

The vicinity map shows the project location at the intersection of Highway 101 and Highway 102. The map includes labels for 'SITE', 'HIGHWAY 101', 'HIGHWAY 102', and 'VICINITY MAP'. A scale bar indicates 1 inch equals 50 feet.

1. 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.

- CUPERTINO SANITARY DISTRICT SANITARY SEWER NOTES

- [illegible]

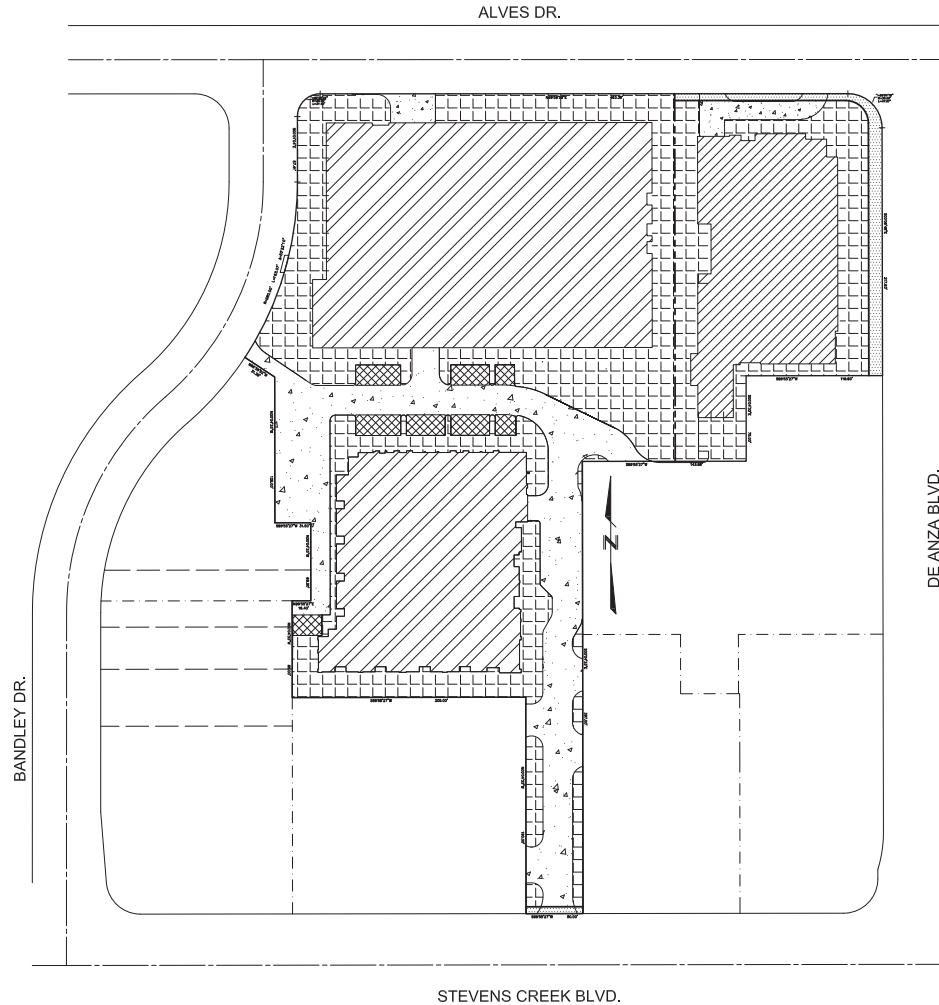
EXISTING	(Symbol Size May Vary)	PROPOSED
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----	Property Boundary	----
----	Lot Line	----
----	Curb & Gutter	----
----	Storm Drain	----
----	Swale	----
----	City / Town Boundary	----
----	City Standard Curb-Inlet	----
----	Flashed Inlet / Flat Grate Inlet	----
----	Area Drain	----
----	Storm Manhole	----
----	Direction of Surface Drainage	----
----	Overland Release	----
----	Contour	----
----	Unit of Grading	----
----	Retaining Wall	----
----	Limit of Construction	----
----	Truncated Domes	----
----	Vegetation	----
----	Permeable Pavement	----
----	Slope	----
----	Fence	----

CS	Catch Basin	PL	Property Line
CI	Curb Inlet	PSE	Public Service Easement
CL	Center Line	PUE	Public Utility Easement
CSL	Concrete Surface	PVC	Polyvinyl Chloride
DI	Drainage Inlet	RC	Reinforced Concrete
FF	Finished Floor	RG	Storm Drain
FM	Flat Graded Meet	RH	Right-of-Way
FL	Flow Line	SD	Storm Drain
FS	Finished Surface	SDMH	Storm Drain Manhole
GC	Grade Break	TG	Tie Curb
GB	Grade Step	TGM	Treatment Control
HC	Hydromanhole	TOC	Top of Depressed Curb
HM	Hydromanhole Management Control	TV	Top of Vertical Curve
HT		TW	Top of Walk

C1.0	TITLE SHEET
C1.1	LAND USE PLAN
C2.0	EXISTING GROUND AND DEMOLITION PLAN
C3.0 - C3.3	GRADING PLAN
C4.0 - C4.4	STORM WATER CONTROL PLAN
C5.1 - C5.2	UTILITY PLAN

<u>GEOTECHNICAL ENGINEER OF RECORD</u> THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE FITTING AND PURPOSE OF THE GEOTECHNICAL REPORT.		EARTH WORK QUANTITIES EST: 192,000 CY FILL: 5,000 CY EXPORT: 95,000 CY IMPORT: 0 CY	PARCEL AREAS PARCEL A EXISTING AREA = 4.746 AC PARCEL B EXISTING AREA = 0.381 AC TOTAL EXISTING AREA = 5.116 AC
PREPARED BY _____ BY G.E. _____	DATE OF REPORT _____ NOTE: EARTH WORK QUANTITIES SHOWN ARE APPROXIMATE, SILENTLY LEAVE THE CONTRACTORS RESPONSIBILITY TO DETERMINE & ESTIMATE QUANTITIES FOR MAJOR DRAIN USE.	STREET DEDICATION = 0.096 AC PARCEL A PROPOSED AREA = 3.591 AC PARCEL B PROPOSED AREA = 1.248 AC TOTAL PROPOSED AREA = 5.116 AC	



