

CITY STANDARD GRADING & DRAINAGE NOTES:

Note: This drawing is approved subject to:

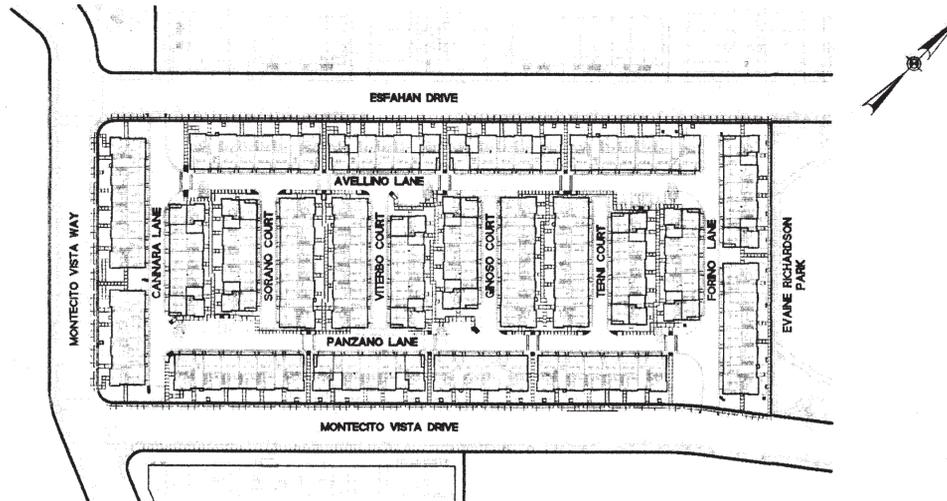
- All grading is subject to observation by the City. Permittee or representative shall notify the City of San Jose Department of Public Works Project Inspector at least 48 hours before start of any grading.  
The Project Inspector is Steve Pletsch. Voicemail No. (408) 591-0565.
- Approval of this plan 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.
- Unless otherwise noted on the plan, any depiction of a retaining structure on this plan shall not constitute approval for construction of the retaining structure unless a separate structural review, by the Department of Public Works is completed and approved.
- 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 rights-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.
- 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 2660 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 5097.94 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's 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:
  - The Civil Engineer for this project is: S.R.Schork.  
BKF ENGINEERS, 1650 TECHNOLOGY DRIVE, SUITE 650, SAN JOSE, CA 95110.
  - 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:
  - The Soil Engineer for this project is: Andrew H. Firman,  
ENGEQ, 2057 SAN RAMON VALLEY BOULEVARD, SAN RAMON, CA 94583.
  - The Geotechnical Report for this project is:  
GEOTECHNICAL EXPLORATION, MONTECITO VISTA II LOTS 1, 2, 5, 6, & 7, SAN JOSE, CA.  
PREPARED ON JULY 25, 2014. (Project #5550 200.000).
  - 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. 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:
  - "That the construction conforms to the lines and grades on the approved plans;" or
  - "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:
  - "that the anticipated conditions and materials and actual site conditions and materials were compatible," and supply supporting data, or
  - "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 David Tucker at (408) 795-1865.  
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.
- Grading will not be allowed between October 1st and April 30th of any year without Erosion Control plans and measures approved by the Director of Public Works. Stormwater pollution prevention measures in accordance with City specifications and with the document "Clean Bay Blueprint" shall be implemented throughout the year to the satisfaction of the Director of Public Works.
- 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.

# GRADING & DRAINAGE PLAN

## MONTECITO VISTA II: LOTS 6 & 7

### TRACT 10308

#### SAN JOSE, CA



SITE MAP  
SCALE: 1"=100'

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

*Andrew H. Firman*  
Project Engineer  
14-044417 GR  
Permit Number

08/12/15  
Date

08/12/16  
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.

ENGEQ, INC.  
PREPARED BY (COMPANY NAME)

07/25/14  
DATE OF REPORT

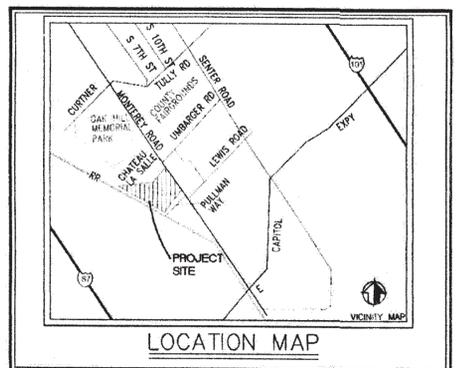
BY ANDREW H. FIRMAN, G.E. #3025  
PEDRO ESPINOSA 2954 FOR ANDREW FIRMAN

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ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	AREA DRAIN	(E)	EAST/EXISTING	LP	LOW POINT	S	SLOPE
AB	AGGREGATE BASE	EC	END OF CURVE	LT	LEFT	(S)	SOUTH
AC	ASPHALT CONCRETE	ECR	END OF CURB RETURN	MAX	MAXIMUM	SD	STORM DRAIN
AD	AREA DRAIN	EL	ELEVATION	MH	MANHOLE	S.D.E.	STORM DRAIN EASEMENT
AGG	AGGREGATE	EP	EDGE OF PAVEMENT	MIN	MINIMUM	SDMH	STORM DRAIN MANHOLE
APPROX	APPROXIMATE	E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	MON	MONUMENT	SHT.	SHEET
B	BUBBLER	EV	END VERTICAL CURVE	OR	ORIFICE	SJWC	SAN JOSE WATER COMPANY
BB	BUBBLER BOX	EW	EACHWAY	(N)	NORTH/NEW	SS	SANITARY SEWER
BC	BEGINNING OF CURVE	EX	EXISTING	NO. #	NUMBER	SSMH	SANITARY SEWER MANHOLE
BCR	BEGIN CURB RETURN	(F)	FUTURE	NTS	NOT TO SCALE	ST.	STREET
BLDC	BUILDING	F/C	FACE OF CURB	P.A.E.	PUBLIC ACCESS EASEMENT	STA	STATION
BM	BENCH MARK	FF	FINISHED FLOOR ELEVATION	PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE	STD	STANDARD
BO	BLOWOFF	FG	FINISHED GRADE	PE	PAID ELEVATION	T OR TELE	TELEPHONE
BOV	BLOWOFF VALVE	FL	FIRE HYDRANT	PG&E	PACIFIC GAS AND ELECTRIC	TBD	TO BE DETERMINED
BVC	BEGIN VERTICAL CURVE	FM	FORCE MAIN	PL	PROPERTY LINE	T&B	TOP AND BOTTOM
BW	BACK OF WALK/ CURB & GUTTER	FOB	FACE OF BUILDING	P.O.C.	POINT OF CONNECTION	TC	TOP OF CURB
CB	CATCH BASIN	FP	FINISHED PAVEMENT	PRC	POINT OF REVERSE CURVE	TEMP	TEMPORARY
CDS	CUL-DE-SAC	FT	FEET	PROP	PROPOSED	TG	TOP OF GRATE
C&G	CURB & GUTTER	G	GAS	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT	TP	TOP OF PAVEMENT
C	CENTERLINE	GB	GRADE BREAK	P.S.E.	PUBLIC SERVICE EASEMENT	TYP.	TYPICAL
CL	CONTROL LINE	GM	GARAGE ELEVATION	PT	POINT	VC	VERTICAL CURVE
CMP	CORRUGATED METAL PIPE	GS	GAS METER	P.U.E.	PUBLIC UTILITY EASEMENT	VERT.	VERTICAL
CO	CLEANOUT	HP	HIGH POINT	PV	PAVEMENT	W	WATER
CONC	CONCRETE	HV	HIGH VOLTAGE	PVC	POLYVINYL CHLORIDE	W/	WITH
CR	CURB RETURN	I.E.E.	INGRESS/EGRESS EASEMENT	PVI	POINT OF VERTICAL INTERSECTION	(W)	WEST
CRV	CURB RETURN	INV	INVERT	R	RADIUS	W	WATERLINE
CVC	CENTER OF VERTICAL CURVE	IRR	IRRIGATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
DEFL	DEFLECTION	J	JUNCTION BOX	RIM EL	RIM ELEVATION	WV	WATER VALVE
DI	DIAMETER	JT	JOINT TRENCH	RPPA	REDUCED PRESSURE PRINCIPAL ASSEMBLY	1/2 PT	HALF POINT OF CURB RETURN AT F/C
DIP	DUCTILE IRON PIPE	L	LATERAL	RT	RIGHT		
DIA	DIAMETER	LAT	LATERAL	R/W	RIGHT OF WAY		
DS	DOWNSPOUT	L	LENGTH				
DW	DOMESTIC WATER	LF	LINEAR FEET				
D/W	DRIVEWAY	LG	LIP OF GUTTER				
DWG	DRAWING						
ELEG	ELECTRIC						



LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
		PROPERTY BOUNDARY
		ROLLED CURB & GUTTER
		CURB AND GUTTER
		6" VERTICAL CURB
		STORM DRAIN LINES
		STORM DRAIN PIPE (PERFORATED)
		WALKWAY CONCRETE, 3.5" PCC OVER 3.5" AB SEE CITY STANDARD R-2
		BIORETENTION BASIN W/ REDWOOD HEADERS
		BIORETENTION BASIN
Δ		CITY STANDARD CURB INLET
		STORM DRAIN BUBBLER BOX
		STORM DRAIN CATCH BASIN
		STORM DRAIN AREA DRAIN
		STORM DRAIN CLEANOUT
		STORM DRAIN MANHOLE
		DROP INLET/JUNCTION BOX
		OVERLAND RELEASE
		HARDSCAPE SLOPE
		SLOPE TO DRAIN (LANDSCAPE)

BIOTREATMENT SOIL REQUIREMENTS

PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

EARTH WORK QUANTITIES

CUT: 2,000 CY  
FILL: 2,000 CY  
EXPORT: 0 CY  
IMPORT: 0 CY

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

Taylor Morrison  
1650 TECHNOLOGY DRIVE  
SUITE 650  
SAN JOSE, CA 95110  
408/467-9100  
408/467-9199 (FAX)

BKF  
ENGINEERS • SURVEYORS • PLANNERS

GRADING & DRAINAGE PLAN  
MONTECITO VISTA II: LOTS 6&7  
TITLE SHEET

SHEET  
C1.0  
1 OF 23 SHEETS

PW PROJECT #  
3-16147

Project No.:  
SAN JOSE  
California  
Date: 07/09/15  
Checked: PK  
Designed: PK

PROJECT INFORMATION:

PROPERTY DESCRIPTION: APN 455-09-062
APN 455-36-005-006-007-008
OWNER/DEVELOPER: TAYLOR MORRISON OF CALIFORNIA, LLC.
4309 HACIENDA DRIVE, SUITE 450
PLEASANTON, CA, 94588
PHONE: (925) 659-8109
ATTN: LISA VILHAUER
ARCHITECT/LANDSCAPE: DAHLIN GROUP.
5865 OWENS DRIVE
PLEASANTON, CA, 94588
PHONE: (925) 251-7200
ATTN: DOUG CUMMINS
CIVIL ENGINEER: BKF ENGINEERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
PHONE: (408) 467-9100
ATTN: PATRICK CHAN

UTILITY INFORMATION

WATER SUPPLY: SAN JOSE WATER COMPANY (SJWC)
STORM DRAINAGE: CITY OF SAN JOSE
SEWAGE DISPOSAL: CITY OF SAN JOSE
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST

STATEMENT OF RESPONSIBILITY:

- 1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION - PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE CONSTRUCTION PROJECT MANAGER IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.
4. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
5. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTRACT UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.
6. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.

