

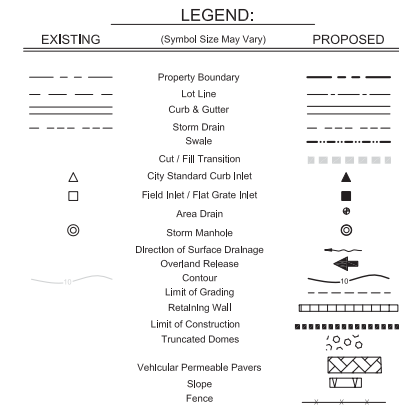
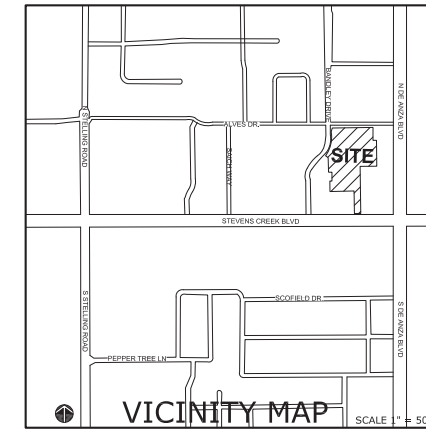
DEVELOPMENT PERMIT MARINA PLAZA 10118-10122 BANDLEY DRIVE CUPERTINO, CA

CITY OF CUPERTINO GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION (LATEST EDITION, AS AMENDED), AND STANDARD PLANS (LATEST EDITION, AS AMENDED), AND CITY OF CUPERTINO STANDARD DETAILS. THE CONTRACTOR SHALL PERFORM THE WORK DESCRIBED IN THE SPECIFICATION, AND AS SHOWN ON THE DRAWINGS, AND TO THE SATISFACTION OF THE CITY ENGINEER.
- APPROVAL OF THESE PLANS SHALL NOT RELEASE THE OWNER OR CONTRACTOR OF THE RESPONSIBILITY FOR CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OR FOR A DEPARTURE FROM THE CITY OF CUPERTINO STANDARD DETAILS OR THESE IMPROVEMENTS PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER OR CONTRACTOR.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS ONLY FOR PUBLIC RIGHT-OF-WAY IMPROVEMENTS INCLUDING STORM DRAIN IN THE RIGHT OF WAY, AND NOT FOR WATER, SEWER OR DRY UTILITIES. IT IS THE DEVELOPER/SUBOWNER'S RESPONSIBILITY TO COORDINATE REVIEWS AND APPROVAL FROM EACH OF THE UTILITY COMPANIES, AND TO PROVIDE APPROVAL LETTERS AS REQUESTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE APPROVED PLANS OR THE LATEST REVISED PLANS ARE FURNISHED TO ITS SUBCONTRACTORS, AND ENSURE THE LATEST APPROVED PLANS ARE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF CUPERTINO PUBLIC WORKS INSPECTOR TWO (2) WORKING DAYS PRIOR TO REQUIRING AN INSPECTION. CALL (408) 777-3104 TO SCHEDULE PUBLIC WORKS INSPECTIONS.
- CONSTRUCTION AREA TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PRIOR TO BEGINNING OF WORK.
- NOTIFY CITY OF CUPERTINO TRAFFIC SIGNAL MAINTENANCE FOR INSPECTION OF TRAFFIC SIGNAL FACILITY FOUNDATION EXCAVATIONS AT (408) 777-1366, TWO (2) WORKING DAYS PRIOR TO POURING ANY CABINET OR SIGNAL FOUNDATION RELATION TO THE JOB.
- THE CONTRACTOR SHALL LOCATED UNDERGROUND FACILITIES IN THE AREA OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK FOR LOCATION OF THE UNDERGROUND FACILITIES.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND BACKFILLED BEFORE PLACEMENT OF THE BASE MATERIAL AND SURFACE STRUCTURES. IF UTILITIES ARE TO BE INSTALLED SUBSEQUENTLY, A WRITTEN NOTIFICATION FROM THE AFFECTED UTILITY COMPANY INDICATING ITS COMMITMENT TO BORE OR TUNNEL SHALL BE SUBMITTED TO THE CITY ENGINEER BEFORE PROCEEDING WITH THE WORK. UNDERGROUND UTILITIES, EXCEPT STORM DRAINS AND SANITARY SEWERS, SHALL NOT BE PERMITTED IN PAVEMENT AREA, WITH THE EXCEPTION OF STREET CROSSINGS, UNLESS APPROVED BY THE CITY ENGINEER.
- ALL WATER LINES, VALVES, HYDRANTS, AND APPURTENANCES THERETO INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE PROPERTY OF THE WATER UTILITY COMPANY.
- STORM DRAIN LINES INSTALLED AS PART OF THE WORK ON THESE PLANS SHALL BE CLEARED OF ALL DEBRIS AND OBSTRUCTIONS PRIOR TO FINAL ACCEPTANCE.
- ALL TRENCH BACKFILL, FILL AREAS, AND BASE MATERIAL SHALL ATTAIN A MINIMUM 95% RELATIVE COMPACTION. FOR TYPICAL TRENCH SECTIONS, EXCEPT FOR SANITARY SEWERS, REFER TO THE CITY STANDARD DETAILS.
- THE DEVELOPER SHALL PAY ALL COSTS FOR MOISTURE-DENSITY CURVES (CALIF. TEST NO. 216E) AND ANY OTHER TESTS REQUIRED BY THE CITY ENGINEER DURING STREET CONSTRUCTION.
- TREES, ROOTS, AND FOREIGN MATTER IN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE REMOVED TO A DEPTH OF TWO (2) FEET BELOW SUBGRADE AND DISPOSED OF PER CALTRANS STANDARDS. IN THE CASE OF LIVE TREE ROOTS FROM CITY STREET TREES, CONTRACTOR SHALL CONTACT THE CITY FOR FIELD OBSERVATION PRIOR TO REMOVING TREE ROOTS.
- TRENCH PLATES IN THE TRAVELED WAY SHALL BE TRAFFIC RATED, PROPERTY SECURED AND SHALL BE RECESSED UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS.
- ALL TRENCHES LOCATED WITHIN 5' OF THE EDGE OF PAVEMENT (IE, CURB, LIP OF GUTTER, EDGE OF PAVEMENT, ETC.) SHALL BE REPAIRED TO THE EDGE OF PAVEMENT.
- ALL NEW PAVEMENT SHALL MATCH THE EXISTING PAVEMENT SECTION. A MINIMUM PAVEMENT SECTION OF 3" AC" CLASS 2 AB IS REQUIRED.
- EXISTING PAVEMENT THAT IS REMOVED OR DAMAGED SHALL BE REPLACED AS REQUIRED BY THE CITY ENGINEER.
- MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO FINAL SIGNOFF.
- FIVE (5) WORKING DAYS PRIOR TO INSTALLING PERMANENT STRIPING, THE CONTRACTOR SHALL CAT TRACK THE STRIPING AND REQUEST REVIEW OF THE CAT TRACKS BY THE CITY TRAFFIC ENGINEER. THE CITY ENGINEER SHALL HAVE THE RIGHT TO MAKE CHANGES IN THE LOCATION OF ALIGNMENT OF TRAFFIC STRIPES, PAVEMENT MARKINGS, AND PAVEMENT MARKERS.
- CONCRETE FOR USE IN ALL CONCRETE STRUCTURES SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 90. DROP INLETS, SIDEWALK, CURBS AND GUTTERS SHALL CONTAIN 500 LBS. OF CEMENT PER CUBIC YARD AND SHALL ATTAIN A MINIMUM STRENGTH OF 3,000 PSI IN 28 DAYS.
- DROP INLETS SHALL BE CONSTRUCTED CONFORMING TO CITY STANDARD DETAILS UNLESS OTHERWISE NOTED ON THE PLANS. DROP INLETS SHALL BE INSTALLED CONCURRENT WITH THE CONSTRUCTION OF THE CURB AND GUTTER "NO DUMPING FLOWS TO THE BAY." PLAQUE SHALL BE INSTALLED ON THE CURB ADJACENT TO ALL INLETS.
- A MINIMUM THICKNESS OF FIVE (5) INCHES OF CONCRETE SHALL BE REQUIRED FOR COMMERCIAL DRIVEWAY APPROACHES AND FOUR (4) INCHES FOR RESIDENTIAL. THE DRIVEWAY APPROACH SHALL BE INSTALLED CONCURRENT WITH THE CONSTRUCTION OF THE CURB AND GUTTER.
- ONE POUND OF DISPERSING BLACK SHALL BE MIXED WITH EACH CUBIC YARD OF CONCRETE AT BATCH PLANT.
- CITY STANDARD STREET LIGHTS SHALL BE INSTALLED AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS, AND SHALL CONFORM TO THE CITY STANDARD DETAILS AND NOTES. DURING CONSTRUCTION OPERATIONS, TEMPORARY STREET LIGHTING SHALL BE PROVIDED AS NECESSARY TO ENSURE THE PUBLIC SAFETY. TEMPORARY STREET LIGHTS SHALL BE INSTALLED AT THE DISCRETION OF, AND TO THE SATISFACTION OF, THE DIRECTOR OF PUBLIC WORKS.
- CITY STANDARD STREET MONUMENTS SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY THE CITY ENGINEER.
- NEW CITY STANDARD STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER. ATTENTION IS DIRECTED TO SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE FOR THE REQUIREMENTS CONCERNING SURVEY MONUMENTS. EXISTING SURVEY MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER PRIOR TO CONSTRUCTION OPERATIONS, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR OF THE COUNTY OF SANTA CLARA. EXISTING SURVEY MONUMENTS SHALL BE RESET TO FINISH GRADE, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR OF THE COUNTY OF SANTA CLARA PRIOR TO THE RECORDING OF THE CERTIFICATE OF COMPLETION FOR THE PROJECT.
- CONSTRUCTION SURVEY STAKES OR MARKS (CONTROL STAKES) TO ESTABLISH LINES AND GRADES SHALL BE SET BY THE CONTRACTOR'S SURVEYOR OR ENGINEER.
- NOTIFY THE CITY INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF REQUIRING SERVICES FOR CHECKING FIELD STAKING. THREE (3) COPIES OF THE CUT SHEETS SHALL BE FURNISHED TO THE CITY INSPECTOR.
- GRADING OF LOTS SHALL BE COMPLETED AS DETERMINED BY THE CITY ENGINEER, AS SHOWN ON THE PLANS, AND SHALL FOLLOW REQUIREMENTS AND STANDARDS AS SET FORTH IN THE CITY STANDARD GRADING AND DRAINAGE NOTES.
- DEMOLITION OF SEPTIC TANKS SHALL CONFORM TO SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS. WORK SHALL BE DONE PRIOR TO CONSTRUCTION.