LEGEND

LAND USE AREAS

PROPOSED RESIDENTIAL/
COMMERCIAL
BUILDING



AREA (SF)

88,320

AREA (AC)

2.03

PERCENTAGE (%)

39.6%

PROPOSED HOTEL BUILDING

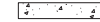


25,468

0.59

11.5%

PROPOSED DRIVEWAY



27,726

0.64

12.5%

PROPOSED PARKING
AREA



11,479

0.26

5.1%

PROPOSED COMMON AREA
(INCLUDES WALKWAYS &
LANDSCAPING)



65,660

1.51

29.5%

PROPOSED PUBLIC
RIGHT-OF-WAY



4,202

0.09

1.8%

TOTAL AREAS(SF)

222,855

5.12 (Gross)

5.03 (Net)

100%

MARINA PLAZA

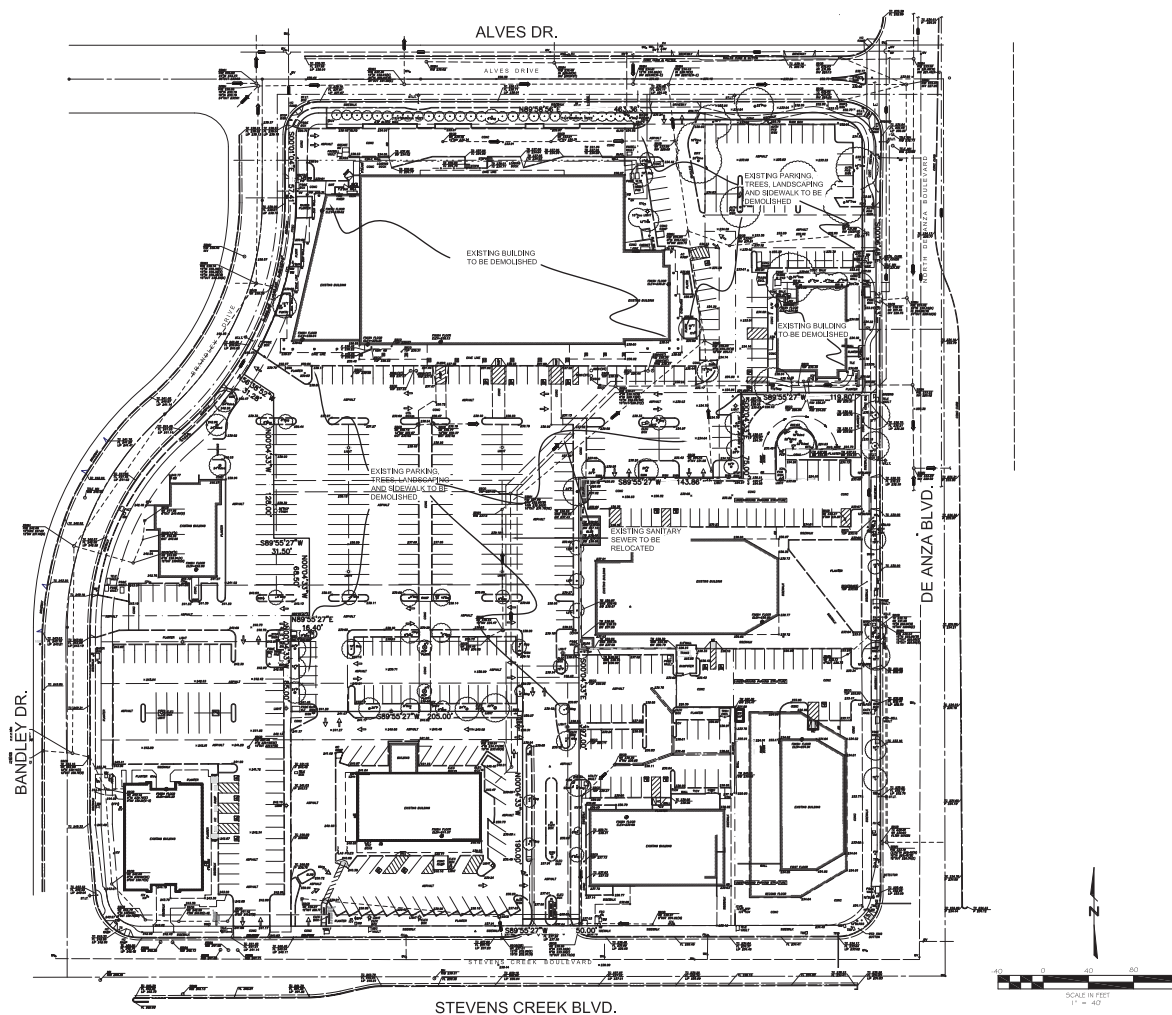
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LAND USE PLAN

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JOB NO. 1250.001
DATE 03-15-16

