



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

February 27, 2008

SUBJECT: **2008-0015 - GLA Civil Engineers** [Applicant] **Samih M. Arrikat** [Owner]: Application located at **Manzano Way** (near Oak Creek Wy.) in an R-0 (Low Density Residential) Zoning District.

Motion Parcel Map to subdivide one lot into three lots.

REPORT IN BRIEF

Existing Site Conditions Vacant Lot with Bike Path/Walkway

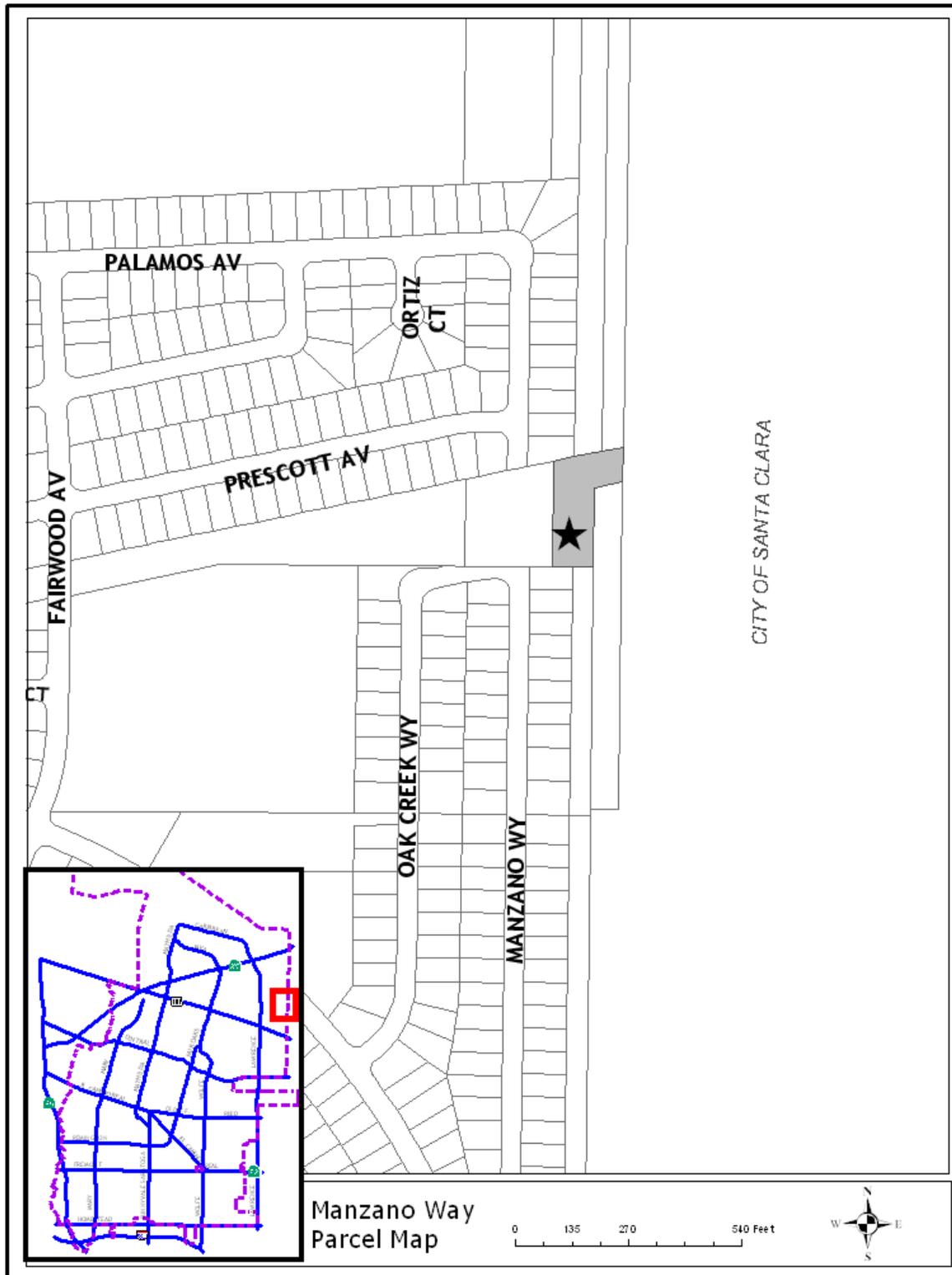
Surrounding Land Uses

North	Single Family Residential
South	Single Family Residential
East	Santa Clara Valley Water District
West	Greenbelt Park and Bike Path

Issues Conformance with Development Standards

Environmental Status A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	Same
Lot Size (s.f.)	25,310	Parcel 1: 6,008 Parcel 2: 6,035 Parcel 3: 13, 267	6,000 min.
Lot Width	N/A	Parcel 1: 63' Parcel 2: 63' Parcel 3: 97.5'	57 ft.

ANALYSIS**Background**

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

File Number	Brief Description	Hearing/Decision	Date
2003-008	Parcel Map to subdivide the lot into three lots	6/9/03	Planning Commission / Approved

An almost identical proposal was reviewed and approved in 2003 by the Planning Commission. Small differences can be noted in the proposed lot sizes of the newly created parcels. The Parcel Map expired in 2007 after two extensions had been previously granted. The previous approval was considered by the Planning Commission due to a determination that localized flooding had to be assessed through environmental review (Negative Declaration). It was determined that the project would not create any significant impacts.

Environmental Review

A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 15 Categorical Exemptions include minor divisions of land of four or fewer parcels.

Parcel Map

Detailed Description of Use: The applicant is proposing to subdivide a 25,310 square foot site into three lots (Parcel 1 - 6,008 s.f. / Parcel 2 - 6,035 s.f. / Parcel 3 - 13,267 s.f.). No physical changes or new improvements are proposed with this application. The site is owned by the City and County of San Francisco. Currently, the site is utilized for public utility purposes per agreement with the City of Sunnyvale. A walkway and bicycle path runs through the property as part of the John Christian Greenbelt Park. The applicant proposes to utilize two of the lots for possible single family housing development. The remaining larger lot contains a bike path that has been reconfigured and enables access to a pedestrian ramp directly adjacent to the east of the site.

Tentative Map

Description of Tentative Map: The project consists of a Tentative Map application. The site is currently Zoned R-0 (Residential Low Density). A Design Review application will be required for any future proposed single-family homes on the lots. These applications are conducted at staff level without public hearing if under 45% Floor Area Ratio.

Easements and Undergrounding: There is currently an 80-foot wide right-of-way easement located on the north section of the property. This easement does not affect the subdivision of the lot.

Access: Each lot will have access along Manzano Way.

Right of Way: A sidewalk has already been constructed along the frontage of the site. Additional dedication of the street and utilities is required prior to filing of the Final Map and subject to the approval of the Director of Public Works.

Landscaping: The application notes the planned removal of eight trees along the southern and western boundaries of the lot. The plans indicate that the circumference for each tree exceeds Municipal Code definition of a protected tree (38" or greater); however these measurements were taken at the base of the trunks. If a measurement is taken from 4½ feet above ground, as defined by ordinance, it is suspected that only two trees would meet this definition. Condition of Approval #4A requires that a revised tree protection plan be submitted prior to approval of a demolition permit. Protected trees that are approved for removal will require replacement trees.

Compliance with Development Standards/Guidelines: The subdivision will result in three lots that meet standards set forth by Sunnyvale Municipal Code

19.30.020. Each lot exceeds the minimum lot size of 6,000 square feet for lots located in the R-0 Zoning District. The lot width of the proposed lots will exceed the minimum 57 feet for interior lots in the R-0 Zoning District. Any proposed homes for this site are required to meet the development standards for the R-0 Zoning District.

Expected Impact on the Surroundings: There are no expected impacts to the surrounding area as a result of the subdivision. Although not considered as part of this application, the plans noted the possible development of two single family homes on two of the newly created lots. These two units will result in a very small amount of additional traffic and a visual impact on the streetscape. A Design Review is required to assure compliance with the City-Wide Design Guidelines. Adjacent residents will be notified for any proposed two-story development. No other impacts are expected.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected. A Park Dedication Fee of \$28,749.60 (\$14,374.80 per unit) is required prior to approval of a Final Map per Condition of Approval #3A.

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 • 59 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 Website • 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 • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Parcel Map. Findings and General Plan Goals are located in Attachment A.

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

Alternatives

1. Approve the Parcel Map with attached conditions.
2. Approve the Parcel Map with modified conditions.
3. Do not approve the Parcel Map.

