



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

April 16, 2008

SUBJECT: **2007-1063 - Moffett Towers Lot 3 LLC** [Applicant/Owner]
Application located at **1080-1180 H Street** (near 5th Ave.)
in an MP-TOD (Moffett Park Specific Plan - Transit Oriented
Development) Zoning District. APN: 110-01-037

Motion **Tentative Map** to subdivide one existing lot into four
individual lots (building footprints) and two common lots.

REPORT IN BRIEF

Existing Site Conditions This site is currently known as Lot 3 of Tract 9800,
and is the northern half of the Moffett Towers
campus which is being developed under a previously-
approved Major Moffett Park Design Permit. The site
currently developed with a one-story amenities
building to serve the campus, and three multi-story
office buildings are under construction. A fourth
multi-story office building is approved but has not yet
been constructed.

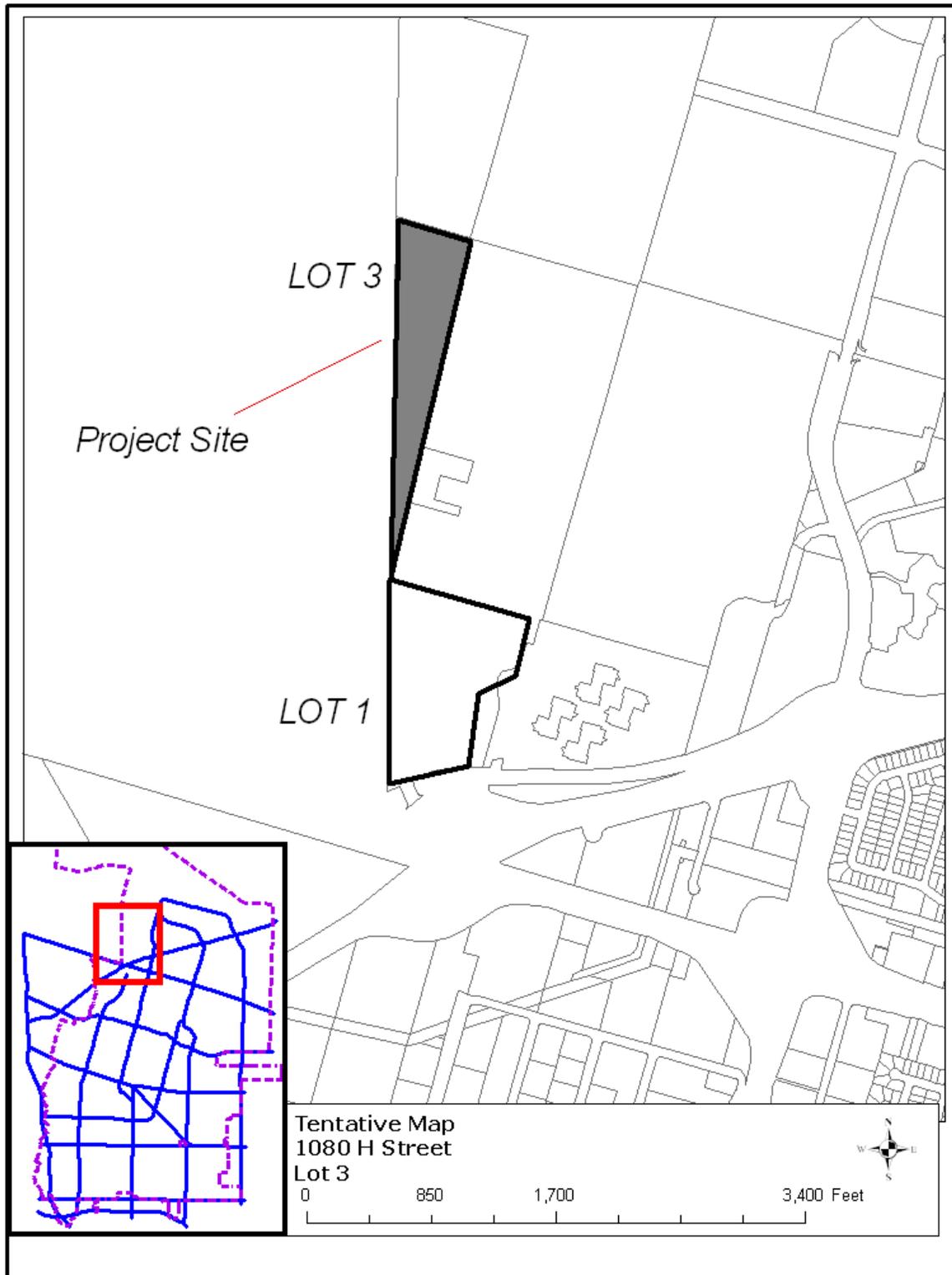
Surrounding Land Uses

North	Industrial (Lockheed Martin Space Systems)
South	R&D office (southern half of Moffett Towers campus)
East	Industrial (Lockheed Martin Space Systems)
West	Moffett Federal Airfield

Issues On-going use and maintenance responsibility

Environmental Status This is not a "project" as defined by the California
Environmental Quality Act (CEQA) and is therefore
exempt from CEQA requirements.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Moffett Park Specific Plan	Same	Moffett Park Specific Plan
Zoning District	MP-TOD (Moffett Park - Transit Oriented Development)	Same	MP-TOD (Moffett Park - Transit Oriented Development)
# of Lots	1	6	N/A
Lot Size	28.7 acres (1,250,085 sq. ft)	Parcel 1 – 0.64 acres Parcel 2 – 0.62 acres Parcel 3 – 0.62 acres Parcel 4 – 0.64 acres Lot A – 0.69 acres Lot B – 25.49 acres	0.52 acres min. (22,500 sq. ft.)

ANALYSIS**Description of Proposed Project**

The proposed project is a tentative map to subdivide the northern half of the Moffett Towers campus (currently identified as Lot 3 of Tract 9800 after a 2005 subdivision by Lockheed Martin Space Systems). The purpose of the tentative map is to create individual legal lots around the footprint of each of four R&D office buildings, to create a common lot containing the campus amenities building, and to create a second common lot consisting of the remaining area on the site which includes one parking garage.

Background

In November of 2006, a Major Moffett Park Design Review (2005-1198) was approved to allow development of the Moffett Towers campus. The approved plans for the campus as a whole (Lot 1 and Lot 3 of Tract 9800) include a total of seven multi-story R&D office buildings, one single-story amenities building, and three parking structures.

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2007-0097	Miscellaneous Plan Permit to allow revisions to the approved amenities building at Moffett Towers	Staff Review / Approved	02/12/2007
2005-1198	Environmental Impact Report, Re-Zone, Specific Plan Amendment, and Major Moffett Park Design Review to allow development of Moffett Towers, an R&D campus with 8 buildings	City Council / Approved	11/14/2006
2004-0023 and 2005-0324	Vesting Tentative Map and Variance to allow subdivision of a single lot owned by Lockheed Martin into 4 individual lots and a remainder lot	Planning Commission / Approved	10/24/2005

Environmental Review

This is not a "project" as defined by the California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements. The 2007 CEQA Guidelines define a "project" requiring CEQA review as follows:

"*Project* means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following:

- (a) An activity directly undertaken by any public agency.
- (b) An activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- (c) An activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies" (Public Resources Code Section 21065).

There is no possibility that the proposed subdivision will cause either a direct or indirect physical change in the environment, since there is no potential for the subdivision to result in additional development rights. The proposed

subdivision is to create building footprint lots and common lots for financing and management purposes. As a result, the proposed subdivision is not a “project” for the purposes of CEQA. The construction of the buildings which will be located on the footprint lots and common lots was permitted under a previously-approved project (#2005-1198) for which an Environmental Impact Report was prepared (State Clearinghouse #2006032120).

Site Layout

The site is currently identified as Lot 3 of Tract 9800, and is the northern half of the Moffett Towers campus. The site is developed with a one-story amenities building to serve both halves of the campus. The amenities building is located in the southern corner of the site. Three multi-story office buildings in the center of the site are under construction. A fourth multi-story office building is approved but has not yet been constructed. On-site parking will consist of a combination of shared surface lots and a parking structure. Vehicle and pedestrian access to the site is provided from all three street frontages (H Street, 11th Avenue, and 5th Avenue). A system of pedestrian pathways connects the Moffett Towers campus from the north to the south.

Tentative Map

The Moffett Park Specific Plan permits subdivision of campus developments with a tentative map and does not require a Special Development Permit or Variance to allow lots without street frontage as would be required in other areas of the City.

Description of Tentative Map: The proposed subdivision will result in four individual (building footprint) lots and two common lots as shown in the table below.

Lot Name on Tentative Map	Common Name	Size (acres)	Alternative Name Recommendation
Parcel 1	Building D	0.64	Parcel 4
Parcel 2	Building E	0.62	Parcel 5
Parcel 3	Building F	0.62	Parcel 6
Parcel 4	Building G	0.64	Parcel 7
Lot A	Amenities Building H	0.69	Lot C
Lot B	Lot 3 Common Area	25.49	Lot B

Staff recommends changing the name of the parcels on the Final Tract Map as shown in the table above to provide different lot numbers and letters than those proposed for Lot 1 (proposed project #2007-1092) to avoid confusion among the future owners within the Moffett Towers development. Following the order of building lettering and address numbering, staff recommends the

parcels on Lot 1 be labeled Parcels 1 through 3 (see application #2007-1063), while the parcels on Lot 3 shall be labeled Parcels 4 through 7 as noted above.

Public Improvements: No off-site or on-site improvements are proposed or required as a result of the tentative map. Improvements are being completed pursuant to the requirements of the previously-approved Major Moffett Park Design Permit (#2005-1198).

Green Building: The Major Moffett Park Design Review Permit approval requires the campus to be constructed with “green building” techniques to achieve a minimum of 26 LEED points. The proposed subdivision of the campus into multiple parcels with potential for different ownership does not alter the conditions of the original approval (#2005-1198).

Easements: There are several public utility easements on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

Parking: All surface parking lots and parking garages are located on proposed common lots. These lots shall be maintained in common and made available for general use by all facilities and users of the campus. Condition of approval 4.A requires easements to be provided for the Moffett Towers campus to ensure access to and full rights of usage to parking lots and parking structures.

Parcelization Agreement: The existing lot (Lot 3 of Tract 9800) is subject to a Subdivision Agreement executed between Lockheed Martin and the City in 2006. The existing Subdivision Agreement is binding on all successors-in-interest to the subject site. However, staff recommends requiring an additional Parcelization Agreement to be recorded between the Subdivider and the City for the proposed subdivision (Condition of approval 5.C). The Parcelization Agreement shall be used to establish a legal requirement for the development of CC&Rs, as well as to formally acknowledge that all successors are bound by the terms of previous agreements and approvals.

Compliance with Development Standards/Guidelines: The proposed property lines for the footprint lots do not meet the underlying zoning standards for building setbacks. However, the Moffett Park Specific Plan permits subdivision of property that does not meet minimum standards provided the proposed lots are part of an integrated campus development and the purpose of the subdivision is to creating ownership opportunities for individual buildings of an overall campus. The primary concern with subdividing a campus is ensuring that if individual buildings are occupied by separate owners, the common improvements continue to be maintained and made available to all users. Conditions of approval 3.A–3.K require Conditions, Covenants, and Restrictions (CC&Rs) to be recorded addressing use and maintenance of the common areas and improvements. Condition of approval

4.A requires easements to be provided to ensure all users of the Moffett Towers campus have access to and full rights of usage to parking lots and parking structures. With the recommended conditions, the proposed subdivision complies with all development standards and guidelines.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 16 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

No comments have been received regarding the proposed project.

Fiscal Impact

No fiscal impacts other than normal permitting fees are expected.

Conclusion

Findings and General Plan Goals: Staff was not able to make any of the Findings for denial of the map listed in Attachment A, therefore staff is recommending approval of the project.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

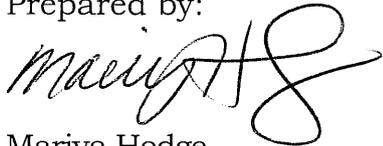
Alternatives

1. Approve the Tentative Map with the attached conditions of approval.
2. Approve the Tentative Map with modified conditions.
3. Deny the Tentative Map.

Recommendation

Alternative 1

Prepared by:



Mariya Hodge
Project Planner

Reviewed by:



Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Tentative Map

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. *That the subdivision is not consistent with the General Plan.*

The design of the subdivision is consistent with the General Plan and the Moffett Park Specific Plan. The creation of individual footprint lots for financing and ownership purposes is encouraged by the Moffett Park Specific Plan.

2. *That the design or improvement of the proposed subdivision is not consistent with the General Plan.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The property is being developed under a previously-approved permit (#2005-1198).

