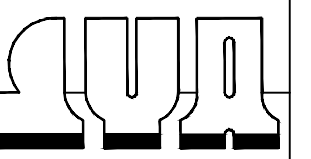


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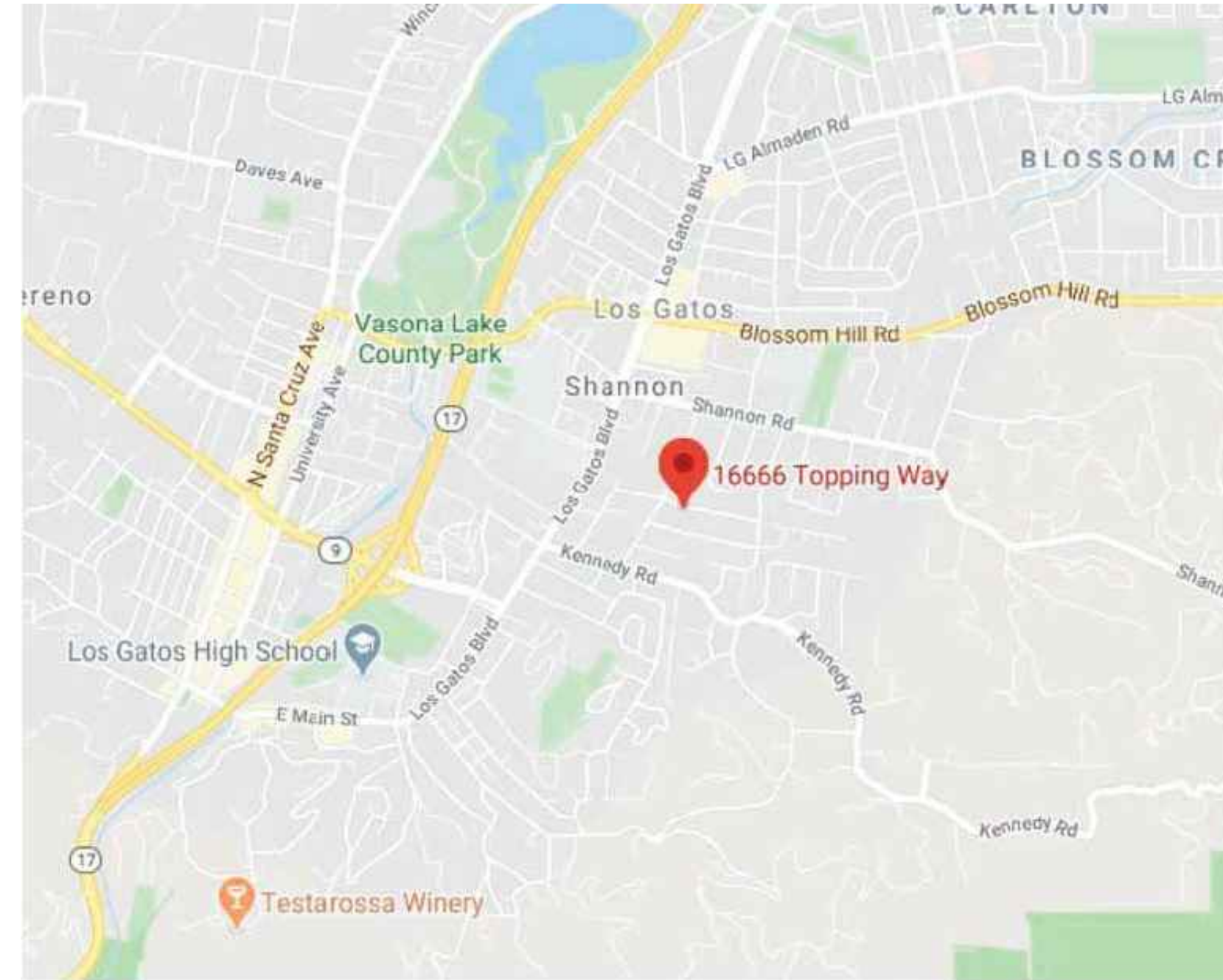
## VICINITY MAP N.T.S.

☒ TECHNICAL  
☐ DEVELOPMENT  
☐ PLANNING COMMISSION  
☐ TOWN COUNCIL



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& design

1618 WILLOWHURST AVE.  
San Jose, CA. 95125  
(408) 694-1618



## D R A W I N G   I N D E X

## ARCHITECTURAL

SHEET	1	AT-1	TITLE SHEET
SHEET	2	AS-1	ARCHITECTURAL SITE PLAN
SHEET	3	A-1	1ST FLOOR PLAN
SHEET	4	A-2	2NDF FLOOR PLAN
SHEET	5	A-3	BASEMENT FLOOR PLAN
SHEET	6	A-4	UPPER ROOF PLAN
SHEET	7	A-5	BUILDING ELEVATIONS, NORTH & WEST
SHEET	8	A-6	BUILDING ELEVATIONS, SOUTH & EAST
SHEET	9	A-7	BUILDING SECTIONS
SHEET	10	AR-1	STREETSCAPE I
SHEET	11	AR-2	STREETSCAPE II
SHEET	12	AR-3	BUILDING SECTIONS NEIGHBORS VS SUBJECT
SHEET	13	AR-4	SHADOW STUDIES

**CIVIL**

SHEET 14	C 1	COVER SHEET / NOTES
SHEET 15	C 2	GRADING & DRAINAGE PLAN
SHEET 16	C 3	DETAILS
SHEET 17	C 4	NOTES
SHEET 18	C 5	CONSTRUCTION MANAGERMENTS & EROSION CONTROL
SHEET 19	C 6	BMP's

## LANDSCAPE

SHEET 20	L 1	MATERIALS PLAN
SHEET 21	L 2	PLANTING PLAN
SHEET 22	L 3	CONSTRUCTION DETAILS

## CONSULTANTS

ARCHITECT: STEVE YANG & ASSOCIATES 1618 WILLOWHURST AVE. TEL (408) 694-1618  
SAN JOSE, CA 95125 FAX (408) 694-8888

**CIVIL ENGINEER : SMP ENGINEERS** 1534 CAROB LANE TEL (650) 941-8055  
LOS ALTOS, CA 94024

**GEOTECHNICAL:**

LANDSCAPE ARCHITECT : TODD KALBFELD      2345 TULIP RD      TEL (408) 605-9973  
SAN JOSE, CA

**STRUCTURAL ENGINEER :**

**MECHANICAL ENGINEER :**

**ELECTRICAL ENGINEER :**

**ARBORIST:**

PLANNING:

1.	APN	532-09-018	
2.	LOT AREA	14,528 SF(0.33±AC)	
3.	ZONING	R-1:8	
4.	AVERAGE SLOPE	2% SLOPE	
5.	MAX. ALLOWABLE FAR	LIVING - 3977 SF	
		GARAGE - 1065 SF	
6.	BLDG AREA		
	TOTAL -----		7,030 SF
	A. BASEMENT -----		2,305 SF
	B. 1ST FLOOR-----	2,448 SF	
	C. 2ND FLOOR-----	1,528 SF	
	D. GARAGE -----	749 SF	
	E. ACCOUNTABLE -----	4,725 SF	

LOT COVERAGE	MAXIMUM ALLOWABLE	(40%) 5,811 SF
	PROPOSED LIVING FAR	(2,448+749+223+76)/14,528
		= 3,496/14,528 = 24.1%

ALLOWABLE BLDG HEIGHT	30' (WHICHEVER LOWER NATURAL GRADE OR FIN. GRADE)
PROPOSED BUILDING HEIGHT	28'-8".

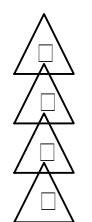
## BUILDING AND FIRE:

1. A DEMO PERMIT IS TO BE REQUIRED FOR THE EXISTING SFR AND IT'S ATTACHED GARAGE
2. A BUILDING PERMIT IS TO BE REQUIRED FOR THE CONSTRUCTION OF THE NEW SFR AND IT'S ATTACHED GARAGE
3. APPLICABLE CODES:  
THE CURRENT CODES AS AMENDED AND ADOPTED BY THE TOWN OF LOS GATOS AS OF JANUARY 1ST, 2020, ARE THE 2019 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12 INCLUDING LOCALLY ADOPTED ENERGY REACH CODES.
4. INSTALL AUTO FIRE SPRINKLERS SYSTEM AS REQUIRED.
5. SITE FIRE SAFETY TO MEET CFC CHAP. 33 & SDS S1.7
6. WATER SUPPLY REQUIREMENTS TO MEET 2016 CFC SEC. 903.3.5 & HEALTH AND SAFETY CODE 13114.7
7. ADDRESS ID NUMBERS TO BE INSTALLED PER CFC SEC. 505.1

OWNER:

AEST REALTY  
4100 MOORPARK AVE. SUITE 205  
SAN JOSE, CA 95117  
(408) 510-1722

2-STORY  
SINGLE-FAMILY RESIDENCE  
16666 TOPPING WAY  
LOS GATOS, CA 95032



Revisions	By
02/17/2020	JAG
06/08/2020	DP
09/08/2020	DP
11/18/2020	DP

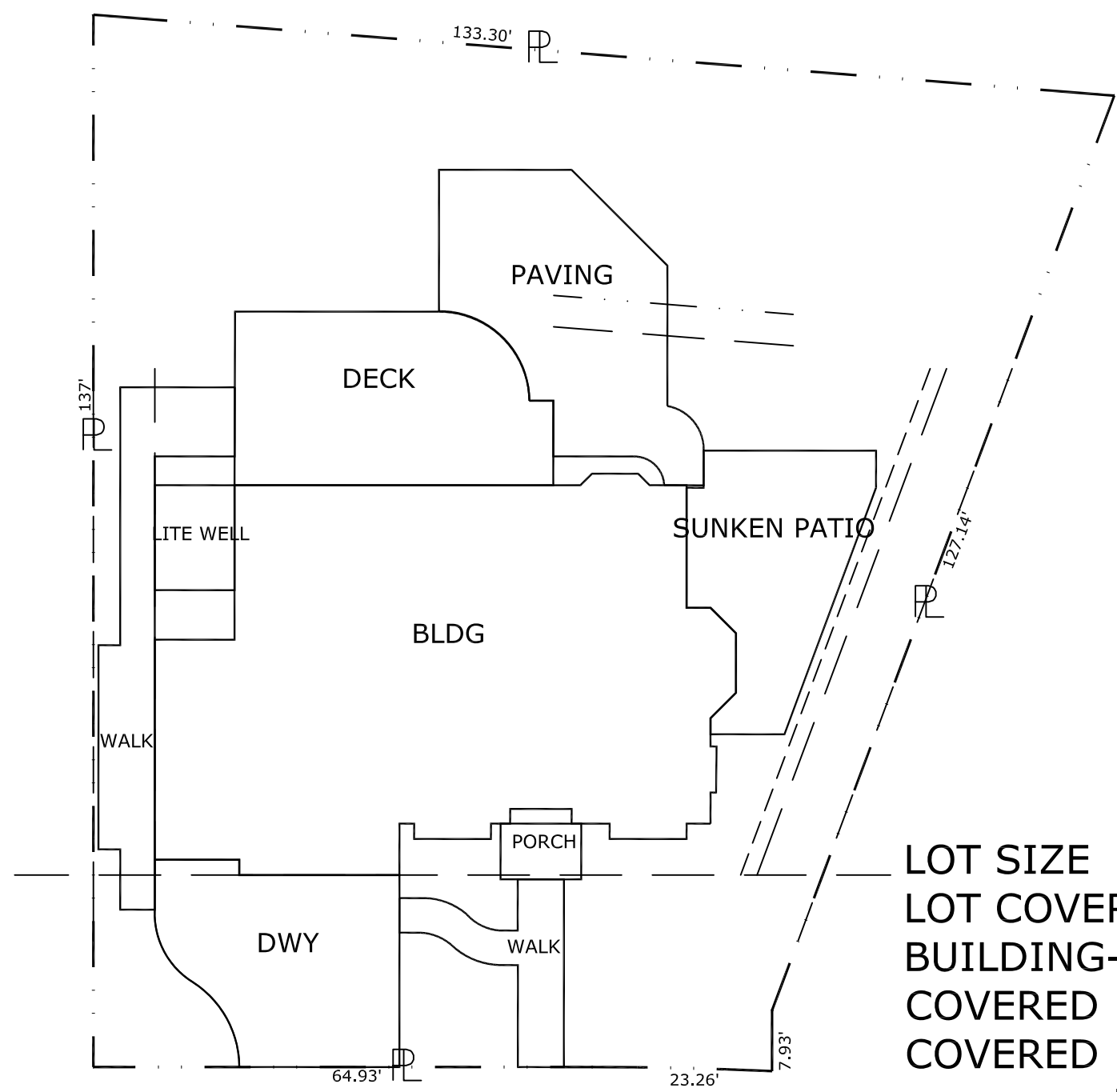
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AT-1  
Of

Of

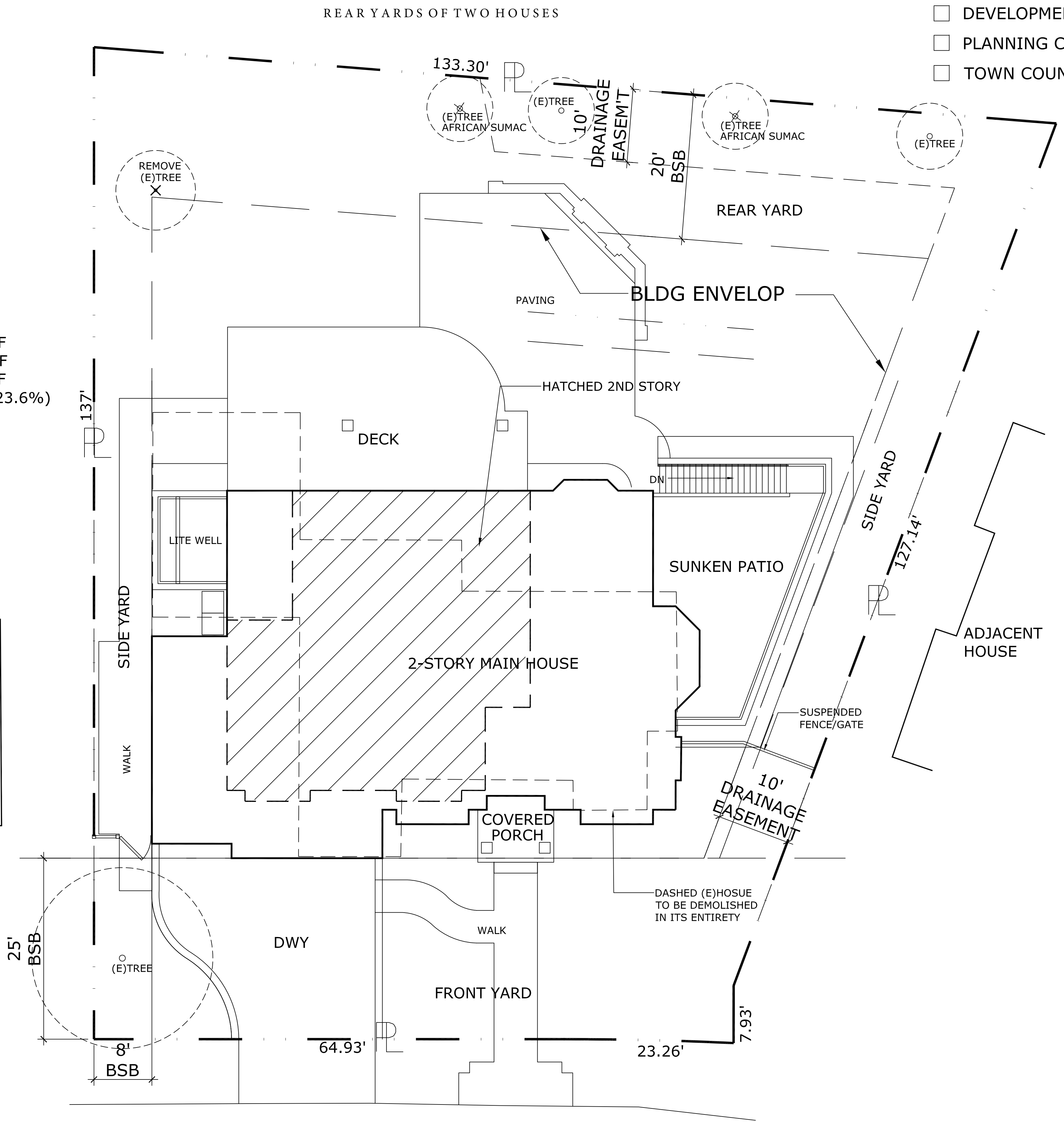
SET FOR  
DEVELOPMENT REVIEW



LOT SIZE 14,528 SF  
LOT COVERAGE 2,378+749=>3,123 SF  
BUILDING- 76 SF  
COVERED PORCH- 223 SF  
COVERED DECK- 3,422 (23.6%)  
TOTAL

LOT COVERAGE AREA DIA.  
1"=20'-0"

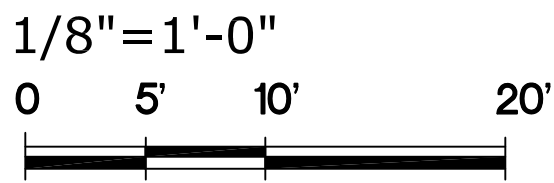
ADJACENT HOUSE



TOPPING

- NOTES:
- 1. DEMO SEE 'C'-DWG'S
  - 2. GRADING / DRAINAGE SEE 'C'-DWG'S
  - 3. TREE REMOVAL & LANDSCAPE PLAN SEE 'L'-DWG'S

ARCH. SITE PLAN



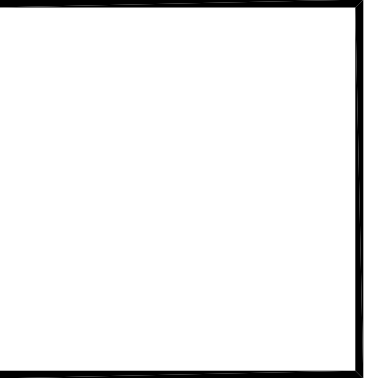
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- ☐ DEVELOPMENT
- ☐ PLANNING COMMISSION
- ☐ TOWN COUNCIL

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2-STORY  
SINGLE-FAMILY RESIDENCE

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Revisions	By
06/08/2020	DP

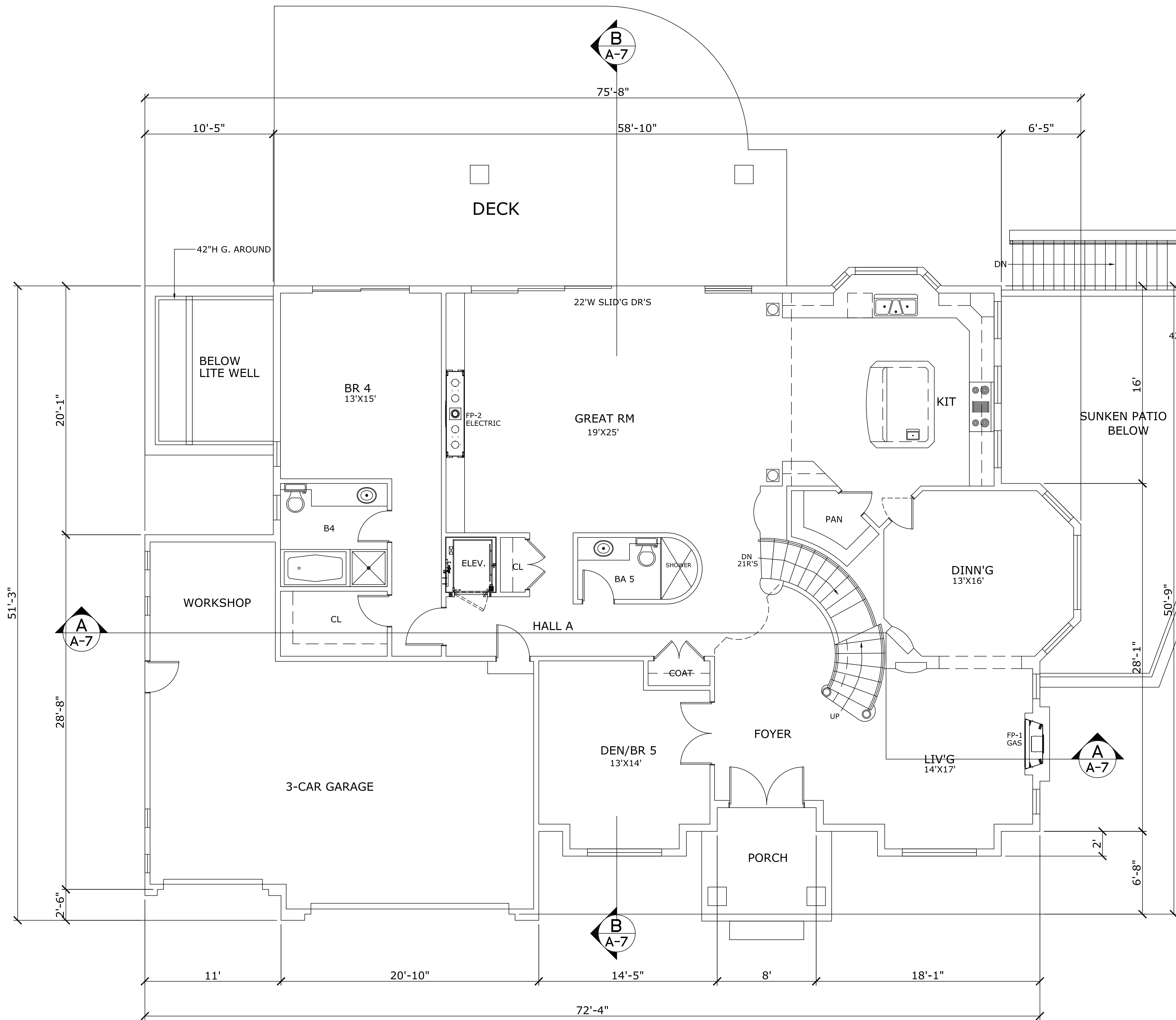
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AS-1

Of





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2-STORY

SINGLE-FAMILY RESIDENCE

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LOS GATOS, CA95032



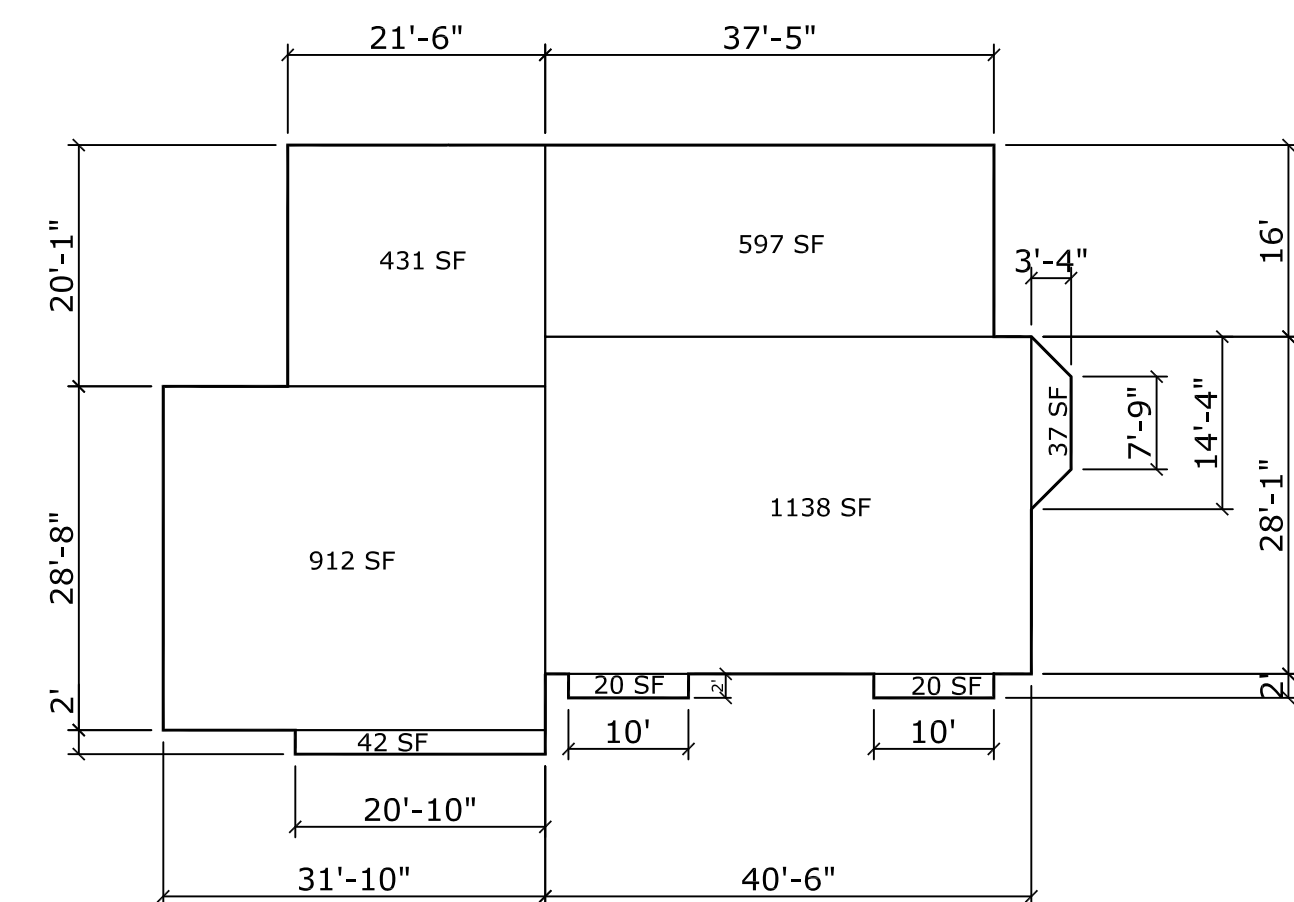
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A-1

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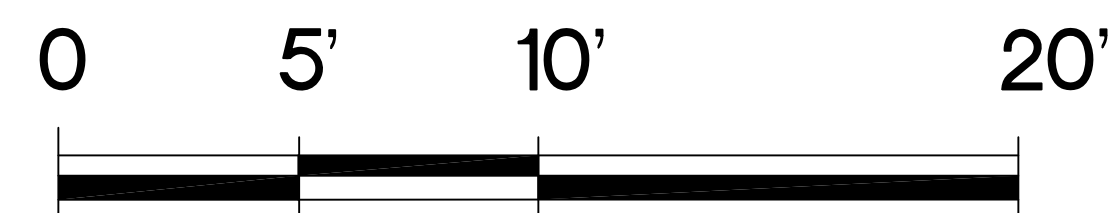


AREA CAL. DIA.  
1/16"=1'-0"

LIVING - 2448 SF  
GARAGE - 749 SF  
TOTAL - 3197 SF

## 1ST FLOOR PLAN

1/4"=1'-0"

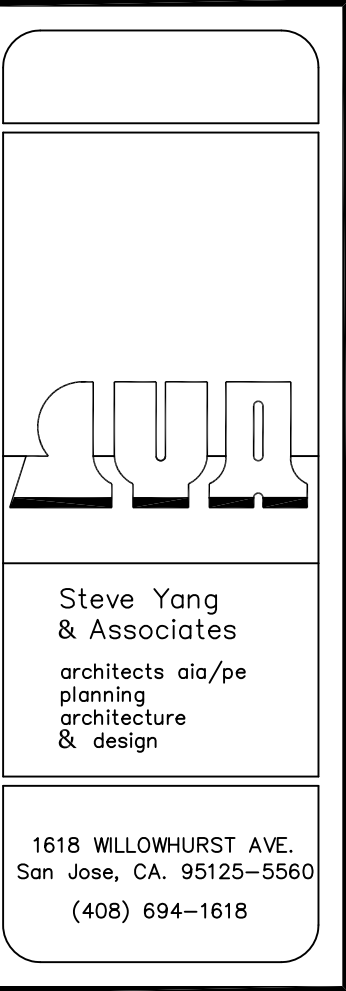


- WYA**
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& design
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02/17/2020	JAG

