

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
June 12, 2019
Item #1

Staff Contact: Joanna Wilk, Associate Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

File: PLN18 - 11395

Design Review and Grading Approval for a New Single-Family Residence

Summary: Design Review (Tier II) and Grading Approval for new single-family residence (7,703 sq. ft.) with an attached garage (1,600 sq. ft.) and basement (342 sq. ft.). Proposed grading consists of 4,224 cubic yards (c.y.) of cut and 2,399 cubic yards (c.y.) of fill.

Owner: Donald J. Dallimonti

Applicant: D&Z Design Associates, Inc.

Lot Size: 10 acres (gross)

APN: 835-19-035 & -040

Supervisory District: #1

Gen. Plan Designation: Hillside

Zoning: HS (APN: 835-19-040)

HS-d1 (APN: 835-19-035)

Address: 0 Via Del Oro, Gilroy CA

Present Land Use: Vacant

Approved Building Site: Yes

RECOMMENDED ACTIONS

1. Accept Categorical Exemption, per Section 15303(a) of the CEQA Guidelines, Attachment A.
2. Grant Design Review and Grading Approval, subject to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
Attachment E – Easement Detail Map

PROJECT DESCRIPTION

The proposed project includes Design Review and Grading Approval for a 7,703 square foot single-family residence, with a 1,600 square foot attached garage and a 342 square foot basement. The proposed residence is single-story, with a maximum height of 24 feet and 4 inches. The basement is situated completely below grade, within the footprint of the proposed residence.

Associated site improvements include a driveway, septic system, and detention pond. Proposed grading consists of 4,224 cubic yards of cut and 2,399 cubic yards of fill (5,874 cubic yards total). The proposed driveway takes access from Estates Drive, a County-maintained road, and is approximately 153 feet long. The proposed building pad location is on the northeastern portion of the parcel and utilizes two (2) retaining walls (approximately 200 feet long) located to the front and rear of the residence, with a maximum height of 5 feet. New grading in association with the creation of the building pad will be created with a 3:1 slope.

Setting/Location Information

The property is located in the southeastern portion of unincorporated Santa Clara County, approximately 3 miles east of the City of Gilroy and Highway 101. The property is surrounded by similar single-family residential properties that range from 4 to 10 acres in size. The neighborhood consists of ranch style estate homes ranging from approximately 4,000 to 6,000 square feet. The property was legally created by a major subdivision in 1977 (Golden Height Estates, Tract No. 6641), and consists of two (2) assessor parcel numbers (APNs) due to a Tax Rate Area (TRA) line running through the approximate center of the property from north to south. The proposed development takes place entirely on APN 835-19-035, which is zoned HS-d1.

The site is located within the Santa Clara Valley Habitat Plan Area. However, the project is not a covered project because it is not located within any sensitive land cover areas. Two (2) drainage courses are located along the northern and western edges of the property, within a 20-foot-wide storm drain easement, however no creeks exist on the property. No proposed site improvements are located within the drainage courses. Based on County GIS data, the slope of the development area is at approximately 17%, and is located within a geologically buildable site, as noted in the Easement Detail map recorded with the Santa Clara County Reorders Office, book 577 page 46.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) for one 1) single-family residence, or a second dwelling unit in a residential zone. A secondary dwelling unit is not proposed as part of this approval.

B. Project/Proposal

1. **General Plan:** Hillside.
2. **Approved Building Site:** This site is an approved building site as a result of a subdivision processed by the County in 1977 (Lot #3, Golden Height Estates, Tract

No. 6641), file number 22S77.19. As result of the subdivision, geologic buildable areas were established for each parcel and requires approval from the County Geologist (see Attachment E). Please note these buildable areas are not “building envelopes.”

3. **Zoning Ordinance:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a Table noting the project’s conformance with Section 5.50 -d Combing District:

Setbacks (HS): 30-ft from all property lines
Height: 35-feet tall from Finished Grade
Stories: 3-stories

STANDARDS & REQUIREMENTS	CODE SECTION	Meets (Y) or Does Not Meet Standard (N)
Mitigation of Visual Impacts	§ 5.50.040(A)	Y
Compatibility of Natural Environment	§ 5.50.040(B)	Y
Conformance with Design Review Guidelines	§ 5.50.040(C)	Y
Compatibility with Neighborhood and Adjacent Development	§ 5.50.040(D)	Y
Compliance with Zoning District	§ 5.50.040(E)	Y
Conformance with General Plan	§ 5.50.040(F)	Y
		Y-See Findings Below

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.

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

The proposed residence is a single-story design, and according to GIS visibility layers, is located in an area of low to medium visibility. The proposed residence would be painted with natural colors and materials, with a Light Reflectivity Value (LRV) of 45 or less, as shown on plans. These materials and paint colors would blend with the color-scheme of the surrounding hillsides. The project includes grading to accommodate the construction of the new residence. The grading includes manmade, 3:1 slopes that are adequately rounded off to blend with the surrounding

natural terrain. Additionally, the applicant proposes to utilize two (2) 5-foot tall retaining walls to the east and west of the residence. As a condition of approval, Staff is recommending a requirement requiring the applicant to utilize vines, shrubbery and/or planters to screen the walls and reduce the apparent height. A final landscape plan, including this screening, will be required to be approved by the Zoning Administrator prior to issuance of any grading or building permits. Furthermore, the proposed driveway is designed to be parallel with the hillside contours to minimize hillside scarring as viewed from the valley floor. The site does not contain any trees and therefore no trees are proposed for removal. As such, this finding can be made.

2. Compatibility with the natural environment;

The Applicant has designed the residence as a single-story home on a minimal pad that is created by balancing cut and fill, with additional cut proposed to create a modest rear yard area. The contours that surround the new residence and rear yard area have been designed with a 3:1 slope to blend with the surrounding natural terrain. Additionally, the proposed driveway runs with existing hillside contours to minimize impacts to the hillside. No trees are proposed to be removed. Thus, the proposed residence is designed to be compatible with the natural environment.

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

The site design of the project preserves existing natural features by situating the building site and driveway by maintaining a majority of the natural hillside surrounding the proposed construction, thereby minimizing hillside scarring and grading. Newly proposed contours will be established at a 3:1 slope to blend in the with existing grade. The proposed retaining walls are limited to a maximum height of 5 feet, and as a condition of approval, will require vines, shrubbery and/or planters to reduce the apparent height as seen from neighboring properties and the valley floor.

The proposed home is a single story. The design of the roof includes varied heights to minimize bulk and massing. The home is generally long and narrow, but expansive facades are avoided by incorporating patios, entry porches, and undulating walls to produce patterns of light and shade. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, and proposed exterior materials utilize stone veneers, limestone for window trim, and a ceramic tile roof.

4. Compatibility with the neighborhood and adjacent development;

The surrounding neighborhood is comprised of homes ranging in size between 3,000 square feet to 6,500 square feet. The proposed residence is 7,703 square feet in area. The family room is counted twice, at 1,129 square feet, as the ceiling height is over 15 feet in height (16-foot proposed maximum). Although larger than the existing homes within the immediate neighborhood, the structure is designed to minimize

potential impacts of bulk of and mass, as recommended in the County's *Design Review Guidelines*. The proposed residence is a single-story design, similar to other homes found within the immediate neighborhood. Additionally, the design incorporates multiple architectural features along the facades to help break up the bulking of the structure, so it appears to be similar in size to neighboring homes. As such, the project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential uses are allowed by right in HS Hillside zoning district. The project complies with the HS zoning regulations in the following ways: The proposed residence is in compliance with required setbacks (30-feet from all property lines), would reach a maximum height of 24 feet, 4 inches (maximum allowable height is 35 ft.), and the proposed design is in keeping with the design standards of building massing standards which seek to reduce apparent bulk. Lastly, the exterior colors, as shown on plans, are less than 45 in LRV. As such, this finding can be supported.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hillside development, the applicant has situated the structure and driveway, so it is parallel with the existing contours to minimize disturbance to the natural slopes and other natural features of the land.

To address the potential visual impacts of the building location, natural colors and materials with an LRV below 45 are shown on plans, and new landscaping will be included along the retaining walls to blend them into the existing environment. As conditioned, the project would be in conformance with the General Plan.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. 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 Applicant proposes construction of a new single-story, single-family residence, which is a permitted primary use in the HS Hillside zoning district. The estimated grading quantities to establish the single-family residence include a total 4,224 cubic

yards of cut and 2,399 cubic yards of fill. The proposed grading would establish access to the residence, creation of the building pad, and landscaping for a modest yard area. The proposed grading surrounding the building pad and yard area has been designed to blend with the surrounding contours by matching the existing, natural 3:1 slopes.

Additionally, the applicant proposes to create a flat area (ranging for 30 to 40 feet wide) to the west of the home and utilize it as a rear yard for private gatherings. The yard area is constructed with fill and a 5-foot tall retaining wall that follows the western side of the residence. Although the yard area increases the proposed grading quantities, the curved design of the 5-foot-tall retaining wall and gently sloped surrounding landscaping, blends the yard area in with the natural hillside. Furthermore, the proposed location of the yard provides the least amount of impacts to the natural hillside as opposed to other areas which are constrained by steeper slopes, utilized for fire truck turnarounds, and their proximity to Via Del Oro. Lastly, Staff has added a Condition requiring the 5-foot tall retaining wall to be screened with landscaping.

Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish single-family residential uses, which are permissible uses in the HS zoning district.

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.

No excessive grading will be conducted. All export will be deposited at an approved site. No unnecessary fills will occur. 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. No watercourses are located on the subject site.

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

The proposed grading is designed to contour and blend with the natural topography. The proposed building pad is the most suitable location on the flattest portion of the lot, within the geologic buildable area as shown on the recorded Easement Map (Attachment E).

The surrounding landscaping is designed to follow the natural contours to the maximum extent possible by utilizing a 3:1 slope, which is typically preferred over a 2:1 slope in order to blend in with the existing hillside. The grading associated with the rear yard provides the least amount of impacts to the natural hillside as opposed to other sides of the residence, which are constrained by steeper slopes, fire truck turnarounds, and proximity to Via Del Oro. Furthermore, the applicant is maintaining a majority of the natural topography and landscape on the property.

The grading will not impose any significant long term negative impacts to the natural landscape, biological, or aquatic resources. There are no creeks or other watercourses, or sensitive habitat. Furthermore, maximum retaining walls for the proposed building site will not exceed 5 feet in height. As such, 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 location of the proposed residence is in close proximity to both Via Del Oro and Estates Drive, utilizing a short drive way that minimizes grading. Other alternative locations on the site would likely require more grading and longer driveways, as the slope is steeper on other portions of the lot. As such, the proposed grading is the minimum necessary to establish the residence and modest rear yard area, while maintaining a majority of the existing topography on the property.

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 natural terrain and will not create any significant long-term visual scar. New landscaping will be included along the westerly retaining walls to blend the development into the existing environment. Furthermore, all manmade contours will be established with a 3:1 slope, thereby blending with the existing natural contours that will be maintained on the majority of the lot. As such, the proposed grading meets this finding.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development. More specifically, the proposed grading is in compliance with General Plan policies R-GD 20-27, which require that grading be reasonably necessary for the establishment of the allowed use and cause the minimum disturbance to the natural environment with no significant visual scar on the hillside.

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

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development*," in particular, the specific guidelines for siting, road design, building form and design. The driveway is designed in keeping with Guideline Nos. 5, 7,

8 and 9, which require the proposed driveway design be curved to follow the existing contours, while meeting the minimum emergency access standards. The retaining walls are also designed to not exceed a maximum height 5 feet, and follow the existing hillside, thereby minimizing visual impacts to the neighboring parcels. Furthermore, Staff is requiring landscaping to ensure potential visibility of the retainign wall is minimized. As such, the proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading, and to reduce visual impacts caused by hillside development and in keeping with General Plan Policy R-GD 20- 27 as discussed above.

BACKGROUND

The property owner submitted a Design Review and Grading Approval application on September 7, 2018. The original application included a new barn, two separate driveway approaches, and site grading at a 2:1 slope. The initial incomplete letter was issued on October 5, 2018, outlining numerous concerns with access to a formerly proposed barn, fire department slope requirements, and grading design which included sharp angles, unnatural slope treatment, and an additional driveway from Via Del Oro.