GENERAL SITE NOTES:

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE CITY OF SAN JOSE STANDARD DETAILS & SPECIFICATIONS. CONTRACTOR SHALL VALIDATE CURRENT CITY OF SAN JOSE STANDARD DETAILS AND SPECIFICATIONS NOTED IN THESE PLANS AND INCLUDE ANY REVISIONS REQUIRED BETWEEN DATE OF PLANS AND TIME OF BID.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO CONSTRUCTION PROJECT MANAGER.

GENERAL SITE NOTES (CONTINUED):

- 4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS. GRATES AND LIDS IN THE PEDESTRIAN TRAVELED WAY SHALL BE NON-SKID, HEEL-PROOF AND ADA COMPLIANT.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
8. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT QUALITY AND/OR QUANTITY REQUIREMENT SHALL GOVERN.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ENGeo, DATED JULY 25, 2014 AND ALL ADDENDUMS.
11. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG&E, AT&T, AND CABLE TV INSTALLATION. VALVE BOXES AND MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
12. ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENT BY THE CITY ENGINEER.
13. THE CONTRACTOR SHALL GIVE THE CITY ENGINEER AND OWNER TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
14. NO TREES 12" IN DIAMETER OR LARGER MEASURED BETWEEN 6" AND 36" ABOVE GRADE, SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER. TREE REMOVALS, IF NECESSARY, SHALL CONFORM TO THE CITY TREE REMOVAL ORDINANCE.
15. FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL OF THE CITY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE CALIFORNIA STANDARD PLANS, SPECIFICATIONS, AND MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.
16. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF DETOURS.
17. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY. CONTRACTOR SHALL REFERENCE CITY OF SAN JOSE'S CONSTRUCTION NOISE STANDARDS, TO COMPLY WITH TITLE 20 REQUIREMENTS. FOR ANY EXCEPTIONS, CONTRACTOR SHALL OBTAIN APPROVAL, IN WRITING, BY THE OWNER AND CITY.
18. FOR ALL WORK IN THE CITY RIGHT-OF-WAY, SEE SEPARATE PUBLIC STREET IMPROVEMENT PLANS. (OFF-SITE)

EXISTING CONDITIONS:

- 1. EXISTING BOUNDARY, TOPOGRAPHIC SURVEY AND SUPPLEMENTAL FIELD SURVEYS PERFORMED BY BKF ENGINEERS. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE AND HAVE INCLUDED COSTS TO CONDUCT SUCH INVESTIGATIONS ACCORDINGLY.

TREE/PLANT PROTECTION NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN OR TO THE SATISFACTION OF THE CITY ENGINEER/ARBORIST.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK VEHICLES WITH IDLE RUNNING ENGINES UNDER DRIP LINE OF TREES.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN CONSULT WITH THE CONSTRUCTION PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT/CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE AND ACCURATE COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDELINE" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND CLIENT'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

NPDES REQUIREMENTS:

- 1. ALL CONSTRUCTION OF OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DEVOID OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

SITE FENCE NOTES:

- 1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS, INCLUSIVE OF ALL RELATED SIGNAGE AND/OR PEDESTRIAN PROTECTION PROVISIONS REQUIRED BY THE CITY OF BERKELEY AND AS REQUIRED TO FACILITATE THE ISSUANCE OF AN ENCROACHMENT PERMIT.
2. FENCE LOCATION MAY BE ADJUSTED FROM TIME TO TIME AS CONSTRUCTION PROCEEDS TO EXCLUDE SOME AREAS WHERE CONSTRUCTION WORK IS NOT BEING DONE AND THE AREA IS NOT OBJECTIONABLE IN VISUAL APPEARANCE.
3. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
4. CONTRACTOR SHALL REPLACE THE GREEN FABRIC AT SUCH A TIME AS IT BECOMES TATTERED AND UNSIGHTLY DUE TO WIND OR CONSTRUCTION ACTIVITY.
5. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

SIGNING AND STRIPING NOTES:

- 1. ALL SIGNING AND STRIPING TO BE PER CALTRANS STANDARDS UNLESS NOTED TO BE PER CITY STANDARDS.
2. ALL SIGNS FOR MOTORIST DIRECTIONS SHALL BE METAL WITH BEADED REFLECTIVE PAINT. SUPPORTING POSTS SHALL BE 2-1/2" DIA. GALVANIZED PIPE CAST INTO A 10" DIA. BY 24" DEEP CONC. FOOTING. BOTTOM OF SIGN SHALL BE 80" ABOVE FINISH GRADE, UNLESS NOTED OTHERWISE.
3. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS AND TO THE DIRECTION OF THE CITY'S INSPECTOR.

SITE MAINTENANCE:

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

DUST CONTROL:

- 1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. WATERING ASSOCIATED WITH ON-SITE CONSTRUCTION ACTIVITY SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM AND SHALL INCLUDE AT LEAST ONE LATE-AFTERNOON WATERING TO MINIMIZE THE EFFECTS OF BLOWING DUST.
3. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEP ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
4. WATERING ON PUBLIC STREETS OR POWER WASHING SEDIMENTATION ON STREETS SHALL NOT OCCUR, UNLESS CONTRACTOR COLLECTS AND FILTERS THE WASH WATER PRIOR TO ITS ENTERING THE CITY'S STORM DRAIN SYSTEM.
5. ON-SITE PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS SHALL BE SWEEP DAILY WITH A WATER SWEEPER.
6. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
7. THE SPEED OF ALL VEHICLES DRIVING ON UNPAVED ROADS OR PORTIONS OF THE SITE SHALL BE LIMITED TO 15 MPH.
8. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
10. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.

SITE NOTES:

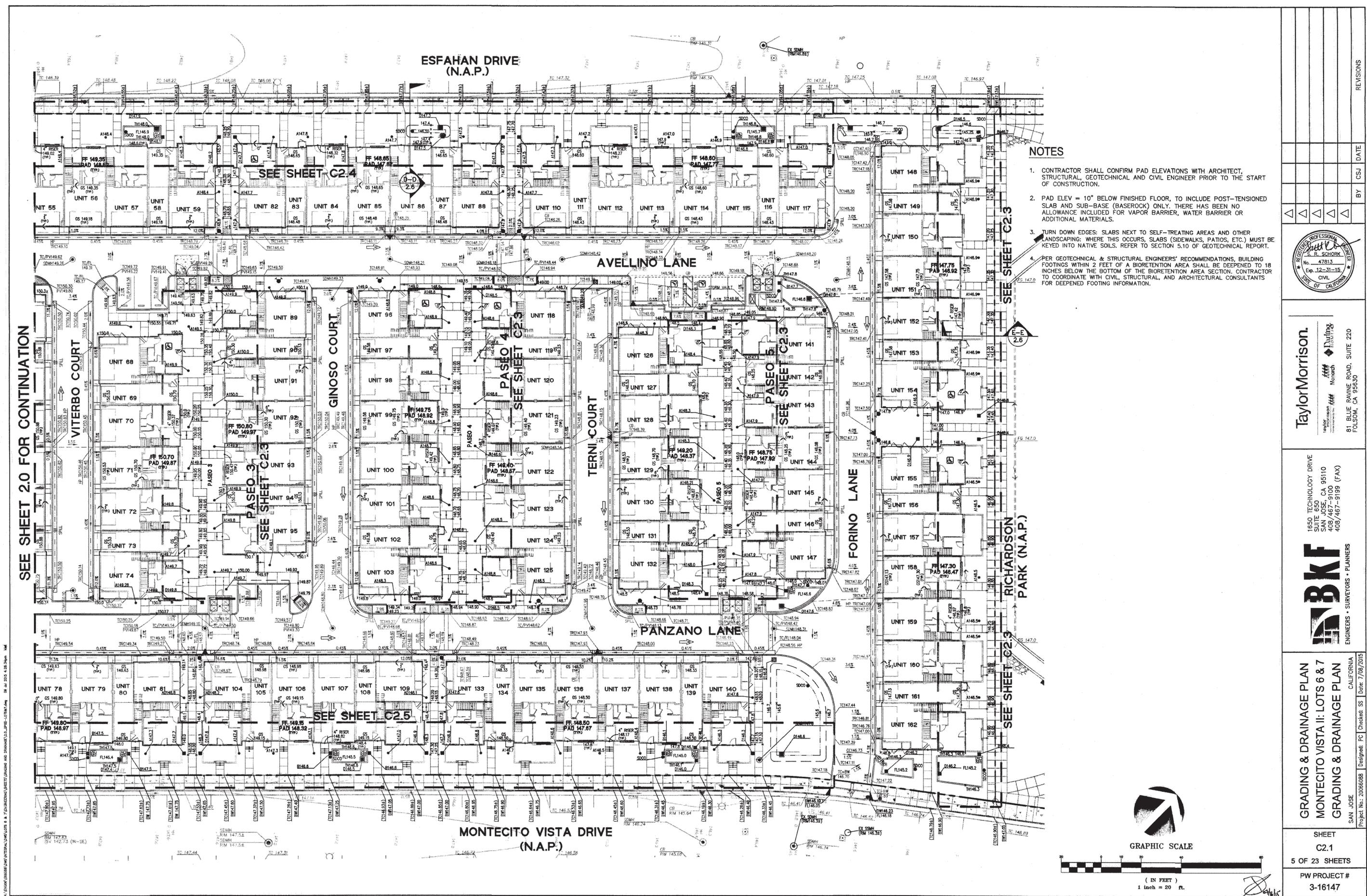
- 1. CONSTRUCTION FENCING AND FIBER ROLL SHOWN ON THIS PLAN WILL BE PHASED, AS NEEDED, AND COORDINATED BY THE CONTRACTOR'S QUALIFIED SWPPP DEVELOPER/PRACTITIONER. COORDINATE WITH TAYLOR MORRISON.