Recommendation

Alternative 1

Prepared by:
Ryan M. Kuchenig
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.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of 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.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
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.
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

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

Recommended Conditions of Approval – Parcel 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. 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 may be approved at a public hearing.
- B. The Parcel Map shall expire twenty-four months from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. Lot drainage shall be directed towards the public right-of-way and not across any property lines. Provide a grading plan that shows compliance with this requirement prior to recordation of the final map.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.

3. FEES

- A. Pay Park In-lieu fees estimated at \$14,374.80 per unit, prior to approval of the Final Map or Parcel Map. (SMC 18.10) The Director of Parks and Recreation may accept an alternative arrangement for park use as satisfaction of the Park Dedication requirement.
- B. A Traffic Impact fee estimated at \$1,933.18 per unit will be required subsequent to approval of a Design Review for new development. These fees are required prior to issuance of a Building Permit. (SMC 3.50)

4. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.

5. TENTATIVE MAP CONDITIONS

- A. Prior to Map recordation, the developer shall execute a Subdivision Agreement and post surety bond(s) in a form acceptable to the City and/or cash deposit(s) guaranteeing completion for the following improvements:
- 1) Due to the lack of a development project, the applicant shall complete all necessary public improvements, including but not limited to utility service line installations, driveway approaches, trees and landscaping, meters/vaults, PG & E service lines, etc. prior to Map recordation, unless otherwise approved by the Director of Public Works.
 - 2) Due to the lack of a development project, the applicant shall pay all Public Works development fees associated with the subdivision, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to Map recordation, unless otherwise approved by the Director of Public Works.
 - 3) All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each lot.
 - 4) Existing overhead utility lines (electrical, telephone and cable TV) on each lot and along the rear property line shall be placed underground (if serving the subdivision area) prior to Map recordation, unless otherwise approved by the Director of Community Development.
 - 5) The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with future development projects.
 - 6) Comply with insurance requirements prior to commencing work in the public right-of-way.
- B. There shall be disclosure statement for this Parcel Map pertaining to the City's Calabazas Creek Trail project.
- C. There shall be disclosure statement for this Parcel Map pertaining to localized flooding at high tide during a large storm event.

- D. The existing on-site cross-parcel sidewalk shall be removed prior to Parcel Map recordation, unless otherwise approved by the Director of Public Works.
- E. The submittal, approval, and recordation of a subdivision map shall be in accordance with the provisions of the State Subdivision Map Act and the City's subdivision ordinance (Title 18). Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by the Department of Public Works.
- F. Any existing deficient public improvements shall be upgraded to the satisfaction of the Director of Public Works.
- G. Unused driveway approaches shall be replaced with standard curb, gutters and sidewalk.
- H. Connect to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
- I. All existing utility lines and/or their appurtenances not serving the future development project shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
- J. All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- K. All lots shall be served by utilities, allowing each lot to function separately from one another.
- L. Individual water services and meters shall be provided to each lot.
- M. All City utilities shall be installed outside any driveway approaches.
- N. Adequate drainage/erosion control shall be provided at all times during the construction.
- O. Any landscaping proposed within a public utility easement is subject to approval by the Director of Public Works and Director of Community Development.

- P. All landscape and irrigation systems, located in the park strip areas shall be connected to the water system metered to the property owner.
- Q. Obtain an encroachment permit for all public improvements.
- R. Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted prior to Map recordation.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION

BY : _____ BY : _____
ITS: _____ ITS: _____

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____ BEFORE ME, _____ THE UNDERSIGNED, A NOTARY PUBLIC, APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

SIGNED: _____
NOTARY PUBLIC, STATE OF _____
PRINTED NAME OF NOTARY _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____ BEFORE ME, _____ THE UNDERSIGNED, A NOTARY PUBLIC, APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

SIGNED: _____
NOTARY PUBLIC, STATE OF _____
PRINTED NAME OF NOTARY _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KAREN LUM IN JULY 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

HERNANDO G. CAAMPUED R.C.E. 29000
EXP. 03-31-2009

DATE: _____

CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT _____ / PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

BY:
MARVIN A. ROSE
DIRECTOR OF PUBLIC WORKS
RCE # 30831, EXP. 3-31-2008
CITY OF SUNNYVALE, CALIFORNIA

CERTIFICATE OF ACCEPTANCE OF DEDICATION

THIS IS TO CERTIFY THAT ALL DEDICATION OF EASEMENTS, PUBLIC STREET, RIGHTS-OF-WAY OR OTHER INTEREST IN, OVER OF UPON THE REAL PROPERTY AS SHOWN AND DESIGNATED ON THIS MAP BEING OFFERED TO THE CITY OF SUNNYVALE, A MUNICIPAL CORPORATION, IS HEREBY ACCEPTED AND CONSENT TO RECORD GIVEN BY THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS ON BEHALF OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE PURSUANT TO AUTHORITY CONFERRED BY SUNNYVALE MUNICIPAL CODE, SECTION 18.20.280 (c).

DATE: _____

BY:
MARVIN A. ROSE
DIRECTOR OF PUBLIC WORKS
RCE # 30831, EXP. 3-31-2008
CITY OF SUNNYVALE, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____ 20____ DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. _____ AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

KATHERINE CHAPPELEAR, CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

BY: _____
DATE KATHERINE CHAPPELEAR

COUNTY RECORDER'S STATEMENT

FILED AT THE REQUEST OF _____ AT _____
MINUTES PAST _____ O'CLOCK _____ M, ON THE _____ DAY OF _____ 20____
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA, IN BOOK _____ OF PARCEL MAPS AT PAGE _____

BY: BRENDA DAVIS
COUNTY RECORDER
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA

BY: _____
DEPUTY
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA

STREET DEDICATION

WE ALSO HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED", AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

EMERGENCY VEHICLE ACCESS EASEMENT

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT OVER LOT _____ DELINEATED HEREON AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) TO BE USED FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSE ONLY.

PUE DEDICATION

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WRES, CONDUITS, GAS, WATER, STORM DRAIN, SANITARY SEWER, HEAT MAINS AND ALL APPURTENANCES THERETO ABOVE, UNDER, UPON, OR OVER THE LAND DELINEATED AS "P.U.E." (PUBLIC UTILITY EASEMENT). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES.

STREET TREE EASEMENT

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENTS FOR STREET TREE PURPOSE OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "S.T.E." (STREET TREE EASEMENT). TREES PLANTED WITHIN SUCH EASEMENT SHALL NOT BE PLANTED OR REMOVED WITHOUT WRITTEN CONSENT FROM THE CITY OF SUNNYVALE.

SIDEWALK EASEMENT

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENTS FOR PUBLIC SIDEWALKS OVER THE LAND DESIGNATED AND DELINEATED AS "P.S.W.E." (PUBLIC SIDEWALK EASEMENT).

TRAFFIC SIGNAL EASEMENT

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENTS FOR TRAFFIC SIGNAL PURPOSES OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "T.S.E." (TRAFFIC SIGNAL EASEMENT). SUCH EASEMENT SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND.

PROHIBIT VEHICLE ACCESS

THIS MAP PROHIBITS ANY LOTS FROM VEHICULAR ACCESS TO AND FROM _____ STREETS.

PRIVATE STREETS WITH NAMES

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "_____ TERRACE". THE PRIVATE STREETS CONTAINED WITH THIS TRACT ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

PRIVATE INGRESS / EGRESS EASEMENT

WE ALSO HEREBY FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSES, VISITORS AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER LOT _____ AS DELINEATED HEREON AND DESIGNATED "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT). THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

PRIVATE ACCESS EASEMENT

WE ALSO HEREBY RESERVE PRIVATE A PRIVATE EASEMENT FOR ACCESS PURPOSES LOT _____ FOR THE BENEFIT OF LOT _____

PRIVATE WATER, FIRE, STORM, SANITARY EASEMENTS

I ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON AND THEIR LICENSES, VISITORS AND TENANTS RECIPROCAL RIGHTS U LOT _____ FOR THEIR INSTALLATION AND MAINTENANCE OF PRIVATE W/ STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED / DESIGNATED AS "P.W.E." (PRIVATE WATER EASEMENT), "P.F.S.E." (PR EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), "P.S.S.E." (SANITARY SEWER EASEMENT). THOSE PRIVATE EASEMENTS ARE TO E FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE, SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROP DETERMINED BY THE APPROPRIATE COVENANTS, CONDITION AND RES EASEMENT ARE NOT OFFERED NOR ARE THEY ACCEPTED FOR DEDIC CITY OF SUNNYVALE.

PARCEL MAP

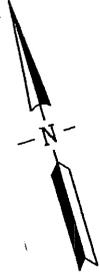
OF THE LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING THE PORTION OF OF SECTION 20, T.6.S., R.1W., M.D.B. & M AND ALSO A PORTION OF THE RANCHO PAS BORREGAS' ALSO A PORTION OF LOT 398, TRACT NO. 1444.

