

CITY STANDARD GRADING & DRAINAGE NOTES:

Note: This drawing is approved subject to:

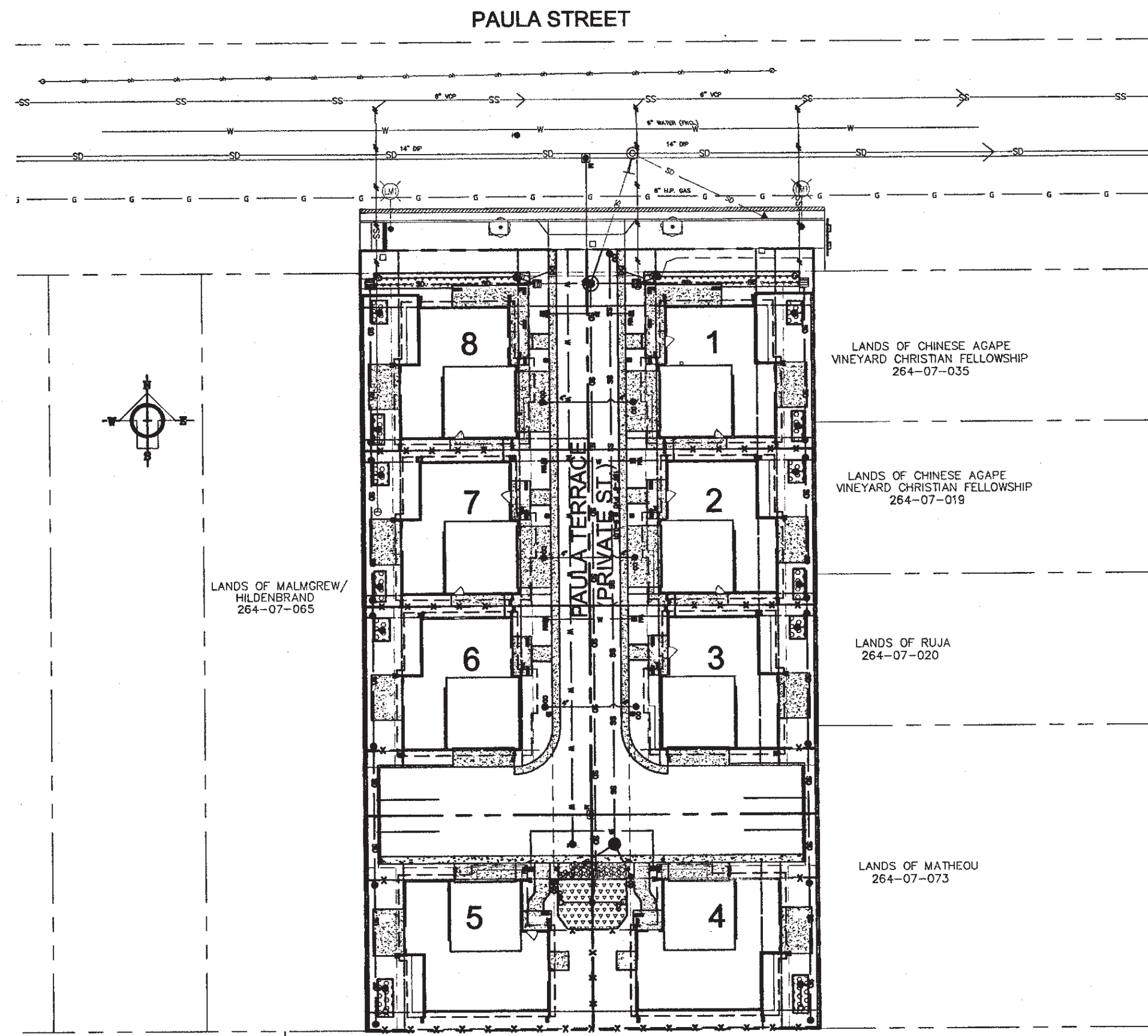
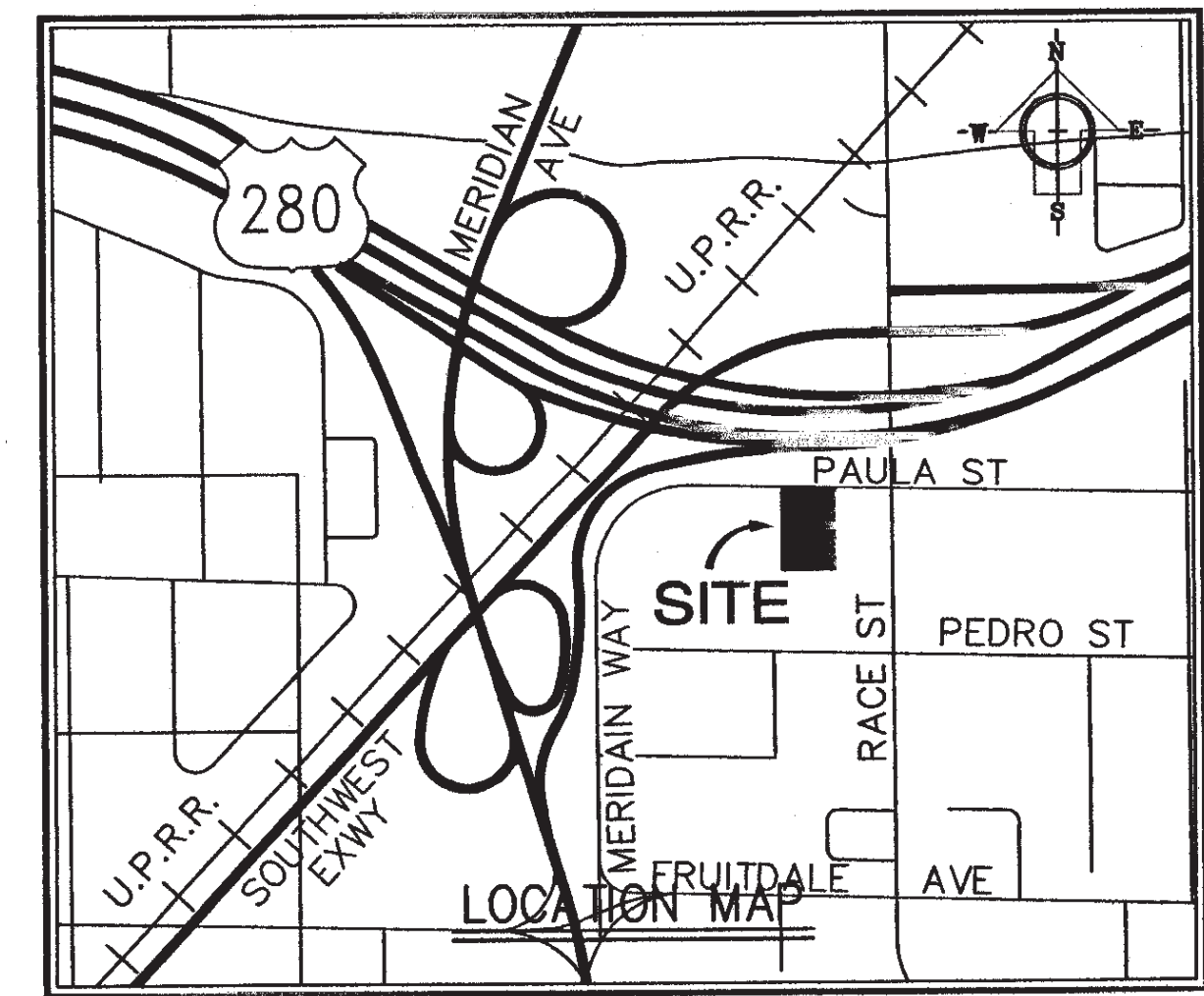
1. All grading is subject to observation by the City. Permittee or representative shall notify the City of San Jose Department of Public Works Project Inspector at least 48 hours before start of any grading.
The Project Inspector is Marty Wormuth Voicemail No. (408) 858-4960
2. Approval of this plan 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.
3. 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
4. It shall be the responsibility of the Permittee or agent to identify, locate and protect all underground facilities.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Civil Engineer Information and Statements:
A. The Civil Engineer for this project is: Lester Ikegami, Allied Engineering Company, 3170 Williams Road, San Jose, CA 95117, Tel (408) 241-1960
B. 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.
C. 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.
13. Soils Engineer Information and Requirements:
A. The Soil Engineer for this project is: American Soil Testing, Inc., 2734 S. Bascom Avenue, San Jose, CA 95124, Tel (408) 559-6400
B. The Geotechnical Report for this project is: "Proposed 8 Units Residential Development 1024, 1044 & 1050 Paul Street" File No. 12-3524-UPD, dated April 5, 2012
C. All grading work shall conform to the recommendations of the project Geotechnical Report and/or the project Soil Engineer.
D. 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.
14. 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.
15. 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.
16. 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.
17. 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. Haul Route Permits should be obtained from the City's Transportation Department.
18. 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.
19. 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

PAULA TERRACE

TRACT No. 9951

SAN JOSE, CA



SITE PLAN

SCALE : 1" = 30'

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
---		--- Property Boundary
---		--- Lot Line
---		--- Rolled Curb & Gutter
---		--- Conc. Vertical Curb
---		--- Swale
---		--- Cut / Fill Transition
---		--- Contour
---		--- Limit of Grading
---		--- Retaining Wall
SD		SD Storm Drain
C		C Gas Line
W		W Water Line
SS		SS Sanitary Sewer Line
⊙		⊙ City Standard Curb Inlet
⊙		⊙ Storm Manhole
⊙		⊙ Flat Grate Inlet
⊙		⊙ Area Drain
⊙		⊙ Overflow Drain
⊙		⊙ Clean Out
⊙		⊙ Face of Curb Drain Inlet
⊙		⊙ Direction of Surface Drainage
⊙		⊙ Overland Release
⊙		⊙ Tree
⊙		⊙ Remove Tree
⊙		⊙ Bioretention Area
⊙		⊙ Flow-Through Planter

ABBREVIATION:

B/W	Back of Walk	PSE	Public Service Easement
BW	Bottom of Wall	PPVC	Perf. Poly Vinyl Chloride
CI	Curb Inlet	PUE	Public Utility Easement
CL	Center Line	PVC	Polyvinyl Chloride
CS	Concrete Surface	RCP	Reinforced Concrete Pipe
CO	Clean Out	RC	Rough Grade
DS	Downspout	R/W	Right-of-Way
DIP	Ductile Iron Pipe	SD	Storm Drain
⊙	Existing	SDMH	Storm Drain Manhole
FC	Finished Floor	TC	Top of Curb
FG	Finished Grade	TDC	Top of Depressed Curb
FL	Flow Line	TOC	Top of Concrete
GND	Ground	TOD	Top of Deck
GB	Grade Break	TP	Top of Pavement
GS	Garage Slab	TVC	Top of Vertical Curb
HP	High Point	TW	Top of Wall
LP	Low Point		
PL	Property Line		

SHEET INDEX

- C1 COVER SHEET
- C2 GRADING AND DRAINAGE PLAN
- C3 DETAILS AND SECTIONS
- C4 EROSION CONTROL NOTES AND DETAILS
- C5 EROSION CONTROL PLAN
- C6 STORMWATER CONTROL PLAN
- C7 STORMWATER CONTROL NOTES

EARTH WORK QUANTITIES

*STRIPPING: 220 CY
 CUT: 120 CY
 FILL: 40 CY
 EXPORT: 300 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.
 *ASSUME 3" STRIPPING DEPTH

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT OF THE GEOTECHNICAL REPORT.

AMERICAN SOIL TESTING, INC.
 PREPARED BY
Andy Chapman
 BY G.E. [Signature]
 DATE: 10-5-12

APPROVED FOR GRADING AND DRAINAGE ONLY

DEPARTMENT OF PUBLIC WORKS
 CITY OF SAN JOSE, CALIFORNIA

Project Engineer: *Vivian Tom* Date: 10/12/12
 Permit Number: 12-018468(3-18224) Expiration Date: 10/12/13

NO.	DATE	BY	CSJ	REVISIONS

CONSULTANT

ALLIED ENGINEERING COMPANY

3170 WILLIAMS RD
 SAN JOSE, CA 95128
 (408) 241-1960

DEVELOPER

ROCKWELL HOMES
 c/o MACK MOSHEN
 2160 S. BASCOM AVENUE, STE. 3
 CAMPBELL, CA 95008
 (408) 879-2900 PHONE
 (408) 879-2911 FAX