Professional Engineer Seal for S. R. Schork, No. 47813, Exp. 12-31-15. Taylor Morrison logo and contact information: 1650 TECHNOLOGY DRIVE, SUITE 650, SAN JOSE, CA 95110. BKF logo and contact information: 81 BLUE RAVINE ROAD, SUITE 220, FOLSOM, CA 95630. Project No.: 20060608, Designed: PC, Checked: SS, Date: 7/09/2015. SHEET C1.1, 2 OF 23 SHEETS, PW PROJECT # 3-16147.

REV. DATE DECEMBER 2014







SEE SHEET 2.0 FOR CONTINUATION

ESHAHAN DRIVE  
(N.A.P.)

AVELLINO LANE

GINOSO COURT

TERNI COURT

FORINO LANE

RICHARDSON  
PARK (N.A.P.)

PANZANO LANE

MONTECITO VISTA DRIVE  
(N.A.P.)

**NOTES**

1. CONTRACTOR SHALL CONFIRM PAD ELEVATIONS WITH ARCHITECT, STRUCTURAL, GEOTECHNICAL AND CIVIL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
2. PAD ELEV = 10" BELOW FINISHED FLOOR, TO INCLUDE POST-TENSIONED SLAB AND SUB-BASE (BASEROCK) ONLY. THERE HAS BEEN NO ALLOWANCE INCLUDED FOR VAPOR BARRIER, WATER BARRIER OR ADDITIONAL MATERIALS.
3. TURN DOWN EDGES: SLABS NEXT TO SELF-TREATING AREAS AND OTHER LANDSCAPING: WHERE THIS OCCURS, SLABS (SIDEWALKS, PATIOS, ETC.) MUST BE KEED INTO NATIVE SOILS. REFER TO SECTION 5.10 OF GEOTECHNICAL REPORT.
4. PER GEOTECHNICAL & STRUCTURAL ENGINEERS' RECOMMENDATIONS, BUILDING FOOTINGS WITHIN 2 FEET OF A BIOTENTION AREA SHALL BE DEEPEEN TO 18 INCHES BELOW THE BOTTOM OF THE BIOTENTION AREA SECTION. CONTRACTOR TO COORDINATE WITH CIVIL, STRUCTURAL, AND ARCHITECTURAL CONSULTANTS FOR DEEPEEN FOOTING INFORMATION.



**Taylor Morrison**  
 81 BLUE RAINE ROAD, SUITE 220  
 FOLSOM, CA 95630

1650 TECHNOLOGY DRIVE  
 SUITE 650  
 SAN JOSE, CA 95110  
 408/467-9100 (FAX)  
 408/467-9199 (FAX)



**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**GRADING & DRAINAGE PLAN**

SAN JOSE CALIFORNIA  
 Project No.: 20060088 | Designed: PC | Checked: SS | Date: 7/09/2015

SHEET  
**C2.1**  
 5 OF 23 SHEETS  
 PW PROJECT #  
**3-16147**

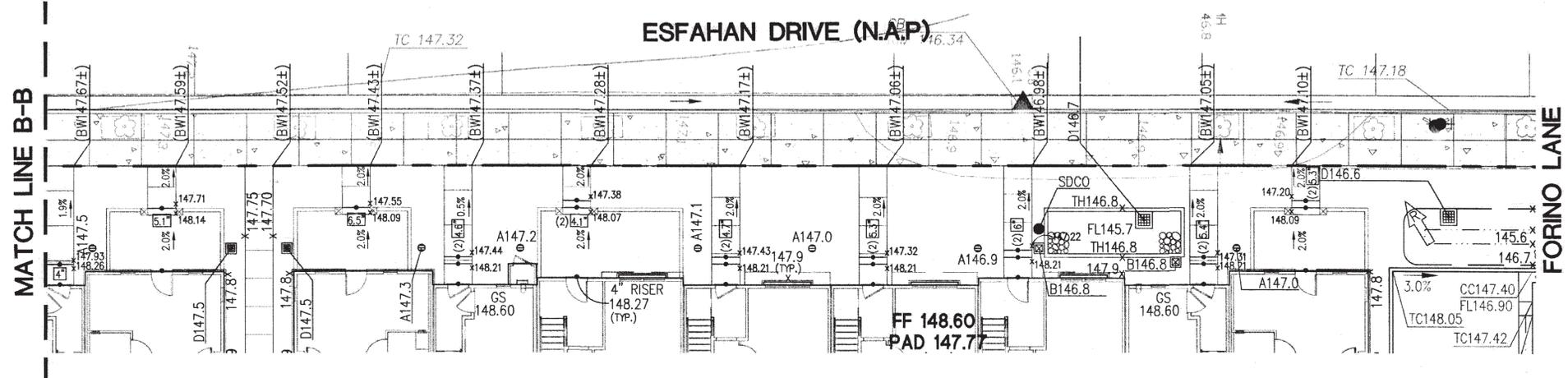
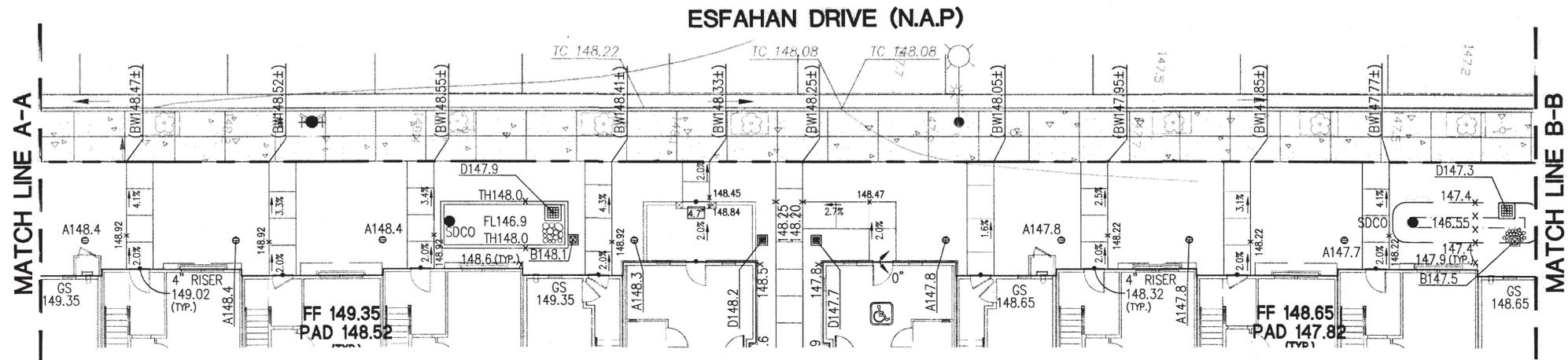
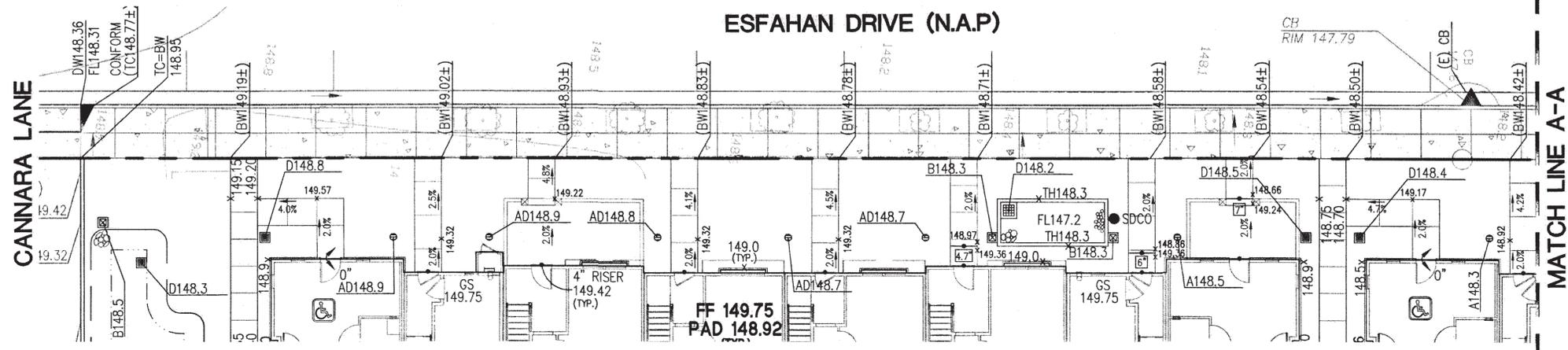
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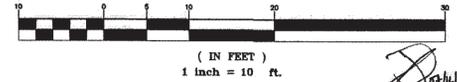


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REV. DATE DECEMBER 2014



GRAPHIC SCALE



NO.	DATE	BY	CSU	DATE	REVISIONS



**Taylor Morrison.**  
 81 BLUE RAINE ROAD, SUITE 220  
 FOLSOM, CA 95630

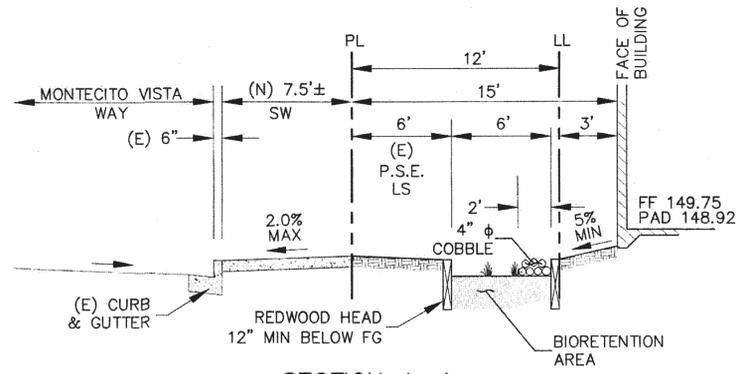
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 SUITE 650  
 SAN JOSE, CA 95110  
 408/467-9100  
 408/467-9199 (FAX)