The applicant resubmitted on several occasions, revising the proposed grading to conform with the natural slope, removing the proposed barn, and removing the second driveway. The final resubmittal was submitted on April 3, 2019. The project was subsequently deemed complete for processing on April 19, 2019. A public notice was mailed to all property owners within a 300-foot radius on May 28, 2019, and was also published in the Post Records on May 28, 2019.

STAFF REPORT REVIEW

Prepared by: Joanna Wilk, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

ATTACHMENT A

Notice of Exemption from CEQA

To: County Clerk-Recorder
County of Santa Clara

Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

Project Title Dallimonti Residence	File Number (if applicable) PLN18-11395	
Project Location 0 Via Del Oro, the southwestern portion of Via Del Oro where at the intersection of Estates Drive, west of Highway 101, in the unincorporated area of Gilroy. Zoning: HS and HS-d1		
Public Agency Approving Project County of Santa Clara	Person or Agency Carrying Out Project Joanna Wilk, Associate Planner	
Project Description (including purpose and beneficiaries of project) Design Review (Tier II) and Grading Approval for new single-family residence (7,703 sq. ft.), with an attached garage (1,600 sq. ft.) and basement (342 sq. ft.). Proposed grading consists of 4,224 cubic yards (c.y.) of cut and 2,399 cubic yards (c.y.) of fill.		
Exempt Status check one/indicate type of State CEQA Guidelines section number: <input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> General Rule [CEQA Guidelines 15061(b)(3)]:		
Reasons the project is exempt: Class 15303 (a) One single-family residence in a residential zone. The proposed project is located in an area developed with single family residences that are similarly sized to the proposed residence. Grading activities will not be near a watercourse or any sensitive habitat. No trees are proposed for removal.		
County Contact Person Joanna Wilk	Title Associate Planner	Telephone Number (408) 299-5799

Date: 06/06/2019

Signature: 

Name/Title:



Joanna Wilk/ Associate Planner

Approved by: 

Leza Mikhail, Zoning Administrator

**ATTACHMENT B
PRELIMINARY DESIGN REVIEW AND
GRADING APPROVAL CONDITIONS OF APPROVAL**

Date: June 12, 2019
Owner/Applicant: Donald Dallimonti & D&Z Design Associates, Inc.
Location: Via del Oro, Gilroy, CA (APN: 835-19-035, -040)
File Number: 11395-18DR-18G
CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Design Review (Tier II) and Grading Approval for a 6,065 square foot single-family residence, including one (1) 1,600 square foot attached garage and one (1) 342 square foot basement. Associated site improvements include a driveway, septic system, and detention pond. Associated grading consists of 2,926 cubic yards of cut and 2,948 cubic yards of fill (5,874 cubic yards total). NOTE: 635 cubic yards of cut are associated with building pads for the residence and garage. Approval is based on plans submitted on April 3, 2019.

The proposed single-family residence is an approved building site, pursuant to Tract Map No. 6641. The project does not require coverage by the Santa Clara Valley Habitat Plan.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Joanna Wilk	(408) 299- 5799	joanna.wilk@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@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

Fire Marshal's Office

12. **General Requirements:** these are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

- A) Construction of access roads and driveways shall use good engineering practice.
- 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.

13. **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 FINAL GRADING AND BUILDING PERMIT ISSUANCE

Planning

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

15. **Prior to issuance of any permits**, provide a landscaping plan utilizing vines, shrubbery or planters to reduce the apparent height of the westerly retaining wall to ensure that they blend with the natural surroundings. The landscaping plan shall also be used to blend the structure with the surrounding landscape and soften the impact of development. Said plan shall be acceptable by the Zoning Administrator, **prior to issuance of any permits**.

16. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. ft. – obtain landscaping permit. The landscape ordinance and supporting information can be found on the following web page:

<https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>

17. **Prior to issuance of a building permit**, submit final color samples for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, pursuant

to Zoning Ordinance Section 3.20.040B, and consistent with approved project, color samples and plans approved at the June 12, 2019 Zoning Administration Hearing.

18. **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**.

Land Development Engineering (LDE)

19. 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 may 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;

www.sccplanning.org > I Want to.. > Apply for a Permit > 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.

Please contact LDE at (299-5734) for additional information and timelines.

20. 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.
21. 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:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at:
www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual
www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

22. 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.
23. 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.
24. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

25. 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.
26. 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

27. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet.
28. 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 (1) site design measure is required, it is encouraged to include multiple site design measures in the project design.

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

Soils and Geology

30. Submit one (1) copy of the signed and stamped of the geotechnical report and one electronic copy for the project.
31. 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

32. 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](#)

Environmental Health

33. **Prior to issuance of a building permit**, provide a water will serve letter from Golden Heights Mutual Water Company.

Fire Marshal's Office

Fire Protection Water

34. Fire-Flow. The minimum fire-flow shall be 500 gpm at 20 psi.
NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
 - 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) If the water company provides domestic water, but cannot provide the required hydrant fire-flow, installation of an approved residential fire sprinkler system complying with CFMO-SP6 shall be required throughout.

- D) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant.

Fire Department Access

35. Access roads (roads serving more than two lots) for fire department access shall comply with the following:

- A) Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side.
- B) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
- C) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- D) Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected dwelling, including attached garages. In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standards.
- E) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- F) Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- G) 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.
- H) Gates & Traffic-Calming Devices: Any obstruction to emergency access such as gates, speed bumps/humps, traffic circles, etc. shall require prior approval from the County.

36. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).

- A) Width: Clear width of drivable surface of 12 ft.
- B) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
- C) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- D) Grade: Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected dwelling, including attached garages. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 16% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
- 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) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveways.
- H) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- I) 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.

Miscellaneous:

- 37. Property is located within the South Santa Clara County District Fire response area and is in the State Response Area (served by Cal Fire).
- 38. 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. Provide a 1/2 inch spark arrester for the chimney.
- 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.

Roads and Airports

- 39. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
 - A. Installation of the driveway approach on Estates Drive to County Standard B/8A.

The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.
- 40. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

Geology

- 41. **Prior to building and grading permit issuance**, submit an addendum to the geologic report that includes a slope stability analysis (both static and pseudo-static) taking into account the potential dip-slope of the bedding planes within the underlying Santa Clara Formation.

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

Planning

- 42. **Prior to final inspection**, contact Joanna Wilk, at least a week in advance to schedule a site visit to verify the approved exterior colors, and landscaping have been installed as approved.

Land Development Engineering

- 43. 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.
- 44. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

45.

Fire Marshal's Office

- 46. 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.

- 47. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added). NOTE: The fire sprinkler system shall be installed and finalized 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.

Environmental Health

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

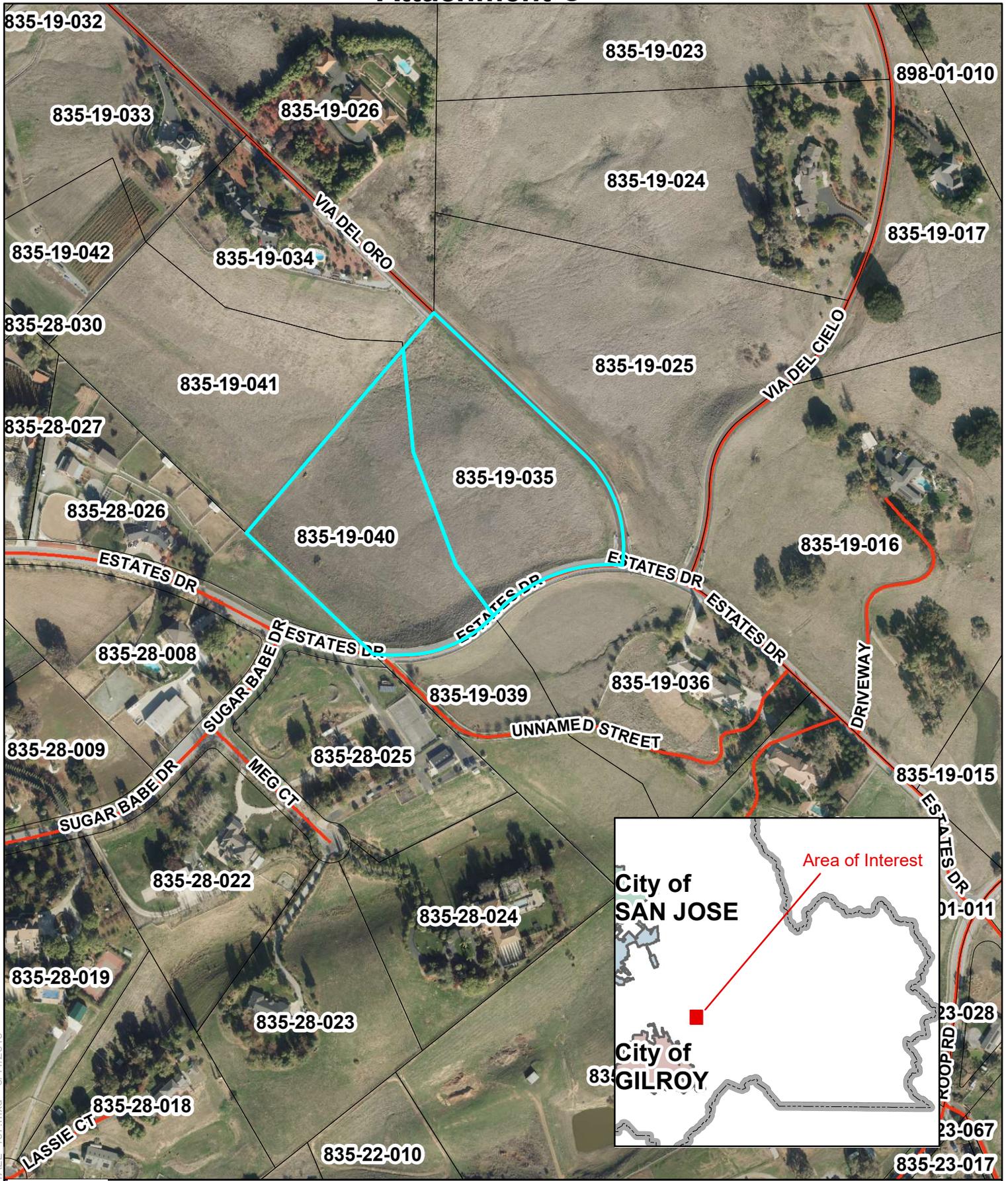
Roads and Airports

- 49. Construct all of the improvements approved under the Encroachment Permit.

ATTACHMENT C

Location & Vicinity Map

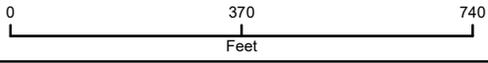
Attachment C



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County of Santa Clara
Department of Planning and Development
Planning Office
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose California 95110-1705



Location & Vicinity Map

File: PLN18-11395
APN: 835-19-035,-040
0 Via Del Oro, Gilroy, CA

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 PREPARED BY AMERICAN SOIL TESTING, INC; FILE NO. 18-5134-S AND DATED APRIL 12, 2018 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL NOT BE RESPONSIBLE TO ACQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18). THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PRACTICE CODE 806, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY/STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

CONSTRUCTION INSPECTION

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

SITE PREPARATION (CLEARING AND RUBBING)

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

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. 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 KEVED 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. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Table with 4 columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Rows include RESIDENCE, LANDSCAPE, DRIVEWAY, POND, and TOTAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

- 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL. TOTAL DISTURBED AREA FOR THE PROJECT 53,951 SF. VOID NO. 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.