3. *That the site is not physically suitable for the proposed type of development.*

The subdivision does not involve any additional proposed development.

4. *That the site is not physically suitable for the proposed density of development.*

The subdivision does not involve any additional proposed development.

5. *That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. An environmental impact report was prepared to address the potential impacts of the previously-approved development on the site (State Clearinghouse #2006032120). No additional environmental impacts will result from the proposed subdivision.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The footprint lots and common lots proposed as part of the subdivision are intended to assist in financing and property management. No public health impacts will result from the proposed subdivision.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

There are several public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

8. *That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code*

The proposed subdivision is consistent with the Subdivision Map Act and the Sunnyvale Municipal Code. The subdivision creates legal lots bounded by the footprint of each office building on the site, as well as two common lots. The creation of footprint lots for financing and ownership purposes is encouraged by the Moffett Park Specific Plan.

Staff was not able to make any of the findings above (B.1-8), and therefore recommends approval of the Tentative Map.

Recommended Conditions of Approval – Tentative Map

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. The project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes shall be treated as an amendment of the original approval and shall separately require approval at a public hearing.

2. COMPLY WITH OTHER PERMITS

- A. The approved subdivision shall not be construed as modifying any of the conditions or requirements of the originally approved development plan for the site (#2005-1198).

3. CC&R's (CONDITIONS, COVENANTS AND RESTRICTIONS)

- A. The developer shall create Owner's Associations which comport with the state law requirements for Common Interest Developments. Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded to address issues of common use and maintenance for the Moffett Towers campus development.
- B. The proposed deeds, covenants, restrictions and/or by-laws relating to the subdivision shall be reviewed and approved by the Director of Community Development and the City Attorney prior to approval of the Final Tract Map.
- C. In addition to requirements as may be specified elsewhere, the CC&Rs shall include the following provisions:
- D. Membership in and support of an association controlling and maintaining the facilities and areas common to Lot 3 shall be mandatory for all property owners of parcels located on Lot 3.
- E. The CC&Rs recorded for the individual parcels located on Lot 3 shall expressly provide for shared use and shared maintenance of utilities, streets, sidewalks, lighting, parking, driveways, landscaping, required artwork, and all other facilities and amenities located on Common Lot C as shown on the Final Tract Map.

- F. Membership in and support of an association controlling and maintaining the facilities and areas common to the entire campus shall be mandatory for all property owners of parcels within the Moffett Towers development.
- G. Future owners may be responsible for a pro-rated share of costs for infrastructure controlled by Lockheed Martin.
- H. The CC&Rs recorded for the campus as a whole shall expressly provide for shared use and maintenance of the amenities building (Common Lot A as shown on the Final Tract Map for Moffett Towers Lot 3) by all property owners within the Moffett Towers development.
- I. The CC&Rs recorded for the campus as a whole shall state that the amenities building (Common Lot C as shown on the Final Tract Map for Moffett Towers Lot 3) must be maintained in common by all buildings in the campus and cannot be sold for separate ownership.
- J. The Owners Associations shall obtain approval from the Director of Community Development prior to any modification of the CC&Rs which pertain to or specify the City.
- K. The CC&Rs recorded for all lots and Owners Associations shall state that all current and future owners of lots within the Moffett Towers development shall comply fully with approved Major Moffett Park Design Review Permit #2005-1198, with all recorded Subdivision Agreements for the development, and with all other agreements for the development recorded pursuant to the approved Design Review Permit.
- L. The CC&Rs recorded for all lots and Owners Associations shall contain the following language:
 - 1. "Right to Remedy Failure to Maintain Common Areas. In the event that there is a failure to maintain the Common Areas so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30)

days, the City will have the right to impose a lien for the proportionate share of such costs against each Lot in the Project.

2. It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
3. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
4. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
5. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
6. Third-Party Beneficiary. The rights of the City of Sunnyvale pursuant to this Article will be the rights of an intended third party beneficiary of a contract, as provided in Section 1559 of the California Civil Code, except that there will be no right of Declarant, the Association, or any Owner(s) to rescind the contract involved so as to defeat such rights of the City of Sunnyvale.
7. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or

be based upon, City’s approval of the Development of the subject Property.”

4. EASEMENTS

- A. Shared parking easements shall be recorded to make all parking located on individual lots and common lots available to all owners and users of the Moffett Towers development.

5. SUBDIVISION MAP

- A. Revise the names of the proposed lots on the Final Tract Map, as shown in the table below.

Lot Name on Tentative Map	Modified Lot Name
Parcel 1	Parcel 4
Parcel 2	Parcel 5
Parcel 3	Parcel 6
Parcel 4	Parcel 7
Lot A	Lot C
Lot B	Lot B

- B. If the sale of any individual building is contemplated, all requirements of the Subdivision Ordinance in effect at the time of the sale shall be complied with in full prior to such sale (State Subdivision Map Act).
- C. Record a Parcelization Agreement between the Subdivider and the City prior to approval of the Final Tract Map. The Parcelization Agreement shall include the following:
 - 1. Require Conditions, Covenants, and Restrictions as provided for in Conditions of Approval 3.A to 3.L above;
 - 2. Confirm that the Subdivider continues to be bound by the terms and conditions of previous permit approvals for the site;
 - 3. Confirm that the Subdivider continues to be bound by the terms and conditions of all recorded agreements for the site, including but not limited to Subdivision Agreements, Development Agreements, and Green Building Agreements;
 - 4. Acknowledge that all successors to the Subdivider shall be similarly bound by the above-mentioned permit approvals and agreements.

Attachment C

Tentative Map

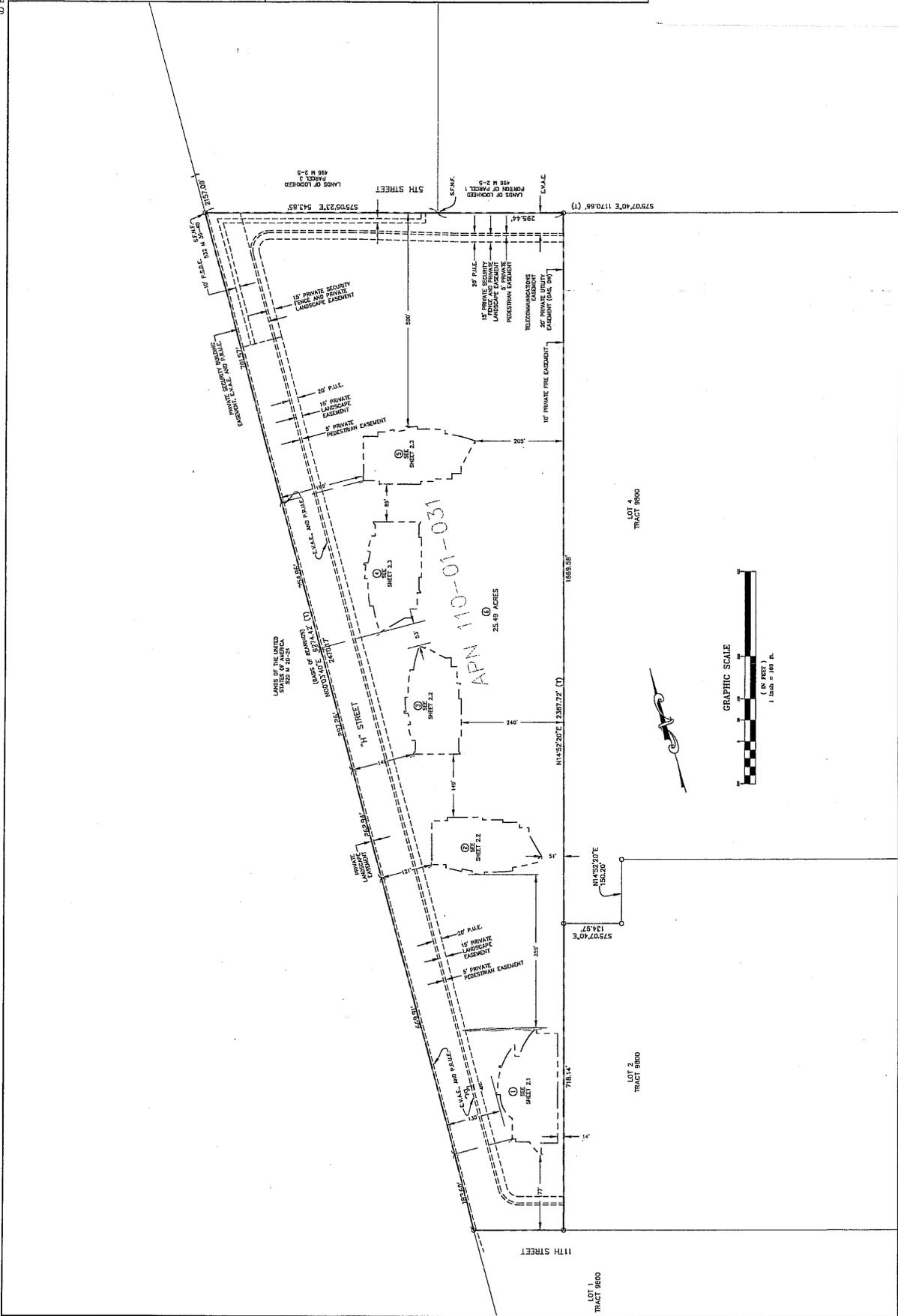
TENTATIVE MAP
 MOFFETT TOWERS PARCEL 3
 1080 H STREET
 SANTA CLARA COUNTY
 CA

© BKE ENGINEERS

1550 TECHNOLOGY DRIVE
 SUITE 500
 SAN JOSE, CA 95110
 408-437-9100
 408-437-9199 (FAX)

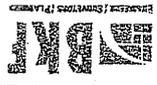


ENGINEERS / SURVEYORS / PLANNERS



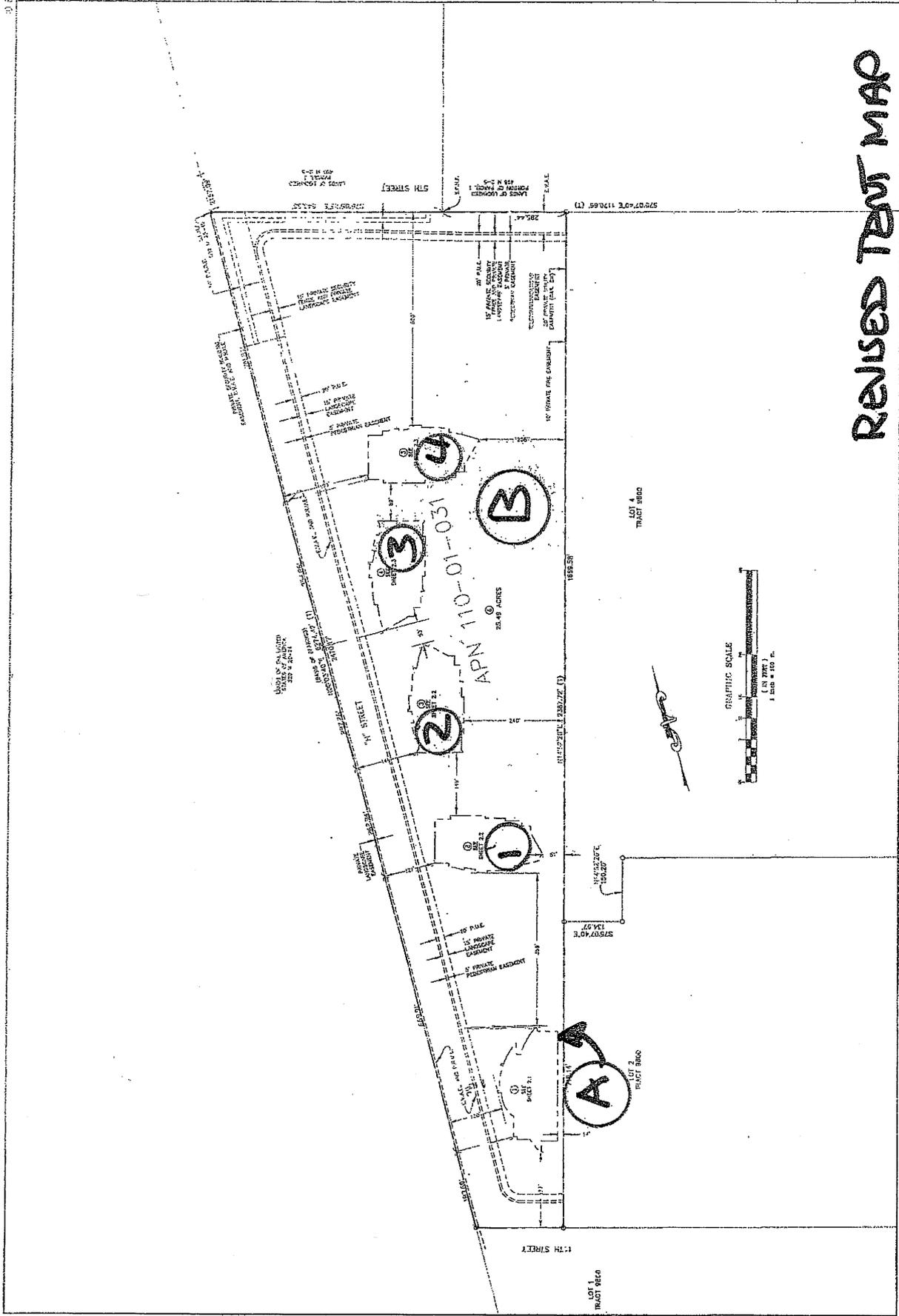
DATE: 08/11/2011
 TIME: 11:25:00 AM
 USER: bke\j...
 PROJECT: 110-01-031