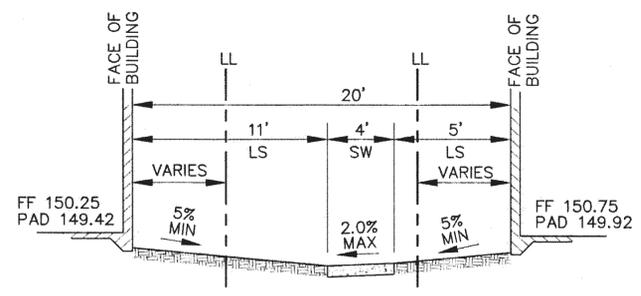
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**MONTECITO VISTA II: LOTS 6 & 7**  
**GRADING & DRAINAGE PLAN**  
 SAN JOSE CALIFORNIA  
 Project No. 20066888 | Designer: PC | Checker: SS | Date: 7/08/2015

SHEET  
**C2.4**  
 8 OF 23 SHEETS  
 PW PROJECT #  
**3-16147**

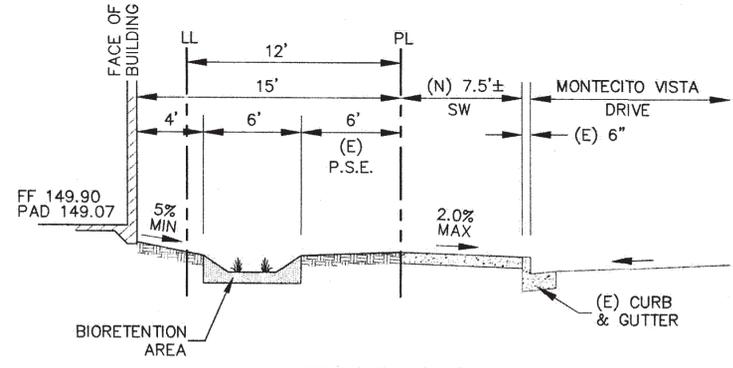




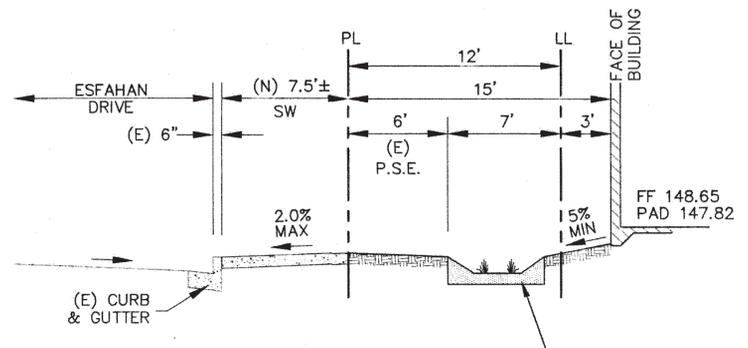
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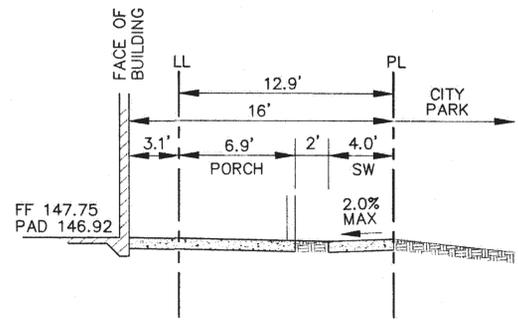
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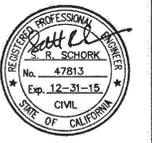


SECTION D-D  
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SECTION E-E  
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**Taylor Morrison.**  
 10/04  
 Taylor Morrison  
 81 BLUE RAVINE ROAD, SUITE 220  
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1650 TECHNOLOGY DRIVE  
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**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**SITE SECTIONS**  
 SAN JOSE CALIFORNIA  
 Project No.: 20066088 | Checked: SS | Date: 7/06/2015

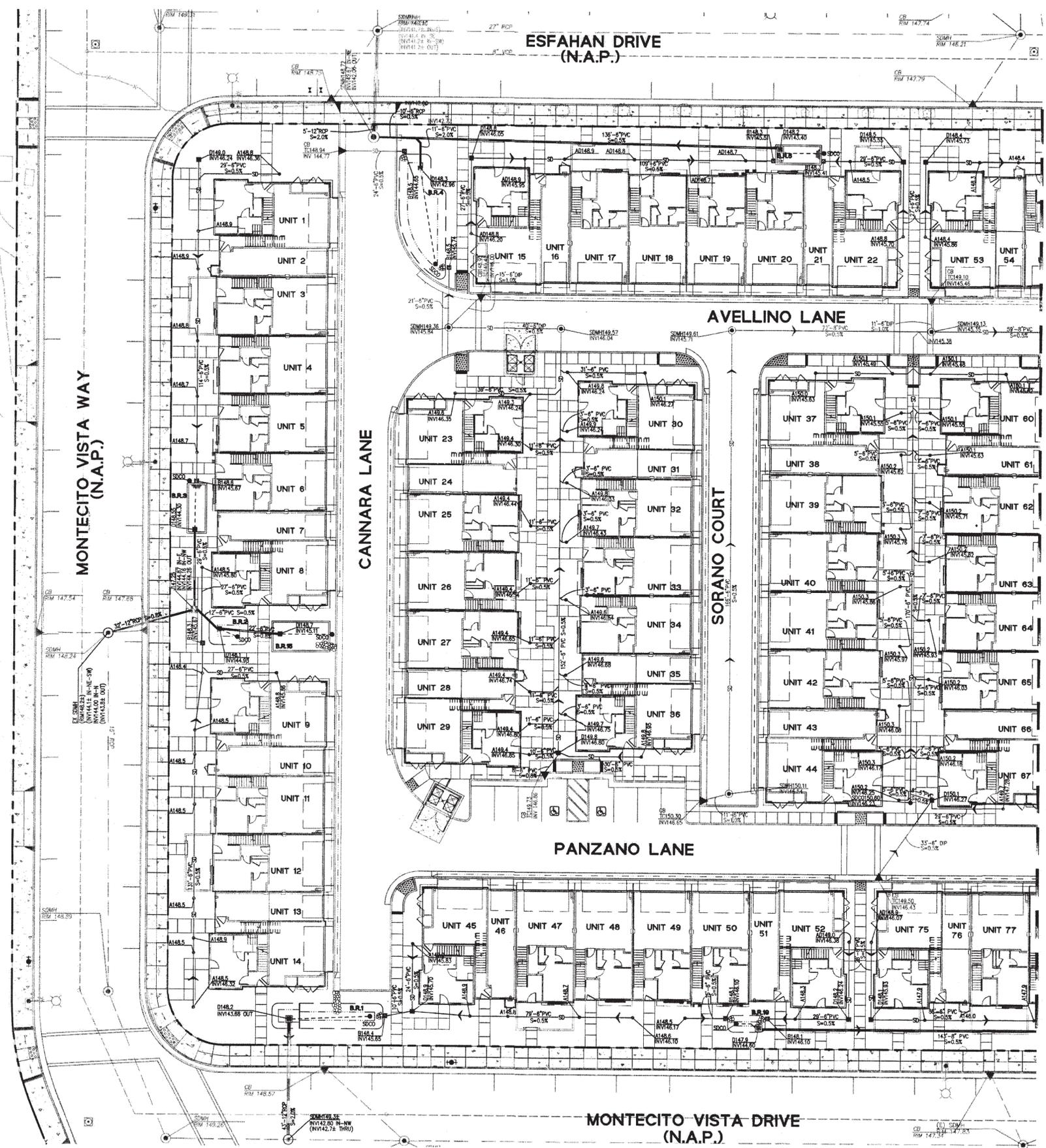
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 10 OF 23 SHEETS  
 PW PROJECT #  
 3-16147

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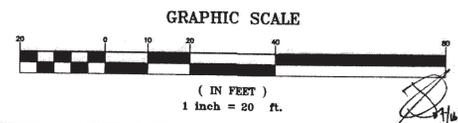
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LOT 4  
(N.A.P.)



