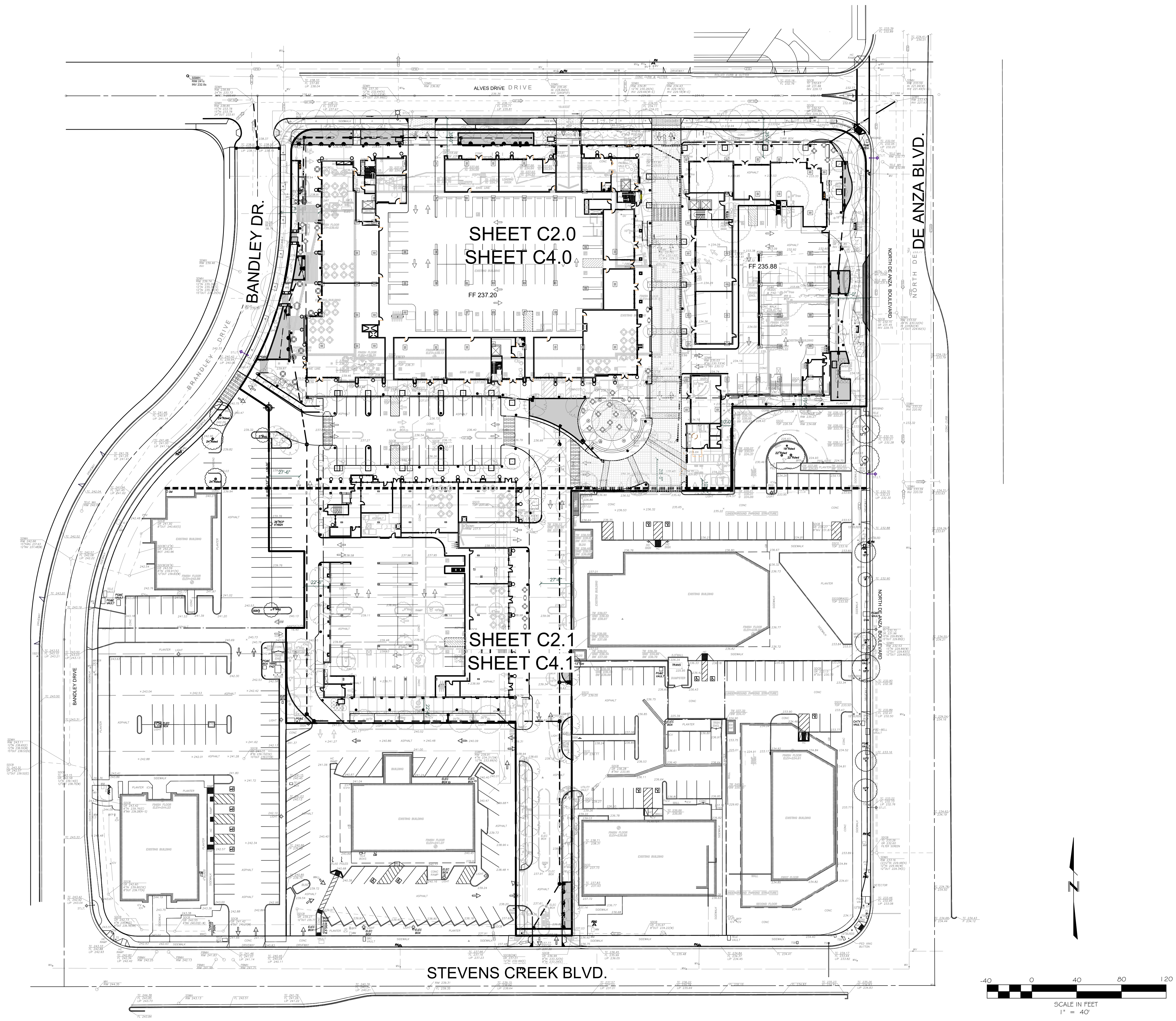


MARINA PLAZA

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

EXISTING GROUND AND DEMOLITION PLAN

JOB NO. 1250.001
DATE 07-27-22

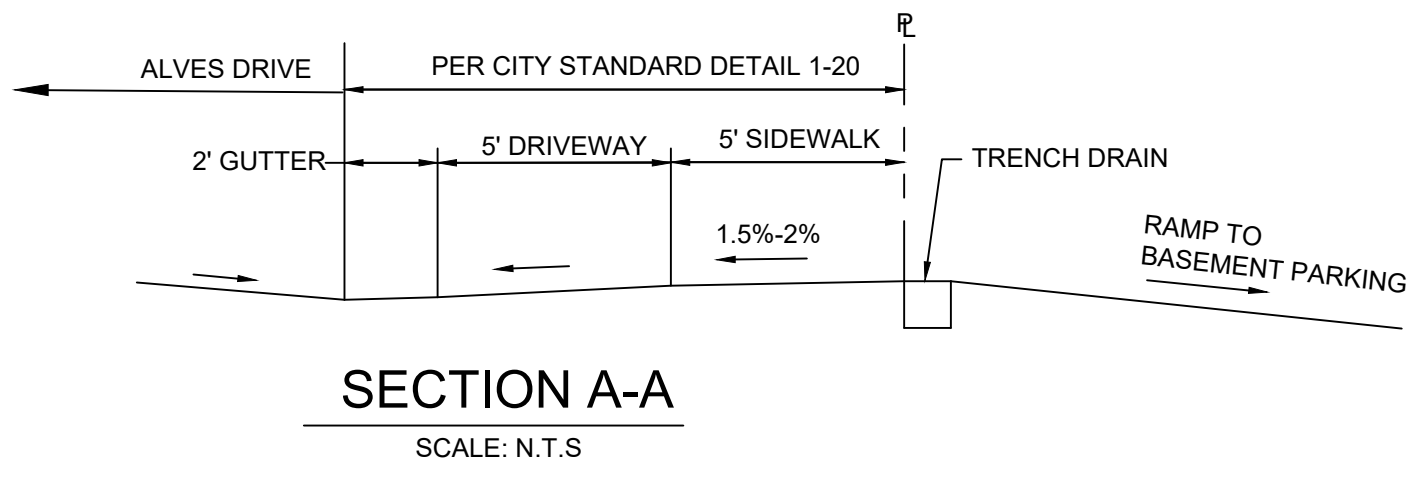


MARINA PLAZA

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

KEY MAP

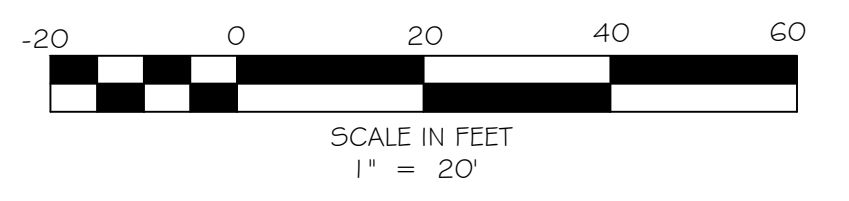
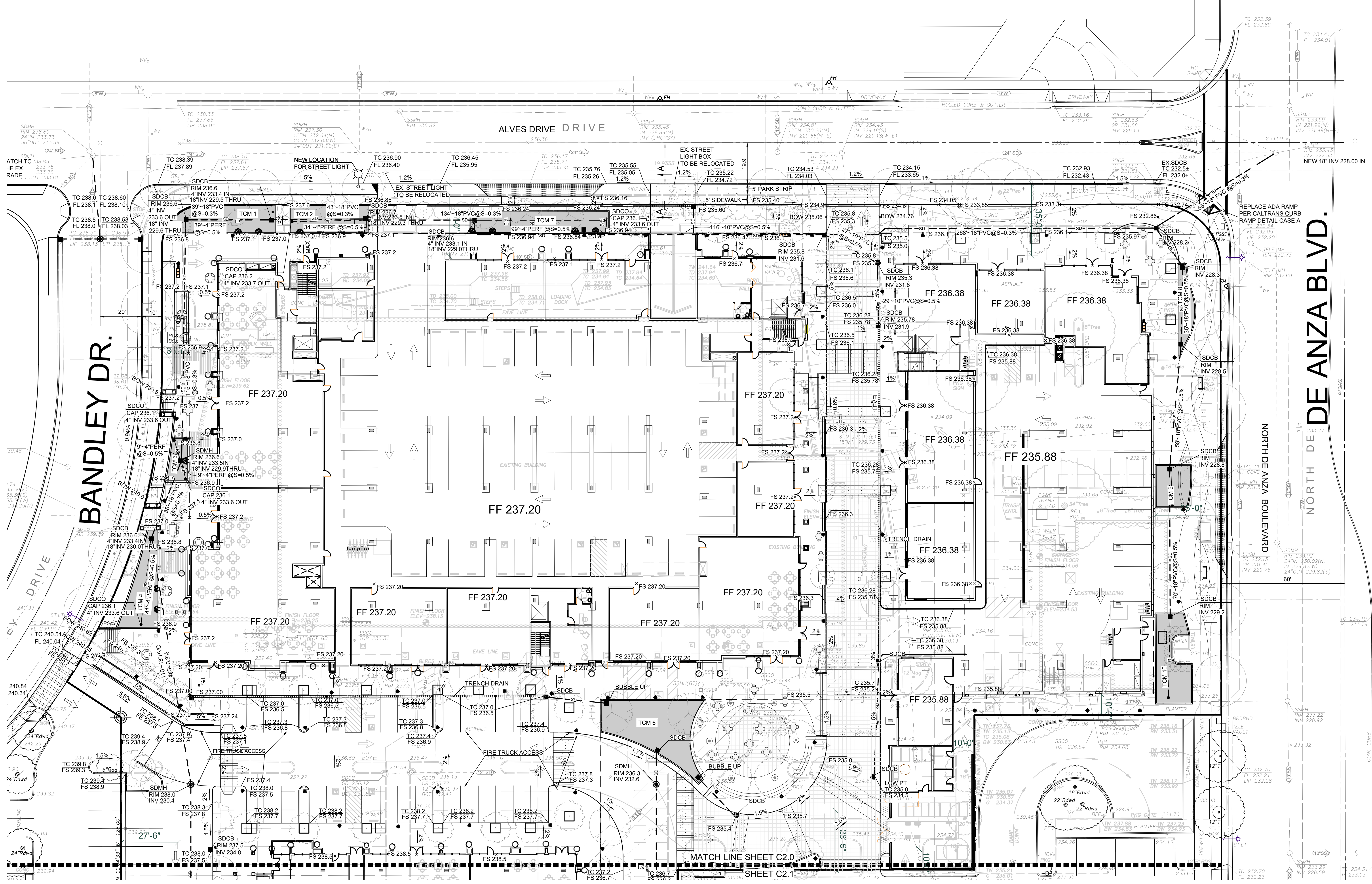
JOB NO. 1250.001
DATE 07-27-22