TENTATIVE MAP
MOFFETT TOWERS PARCEL 3
1080 - 1180 H STREET
SANTA CLARA COUNTY
CITY OF SAN JOSE



1500 PLYMOUTH STREET
SAN JOSE, CA 95131
408-437-9120
408-437-9120 FAX

10/26/2017



REVISED TENT MAP

1500 PLYMOUTH STREET
SAN JOSE, CA 95131
408-437-9120
408-437-9120 FAX

TENTATIVE MAP - LOT 1
 MOFFETT TOWERS PARCEL 3
 1080 - 1180 H STREET
 SANTA CLARA COUNTY
 CITY OF SUNNYVALE



1450 TECHNOLOGY DRIVE
 SUITE 100
 SAN JOSE, CA 95110
 408-467-9100
 408-467-9199 (FAX)

© BKF ENGINEERS

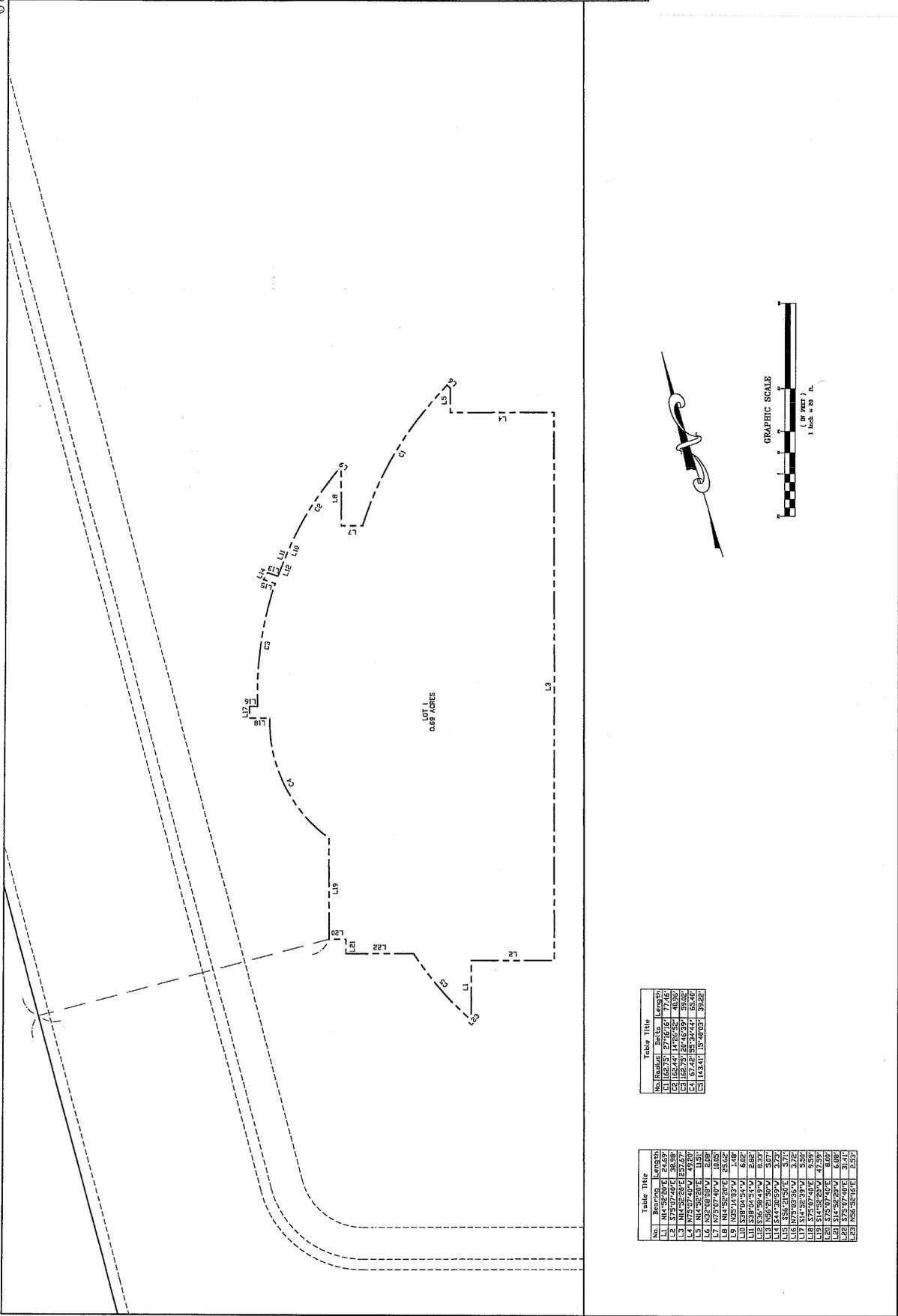


Table Title

LINE	BEARING	LENGTH	AREA
L1	N 84° 52' 20" E	24.63'	0.0000
L2	S 72° 07' 49" E	38.98'	0.0000
L3	N 75° 07' 49" E	59.72'	0.0000
L4	N 75° 07' 49" E	59.72'	0.0000
L5	N 44° 55' 20" E	11.51'	0.0000
L6	N 25° 03' 03" W	2.89'	0.0000
L7	N 25° 03' 03" W	2.89'	0.0000
L8	N 44° 55' 20" E	11.51'	0.0000
L9	N 25° 03' 03" W	2.89'	0.0000
L10	N 25° 03' 03" W	2.89'	0.0000
L11	N 44° 55' 20" E	11.51'	0.0000
L12	N 25° 03' 03" W	2.89'	0.0000
L13	N 25° 03' 03" W	2.89'	0.0000
L14	N 44° 55' 20" E	11.51'	0.0000
L15	N 25° 03' 03" W	2.89'	0.0000
L16	N 25° 03' 03" W	2.89'	0.0000
L17	S 72° 07' 49" E	38.98'	0.0000
L18	N 75° 07' 49" E	59.72'	0.0000
L19	N 75° 07' 49" E	59.72'	0.0000
L20	S 72° 07' 49" E	38.98'	0.0000
L21	N 84° 52' 20" E	24.63'	0.0000
L22	N 84° 52' 20" E	24.63'	0.0000
L23	N 84° 52' 20" E	24.63'	0.0000

Table Title

LINE	BEARING	LENGTH	AREA
L1	N 84° 52' 20" E	24.63'	0.0000
L2	S 72° 07' 49" E	38.98'	0.0000
L3	N 75° 07' 49" E	59.72'	0.0000
L4	N 75° 07' 49" E	59.72'	0.0000
L5	N 44° 55' 20" E	11.51'	0.0000
L6	N 25° 03' 03" W	2.89'	0.0000
L7	N 25° 03' 03" W	2.89'	0.0000
L8	N 44° 55' 20" E	11.51'	0.0000
L9	N 25° 03' 03" W	2.89'	0.0000
L10	N 25° 03' 03" W	2.89'	0.0000
L11	N 44° 55' 20" E	11.51'	0.0000
L12	N 25° 03' 03" W	2.89'	0.0000
L13	N 25° 03' 03" W	2.89'	0.0000
L14	N 44° 55' 20" E	11.51'	0.0000
L15	N 25° 03' 03" W	2.89'	0.0000
L16	N 25° 03' 03" W	2.89'	0.0000
L17	S 72° 07' 49" E	38.98'	0.0000
L18	N 75° 07' 49" E	59.72'	0.0000
L19	N 75° 07' 49" E	59.72'	0.0000
L20	S 72° 07' 49" E	38.98'	0.0000
L21	N 84° 52' 20" E	24.63'	0.0000
L22	N 84° 52' 20" E	24.63'	0.0000
L23	N 84° 52' 20" E	24.63'	0.0000



TABLE BEARING ON LOT 1

DATE: 11/11/11
 TIME: 11:11 AM
 USER: [unreadable]

TENTATIVE MAP - LOT 2, LOT 3
 MOFFETT TOWERS PARCEL 3
 1080 H STREET
 SANTA CLARA COUNTY
 CITY OF SUNNYVALE
 CA



1650 TECHNOLOGY DRIVE
 SUITE 650
 SAN JOSE, CA 95110
 408-467-9100
 408-467-9199 (FAX)

© BKf ENGINEERS

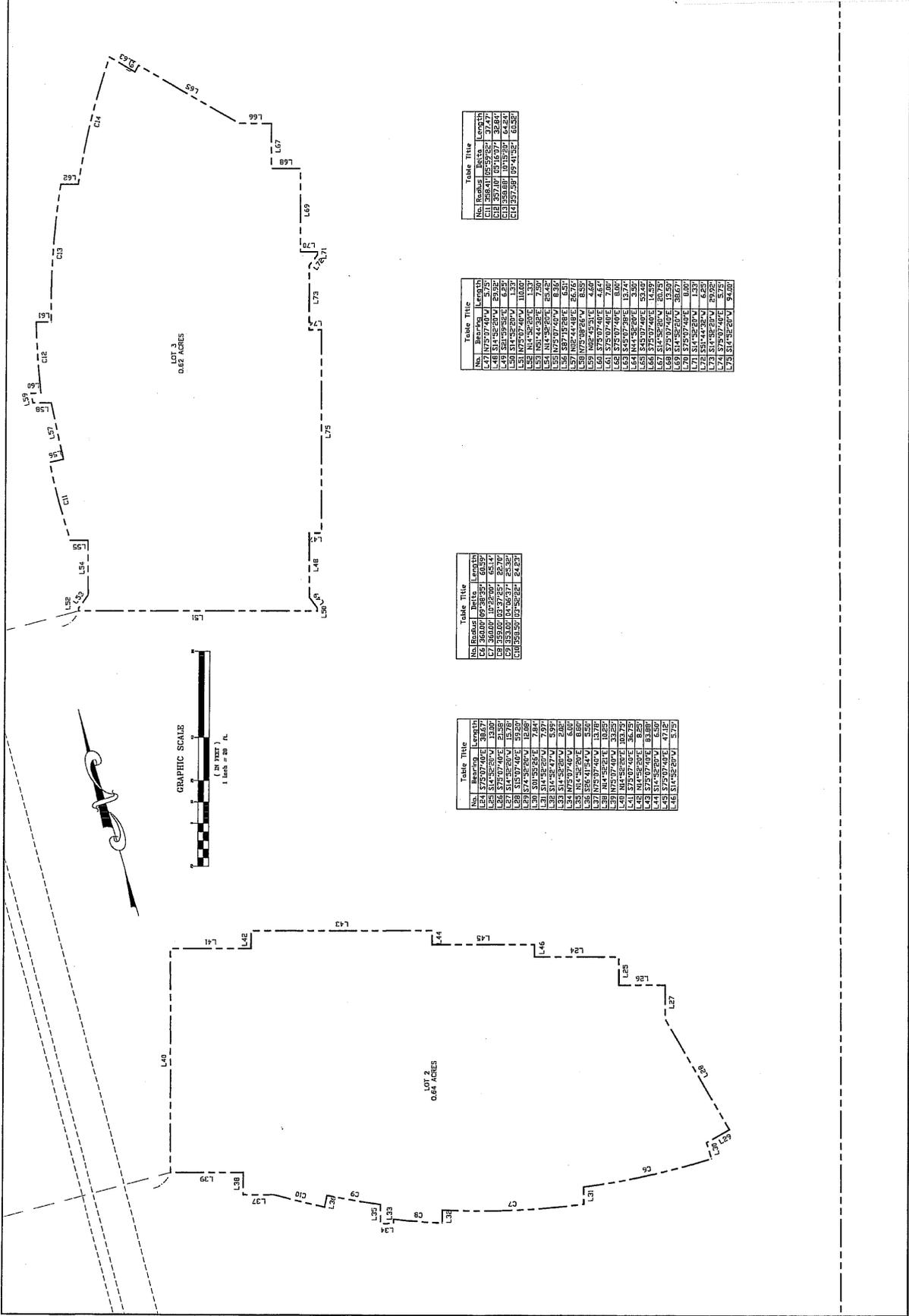


Table Title

No.	Boundary	Area	Length
L47	N72.97740°W	5.775	37.77
L48	S89.58220°W	6.254	44.84
L49	S44.95280°W	6.254	44.84
L50	S14.95280°W	10.000	70.00
L51	N72.97740°W	10.000	70.00
L52	N181.44280°E	7.500	52.50
L53	N14.95280°W	25.422	178.00
L54	N14.95280°W	25.422	178.00
L55	S37.15280°E	6.301	44.10
L56	N72.97740°E	6.276	43.93
L57	N72.97740°E	6.276	43.93
L58	N72.97740°E	6.276	43.93
L59	N72.97740°E	6.276	43.93
L60	S72.97740°E	4.244	29.63
L61	S72.97740°E	7.061	49.63
L62	S44.95280°E	13.741	96.00
L63	S44.95280°E	13.741	96.00
L64	N44.95280°E	3.507	24.55
L65	S44.95280°E	35.249	246.75
L66	S44.95280°W	20.751	147.25
L67	S44.95280°W	20.751	147.25
L68	S72.97740°E	13.509	93.56
L69	S72.97740°E	13.509	93.56
L70	S72.97740°E	13.509	93.56
L71	S14.95280°W	1.137	7.96
L72	S14.95280°W	6.254	44.84
L73	S72.97740°E	5.775	37.77
L74	S72.97740°E	5.775	37.77
L75	S14.95280°W	94.000	658.00