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFOR

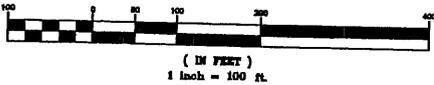
GLA Civil Engineers, Inc.

944 MARKET STREET, SUITE 711
SAN FRANCISCO, CA. 94102
TEL NO. 415-956-6707

ATTACHMENT
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GRAPHIC SCALE



ABBREVIATIONS

()	RECORD INFORMATION
C.C.S.F.	CITY AND COUNTY OF SAN FRANCISCO
D	DELTA
FND.	FOUND
IP	IRON PIPE
L	LENGTH
M-M	MONUMENT TO MONUMENT (MEASUREMENT)
MON.	MONUMENT
NE	NORTHEAST
O.R.	OFFICIAL RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
S.F.P.U.C.	PUBLIC UTILITY EASEMENT
TYP.	TYPICAL

LEGEND

- BOUNDARY
 - PROPOSED LOTS
 - EASEMENTS
 - ADJOINING EXISTING PROPERTY LINES
 - PROPERTY LINE
 - MONUMENT LINE
- ⊙ FOUND, CITY OF SUNNYVALE STANDARD CONC. MONUMENT
(ALL MONUMENT COVERS FLUSH W/ EXISTING PAVEMENT)
- 1/2" IRON PIPE & TAG NO. R.C.E. 29000

PARCEL MAP
BEING A RESUBDIVISION OF
PARCELS 1,3,4,5 & 9 AND AREAS
A,B,& D AS SHOWN ON PARCEL
MAP 3399 RECORDED IN BOOK 368
OF MAPS PAGES 36 & 37 SANTA
CLARA COUNTY RECORDS

386 O.R. 5

PARCEL 25

OLD GLORY LANE
184.68

N89°34'25"W

(N89°33'30"W)

150.63

N89°34'25"W

GREAT AMERICA PARKWAY
(S20°59'25"W)
520.58

PARCEL 2

PM 3399
BOOK 368
O.R. 36 & 37

PM 3399
BOOK 368
O.R. 36 & 37
PARCEL B

PARCEL 3

PARCEL 26

PM 3399
BOOK 368
O.R. 36 & 37
PARCEL 6

ST727°36'W
890.32

776.50
ST727°36'W

PARCEL 27

PARCEL MAP
BEING A RESUBDIVISION OF
PARCELS 1,3,4,5 & 9 AND AREAS
A,B,& D AS SHOWN ON PARCEL
MAP 3399 RECORDED IN BOOK 368
OF MAPS PAGES 36 & 37 SANTA
CLARA COUNTY RECORDS

386 O.R. 5

LANDS OF CITY OF SAN FRANCISCO 2089 O.R. 315

PARCEL MAP
BEING A RESUBDIVISION OF
PARCELS 1,3,4,5 & 9 AND AREAS
A,B,& D AS SHOWN ON PARCEL
MAP 3399 RECORDED IN BOOK 368
OF MAPS PAGES 36 & 37 SANTA
CLARA COUNTY RECORDS

386 O.R. 5

PARCEL 18

PARCEL 3

PARCEL 17

C.C.S.F. TO
ISSUE USE PERMIT
TO S.C.V.H.O.

PARCEL MAP
BEING A RESUBDIVISION OF
PARCELS 1,3,4,5 & 9 AND AREAS
A,B,& D AS SHOWN ON PARCEL
MAP 3399 RECORDED IN BOOK 368
OF MAPS PAGES 36 & 37 SANTA
CLARA COUNTY RECORDS

386 O.R. 5

PARCEL MAP

OF THE LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING
OF THE N.E. 1/4 OF SECTION 20, T.6.S., R.1W., M.D.B. & M AND ALS
OF THE RANCHO PASTORIA DE LAS BORREGAS' ALSO A PORTION OF
TRACT NO. 1444.

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIF

GLA Civil Engineers, Inc.

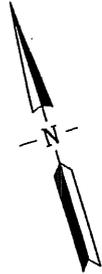
944 MARKET STREET, SUITE 711
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TEL. NO. 415-956-6707

ABBREVIATIONS

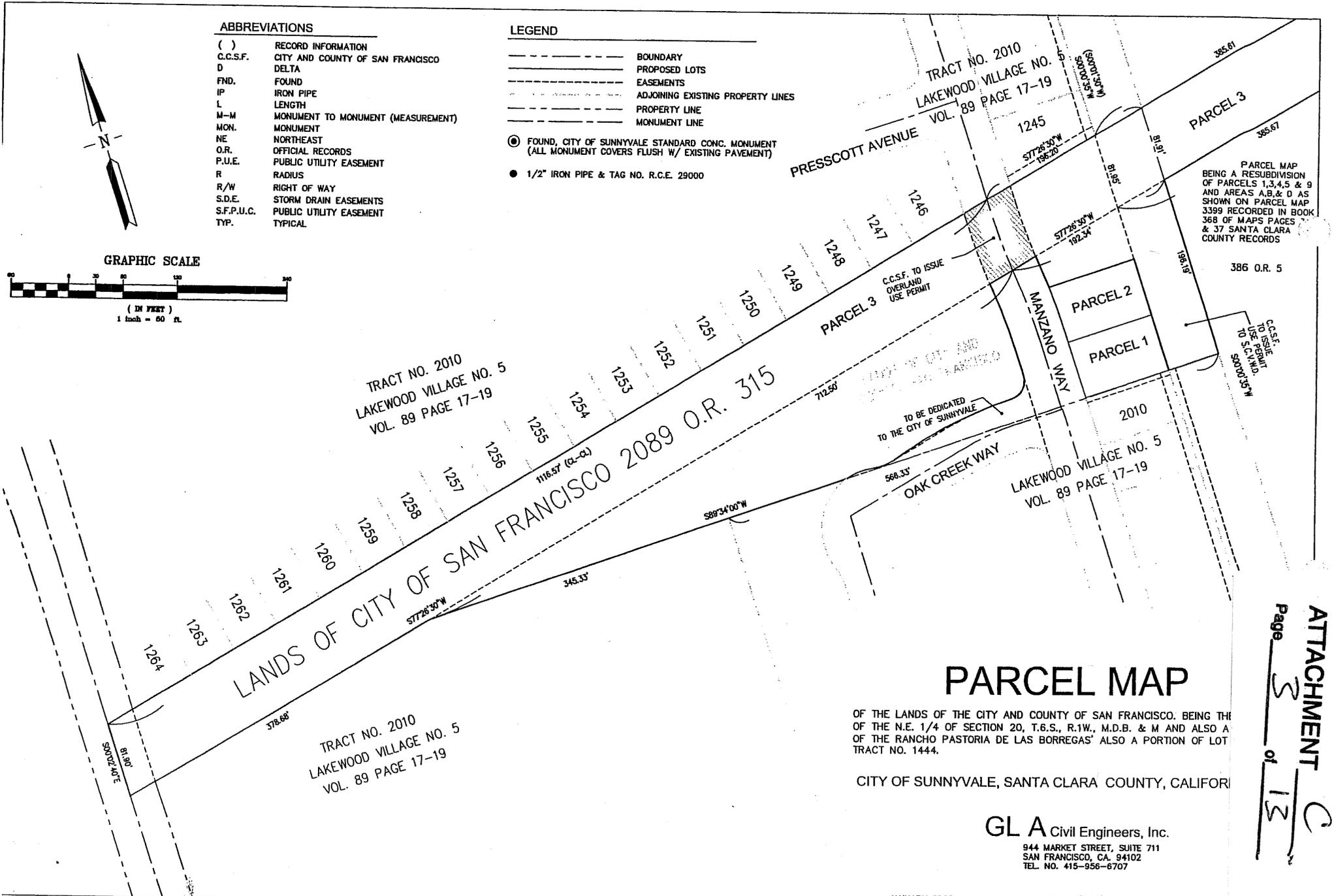
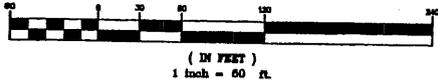
()	RECORD INFORMATION
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M-M	MONUMENT TO MONUMENT (MEASUREMENT)
MON.	MONUMENT
NE	NORTHEAST
O.R.	OFFICIAL RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
S.D.E.	STORM DRAIN EASEMENTS
S.F.P.U.C.	PUBLIC UTILITY EASEMENT
TYP.	TYPICAL

LEGEND

---	BOUNDARY
---	PROPOSED LOTS
---	EASEMENTS
---	ADJOINING EXISTING PROPERTY LINES
---	PROPERTY LINE
---	MONUMENT LINE
⊙	FOUND, CITY OF SUNNYVALE STANDARD CONC. MONUMENT (ALL MONUMENT COVERS FLUSH W/ EXISTING PAVEMENT)
●	1/2" IRON PIPE & TAG NO. R.C.E. 29000



GRAPHIC SCALE



PARCEL MAP BEING A RESUBDIVISION OF PARCELS 1,3,4,5 & 9 AND AREAS A,B,& D AS SHOWN ON PARCEL MAP 3399 RECORDED IN BOOK 368 OF MAPS PAGES 368 & 37 SANTA CLARA COUNTY RECORDS

PARCEL MAP

OF THE LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING THE N.E. 1/4 OF SECTION 20, T.6.S., R.1W., M.D.B. & M AND ALSO A PORTION OF THE RANCHO PASTORIA DE LAS BORREGAS' ALSO A PORTION OF LOT TRACT NO. 1444.

