveway leading to the residence. The new replanted trees, along with existing trees on the property, will provide adequate screening and a natural buffer with the surrounding areas as the trees mature and grow a larger canopy.

As the proposed development conforms with the County's "Design Review Guidelines," this finding can be made.

4. Compatibility with the neighborhood and adjacent development;

The subject property is located in the Rancho Robles subdivision, a gated community, which consists of single-family residences ranging in size between 3,000 to 6,000 square feet. There are several two-story buildings within the immediate vicinity of Paseo Robles. The subject property for this project is one of the few properties within the gated community that is underdeveloped with aging structures on the site. As the surrounding uses are single-family residences, the proposed residence and associated improvements would be compatible with the neighborhood and adjacent properties.

The proposed residence would be consistent with modern and contemporary designs that make up the neighborhood character. Architectural features including tiered rooflines, an extended entry porch, and a semi-enclosed rear yard, create undulating

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walls for the residence to avoid expansive facades. Additionally, the design incorporates various materials such as earth-toned colors and stone veneer along the structure facades to help break up the structure's appearance. As such, the project will not be obtrusive or stand out compared to the surrounding development and is compatible with the neighborhood development patterns.

As such, this finding can be made.

5. Compliance with applicable zoning district regulations; and

Residential uses are allowed and common uses within HS-d1 zoning (Hillsides with a Design Review combining district). As previously discussed, the proposed residence meets the applicable zoning district regulations of HS-d1 zoning. As proposed, the project complies with HS zoning regulations and development standards per § 2.20.030, including required setbacks (30-feet from all property lines or easements, aside from the slope easement at the west side of the subject property) and height requirements. The proposed site and architectural design are consistent with County Design Review standards in that the building massing and exterior colors of less than 45 LRV will minimize visual impacts. The maximum height of the proposed single-story residence is 17 feet and six inches tall, whereas a maximum of 35 feet is allowed by the Zoning Ordinance. As noted previously, the residence is proposed to be situated within a previously graded area and utilizes the existing driveways. The proposed retaining walls to the front are terraced, blend in with the natural contours of the surrounding landscaping, do not exceed four feet in height, and are not visible from the valley floor below. A summary of conformance with the County's Design Review development standards can be found in Section B(2) of this Staff Report.

As the proposed development demonstrates compliance with the applicable zoning district regulations, this finding can be made.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines adopted by the Board of Supervisors or Planning Commission.

The proposed development conforms with applicable General Plan guidelines that address single-family residence development within the Hillsides General Plan land use designation, such as R-LU 18 and R-LU 19, which state that residential uses are among the intended and primary uses within Hillsides zoning. The proposed development also is in alignment with R-LU 16, which states that Hillsides designated lands are intended to be preserved largely in open space and to maintain its rural character. General Plan Policy R-GD 22 is also applicable to this project – it states that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be appropriate, justifiable, and reasonably necessary for the establishment of a allowable use, kept to a minimum given site characteristics and constraints, and causes minimum disturbance to the natural environment, slopes and other features of the land. As discussed in earlier sections,

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the grading proposed is reasonable to establish the residential use on the subject parcel, which slopes downward towards the west end of the property.

General Plan Policy R-GD 17 is also applicable to this project, as the project is subject to Design Review. The project is designed in a manner that minimizes visual impact from the valley floor as earthen tones are utilized for the residence in addition to façade articulation along the wall planes, providing variation and depth. The majority of the massing of the proposed residence is out of view from the valley floor, as the proposed residence is a single-story structure with sleek rooflines that match the existing contour of the land.

As such, the project conforms with the applicable General Plan policies, and this finding can be made.

D. **Grading Findings:**
All Grading Approvals are subject to specific findings, pursuant to Ordinance Code sections C12-433. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. **The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

   The proposed grading quantities for the project include 1,090 cubic yards of cut and 3,885 cubic yards of fill with a maximum height of 10 feet. The grading is necessary to accommodate a building pad for the residence, as well as for the new driveway, fire turnaround, swimming pool, and landscaping on the site. The location of grading work is appropriate as it is proposed in the center of the property at an already developed and previously graded site, thus minimizing the need for excessive new grading. The grading design is necessary and appropriate to establish a residence, which is permissible in the Hillsides base zoning district, as stated within the Zoning Ordinance as well as within General Plan policies R-LU 18 and R-LU 19.

   As such, this finding can be made.

2. **The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

   The proposed project will not endanger public or private property. Standard Conditions of Approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion and that all excess material is removed to a County-approved site. The development is situated far away from neighboring properties and is not located near a watercourse, and the

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proposal has been approved by the County Land Development Engineering Division. The grading will not endanger the public and/or private property, public health, and safety, nor result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

As such, this finding can be made.

3. **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

   The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible. The proposed building pad is situated on the most appropriate portion of the lot on an already graded, previously developed area. The grading will not impose any significant impacts on the natural landscape, biological or aquatic resources. There are no creeks, streams, or watercourses on the property. Seven trees are proposed to be removed as a part of this application – five of which require replanting as they are healthy trees, consistent with the replacement ratios set forth in the County's Guidelines for Tree Preservation. There are no special status species or habitats mapped on the site, per Habitat Plan data accessible via County GIS. The subject property is located within Santa Clara County Habitat Plan Land Cover Fee Zone B (Agricultural and Valley Floor Lands). Land Cover Impact Fees would be required prior to issuance of any permits, as included in a Condition of Approval.

   Thereby, the proposed grading will minimize impacts to the natural landscape and resources, and minimize erosion impacts, and this finding can be made.

4. **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

   The proposed grading is to allow for a building pad for a proposed single-family residence along with associated improvements, which is proposed on the most suitable portion of the lot. The proposed single-story residence utilizes the existing driveways and building pads that previously have been graded to accommodate prior development, and is situated in a location that requires the least amount of grading and vertical fill for said development. Furthermore, the proposed building pad is in an area of low visibility, while other alternative locations on the site are in areas of medium to medium high visibility as seen from the valley floor. The storm drain easement which runs through the property also limits the developable areas on the lot.

   Given the features and constraints mentioned above, the subject site is one that minimizes grading in comparison with other available development sites, and this finding can be made.

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5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The proposed grading is designed to conform with the natural terrain and existing topography and will not create a significant visual scar. The placement of the proposed residence and associated grading follows the natural slope, contour, and topography of the existing site. The building pad for the main residence is placed parallel to the existing contour and landform, allowing for a harmonious integration of the proposed development into the natural terrain and existing environment.

As such, this finding can be made.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading conforms with applicable policies within the County General Plan. The project utilizes the most logical location to place the proposed single-family residence, and the proposed design of the residence follows the existing slope of the land. The design minimizes grading to the extent possible and reduces visual impacts from hillside development in keeping with General Plan policies R-GD 20 through R-GD 27. These policies state that grading shall conserve the natural landscape and resources, minimize erosion impacts, not exacerbate existing hazards, be the minimum necessary for the establishment of an allowable use, balance cut and fill, and reduce visual impacts. Specifically, General Plan Policy R-GD 22 states that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be appropriate, justifiable, and reasonably necessary for the establishment of an allowable use, kept to a minimum given site characteristics and constraints, and causes minimum disturbance to the natural environment, slopes and other features of the land. As discussed in earlier sections, the grading proposed is reasonable to establish the permitted residential use on the subject parcel.

General Plan Policy R-GD 17 is also applicable to this project, as the project is subject to Design Review. The project is designed in a manner which minimizes visual impact from the valley floor as earthen tones are featured for the residence, the façade features articulation and wall planes are broken up, and as the majority of the massing of the home is out of view from the valley floor since the site design situates the home along the natural contour of the land in a low visibility area of the subject parcel. The proposed development also conforms with General Plan policies R-LU 18 and R-LU 19, which state that low-density residential uses are among the intended and primary uses within Hillsides designated lands.

As such, the project conforms with the applicable General Plan policies, and this finding can be made.

7. Grading substantially conforms with the adopted *"Guidelines for Grading and Hillside Development"* and other applicable guidelines adopted by the County.

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The proposed grading is in substantial conformance with the adopted *"Guidelines for Grading and Hillside Development,"* as discussed throughout the various sections for the grading findings. The project utilizes the most appropriate area of the property to develop the proposed residence and associated improvements, given the constraints that exist on the site. As mentioned previously, the proposed residence is placed in an already graded area, thus minimizing the need for excessive additional grading, and minimizing impacts to the land. The grading will not cause an adverse visual impact as viewed from the valley floor, and 7 California native trees are to be newly planted on the property, which along with existing trees, will provide screening between surrounding properties, particularly as the trees mature and develop a larger canopy. Therefore, the proposed grading is designed to follow the natural terrain, minimize grading, and reduce visual impacts of the hillside development and is in keeping with General Plan Policies.

As such, the proposed grading substantially conforms with the adopted *"Guidelines for Grading and Hillside Development"* and other applicable guidelines adopted by the County, and this finding can be made.

Staff Recommendation

In conclusion, based on the findings of fact described in the body of this report, Staff recommends that the Zoning Administration Hearing Officer grant the concurrent land use permit for Design Review (Tier 2) and Grading Approval subject to the Conditions of Approval in **Attachment B**. As described throughout the staff report, the proposed project meets all applicable development standards, guidelines, and General Plan policies for a single-family residence and associated improvements and satisfies all the findings for Design Review and Grading Approval. Staff further recommends that the Zoning Administration Hearing Officer accept Staff's determination that the proposed project is categorically exempt from CEQA review under Section 15303, Class 3(a) of the CEQA Guidelines.

ADDITIONAL INFORMATION

Public Comments
No public comments have been received as of the public posting of this report.

BACKGROUND

The applicant applied for Design Review (Tier 2) and Grading Approval to construct a single-family residence and associated improvements at 2940 Paseo Robles, San Martin, and subsequently filed application No. PLN23-232, which was created on December 12, 2023. The application was deemed incomplete on several occasions, and on February 12, 2025, the application was deemed complete. Previously under file No. PLN19-0183, a land use application consisting of Design Review (Tier 2) and Grading Approval for the subject property was approved by the Zoning Administrator on October 8, 2020, for the construction of a 12,170 square-foot single-family residence and associated improvements, along with 2,570 cubic yards

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of cut and 2,625 cubic yards of fill. Following the approval, the County did not receive an application for building permits associated with file No. PLN19-0183.

On April 2, 2025, Project Planner Michael Shwe visited the project site and verified that story poles were installed at least seven days prior to the scheduled hearing. The story poles were installed in accordance with the applicable County guidelines (refer to **Attachment G**).

On March 28, 2025, a public notice was mailed to all property owners within a 300-foot radius and was also published in the Post Records on March 28 , 2025.[1]

STAFF REPORT REVIEW

Prepared by: Michael Shwe, Associate Planner

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Michael Shwe
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Reviewed by: Samuel Gutierrez, Principal Planner

DocuSigned by:
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[1] San Jose Post Record; https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1 – Legal Notices March 28, 2025; https://www.postrecord.news/LegalNotices/SJR-2025-03-28.pdf

Attachment A

Statement of Exemption
from the California Environmental Quality Act (CEQA)

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.plandev.santaclaracounty.gov

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN23-232	825-29-016	4/2/25

PROJECT NAME	APPLICATION TYPE
2940 Paseo Robles Residence	Design Review (Tier 2) and Grading Approval

OWNER	APPLICANT
Vittorio del Monaco and Stephanie del Monaco	Toby Long

PROJECT LOCATION

2940 Paseo Robles, San Martin, CA

PROJECT DESCRIPTION

Design Review (Tier 2) and Grading Approval for the construction of a new 5,398 square-foot single family residence with an attached 1,638 square-foot attached garage on a 10 acre lot. Associated improvements include a new driveway, walkways, swimming pool, septic system, wharf hydrant, and retaining walls. Grading consists of 1,090 cubic yards of cut and 3,885 cubic yards of fill, with a maximum depth of 10 feet. The project proposes the removal of five protected trees with seven trees proposed to be planted as replacement trees. The project is a covered project under the Santa Clara Valley Habitat Plan.

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects meeting the criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION

Class 3 (CEQA Guidelines Section 15303 (a)): New construction or conversion of small structures.

COMMENTS

The project proposes to construct a new single-family residence and associated improvements on a Hillsides – Design Review zoned lot with an aging existing residence and accessory structures currently on site. The subject property is in an area zoned to allow single-family residential development by right, and the project is consistent with existing development in the neighborhood. The proposed residence is to be situated on the flattest portion of the lot, in the general area where the existing residence currently sits, thus minimizing the need for additional grading, as well as impacts to

the natural landscape, scenic, biological, and aquatic resources. The project proposes the removal of five protected trees; seven trees are proposed to be planted as replacement trees. No special-status species or habitat exist on the project site, and the project will not impact any watercourses or sensitive or protected wildlife or plant species.

APPROVED BY:

Michael Shwe, Associate Planner — Michael Shwe (Signature) — 4/2/25 (Date)

Attachment B

Preliminary Conditions of Approval

ATTACHMENT B
DESIGN REVIEW (TIER 2) AND GRADING APPROVAL
Conditions of Approval

Date:	April 9, 2025
Owner:	Vittorio and Stephanie del Monaco
Applicant:	Toby Long
Project Location:	2940 Paseo Robles, San Martin (APN: 825-29-016)
File Number:	PLN23-232
CEQA:	Categorically Exempt - Section 15303, Class 3(a)
Project Description:	Design Review (Tier 2) and Grading Approval for the construction of a new 5,398 square-foot single family residence with an attached 1,638 square-foot attached garage on a 10 acre lot. Associated improvements include a new driveway, walkways, swimming pool, septic system, wharf hydrant, and retaining walls. Grading consists of 1,090 cubic yards of cut and 3,885 cubic yards of fill, with a maximum depth of 10 feet. The project proposes the removal of 5 protected trees – 7 trees are proposed to be planted as replacement trees. The project is a covered project under the Santa Clara Valley Habitat Plan. Approval is based on plans submitted on January 13, 2025.

If you have any questions regarding the following conditions of approval, please call the agency contact listed below.

Agency	Name	Phone	E-mail
Planning	Michael Shwe	(408) 299-5714	michael.shwe@pln.sccgov.org
Fire Marshal Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Geology	David Seymour	(408) 299-7611	david.seymour@pln.sccgov.org
Building Inspection		(408) 299 - 5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning Division

2. Development shall take place in substantial compliance with the approved architectural and civil plans submitted on January 13, 2025, and the conditions of approval. Any changes to the proposed project are to be submitted for review to the Department of Planning and Development and are subject to approval by the Zoning Administrator. Changes to the project may result in additional entitlement submittals based on the scope, as well as environmental review, pursuant to the California Environmental Quality Act, or be subject to public hearings

3. Existing zoning is HS-d1 (Hillsides with a Design Review combined zoning district). The following minimum setbacks apply to the approved dwelling as shown on the approved plans and shall be maintained:
   Front: 30 ft. Sides: 30 ft. Rear: 30 ft.

4. The maximum height of a dwelling is 35 ft. and shall not exceed two (2) stories.

5. No encroachment is permitted into the storm drain easement as shown on Tract Map No. 5964 for the Rancho Robles subdivision [393M45-48].

6. Associated grading consists of 1,090 cubic yards of cut and 3,885 cubic yards of fill, with a maximum depth of 10 feet. Any increase in grading quantities, or modification to the grading design, is subject to further review.

7. All excess fills shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the civil plan.

8. Light Reflective Value (LRV) for the residence and all accessory structures shall be 45 LRV or less within the combined Design Review zoning district. Note: Submitted color samples conform to this requirement.

9. Two off-street parking spaces are required for the single-family residence, one of which shall be covered.

10. All lighting shall be installed in a manner to confine direct light beams to the premises. Spillover of direct light beams is not permitted beyond the property line.

11. Building and Grading Permits shall be submitted to the Building Office concurrently. All building and grading plans submitted into Plan Check shall be in substantial conformance with the approved plans as part of the land-use entitlement.

12. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office shall be contacted. An independent qualified archaeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.

13. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site, a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Land Development Engineering

14. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Environmental Health

15. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING/GRADING PERMIT ISSUANCE

Planning

16. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the project by the Department of Planning and Development.

17. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

Tree Protection

18. **Prior to issuance of a building permit**, submit a landscaping plan that clearly specifies all trees that are proposed for removal as part of the project. This plan shall specify number, species, and size of all trees that are proposed for removal, and shall show replacement trees at the ratio prescribed in the 'Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications'.

19. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on the final grading and final building plans and must include the following:
    a) Fencing should be placed along the outside edge of the drip line of the tree or grove of trees.
    b) The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
    c) Fencing should be repaired as necessary to provide a physical barrier from construction activities.
    d) The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: "Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at http://www.sccplanning.gov or call 408-299-5770 for additional details."
    e) Protection measures must be in place **prior to construction activity** commencing.
    f) Evidence of tree protective fencing can be provided by taking photos and emailing them to the project planner.

Habitat Plan Application for Private Projects

20. Prior to issuance of any grading or building permit, submit a completed Habitat Plan Application for Private Projects ("Application") with all required submittal materials, including all exhibits (as described in the Application for Private Projects), and required staff review fee to the Planning Office for review and verification. See further details regarding site plans and land cover mapping as part of the application.

    Site Plan
    The required site plan shall show the project development, including a delineation of the permanent and temporary development buffer areas.
    - *Permanent development area* is defined as all land that will have permanent improvements (driveways, water tanks, buildings/structures, septic system, landscaping, etc.), plus a 50-foot buffer surrounding these areas.
    - *Temporary development area* is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities/trenching, etc.) that will be *restored within one year of completing construction*, plus a 10-foot buffer surrounding these area

Land Cover Mapping

The required land cover mapping shall include the following:

- Land cover mapping that clearly delineates the verified land cover (as described in Chapter 3 of the Habitat Plan), proposed development (footprint of residence and improvements – i.e., driveway, septic system, landscaping, impervious surfaces, and area of temporary and permanent impacts (with applicable buffers).
- Area calculations of land cover permanently and temporarily impacted by the project, consistent with Table 1 in the Application for Private Projects.

Fees

21. **Prior to issuance of any grading or building permits**, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover (including Serpentine Fee Zone), and development area associated with the project. Temporary development fees are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. ***All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.***

    The project is subject to the following Habitat Plan fees based on HCP Geobrowser Mapping. Actual land cover fees will be verified upon receiving adequate land cover mapping with impervious surface calculations.

    a) Land cover fee zone B: Agricultural and Valley Floor Lands
    b) Mixed Riparian Forest and Woodland Zone

Habitat Plan Conditions of Approval

22. **Prior to issuance of grading/drainage or building permits**, all future development is subject to the following Conditions of Approval and described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.
    - Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
    - Condition 3: Maintain Hydrologic Conditions and Protect Water Quality.
    - Condition 4: Avoidance and Minimization for In-Stream Projects
    - Condition 7: Rural Development.

23. **Prior to issuance of grading/drainage or building permits**, incorporate the Habitat Plan *Conditions of Approval (Exhibit A), and Table 1: Hydrology Condition 3 into the improvement/grading and building plans*.

Land Development Engineering

24. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits shall be

applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

https://plandev.sccgov.org/home > How to > Apply for a Development Permit or Planning Application > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

25. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

    Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

    § March 1981 Standards and Policies Manual, Volume 1 (Land Development) https://plandev.sccgov.org/home > Ordinances & Codes > Land Development Standards and Policies

    § 2007 Santa Clara County Drainage Manual https://plandev.sccgov.org/home > Ordinances & Codes > Grading and Drainage Ordinance

26. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

27. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction

period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

28. All applicable easements affecting the parcel with benefactors and recording information shall be shown on the improvement plans.

29. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.

Drainage

30. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

31. Plans shall demonstrate that the existing drainage runoff flowing from the neighboring property be restored to flow within the storm drainage easement and through the property.

Utilities

32. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – Central Coast

33. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet to reflect any updates to the project development as a result of any changes to the development during the permitting phase.

34. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design.

35. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm water quality treatment measures and Drainage Management and runoff retention measures { sized per the County's Guidance Manual for Low Impact Development and Post Construction Requirements.

36. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post –development peak flow discharge from the site doesn't exceed the pre-project peak flows for the 2- through 10-year storm events.

Soils and Geology

37. Submit one copy of the signed and stamped geotechnical report for the project.

38. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

39. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

    www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Agreements

40. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

Environmental Health

41. Through the Department of Environmental Health apply for and receive septic/grading clearance. This is a separate submittal to the Department of Environmental Health and subject to completion of service application, completion of septic system feasibility testing, submittal of an onsite wastewater treatment system (OWTS) overlaid onto the final grading and drainage plan as submitted to Land Development and Engineering, and payment of applicable fees.
    a. Based upon a percolation rate of 61 minutes per inch (with an application rate of 0.35 gallons per day per square feet, onsite sewage disposal and treatment conditions have been determined as follows: installation of a new 1500-gallon septic tank and modification of an existing dual dispersal field to include installation of a new single 89-foot leach line to be incorporated into the existing dispersal field. As conditioned, the modified OWTS can accommodate a wastewater design flow not to exceed 600 gallons per day (or 5 bedrooms).

42. As part of the building permit application, provide/ include a current water will serve letter from the Rancho Robles Mutual Water Company, confirming its ability and intent to provide potable water to the proposed development.

Geology

43. The updated recommendations letter by Romig Engineers, dated January 18, 2024, provides revised seismic design parameters per the 2022 California Building Code. The update letter and geologic and geotechnical report by Romig Engineers, dated March 19, 2019, are approved.

    Prior to building and grading permit issuance, submit a Plan Review Letter prepared by the geotechnical consultant that confirms the plans conform with the recommendations presented in the approved report. In addition, a notarized, signed and recorded Acknowledgement Statement of Potential Geologic Hazards, will need to be submitted prior to permit issuance. The statement will be prepared by the County Geologist and provided to the property owner along with instructions at a later date.

Fire Marshal

FIRE PROTECTION WATER

IMPORTANT: Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

44. FIRE-FLOW: The minimum fire-flow shall be 1,125 gpm at 20 psi. An AMMR has been approved per FMO24-115 as the required flow wasn't met. Include a copy of the AMMR at Building Permit submittal and provide explanation of what's proposed on Cover Sheet.

    NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings to meet Appendix B of the CFC.

    a) At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.
    b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
    c) Fire hydrant is to be located within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.
    d) New standard fire hydrant's are to be a deferred submittal and not installed without a permit from County Fire unless installed by a PUC.

FIRE DEPARTMENT ACCESS

45. GENERAL REQUIREMENTS:
    a) These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
    b) All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

46. ACCESS ROADS (roads serving more than two lots) and DRIVEWAYS (roads serving no more than two lots) for fire department access shall comply with the following:
    a) Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
    b) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
    c) Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
    d) Grade: Maximum grade shall not exceed 15%.
    e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
    f) Bridges: All bridges shall be capable of sustaining 75,000 pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
    g) Turnarounds: Turnaround shall be provided for dead-end roads and driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
    h) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
    i) Address: Numbered address to be easily recognizable from the street.

MISCELLANEOUS

47. This property is located in the Wildland Urban Interface Fire Area. All of the following conditions shall apply:
    a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
    b) Meet Chapter 7A of the CBC.

c) Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

48. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

    Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.

Planning

49. **Prior to final inspection**, contact the project planner Michael Shwe, at least two (2) weeks in advance to schedule a site visit to verify that the approved exterior colors and replacement trees have been installed per the approved plans submitted January 25, 2025, and the approved landscape plan. If exterior light fixtures are included in the development permits, they must comply with condition No.10 and a nighttime inspection to verify complaint installation of the light fixtures is required.

50. Prior to final inspection, landscaping shall be installed to ensure that it blends with the natural surroundings per the Design Review Guidelines and the conditions of approval.

Land Development Engineering

51. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

52. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

53. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal Office

54. FIRE SPRINKLER SYSTEM: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

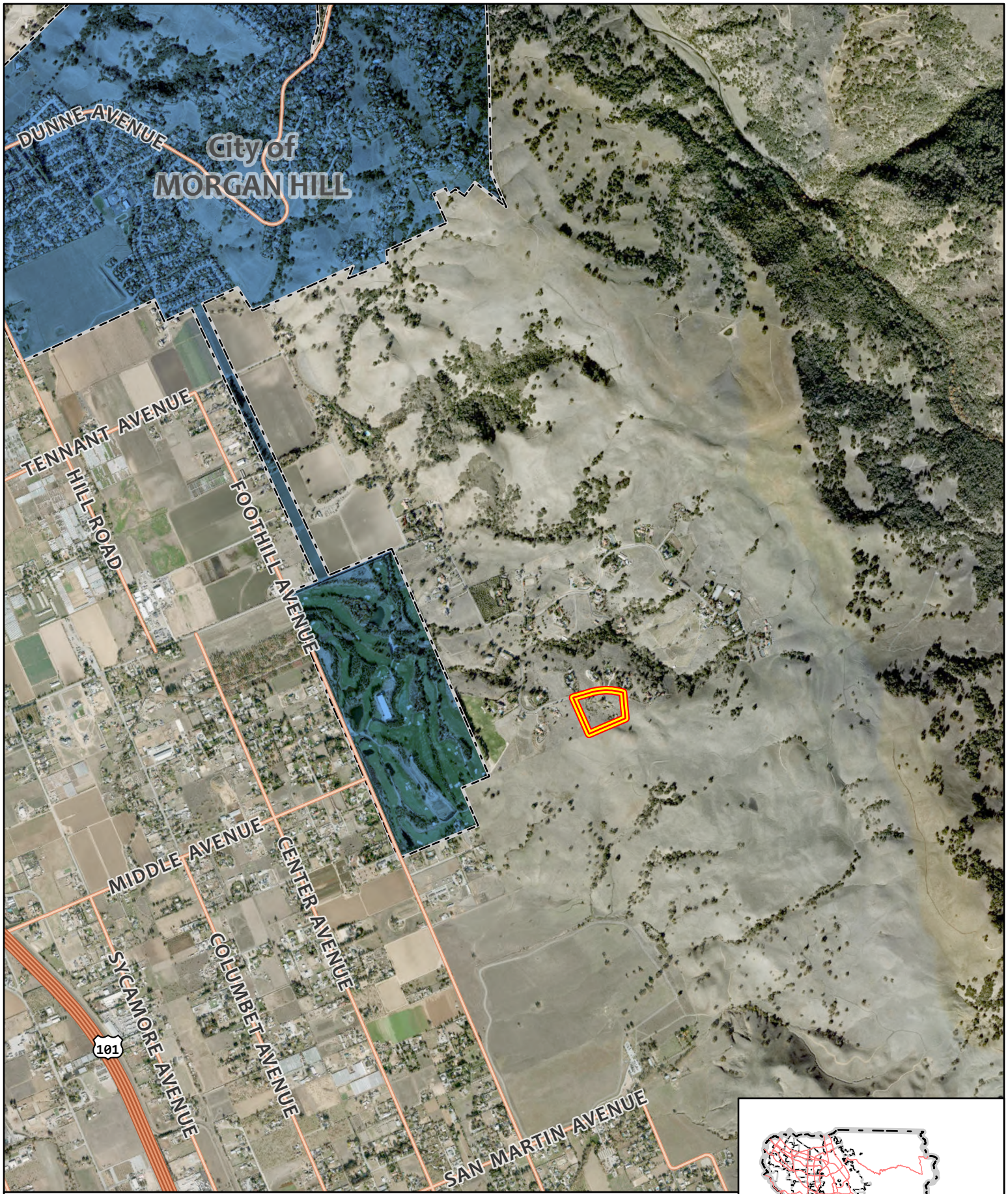
55. The sprinkler system is to be a modified NFPA 13D system including a 4 head calc and sprinklers located in combustible/concealed spaces, attics, bathrooms, and closets per AMMR (FMO24-115).

    NOTE: The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

These conditions of approval must be completed and a building permit issued within four years from the date of this approval, unless an extension of time application is made and granted, or this Design Review and Grading Approval shall become void. An extension of time request must be submitted to the Department of Planning and Development prior to the expiration date of this permit. The submission is to include an application form, explanation of the circumstances necessitating the extension request, and the appropriate filing fee established by the Board of Supervisors.

Attachment C

Location and Vicinity Map



Location and Vicinity Map

PLN23-232
APN: 825-29-016
2940 Paseo Robles, San Martin

N

0 1,500 3,000 Feet



Area of Interest

Attachment D

Project Plans

T H E D E L M O N A C O R E S I D E N C E

2940 PASEO ROBLES AVE SAN MARTIN, CA 95046



FIBERGLASS ENTRY DOOR LRV: 5

ALUMINUM WINDOWS (BLACK COLOR) LRV: 5

STAINED WOOD SOFFIT - WUI COMPLIANT LRV: 21

PAINTED METAL TRIM AND FASCIA LRV: 4

GREY TPO ROOF MEMBRANE LRV: 11

SMOOTH INTEGRAL COLOR STUCCO (NATURAL) LRV: 40

STONE CLADDING (NATURAL) LRV: 40

THE LRV OF ALL MATERIALS SHALL NOT EXCEED 45, PER S3.20.040(B) OF THE COUNTY ZONING ORDINANCE.

1 CONCEPT RENDERING / MATERIALS

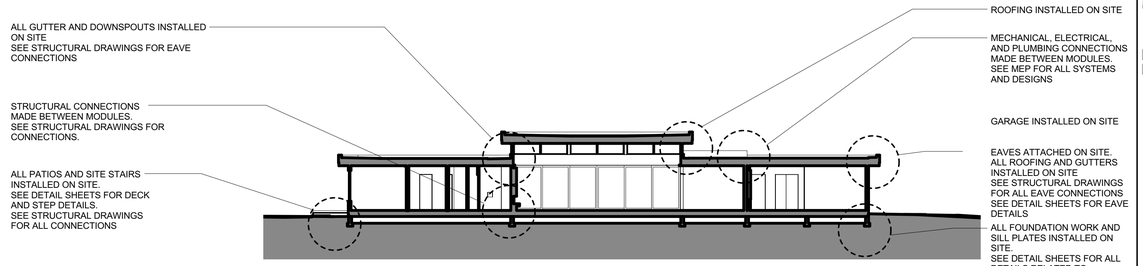
SCOPE OF SITE CONSTRUCTION:

THE ON SITE CONSTRUCTION RELATING TO THE FACTORY BUILT MODULES WILL CONSIST OF THE FOLLOWING ACTIVITIES:

1. EXCAVATION AND PREPARATION OF BUILDING PAD.
2. INSTALLATION OF CONCRETE FOOTING AND FOUNDATION SYSTEM.
3. INSTALLATION OF TREATED 2x6 DOUBLE SILL PLATE.
4. INSTALLATION OF MODULES ON FOUNDATION.
5. INSTALLATION OF ATTACHED GARAGES.
6. INSTALLATION OF GREAT ROOM.
7. INSTALLATION OF FRONT ENTRY PORCH.
8. INSTALLATION OF ROOF, ROOF EAVES, ROOF SHEATHING, MOISTURE BARRIER, ROOF MEMBRANE.
9. CONNECT HEATING EQUIPMENT
10. CONNECT WATER SUPPLY TO MODULE.
11. CONNECT STRUCTURAL HOLDOWNS, STRUCTURAL SHEATHING PER ENGINEERING. DOCUMENTS.
12. INSTALLATION OF REAR PATIO AND POOL.
13. INSTALLATION WEATHER PROTECTIVE BARRIER, SIDING OVER BOTTOM 8" OF MODULE TO FOUNDATION.
14. INSTALLATION WEATHER PROTECTIVE BARRIER AT HORIZONTAL AND VERTICAL MATE-LINES.
15. INSTALLATION OF BI-FOLD AND OTHER LARGE EXTERIOR DOORS.
16. FINAL EXHAUST CONNECTIONS FOR ALL MECHANICAL EQUIPMENT

4 MODULAR / LOCAL INSPECTION DETAILS

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



SANTA CLARA COUNTY FIRE DEPARTMENT AMMR: FMO25-115

2 PERMIT REFERENCES

WILDLAND URBAN INTERFACE
CRC R337 COMPLIANCE 04

ROOFING: CLASS 'A' SINGLE PLY MEMBRANE

UNDER FLOOR PROTECTION, UNDERSIDE OF APPRENDAGES, EXTERIOR PORCH CEILINGS, EXTERIOR COVERINGS, FLOOR PROTECTIONS: 2X WUI COMPLIANT FIR OR STANDARD WOOD O/ 5/8" TYPE X GYP. BD.

EXTERIOR FINISH: WUI COMPLIANT STUCCO/FIBER CEMENT O/ LATH. WOOD SIDING O/ FIRE RATED SHEATHING, TYPE X GYPSUM ON INTERIOR SIDE. 04

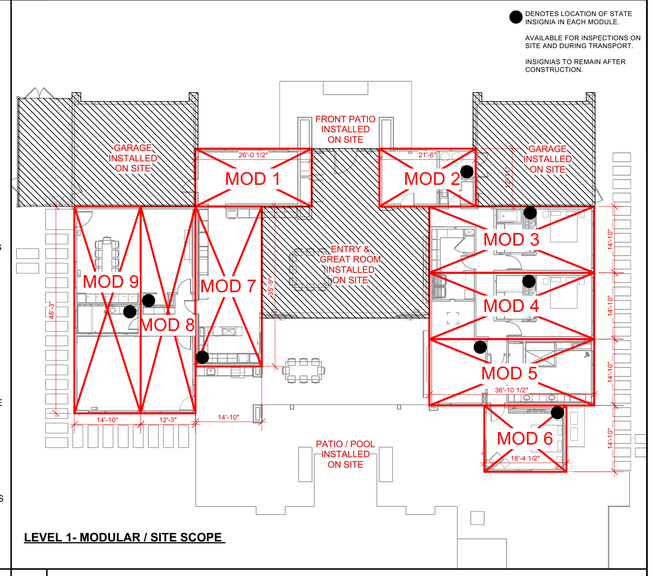
EXTERIOR WINDOWS AND DOORS: CONSTRUCTED OF MULTI-PANE GLAZING WITH MINIMUM ONE TEMPERED PANE MEETING THE REQ'TS OF CRCR337

SOLID CORE WOOD DOORS, STILES AND RAILS NOT LESS THAN 1 3/8" THK.