CUPERTINO SANITARY DISTRICT SANITARY SEWER NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, THE CURRENT CUPERTINO SANITARY DISTRICT STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ALL EXCAVATION, BACKFILL, AND PAVEMENT SECTION WITHIN STREET RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEER OF THE PUBLIC AGENCY HAVING JURISDICTION AND DISTRICT STANDARD SPECIFICATIONS AND DETAILS. IN CASE OF CONFLICT BETWEEN PUBLIC AGENCY AND DISTRICT, AGENCY'S REQUIREMENTS SHALL TAKE PRECEDENCE.
- AGENCY'S ENCROACHMENT PERMITS SHALL BE OBTAINED AND A COPY SHALL BE ON THE JOB DURING CONSTRUCTION.
- FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF TWO AND ON HALF (2.5) FEET ABOVE THE TOP OF PIPE ELEVATION BY METHODS THAT WILL NOT DAMAGE THE PIPE OF TWO (2) SLURRY MIX. FILL MATERIAL MUST ATTAIN A MINIMUM OF NINETY FIVE PERCENT (95%) RELATIVE COMPACTION IN PAVEMENT AREAS IN ACCORDANCE WITH THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
- THE DISTRICT ENGINEER SHALL BE NOTIFIED TWO (2) WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION, 20863 STEVENS CREEK BOULEVARD, SUITE 100, CUPERTINO, CA 95014 (408) 253-7071. AT THAT TIME, TRAFFIC PLANS, ENCROACHMENT PERMITS AND THE SEWER DIVERSION PLANS SHALL BE SUBMITTED TO THE DISTRICT ENGINEER. SEWER DIVERSION PLANS SHALL INCLUDE SEWAGE BYPASS AND EMERGENCY PLANS. WORK SHALL NOT BEGIN UNTIL THE DISTRICT ENGINEER HAS PROVIDED WRITTEN ACCEPTANCE OF THESE PLANS.
- ONE (1) SANITARY SEWER LATERAL SHALL BE INSTALLED FOR EACH LOT, RESIDENTIAL UNIT OR BUILDING WITH A CLEAN-OUT. LOCATION OF LATERAL AND PROPERTY CORNERS TO BE STAKED IN FIELD AT THE SAME TIME THE SEWER MAIN IS STAKED FOR CONSTRUCTION. LATERALS SHALL NOT BE LAID ON LESS THAN TWO PERCENT (2%) GRADE AND SHALL HAVE MINIMUM COVER OF FOUR AND ONE HALF (4.5) FEET AT PROPERTY LINE OR EDGE OF SANITARY SEWER EASEMENT. LATERALS SHALL BE DEEPER THAT FOUR AND ONE HALF (4.5) FEET WHEN DIRECTED BY DISTRICT ENGINEER. LATERALS SHALL NOT BE EXTENDED BEYOND THE STREET RIGHT-OF-WAY LINE OR SANITARY SEWER EASEMENT LINE UNTIL THE MAIN HAS BEEN TESTED. LATERAL SEWERS CONSTRUCTED OUTSIDE OF THE PUBLIC STREET OR CUPERTINO SANITARY DISTRICT EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SAN SHALL BE INSPECTED BY THE CITY BUILDING DEPARTMENT.
- EXISTING LATERALS TO BE ABANDONED (OR NOT USED) SHALL BE REMOVED TO THE WYE, CAPPED AND CONCRETE COLLAR MINIMUM OF 6" ALL AROUND.
- THE CONTRACTOR PERFORMING WORK ON THE SANITARY SEWERS SHALL BE REQUIRED TO REGISTER WITH THE DISTRICT AND PROVIDE INSURANCE AS SPECIFIED IN SECTION 1.39 AND 1.40 OF THE DISTRICT'S STANDARD SPECIFICATIONS.
- THE DEVELOPER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS INCLUDING EXISTING SANITARY SEWER FACILITIES THAT ARE TO REMAIN AND IF DAMAGED DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, SHALL BE REPAIRED TO THE SATISFACTION OF THE CUPERTINO SANITARY DISTRICT AND OTHER AFFECTED AGENCIES.
- CHANNELS OF ALL DISTRICT MANHOLES WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED BY PLYWOOD COVERS, PLACED IN THE MANHOLES AND MANHOLE CASTINGS SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CUPERTINO SANITARY DISTRICT OR AS DIRECTED BY THE DISTRICT ENGINEER.
- THE DEVELOPER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF CONSTRUCTION DEBRIS ENTERING THE EXISTING SANITARY SEWER SYSTEM DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT AND THE DEVELOPER AND CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH THE RELEASE OF CONSTRUCTION DEBRIS INTO THE EXISTING SANITARY SEWER SYSTEM DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- THE DEVELOPER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF A SEWAGE SPILL ASSOCIATED WITH THE CONTRACTOR'S ACTIVITIES AND SHALL PAY ALL COSTS ASSOCIATED WITH THE RELEASE OF SEWAGE INTO SURFACE DRAINAGE SYSTEM AND DOWNSTREAM SURFACE WATERS.
- UTILITY NOTIFICATION:
 - UNDERGROUND SERVICE ALERT 800-227-2600
 - STORM DRAIN - CITY OF CUPERTINO
 - SANITARY SEWERS - CUPERTINO SANITARY DISTRICT
- CONTRACTOR SHALL POT-HOLE AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES CROSSING NEW SEWER MAIN OR LATERAL CONSTRUCTION.
- ALL SANITARY SEWER PIPES SHALL BE PVC-SDR 26 OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED BY DISTRICT ENGINEER.
- ACCESS FOR PEDESTRIANS AND VEHICLES SHALL BE PROVIDED AT ALL TIMES UNLESS APPROVED IN WRITING BY THE DISTRICT ENGINEER.
- SANITARY SEWER MANHOLES, FLUSHING INLETS AND CLEANOUTS SHALL BE MARKED WITH "SANITARY" OR "SANITARY SEWER"
- AT THE DEVELOPER/GENERAL CONTRACTOR'S EXPENSE, CLOSED CIRCUIT VIDEO INSPECTION OF MAINS, LATERALS AND PROPERTY LINE CLEAN-OUTS IS REQUIRED. WHEN THE USE OF AN EXISTING LATERAL IS PROPOSED, AN ADDITIONAL VIDEO INSPECTION IS REQUIRED PRIOR TO CONSTRUCTION TO VERIFY THAT IT MEETS THE CURRENT DISTRICT STANDARDS.