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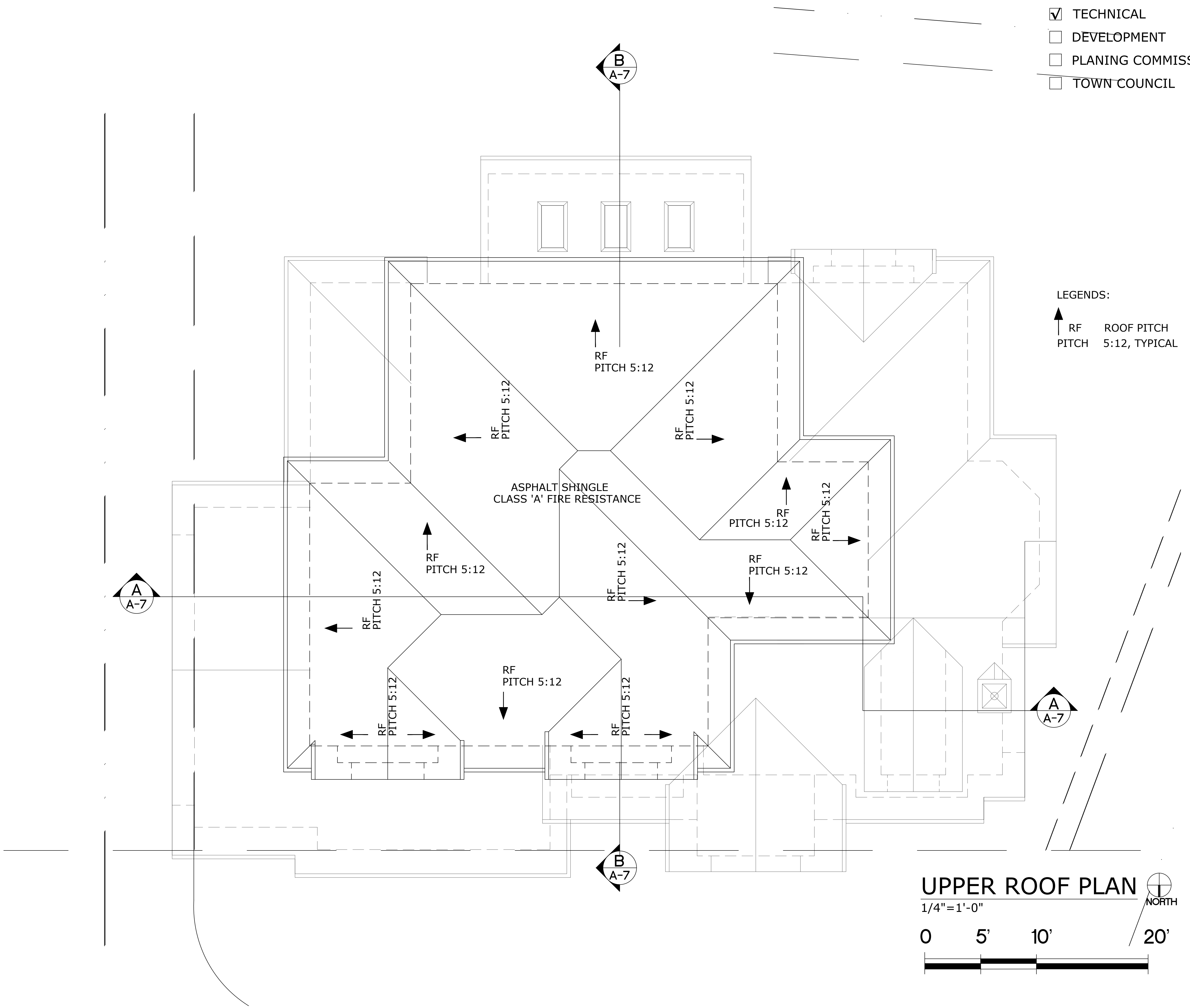
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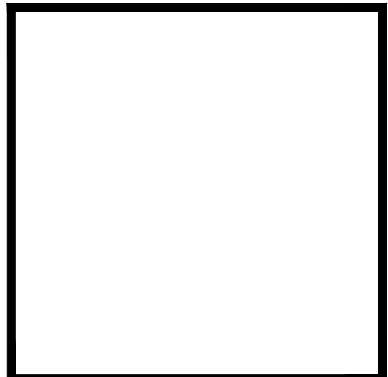
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2-STORY

SINGLE-FAMILY RESIDENCE

16666 TOPPING WAY  
LOS GATOS, CA 95032



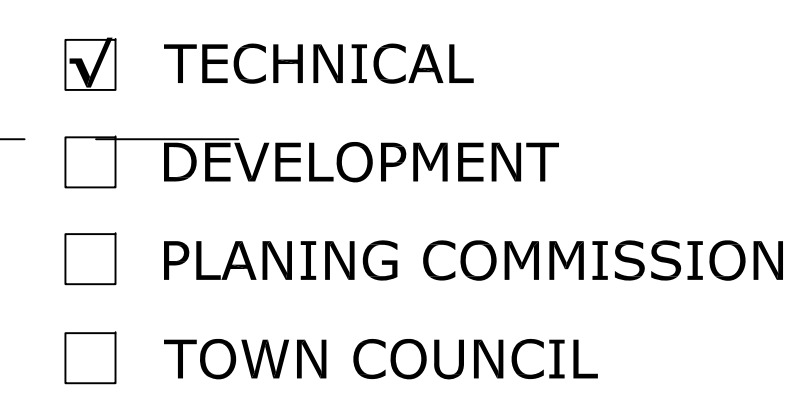
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A-4

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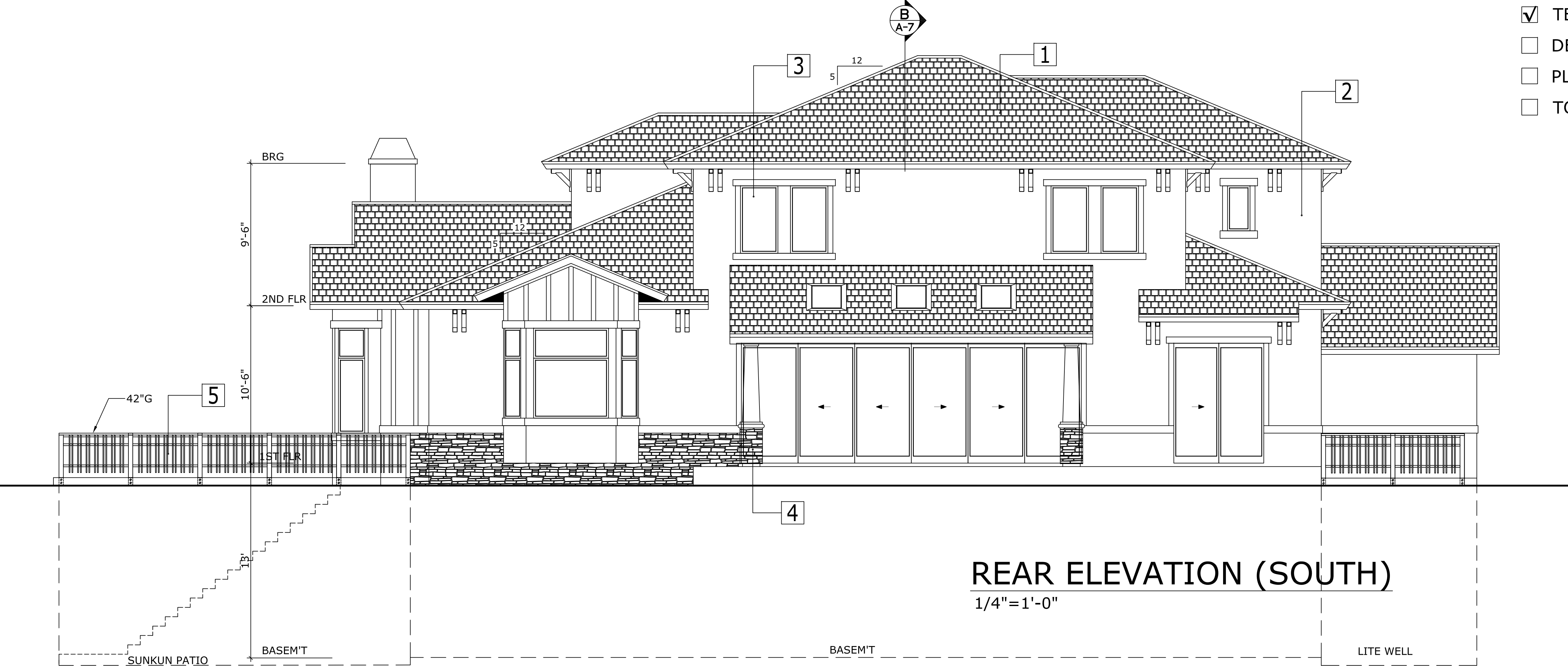
2-STORY  
SINGLE-FAMILY RESIDENCE  
16666 TOPPING WAY  
LOS GATOS, CA95032

EXTERIOR FIN. SCHEDULE				
MATERIAL	LOCATION	FINISH	COLOR	REMARKS
1 ASPHALT SHINGLE	RF	PRE	CHARCOAL RANGE	
2 CEM. PLAS	WALL	PTD	MED GREY	
3 METAL CLAD WD	WINDOW	PRE	OFF-WHITE	WITH TRIM
4 CULTURED STONE	WALL	PRE	MIXED GREY	
5 TIMBER GUARD	LITE WELL	PTD	LIGHT GREY	WITH TRIM
6 WOOD TRIM	WIN TRIM	PTD	OFF-WHITE	
7 FIBER CEM BATTEN BD	GABLE WALL	PTD	TO MATCH WALL	
8 TIMBER BRACKET	WALL	PTD	TO MATCH WALL	

GFRC - GLASS FABRIC REINFORCED CEMENT 3/4"TK







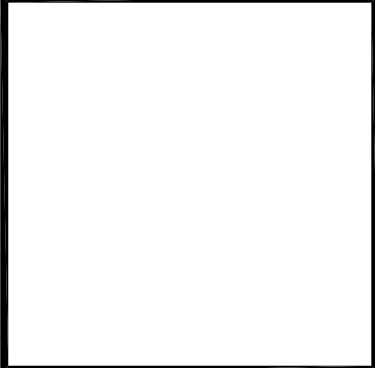
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- ☐ DEVELOPMENT
- ☐ PLANING COMMISSION
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SINGLE-FAMILY RESIDENCE

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LOS GATOS, CA95032



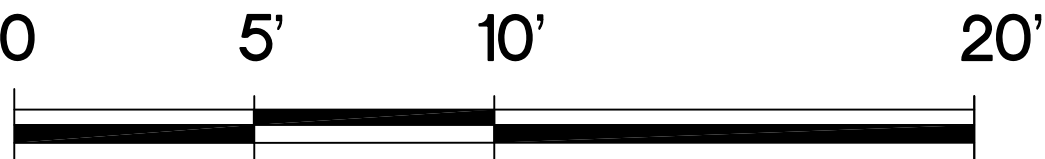
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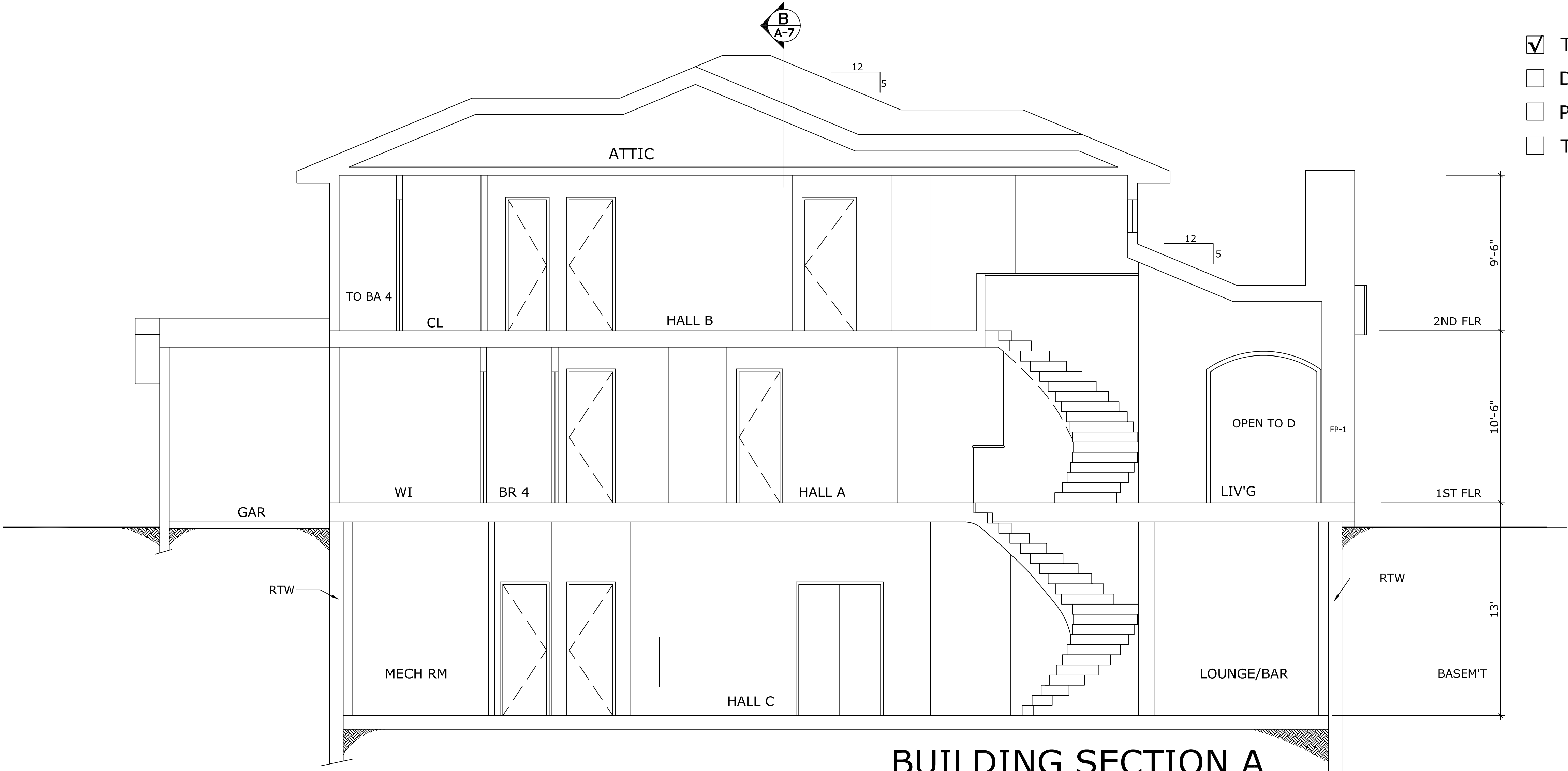
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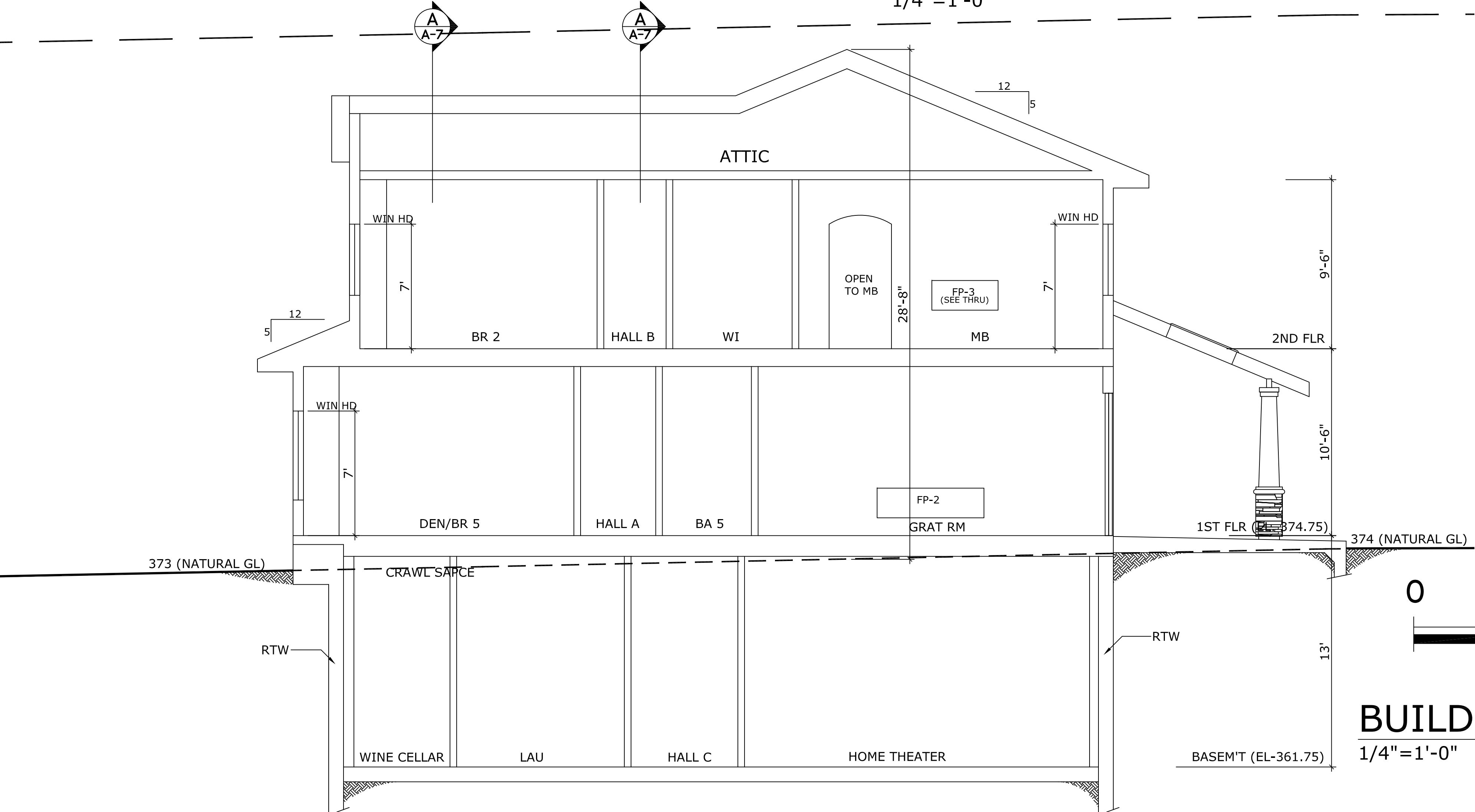
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**BUILDING SECTION A**

1/4"=1'-0"



**BUILDING SECTION B**

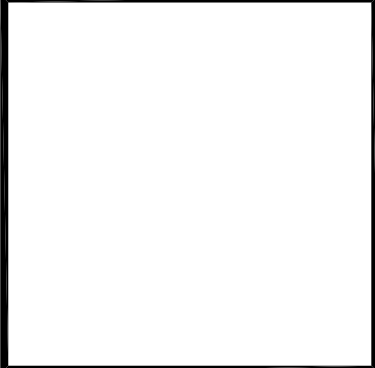
1/4"=1'-0"

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2-STORY  
**SINGLE-FAMILY RESIDENCE**  
16666 TOPPING WAY  
LOS GATOS, CA95032

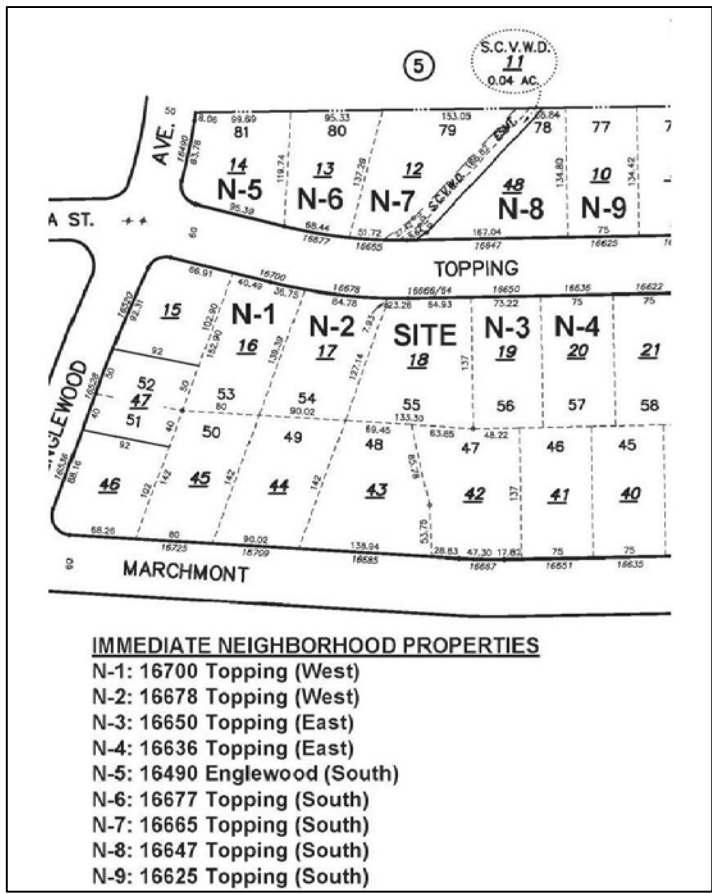


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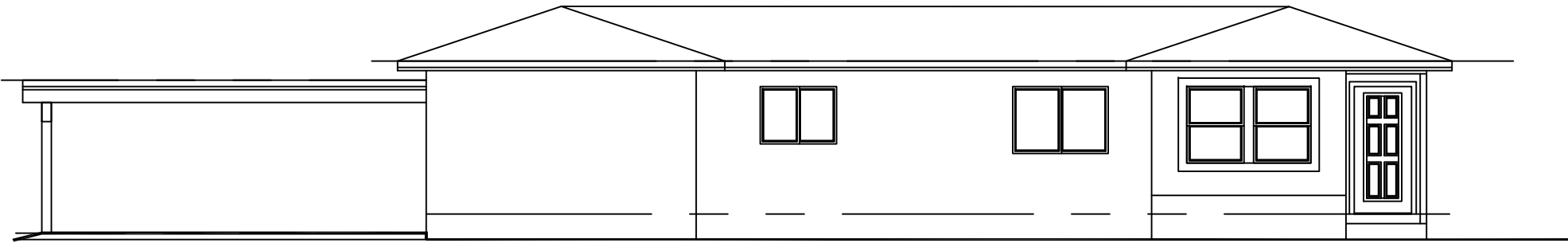
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Of



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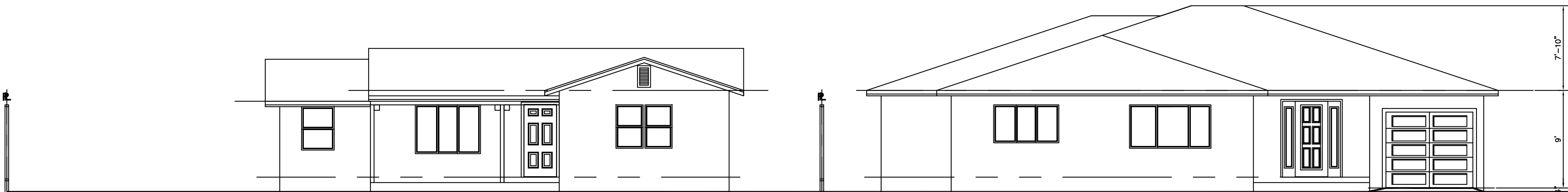
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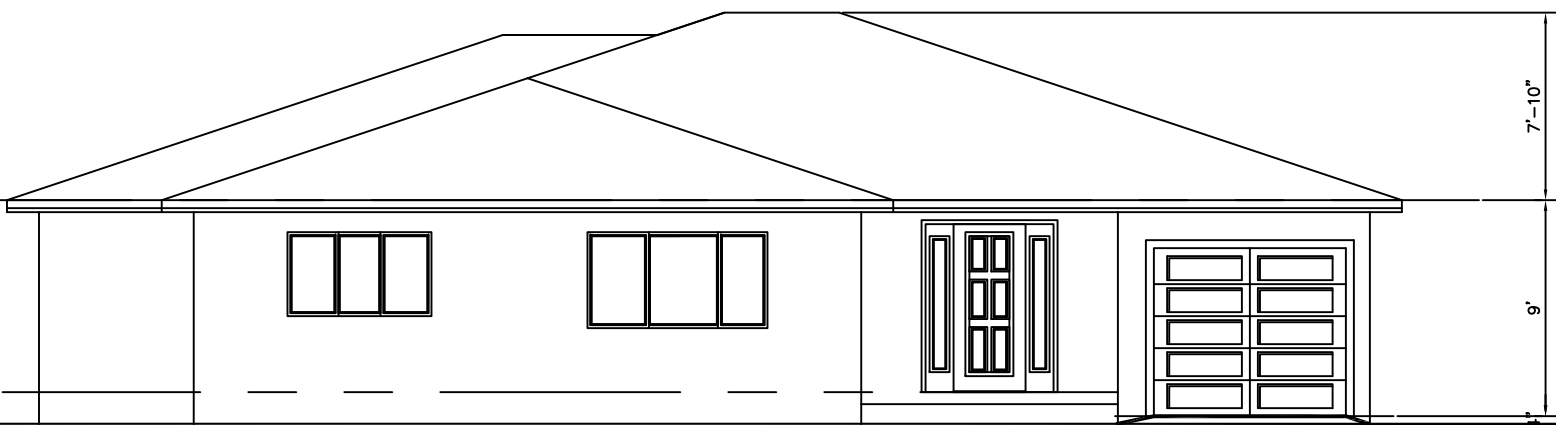
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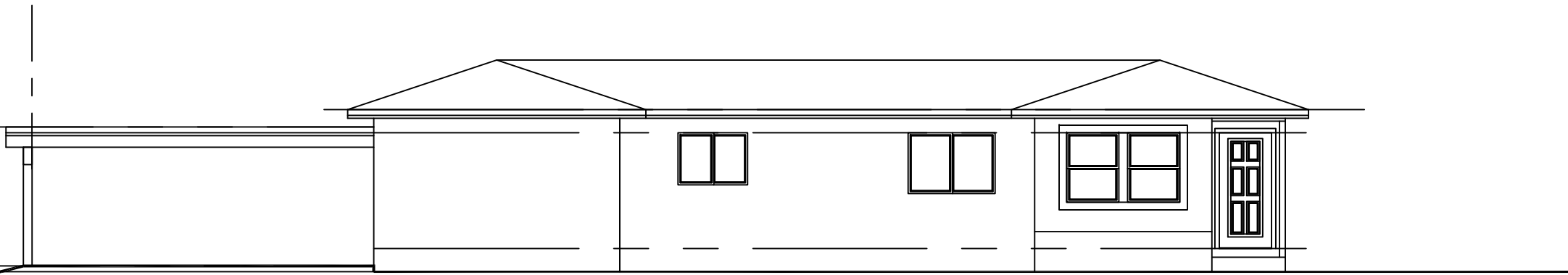
SITE 16666 TOPPING WAY (PROPOSED)