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 CONSTRUCTIBLE FRAMING. 3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS. 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 ELECTROLUISER 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 SEEDDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH. 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB. 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW. 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDD 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 AND SITUATIONALLY 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 EQUAL 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

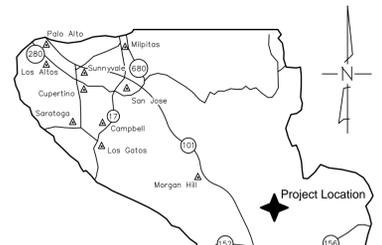
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL ("). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

COUNTY ENGINEER'S NOTE

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

GEOTECHNICAL ENGINEER OBSERVATION

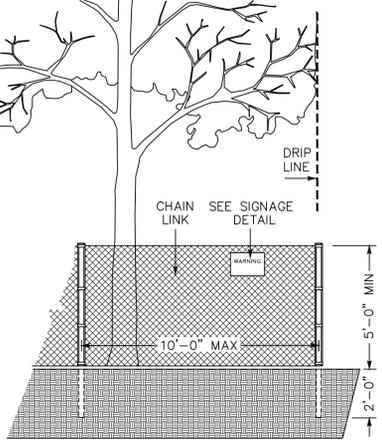
A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS. 2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY). 3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART. 4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION. 5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

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

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

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

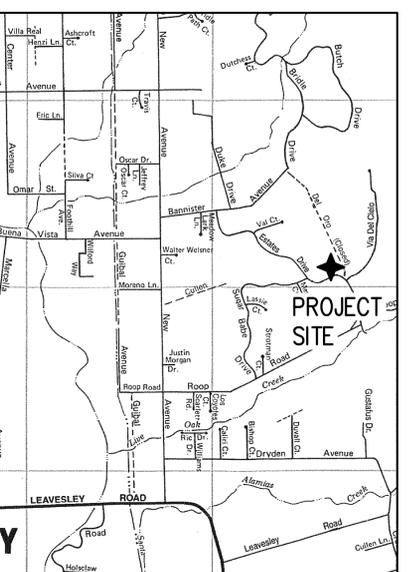
I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. 11395-18DR-18G

DATE 69278 R.C.E. NO. EXP 6-30-20

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

DATE SIGNATURE CHRISTOPHER L. FREITAS

R.C.E. NO. 42107 EXPIRES 3/31/20



VICINITY MAP NO SCALE

SCOPE OF WORK

- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION. CLEAR AND GRUB BUILDING PAD AND DRIVEWAY. BUILDING PAD AND DRIVEWAY GRADING. CONSTRUCT DRIVEWAY. INSTALL SEPTIC TANK AND LEACHFIELD. CONSTRUCT RETAINING WALL. CONSTRUCT DETENTION POND. INSTALL WATER METER COMPLETE TO EXISTING WATER MAIN. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.

SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Description. Rows include COVER SHEET, SITE PLAN, PRELIMINARY GRADING & DRAINAGE PLAN, DRIVEWAY PROFILE, DETAILS, NOTES, ABBREVIATIONS AND LEGEND, EROSION CONTROL PLAN.

BMP1&2 BEST MANAGEMENT PRACTICES

ENGINEER'S NAME: HANNA & BRUNETTI ADDRESS: 7651 EGGLEBERRY STREET, GILROY CA 95020 PHONE NO. 408 842-2173 FAX NO. 408 842-3662

PRELIMINARY IMPROVEMENT PLANS

FOR THE HOME GRADING AND DRAINAGE ON THE LANDS OF DALLIMONTI VIA DEL ORO, GILROY LOT 3 AS SHOWN ON TRACT 6641 'GOLDEN HEIGHTS ESTATES' RECORDED IN BOOK 577 OF MAPS, PAGE 43-46 ON AUGUST 26, 1987 SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 835-19-035 & 040

Table with 3 columns: Revision Number, Date, APN, Sheet Number. Rows include Revision 1, Revision 2, Revision 3.

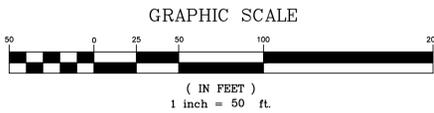
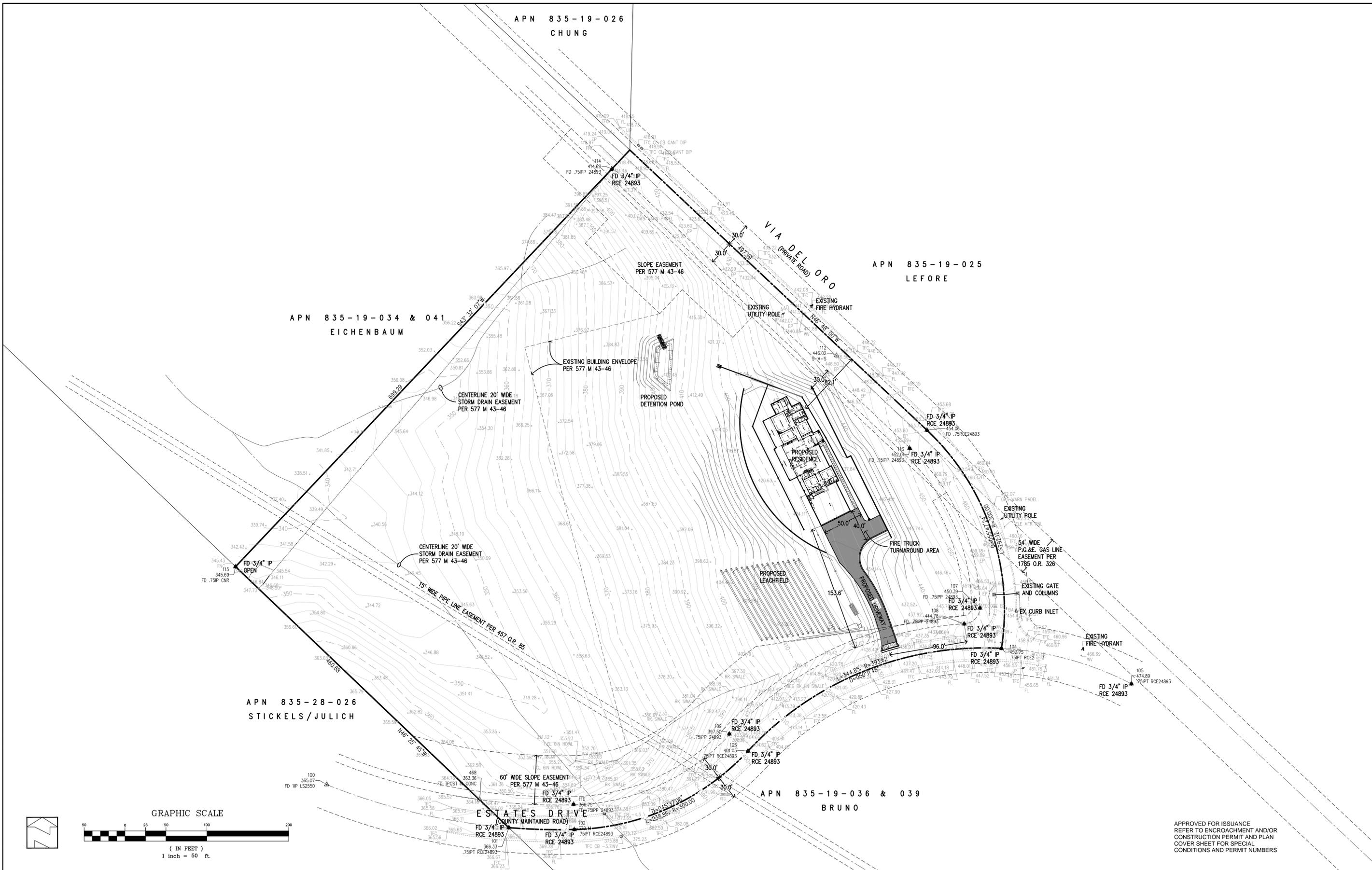
APPLICANT: DALLIMONTI

ROAD: VIA DEL ORO

COUNTY FILE NO.: 11395-18DR-18G

JOB NO. 18016

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



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

PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: NOVEMBER 2018
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: _____
 DRAWN BY: TM

date: _____ 18
 Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69,278
 expires: 6/30/20

REFERENCES

UNINCORPORATED
 NOVEMBER 2018

Site Plan

Lands of Dallimonti - Via Del Oro - apn 835-19-035 & 040

SANTA CLARA COUNTY
 CALIFORNIA

SHEET
2
 OF 8
 JOB NO.
18016

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN WHOLE OR PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLAN # _____ OF _____ SHEET



REVISIONS:		
DATE	DESCRIPTION	BY:

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

DATE: NOVEMBER 2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY: _____
DRAWN BY: TM.

date: _____ 18
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69,278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

REFERENCES

UNINCORPORATED
NOVEMBER 2018

Preliminary Grading & Drainage Plan

Lands of Dallimonti - Via Del Oro - apn 835-19-035 & 040

APPLICANT: DALLIMONTI

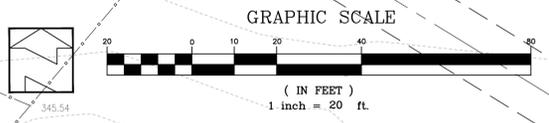
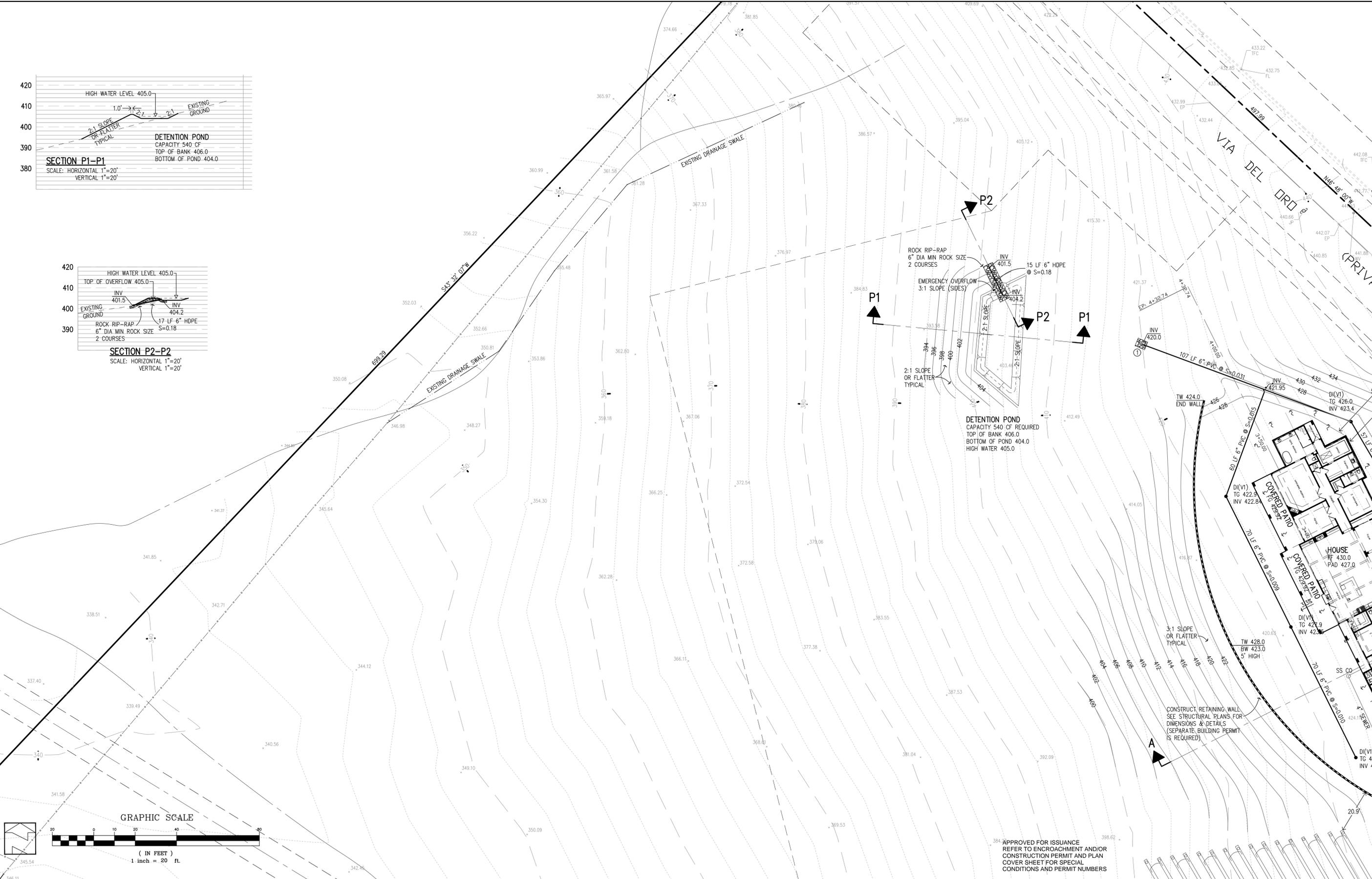
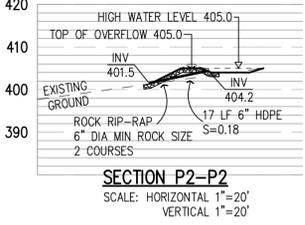
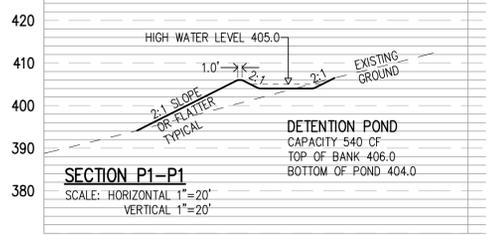
ROAD: VIA DEL ORO