VENTS: VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDLAND FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHALL OR WUI VENTS LISTED TO ASTM E2866.

DECKING SURFACE: DECKING, SURFACES, STAIR TREADS, RISERS, & LANDINGS OF DECKS, WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE APPROVED IGNITION RESISTANT OF NONCOMBUSTIBLE MATERIALS. STANDARD & PRESSURE TREATED 2X & GREATER DECK FRAMING MATERIAL IS ALLOWED.

3 WILDLAND URBAN INTERACE NOTES



LEVEL 1- MODULAR / SITE SCOPE

5 MODULES OVERVIEW

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

LICENSED ARCHITECT — JOSS E. LOPEZ III — C-28651 — REN. 10.31.25 — STATE OF CALIFORNIA

ISSUE	DATE
PLANNING SUBMISSION	121123
PLANNING SUBMISSION REV01	022224
PLANNING SUBMISSION REV02	100824
NTA PERMIT SET	103124
NTA PERMIT SET REV 01	110624
PLANNING SUBMISSION REV03	110724
NTA PERMIT SET REV 02	110824
PLANNING SUBMISSION REV04	011025

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

method homes

APPROVAL STAMP

NOT FOR CONSTRUCTION

THE DEL MONACO RESIDENCE
2940 PASEO ROBLES AVE
SAN MARTIN, CA 95046
APN: 825-29-016

COVER AND MATERIALS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTARY RIGHTS IN THESE PLANS. NEITHER THESE PLANS NOR ANY PART OF THE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF **tobylongdesign**

scale

AS NOTED

sheet

A 0.0

© TOBYLONGDESIGN 2024

T H E D E L M O N A C O R E S I D E N C E

2 9 4 0 P A S E O R O B L E S A V E S A N M A R T I N , C A 9 5 0 4 6

ARCHITECTURAL

X	A-0.0	COVER AND MATERIALS
X	A-0.1	PROJECT INFO
-	A-0.2	NOTES
-	A-0.3	NOTES
-	CG-1	CALGREEN
-	CG-2	CALGREEN
-	CG-3	CALGREEN
-	CG-4	CALGREEN
-	A-0.4.1	TITLE 24
-	A-0.4.2	TITLE 24
-	A-0.4.3	TITLE 24
X	A-0.5	FIRE ACCESS DIAGRAM
X	A-0.6	MASSING DIAGRAMS
X	A-0.7	AREA & MODULAR DIAGRAMS
X	A-0.8	RENDERINGS
-	A-0.9	RENDERINGS
X	A-1.0	DEMO PLAN
X	SU1	SURVEY
X	A-1.2	SITE PLAN
-	A-2.0	FOUNDATION PLAN
X	A-2.1	LEVEL 1 PLAN
X	A-2.2	PENTHOUSE PLAN
X	A-2.3	ROOF PLAN
-	A-2.4	LEVEL 1 RCP / ELECTRICAL PLAN
-	A-2.5	PENTHOUSE RCP / ELECTRICAL PLAN
-	A-2.6	SINGLE LINE AND LOAD CENTERS
X	A-3.0	BUILDING SECTIONS
X	A-3.1	BUILDING SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
-	A-4.2	EXTERIOR ELEVATIONS
-	A-5.0	ENLARGED PLANS - GREAT ROOM / ENTRY
-	A-5.1	INTERIOR ELEVATIONS - GREAT ROOM
-	A-5.2	INTERIOR ELEVATIONS - KITCHEN / BAR
-	A-5.3	INTERIOR ELEVATION - MUD/ PANTRY/ OFFICE
-	A-5.4	INTERIOR ELEVATIONS - GYM / GAMEROOM
-	A-5.5	INTERIOR ELEVATIONS - LOCKER ROOM / BATHS
-	A-5.6	INTERIOR ELEVATIONS - BATHS
-	A-5.7	INTERIOR ELEVATIONS - PRIMARY BATH
-	A-5.8	INTERIOR ELEVATIONS - LAUNDRY ROOM
-	A-5.9	INTERIOR ELEVATIONS - BEDROOMS
-	A-5.10	INTERIOR ELEVATIONS - PRIMARY BEDROOM
-	A-6.0	DETAILS - TYP. WALL ASSEMBLY
-	A-6.1	DETAILS - DETAILED WALL ASSEMBLY
-	A-6.2	DETAILS - WATERPROOFING
-	A-6.3	DETAILS - TYP. INTERIOR
-	A-6.4	DETAILS - TYP. INTERIOR
-	A-6.5	DETAILS - TYP. EXTERIOR
-	A-6.6	DETAILS - TYP. EXTERIOR
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AREA CALCULATIONS

FIRST FLOOR	5,398 SQFT
HOUSE SUBTOTAL	**5,398 SQFT**
GARAGE	1,638 SQFT
TOTAL BUILDING AREA	**7,036 SQFT**

APN# :	825-29-016
ZONING:	HS-d1
CONSTRUCTION TYPE	TYPE V-A, 1 HR FIRE RATED EXTERIOR ASSEMBLIES / WALLS
OCCUPANCY GROUP	GROUP R-3 / U
SITE DIMENSIONS	654' X 669'
SITE AREA	436,600 SF
SPRINKLERED	YES, MODIFIED NFPA 13D SYSTEM, INCLUDING SPRINKLERS IN COMBUSTIBLE/CONCEALED SPACES, ATTICS, BATHROOMS, CLOSETS, DESIGNED WITH A 4 HEAD SPRINKLER CALCULATION
PARKING	2 SPACES (1 COVERED)
HEIGHT RESTRICTION	35'-0" / 3 STORIES
FRONT SETBACK	30'-0"
SIDE SETBACKS	30'-0"
REAR SETBACK	30'-0"

4 SITE AND BUILDING INFORMATION

CAL GREEN COMPLIANCE

A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

L) HERS CERTIFICATION. FEATURES MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES IN THE TITLE 24 REPORT. SEE A-0.4.1/2 FOR TITLE 24 ANALYSIS AND FURTHER INFORMATION

2 CAL-GREEN BUILDING CODE COMPLIANCE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME AND ATTACHED GARAGE

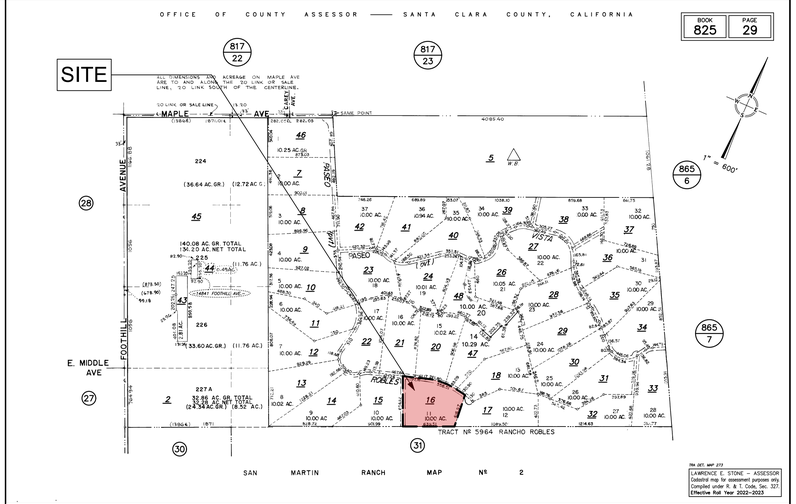
5 PROJECT DESCRIPTION

2022 CA BUILDING CODE	2022 CA MECHANCAL CODE	2024 CA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ENERGY, FIRE SUPPLEMENT
2022 CA ENERGY CODE	2022 CA PLUMBING CODE	
2022 CA GREEN CODE	2022 CA ELECTRICAL CODE	
2022 CA RESIDENTIAL CODE	2022 CA FIRE CODE	

6 CODE REFERENCE

W-## WINDOW SCHEDULE REFERENCE
D-## DOOR SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN ALIGN FINISH SURFACES
WALL ASSEMBLY REFERENCE
FLR # FLOOR / CEILING ASSEMBLY REFERENCE
ELEVATION REFERENCE
1 / A6 — Elev. No. / Sheet No. — ELEVATION/ SECTION REFERENCE
A / A6 — Detail No. / Sheet No. — DETAIL REFERENCE
Plan No. 1 / A6 — Sheet No.

7 SYMBOLS





3 VICINITY MAP / PARCEL MAP

OWNER	ARCHITECT	STRUCTURAL	MECHANICAL	ELECTRICAL
VIC & STEPHANIE DEL MONACO 18220 SAN CARLOS PLACE MORGAN HILL, CA 95037 T. 408.505.7531 (VIC) T. 408.799.6564 (STEPHANIE) E. VIC.DELMONACO@OUTLOOK.COM E. STEPHANIE.DELMONACO@OUTLOOK.COM	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415. 905. 9030 X1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@CHXTLD.COM	ISE STRUCTURAL ENGINEERS 27369 VIA INDUSTRIA TEMECULA, CA 92590 T. 951.600.0032 C. 951.440.9178 CONTACT: SHANE LOTHROP, COO E: SHANE@ISEENGINEERS.COM	MONTEREY ENERGY GROUP 26465 CARMEL RANDO BLVD. #8 CARMEL, CA 93923 T. 831.372.8328 D. 831.250.0314 CONTACT: DAVID KNIGHT E: DAVE@MEG4.COM	RIJA 5515 DOYLE STREET, #7 EMERYVILLE, CA 94608 T. 415.730.7994 CONTACT: RAY A. JUACHON, PE E: RAYA@RIJAINC.COM
GEOTECH	**CIVIL**	**LANDSCAPE**	**ARBORIST**	**GENERAL CONTRACTOR**
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				MODULAR FABRICATOR
				METHOD HOMES 6840 NORTHGATE WAY FENDALE, WA 98248 T. 206.437.1460 CONTACT: KANE ROEDER E:KANE@METHODHOMES.NET

8 CONTACT INFO

LICENSED ARCHITECT — JOSS E. LONG III — C-28651 — REN. 10.31.23 — STATE OF CALIFORNIA

ISSUE	DATE
PLANNING SUBMISSION	121123
PLANNING SUBMISSION REV01	022224
PLANNING SUBMISSION REV02	100824
NTA PERMIT SET	103124
NTA PERMIT SET REV 01	110624
PLANNING SUBMISSION REV03	110724
NTA PERMIT SET REV 02	110824
PLANNING SUBMISSION REV04	011025

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MODULAR FABRICATOR

method homes

APPROVAL STAMP

NOT FOR CONSTRUCTION

THE DEL MONACO RESIDENCE
2940 PASEO ROBLES AVE
SAN MARTIN, CA 95046
APN: 825-29-016

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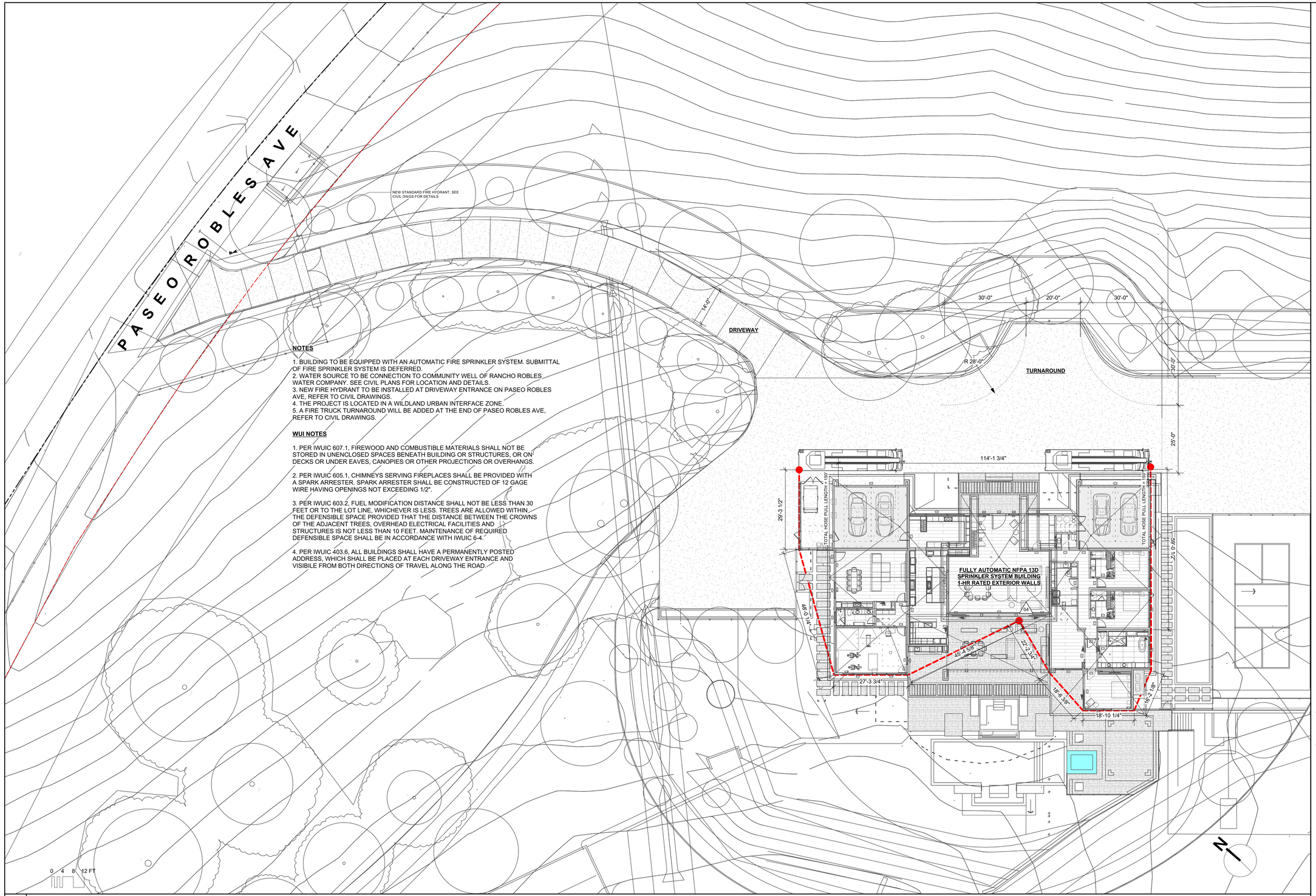

NOTES

1. BUILDING TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. SUBMITTAL OF FIRE SPRINKLER SYSTEM IS DEFERRED.
2. WATER SOURCE TO BE CONNECTION TO COMMUNITY WELL OF RANCHO ROBLES WATER COMPANY. SEE CIVIL PLANS FOR LOCATION AND DETAILS.
3. NEW FIRE HYDRANT TO BE INSTALLED AT DRIVEWAY ENTRANCE ON PASEO ROBLES AVE, REFER TO CIVIL DRAWINGS.
4. THE PROJECT IS LOCATED IN A WILDLAND URBAN INTERFACE ZONE.
5. A FIRE TRUCK TURNAROUND WILL BE ADDED AT THE END OF PASEO ROBLES AVE, REFER TO CIVIL DRAWINGS.

WUI NOTES

1. PER IWUIC 607.1, FIREWOOD AND COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDING OR STRUCTURES, OR ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS OR OVERHANGS.

2. PER IWUIC 605.1, CHIMNEYS SERVING FIREPLACES SHALL BE PROVIDED WITH A SPARK ARRESTER. SPARK ARRESTER SHALL BE CONSTRUCTED OF 12 GAGE WIRE HAVING OPENINGS NOT EXCEEDING 1/2".

3. PER IWUIC 603.2, FUEL MODIFICATION DISTANCE SHALL NOT BE LESS THAN 30 FEET OR TO THE LOT LINE, WHICHEVER IS LESS. TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THAT THE DISTANCE BETWEEN THE CROWNS OF THE ADJACENT TREES, OVERHEAD ELECTRICAL FACILITIES AND STRUCTURES IS NOT LESS THAN 10 FEET. MAINTENANCE OF REQUIRED DEFENSIBLE SPACE SHALL BE IN ACCORDANCE WITH IWUIC 6-4.

4. PER IWUIC 403.6, ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS, WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND VISIBILE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD.

1 SITE PLAN 1/16"=1'-0"

LICENSED ARCHITECT
TOBY E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

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FIRE ACCESS DIAGRAM

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scale
1/16" = 1'-0"

sheet
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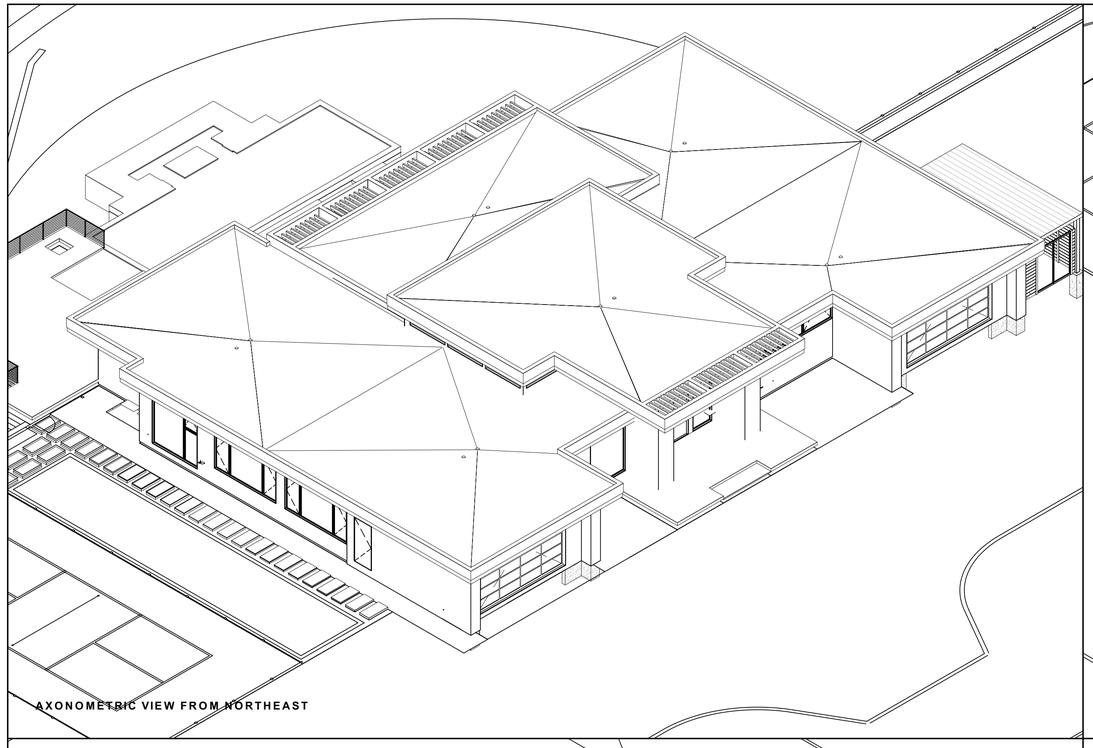
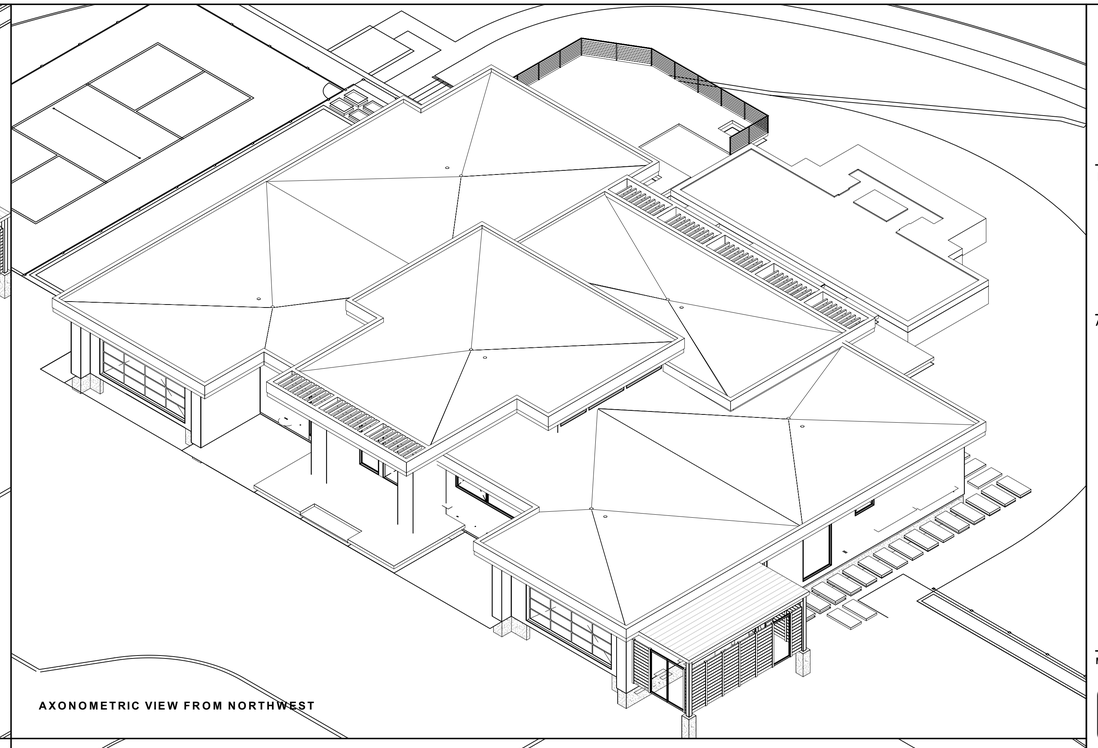
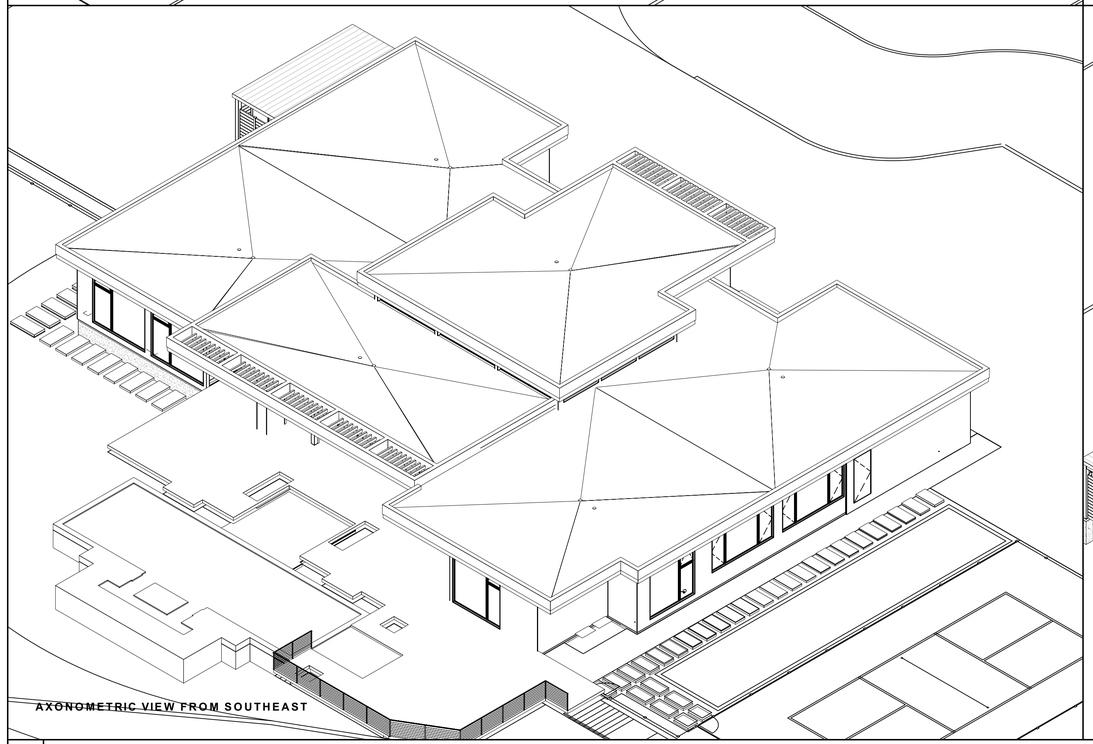


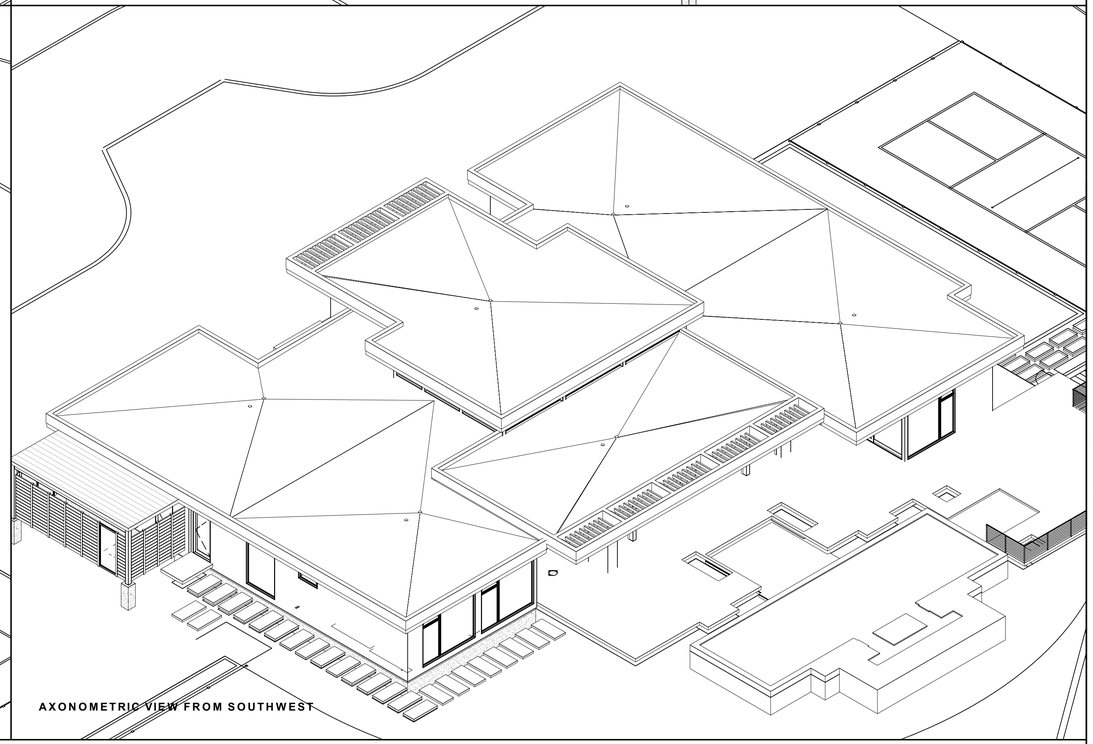
AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM NORTHWEST



AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST

1 BUILDING MASSING DIAGRAMS

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TOBY E. LONG III
C-28651
REN. 10.31.25
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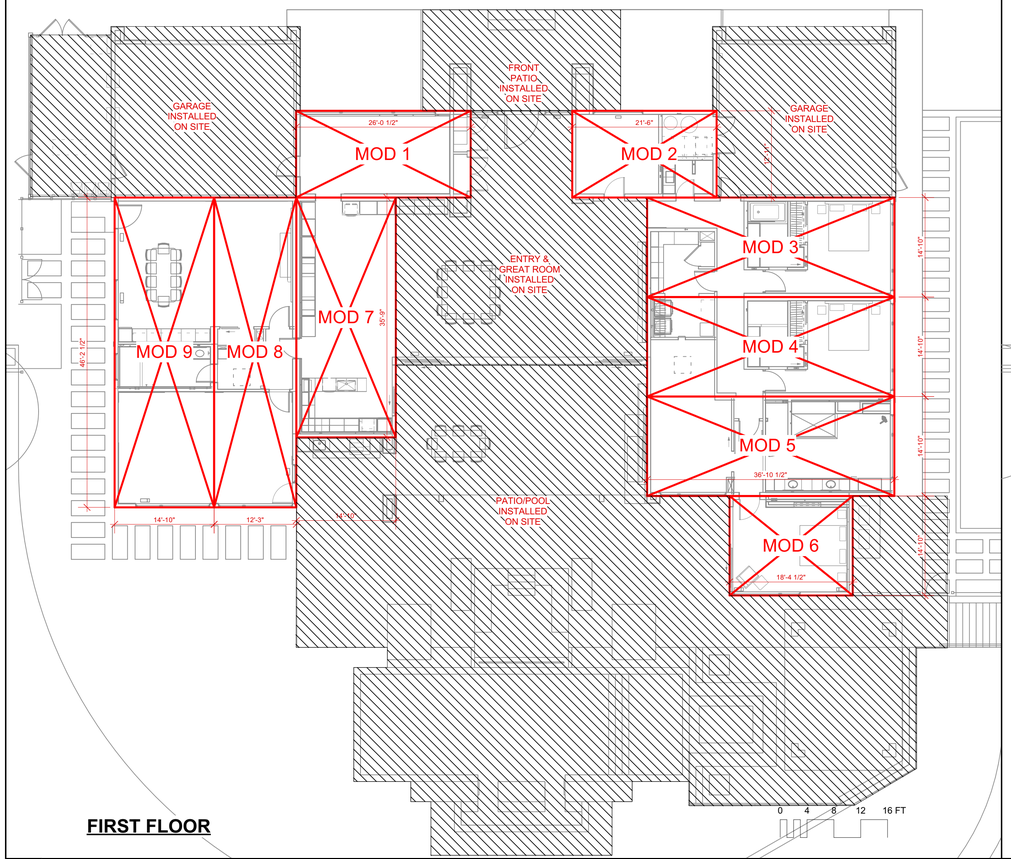


FIRST FLOOR

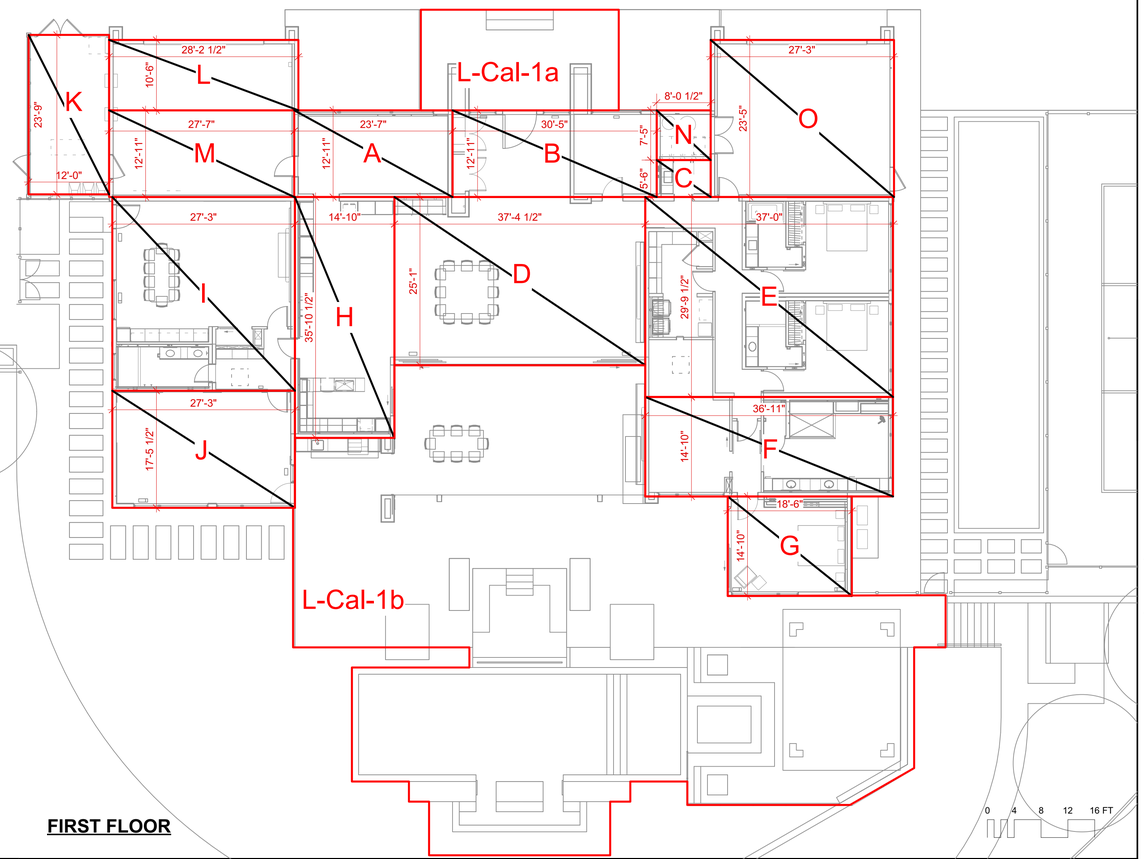
1 MODULAR DIAGRAMS

SITE DEVELOPMENT CALCULATION

KEY	AREA (SQFT)
FIRST FLOOR FOOTPRINT *(includes garage)*	***7036.22***
LCal-1a	442.50
LCal-1b	4525.33
TOTAL	12,004.05 SQFT

FLOOR AREA CALCULATION

KEY	AREA (SQFT)
A	305.01
B	393.41
C	44.33
D	937.58
E	1100.95
F	547.79
G	274.42
H	532.61
I	786.44
J	475.38
FIRST FLOOR SUBTOTAL	***5397.92***
K	285.25
L	296.26
M	356.80
N	59.65
O	640.34
GARAGE SUBTOTAL	***1638.30***
TOTAL	7,036.22 SQFT