Table Title

No.	Boundary	Area	Length
L47	N72.97740°W	5.775	37.77
L48	S89.58220°W	6.254	44.84
L49	S44.95280°W	6.254	44.84
L50	S14.95280°W	10.000	70.00
L51	N72.97740°W	10.000	70.00
L52	N181.44280°E	7.500	52.50
L53	N14.95280°W	25.422	178.00
L54	N14.95280°W	25.422	178.00
L55	S37.15280°E	6.301	44.10
L56	N72.97740°E	6.276	43.93
L57	N72.97740°E	6.276	43.93
L58	N72.97740°E	6.276	43.93
L59	N72.97740°E	6.276	43.93
L60	S72.97740°E	4.244	29.63
L61	S72.97740°E	7.061	49.63
L62	S44.95280°E	13.741	96.00
L63	S44.95280°E	13.741	96.00
L64	N44.95280°E	3.507	24.55
L65	S44.95280°E	35.249	246.75
L66	S44.95280°W	20.751	147.25
L67	S44.95280°W	20.751	147.25
L68	S72.97740°E	13.509	93.56
L69	S72.97740°E	13.509	93.56
L70	S72.97740°E	13.509	93.56
L71	S14.95280°W	1.137	7.96
L72	S14.95280°W	6.254	44.84
L73	S72.97740°E	5.775	37.77
L74	S72.97740°E	5.775	37.77
L75	S14.95280°W	94.000	658.00

Table Title

No.	Boundary	Area	Length
L47	N72.97740°W	5.775	37.77
L48	S89.58220°W	6.254	44.84
L49	S44.95280°W	6.254	44.84
L50	S14.95280°W	10.000	70.00
L51	N72.97740°W	10.000	70.00
L52	N181.44280°E	7.500	52.50
L53	N14.95280°W	25.422	178.00
L54	N14.95280°W	25.422	178.00
L55	S37.15280°E	6.301	44.10
L56	N72.97740°E	6.276	43.93
L57	N72.97740°E	6.276	43.93
L58	N72.97740°E	6.276	43.93
L59	N72.97740°E	6.276	43.93
L60	S72.97740°E	4.244	29.63
L61	S72.97740°E	7.061	49.63
L62	S44.95280°E	13.741	96.00
L63	S44.95280°E	13.741	96.00
L64	N44.95280°E	3.507	24.55
L65	S44.95280°E	35.249	246.75
L66	S44.95280°W	20.751	147.25
L67	S44.95280°W	20.751	147.25
L68	S72.97740°E	13.509	93.56
L69	S72.97740°E	13.509	93.56
L70	S72.97740°E	13.509	93.56
L71	S14.95280°W	1.137	7.96
L72	S14.95280°W	6.254	44.84
L73	S72.97740°E	5.775	37.77
L74	S72.97740°E	5.775	37.77
L75	S14.95280°W	94.000	658.00

Table Title

No.	Boundary	Area	Length
L47	N72.97740°W	5.775	37.77
L48	S89.58220°W	6.254	44.84
L49	S44.95280°W	6.254	44.84
L50	S14.95280°W	10.000	70.00
L51	N72.97740°W	10.000	70.00
L52	N181.44280°E	7.500	52.50
L53	N14.95280°W	25.422	178.00
L54	N14.95280°W	25.422	178.00
L55	S37.15280°E	6.301	44.10
L56	N72.97740°E	6.276	43.93
L57	N72.97740°E	6.276	43.93
L58	N72.97740°E	6.276	43.93
L59	N72.97740°E	6.276	43.93
L60	S72.97740°E	4.244	29.63
L61	S72.97740°E	7.061	49.63
L62	S44.95280°E	13.741	96.00
L63	S44.95280°E	13.741	96.00
L64	N44.95280°E	3.507	24.55
L65	S44.95280°E	35.249	246.75
L66	S44.95280°W	20.751	147.25
L67	S44.95280°W	20.751	147.25
L68	S72.97740°E	13.509	93.56
L69	S72.97740°E	13.509	93.56
L70	S72.97740°E	13.509	93.56
L71	S14.95280°W	1.137	7.96
L72	S14.95280°W	6.254	44.84
L73	S72.97740°E	5.775	37.77
L74	S72.97740°E	5.775	37.77
L75	S14.95280°W	94.000	658.00



3391 Broadway Street Redwood City, CA 94063
 Tel: (650) 384-4543
 Fax: (650) 384-4518
 www.desa.com

MOFFETT PARK DRIVE II, LLC.
 3391 CALIFORNIA STREET, SUITE 1905
 SAN FRANCISCO, CA 94118

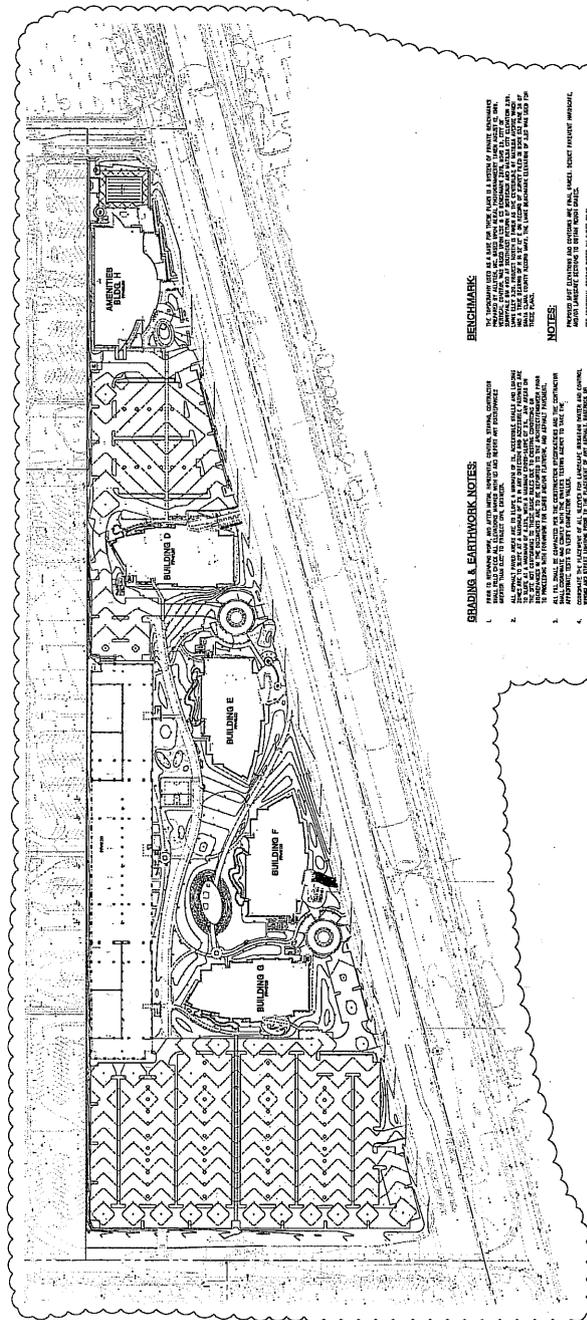
MOFFETT TOWERS
 PARCEL 9
 SUNNYVALE, CA

OVERALL GRADING PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.																																																																						
1	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
2	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
3	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
4	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
5	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
6	10/15/10	ISSUED FOR PERMITS	DES	DES </tr <tr> <td>7</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>8</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>9</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>10</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>11</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>12</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>13</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>14</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>15</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>16</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>17</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>18</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>19</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr> <tr> <td>20</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> <td>DES</td> <td>DES</td> </tr>	7	10/15/10	ISSUED FOR PERMITS	DES	DES	8	10/15/10	ISSUED FOR PERMITS	DES	DES	9	10/15/10	ISSUED FOR PERMITS	DES	DES	10	10/15/10	ISSUED FOR PERMITS	DES	DES	11	10/15/10	ISSUED FOR PERMITS	DES	DES	12	10/15/10	ISSUED FOR PERMITS	DES	DES	13	10/15/10	ISSUED FOR PERMITS	DES	DES	14	10/15/10	ISSUED FOR PERMITS	DES	DES	15	10/15/10	ISSUED FOR PERMITS	DES	DES	16	10/15/10	ISSUED FOR PERMITS	DES	DES	17	10/15/10	ISSUED FOR PERMITS	DES	DES	18	10/15/10	ISSUED FOR PERMITS	DES	DES	19	10/15/10	ISSUED FOR PERMITS	DES	DES	20	10/15/10	ISSUED FOR PERMITS	DES	DES
7	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
8	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
9	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
10	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
11	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
12	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
13	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
14	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
15	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
16	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
17	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
18	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
19	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						
20	10/15/10	ISSUED FOR PERMITS	DES	DES																																																																						

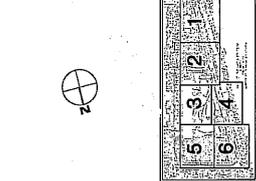
DATE: 10/15/10
 DRAWN BY: C. BELL
 CHECKED BY: 9518.022
 PROJECT NO.: 9518.022

SCALE: AS SHOWN
 SHEET NO.: 7
 TOTAL SHEETS: 20



BENCHMARKS
 THE BENCHMARKS SHOWN ON THIS PLAN ARE THE ONLY BENCHMARKS TO BE USED FOR THE CONSTRUCTION OF THIS PROJECT. ALL OTHER BENCHMARKS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE USER IS ADVISED THAT THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL BENCHMARKS SHOWN ON THIS PLAN.

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 12. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 13. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 14. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 16. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 17. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.



GRADING & LEAKWORK NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

FEMA FLOOD INSURANCE RATE AND DESIGNATION
 THE FLOOD INSURANCE RATE AND DESIGNATION FOR THIS PROJECT IS AS SHOWN ON THE FEMA FLOOD INSURANCE RATE AND DESIGNATION MAP. THE USER IS ADVISED THAT THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FLOOD INSURANCE RATE AND DESIGNATION MAPS SHOWN ON THIS PLAN.

CAUTION
 THE USER IS ADVISED THAT THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS SHOWN ON THIS PLAN. THE USER IS ADVISED THAT THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS SHOWN ON THIS PLAN.