ABBREVIATION:

CB	Catch Basin	PL	Property Line
CI	Curb Inlet	PSE	Public Service Easement
CL	Center Line	PUE	Public Utility Easement
CS	Concrete Surface	PVC	Polyvinyl Chloride
DI	Drainage Inlet	RCP	Reinforced Concrete Pipe
FF	Finished Floor	RG	Rough Grade
FI	Flow Line	R/W	Right-of-Way
FS	Finished Surface	SD	Storm Drain
GB	Grade Break	SDH	Storm Drain Manhole
GS	Garage Slab	TCM	Treatment Control Measure
HM	Hydromodification	TDC	Top of Depressed Curb
HP	High Point	TVC	Top of Vertical Curb
LP	Low Point	TW	Top of Wall

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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

DATE OF REPORT

BY G.E.#

EARTH WORK QUANTITIES

CUT: 100,000 CY
FILL: 5,000 CY
EXPORT: 95,000 CY
IMPORT: 0 CY

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

PARCEL AREAS

PARCEL A EXISTING AREA = 4,348 AC
PARCEL B EXISTING AREA = 0,788 AC
TOTAL EXISTING AREA = 5,116 AC

STREET DEDICATION = 0,096 AC
PARCEL A PROPOSED AREA = 3,975 AC
PARCEL B PROPOSED AREA = 1,045 AC
TOTAL PROPOSED AREA = 5,116 AC

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

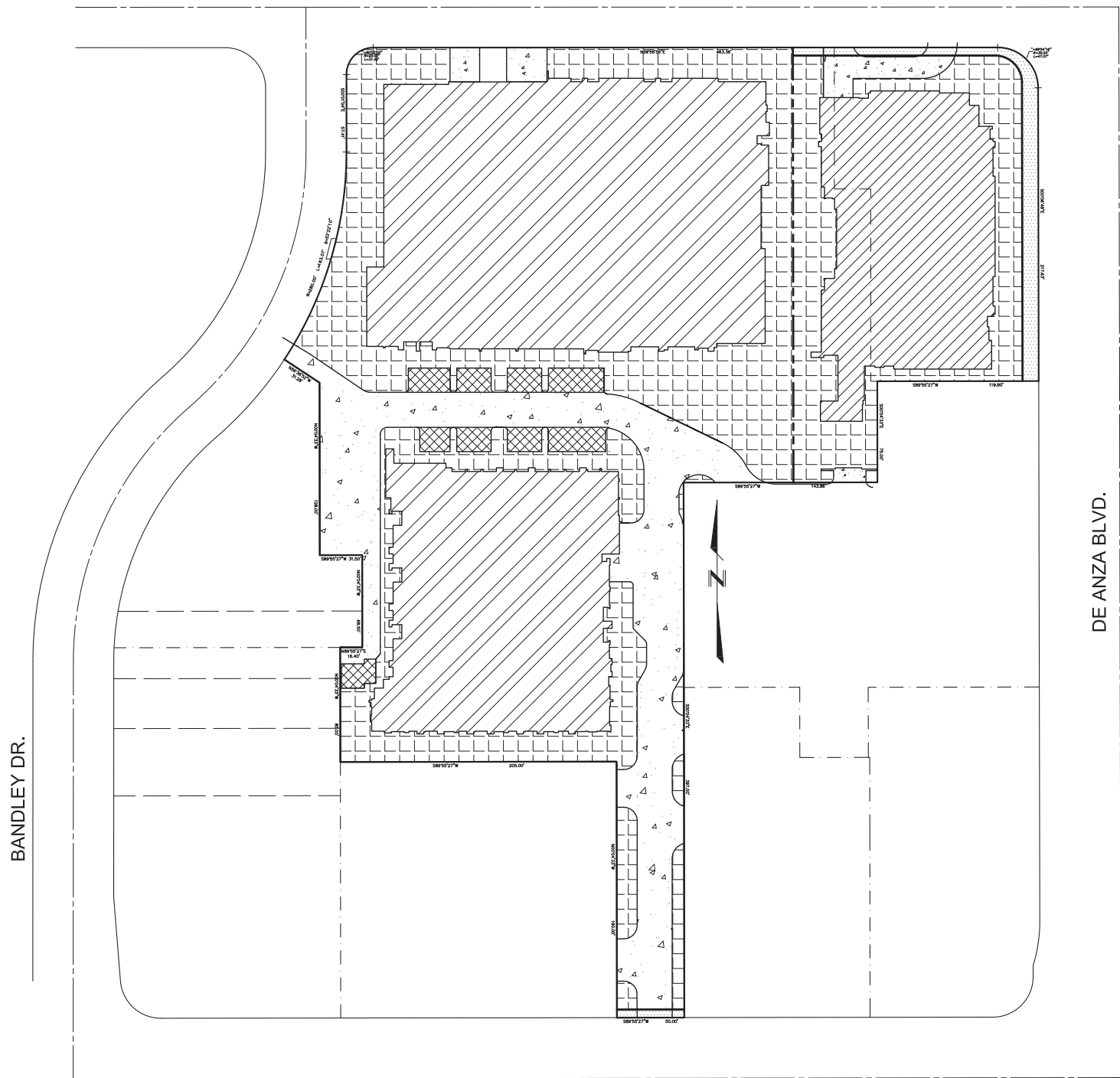
TITLE SHEET

VERO
consultants
Planning | Engineering | Land Entitlement
www.vero-consultants.com

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DATE 04-21-16

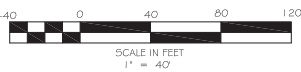
C1.0

ALVES DR.



STEVENS CREEK BLVD.

DE ANZA BLVD.



