

BENCHMARK

CITY OF SAN JOSE BENCHMARK 177-D
 CHISELED SQUARE ON TOP OF CATCH BASIN ON WEST SIDE OF ZANKER ROAD AND 110 FEET NORTH OF CAROLIA DRIVE
 ELEVATION = 15.11 (MSL) DATUM = NGVD 29

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	DRIVEWAY	
	SIDEWALK	
	WHEELCHAIR RAMP WITH TRUNCATED DOMES	
	OVERLAND RELEASE PATH	
	CONFORM LINE	
	STORM DRAIN	
	CURB & GUTTER	
	STORM WATER INLET (HOODED INLET)	
	REGULAR FLAT GRATE INLET	
	DIRECTION OF FLOW	
	STORM DRAIN MANHOLE	
	FIRE HYDRANT	
	STREET LIGHT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	RAP	
	REDWOOD HEADER	
	SLOPE	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	

ABBREVIATIONS

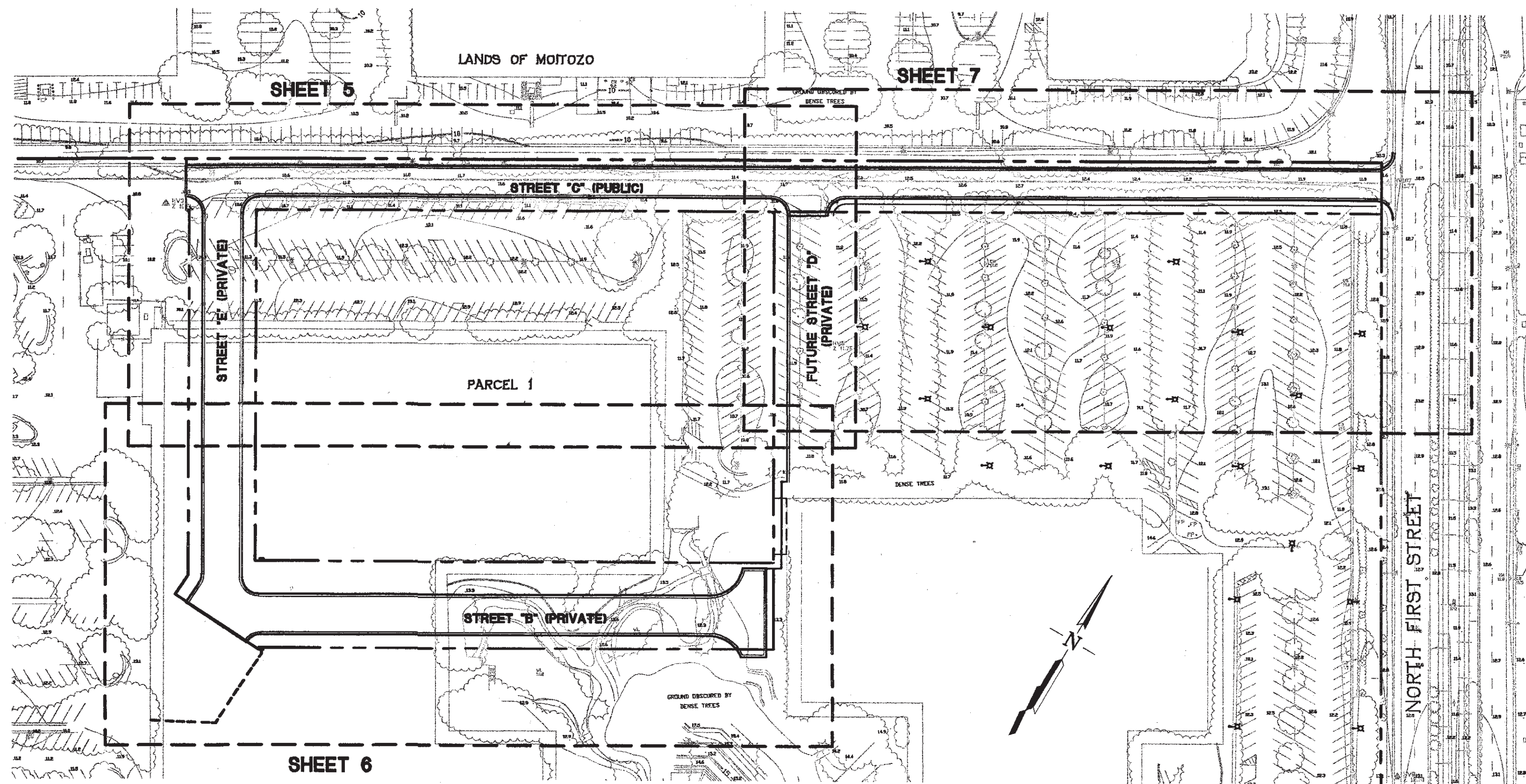
AB	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
AC	ASPHALT CONCRETE	PCC	POINT OF COMPOUND CURVE
AD	AREA DRAIN	PL	PROPERTY LINE
BC	BEGINNING OF CURVE	PVC	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PUE	PUBLIC UTILITY EASEMENT
BO	BLOW OFF	PVC	POLYVINYL CHLORIDE PIPE
BW	BACK OF WALK	PIV	POINT OF VERTICAL INTERSECTION
CL	CENTER LINE	RAP	RAMMED AGGREGATE PIER
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RET	CURB RETURN
EC	END OF CURVE	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SDE	STORM DRAIN EASEMENT
EAE	EMERGENCY ACCESS EASEMENT	SNS	STREET NAME SIGN
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	STA	STATION
FC	FACE OF CURB	STD	STANDARD
FF	FINISHED FLOOR	SWI	STORM WATER INLET
FG	FINISHED GRADE	SWK	SIDEWALK
FI	FIELD INLET	TB	TOP OF BERM
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK	TCM	TREATMENT CONTROL MEASURE
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT ELEVATION	TOP	TOP OF SLOPE
LP	LOW POINT	TOE	TOE OF SLOPE
MAX	MAXIMUM	TW	TOP OF WALL
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WSP	WATER STEEL PIPE
VC	VERTICAL CURVE		

STANDARD GRADING PLAN NOTES

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY, PERMITTEE AND CONTRACTOR SHALL EACH, SEPARATELY, NOTIFY THE CITY OF SAN JOSE AT (408) 535-3555 AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
 THE PROJECT INSPECTOR IS GARY SANGHA. VOICEMAIL NO. (408) 998-6174.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS; (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

**ROUGH GRADING AND DRAINAGE PLANS
 RIVERVIEW**

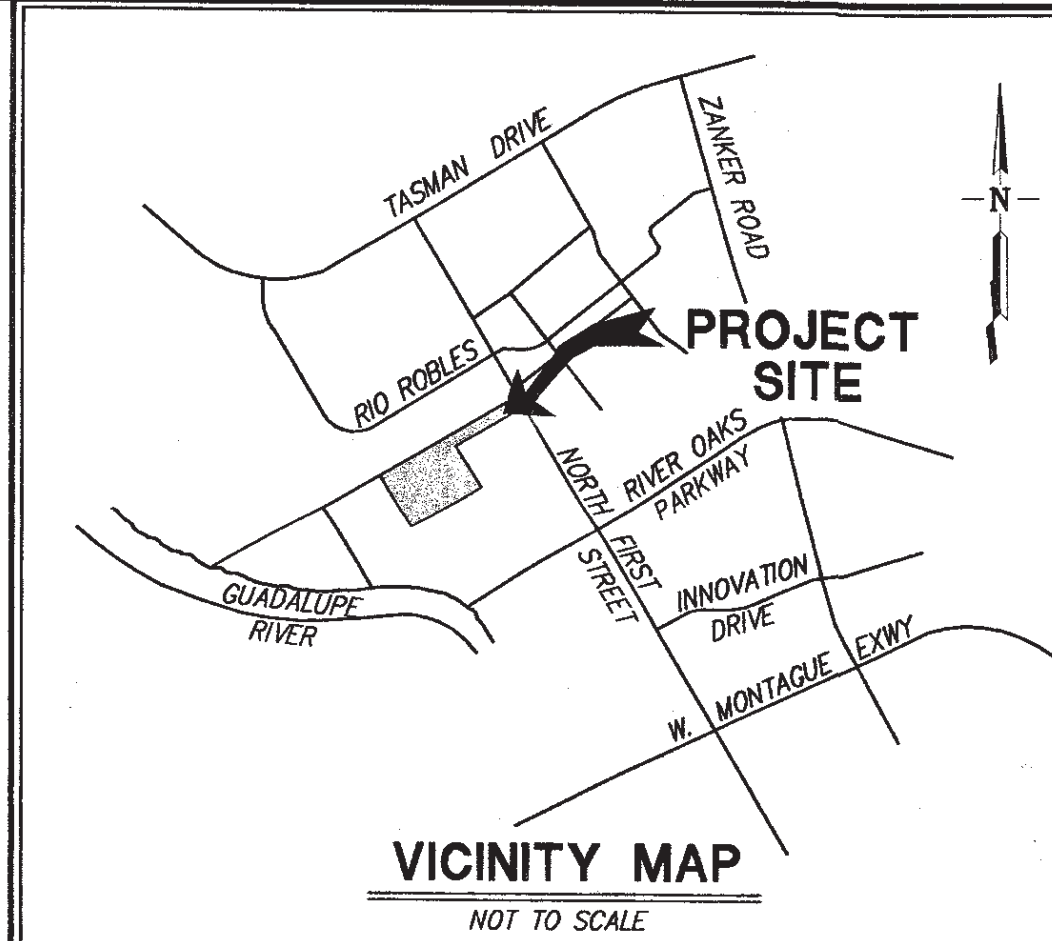
CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA



SHEET INDEX MAP

NOT TO SCALE

- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE FLOOD HAZARD AREA REGULATIONS AS STATED IN CHAPTER 17.08 OF THE SAN JOSE MUNICIPAL CODE.
- ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 2680 TO ARRANGE FOR DISTRICT OBSERVATION OF ALL WELL ABANDONMENTS.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5057.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408
- CIVIL ENGINEER INFORMATION AND STATEMENTS:
 MARK FALGOUT
 RUGGERI-JENSEN-AZAR
 4690 CHABOT DRIVE, SUITE 200
 PLEASANTON, CA 94588
 PHONE: (925) 227-9100
- THIS ROUGH GRADING PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER AND DESIGNED BASED ON THE RECOMMENDATIONS OF THE REFERENCED PROJECT GEOTECHNICAL REPORT.
- THE STORMWATER CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE APPROPRIATE BUILDING AND PLUMBING CODES OR HAS BEEN PROVEN TO BE DESIGNED WITH ADEQUATE CAPACITY THROUGH SIGNED AND SEALED HYDRAULIC CALCULATIONS.
- SOILS ENGINEER INFORMATION AND REQUIREMENTS: JOHN GOUCHON
 A. THE SOIL ENGINEER FOR THIS PROJECT IS:
 TREADWELL & ROLLO
 4030 MOORPARK AVENUE, SUITE 210
 SAN JOSE, CA 95117
 PHONE: (408) 551-6700
 B. THE GEOTECHNICAL REPORT FOR THIS PROJECT IS: TITLED "GEOTECHNICAL INVESTIGATION, 3471 AND 3475 NORTH FIRST STREET, SAN JOSE, CALIFORNIA" (PROJECT 4863.01) DATED APRIL 24, 2009 AND "RESPONSE TO DEPARTMENT OF PUBLIC WORKS COMMENT" (PROJECT 770486302) DATED JULY 22, 2011 PREPARED BY TREADWELL & ROLLO.
 C. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER.
- ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING AT TELEPHONE NUMBER (408) 574-4900. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A CIVIL ENGINEER RETAINED BY THE OWNER TO OBSERVE THE CONSTRUCTION STATING:
 A. "THAT THE CONSTRUCTION CONFORMS TO THE LINES AND GRADES ON THE APPROVED PLANS;" OR
 B. "THAT ALL SIGNIFICANT CHANGES WERE REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS;" AND THE CIVIL ENGINEER SHALL SUBMIT A "RECORD DRAWING" PLAN.
- A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A SOIL ENGINEER, AND ALSO FROM AN ENGINEERING GEOLOGIST IF THE PROJECT IS IN A GEOLOGIC HAZARD ZONE, STATING:
 A. "THAT THE ANTICIPATED CONDITIONS AND MATERIALS AND ACTUAL SITE CONDITIONS AND MATERIALS WERE COMPATIBLE," AND SUPPLY SUPPORTING DATA; OR
 B. "THAT THE DESIGN WAS MODIFIED TO MEET THE NEW CONDITIONS AND WAS REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS;" AND PROVIDE SUPPORTING DATA FOR THESE STATEMENTS.
- ACCORDING TO THE CITY'S WASTE WATER ORDINANCE, THE USE OF POTABLE (PIPED OR HYDRANT) WATER FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED.
 RECLAIMED WATER IS AVAILABLE (ON A COST RECOVERY BASIS) FROM THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT, WATER POLLUTION CONTROL DIVISION LOCATED AT 700 LOS ESTEROS ROAD. FOR MORE INFORMATION, PLEASE CALL ERIC HANSEN AT (408) 363-4714.
 AN APPLICATION FOR AN EXCEPTION PERMIT TO APPROVE USE OF HYDRANT WATER CAN BE CONSIDERED IN THE PW DEVELOPMENT SERVICES OFFICE. FAX-BACK SERVICE IS PROVIDED FOR THIS PERMIT APPLICATION - CONTACT (408) 535-7802.
- A HAUL ROUTE PERMIT IS REQUIRED FOR ALL PROJECTS MOVING MORE THAN 10,000 C.Y. OF EARTH. THIS GRADING PERMIT IS INVALID WITHOUT THE HAUL ROUTE PERMIT.
- GRADING WILL NOT BE ALLOWED BETWEEN OCTOBER 1ST AND APRIL 30TH OF ANY YEAR WITHOUT EROSION CONTROL PLANS AND MEASURES APPROVED BY THE OWNER TO PROVIDE THE FINAL HORIZONTAL AND VERTICAL LOCATIONS OF THE IMPROVEMENTS APPROVED WITH THIS PLAN SUCH AS SUBDRAINS, ON-SITE STORM WATER CONVEYANCE AND TREATMENT SYSTEMS, AND ON-SITE RETAINING STRUCTURES.
- A POST CONSTRUCTION "AS-BUILT" PLAN IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A CIVIL OR SOILS ENGINEER RETAINED BY THE OWNER TO PROVIDE THE FINAL HORIZONTAL AND VERTICAL LOCATIONS OF THE IMPROVEMENTS APPROVED WITH THIS PLAN SUCH AS SUBDRAINS, ON-SITE STORM WATER CONVEYANCE AND TREATMENT SYSTEMS, AND ON-SITE RETAINING STRUCTURES.



SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES
3	TYPICAL SECTIONS AND DETAILS
4	DEMOLITION PLAN
5	GRADING PLAN
6	GRADING PLAN
7	GRADING PLAN
8	STORM UTILITY PLAN
9	EROSION CONTROL PLAN
10	STORMWATER CONTROL PLAN
11	STORMWATER CONTROL DETAILS
12	RAP NOTES & DETAILS
13	RAP LAYOUT

EARTH WORK QUANTITIES

CUT: 7,575 CY
 FILL: 22,490 CY
 PULVERIZED CONCRETE, AB, AND AC FOR RE-USE: 14,915 CY
 EXPORT: 0 CY
 IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

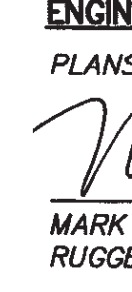
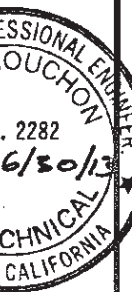
APPROVED FOR GRADING ONLY
 DEPARTMENT OF PUBLIC WORKS
 CITY OF SAN JOSE, CALIFORNIA

Project Engineer: *Mark Falgout* 9/7/11 Date
 Permit Number: #11-014380 9/18/12 Expiration Date

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT, PREPARED BY TREADWELL & ROLLO, DATED APRIL 24, 2009.

By: *John Gouchon* 9/7/11 DATE
 BY JOHN GOUCHON G.E. #2282 TREADWELL & ROLLO



ENGINEER OF WORK

PLANS PREPARED UNDER THE DIRECTION OF:
 MARK A. FALGOUT, REG. 63394, EXP. 9-30-12
 RUGGERI-JENSEN-AZAR

THOMPSON DORFMAN
 URBAN RESIDENTIAL DEVELOPMENT
 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
 TEL: (415) 381-3003 FAX: (415) 381-3001

RJA
 RUGGERI-JENSEN-AZAR
 ENGINEERS, PLANNERS, ARCHITECTS & DESIGNERS
 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
 RIVERVIEW
 TITLE SHEET

SHEET 1
 Of 13 SHEETS
 PWPROJECT# 3-04634

CALIFORNIA
 Project No: 071049P1 Designated: BA Checked: 9/22/11

RJA GENERAL NOTES

1. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
4. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
6. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
7. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
8. STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
9. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
10. LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
11. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
12. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. RUGGERI-JENSEN-AZAR & ASSOCIATES DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY RUGGERI-JENSEN-AZAR.
15. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RUGGERI-JENSEN-AZAR AT (925) 227-9100 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

PROJECT NOTES

1. BENCHMARK: CITY OF SAN JOSE BENCHMARK 177-D
CHISELED SQUARE ON TOP OF CATCH BASIN ON WEST SIDE OF ZANKER ROAD AND 110 FEET NORTH OF CAVGLIA DRIVE
ELEVATION = 15.11 (MSL) DATUM = NGVD 29
2. THE OWNER'S ENGINEER WILL PROVIDE THE CONSTRUCTION STAKES, THE NUMBER AND LOCATION OF WHICH SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE DEVELOPER OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO REQUIRE THE DEVELOPER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES OR RESTAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO AVOID CONFLICTS.
3. THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL BE DONE BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 5:00 P.M. SATURDAY UNLESS APPROVED BY THE DIRECTOR OF PLANNING, BUILDING & CODE ENFORCEMENT.
5. EQUIP ALL INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
6. LOCATE STATIONARY NOISE GENERATING EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS, SUCH AS RESIDENTIAL USES.
7. UTILIZE "QUIET" AIR COMPRESSORS AND OTHER STATIONARY NOISE SOURCES WHERE TECHNOLOGY EXISTS.
8. PREPARE A DETAILED CONSTRUCTION PLAN IDENTIFYING THE SCHEDULE FOR MAJOR NOISE-GENERATING CONSTRUCTION ACTIVITIES. THE CONSTRUCTION PLAN SHALL IDENTIFY A PROCEDURE FOR COORDINATION WITH THE ADJACENT NOISE SENSITIVE FACILITIES SO THAT CONSTRUCTION ACTIVITIES CAN BE SCHEDULED TO MINIMIZE NOISE DISTURBANCE.
9. DESIGNATE A "NOISE DISTURBANCE COORDINATOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE. THE DISTURBANCE COORDINATOR WOULD DETERMINE THE CAUSE OF THE NOISE COMPLAINTS (E.G., BEGINNING WORK TOO EARLY, BAD MUFFLER, ETC.) AND INSTITUTE REASONABLE MEASURES WARRANTED TO CORRECT THE PROBLEM. A TELEPHONE NUMBER FOR THE DISTURBANCE COORDINATOR WOULD BE CONSPICUOUSLY POSTED AT THE CONSTRUCTION SITE.
10. POSTING THE NAME AND PHONE NUMBER OF THE CONSTRUCTION/DISTURBANCE COORDINATOR, THE HOURS OF CONSTRUCTION LIMITATIONS, CITY FILE NUMBER PD07-090, CITY CONTACT AND PHONE NUMBER (DEPARTMENT AND PHONE NUMBER), SHALL BE DISPLAYED ON A WATERPROOF SIGN POSTED AT EACH ENTRANCE TO THE PROJECT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL NOTIFY THE APPROPRIATE INDIVIDUAL OR AGENCY TWO (2) WORKING DAYS PRIOR TO THE TIME THAT THE CONTRACTOR WISHES THE INSPECTION TO BE MADE.
12. CONTRACTOR SHALL PROVIDE TO THE ENGINEER REDLINED COPY OF "AS-BUILT" PLANS FOR CIVIL ENGINEER TO PROVIDE A RECORD DRAWING.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY INSPECTOR AND THE CIVIL ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
14. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT APPROVAL OF THE CIVIL ENGINEER SHALL ABSOLVE THE CIVIL ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
15. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600. SEE RJA STANDARD GENERAL NOTE #11.

GRADING NOTES

1. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOILS REPORT, PREPARED BY TREADWELL & ROLLO, DATED APRIL 24, 2009.
2. ALL CUT AND FILL SLOPE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THESE ROUGH GRADING PLANS. NO SLOPE SHALL BE STEEPER THAN A MAXIMUM OF 2:1. THE TRANSITION FROM CONSTRUCTED SLOPES TO NATURAL GROUND SHALL BE GRADED TO A GENTLY ROUNDED CONTOUR AND NOT LEFT AS AN ABRUPT CHANGE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THESE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY RUGGERI-JENSEN-AZAR IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR EFFECT THE EARTHWORK QUANTITY.
4. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
5. GRADING OPERATION SHALL BE OBSERVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED A MINIMUM 2 WORKING DAYS TO OBSERVE AND TEST ALL GRADING ACTIVITIES.
6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

NOTE:
THIS SHEET IS NOT REVIEWED OR APPROVED BY PUBLIC WORKS. IF ANY NOTES ARE IN CONFLICT WITH CITY OF SAN JOSE STANDARD NOTES ON SHEET 1, CITY STANDARD NOTES SHALL TAKE PRECEDENCE.

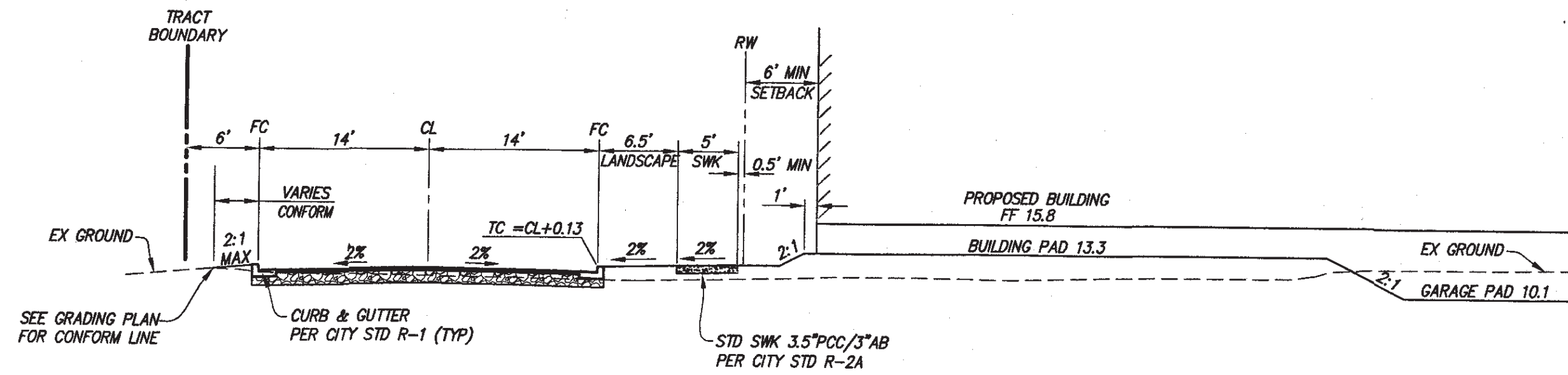
NO.	DATE	BY	REVISIONS

THOMPSON DORFMAN
URBAN RESIDENTIAL DEVELOPMENT
38 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
TEL: (415) 381-3001 FAX: (415) 381-3003

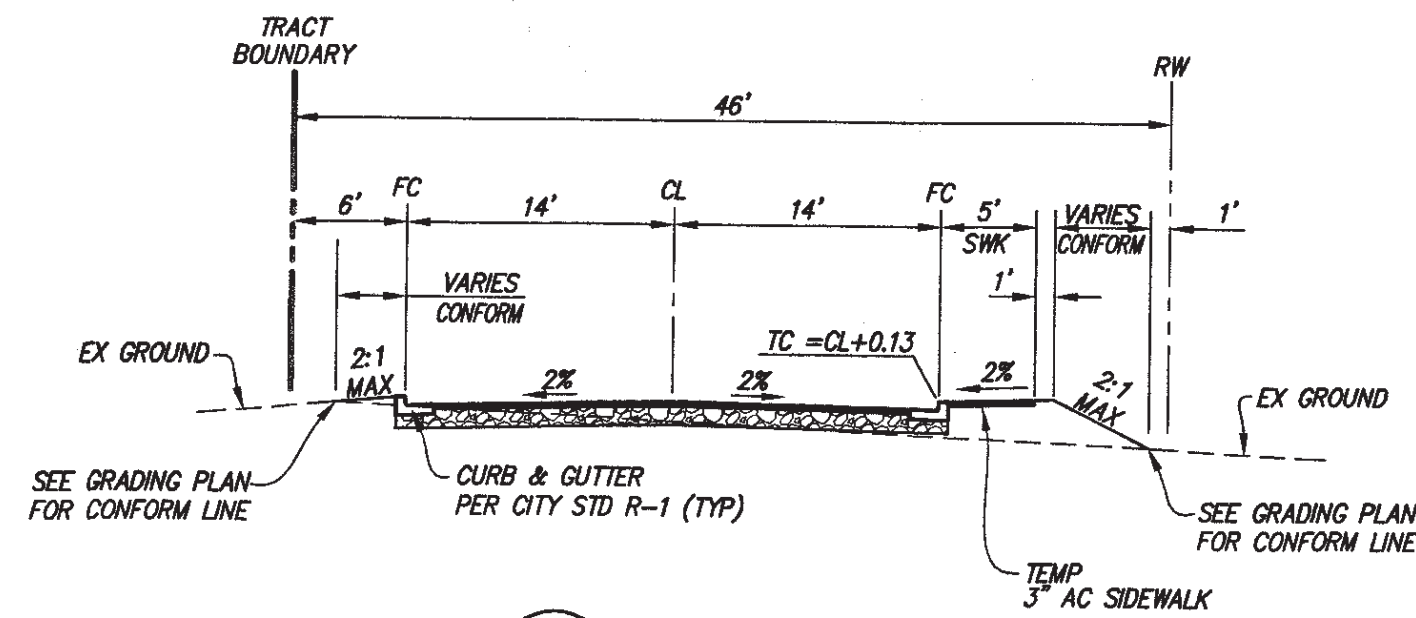
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS & PLANNERS SURVEYORS
4659 RIVINGTON ROAD, OAKLAND, CA 94618
PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
RIVERVIEW
NOTES
CALIFORNIA
Project No. 071040P1 Design: BA Checked: MAR Date: 8/22/11

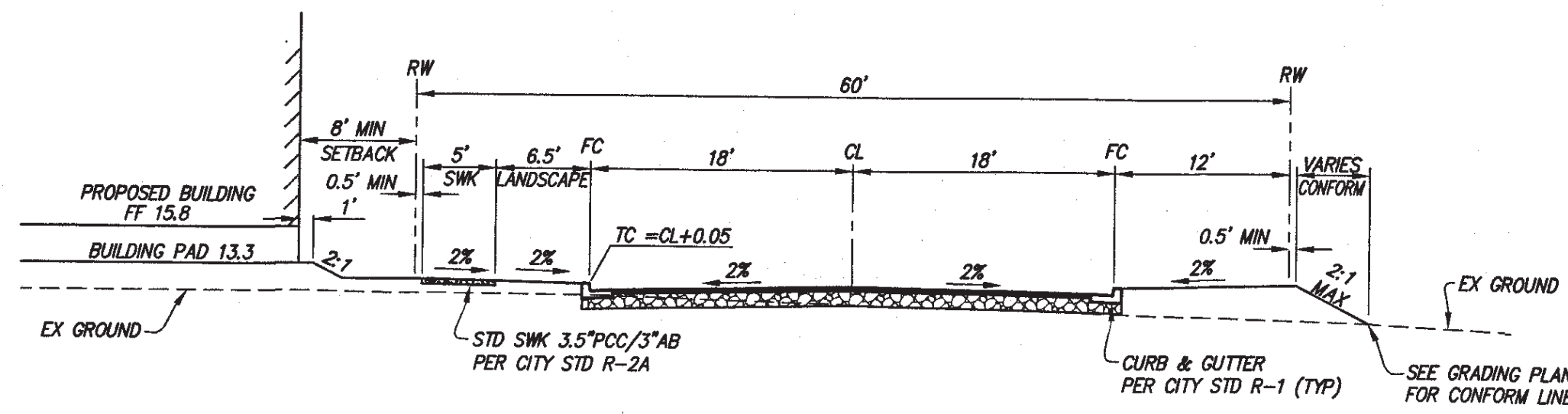
SHEET
2
Of 13 SHEETS
PW PROJECT #
2 3-04634