N-4 16636 TOPPING WAY



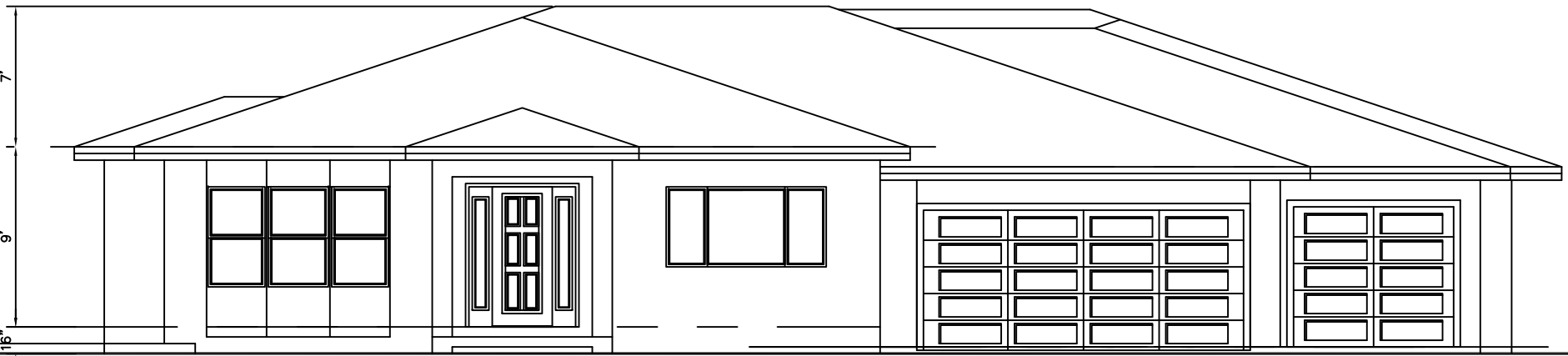
N-3 16650 TOPPING WAY



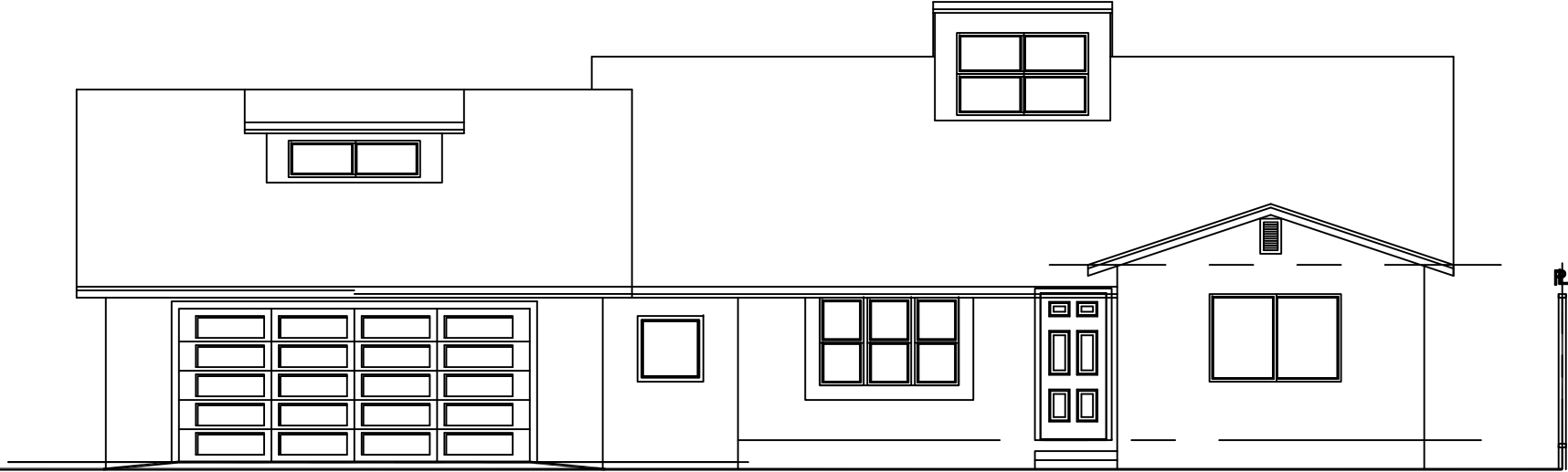
SITE 16666 TOPPING WAY (EXISTING)



SITE 16666 TOPPING WAY (PROPOSED)



N-2 16678 TOPPING WAY



N-1 16700 TOPPING WAY

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2-STORY  
SINGLE-FAMILY RESIDENCE  
16666 TOPPING WAY  
LOS GATOS, CA95032

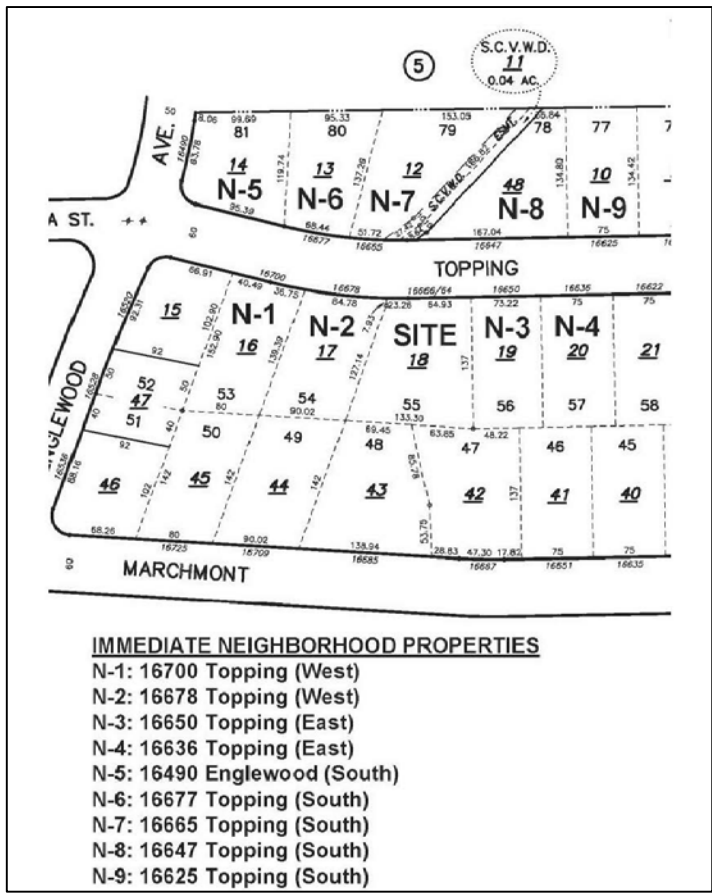


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Job No.	19.05

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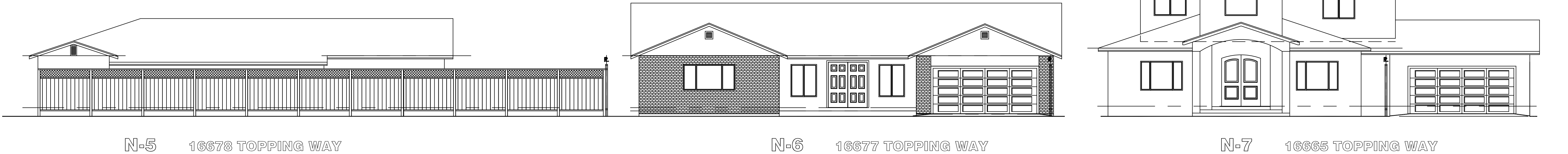


MAP INDICATOR

- ☒ TECHNICAL
- ☐ DEVELOPMENT
- ☐ PLANING COMMISSION
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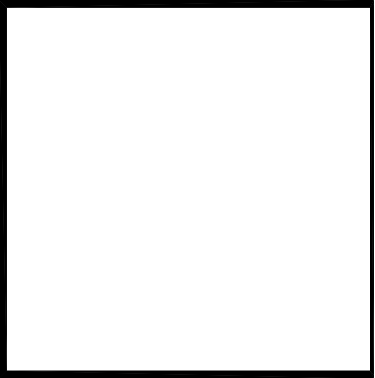
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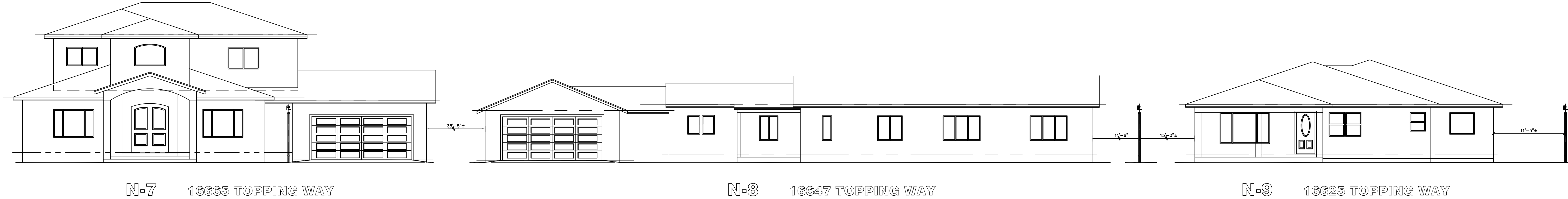
2-STORY

SINGLE-FAMILY RESIDENCE

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LOS GATOS, CA95032



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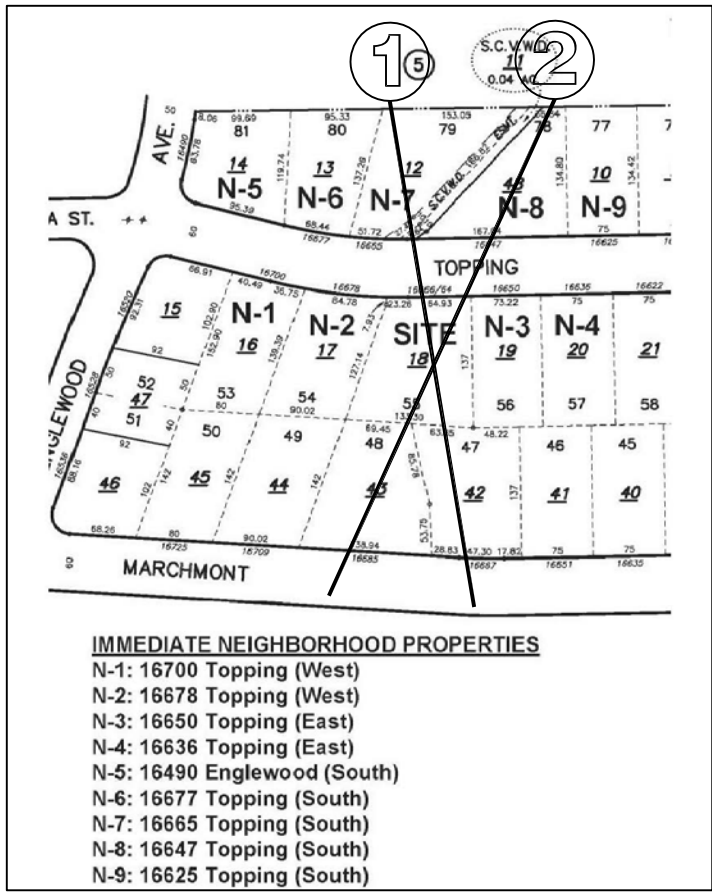


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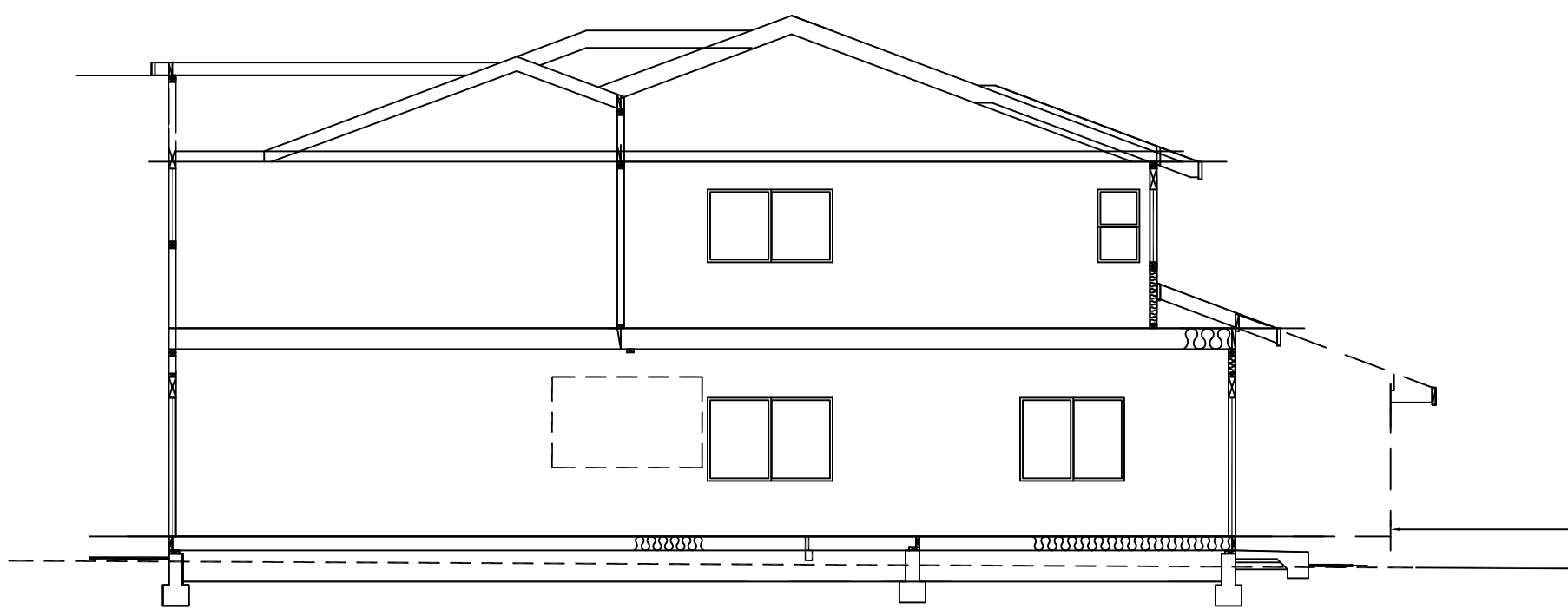
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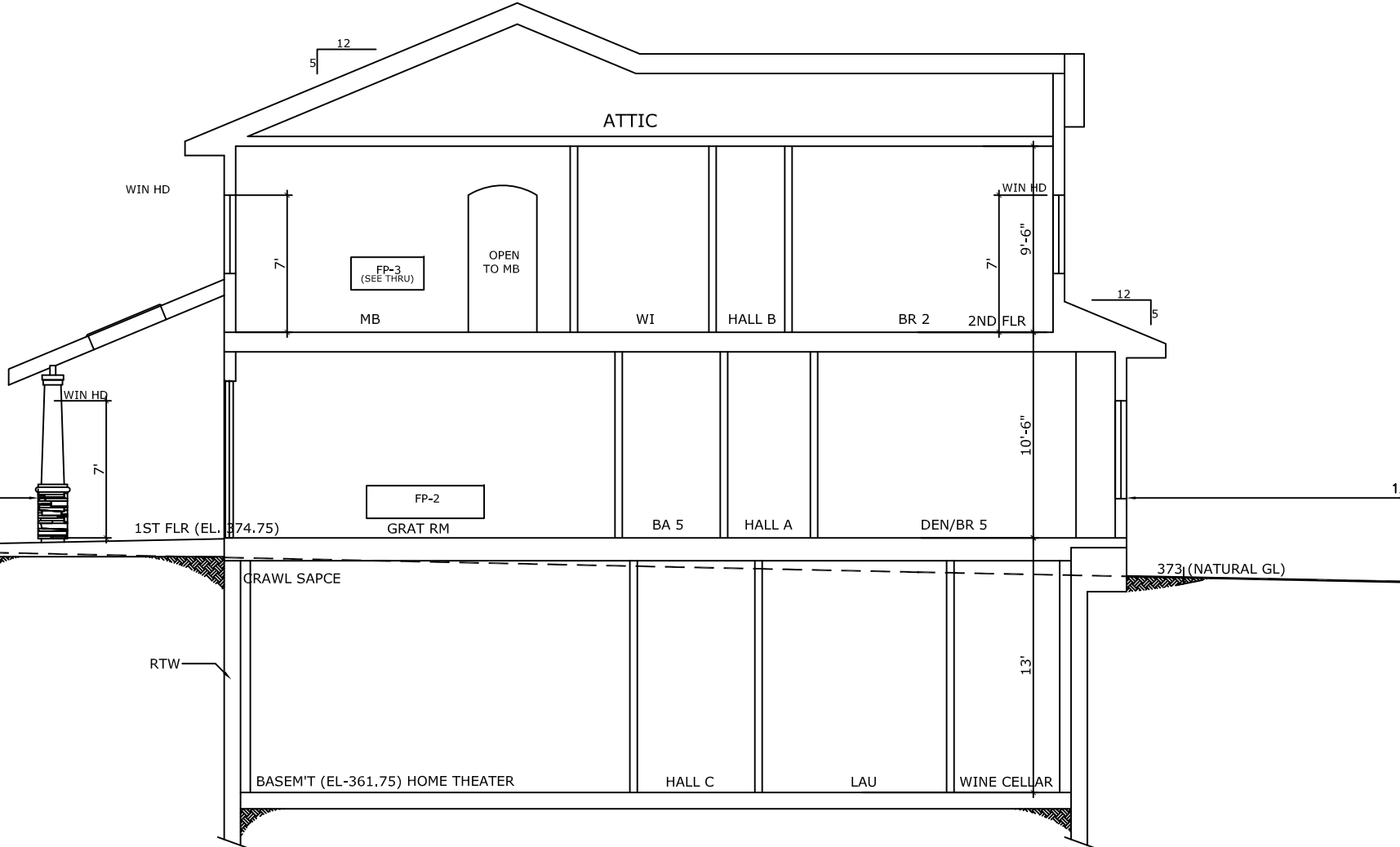
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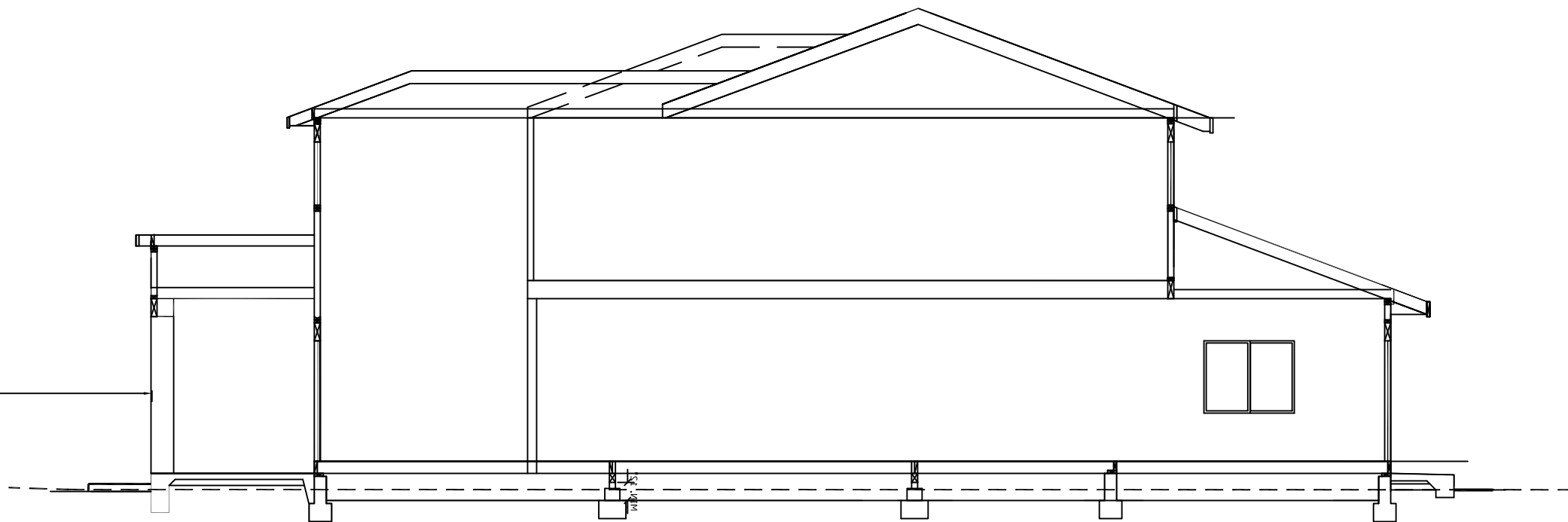
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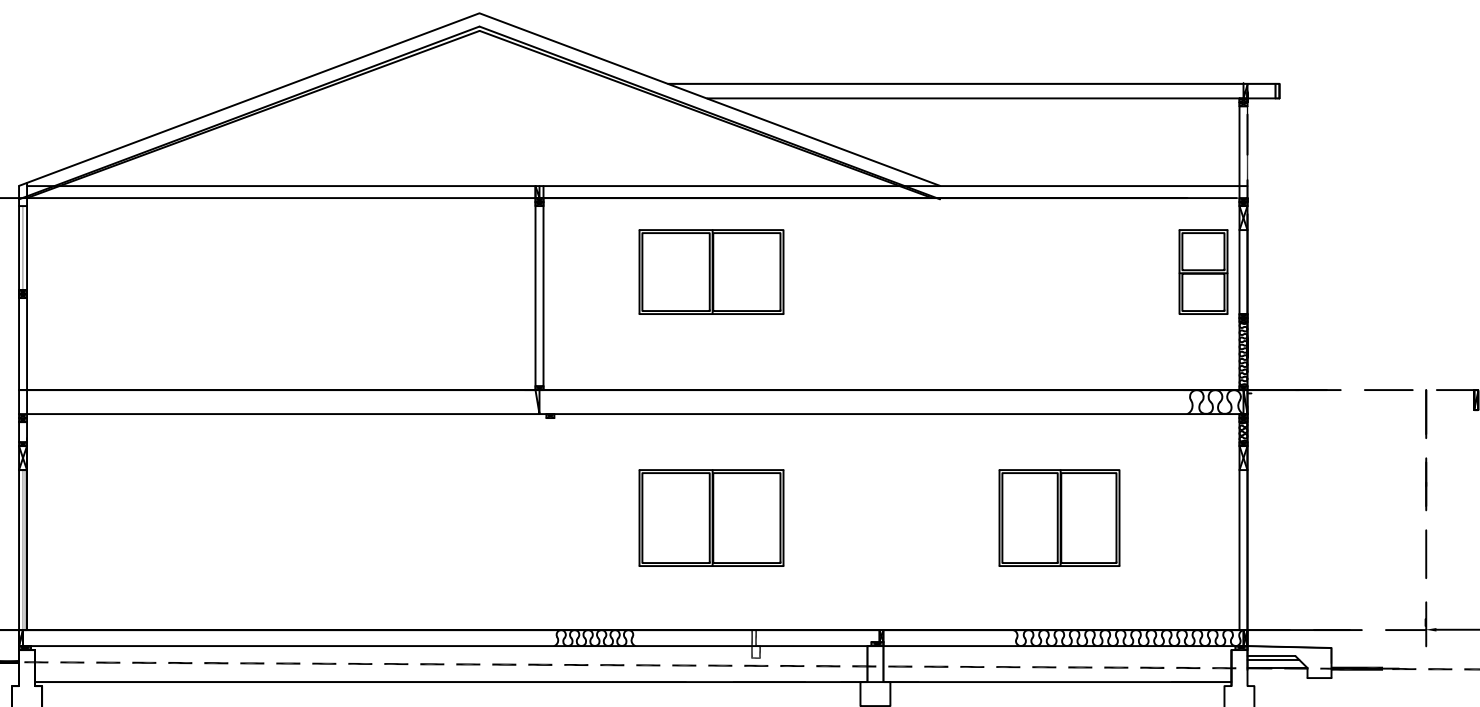
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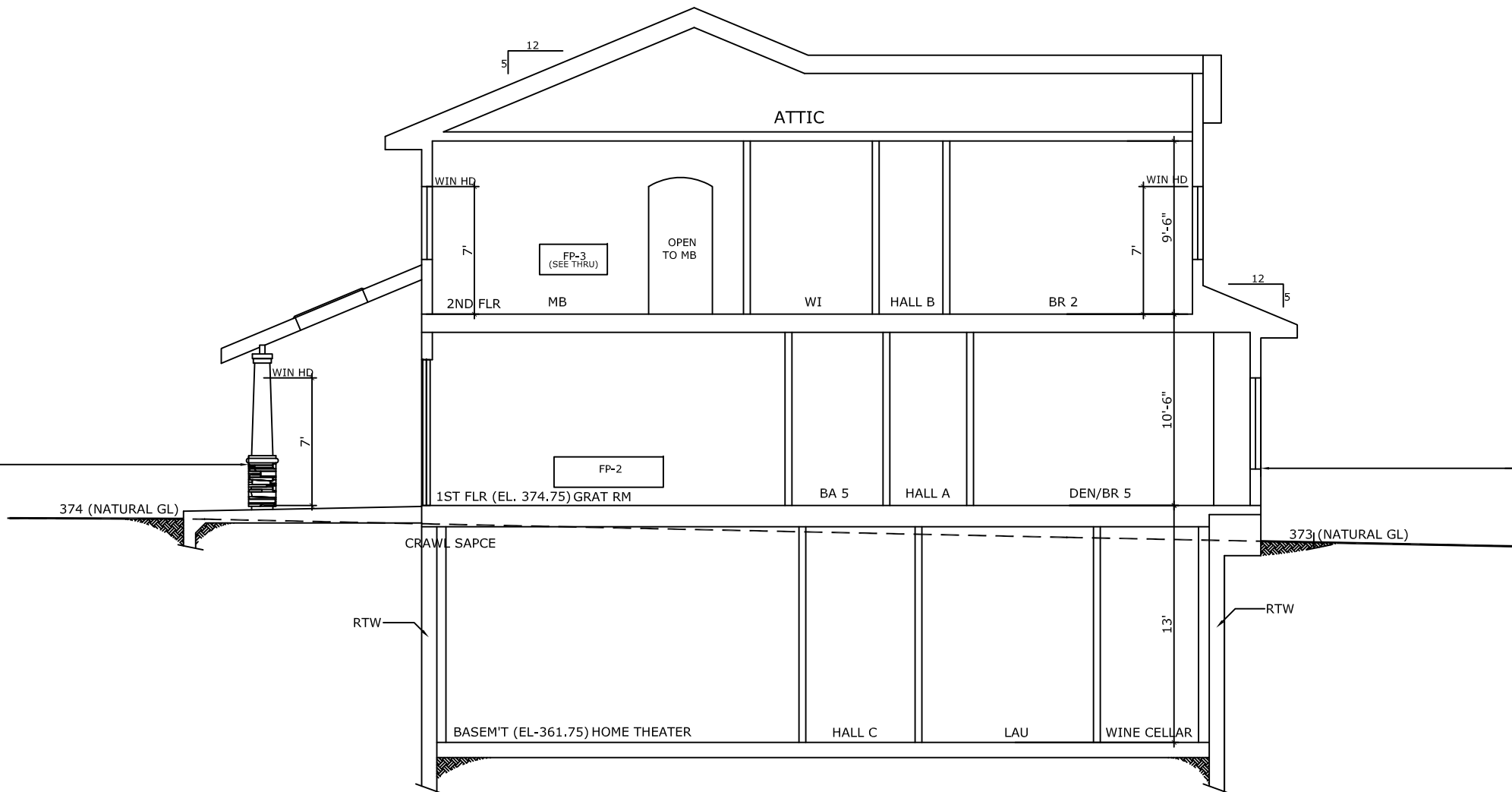
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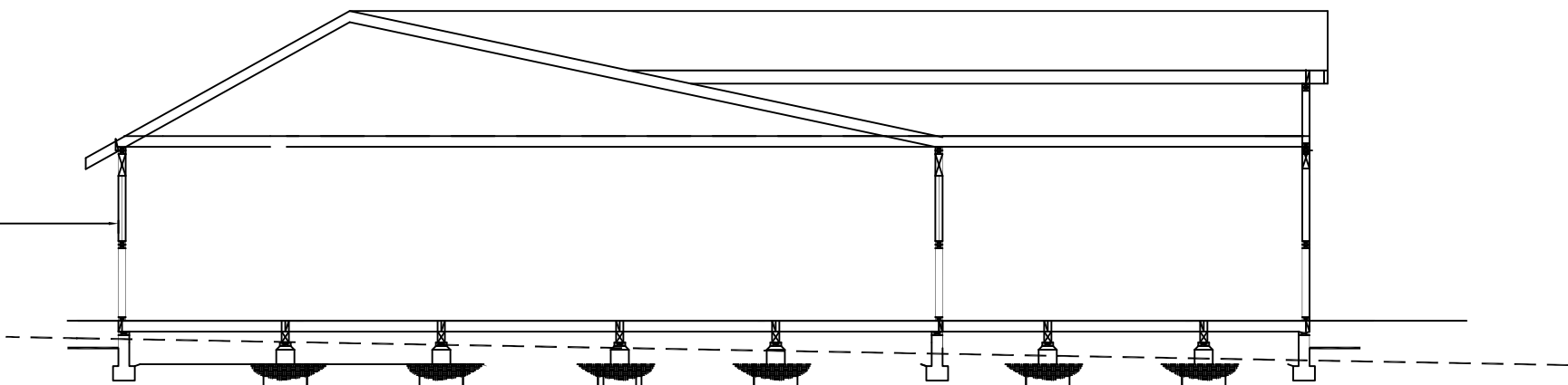
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N-11 16685 MARCHMONT DR.