LEGEND

LAND USE AREAS		AREA (SF)	AREA (AC)	PERCENTAGE (%)
PROPOSED RESIDENTIAL/ COMMERCIAL BUILDING		89,086	2.04	39.9%
PROPOSED HOTEL BUILDING		25,909	0.59	11.6%
PROPOSED DRIVEWAY		33,080	0.76	14.9%
PROPOSED PARKING AREA		4,704	0.11	2.2%
PROPOSED COMMON AREA (INCLUDES WALKWAYS & LANDSCAPING)		65,874	1.51	29.6%
PROPOSED PUBLIC RIGHT-OF-WAY		4,202	0.09	1.8%
TOTAL AREAS(SF)		222,855	5.12 (Gross) 5.03 (Net)	100%

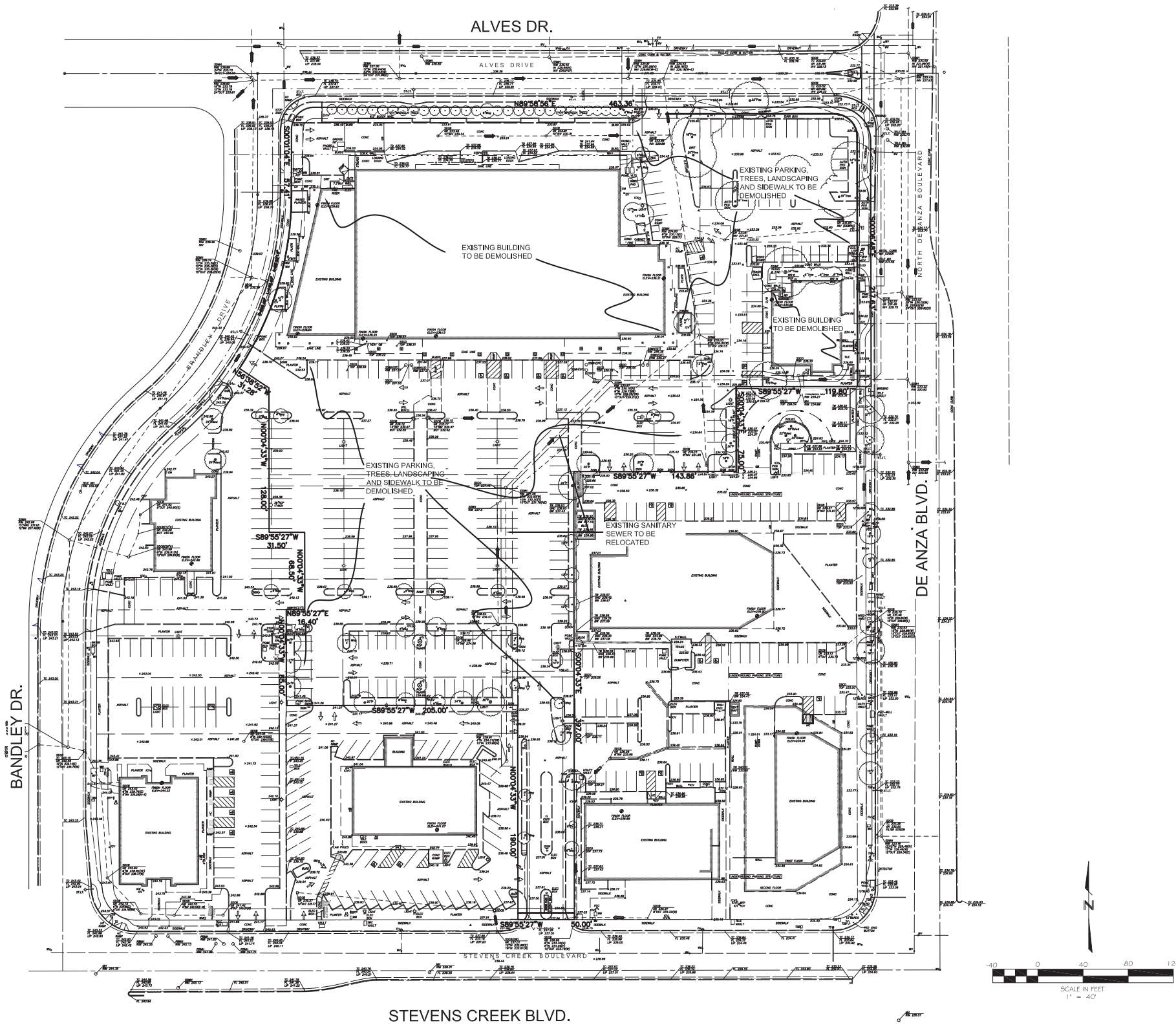
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LAND USE PLAN



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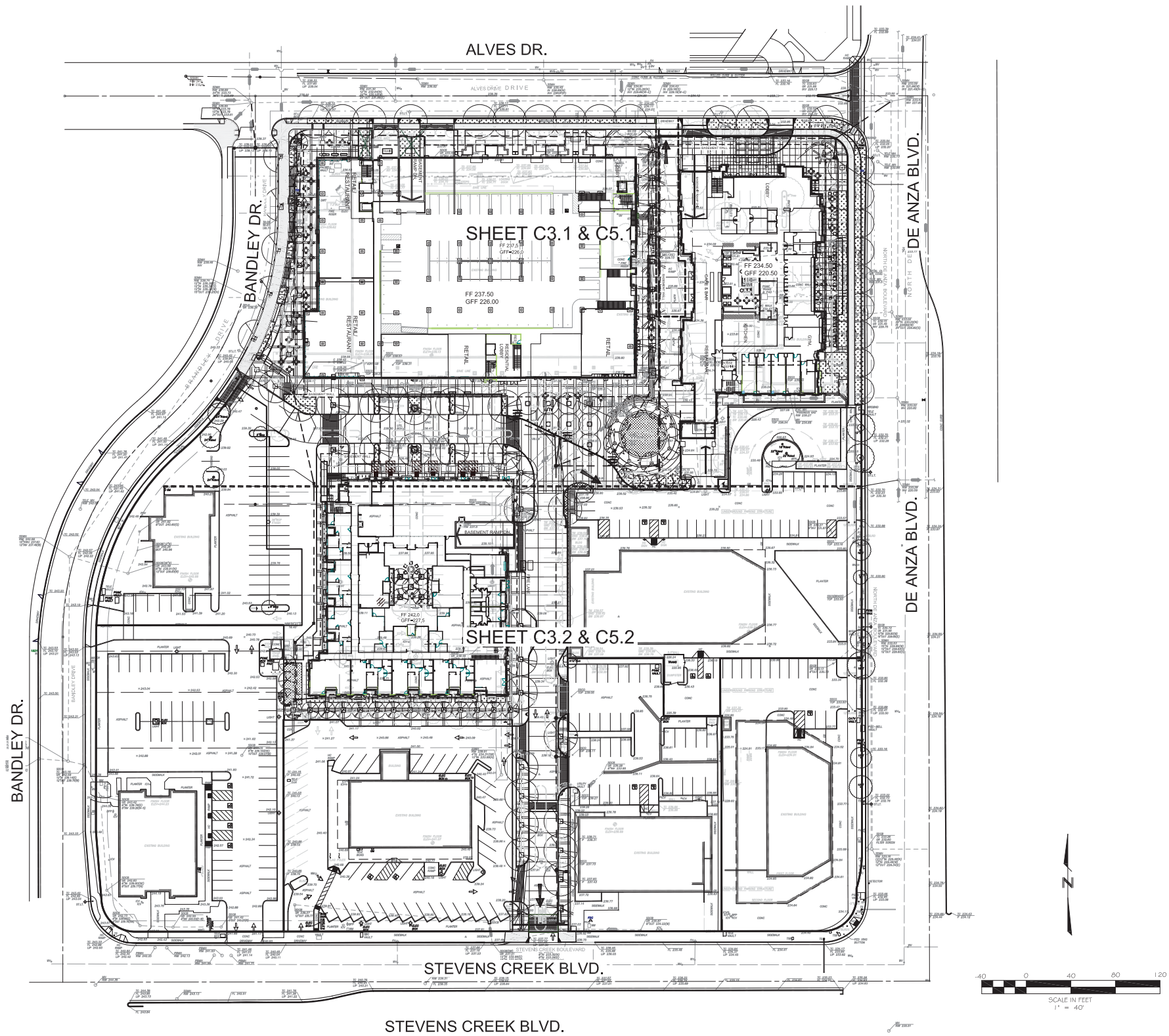
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EXISTING GROUND AND DEMOLITION PLAN