SEE SHEET 3.1 FOR CONTINUATION

SCHEDULE FOR SDCO AND PERFORATED PIPE IN BIORETENTION BASINS				
BIORETENTION BASIN	SDCO RIM ELEV. INV. ELEV.	4" PVC PERFORATED PIPE (LF) AND SLOPE	INVERT INTO OVERFLOW DRAIN	ORIFICE SIZE (IN)
1	147.2 145.20	29LF @ S=0.5%	145.06	0.5
2	147.1 145.10	7LF @ S=1.0%	145.03	0.5
3	148.6 145.55	18LF @ S=0.5%	145.46	0.5
4	147.3 145.30	34LF @ S=0.5%	145.13	0.5
5	148.3 145.20	16LF @ S=0.5%	145.12	0.5
15	148.8 145.70	19LF @ S=0.5%	145.60	0.5
19	147.15 145.15	9LF @ S=0.5% MIN.	145.10	0.5

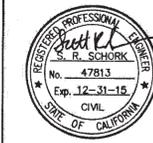


**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**STORM WATER DRAINAGE**

1650 TECHNOLOGY DRIVE  
 SUITE 650 CA 95110  
 SAN JOSE, CA 95128  
 408/747-9199 (FAX)

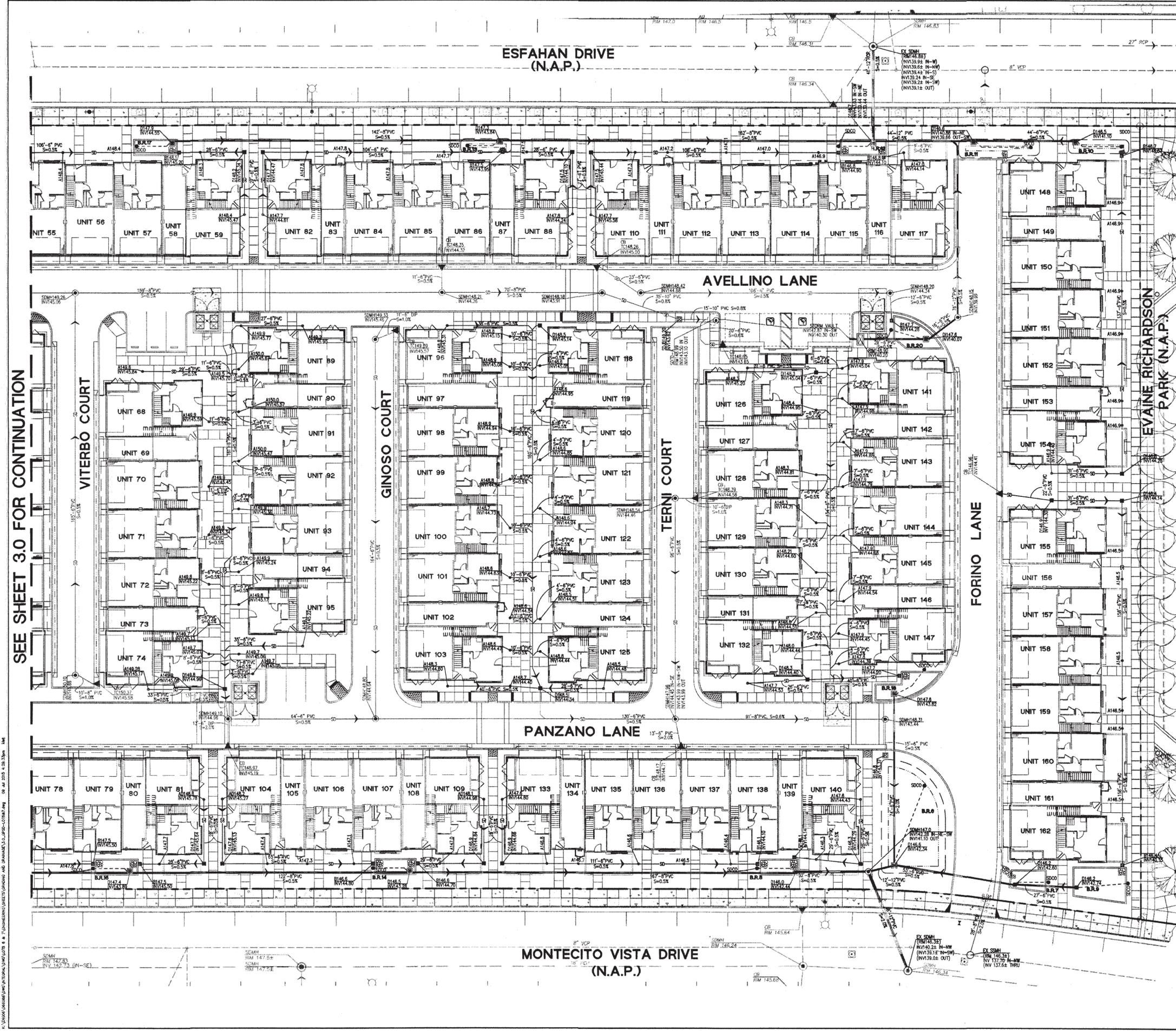


**Taylor Morrison.**  
 81 BLUE RAVINE ROAD, SUITE 220  
 FOLSOM, CA 95630



SHEET  
 C3.0  
 11 OF 23 SHEETS  
 PW PROJECT #  
 3-16147

Project No.: 20066088 | Designed: PC | Checked: SS | Date: 7/08/2015



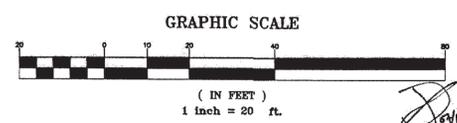
SEE SHEET 30 FOR CONTINUATION

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REV. DATE DECEMBER 2014

SCHEDULE FOR SDCO AND PERFORATED PIPE IN BIORETENTION BASINS

BIORETENTION BASIN	SDCO RIM ELEV. INV. ELEV.	4" PVC PERFORATED PIPE (LF) AND SLOPE	INVERT INTO OVERFLOW DRAIN	ORIFICE SIZE (IN)
6	145.6 143.60	35LF @ S=0.5%	143.43	1.9
7	146.3 143.20	14LF @ S=0.5%	143.13	0.5
8	146.1 143.00	17LF @ S=0.5%	142.92	0.5
9	146.3 143.20	22LF @ S=0.5%	143.09	0.5
10	145.75 143.75	21LF @ S=0.5%	143.65	0.5
11	145.6 143.60	19LF @ S=0.5%	143.51	0.5
12	146.8 143.70	15LF @ S=0.5%	143.63	0.5
13	146.55 144.55	15LF @ S=0.5%	144.48	0.5
14	146.6 143.50	16LF @ S=0.5%	143.42	0.5
16	147.5 144.40	16LF @ S=0.5%	144.32	0.5
17	146.9 144.90	16LF @ S=0.5%	145.82	0.5
18	147.7 144.60	15LF @ S=0.5%	144.53	0.5
20	147.7 144.60	15LF @ S=0.5%	144.63	0.5



BY	CSJ	DATE					
REVISIONS							

**Taylor Morrison.**  
 1850 TECHNOLOGY DRIVE  
 SUITE 650  
 SAN JOSE, CA 95110  
 408/467-9100 (FAX)  
 408/467-9199 (FAX)

**BKF**  
 ENGINEERS • SURVEYORS • PLANNERS

**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**STORM WATER DRAINAGE**

SAN JOSE CALIFORNIA  
 Project No.: 200860088 | Designer: PC | Checked: SS | Date: 7/09/2015

SHEET  
**C3.1**  
 12 OF 23 SHEETS

PW PROJECT #  
**3-16147**

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

LOT 4 (N.A.P.)

MONTECITO VISTA WAY (N.A.P.)

ESFAHAN DRIVE (N.A.P.)

MONTECITO VISTA DRIVE (N.A.P.)

AVELLINO LANE

PANZANO LANE

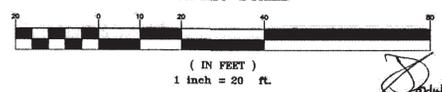
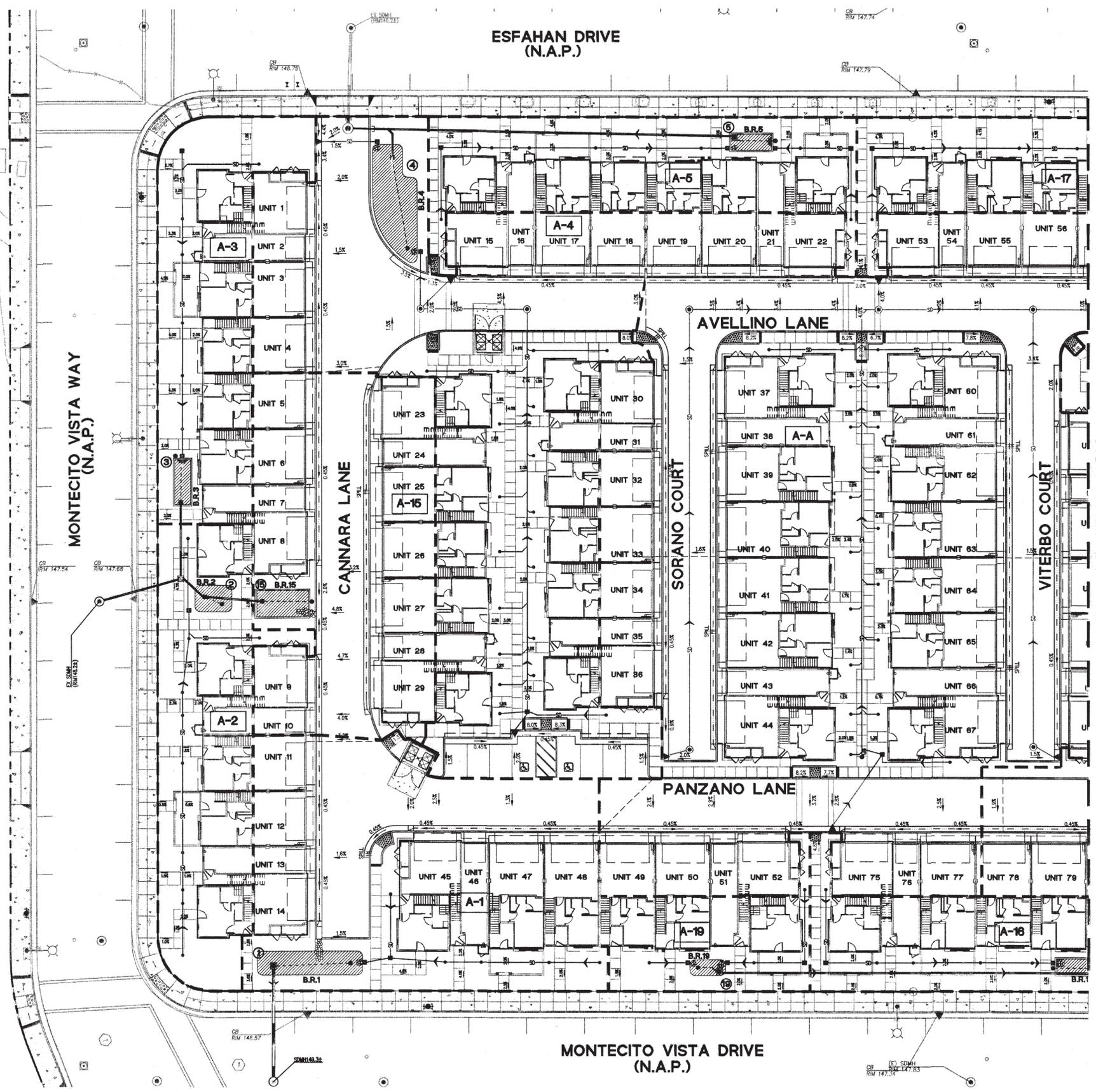
CANNARA LANE