C1.1



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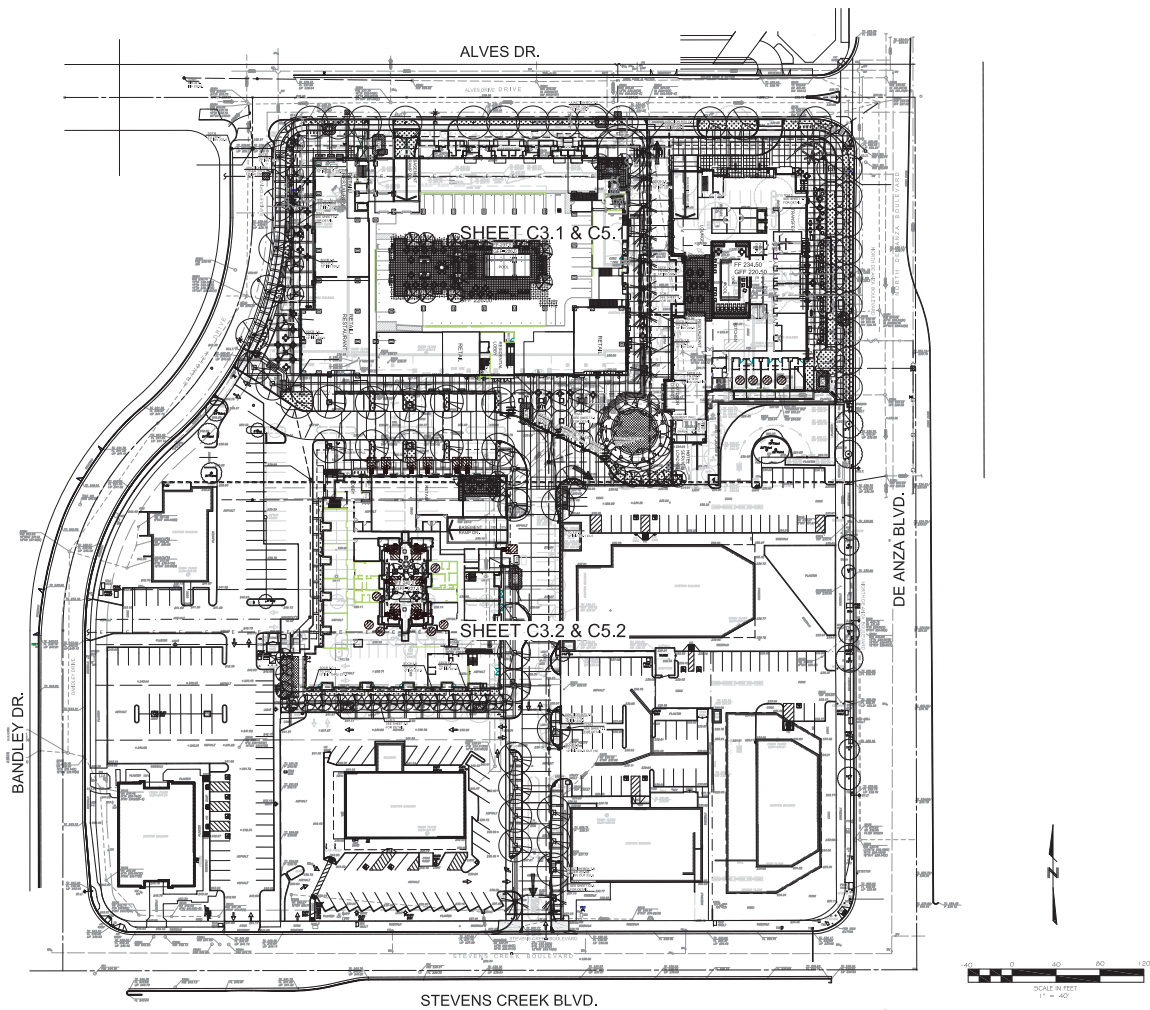
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EXISTING GROUND AND DEMOLITION PLAN

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C2.0



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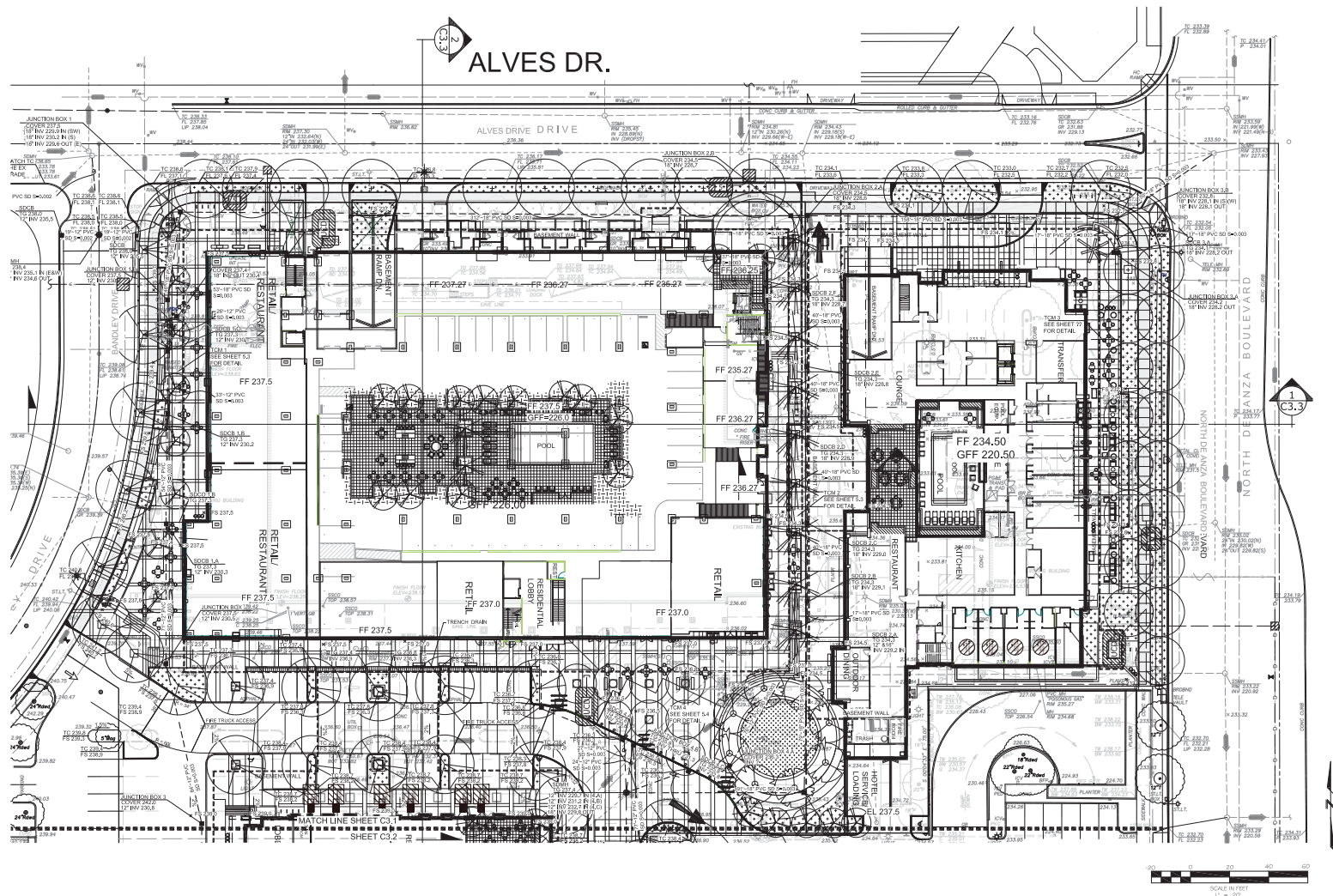
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PRELIMINARY GRADING PLAN