SITE 16666 TOPPING WAY



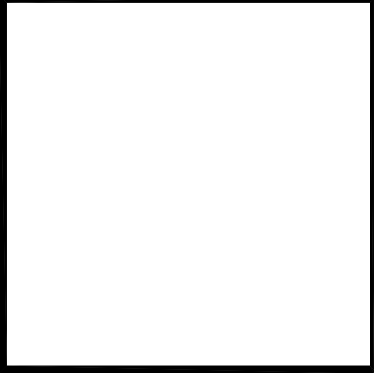
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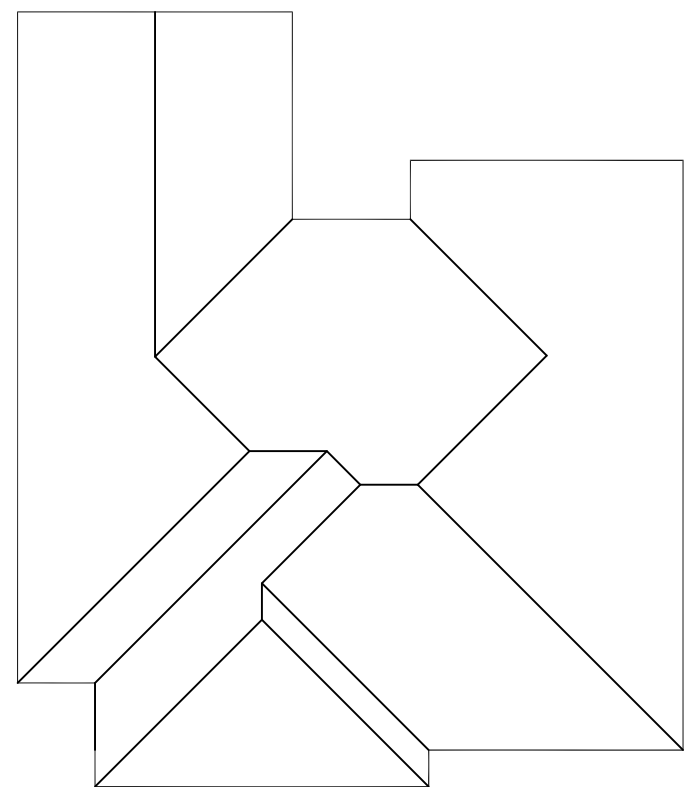
2-STORY  
SINGLE-FAMILY RESIDENCE  
16666 TOPPING WAY  
LOS GATOS, CA95032



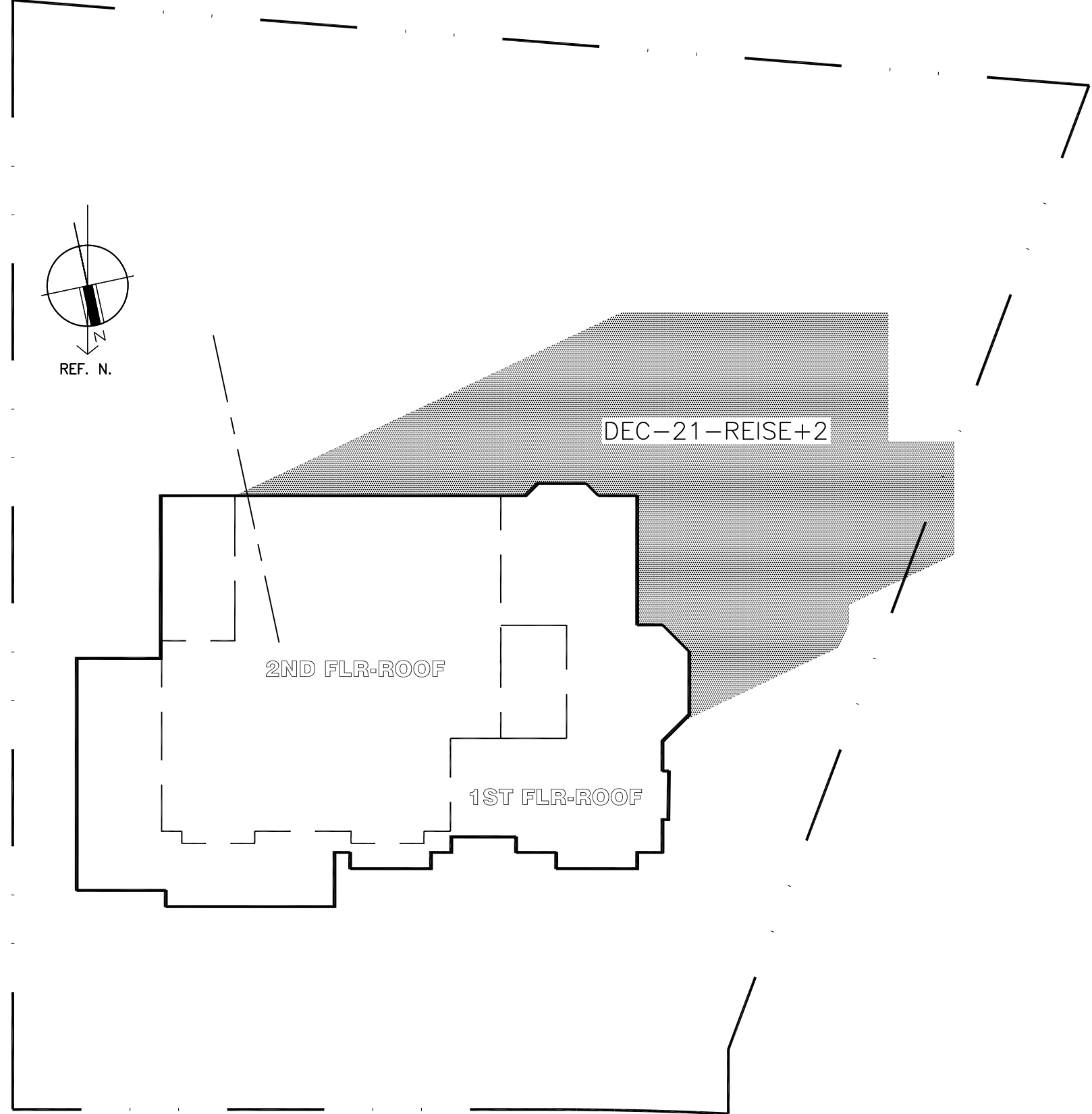
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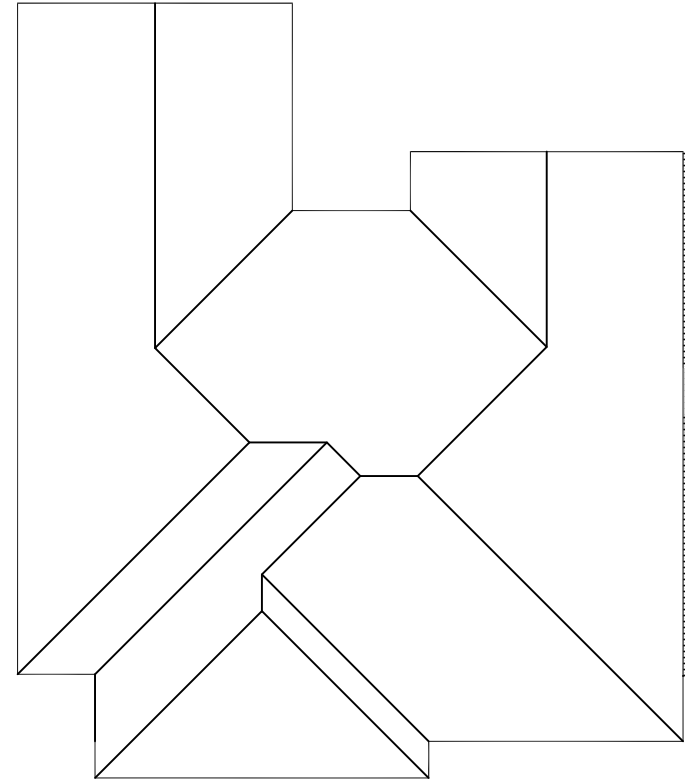
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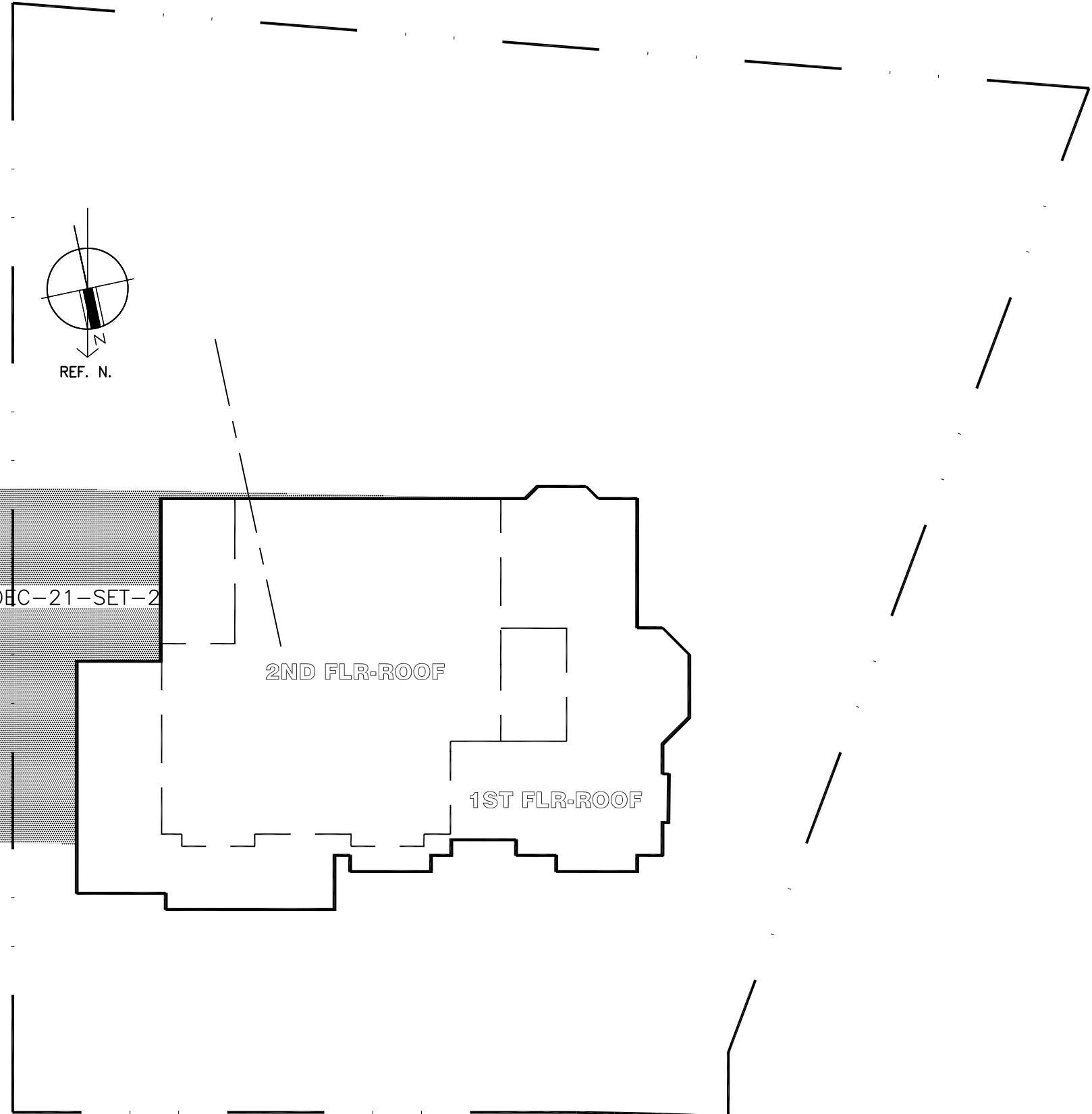
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ONE STORY  
BLDG. HT.: 17'-2"



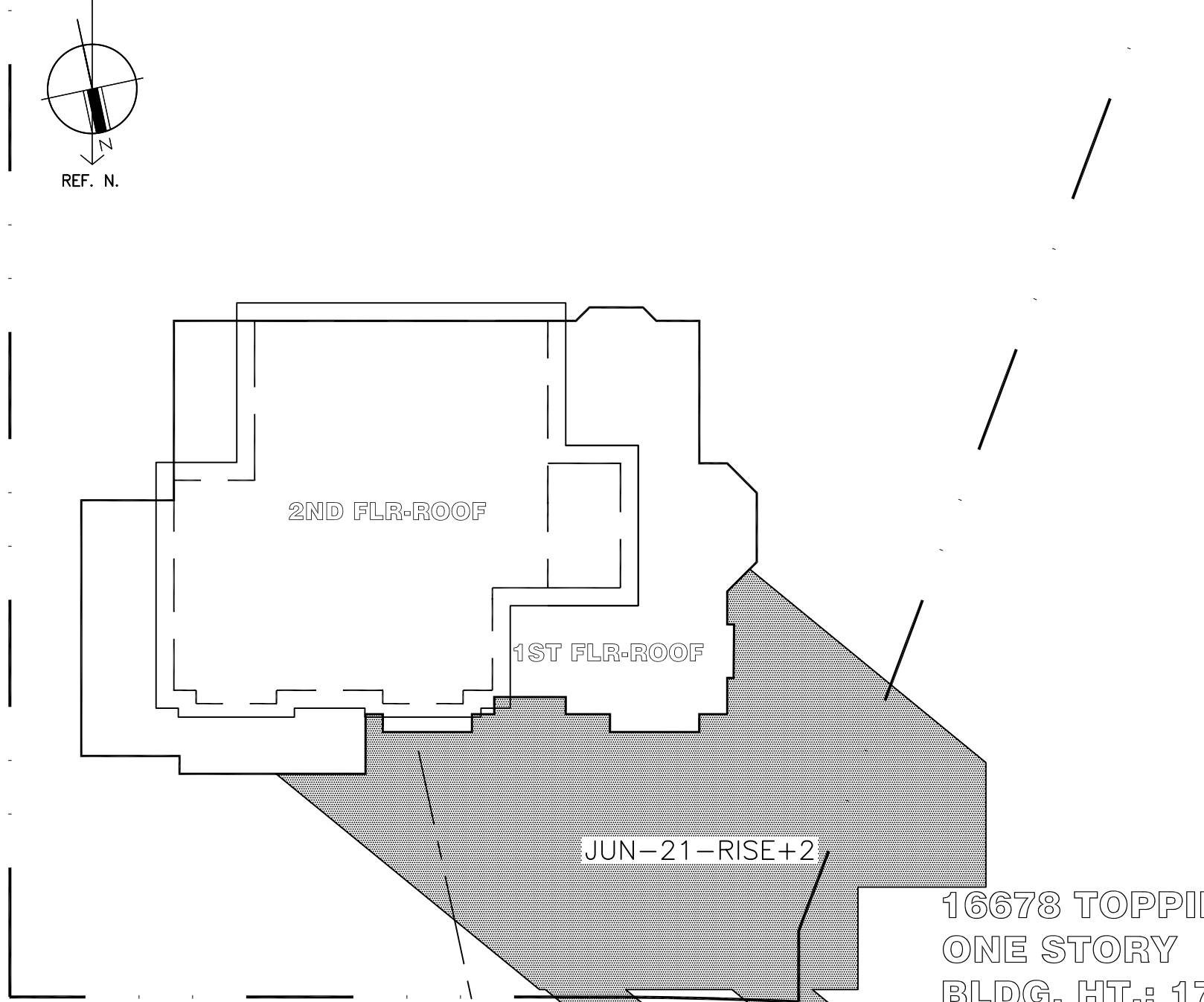
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SHADOW STUDY DEC-21, RISE+2



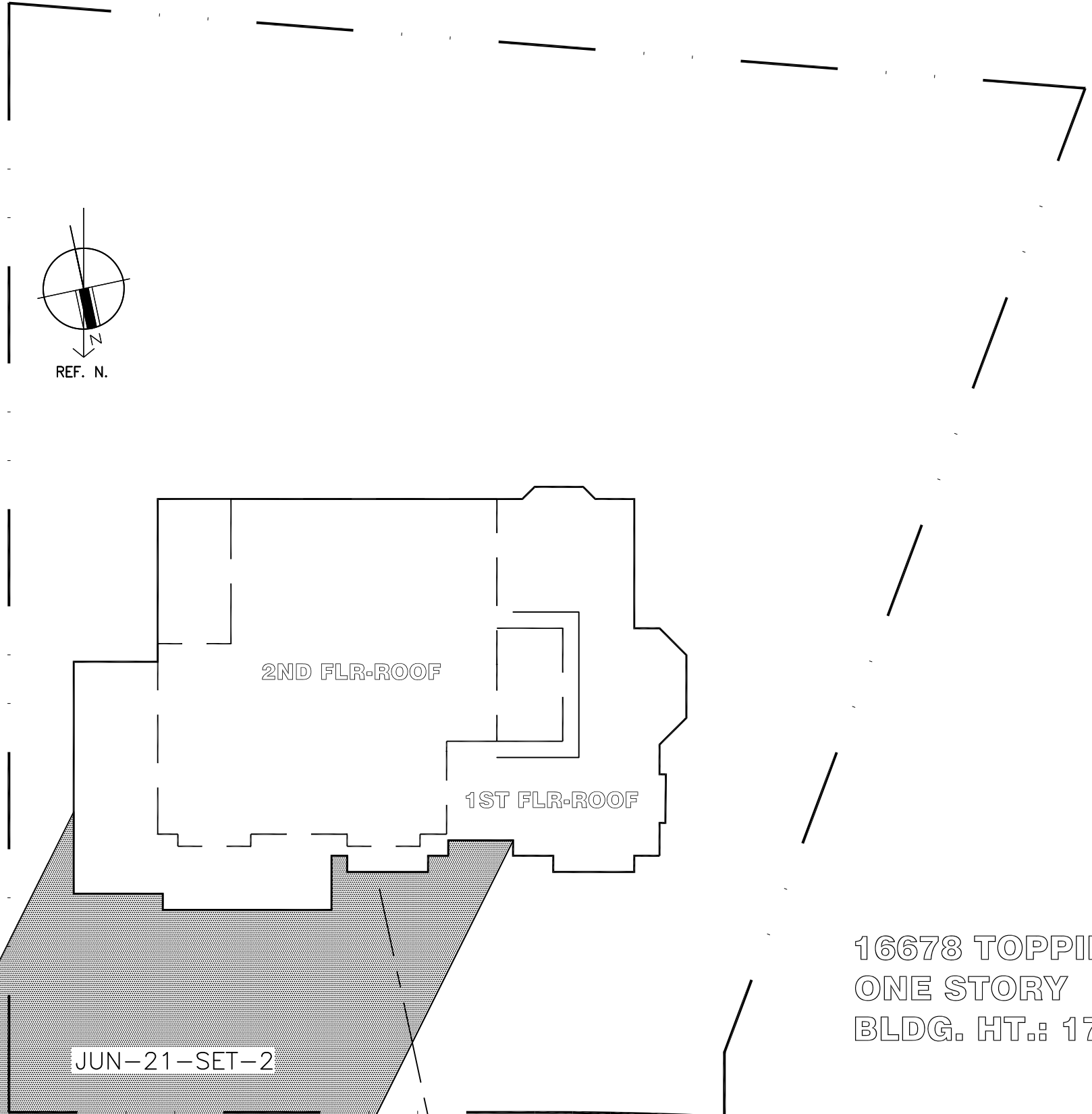
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ONE STORY  
BLDG. HT.: 17'-2"



TOPPING WAY  
SHADOW STUDY DEC-21, SET+2



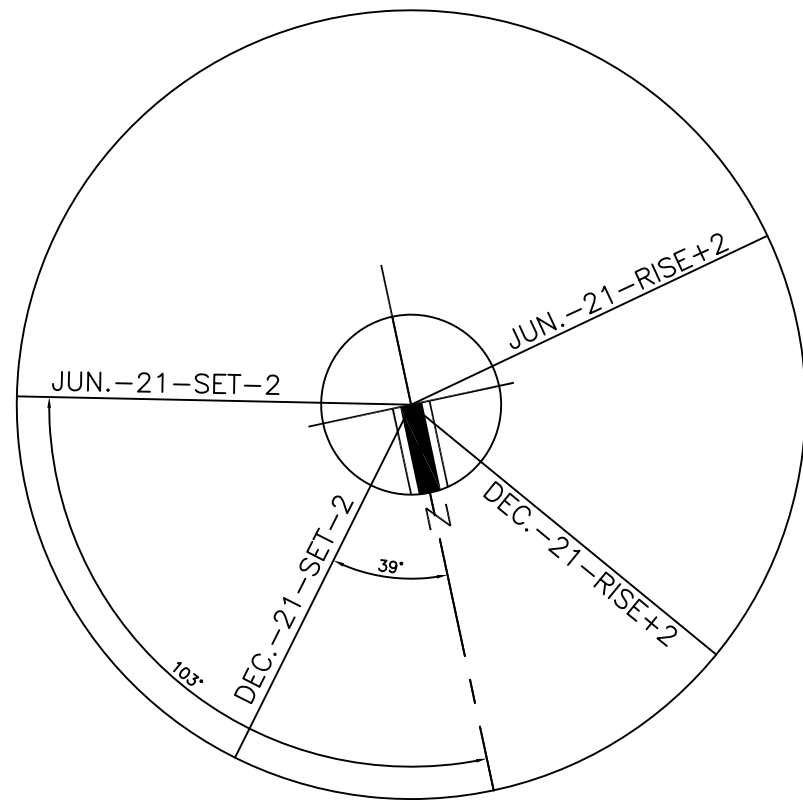
TOPPING WAY  
SHADOW STUDY JUN-21, RISE+2



TOPPING WAY  
SHADOW STUDY JUN-21, SET+2

16678 TOPPING WAY  
ONE STORY  
BLDG. HT.: 17'-4"

	R1	R2	R1	Projection factor
Height	21.25'	22.63'	25.30'	
JUN-21	Projection length: 52.91'	56.35'	63.00'	2.49
DEC-21	Projection length: 65.88'	70.15'	78.43'	3.10



- ☒ TECHNICAL
- ☐ DEVELOPMENT
- ☐ PLANING COMMISSION
- ☐ TOWN COUNCIL

Steve Yang  
& Associates  
architects o/a/pe  
planning  
architecture  
& design

1618 WILLOWHURST AVE.  
San Jose, CA. 95125-5560  
(408) 694-1618

2-STORY

SINGLE-FAMILY RESIDENCE

16666 TOPPING WAY  
LOS GATOS, CA95032



Revisions	By
03-25-20, PER CITY	DP
06/08/2020	DP

Drawn	NH
Check	SY
Date	12/12/19
Scale	AS-NOTED
Job No.	19.05

Sheet

AR-4

Of



ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BSW	BACK OF SIDEWALK	PB	PULL BOX
BW	BOTTOM OF WALL	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	R,P/L	PROPERTY LINE
E,C/L	CENTERLINE	PP	POWER POLE
CLSW	CENTERLINE SWALE	PPP	PLASTIC PERFORATED PIPE
CO	CLEANOUT	PSE	PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	SD	STORM DRAIN
ELCT	ELECTRIC	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	STD	STANDARD
EUC	EUCALYPTUS TREE	SS	SANITARY SEWER
(E),EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TF	TOP OF FOUNDATION
FL	FLOWLINE	TO	TOP OF GRADE
FNC	FENCE	TOS	TOP OF SLAB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TW	TOP OF WALL
GUY	GUY WIRE	(TYP)	TYPICAL
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	WL	WHITE LINE STRIPE
INV	INVERT	WLK	WALKWAY
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE
CONC.	CONCRETE		