COUNTY FILE NO.: 11395-18DR-18G

SANTA CLARA COUNTY
CALIFORNIA

SHEET
3
OF 8
JOB NO.
18016

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

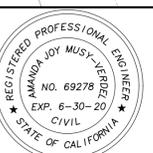
PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:

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

DATE: NOVEMBER 2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: _____ 18
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69,278
expires: 6/30/20



REFERENCES

Preliminary Grading & Drainage Plan

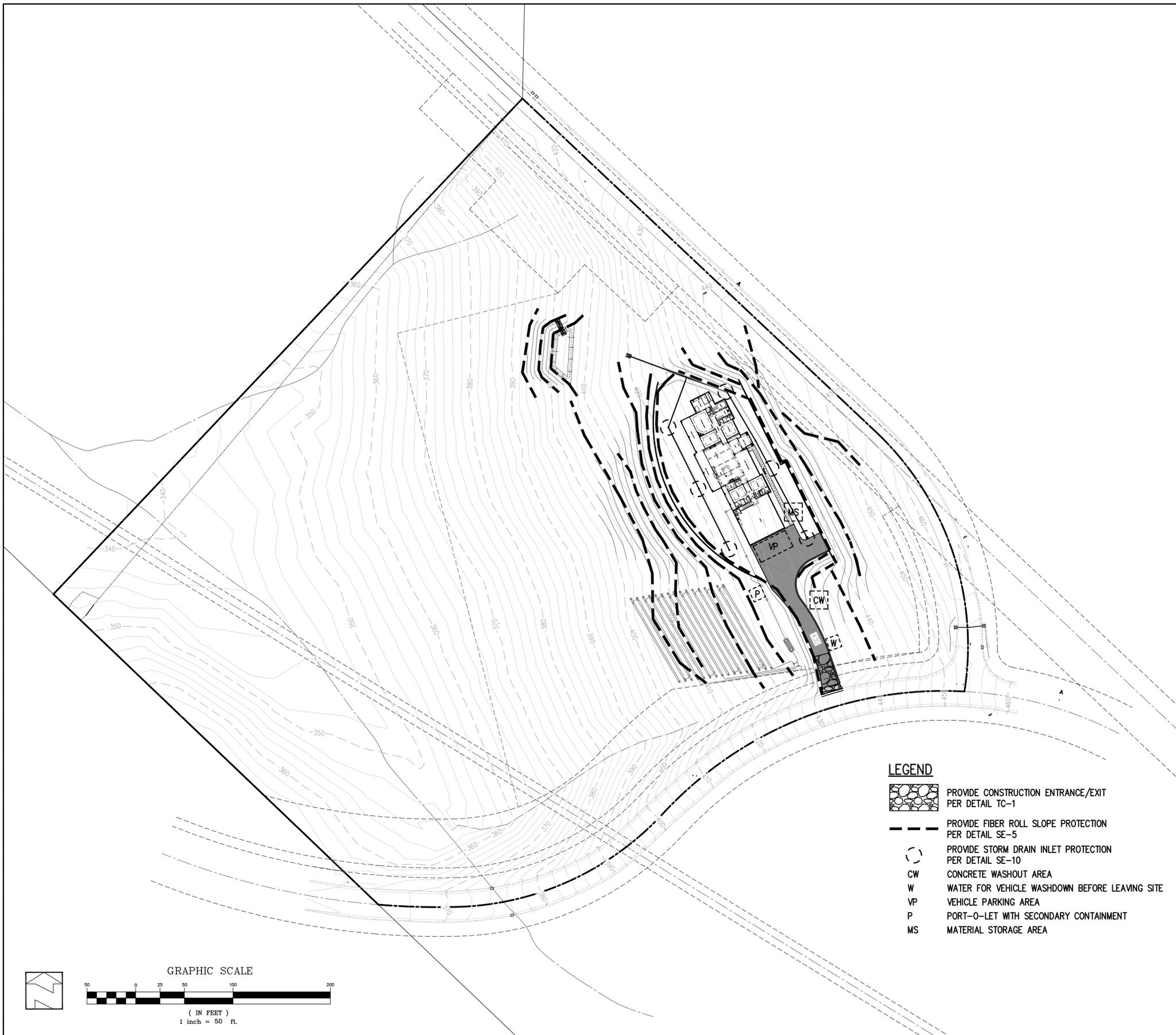
Lands of Dallimonti - Via Del Oro - apn 835-19-035 & 040

UNINCORPORATED NOVEMBER 2018

SANTA CLARA COUNTY CALIFORNIA

SHEET **4**
OF 8
JOB NO. 18016

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EROSION CONTROL NOTES

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

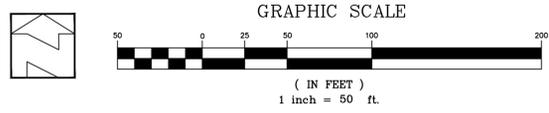
HYDROSEED TABLE

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

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

- PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
- PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5
- PROVIDE STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- CW** CONCRETE WASHOUT AREA
- W** WATER FOR VEHICLE WASHDOWN BEFORE LEAVING SITE
- VP** VEHICLE PARKING AREA
- P** PORT-O-LET WITH SECONDARY CONTAINMENT
- MS** MATERIAL STORAGE AREA



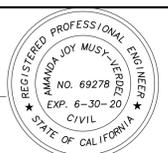
PLAN # _____ OF _____ SHEET

REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: NOVEMBER 2018
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: _____
 DRAWN BY: TM

date: _____ 18
 Hanna - Brunetti
 Amanda Joy Musy-Verdel
 R.C.E. # 69,278
 expires: 6/30/20



REFERENCES

UNINCORPORATED
 NOVEMBER 2018

Erosion Control Plan

Lands of Dallimonti - Via Del Oro - apn 835-19-035 & 040

SANTA CLARA COUNTY
 CALIFORNIA

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

SHEET
6
 OF 8
 JOB NO.
18016

APPLICANT: DALLIMONTI

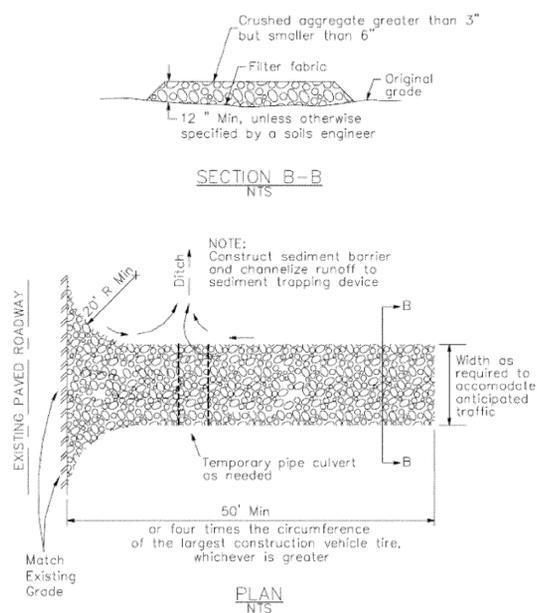
ROAD: VIA DEL ORO

COUNTY FILE NO.: 11395-18DR-18G

JOB NO. 18016

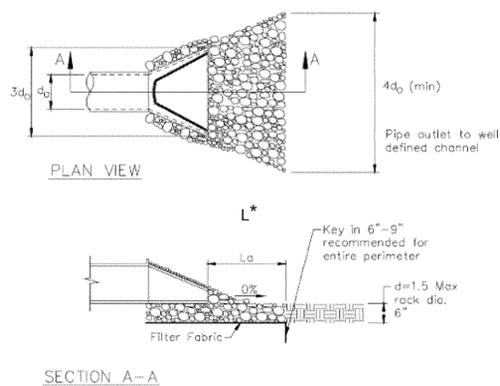
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

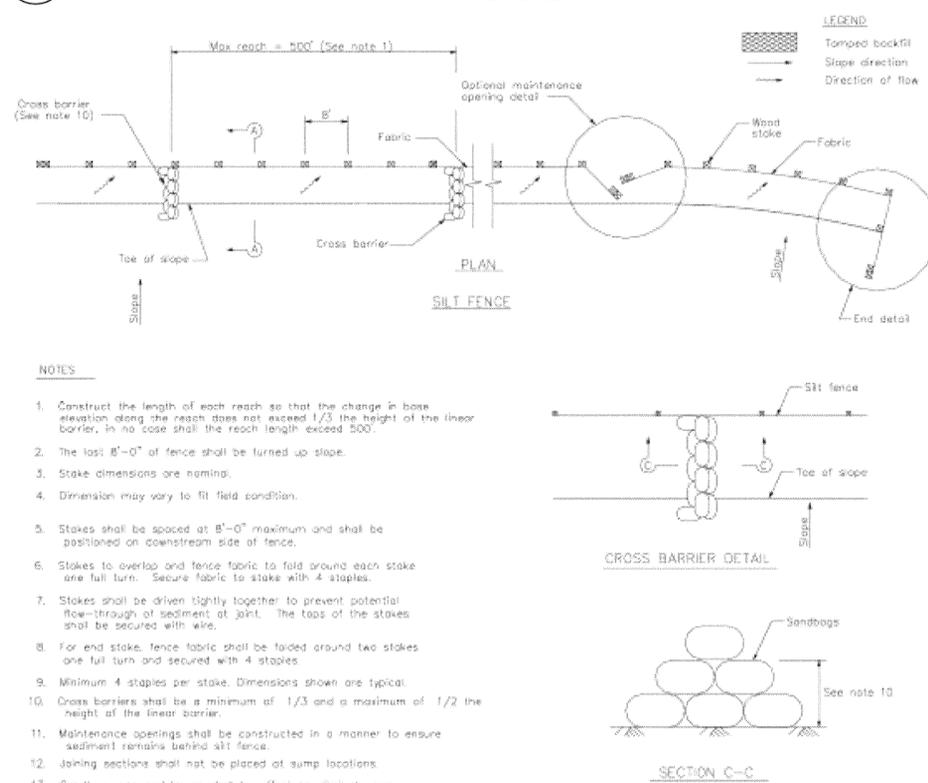


* Length per ABAG Design Standards

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

1 Silt Fence

CASQA Detail SE-1

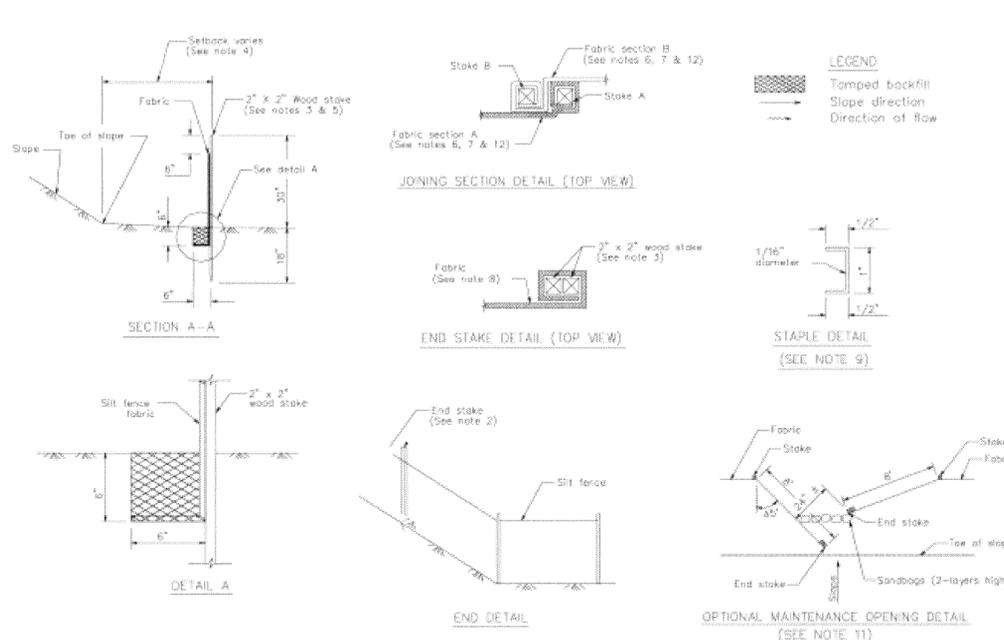


NOTES

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.