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C3.0



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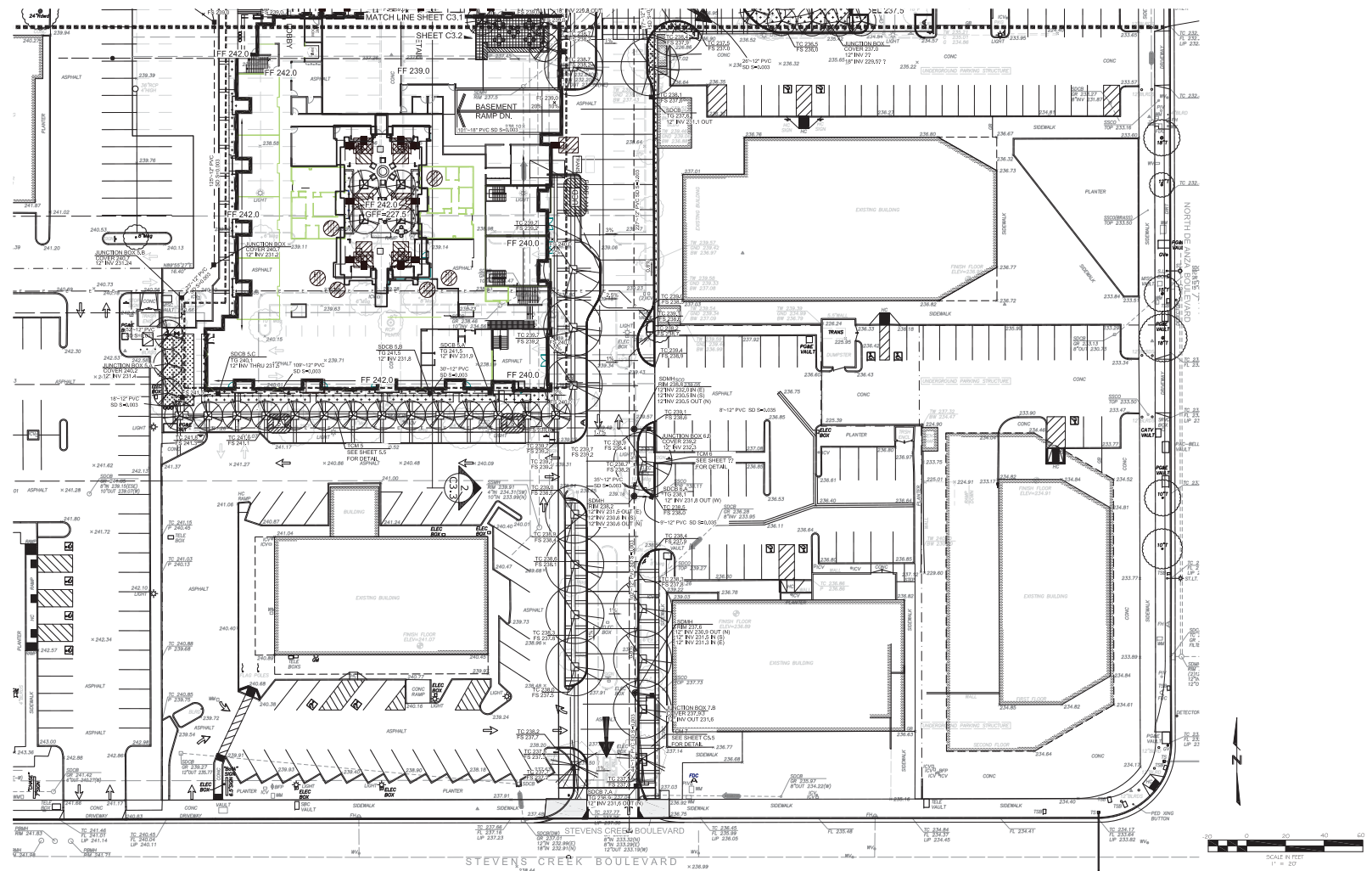
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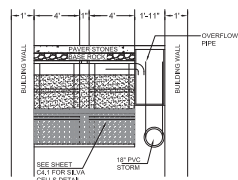
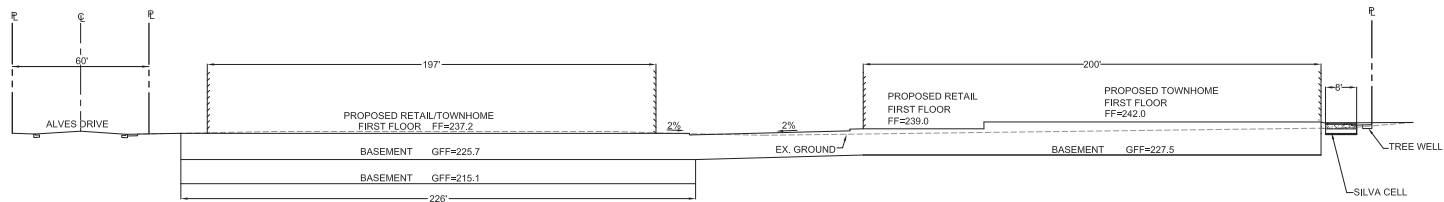
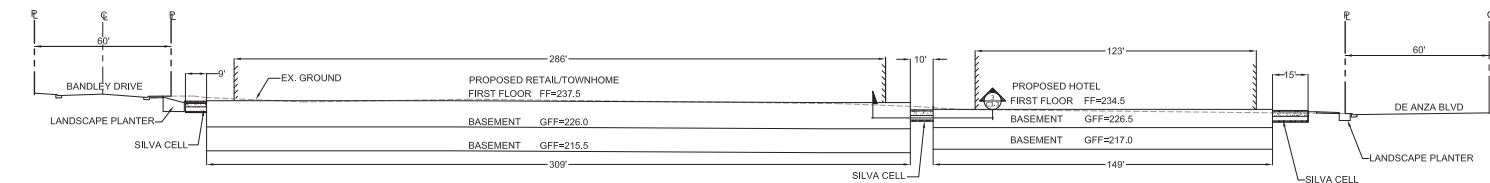
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PRELIMINARY GRADING PLAN

