

**CITY STANDARD GRADING NOTES:**

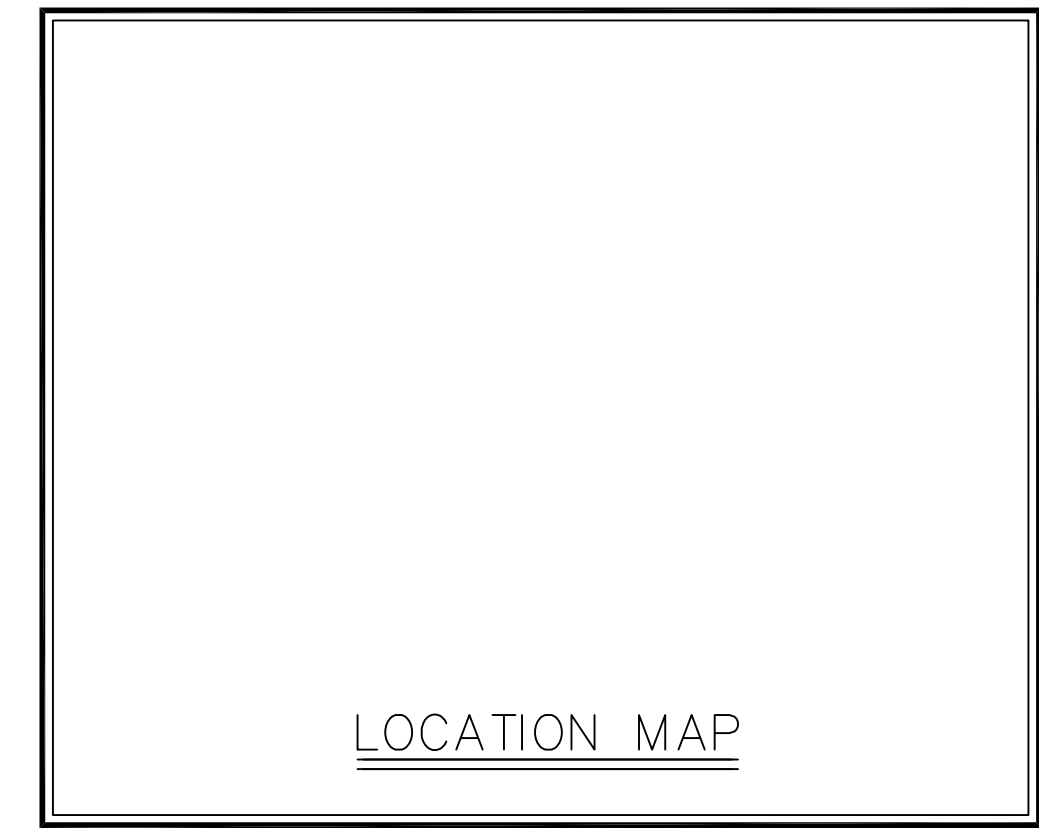
- All grading is subject to observation by the City. Permittee and Contractor shall each, separately, notify the City of San Jose (408) 535-3555 at least 48 hours before start of any grading. The Project Inspector is \_\_\_\_\_ (408) 975-\_\_\_\_\_.
- Approval of this plan applies only to the excavation, 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. Approval of this plan also does not constitute approval of any improvements. Proposed improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
- It shall be the responsibility of the Permittee to identify, locate and protect all underground facilities.
- The permittee or agent shall maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public, shall be maintained in a clean, safe and usable condition.
- All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Maintenance District for airborne particulates (dust).
- This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.
- All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 265-2600 Extension 2660 to arrange for District observation of all well abandonments.
- In the event that Human Remains and/or Cultural materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 7050.5 of the Health and Safety Code, and section 5097.94 of the Public Resources Code of the State of California, notify the Santa Clara County Coroner immediately.
- This plan does not authorize removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City Planning Department and the City Arborist.
- The Civil Engineer for this project is: (Insert Name and Address) \_\_\_\_\_
  - This Rough Grading Plan has been prepared based on the recommendations of the referenced project Geotechnical Report.
- The Soil Engineer for this project is: (Insert Name and Address) \_\_\_\_\_
  - The Geotechnical Report for this project is: (Insert Report Name and Date) \_\_\_\_\_
  - All grading shall conform to the recommendations of the project Geotechnical Report and/or the project soils report.
  - All grading work shall be observed and approved by the Soil Engineer. The Soil Engineer shall be notified at least 48 hours before beginning any grading at telephone number (408) 574-4900. Unobserved and unapproved grading work shall be removed and replaced under observation.
- A post construction "Final" Report is required by the Director of Public Works from the Civil Engineer retained by the owner to observe the construction stating:
  - "That the construction substantially conforms to the lines and grades on the approved plans"; or
  - "That all significant changes were reviewed and approved in advance by the Department of Public Works"; and the Civil Engineer shall submit a "Record Drawing" plan.
- A post construction "Final" Report is required by the Director of Public Works, from the Soil Engineer, and also a Engineering Geologist if the project is in a Geologic Hazard Zone, stating:
  - "That the anticipated conditions and materials and actual site conditions and materials were compatible," and supply supporting data; or
  - "That the design was modified to meet the new conditions and was reviewed and approved in advance by the Department of Public Works"; and provide supporting data for this statement.
- 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, at the City Water Pollution Control plant located at 700 Los Esteros Road. For more information, please call Eric Hansen at (408) 363-4714. An application for an Exception Permit to approve use of hydrant water can be considered in the PW Development Services Office. Fax-back service is provided for this permit application - contact (408) 535-7802.
- A Haul Route Permit is required for all projects moving more than 10,000 C.Y. of earth. This Grading Permit is invalid without the Haul Route Permit.
- Grading will not be permitted between Oct. 15th and April 15th of any year without erosion control plans approved by the Director of Public Works. Stormwater pollution prevention measures in accordance with City specifications and with the document "Clean Bay Blueprint" shall be implemented throughout the year to the satisfaction of the Director of Public Works.
- A post construction "As-Built" subdrain 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 subdrains installed for this project site.