DES ARCHITECTS ENGINEERS
 399 Broadway Street, Redwood City, CA 94063
 Tel: (650) 394-6533
 Fax: (650) 394-6538
 www.des-engineers.com

MOFFETT PARK DRIVE II, LLC.
 390 CALIFORNIA STREET, SUITE 1905
 SAN FRANCISCO, CA 94104
MOFFETT TOWERS
 PARCEL 3
 SUNNYVALE, CA

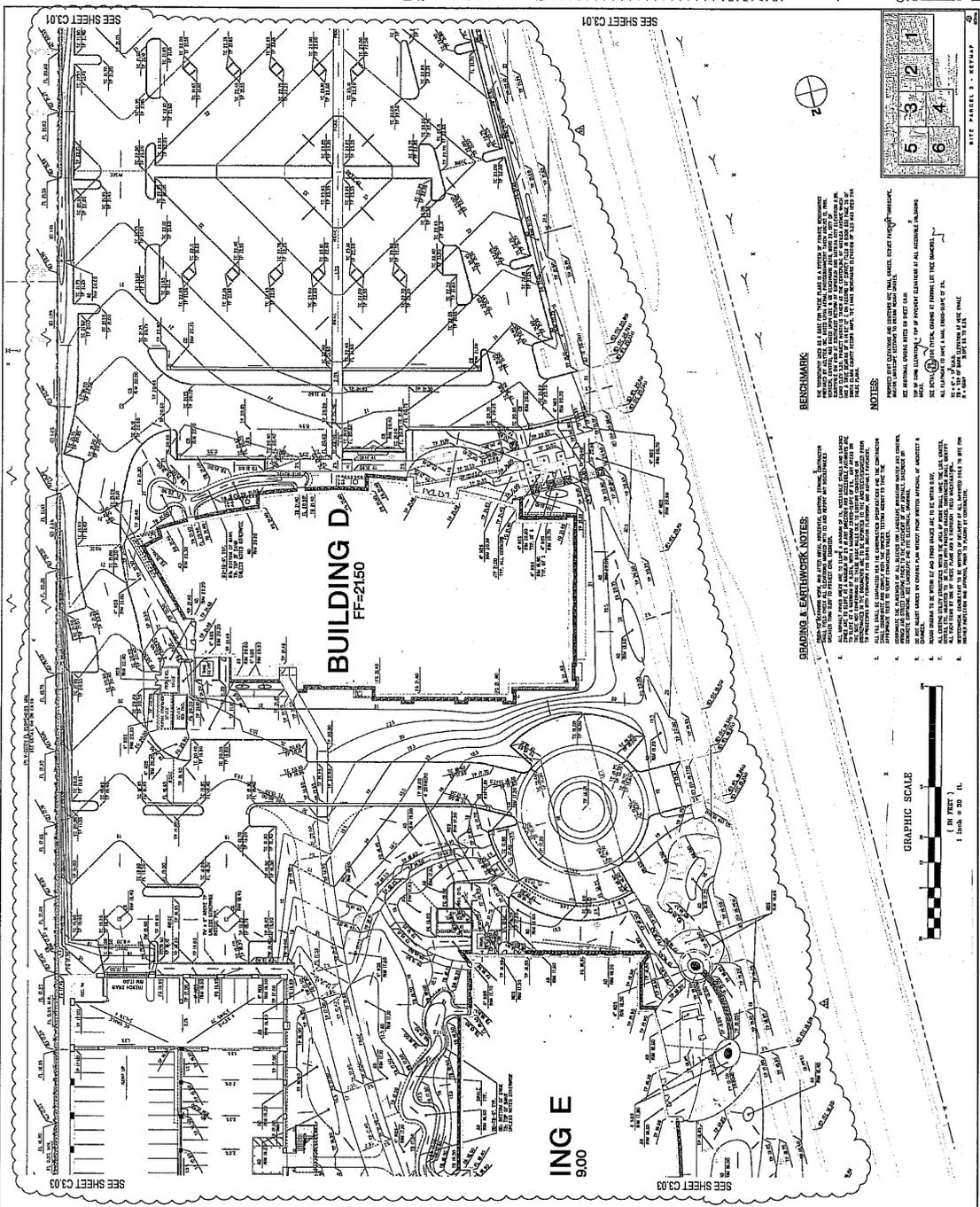
GRADING & DRAINAGE
 PLAN - AREA 2

NO.	DATE	DESCRIPTION
1	08/11/10	PRELIMINARY
2	08/11/10	REVISION: ADD AREA 2
3	08/11/10	REVISION: ADD AREA 2
4	08/11/10	REVISION: ADD AREA 2
5	08/11/10	REVISION: ADD AREA 2
6	08/11/10	REVISION: ADD AREA 2
7	08/11/10	REVISION: ADD AREA 2
8	08/11/10	REVISION: ADD AREA 2
9	08/11/10	REVISION: ADD AREA 2
10	08/11/10	REVISION: ADD AREA 2
11	08/11/10	REVISION: ADD AREA 2
12	08/11/10	REVISION: ADD AREA 2
13	08/11/10	REVISION: ADD AREA 2
14	08/11/10	REVISION: ADD AREA 2
15	08/11/10	REVISION: ADD AREA 2
16	08/11/10	REVISION: ADD AREA 2
17	08/11/10	REVISION: ADD AREA 2
18	08/11/10	REVISION: ADD AREA 2
19	08/11/10	REVISION: ADD AREA 2
20	08/11/10	REVISION: ADD AREA 2

DESIGNED BY: N. LAMARCA
 CHECKED BY: C. CHOI
 APPROVED BY: [Signature]
 PROJECT NO.: 9516.002

C3.02

DATE: 08/11/10
 SHEETS: 1
 OF: 1



GRADING & EARTHWORK NOTES:

1. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL EXISTING AND PROPOSED GRADES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL EXISTING AND PROPOSED DRAINAGE AREAS ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
5. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
7. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
9. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES ARE TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.

BENCHMARKS:

1. BENCHMARK 1: 100.00 FT. (ELEVATION)

NOTES:

1. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

2. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

3. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

4. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

5. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

6. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

7. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

8. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

9. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

10. THE GRADING AND DRAINAGE PLAN IS TO BE CONSIDERED AS PART OF THE PROJECT'S GRADING AND DRAINAGE PLAN.

REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE SHOWN ON A SEPARATE SHEET.