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C3.2



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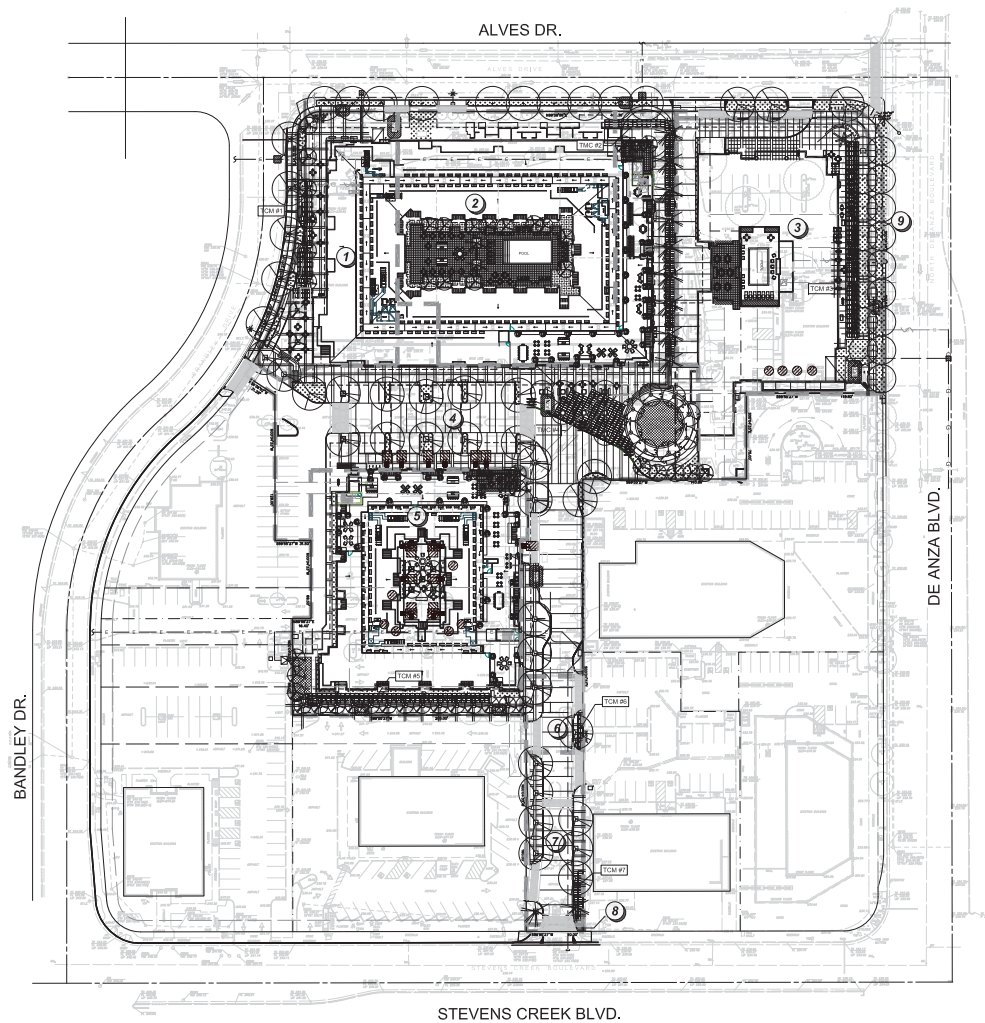
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PRELIMINARY CROSS-SECTION



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C3.3



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STORMWATER CONTROL PLAN

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C4.0

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, Greases, 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 PROCESSES. PERCOLATION OF STORED WATER IN THE BIORETENTION 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.

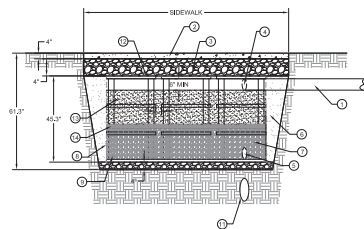
BIO-TREATMENT MAINTENANCE SCHEDULE

ACTIVITY	SCHEDULE
RE-MULCH VOID AREAS	AS NEEDED
TREAT DISEASED TREES AND SHRUBS	AS NEEDED
WATER PLANTS ONLY FOR TWO WEEKS	AT PROJECT COMPLETION
INSPECT SOIL AND REPAIR VOIDED 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:

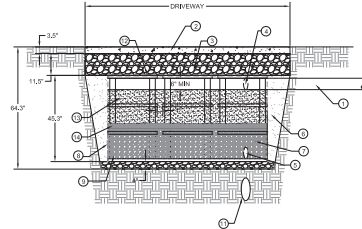
1. BIO-TREATMENT SOIL SHALL CONSIST OF A MIXTURE OF SAND (30%), COMPOST (20%), WITH A MINIMUM INFILTRATION RATE OF 0.7" PER HOUR AND ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS, REFER TO APPENDIX C OF C3 HANDBOOK.
2. SANDY LOAM SHALL CONSIST OF 70% SOILS AMENDED SO THAT 5% OR LESS PASSES THROUGH A #200 SIEVE.

- ① 4" WATER LEADER OR SOLID DISTRIBUTION PIPE INTO SILVA CELL SYSTEM
- ② ASPHALT CONCRETE CONCRETE (2" FOR SIDEWALK & 3.0" FOR DRIVEWAY)
- ③ AGGREGATE BASE (2" FOR SIDEWALK & 1.5" FOR DRIVEWAY)
- ④ PERFORATED DISTRIBUTION PIPE INTO SILVA CELL
- ⑤ 6" PVC SUBDRAIN
- ⑥ BACKFILL INSTALL 6" LIFTS, WITHIN 4" FROM TOP OF DECKS, COMPACTED TO 95%
- ⑦ 2" MIN OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
- ⑧ GEOTEXT. 2" MIN BELOW BACKFILL AT BASE, OVERLAP 12" MIN. AT TOP OF CELLS
- ⑨ SILVA CELLS
- ⑩ 6" AGGREGATE SUB BASE, COMPACTED TO 95%
- ⑪ CONNECTION TO STORM DRAIN SYSTEM (12", 16" OR 18" TYPICAL)
- ⑫ GEOTEXTILE 16" MIN. OVERLAP EAST EROSION MAT
- ⑬ BIO-TREATMENT SOIL MIX (S26) PER SPEC. (16" DEPTH)
- ⑭ 6" A GRAVEL (2" DEPTH)



SILVA CELL DETAIL 1

N.T.S.