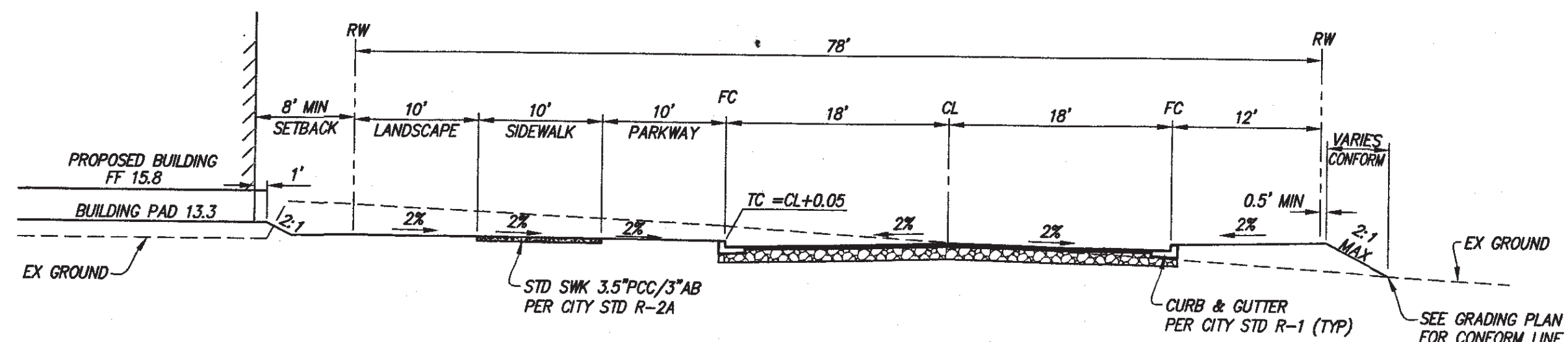
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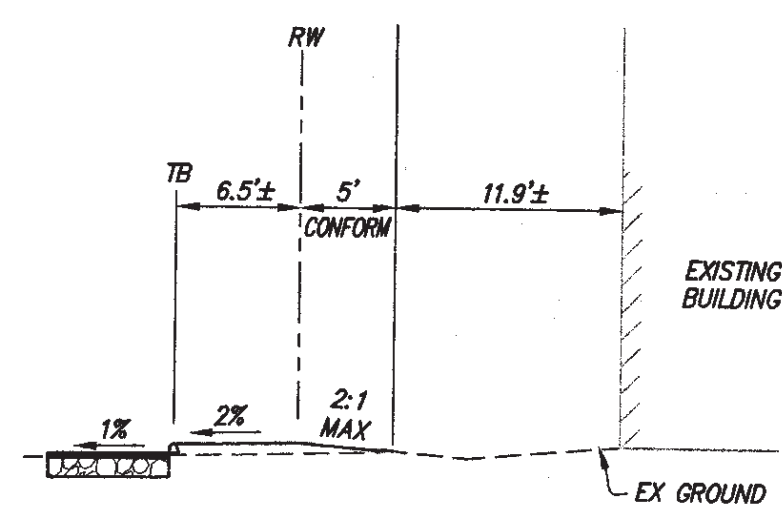
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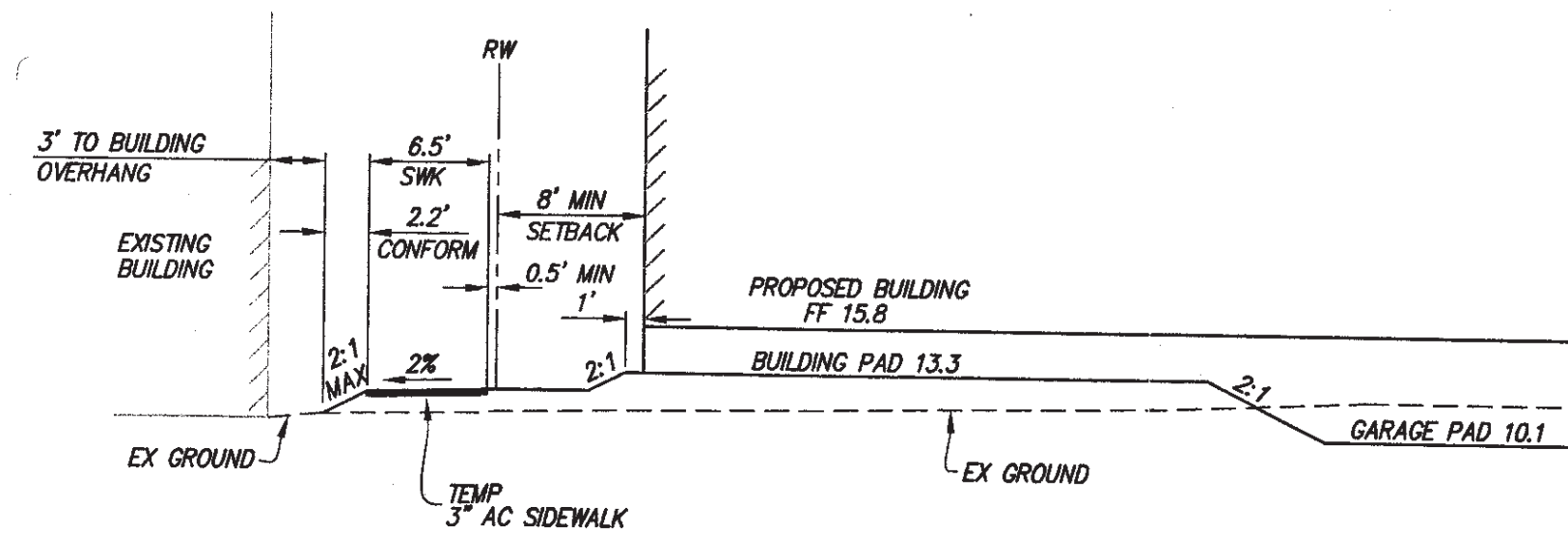
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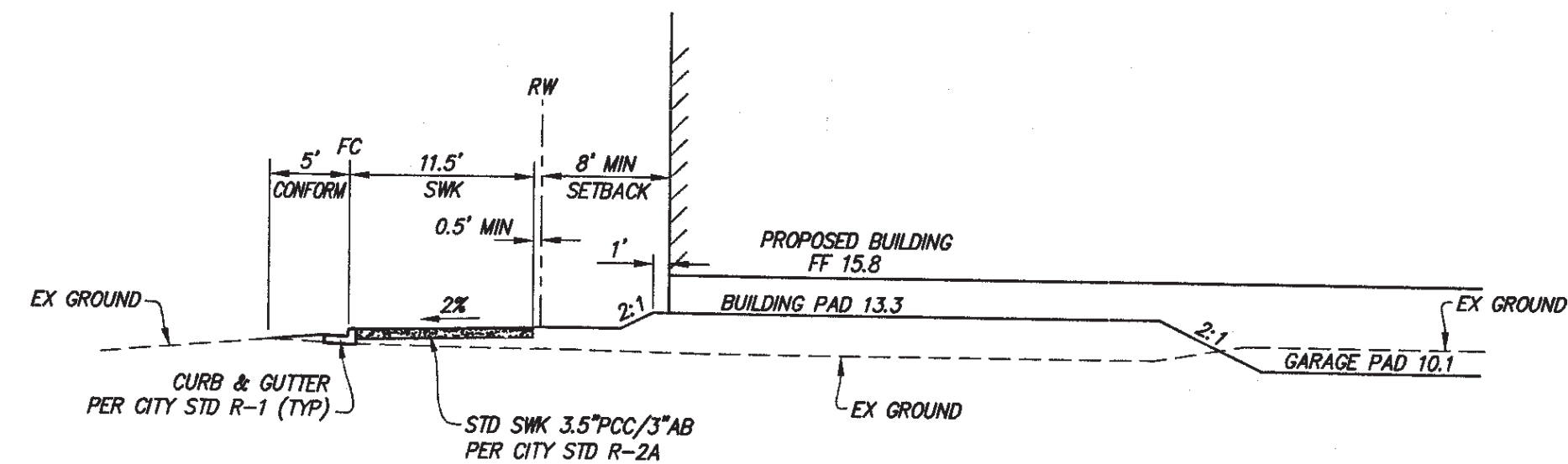
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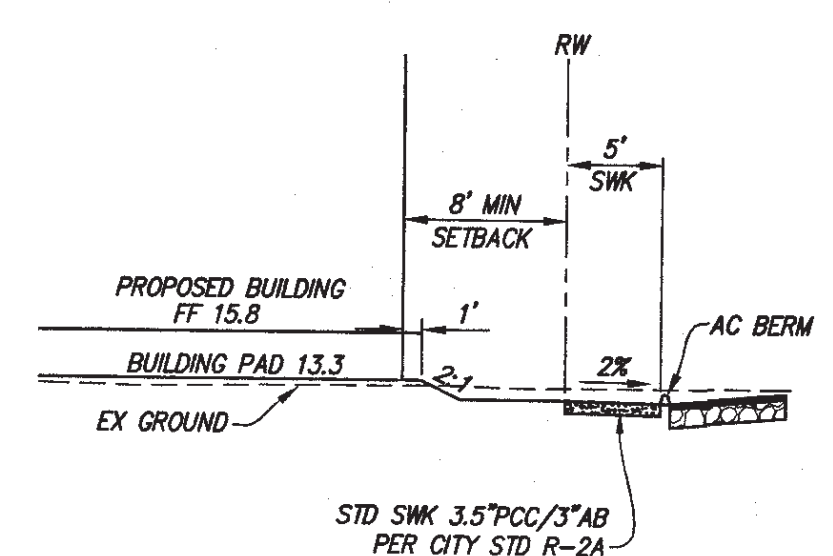
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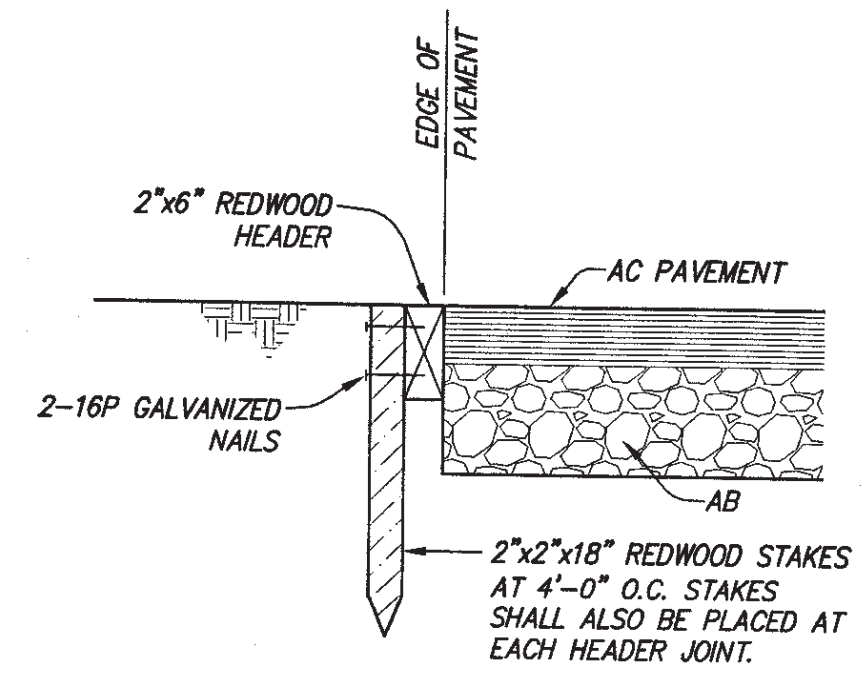
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G SECTION
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H SECTION
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NOTE: HEADER TO BE INSTALLED PRIOR TO PAVING