LEGEND:

(Symbol Size May Vary) **PROPOSED**

- Storm Drain
- Storm Drain Catch Basin (SDCB)
- Storm Drain Manhole (SDMH)
- FLOW THROUGH PLANTER



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





PRELIMINARY GRADING PLAN

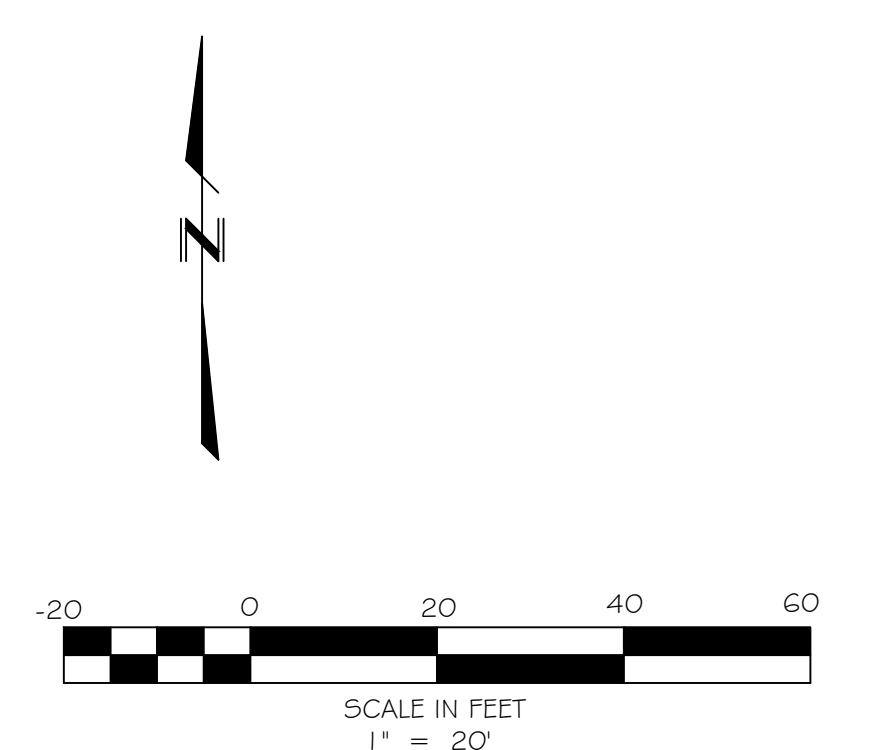
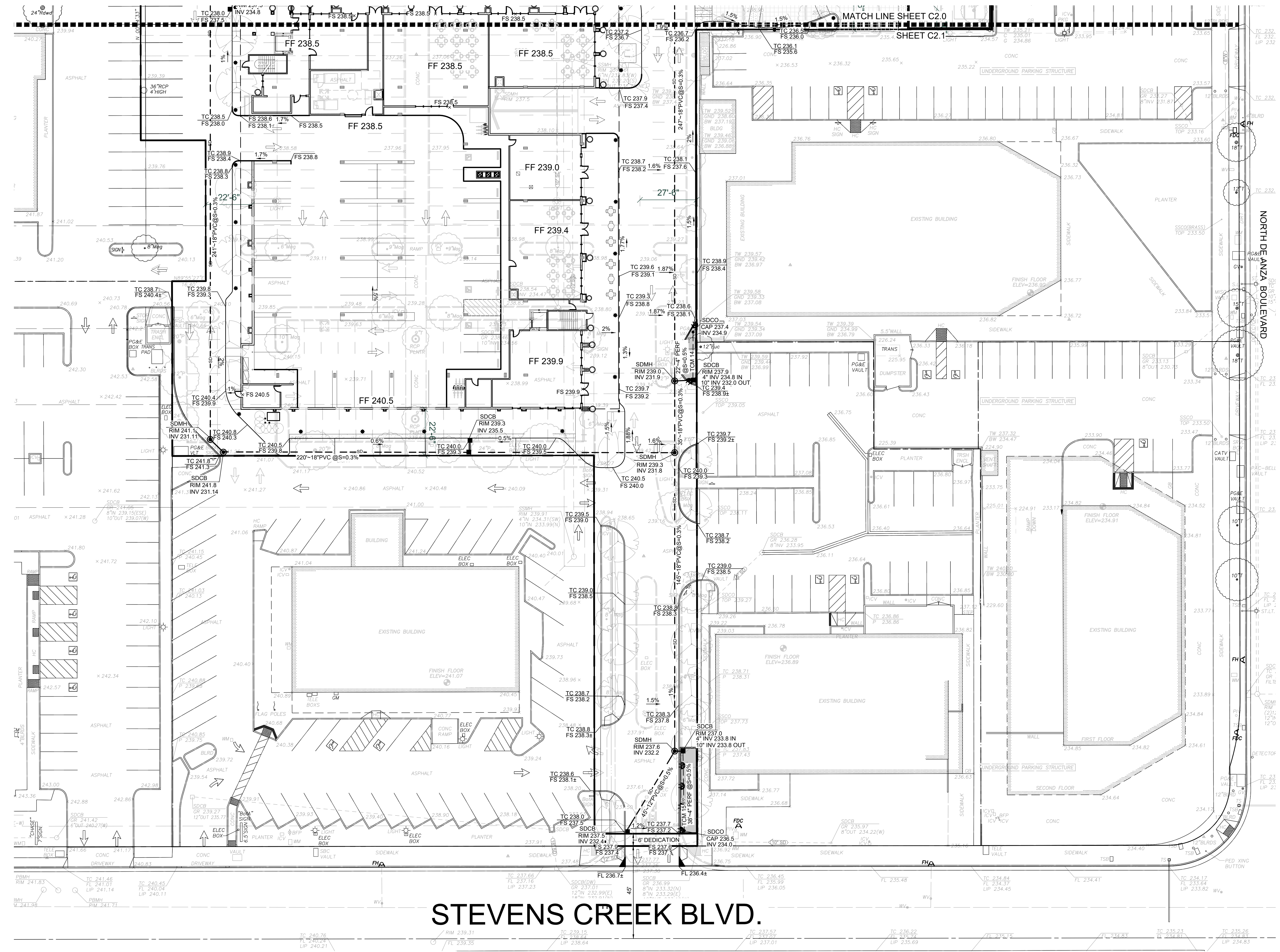
JOB NO. 1250.001
DATE 07-27-22

C2.0

LEGEND:

(Symbol Size May Vary) PROPOSED

- Storm Drain 
- Storm Drain Catch Basin(SDCB) 
- Storm Drain Manhole(SDMH) 
- FLOW THROUGH PLANTER 



STEVENS CREEK BLVD.

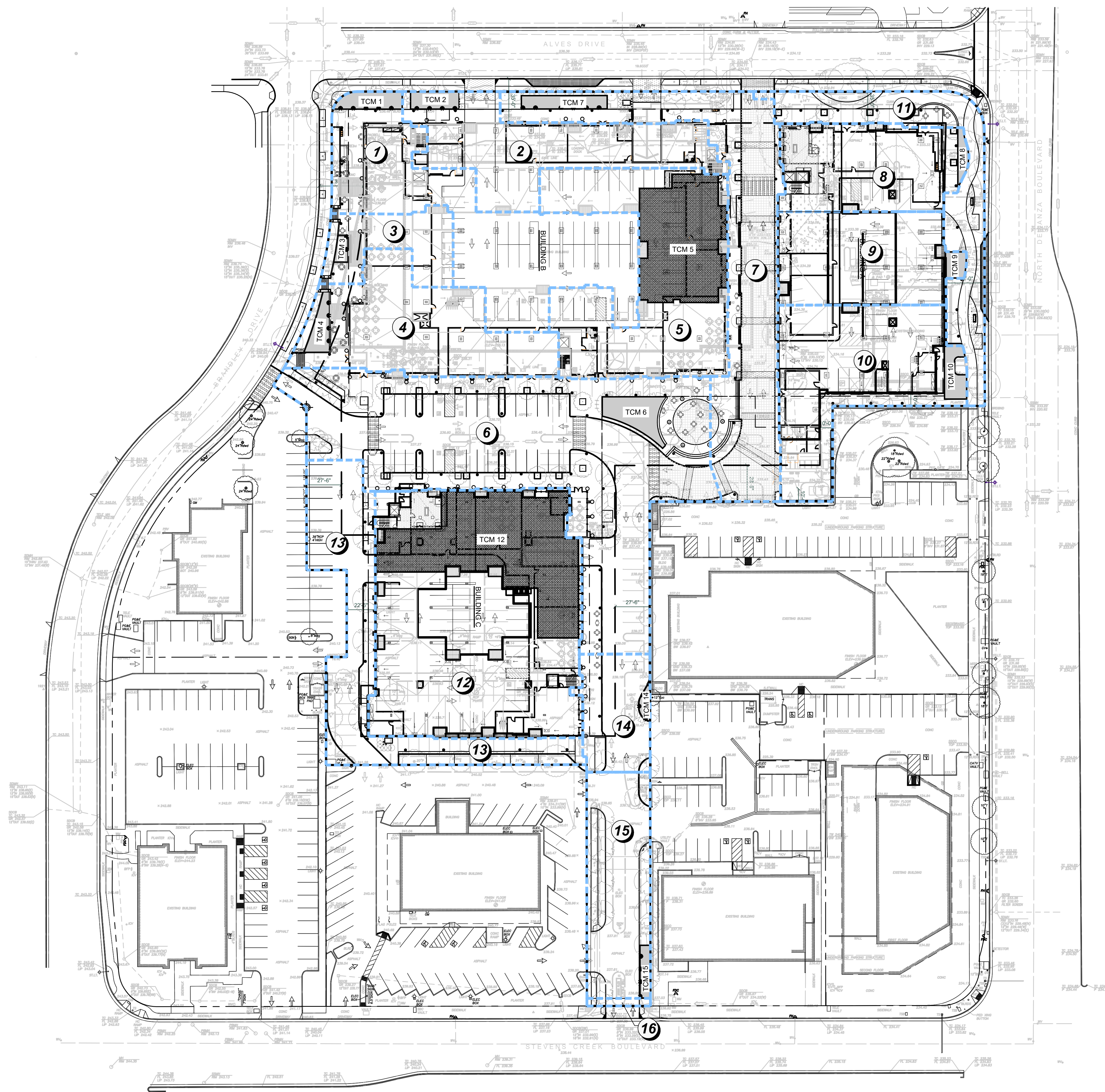
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De Anza Venture, LLC

PRELIMINARY GRADING PLAN

JOB NO. 1250.001
DATE 07-27-22

C2.1



LEGEND:

(Symbol Size May Vary) **PROPOSED**

Property Boundary

Drainage Area Boundary

Drainage Area Designation

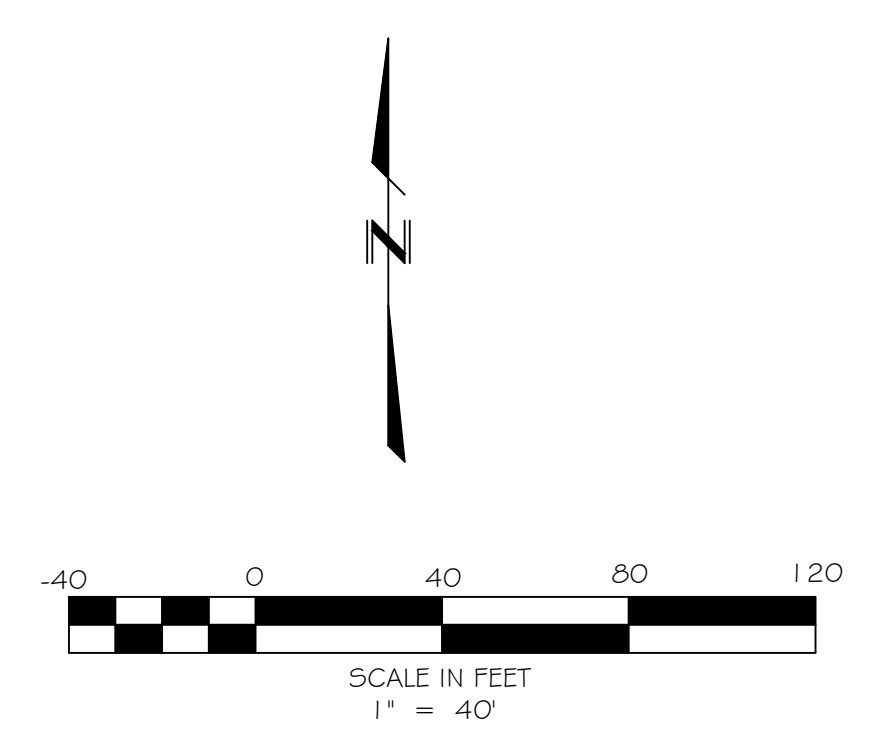
TREATMENT CONTROL NUMBER TCM 1

PLANTER BOX

ROOFBLUE RETAIN

AREA	TCM#	TYPE	DRAINAGE AREA (SF)	LANDSCAPE (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED	TREATMENT AREA PROVIDED	PONDING DEPTH
①	1	FLOW THROUGH PLANTER	18,699	2,885	15,814	633	636	6"
②	2	FLOW THROUGH PLANTER	12,002	495	11,507	460	495	6"
③	3	FLOW THROUGH PLANTER	4,265	433	3,832	153	180	6"
④	4	FLOW THROUGH PLANTER	12,932	790	12,142	486	582	6"
⑤	5	ROOFBLUE RETAIN**	18,340	6,113	12,227	6,113	6,113	6"
⑥	6	FLOW THROUGH PLANTER	36,076	2,375	33,701	1,011	1,095.5	8.9"
⑦	7	FLOW THROUGH PLANTER	18,766	2,160	16,606	664	670	6"
⑧	8	FLOW THROUGH PLANTER	8,919	2,047	6,872	275	285	6"
⑨	9	FLOW THROUGH PLANTER	10,019	2,527	7,492	300	327	6"
⑩	10	FLOW THROUGH PLANTER	14,390	577	13,813	553	577	6"
⑪	11	PERVIOUS PAVER/LANDSCAPE***	9,971	9,971	0	-	-	-
⑫	12	ROOFBLUE RETAIN**	31,421	10,474	20,947	10,474	10,474	6"
⑬	13	PERVIOUS PAVER/LANDSCAPE***	12,851	12,851	0	-	-	-
⑭	14	FLOW THROUGH PLANTER	5,001	875	4,126	165	165	6"
⑮	15	FLOW THROUGH PLANTER	8,903	1,837	7,066	283	306	6"
⑯	16	ROADWAY PROJECT*	300	-	-	-	-	-
TOTAL			222,855	56,410	166,445			

*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
 **ROOFBLUE RETAIN AREA = ROOF(IMPERVIOUS AREA) X 0.5
 ***SELF-TREATING AREA

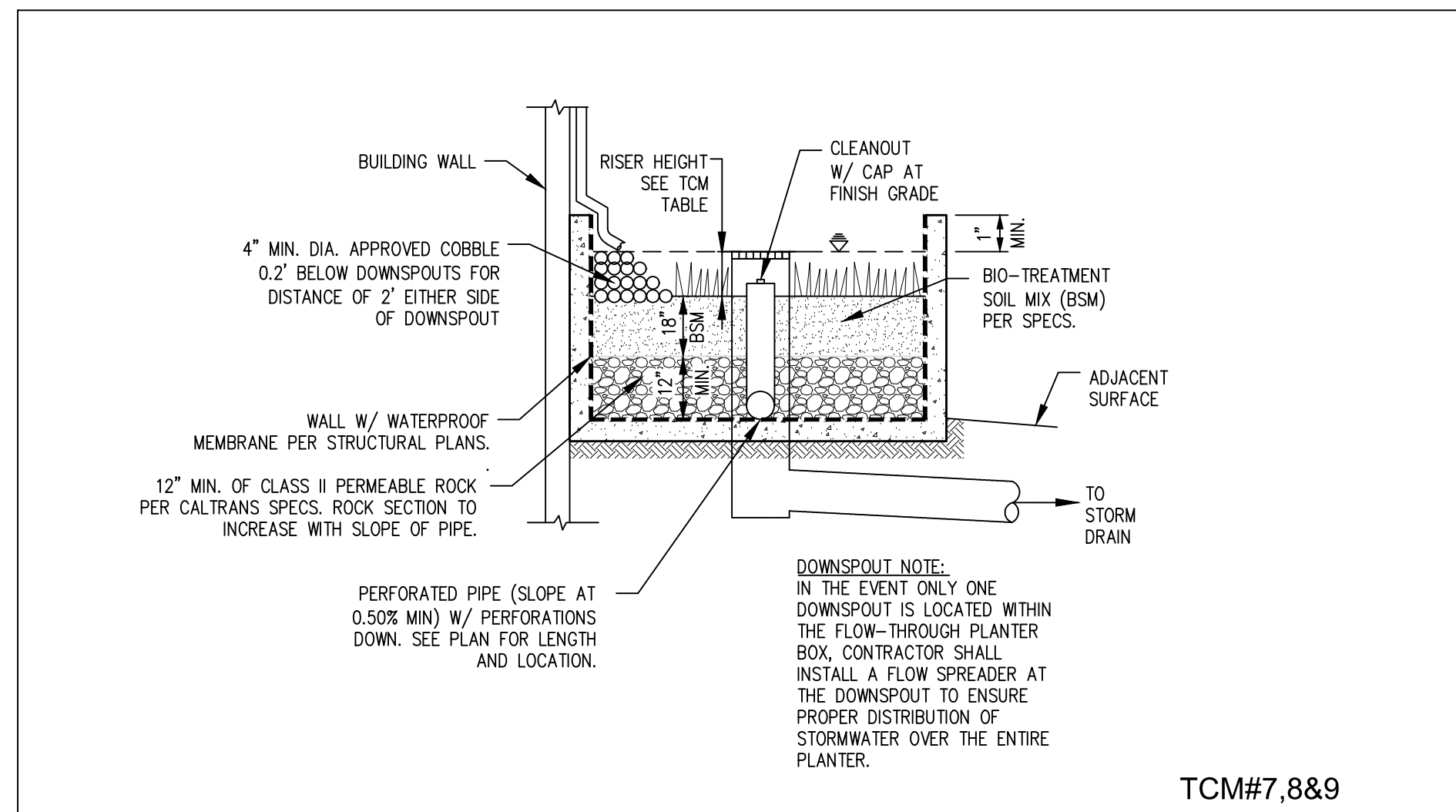


MARINA PLAZA

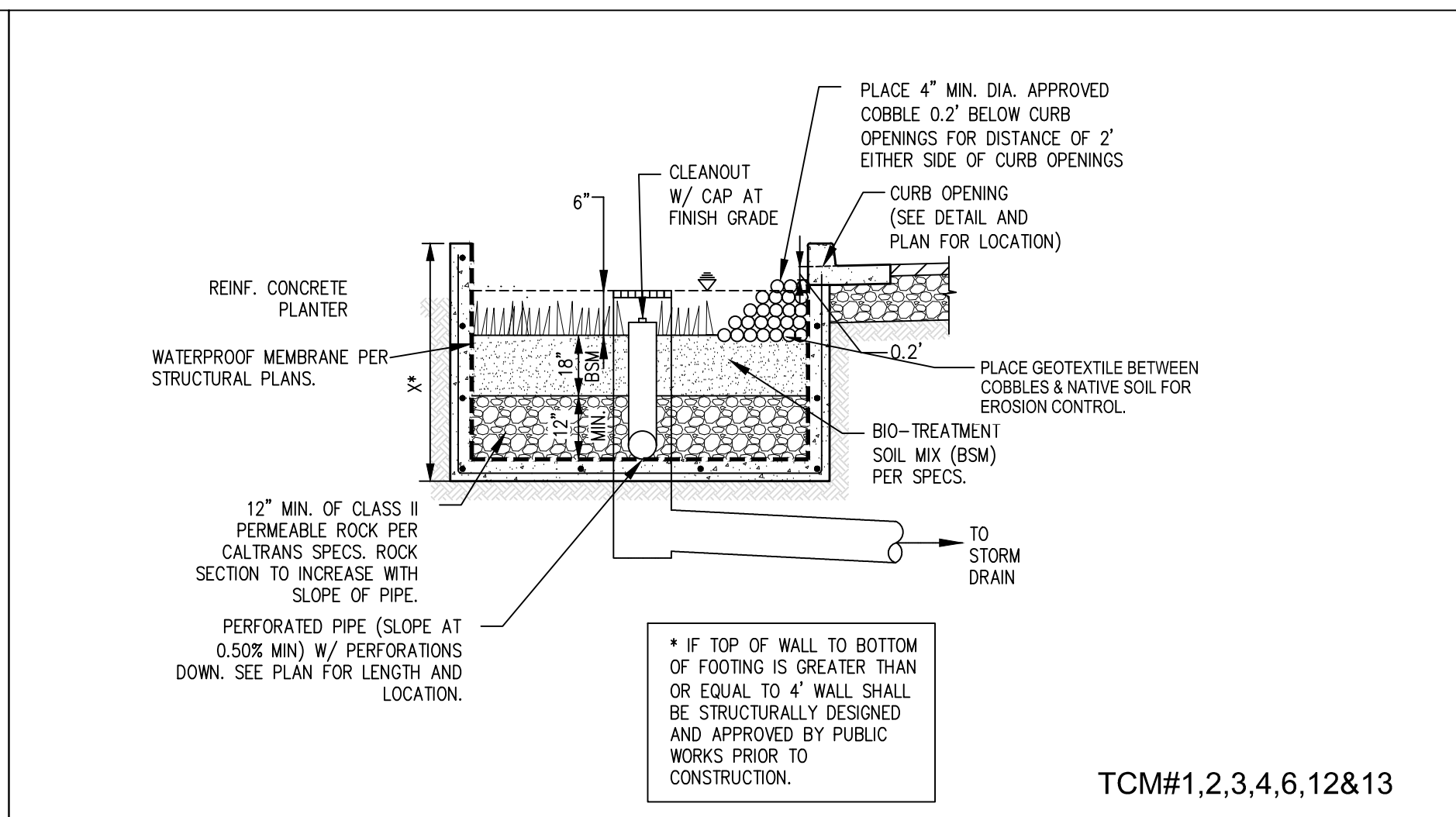
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
 De Anza Venture, LLC