COVER SHEET

TRACT No. 9951 - "PAULA TERRACE"
 1024, 1044 & 1050 PAULA STREET
 SAN JOSE, CALIFORNIA

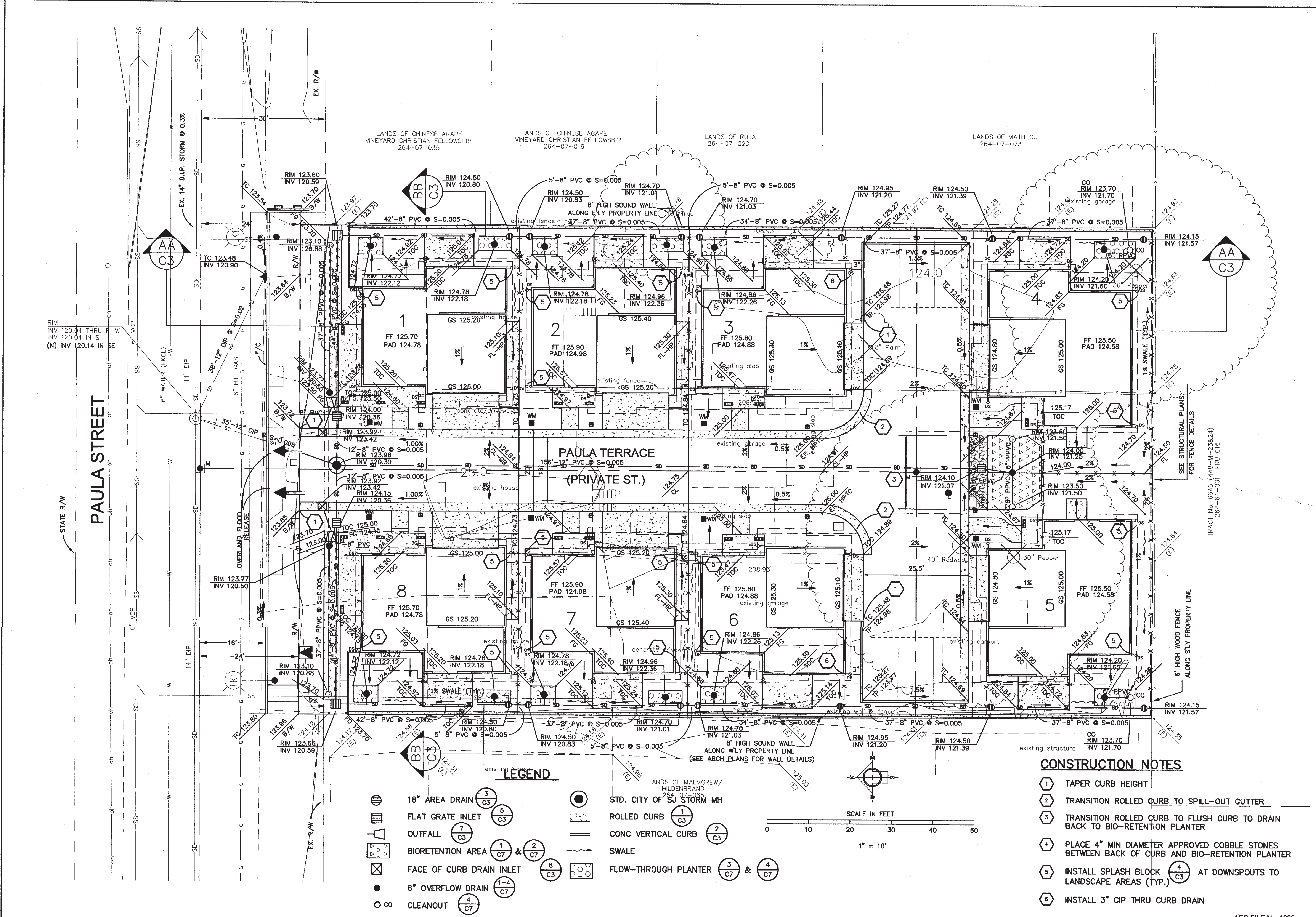
Project No.: 1205 Date: 10/04/12

SHEET

C1

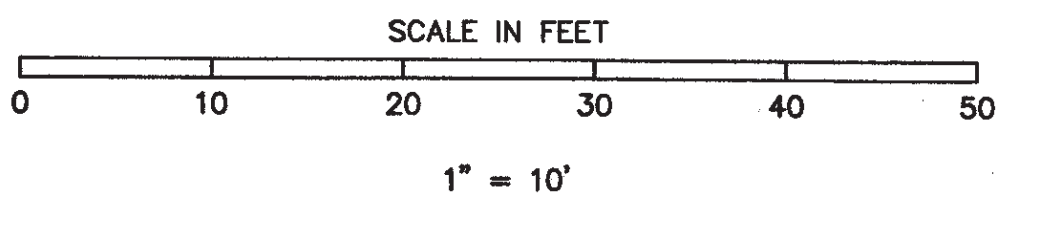
1 OF 7 SHEETS

PW PROJECT # 3-18224

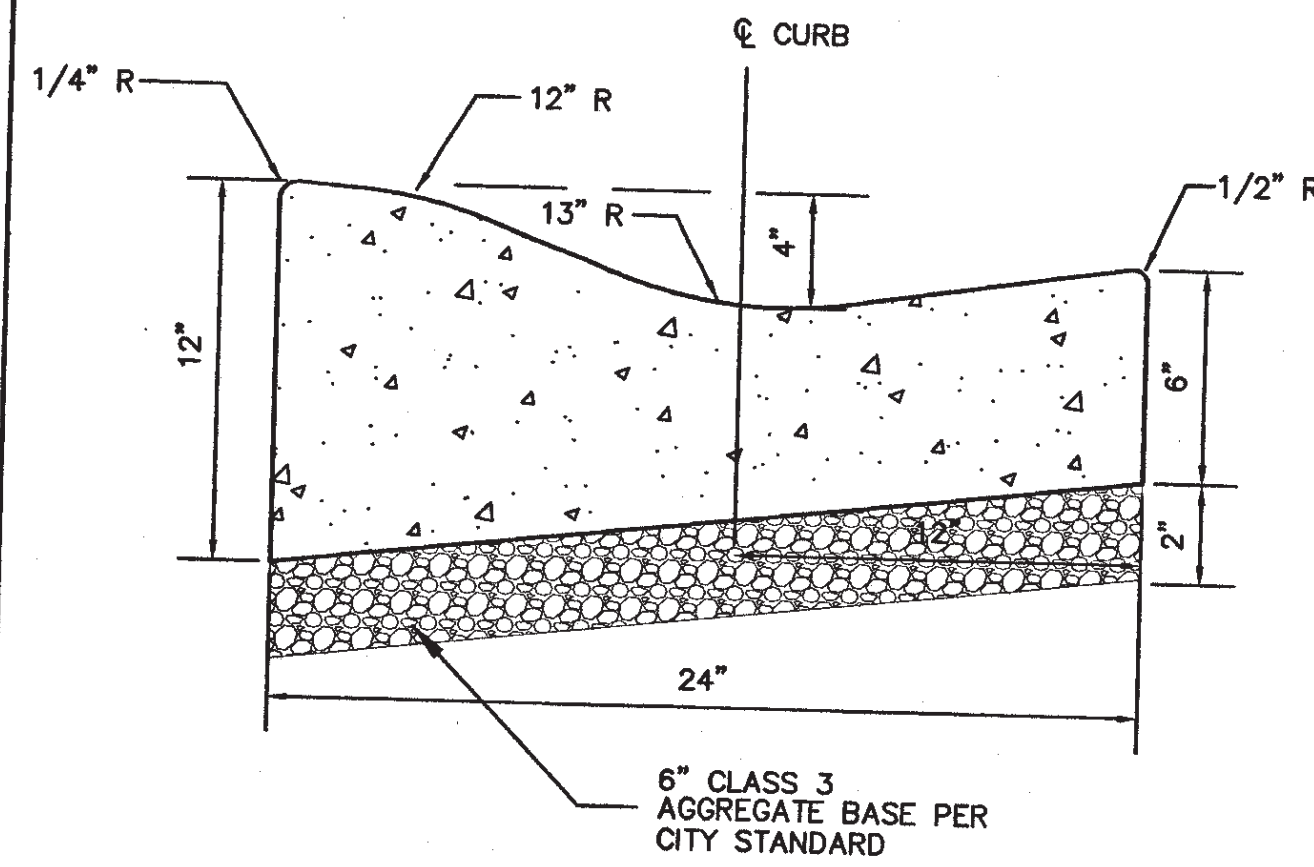


- LEGEND**
- 18" AREA DRAIN (3/3)
 - FLAT GRATE INLET (5/3)
 - OUTFALL (7/3)
 - BIORETENTION AREA (1/7) & (2/7)
 - FACE OF CURB DRAIN INLET (8/3)
 - 6" OVERFLOW DRAIN (1-4/7)
 - CLEANOUT (4/7)
 - STD. CITY OF SJ STORM MH
 - ROLLED CURB (1/3)
 - CONC VERTICAL CURB (2/3)
 - SWALE
 - FLOW-THROUGH PLANTER (3/7) & (4/7)

- CONSTRUCTION NOTES**
- 1 TAPER CURB HEIGHT
 - 2 TRANSITION ROLLED CURB TO SPILL-OUT GUTTER
 - 3 TRANSITION ROLLED CURB TO FLUSH CURB TO DRAIN BACK TO BIO-RETENTION PLANTER
 - 4 PLACE 4" MIN DIAMETER APPROVED COBBLE STONES BETWEEN BACK OF CURB AND BIO-RETENTION PLANTER
 - 5 INSTALL SPLASH BLOCK (4/3) AT DOWNSPOUTS TO LANDSCAPE AREAS (TYP.)
 - 6 INSTALL 3" CIP THRU CURB DRAIN



<p>CONSULTANT</p> <p>ALLIED ENGINEERING COMPANY</p> <p>3170 WILLIAMS RD SAN JOSE, CA 95131 (408) 241-1800</p>	<p>DEVELOPER</p> <p>ROCKWELL HOMES c/o MACK MOSHEN 2160 S. BASCOM AVENUE, STE. 3 CAMPBELL, CA 95008 (408) 879-2900 PHONE (408) 879-2911 FAX</p>																									
<p>TRACT No. 6646 (448-M-23&24) 264-64-001 THRU 016</p>																										
<p>GRADING AND DRAINAGE PLAN TRACT No. 9951 - "PAULA TERRACE" 1024, 1044 & 1050 PAULA STREET SAN JOSE, CALIFORNIA Project No.: 1205 Design: SJ Checked: JJ Date: 10/04/12</p>																										
<p>SHEET C2 2 OF 7 SHEETS PW PROJECT # 3-18224</p>																										
<p>REVISIONS</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> </tr> </thead> <tbody> <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> </tbody> </table>	NO.	DATE	BY	CSJ	DATE																					<p style="text-align: right;">AEC FILE No. 1205</p>
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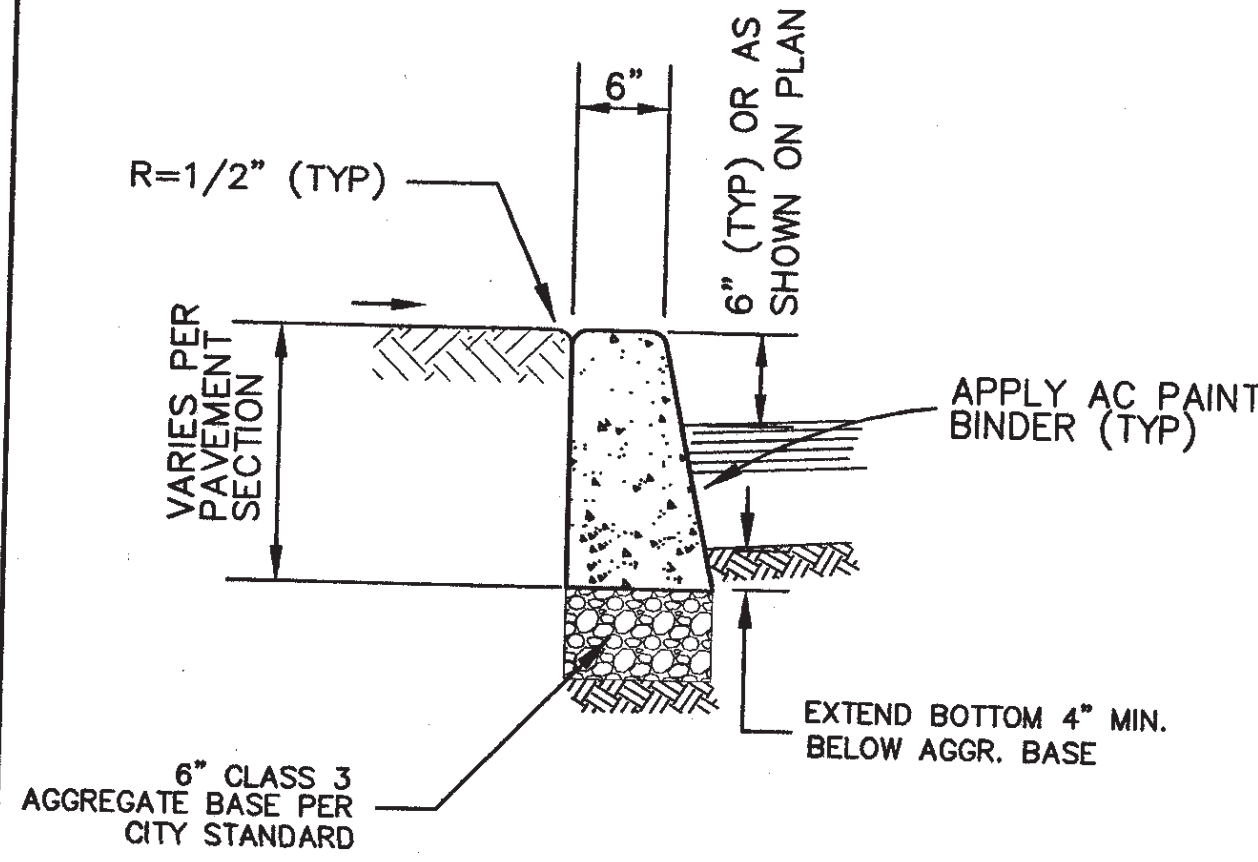


