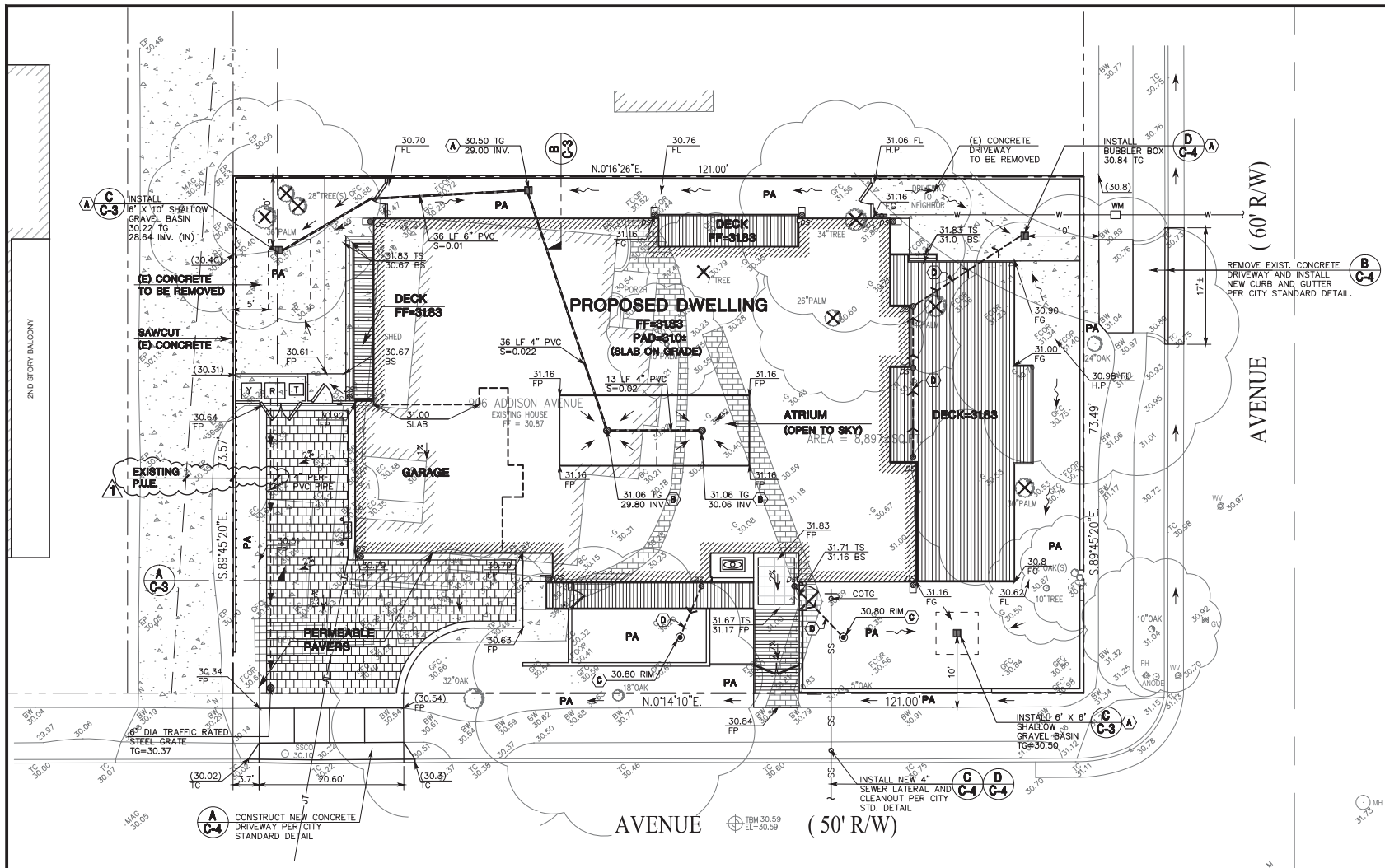

LEGEND:

BS	BOTTOM OF STEP
BW	BACK OF WALK
COTG	CLEANOUT TO GRADE
DS	DOWNSPOUT
FL	FLOWLINE
FP	FINISHED PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
GB	GRADE BREAK
GV	GAS VALVE
HP	HIGH POINT
INV.	INVERT
MH	MANHOLE
PA	PLANTING AREA
P.U.E.	PUBLIC UTILITY EASEMENT
TG	TOP OF GRATE
TC	TOP OF CURB
TS	TOP OF STEP
G	GAS LINE
E	ELECTRIC LINE
SS	SANITARY SEWER LINE
W	WATER LINE
	NEW STORM DRAIN LINE
JT	JOINT TRENCH
	SURFACE RUNOFF DIRECTION
	VEGETATED SWALE
12" TREE	EXISTING TREE TO BE REMOVED
DS	INSTALL PRECAST CONCRETE SPLASH BLOCK

GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF PALO ALTO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 227-2600.
4. ALL ON-SITE SEWER PIPES SHALL BE PVC SDR 26 OR APPROVED EQUAL. SEWER PIPE INSTALLATION SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION.
5. UNLESS OTHERWISE SPECIFIED, ALL ONSITE AREA DRAINS SHALL BE CHRISTY-TYPE PRECAST CONCRETE OR APPROVED EQUAL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
7. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
10. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
11. CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR EASEMENT. CONSTRUCTION PHASE SHALL BE COORDINATED TO KEEP MATERIALS AND EQUIPMENT ONSITE.
12. STORMWATER MANAGEMENT SHALL BE IMPLEMENTED DURING CONSTRUCTION BY INSTALLING THE SHALLOW GRAVEL BASINS FOR WATER RETENTION AND INSTALLATION OF FIBER ROLLS AROUND THE PERIMETER OF THE PROJECT DISTURBED AREA.
13. DISPLACED TOPSOIL MATERIAL SHALL BE STOCKPILED FOR REUSE IN DESIGNATED AREA AND COVERED AND PROTECTED FROM EROSION.
14. CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENTS OR VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO THE AREAS THAT ARE PLANNED TO BE PAVED.
15. PRESERVATION OF SLOPES AND USE OF AVAILABLE NATURAL RESOURCES, MANAGEMENT OF STORMWATER, PROPER DRAINAGE INSTALLATION, AND EROSION CONTROLS SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFULL PLANNING TO MINIMIZE NEGATIVE EFFECT ON THE SITE AND ADJACENT AREA.

GRADING QUANTITIES CALCULATIONS:

	CUT (C.Y. ±)	FILL (C.Y. ±)
HOUSE PAD AND GARAGE PAD	10	80
BELOW DECK	5	0
FRONT YARD GRADING	5	0
REAR YARD GRADING	5	5
DRIVEWAY GRADING	30	0
TOTAL	55	85

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PERMIT NOTE:

CONTRACTOR MUST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT-OF-WAY.

CONTRUCTION NOTES:

- (A) INSTALL 12" X 12" CONCRETE DRAIN BOX WITH GRATE COVER
- (B) INSTALL 6" DIAMETER FLAT GRATE BY "NDS" OR APPROVED EQUIVALENT & CONNECT TO STORM DRAIN SYSTEM.
- (C) INSTALL 4" DIAMETER POP-UP DRAINAGE EMITTER
- (D) CONNECT DOWNSPOUTS WITH 4" PVC AT 1% MIN. SLOPE

SURVEY NOTE:

THE EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PLAN PREPARED BY W.E.C. AND ASSOCIATES, DATED OCT. 17, 2013 JOB NO. 10078.

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

REV.	DESCRIPTION	BY:	DATE:
1	PER CITY COMMENTS	VPG	09/12/16

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580

PREPARED FOR:

GRADING AND DRAINAGE PLAN

PALO ALTO SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	08/04/16
DRAWING NO.	4266-GRAD
SHEET	1 OF 5

C-1