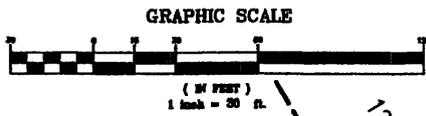
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

GLA Civil Engineers, Inc.
 944 MARKET STREET, SUITE 711
 SAN FRANCISCO, CA. 94102
 TEL. NO. 415-956-6707

ATTACHMENT
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TRACT NO. 2010
LAKEWOOD VILLAGE NO. 5
VOL. 89 PAGE 17-19

PRESCOTT AVENUE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.33'	85.00'	21°26'44"
C2	29.81'	85.00'	28°16'28"

BASIS OF BEARINGS

FOUND TWO (2) CITY OF SUNNYVALE STANDARD MONUMENT IN CONC. WELL WHICH BEARS N0°0'35"E AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 2010 "LAKEWOOD VILLAGE NO. 5" WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

RECORD REFERENCES

- ⚠ TRACT NO. 2010 LAKEWOOD VILLAGE NO. 5 BOOK 89 PAGES 16 THRU 18
- ⚠ TRACT NO. 2010 LAKEWOOD VILLAGE NO. 5 BOOK 89 PAGES 16 THRU 18

LEGEND

- BOUNDARY
- PROPOSED LOTS
- EASEMENTS
- ADJOINING EXISTING PROPERTY LINES
- PROPERTY LINE
- MONUMENT LINE

- FOUND, CITY OF SUNNYVALE STANDARD CONC. MONUMENT (ALL MONUMENT COVERS FLUSH W/ EXISTING PAVEMENT)
- 1/2" IRON PIPE & TAG NO. R.C.E. 29000

ABBREVIATIONS

- () RECORD INFORMATION
- G.C.S.F. CITY AND COUNTY OF SAN FRANCISCO
- D DELTA
- FND. FOUND
- IP IRON PIPE
- L LENGTH
- M-M MONUMENT TO MONUMENT (MEASUREMENT)
- MON. MONUMENT
- NE NORTHEAST
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT OF WAY
- S.D.E. STORM DRAIN EASEMENTS
- S.F.P.U.C. PUBLIC UTILITY EASEMENT
- TYP. TYPICAL

PARCEL MAP

OF THE LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING THE OF THE N.E. 1/4 OF SECTION 20, T.8.S., R.1W., M.D.B. & M AND ALSO A PORTION OF THE RANCHO PASTORIA DE LAS BORREGAS' ALSO A PORTION OF LOT 3 TRACT NO. 1444.

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

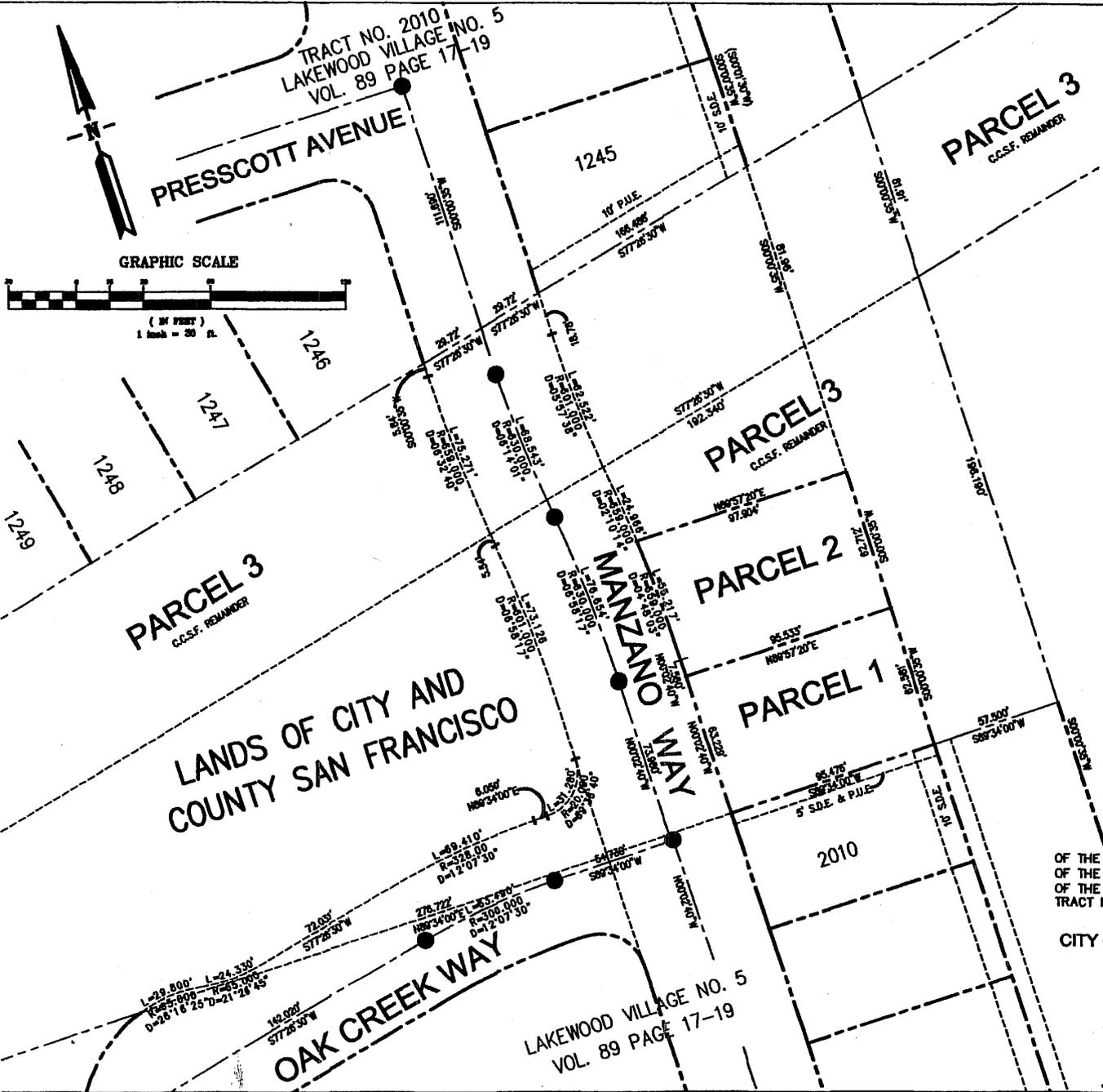
GLA Civil Engineers, Inc.
844 MARKET STREET, SUITE 711
SAN FRANCISCO, CA. 94102
TEL. NO. 415-656-6707