2 Silt Fence

CASQA Detail SE-1



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 rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
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.

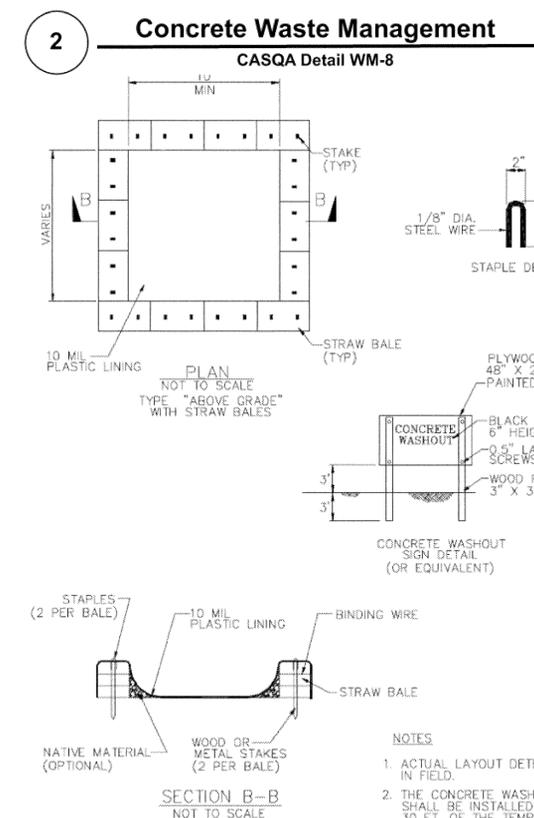
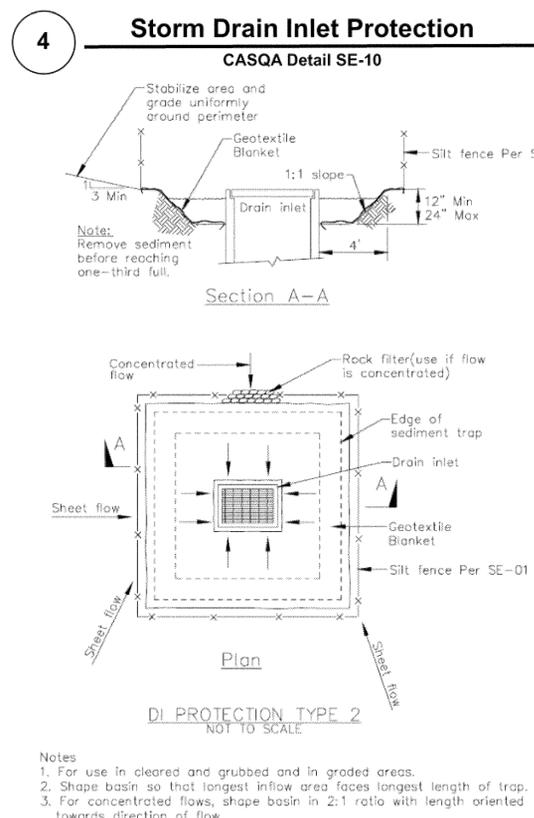
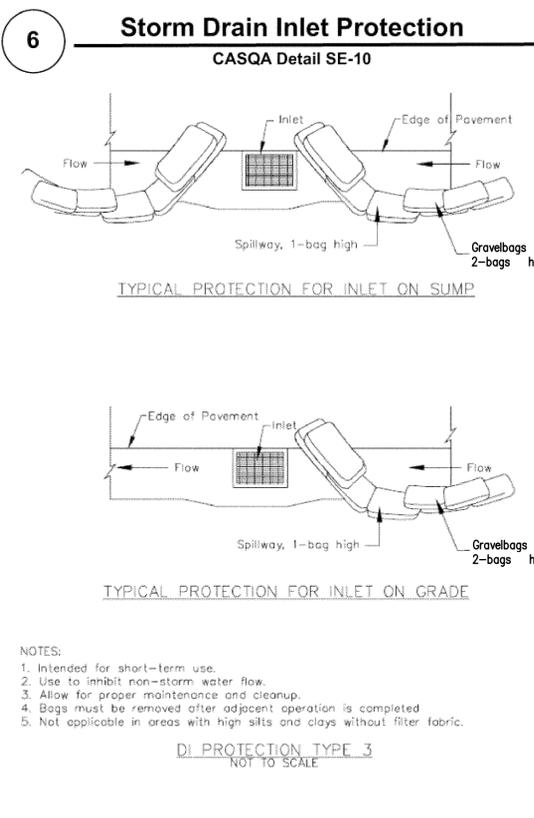
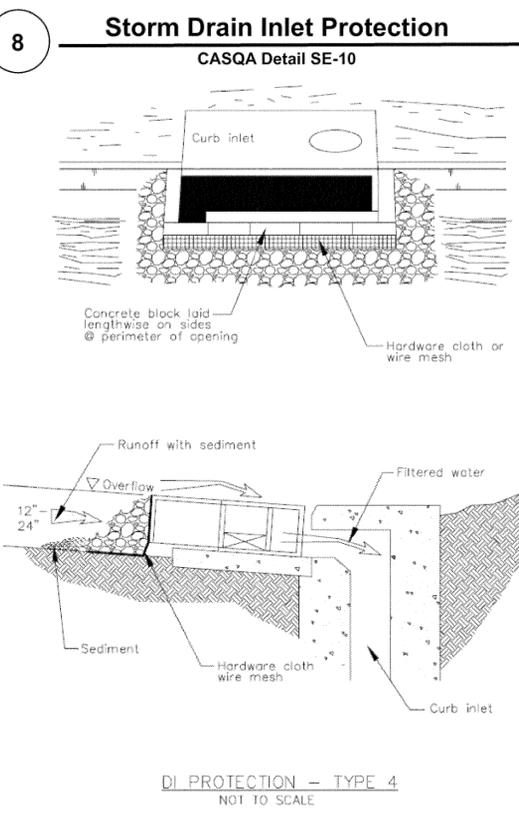
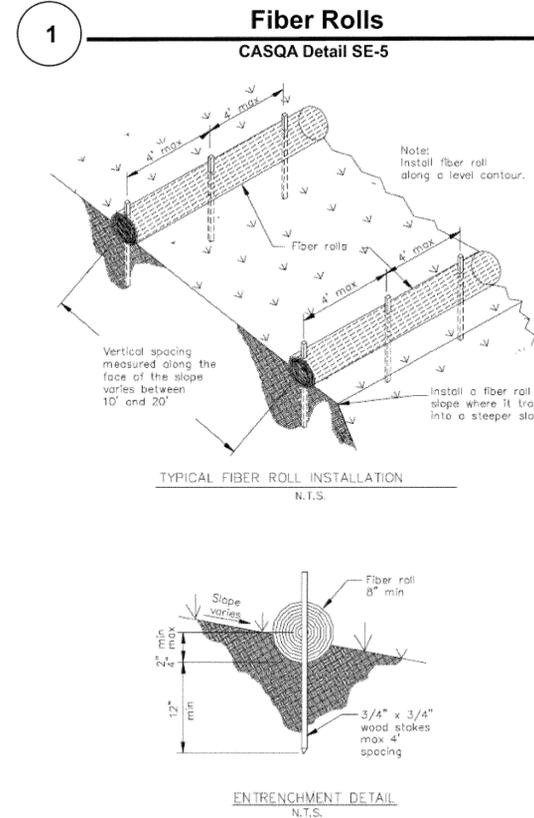
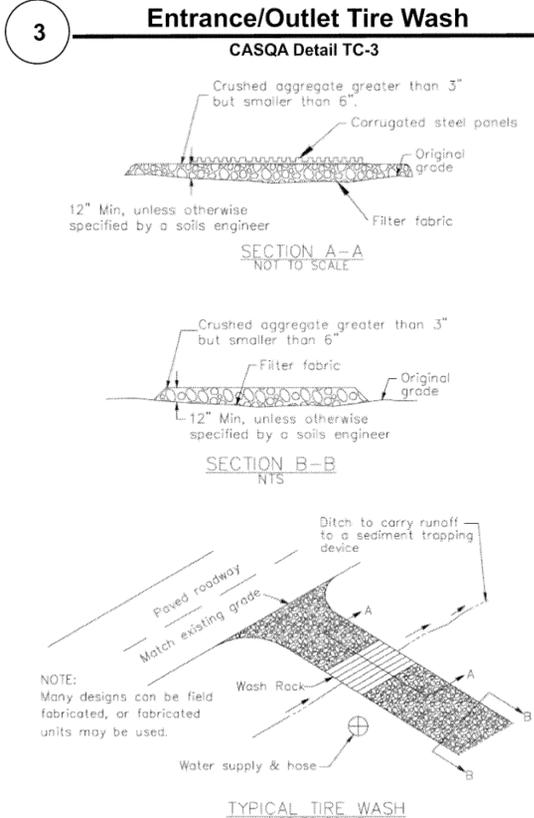
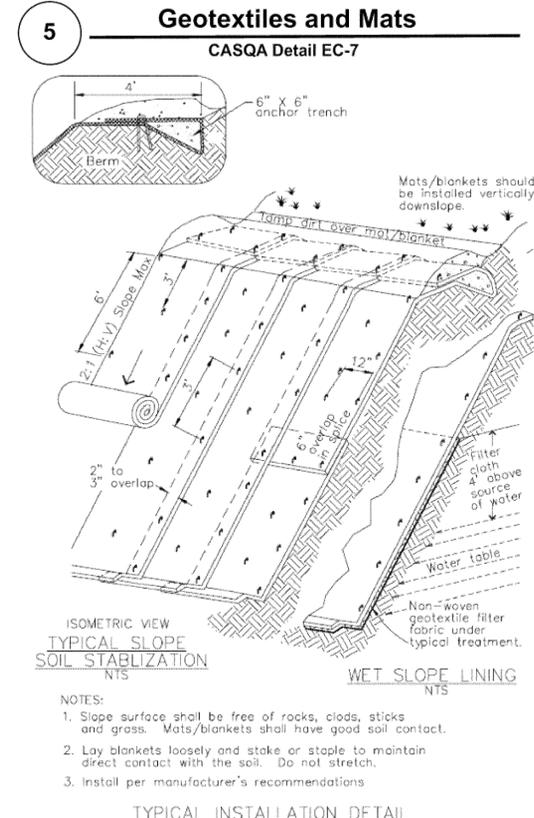
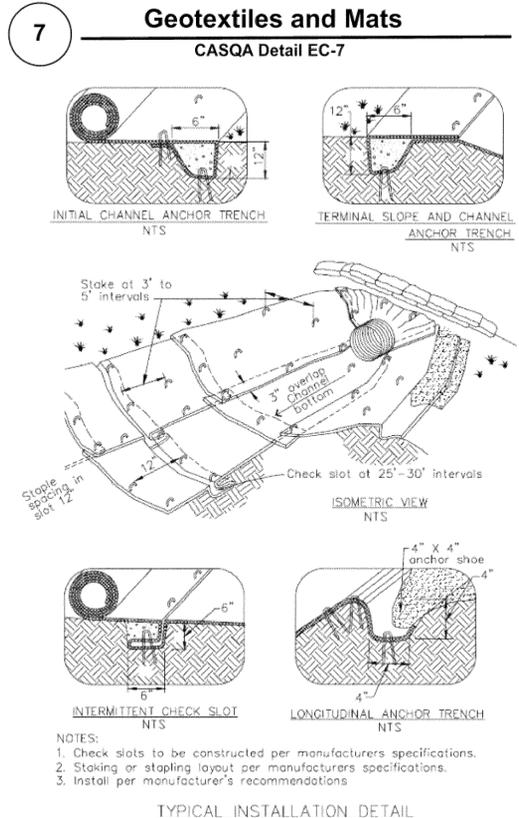
IMPROVEMENT PLANS