395 Broadway Street
Redwood City, CA 94063
Tel: (650) 844-4653
Fax: (650) 844-5858
www.des-engineers.com

MOFFETT PARK DRIVE II, LLC
300 CALIFORNIA STREET, SUITE 1805
SAN FRANCISCO, CA 94104

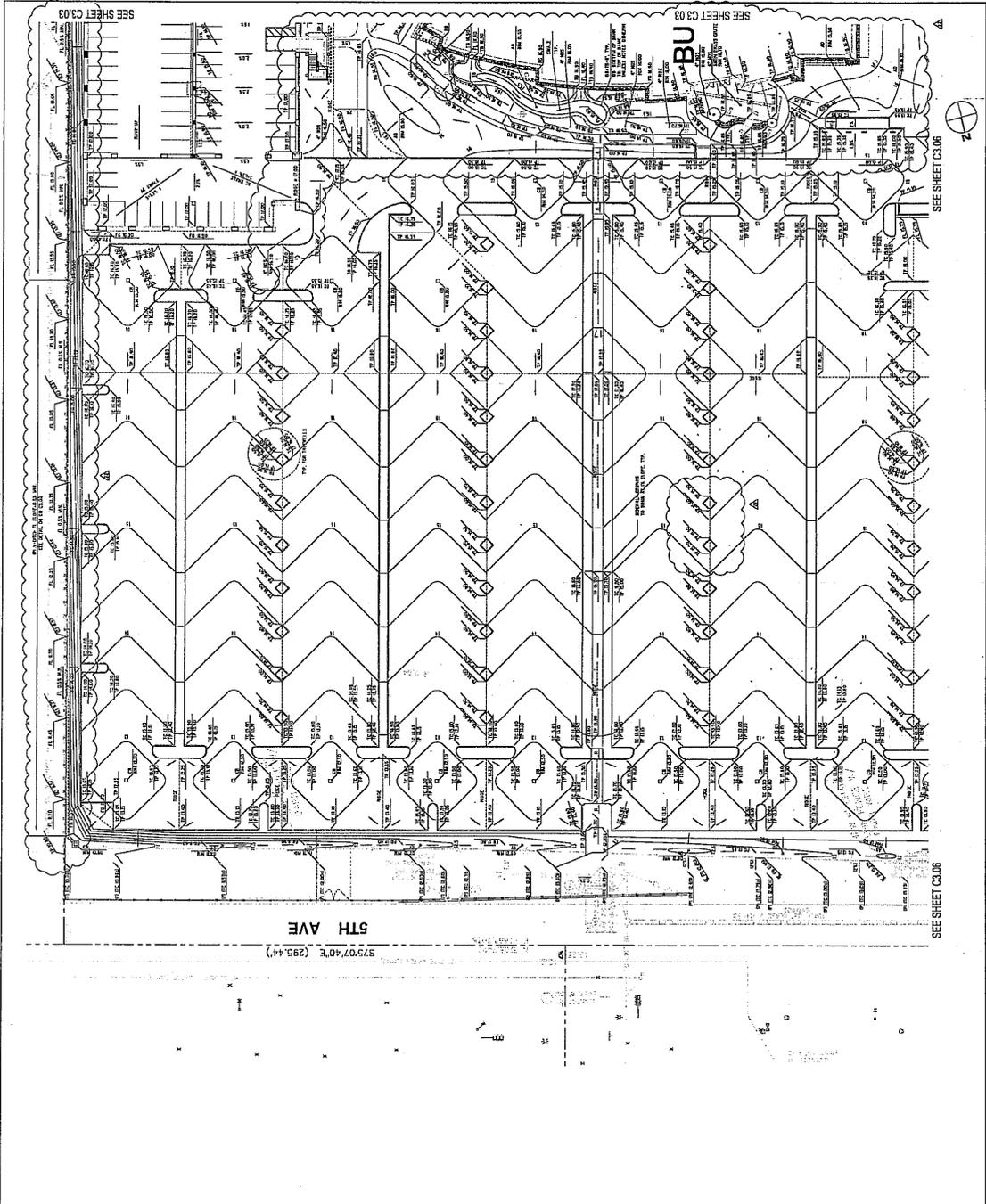
MOFFETT TOWERS

PARCEL 3
SUNNYVALE, CA

GRADING & DRAINAGE
PLAN - AREA 5

DATE	DESCRIPTION
02/25/10	ISSUED FOR PERMITTING
03/15/10	ISSUED FOR PERMITTING
04/15/10	ISSUED FOR PERMITTING
05/15/10	ISSUED FOR PERMITTING
06/15/10	ISSUED FOR PERMITTING
07/15/10	ISSUED FOR PERMITTING
08/15/10	ISSUED FOR PERMITTING
09/15/10	ISSUED FOR PERMITTING
10/15/10	ISSUED FOR PERMITTING
11/15/10	ISSUED FOR PERMITTING
12/15/10	ISSUED FOR PERMITTING
01/15/11	ISSUED FOR PERMITTING
02/15/11	ISSUED FOR PERMITTING
03/15/11	ISSUED FOR PERMITTING
04/15/11	ISSUED FOR PERMITTING
05/15/11	ISSUED FOR PERMITTING
06/15/11	ISSUED FOR PERMITTING
07/15/11	ISSUED FOR PERMITTING
08/15/11	ISSUED FOR PERMITTING
09/15/11	ISSUED FOR PERMITTING
10/15/11	ISSUED FOR PERMITTING
11/15/11	ISSUED FOR PERMITTING
12/15/11	ISSUED FOR PERMITTING
01/15/12	ISSUED FOR PERMITTING
02/15/12	ISSUED FOR PERMITTING
03/15/12	ISSUED FOR PERMITTING
04/15/12	ISSUED FOR PERMITTING
05/15/12	ISSUED FOR PERMITTING
06/15/12	ISSUED FOR PERMITTING
07/15/12	ISSUED FOR PERMITTING
08/15/12	ISSUED FOR PERMITTING
09/15/12	ISSUED FOR PERMITTING
10/15/12	ISSUED FOR PERMITTING
11/15/12	ISSUED FOR PERMITTING
12/15/12	ISSUED FOR PERMITTING
01/15/13	ISSUED FOR PERMITTING
02/15/13	ISSUED FOR PERMITTING
03/15/13	ISSUED FOR PERMITTING
04/15/13	ISSUED FOR PERMITTING
05/15/13	ISSUED FOR PERMITTING
06/15/13	ISSUED FOR PERMITTING
07/15/13	ISSUED FOR PERMITTING
08/15/13	ISSUED FOR PERMITTING
09/15/13	ISSUED FOR PERMITTING
10/15/13	ISSUED FOR PERMITTING
11/15/13	ISSUED FOR PERMITTING
12/15/13	ISSUED FOR PERMITTING
01/15/14	ISSUED FOR PERMITTING
02/15/14	ISSUED FOR PERMITTING
03/15/14	ISSUED FOR PERMITTING
04/15/14	ISSUED FOR PERMITTING
05/15/14	ISSUED FOR PERMITTING
06/15/14	ISSUED FOR PERMITTING
07/15/14	ISSUED FOR PERMITTING
08/15/14	ISSUED FOR PERMITTING
09/15/14	ISSUED FOR PERMITTING
10/15/14	ISSUED FOR PERMITTING
11/15/14	ISSUED FOR PERMITTING
12/15/14	ISSUED FOR PERMITTING
01/15/15	ISSUED FOR PERMITTING
02/15/15	ISSUED FOR PERMITTING
03/15/15	ISSUED FOR PERMITTING
04/15/15	ISSUED FOR PERMITTING
05/15/15	ISSUED FOR PERMITTING
06/15/15	ISSUED FOR PERMITTING
07/15/15	ISSUED FOR PERMITTING
08/15/15	ISSUED FOR PERMITTING
09/15/15	ISSUED FOR PERMITTING
10/15/15	ISSUED FOR PERMITTING
11/15/15	ISSUED FOR PERMITTING
12/15/15	ISSUED FOR PERMITTING
01/15/16	ISSUED FOR PERMITTING
02/15/16	ISSUED FOR PERMITTING
03/15/16	ISSUED FOR PERMITTING
04/15/16	ISSUED FOR PERMITTING
05/15/16	ISSUED FOR PERMITTING
06/15/16	ISSUED FOR PERMITTING
07/15/16	ISSUED FOR PERMITTING
08/15/16	ISSUED FOR PERMITTING
09/15/16	ISSUED FOR PERMITTING
10/15/16	ISSUED FOR PERMITTING
11/15/16	ISSUED FOR PERMITTING
12/15/16	ISSUED FOR PERMITTING
01/15/17	ISSUED FOR PERMITTING
02/15/17	ISSUED FOR PERMITTING
03/15/17	ISSUED FOR PERMITTING
04/15/17	ISSUED FOR PERMITTING
05/15/17	ISSUED FOR PERMITTING
06/15/17	ISSUED FOR PERMITTING
07/15/17	ISSUED FOR PERMITTING
08/15/17	ISSUED FOR PERMITTING
09/15/17	ISSUED FOR PERMITTING
10/15/17	ISSUED FOR PERMITTING
11/15/17	ISSUED FOR PERMITTING
12/15/17	ISSUED FOR PERMITTING
01/15/18	ISSUED FOR PERMITTING
02/15/18	ISSUED FOR PERMITTING
03/15/18	ISSUED FOR PERMITTING
04/15/18	ISSUED FOR PERMITTING
05/15/18	ISSUED FOR PERMITTING
06/15/18	ISSUED FOR PERMITTING
07/15/18	ISSUED FOR PERMITTING
08/15/18	ISSUED FOR PERMITTING
09/15/18	ISSUED FOR PERMITTING
10/15/18	ISSUED FOR PERMITTING
11/15/18	ISSUED FOR PERMITTING
12/15/18	ISSUED FOR PERMITTING
01/15/19	ISSUED FOR PERMITTING
02/15/19	ISSUED FOR PERMITTING
03/15/19	ISSUED FOR PERMITTING
04/15/19	ISSUED FOR PERMITTING
05/15/19	ISSUED FOR PERMITTING
06/15/19	ISSUED FOR PERMITTING
07/15/19	ISSUED FOR PERMITTING
08/15/19	ISSUED FOR PERMITTING
09/15/19	ISSUED FOR PERMITTING
10/15/19	ISSUED FOR PERMITTING
11/15/19	ISSUED FOR PERMITTING
12/15/19	ISSUED FOR PERMITTING
01/15/20	ISSUED FOR PERMITTING
02/15/20	ISSUED FOR PERMITTING
03/15/20	ISSUED FOR PERMITTING
04/15/20	ISSUED FOR PERMITTING
05/15/20	ISSUED FOR PERMITTING
06/15/20	ISSUED FOR PERMITTING
07/15/20	ISSUED FOR PERMITTING
08/15/20	ISSUED FOR PERMITTING
09/15/20	ISSUED FOR PERMITTING
10/15/20	ISSUED FOR PERMITTING
11/15/20	ISSUED FOR PERMITTING
12/15/20	ISSUED FOR PERMITTING

PROJECT NO. 9518.002
DATE: 08/15/10
SCALE: AS SHOWN
SHEET NO. C3.05



GRAPHIC SCALE
(IN FEET)
1" = 10'-0"

SEE SHEET C3.04 SEE SHEET C3.06 SEE SHEET C3.07 SEE SHEET C3.08 SEE SHEET C3.09 SEE SHEET C3.10 SEE SHEET C3.11 SEE SHEET C3.12 SEE SHEET C3.13 SEE SHEET C3.14 SEE SHEET C3.15 SEE SHEET C3.16 SEE SHEET C3.17 SEE SHEET C3.18 SEE SHEET C3.19 SEE SHEET C3.20 SEE SHEET C3.21 SEE SHEET C3.22 SEE SHEET C3.23 SEE SHEET C3.24 SEE SHEET C3.25 SEE SHEET C3.26 SEE SHEET C3.27 SEE SHEET C3.28 SEE SHEET C3.29 SEE SHEET C3.30 SEE SHEET C3.31 SEE SHEET C3.32 SEE SHEET C3.33 SEE SHEET C3.34 SEE SHEET C3.35 SEE SHEET C3.36 SEE SHEET C3.37 SEE SHEET C3.38 SEE SHEET C3.39 SEE SHEET C3.40 SEE SHEET C3.41 SEE SHEET C3.42 SEE SHEET C3.43 SEE SHEET C3.44 SEE SHEET C3.45 SEE SHEET C3.46 SEE SHEET C3.47 SEE SHEET C3.48 SEE SHEET C3.49 SEE SHEET C3.50 SEE SHEET C3.51 SEE SHEET C3.52 SEE SHEET C3.53 SEE SHEET C3.54 SEE SHEET C3.55 SEE SHEET C3.56 SEE SHEET C3.57 SEE SHEET C3.58 SEE SHEET C3.59 SEE SHEET C3.60 SEE SHEET C3.61 SEE SHEET C3.62 SEE SHEET C3.63 SEE SHEET C3.64 SEE SHEET C3.65 SEE SHEET C3.66 SEE SHEET C3.67 SEE SHEET C3.68 SEE SHEET C3.69 SEE SHEET C3.70 SEE SHEET C3.71 SEE SHEET C3.72 SEE SHEET C3.73 SEE SHEET C3.74 SEE SHEET C3.75 SEE SHEET C3.76 SEE SHEET C3.77 SEE SHEET C3.78 SEE SHEET C3.79 SEE SHEET C3.80 SEE SHEET C3.81 SEE SHEET C3.82 SEE SHEET C3.83 SEE SHEET C3.84 SEE SHEET C3.85 SEE SHEET C3.86 SEE SHEET C3.87 SEE SHEET C3.88 SEE SHEET C3.89 SEE SHEET C3.90 SEE SHEET C3.91 SEE SHEET C3.92 SEE SHEET C3.93 SEE SHEET C3.94 SEE SHEET C3.95 SEE SHEET C3.96 SEE SHEET C3.97 SEE SHEET C3.98 SEE SHEET C3.99 SEE SHEET C3.100



399 Broadway Street, Redwood City, CA 94063
 Tel: (650) 394-5653
 Fax: (650) 394-5654
 www.desa.com

MCFEET PARK DRIVE II, LLC.

350 CALIFORNIA STREET, SUITE 1005
 SAN FRANCISCO, CALIFORNIA

DES ARCHITECTS ENGINEERS
 MCFEET
 TOWERS

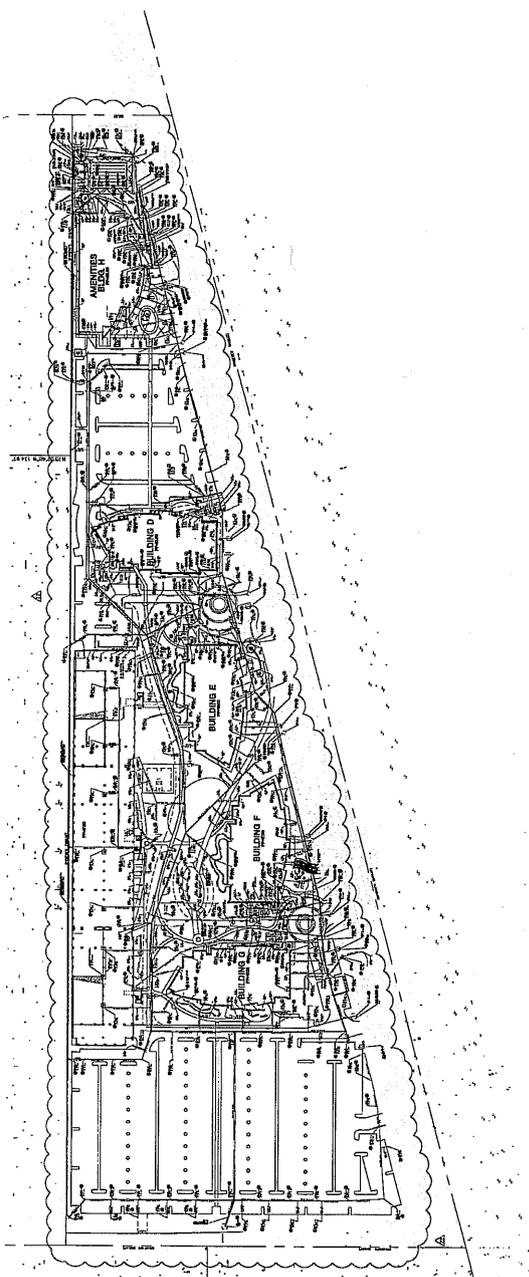
PARCEL 3
 SUNNYVALE, CA

OVERALL SITE UTILITY
 PLAN

DATE:	08/11/10
PROJECT:	MCFEET TOWERS
CLIENT:	MCFEET PARK DRIVE II, LLC.
DESIGNER:	DES ARCHITECTS ENGINEERS
CHECKER:	DES ARCHITECTS ENGINEERS
APPROVER:	DES ARCHITECTS ENGINEERS
SCALE:	AS SHOWN
PROJECT NO.:	9618.002



C4.00



NOTES

1. CONSULT ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.

CAUTION:

1. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
8. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.
10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND:

- 1. 1" = 1' (1" = 1')
- 2. 1" = 1' (1" = 1')
- 3. 1" = 1' (1" = 1')
- 4. 1" = 1' (1" = 1')
- 5. 1" = 1' (1" = 1')
- 6. 1" = 1' (1" = 1')
- 7. 1" = 1' (1" = 1')
- 8. 1" = 1' (1" = 1')
- 9. 1" = 1' (1" = 1')
- 10. 1" = 1' (1" = 1')

GRAPHIC SCALE
 1 inch = 100 ft.



BENCHMARK:

THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



1. THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.



259 Broadway Street Redwood City, CA 94063
Tel: (650) 944-9311
Fax: (650) 944-9318
www.des-engineers.com

MOFFETT PARK DRIVE II, LLC.