REDWOOD HEADER
NOT TO SCALE

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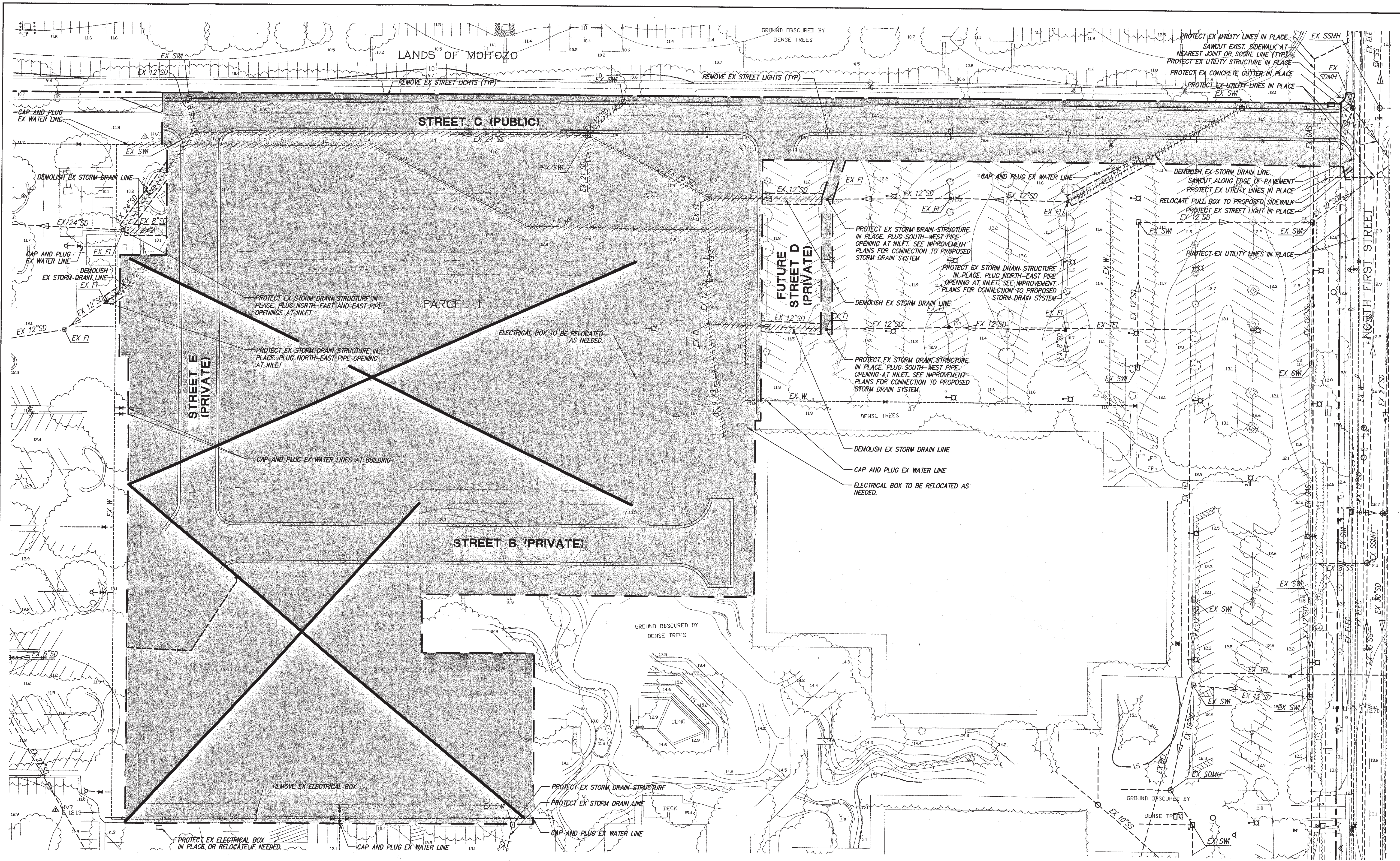
THOMPSON DORFMAN
URBAN RESIDENTIAL DEVELOPMENT
38 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
TEL: (415) 381-3001 FAX: (415) 381-3003

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94568
PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
RIVERVIEW
TYPICAL SECTIONS AND DETAILS
SAN JOSE, CALIFORNIA
Project No. 071046P1
Designed: BA | Checked: MWF | Date: 8/22/11

SHEET
3
Of 13 SHEETS
PW PROJECT #
3-04634

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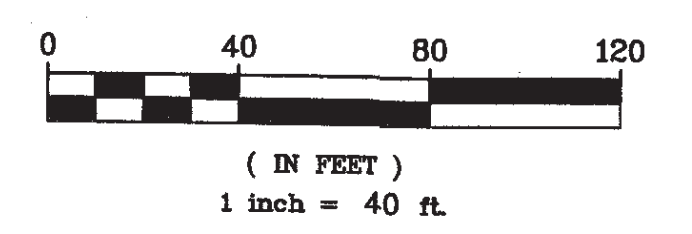
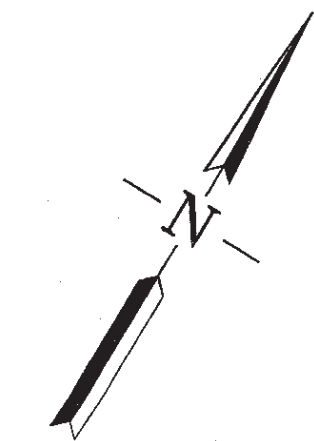


CONTRACTOR TO OBTAIN AND REVIEW AS-BUILT PLANS FROM OWNER PRIOR TO START OF DEMOLITION

THIS SHEET IS NOT REVIEWED OR APPROVED BY PUBLIC WORKS

LEGEND:

- SAWCUT
- EX 12"SD EX UTILITY TO BE REMOVED
- [Hatched Box] LIMIT OF DEMOLITION
- [X Box] DEMOLISH STRUCTURE



NO.	REVISIONS	DATE	BY	CSJ

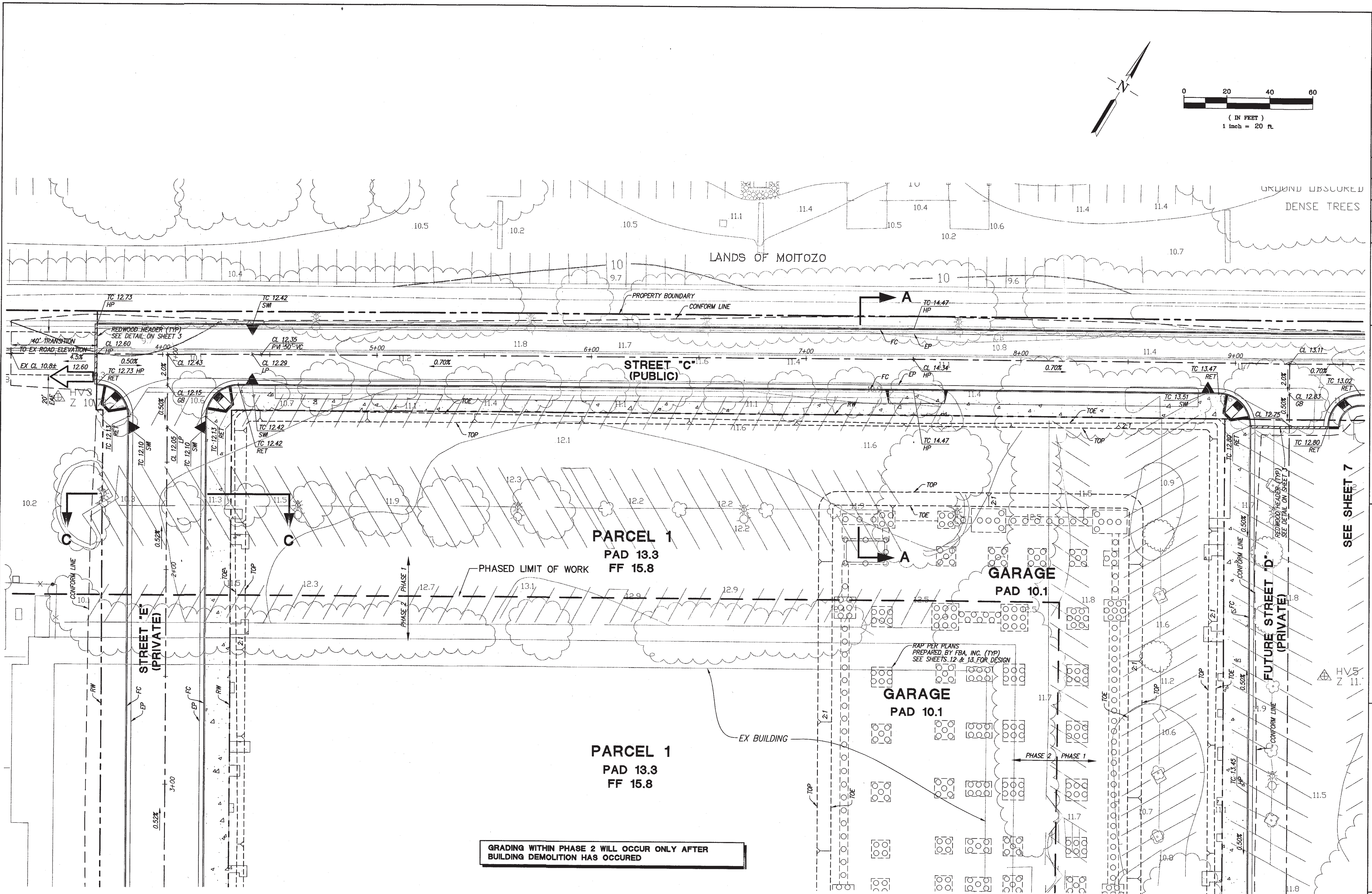
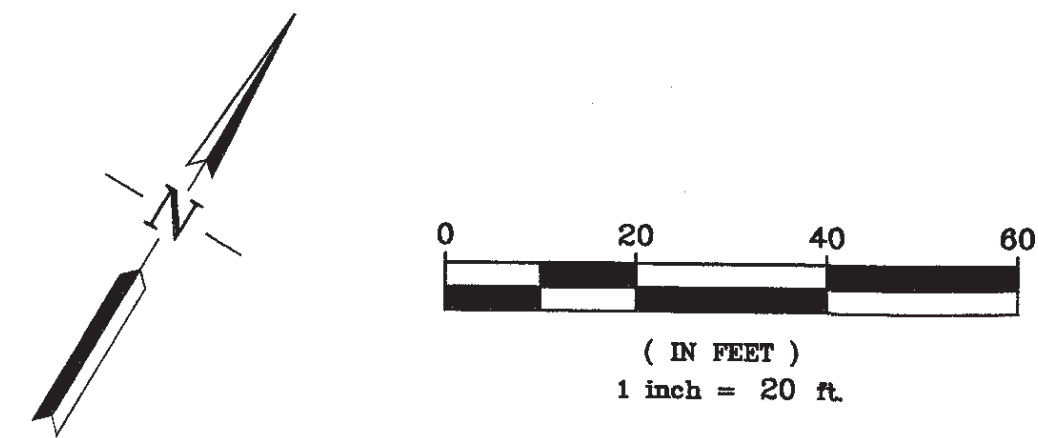
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 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
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RUGGERI-JENSEN-AZAR
 ENGINEERING & SURVEYING
 4630 CHABOT DRIVE, SUITE 200, ELA SEAS
 PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
 RIVERVIEW
 DEMOLITION PLAN
 CALIFORNIA
 Project No. 071040P1 Design: BA Check: MAF Date: 8/22/11

SHEET
 4
 OF 13 SHEETS
 PW PROJECT #
 4 3-04634

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SEE SHEET 6

SEE SHEET 7

NO.	DATE	BY	CSJ	REVISIONS

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 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
 TEL: (415) 381-9301 FAX: (415) 381-3023

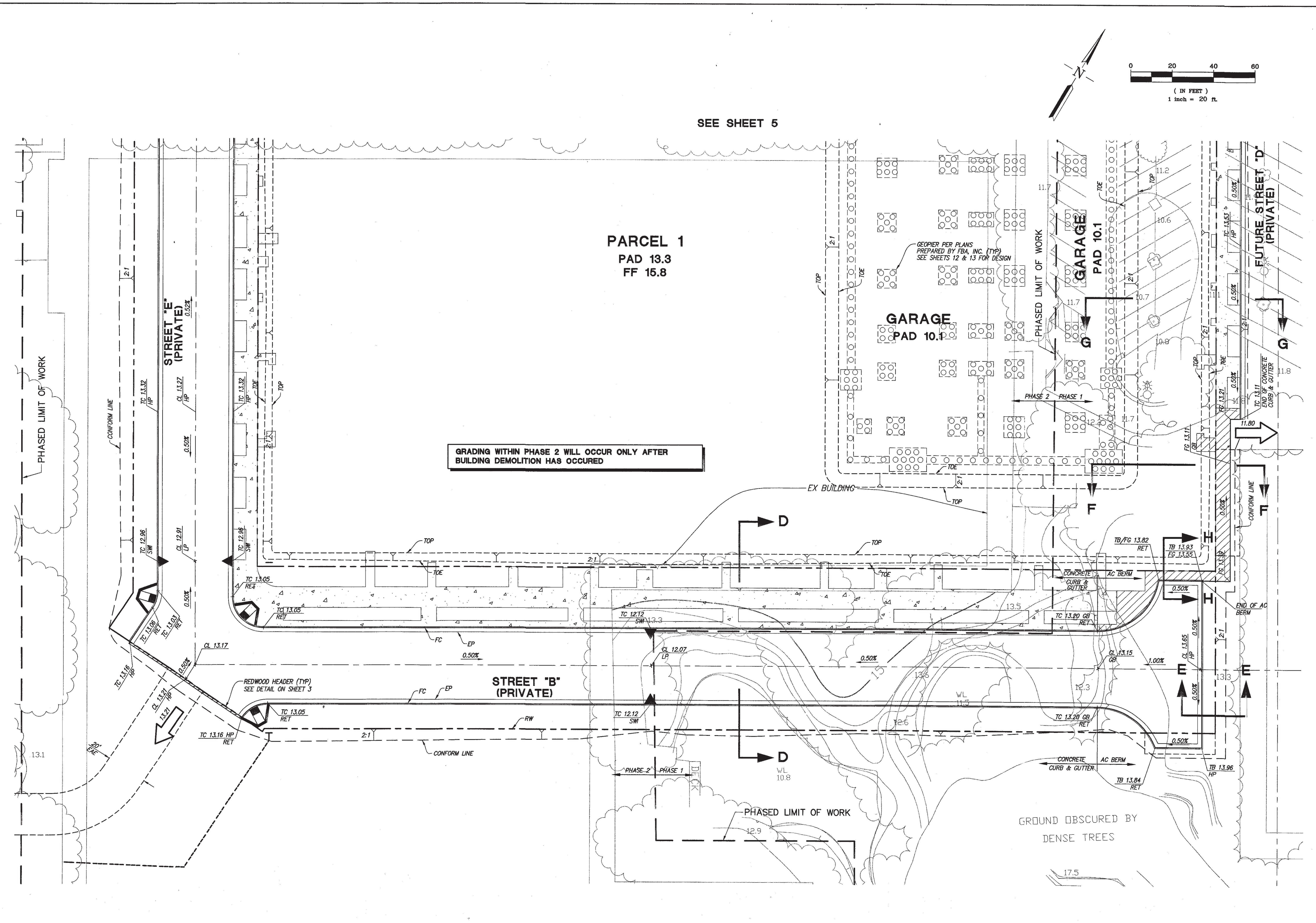
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS PLANNERS SURVEYORS
 4690 RIVERVIEW DRIVE, SUITE 200, SAN JOSE, CALIFORNIA 95129
 PHONE: (408) 227-9100 FAX: (408) 227-9300