SILVA CELL DETAIL 2

N.T.S.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Proposed Project: Marina Plaza, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100			
Total Site Area		Total Area of Site	
6.12		6.12	
Existing Condition of Site Area (Existing Surfaces)		Proposed Condition of Site Area (Existing Surfaces)	
Impervious Surfaces		Impervious Surfaces	
Roof Areas		Roof Areas	
Parking		Parking	
Paved Areas, Driveways, Patios, etc.		Paved Areas, Driveways, Patios, etc.	
Public Right of Way		Public Right of Way	
Total Impervious Surfaces		Total Impervious Surfaces	
Total Permeable Surfaces		Total Permeable Surfaces	
Total Proposed Impervious + New Impervious Surfaces		Total Proposed Impervious + New Impervious Surfaces	
Total Proposed Permeable + New Permeable Surfaces		Total Proposed Permeable + New Permeable Surfaces	

TREATMENT CONTROL SUMMARY TABLE									
AREA	TCMP	TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	# OF EVERGREEN TREES	# OF DECIDUOUS TREES	TREE CREDITS (SF)	BUSSES IMPERVIOUS AREA (SF)	IMPERVIOUS AREA - TREE CREDITS
1	1	BIO-TREATMENT	21,468	21,468	0	10	1,000	20,331	200
2	2	BIO-TREATMENT	52,538	48,855	18	43	7,800	40,955	1,638
3	3	BIO-TREATMENT	42,557	42,557	0	6	600	41,957	1,600
4	4	BIO-TREATMENT	48,434	45,581	5	30	4,000	41,581	1,953
5	5	BIO-TREATMENT	41,427	39,228	16	42	7,400	31,828	1,273
6	6	BIO-TREATMENT	3,499	3,499	0	2	200	3,299	151
7	7	BIO-TREATMENT	7,561	7,561	0	9	900	6,661	286
8	8	ROADWAY PROJECT	100	100	N/A	N/A	N/A	N/A	N/A
9	9	ROADWAY PROJECT	3,874	1,728	N/A	N/A	N/A	N/A	N/A

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

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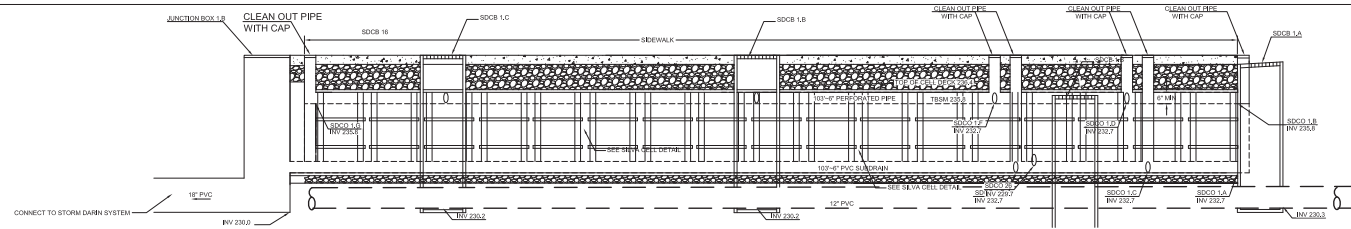
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STORMWATER CONTROL DETAILS

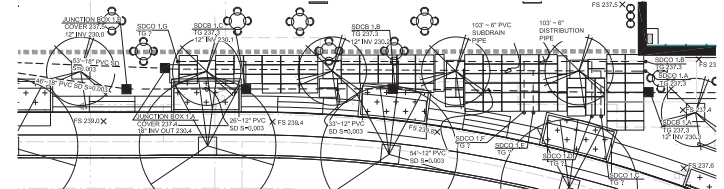
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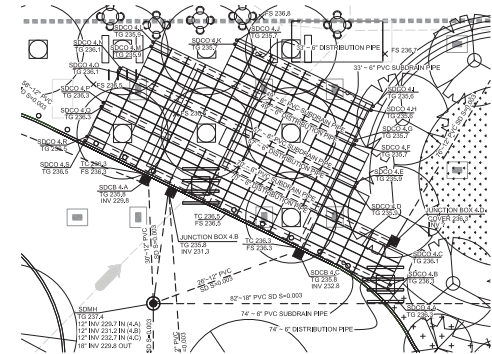
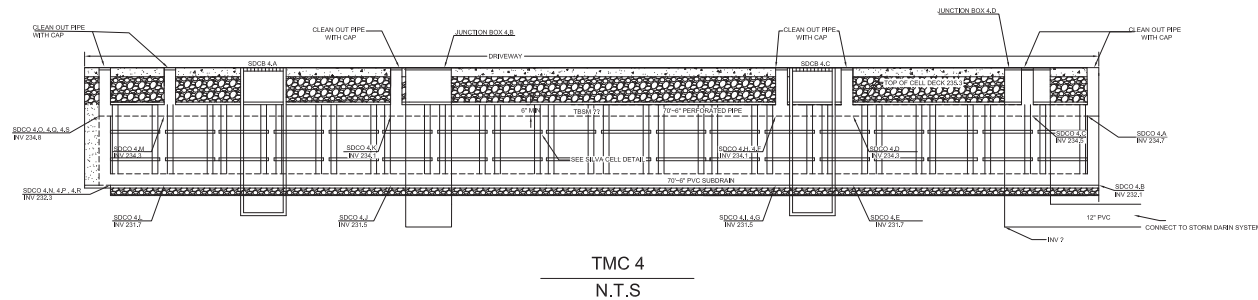
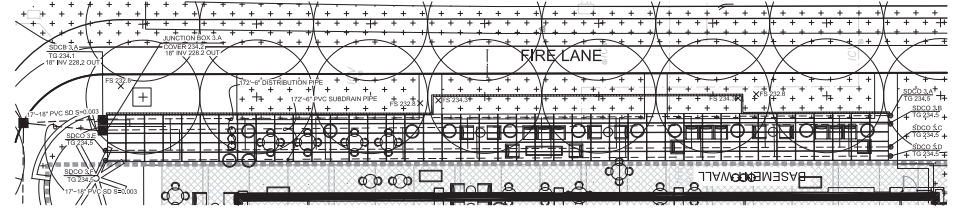
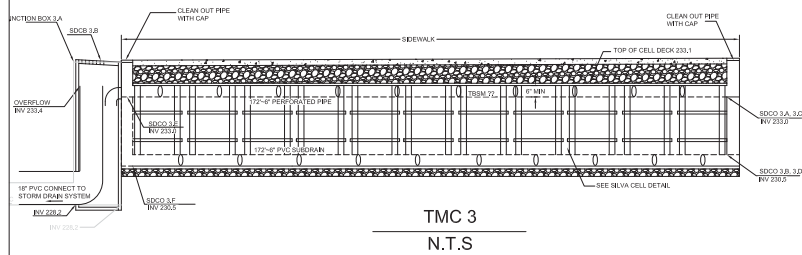
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C4.1



TMC 1
N.T.S.