FOR THE HOME GRADING AND DRAINAGE ON THE LANDS OF DALLMONTI VIA DEL ORO, GILROY

LOT 3 AS SHOWN ON TRACT 8641 "GOLDEN HEIGHTS ESTATES" RECORDED IN BOOK 577 OF MAPS, PAGE 43-46 ON AUGUST 26, 1987 SANTA CLARA COUNTY, CALIFORNIA A.P.N.: 835-19-035 & 040

Project Information





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

IMPROVEMENT PLANS

FOR THE HOME GRADING AND DRAINAGE ON THE LANDS OF DALLMONTI VIA DEL ORO, GILROY

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Project Information



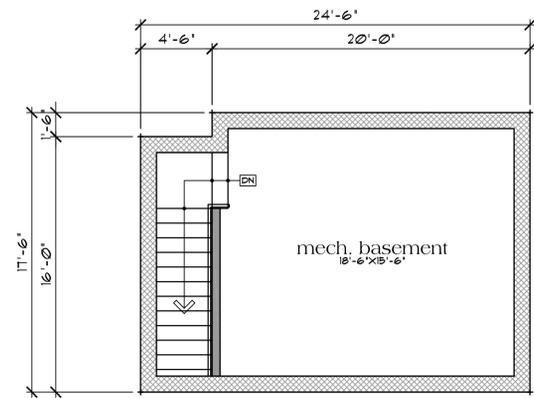
NO./ DATE/ REVISION
3/28/19 Planning FC

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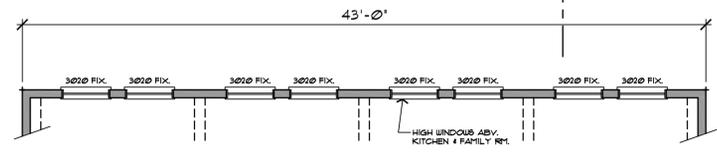
DZ Design Associates, Inc.
 A California Corporation
 18640 Sutter Blvd., Suite 500
 Morgan Hill, California 95037
 Phone: (408) 775-7145 Fax: (408) 778-7004
 Email: dz@designassociates.com

DRAWING TITLE	Floor Plan
JOB TITLE	Dallamonti Residence
JOB ADDRESS	Golden Heights Estates Via Del Oro Gilroy, California

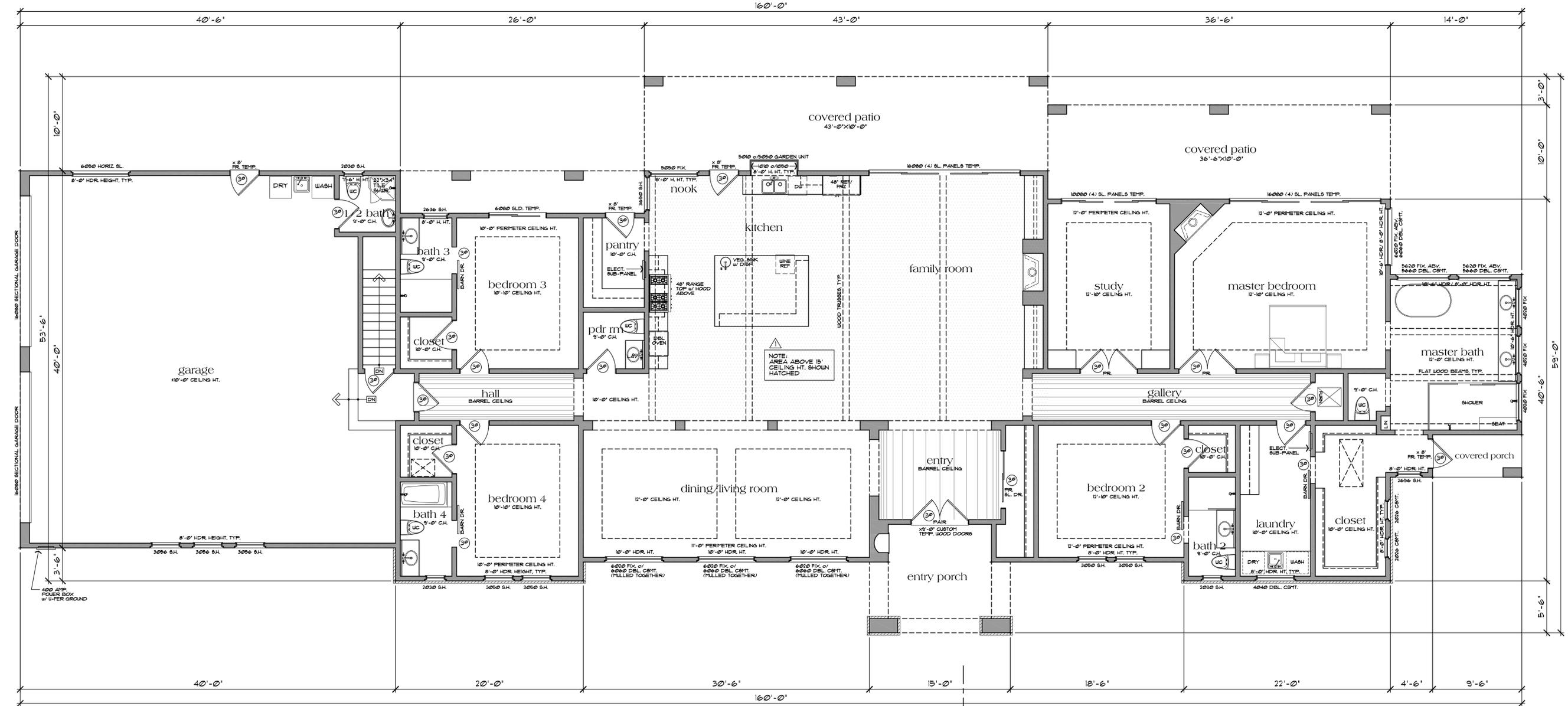
DATE	SEPT. 5, 2018
SCALE	3/16" = 1'-0"
PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	SEZ
JOB NO.	DZ0618
SHEET	A2



Floor Plan
 342 sq. ft. (unconditioned)



Upper window plan



4463 sq. ft. Living Area
 1602 sq. ft. Garage
 342 sq. ft. Basement (unconditioned)
 167 sq. ft. Covered Porches (3 walls)
 1129 sq. ft. Area above 15' ceiling ht.
 7703 sq. ft. total

Floor Plan
 4463 sq. ft. Living Area
 1602 sq. ft. Garage
 1129 sq. ft. Area above 15' ceiling ht.

- NOTE: ALL WINDOWS TO BE ANDERSEN 100 SERIES OR EQUAL
- DEFERRED SUBMITTAL: INSTALL NEW RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE REVIEWED UNDER SEPARATE PERMIT.
- NOTE: PROJECT IS WITHIN UJI 4 STATE RESPONSE AREA 4 SHALL COMPLY WITH UJI 4 STATE REQUIREMENTS

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



DZ12_4102019_5452_AM_Zdzproj0012018\0618-Dallamonti\Architectural\Design\0618-a2.dwg

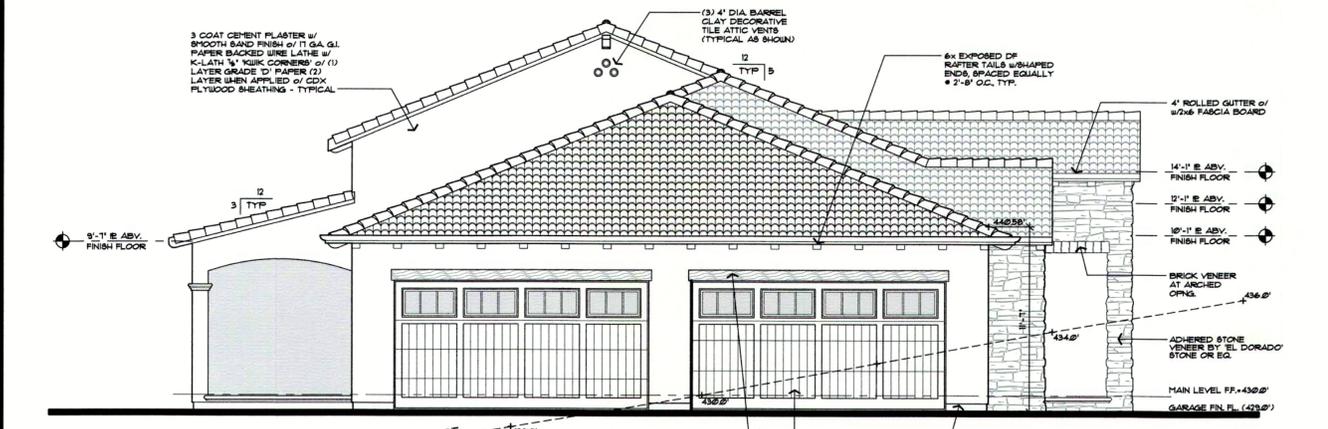
NO. / DATE / REVISION

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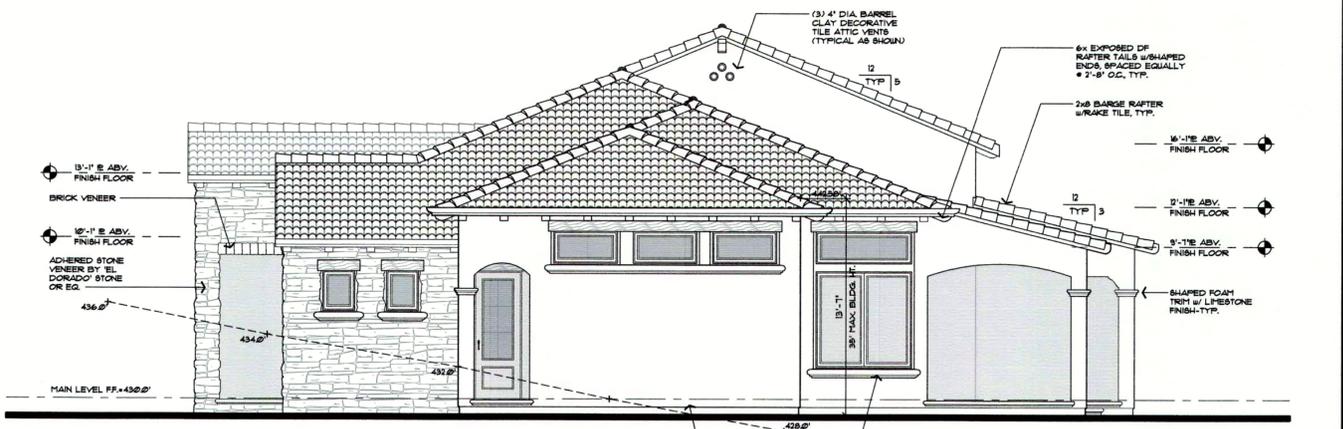
DAZ Design Associates, Inc.
 A California Corporation
 18640 Sutter Blvd., Suite 500
 Morgan Hill, California 95037
 Phone: (408) 778-7005 Fax: (408) 778-7004
 email: dazdesign@att.net



front elevation



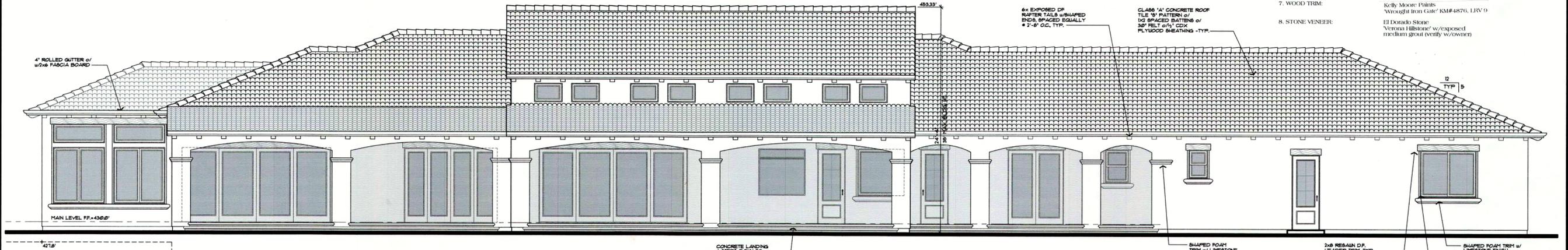
left side elevation



right side elevation

EXTERIOR FINISHES:

- COLOR SCHEME 1
- ROOFING: Eagle Roofing Products 'S' Tile, SMC#8401 Sun Miguel Blend w/booster cap
 - STUCCO BASE: Kelly Moore Paints Country Club KM#5785-3, LRV 26
 - FASCIA, GUTTERS, CORBELS: Kelly Moore Paints Wrought Iron Gate KM#4876, LRV 9
 - WINDOW FRAME: Andersen 100 Series Deep Bronze Frames
 - GARAGE & EXTERIOR DOORS: Iron doors w/galvanized coating Deep Bronze Frames
 - SHAPED TRIM w/LIMESTONE FINISH: Architectural Veneer Systems or eq. 'Oatmeal' colorwash w/'Daverline' finish
 - WOOD TRIM: Kelly Moore Paints Wrought Iron Gate KM#4876, LRV 9
 - STONE VENEER: El Dorado Stone Verona Hillstone w/exposed medium grout (verify w/owner)



rear elevation

DRAWING TITLE: Exterior Elevations
 JOB TITLE: Dallamonti Residence
 JOB ADDRESS: Golden Heights Estates
 Via Del Oro
 Gilroy, California

DATE: SEPT. 5, 2018
 SCALE: 3/16" = 1'-0"
 PROJECT MANAGER: SCOTT ZAZULETA
 DRAWN: SEZ
 JOB NO.: DZ0618
 SHEET:

A3

DZ12_3292018_12:34 PM Z:\projects\2018\06\0618-Dallamonti\Architectural\Design\0618-a3.dwg

NOTES:

WASTEWATER DESIGN FLOW IS 525 GPD.
BASED ON PROPOSED 4 BEDROOM MAIN HOUSE.

THIS LOT WAS PRECONDITIONED FOR A 4 BEDROOM HOUSE WITH 800 FT + 800 FT OF LEACHFIELD AS SUCH NO PERCOLATION TESTING WAS REQUIRED.

- ① 4" ABS GRAVITY SEWER LINE WITH MINIMUM 2% GRADIENT AND 2-WAY CLEANOUTS SPACED 50' APART MIN.
- ② 1,500 GALLON ROTH™ MULTITANK SEPTIC TANK WITH 24" RISERS AND EFFLUENT FILTER
- ③ BULL RUN VALVE
- ④ POLYLOK FLOW CONTROLLER X2
- ⑤ 800 FT PRIMARY + 800 FT SECONDARY ROCK FILLED TRENCHES WITH 4" CAPPED INSPECTION RISERS INSTALLED AT EACH END
- ⑥ 4" CAPPED INSPECTION RISER (TYP.) X32



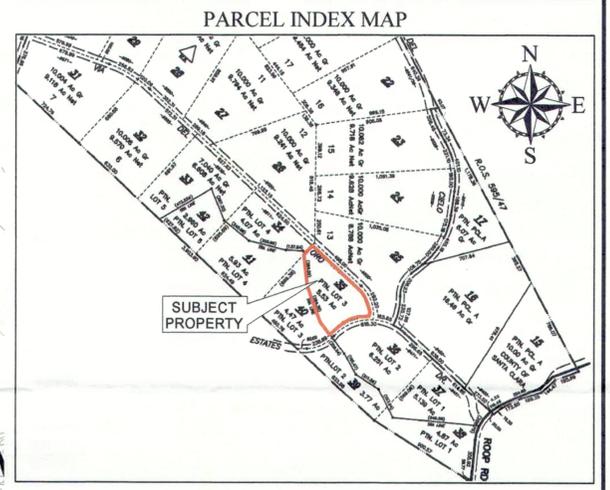
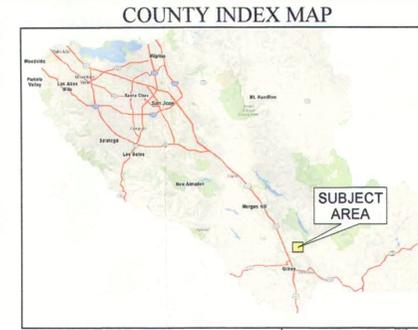
NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE SEPTIC SYSTEM DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. BASE MAP PREPARED AND PROVIDED ELECTRONICALLY BY HANNAH-BRUNETTI

NOTE: CONTRACTOR SHALL NOT USE PURPLE PIPE. USE OF PURPLE PIPE IS PROHIBITED PER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH REGULATIONS.

IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. BIOSPHERE CONSULTING, INC. MAINTAINS TITLE OWNERSHIP OF THE PLANS AND SPECIFICATIONS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

SP02859328
SEWAGE SYSTEM REVIEW
 SANTA CLARA COUNTY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 Project Description: New 4 bdrm SFE
 With existing system
 Install/modify system per plan (describe below)
 (Obtain a permit from Environmental Health)
 Install new 1500gal tank w/ 2" valve
 800+800 leach field
 R.E.H.S. [Signature] Date 3/26/19
Not A Sewage System Permit

Flow size based on DEH conditions for Banister Av Submission (1981)



Biosphere Consulting
 Alternative Wastewater System Design
 1315 King Street
 Santa Cruz, CA 95060
 Tel: (831) 430-8116
 www.biosphere-consulting.com

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN PLAN	
Project Location:	Via Del Oro, Gilroy, California (Santa Clara County)
Property Owner:	Don & Rhonda Dallimonti
Mailing Address:	606 Park Road, Emerald Hills, CA 94062
Owner Phone #:	(650) 363-0624
Date:	03/07/19
By:	David Quinn / Andrew Brownstone
REVISION:	
Job No.:	18059
APN:	835-19-035
Sheet:	1 of 2



PROJECT DESCRIPTION

A conventional gravity flow treatment system utilizing rock-filled trenches is proposed to serve the new development of a 4 bedroom single family dwelling located at Via Del Oro, Gilroy in Santa Clara County, California.

CONSTRAINTS & DESIGN CRITERIA

- The proposed system is designed to serve a 4 bedroom dwelling with a design wastewater flow of 525 gallons per day (gpd) per County DEH guidelines.
- This lot was preconditioned for a 4 bedroom house with 800 ft + 800 ft of leachfield as a result, no percolation testing was required.
- Soil profiles did not exhibit any evidence of seasonally high groundwater conditions.
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).
- The water source for the property is a shared well located on APN#835-19-017.

SPECIFICATIONS

1. Building Sewer Lines & Proposed Processing Tank

- A 4" ABS gravity sewer line shall be installed to convey all raw sewage from dwelling to the processing tank. All gravity sewer piping must maintain a minimum 2% continuous gradient. All wastewater including graywater shall be discharged to the septic tank.
- Locate a 2-way, 4" ABS cleanout fittings on the building sewer to facilitate snaking and line location.
- The septic tank shall be a 1,500 gallon, watertight, Roth MultiTank tank. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (brown). The tank shall be installed according to the manufacturers guidelines including recommended anti-floatation collar.
- The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer. Access riser lids shall be brown unless otherwise requested.
- Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
- Obtain a watertight tank inspection by DEH.

2. Effluent Distribution and Dispersal Trenches

- 4" ABS or SCH 40 PVC tightline shall be used to make gravity flow connections between the septic tank and the drainfield trenches. All gravity lines shall maintain a continuous 2% min. gradient.
- A Bull Run Valve and two Polylok Flow Controllers shall be installed to divert effluent flow between the two drainfield zones as shown on the plan.
- A primary and secondary leachfield shall each consist of eight, 100-ft long, 1.5 ft-wide, rock-filled trenches with an effective depth of 2 feet and a total depth of 5.5 feet. The floor of each trench shall be level. Installer to scarify trench walls to remove smear and increase surface area for absorption.
- Trenches shall be spaced 6' on center.
- This is sufficient to serve a 4 bedroom single family dwelling generating 525 gallons per day.
- Installer shall assure that surface drainage is directed away from the proposed septic tank and dispersal trenches.

3. Piping Schedule

- All piping shall be installed to conform to requirements in the current California Plumbing Code.
- The house sewer pipe to the septic tank shall be constructed of 4" ABS or SCH 40 PVC tightline and shall include a 2-way clean out fitting near dwelling as shown on the plan.

4. Installer Qualifications and Responsibilities

- The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems.
- The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.
- For tree setback requirements, refer to the Santa Clara County Ordinance C-16 Tree Preservation and Revision.
- The appropriate Environmental Health Office or Specialist must be notified by the installation contractor at least 48-hours prior to starting construction and for each required inspection: Main Office (1555 Berger Drive, Suite 300, San Jose) 408-918-3400 or South County Office (80 Highland Ave, San Martin) 408-918-3400

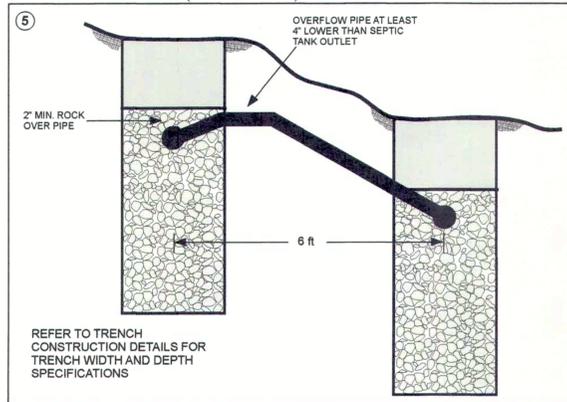
5. Site Clean up and Erosion Control Measures

- All excavated areas shall be smoothed and all construction debris shall be removed from the site.
- All disturbed soils shall be seeded and mulched. Erosion Control Mix seed shall be used at the coverage recommended on the package for all disturbed soil.
- Straw shall be used to cover all disturbed soil.
- PER DIVISION C12, CHAPTER III OF THE COUNTY CODE (Sec. C12-513. Temporary erosion control.)
"The permittee and any person(s) doing, causing or directing the grading shall install and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed erosion prevention and sediment control measures, so that downstream properties are not affected by upstream erosion or sediment transport by stormwater."

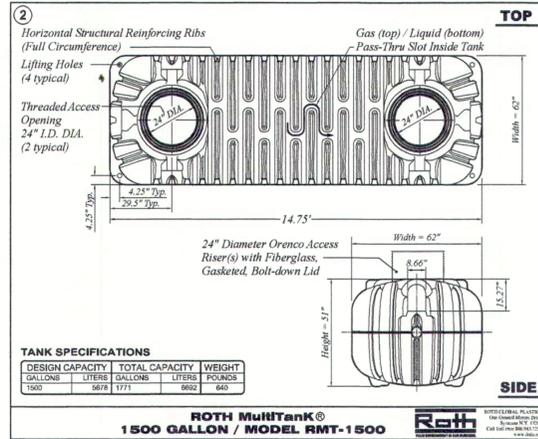
SYSTEM OPERATION AND MAINTENANCE

- The septic tank should be pumped when the total thickness of the scum and sludge layers in the inlet side of the tank is greater than 1/3 of total liquid level depth, typically about 2 feet.
- The effluent filter in the septic tank should be removed yearly and cleaned by hosing off into the inlet side of the septic tank. Less frequent cleanings may be acceptable.
- Grease and oils should not be put into the home drains.
- The septic tank is alive with microorganisms performing oxidation and reduction of the contents. Do not add any materials (paint thinner, paint, motor oil, unused medicine, cat litter, etc.) that may disrupt this process.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM! This discharge may be routed directly to an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.
- Keep the area over the leach fields trimmed to prevent the growth of trees and shrubs. Do not construct anything or drive/park over the septic tanks or dispersal trenches.