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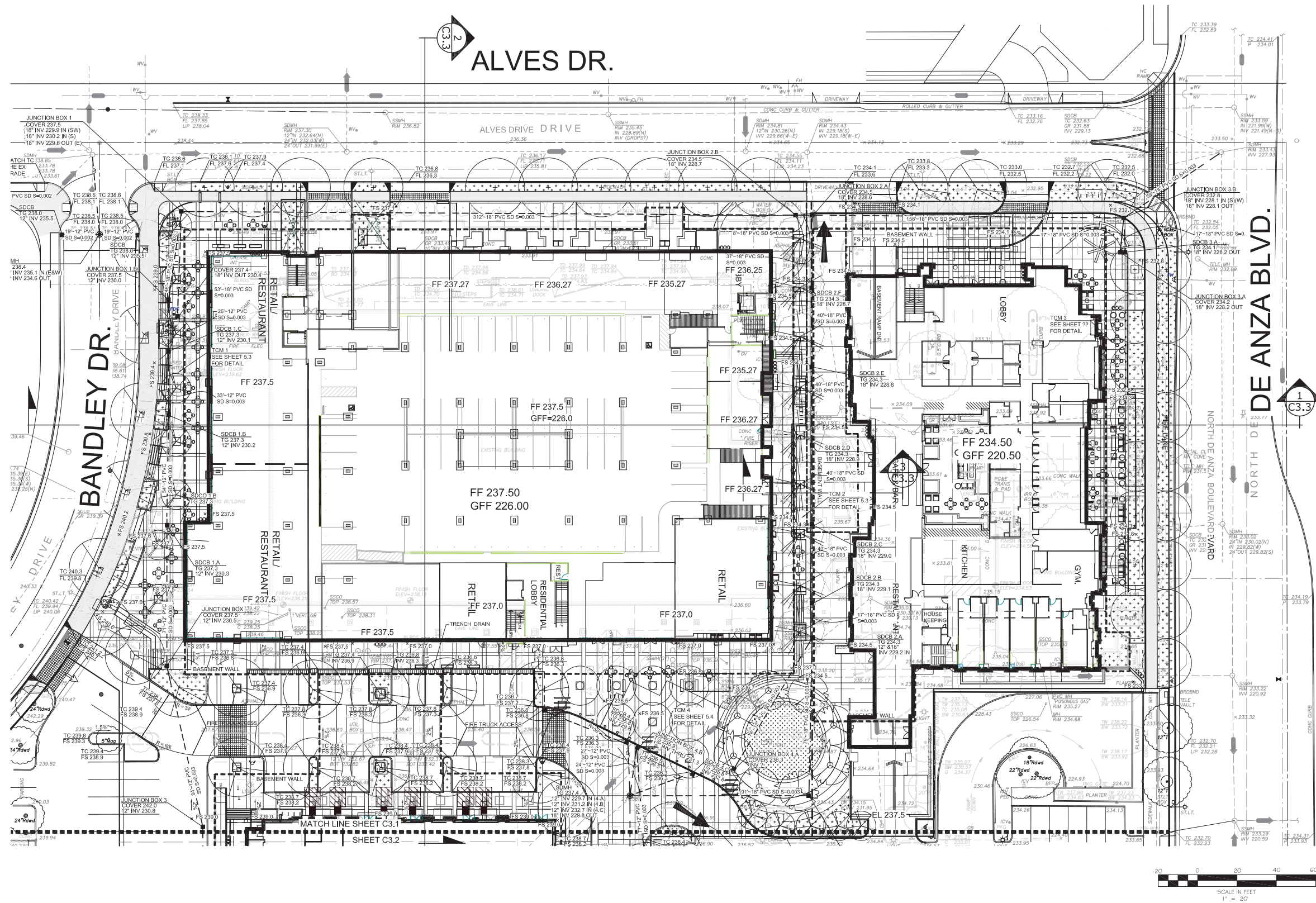
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PRELIMINARY GRADING PLAN



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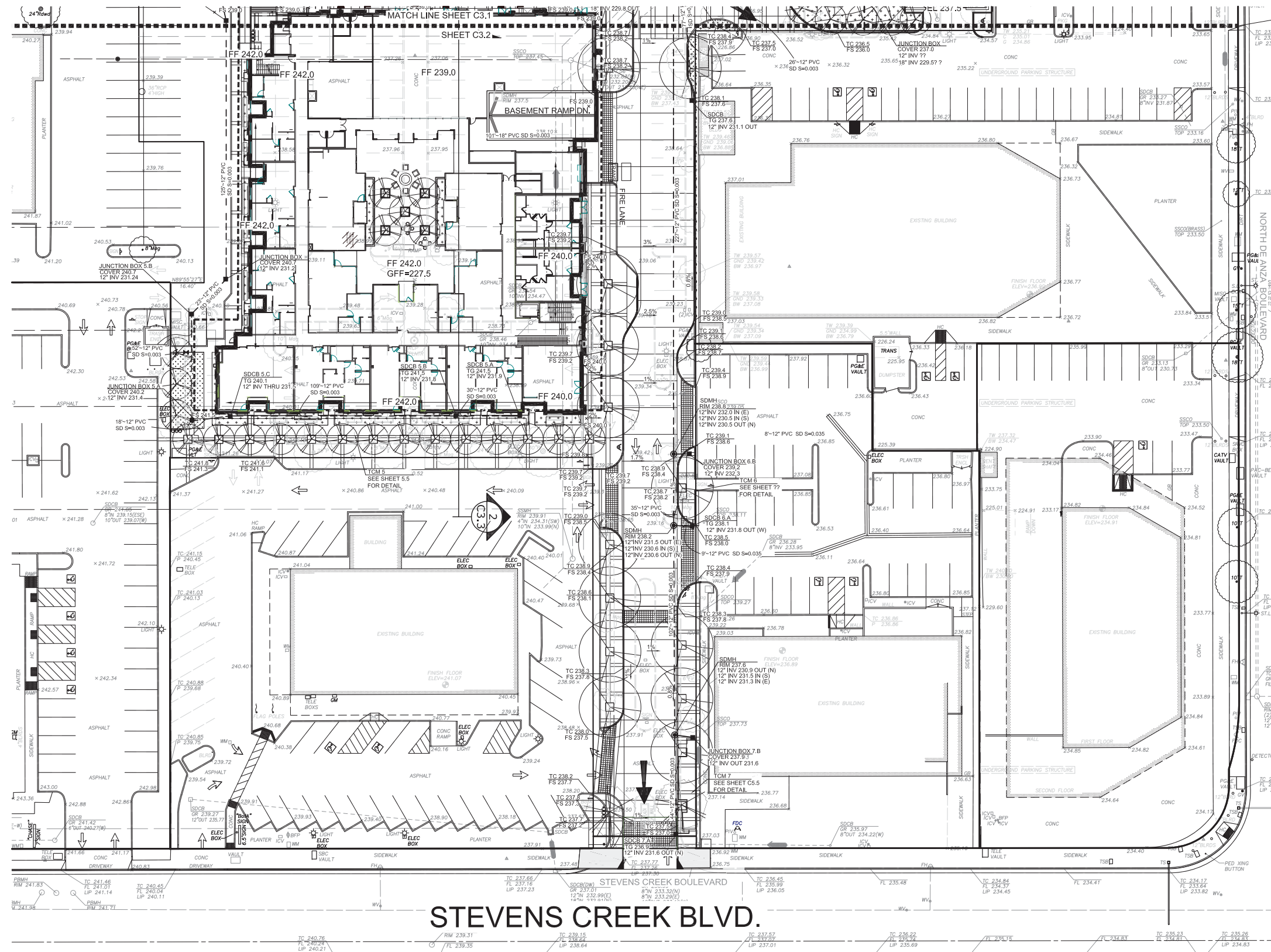
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STEVENS CREEK BLVD.