# GRADING AND DRAINAGE PLANS

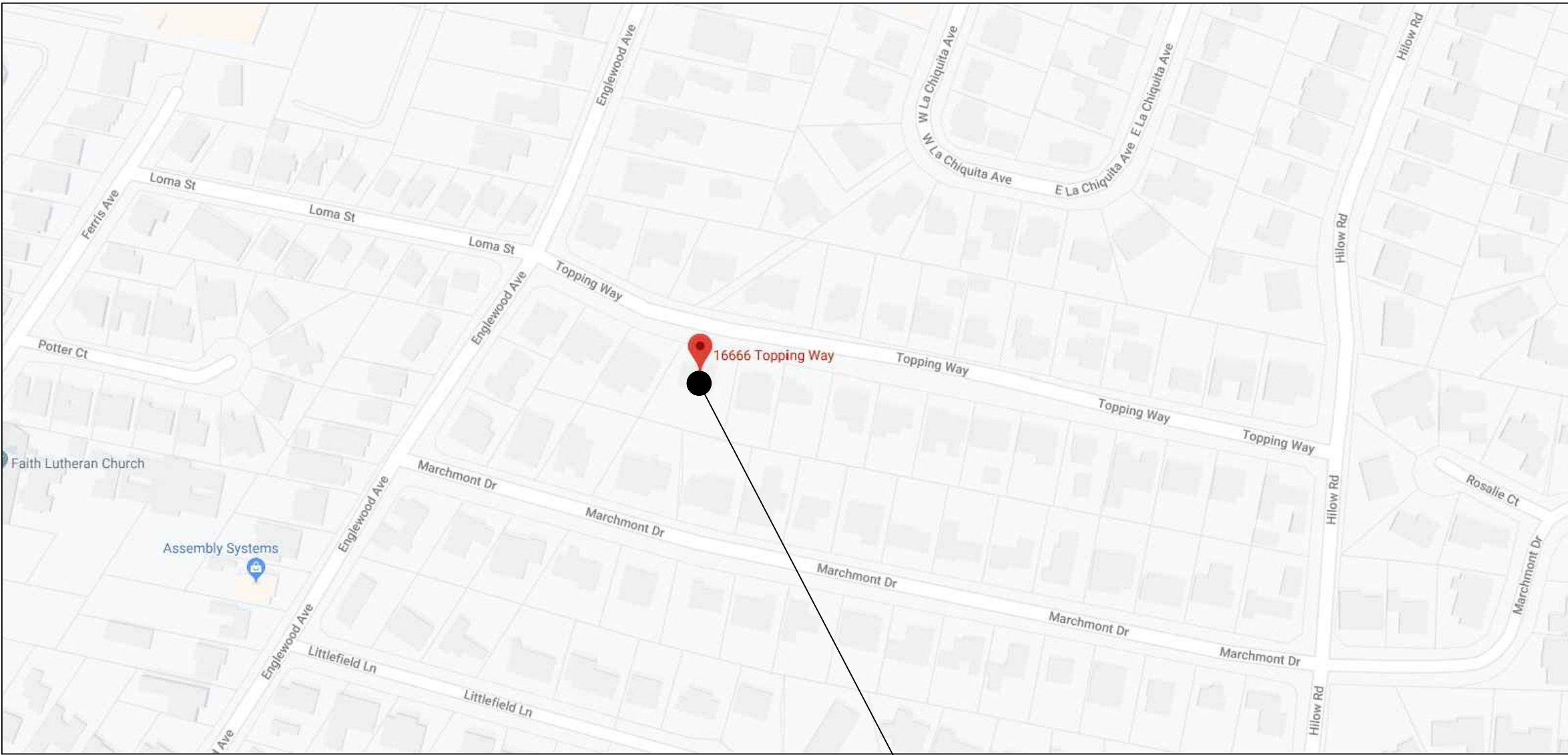
## NEW SINGLE FAMILY HOME

### 16666 TOPPING WAY, LOS GATOS, CA

#### APN: 532-09-018

### GRADING AND DRAINAGE NOTES:

- All work shall conform to Chapter 12 of The Code of the Town of Los Gatos, the adopted California Building Code and the latest edition of the Standard Specifications for Public Works Construction except as specified otherwise on these plans and details.
- No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030
- A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works prior to any work being done. The Contractor shall call the Inspections Line at (408) 399-5771 at least forty-eight (48) hours prior to any grading or onsite work. This meeting should include: a. A discussion of the project conditions of approval, working hours, site maintenance and other construction matters; b. Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
- Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or these improvement plans, the Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.
- Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.
- Excavated material shall be placed in the fill areas designated or shall be hauled away from the site to be disposed of at approved location(s).
- It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground facilities. Permittee or Contractor shall notify USA (Underground Service Alert) at 1-800-227-2600 a minimum of forty-eight (48) hours but not more than fourteen (14) days prior to commencing all work.
- 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.
- The Contractor shall comply with all local, state and federal laws, codes, rules and regulations governing the work identified on these plans. These shall include, without limitation, safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act or any other applicable public authority.
- The General Contractor shall provide qualified supervision on the job site at all times during construction.
- Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items: a. Retaining wall: top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department). b. Toe and top of cut and fill slopes.
- Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The Applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans. Soils Engineer: FRANK LEE & ASSOCIATES, Reference Report No.11769-S1, dated:05-27-2019, Letter No. 11769-S, dated:05-27-2019, shall be thoroughly complied with. Both the mentioned report and all updates/addendums/ letters are hereby appended and made a part of this grading plan.
- During construction, all excavations and grading shall be inspected by the Applicant's soils engineer. The Engineer shall be notified at least fortyeight (48) hours before beginning any grading. The Engineer shall be onsite to verify that the actual conditions are as anticipated in the designlevel geotechnical report and/or provide appropriate changes to the report recommendations, as necessary. All unobserved and/or unapproved grading shall be removed and replaced under soils engineer observance (the Town Inspector shall be made aware of any required changes prior to work being performed).
- The results of the construction observation and testing should be documented in an 'as-built' letter/report prepared by the applicants'soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.
- All private and public streets accessing Project Site shall be kept open and in a safe, drivable condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Parks and Public Works Department shall be provided at least one (1) week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.
- The contractor shall install and maintain fences, barriers, lights and signs that are necessary to give adequate warning and/protection to the public at all times.
- Owner/Applicant: Arthur Lin Phone: 408-510-1722
- General Contractor (If available): \_\_\_\_\_ Phone: \_\_\_\_\_
- Grading Contractor (If available): SMP ENGINEERS Phone: 650-941-8055
- Cut: 1,723 CY Export: 1,723 CY Fill: 0 CY Import: 0 CY
- Water shall be available on the site at all times during grading operations to properly maintain dust control.
- This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation shall be required. Tree Removal Permits are required prior to the approval of all plans.
- A Town Encroachment Permit is required for any work within the public right-of-way. A State Encroachment Permit is required for any work within State right-of-way (if applicable). The Permittee and/or Contractor shall be responsible coordinating inspection performed by other governmental agencies.
- No cross-lot drainage will be permitted without satisfactory stormwater acceptance deed/facilities. All drainage shall be directed to the street or other acceptable drainage facility via a non-erosive method as approved by the Town Engineer.
- It is the responsibility of contractor and/or owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the developer's expense.
- Grading shall be undertaken in accordance with conditions and requirements of the project Storm Water Pollution Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP), the Town of Los Gatos Storm Water Quality Management Program, National Pollutant Discharge Elimination System (NPDES) and any other permits/requirements issued by the State of California Regional Water Quality Control Board. Plans (including all updates) shall be on-site at all times. No direct stormwater discharges from the development will be allowed onto Town streets or into the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private stormwater pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating stormwater pollution prevention device or other approved method shall be considered a violation of the above referenced permit and the Town of Los Gatos Stormwater Ordinance.



LOCATION MAP  
N.T.S.

### NPDES NOTES

- Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
- Appropriate best management practices (BMPs) for construction-related materials, wastes, spill or residues shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
- Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices (BMPs) and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry waste or pollutants off of the site. Discharges of material other than stormwater (non-stormwater discharges) are prohibited except as authorized by an individual National Pollutant Discharge Elimination System (NPDES) permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging noncontaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

### NOTE:

DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LESS THAN TWELVE (12) INCHES (304.8 MM) ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE AND/OR FLUSHING INLET COVER AT THE PUBLIC OR PRIVATE SEWER SYSTEM SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE, UNLESS FIRST APPROVED BY THE BUILDING OFFICIAL. THE TOWN SHALL NOT INCUR ANY LIABILITY OR RESPONSIBILITY FOR DAMAGE RESULTING FROM A SEWER OVERFLOW WHERE THE PROPERTY OWNER OR OTHER PERSON HAS FAILED TO INSTALL A BACKWATER VALVE AS DEFINED IN THE UNIFORM PLUMBING CODE ADOPTED BY THE TOWN AND MAINTAIN SUCH DEVICE IN A FUNCTIONAL OPERATION CONDITION. EVIDENCE OF WEST SANITATION DISTRICT'S DECISION ON WHETHER A BACKWATER DEVICE IS NEEDED SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

### EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE/ BASEMENT LIGHTWELL	0	1614		
GARAGE	0	10		
DRIVEWAY	0	10		
PATIO/ PORCH	0	22		
WALKWAY	0	6		
SITE	0	61		
TOTAL	0	1,723	0	1,723

### NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
102	102	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⚡	⚡	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
— x — x —	— x — x —	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
— ○ —	— ○ —	TREE PROTECTION FENCE
— — —	— — —	5' TALL CHAIN LINK
— — —	— — —	SWALE
→	→	DIRECTION OF FLOW IN PIPE
▣	▣	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
→	→	GRADING DIRECTION
⊗	⊗	(E) TREE TO BE REMOVE
⬇	⬇	DOWN-SPOUT
○	○	POP-UP EMITTER
①	①	REFERENCE ALL DETAILS TO THE DETAILS SHEET



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS  
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS  
NEW SINGLE FAMILY HOME  
16666 TOPPING WAY, LOS GATOS, CA  
APN: 532-09-018

COVER SHEET / NOTES

Revisions:

### NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

### SANITARY SEWER NOTE:

ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TELEVIEWED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSED.

### GRADING AND DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- Connect roof down spouts to 6" solid pvc (4" for individual down-spouts) @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
- Property owner must maintain the drainage system including the drainage swales to be working order at all time.

### NOTE:

IT IS THE RESPONSIBILITY OF CONTRACTOR AND HOMEOWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

#### NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

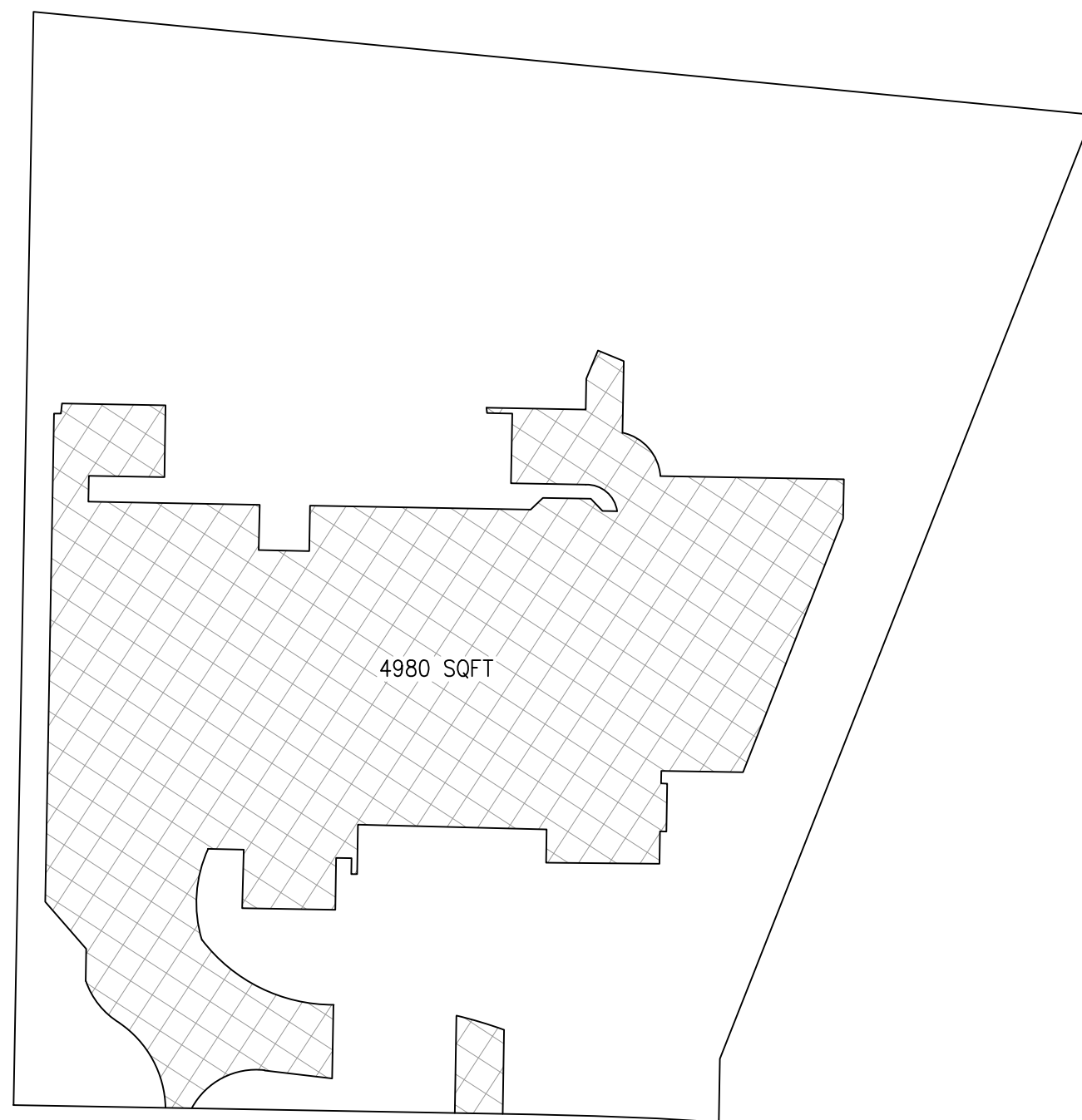


Date: 6/12/2020  
Scale: NTS  
Prepared by: S.S.  
Checked by: S.R.  
Job #: 219176

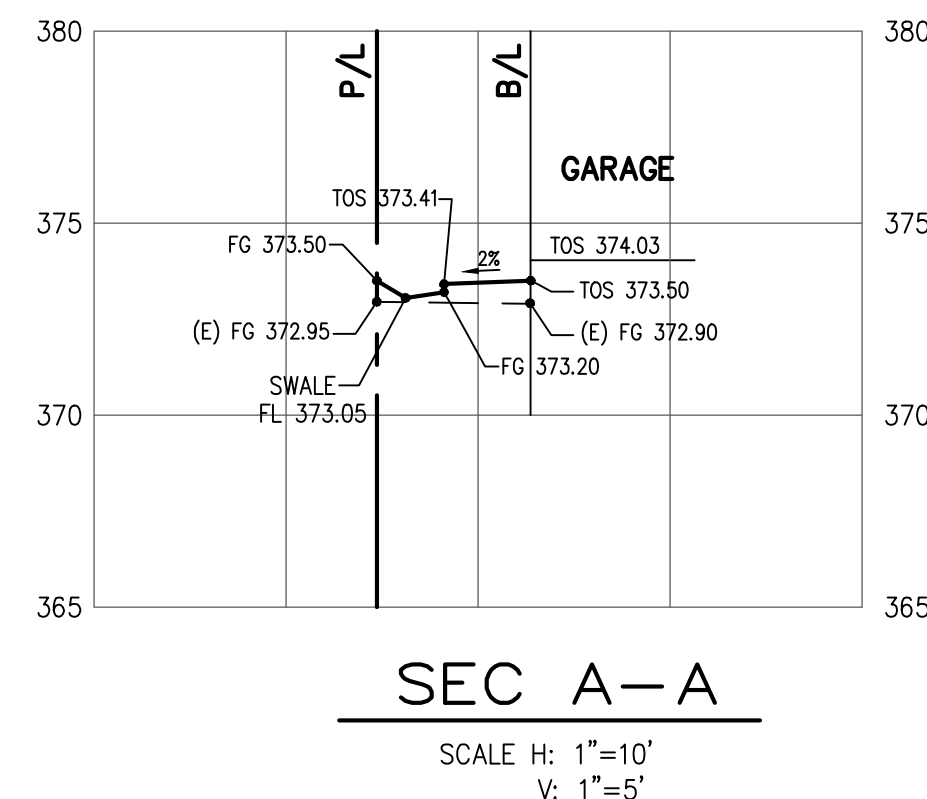
Sheet:

1 OF 6  
C-1

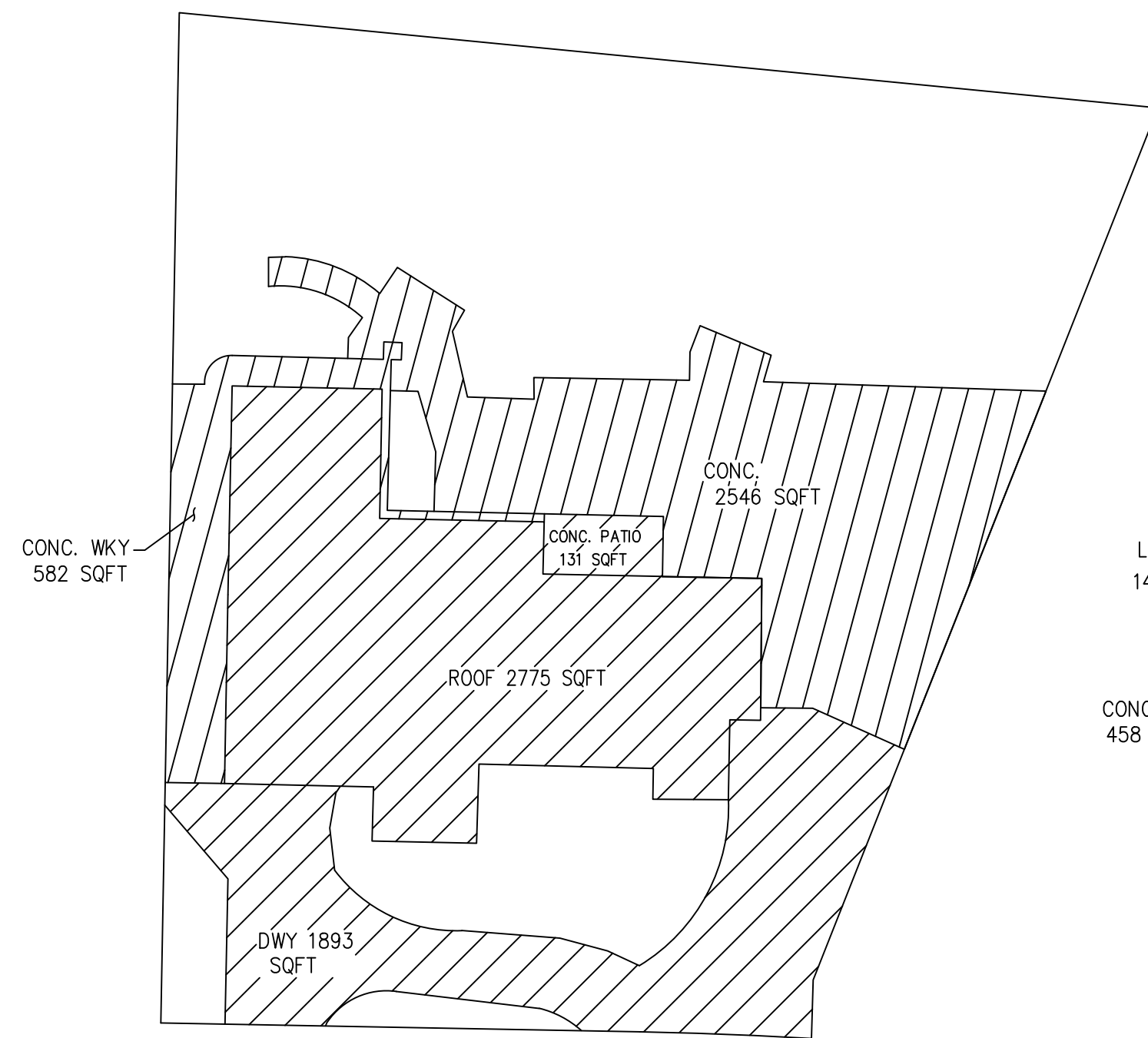




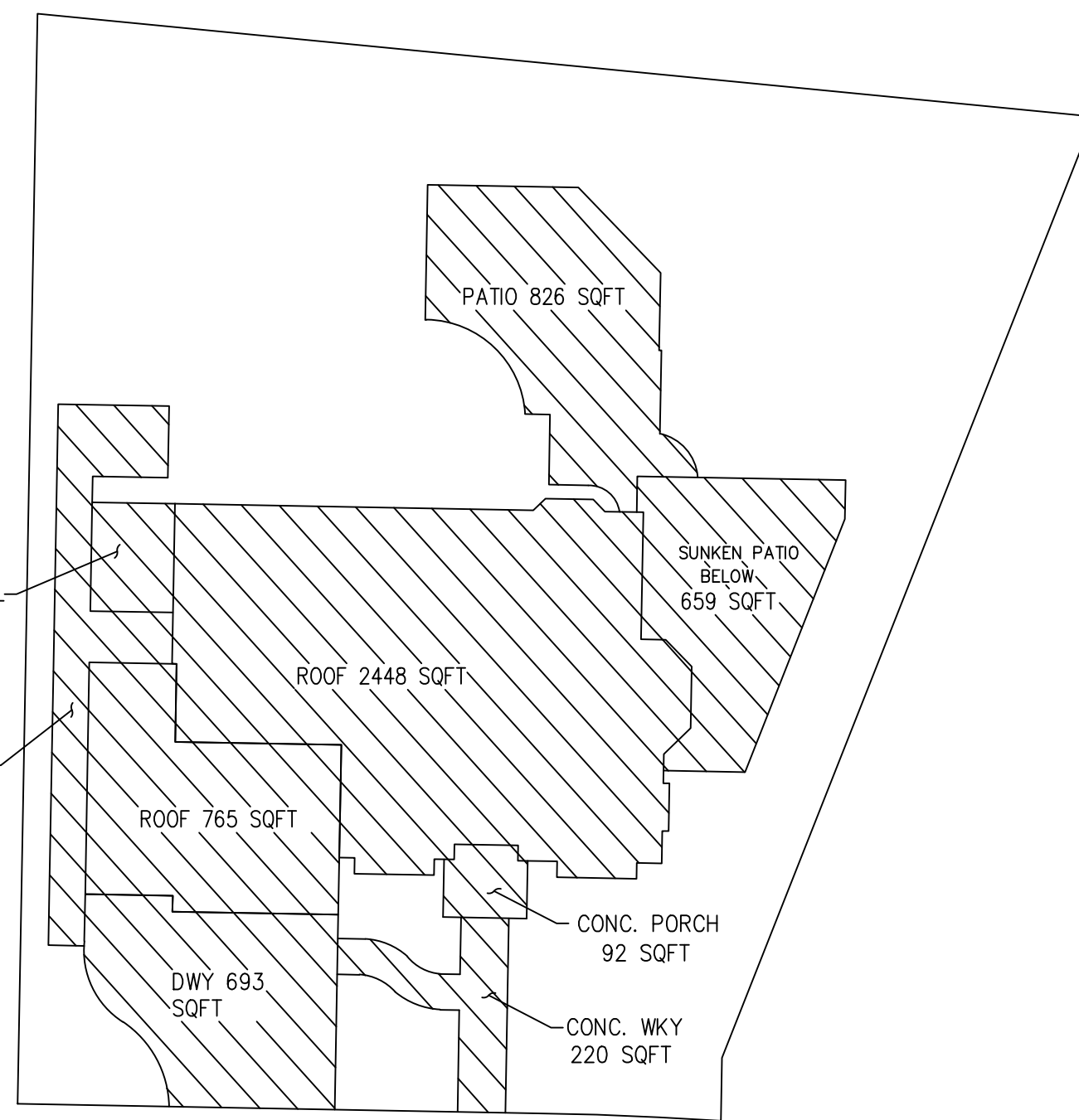
EXISTING IMPERVIOUS AREA TO BE REPLACED WITH NEW IMPERVIOUS AREA  
TOTAL = 4980 SQFT



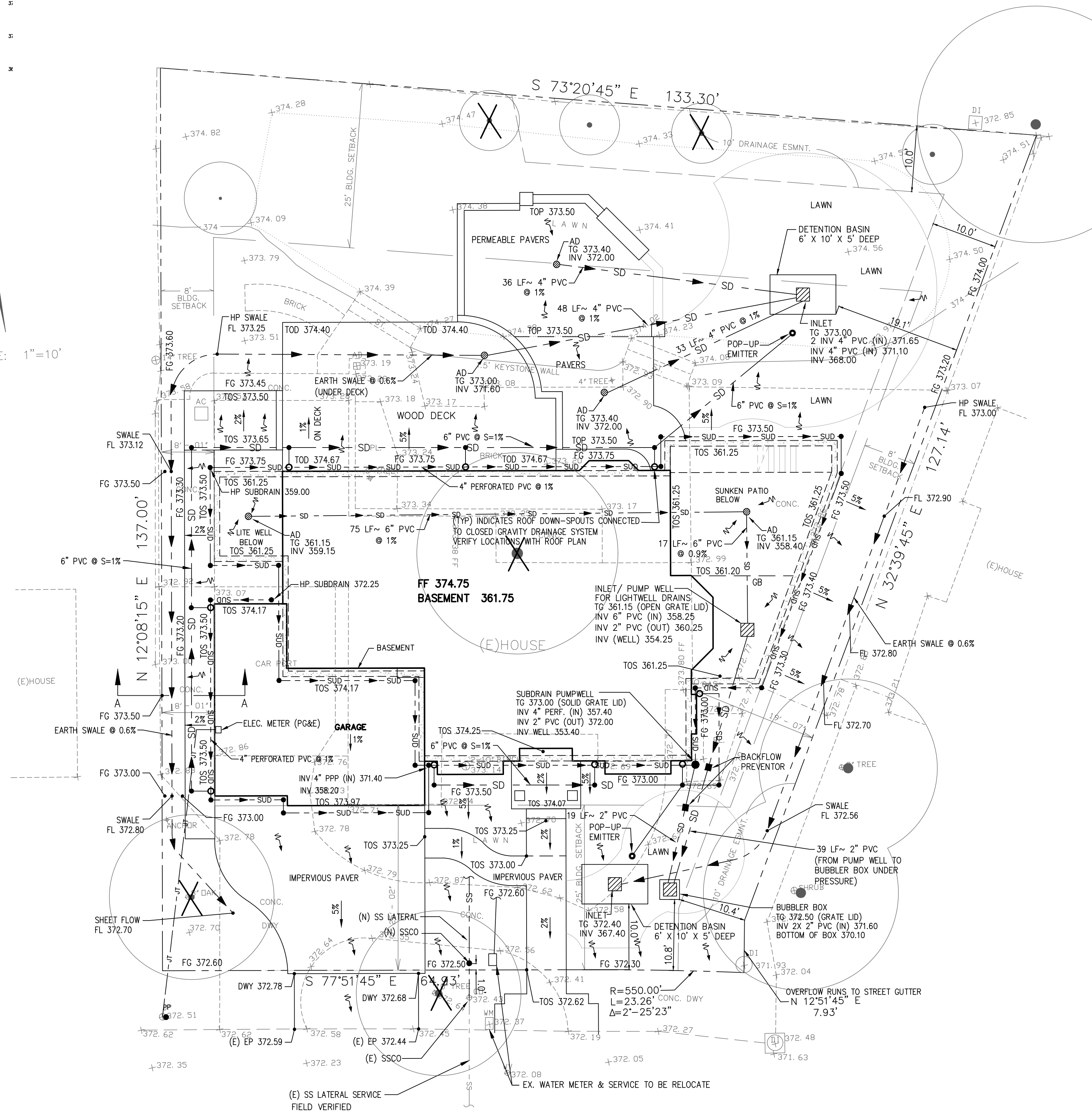
SCALE: 1"=10'