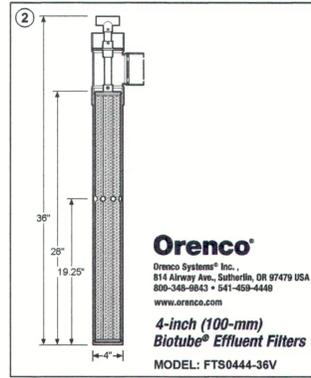
OVERFLOW/RELIEF (POP-OVER) LINE CONSTRUCTION DETAIL



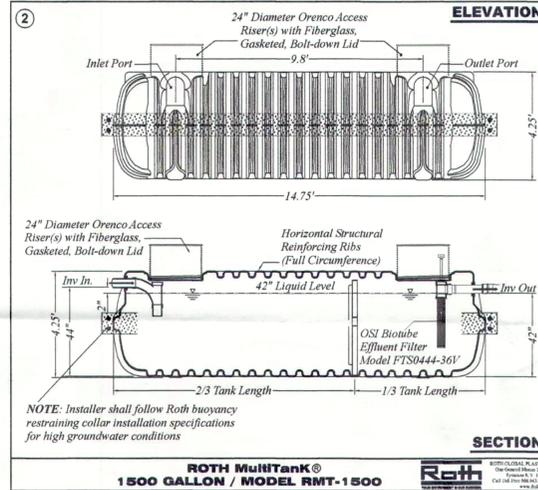
1,500 GALLON SEPTIC TANK DETAIL



EFFLUENT FILTER DETAIL



1,500 GALLON SEPTIC TANK DETAIL



SOIL PROFILE FIELD LOG

Job Number: Dallimonti - 18059 Location: Via Del Oro Gilroy, APN 835-19-035
 Date Soil Sampled: 2/21/19 Time: 2 pm Vegetation: Grass
 Elevation: Slope Gradient: 15% Aspect: West Geomorphic Surface: Described by A.B.
 Parent Material(s): Gravelly Sand

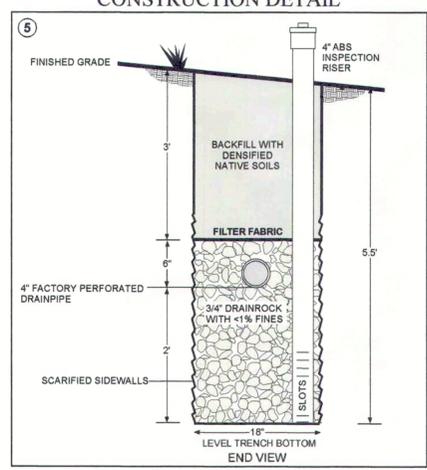
DEPTH	MOISTURE	STRUCTURE	PERCENT	MOISTURE	TEXTURE	COLOR	HORIZON	CONTACTS
0-1.0	dry	fr	100	moist	LS	Very Dark Grey to Black	Manzell (moist)	distinct topo
1.0-2.0	dry	fr	100	moist	LS	Very Dark Grey to Black	Manzell (moist)	distinct topo
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SOIL PROFILE FIELD LOG

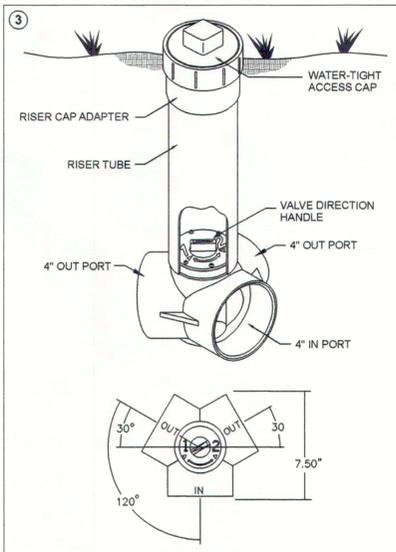
Job Number: Dallimonti - 18059 Location: Via Del Oro Gilroy, APN 835-19-035
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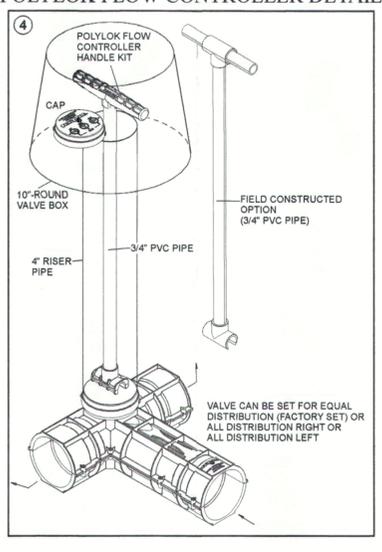
LEACHING TRENCH CONSTRUCTION DETAIL



BULL RUN VALVE DETAIL



POLYLOK FLOW CONTROLLER DETAIL



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS



Biosphere Consulting
 Alternative Wastewater System Design
 1315 King Street, Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

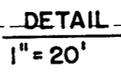
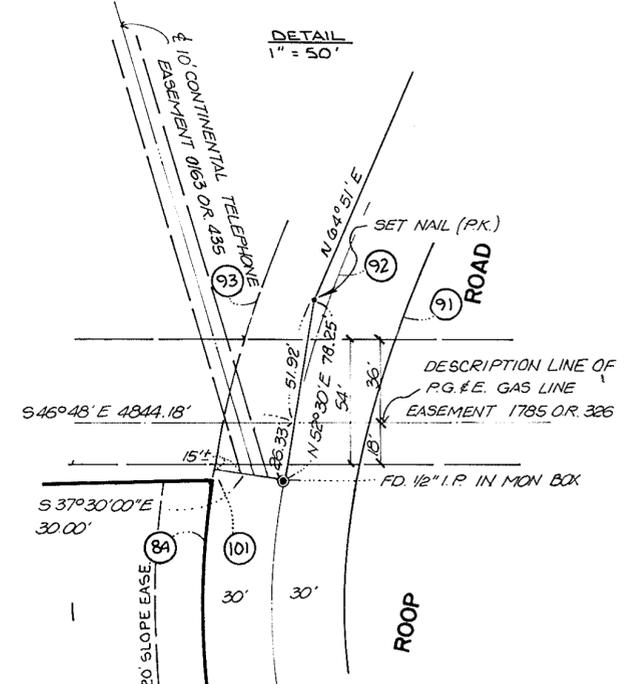
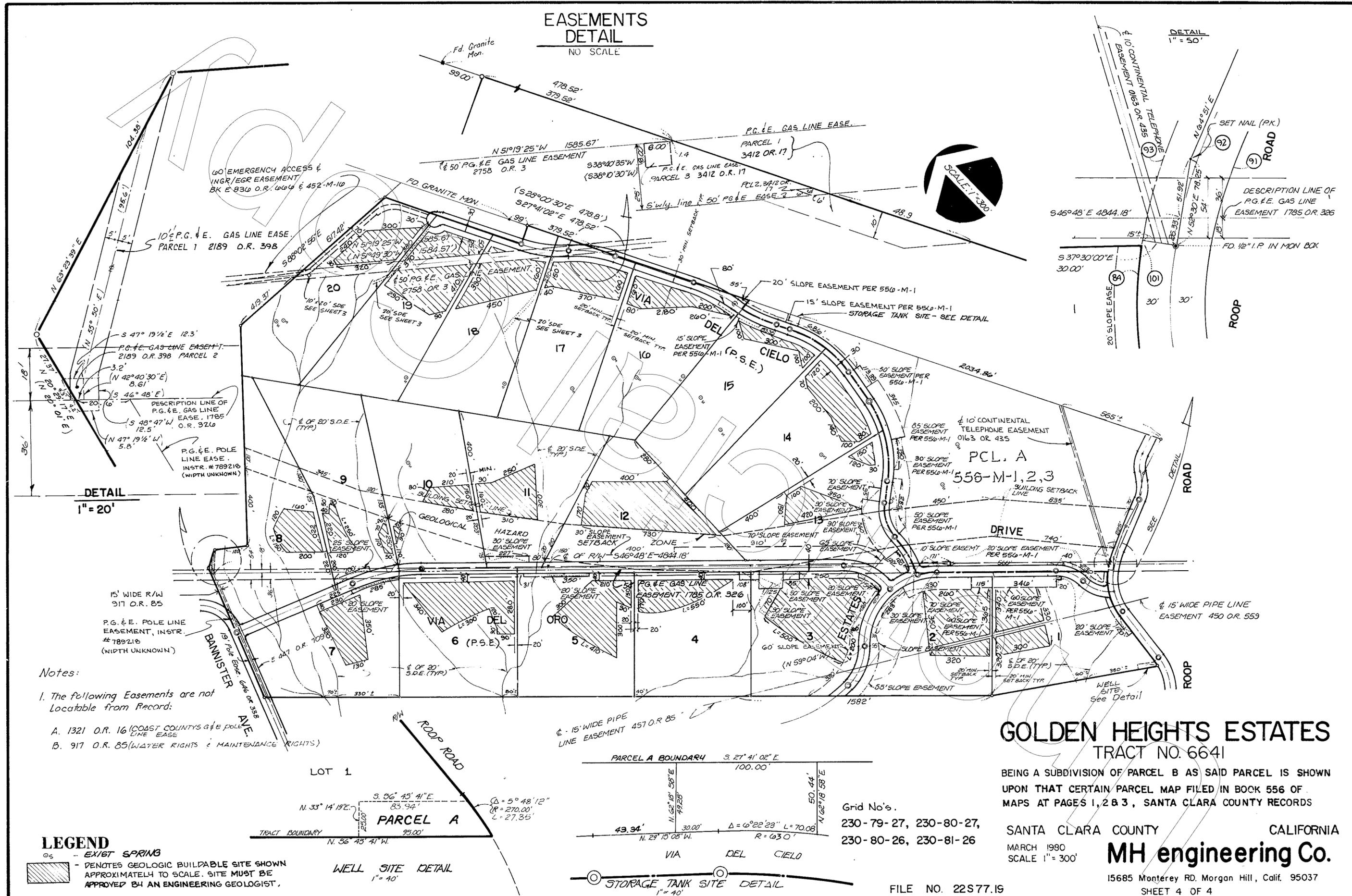
ONSITE WASTEWATER TREATMENT SYSTEM DESIGN PLAN

Project Location: Via Del Oro, Gilroy, California (Santa Clara County)
 Property Owner: Don & Rhonda Dallimonti
 Mailing Address: 606 Park Road, Emerald Hills, CA 94062
 Owner Phone #: (650) 363-0624
 Date: 03/07/19 By: David Quinn / Andrew Brownstone
 Job No.: 18059 APN: 835-19-035



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**EASEMENTS
DETAIL**
NO SCALE



GOLDEN HEIGHTS ESTATES
TRACT NO. 6641

BEING A SUBDIVISION OF PARCEL B AS SAID PARCEL IS SHOWN UPON THAT CERTAIN PARCEL MAP FILED IN BOOK 556 OF MAPS AT PAGES 1, 2 & 3, SANTA CLARA COUNTY RECORDS

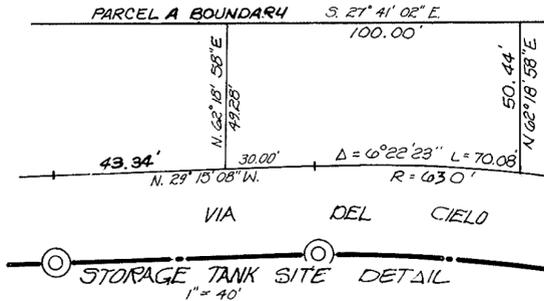
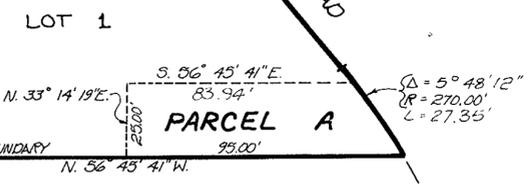
SANTA CLARA COUNTY CALIFORNIA
MARCH 1980
SCALE 1" = 300'

MH engineering Co.

15685 Monterey Rd. Morgan Hill, Calif. 95037
SHEET 4 OF 4

- Notes:
- The following Easements are not Locatable from Record:
 - A. 1321 O.R. 16 (COAST COUNTY'S G&E POLE LINE EASE)
 - B. 917 O.R. 85 (WATER RIGHTS & MAINTENANCE RIGHTS)

LEGEND
 - EXIST SPRING
 - DENOTES GEOLOGIC BUILDABLE SITE SHOWN APPROXIMATELY TO SCALE. SITE MUST BE APPROVED BY AN ENGINEERING GEOLOGIST.



BK 577
577
46