GRADING PLAN
 RIVERVIEW
 GRADING PLAN
 SAN JOSE CALIFORNIA
 Project No. 071049P1 Designated: BA Checked: MAF Date: 8/22/11

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 Of 13 SHEETS
 PW PROJECT #
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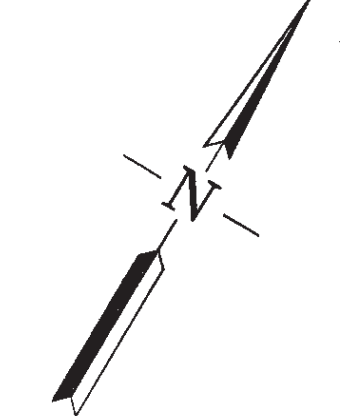
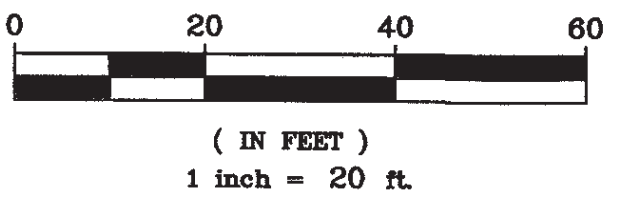
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PARCEL 1
PAD 13.3
FF 15.8

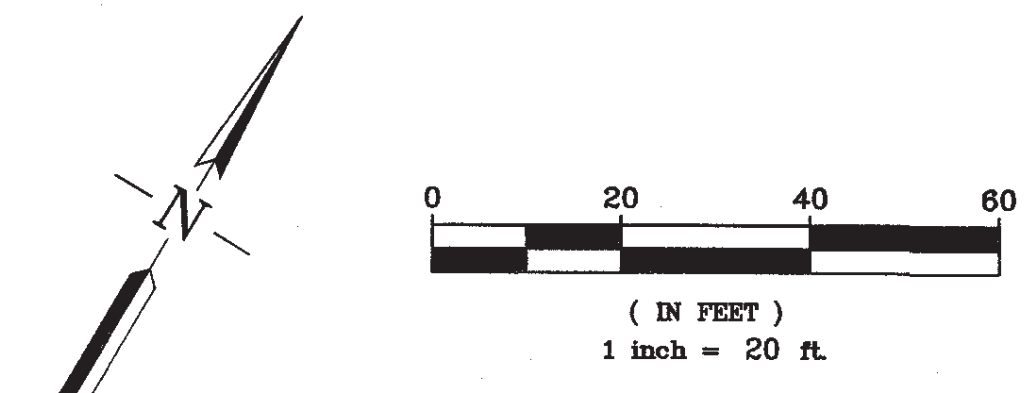
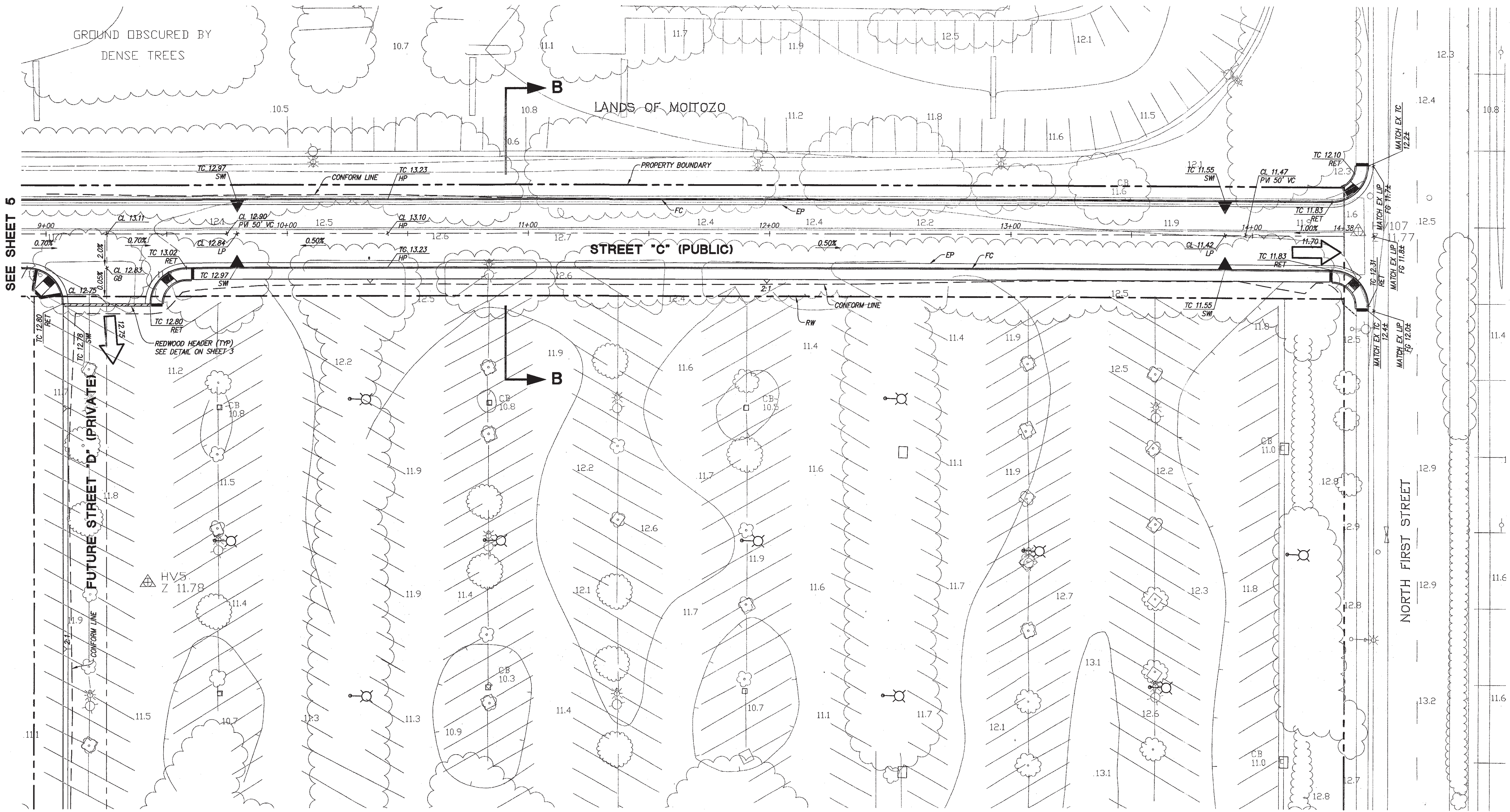
GRADING WITHIN PHASE 2 WILL OCCUR ONLY AFTER BUILDING DEMOLITION HAS OCCURED

SEE SHEET 5



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BY	CSJ	DATE	
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GRADING PLAN RIVERVIEW GRADING PLAN			
SAN JOSE	Design: BA	Checked: MAF	Date: 8/22/11
SHEET 6 Of 13 SHEETS PW PROJECT # 3-04634			

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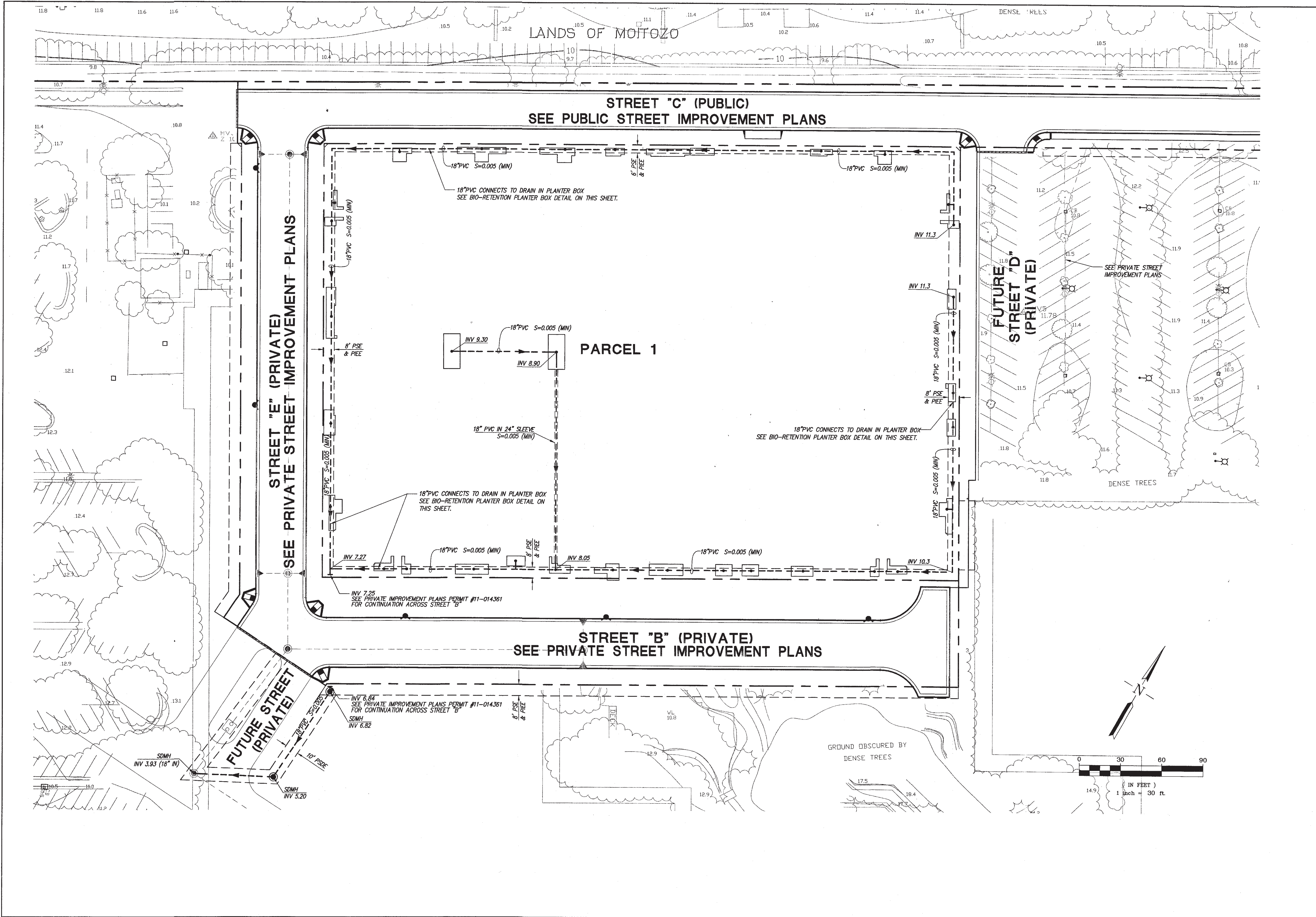
THOMPSON DORFMAN
 URBAN RESIDENTIAL DEVELOPMENT
 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA
 TEL: (415) 981-3001 FAX: (415) 981-3000

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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
 RIVERVIEW
 GRADING PLAN

Project No. 371046P1 Designed: BA Checked: MAF Date: 8/22/11

SHEET
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 Of 13 SHEETS
 PW PROJECT #
 3-04634



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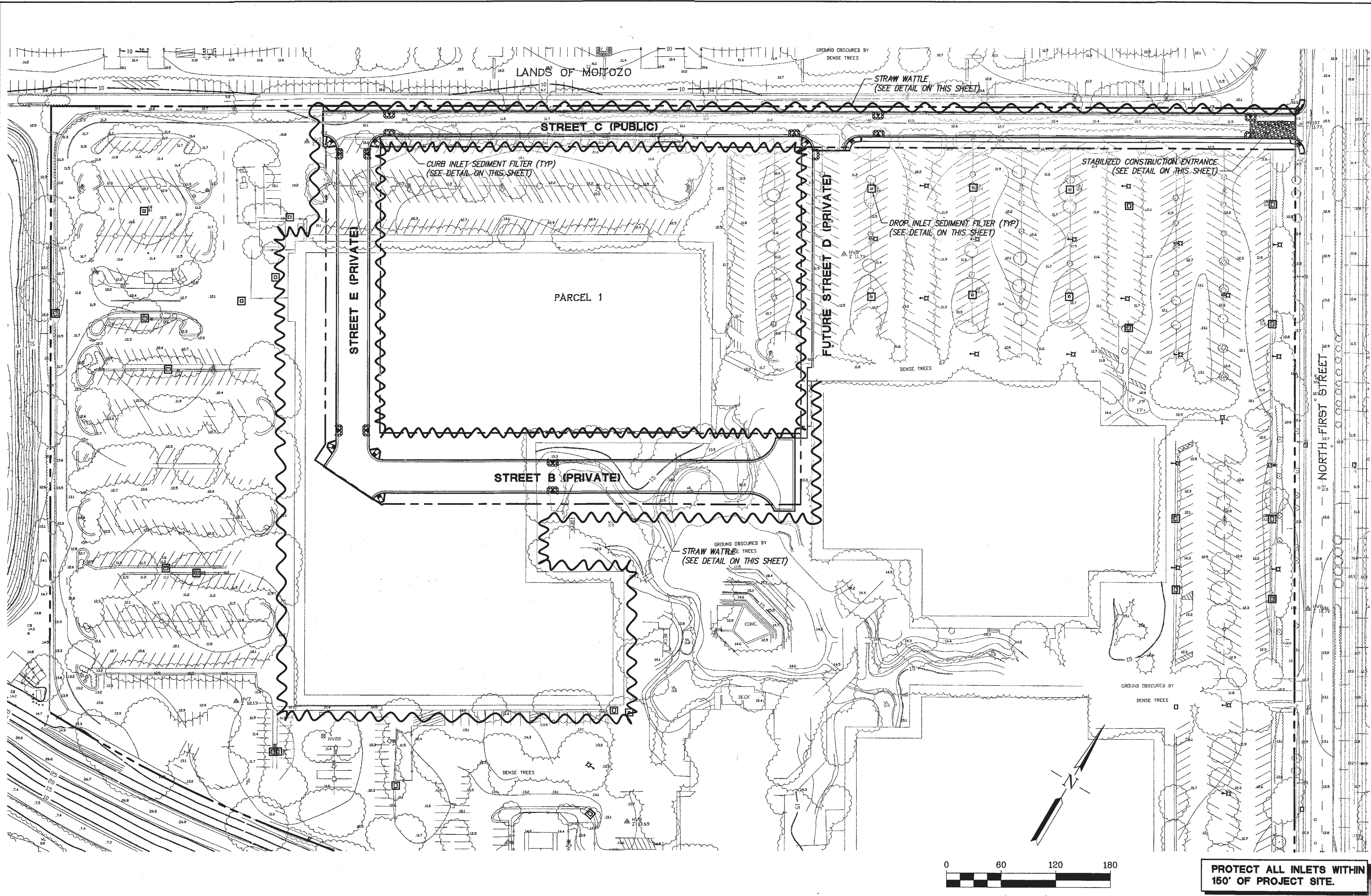
NO.	DATE	BY	CSU	DATE	REVISIONS