350 CALIFORNIA STREET, SUITE 1905
SAN FRANCISCO, CA 94104

MOFFETT
PARK DRIVE
TOWERS

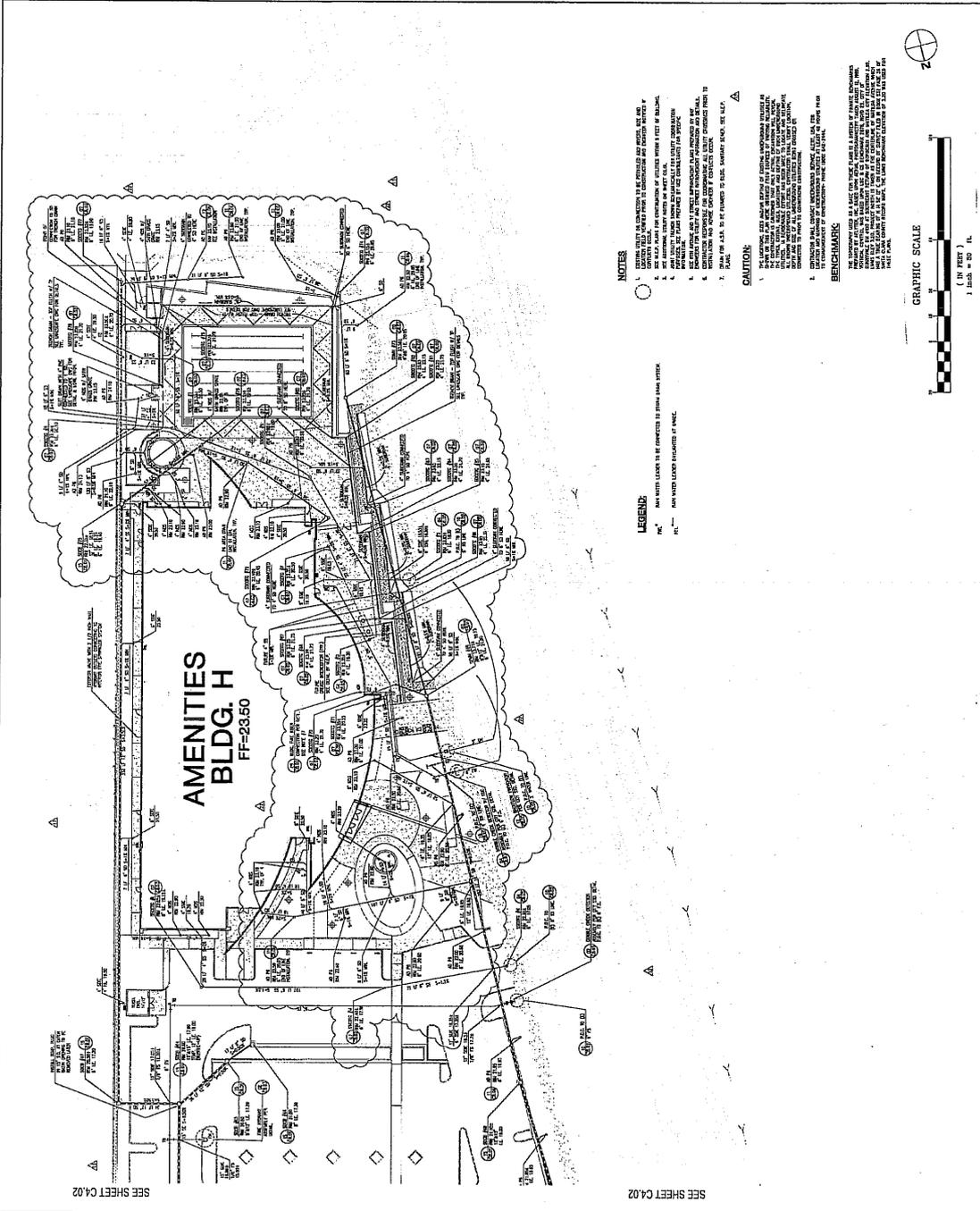
PARCEL 3
SUNNYVALE, CA

UTILITY PLAN

NO.	DATE	DESCRIPTION
1	05/18/01	ISSUED FOR PERMITS
2	05/18/01	ISSUED FOR PERMITS
3	05/18/01	ISSUED FOR PERMITS
4	05/18/01	ISSUED FOR PERMITS
5	05/18/01	ISSUED FOR PERMITS
6	05/18/01	ISSUED FOR PERMITS
7	05/18/01	ISSUED FOR PERMITS
8	05/18/01	ISSUED FOR PERMITS
9	05/18/01	ISSUED FOR PERMITS
10	05/18/01	ISSUED FOR PERMITS
11	05/18/01	ISSUED FOR PERMITS
12	05/18/01	ISSUED FOR PERMITS
13	05/18/01	ISSUED FOR PERMITS
14	05/18/01	ISSUED FOR PERMITS
15	05/18/01	ISSUED FOR PERMITS
16	05/18/01	ISSUED FOR PERMITS
17	05/18/01	ISSUED FOR PERMITS
18	05/18/01	ISSUED FOR PERMITS
19	05/18/01	ISSUED FOR PERMITS
20	05/18/01	ISSUED FOR PERMITS



C4.01



SEE SHEET C4.02

SEE SHEET C4.02



339 Broadway Street
 Redwood City, CA 94063
 Tel: (650) 364-6463
 Fax: (650) 364-2828
 www.des-engineers.com

MOFFETT PARK DRIVE II, LLC
 330 CALIFORNIA STREET, SUITE 1905
 SAN FRANCISCO, CA 94104
**THE MOFFETT
 PARK TOWERS**
 PARCEL 1
 SUNNYVALE, CA

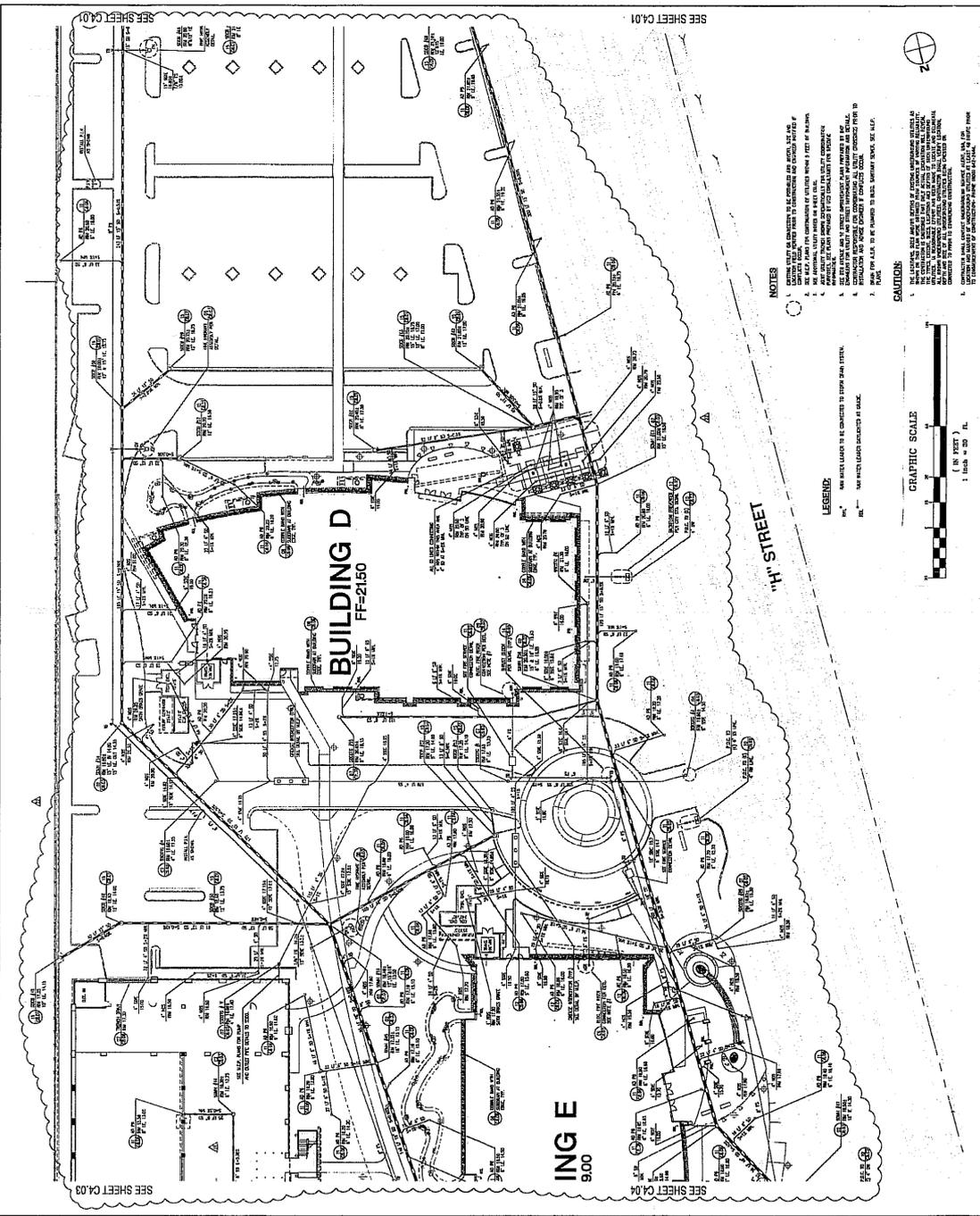
UTILITY PLAN

NO.	DATE	DESCRIPTION
1	05/18/02	ISSUED FOR PERMIT
2	05/18/02	ISSUED FOR PERMIT
3	05/18/02	ISSUED FOR PERMIT
4	05/18/02	ISSUED FOR PERMIT
5	05/18/02	ISSUED FOR PERMIT
6	05/18/02	ISSUED FOR PERMIT
7	05/18/02	ISSUED FOR PERMIT
8	05/18/02	ISSUED FOR PERMIT
9	05/18/02	ISSUED FOR PERMIT
10	05/18/02	ISSUED FOR PERMIT
11	05/18/02	ISSUED FOR PERMIT
12	05/18/02	ISSUED FOR PERMIT
13	05/18/02	ISSUED FOR PERMIT
14	05/18/02	ISSUED FOR PERMIT
15	05/18/02	ISSUED FOR PERMIT
16	05/18/02	ISSUED FOR PERMIT
17	05/18/02	ISSUED FOR PERMIT
18	05/18/02	ISSUED FOR PERMIT
19	05/18/02	ISSUED FOR PERMIT
20	05/18/02	ISSUED FOR PERMIT

DATE: 05/18/02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 0518-002

SCALE: 1" = 20'

C4.02



- NOTES**
1. VERIFY ALL CONDITIONS TO BE PROVIDED ARE SHOWN, AND ARE NOT TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
- CAUTIONS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

LEGEND

--- NEW WATER LINES TO BE CONSTRUCTED TO SERVE THIS SYSTEM.
 --- NEW WATER LINES TO BE CONSTRUCTED TO SERVE THIS SYSTEM.

GRAPHIC SCALE
 1" = 20'



399 Blanding Street, Suite 100, CA 94612
 Tel: (415) 774-2200
 Fax: (415) 774-2201
 www.des-engineers.com

MOFFETT PARK DRIVE II, L.L.C.

35 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94104

MOFFETT PARK DRIVE II
 PHASE 3
 THE TOWNHOMES

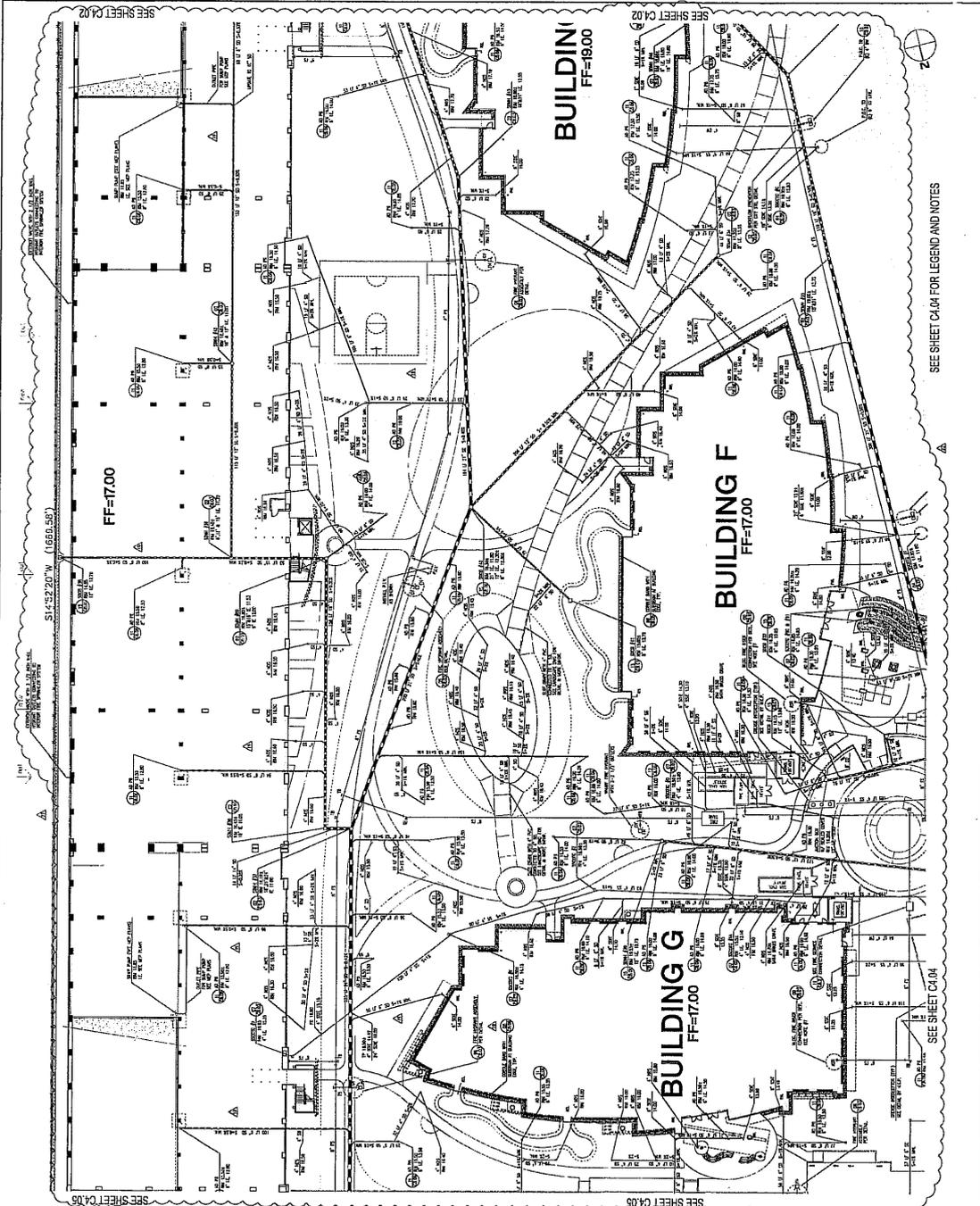
PARCEL 3
 SUNNYVALE, CA

UTILITY PLAN

DATE: 08/12/10	DESCRIPTION: PHASE 3 UTILITY PLAN
DESIGNED BY: J. W. WILSON	CHECKED BY: J. W. WILSON
DRAWN BY: J. W. WILSON	DATE: 08/12/10
PROJECT NO.: 100000000	SCALE: AS SHOWN
DATE: 08/12/10	DESCRIPTION: PHASE 3 UTILITY PLAN
DESIGNED BY: J. W. WILSON	CHECKED BY: J. W. WILSON
DRAWN BY: J. W. WILSON	DATE: 08/12/10
PROJECT NO.: 100000000	SCALE: AS SHOWN