EXISTING IMPERVIOUS AREA  
TOTAL = 7927 SQFT

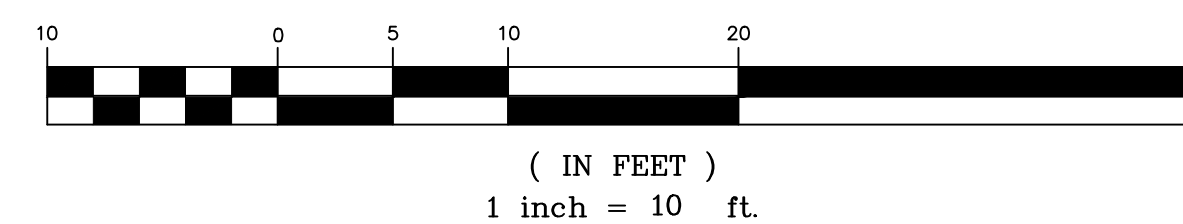


PROPOSED IMPERVIOUS AREA  
TOTAL = 6303 SQFT

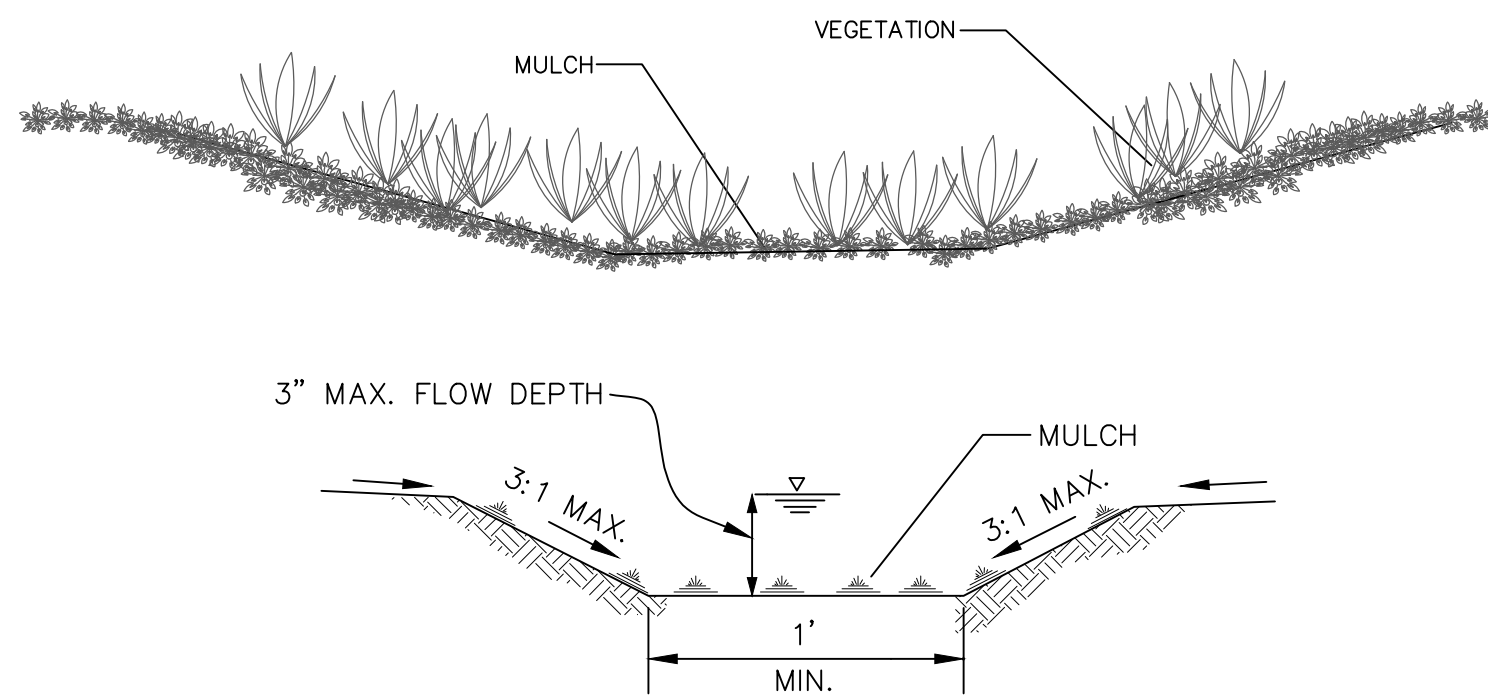


TOPPING WAY

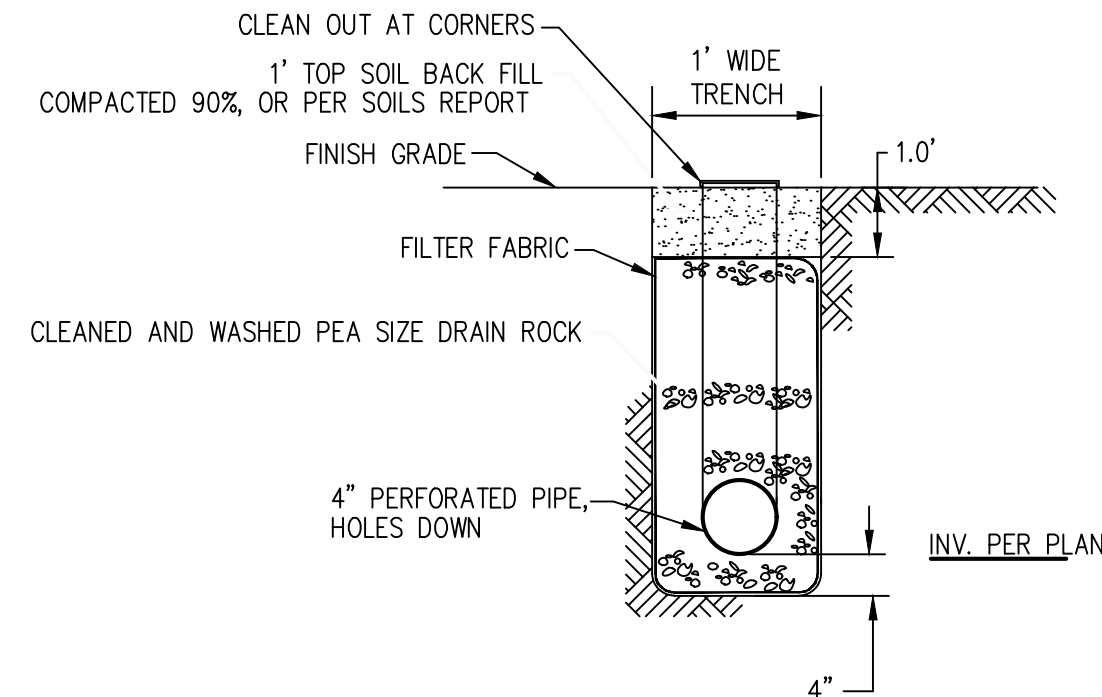
GRAPHIC SCALE



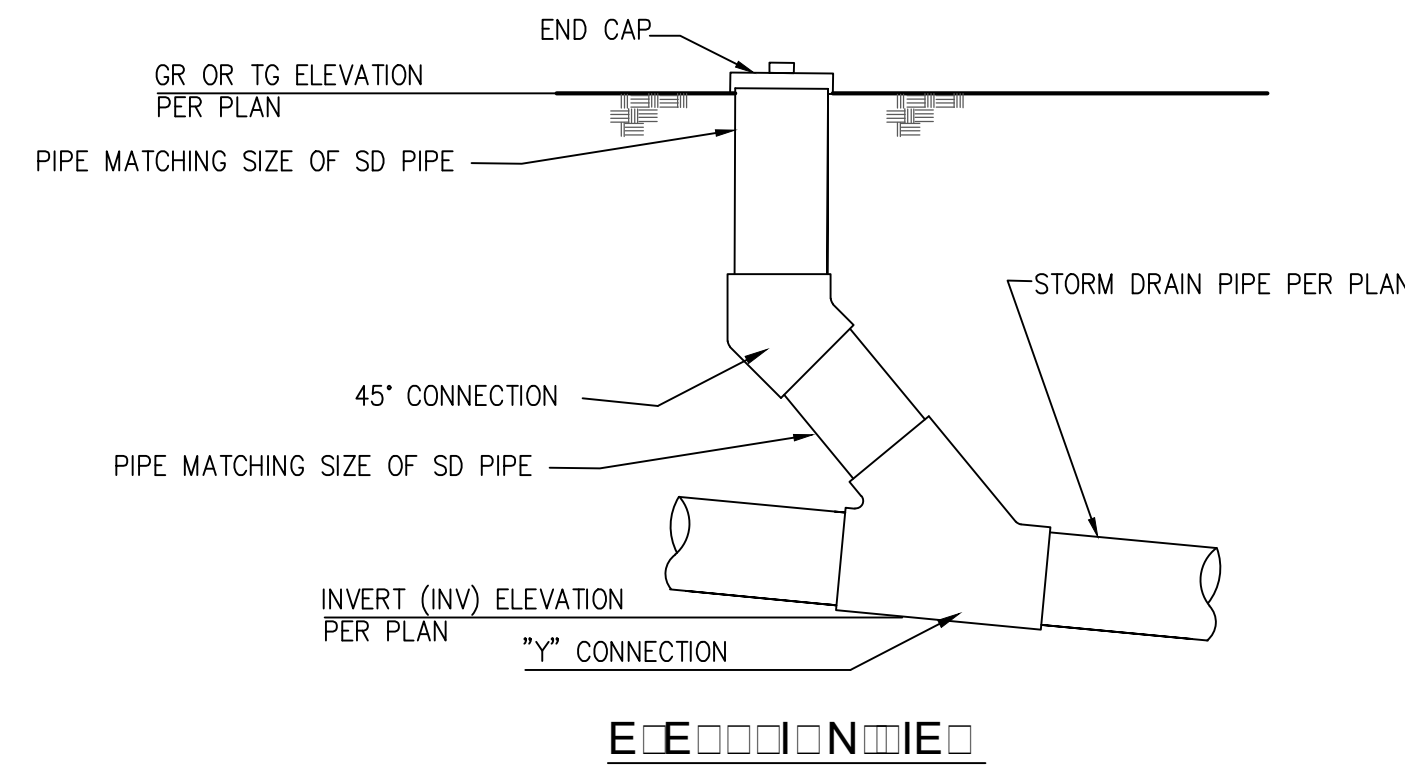




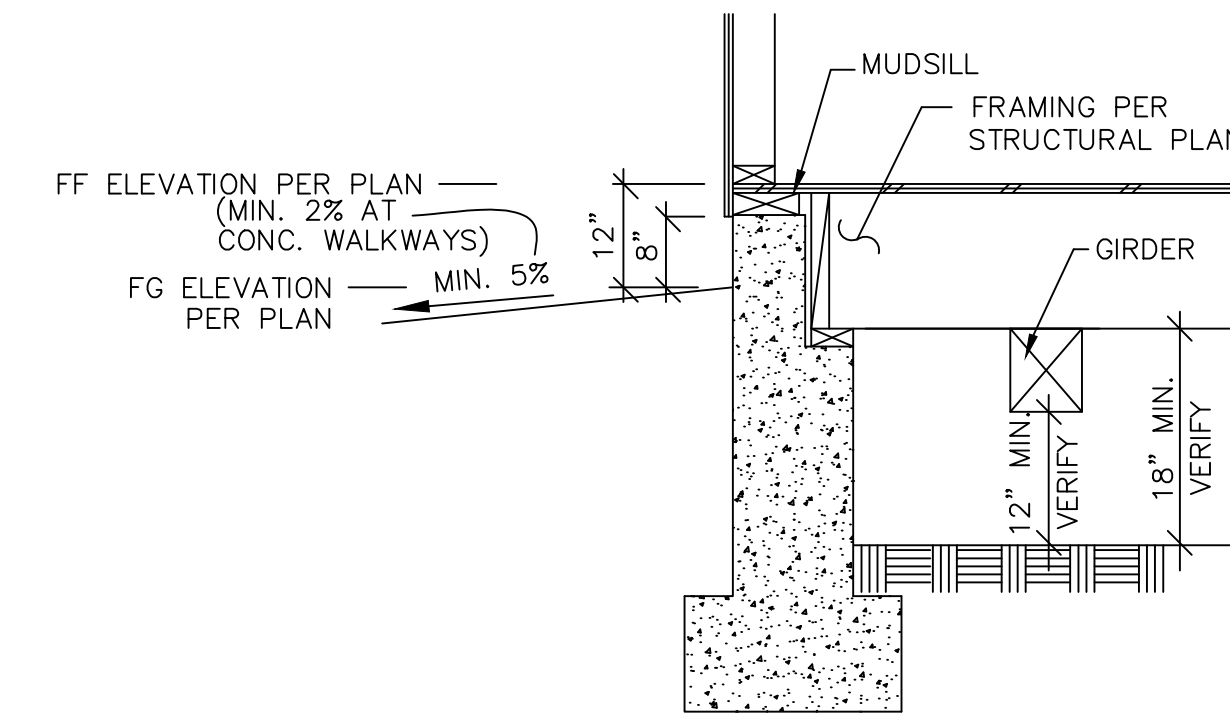
**EARTH SWALE DETAIL**  
N.T.S.



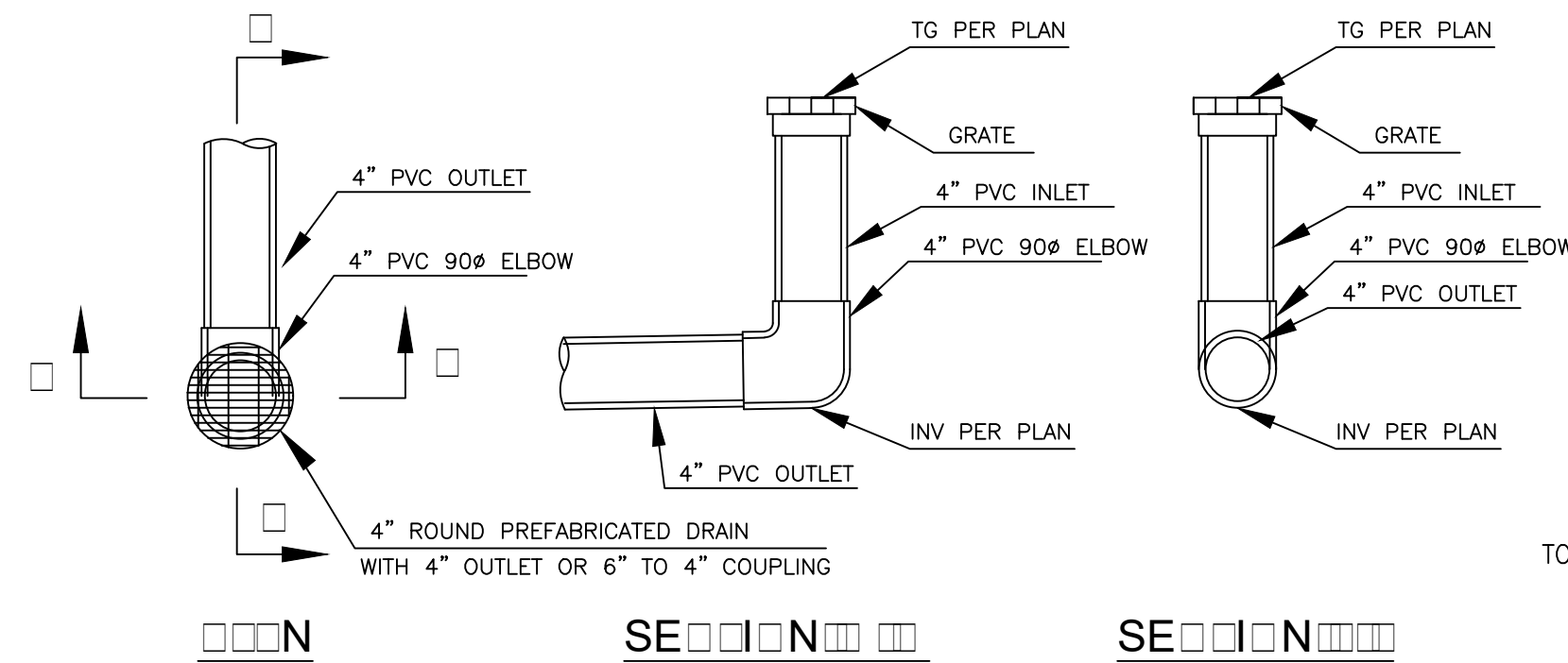
**SUBDRAIN TRENCH DETAIL**  
ELEVATION VIEW- N.T.S.



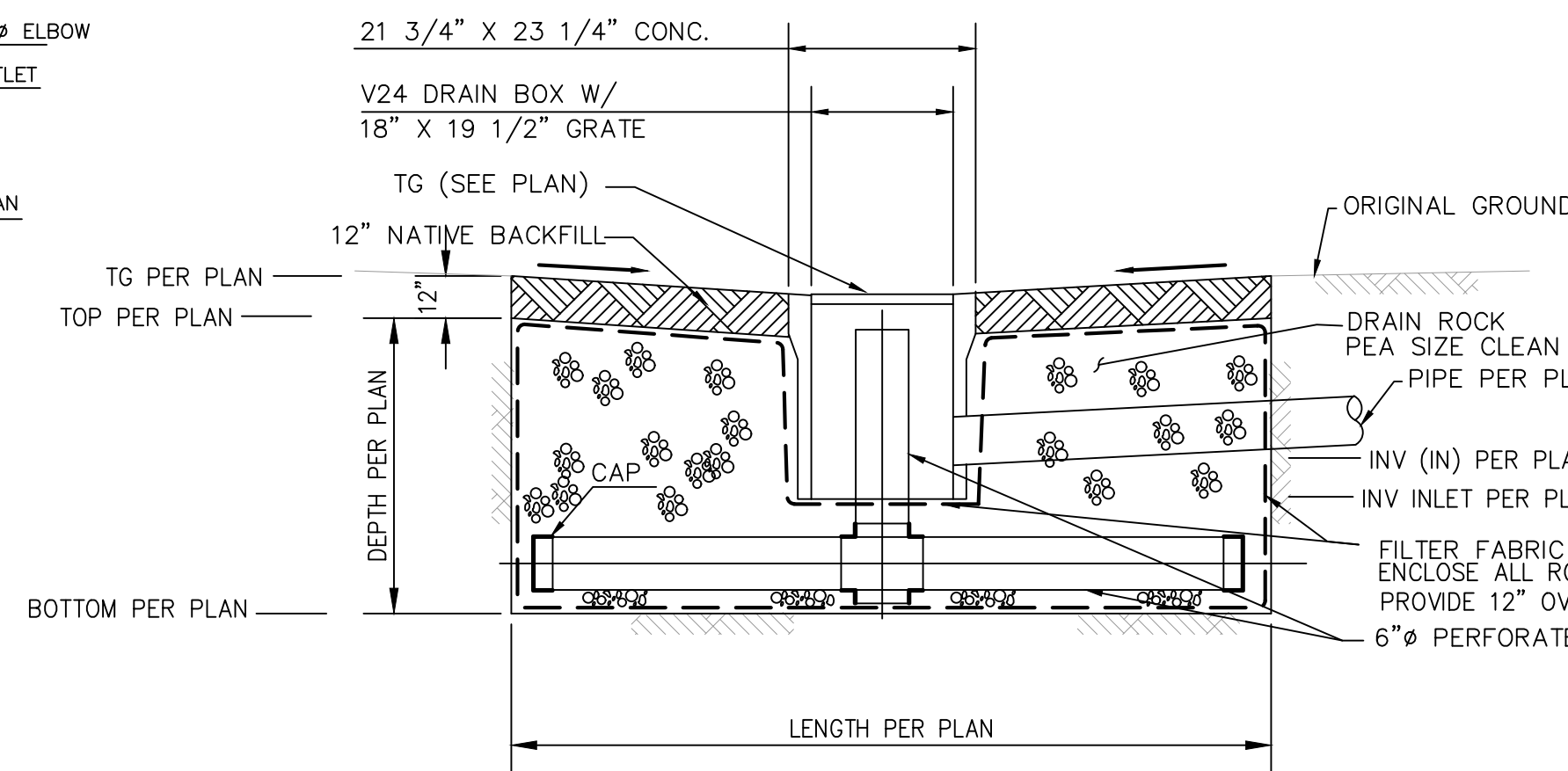
**STORM DRAIN CLEANOUT DETAIL**  
N.T.S.



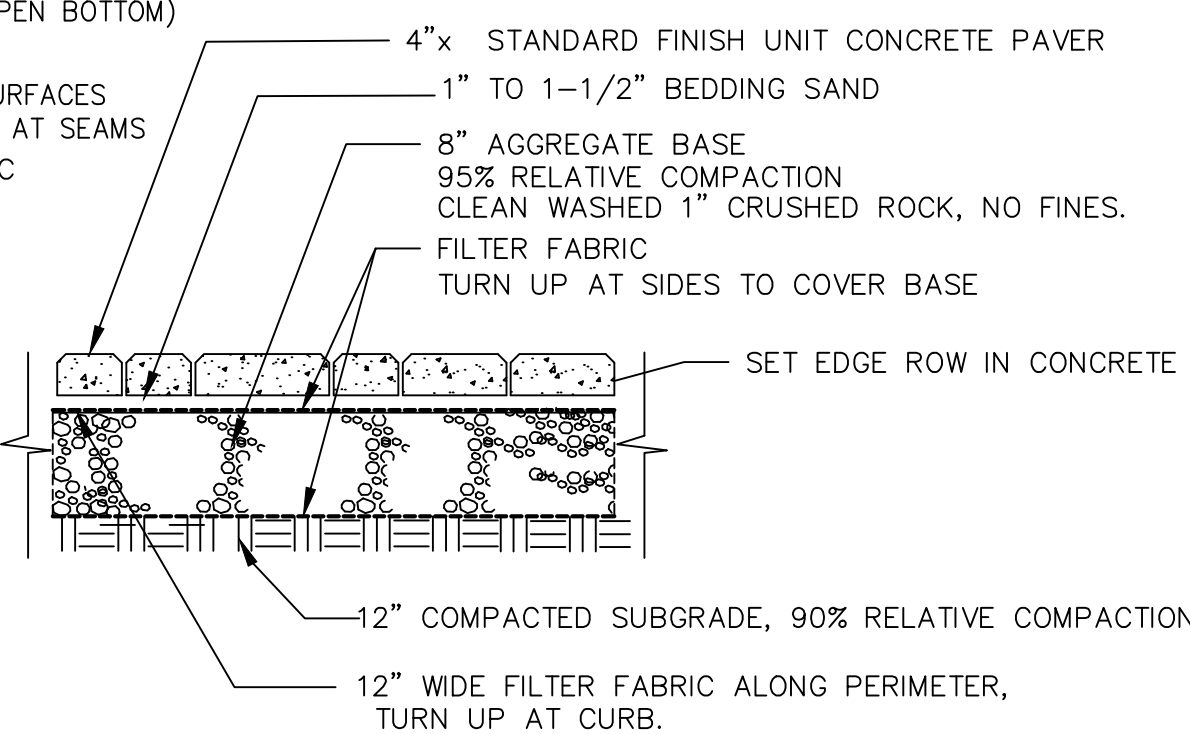
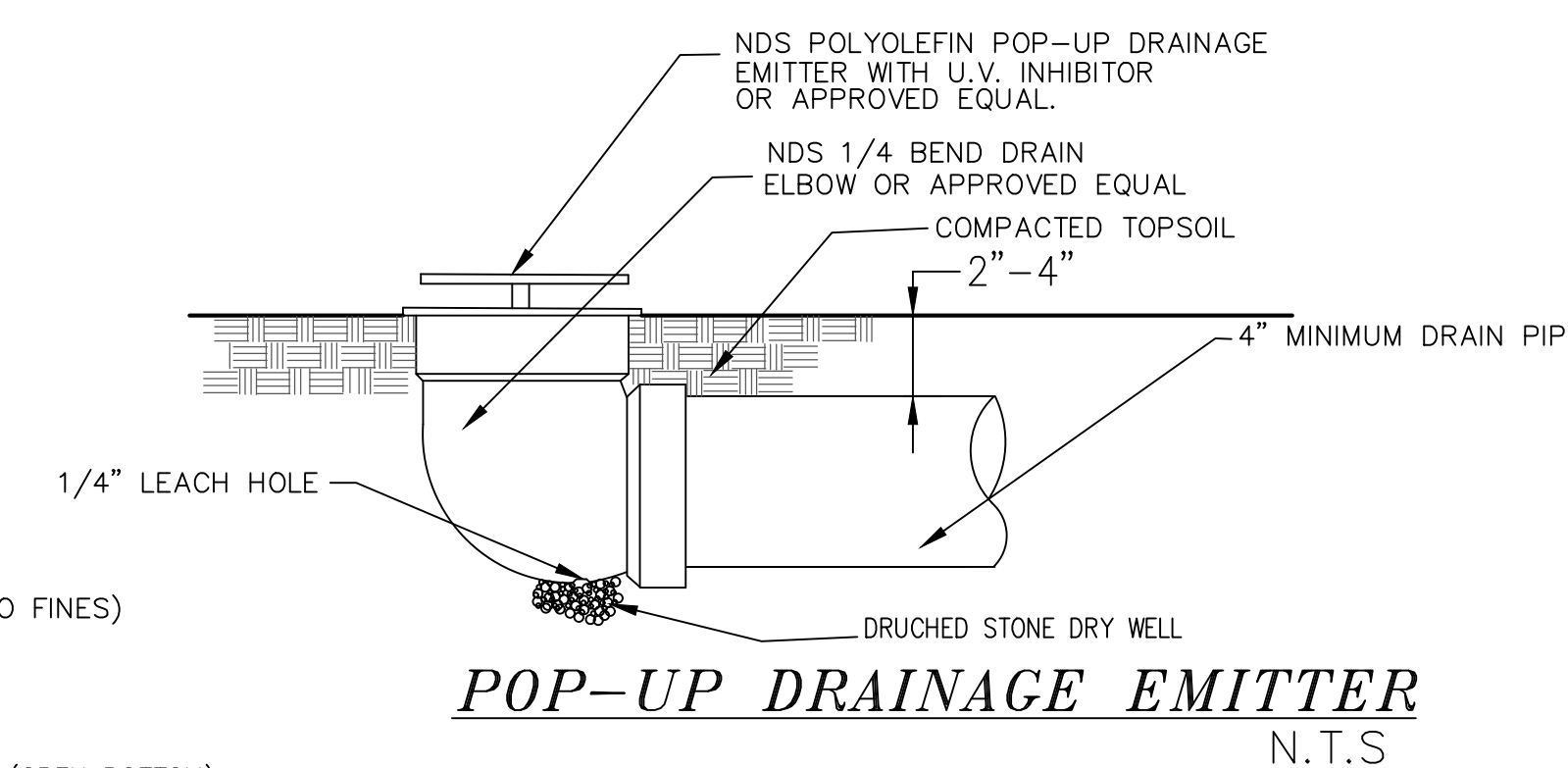
**RAISED FOUNDATION CONCEPTUAL DETAIL**  
N.T.S.



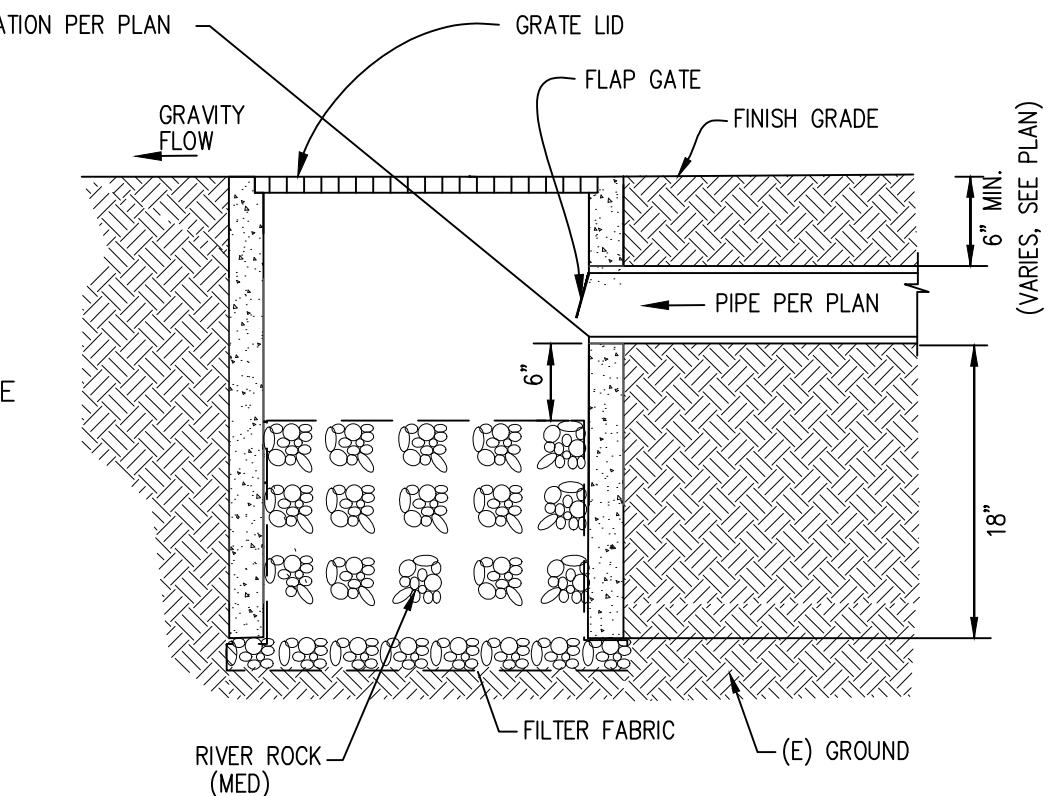
**STORM DRAIN AREA DRAIN**  
N.T.S.