CONCRETE ROLLED CURB & GUTTER
NO SCALE

1
C3

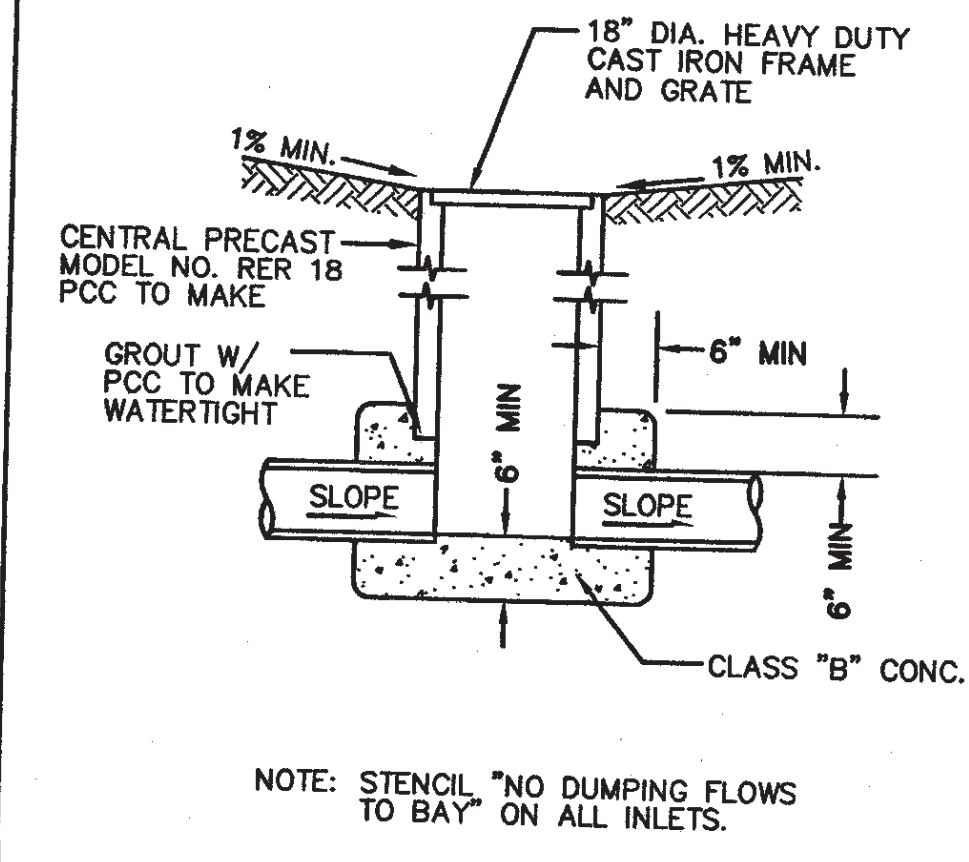
NOTES:

- ROLLED CURBS AND GUTTER MAY ONLY BE USED IN RESIDENTIAL SUBDIVISIONS AND ONLY WITH WRITTEN APPROVAL OF THE PUBLIC WORKS DIRECTOR.
- FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
- THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS, CURB RETURNS, ALLEYS, OR A MAXIMUM SPACING OF 10 FEET.
- THRU JOINTS SHALL BE 1/2" WIDE PRE-MOLDED JOINT FILLER.
- ALL JOINTS SHALL BE CLEANED AND EDGED.
- CONCRETE SHALL BE CEMENT CONCRETE CLASS 4000.
- STEEL FORMS ONLY MAY BE USED ON TANGENT SECTIONS, WOOD FORMS MAY BE USED ON CURVED SECTIONS.
- FINISH SHALL BE LIGHT BROOM.
- THE FINISHED CONCRETE SHALL BE COVERED BY CURING COMPOUND, WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER CURING TIME SHALL BE AS SPECIFIED.
- ALL SIDEWALKS POURED BEHIND ROLL CURBS IN RESIDENTIAL APPLICATIONS SHALL BE SIX INCHES (6") THICK OVER 2" OF CRUSHED SURFACING TOP COURSE WITH TOP OF ROCK COMPACTED TO 95% OF MAXIMUM DENSITY.



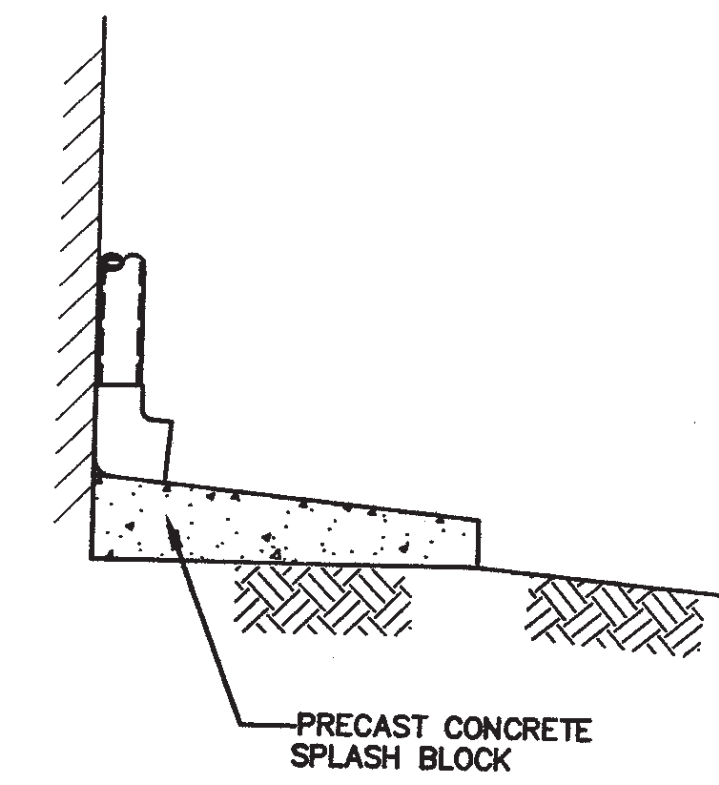
CONCRETE VERTICAL CURB
NO SCALE

2
C3



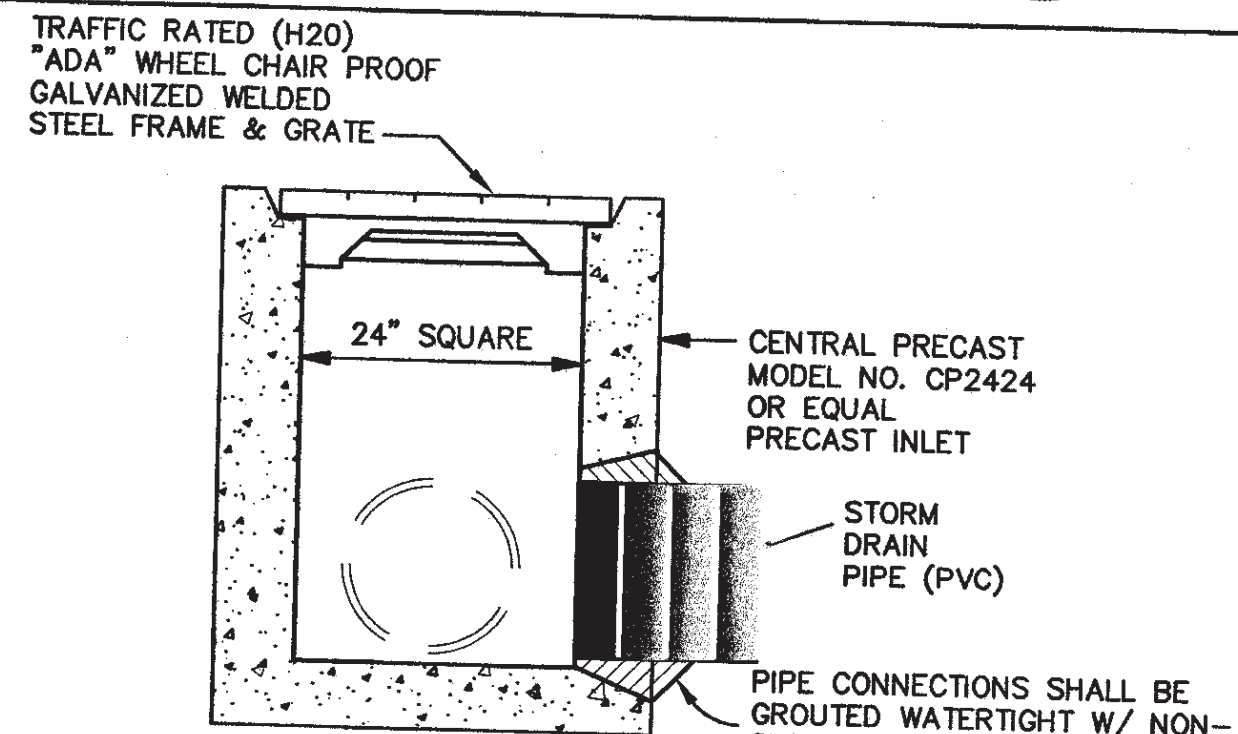
18" AREA DRAIN
NO SCALE

3
C3



DOWNSPOUT CONNECTION
NO SCALE

4
C3

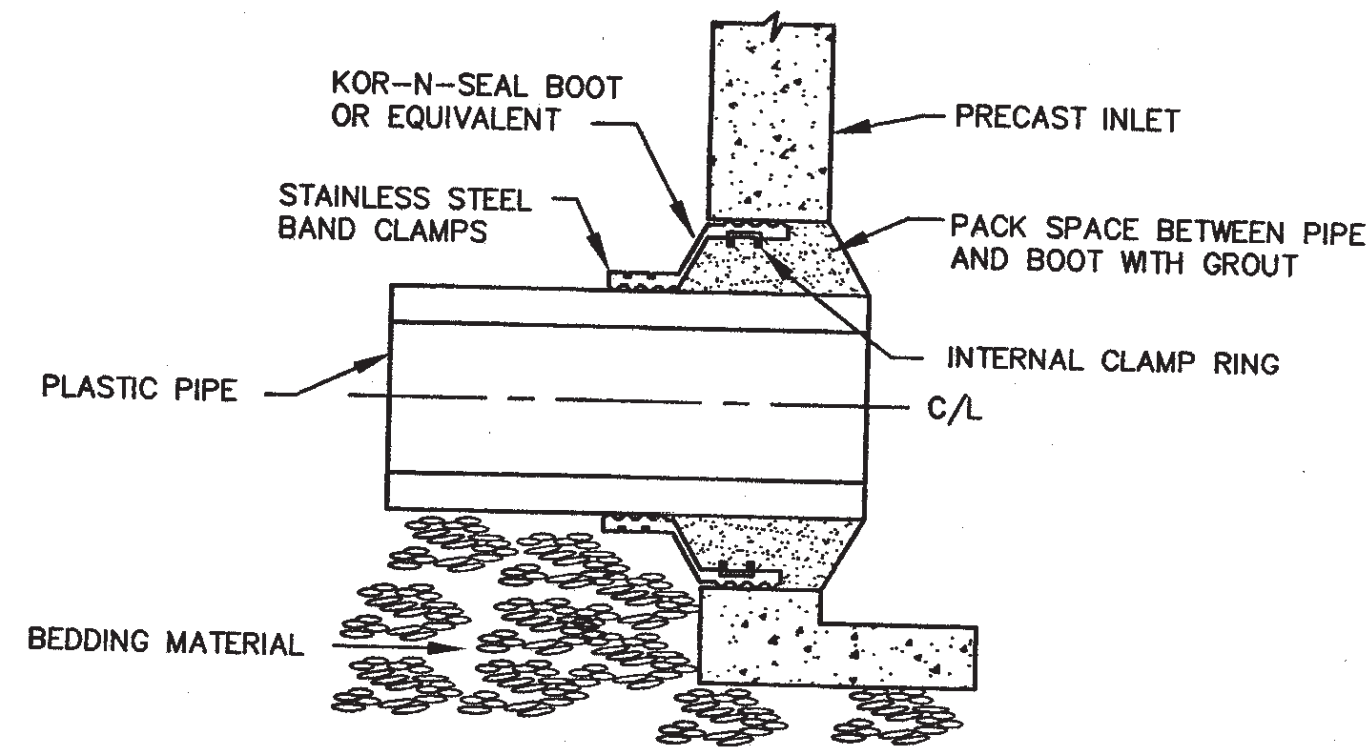


NOTES:

- FOR JUNCTION BOX, USE SOLID BOLT DOWN 1/4" GALV. CHECKERED STEEL PLATE TRAFFIC RATED HEAVY DUTY FOR H20 HIGHWAY LOADING
- STENCIL "NO DUMPING HOTLINE 945-3000 - FLOWS TO GUADALUPE RIVE" ON ALL INLETS.