C4.03



SEE SHEET C4.04 FOR LEGEND AND NOTES



289 Broadway Street Redwood City, CA 94063
Tel: (650) 344-4853
Fax: (650) 344-8318
www.desa.com

MOFFETT PARK DRIVE II, LLC

326 CALIFORNIA STREET, SUITE 1905
SAN FRANCISCO, CA 94101



PARCEL 3
SUNNYVALE, CA

UTILITY PLAN

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/11/10	ISSUED FOR PERMITS	DES	DES
2	08/11/10	REVISED FOR COMMENTS	DES	DES
3	08/11/10	REVISED FOR COMMENTS	DES	DES
4	08/11/10	REVISED FOR COMMENTS	DES	DES
5	08/11/10	REVISED FOR COMMENTS	DES	DES
6	08/11/10	REVISED FOR COMMENTS	DES	DES
7	08/11/10	REVISED FOR COMMENTS	DES	DES
8	08/11/10	REVISED FOR COMMENTS	DES	DES
9	08/11/10	REVISED FOR COMMENTS	DES	DES
10	08/11/10	REVISED FOR COMMENTS	DES	DES
11	08/11/10	REVISED FOR COMMENTS	DES	DES
12	08/11/10	REVISED FOR COMMENTS	DES	DES
13	08/11/10	REVISED FOR COMMENTS	DES	DES
14	08/11/10	REVISED FOR COMMENTS	DES	DES
15	08/11/10	REVISED FOR COMMENTS	DES	DES
16	08/11/10	REVISED FOR COMMENTS	DES	DES
17	08/11/10	REVISED FOR COMMENTS	DES	DES
18	08/11/10	REVISED FOR COMMENTS	DES	DES
19	08/11/10	REVISED FOR COMMENTS	DES	DES
20	08/11/10	REVISED FOR COMMENTS	DES	DES
21	08/11/10	REVISED FOR COMMENTS	DES	DES
22	08/11/10	REVISED FOR COMMENTS	DES	DES
23	08/11/10	REVISED FOR COMMENTS	DES	DES
24	08/11/10	REVISED FOR COMMENTS	DES	DES
25	08/11/10	REVISED FOR COMMENTS	DES	DES
26	08/11/10	REVISED FOR COMMENTS	DES	DES
27	08/11/10	REVISED FOR COMMENTS	DES	DES
28	08/11/10	REVISED FOR COMMENTS	DES	DES
29	08/11/10	REVISED FOR COMMENTS	DES	DES
30	08/11/10	REVISED FOR COMMENTS	DES	DES
31	08/11/10	REVISED FOR COMMENTS	DES	DES
32	08/11/10	REVISED FOR COMMENTS	DES	DES
33	08/11/10	REVISED FOR COMMENTS	DES	DES
34	08/11/10	REVISED FOR COMMENTS	DES	DES
35	08/11/10	REVISED FOR COMMENTS	DES	DES
36	08/11/10	REVISED FOR COMMENTS	DES	DES
37	08/11/10	REVISED FOR COMMENTS	DES	DES
38	08/11/10	REVISED FOR COMMENTS	DES	DES
39	08/11/10	REVISED FOR COMMENTS	DES	DES
40	08/11/10	REVISED FOR COMMENTS	DES	DES
41	08/11/10	REVISED FOR COMMENTS	DES	DES
42	08/11/10	REVISED FOR COMMENTS	DES	DES
43	08/11/10	REVISED FOR COMMENTS	DES	DES
44	08/11/10	REVISED FOR COMMENTS	DES	DES
45	08/11/10	REVISED FOR COMMENTS	DES	DES
46	08/11/10	REVISED FOR COMMENTS	DES	DES
47	08/11/10	REVISED FOR COMMENTS	DES	DES
48	08/11/10	REVISED FOR COMMENTS	DES	DES
49	08/11/10	REVISED FOR COMMENTS	DES	DES
50	08/11/10	REVISED FOR COMMENTS	DES	DES
51	08/11/10	REVISED FOR COMMENTS	DES	DES
52	08/11/10	REVISED FOR COMMENTS	DES	DES
53	08/11/10	REVISED FOR COMMENTS	DES	DES
54	08/11/10	REVISED FOR COMMENTS	DES	DES
55	08/11/10	REVISED FOR COMMENTS	DES	DES
56	08/11/10	REVISED FOR COMMENTS	DES	DES
57	08/11/10	REVISED FOR COMMENTS	DES	DES
58	08/11/10	REVISED FOR COMMENTS	DES	DES
59	08/11/10	REVISED FOR COMMENTS	DES	DES
60	08/11/10	REVISED FOR COMMENTS	DES	DES
61	08/11/10	REVISED FOR COMMENTS	DES	DES
62	08/11/10	REVISED FOR COMMENTS	DES	DES
63	08/11/10	REVISED FOR COMMENTS	DES	DES
64	08/11/10	REVISED FOR COMMENTS	DES	DES
65	08/11/10	REVISED FOR COMMENTS	DES	DES
66	08/11/10	REVISED FOR COMMENTS	DES	DES
67	08/11/10	REVISED FOR COMMENTS	DES	DES
68	08/11/10	REVISED FOR COMMENTS	DES	DES
69	08/11/10	REVISED FOR COMMENTS	DES	DES
70	08/11/10	REVISED FOR COMMENTS	DES	DES
71	08/11/10	REVISED FOR COMMENTS	DES	DES
72	08/11/10	REVISED FOR COMMENTS	DES	DES
73	08/11/10	REVISED FOR COMMENTS	DES	DES
74	08/11/10	REVISED FOR COMMENTS	DES	DES
75	08/11/10	REVISED FOR COMMENTS	DES	DES
76	08/11/10	REVISED FOR COMMENTS	DES	DES
77	08/11/10	REVISED FOR COMMENTS	DES	DES
78	08/11/10	REVISED FOR COMMENTS	DES	DES
79	08/11/10	REVISED FOR COMMENTS	DES	DES
80	08/11/10	REVISED FOR COMMENTS	DES	DES
81	08/11/10	REVISED FOR COMMENTS	DES	DES
82	08/11/10	REVISED FOR COMMENTS	DES	DES
83	08/11/10	REVISED FOR COMMENTS	DES	DES
84	08/11/10	REVISED FOR COMMENTS	DES	DES
85	08/11/10	REVISED FOR COMMENTS	DES	DES
86	08/11/10	REVISED FOR COMMENTS	DES	DES
87	08/11/10	REVISED FOR COMMENTS	DES	DES
88	08/11/10	REVISED FOR COMMENTS	DES	DES
89	08/11/10	REVISED FOR COMMENTS	DES	DES
90	08/11/10	REVISED FOR COMMENTS	DES	DES
91	08/11/10	REVISED FOR COMMENTS	DES	DES
92	08/11/10	REVISED FOR COMMENTS	DES	DES
93	08/11/10	REVISED FOR COMMENTS	DES	DES
94	08/11/10	REVISED FOR COMMENTS	DES	DES
95	08/11/10	REVISED FOR COMMENTS	DES	DES
96	08/11/10	REVISED FOR COMMENTS	DES	DES
97	08/11/10	REVISED FOR COMMENTS	DES	DES
98	08/11/10	REVISED FOR COMMENTS	DES	DES
99	08/11/10	REVISED FOR COMMENTS	DES	DES
100	08/11/10	REVISED FOR COMMENTS	DES	DES



DATE: 08/11/10

PROJECT: MOFFETT TOWERS

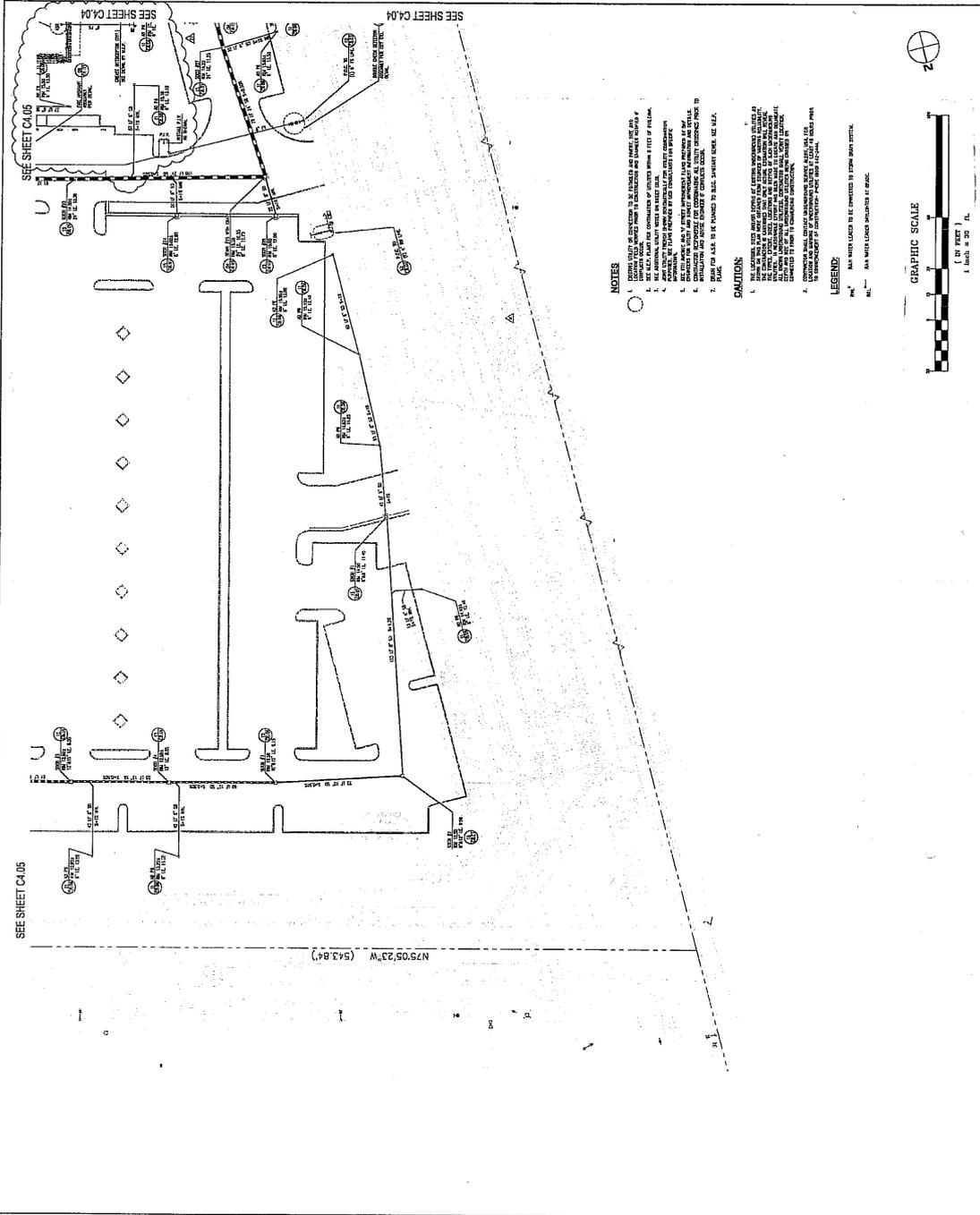
SCALE: AS SHOWN

DATE: 08/11/10

PROJECT: MOFFETT TOWERS

SCALE: AS SHOWN

DATE: 08/11/10



NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
10. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

CAUTIONS

1. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
10. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

LEGEND

PH: MAIN WATER LINES (INDICATED BY SYMBOL)

SH: MAIN WATER LINES (INDICATED BY SYMBOL)