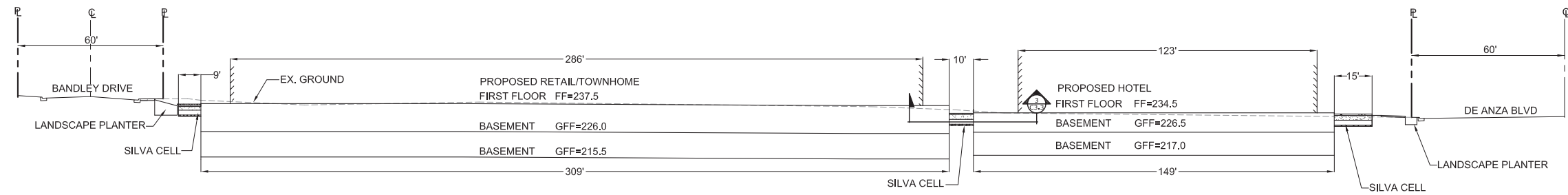
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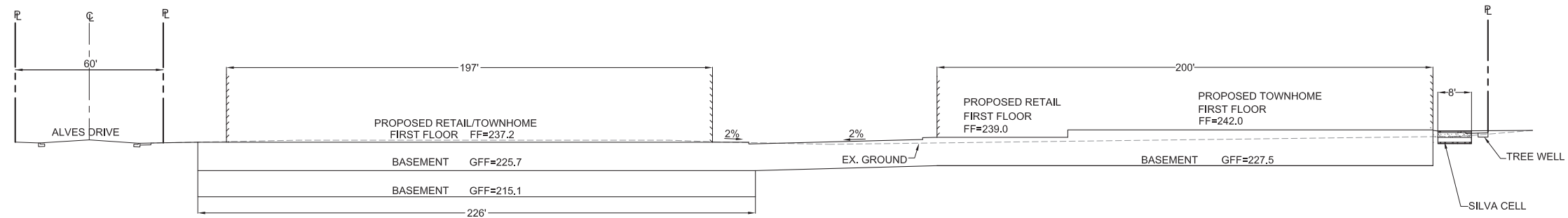
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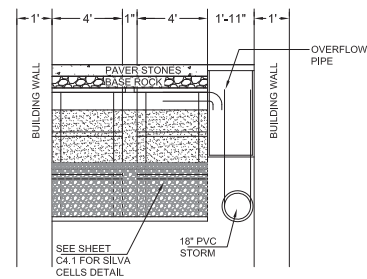
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SECTION 1
SCALE: N.T.S



SECTION 2
SCALE: N.T.S



SECTION 3
SCALE: N.T.S

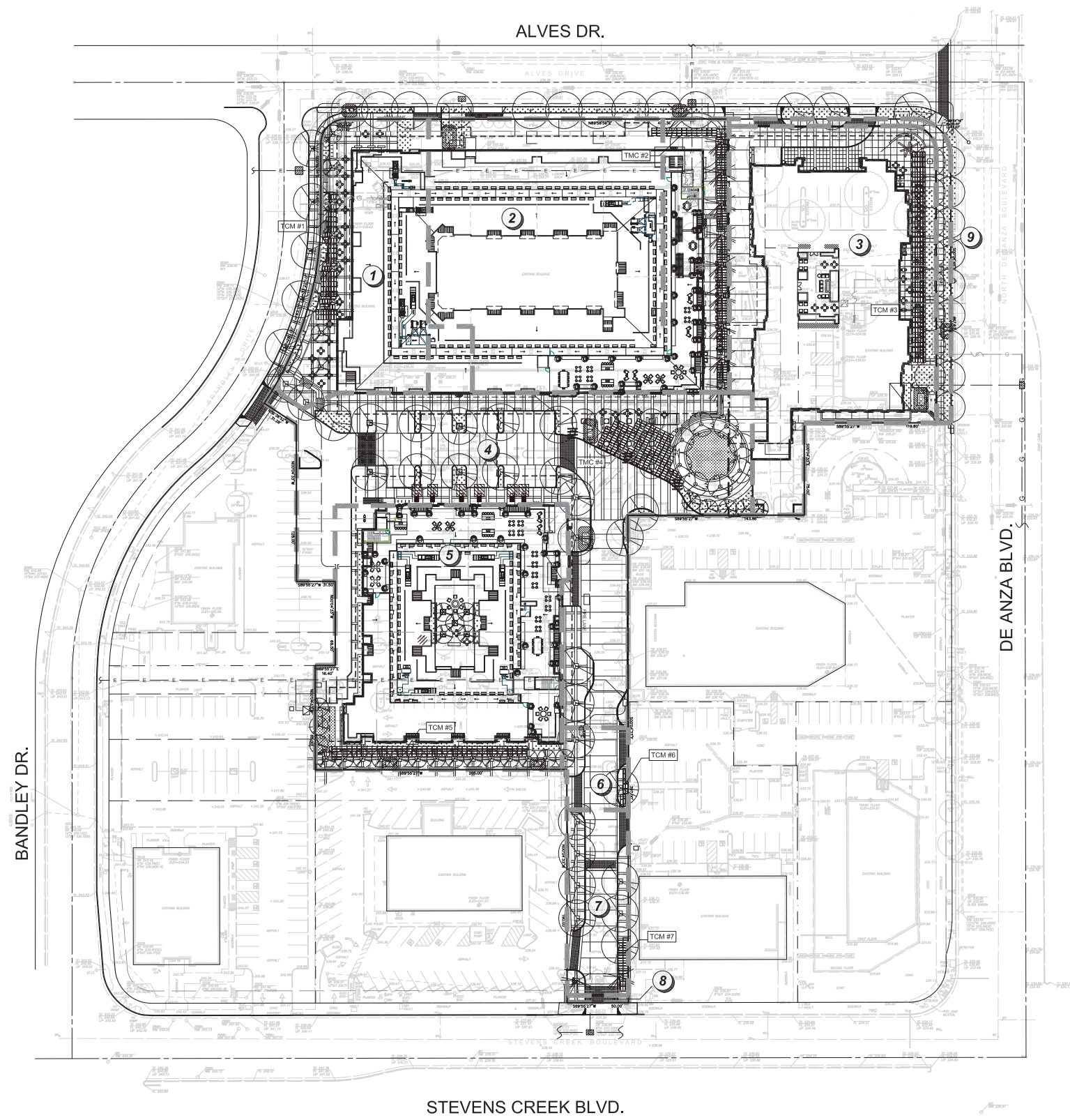
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PRELIMINARY CROSS-SECTION

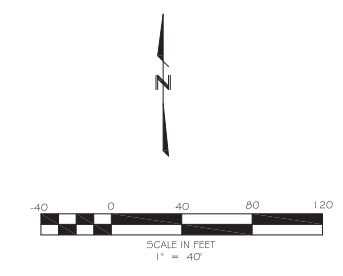


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LEGEND:
(Symbol Size May Vary) PROPOSED

Property Boundary	- - - - -
Bio-Treatment Cell	[Hatched Box]
Drainage Area Boundary	— — — — —
Drainage Area Designation	①
BIO-TREATMENT CELL #	[1]
TREATMENT CONTROL NUMBER	TCM 1



MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

STORMWATER CONTROL PLAN



JOB NO. 1250.001
DATE 04-21-16

SITE CONDITIONS	
SOIL TYPE	Clay Loam (D)
DEPTH TO GROUNDWATER	Greater than 100
100 YEAR FLOOD ELEV	Zone D - Areas in which flood hazards are undetermined, but possible
RECEIVING WATER BODY	Calabazas Creek
POLLUTANTS	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria
POLLUTANT SOURCE AREAS	Roofs, Roads, Landscaping
SOURCE CONTROL MEASURES	Sweeping Roads, Landscape Maintenance, Irrigation Controls

Soil type and depth to groundwater are taken from the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook. The 100 year flood elevation was taken from the FEMA website.