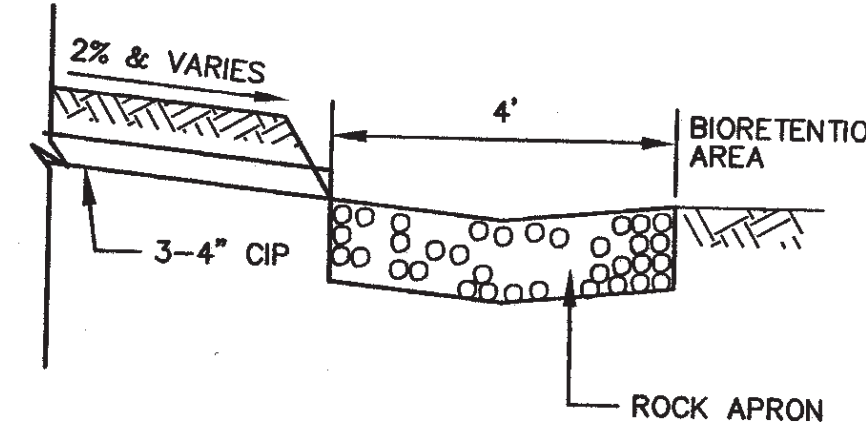
FLAT GRATE INLET
NO SCALE

5
C3



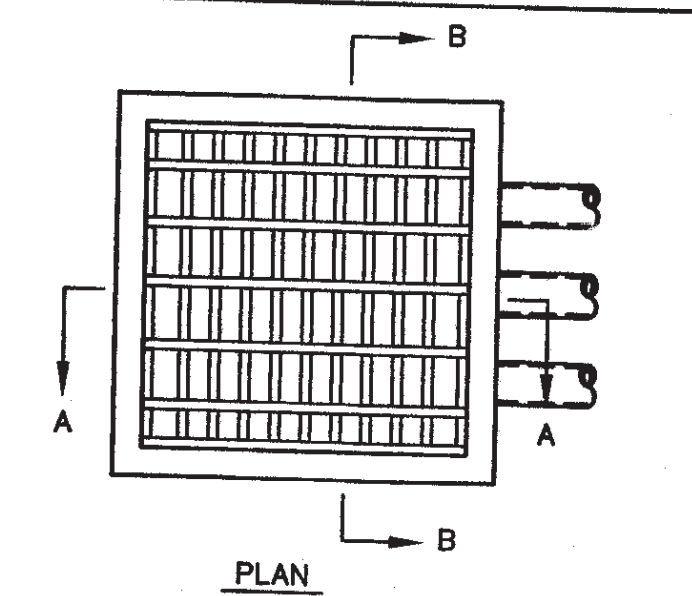
WATER STOP DETAIL
NO SCALE

6
C3



OUTFALL DETAIL
NO SCALE

7
C3

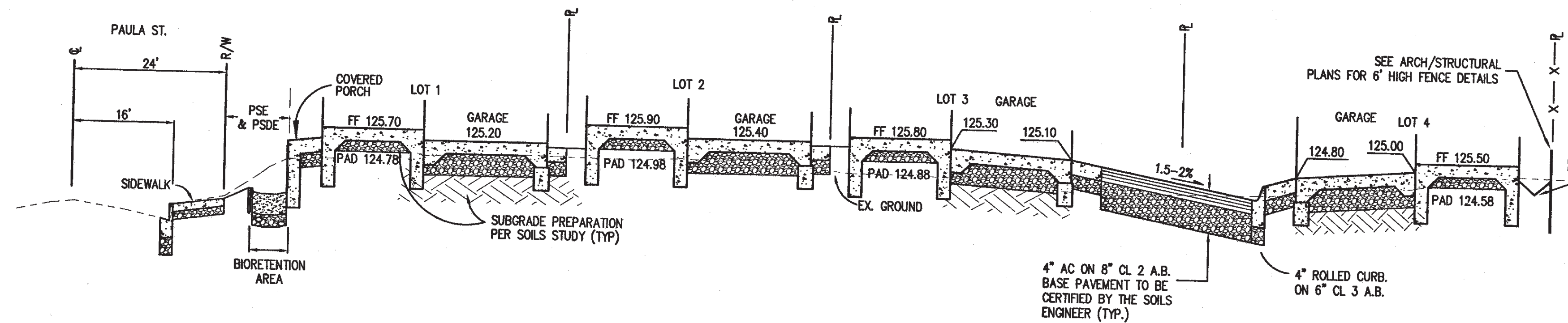


FACE OF CURB DRAIN INLET
NO SCALE

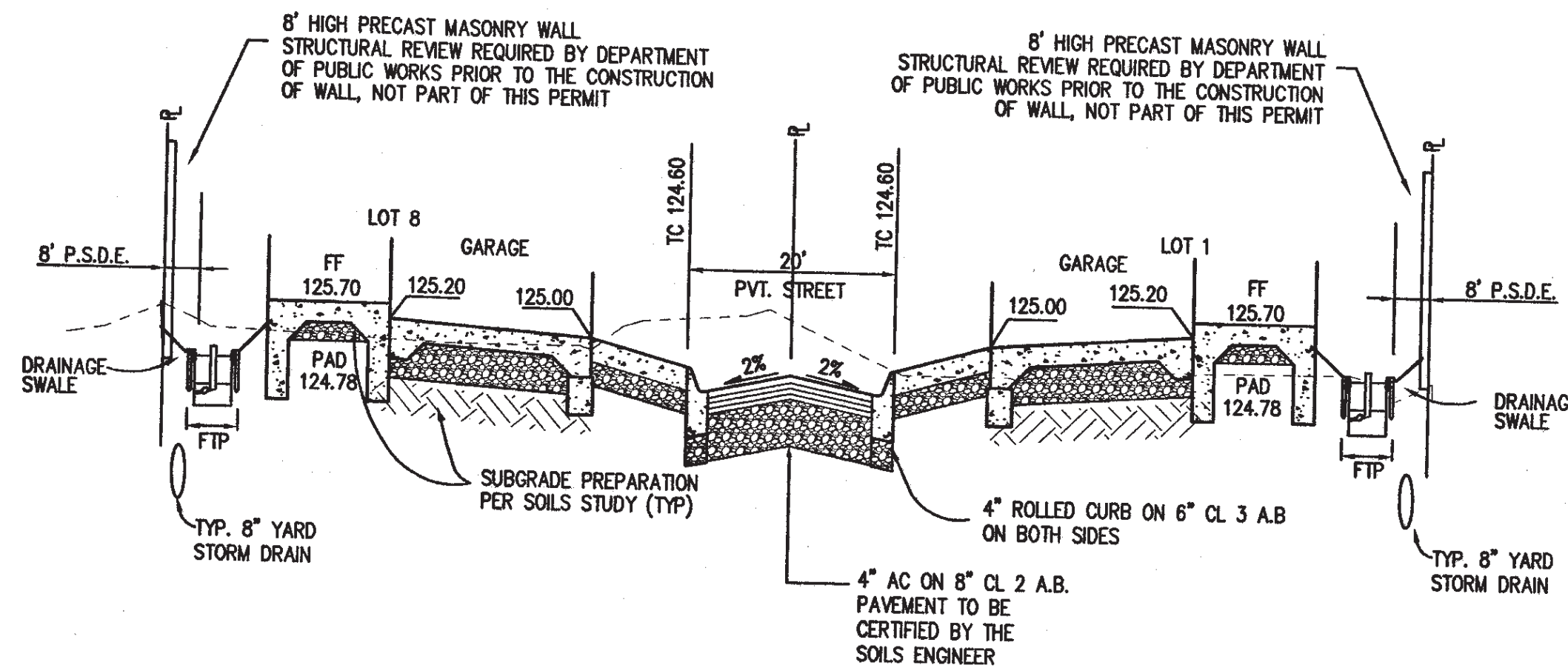
8
C3

NOTES:

- FRAME AND GRATE TO BE MADE OF CARBON STEEL.
- ALL SURFACES TO BE GALVANIZED AFTER FABRICATION.
- PLACE GRATE BEARING BARS PARALLEL TO CL OF OUTLET PIPE.
- FASTEN GRATE TO FRAME AT CORNERS WITH REMOVABLE BUNEL B-1 CLIPS OR APPROVED EQUAL.



SECTION AA
NO SCALE



SECTION BB
NO SCALE

NO.	DATE	BY	CSJ	DATE	REVISIONS



CONSULTANT
ALLIED ENGINEERING COMPANY
A DIVISION OF K-O-R CONSULTING ENGINEERS, INC.
1370 WILKINS RD
SAN JOSE, CA 95117
(408) 241-1800

DEVELOPER
ROCKWELL HOMES
c/o MACK MOSHEN
2160 S. BASCOM AVENUE, STE. 3
CAMPBELL, CA 95008
(408) 879-2900 PHONE
(408) 879-2911 FAX

CIVIL DETAILS AND SECTIONS
TRACT No. 9951 - "PAULA TERRACE"
1024, 1044 & 1050 PAULA STREET
SAN JOSE, CALIFORNIA
Project No.: 1205
Checked: ST
Designed: LJ
Date: 10/04/12

GENERAL CSJ EROSION AND SEDIMENT CONTROL NOTES:

- Contractor/Owner: Rockwell Homes, Inc.
Mack Mohsen
2160 S. Bascom Avenue, Ste. 3
Campbell, CA 95008
Tel (408) 879-2900
Fax (408) 879-2911
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control plan.
- Civil Engineer: Allied Engineering Company
3170 Williams Road
San Jose, CA 95117
Tel (408) 241-1960
Fax (408) 241-3047
- Construction Superintendent:
Name: Mack Mohsen
Company: Rockwell Homes, Inc.
Address: 2160 S. Bascom Avenue, Ste. 3
Campbell, CA 95008
24 Hour Tel. No.: (408) 828-2895
Fax: (408) 879-2911
- 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.
- Owner/contractor 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 laden 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 September 15 of any year. Grading operations during the rainy season which leave denuded 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 entrance ways. (Also include this note on grading plans.)
- 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 09/23, 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.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- 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 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.

Erosion Control Narrative

- Proposed grading/improvement schedule:
Rough Grading: TBD
Storm Sewers: TBD
Curb & Gutters: TBD
- Potentially affected areas adjacent to site:
A) Grading against the adjacent property line will require moving dirt adjacent to existing fences. Since proposed grades will typically be slightly lower than existing grade, care must be taken not to damage the fence.
- Due to the flatness of the site, then we do not expect areas of high erodability.
- Dates for phased grading: TBD
- Description of the erosion control measures: the basic erosion control measures shall include:
 - Watering for dust control
 - Installation of perimeter fiber rolls where runoff may leave the site.
 - sediment protection at inlets
 - A gravel construction driveway to eliminate tracking and flowing of sediment onto Paula Street, see plan for specific locations.
- Description of emergency erosion and control plan for approaching storms within 48 hours:
Within 48 hours of an approaching storm, the job superintendent shall inspect erosion control measures in place. If he finds any problems he will contact the erosion control subcontractor and have the corrective work done immediately.
- Name of 24 hour telephone number of person responsible for erosion and sediment control:
Name: Mack Mohsen
Tel: (408) 828-2895 (Cell.)

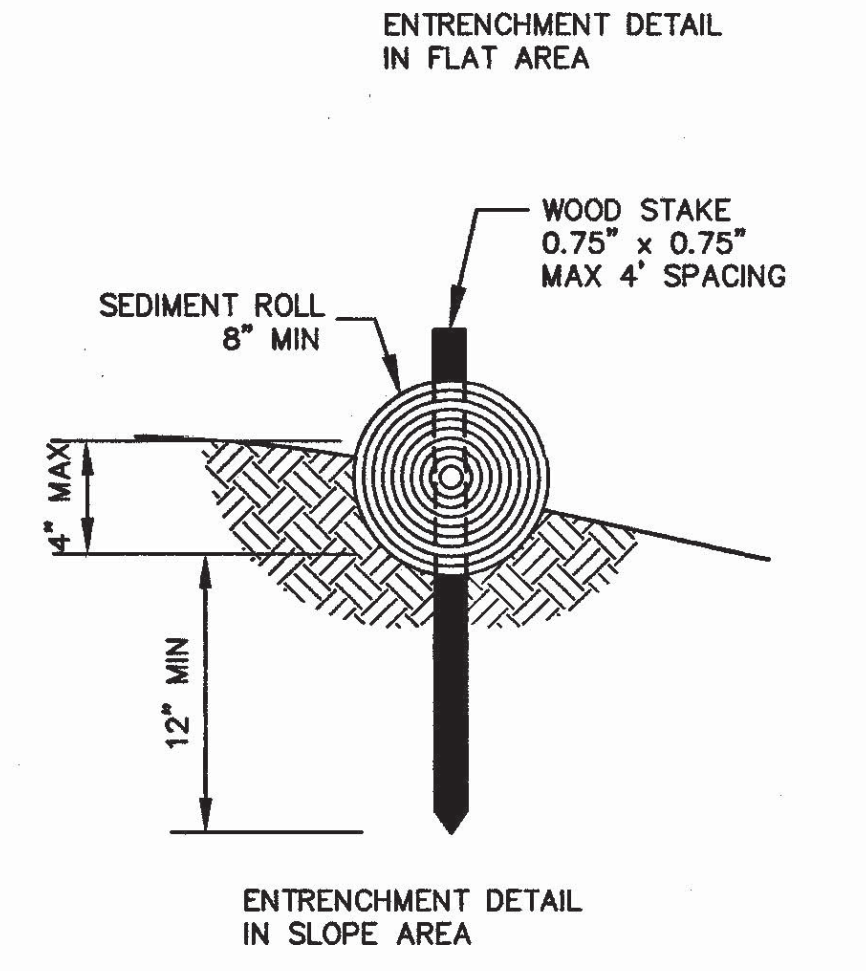
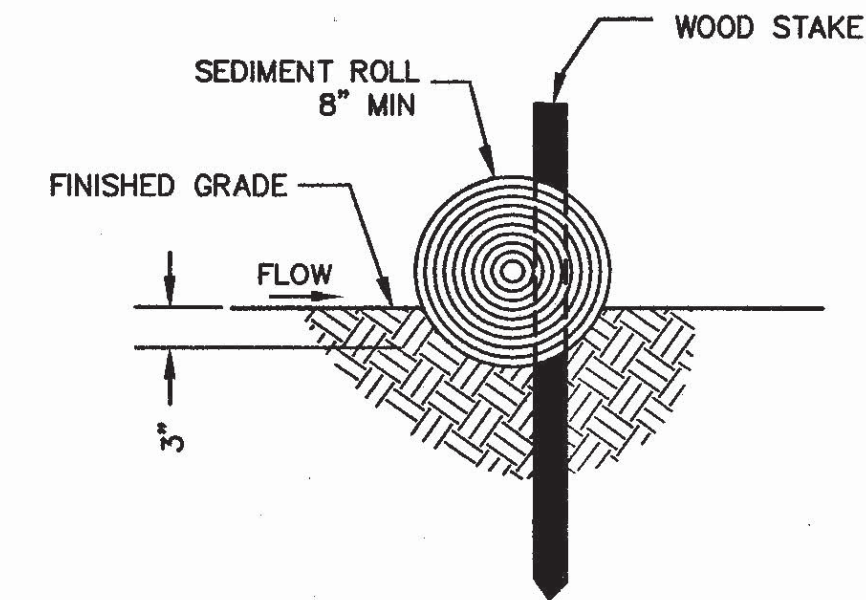
- Notes:
Contractor shall determine on sheet C5 - Areas designated for (if applicable):
- Storage of soil or waste
 - Vehicle storage and service areas
 - Construction material loading and unloading
 - Equipment storage, cleaning, and maintenance areas
 - Concrete washout areas

Unless otherwise shown, all above areas shall be 50 feet away upstream of proposed and existing drain inlets. This plan shall be amended to reflect the current site conditions.