CONCEPTUAL STORMWATER CONTROL PLAN

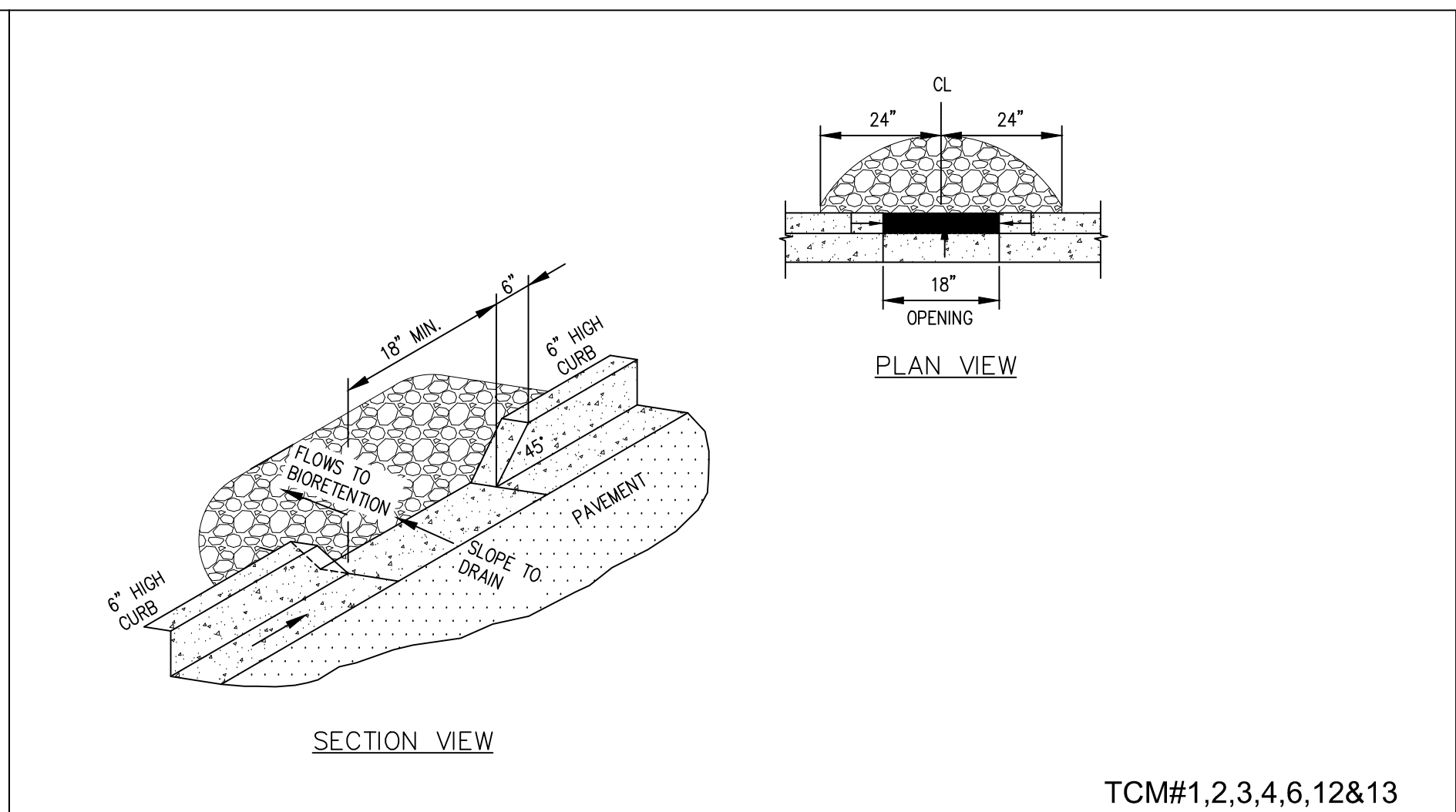
JOB NO. 1250.001
 DATE 07-27-22



TCM#7,8&9



TCM#1,2,3,4,6,12&13

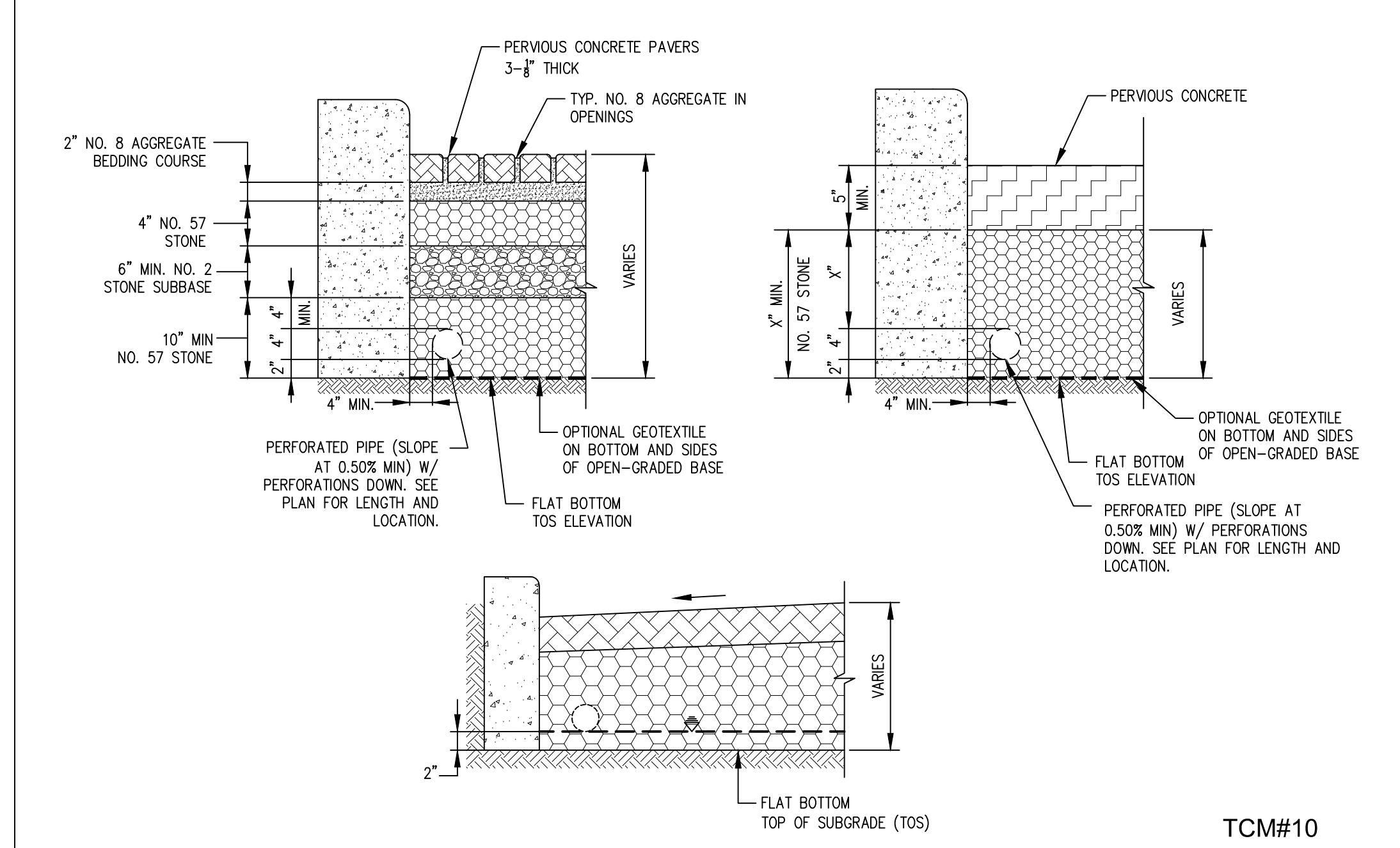


TCM#1,2,3,4,6,12&13

1 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

2 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.

3 CURB OPENING N.T.S.



TCM#10

4 PERVIOUS PAVEMENT (SELF TREATING) N.T.S.

SIZING FOR VOLUME BASED TREATMENT	
Step 1: Drainage Area and % Impervious	DMA # = 6 A = 36076 s.f. Impervious Area = 33701 s.f. % Imperviousness = 93.42%
Step 2: Calculate Correction Factor	MAPate = 21 Correction Factor = 1.51079 MAPgage = 13.9 Clay (D): Sandy Clay (D): Clay Loam (D): X
Step 3: Identify the representative soil type for the BMP	Silt Loam/Loam (B): Not Applicable (100% Impervious): Are the soils outside the building footprint graded/compacted? Yes/No
Step 4: Average slope of the site	S = 2.00%
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.	UBS Volume for 1% Slope (UBS1%) = 0.54708338 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.56708338 inches (Use Figure B-5) UBS Volume for X% Slope (UBSX%) = 0.54851195 inches (Corrected Slope for the site)
Step 6: Determine the Adjusted UBS	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5) Adjusted UBS = 0.82868712 inches
Step 7: Determine the BMP Design Volume	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch Design Volume = 2,491.31 ft ³
COMBO FLOW & VOLUME BIoretENTION CALCULATION	
Step 8: Determine the equivalent impervious area.	Total Drainage Area = 36,076 sq. ft. Impervious Area = 33,701 sq. ft. Equivalent Impervious Area = 2,375 sq. ft. Total Equivalent Impervious = 33,939 sq. ft.
Step 9: Calculate the Duration of the Rain Event.	Rainfall Intensity = 0.2 in/hr Duration = Adjusted UBS (Step 6) / Rainfall Intensity Duration = 4.1434356 hrs
Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.	Estimate the Surface Area = 1011.03 sq. ft. (Typically start with Total Impervious x 0.03) Volume of Treated Runoff = 1745.47404 cu. ft. Volume in Ponding Area = 745.835672 cu. ft. Depth of Ponding = 0.73769885 ft. Depth of Ponding = 8.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat) If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat) If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

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.