**DETENTION BASIN**  
N.T.S.

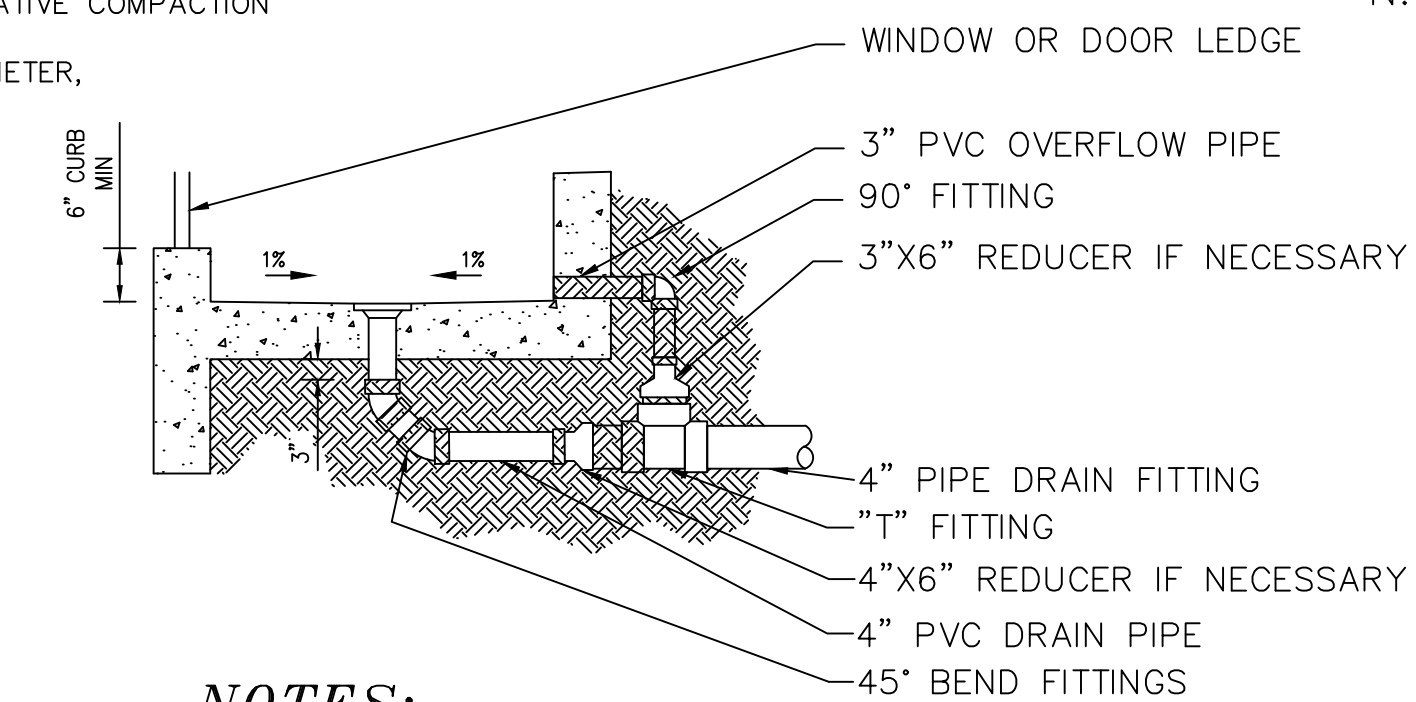


**CONCRETE PAVERS DETAIL**  
N.T.S.



- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
  2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
  3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
  4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
  5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN A VEGETATED AREA.

**BUBBLER BOX DETAIL**  
N.T.S.

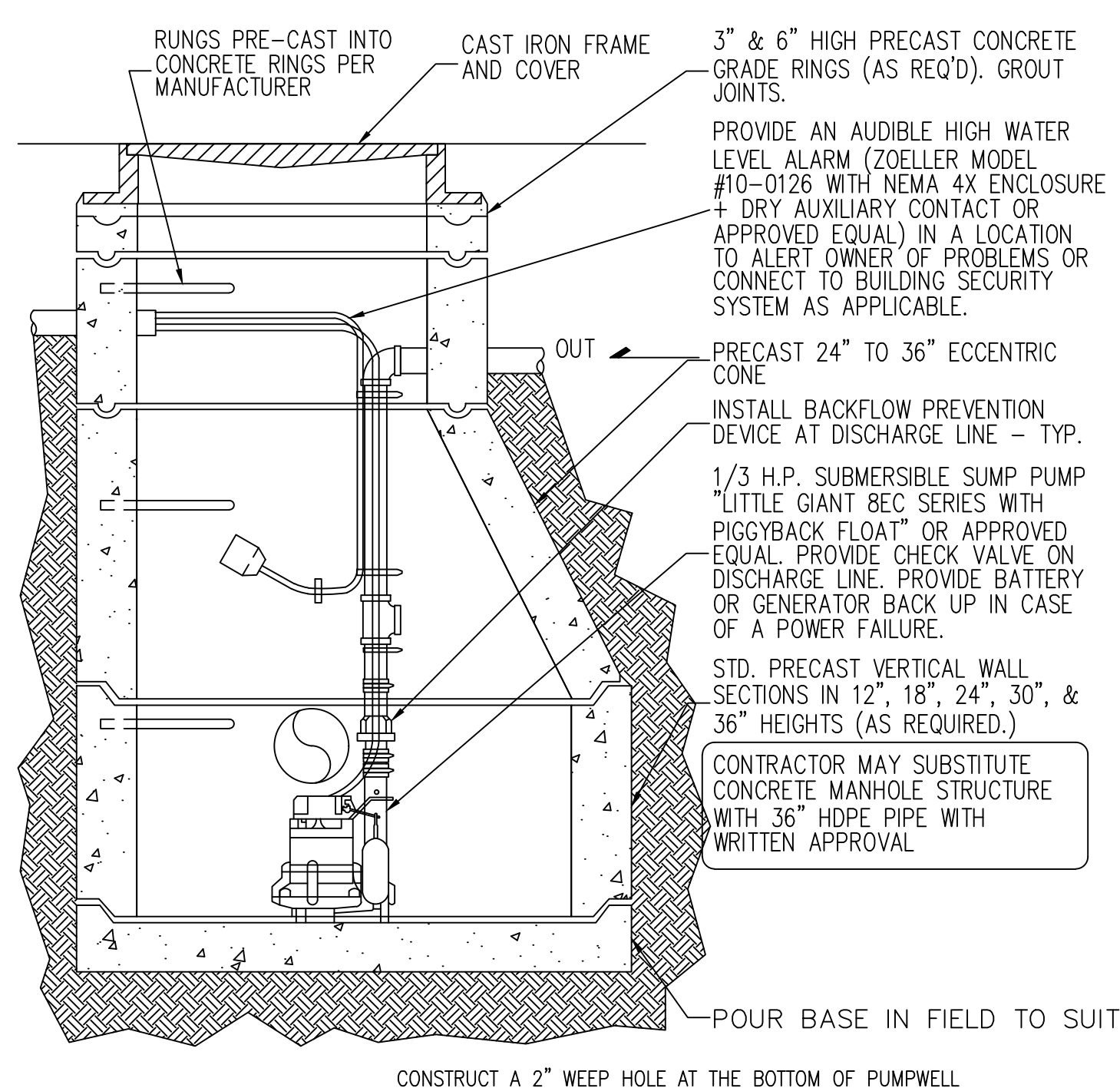


- NOTES:**
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
  2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
  3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
  4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
  5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
  6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
  7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

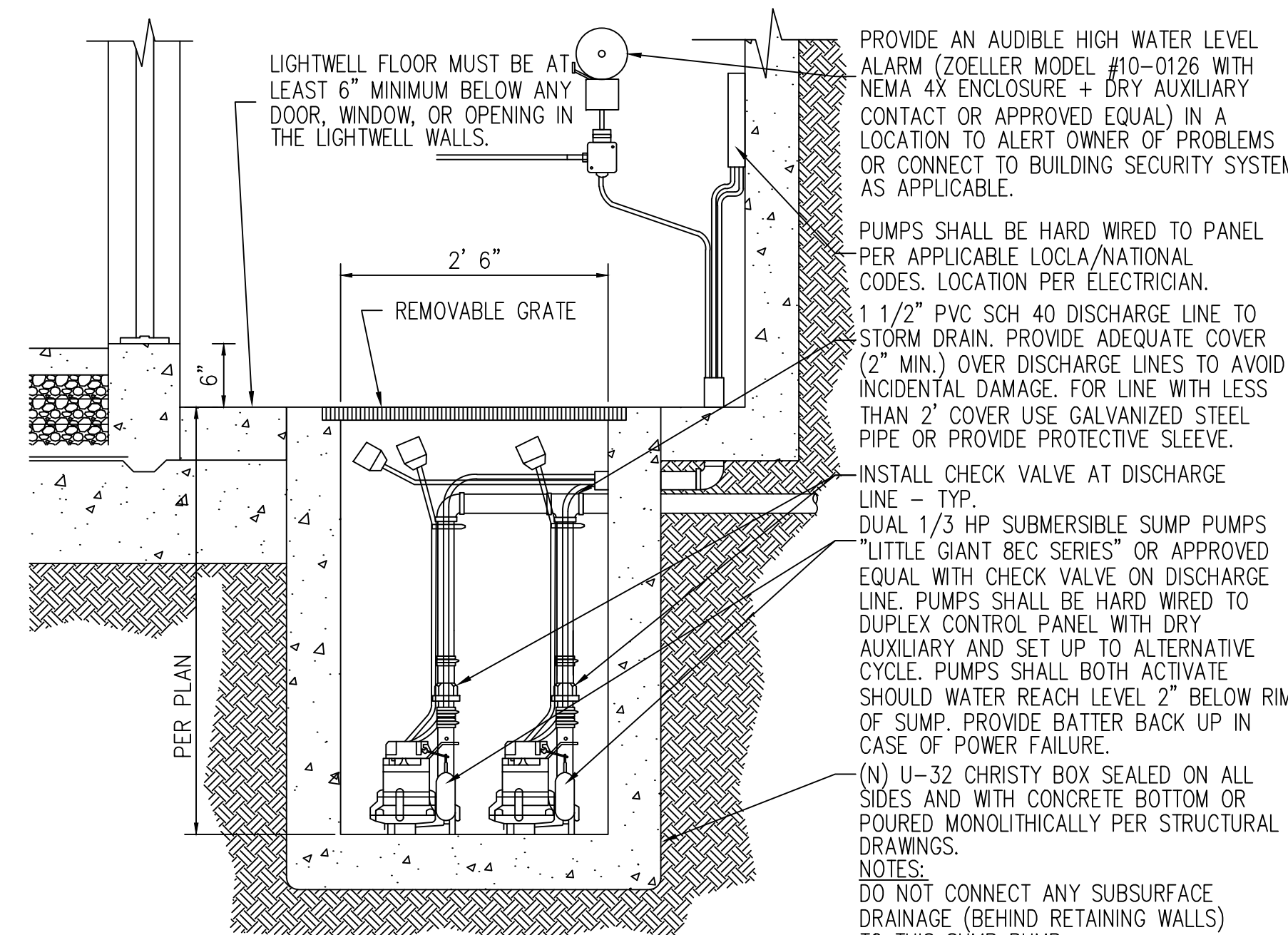
**OVERFLOW FOR BASEMENT LIGHTWELL DRAIN**  
N.T.S.

**PUMP NOTES:**

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.



**PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN**  
N.T.S.



**INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL DRAIN**  
N.T.S.

OWNER:

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CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS  
NEW SINGLE FAMILY HOME  
16666 TOPPING WAY, LOS GATOS, CA  
APN: 532-09-018  
DETAILS

Revisions:



*Saeed Razavi*

Date: 6/12/2020  
Scale: AS NOTED  
Prepared by: S.S.  
Checked by: S.R.  
Job #: 219176

Sheet:



NOTES:

- GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner, Applicant and/or Developer's expense.
- APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
- STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
- ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any permits. Please note that this process may take approximately six to eight (6-8) weeks.
- PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of work that went on without inspection.
- RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement that is to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
- SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
- PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Applicant.
- GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). A separate building permit, issued by the Building Department on E. Main Street, is needed for grading within the building footprint.
- DRIVEWAY: The driveway conform to existing pavement on El Gato Lane shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
- TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- PAD CERTIFICATION: A letter from a licensed land surveyor shall be provided stating that the building foundation was constructed in accordance with the approved plans shall be provided subsequent to foundation construction and prior to construction on the structure. The pad certification shall address both vertical and horizontal foundation placement.
- RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
- WATER DESIGN: In the event of any required improvements to the existing water service and/or meter, the existing water meter, currently located within the El Gato Lane right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity. Water plans prepared by San Jose Water Company must be reviewed and approved prior to issuance of any permit.
- SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the El Gato Lane right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity.
- UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
- UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
- CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
- SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
- PARKING: Any proposed parking restriction must be approved by The Town of Los Gatos, Community Development Department.
- CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to beginning of any work.
- ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
- COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
- HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between :00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a building permit, the Owner, Applicant and/or Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off of the project site. This may include, but is not limited to provisions for the Owner, Applicant and/or Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
- CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
- CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any permits, the Owner, Applicant and/or Developer's design consultant. shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

- SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
- BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day.Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
- SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
  - a) Protect sensitive areas and minimize changes to the natural topography.
  - b) Minimize impervious surface areas.
  - c) Direct roof downspouts to vegetated areas.
  - d) Use porous or pervious pavement surfaces on the driveway, at a minimum.
  - e) Use landscaping to treat stormwater.
- UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
- EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two(2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NP DES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, 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 Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty-five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
- DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
- CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
- SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.1 of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If dry wells are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility may be located with an offset between five (5) and ten (10) feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter stating that addresses infiltration and how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
- SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner, Applicant and/or Developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Developer's expense.
- CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
- FUTURE STUDIES: Any post-project traffic or parking counts, or other studies imposed by Planning Commission or Town Council shall be funded by the Applicant.



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OWNER:

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GRADING AND DRAINAGE PLANS  
NEW SINGLE FAMILY HOME  
16666 TOPPING WAY, LOS GATOS, CA  
APN: 532-09-018  
NOTES

Revisions:



Saeed Razavi

Date: 6/12/2020  
Scale: AS NOTED  
Prepared by: S.S.  
Checked by: S.R.  
Job #: 219176

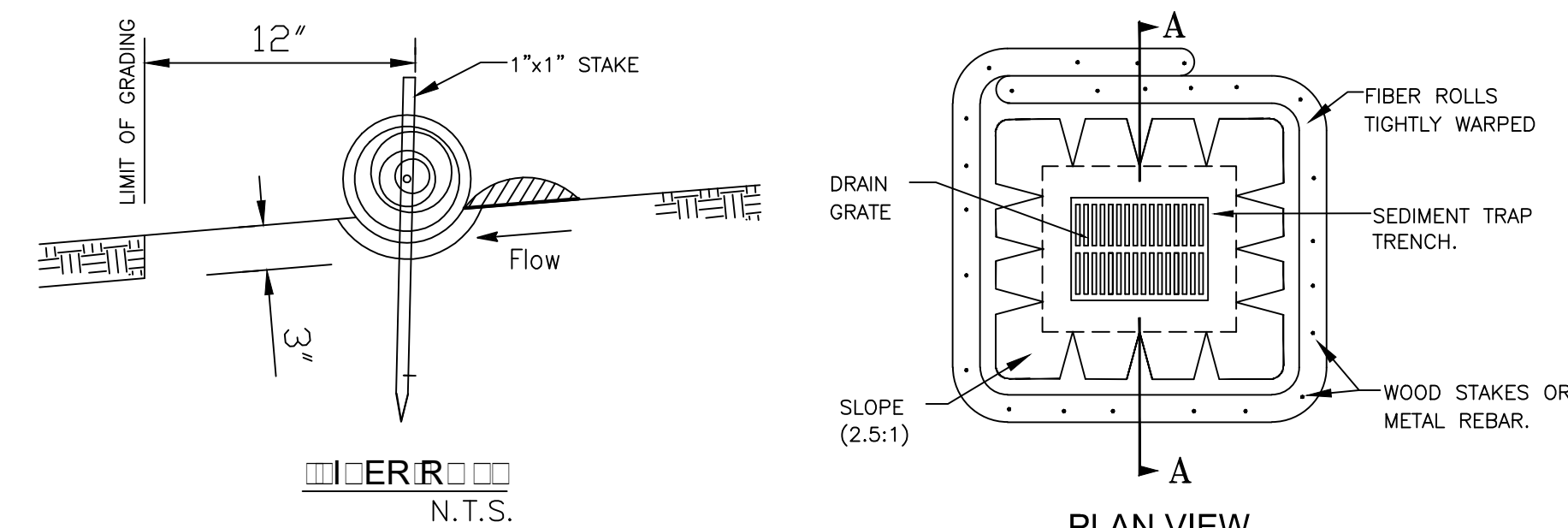
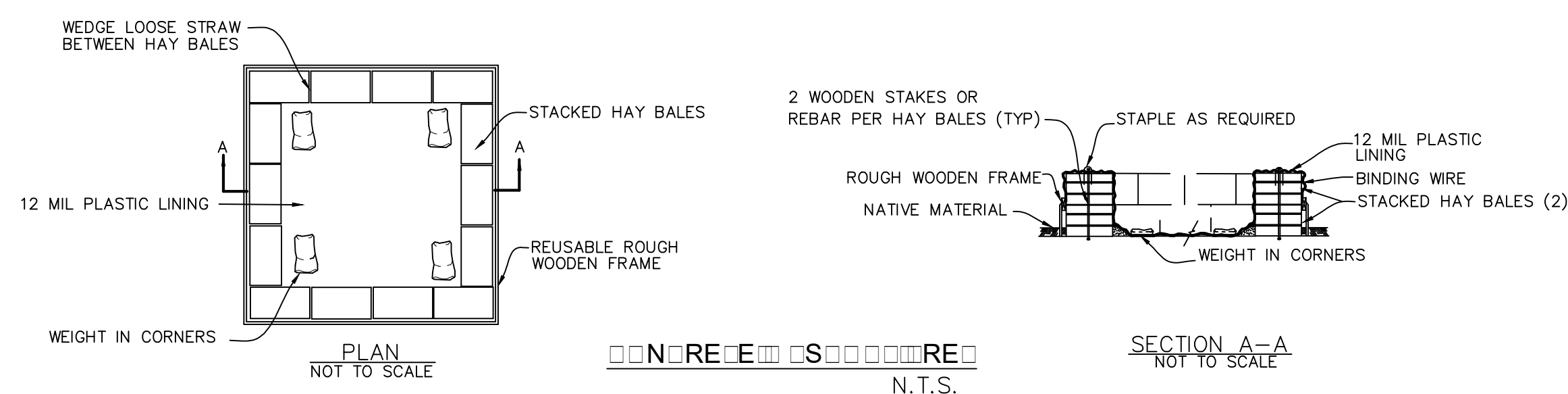
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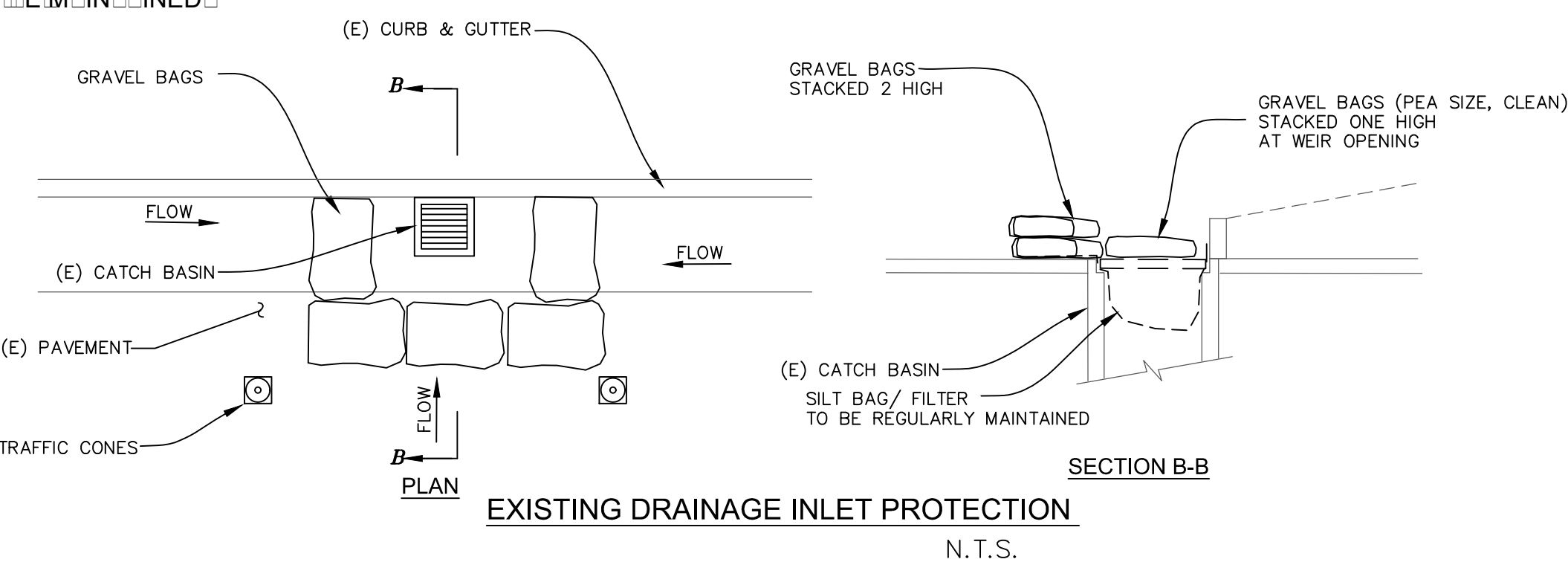
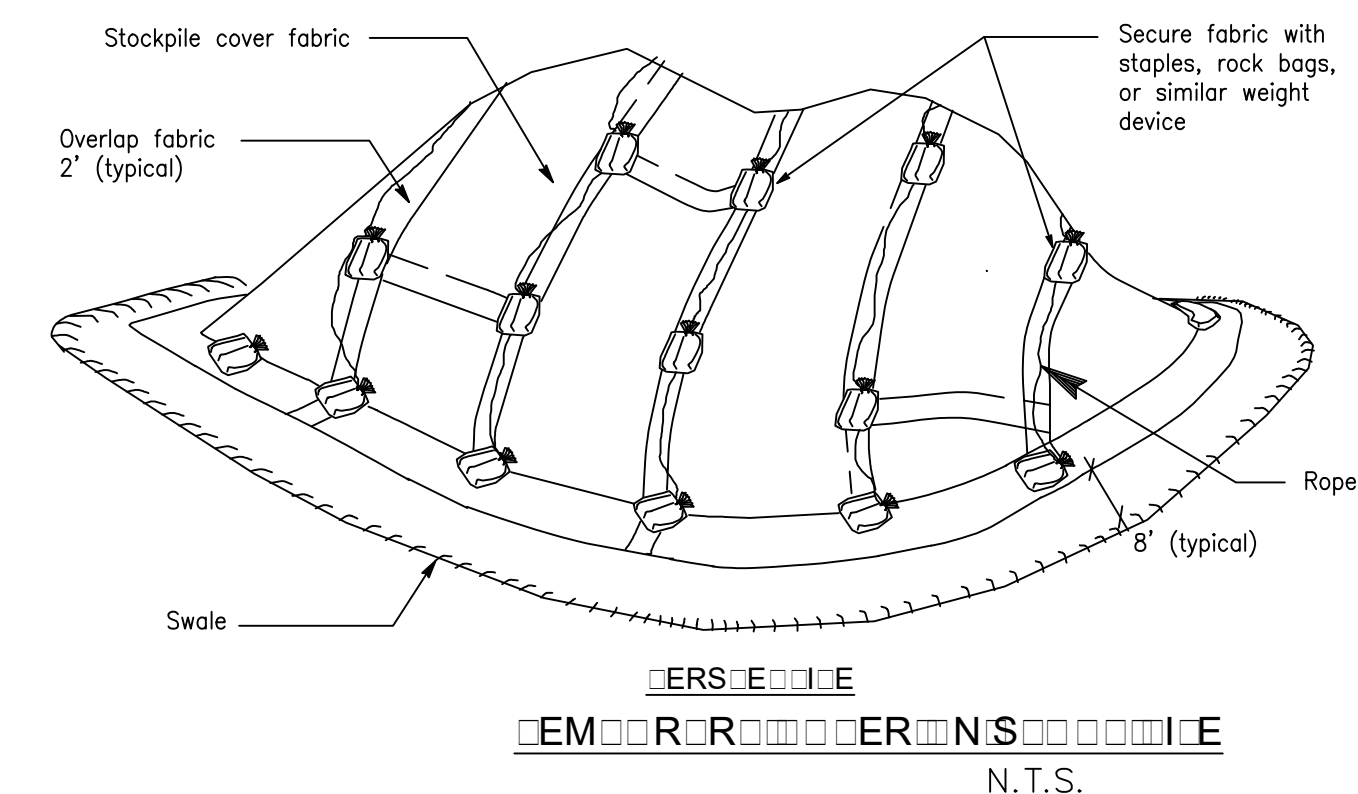
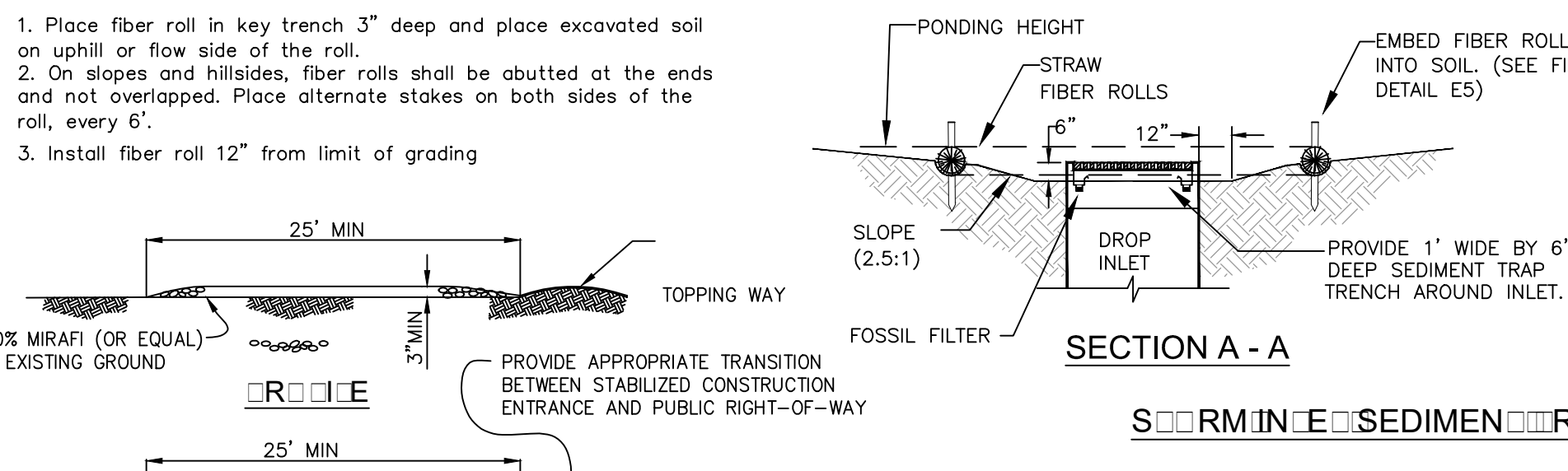
Site plan for the proposed 10' drainage easment. The plan shows a property with various features including a proposed footprint, existing structures like a house and car port, and proposed infrastructure like a stabilized construction entrance and temporary power overhead. It also includes a graphic scale and a north arrow.