Additional Erosion and Sediment Control Measures

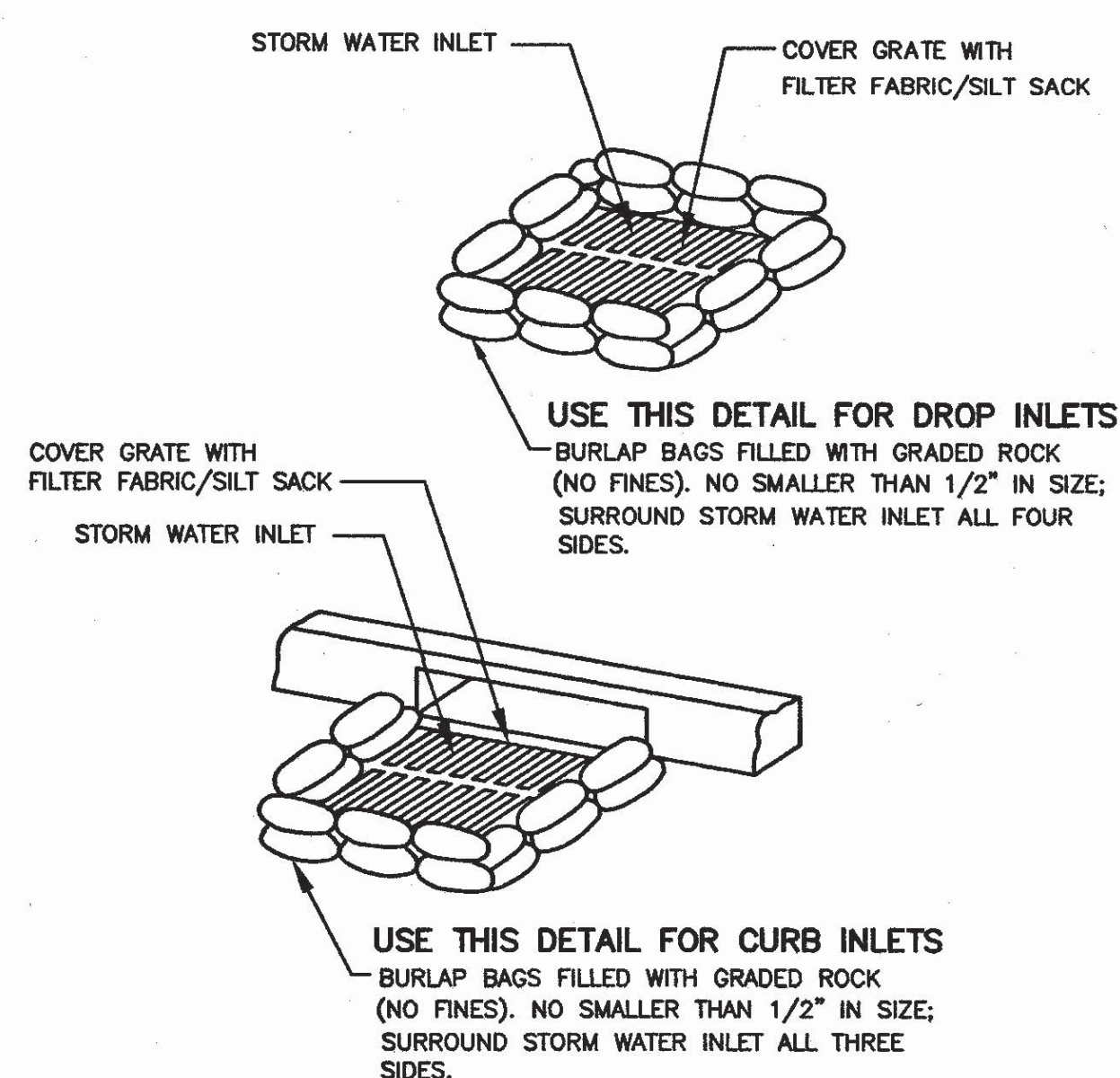
- Ware or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, or loose materials, or required trucks to maintain at least two feet of freeboard.
- Sweep daily all paved access road, parking areas, and staging areas at construction sites.
- Sweep streets daily if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.

BMP SUMMARY TABLE		
BMP CATEGORY	BMP USED	
EROSION CONTROL	EC-1 SCHEDULING EC-2 PRESERVATION OF EXISTING VEGETATION WE-1 WIND EROSION CONTROL	
SEDIMENT CONTROL	SE-5 FIBER ROLLS SE-7 STREET SWEEPING AND VACUUMING SE-10 STORM DRAIN INLET PROTECTION	
GOOD SITE MANAGEMENT	TC-1 STABILIZED CONSTRUCTION ENTRANCE TC-3 ENTRANCE / OUTLET TIRE WASH	
NON-STORMWATER MANAGEMENT	NS-1 WATER CONSERVATION PRACTICES NS-3 PAVING & GRINDING OPERATIONS NS-6 ELICIT CONNECTION / DISCHARGE NS-7 POTABLE WATER / IRRIGATION NS-8 VEHICLE AND EQUIPMENT CLEANING NS-9 VEHICLE AND EQUIPMENT REFUELING NS-10 VEHICLE AND EQUIPMENT MAINTENANCE NS-12 CONCRETE CURING NS-13 CONCRETE FINISHING WM-1 MATERIAL DELIVERY AND STORAGE WM-2 MATERIAL USE WM-3 STOCKPILE MANAGEMENT WM-4 SPILL PREVENTION AND CONTROL WM-5 SOLID WASTE MANAGEMENT WM-8 CONCRETE WASTE MANAGEMENT WM-9 SANITARY / SEPTIC WASTE MANAGEMENT WM-10 LIQUID WASTE MANAGEMENT	
RUN-ON AND RUN-OFF CONTROL	RUN-ON CONTROL - NOT APPLICABLE RUN-OFF CONTROL - SE-1 FIBER ROLLS	
ACTIVE TREATMENT SYSTEMS	NON APPLICABLE	



FIBER ROLLS
NO SCALE

1
C4

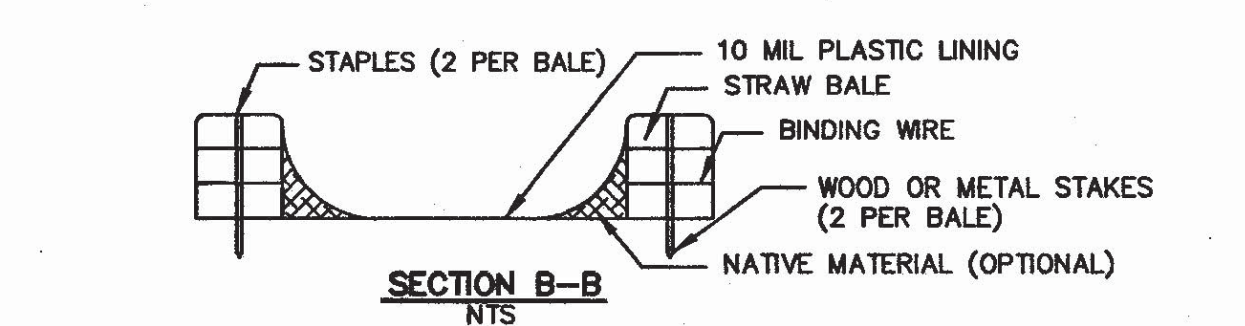
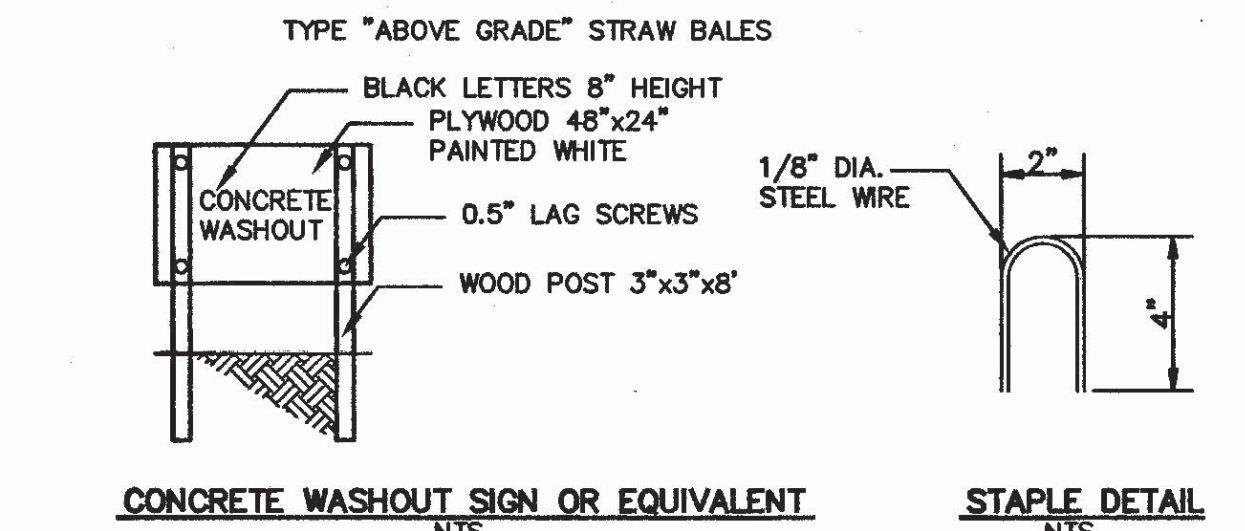
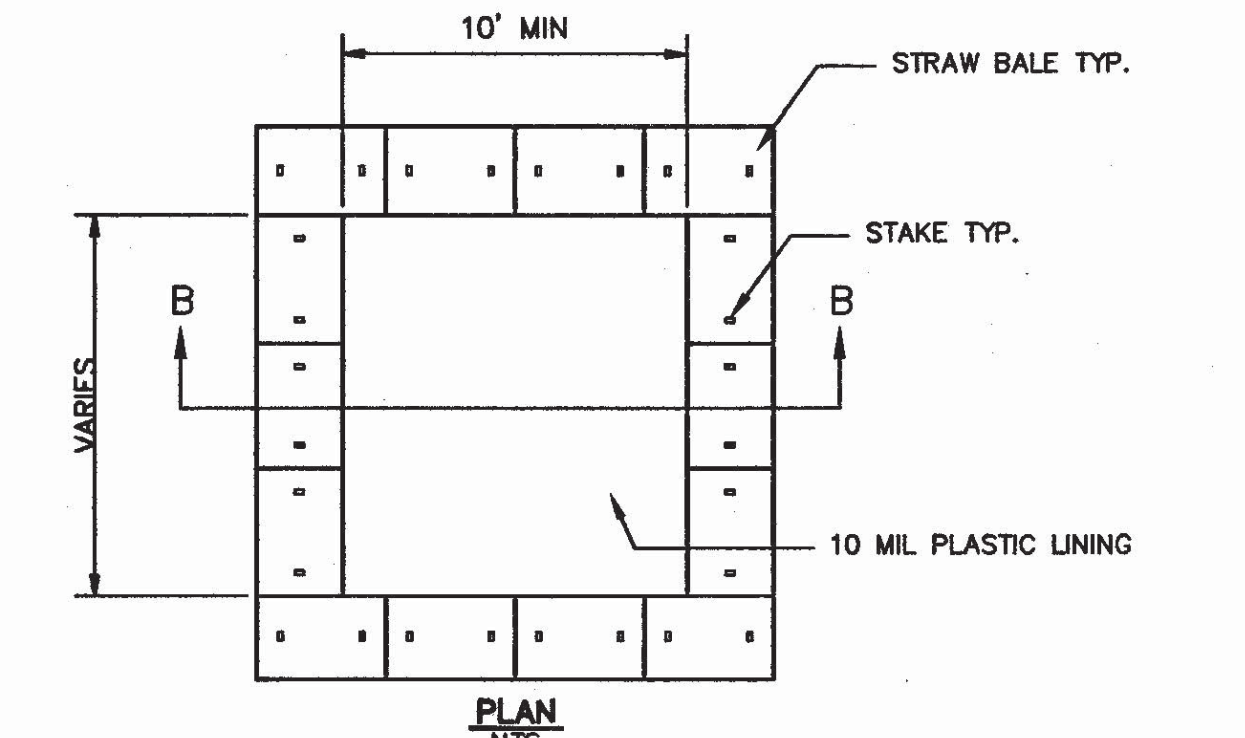


- NOTES:
- THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
 - ENSURE THERE ARE NO GAPS BETWEEN THE BAGS OR BETWEEN THE BAGS AND THE FACE OF CURB.
 - REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
 - INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.
 - INLET PROTECTION SHALL BE MAINTAINED YEAR ROUND.
 - FILTER FABRIC/SILT SACK SHALL BE INSPECTED AT LEAST ONCE A WEEK AND KEPT CLEAR OF DEBRIS.