PERVIOUS PAVER REQUIREMENTS
CONTRACTOR OR PERMITEE SHALL:
<ul style="list-style-type: none"> PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 1007/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701. ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PCIP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVEMENT INSTALLATION. PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

BIOTREATMENT SOIL REQUIREMENTS
<ul style="list-style-type: none"> BIOTRETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/txkxjzjzpw61/files/0c/vurppp_c.pdf PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTRETENTION & FLOW-THROUGH PLANTER NOTES:
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES:
<ul style="list-style-type: none"> STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PCIP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PCIP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PCIP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

IT IS RECOMMENDED THAT MAINTENANCE OCCURS AT LEAST TWO DAYS AFTER THE MOST RECENT RAIN EVENT TO ALLOW DEBRIS AND SEDIMENTS TO DRY OUT

Inspection and Maintenance Report
Catch Basin Only

Project Name: _____

Project Address: _____ (City) (Zip Code) _____

Owner / Management Company: _____

Contact: _____ Phone () - _____

Inspector Name: _____ Date: ___/___/___ Time: _____ AM / PM

Type of Inspection: Routine Follow Up Complaint Storm Storm Event in Last 72-hours?

Weather Condition: _____ Additional Notes: _____

For Office Use Only

Reviewed By: _____

Date: _____

Other personnel to complete section to the left.

Site Map #	GPS Coordinates of Inset	Catch Basin Size	Evidence of Best Discharge?	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Signs of Structural Damage?	Functioning Property or Maintenance Needed?
1	Lat: _____ Long: _____							
2	Lat: _____ Long: _____							
3	Lat: _____ Long: _____							
4	Lat: _____ Long: _____							
5	Lat: _____ Long: _____							
6	Lat: _____ Long: _____							
7	Lat: _____ Long: _____							
8	Lat: _____ Long: _____							
10	Lat: _____ Long: _____							
11	Lat: _____ Long: _____							
12	Lat: _____ Long: _____							

Comments: _____

368 Via El Centro, Oceanside, CA 92058 P. 760.433.7640 F. 760.433.3176

MARINA PLAZA

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

STORMWATER CONTROL NOTES

JOB NO. 1250.001
DATE 07-27-22

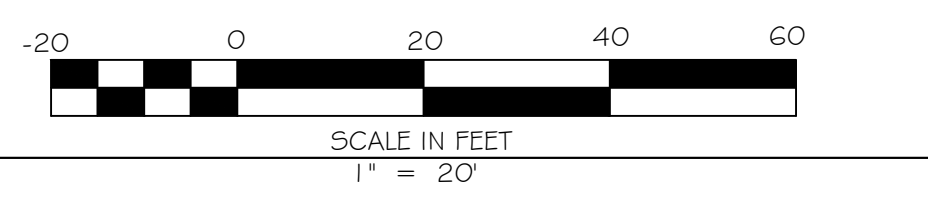
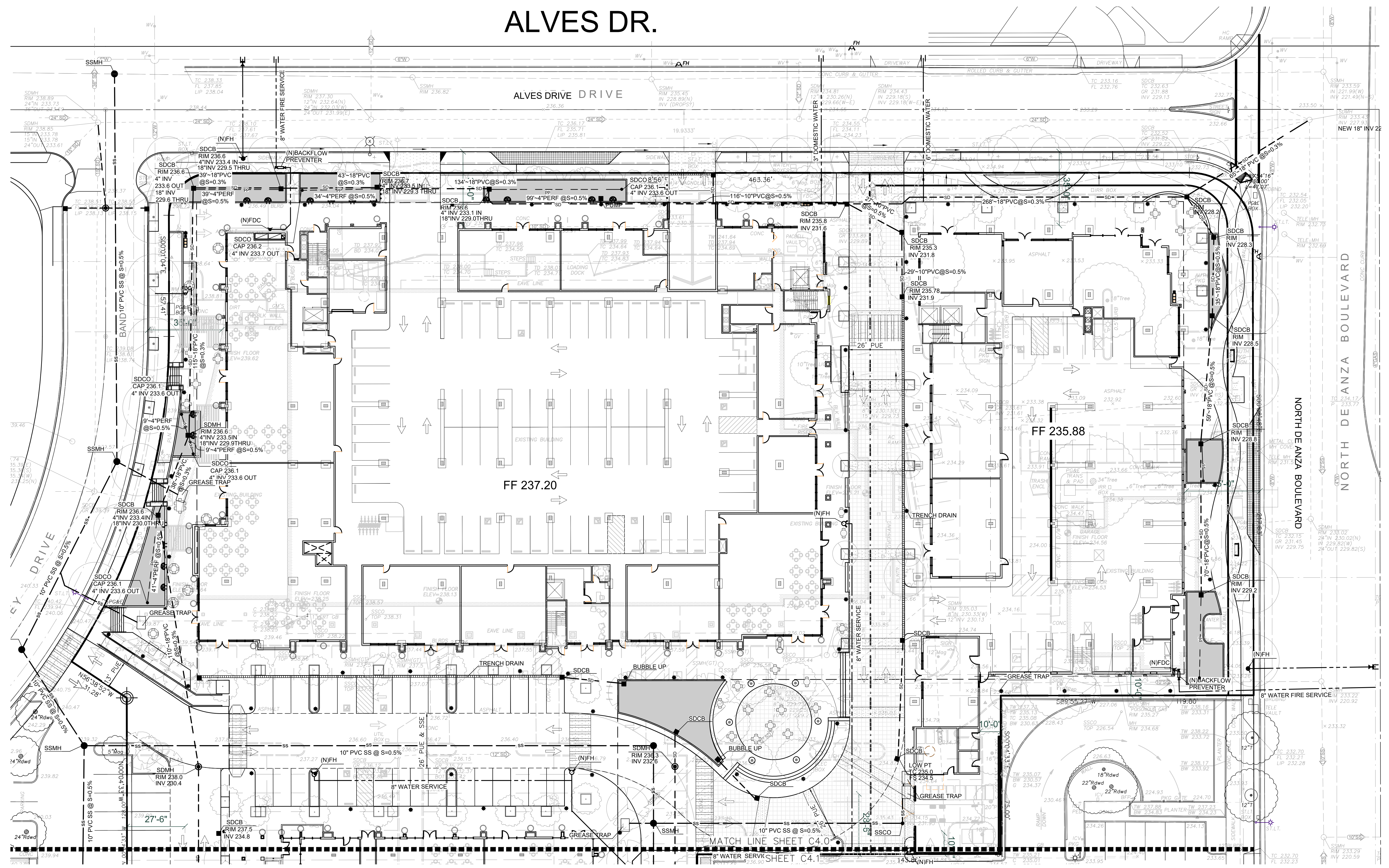
NOTES FOR FIRE

1. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
2. Timing of installation: When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. CFC Sec. 501.3, 501.4.
3. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

LEGEND:

(Symbol Size May Vary)	PROPOSED
	Storm Drain
	Storm Drain Catch Basin (SDCB)
	Storm Drain Manhole (SDMH)
	FLOW THROUGH PLANTER
	Sanitary Sewer
	Sanitary Sewer Manhole (SSMH)
	Water Line
	Water Meter (WM)
	Fire Hydrant (FH)

ALVES DR.



MARINA PLAZA

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

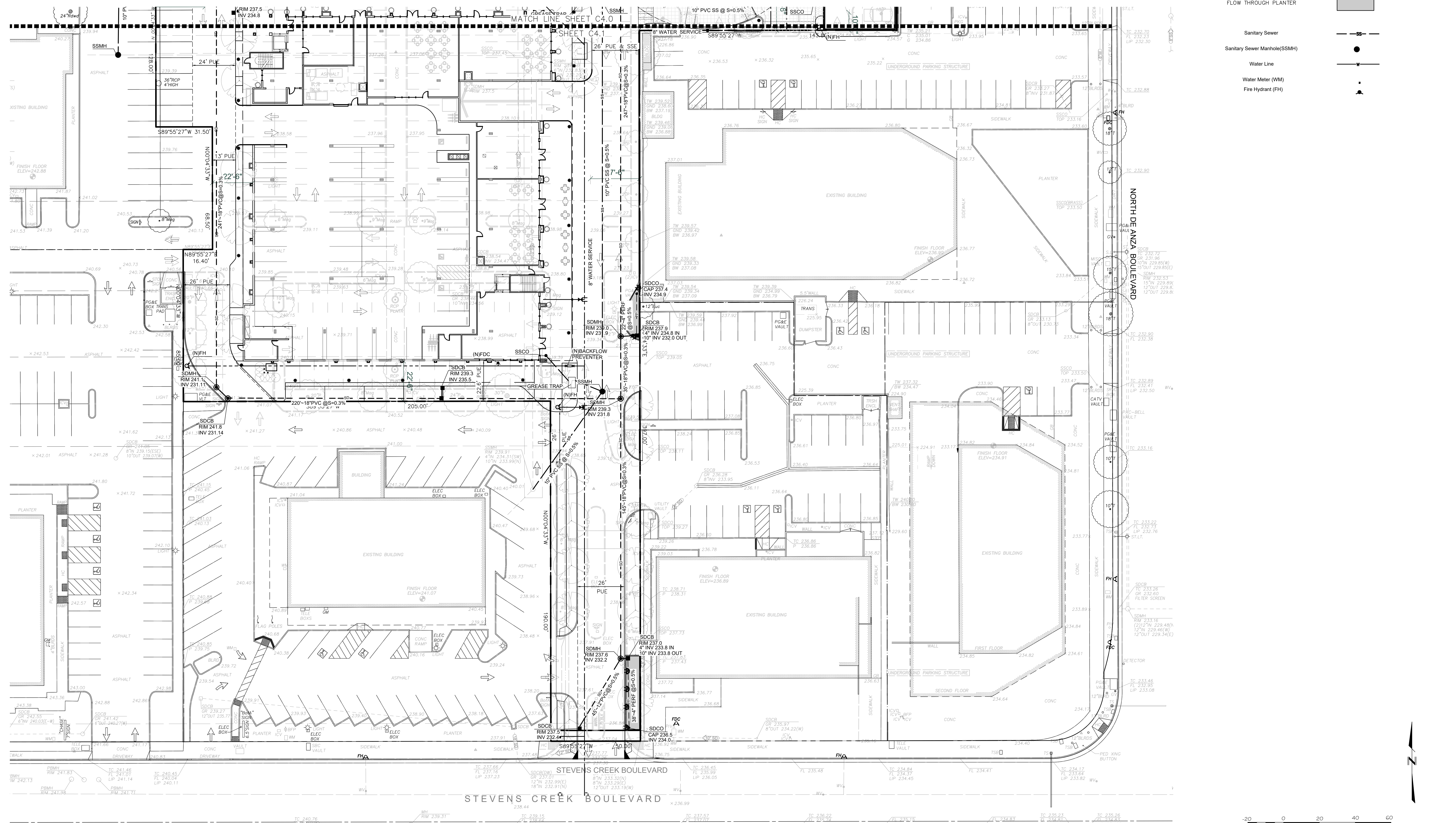
PRELIMINARY UTILITY PLAN

JOB NO. 1250.001
DATE 07-27-22

C4.0

LEGEND:

- (Symbol Size May Vary) PROPOSED
- Storm Drain
- Storm Drain Catch Basin(SDCB)
- Storm Drain Manhole(SDMH)
- FLOW THROUGH PLANTER
- Sanitary Sewer
- Sanitary Sewer Manhole(SSMH)
- Water Line
- Water Meter (WM)
- Fire Hydrant (FH)



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

PRELIMINARY UTILITY PLAN

JOB NO. 1250.001
 DATE 07-27-22

MARINA PLAZA

CUPERTINO, CALIFORNIA
NEW BUSINESS

DEVELOPER:
BAY PACIFIC PROPERTIES
41 SHREWSBURY WAY
PLEASANT HILL, CA 94523
GREG ENDOM
T: 925-550-8082
E: GREGENDOM@YAHOO.COM

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT

ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY

PG&E GAS ADE PHONE NUMBER

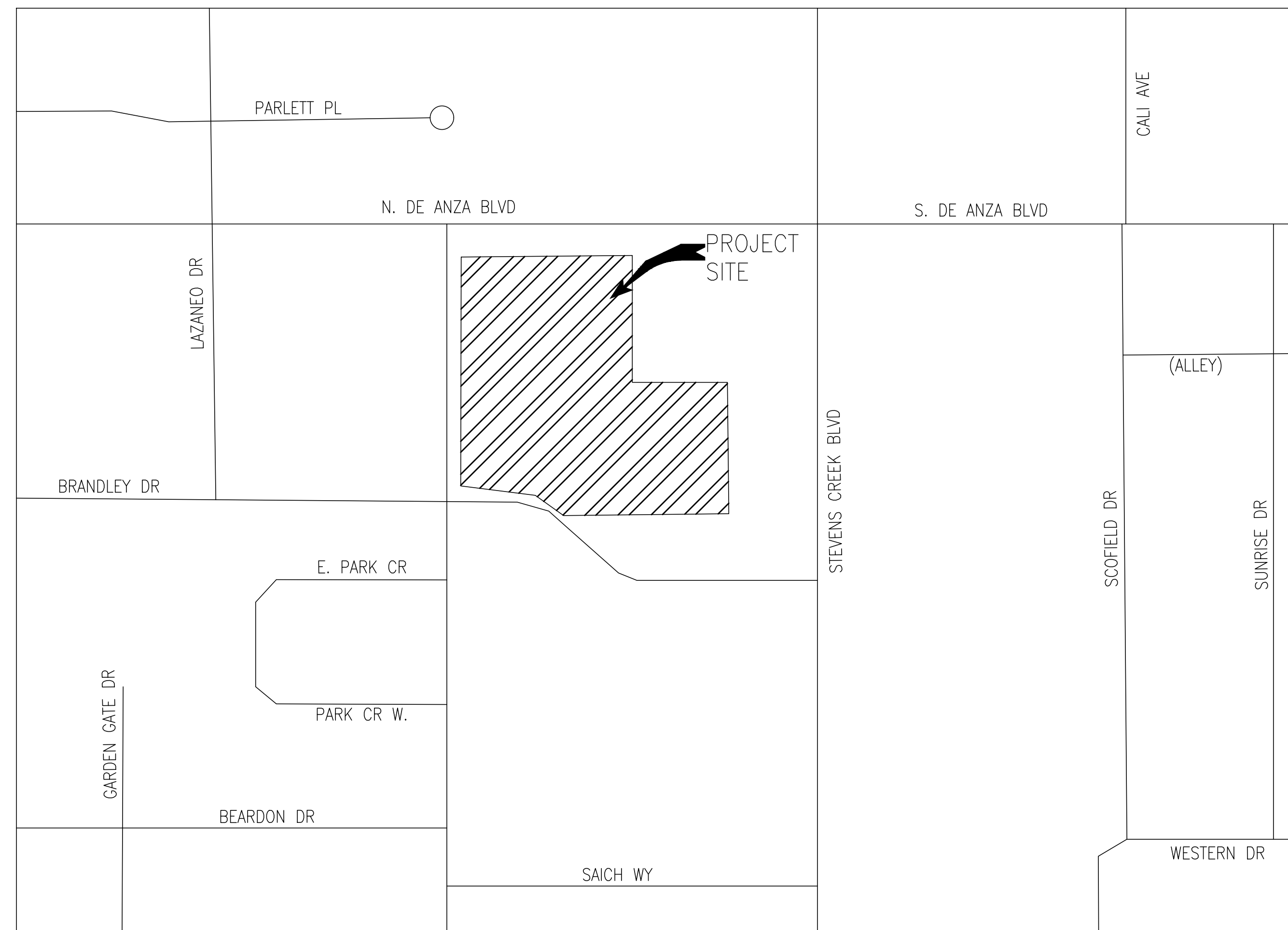
**WORK RESPONSIBILITY
JOINT TRENCH**

- | | | | | | |
|--|---------------|----------|-----------|----------|------------|
| | PG&E ELECTRIC | PG&E GAS | TELEPHONE | C.A.T.V. | CONTRACTOR |
| TRENCHING | ○ | ○ | ○ | ○ | ● |
| EXCAVATE & BACKFILL | ○ | ○ | ○ | ○ | ● |
| GAS MATERIAL | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| *ELECTRIC CABLE | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| ELECTRIC CONDUIT | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| ELECTRIC BOXES | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| ELECTRIC TRANSFORMER PADS | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| ELECTRIC TRANSFORMER | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| TELEPHONE CONDUIT | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| TELEPHONE CABLE | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| TELEPHONE SPICE BOXES | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| TELEPHONE S.A.I. PAD | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| C.A.T.V. CONDUIT | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| C.A.T.V. SPICE BOXES | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| C.L.E.C. FIBER CONDUIT | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| C.L.E.C. FIBER SPICE BOXES | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |
| (OPTIONAL) DIRECTIONAL DRILL / JACK AND BORE | ○ | ○ | ○ | ○ | ○ |
| SUPPLY & INSTALL CONDUIT | ○ | ○ | ○ | ○ | ○ |
| EXCAVATION | ○ | ○ | ○ | ○ | ○ |

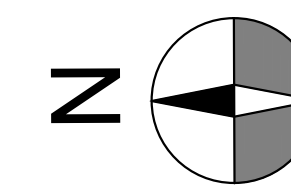
● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

NOTE:

PRIOR TO ENERGIZING THIS PROJECT A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT.



VICINITY MAP
N. T. S.



SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPER'S ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU
SIGNED: _____
DATE: _____

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	07-25-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	06-08-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	06-08-2022	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SUBSEQUENT CHANGES OR REVISIONS.
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH NOTES AND DETAILS
JT-3	JOINT TRENCH INTENT

DATE:	
REVISION:	
DELTA NO.:	
DATE OF SIGNATURE	

JOINT TRENCH TITLE SHEET
MARINA PLAZA
NEW BUSINESS
BAY PACIFIC PROPERTIES
CALIFORNIA
CUPERTINO

Vizion Utility
P A R T N E R
ENGINEERS CONSULTANTS & STREET LIGHT DESIGN
7301 STONERIDGE DRIVE, SUITE 201, PLEASANTON, CA 94668
TEL (925) 862-1114

PROJ. NO:	21-150
SCALE:	N.T.S.
PR:	T. NGUYEN
DRAWN BY:	J. CAZARES
PG&E QUALIFIED DESIGNER:	
LAST UPDATED:	07-25-2022
DRAWING NO:	JT-1
SHEET:	1 OF 3

GENERAL NOTES:

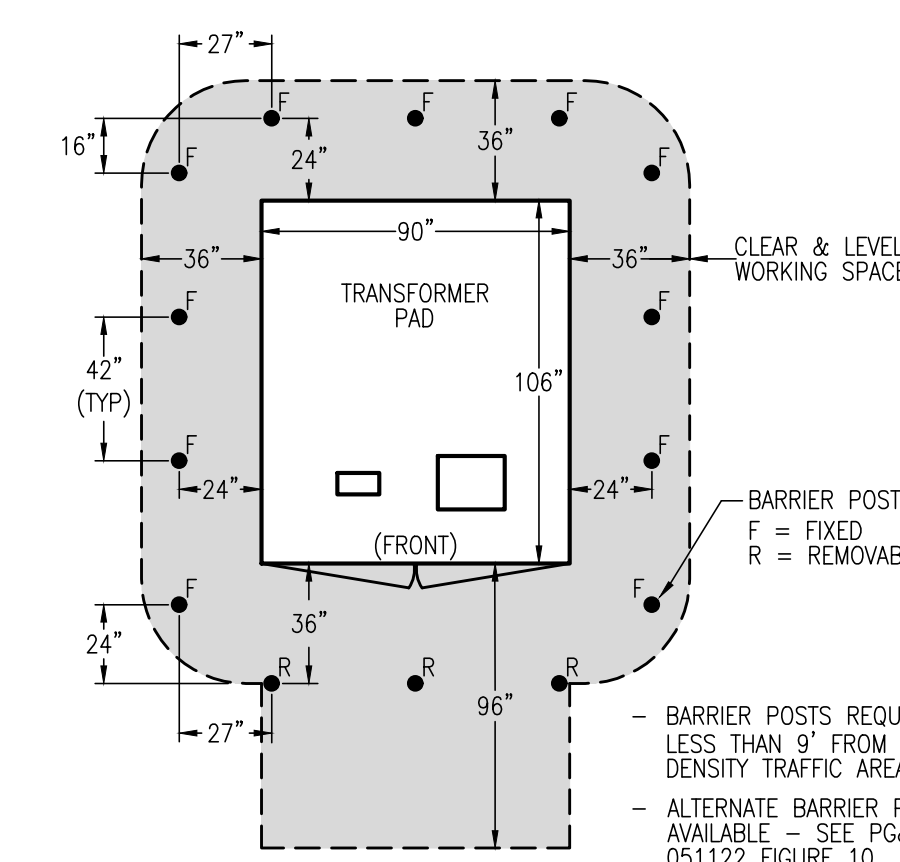
- THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321, 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
- TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
- IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
- NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
 - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
 - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
 - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
- SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
- PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
 - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
 - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - THE SIEVES AND SCREENS SHALL BE:
 - 1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
 - #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
- PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
 - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE EASILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
- COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
 - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
 - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
 - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
 - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
 - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
- THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
- SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
- CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