SUMMARY OF MAINTENANCE REQUIREMENTS

BIO-RETENTION AREAS OR "RAIN GARDENS" FUNCTION AS SOIL AND PLANT-BASED FILTRATION DEVICES THAT REMOVE POLLUTANTS THROUGH A VARIETY OF PHYSICAL, BIOLOGICAL, AND CHEMICAL TREATMENT PROCESS. PERCOLATION OF STORED WATER IN THE BIO-RETENTION AREA'S PLANTING SOIL WILL ENTER THE UNDERDRAIN, SO THAT THE BIO-RETENTION AREA EMPTIES OVER TWO DAYS.

TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

1. REMOVE OBSTRUCTIONS, DEBRIS AND TRASH FROM BIO-RETENTION AREA AND DISPOSE OF PROPERLY.
2. INSPECT BIO-RETENTION AREA TO ENSURE THAT IT DRAINS BETWEEN STORMS AND WITHIN FIVE DAYS AFTER RAINFALL.
3. INSPECT INLETS FOR CHANNELS, SOIL EXPOSURE OR OTHER EVIDENCE OF EROSION. CLEAR OBSTRUCTIONS AND REMOVE SEDIMENTS.
4. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.
5. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP BIO-RETENTION AREA NEAT AND ORDERLY IN APPEARANCE.

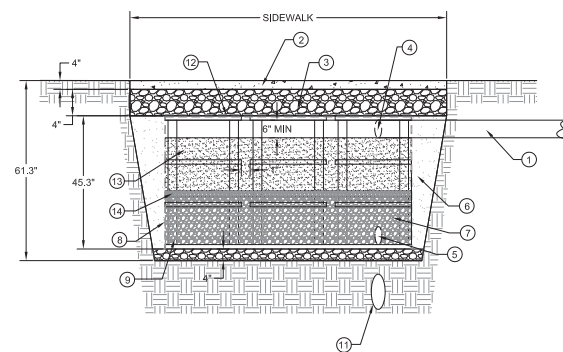
BIO-TREATMENT MAINTENANCE SCHEDULE

ACTIVITY	SCHEDULE
RE-MULCH VOID AREAS	AS NEEDED
TREAT DISEASED TREES AND SHRUBS	AS NEEDED
WATER PLANTS DAILY FOR TWO WEEKS	AT PROJECT COMPLETION
INSPECT SOIL AND REPAIR ERODED AREAS	MONTHLY
REMOVE LITTER AND DEBRIS	MONTHLY
REMOVE AND REPLACE DEAD AND DISEASED VEGETATION	TWICE PER YEAR
ADD ADDITIONAL MULCH	ONCE PER YEAR
REPLACE TREE STAKES AND WIRE	ONCE PER YEAR

NOTES:

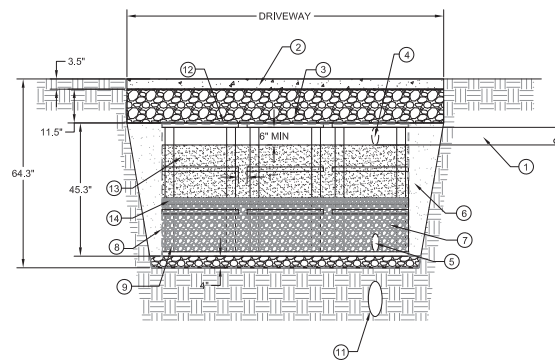
1. BIO-TREATMENT SOIL SHALL CONSIST OF A MIXTURE OF SAND (60-70%), COMPOST (30-40%) WITH A MINIMUM INFILTRATION RATE OF 2" PER HOUR AND ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS. (REFER TO APPENDIX C OF C3 HANDBOOK)
2. SANDY LOAM SHALL CONSIST OF NATIVE SOILS AMENDED SO THAT 5% OR LESS PASSES THROUGH A #200 SIEVE.

- ① RAINWATER LEADER OR SOLID DISTRIBUTION PIPE INTO SILVA CELL SYSTEM
- ② ASPHALT CONCRETE CONCRETE (3" FOR SIDEWALK & 3.5" FOR DRIVEWAY)
- ③ AGGREGATE BASE (9" FOR SIDEWALK & 11.5" FOR DRIVEWAY)
- ④ PERFORATED DISTRIBUTION PIPE INTO SILVA CELL
- ⑤ 6" PVC SUBDRAIN
- ⑥ BACKFILL, INSTALL 6" LIFTS, WITHIN 4'-6" FROM TOP OF DECKS, COMPACTED TO 95%
- ⑦ 1/2" MIN OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
- ⑧ GEOGRID, "J" 6" MIN BELOW BACKFILL AT BASE. OVERLAP 12" MIN. AT TOP OF CELLS
- ⑨ SILVA CELLS
- ⑩ 4" AGGREGATE SUB BASE, COMPACTED TO 95%
- ⑪ CONNECTION TO STORM DRAIN SYSTEM (10", 12" OR 18" TYPICAL)
- ⑫ GEOTEXTILE, 18" MIN. OVERLAP PAST EXCAVATION
- ⑬ BIO-TREATMENT SOIL MIX (BEM) PER SPECS. (18" DEPTH)
- ⑭ PEA GRAVEL (2" DEPTH)



SILVA CELL DETAIL 1

N.T.S.



SILVA CELL DETAIL 2

N.T.S.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number: (N/A, 1, 2, 3, etc.)			
Total Site (acres)	5.12	Total Area of Site Disturbed (acres)	5.12
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced ¹	New ²
Roof Areas	49,139	111,328	2,461
Parking	120,567	11,379	
Hardscape, Sidewalks, Patios, Paths, etc.	6,345	51,950	2,405
Driveway	33,732	25,383	2,388
Public Right-of-Way		1,772	374
Streets (private)			
Total Impervious Surfaces	209,783	201,822	7,628
Pervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced ¹	New ²
Landscaped Areas	13,072	4,919	5,583
Soil			875
Landscaped area (public right-of-way)		525	1,503
Total Pervious Surfaces	13,072	5,444	7,961
Total Proposed Replaced + New Impervious Surfaces:		209,450	
Total Proposed Replaced + New Pervious Surfaces:		13,405	

¹Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area.

Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to

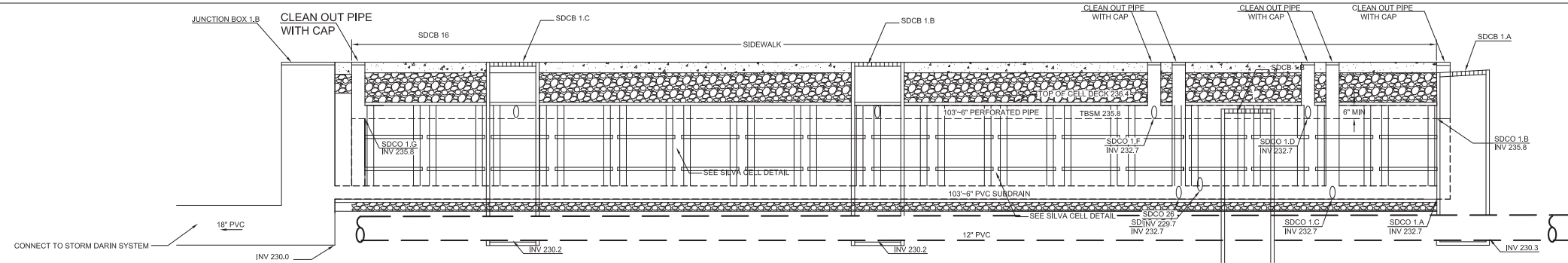
Footnotes:

¹Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.