BURLAP SACK DRAIN INLET
SEDIMENT FILTER DETAIL

NO SCALE

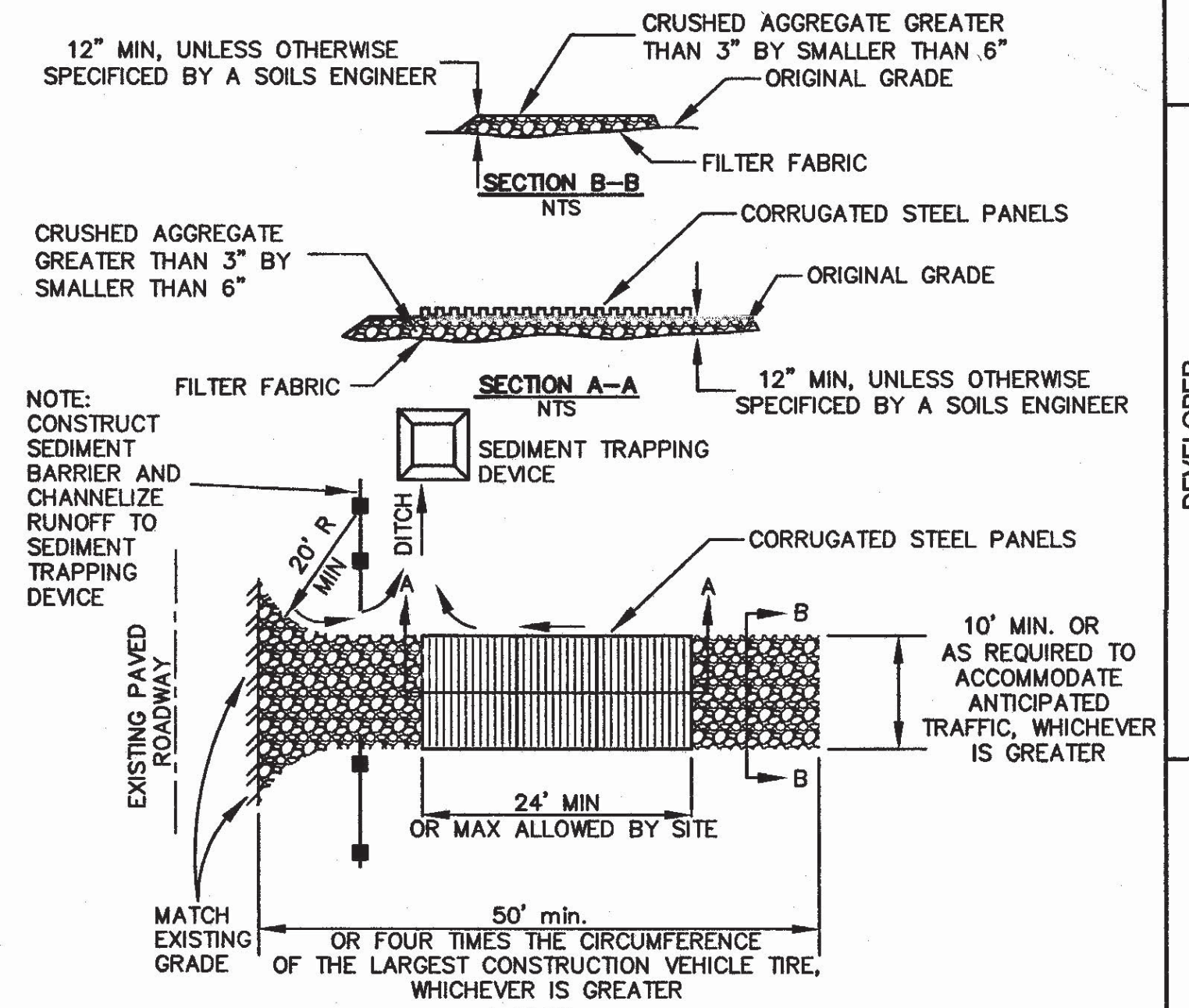
3
C4



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

CONCRETE WASTE MANAGEMENT
NO SCALE

2
C4



- DESIGN AND CONSTRUCTION SPECIFICATIONS
- THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3" TO 5" ROCK COMPACTED TO 90%.
 - THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
 - THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED OR REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 - GRAVEL ENTRANCE SHALL BE MAINTAINED YEAR ROUND.

GRAVEL CONSTRUCTION DRIVEWAY
NO SCALE

4
C4

REVISIONS

NO.	DATE	BY	CSJ

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ALLIED ENGINEERING COMPANY
3170 WILLIAMS ROAD
SAN JOSE, CA 95117
(408) 241-1960

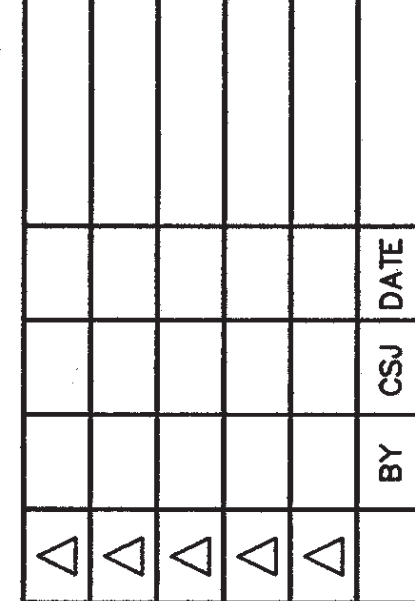
DEVELOPER
ROCKWELL HOMES
c/o MACK MOHSEN
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CAMPBELL, CA 95008
(408) 879-2900 PHONE
(408) 879-2911 FAX

EROSION CONTROL
NOTES & DETAILS
TRACT No. 9951 - "PAULA TERRACE"
1024, 1044 & 1060 PAULA STREET
SAN JOSE, CALIFORNIA
Project No.: 1205 | Date: 10/04/12

SHEET
C4
4 of 7 SHEETS
PW PROJECT #
3-18224
AEC FILE No. 1205

Handwritten signature and date: 10/12/12

NO.	DATE	BY	CSJ	DATE	REVISIONS



CONSULTANT
ALLIED ENGINEERING COMPANY
 A DIVISION OF ALLIED ENGINEERS, INC.
 3170 WILLIAMS RD.
 DUBLIN, CA 94568
 (408) 241-1980

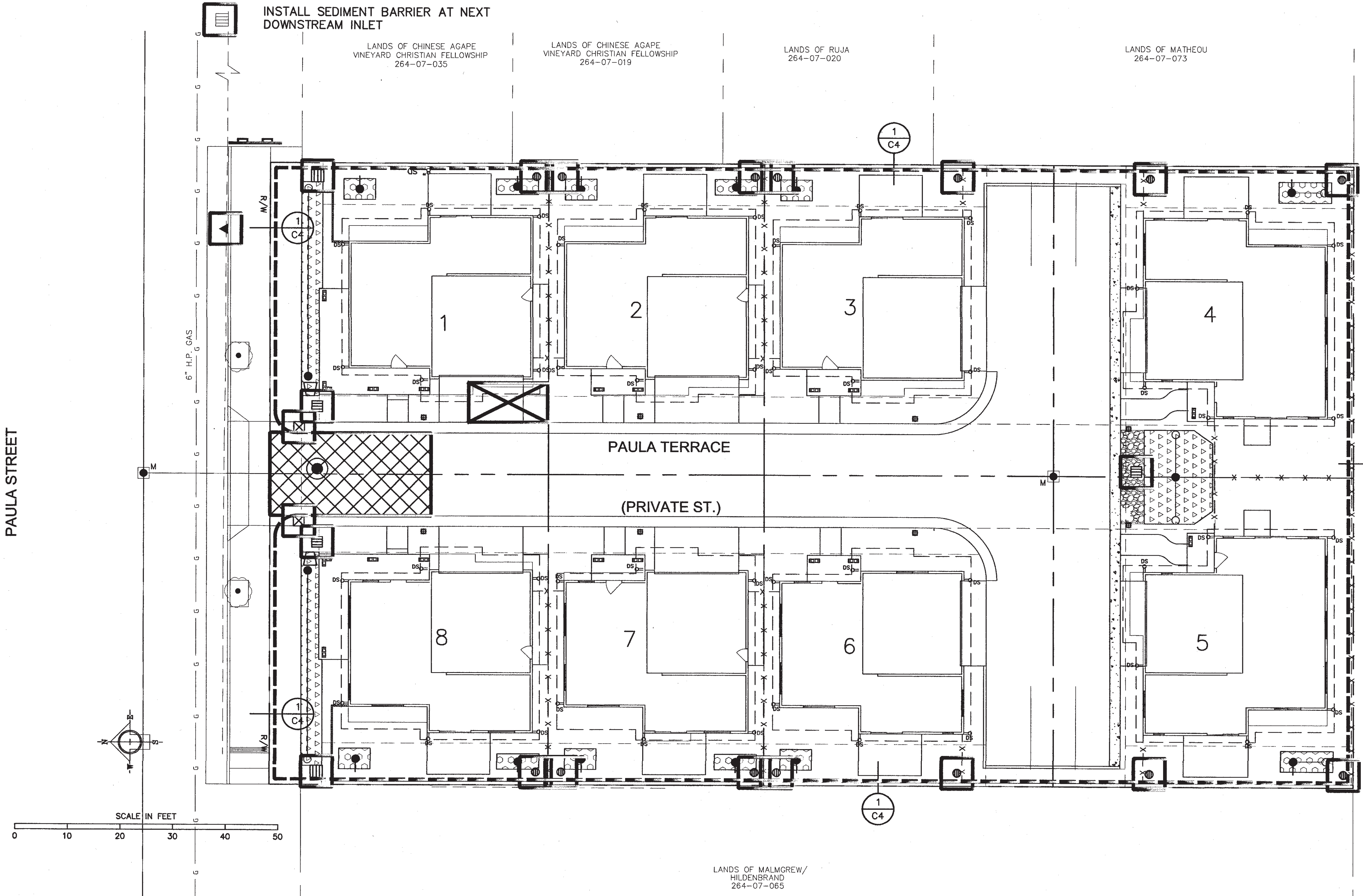
DEVELOPER
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EROSION CONTROL PLAN
 TRACT No. 9951 - "PAULA TERRACE"
 1024, 1044 & 1050 PAULA STREET
 SAN JOSE CALIFORNIA
 Project No.: 1205 Design: SY Checked: U Date: 10/04/12

SHEET
C5
 5 OF 7 SHEETS
 PW PROJECT #
 3-18224

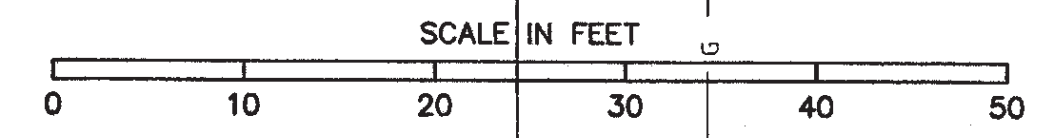
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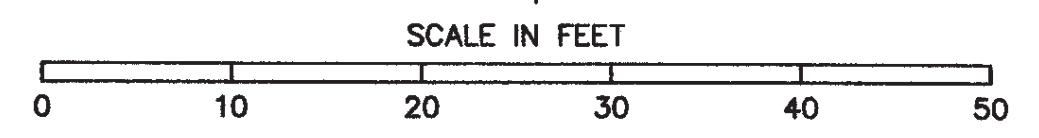
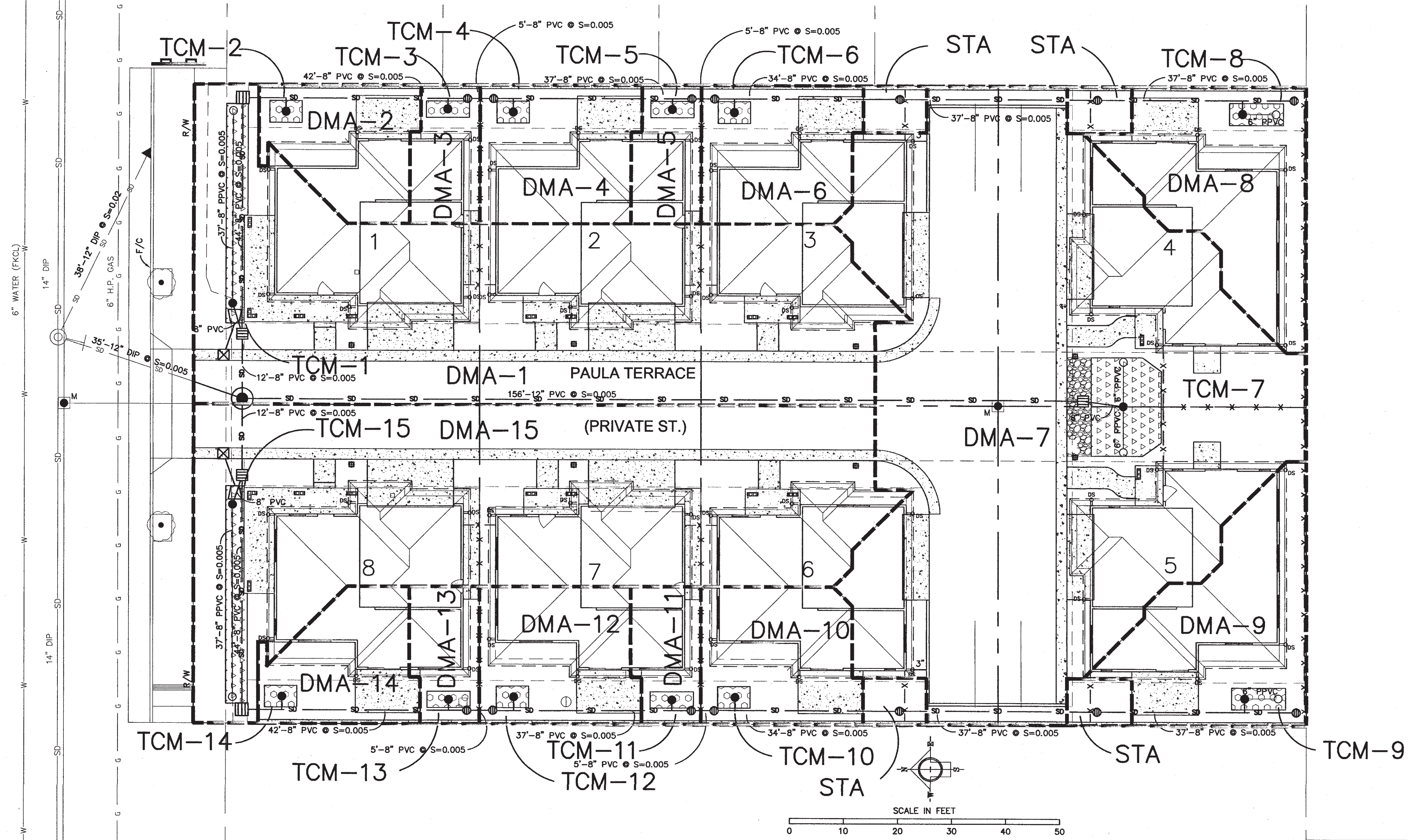