FIRST FLOOR

2 AREA CALCULATION DIAGRAMS

LICENSED ARCHITECT — JOHN E. LONG III — C-28651 — REN. 10.31.23 — STATE OF CALIFORNIA

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PLANNING SUBMISSION REV03	110724
NTA PERMIT SET REV 02	110824
PLANNING SUBMISSION REV04	011025

ARCHITECT
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

method homes

APPROVAL STAMP

NOT FOR CONSTRUCTION

THE DEL MONACO RESIDENCE
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SAN MARTIN, CA 95046
APN: 825-29-016

MODULAR & AREA DIAGRAMS

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scale

3/32"=1'-0"

sheet

A 0.7

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1 ENTRANCE VIEW



2 DRIVEWAY VIEW



3 REAR VIEW



4 POOL VIEW



ISSUE	DATE
PLANNING SUBMISSION	121123
PLANNING SUBMISSION REV01	022224
PLANNING SUBMISSION REV02	100824
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RENDERINGS

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scale

AS NOTED

sheet

A 0.8

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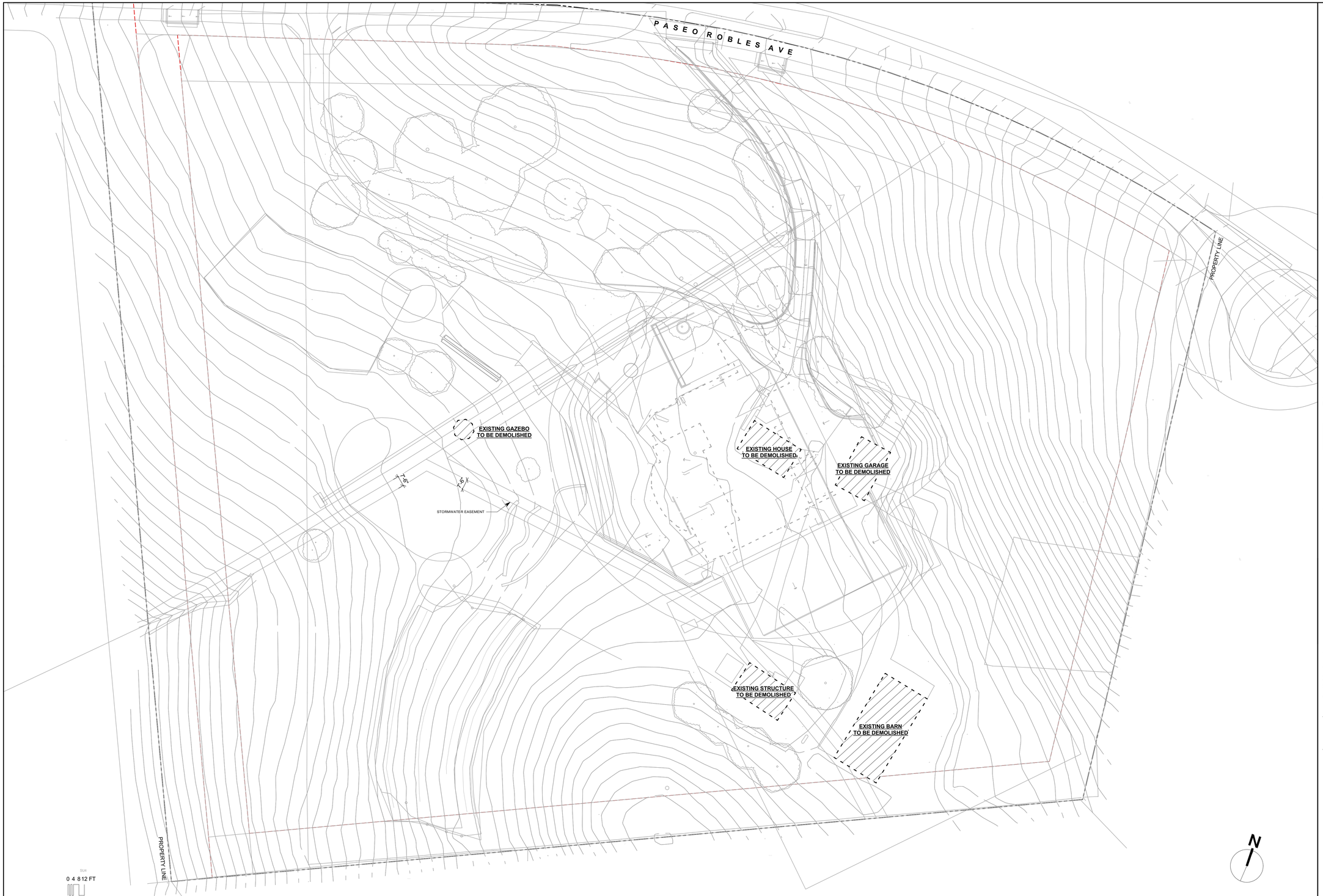

1 DEMO PLAN 1/32"=1'-0"

LICENSED ARCHITECT
TOBY E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
PLANNING SUBMISSION	121123
PLANNING SUBMISSION REV01	022224
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DEMO PLAN

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scale
1/32" = 1'-0"

sheet
A 1.0

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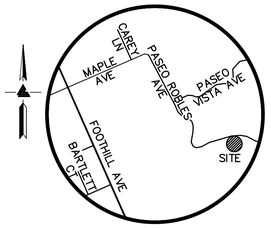
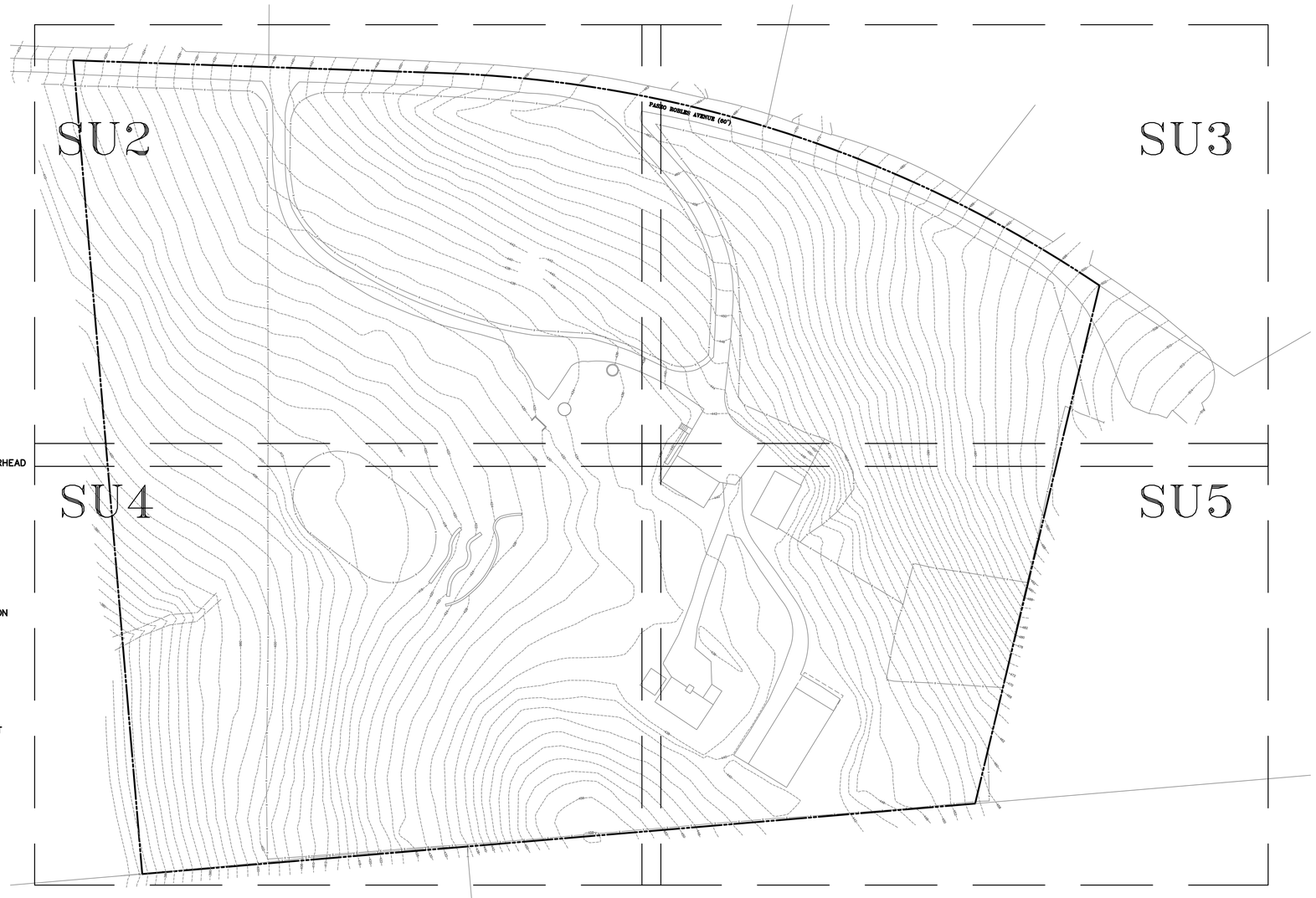


VICINITY MAP
NO SCALE

SHEET LAYOUT



LEGEND AND NOTES

———	BOUNDARY LINE
– – –	BUILDING OVERHANG LINE
T/E	ELECTRICAL/TELEPHONE OVERHEAD
— — —	EASEMENT
x	FENCE LINE
SD	STORM DRAIN LINE
	BENCHMARK
BW	BOTTOM RETAINING WALL
CMP	CORRUGATED METAL PIPE
EB	ELECTRICAL BOX
FF	FINISH FLOOR
FDC	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
FL	FLOW LINE
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
	JOINT POLE
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN–OUT
SP	STANDPIPE
TW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
WM	WATER METER
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	CONCRETE TILE
	GRAVEL

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, ORDER NO. CE1710–CA–3325596, DATED SEPTEMBER 18, 2018.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 437.98'
(ASSUMED)





LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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ROSEVILLE, CA 95661
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2940 PASEO ROBLES AVENUE
SAN MARTIN
CALIFORNIA

APN: 825–29–016

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2181186
DATE:	10–31–18
SCALE:	N/A
FIELD BY:	ES
DRAWN BY:	DDR
SHEET NO:	SU1

1 OF 5 SHEETS

TREE REPLACEMENT CALCULATION

TREES TO BE REMOVED	REPLACEMENT TREES
TREE #3 (14" MULBERRY)	(2) 24 IN BOX TREES
TREE #7 (8.8" FIG)	(2) 24 IN BOX TREES
TREE #8 (21.5" MULBERRY)	(3) 24 IN BOX TREES
TREE #38 (6" FIG)	(DEAD - NO REPLACEMENT)
TREE #41 (7.1" APPLE)	(DEAD - NO REPLACEMENT)

*REFER TO SITE PLAN FOR LOCATION OF 7 COAST LIVE OAK REPLACEMENT TREES
*REFER TO ARBORIST REPORT FOR DEAD TREE INFORMATION.

PROPERTY LINE
30'-0" MIN. SET BACK
PASEO ROBLES AVE
ADDRESS IDENTIFICATION FOR RESIDENCE TO BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET
NEW STANDARD FIRE HYDRANT, REF. CIVIL
REPLACEMENT TREE #1 COAST LIVE OAK
REPLACEMENT TREE #2 COAST LIVE OAK
REPLACEMENT TREE #3 COAST LIVE OAK
REPLACEMENT TREE #4 COAST LIVE OAK
REPLACEMENT TREE #5 COAST LIVE OAK
REPLACEMENT TREE #6 COAST LIVE OAK
REPLACEMENT TREE #7 COAST LIVE OAK
DRIVEWAY
DEFENSIBLE SPACE
240'-4 1/8"
15'-5 3/4"
R 28'-0"
117'-0 1/8"
TURNAROUND
LOWER ROOF
UPPER ROOF
LOWER ROOF
FG 439.33'
TR 452.38'
TR 457.54'
TR 453.33'
FS 439.43'
FS 439.33'
FG 439.18'
82'-10 7/8"
25'-0"
233'-8 3/8"
410'-8 5/8"
198'-9 7/8"
RETAINING WALL, REF. CIVIL
BIOFILTRATION PLANTER, SEE CIVIL DWGS FOR DETAILS
STORMWATER EASEMENT
LINE OF WALL BELOW
OUTLINE OF PREVIOUS DESIGN
SLOPE GRADES AWAY FROM BUILDING THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'
TREE #1 SILVER DOLLAR EUCALYPTUS 34.5"
TREE #2 SILVER DOLLAR EUCALYPTUS 27"
TREE #3 TO BE REMOVED MULBERRY 14"
TREE #4 MULBERRY 13"
TREE #5 MULBERRY 13.5"
TREE #6 MULBERRY 12.2"
TREE #7 TO BE REMOVED FIG 8.8"
TREE #8 TO BE REMOVED MULBERRY 21.5"
TREE #38 TO BE REMOVED FIG 6"
TREE #41 TO BE REMOVED APPLE 7.1"
TREE #9 MULBERRY 18.2"
TREE #10 DEODAR CEDAR 14.3"
TREE #11 DEODAR CEDAR 12.9"
TREE #12 DEODAR CEDAR 12.9"
TREE #13 DEODAR CEDAR 12.2"
TREE #14 MULBERRY 14.2"
TREE #15 HONEY LOCUST 7.5"
TREE #16 HONEY LOCUST 6"
TREE #17 HONEY LOCUST 9.9"
TREE #18 HONEY LOCUST 8.7"
TREE #19 HONEY LOCUST 6.4"
TREE #20 HONEY LOCUST 10.2"
TREE #21 WEEPING WILLOW 10.1"
TREE #22 SILVER DOLLAR EUCALYPTUS 20"
TREE #23 SILVER DOLLAR EUCALYPTUS 18.4"
TREE #24 SILVER DOLLAR EUCALYPTUS 23"
TREE #25 MULBERRY 9.8"
TREE #26 MULBERRY 9.9"
TREE #27 MULBERRY 8.5"
TREE #28 MULBERRY 9.9"
TREE #29 MULBERRY 11.8"
TREE #30 MULBERRY 14"
TREE #31 MULBERRY 14"
TREE #32 OLIVE 6.9"
TREE #33 OLIVE 6.7"
TREE #34 OLIVE 5.9"
TREE #35 OLIVE 5.9"
TREE #36 OLIVE 4.8"
TREE #37 VALLEY OAK 8.5"
TREE #39 PACIFIC WILLOW 6", 6", 3"
TREE #40 PACIFIC WILLOW 6"
60'-0" ROADWAY EASEMENT
30'-0" SLOPE EASEMENT
30'-0" MIN. SET BACK
7'-6"
7'-6"
DEFENSIBLE SPACE
PROPERTY LINE
PROPERTY LINE
30'-0" MIN. SET BACK
30'-0" MIN. SET BACK
N
SLH
0 4 8 12 FT

1 SITE PLAN 1/32"=1'-0"

LICENSED ARCHITECT
TOBY E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
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SITE PLAN

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scale
1/32" = 1'-0"

sheet
A 1.2

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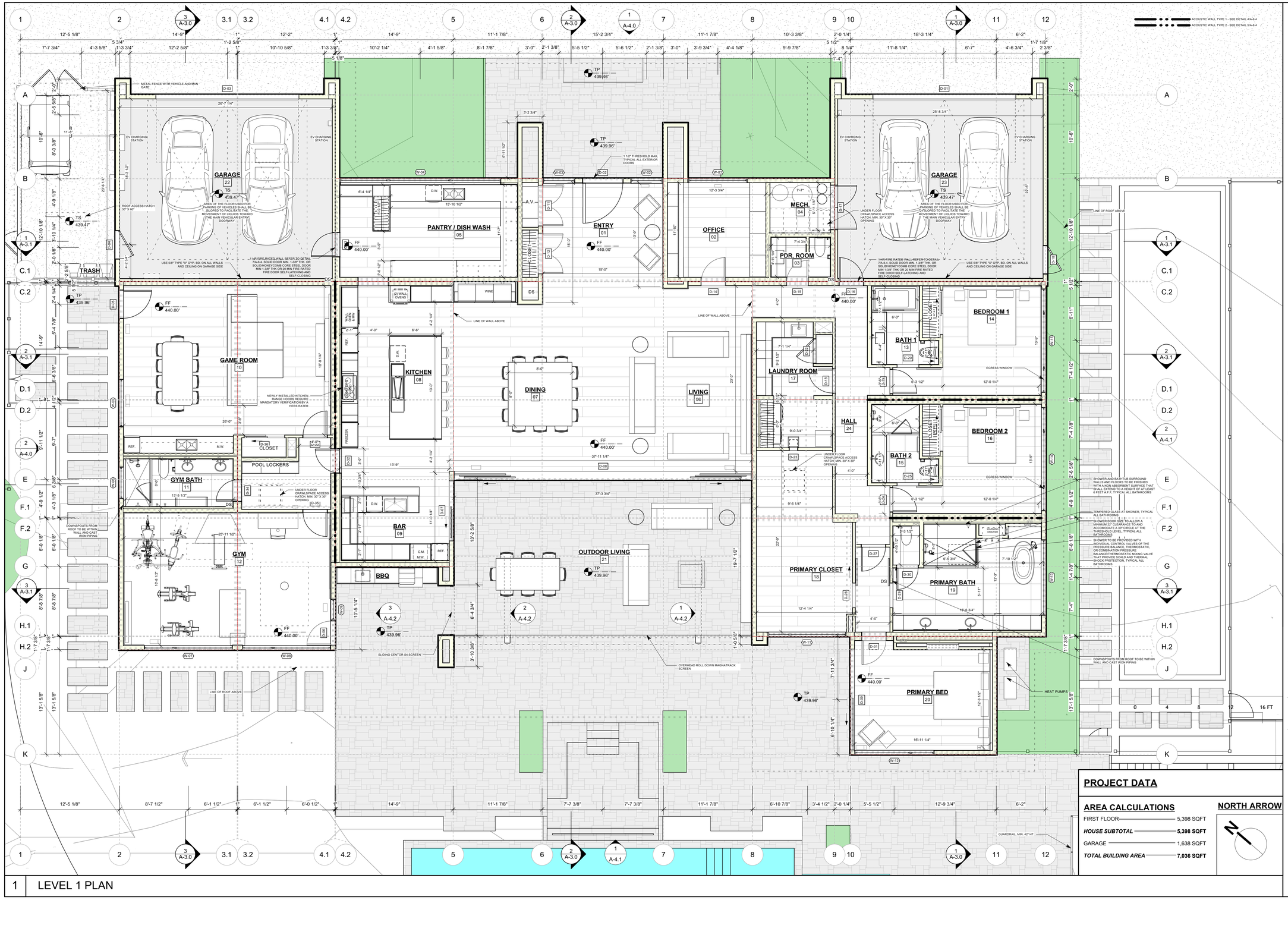

1 LEVEL 1 PLAN

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	5,398 SQFT
HOUSE SUBTOTAL	**5,398 SQFT**
GARAGE	1,638 SQFT
TOTAL BUILDING AREA	**7,036 SQFT**

NORTH ARROW

LICENSED ARCHITECT
TOBY E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
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LEVEL 1 PLAN

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scale
3/16"=1'-0"

sheet
A 2.1

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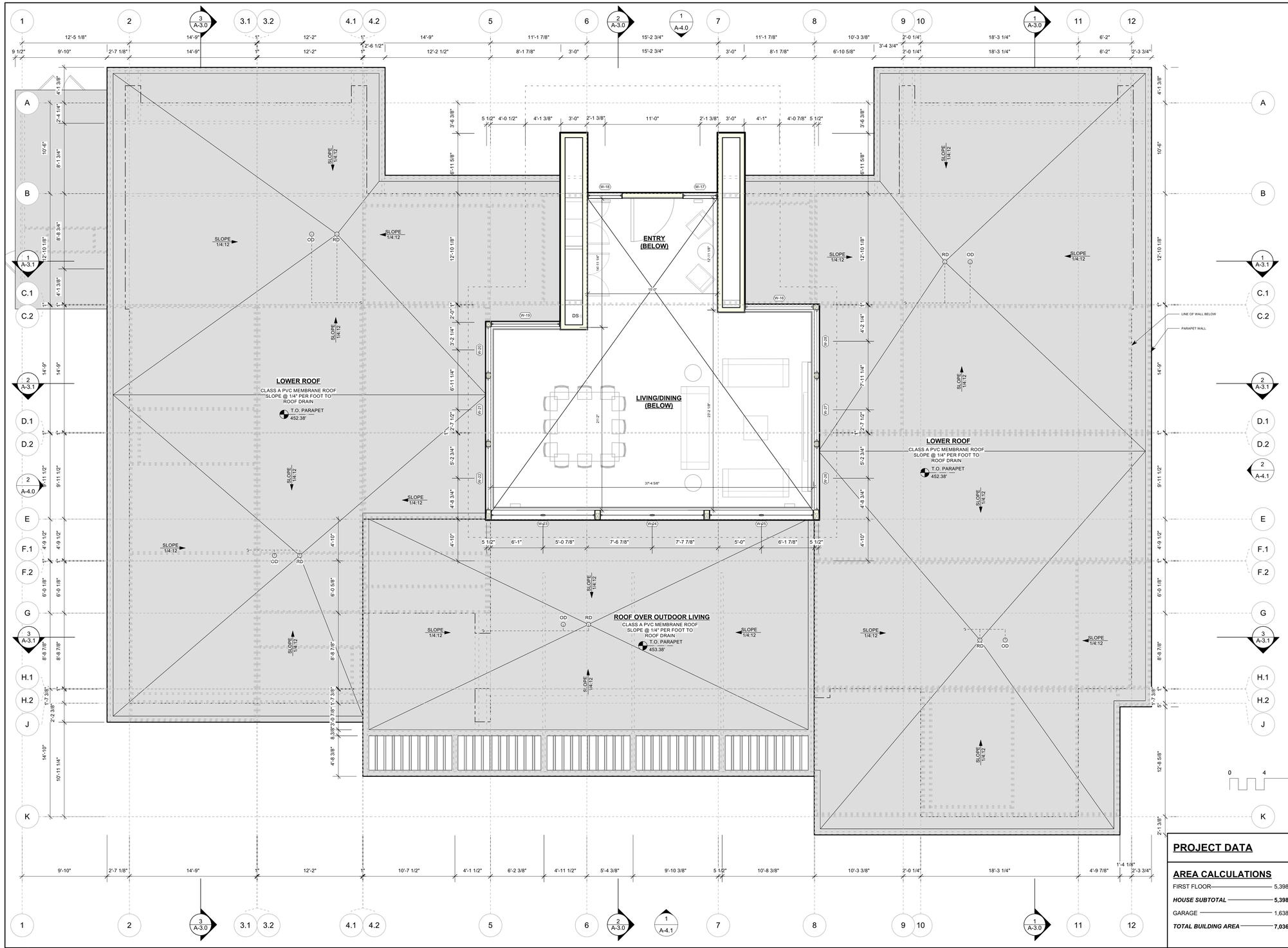

1 PENTHOUSE PLAN

LICENSED ARCHITECT
JOSE E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
PLANNING SUBMISSION	121123
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PENTHOUSE PLAN

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scale

3/16"=1'-0"

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	5,398 SQFT
HOUSE SUBTOTAL	**5,398 SQFT**
GARAGE	1,638 SQFT
TOTAL BUILDING AREA	**7,036 SQFT**

NORTH ARROW

sheet

A 2.2

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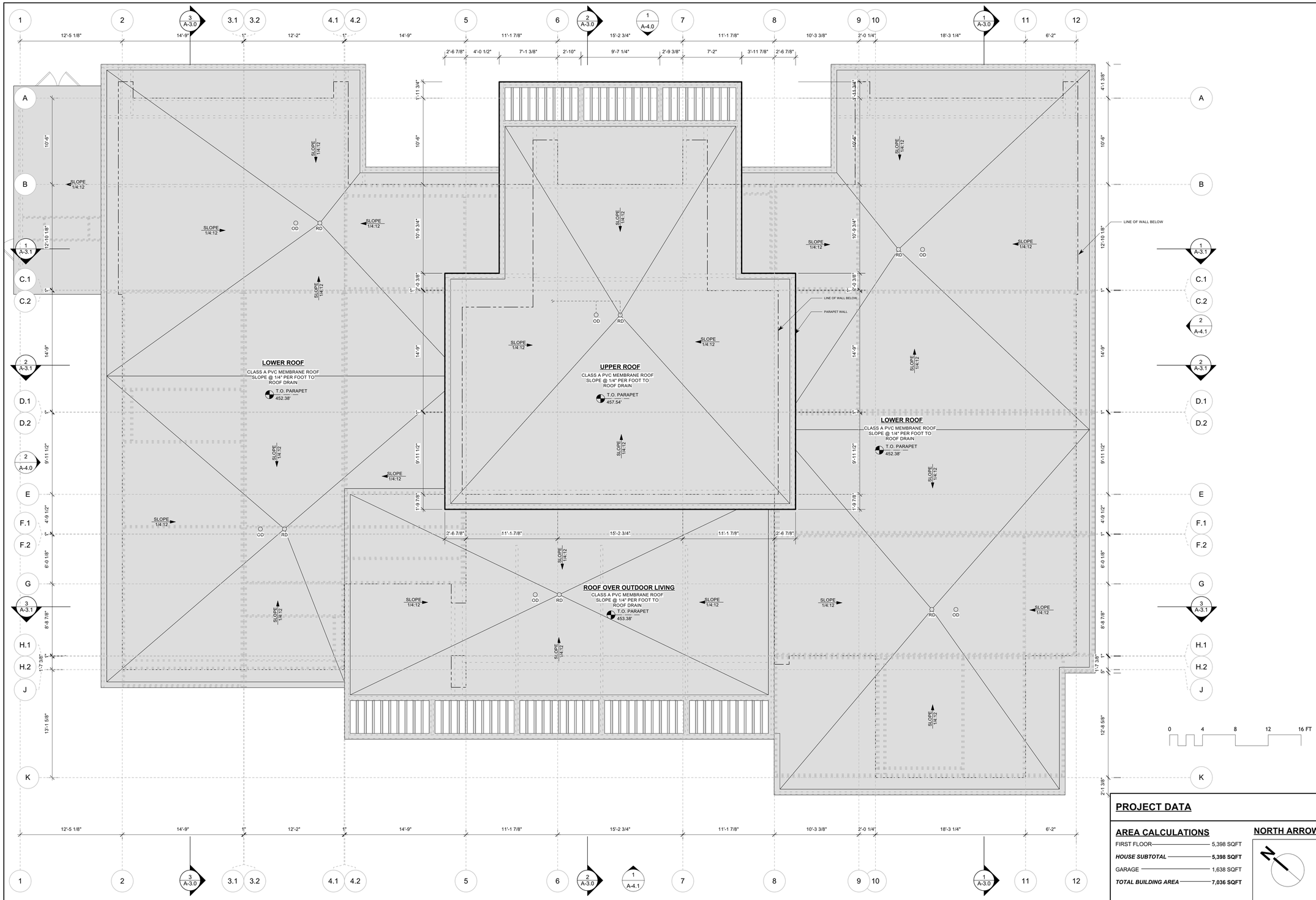

1 ROOF PLAN

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	5,398 SQFT
HOUSE SUBTOTAL	**5,398 SQFT**
GARAGE	1,638 SQFT
TOTAL BUILDING AREA	**7,036 SQFT**

NORTH ARROW

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
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scale

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sheet

A 2.3

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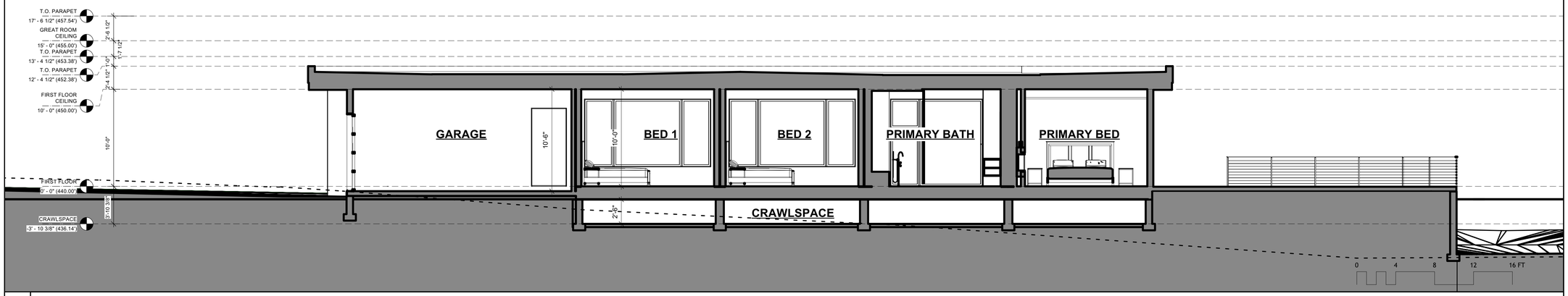
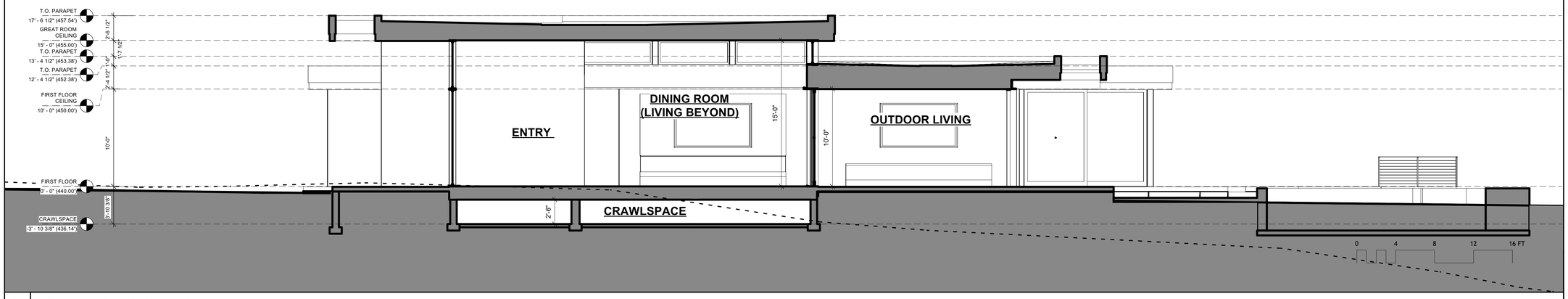


1 BUILDING CROSS SECTION

3/16"=1'-0"



2 BUILDING CROSS SECTION

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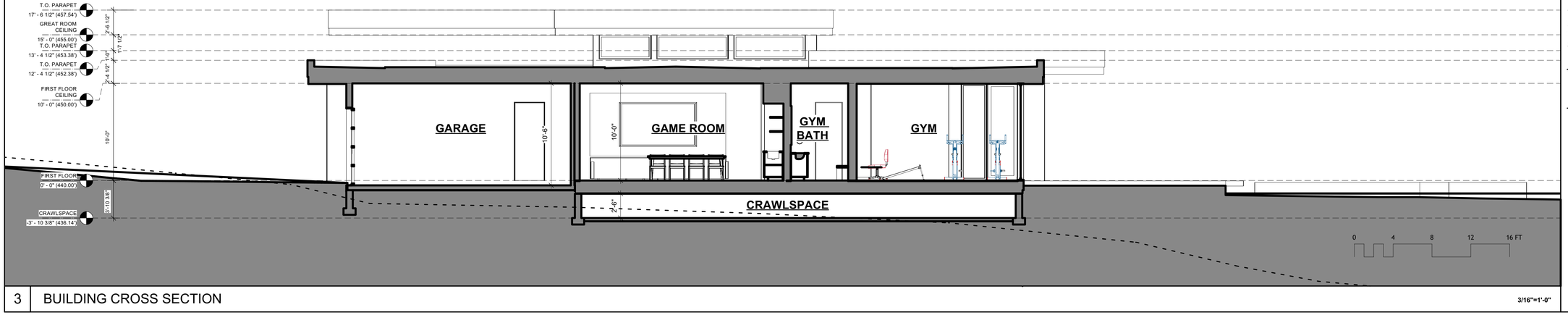

3 BUILDING CROSS SECTION

3/16"=1'-0"

LICENSED ARCHITECT
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C-28651
REN. 10.31.25
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ISSUE	DATE
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BUILDING SECTIONS

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scale

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sheet

A 3.0

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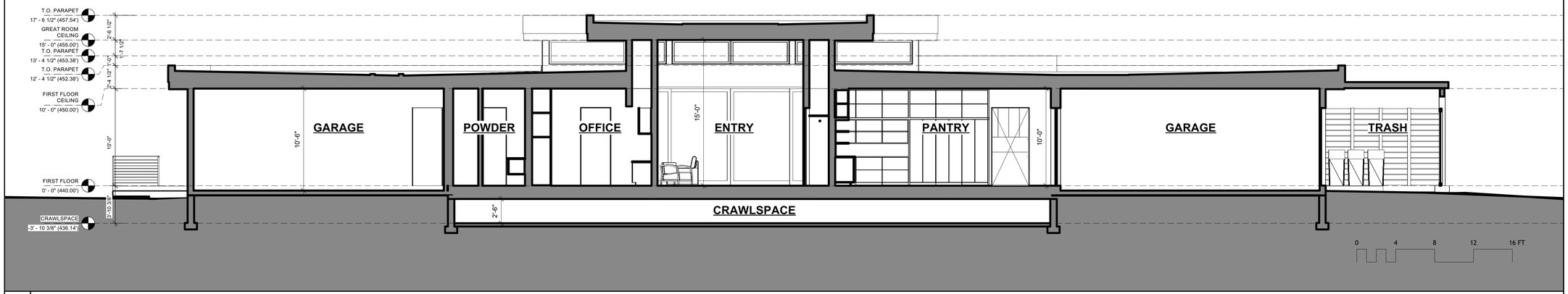