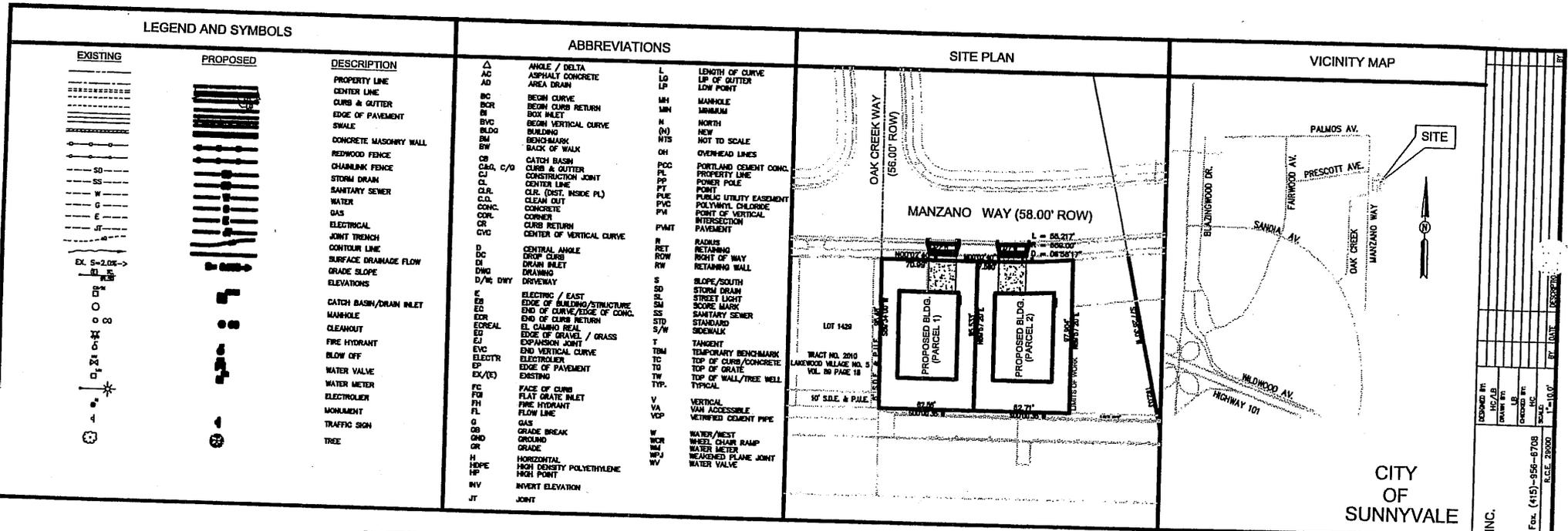
JANUARY 2008

SCALE: 1"=30'

SH

ATTACHMENT
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SITE IMPROVEMENT PLANS FOR MANZANO WAY

NON-SITUS, SANTA CLARA AND SUNNYVALE, CALIFORNIA

- GENERAL NOTES**
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SUNNYVALE STANDARD DETAILS AND SPECIFICATIONS. AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY COMMENCEMENT OF WORK WITHIN THE CITY OF SUNNYVALE PUBLIC RIGHT-OF-WAY OR EASEMENT.
 - APPROVAL OF THESE PLANS DOES NOT RELIEVE, BARRIERS, FENCES THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
 - THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL NOT BE LIMITED TO NORMAL WORKING HOURS. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING, AND CONTROL DEVICES ARE IN PLACE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS SUCH AS CURBS AND GUTTERS, PAVEMENT AND FENCES, OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS OR MATERIAL SUPPLIERS, TO THE SATISFACTION OF THE CITY ENGINEER AND OWNER OF THE DAMAGED EXISTING IMPROVEMENTS.
 - EXISTING INTERCONNECT CABLE AND CONDUIT SHALL NOT BE DISTURBED AND SHALL REMAIN OPERATIONAL. IF DAMAGED, THE CONTRACTOR SHALL REPAIR CONDUIT AND REPLACE CABLE PERFORM CABINET TO CABINET WITHOUT SPLICING) AT THE CONTRACTOR'S EXPENSE.
 - EXISTING STRIPING, MARKINGS, PAVEMENT MARKERS, LANDSCAPING, IRRIGATION, CURBS, SIDEWALK, ETC. DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND AT NO ADDITIONAL COST TO THE CITY.
 - ALL KNOWN WELL LOCATIONS FOR THIS PROJECT HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SAN MATEO COUNTY WATER DISTRICT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL PROVIDE NOTIFICATION 24 HOURS IN ADVANCE TO THE CITY INSPECTOR, CITY ENGINEER, SOILS ENGINEER, AND ANY OTHER SQUARED PUBLIC AGENCY.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS AND EGRESS OF PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
 - ALL INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TREES, BOWES, VALVES, LATERALS, INLETS, LEAKOUTS, MAINTENANCE HOLES, ELECTROLES, PIPING, IRRIGATION, AND JOINT TRENCH SWEEPS SHALL BE STAKED TO AVOID CONFLICTS DURING CONSTRUCTION.
 - THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATELY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND APPOINTED AGENCIES FOR VERIFICATION OF LOCATION AND DEPTHS OF EXISTING UTILITIES. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE BUREAU TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO SUBMIT TO THE CITY TRAFFIC CONTROL PLAN, DESIGNED AND STAMPED BY A LICENSED TRAFFIC CONTROL ENGINEER IN THE STATE OF CALIFORNIA TEN DAYS PRIOR TO LANE CLOSURES IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND STANDARD PLANS.
 - CONSTRUCTION HOURS WITHIN 600' OF RESIDENCES, LODGING FACILITIES, NURSING HOMES, OR INPATIENT HOSPITALS SHALL BE PLACED ON AN ALL WEATHER NOTICE BOARD (FORMAT AND CONTENT SPECIFIED BY CITY) CONSPICUOUSLY PLACED ADJACENT TO THE MOST VISIBLE RIGHT-OF-WAY FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND WILL BE LIMITED IN ACCORDANCE WITH CITY OF SUNNYVALE MUNICIPAL CODE TO THE FOLLOWING:
 9 A.M. TO 5 P.M. MONDAY TO FRIDAY
 9 A.M. TO 5 P.M. SATURDAY AND HOLIDAY
 NO CONSTRUCTION ACTIVITY ALLOWED SUNDAY
 FURTHERMORE, LOUD NOISES NO GREATER THAN 65 DBA AT A DISTANCE OF 50 FEET SHALL NOT OCCUR BEFORE 8 A.M. ON WEDNESDAYS AND NOT AT ALL ON DEVELOPMENT SITES. THE HOURS OF CONSTRUCTION MAY BE MODIFIED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON A DETERMINATION THAT UNUSUALLY LOUD CONSTRUCTION ACTIVITIES ARE HAVING A SIGNIFICANT IMPACT ON THE NEIGHBORS. FAILURE TO COMPLY WITH THE ABOVE DESCRIBED HOURS OF OPERATION MAY RESULT IN WITHHOLDING OF INSPECTIONS AND POSSIBLE CONSTRUCTION PROHIBITIONS. SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER, TELEPHONE NUMBER OF THE PERSON TO BE CONTACTED IN THE EVENT OF ANY VIOLATIONS AND SHALL BE PURCHASED AT THE DEVELOPMENT SERVICE CENTER.
 - PRIOR TO THE ISSUANCE OF ANY PERMIT FOR VERTICAL CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH CALIFORNIA FIRE CODE ARTICLE 67, FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING.
 - PROVIDE AN ALL WEATHER SURFACE (PAVING) FOR EMERGENCY VEHICLE ACCESS WITHIN 150 FEET OF ALL CONSTRUCTION OR FOR EMERGENCY STORAGE. THIS ACCESS SHALL BE PROVIDED BEFORE ANY CONSTRUCTION OR COMBUSTIBLE STORAGE WILL BE ALLOWED. (UFC 902.2.1)
 - PROVIDE REQUIRED FIRE FLOW (HYDRANTS) ON SITE PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. WATER LINES MUST BE AT LEAST 8 INCHES IN DIAMETER. THIS MUST BE COMPLETED AND INSPECTED BEFORE ANY CONSTRUCTION OR MATERIAL STORAGE WILL BE ALLOWED. (UFC 902.2 & APPENDIX)
 - THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED IN ACCORDANCE TO THE PROFESSIONAL LAND SURVEYOR'S ACT.
 - ANIMAL COPY AND ELECTRONIC VERSION (PDF AND TIF, ON CD) OF IMPROVEMENT PLANS MUST BE PROVIDED TO REFLECT "RECORD DRAWINGS" CONDITIONS BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY AND APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE OF WORK.