LEGEND

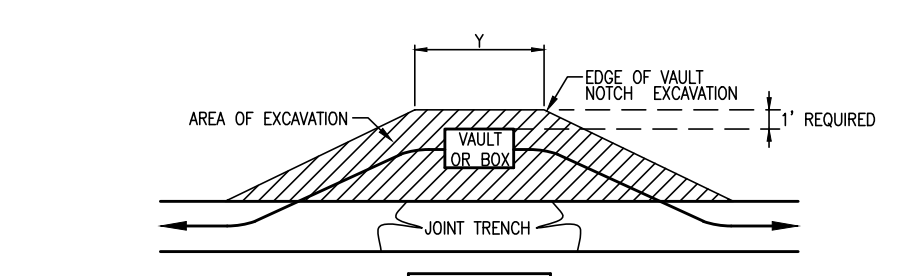
TYPICAL		NEW		EXISTING	
	JOINT TRENCH		BIOSWALE		(E) ELECTRIC LINE
	JOINT TRENCH SERVICE		TIE-IN TO CONDUITS		(G) GAS LINE
	SD - STORM DRAIN		METER PEDESTAL		(E) ELECTRIC VAULT
	G - GAS		AREA DRAIN		(E) CATV VAULT
	SS - SANITARY SEWER		CATCH BASIN		(E) PHONE VAULT
	E - ELECTRICAL		DOWNSPOUT		(E) UTILITY VAULT
	W - DOMESTIC WATER		FIRE HYDRANT		(E) STREET LIGHT VAULT
	FW - WATER (FIRE)		SS MANHOLE		(E) STREET LIGHT
	JT - JOINT TRENCH		COMMUNICATIONS VAULT		(E) ELECTRIC LINE TO BE REMOVED
	OH - OVERHEAD		ELECTRIC VAULT		(G) GAS LINE TO BE REMOVED
	SI - SIGNAL INTERCONNECT		SPOT ELEVATION		
	T - TELEPHONE				
	C - C.A.T.V.				
	FO - FIBER OPTIC				
	COM - COMMUNICATIONS				
	SL - STREETLIGHT				
	ATT - AT&T				
	MCI - MCI				
	FACE OF CURB, BACK OF CURB				
	PROPERTY LINE				
	CENTER LINE				
	EASEMENT LINE				
	FENCE LINE				

CONSTRUCTION NOTES:

- ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
- ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
- VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER, PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
- CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
- NOTE: PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
- IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
- ALL METER PANELS; INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
 - INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
 - ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
 - DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. V.U.P. STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
- SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

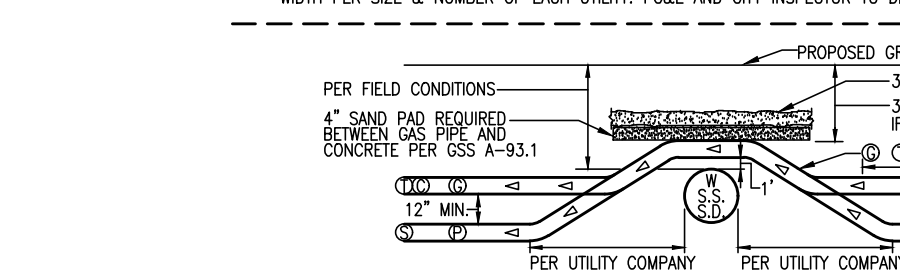
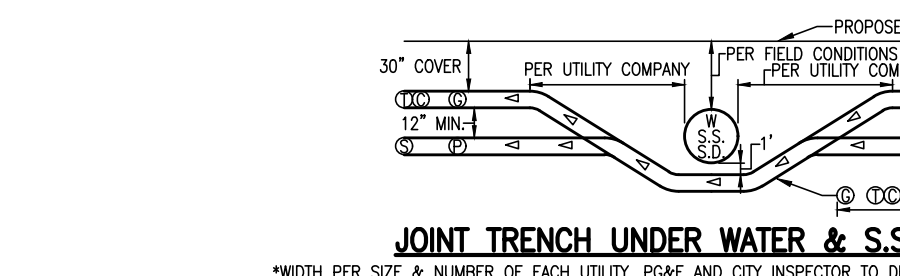


CLEARANCE REQUIREMENTS
90" x 106" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122
MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE.



TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

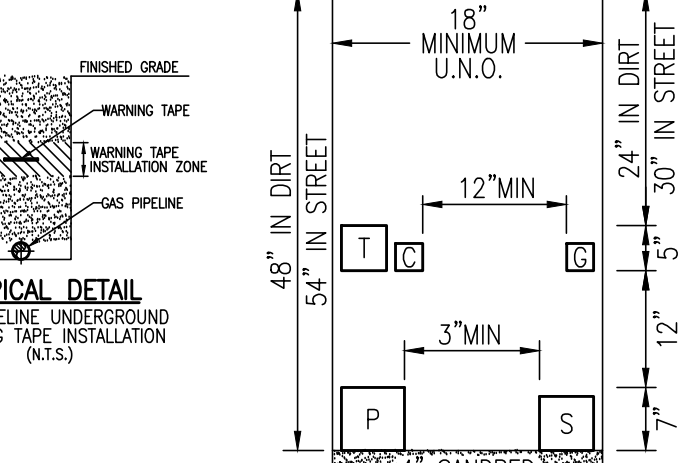
PRIMARY BOX SIZE	TY	NOTE
3' x 5'	7"	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11"	



JOINT TRENCH OVER WATER & S.S. & S.D.
NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.
TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

- A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND REBAR REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR LOCATION DURING THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND DAMAGED WITH EXCAVATING EQUIPMENT IT STRETCHES WITHOUT BREAKING, THUS KEEPING THE LOCATION OF THE GAS FACILITY BELOW.
- INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION, ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLATION OF WARNING TAPE WITHIN THE "TOLERANCE ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE AND BELOW THE FACILITY ABOVE.
- WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
- WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



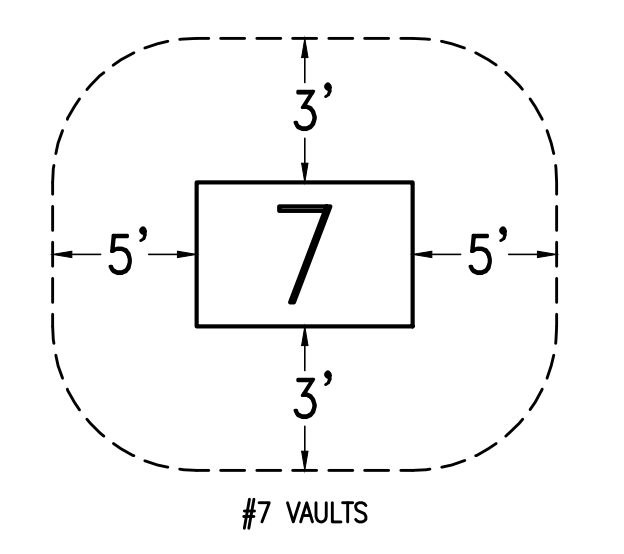
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B

ABBREVIATIONS

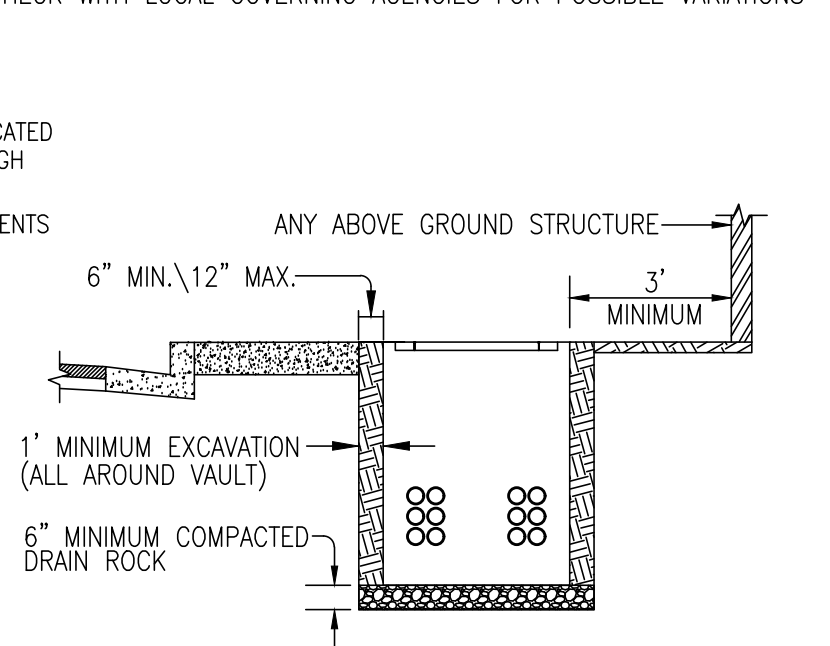
AD - AREA DRAIN	FOC - FACE OF CURB	(N) - NORTH	STD - STANDARD
APPROX - APPROXIMATE	FUT - FUTURE	NTS - NOT TO SCALE	STLT - STREET LIGHT
AVE - AVENUE	G - GAS	OH - OVERHEAD	SVC - SERVICES
BNDY - BOUNDARY	GND - GROUND	P - PAD	SW, S/W - SIDEWALK
C - CURB	I.D. - INNER DIAMETER	PKWY - PARKWAY	TC - TOP OF CURB
C/G - CURB & GUTTER	IRR - IRRIGATION	PL - PROPERTY LINE	TEL - TELEPHONE
CL, C/L - CENTER LINE	J.P. - JOINT POLE	PR - PROPOSED	TERM - TERMINATION
DR - DRIVE	LT - LEFT	PUE - PUBLIC UTILITY EASEMENT	THRU - THROUGH
DW/DWY - DRIVEWAY	M - MONUMENT	PVMT - PAVEMENT	TYP - TYPICAL
(E) - EAST	MCI - MCI, INC. COMPANY	RT - RIGHT	U.G. - UNDERGROUND
ELB - ELBOW	MH - MAINTENANCE HOLE	R/W - RIGHT OF WAY	VER - VERIZON
ELEC - ELECTRIC	MIN - MINIMUM	S - SANITARY SEWER LATERAL	(W) - WEST
ELECT - ELECTROLIER	MID PT - MID POINT	S.I. - SIGNAL INTERCONNECT	W - WATER
EP - EDGE OF PAVEMENT	MPQE - MAIN POINT OF ENTRY	SS - SANITARY SEWERS	WM - WATER METER
EX - EXISTING	MSB - MAIN SWITCH BOARD	SSCO - SANITARY SEWER CLEAN OUT	
FC - FACE OF CURB	MSS - MAIN SWITCH SIZE	SSMH - SANITARY SEWER MANHOLE	
FH - FIRE HYDRANT	MTR - METER		