Key features and labels on the plan:

- Proposed Footprint:** Indicated by a dashed line.
- Stabilized Construction Entrance:** MIN. 25' LONG X MIN. 22' WIDE.
- Temporary Power Overhead:** Located near the construction entrance.
- Concrete Washout Area:** Located near the construction entrance.
- Contractors Tool Box and Storage Trailers:** Located near the construction entrance.
- Security Fence:** Located along the perimeter of the proposed footprint.
- Proposed Footprint:** Indicated by a dashed line.
- Existing Structures:** (E)HOUSE, CAR PORT, LUMBER STORAGE, TREE PROTECTION.
- Proposed Infrastructure:** STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY POWER OVERHEAD, CONCRETE WASHOUT AREA, CONTRACTORS TOOL BOX AND STORAGE TRAILERS.
- Other Features:** INLET, BUBBLY BOX, PROTECT STREET INLET PER DETAIL, EX. POWER POLE, GATE, CONSTRUCTION POTTY, SECURITY FENCE, EMPLOYEE PARKING OUT-SITE.
- Graphic Scale:** 1"=10'.
- North Arrow:** Indicated by a dashed line.



1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT CARRIER DETAIL OF THIS SHEET. FIBER ROLLS AND TUBES MADE OF RUNFROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP. IDEAL FOR TUBES, RUNFROM STRAW, NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND SURFACE TO PREVENT OVERFLOW. PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSTREAM SIDE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIBER INLETS 24" AND LARGER AND SHALL BE USED ON PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD DRIVE, SUITE 271, GAITHERSBURG, CA 95403, PHONE (800) 279-8819.



EROSION AND SEDIMENTATION RESEARCH MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 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.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15th, 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.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. 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.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. 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.
7. 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.
8. 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.
9. 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.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. 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, immediately remedy shall occur.
  12. Sanitary facilities shall be maintained on the site.
  13. 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 systems, including existing drainage swales and water courses.
  14. 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.
  15. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
  16. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them shall be stabilized.
- MAINTENANCE NOTES**
1. Maintenance is to be performed as follows:
    - A. Repair damages caused by soil erosion or construction at the end of each working day.
    - B. Swales shall be inspected periodically and maintained as needed.
    - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
    - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
    - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
    - F. Rills and gullies must be repaired.
  2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
  3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

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GRADING AND DRAINAGE PLANS  
NEW SINGLE FAMILY HOME  
16666 TOPPING WAY, LOS GATOS, CA  
APN: 532-09-018

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CONSTRUCTION MANAGEMENT AND  
EROSION CONTROL PLAN

Revisions:



Date: 6/12/2020  
Scale: 1"=10'  
Prepared by: S.S.  
Checked by: S.R.  
Job #: 219176

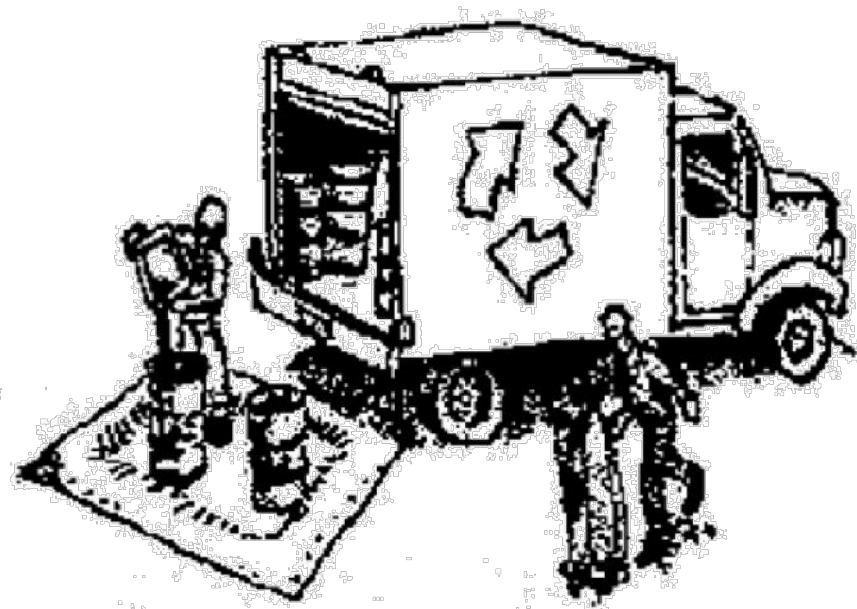
Sheet: 5 OF 6  
C-5



# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



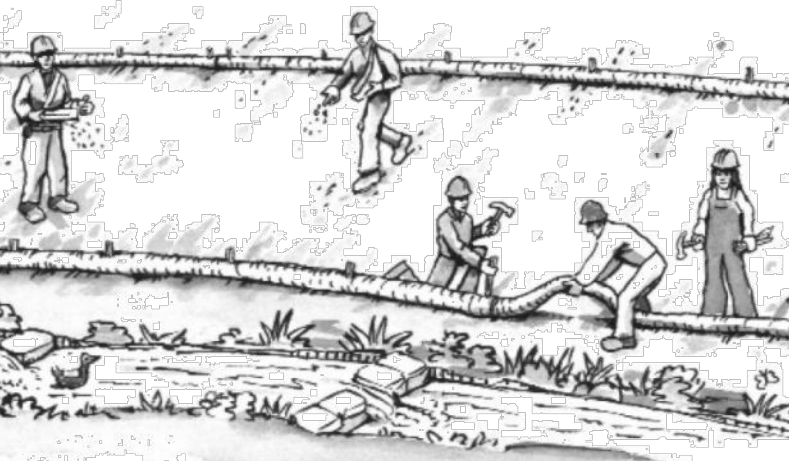
### Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

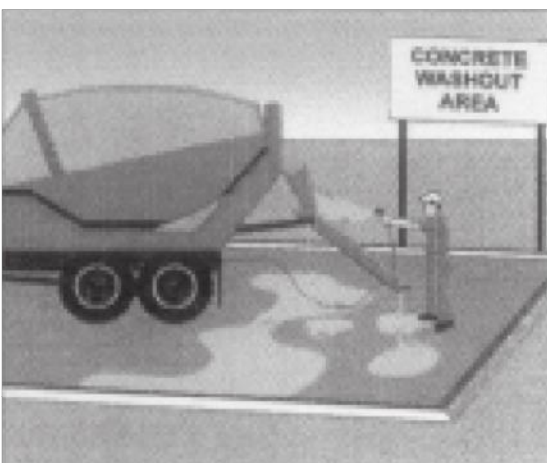
### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



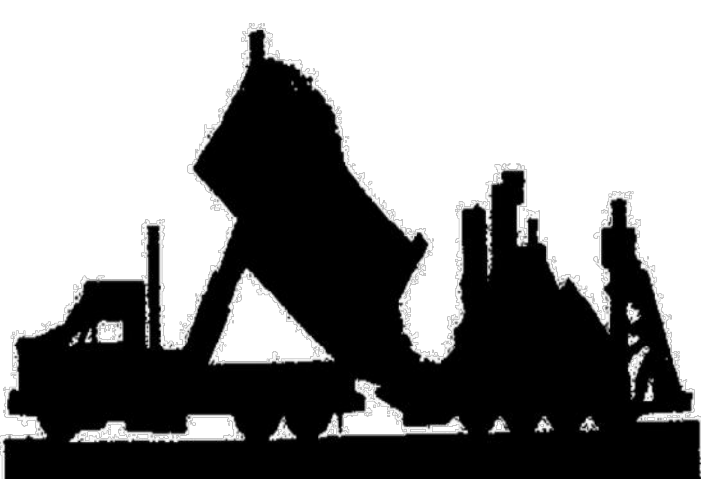
### Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work

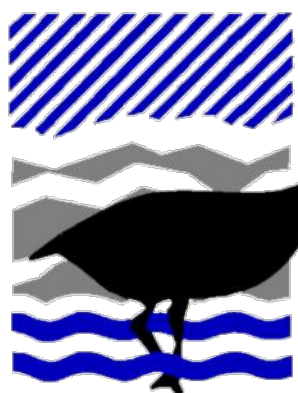


### Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

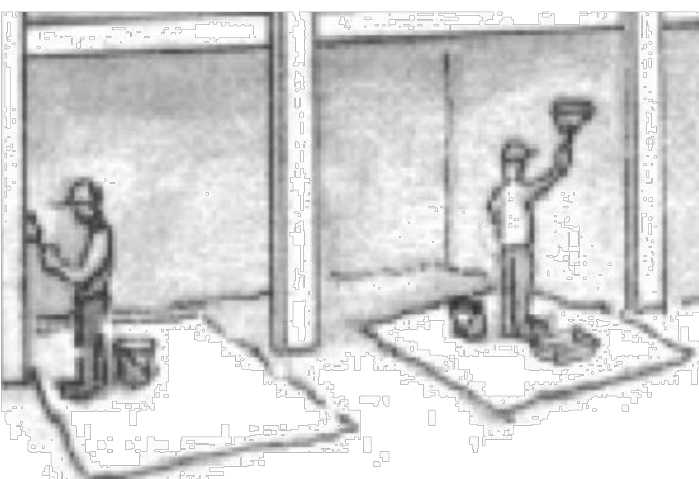
### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

## Painting & Paint Removal

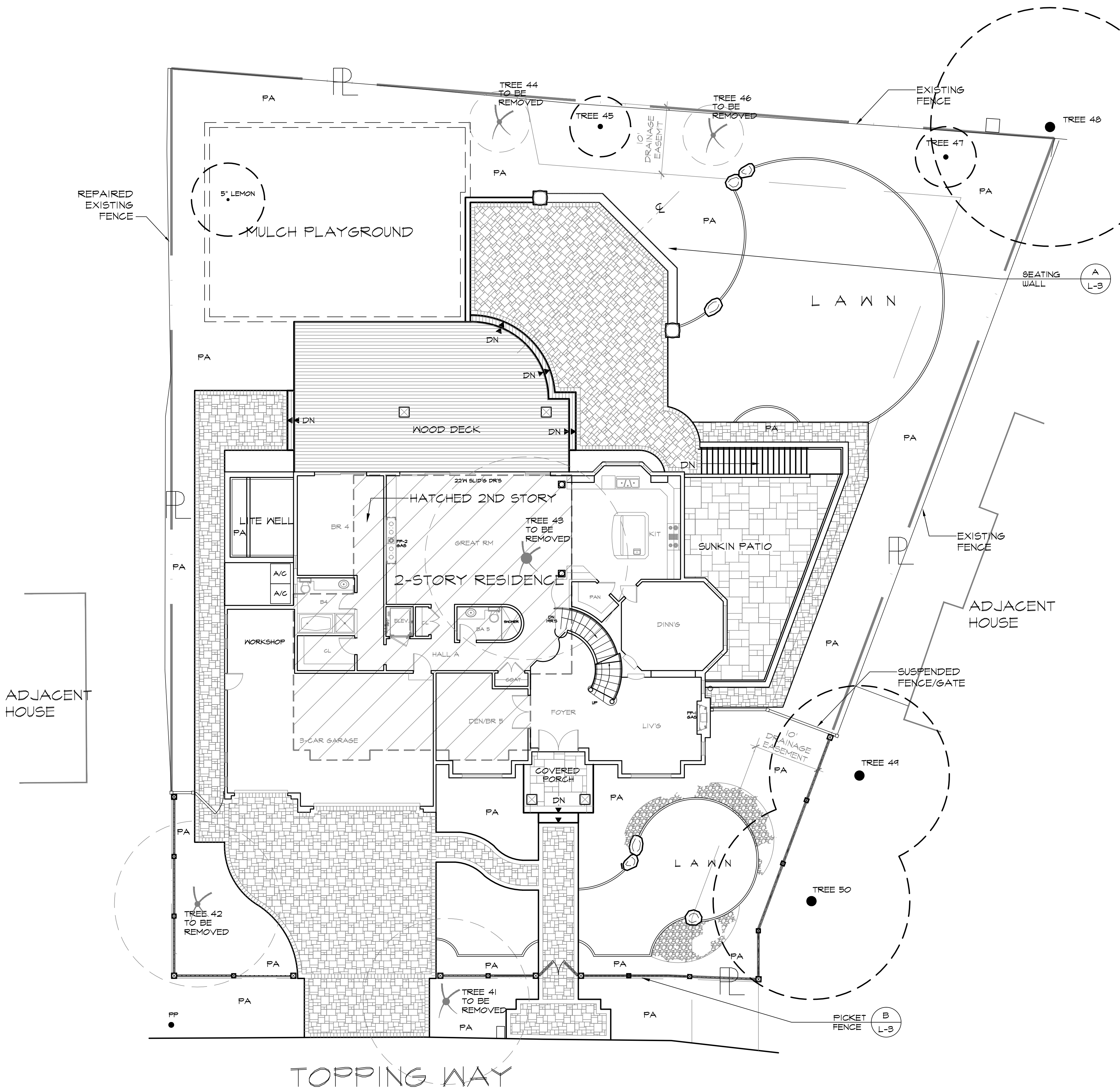


### Painting Cleanup and Removal

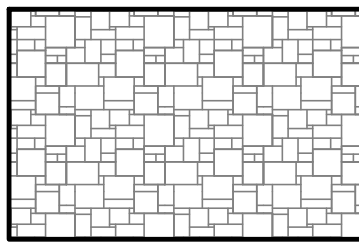
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

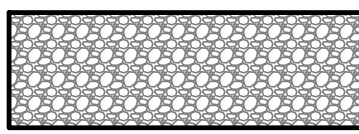




MATERIALS LEGEND



PERMEABLE PAVERS  
INSTALL PER MANUFACTURERS SPECIFICATIONS  
COLORS CHOSEN BY OWNER



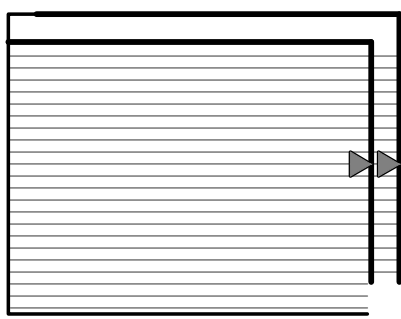
2\"x4\" AND 1\"x2\" NOIYO COBBLE MIX SET ON LANDSCAPE FABRIC



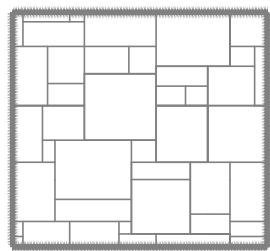
SEATING WALLS  
SEE ELEVATION DETAIL



2\"x4\" 'TREX' PLASTIC OR STEEL LAWN EDGING



RAISED WOOD DECKING



STONE VENEER ON CONCRETE BASE  
STONE CHOSEN BY OWNER



3' HIGH PICKET FENCE SEE ELEVATION DETAIL

General Project Notes

- I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 8/24/2020
- Recirculating water systems shall be used for water features.
- I have compiled with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
- A diagram of the irrigation plan showing hydrozones shall be kept with the Irrigation Controller for subsequent managment purposes.
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigatin pland or licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection. Submit this report to San Mateo County Planning for review and acceptance.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.

Todd Kalbfeld  
Professional Landscape Designer  
8/24/2020

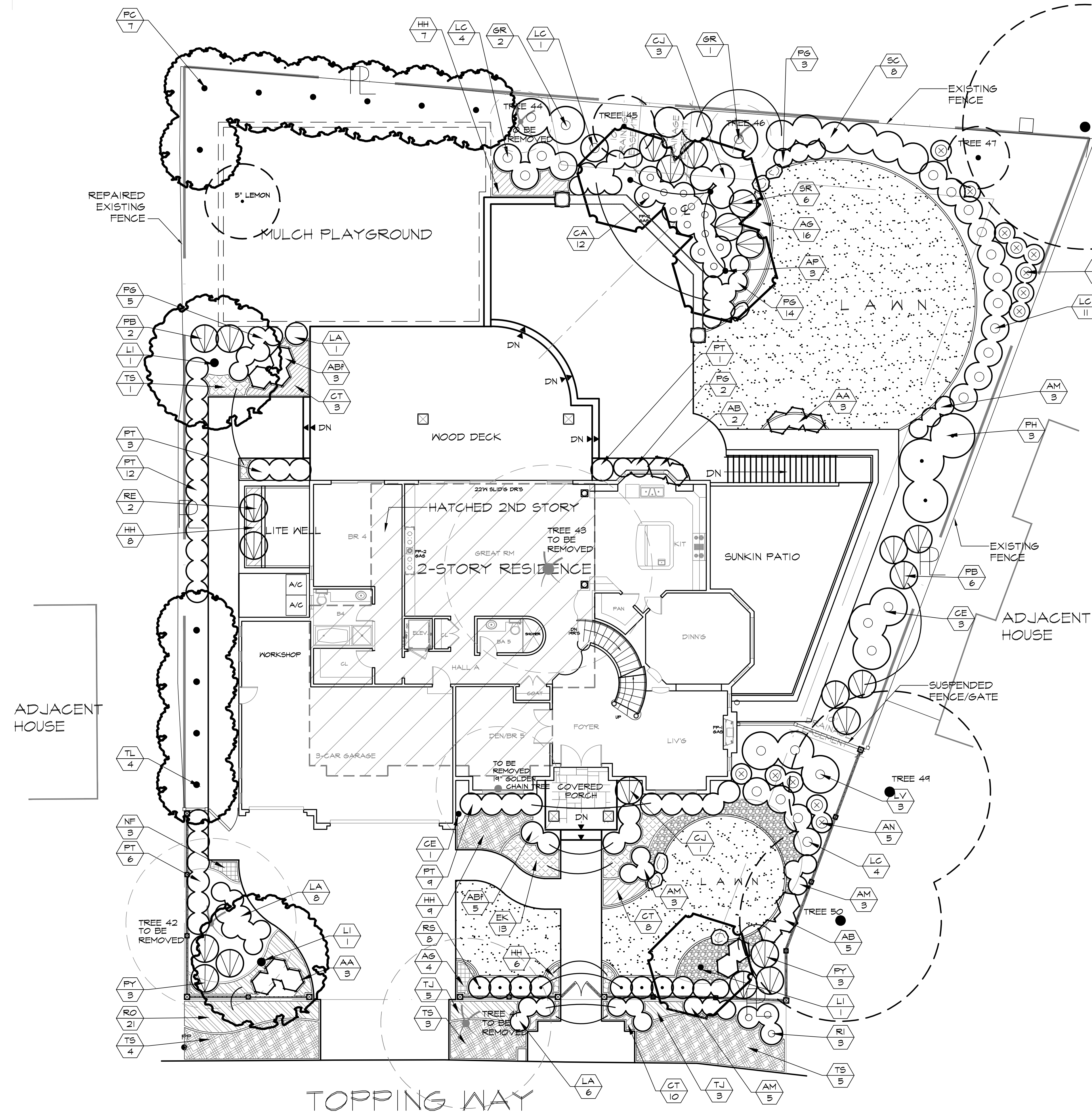
LEGEND

(E) EXISTING ITEM	SL SERVICE LINE
PL PROPERTY LINE	O ELECTRIC OUTLET
W WATER METER	G GAS METER
P PG&E BOX	S SEWER ACCESS
A/C AIR CONDITION	MB MAILBOX
LT LIGHT	E ELECTRIC METER
HB HOSE BIBB	PA PLANTING AREA
WM WATER MAIN	IC IRRIGATION CONTROLLER



NORTH





## PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS
TREES						
AP	36" Bx	3	Acer p. 'Bloodgood'	Red Japanese Maple	Natural Form	Mod.5pt
LI	36" Bx	2	Lagerstroemia l. 'Tuscorora'	Crape Myrtle	Natural Form	Low.2pt
PC	36" Bx	7	Tristanopsis laurina	Water Gum	Standard	Low.2pt
OM	36" Bx	1	Olea e. 'Majestic Beauty'	Olive Tree	Multi-Trunk	Low.2pt
RE	15g	2	Rhaphis exelsa	Lady Palm	Natural Form	Mod.5pt
TL	24" Bx	4	Tristania laurina	Water Gum	Natural Form	Low.2pt

SHRUBS						
AA	15g	6	Agave attenuata	NCN		Low.2pt
AB	15g	7	Agave 'Boutin Blue'	NCN		Low.2pt
ABf	15g	4	Agave 'Blue Flame'	NCN		Low.2pt
AG	1g	20	Agapanthus 'Gold Strike'	Dwarf Lily of The Nile		Mod.5pt
AM	5g	14	Asparagus d. 'Myers'	Foxtail Fern		Mod.5pt
AN	5g	13	Anigozanthus 'Tall Yellow'	Tall Yellow Kangaroo's Paw		Mod.5pt
CA	5g	12	Camellia 'Shi Shi Gashira'	Sasanqua Camellia		Low.2pt
CE	5g	3	Ceanothus 'Julia Phelps'	California Lilac		Mod.5pt
CJ	15g	4	Camellia japonica 'Pink'	Camellia		Low.2pt
CT	1g	21	Carex testacea	Bronze Sedge		Low.2pt
EK	1g	13	Erigeron karvinskianus	Santa Barbara Daisy		Low.2pt
GR	5g	3	Grevillia Red Hooks	NCN		Low.2pt
HH	5g	8	Hemerocallis 'Cranberry Baby'	Day Lily		Mod.5pt
LA	5g	16	Lavandula 'Grosso'	Lavandin		Low.2pt
LC	5g	20	Loropetalum 'Rubrum'	Chinese Fringe Flower		Low.2pt
LV	15g	3	Lavatera maritima	Tree Mallow		Low.2pt
NF	1g	3	Nepeta faassenii	Catmint		Low.2pt
PB	5g	8	Phormium 'Bronze Baby'	New Zealand Flax		Low.2pt
PG	5g	24	Penstemon 'Appleblossom'	Garden Penstemon		Low.2pt
PH	15g	5	Podocarpus henkellii	Long Leafed Yellow Wood		Mod.5pt
PY	5g	6	Phormium 'Yellow Wave'	New Zealand Flax		Low.2pt
PT	5g	31	Pittosporum tobira	Tobira		Low.2pt
RI	15g	4	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn		Low.2pt
RS	5g	8	Rosa 'Iceberg'	White Shrub Rose		Mod.5pt
SC	5g	8	Salvia clevelandii	Cleveland Sage		Low.2pt
SR	5g	6	Streitzia reginae	Bird of Paradise		Mod.5pt

VINES AND GROUND COVERS						
CE	15g	1	Camellia J. Espallier 'White'	White Camellia Espallier		Low.2pt
RO	1g	23	Rosmarinus o. 'Prostratus'	Prostrate Rosemary		Low.2pt
TJ	5g	4	Trachelospermum jasminoides	Star Jasmine Ground Cover		Mod.5pt
TS	Flats	12	Thymus serpyllum	Creeping Thyme		Low.2pt

## Planting Notes

- All trees 15 gallons or larger to receive (2) 2"x10" Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire planting site with 6" or more of compost into top 6"-12" of existing soil as necessary for planting needs.
- For soils less than 6% organic matter in the top 6" of soil, compost at a rate of a min. of 4 cubic inches per 1000 square feet of permeable area shall be incorporated to a depth of 6" of soil.
- Provide Min. 3" of shredded mulch under all trees, shrubs and unplanted areas for water conservation.
- Buried Irrigation Piping will stay outside of Existing Tree Roots. drip Irrigation for all plantings will stay above grade, and outside of Oak Roots.

## General Project Notes

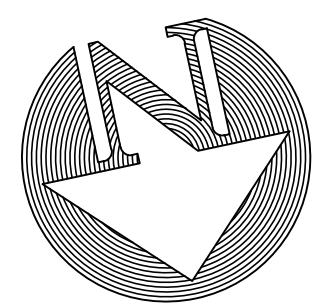
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## TREE REPLACEMENT LEGEND

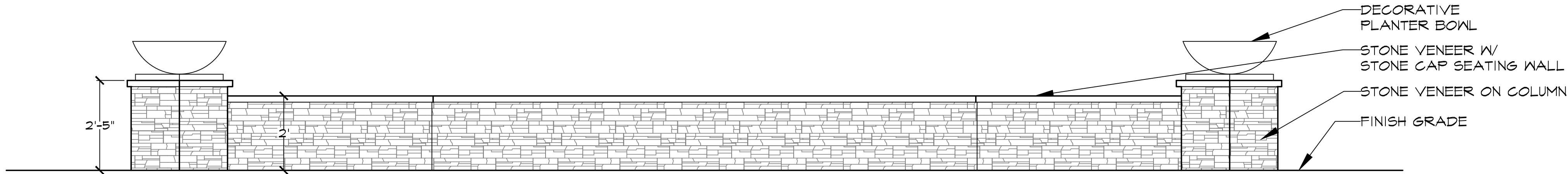
TREE REMOVED:	CANOPY SIZE/REQUIREMENTS	REPLACEMENT
#41 Hackberry	30' - (4) 24" Box Trees	(4) 24" Box Tristania laurina
#42 Oak	25' - (4) 24" Box Trees	(4) 36" Box Tristania Laurina
#43 Unknown	25' - (3) 24" Box Trees	(3) 36" Box Tristania Laurina
#44 African Sumac	25' - (3) 24" Box Trees	(3) 36" Box Japanese Maple
#46 African Sumac	No Replacement Needed	

## LEGEND

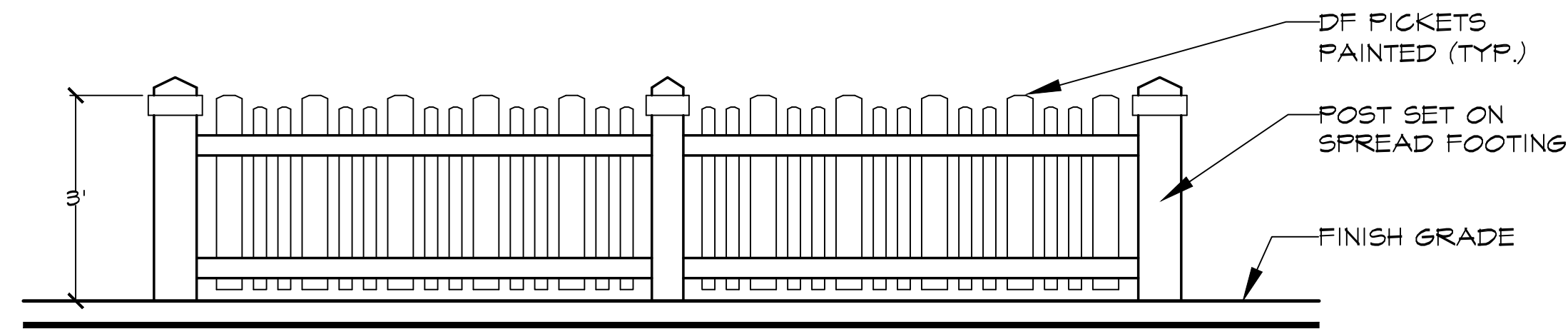
(E) EXISTING ITEM	SL SERVICE LINE
PL PROPERTY LINE	O ELECTRIC OUTLET
W WATER METER	G GAS METER
P PG&E BOX	S SEWER ACCESS
A/C AIR CONDITION	MB MAILBOX
LT LIGHT	E ELECTRIC METER
HB HOSE BIBB	PA PLANTING AREA
WM WATER MAIN	IC IRRIGATION CONTROLLER



NORTH



A  
L-3 FIREPLACE ELEVATION SCALE: 1/2"=1'-0"



B  
L-3 PICKET FENCE ELEVATION SCALE: 1/2"=1'-0"