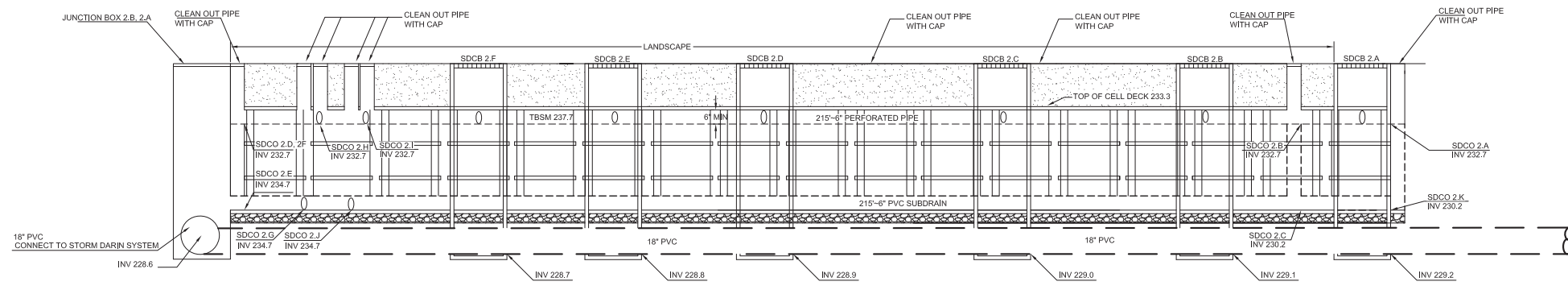
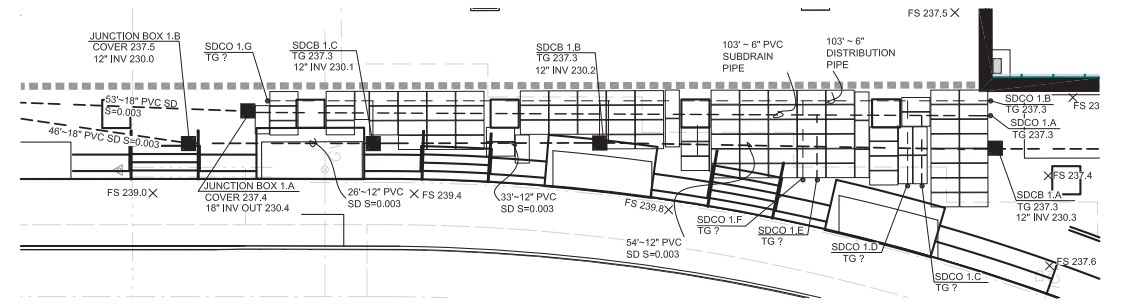
²Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.

TREATMENT CONTROL SUMMARY TABLE											
AREA	TCM#	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	# OF EVERGREEN TREES	# OF DECIDUOUS TREES	TREE CREDITS (SF)	REVISED IMPERVIOUS AREA (SF) IMPERVIOUS AREA - TREE CREDITS	BIO-TREATMENT REQUIRED	BIO-TREATMENT PROVIDED(SF)	IMPERVIOUS AREA TYPE
①	1	BIO-TREATMENT	21,668	21,161	0	10	1,000	20,161	806	832	ROOF
②	2	BIO-TREATMENT	52,538	48,855	18	43	7,900	40,955	1,638	1,640	ROOF
③	3	BIO-TREATMENT	43,567	41,250	0	8	800	40,450	1,618	1,680	ROOF, DRIVEWAY, WALKWAY
④	4	BIO-TREATMENT	48,434	45,881	5	30	4,000	41,881	1,675	1,688	ROOF, DRIVEWAY, PARKING
⑤	5	BIO-TREATMENT	41,427	39,228	16	42	7,400	31,828	1,273	1,280	ROOF, WALKWAY
⑥	6	BIO-TREATMENT	3,486	3,486	0	2	200	3,286	131	136	DRIVEWAY, WALKWAY
⑦	7	BIO-TREATMENT	7,561	7,561	0	9	900	6,661	266	272	DRIVEWAY
⑧		ROADWAY PROJECT*	300	300	N/A	N/A	N/A	N/A	N/A	N/A	PUBLIC STREET
⑨		ROADWAY PROJECT*	3,874	1,728	N/A	N/A	N/A	N/A	N/A	N/A	PUBLIC STREET

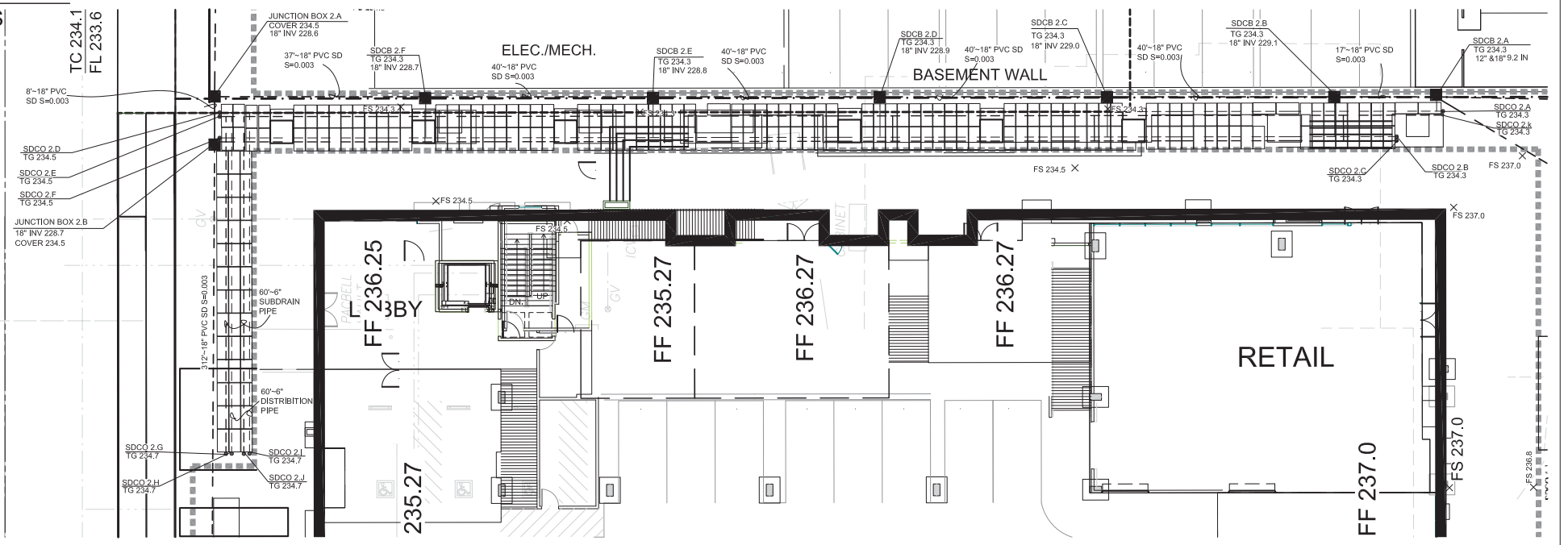
*PER CHAPTER 2 OF THE C3 STORM WATER HANDBOOK, NEW SIDEWALK CONSTRUCTED ALONG AN EXISTING ROADWAY IS EXEMPT FROM PROVISION C.3.c OF THE MUNICIPAL STORMWATER PERMIT



TMC 1
N.T.S



TMC 2
N.T.S



SILVA CELL DETAIL

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC



JOB NO. 1250.001
DATE 04-21-16