WORKSPACE & EASEMENT REQUIREMENTS

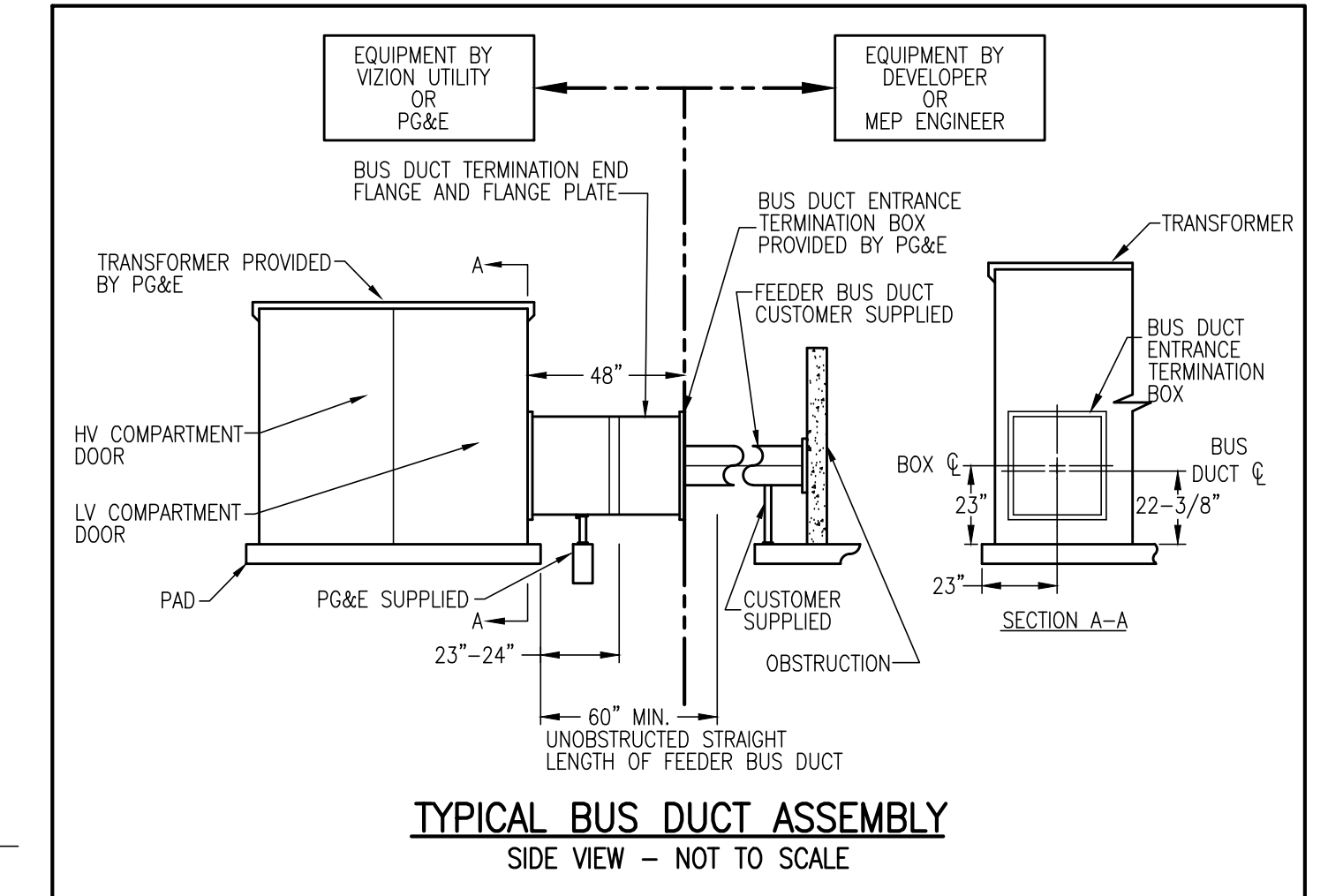
MAINTAIN A CLEAR AND LEVEL WORKSPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW - NOT TO SCALE
NOTE: DO NOT INSTALL THE TRANSFORMER PAD UNTIL BUS DUCT ALIGNMENT IS CONFIRMED WITH ELECTRIC PANEL INSTALLER. SEE PG&E DOCUMENT 063929 FOR UTILITY COMPANY REQUIREMENTS.

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315' MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS. 300' MAX BENDS IN ANY PRIMARY CONDUIT RUN.

DATE: _____

REVISION: _____

DELTA NO.: _____

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

DATE OF SIGNATURE: _____

JOINT TRENCH NOTES & DETAILS
MARINA PLAZA
 NEW BUSINESS
 BAY PACIFIC PROPERTIES
 CALIFORNIA
 CUPERTINO

Vizion Utility
PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREET LIGHT DESIGN
7301 STONERIDGE DRIVE, SUITE 202, DELSANTON, CA 94508
TEL (925) 682-1114

PROJ. NO: **21-150**

SCALE: **N.T.S.**

PN: **T. NGUYEN**

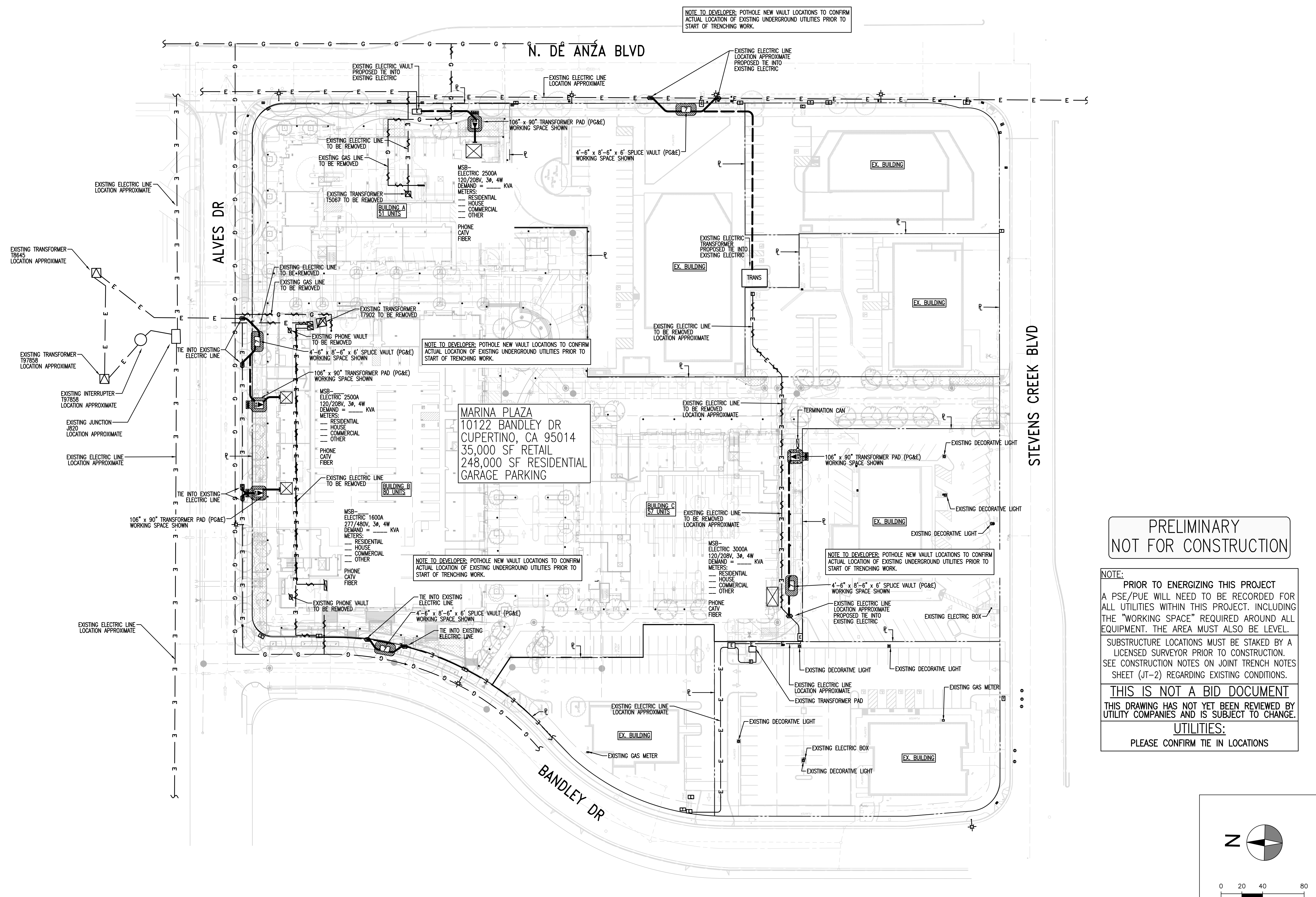
DRAWN BY: **J. CAZARES**

PG&E QUALIFIED DESIGNER:

LAST UPDATED: **07-25-2022**

DRAWING NO: **JT-2**

SHEET: **2** OF: **3**



NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

MARINA PLAZA
10122 BANDLEY DR
CUPERTINO, CA 95014
35,000 SF RETAIL
248,000 SF RESIDENTIAL
GARAGE PARKING

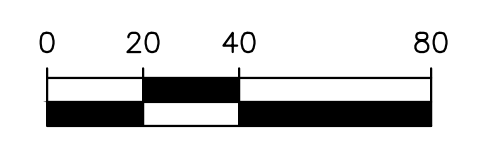
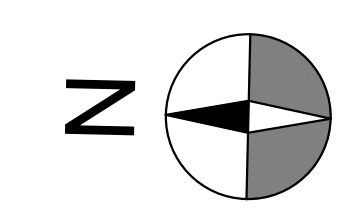
NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTE:
PRIOR TO ENERGIZING THIS PROJECT A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT. THE AREA MUST ALSO BE LEVEL.
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH NOTES SHEET (JT-2) REGARDING EXISTING CONDITIONS.

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.
UTILITIES:
PLEASE CONFIRM TIE IN LOCATIONS



DATE:	
REVISION:	
DELTA NO.:	
DATE OF SIGNATURE:	
CALIFORNIA	
JOINT TRENCH INTENT MARINA PLAZA NEW BUSINESS BAY PACIFIC PROPERTIES	
CUPERTINO	
Vizion Utility P A R T N E R S UTILITY ENGINEERS, CONSULTANTS & STREET LIGHT DESIGN 7301 STONEBIDGE DRIVE, SUITE 201, SAN ANTONIO, CA 94868 TEL: (925) 862-1114	
PROJ. NO.:	21-150
SCALE:	1" = 40'
PN:	T. NGUYEN
DRAWN BY:	J. CAZARES
PG&E QUALIFIED DESIGNER:	
LAST UPDATED:	07-25-2022
DRAWING NO.:	JT-3
SHEET:	3 OF 3