1 BUILDING CROSS SECTION

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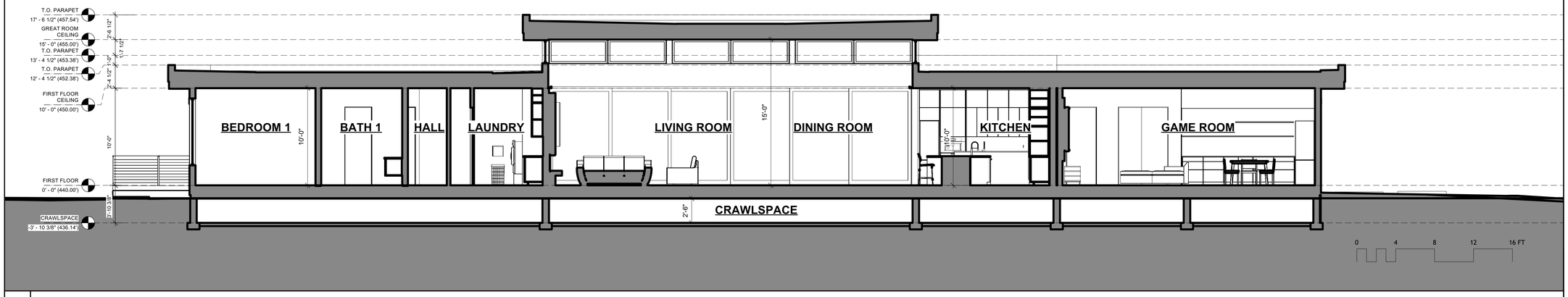

2 BUILDING CROSS SECTION

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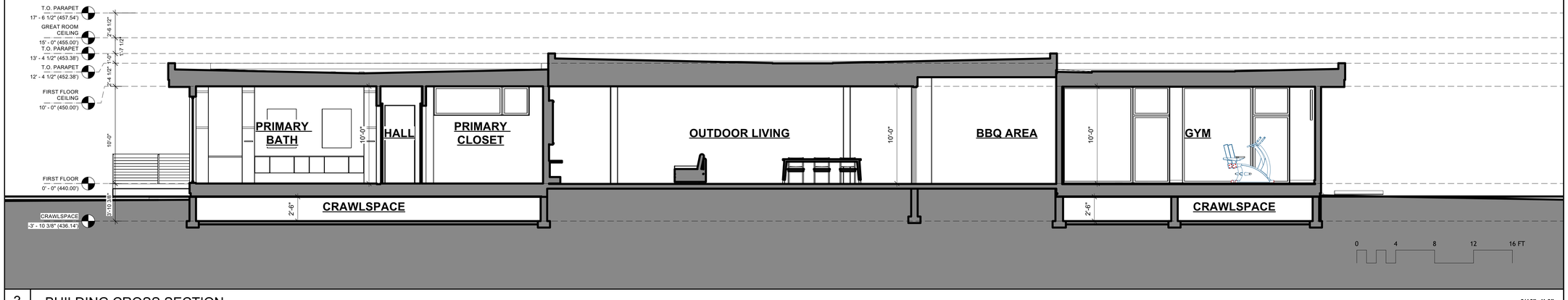

3 BUILDING CROSS SECTION

3/16"=1'-0"

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THE DEL MONACO RESIDENCE
2940 PASEO ROBLES AVE
SAN MARTIN, CA 95046
APN: 825-29-016

BUILDING SECTIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECTS SEAL AND DIGITAL SIGNATURE . TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF tobylongdesign.

scale

3/16"=1'-0"

sheet

A 3.1

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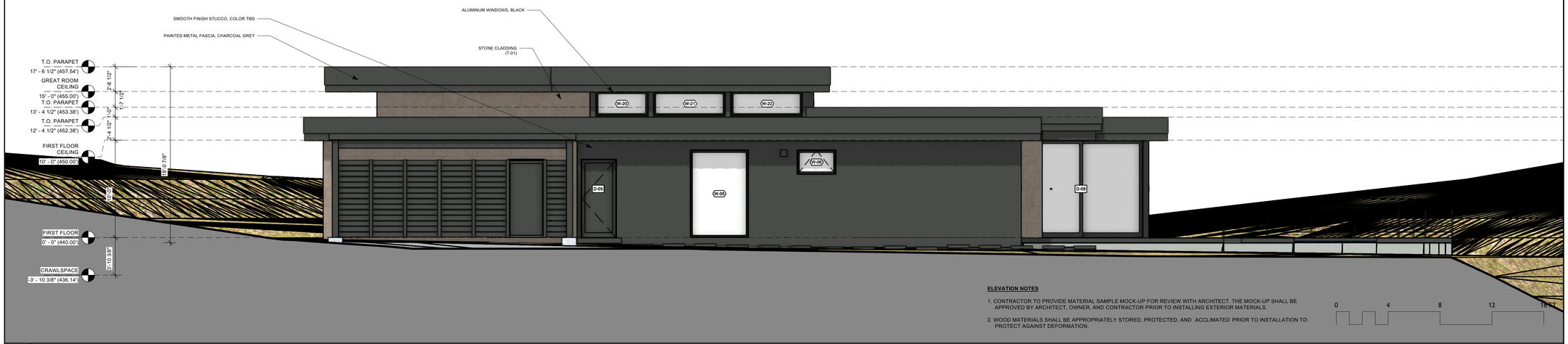
1 EAST ELEVATION (FRONT) 3/16"=1'-0"



ELEVATION NOTES

1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE MOCK-UP FOR REVIEW WITH ARCHITECT. THE MOCK-UP SHALL BE APPROVED BY ARCHITECT, OWNER, AND CONTRACTOR PRIOR TO INSTALLING EXTERIOR MATERIALS.
2. WOOD MATERIALS SHALL BE APPROPRIATELY STORED, PROTECTED, AND ACCLIMATED PRIOR TO INSTALLATION TO PROTECT AGAINST DEFORMATION.

2 NORTH ELEVATION 3/16"=1'-0"

LICENSED ARCHITECT
JOSS E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
PLANNING SUBMISSION	121123
PLANNING SUBMISSION REV01	022224
PLANNING SUBMISSION REV02	100824
NTA PERMIT SET	103124
NTA PERMIT SET REV 01	110624
PLANNING SUBMISSION REV03	110724
NTA PERMIT SET REV 02	110824
PLANNING SUBMISSION REV04	011025

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552. OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

method homes

APPROVAL STAMP

NOT FOR CONSTRUCTION

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scale

3/16"=1'-0"

sheet

A 4.0

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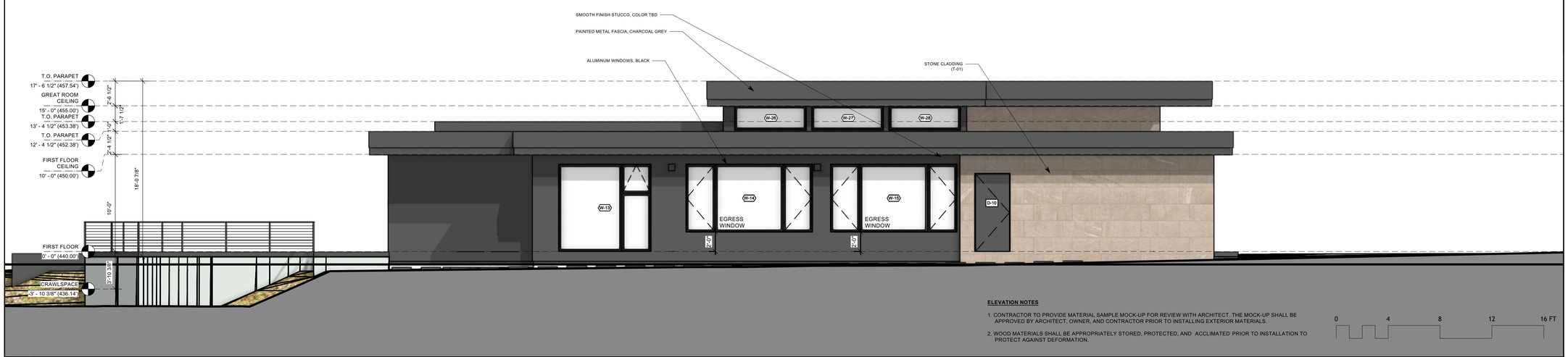
1 WEST ELEVATION (BACK)

3/16"=1'-0"



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2. WOOD MATERIALS SHALL BE APPROPRIATELY STORED, PROTECTED, AND ACCLIMATED PRIOR TO INSTALLATION TO PROTECT AGAINST DEFORMATION.

2 SOUTH ELEVATION

3/16"=1'-0"

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scale

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sheet

A 4.1

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COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

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

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2.5 FEET FROM FACE OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-5868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

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

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALLS

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

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	65	830	4.8' FILL
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	5	1,380	8.7' FILL
LANDSCAPE	185	1,435	10.0' FILL
DRIVEWAY	835	240	4.0' CUT
OFF SITE IMPROVEMENTS	0	0	0
TOTAL	1,090	3,885	

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

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 60,174 SF.
15. WDID NO. IN PROGRESS
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

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

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

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

STORM DRAINAGE AND STORMWATER MANAGEMENT

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

AS-BUILT PLANS STATEMENT

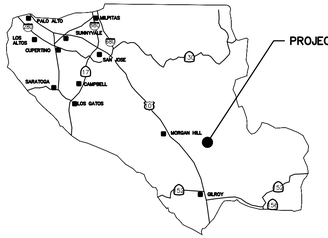
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES – MARKED WITH THE SYMBOL (˚). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ SIGNATURE _____

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

GEOTECHNICAL ENGINEER OBSERVATION

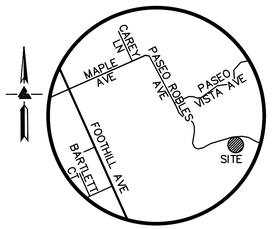
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



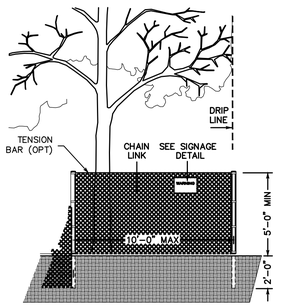
COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

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



VICINITY MAP
NO SCALE



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FU

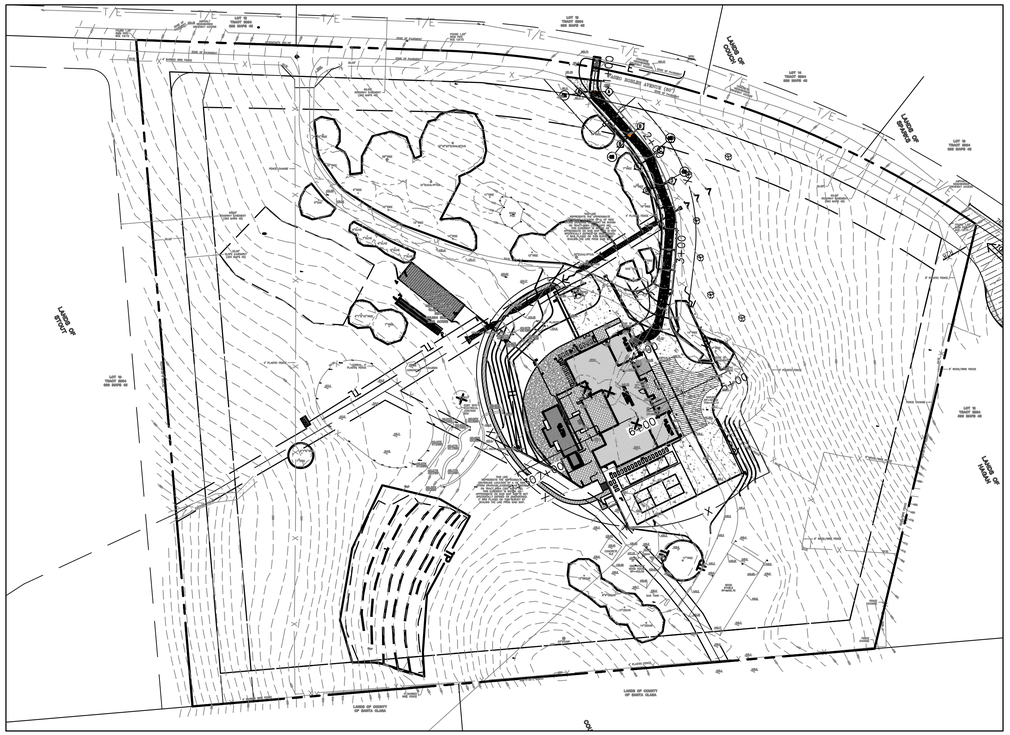
DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA

LEGEND

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

ABBREVIATIONS

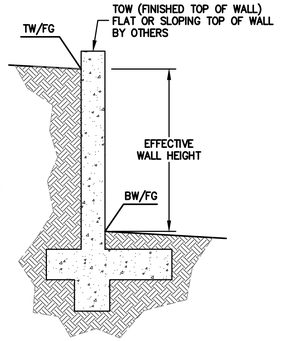
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE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

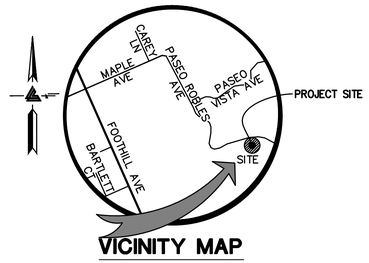


KEY MAP
1" = 70'

RETAINING WALL NOTES

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





VICINITY MAP
NTS

OWNER'S INFORMATION
OWNER:
STEPHANIE & VIC DEL MONACO
2940 PASEO ROBLES
SAN MARTIN, CA 95046

APN: 825-29-016

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED;
"TOPOGRAPHIC SURVEY"
2940 PASEO ROBLES
SAN MARTIN, CA 95046
DATED: 10-31-18
JOB# 2181186

2. SITE PLAN BY CH X TLD ENTITLED:
"SITE PLAN"
2940 PASEO ROBLES
SAN MARTIN, CA 95046

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

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, ORDER NO. CE1710-CA-3325596, DATED SEPTEMBER 18, 2018.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 437.98'
(ASSUMED)

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

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

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

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

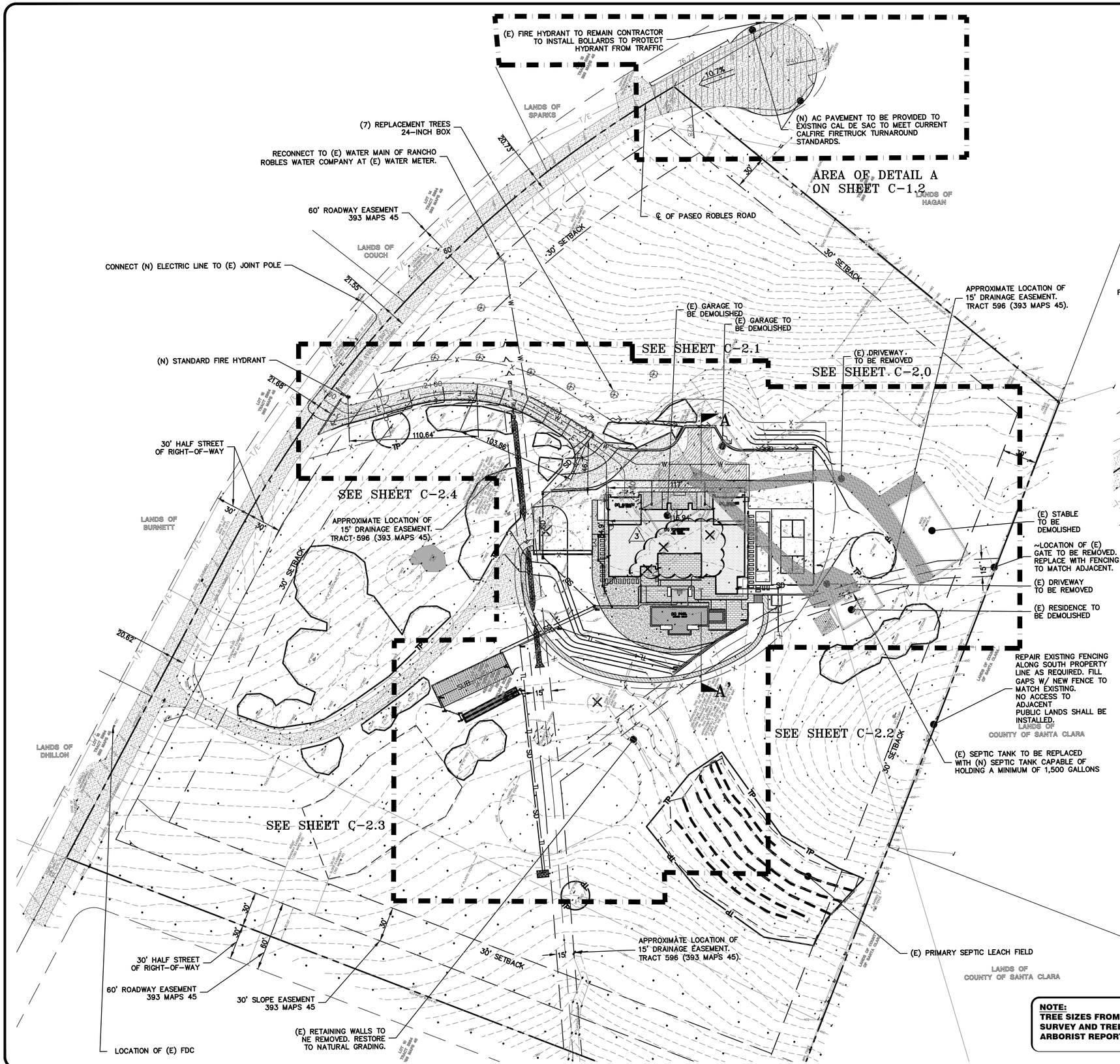
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

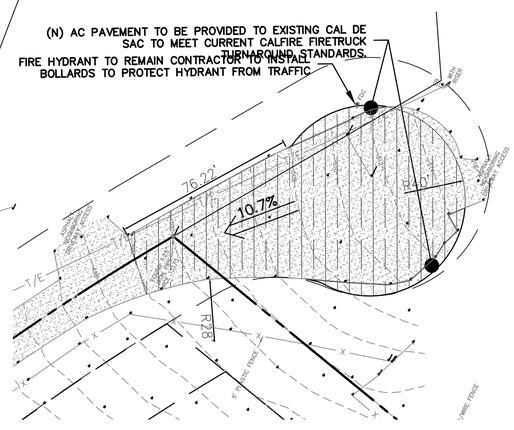
DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

TITLE SHEET

	REVISIONS	BY
1	PLAN CHECK 2024-01-24	KA
2	LAND REV 2024-07-24	KA
3	PLAN CHECK 2024-11-07	AS
–		–
–		–

JOB NO: 2231665
DATE: 11-08-23
SCALE: AS NOTED
DESIGN BY: KA
CHECKED BY: JH
SHEET NO:
C-1.0
1 OF 16 SHEETS





1 C-1.2 **EXISTING CUL DE SAC DETAIL A**
NTS

3

TREE REPLACEMENT CALCULATION	
TREES TO BE REMOVED	REPLACEMENT TREES
TREE #3 (14" MULBERRY)	(2) 24 IN BOX TREES
TREE #7 (8.8" FIG)	(2) 24 IN BOX TREES
TREE #8 (21.5" MULBERRY)	(3) 24 IN BOX TREES
TREE #38 (6" FIG)	(DEAD - NO REPLACEMENT)
TREE #41 (7.1" APPLE)	(DEAD - NO REPLACEMENT)

TREE INFORMATION
See architectural plans for details

NOTE:
TREE SIZES FROM TOPOGRAPHIC SURVEY AND TREE SPECIES FROM ARBORIST REPORT

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

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

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

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DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

OVERALL SITE PLAN

1	PLAN CHECK 2024-01-24	KA
2	LAND REV 2024-07-24	KA
3	PLAN CHECK 2024-11-07	AS
–		–
–		–
	REVISIONS	BY

JOB NO:	2231665
DATE:	11-08-23
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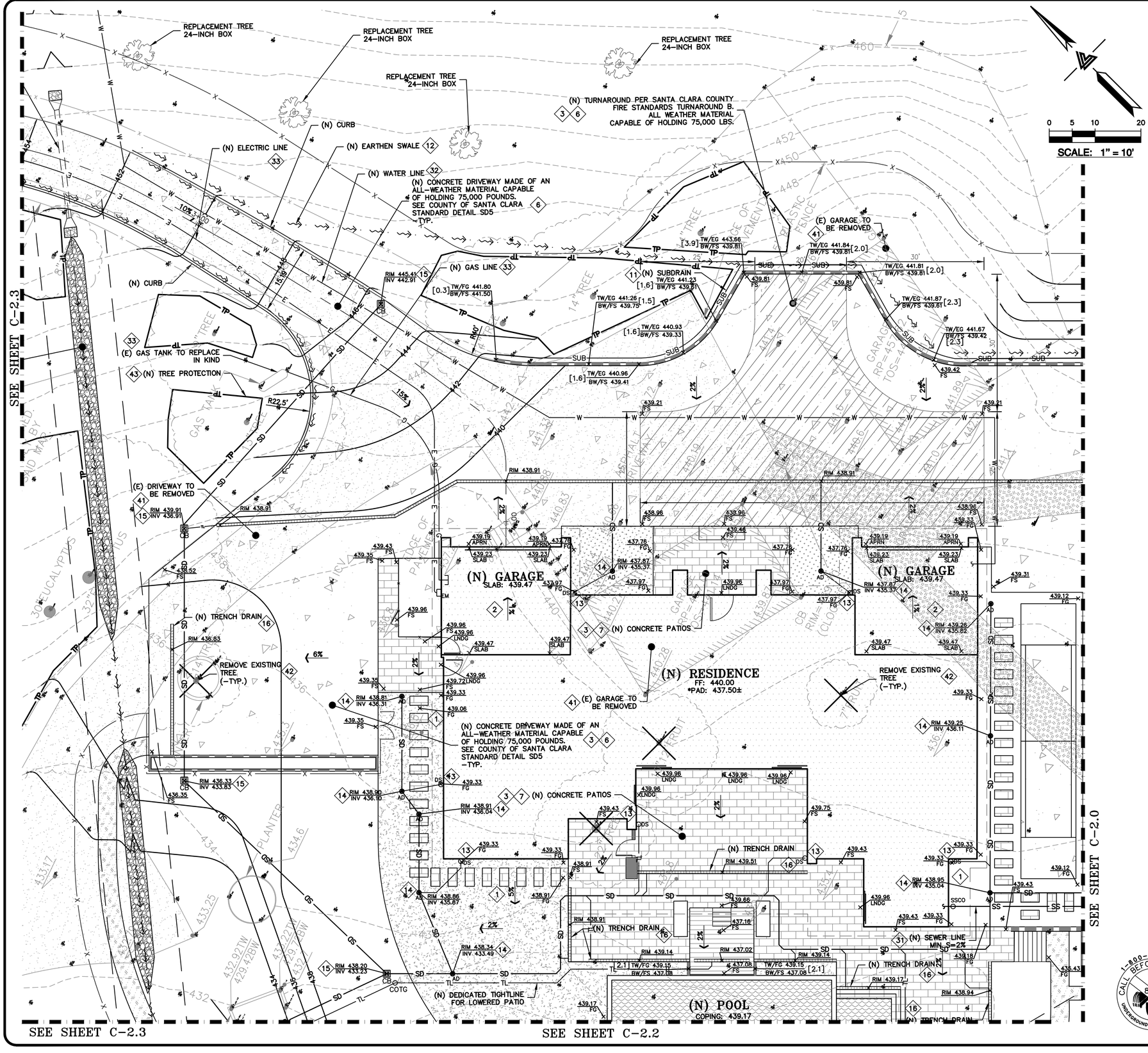
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	C-1.2

03 OF 16 SHEETS



FLATWORK KEYNOTES 1 TO 7

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) AC DRIVEWAY. SEE DETAIL 1 ON SHEET C-3.0.
5. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 2 ON SHEET C-3.0.
6. (N) CONCRETE DRIVEWAY. SEE DETAIL 3 ON SHEET C-3.0.
7. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 4 ON SHEET C-3.0.

STORM DRAIN KEYNOTES 10 TO 17

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

11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 5 ON SHEET C-3.0.

12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 7 ON SHEET C-3.0.

13. CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 8 ON SHEET C-3.0.

14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 1 ON C-3.1.

15. INSTALL (N) "CHRISTY V-12" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 3 ON SHEET C-3.1.

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

17. INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 4 ON SHEET C-3.1.

18. INSTALL RETENTION SYSTEM. SEE DETAIL 1 ON SHEET C-3.2.

19. INSTALL MRO. SEE DETAIL 2 ON SHEET C-3.2.

UTILITIES KEYNOTES 31 TO 33

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

32. RECONNECT (E) WATER SERVICE TO COMMUNITY WELL. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

33. INSTALL (N) ELECTRIC LINE FOR SERVICES INCLUDING CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. INSTALL (N) GAS LINE FROM PROPANE TANK. DESIGN BY OTHERS.

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

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

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

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

GRADING AND DRAINAGE PLAN

1	PLAN CHECK 2024-01-24	KA
2	LAND REV 2024-07-24	KA
3	PLAN CHECK 2024-11-07	AS
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	REVISIONS	BY

JOB NO:	2231665
DATE:	11-08-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	C-2.0

04 OF 16 SHEETS

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

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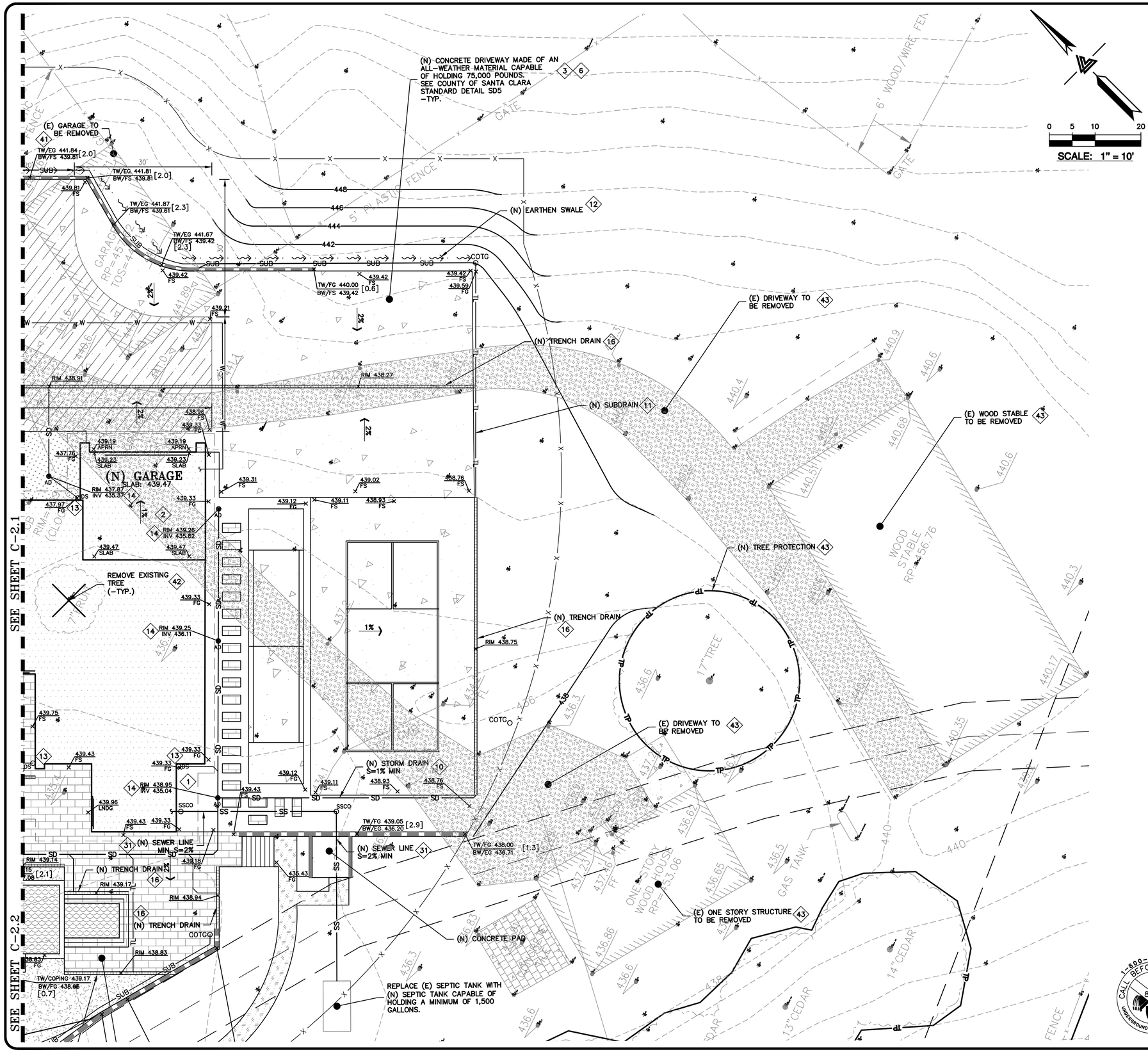

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STORM DRAIN KEYNOTES 10 TO 17

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 5 ON SHEET C-3.0.
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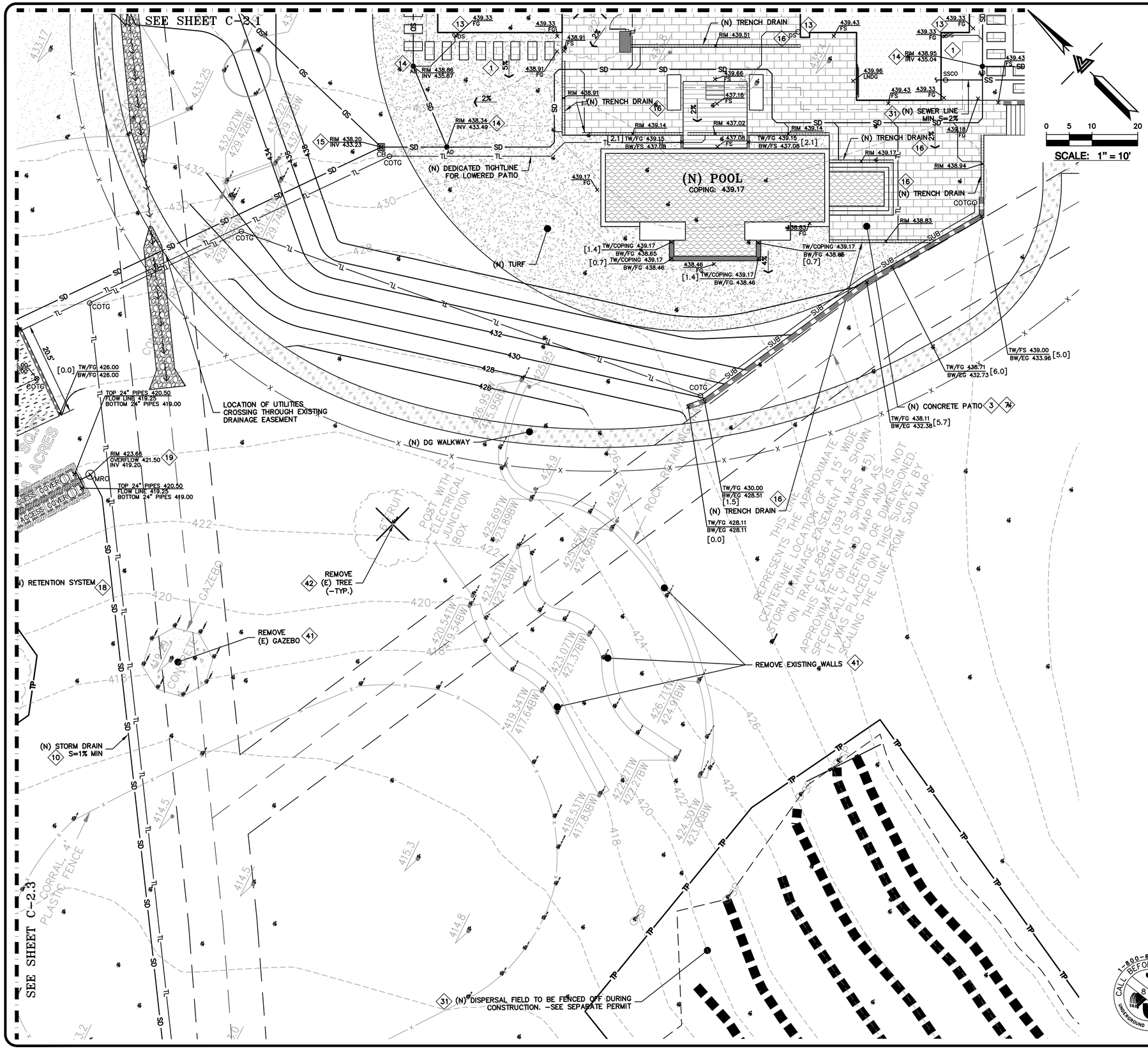