LEGEND

- FIBER ROLLS (1/C4)
- △ INLET SEDIMENT BARRIER (3/C4)
- ⊗ CONC. WASTE MANAGEMENT (2/C4)
- ▨ GRAVEL OR PAVED CONSTRUCTION ENTRANCE/EXIT W/ TIRE WASHOUT (4/C4)



PAULA STREET



GENERAL PROJECT INFORMATION

PROJECT NAME: TRACT No. 9951 "PAULA TERRACE"
 RECORD OWNER & DEVELOPER: MICHAEL M. AHI, KAMIL NAVAI & SIAMAK MOHSEN
 C/O ROCKWELL HOMES
 2160 S. BASCOM AVENUE, STE. 3
 CAMPBELL, CA 95008
 TEL (408) 879-2900
 FAX (408) 879-2911
 CIVIL ENGINEER: LESTER IKEGAMI R.C.E. 30,520
 EXPIRES MARCH 31, 2014
 ALLIED ENGINEERING COMPANY
 3170 WILLIAMS ROAD
 SAN JOSE, CA 95117
 TEL (408) 241-1960
 FAX (408) 241-3047
 ASSESSOR'S PCL NOS. 264-07-080, 081 & 082
 PROPOSED USE: RESIDENTIAL
 EXISTING USE: RESIDENTIAL

RECEIVING WATER BODY: CITY STORM TO LOS GATOS CREEK
 WATER SUPPLY: SAN JOSE WATER COMPANY
 PROVISIONAL RECYCLED WATER: NOT AVAILABLE
 SOLID WASTE HAULER: CITY OF SAN JOSE
 NATURAL HYDRAULIC FEATURES: NONE
 SOIL TYPES: STIFF CLAYEY SILT ON SURFACE
 VERY STIFF CLAY TO END OF BORING AT 10'
 DEPTH OF GROUND WATER: GROUND WATER NOT ENCOUNTERED
 FLOOD ZONE: ZONE D COMMUNITY No. 060349 0030D
 FIRM MAP/PANEL NO. 06085C0233H
 DATED MAY 18, 2009
 TOTAL SITE AREA: 0.561 ± ACRES

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE		
TCM #	DRAINAGE MANAGEMENT AREA (DMA)	TCM TYPE
TCM-1	DMA-1	BIORETENTION
TCM-2	DMA-2	FLOW-THROUGH PLANTER
TCM-3	DMA-3	FLOW-THROUGH PLANTER
TCM-4	DMA-4	FLOW-THROUGH PLANTER
TCM-5	DMA-5	FLOW-THROUGH PLANTER
TCM-6	DMA-6	FLOW-THROUGH PLANTER
TCM-7	DMA-7	BIORETENTION
TCM-8	DMA-8	FLOW-THROUGH PLANTER
TCM-9	DMA-9	FLOW-THROUGH PLANTER
TCM-10	DMA-10	FLOW-THROUGH PLANTER
TCM-11	DMA-11	FLOW-THROUGH PLANTER
TCM-12	DMA-12	FLOW-THROUGH PLANTER
TCM-13	DMA-13	FLOW-THROUGH PLANTER
TCM-14	DMA-14	FLOW-THROUGH PLANTER
TCM-15	DMA-15	BIORETENTION

LEGEND

- LIMIT OF DRAINAGE AREA
- CATCH BASIN
- STORM DRAIN LINE
- AREA DRAIN
- DRAINAGE MANAGEMENT AREA
- SELF TREATED AREA
- FLOW-THROUGH PLANTER (FTP) $\frac{3}{C7}$ & $\frac{4}{C7}$
- BIORETENTION AREA (BR) $\frac{1}{C7}$ & $\frac{2}{C7}$
- 6" OVERFLOW DRAIN
- CLEANOUT

<p>CONSULTANT</p> <p>ALLIED ENGINEERING COMPANY</p> <p>A DIVISION OF R-O-M CONSULTING ENGINEERS, INC.</p> <p>3170 WILLIAMS RD SAN JOSE, CA 95117 (408) 241-1960</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>CSJ</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	BY	CSJ																
NO.	DATE	BY	CSJ																		
<p>DEVELOPER</p> <p>ROCKWELL HOMES c/o MACK MOSHEN 2160 S. BASCOM AVENUE, STE. 3 CAMPBELL, CA 95008 (408) 879-2900 PHONE (408) 879-2911 FAX</p>																					
<p>STORMWATER CONTROL PLAN</p> <p>TRACT No. 9951 - "PAULA TERRACE" 1024, 1044 & 1050 PAULA STREET SAN JOSE, CALIFORNIA</p> <p>Project No.: 1205 Designed: SY Checked: LI Date: 10/04/12</p>																					
<p>SHEET C6 6 OF 7 SHEETS PW PROJECT # 3-18224</p>																					

Handwritten initials and date: 10/12/12

BEST PRACTICE MEASURES

SITE CONSTRAINTS

- Project will remove and replace and regrade the entire site so the project is required to treat the entire site.
- The saturated hydraulic conductivity (KSAT) is 0.0-0.1 inches per hour. Based on the information above, infiltration was deemed not feasible for this project.
- Biotreatment facilities will be installed for compliance with C.3 requirements

SOURCE CONTROL MEASURES

- Keep outside area neat and clean
- Provide covered trash receptacles for customers and employees
- Maintain cleaning equipment leak/drip free
- Instruct employees regularly of good housekeeping practices
- Post signage on good housekeeping and to avoid washing pollutants from discharging to municipal sanitary sewer system (SSS)
- Inspect & clean storm drain inlets before Oct. 1 each year
- Maintain the sanitary process wastewater sewer separate from contaminating the Storm Drainage System (SDS)
- Instruct employees on spill control and prevention
- Provide and make available spill cleanup kit
- Properly store and dispose of detergents, cleaning compounds and solvents properly to avoid contamination of SDS
- Labeling of storm water inlets
Storm water inlets will be labeled with the logo "No Dumping Hot line 945-3000 / Flows to Los Gatos Creek". This educational measure is intended to prevent unlawful dumping of waste materials, such as motor oil, into storm drains

STORMWATER BMP'S

FLOW-THROUGH PLANTERS (FTP)

- Drainage from rear yards and roof areas that drain to the rear yards for units 1 thru 8, including DMA-2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13 & 14, will be directed to individual flow-through planters (FTP-A thru L).
- Drainage from the northern section of the private street (Paula Terrace) and the roof areas that drain to the front yards, including DMA-1 & DMA-15 will be directed to bioretention areas (BR-A & BR-C)
- Drainage from the south portion of the private street (Paula Terrace) (DMA-7) will be directed to bioretention area (BR-B).

Maintenance :

- Maintain vegetation and irrigation systems. Inspect periodically and after storms to ensure structural integrity and that planter has not clogged
- Examine downspouts from rooftops or sheet flow from paving to ensure that flow to the planter is unimpeded. Remove any debris and repair any damaged pipes. Check splash blocks or rocks and repair, replace, or replenish as necessary.
- Examine the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping.
- Check the underdrain piping to make sure it is intact and unobstructed.