SORANO COURT

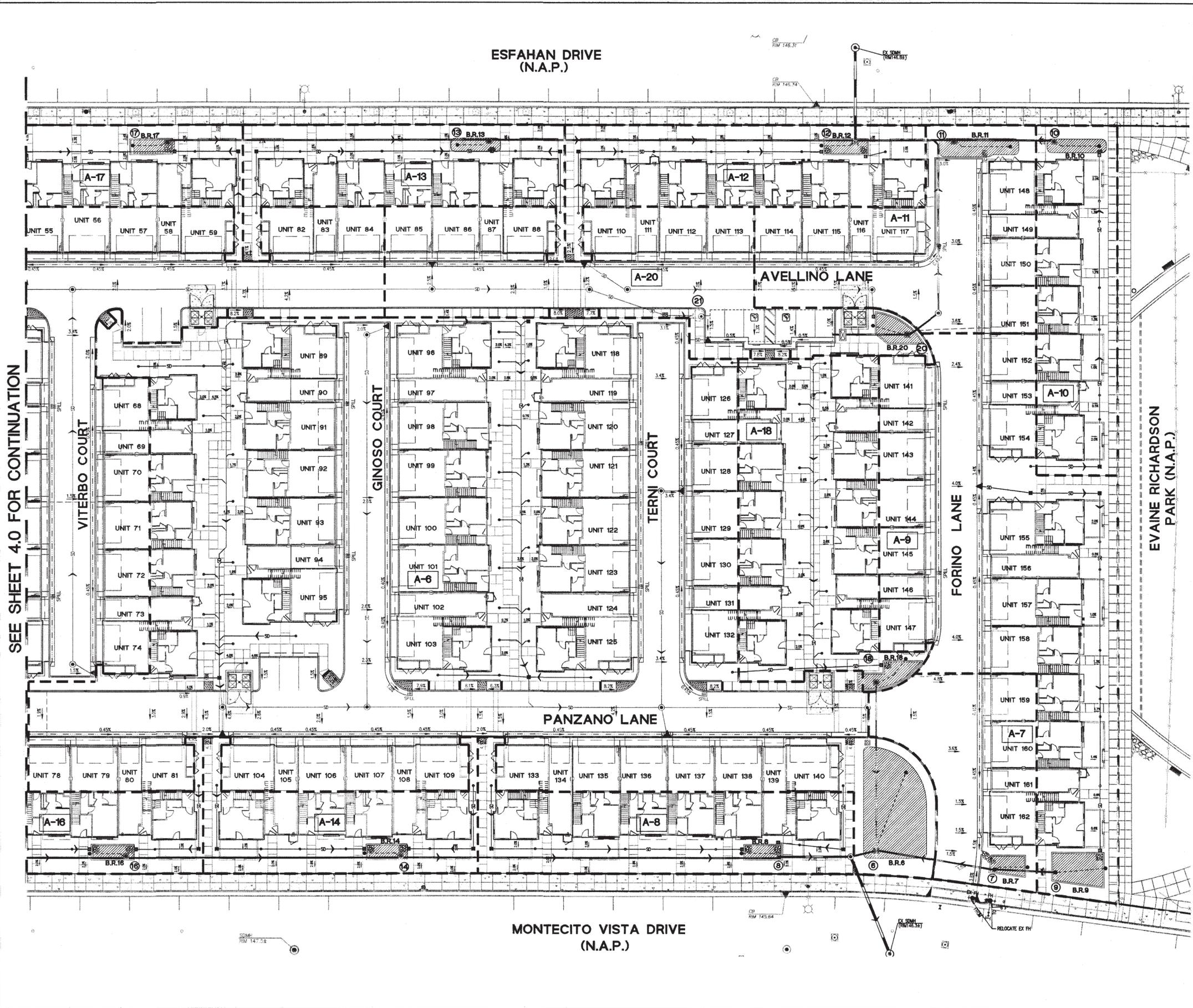
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SEE SHEET 4.1 FOR CONTINUATION

- LEGEND:**
-  DRAINAGE AREA BOUNDARY
  -  BIORETENTION AREA
  -  TREATMENT CONTROL MEASURE (TCM #)
  -  OVERLAND RELEASE PATH
  -  DIRECTION OF FLOW

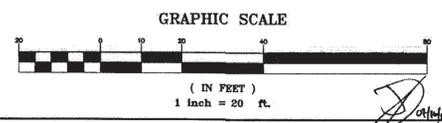


| <p><b>GRADING &amp; DRAINAGE PLAN</b><br/> <b>MONTECITO VISTA II: LOTS 6 &amp; 7</b><br/> <b>STORM WATER MANAGEMENT</b></p> <p>SAN JOSE CALIFORNIA<br/>         Project No: 20060888   Design: PC   Checked: SS   Date: 7/09/2015</p>   | <p>SHEET<br/> <b>C4.0</b><br/>         13 OF 23 SHEETS</p> <p>PW PROJECT #<br/> <b>3-16147</b></p>  |     |      |      |           |      |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|---|-----|------|------|-----------|------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  <p><b>BKF</b><br/>         ENGINEERS • SURVEYORS • PLANNERS</p>   | <p>1650 TECHNOLOGY DRIVE<br/>         SUITE 650<br/>         SAN JOSE, CA 95110<br/>         408/467-9100 (PHONE)<br/>         408/467-9199 (FAX)</p> |     |      |      |           |      |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p>Taylor Morrison.</p> <p><small>1950 Taylor Morrison<br/>         1950 Taylor Morrison<br/>         1950 Taylor Morrison</small></p> <p>81 BLUE RAINE ROAD, SUITE 220<br/>         FOLSOM, CA 95630</p>   |    |     |      |      |           |      |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CSJ</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> |   | NO. | DATE | BY   | CSJ       | DATE | REVISIONS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NO.   | DATE  | BY  | CSJ  | DATE | REVISIONS |      |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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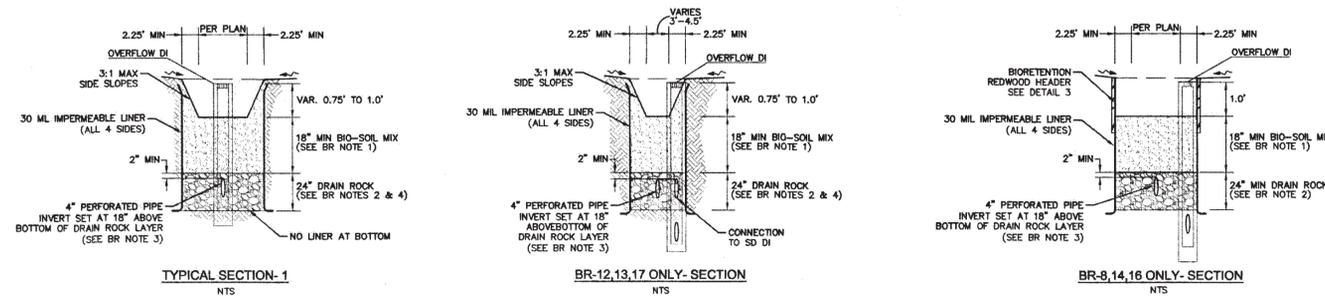
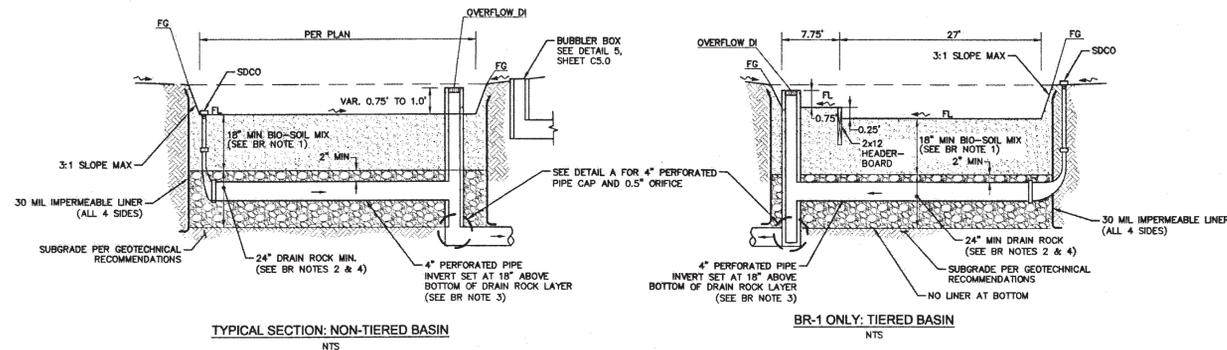
- LEGEND:**
- DRAINAGE AREA BOUNDARY
  - BIORETENTION AREA
  - TREATMENT CONTROL MEASURE (TCM #)
  - OVERLAND RELEASE PATH
  - DIRECTION OF FLOW