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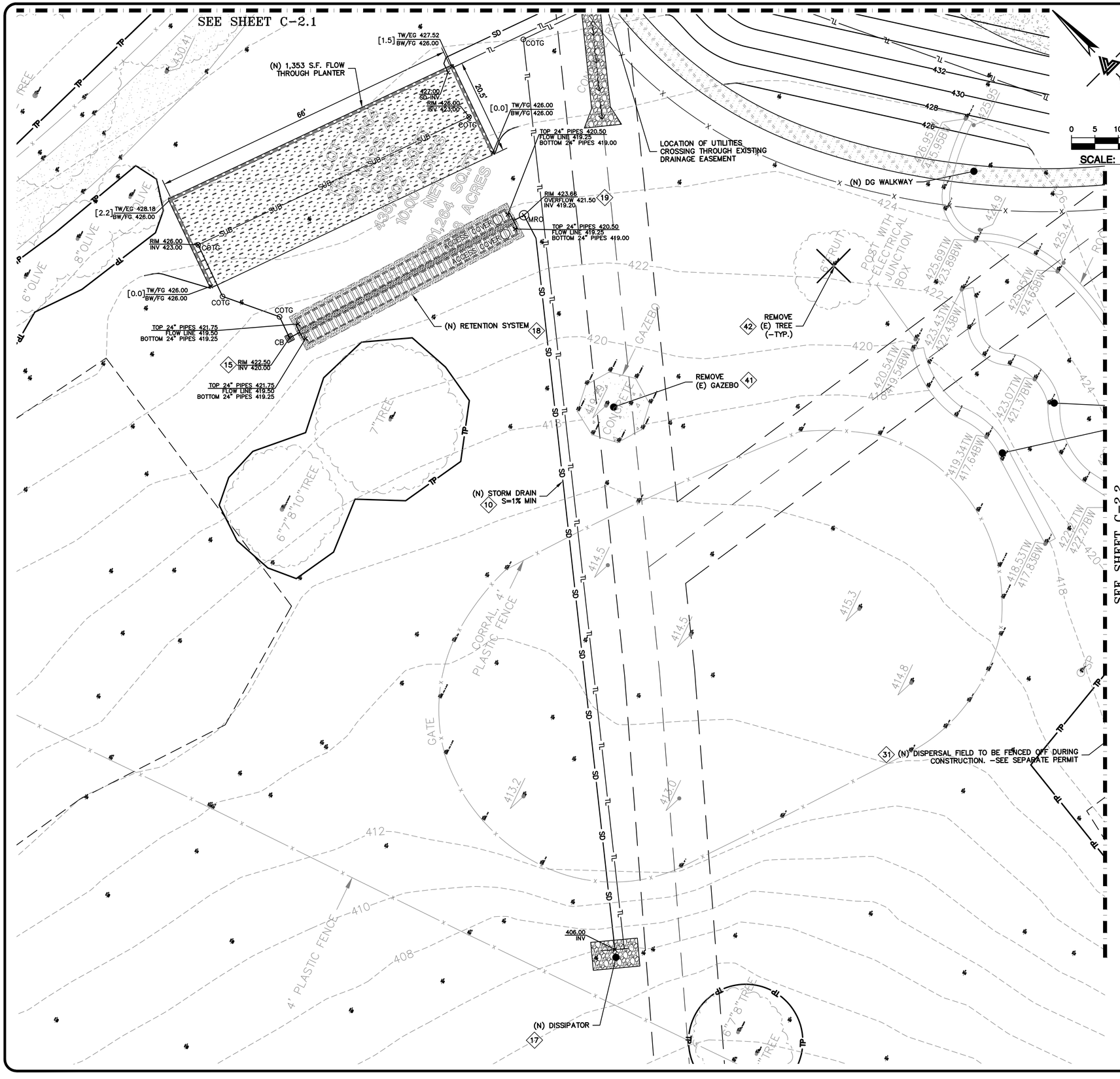

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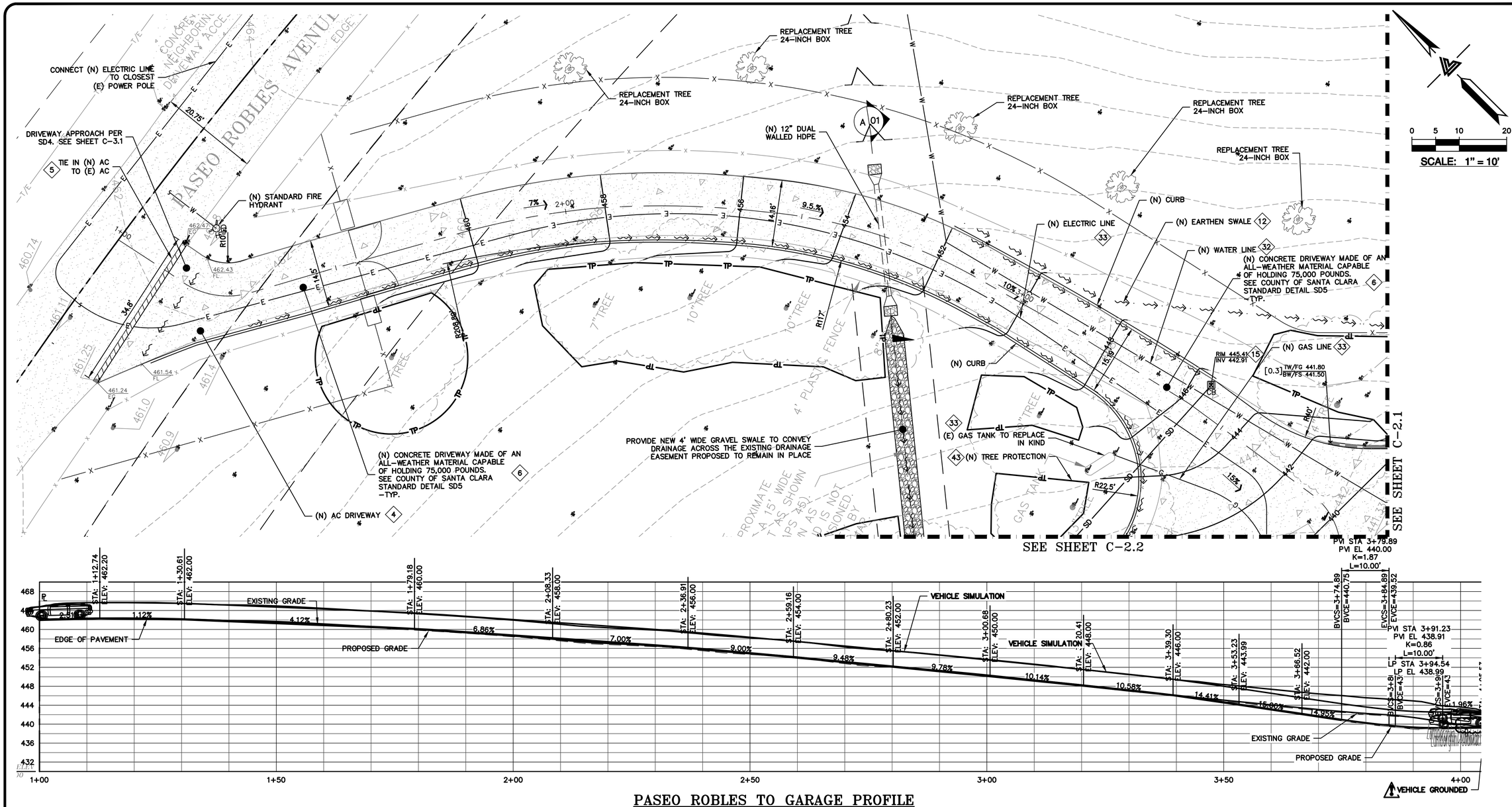
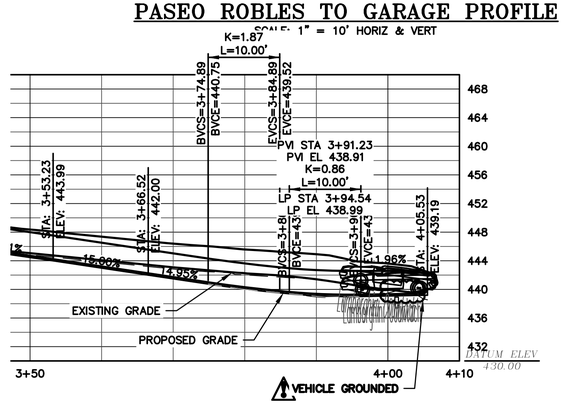
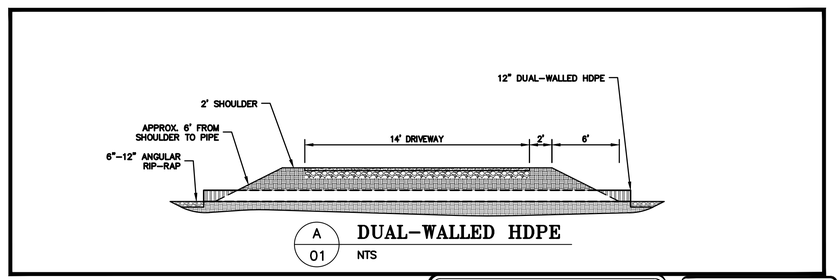


PASEO ROBLES TO GARAGE PROFILE

SCALE: 1" = 10' HORIZ & VERT





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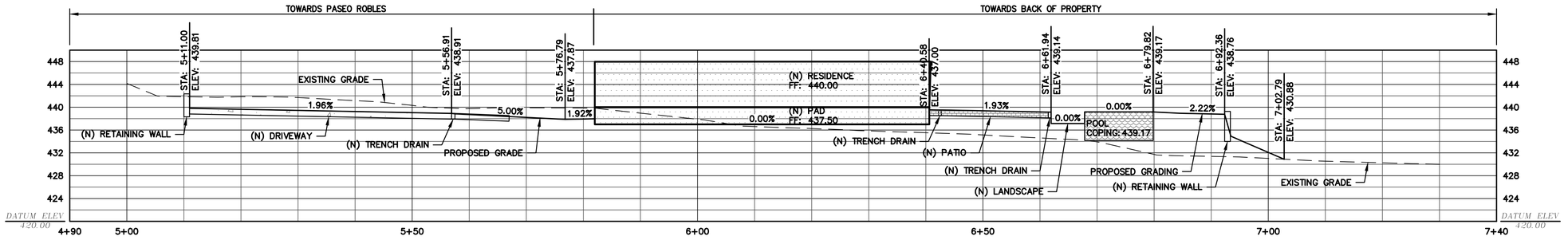

CROSS SECTION A–A'

SCALE: 1" = 10' HORIZ & VERT

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

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CIVIL ENGINEERS | LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
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DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA

APN: 825-29-016

SANTA CLARA COUNTY

CROSS SECTION

1	PLAN CHECK 2024-01-24	KA
2	LAND REV 2024-07-24	KA
3	PLAN CHECK 2024-11-07	AS
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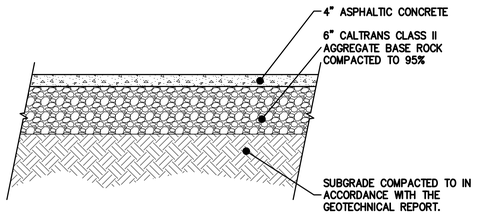
	REVISIONS	BY

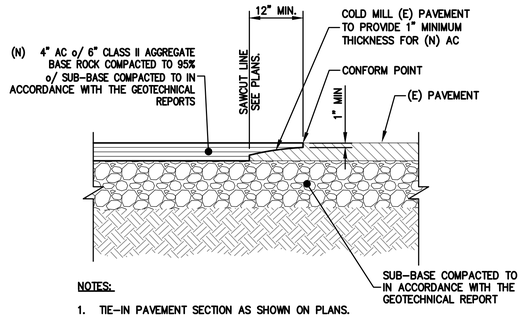
JOB NO: 2231665
DATE: 11-08-23
SCALE: AS NOTED
DESIGN BY: KA
CHECKED BY: JH
SHEET NO:

C-2.5

09 OF 16 SHEETS



1 C-3.0 **ASPHALT SECTION**
NTS



2 C-3.0 **PAVEMENT TIE-IN**
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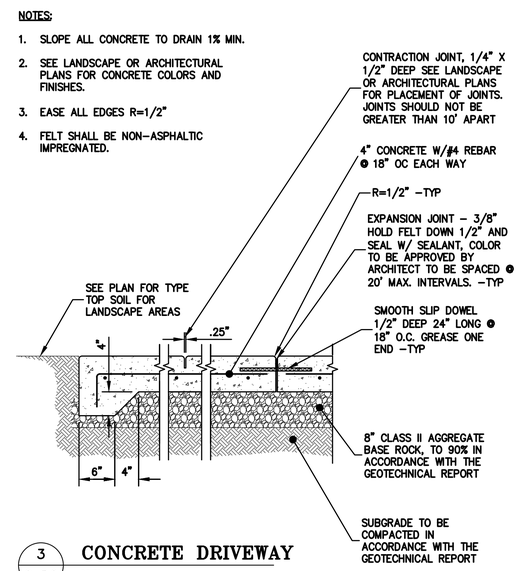
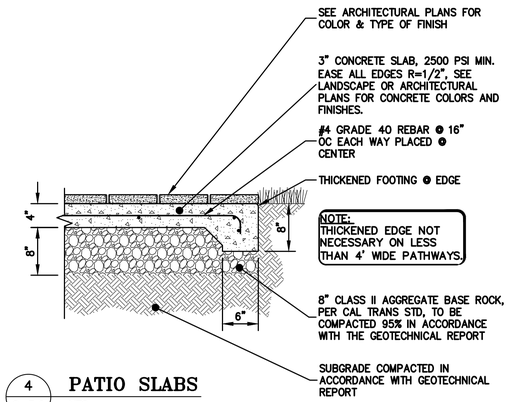


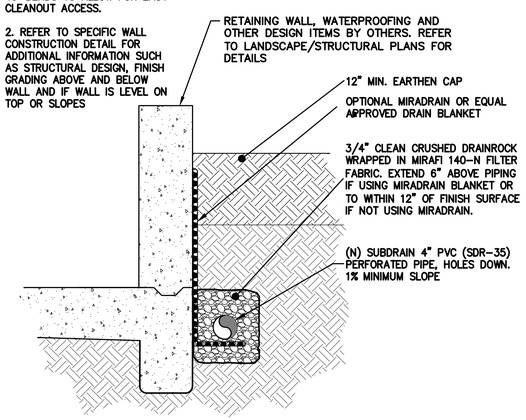
3 C-3.0 **CONCRETE DRIVEWAY**
NTS



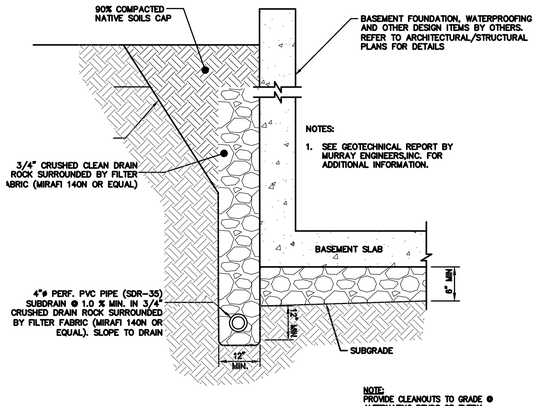
4 C-3.0 **PATIO SLABS**
NTS

NOTES:
1. PROVIDE CLEANOUTS TO GRADE @ ALTERNATING BENDS OR EVERY 100 LF OF PIPE RUN. CONNECT TO SUBDRAIN VIA WYE CONNECTION. DO NOT USE 90° BENDS. USE 90° SWEEP OR TWO 45° BENDS TO ALLOW FOR EASY CLEANOUT ACCESS.

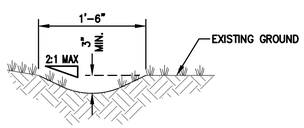
2. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION SUCH AS STRUCTURAL DESIGN, FINISH GRADING ABOVE AND BELOW WALL AND IF WALL IS LEVEL ON TOP OR SLOPES



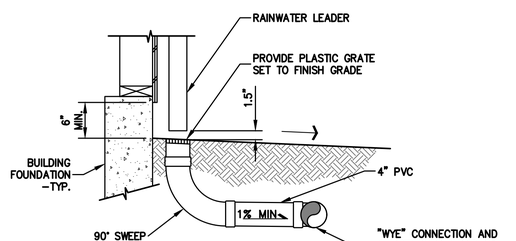
5 C-3.0 **SITE RETAINING WALL SUBDRAIN**
NTS



6 C-3.0 **BASEMENT SUBDRAIN**
NTS



7 C-3.0 **EARTHEN SWALE DETAIL**
NTS



8 C-3.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS

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	REVISIONS	BY

JOB NO:	2231665
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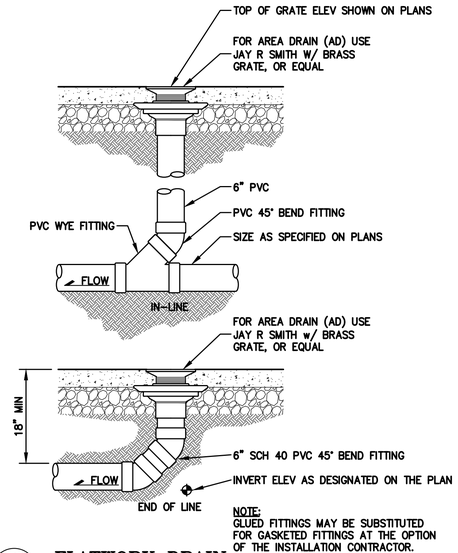
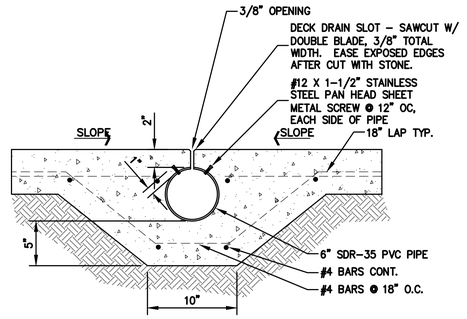
SCALE:	NTS
DESIGN BY:	KA
CHECKED BY:	JH

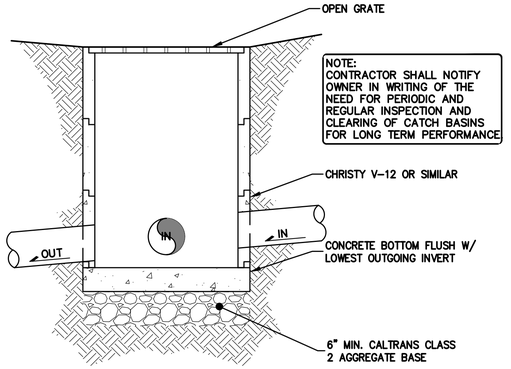
SHEET NO:
C-3.0
10 OF 16 SHEETS



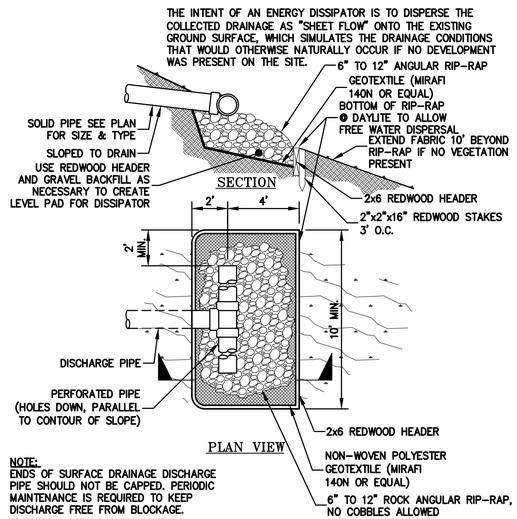
1 C-3.1 **FLATWORK DRAIN**
NTS



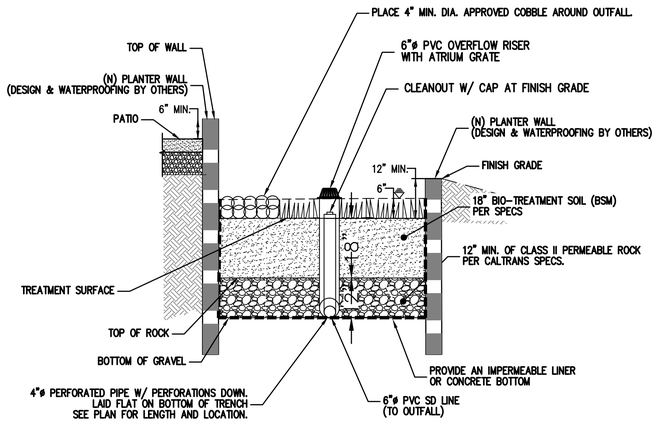
2 C-3.1 **SLOTTED DRAIN DETAIL**
NTS



3 C-3.1 **CATCH BASIN**
NTS

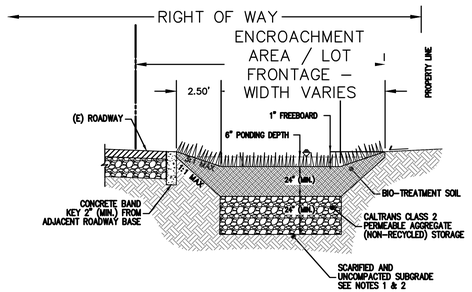


4 C-3.1 **ENERGY DISSIPATER DISCHARGE**
NTS



SECTION VIEW

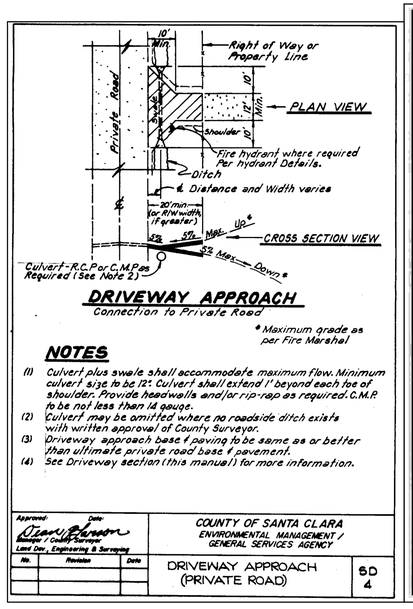
5 C-3.1 **RESIDENCE FLOW-THROUGH PLANTER DETAIL**
NTS



BIO-RETENTION CONSTRUCTION NOTES:

1. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN.) IMMEDIATELY PRIOR TO PLACEMENT OF AMENDED SOILS.
2. COMPACT SOIL IMMEDIATELY BEHIND ROADWAY PAVEMENT TO 90% OF MAXIMUM DENSITY PER STANDARD PROCTOR TEST (ASTM D698).
3. UNDERDRAIN MAY BE INCLUDED IF CONNECTION TO STORM DRAIN IS AVAILABLE.
4. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES MUST CONFORM TO ATHERTON'S PROTECTION STANDARDS. COORDINATE WITH CITY ENGINEER IN THE EVENT OF A UTILITY CROSSING OR UTILITY CONFLICT.
5. GEOTECHNICAL OR HYDROLOGIST ENGINEER TO DETERMINE DEPTH OF STORMWATER PLANTER PER TESTED SOIL INFILTRATION RATE AND OTHER SITE CONDITIONS.
6. PLACE TALLEST PLANTS AT DEEPEST AREAS OF THE STORMWATER PLANTER.
7. DESIGNER TO PROVIDE OVERLAND OVERFLOW LOCATION AND DIRECTION CONSISTENT WITH PRE-DEVELOPMENT FLOW DIRECTION.
8. PERVIOUS MATERIALS SHALL MEET MANUFACTURERS SPECIFICATIONS.

6 C-3.1 **ROADWAY STORMWATER TREATMENT DETAIL**
NTS



DRIVEWAY APPROACH
Connection to Private Road

* Maximum grade as per Fire Marshal

NOTES

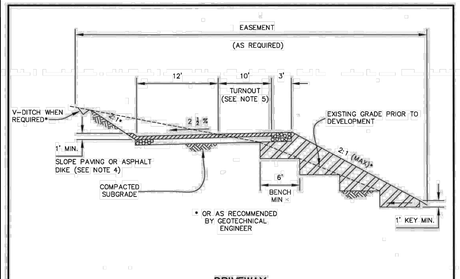
(1) Culvert plus swale shall accommodate maximum flow. Minimum culvert size to be 12". Culvert shall extend 1' beyond each toe of shoulder. Provide headwalls and/or rip-rap as required. C.M.P. to be not less than 14 gauge.
(2) Culvert may be omitted where no roadside ditch exists with written approval of County Surveyor.
(3) Driveway approach base & paving to be same as or better than ultimate private road base & pavement.
(4) See Driveway section (this manual) for more information.

Approved: Date:
Manager / Codell Surveyor
Land Dev., Engineering & Surveying

No.	Revision	Date

COUNTY OF SANTA CLARA
ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY

DRIVEWAY APPROACH (PRIVATE ROAD) — SD 4



DRIVEWAY

NOTES

1. THE STRUCTURAL SECTION SHALL BE PER CALTRANS HIGHWAY DESIGN MANUAL SECTION 633.1(1)(C) WITH A T.I. = 3.5. PROFILE SLOPES GREATER THAN OR EQUAL TO 15% SHALL HAVE ASPHALT CONCRETE PAVING.
2. DRIVEWAY PAVING IS REQUIRED FOR ALL ACCESS TO GARAGES, INDIVIDUAL HOMES, ACCESSORY STRUCTURES, AND SECONDARY DWELLING UNITS TO PROVIDE EMERGENCY VEHICLE ACCESS. THE DRIVEWAY PAVING SHALL BE FROM THE ACCESS ROAD TO THE STRUCTURES, INCLUDING ANY PORTION OF THE DRIVEWAY THAT CROSSES ADJACENT PROPERTY THROUGH AND EASEMENT.
3. RETAINING WALLS MAY BE SUBSTITUTED FOR SLOPES ABOVE OR BELOW ROAD SURFACE WITH APPROPRIATE GUARD RAILS AND REFLECTORS.
4. SLOPE PAVING (OR DIKE) MAY BE DELETED IN FLAT LAND CONDITIONS OR WHERE EROSION PROTECTIONS IS NOT NEEDED. (SEE SD8 FOR DETERMINING DITCH LINING REQUIREMENTS.)
5. TURNOUTS AND TURNAROUNDS SHALL HAVE THE SAME STRUCTURAL SECTION AS DRIVEWAY. TURNOUT GEOMETRIES TO BE CONSISTENT WITH FIRE MARSHAL STANDARDS. PAVEMENT SLOPES SHALL NOT EXCEED 5% IN ANY DIRECTION.

APPROVED: DATE: 3/2/2016
MANAGER, LAND DEVELOPMENT ENGINEERING

NO.	REVISION	DATE

COUNTY OF SANTA CLARA
DEPARTMENT OF PLANNING AND DEVELOPMENT

RESIDENTIAL DRIVEWAY — SD 5

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
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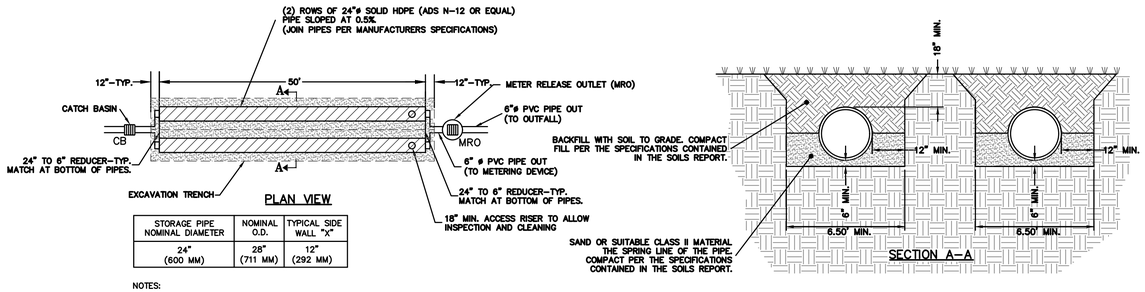
C-3.1
11 OF 16 SHEETS



STORAGE PIPE NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SIDE WALL "X"
24" (600 MM)	28" (711 MM)	12" (292 MM)

NOTES:

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

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

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

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

5. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60" COMPACTED TO 90% SPD.

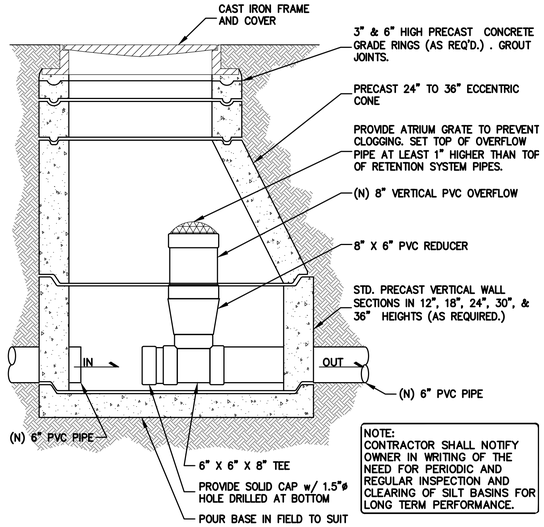
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER OVER ALL STORM DRAIN SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.

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

1 / C-3.2 **STORMWATER RETENTION SYSTEM DETAILS**

NTS



2 / C-3.2 **METERED RELEASE OUTLET**

NTS

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CHECKED BY: JH
SHEET NO:
C-3.2
12 OF 16 SHEETS

GENERAL NOTES

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

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

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

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

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

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

WORK SEQUENCE

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

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

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

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

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

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

SITE PROTECTION

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

STORMWATER POLLUTION PREVENTION NOTES

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

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

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

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

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

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

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

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

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

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

SUPPLEMENTAL MEASURES

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

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

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

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

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

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

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

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

2. GENERAL

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

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

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

3. CLEARING AND GRUBBING

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

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

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

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

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

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

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

4. SITE PREPARATION AND STRIPPING

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

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

5. EXCAVATION

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

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

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

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

B. FILL CONSTRUCTION

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

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

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

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

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

7. CUT OR FILL SLOPES

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

8. SEASONAL LIMITS AND DRAINAGE CONTROL

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

9. DUST CONTROL

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

10. INDEMNITY

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

11. SAFETY

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

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

12. GUARANTEE

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

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

13. TRENCH BACKFILL

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

14. EROSION CONTROL

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

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

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

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

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

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

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

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

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

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

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

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

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

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

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

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

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

15. CLEANUP

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

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

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

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SANTA CLARA COUNTY

GRADING SPECIFICATIONS

1	PLAN CHECK 2024-01-24	KA
2	LAND REV 2024-07-24	KA
3	PLAN CHECK 2024-11-07	AS
–		–
–		–
	REVISIONS

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

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

EROSION CONTROL MEASURES:

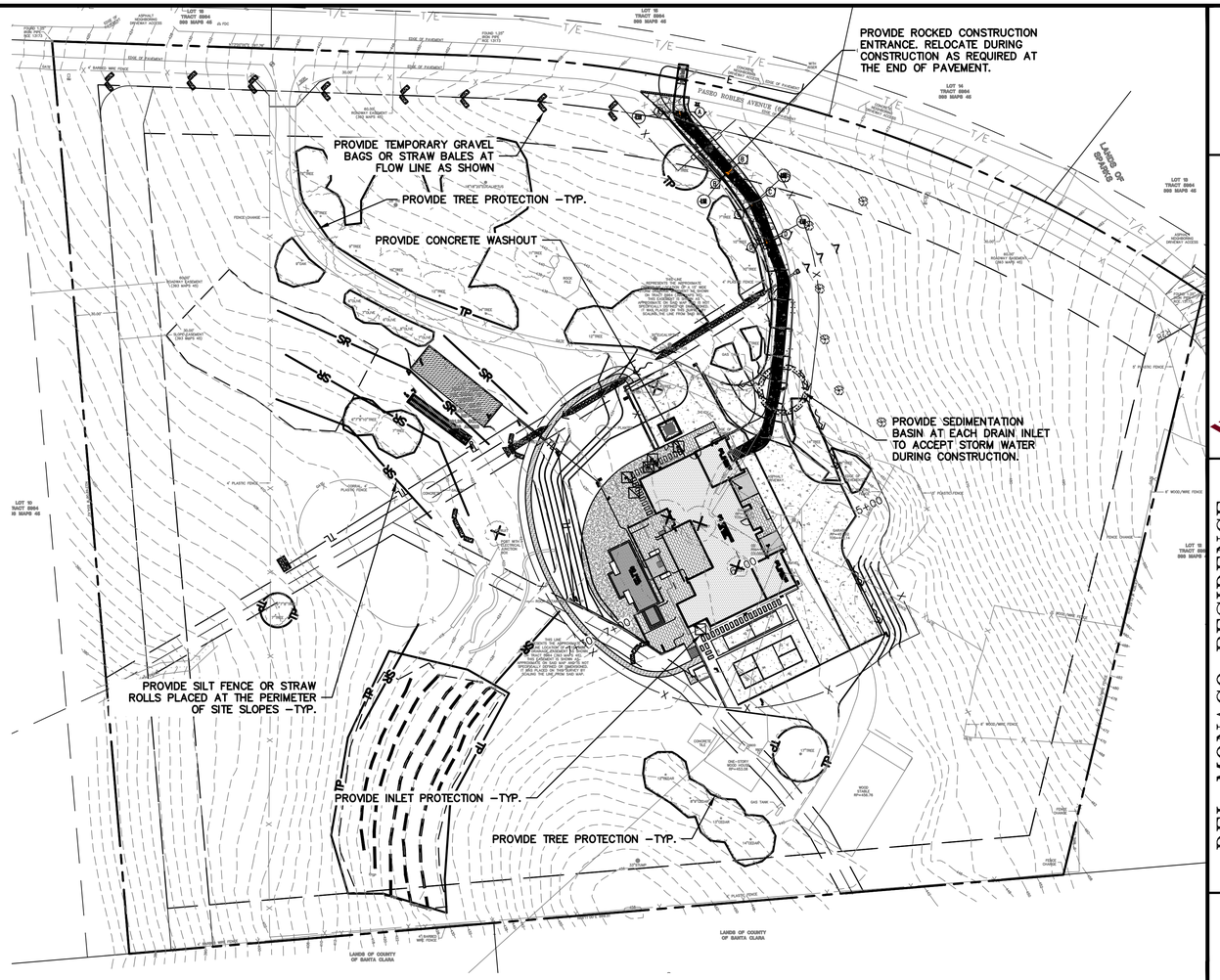
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND

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

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

0 25 50 100

SCALE: 1" = 50'

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

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

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825–29–016
SANTA CLARA COUNTY

EROSION CONTROL PLAN

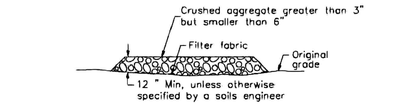
1	PLAN CHECK 2024–01–24	KA
2	LAND REV 2024–07–24	KA
3	PLAN CHECK 2024–11–07	AS
–		–
–		–
	REVISIONS	BY

JOB NO:	2231665
DATE:	11–08–23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	ER–1

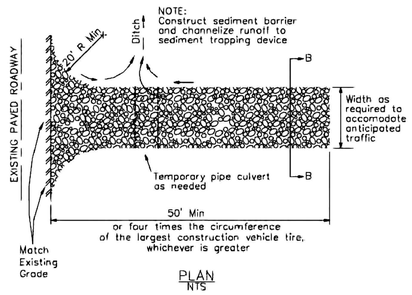
14 OF 16 SHEETS

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



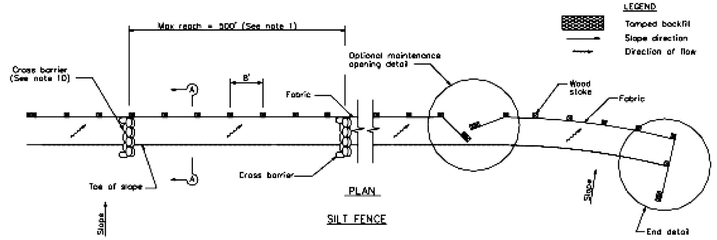
SECTION B-B
NTS



PLAN
NTS

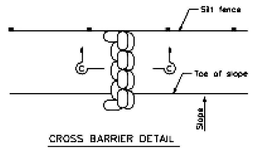
1 Silt Fence

CASQA Detail SE-1

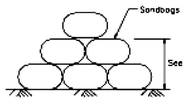


NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.