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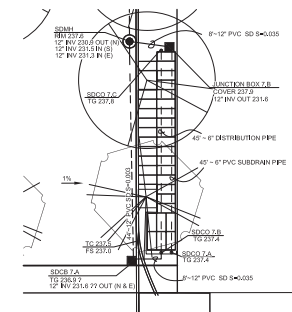
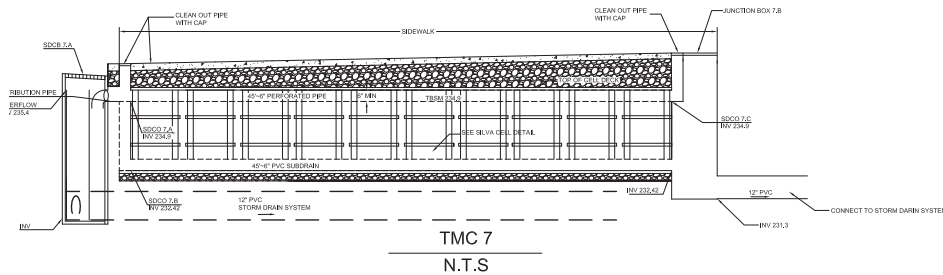
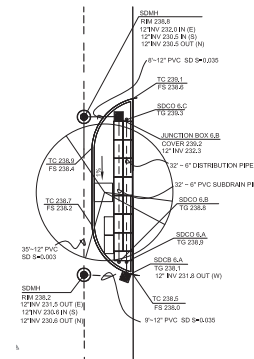
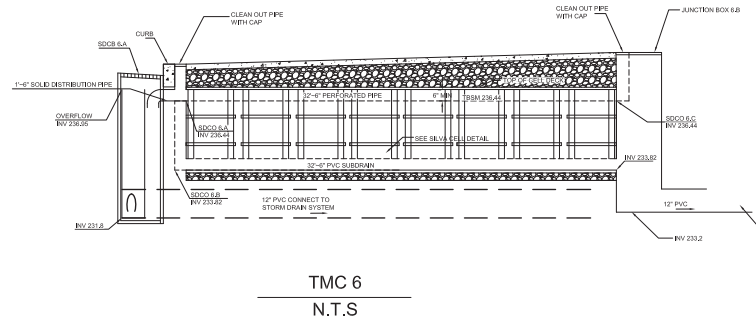
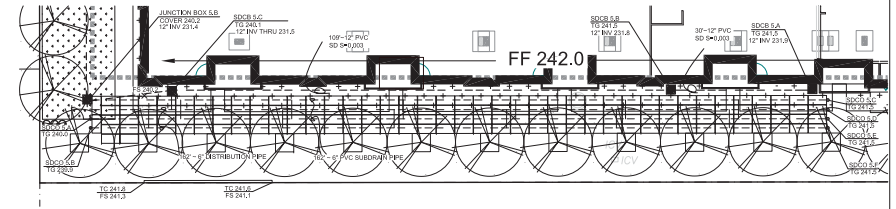
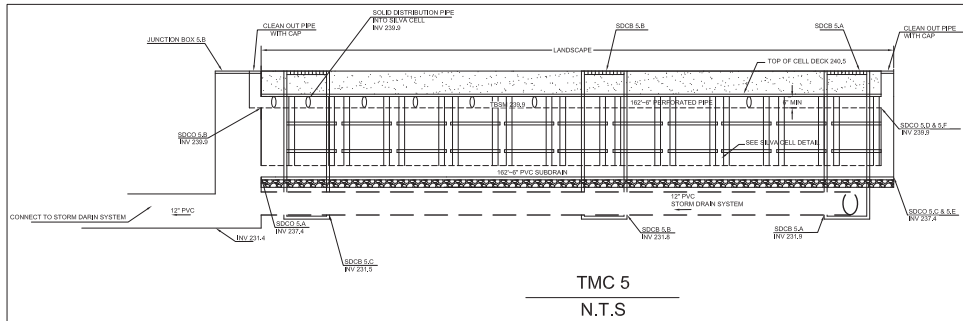
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SILVA CELL DETAIL