THOMPSON DORFMAN
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 TEL (415) 381-3001 FAX (415) 381-3003

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RUGGERI-JENSEN-AZAR
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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

GRADING PLAN
 RIVERVIEW
 STORM UTILITY PLAN
 CALIFORNIA
 Project No: 071040P1 Designed: BAF Checked: MAF Date: 8/22/11

SHEET
 8
 Of 13 SHEETS
 PW PROJECT #
 8 3-04634

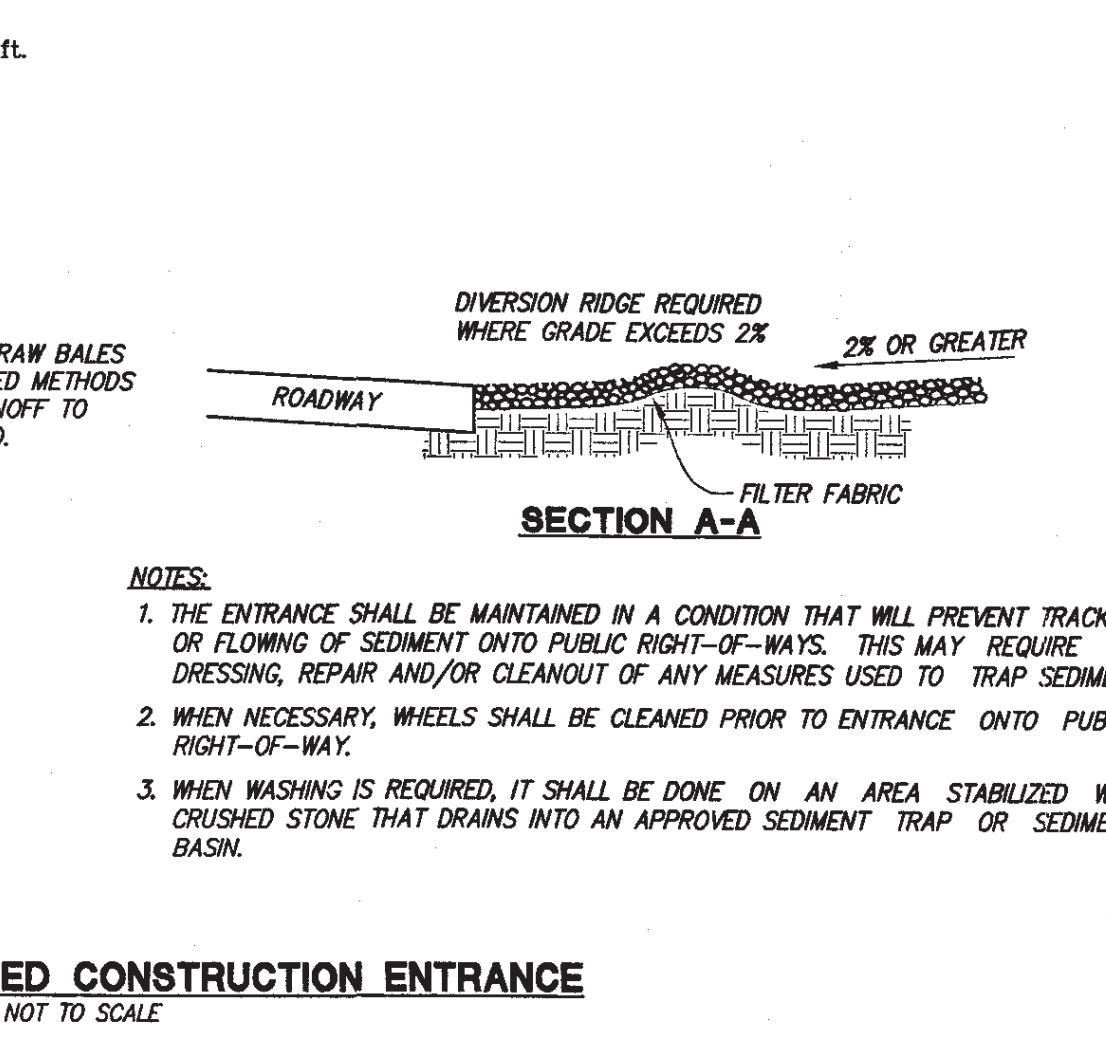
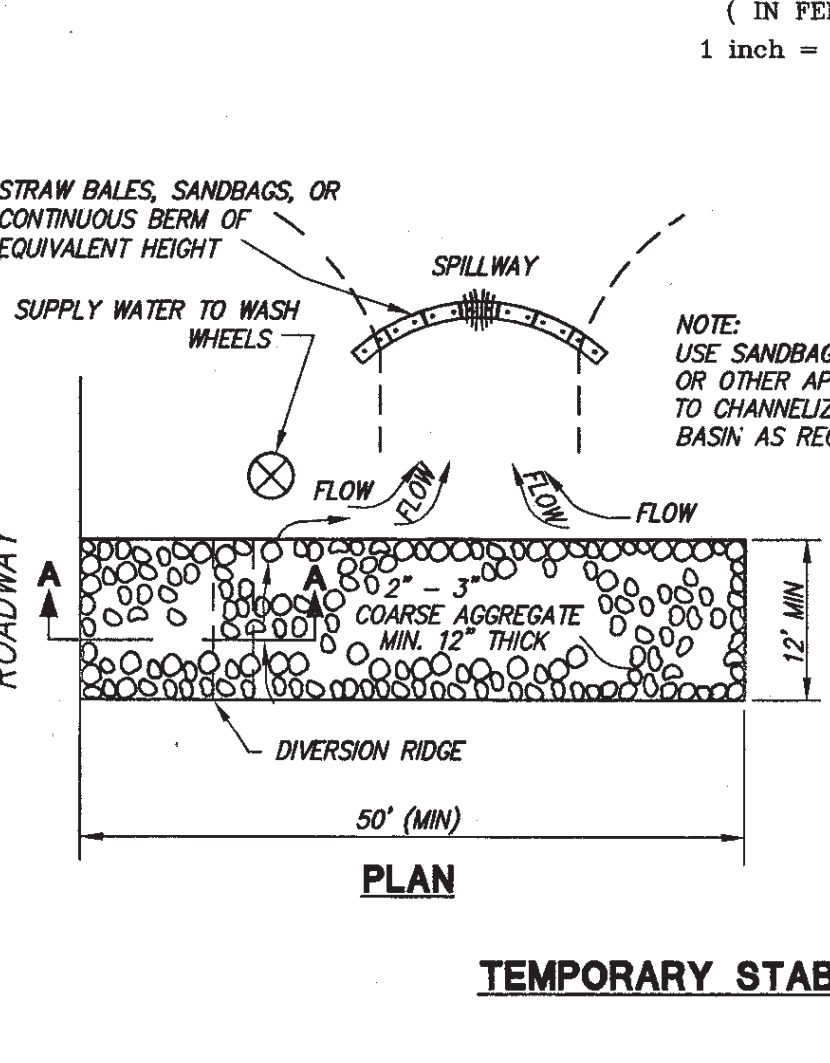
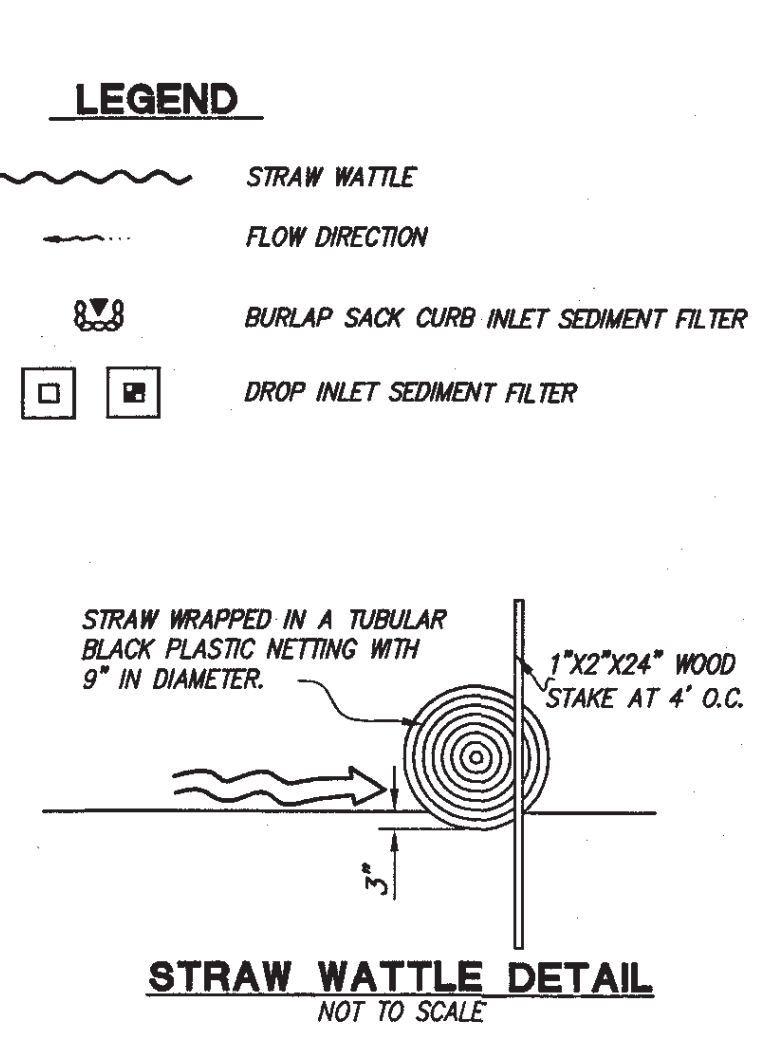
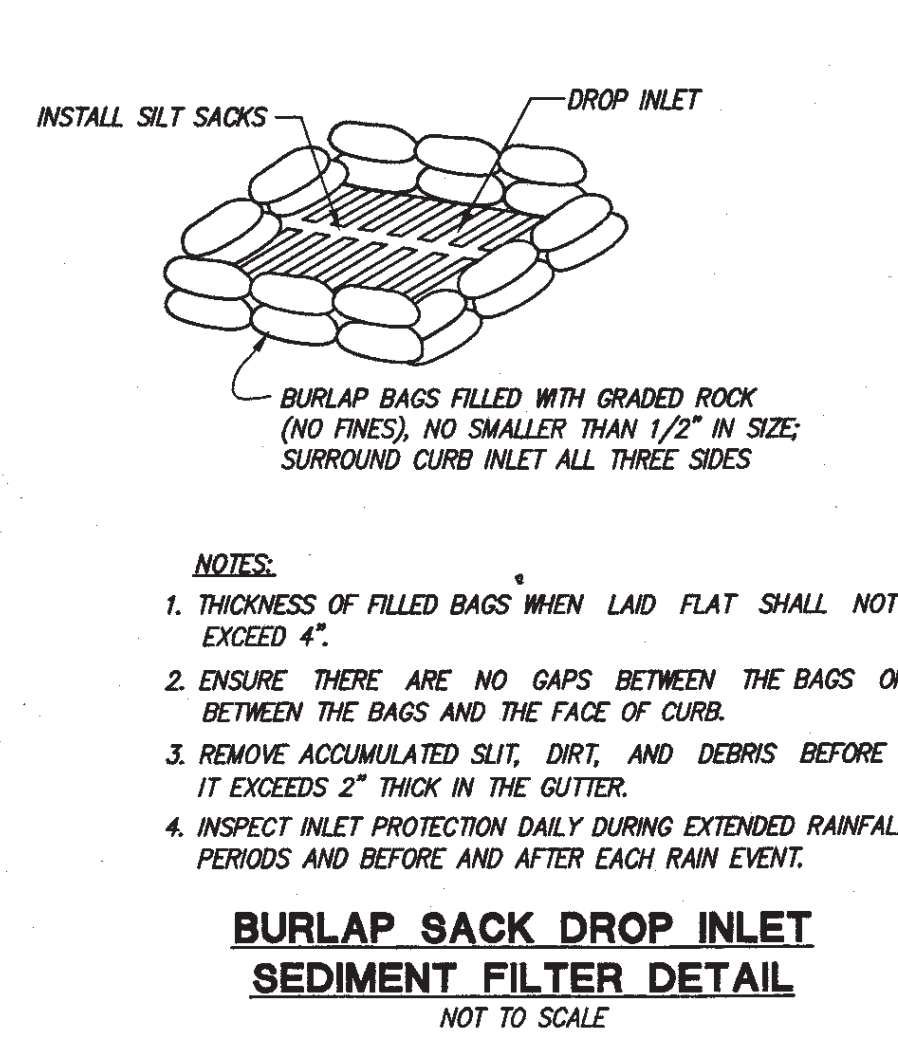
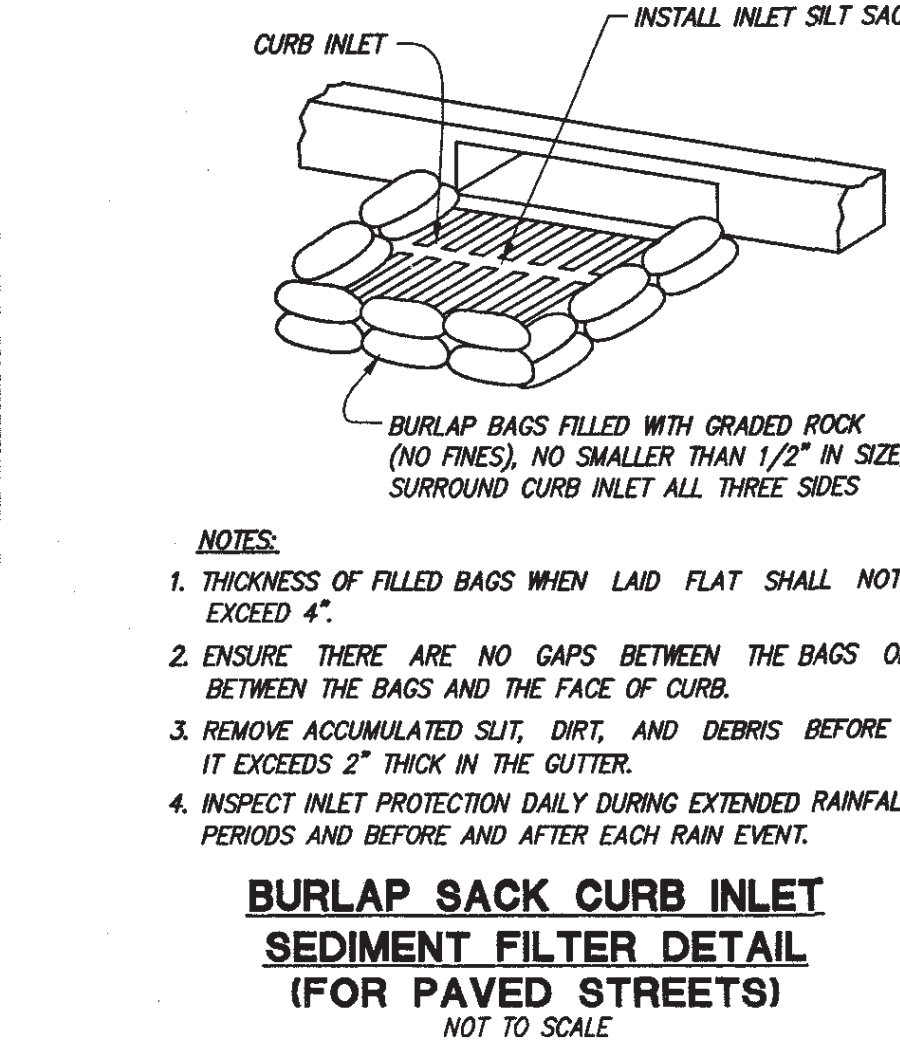