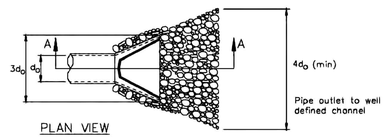
CROSS BARRIER DETAIL



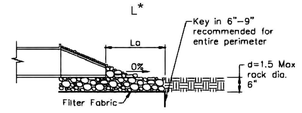
SECTION C-C

4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW

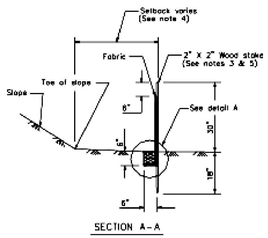


SECTION A-A

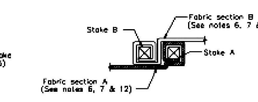
* Length per ABAG Design Standards

2 Silt Fence

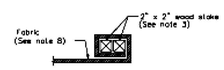
CASQA Detail SE-1



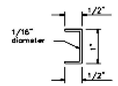
SECTION A-A



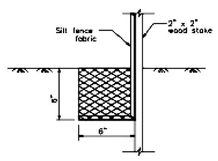
JOINING SECTION DETAIL (TOP VIEW)



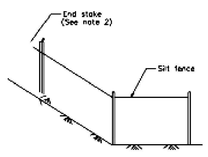
END STAKE DETAIL (TOP VIEW)



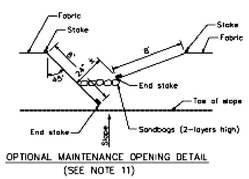
STAPLE DETAIL
(SEE NOTE 9)



DETAIL A



END DETAIL



OPTIONAL MAINTENANCE OPENING DETAIL
(SEE NOTE 11)

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

STANDARD BEST MANAGEMENT PRACTICE NOTES

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

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

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

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

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

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

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

Project Information

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

BMP-1

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

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SAN JOSE
WWW.LEABRAZE.COM

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

EROSION CONTROL DETAILS

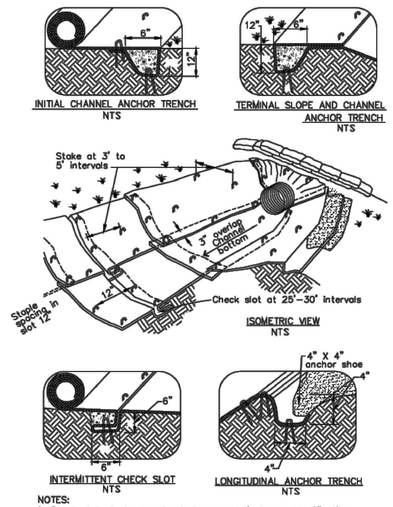
REVISIONS	BY
1 PLAN CHECK 2024-01-24	KA
2 LAND REV 2024-07-24	KA
3 PLAN CHECK 2024-11-07	AS
–	–
–	–

JOB NO:	2231665
DATE:	11-08-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	BMP-1

15 OF 16 SHEETS

7 Geotextiles and Mats

CASQA Detail EC-7

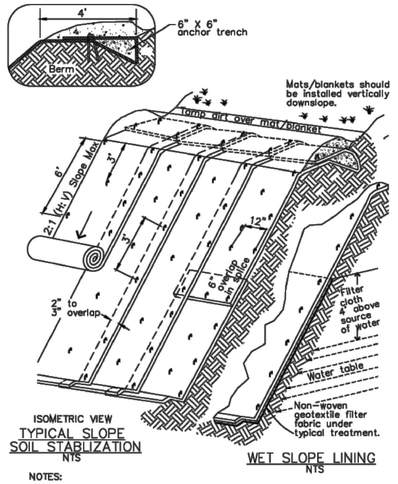


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

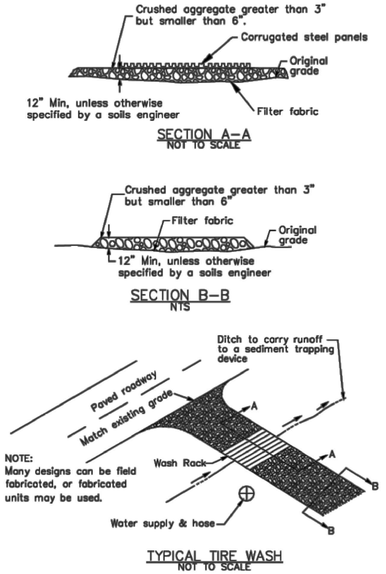


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

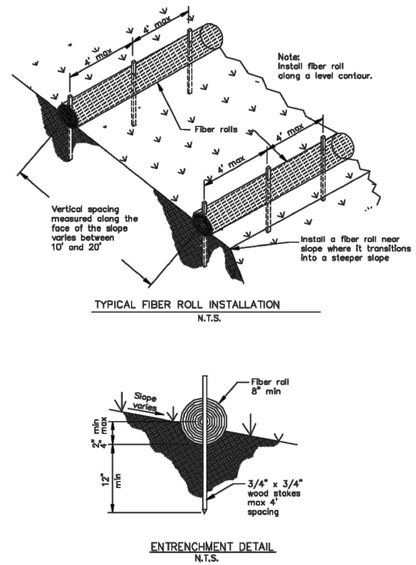
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



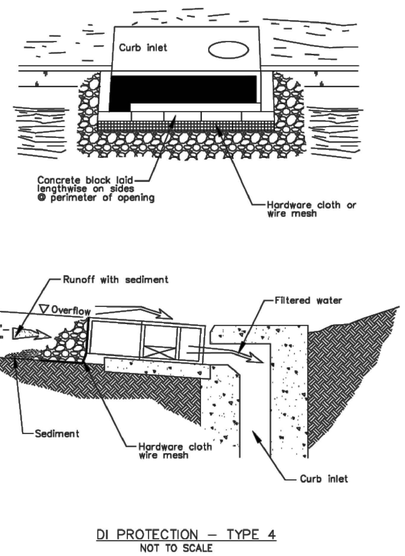
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

CASQA Detail SE-10

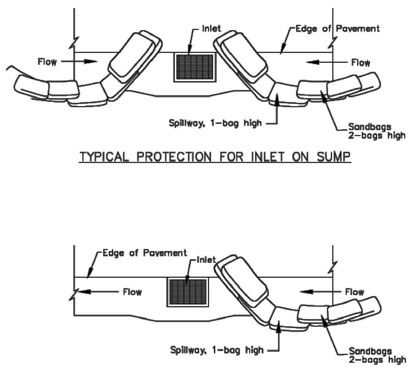


DI PROTECTION – TYPE 4
NOT TO SCALE

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

6 Storm Drain Inlet Protection

CASQA Detail SE-10

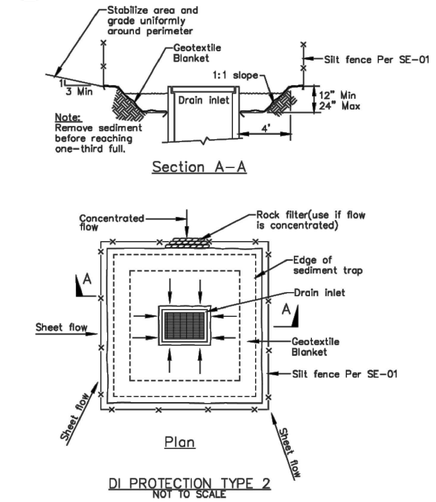


NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

CASQA Detail SE-10

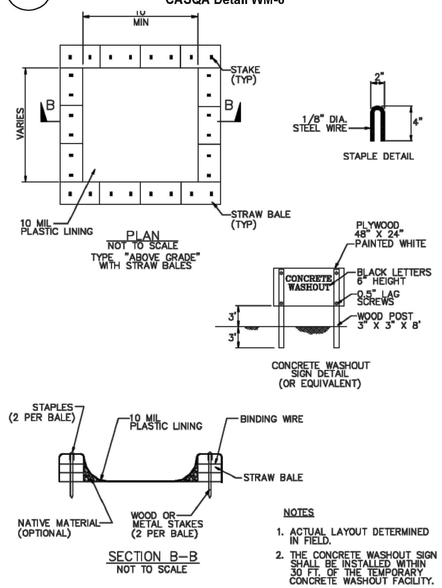


DI PROTECTION TYPE 2
NOT TO SCALE

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

2 Concrete Waste Management

CASQA Detail WM-8



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

Project Information

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

BMP-2

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

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

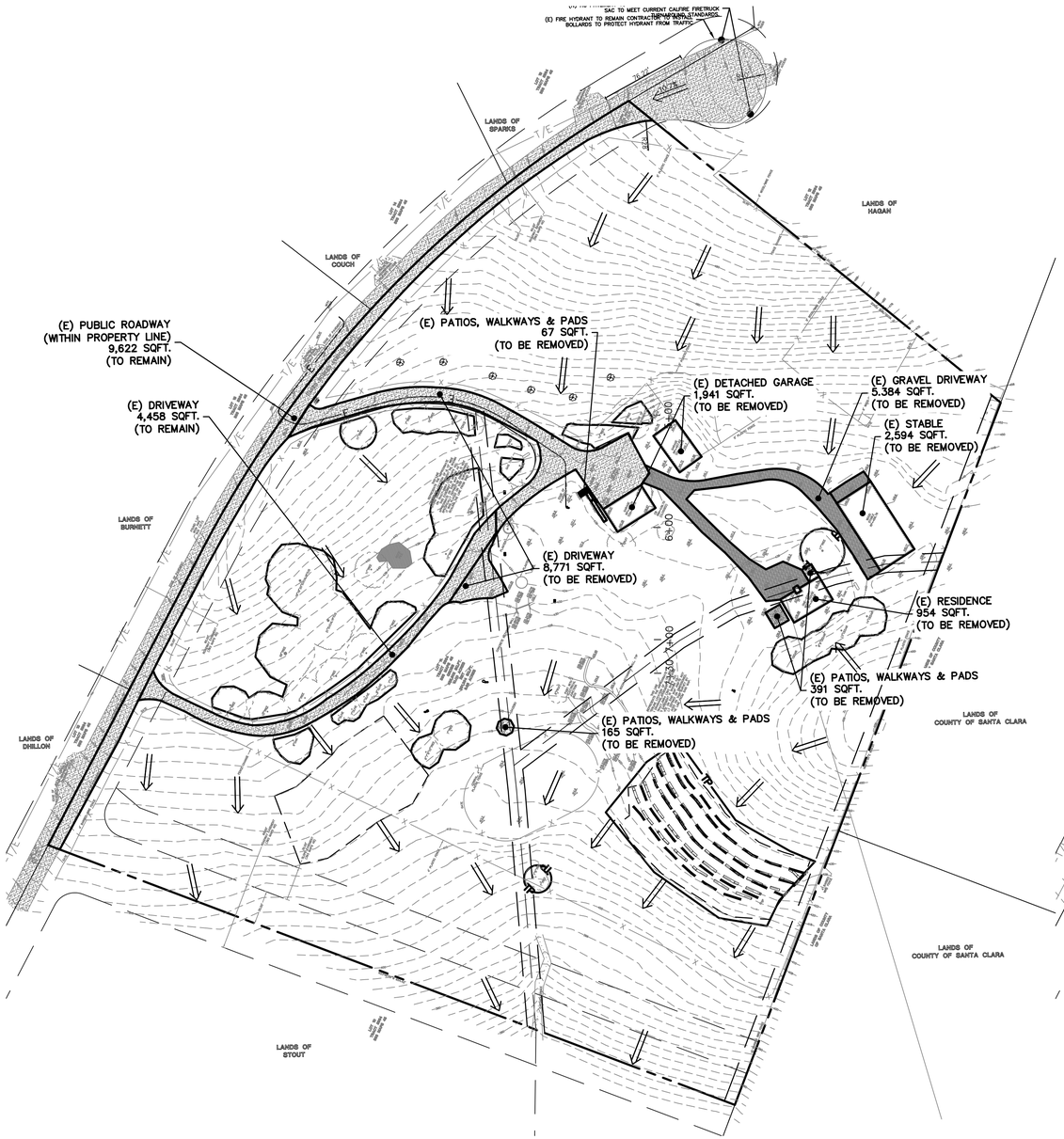
DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN,
CALIFORNIA
SANTA CLARA COUNTY
APN: 825–29–016

EROSION CONTROL DETAILS

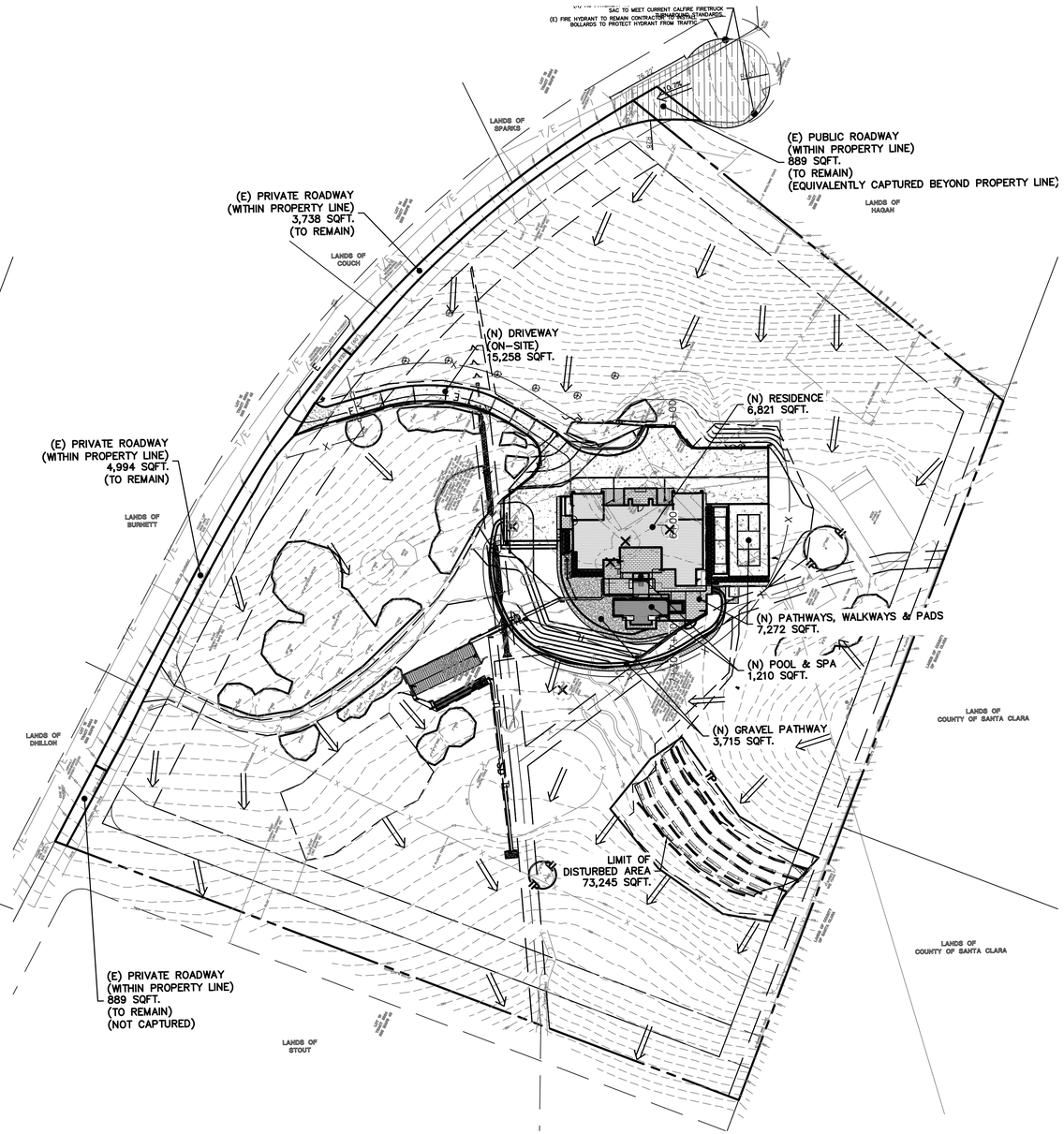
1	PLAN CHECK 2024–01–24	KA
2	LAND REV 2024–07–24	KA
3	PLAN CHECK 2024–11–07	AS
–		–
–		–
	REVISIONS	BY

JOB NO:	2231665
DATE:	11–08–23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	BMP-2

16 OF 16 SHEETS



EXISTING



PROPOSED

0 20 40 80

SCALE: 1" = 40'

DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	**435,602 SQUARE FEET (10.000 ACRE)**			
TOTAL DISTURBED AREA	**73,245 SQUARE FEET (1.575 ACRE)**			
IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	954	954	6,821	6,821
STABLE	2,594	2,594	0	0
DETACHED GARAGE	1,941	1,941	0	0
A.C. / CONCRETE DRIVEWAY & PARKING	13,229	8,771	15,258	19,716
D.G. / GRAVEL DRIVEWAY & PARKING	5,384	5,384	0	0
PATIOS, WALKWAYS & PADS	623	623	7,272	7,272
GRAVEL PATHWAY	0	0	3,715	3,715
POOL & SPA	0	0	1,210	1,210
TOTAL DEVELOPED AREA	24,725	20,267	34,276	38,734
NET CHANGE IN DEVELOPED AREA	14,009 SQFT (NET INCREASE)			
LANDSCAPE AREA	410,877			401,326

***PRIVATE ROAD EXCLUDED FROM IMPERVIOUS AREA =** 9,551 S.F.

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

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WWW.LEABRAZE.COM

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

EXISTING IMPERVIOUS SURFACE EXHIBIT

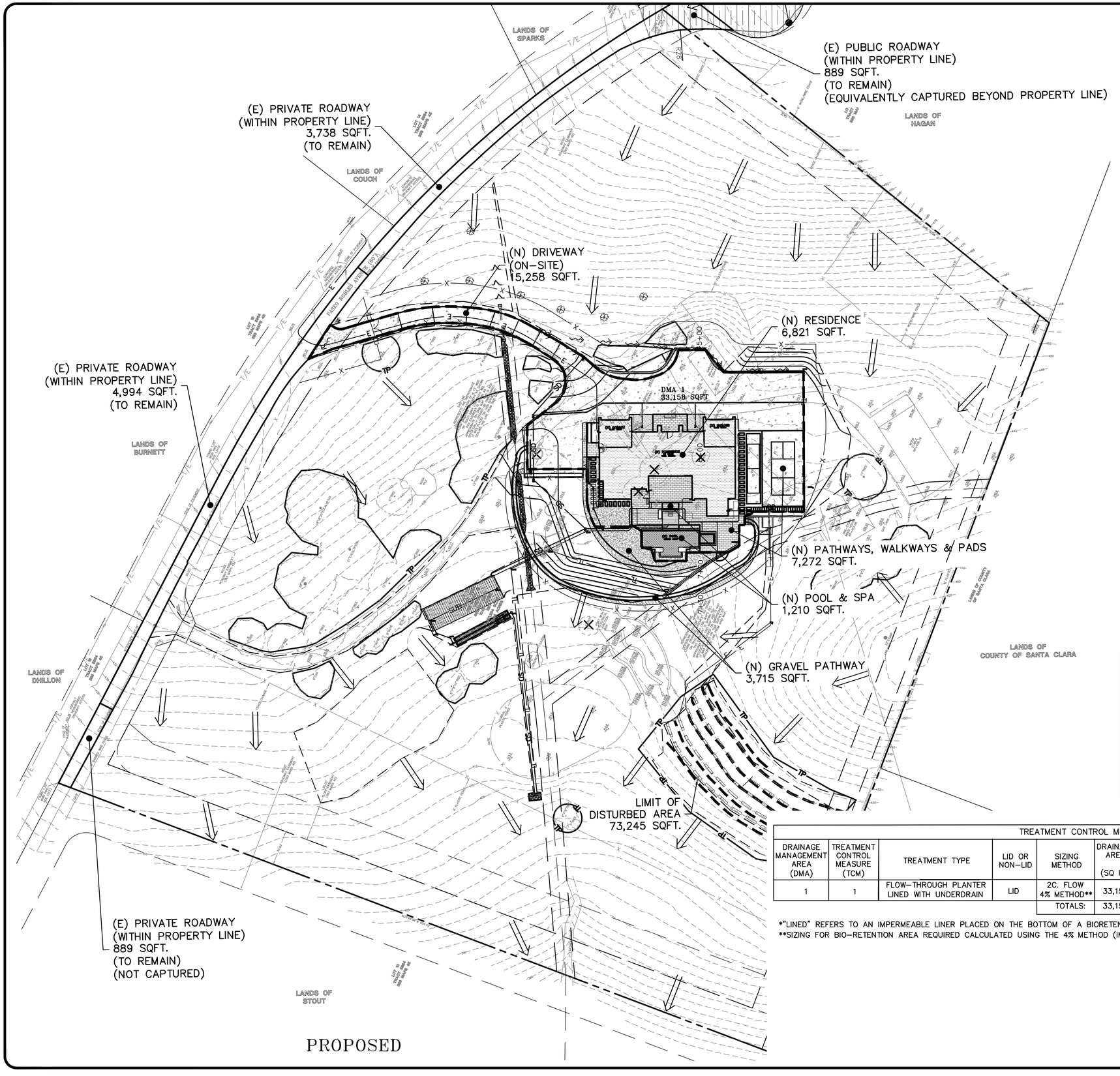
–	–
–	–
–	–
–	–
–	–
REVISIONS	BY

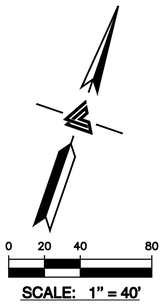
JOB NO:	2231665
DATE:	11-08-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH

SHEET NO:

HYD-1

17 OF 17 SHEETS





DEVELOPMENT AREA INFORMATION

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TOTAL DISTURBED AREA	**73,245 SQUARE FEET (1.575 ACRE)**			
IMPERVIOUS AREAS	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE	954	954	6,821	6,821
STABLE	2,594	2,594	0	0
DETACHED GARAGE	1,941	1,941	0	0
A.C. / CONCRETE DRIVEWAY & PARKING	13,229	8,771	15,258	19,716
D.G. / GRAVEL DRIVEWAY & PARKING	5,384	5,384	0	0
PATIOS, WALKWAYS & PADS	623	623	7,272	7,272
GRAVEL PATHWAY	0	0	3,715	3,715
POOL & SPA	0	0	1,210	1,210
TOTAL DEVELOPED AREA	24,725	20,267	34,276	38,734
NET CHANGE IN DEVELOPED AREA	14,009 SQFT (NET INCREASE)			
LANDSCAPE AREA	410,877			401,326

***PRIVATE ROAD EXCLUDED FROM IMPERVIOUS AREA =** 9,551 S.F.

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	TREATMENT TYPE	LID OR NON-LID	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	BIO-RETENTION AREA REQUIRED (SQ FT)	BIO-RETENTION AREA PROVIDED (SQ FT)	OVERFLOW RISER HEIGHT (IN)
1	1	FLOW-THROUGH PLANTER LINED WITH UNDERDRAIN	LID	2C. FLOW 4% METHOD**	33,158	33,158	0	1,353	1,327	1,353	6
				TOTALS:	33,158	33,158	0	1,353			

*"LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A BIORETENTION BASIN OR A CONCRETE FLOW-THROUGH PLANTER, SUCH THAT NO INFILTRATION OCCURS.
**SIZING FOR BIO-RETENTION AREA REQUIRED CALCULATED USING THE 4% METHOD (IMPERVIOUS AREA x 0.04)

PROFESSIONAL ENGINEER
PETER CARLINO
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CIVIL
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WWW.LEABRAZE.COM

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA

APN: 825-29-016

SANTA CLARA COUNTY

PROPOSED IMPERVIOUS SURFACE EXHIBIT

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO: 2231665
DATE: 11-08-23
SCALE: AS NOTED
DESIGN BY: KA
CHECKED BY: JH
SHEET NO:

HYD-2

18 OF 17 SHEETS



KEY MAP
1" = 110'

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

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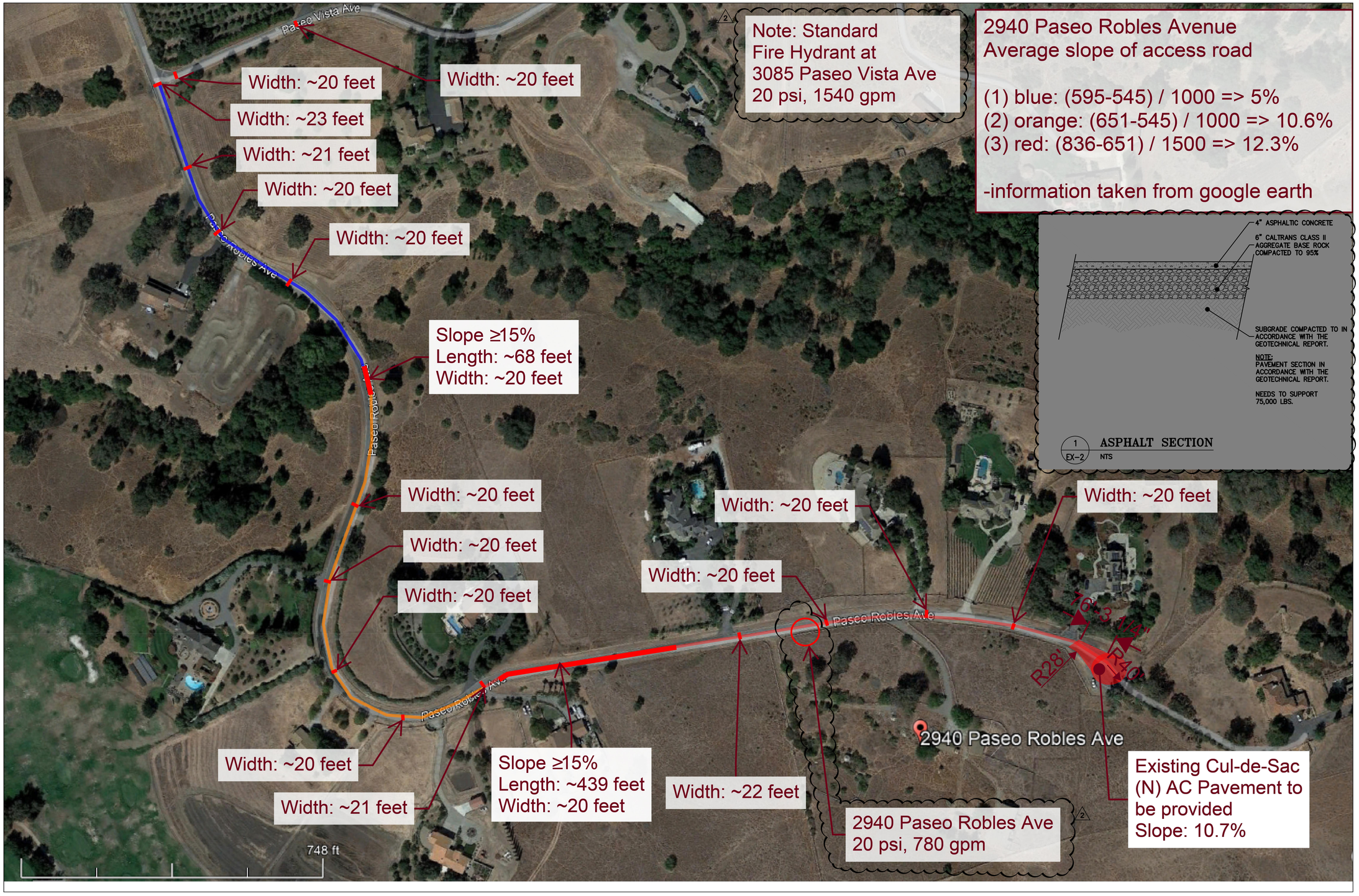
DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN,
CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

AERIAL MAP

1	PLAN CHECK 2024-1-24	KA
2	PLAN CHECK 2024-5-24	KA
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2231665
DATE:	11-08-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	EX-1

19 OF 19 SHEETS



Note: Standard
Fire Hydrant at
3085 Paseo Vista Ave
20 psi, 1540 gpm

2940 Paseo Robles Avenue
Average slope of access road

(1) blue: (595-545) / 1000 => 5%
(2) orange: (651-545) / 1000 => 10.6%
(3) red: (836-651) / 1500 => 12.3%

-information taken from google earth

1 EX-2 **ASPHALT SECTION**
NTS

KEY MAP
1" = 110'

REGISTERED PROFESSIONAL ENGINEER
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APN: 825-29-016
SANTA CLARA COUNTY

AERIAL MAP

1	PLAN CHECK 2024-1-24	KA
2	PLAN CHECK 2024-5-24	KA
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2231665
DATE:	11-08-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	EX-2

20 OF 19 SHEETS

Cypress Water Services, Inc.
831.920.6796 Office
PO Box 615
Castroville, CA 95012
Service@CypressWaterServices.com

February 21st, 2024

Rancho Robles Mutual Water Company

Re: Hydrant Flow Test Request:

Carl Fusco
2940 Paseo Robles Ave
San Martin, CA 95046
carl@chxtld.com

To whom it may concern,

My name is Miles Farmer Owner/Operator of Cypress Water Services, Inc. We assist with maintaining and operating Rancho Robles Mutual Water Company off of Paseo Robles Avenue in San Martin. We were contacted to provide water system data and to perform a fire hydrant flow test at the hydrant nearest to the property of 2940 Paseo Robles Ave (flow hydrant). Following is a summary of the fire suppression system and flow test performed by Cypress Water Services, Inc.

- Flow Hydrant (subject hydrant) – One Port – (2.5") Wharf Hydrant
- Static pressure at the test hydrant was 115 psi and stabilized at 35 psi with the flow hydrant demonstrating a flow of 700 gpm while fully open
- The flow hydrant predicted flow at 20 psi – 780 gpm
- Testing Device - Akron Hydrant Flow Gauge Model AHTK-25
- Facility Storage:
  - Upper Zone 60,000 gallons (hydrant tested is part of upper zone)
  - Lower Zone 590,000 gallons
- Attachments to this report include: WS Universal Water Flow Test Summary Sheet

If you have any questions or require additional information, please contact me at (831) 594-2620 or email me at Service@CypressWaterServices.com.

Sincerely,

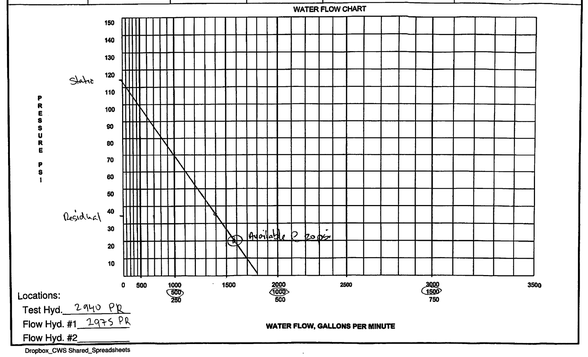
Miles Farmer
Owner/Operator
Cypress Water Services
P.O. Box 615
Castroville, CA 95012
(831) 920-6796 (Office)
(831) 594-2620 (Cell)
(408) 766-7618 (Fax)
Miles@CypressWaterServices.com

Universal Water Flow Test - Cypress Water Services, Inc.