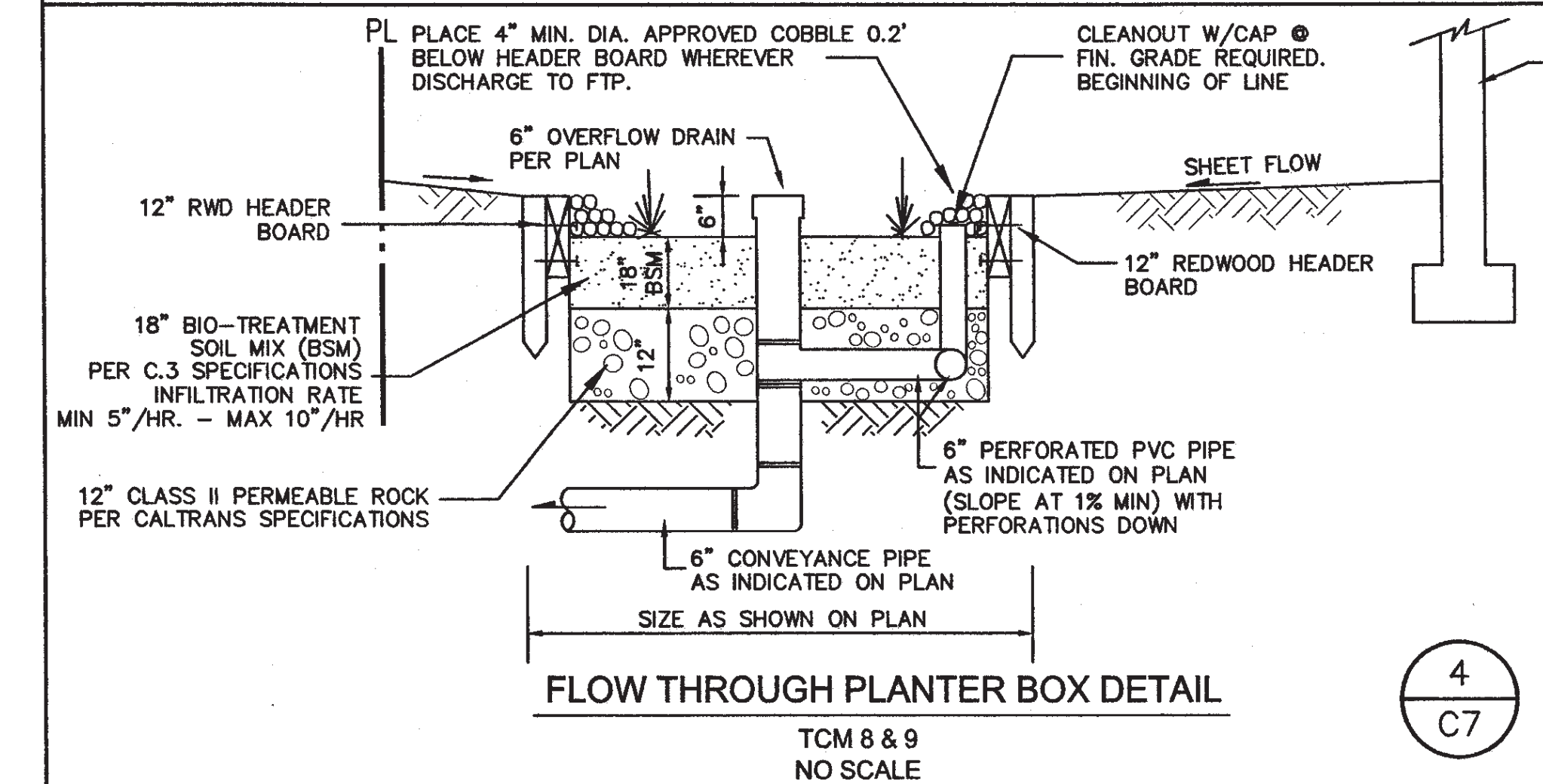
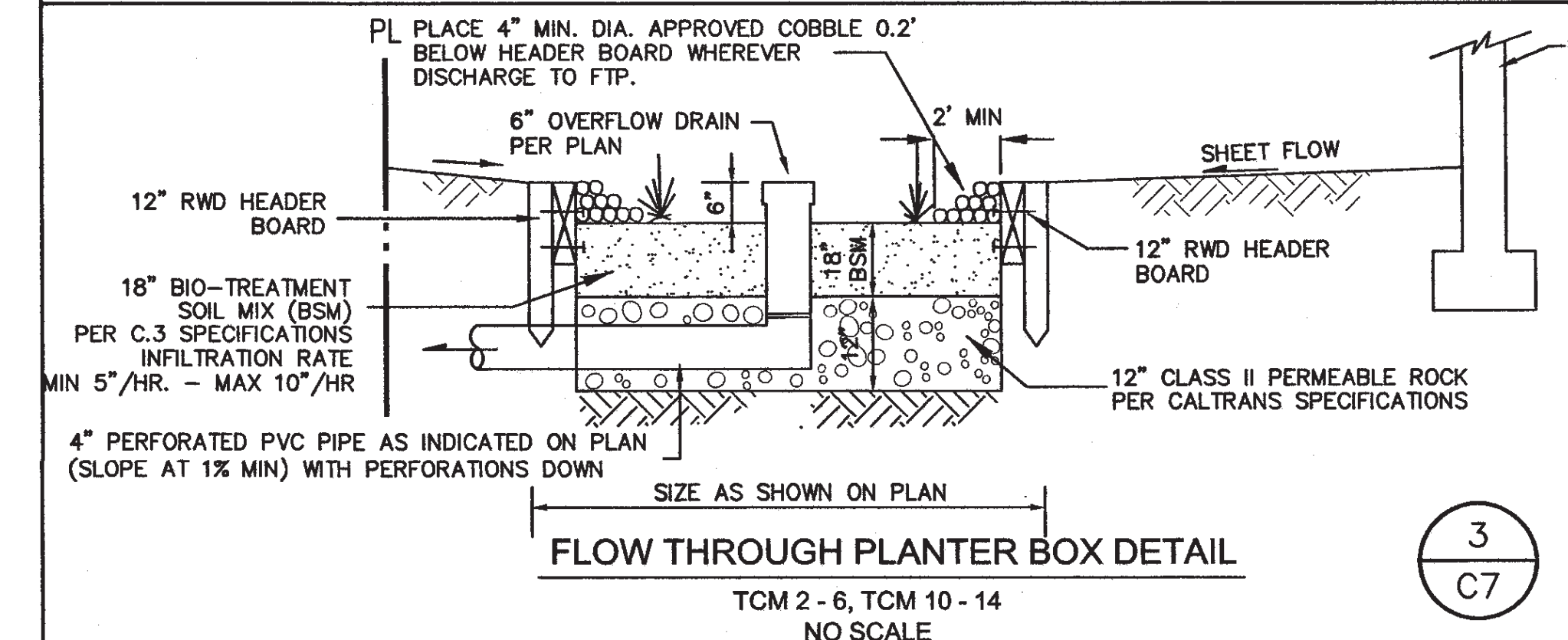
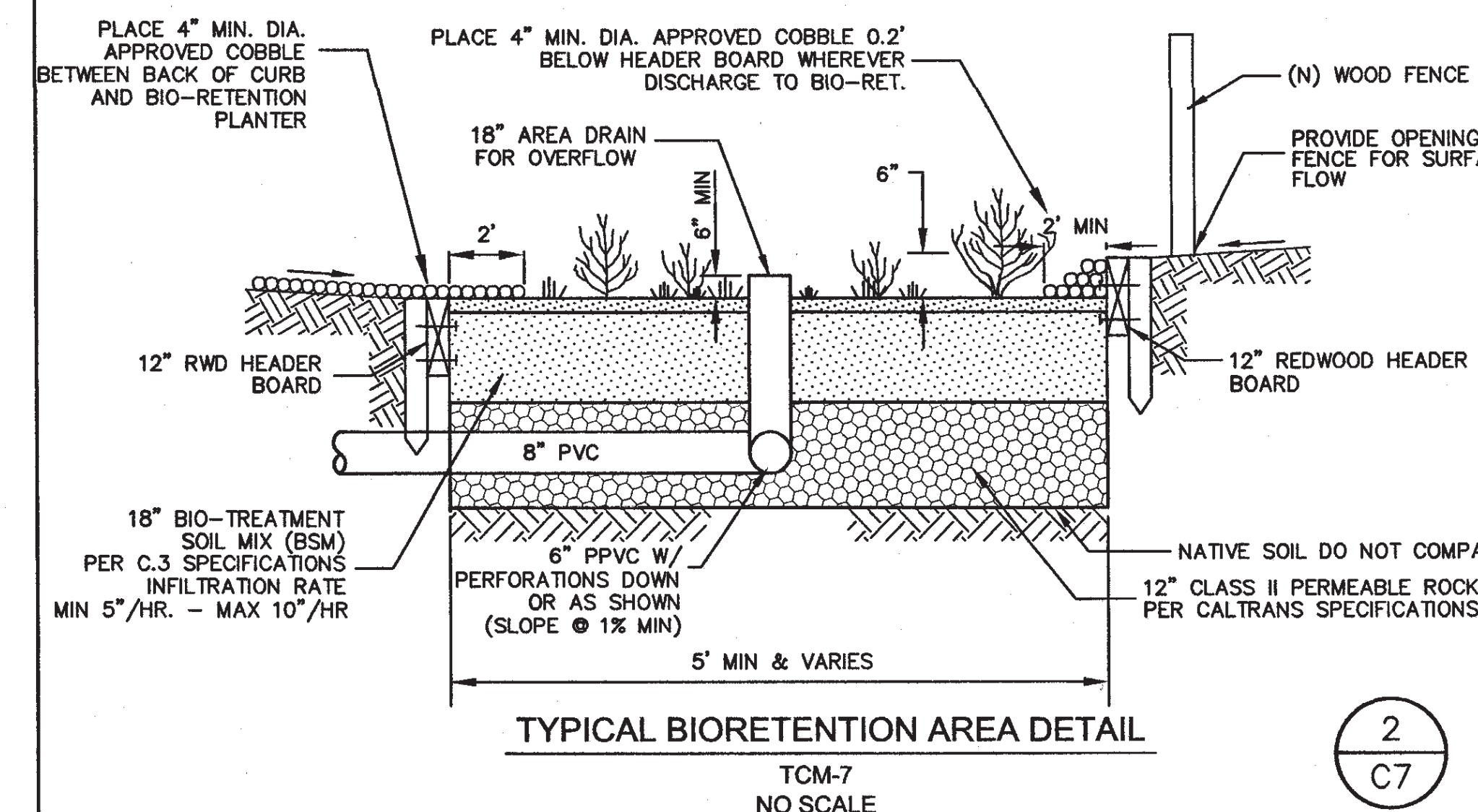
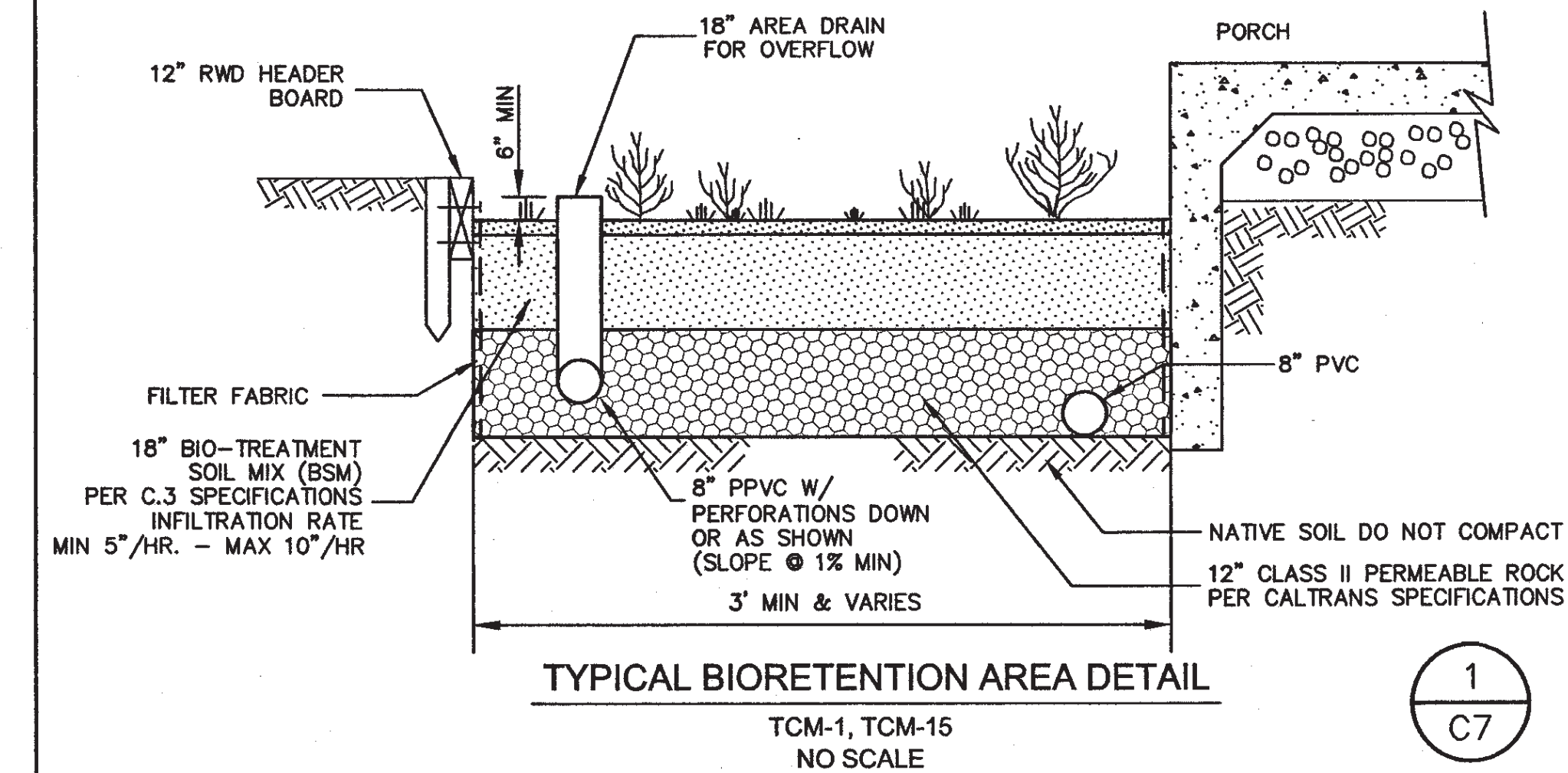
- Observe the structure of the box and fix any holes, cracks, rotting, or failure.
- Check that the soil is at the appropriate depth to allow a reservoir above the soil surface and is sufficient to effectively filter stormwater. Remove any accumulations of sediment, litter, and debris. Till or replace soil as necessary. Confirm that soil is not clogging and that the planter will drain within 3-4 hours after a storm event.
- Determine whether the vegetation is dense and healthy. Replace dead plants. Prune or remove any overgrown plants or shrubs that may interfere with planter operation. Clean up fallen leaves or debris and replenish mulch. Remove any nuisance or invasive vegetation.
- The use of pesticides and quick release of synthetic fertilizers shall be minimized, and the principles of integrated pest management followed check with local jurisdiction for any local police regarding the use of pesticides and fertilizers.

PERVIOUS AND IMPERVIOUS COMPARISON TABLE					
Project Phase Number: (N/A, 1, 2, 3, etc.)		NA			
Total Site (acres):	0.561	Total Area of Site Disturbed (acres):	0.561		
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Conditions of Site Area Disturbed (square feet)			
		Replaced	New		
Roof Area(s)	4,778	4,486	5,960		
Parking	0	1,966	2,867		
Sidewalks, Patios, Paths, etc.	5,558	1,415	1,351		
Streets (public)	0	0	0		
Streets (private)	0	0	0		
Total Impervious Surfaces:	10,336	7,867	10,177		
Pervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Conditions of Site Area Disturbed (square feet)			
		Replaced	New		
		Landscaped Areas	14,092	4,398	1,985
		Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0		
Total Pervious Surfaces:	14,092	4,398	1,986		
Total Proposed Replaced + New Impervious Surfaces:		18,044			
Total Proposed Replaced + New Pervious Surfaces:		6,385			

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3.b.ii.(1)(c) or C.3.b.ii.(1)(d) (commonly known as "the 50% Rule").

Footnotes:
Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.
Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.

TABLE 2 - BMP AREAS FOR DRAINAGE MANAGEMENT AREAS (DMA)					
AREA ID	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (SQ FT)	TOTAL AREA (SQ FT)	MIN SURFACE AREAS (SIZING FACTOR =0.04) (SQ FT)	SURFACE AREAS AS DESIGNED (SQ FT)
DMA-1	3,666	1,011	4,677	147	TCM-1 = 150
DMA-2	383	221	604	15	TCM-2 = 24
DMA-3	195	119	314	8	TCM-3 = 24
DMA-4	493	238	731	20	TCM-4 = 24
DMA-5	195	119	314	8	TCM-5 = 24
DMA-6	487	238	725	19	TCM-6 = 24
DMA-7	5,633	1,328	6,961	225	TCM-7 = 225
DMA-8	786	377	1,163	31	TCM-8 = 40
DMA-9	786	377	1,163	31	TCM-9 = 40
DMA-10	487	238	725	19	TCM-10 = 24
DMA-11	195	119	314	8	TCM-11 = 24
DMA-12	493	238	731	20	TCM-12 = 24
DMA-13	195	119	314	8	TCM-13 = 24
DMA-14	383	221	604	15	TCM-14 = 24
DMA-15	3,666	1,011	4,677	147	TCM-15 = 150
STA	0	410	410	0	—
TOTAL	18,044	6,385	24,429	722	845



REVISIONS	DATE	BY	CSJ

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STORMWATER CONTROL NOTES
TRACT No. 9951 - "PAULA TERRACE"
1024, 1044 & 1050 PAULA STREET
SAN JOSE, CALIFORNIA
Project No.: 1205 | Designer: ST | Checker: U | Date: 10/04/12

SHEET
C7
7 OF 7 SHEETS
PW PROJECT #
3-18224

AEC FILE No. 1205