- EROSION & SEDIMENT CONTROL NOTES**
- OWNER: WTI INC
2471 NORTH FIRST STREET
SAN JOSE, CA 95134
PHONE: (408) 473-1894
CONTACT: LUMIN CHANG
 - CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
PHONE NUMBER: (925) 227-9100
 - CONSTRUCTION SUPERINTENDENT: TO BE DETERMINED
 - THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
 - DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
 - DEVELOPER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
 - REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
 - SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
 - DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LAIDEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

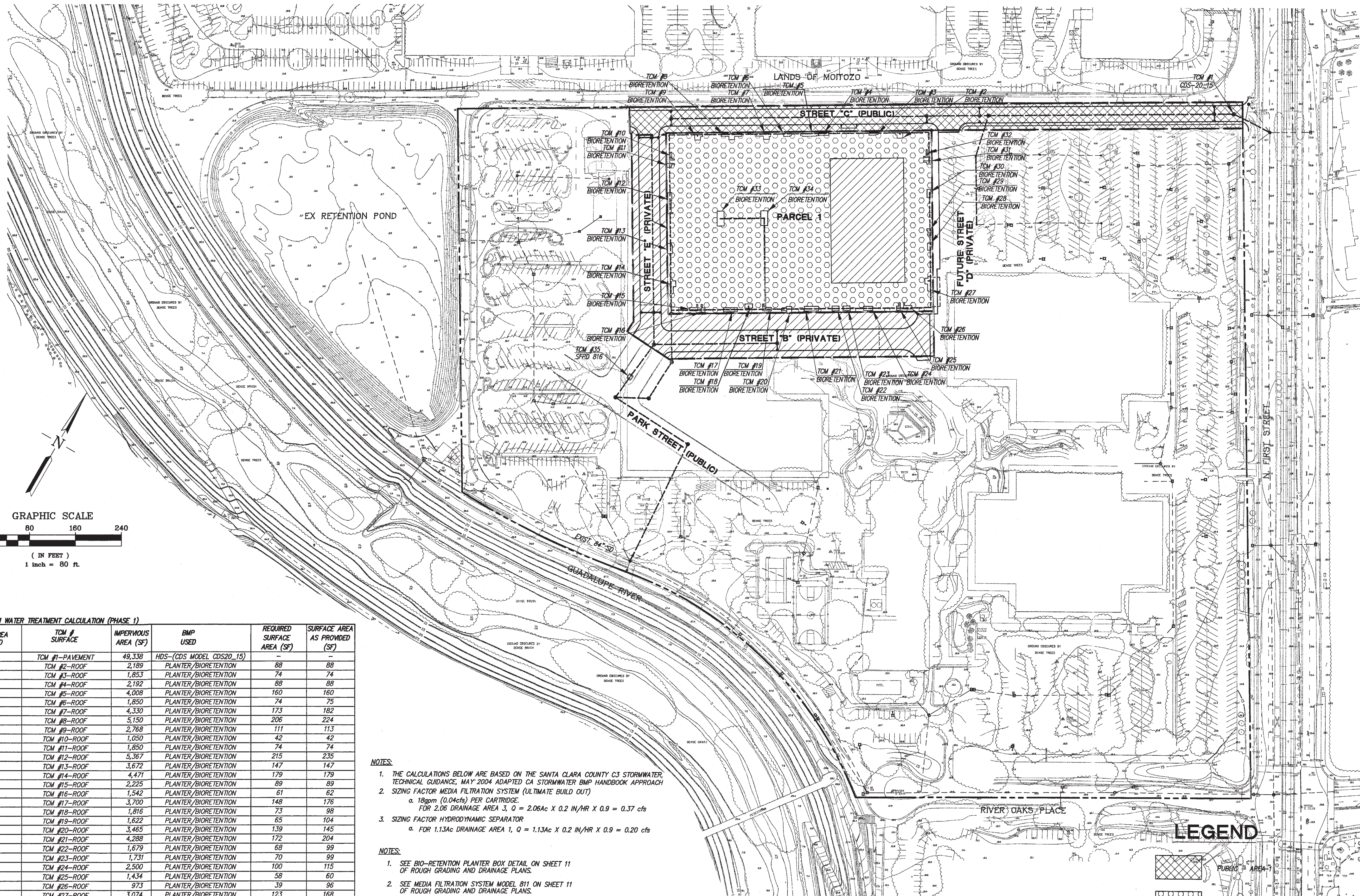
- EROSION AND SEDIMENT CONTROL MEASURES**
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.
 - THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
 - CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
 - IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
 - INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
 - THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE AND THE QUALIFIED SWPPP DEVELOPER (QSD) OF ANY FIELD CHANGES.

- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
 - SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

THOMPSON DORFMAN URBAN RESIDENTIAL DEVELOPMENT 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA TEL: (415) 951-3001 FAX: (415) 951-3003		REVISIONS
RJA RUGGERI-JENSEN-AZAR ENGINEERS, PLANNERS, SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300		DATE
		BY
GRADING PLAN RIVERVIEW EROSION CONTROL PLAN		CSJ
SHEET 9 Of 13 SHEETS PW PROJECT # 3-04634		DATE: 9/22/11 Checked: MAF San Jose, California



PROTECT ALL INLETS WITHIN 150' OF PROJECT SITE.

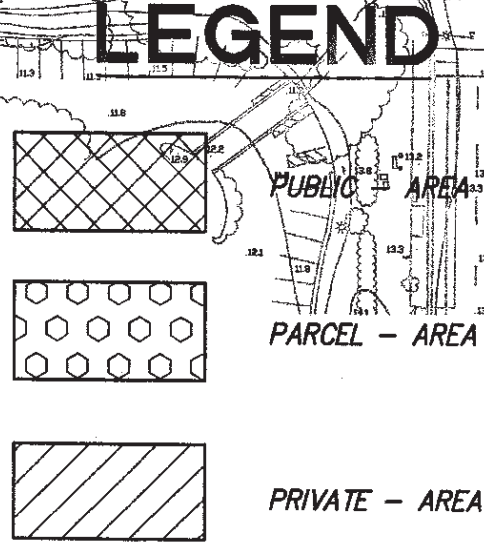


STORM WATER TREATMENT CALCULATION (PHASE 1)

AREA ID	TCM # SURFACE	IMPERVIOUS AREA (SF)	BMP USED	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
1	TCM #1-PAVEMENT	49,338	HDS-(CDS MODEL CDS20_15)	-	-
2	TCM #2-ROOF	2,189	PLANTER/BIORETENTION	88	88
2	TCM #3-ROOF	1,853	PLANTER/BIORETENTION	74	74
2	TCM #4-ROOF	2,192	PLANTER/BIORETENTION	88	88
2	TCM #5-ROOF	4,008	PLANTER/BIORETENTION	160	160
2	TCM #6-ROOF	1,850	PLANTER/BIORETENTION	74	75
2	TCM #7-ROOF	4,330	PLANTER/BIORETENTION	173	182
2	TCM #8-ROOF	5,150	PLANTER/BIORETENTION	206	224
2	TCM #9-ROOF	2,788	PLANTER/BIORETENTION	111	113
2	TCM #10-ROOF	1,050	PLANTER/BIORETENTION	42	42
2	TCM #11-ROOF	1,850	PLANTER/BIORETENTION	74	74
2	TCM #12-ROOF	5,367	PLANTER/BIORETENTION	215	235
2	TCM #13-ROOF	3,672	PLANTER/BIORETENTION	147	147
2	TCM #14-ROOF	4,471	PLANTER/BIORETENTION	179	179
2	TCM #15-ROOF	2,225	PLANTER/BIORETENTION	89	89
2	TCM #16-ROOF	1,542	PLANTER/BIORETENTION	61	62
2	TCM #17-ROOF	3,700	PLANTER/BIORETENTION	148	176
2	TCM #18-ROOF	1,816	PLANTER/BIORETENTION	73	98
2	TCM #19-ROOF	1,622	PLANTER/BIORETENTION	65	104
2	TCM #20-ROOF	3,465	PLANTER/BIORETENTION	139	145
2	TCM #21-ROOF	4,288	PLANTER/BIORETENTION	172	204
2	TCM #22-ROOF	1,679	PLANTER/BIORETENTION	68	99
2	TCM #23-ROOF	1,731	PLANTER/BIORETENTION	70	99
2	TCM #24-ROOF	2,500	PLANTER/BIORETENTION	100	115
2	TCM #25-ROOF	1,434	PLANTER/BIORETENTION	58	60
2	TCM #26-ROOF	973	PLANTER/BIORETENTION	39	96
2	TCM #27-ROOF	3,074	PLANTER/BIORETENTION	123	168
2	TCM #28-ROOF	1,850	PLANTER/BIORETENTION	74	77
2	TCM #29-ROOF	1,850	PLANTER/BIORETENTION	74	74
2	TCM #30-ROOF	1,850	PLANTER/BIORETENTION	74	89
2	TCM #31-ROOF	1,524	PLANTER/BIORETENTION	61	61
2	TCM #32-ROOF	968	PLANTER/BIORETENTION	39	40
2	TCM #33-ROOF	7,623	PLANTER/BIORETENTION	305	306
2	TCM #34-ROOF	7,623	PLANTER/BIORETENTION	305	306
3	TCM #35-ROOF&PAVEMENT	89,850	CDS MODEL SFPD 816	-	-

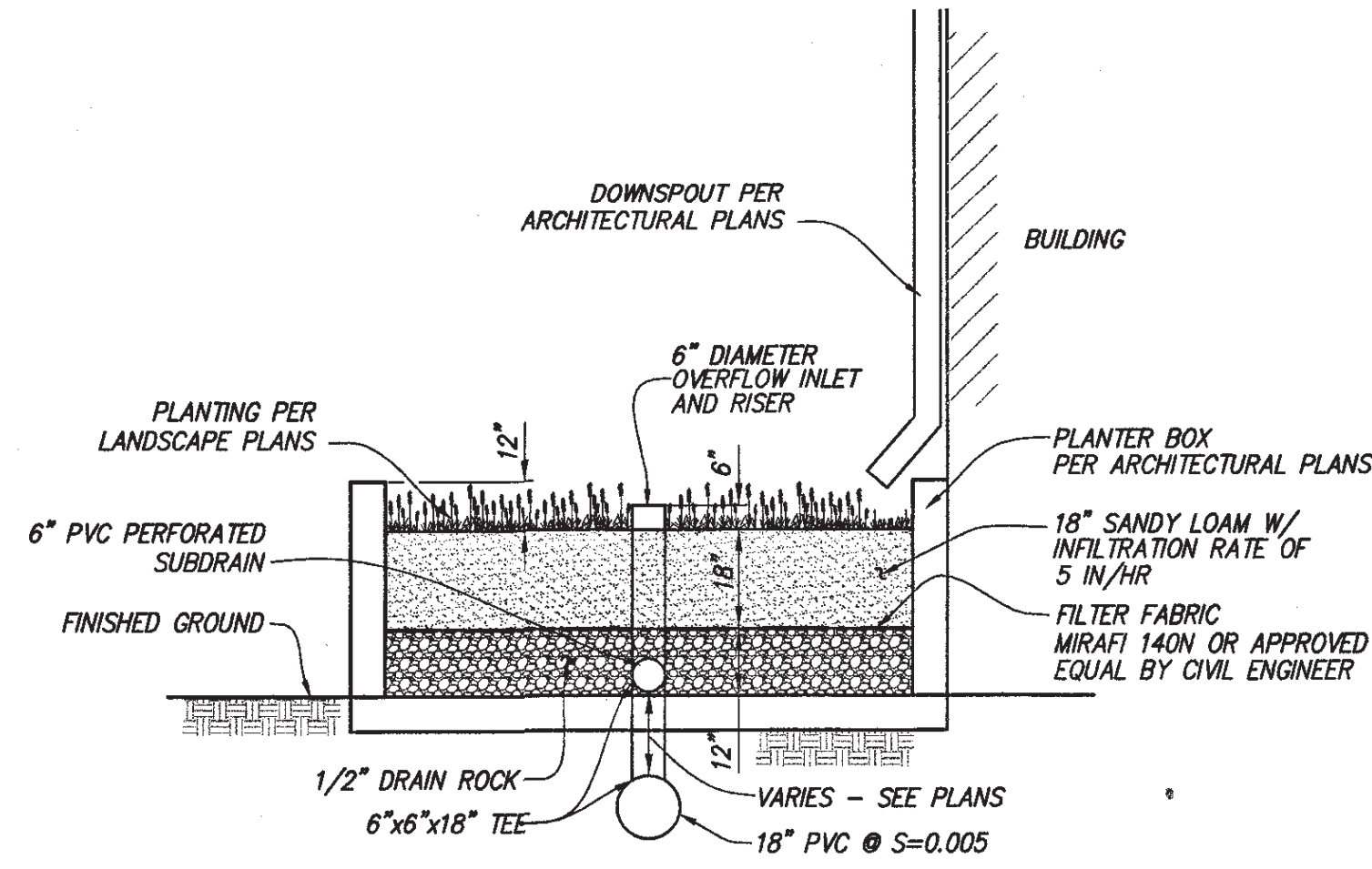
- NOTES:
- THE CALCULATIONS BELOW ARE BASED ON THE SANTA CLARA COUNTY C3 STORMWATER TECHNICAL GUIDANCE, MAY 2004 ADAPTED CA STORMWATER BMP HANDBOOK APPROACH
 - SIZING FACTOR MEDIA FILTRATION SYSTEM (ULTIMATE BUILD OUT)
 - 18gpm (0.04cfs) PER CARTRIDGE.
 - FOR 2.06 DRAINAGE AREA 3, $Q = 2.06Ac \times 0.2 \text{ IN/HR} \times 0.9 = 0.37 \text{ cfs}$
 - SIZING FACTOR HYDRODYNAMIC SEPARATOR
 - FOR 1.13Ac DRAINAGE AREA 1, $Q = 1.13Ac \times 0.2 \text{ IN/HR} \times 0.9 = 0.20 \text{ cfs}$