SEE SHEET 4.0 FOR CONTINUATION



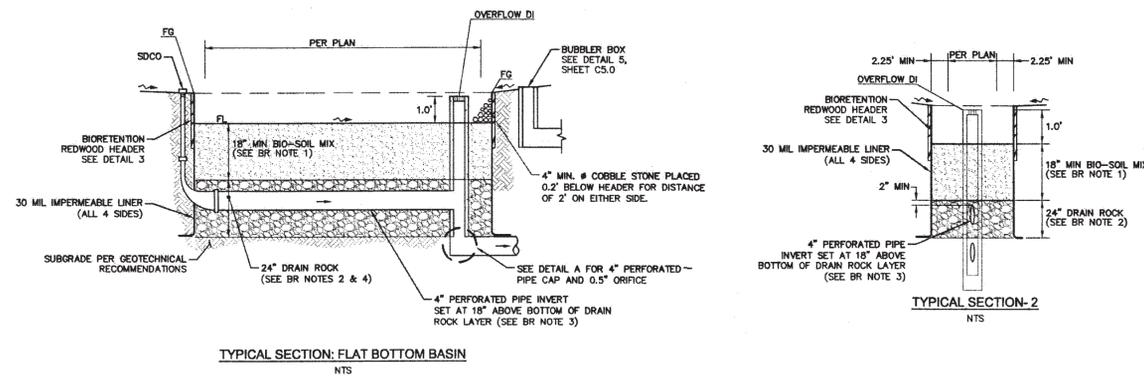
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|   | REVISIONS  |
|   | BY CSJ DATE  |
|   |  |
| <p><b>Taylor Morrison.</b></p> <p><small>1650 TECHNOLOGY DRIVE<br/>SUITE 650<br/>SAN JOSE, CA 95110<br/>408/467-9100 (PHONE)<br/>408/467-9199 (FAX)</small></p>   | <p><small>81 BLUE RAINE ROAD, SUITE 220<br/>FOLSOM, CA 95630</small></p> |
| <p><b>BKF</b></p> <p><small>ENGINEERS • SURVEYORS • PLANNERS</small></p>  |  |
| <p><b>GRADING &amp; DRAINAGE PLAN</b><br/><b>MONTECITO VISTA II: LOTS 6 &amp; 7</b><br/><b>STORM WATER MANAGEMENT</b></p> <p><small>SAN JOSE CALIFORNIA<br/>Project No. 20060808   Designer: PC   Checker: SS   Date: 7/29/2015</small></p> |  |
| <p>SHEET<br/>C4.1<br/>14 OF 23 SHEETS<br/>PW PROJECT #<br/>3-16147</p>  |  |

REV. DATE DECEMBER 2014

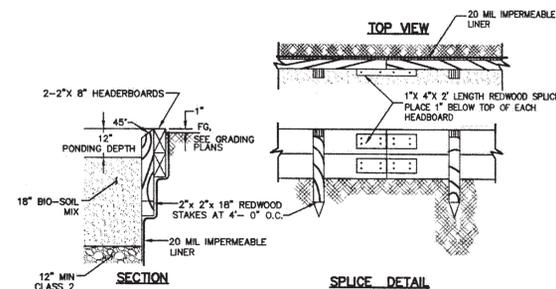
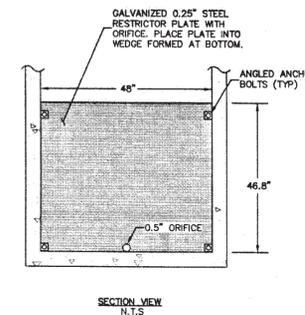


**BIOTREATMENT SOIL REQUIREMENTS**  
 PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

- BR NOTES**
- SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE LATEST C.3 STORMWATER HANDBOOK, ATTACHMENT C OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM. THE SOIL MIX SHALL HAVE A PERCOLATION RATE BETWEEN 5 IN/HR AND 10 IN/HR.
  - DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F.
  - PERFORATED PIPE SHALL BE PVC SDR 35, WITH 1/2\"/>

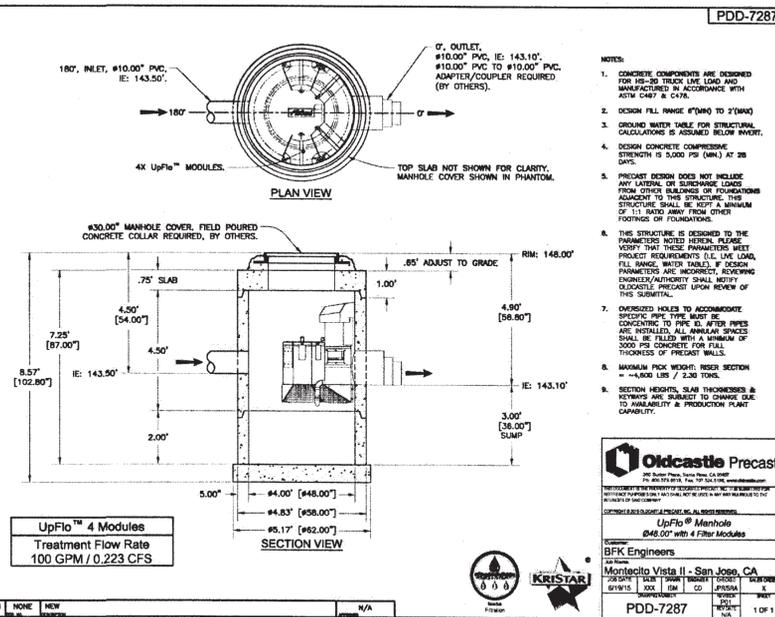
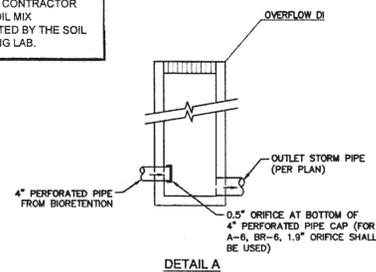


**2 24\"/>**



- NOTES:**
- ALL REDWOOD SHALL BE TREATED FOR WATERPROOFING BEFORE INSTALLATION.
  - INSTALL ALL STAKES AND SPLICES ON BIORETENTION AREA SIDE OF HEADER BOARD.
  - ALL NAILS SHALL BE GALVANIZED.
  - ALL LUMBER SHALL BE REDWOOD, ROUGH CONSTRUCTION HEART GRADE IN ACCORDANCE TO CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.

**3 BIORETENTION REDWOOD HEADER**



**4 UP-FLO MANHOLE**

**1 BIORETENTION BASINS**

|           |      |    |     |
|-----------|------|----|-----|
| REVISIONS | DATE | BY | CSJ |
|           |      |    |     |
|           |      |    |     |
|           |      |    |     |

**Taylor Morrison**  
 81 BLUE RAVINE ROAD, SUITE 220  
 FOLSOM, CA 95630

**BKF**  
 ENGINEERS • SURVEYORS • PLANNERS

1650 TECHNOLOGY DRIVE  
 SAN JOSE, CA 95110  
 408/467-9100 (FAX)  
 408/467-9199 (FAX)

**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**STORM WATER MANAGEMENT**

SAN JOSE CALIFORNIA  
 Project No.: 20060688 Design: PC Checked: SS Date: 7/08/2015

SHEET  
 C4.2  
 15 OF 23 SHEETS  
 PW PROJECT #  
 3-16147

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| NO. | DATE | BY | CSJ |
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**Taylor Morrison.**  
 81 BLUE RAVINE ROAD, SUITE 220  
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1650 TECHNOLOGY DRIVE  
 SUITE 650  
 SAN JOSE, CA 95110  
 408/467-9100  
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GRADING & DRAINAGE PLAN  
 MONTECITO VISTA II: LOTS 6 & 7  
 CONSTRUCTION DETAILS

CALIFORNIA  
 Project No.: 20060888 | Designated: PC | Checked: SS | Date: 7/08/2015

SHEET  
 C5.0  
 19 OF 23 SHEETS  
 PW PROJECT #  
 3-16147

*07/10/15*

**US CONCRETE PRECAST GROUP**  
 3040 INDEPENDENCE DRIVE, SUITE A  
 LIVERMORE, CA 94551  
 Phone: 925-980-8740  
 Fax: 925-980-1903  
 WWW.US-CONCRETEPRECAST.COM

Date: 3/11/2010  
 Scale: N.T.S.  
 Title: DROP INLET WITH SIDE OPENING  
 Page: 1-4

**US CONCRETE PRECAST GROUP**  
 3040 INDEPENDENCE DRIVE, SUITE A  
 LIVERMORE, CA 94551  
 Phone: 925-980-8740  
 Fax: 925-980-1903  
 WWW.US-CONCRETEPRECAST.COM

Date: 3/11/2010  
 Scale: N.T.S.  
 Title: DROP INLET TRANSITION SLAB  
 Page: 1-3

| USCPG MODEL No. | SWIN FROM REF. | A IN | B IN | C IN |
|-----------------|----------------|------|------|------|
| CR212           | BK             | 12   | 30   | 12   |
| CR214           | BK             | 12   | 30   | 4    |
| CR216           | BK             | 12   | 30   | 4    |
| CR218           | CK             | 18   | 40   | 18   |
| CR220           | CK             | 18   | 40   | 5    |
| CR222           | CK             | 18   | 40   | 5    |
| CR224           | CK             | 18   | 40   | 5    |
| CR226           | CK             | 18   | 40   | 5    |
| CR228           | CK             | 18   | 40   | 5    |
| CR230           | CK             | 18   | 40   | 5    |
| CR232           | CK             | 18   | 40   | 5    |
| CR234           | CK             | 18   | 40   | 5    |
| CR236           | CK             | 18   | 40   | 5    |
| CR238           | CK             | 18   | 40   | 5    |
| CR240           | CK             | 18   | 40   | 5    |
| CR242           | CK             | 18   | 40   | 5    |
| CR244           | CK             | 18   | 40   | 5    |
| CR246           | CK             | 18   | 40   | 5    |
| CR248           | CK             | 18   | 40   | 5    |
| CR250           | CK             | 18   | 40   | 5    |

**US CONCRETE PRECAST GROUP**  
 3040 INDEPENDENCE DRIVE, SUITE A  
 LIVERMORE, CA 94551  
 Phone: 925-980-8740  
 Fax: 925-980-1903

Date: 3/11/2010  
 Scale: N.T.S.  
 Title: CUSTOM PRECAST  
 Page: 1-2

**US CONCRETE PRECAST GROUP**  
 3040 INDEPENDENCE DRIVE, SUITE A  
 LIVERMORE, CA 94551  
 Phone: 925-980-8740  
 Fax: 925-980-1903

Date: 3/11/2010  
 Scale: N.T.S.  
 Title: WATERSTOP FOR PLASTIC/DIP PIPE  
 Page: 1-2