APPROVALS	
CITY ENGINEER	DATE: _____
COMMUNITY DEVELOPMENT	DATE: _____
ENVIRONMENTAL PROGRAMS DIVISION	DATE: _____
TRAFFIC OPERATIONS	DATE: _____
FIRE DEPARTMENT	DATE: _____
POLICE DEPARTMENT	DATE: _____
WATER SERVICES - SAN MATEO COUNTY WATER DISTRICT	DATE: _____

DRAWING INDEX	
C-1	COVER TITLE SHEET
C-2	BMP-WATER POLLUTION / EROSION CONTROL PLAN (ON-SITE & OFF-SITE)
C-3	BMP-WATER POLLUTION / EROSION CONTROL NOTES & DETAIL PLAN
C-4	EXISTING TOPOGRAPHIC SURVEY
C-5	DEMOLITION PLAN (ON-SITE & OFF-SITE)
C-6	GRADING AND DRAINAGE PLAN
C-7	COMPOSITE UTILITY PLAN
C-8	PAVING, SURFACE IMPROVEMENT AND DIMENSION PLAN
C-9	CONSTRUCTION DETAILS

CITY OF SUNNYVALE

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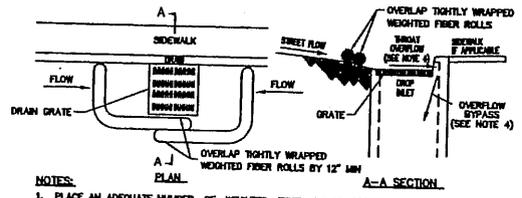
DATE: _____ BY: _____

SCALE: 1" = 100'

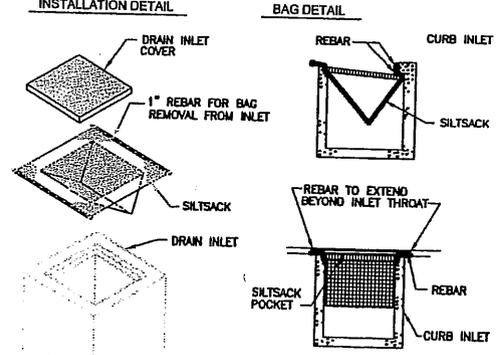
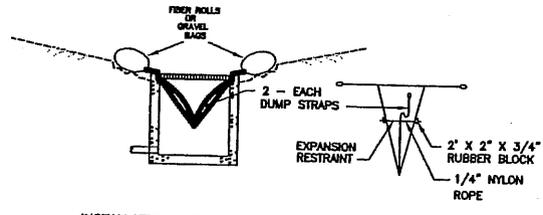
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EROSION & SEDIMENT CONTROL NOTES

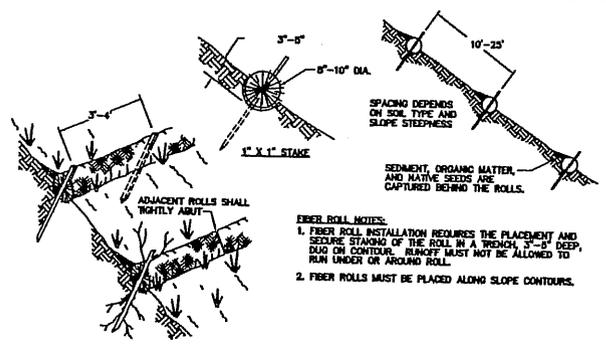
- CONTRACTOR SHALL IMPLEMENT ALL APPLICABLE CONSTRUCTION EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) THROUGHOUT ALL PHASES OF CONSTRUCTION OF THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LOADED STORM RUNOFF FROM LEAVING THE SITE. CATCH BASIN INSERTS, GRAVEL BAGS, FIBER ROLLS, EARTHEN DIKES, EROSION CONTROL MATS/FABRICS AND FILTER PUMPS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE SEDIMENT BARRIERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S DRAINING ACTIVITIES AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE ROUTE. ADJACENT PUBLIC AND/OR PRIVATE ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE FROM OCTOBER 15 TO APRIL 15 OR UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.
- HYDROSEED AND INITIAL LANDSCAPE PLANTING SHALL BE IN-PLACE NO LATER THAN SEPTEMBER 15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WATERING OF AREAS TO ESTABLISH GROWTH AND STABILIZE BOTH EXISTING AND PROPOSED CUT AND FILL SLOPES BY OCTOBER 15. USE DESIGN SEED MIX FOR LANDSCAPE ARCHITECTURAL PLANS. (FOR ALTERNATIVES USE TEMPORARY GROUND COVER AND EROSION CONTROL MATS/FABRICS TO STABILIZE EXPOSED GROUND SURFACES.)
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAIN SYSTEM.
- ALL EROSION CONTROL FACILITIES MUST BE MONITORED. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, EARTHEN DIKES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
- ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- DURING PERIODS WHEN STORMS ARE FORECAST -
 - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - WHERE STOCKPILING IS NECESSARY, USE A TARPALIN OR SURROUNDING THE STOCKPILED MATERIAL WITH FIBER ROLLS, EARTHEN BERM, OR OTHER RUNOFF CONTROLS.
 - USE INLET CONTROLS FOR STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
 - THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- DURING PERIODS WHEN STORMS ARE NOT FORECAST -
 - PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
- OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, OR AROUND THOSE CATCH BASINS AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, CONTRACTOR IS RESPONSIBLE TO PREVENT GRAVEL AND DIRT FROM ENTERING THE STORM DRAIN SYSTEM AND SHALL REMOVE ALL DEBRIS IN THE STORM DRAIN LINES.
- THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CITY PUBLIC WORKS DEPARTMENT.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF THE CITY PUBLIC WORKS ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH THE APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY PUBLIC WORKS ENGINEER.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 15 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STATUS OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.
- THE SURFACE OF ALL CUT SLOPES MORE THAN 4 FEET IN HEIGHT, AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT, SHALL BE PROTECTED AGAINST EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LIMITS OF WORK AS SHOWN ON THE APPROVED PLAN. ANY SLOPES WITH DISTURBED SOILS OR DEPAVED VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- ERODIBLE SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- ALL CONSTRUCTION PROJECTS SHALL BE CONDUCTED IN A MANNER WHICH PREVENTS THE RELEASE OF HAZARDOUS MATERIALS, HAZARDOUS WASTE, POLLUTED WATER, AND SEDIMENTS TO THE STORM DRAIN SYSTEM. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO THE PROJECT MITIGATION AND MONITORING PROGRAM AND CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW PERMIT APPROVED 2/27/04 FOR WORK ASSOCIATED WITH THE CONSTRUCTION OF THE BUILDING AND SITE IMPROVEMENTS.



- NOTES:**
- PLACE AN ADEQUATE NUMBER OF WEIGHTED FIBER ROLLS AROUND INLET TO PROVIDE COMPLETE PROTECTION.
 - LEAVE APPROXIMATELY 3" TO 6" BETWEEN THE WEIGHTED FIBER ROLLS AND THE INLET.
 - ENDS SHOULD OVERLAP BY 12" MIN.
 - INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGHOUT THE RAINY SEASON. DURING EXTENDED DRY EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
 - REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.
 - CONTRACTOR SHALL PROVIDE, INSPECT AND MAINTAIN INLET THROAT OVERFLOW RELIEF FOR ALL OFF-SITE AND ON-SITE INLETS AT ALL TIMES.

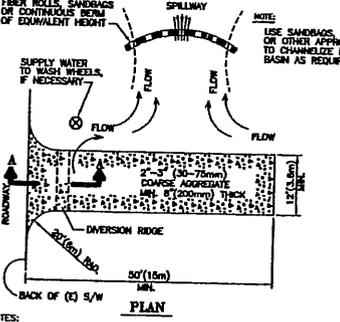
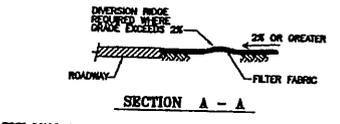


1 C-4 PROTECTION OF EXISTING STREET INLETS AND DETAIL - SILTSACK FOR DRAIN INLET N.T.S.



- FIBER ROLL NOTES:**
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTIGUOUS BENCH. BENCH MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - FIBER ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.

2 C-4 FIBER ROLL N.T.S.



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 C-4 DETAIL - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT N.T.S.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE DESIGN AND CONSTRUCTION SPECIFICATIONS

- THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2 TO 3 INCH STONE.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS.
- THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 60 FEET.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR UNDERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BARRIERS OR OTHER APPROVED METHODS.