LOCATION	DATE (YYYYMMDD)
Rancho Robles MWC / 2940 Paseo Robles	20240221

HYDRANT NUMBER	OUTLET DIAMETER (Inches)	PITOT PRESSURES (PSI)	DISCHARGE (Gallons per Minute)	STATIC PSI	RESIDUAL PSI
2940 PR	2.5	20	700	115	35
				TOTAL DISCHARGE DURING TEST (Gallons per Minute) 700	AVAILABLE GALLONS PER MINUTE (at 20 PSI) 780

WATER FLOW CHART



Locations:
Test Hyd. 2940 PR
Flow Hyd. #1 2775 PR
Flow Hyd. #2

Dropbox_CWS Shared_Spreadsheets

Cypress Water Services, Inc.
831.920.6796 Office
PO Box 615
Castroville, CA 95012
Service@CypressWaterServices.com

June 18, 2020

Rancho Robles Mutual Water Company

Re: Hydrant Flow Test Request:

John Sandoval
P.O. Box 721
San Martin, CA 95046
JASandoval63@Yahoo.com

To whom it may concern,

My name is Miles Farmer Owner/Operator of Cypress Water Services, Inc. We are a Water/Wastewater Utility Company which operates small to medium sized facilities in multiple counties in California. We assist with maintaining and operating Rancho Robles Mutual Water Company off of Paseo Robles Avenue in San Martin. We were contacted to provide water system data and to perform a fire hydrant flow test for the hydrant nearest their property which is located at 2755 Maple Ave. Following is a summary of the fire suppression system and flow test performed by Cypress Water Services Inc.

- Hydrant – Three Port – ((2) 2.5" & (1) 4.5") Standard Wet Barrel Fire Hydrant
- Static pressure at the hydrant was 110 psi and stabilized at 42 psi with a calculated flow of 1061 gpm while the hydrant was full open.
- Testing Device – Akron Hydrant Flow Gauge Model AHTK-25'
- Facility Storage:
  - Upper Zone 50,000 gallons.
  - Lower Zone 575,000 gallons [hydrant tested is part of lower zone]
- Attachments to this report include: WS Universal Water Flow Test Summary Sheet

If you have any questions or require additional information, please contact me at (831) 594-2620 or email me at Service@CypressWaterServices.com.

Sincerely,

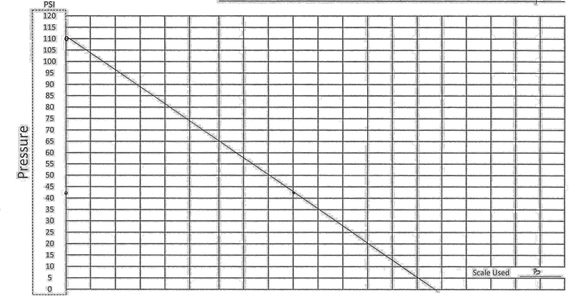
Miles Farmer
Owner/Operator
Cypress Water Services
P.O. Box 615
Castroville, CA 95012
(831) 920-6796 (Office)
(831) 594-2620 (Cell)
(408) 766-7618 (Fax)
Miles@CypressWaterServices.com

Cypress Water Services, Inc.
P.O. Box 615
Castroville, CA 95012
Service@CypressWaterServices.com
831-920-6796

Universal Water Flow Test Summary Sheet

Conducted by Justin Gallegos Location 2755 Maple Ave Date June 18, 2020

Static 110 psi Residual 42 psi At Flow 1061 gpm



Flow											
Scale A	100	200	300	400	500	600	700	800	900	1000
Scale B	200	400	600	800	1000	1200	1400	1600	1800	2000
Scale C	400	800	1200	1600	2000	2400	2800	3200	3600	4000

Comments:

Cypress Water Services, Inc.
831.920.6796 Office
PO Box 615
Castroville, CA 95012
Service@CypressWaterServices.com

April 6th, 2023

CA4300577-RANCHO ROBLES MWC

Re: Hydrant Flow Test Request:

Tom Walsh
Maple Ave.
San Martin, CA 95037

To whom it may concern,

My name is Miles Farmer Owner/Operator of Cypress Water Services, Inc. We maintain and operate Rancho Robles MWC located in San Martin, Ca. We were contacted to provide water system data and to perform a fire hydrant flow on Maple Ave. Following is a summary of the flow test performed by Cypress Water Services Inc.

- Hydrant – Two Port - ((1) 2.5" & (1) 4.5") Wet Barrel Fire Hydrant:
- Static pressure at the test hydrant was 110 psi and stabilized at 65 psi with a calculated flow of 1020 gpm while the flow hydrant was fully open:
- Predicted Flow Rate Available At 20 psi – 1500 gpm
- Testing Device – Akron Hydrant Flow Gauge Model AHTK-25
- Facility Storage:
  - Upper Zone 50,000 gallons
  - Lower Zone 75,000 gallons (hydrants utilized are located in lower zone)
- Attachments to this report include: CWS Universal Water Flow Test Summary Sheet.

If you have any questions or require additional information, please contact me at (831) 594-2620 or email me at miles@CypressWaterServices.com.

Sincerely,

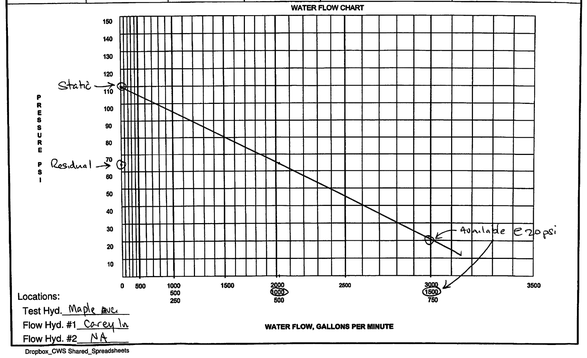
Miles Farmer
Owner/Operator
Cypress Water Services
P.O. Box 615
Castroville, CA 95012
(831) 920-6796 (Office)
(831) 594-2620 (Cell)
(408) 766-7618 (Fax)
Miles@CypressWaterServices.com

Universal Water Flow Test - Cypress Water Services, Inc.

LOCATION	DATE (YYYYMMDD)
Rancho Robles MWC	20231004

HYDRANT NUMBER	OUTLET DIAMETER (Inches)	PITOT PRESSURES (PSI)	DISCHARGE (Gallons per Minute)	STATIC PSI	RESIDUAL PSI
Maple Ave	2.5"	42	1020	110	65
				TOTAL DISCHARGE DURING TEST (Gallons per Minute) 1020	AVAILABLE GALLONS PER MINUTE (at 20 PSI) 1500

WATER FLOW CHART



Locations:
Test Hyd. Maple Ave.
Flow Hyd. #1 Corey Ln
Flow Hyd. #2 NA

Dropbox_CWS Shared_Spreadsheets

Cypress Water Services, Inc.
831.920.6796 Office
PO Box 615
Castroville, CA 95012
Service@CypressWaterServices.com

May 7th, 2021

Rancho Robles Mutual Water Company

Re: Hydrant Flow Test Request:

Ayhan M. Menekshe
3085 Paseo Vista Ave
San Martin, CA 95046
menekshe@menekshelaw.com

To whom it may concern,

My name is Miles Farmer Owner/Operator of Cypress Water Services, Inc. We are a Water/Wastewater Utility Company which operates small to medium sized facilities in multiple counties in California. We assist with maintaining and operating Rancho Robles Mutual Water Company off of Paseo Robles Avenue in San Martin. We were contacted to provide water system data and to perform a fire hydrant flow test at the hydrant nearest to the property of 3085 Paseo Vista Ave (subject hydrant). Following is a summary of the fire suppression system and flow test performed by Cypress Water Services Inc.

- Flow Hydrant (subject hydrant) – One Port - (2.5") Wharf Hydrant
- Static pressure at the test hydrant was 170 psi and stabilized at 122 psi with the flow hydrant demonstrating a flow of 890 gpm while fully open
- The flow hydrant predicted flow at 20 psi – 1540 gpm
- Testing Device – Akron Hydrant Flow Gauge Model AHTK-25
- Facility Storage:
  - Upper Zone 60,000 gallons (hydrant tested is part of upper zone)
  - Lower Zone 590,000 gallons
- Attachments to this report include: WS Universal Water Flow Test Summary Sheet

If you have any questions or require additional information, please contact me at (831) 594-2620 or email me at Service@CypressWaterServices.com.

Sincerely,

Miles Farmer
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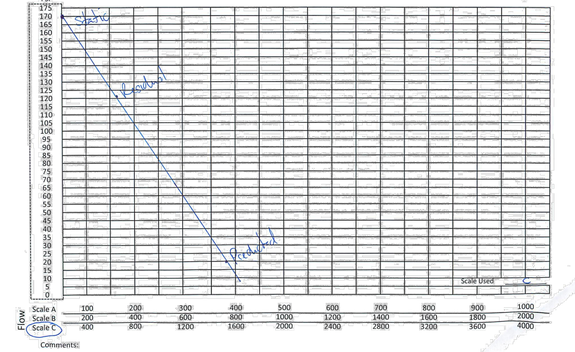
(408) 766-7618 (Fax)
Miles@CypressWaterServices.com

Cypress Water Services, Inc.
P.O. Box 615
Castroville, CA 95012
Service@CypressWaterServices.com
831-920-6796

Universal Water Flow Test Summary Sheet

Conducted by Miles Farmer Location 3085 Paseo Vista Ave Date 5/4/2021

Static 170 Residual 122 At Flow 890 gpm



Flow											
Scale A	100	200	300	400	500	600	700	800	900	1000
Scale B	200	400	600	800	1000	1200	1400	1600	1800	2000
Scale C	400	800	1200	1600	2000	2400	2800	3200	3600	4000

Comments:

2

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

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

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN,
CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

FLOW TEST DATA

1	PLAN CHECK 2024-1-24	KA
2	PLAN CHECK 2024-5-24	KA
–		–
–		–
–		–
	REVISIONS	BY

JOB NO: 2231665
DATE: 11-08-23
SCALE: AS NOTED
DESIGN BY: KA
CHECKED BY: JH
SHEET NO:

EX-3

21 OF 19 SHEETS

ENGINEERED PLANS FOR ON-STE WASTEWATER TREATMENT SYSTEM [OWTS] 2940 PASEO ROBLES SAN MARTIN, CALIFORNIA

OWNER'S INFORMATION

OWNER: STEPHANIE & VIC DEL MONACO
2940 PASEO ROBLES
SAN MARTIN, CA 95046

APN: 825-29-016

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED;
   "TOPOGRAPHIC SURVEY"
   2940 PASEO ROBLES AVENUE
   SAN MARTIN, CA
   DATED: 10-31-18
   JOB# 2181186
2. SITE PLAN BY KIKUCHI & KANKEL DESIGN GROUP ENTITLED:
   "PRELIMINARY GRADING PLAN"
   2940 PASEO ROBLES AVENUE
   SAN MARTIN, CA

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

GENERAL INSTALLATION NOTES:

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

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

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

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE. EXISTING FIELD MUST PASS 30 MINUTE WATER TEST.

SANTA CLARA COUNTY OWTS SETBACKS:

MINIMUM DISTANCES (IN FEET) MEASURED FROM:	DISPOSAL FEILD	SEPTIC TANK
ALL WELLS AND SPINGS	100'	100'
WATERCOURSES* (TOP OF BANK)	100'	100'
RESERVOIRS (HIGHWATER MARK)	200'	200'
CUT OR STEEP EMBANKMENTS (TOP OF CUT)	4 X H**	10 FEET
STEEP SLOPES***	4 X H**	10 FEET
DRAINAGE/SWALE	50'	50'
FOUNDATION	10'	5'
PROPERTY LINE	10'	10'
SEPTIC TANKS	6'	N/A
SWIMMING POOL	10'	10'
ROAD EASEMENT, PAVEMENT, OR DRIVEWAY	5'	5'
PONDS AND LANSLIDES	100'	100'

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

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

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

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

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

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

TRENCHING NOTE:
ALL TRENCHING FOR THE PROPOSED LEACHFIELDS WITHIN THE DRIPLINES OF ANY SIGNIFICANT TREE WILL BE DONE BY HAND UNDER THE SUPERVISION OF THE PROJECT ARBORIST

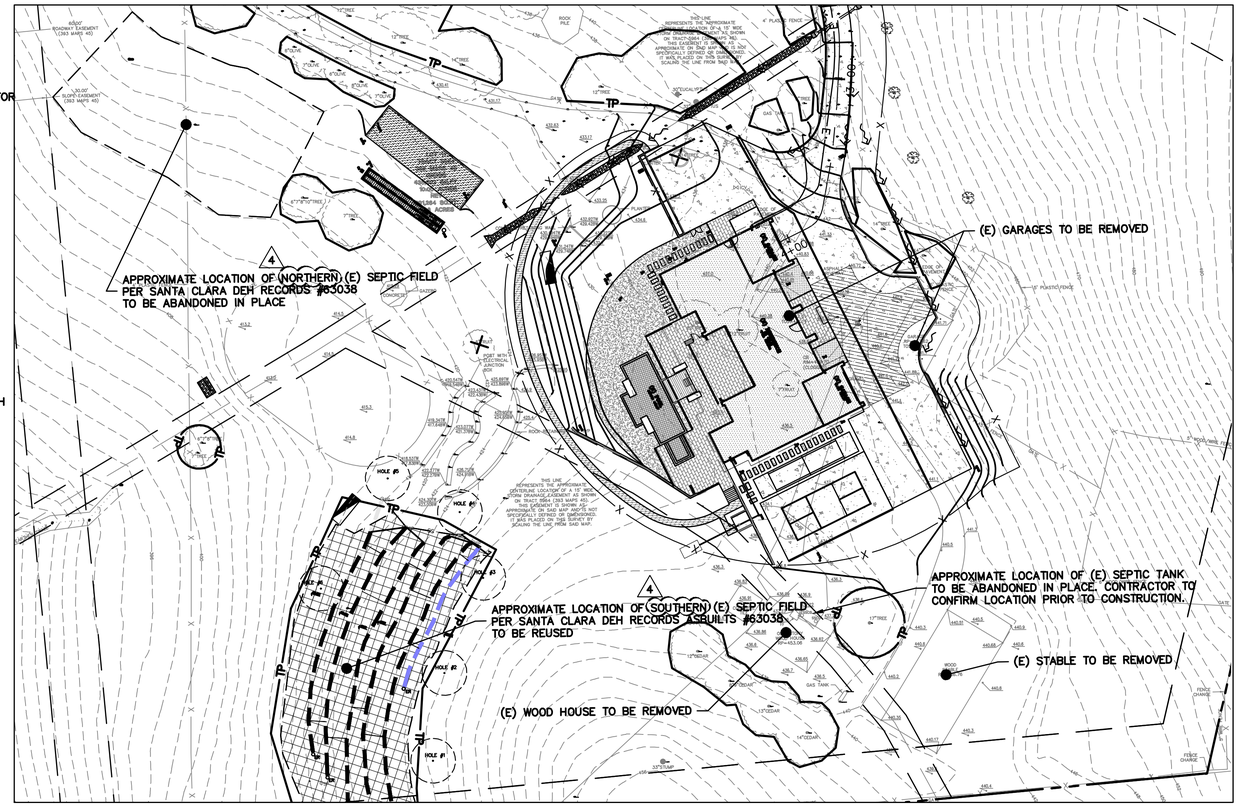
NOTE:
COUNTY REQUIRES LEACH LINES TO BE STAKED OUT BY A SURVEYOR PRIOR TO INSTALLATION. FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

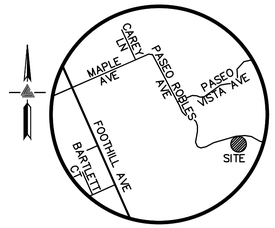
1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

0 10 20 40
SCALE: 1" = 20'

ABBREVIATIONS

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





VICINITY MAP
NO SCALE

LEGEND

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

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

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

STATEMENT OF CERTIFICATION:

AS THE CONSULTING PROFESSIONAL I HEREBY CERTIFY THAT THE SITE ASSESSMENT, SOIL PROFILES, AND PERCOLATION TESTING WERE PERFORMED UNDER MY OVERSIGHT AND IN CONFORMANCE WITH ATTACHMENT C OF THE SANTA CLARA COUNTY LU SYSTEMS MANUAL (MAY 2014).

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 61 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.35 GPD/SQFT.

HOME IS CONSIDERED A 5 BEDROOMS RESIDENCE, THEREFORE, WASTEWATER FLOW IS 600 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

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

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

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION:
600/(4*0.35) = 429 FT REQUIRED

TOTAL DISPERSAL TRENCH LENGTH REQUIRED = 858 LINEAR FEET

SEE DISPERSAL TRENCH TABLE FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

SHEET INDEX:

SS-1 SEPTIC TITLE SHEET
SS-2 SEPTIC SYSTEM ENGINEERED PLAN
SS-3 SEPTIC SYSTEM DETAILS

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

REGISTERED PROFESSIONAL ENGINEER PETER CARLSON No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
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HAYWARD, CALIFORNIA 94545
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ROSEVILLE, CA 95661
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WWW.LEABRAZE.COM

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

CONVENTIONAL OWTS TITLE SHEET

REVISIONS	BY
1 PLAN CHECK REV 04-10-24	KA
2 DEH REV 06-21-24	KA
3 DEH REV 09-05-24	KA
4 DEH REV 10-08-24	KA
-	-

JOB NO: 2190325
DATE: 06-28-19
SCALE: AS NOTED
DESIGN BY: MM
CHECKED BY: CA
SHEET NO: OWTS SS-1
01 OF 09 SHEETS

APPLICANT: STEPHANIE & VIC DEL MONACO
ROAD NAME: PASEO ROBLES AVENUE
COUNTY FILE NO.: PLN19-0183

SOIL PROFILE AREA #2
SEE OWTS-3 FOR FIELD
DOCUMENTATION
[14' MAX. DEPTH]

APPROXIMATE LOCATION OF (E)
LEACHLINE TO MEET SETBACK FROM
FAILED PERC HOLE

EXISTING DISPERSAL FIELD TO
BE REUSED

SETBACK FROM
FAILED PERC HOLE

(N) POPOVER

APPROXIMATE LOCATION
OF (E) POPOVERS TO BE
REMOVED. 4

APPROXIMATE LOCATION OF
(E) POPOVER PER ASBUILT #63038 5
TO BE REMOVED BETWEEN
(N) PRIMARY FIELD AND (N) SECONDARY FIELD

APPROXIMATE LOCATION OF (E) POPOVER
TO BE RECONFIGURED FOR SEPARATION
FOR PRIMARY AND SECONDARY

SECONDARY DISPERSAL FIELD
[440' TOTAL LENGTH]

PROPOSED STORMDRAIN SYSTEM-TYP.
(SEE GRADING PLAN FOR DETAILS)

THIS LINE
REPRESENTS THE APPROXIMATE
CENTERLINE LOCATION OF A 15' WIDE
STORM DRAINAGE EASEMENT AS SHOWN
ON TRACT 5964 (393 MAPS 45).
THIS EASEMENT IS SHOWN AS
APPROXIMATE ON SAID MAP AND IS NOT
SURVEYED OR DIMENSIONED.
SEE THIS SURVEY BY
FROM SAID MAP.

15' WIDE STORM DRAINAGE EASEMENT

3 (N) LANGLEY HILL QUARRY
DIVERSION VALVE

2 (N) 4" PVC (SDR-35)
SEWER LATERAL-TYP
(INSTALL AT 2% MIN.)

2 (N) 4" PVC (SDR-35)
SEWER LATERAL-TYP
(INSTALL AT 2% MIN.)

1 (N) 1500 GALLON
SELVAGE SEPTIC TANK

APPROXIMATE LOCATION
OF (E) POPOVER PER ASBUILT #63038
TO REMAIN
-TYP.

4 APPROXIMATE LOCATION OF SOUTHERN (E) SEPTIC FIELD TO BE (REUSED PER DEH STANDARDS. DURING CONSTRUCTION, THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF THE EXISTING SEPTIC LINES, AND VERIFY THAT THE PROPOSED SEPTIC SYSTEM MEETS THE REQUIRED SETBACKS PER DEH. CONTRACTOR IS TO PROVIDE PHOTO EVIDENCE OF SETBACKS TO DEH DIRECTLY, OR CALL DEH FOR INSPECTION AS NEEDED.. 4

(N) POPOVER 4

(N) END RISER
-TYP
NOTE:
INSTALL RISERS AT THE END OF EACH LINE.

PRIMARY DISPERSAL FIELD
[429' TOTAL LENGTH]

SOIL PROFILE #3
SEE OWTS-3 FOR FIELD
DOCUMENTATION
[14' MAX. DEPTH]

DISPOSAL FIELD REQUIRES A 10'
SETBACK FROM PROPERTY LINE -
SEE COUNTY STANDARDS ON SHEET
SS-1

APPROXIMATE LOCATION
OF (E) POPOVER PER ASBUILT #63038
TO REMAIN
-TYP.

APPROXIMATE LOCATION OF
5 (E) POPOVER PER ASBUILT #63038
TO BE REMOVED BETWEEN
(N) PRIMARY FIELD AND (N) SECONDARY FIELD 4

HOLE #1
HOLE #2
HOLE #3
HOLE #4
HOLE #5
HOLE #6

0 5 10 20
SCALE: 1" = 10'

SEPTIC SYSTEM 4 KEYNOTES 1 TO 5

1. INSTALL A 1500-GALLON (SELVAGE) CONCRETE PRECAST SEPTIC TANK WITH GAS TIGHT RISERS TO GRADE. SEE DETAIL 4 SHEET OWTS SS-3.
2. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) DISPERSAL FIELD AS SHOWN. PROVIDE CLEANOUT TO GRADE AT MAJOR DIRECTIONAL CHANGES. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
3. INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE OR APPROVED EQUAL SEE DETAIL 4 SHEET OWTS SS-3.
4. SOUTHERN EXISTING SEPTIC FIELD TO BE REUSED. CONTRACTOR TO INSTALL LEACHLINE #1 AS NEW LEACHLINE. NORTHERN EXISTING SEPTIC FIELD TO BE ABANDONED IN PLACE.
5. EXISTING POPOVER PER ASBUILTS #63038 BETWEEN LEACHLINE #3 AND #4 TO BE REMOVED.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 61 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.35 GPD/SQFT.

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TOTAL DISPERSAL TRENCH LENGTH REQUIRED = 858 LINEAR FEET

SEE DISPERSAL TRENCH TABLE FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

DISPERSAL TRENCH TABLE

#	PRIMARY OR SECONDARY DRAINFIELD LENGTH OF INFILTRATOR
TOTAL PRIMARY LENGTH 429 LF	
1	(N) PRIMARY 89 LF
2	(E) PRIMARY 170 LF
3	(E) PRIMARY 170 LF
TOTAL SECONDARY LENGTH 429 LF	
4	(E) SECONDARY 160 LF
5	(E) SECONDARY 150 LF
6	(E) SECONDARY 130 LF
TOTAL LENGTH 440 LF	

SEPTIC TANK ABANDONMENT PROCEDURES

1. SEPTIC TANK MUST BE PUMPED BY A PERMITTED HAULER, AND RECEIPT MUST BE SUBMITTED FOR REVIEW. PUMPING INTO THE PUBLIC SANITARY SEWER SYSTEM IS NOT ALLOWED.
2. SEPTIC TANK LIDS AND TANK MUST BE REMOVED FROM PROPERTY.
3. CALL FOR INSPECTION.
4. AFTER INSPECTION, BACKFILL HOLE WITH SOIL AND COMPACT AS NEEDED FOR FUTURE PROJECT DEVELOPMENT NEEDS.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
SANTA CLARA COUNTY APN: 825-29-016

CONVENTIONAL OWTS
ENGINEERED PLAN

1	PLAN CHECK REV 04-10-24	KA
2	DEH REV 06-21-24	KA
3	DEH REV 09-05-24	KA
4	DEH REV 10-08-24	KA
-		-
	REVISIONS	BY

JOB NO:	2190325
DATE:	06-28-19
SCALE:	AS NOTED
DESIGN BY:	MM
CHECKED BY:	CA

SHEET NO:
OWTS
SS-2
02 OF 09 SHEETS

APPLICANT: STEPHANIE & VIC DEL MONACO
ROAD NAME: PASEO ROBLES AVENUE
COUNTY FILE NO.: PLN19-0183

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

OWNER/APPLICANT: Stephanie and Vic Del Monaco	**SR#:**	**PLN FILE #**
LOCATION: 2940 Paseo Robles, San Martin, CA	**REHS/RCE:** Peter Carlino	
CONTACT PERSON: John Halbom	**PHONE:** (510) 887 4086	**TEST DATE:** 10/15/19

HOLE #1		DEPTH = 6'					HOLE #2		DEPTH = 6'				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
7:00	7:30	30	29 3/8	30	5/8	48.00	7:03	7:33	52 4/8	51 2/8	30	1 2/8	24.00
7:30	8:00	30	29 3/8	30	5/8	48.00	7:33	8:03	52 4/8	51 3/8	30	1 1/8	26.67
8:00	8:30	30	29 6/8	30	2/8	120.00	8:03	8:33	52 4/8	51 4/8	30	1	30.00
8:30	9:00	30	29 6/8	30	2/8	120.00	11:45	11:55	52 4/8	51 4/8	30	1	30.00
9:00	9:30	30	29 6/8	30	2/8	120.00	11:56	12:06	52 4/8	51 4/8	30	1	30.00
						STABLE							STABLE
			Stabilized MPI			120.00				Stabilized MPI			30.00

HOLE #3		DEPTH = 6'					HOLE #4		DEPTH = 6'				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
7:06	7:36	40 6/8	40	30	6/8	40	7:09	7:39	51	DRY	30	--	
7:36	8:06	40 6/8	40 2/8	30	4/8	60	7:39	8:09	51	DRY	30	--	
8:06	8:36	40 6/8	40 2/8	30	4/8	60	8:09	8:39	51	DRY	30	--	
8:36	9:06	40 6/8	40 2/8	30	4/8	60	8:39	9:09	51	DRY	30	--	
9:06	9:36	40 6/8	40 2/8	30	4/8	60	9:09	9:39	51	DRY	30	--	
						STABLE	SWITCH TO 20 MIN INTERVAL						
							10:01	10:11	51	47 4/8	10	3 4/8	2.86
							10:12	10:22	51	47 4/8	10	3 4/8	2.86
							10:23	10:33	51	47 4/8	10	3 4/8	2.86
													STABLE
			Stabilized MPI			60				Stabilized MPI			2.86

HOLE #5		DEPTH = 6'					HOLE #6		DEPTH = 6'				
TIME		WATER LEVEL					TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI	START	FINISH	START	FINISH	△MIN	△INCH	MPI
7:12	7:42	22					7:15	7:45	27 4/8	DRY	30	--	
11:23	11:53	22					7:45	8:15	27 4/8	DRY	30	--	
11:51	--	22					8:15	8:45	27 4/8	DRY	30	--	
UNABLE TO TEL TEST PIT TOO FAST							SWITCH TO 10 MIN INTERVAL						
							10:03	10:14	27 4/8	22	10	5 4/8	1 7/8
							10:14	10:25	27 4/8	24	10	3 4/8	2 7/8
							10:25	10:36	27 4/8	24 3/8	10	3 1/8	3 2/8
							10:36	10:47	27 4/8	24 4/8	10	3	3 3/8
							10:47	10:59	27 4/8	24 5/8	10	2 7/8	3 4/8
							10:59	11:09	27 4/8	24 4/8	10	3	3 3/8
													STABLE
			Stabilized MPI			N/A				Stabilized MPI			3.38

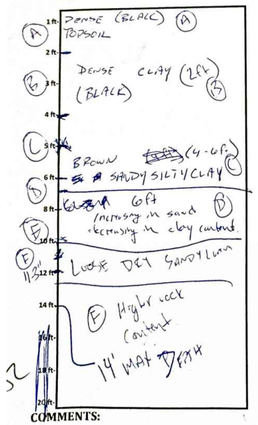
HOLE				1	2	3	4	5	6
Stabilized MPI	R			120.00	30.00	60	2.86	N/A	3.38
Adjusted Stabilized MPI	R_1=R x 1.4			168.00	42.00	84.00	4.00	--	4.73
Average Adjusted Stabilized MPI	R_2=(∑R_1)/#Holes			60.5468599					
# Bedrooms	FOR OFFICE USE ONLY	TANK SIZE (Gal):		LEACH LINE (feet)					

1 SS-3 **FIELD DATE – PERCOLATION TEST**

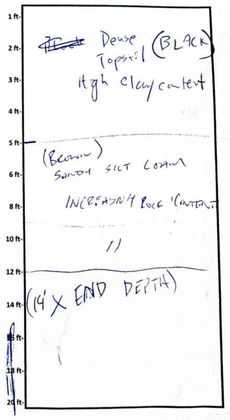
SOIL PROFILE RESULTS
CONVENTIONAL SYSTEMS

SR #: _____ DATE OF INSPECTION: 10/01/19
APN #: _____ OWNER: DEL MONACO
APPLICANT: _____
SITE ADDRESS: 2940 Paseo Robles
CONDUCTED BY: _____ CHECKED BY: _____

HOLE #: SP1



HOLE #: SP2



COMMENTS:

Rev. 3/3/1

SOIL PROFILE RESULTS

SR #: _____ DATE OF INSPECTION: 06-18-2024
APN #: 825-29-016 OWNER: Vic and Stephanie Del Monaco
APPLICANT: Lea and Braze Engineering, Inc.
SITE ADDRESS: 2940 Paseo Robles, San Martin, CA
CONDUCTED BY: A. Westerman CHECKED BY: _____

HOLE #: 3

1 ft	SILTY BROWN LOAM 0' - 1.5'
1.5 ft	REDDISH BROWN CLAY WITH CHUNKS OF ROCK 3" - 1'
2 ft	
3 ft	
4 ft	
5 ft	BROWN SILTY CLAY LOAM (VERY ROCKY SOIL) DENSE ROCKS MIXED WITH SOIL (BOULDERS) 1' - 2'
6 ft	
8 ft	
9.5 ft	
10 ft	TAN/REDDISH GRAVELLY SAND W/ CHUNKS OF ROCK
12 ft	BROWN GRAVELLY SAND W/ BOULDERS
14 ft	END - No GW observed
16 ft	
18 ft	
20 ft	

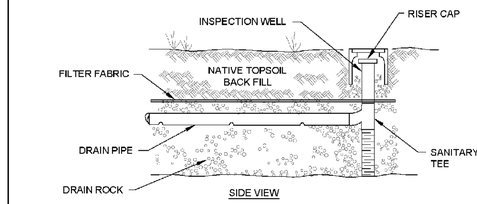
HOLE #:

1 ft, 2 ft, 3 ft, 4 ft, 5 ft, 6 ft, 8 ft, 10 ft, 12 ft, 14 ft, 15 ft, 16 ft, 18 ft, 20 ft

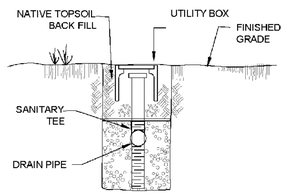
COMMENTS:

Rev. 3/

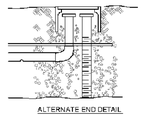
2 SS-3 **FIELD DATE – SOIL PROFILE**



SIDE VIEW



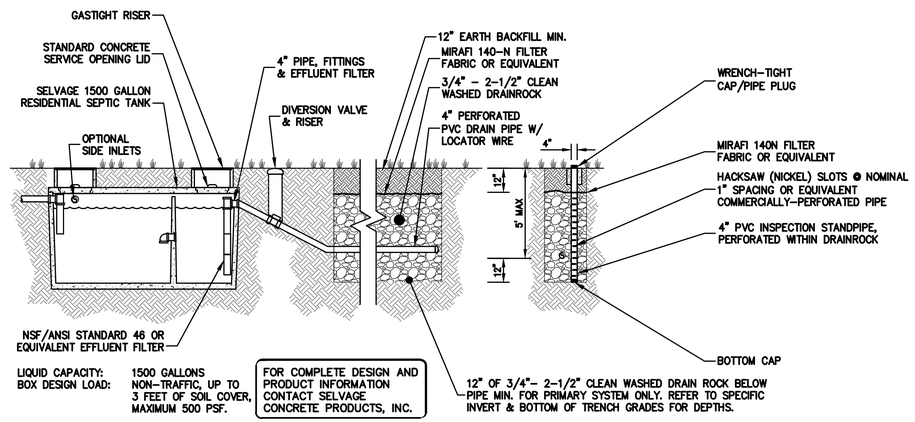
END VIEW



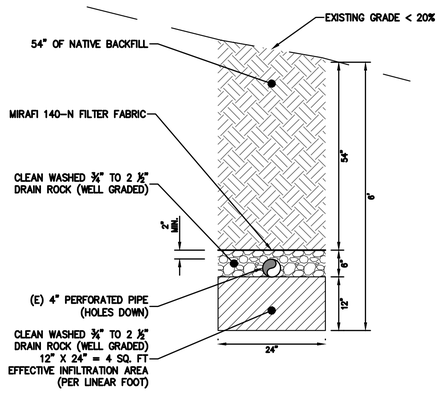
ALTERNATE END DETAIL

TYPICAL DISPERSALTRENCH | FIGURE 3

3 SS-3 **COUNTY STANDARD DISPERSAL TRENCH**

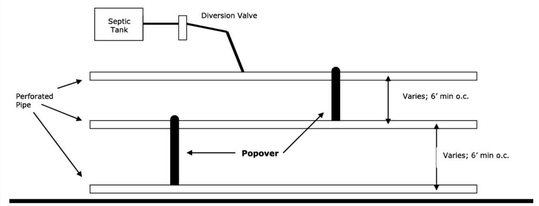


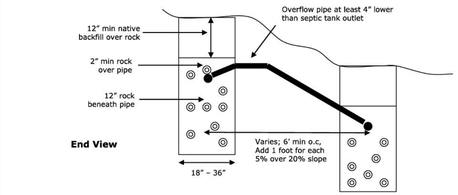
4 SS-3 **RESIDENTIAL SEPTIC SYSTEM**
NTS



5 SS-3 **EXISTING DISPERSAL TRENCH DETAIL**
NTS

Drainfield System on Hillside or Sloping Land





3 SS-3 **COUNTY STANDARD POPOVER DETAIL**

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79559 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (510) 887-7363
WWW.LEABRAZE.COM

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA
APN: 825-29-016
SANTA CLARA COUNTY

CONVENTIONAL OWTS DETAILS

1	PLAN CHECK REV 04-10-24	KA
2	DEH REV 06-21-24	KA
3	DEH REV 09-05-24	KA
4	DEH REV 10-08-24	KA
–		–
	REVISIONS	BY

JOB NO:	2190325
DATE:	06-28-19
SCALE:	AS NOTED
DESIGN BY:	MM
CHECKED BY:	CA

SHEET NO:
OWTS SS-3
03 OF 09 SHEETS

APPLICANT: STEPHANIE & VIC DEL MONACO
ROAD NAME: PASEO ROBLES AVENUE
COUNTY FILE NO.: PLN19-0183

Attachment E

Color and Materials Board



FIBERGLASS ENTRY DOOR
LRV: 5

ALUMINUM WINDOWS (BLACK COLOR)
LRV: 5

STAINED WOOD SOFFIT - WUI COMPLIANT
LRV: 21

PAINTED METAL TRIM AND FASCIA
LRV: 4

GREY TPO ROOF MEMBRANE
LRV: 11

SMOOTH INTEGRAL COLOR STUCCO (NATURAL)
LRV: 40

STONE CLADDING (NATURAL)
LRV: 40

THE LRV OF ALL MATERIALS SHALL NOT EXCEED 45, PER S3.20.040(B) OF THE COUNTY ZONING ORDINANCE.