**5 BUBBLER BOX - FLAT BOTTOM**

**5 BUBBLER BOX AT NON-TIERED BASIN**

**4 STORM DRAIN CLEANOUT**

**3 AREA DRAIN**

**1 WATER STOP DETAIL**

**APPROVED BY:** WATERSTOP FOR PLASTIC/DIP PIPE  
 DEPARTMENT OF PUBLIC WORKS

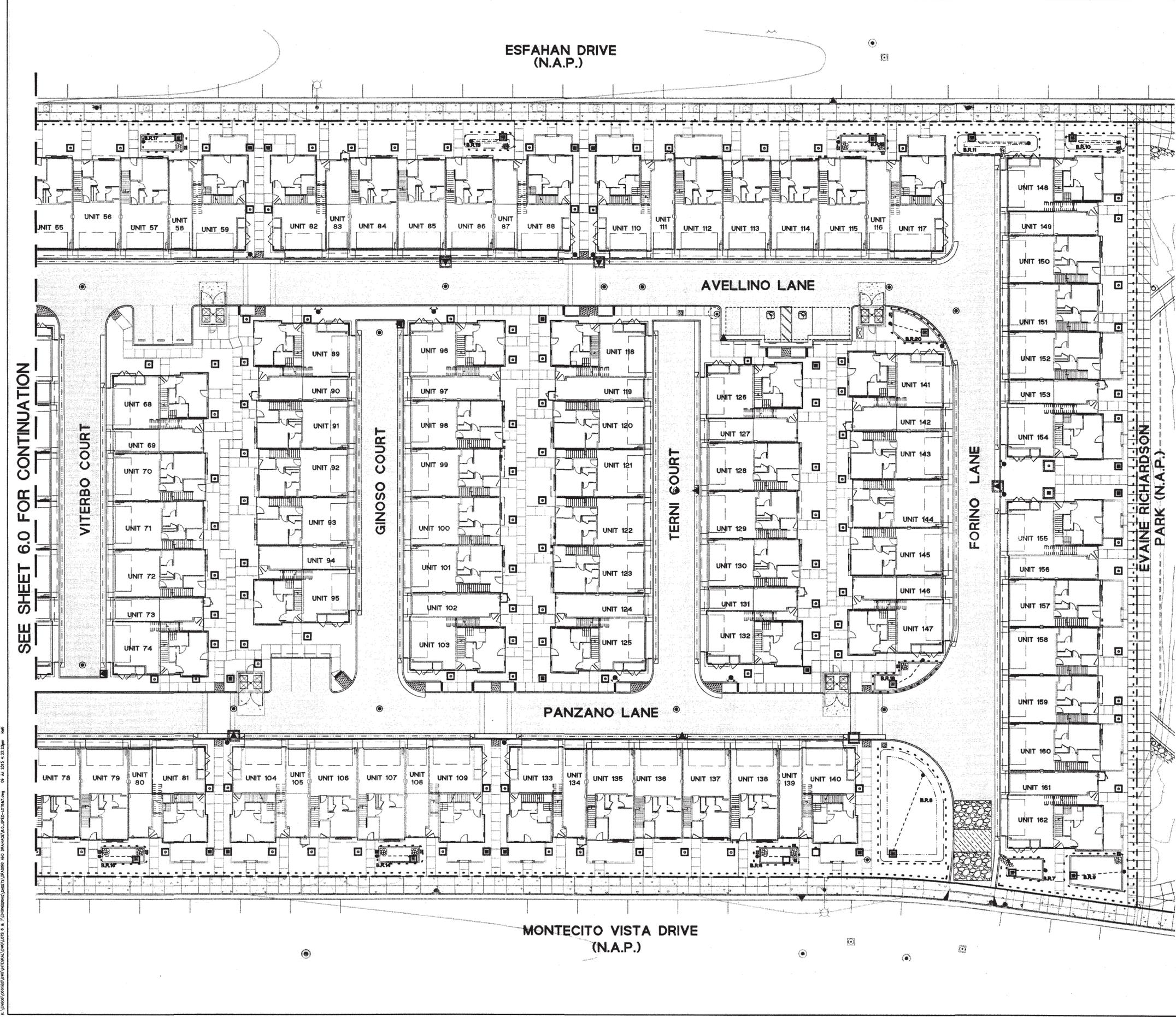
**DRAWING NO.:** SAN JOSE

**2 PRIVATE DROP INLET/JUNCTION BOX**

**2 PRIVATE DROP INLET/JUNCTION BOX**

**3 AREA DRAIN**





**LEGEND**

- FIBER ROLL PER DETAIL SE-5, SHEET C6.3
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10, SHEET C6.2
- ▨ STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1, SHEET C6.2
- ▩ ENTRANCE/EXIT TIRE WASH PER DETAIL TC-3, SHEET C6.2
- CONCRETE WASHOUT (TEMPORARY LOCATION: TO BE RELOCATED AS APPROPRIATE) SEE DETAIL WM-8.

| BMP SUMMARY TABLE          |  |
|----------------------------|--|
| BMP CATEGORY               | BMP USED   |
| EROSION CONTROL            | N/A  |
| SEDIMENT CONTROL           | FIBER ROLLS, SE-5<br>STORM DRAIN INLET PROTECTION, SE-10   |
| GOOD SITE MANAGEMENT       | STABILIZED CONSTRUCTION ENTRANCE/EXIT, TC-1<br>CONCRETE WASTE MANAGEMENT, WM-8<br>SEDIMENT TRAP SE-3 |
| NON-STORMWATER MANAGEMENT  | N/A  |
| RUN-ON AND RUN-OFF CONTROL | N/A  |
| ACTIVE TREATMENT SYSTEMS   | N/A  |

| NO. | DATE | BY | CSJ | DATE | REVISIONS |
|-----|------|----|-----|------|-----------|
|     |      |    |     |      |           |
|     |      |    |     |      |           |



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 81 BLUE RAVINE ROAD, SUITE 220  
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1650 TECHNOLOGY DRIVE  
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 SAN JOSE, CA 95110  
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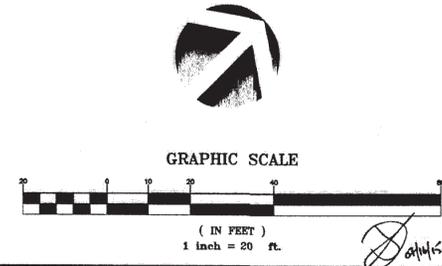
**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**EROSION CONTROL**

SAN JOSE CALIFORNIA  
 Project No.: 20060988 | Design: PC | Checked: SS | Date: 7/09/2015

SHEET  
 C6.1  
 21 OF 23 SHEETS  
 PW PROJECT #  
 3-16147

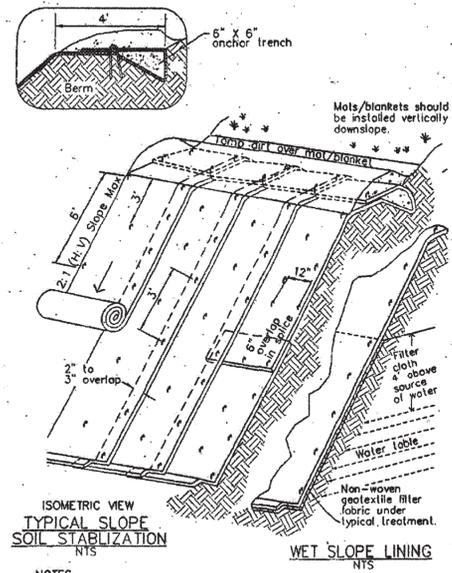
SEE SHEET 6.0 FOR CONTINUATION

REV. DATE DECEMBER 2014





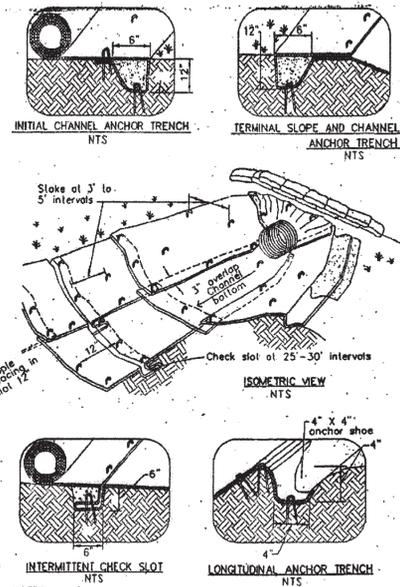
**EC-7 Geotextiles and Mats**



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

**TYPICAL INSTALLATION DETAIL**

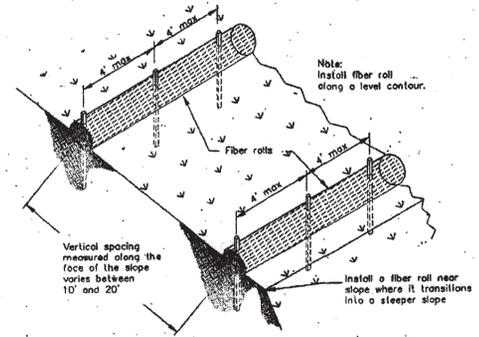
**Geotextiles and Mats EC-7**



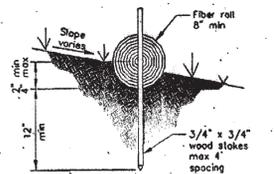
- NOTES:**
- Check slots to be constructed per manufacturers specifications.
  - Staking or staking layout per manufacturers specifications.
  - Install per manufacturer's recommendations.

**TYPICAL INSTALLATION DETAIL**

**SE-5 Fiber Rolls**



**TYPICAL FIBER ROLL INSTALLATION**



**ENTRENCHMENT DETAIL**

**WATER POLLUTION CONTROL PLAN NOTES:**  
(For projects that have a SWPPP)

This Water Pollution Control Plan may not cover all the situations that arise during construction due to unanticipated field conditions. The contractor shall implement Best Management Practices (BMPs) listed in the Storm Water Pollution Prevention Plan (SWPPP), and shall implement and maintain the SWPPP for the project in full compliance with the revised state regulations to control the discharge of stormwater pollutants.

The Contractor shall conform to Section 7-1.01 G, "Water Pollution," of the City of San Jose Standard Specifications and these Project Specifications and Special Provisions.

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| REVISIONS | DATE | BY | CSJ |
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**BKF**  
ENGINEERS • SURVEYORS • PLANNERS

**GRADING & DRAINAGE PLAN**  
**MONTECITO VISTA II: LOTS 6 & 7**  
**EROSION CONTROL DETAILS**

SAN JOSE, CALIFORNIA  
Project No.: 20066088 | Designed: PC | Checked: SS | Date: 7/08/2015

SHEET  
**C6.3**  
23 OF 23 SHEETS

PW PROJECT #  
**3-16147**

REV. DATE DECEMBER 2014