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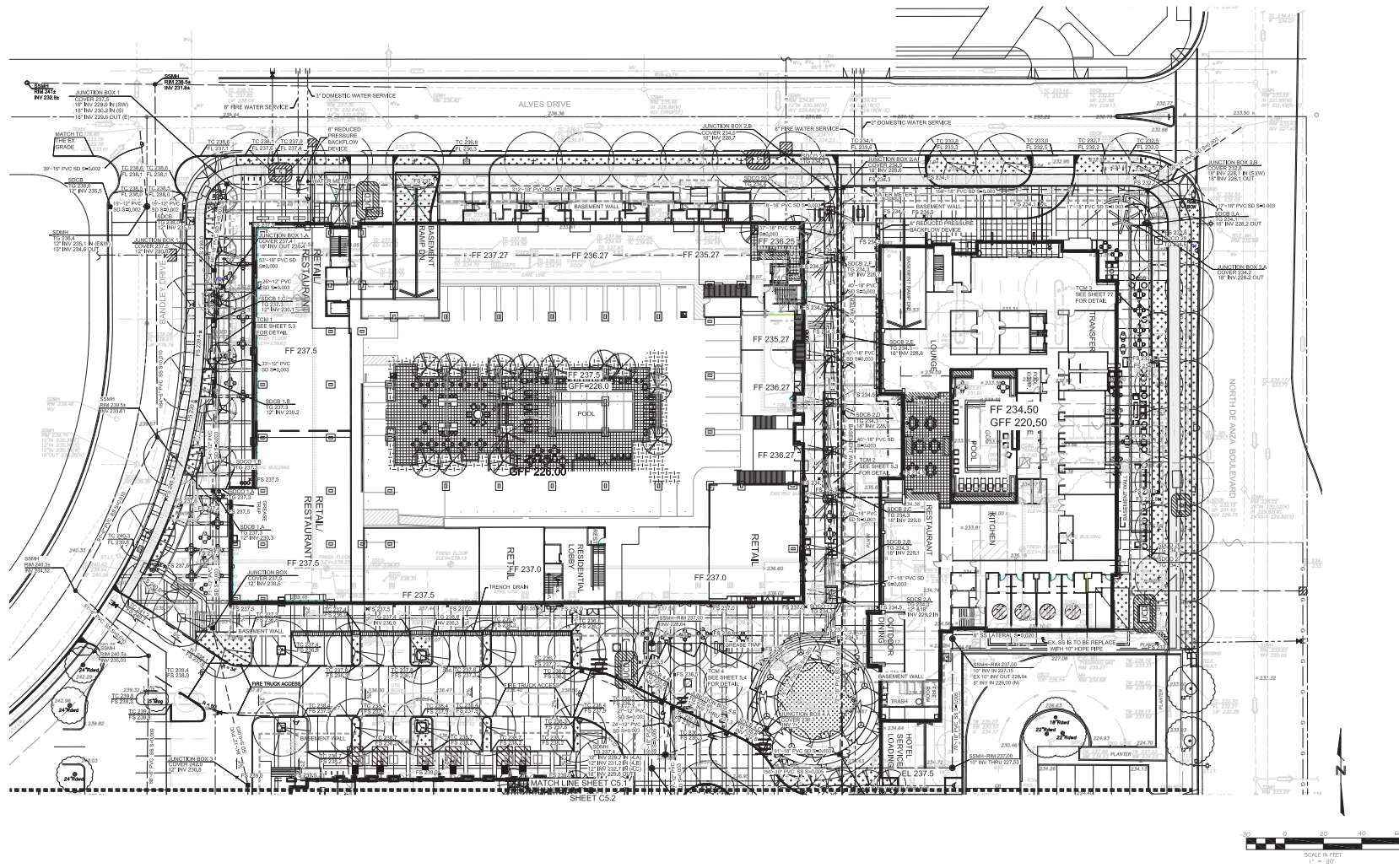
SILVA CELL DETAILS

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C4.5

NOTE:
 ① CONSTRUCT JUNCTION BOX OVER EXISTING 18" SD.
 INSTALL SOLID COVER. TG= 235.02±, INV=229.5±



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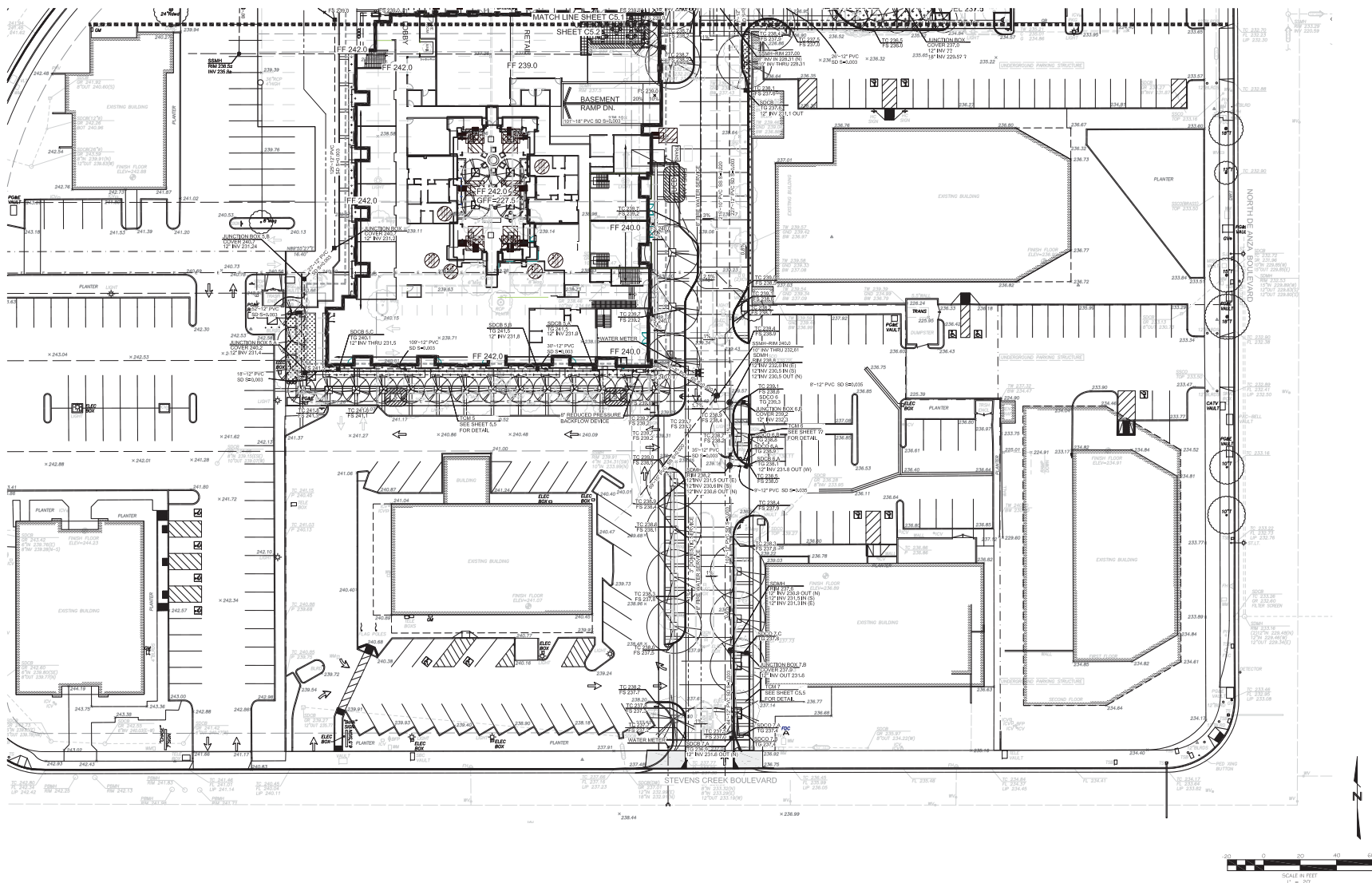
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UTILITY PLAN



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C5.2