1 | CONCEPT RENDERING / MATERIALS

Attachment F

Rancho Robles Tract Map

TRACT no. 5964
RANCHO ROBLES

CONSISTING OF 4 SHEETS

BEING ALL OF LOTS 244, 245, 246 AND PORTIONS OF LOTS 234, 235, 236 AND 237-A, SAN MARTIN RANCH MAP NO. 2, RECORDED IN BOOK G OF MAPS AT PAGES 38 & 39, LYING WITHIN

Santa Clara County, California

SCALE: 1" = 200' DECEMBER 1976

HANS R. MULBERG, INC.
Civil Engineering - Engineering Planning
16760 OAK VIEW CIRCLE MORGAN HILL, CALIFORNIA

OWNER'S CERTIFICATE

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

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS MAPLE AVENUE, PASEO ROBLES, PASEO VISTA, EXIT "A" AND EXIT "B" AS SHOWN UPON THIS MAP, AND WE ALSO OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA FOR ROAD RIGHT OF WAY PURPOSES THOSE STRIPS OF LAND DESIGNATED "TEMPORARY RIGHT OF WAY", SAID STRIPS TO BE OF A TEMPORARY NATURE AND WILL TERMINATE AND REVERT TO THE OWNERS OF THE RESPECTIVE PARCELS ENCUMBERED BY THE TEMPORARY RIGHT OF WAY UPON DEDICATION OF WHATEVER ADDITIONAL RIGHT OF WAY IS NECESSARY TO COMPLY WITH COUNTY ROADWAY STANDARDS IN THE AREA. BUILDING SETBACKS WILL BE MEASURED FROM THE PERMANENT RIGHT OF WAY LINE.

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

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA A STORM DRAINAGE EASEMENT IN, UNDER, OVER, UPON AND ACROSS THOSE CERTAIN STRIPS OF LAND DELINEATED AND DESIGNATED AS "S.D.E." (STORM DRAINAGE EASEMENT),

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND TO THE COUNTY OF SANTA CLARA SLOPE EASEMENTS FOR THE PURPOSE OF EXTENDING ANY CUT OR FILL OR OTHER STRUCTURES NECESSARY TO CONSTRUCT AND MAINTAIN THE STREETS ADJACENT THERETO AND DESIGNATED AS "SLOPE EASEMENT". SAID SLOPE EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND.

WE HEREBY DESIGNATE FOR THE EXCLUSIVE USE FOR THE OWNERS OF LOT 27 AND LOT 32, THE RIGHT OF INGRESS AND EGRESS, FOR PUBLIC UTILITIES AND EMERGENCY ACCESS OVER, ACROSS, UPON AND THROUGH THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "INGRESS AND EGRESS EASEMENT". SAID INGRESS AND EGRESS EASEMENTS TO BE KEPT OPEN AND FREE FROM STRUCTURES OF ANY KIND EXCEPT AS HEREIN PROVIDED AND TO BE MAINTAINED BY THE OWNERS OF THE HEREINBEFORE MENTIONED LOTS.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA THE RESERVATION OF A STRIP OR STRIPS OF LAND, ONE FOOT IN WIDTH, CONTROLLING THE ACCESS TO PUBLIC WAYS AND DESIGNATED AS "ONE FOOT RESERVATION". SUCH RESERVED STRIP TO CONTINUE IN FULL FORCE AND EFFECT UNTIL SUCH TIME AS AN EXTENSION OF THE ROAD ON WHICH THE RESERVATION IS PLACED IS DEDICATED TO PUBLIC USE AND SAID DEDICATION IS RECORDED BY THE PUBLIC AGENCY HAVING JURISDICTION, AT WHICH TIME SAID RESERVATION SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT.

THE ABOVE-MENTIONED PUBLIC SERVICE AND STORM DRAINAGE EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO AND LAWFUL FENCES.

THE ABOVE OFFERS OF DEDICATION TO BE ACCEPTED ONLY WHEN THE BOARD OF SUPERVISORS OR ITS SUCCESSOR AGENCIES ADOPT AND RECORD IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, A RESOLUTION ACCEPTING SAID STREETS AND EASEMENTS, UNTIL SAID RESOLUTION IS RECORDED, THE COUNTY OF SANTA CLARA SHALL NOT BE RESPONSIBLE FOR MAINTAINING AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENT THEREON.

IF ANY CHANGE IN ALIGNMENT, LENGTH OR WIDTH OF STREETS APPROVED BY THE COUNTY OF SANTA CLARA OR ITS SUCCESSOR AGENCIES RESULTS IN VACATION OF ANY PART OF THE REAL PROPERTY DEDICATED HEREIN, SUCH VACATION SHALL TERMINATE THE DEDICATION AS TO THE PART VACATED.

OWNER:

LOMA ROBLES DEVELOPMENT COMPANY INC.,
A CALIFORNIA CORPORATION

BY J.E. Bogle BY Wm C. Holley, Sr. Secretary

TRUSTEE:

TITLE INSURANCE AND TRUST COMPANY,
A CALIFORNIA CORPORATION

BY Edward K. Maruyama vice president Claudia Nichols assistant secretary

TRUSTEE:

CONTINENTAL AUXILIARY COMPANY,
A CALIFORNIA CORPORATION

BY [signature] Manager

SOILS REPORT

A SOILS REPORT TITLED, "GEOLOGIC/GEOTECHNICAL INVESTIGATION, RANCHO DE LOS ROBLES, MORGAN HILL", DATED JULY 28, 1976, HAS BEEN PREPARED BY TERRATECH, AND SIGNED BY DENNIS E. ECCLES, R.C.E. NO. 26181.

ACKNOWLEDGEMENTS

STATE OF CALIFONIA }ss
COUNTY OF SANTA CLARA }

ON THIS 7th DAY OF April, 1977, BEFORE ME, Margie I. Sakai A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.F. Rodola KNOWN TO ME TO BE THE Manager AND _____ KNOWN TO ME TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF SANTA CLARA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Margie I. Sakai
NOTARY PUBLIC

OFFICIAL SEAL
MARGIE I. SAKAI
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires JUL 6, 1979

STATE OF CALIFORNIA }ss
COUNTY OF SANTA CLARA }

ON THIS 7th DAY OF April, 1977, BEFORE ME, Sherry K. Smith A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Edward K. Maruyama KNOWN TO ME TO BE THE vice president AND Claudia Nichols KNOWN TO ME TO BE THE assistant secretary OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ALSO KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF SANTA CLARA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Sherry K Smith
NOTARY PUBLIC

SHERRY K. SMITH
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My commission expires Mar. 28, 1978

STATE OF CALIFORNIA }ss
COUNTY OF SANTA CLARA }

ON THIS 7th DAY OF APRIL, 1977, BEFORE ME, JEANNE N. SPARKS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.E. BOGLE KNOWN TO ME TO BE THE PRESIDENT AND Wm C. HOLLEY SR. KNOWN TO ME TO BE THE SECRETARY OF LOMA ROBLES DEVELOPMENT COMPANY INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF SANTA CLARA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Jeanne N. Sparks
NOTARY PUBLIC

JEANNE N. SPARKS
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
My commission expires Aug. 1, 1980

ENGINEER'S CERTIFICATE

I, HANS R. MULBERG, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER AND NOVEMBER, 1976; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE JULY, 1977, AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: April 7, 1977.

Hans R Mulberg
HANS R. MULBERG, R.C.E. NO. 13173
REGISTERED CIVIL ENGINEER, STATE OF CALIFORNIA

393
45-48

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT NO. 5964, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP THEREOF AND ANY APPROVED ALTERATIONS; THAT ALL PROVISIONS OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: APRIL 18, 1977

Dean P Larson
DEAN P LARSON, COUNTY SURVEYOR
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

393
45-48

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT THE FOLLOWING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA, STATE OF CALIFORNIA AT A MEETING OF SAID BOARD HELD ON THE DAY OF APRIL 18, 1977. IT IS ORDERED THAT THE MAP OF TRACT NO. 5964 BE AND THE SAME IS HEREBY APPROVED; THAT ALL STREETS AND/OR ROADS AND EASEMENTS OFFERED FOR DEDICATION TO THE COUNTY OF SANTA CLARA ARE HEREBY NOT ACCEPTED; THAT ALL OTHER EASEMENTS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

Donald M. Rains
DONALD M. RAINS, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILE NO. 5618996 FEE: $11.00 PAID
ACCEPTED FOR RECORD AND FILED IN BOOK 393 OF MAPS AT PAGES 45, 46, 47, 48, SANTA CLARA COUNTY RECORDS, ON THE 22nd DAY OF APRIL, 1977, AT 8 00 A.M.

GEORGE A. MANN
COUNTY RECORDER

BY Laura M. Johnston
DEPUTY

SHEET 1 OF 4 SHEETS

JOB NO. 76-2004

45

45

TRACT no. 5964

RANCHO ROBLES

CONSISTING OF 4 SHEETS

BEING ALL OF LOTS 244, 245, 246 AND PORTIONS OF LOTS 234, 235, 236 AND 237-A, SAN MARTIN RANCH MAP NO. 2, RECORDED IN BOOK G OF MAPS AT PAGES 38 & 39, LYING WITHIN

Santa Clara County, California

SCALE: 1" = 200' DECEMBER 1976

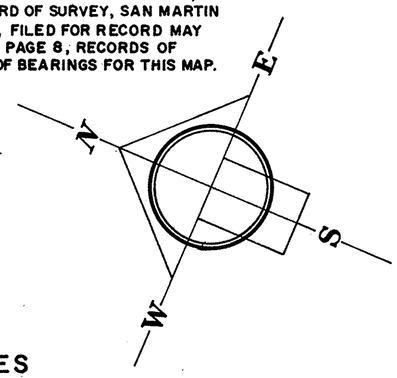
HANS R. MULBERG, INC.
Civil Engineering - Engineering Planning
16760 OAK VIEW CIRCLE MORGAN HILL, CALIFORNIA

LEGEND

- • MONUMENTS FOUND, AS NOTED HEREON
- ○ INDICATES 3/4" IRON PIPE SET, UNLESS OTHERWISE NOTED HEREON
- *Δ INDICATES LOT LINE CURVE DATA ALONG CENTERLINE OF 60' ROADWAY EASEMENT
- ◎ INDICATES STD. STREET MONUMENTS SET
- DISTINCTIVE BORDER (SUBDIVISION BOUNDARY)
- S.D.E. INDICATES APPROXIMATE CENTERLINE LOCATION OF 15' WIDE STORM DRAINAGE EASEMENT.

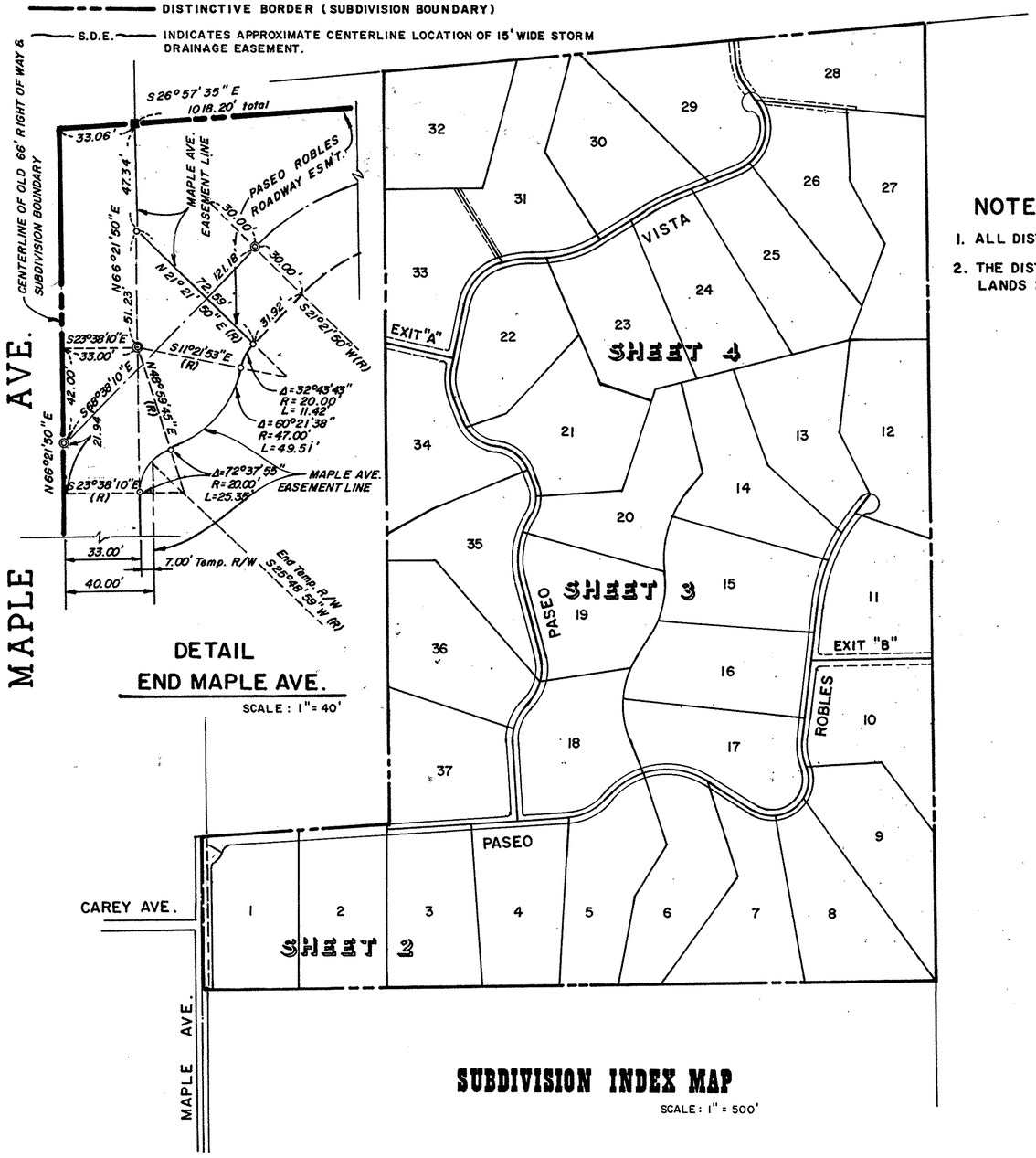
BASIS OF BEARINGS

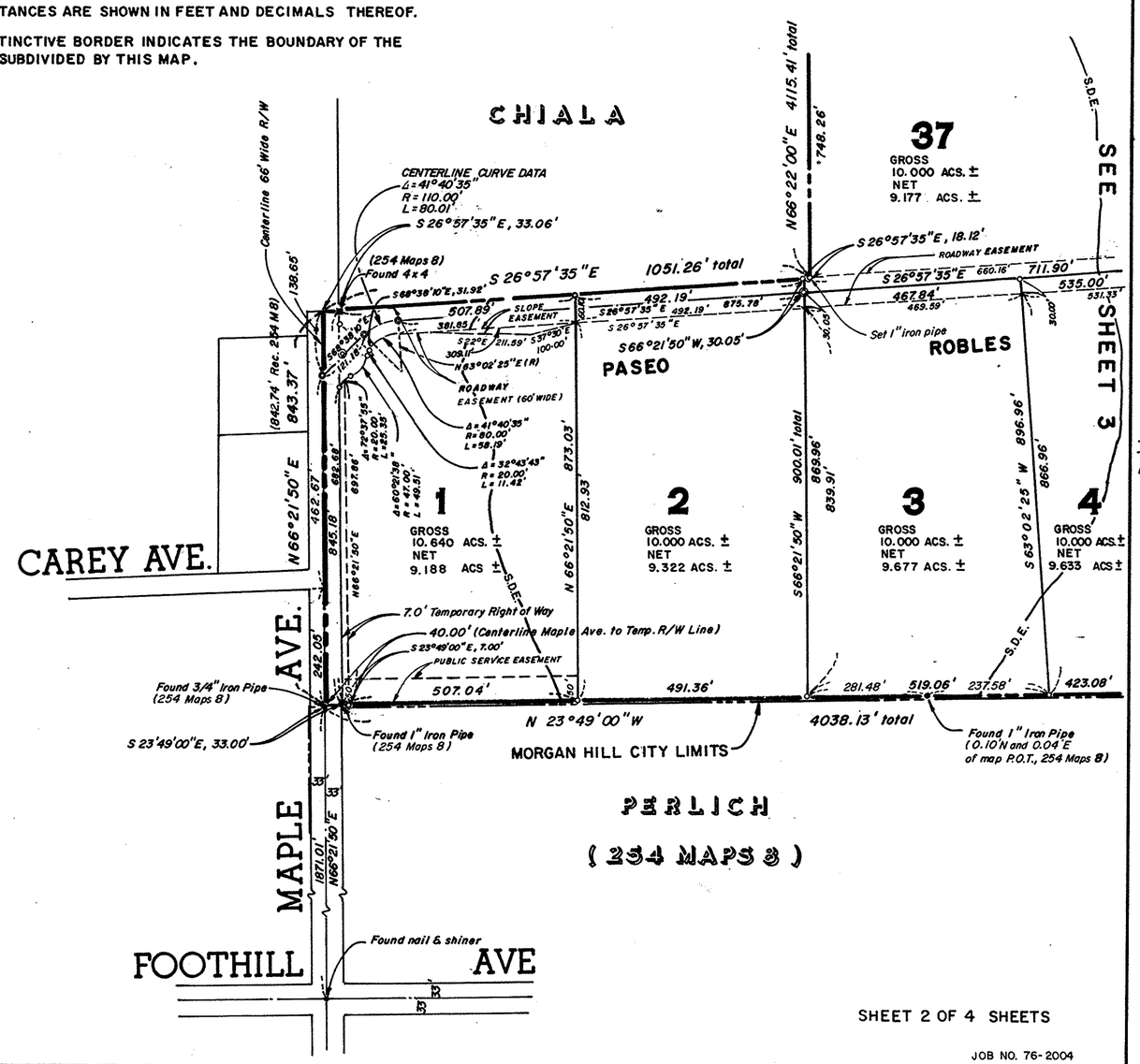
THE BEARING, N 66°21'50" E, OF THE CENTERLINE OF MAPLE AVENUE, AS SHOWN UPON THAT CERTAIN MAP TITLED, "RECORD OF SURVEY, SAN MARTIN RANCH MAP NO. 2, SANTA CLARA COUNTY, CALIF.", FILED FOR RECORD MAY 23, 1969, AND RECORDED IN BOOK 254 OF MAPS AT PAGE 8, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



NOTES

1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF THE LANDS SUBDIVIDED BY THIS MAP.





393/46

SHEET 2 OF 4 SHEETS

JOB NO. 76-2004

APRIL 22, 1977 BOOK 393 OF MAPS PAGES 45, 46, 47, 48 FILE NO. 5618996

46

46

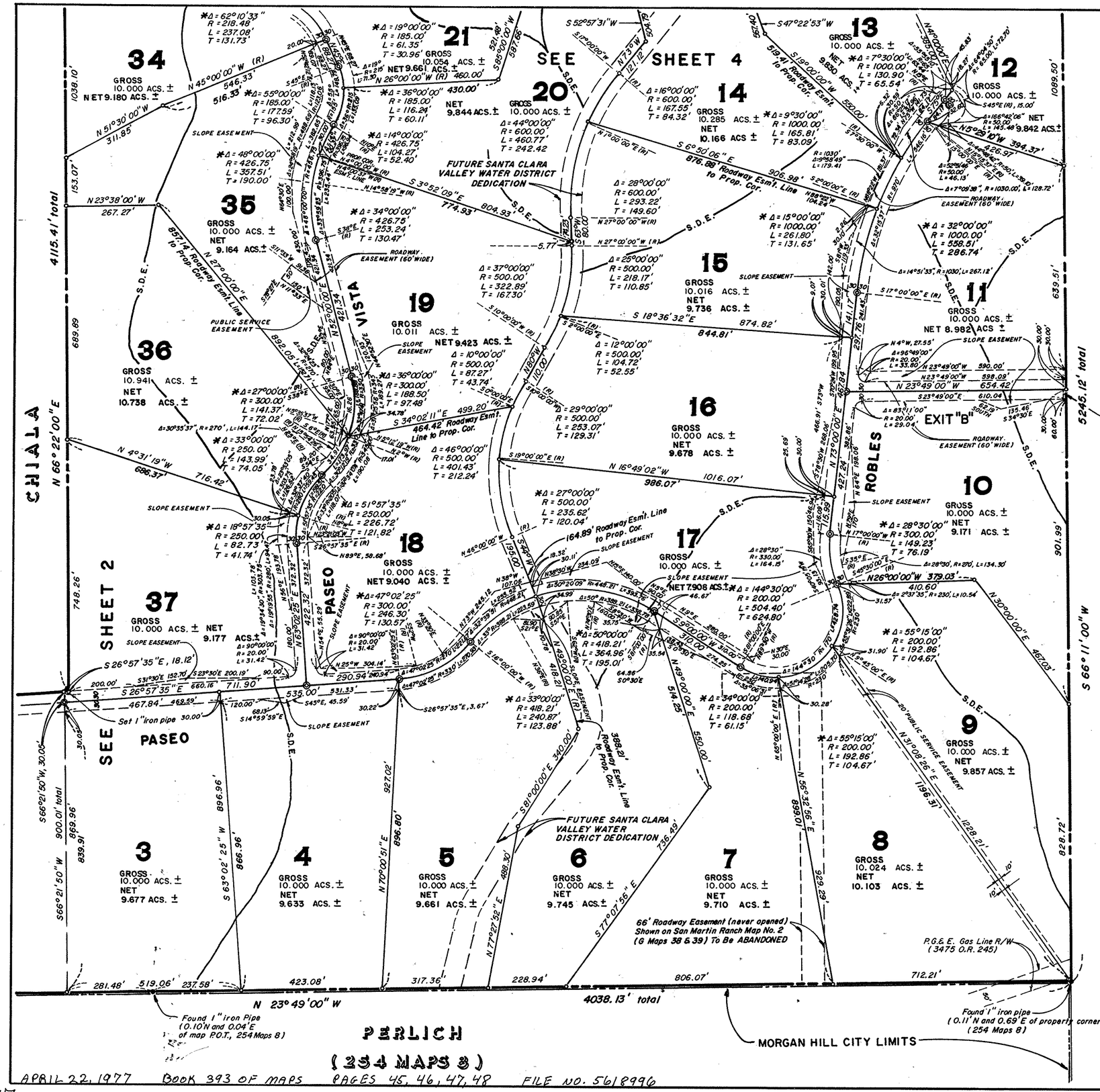
TRACT no. 5964
RANCHO ROBLES

CONSISTING OF 4 SHEETS
BEING ALL OF LOTS 244, 245, 246 AND PORTIONS
OF LOTS 234, 235, 236 AND 237-A, SAN MARTIN RANCH MAP NO. 2,
RECORDED IN BOOK G OF MAPS AT PAGES 38 & 39, LYING WITHIN

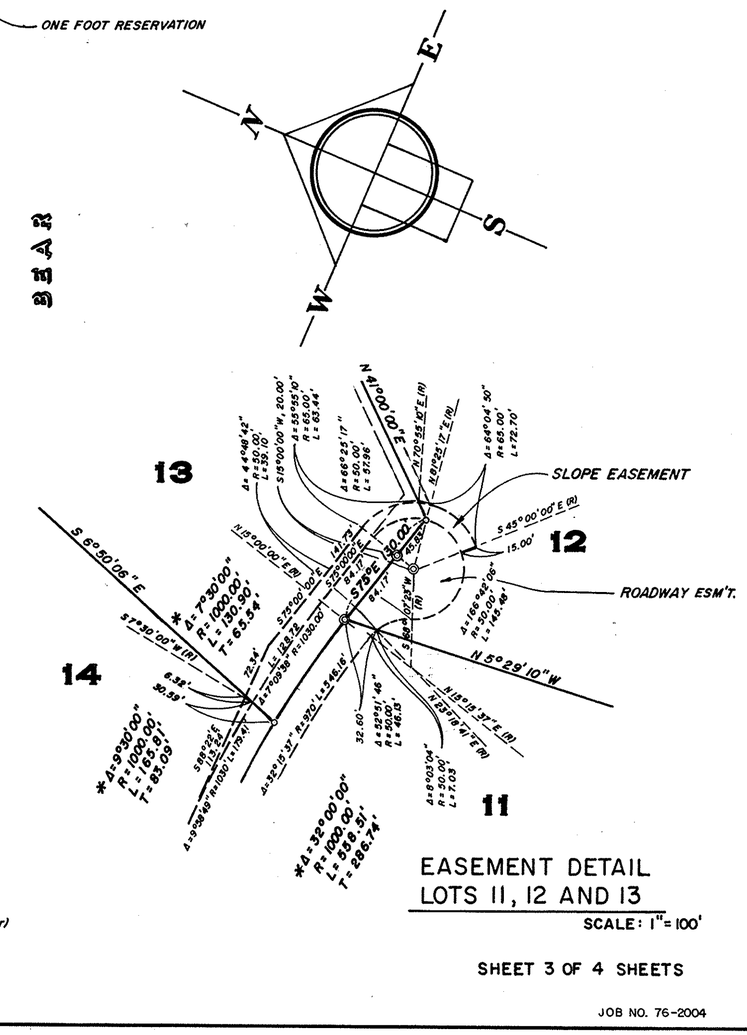
Santa Clara County, California

SCALE: 1" = 200' DECEMBER 1976

HANS R. MULBERG, INC.
Civil Engineering - Engineering Planning
16760 OAK VIEW CIRCLE MORGAN HILL, CALIFORNIA



PERLICH
(254 MAPS 8)



EASEMENT DETAIL
LOTS 11, 12 AND 13
SCALE: 1" = 100'

SHEET 3 OF 4 SHEETS

JOB NO. 76-2004

APRIL 22, 1977 BOOK 393 OF MAPS PAGES 45, 46, 47, 48 FILE NO. 5618996

393
47

47

47

TRACT no. 5964

RANCHO ROBLES

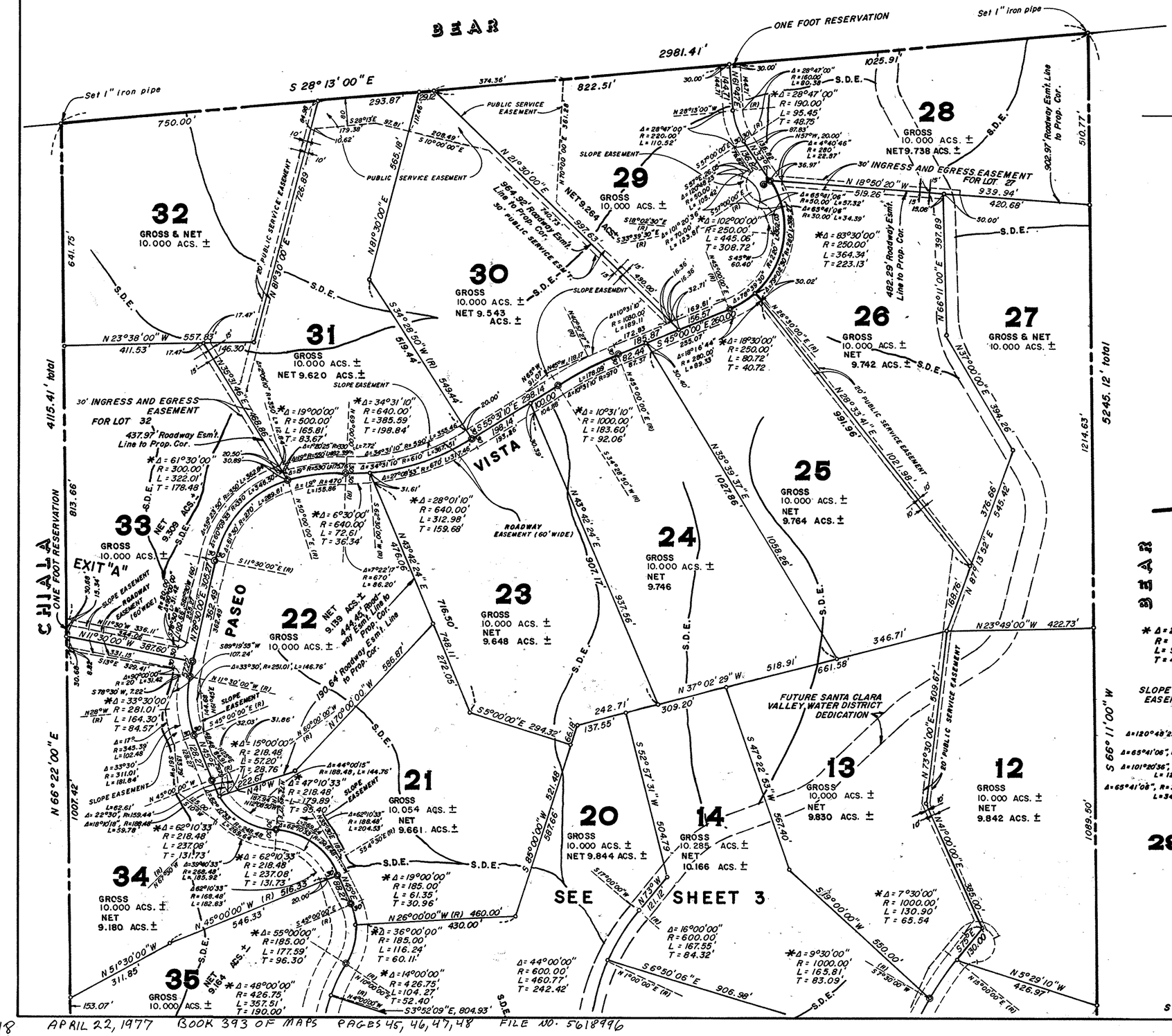
CONSISTING OF 4 SHEETS

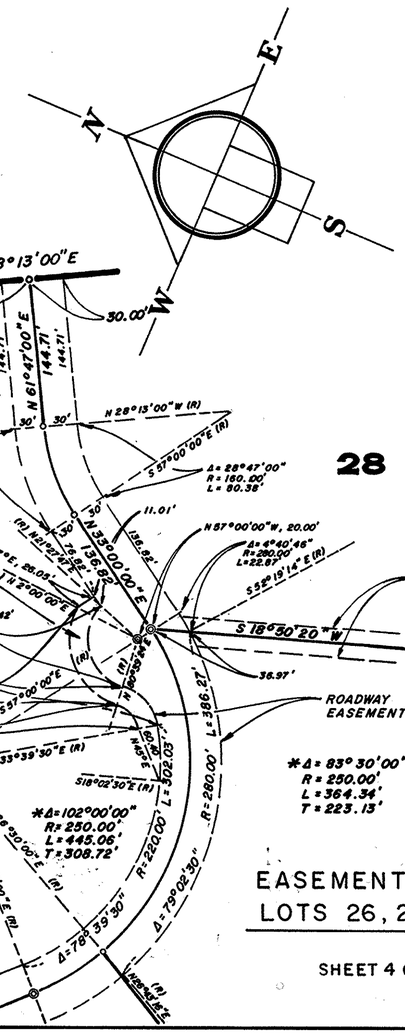
BEING ALL OF LOTS 244, 245, 246 AND PORTIONS OF LOTS 234, 235, 236 AND 237-A, SAN MARTIN RANCH MAP NO. 2, RECORDED IN BOOK G OF MAPS AT PAGES 38 & 39, LYING WITHIN

Santa Clara County, California

SCALE: 1" = 200' DECEMBER 1976

HANS R. MULBERG, INC.
Civil Engineering - Engineering Planning
16760 OAK VIEW CIRCLE MORGAN HILL, CALIFORNIA





EASEMENT DETAIL
LOTS 26, 28 AND 29

SCALE: 1" = 100'

SHEET 4 OF 4 SHEETS

JOB NO. 76-2004

393
48

48 APRIL 22, 1977 BOOK 393 OF MAPS PAGES 45, 46, 47, 48 FILE NO. 5618996 48

Attachment G

Site and Story Pole Photos

Site and Story Pole Photos | PLN23-232 | 2940 Paseo Robles, San Martin



Project site and story poles looking towards the valley floor.



Story poles as viewed from a corner of the proposed residence.



Story poles as viewed from the driveway leading to the proposed residence.



Project site and story poles, marginally visible, as viewed from Foothill Avenue down on the valley floor.