# GRADING PLAN

## PROJECT NAME/LOCATION

### TRACT XXXX

### SAN JOSE, CA



LOCATION MAP

**LEGEND:**

| EXISTING | (Symbol Size May Vary)        | PROPOSED |
|----------|-------------------------------|----------|
| -----    | Property Boundary             | -----    |
| =====    | Lot Line                      | -----    |
| =====    | Curb & Gutter                 | =====    |
| -----    | Storm Drain                   | -----    |
| -----    | Swale                         | -----    |
| -----    | Gas Line                      | -----    |
| -----    | Cut / Fill Transition         | -----    |
| △        | City Standard Curb Inlet      | ▲        |
| ⊙        | Storm Manhole                 | ⊙        |
| -----    | Direction of Surface Drainage | -----    |
| -----    | Overland Release              | ←        |
| -----    | Contour                       | -----    |
| -----    | Limit of Grading              | -----    |
| -----    | Retaining Wall                | -----    |

**ABBREVIATION:**

|     |                         |      |                          |
|-----|-------------------------|------|--------------------------|
| CI  | Curb Inlet              | PVC  | Poly Vinyl Chloride      |
| CL  | Center Line             | PUE  | Public Utility Easement  |
| CS  | Concrete Surface        | PVC  | Polyvinyl Chloride       |
| FF  | Finished Floor          | RCP  | Reinforced Concrete Pipe |
| FL  | Flow Line               | RG   | Rough Grade              |
| GB  | Grade Break             | R/W  | Right-of-Way             |
| GS  | Garage Slab             | SD   | Storm Drain              |
| HP  | High Point              | SDMH | Storm Drain Manhole      |
| LP  | Low Point               | TC   | Top of Curb              |
| PL  | Property Line           | TDC  | Top of Depressed Curb    |
| PSE | Public Service Easement | TVC  | Top of Vertical Curb     |

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

Project Engineer \_\_\_\_\_ Date \_\_\_\_\_

Permit Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

NOTE: THIS PLAN REVIEWED AND APPROVED FOR EXCAVATION, PLACEMENT, AND COMPACTION OF CUT/FILL MATERIALS, AND GRADES ASSOCIATED WITH THE ON-SITE DRAINAGE ONLY.

**GEOTECHNICAL ENGINEER OF RECORD**

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

PREPARED BY \_\_\_\_\_

BY G.E. # \_\_\_\_\_ DATE \_\_\_\_\_

To Be Used on All Projects Unless Project in Geohazard Zone.

To Be Used If Project in Geohazard Zone.

**EARTH WORK QUANTITIES**

CUT: XXX.CY

FILL: XXX.CY

EXPORT: XXX.CY

IMPORT: XXX.CY

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

**ENGINEERING GEOLOGIST AND GEOTECHNICAL ENGINEER OF RECORD**

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

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_

BY C.E.G. # \_\_\_\_\_ BY G.E. # \_\_\_\_\_

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



**DEVELOPER'S INFORMATION**

**CONSULTANT'S INFORMATION**

**GRADING PLAN TITLE OF PROJECT TITLE OF SHEET**

SHEET  
**XX**  
Of XX SHEETS  
PW PROJECT #  
**3-XXXX**