- NOTES:
- SEE BIO-RETENTION PLANTER BOX DETAIL ON SHEET 11 OF ROUGH GRADING AND DRAINAGE PLANS.
 - SEE MEDIA FILTRATION SYSTEM MODEL 811 ON SHEET 11 OF ROUGH GRADING AND DRAINAGE PLANS.
 - SEE HYDRO DYNAMIC SEPARATOR MODEL CDS20_15 DETAIL ON SHEET 11 OF ROUGH GRADING AND DRAINAGE PLANS.
 - SITE TOTALS (ULTIMATE BUILD OUT)
 - AREA TREATED BY PLANTER = 528,854 SF(37%)
 - AREA TREATED BY MEDIA FILTRATION SYSTEM = 142,422 SF(10%)
 - AREA TREATED BY HYDRODYNAMIC SEPARATOR = 214,938 SF(15%)
 - AREA TREATED BY BIORETENTION = 176,238 SF(12%)
 - SELF TREATING AREA = 358,052 SF(26%)

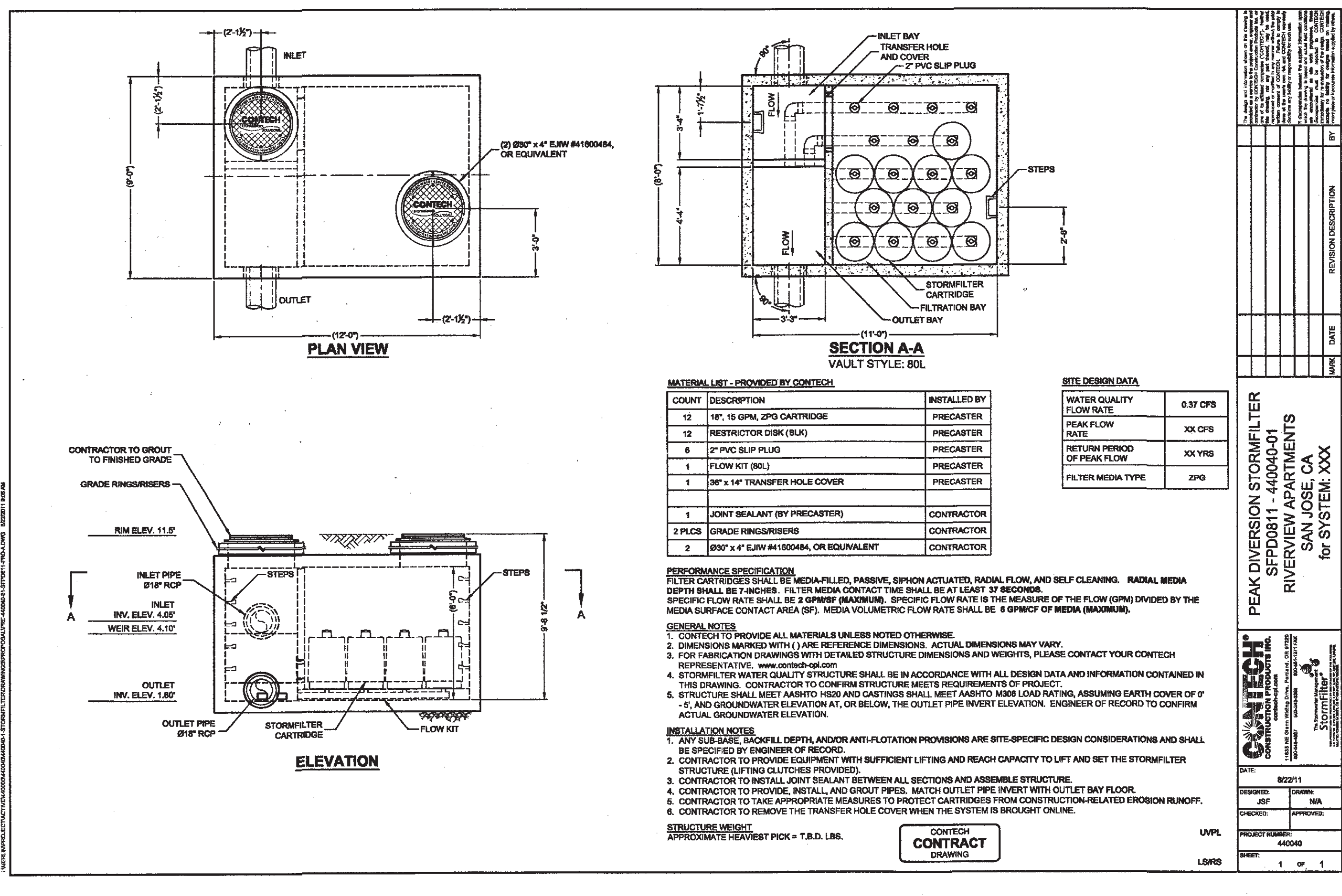


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<p>THOMPSON DORFMAN URBAN RESIDENTIAL DEVELOPMENT 38 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA TEL: (415) 361-3001 FAX: (415) 361-3003</p>	<p>RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300</p>																									
<p>GRADING PLAN RIVERVIEW STORMWATER CONTROL PLAN</p>	<p>SAN JOSE, CALIFORNIA Project No. 071040P1 Designated: BA Checked: WAF Date: 9/22/11</p>																									
<p>SHEET 10 OF 13 SHEETS PW PROJECT # 3-04634</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> <th>CSJ</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISIONS	DATE	BY	CSJ																				
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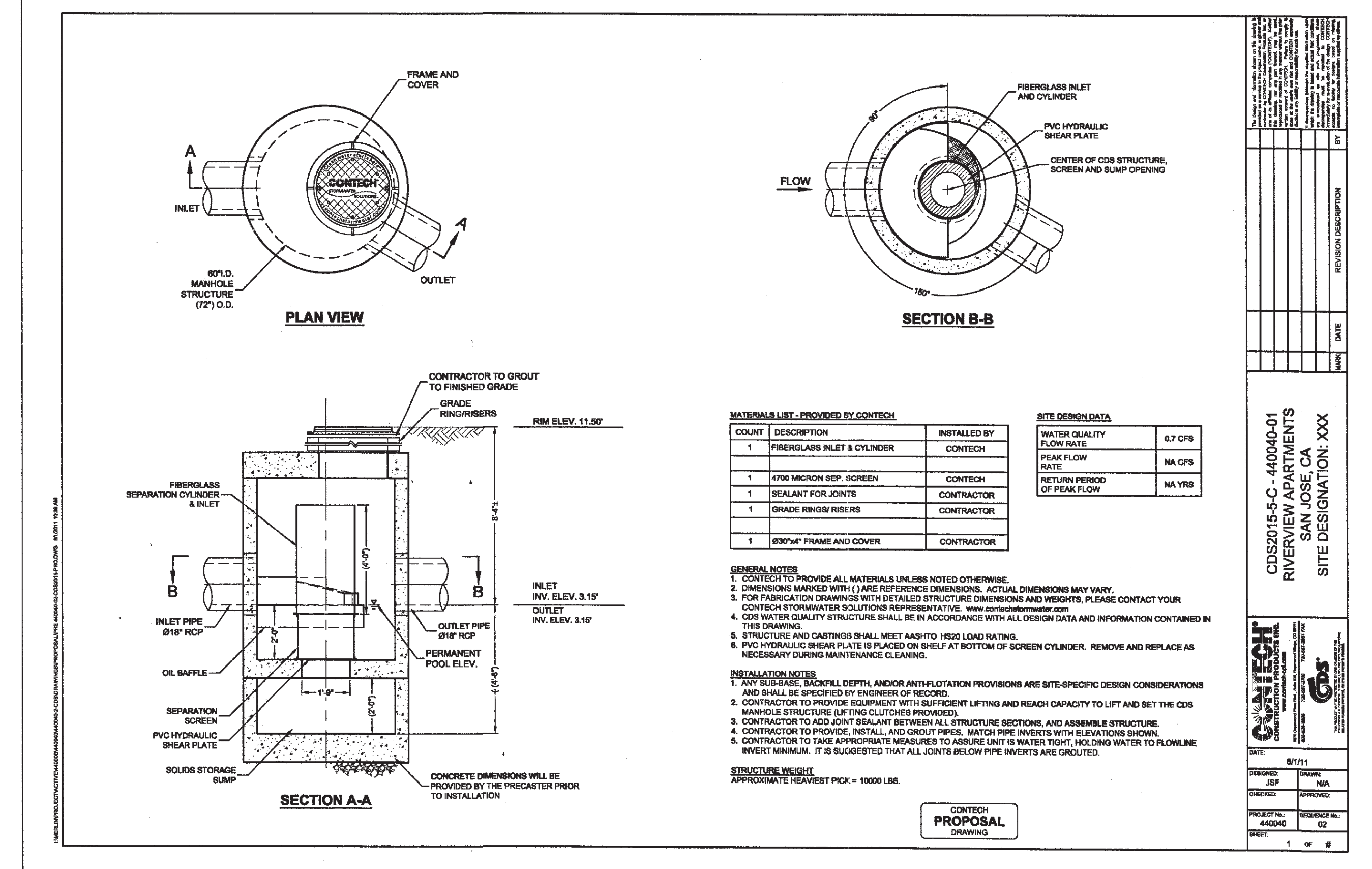
BIO-RETENTION PLANTER BOX DETAIL
NOT TO SCALE



MEDIA FILTRATION SYSTEM - CDS MODEL SFPD 811
NOT TO SCALE

TYPICAL CLEANING AND INSPECTION SCHEDULE

MEDIA FILTRATION SYSTEM UNITS:		ANNUALLY: SEPTEMBER/OCTOBER
PERFORM AN INSPECTION PRIOR TO WET SEASON: ASSESS FLOATABLE POLLUTANTS ACCUMULATION; INSPECT INLET AND OUTLET PIPES FOR OBSTRUCTIONS.		
INSPECTION DURING WET SEASON (AND CLEANOUT IF NECESSARY): EVALUATE THE FUNCTION OF THE UNIT TO ENSURE STORM WATER DOES NOT BYPASS PREMATURELY DUE TO OCCLUSION OF THE MEDIA; MEASURE DEPTH OF SEDIMENT IN THE SEDIMENT AREA BELOW CARTRIDGES.		ANNUALLY: NOVEMBER/DECEMBER
PERFORM DRY SEASON MAINTENANCE TO RECHARGE OR REPLACE MEDIA CARTRIDGES, AND REMOVE FLOATABLE TRASH AND DEBRIS; PREPARE SYSTEM FOR THE UPCOMING RAINY SEASON WITH NEW MEDIA.		ANNUALLY: MAY/AUGUST
REPLACE FILTER CARTRIDGES, AND CLEAN SEDIMENT STORAGE AREA BELOW CARTRIDGES AS NEEDED.		EVERY 2-3 YEARS (TYP) MAY/AUGUST



HYDRODYNAMIC SEPARATOR - CDS MODEL 20_15
NOT TO SCALE

TYPICAL CLEANING AND INSPECTION SCHEDULE

HYDRODYNAMIC SEPARATOR:		ANNUALLY
UNIT SHOULD BE PUMPED AT LEAST ONCE A YEAR, AND A THOROUGH INSPECTION OF THE SEPARATION CHAMBER AND OIL BAFFLE SHOULD BE PERFORMED. SCREEN SHOULD BE POWER WASHED FOR INSPECTION. CLEANOUT OF UNITS SUMP SHOULD OCCUR AT 75% OF THE SUMP CAPACITY.		

<p>THOMPSON DORFMAN URBAN RESIDENTIAL DEVELOPMENT 39 FORREST STREET, SUITE 201, MILL VALLEY, CALIFORNIA TEL (415) 381-3001 FAX (415) 381-3003</p>	<p>RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300</p>	<p>GRADING PLAN RIVERVIEW STORMWATER CONTROL DETAILS</p>	<p>SHEET 11 Of 13 SHEETS PW PROJECT # 3-04634</p>	<p>BY DATE</p>	<p>REVISIONS</p>

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