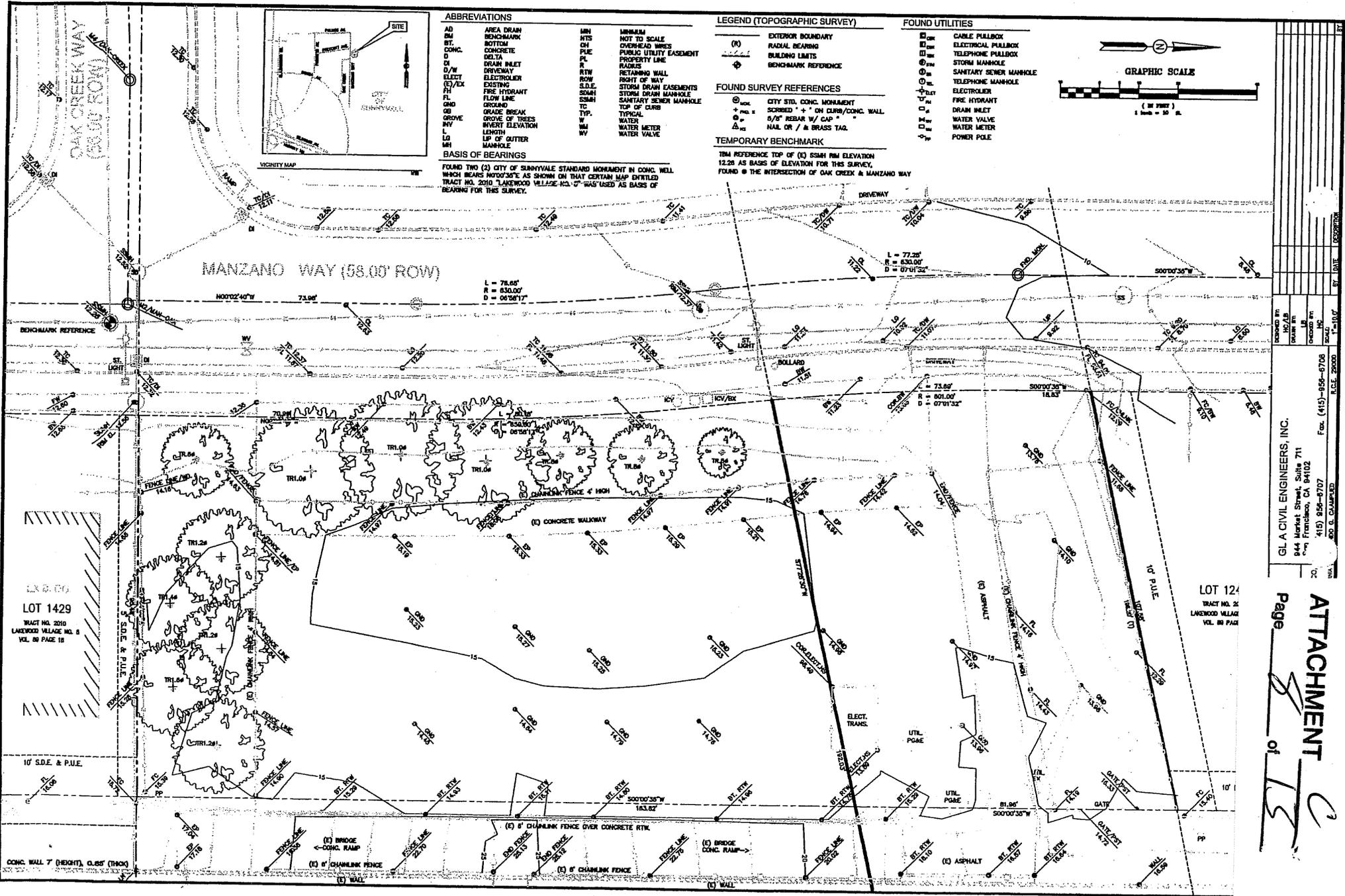


FOR EROSION CONTROL INFORMATION ONLY

CONTRACT NO.	DATE	BY	DATE	REVISION
NO. 123	10/15/04	J. SMITH	10/15/04	1
NO. 123	10/15/04	J. SMITH	10/15/04	2
NO. 123	10/15/04	J. SMITH	10/15/04	3
NO. 123	10/15/04	J. SMITH	10/15/04	4
NO. 123	10/15/04	J. SMITH	10/15/04	5
NO. 123	10/15/04	J. SMITH	10/15/04	6
NO. 123	10/15/04	J. SMITH	10/15/04	7
NO. 123	10/15/04	J. SMITH	10/15/04	8
NO. 123	10/15/04	J. SMITH	10/15/04	9
NO. 123	10/15/04	J. SMITH	10/15/04	10

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 TOLL FREE 1-800-451-7000

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 ATTACHMENT C



ABBREVIATIONS

AD	AREA DRAIN	MIN	MINIMUM
BM	BENCHMARK	MTS	NOT TO SCALE
BT	BOTTOM	OH	OVERHEAD WIRES
CONC.	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
D	DELTA	PL	PROPERTY LINE
DI	DRAIN INLET	R	RADIUS
D/W	DRIVEWAY	RTW	RETAINING WALL
ELECT	ELECTROLER	ROW	RIGHT OF WAY
(E)/EX	EXISTING	S.D.E.	STORM DRAIN EASEMENTS
FL	FIRE HYDRANT	SSMH	STORM DRAIN MANHOLE
FR	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GRD	GROUND	TC	TOP OF CURB
GRD	GRADE BREAK	TYP.	TYPICAL
GRD	GRADE OF TREES	W	WATER
INV	INVERT ELEVATION	WM	WATER METER
L	LENGTH	WV	WATER VALVE
LO	LEAF OF OUTTER MANHOLE		
MH	MANHOLE		

BASIS OF BEARINGS
 FOUND TWO (2) CITY OF SUNNYVALE STANDARD MONUMENT IN CONC. WELL WHICH BEARS NOTODSITE AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 2010 "LAKWOOD VILLAGE NO. 7" WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

LEGEND (TOPOGRAPHIC SURVEY)

- (N) EXTERIOR BOUNDARY
- (N) RADIAL BEARING
- BUILDING LIMITS
- ⊕ BENCHMARK REFERENCE

FOUND SURVEY REFERENCES

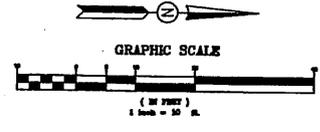
- ⊙ CITY STL. CONC. MONUMENT
- ⊙ SCORDED "4" ON CURB/CONC. WALL
- ⊙ 5/8" REBAR W/ CAP
- ⊙ NAIL OR / & BRASS TAG

TEMPORARY BENCHMARK

TBM REFERENCE TOP OF (C) SSMH RM ELEVATION 12.29 AS BASIS OF ELEVATION FOR THIS SURVEY, FOUND @ THE INTERSECTION OF OAK CREEK & MANZANO WAY

FOUND UTILITIES

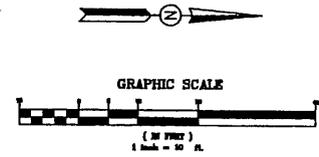
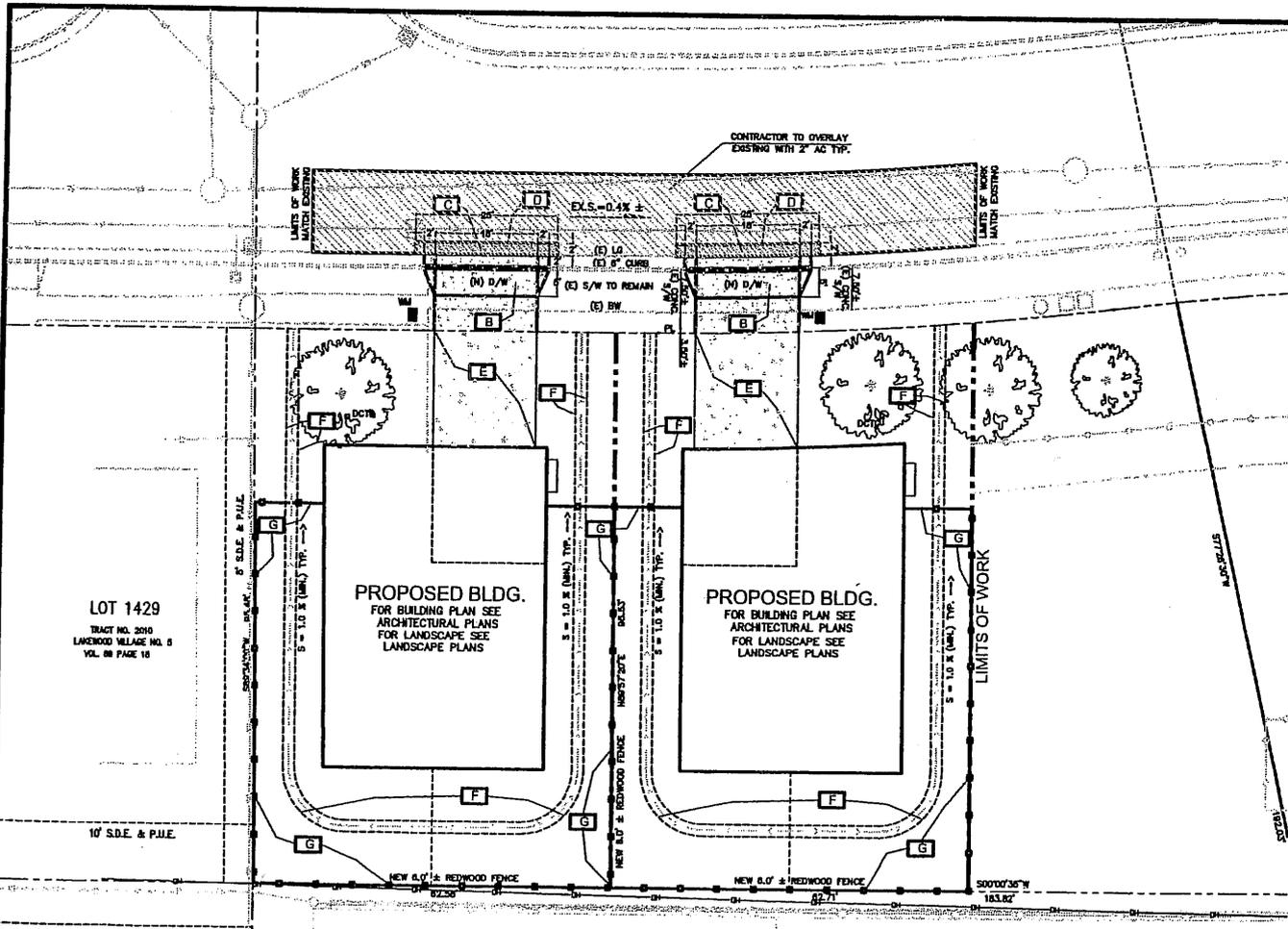
- ⊠ CABLE PULLBOX
- ⊠ ELECTRICAL PULLBOX
- ⊠ TELEPHONE PULLBOX
- ⊠ STORM MANHOLE
- ⊠ SANITARY SEWER MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ ELECTROLER
- ⊠ FIRE HYDRANT
- ⊠ DRAIN INLET
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ POWER POLE



DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE
SCALE	1" = 10.0'
G.L.A. CIVIL ENGINEERS, INC. 844 Market Street, Suite 711 San Francisco, CA 94102 (415) 956-8707 800 G. CAMPBELL S.F.C.E. 20000	

LOT 124
 TRACT NO. 24
 LAKWOOD VILLAGE
 VOL. 89 PAGE 18

ATTACHMENT
 Page 15 of 15



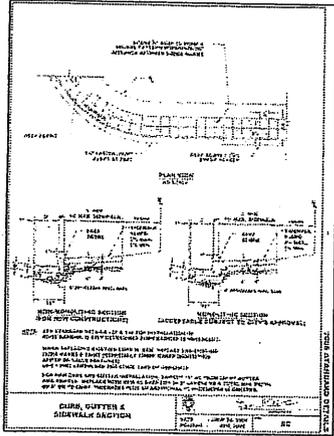
PAVING, SURFACE IMPROVEMENT AND DIMENSION PLAN

PAVING-CONCRETE WORK ITEMS (ON-OFF-SITE)		PAVING-CONCRETE LEGEND	
A	CONSTRUCT CONCRETE SIDEWALK (4" PCC ON 4" AB) SEE DETAIL 1 (NOT USED)		NEW AC PAVEMENT
B	CONSTRUCT CONCRETE DRIVEWAY (6" PCC ON 6" AB) SEE DETAIL 2		NEW CONCRETE SIDEWALK/DRIVEWAY/PAVEMENT
C	CONSTRUCT 12" DEPTH - LIFT AC PAVEMENT		NEW CONCRETE CURB & GUTTER
D	CONFORM TO EXISTING IMPROVEMENTS		
E	CONSTRUCT CONCRETE PAVEMENT (6" PCC ON 6" AB)		
F	CONSTRUCT COMBINATION SEDIMENT-EROSION CONTROL DRAINAGE CHANNEL, 2' DIRT / GRASS SWALE SEE DRAINAGE PLAN, SHEET # C-5		
G	CONSTRUCT NEW REDWOOD FENCE		

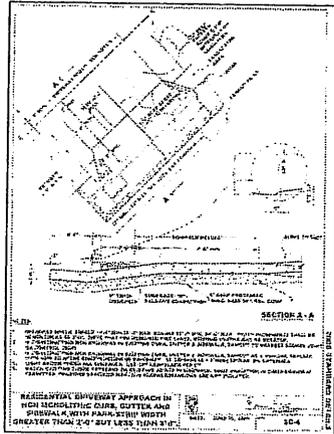
NOTE: ALL CONCRETE & PAVING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SUNNYVALE GENERAL CONDITIONS, STANDARD SPECIFICATIONS AND DRAWINGS. FOR DRAINAGE SEE DRAINAGE PLAN; C-4.

DESIGNED BY:	DATE:
CHECKED BY:	DATE:
DRAWN BY:	DATE:
SCALE:	DATE:
PROJECT NO.:	DATE:
S.L.A. CIVIL ENGINEERS, INC. 144 Market Street, Suite 711 Fremont, CA 94102 Tel: (415) 956-8707 Fax: (415) 956-8707 300 S. COLLEGE	

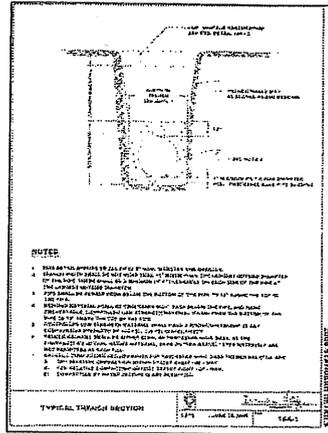
ATTACHMENT C
Page 12 of 13



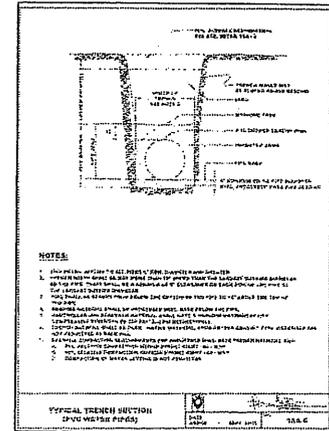
1 CURB, GUTTER & SIDEWALK SECTION DETAILS
C-9 NTS



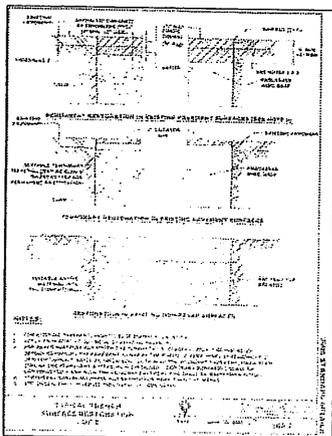
2 STANDARD RESIDENTIAL DRIVEWAY DETAILS
C-9 NTS



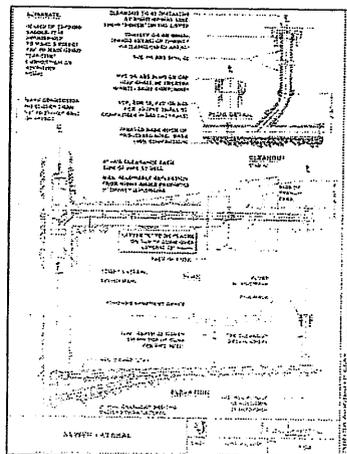
3 TYPICAL TRENCH SECTION DETAIL
C-9 NTS



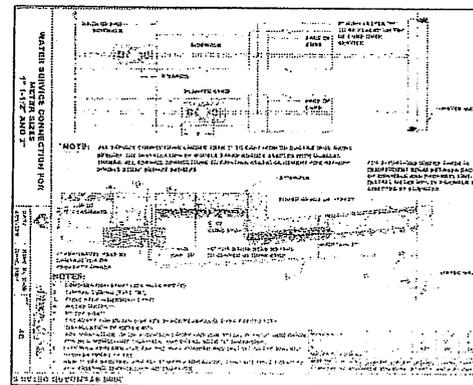
4 TYPICAL TRENCH SECTION (PVC WATER PIPES) DETAIL
C-9 NTS



5 TYPICAL TRENCH SURFACE RESTORATION
C-9 NTS



6 SEWER LATERAL DETAILS
C-9 NTS



7 WATER SERVICE CONNECTION
C-9 NTS

DESIGNED BY	DR	DATE	11/11/11
DRAWN BY	LB	SCALE	AS SHOWN
CHECKED BY	LB	PROJECT NO.	11-1077
DATE	11/11/11	BY	LB
PROJECT NO.	11-1077	DATE	11/11/11
SCALE	AS SHOWN	PROJECT NO.	11-1077
DATE	11/11/11	BY	LB

GLA CIVIL ENGINEERS, INC.
844 Market Street, Suite 711
San Francisco, CA 94102
(415) 856-8700
FAX (415) 856-8700
500 B. CALLEJO

ATTACHMENT
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C