

JOB# 14-130

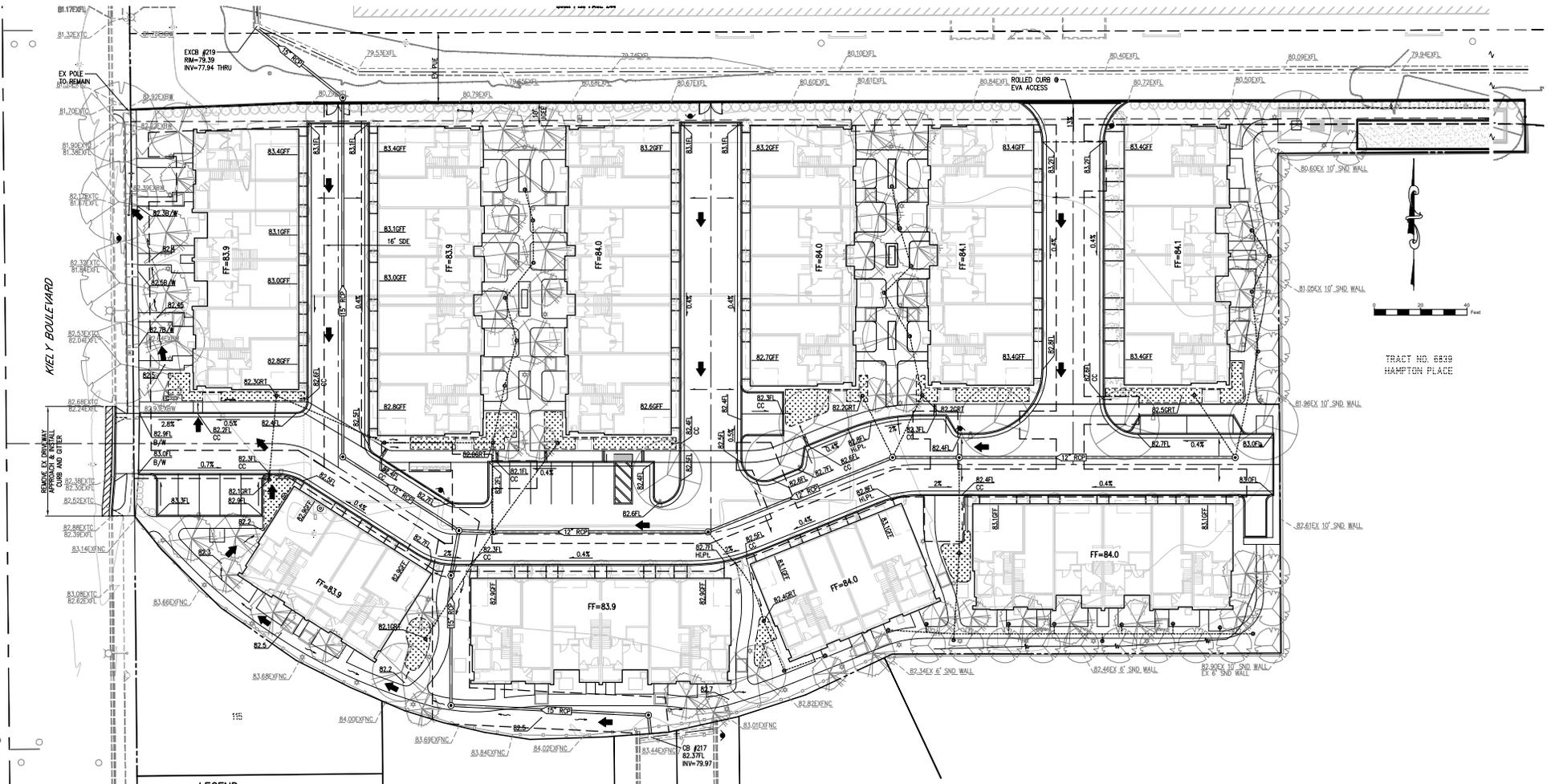
EXISTING CONDITIONS & DEMOLITION PLAN

**MOONLITE LANES**  
IN SANTA CLARA, CA



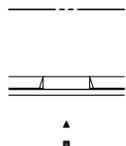
C-1

DATE 4/1/2019



**LEGEND**

**TO BE CONSTRUCTED**



**EXISTING**



**DESCRIPTION**

- BOUNDARY
- PROPERTY LINE
- CENTER LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK & DRIVEWAY
- OVERHEAD LINE
- CURB INLET
- FIELD INLET

**TO BE CONSTRUCTED**



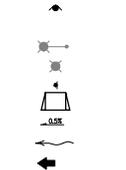
**EXISTING**



**DESCRIPTION**

- PUBLIC STORM DRAIN PIPE & MANHOLE
- PRIVATE STORM DRAIN PIPE & MANHOLE
- BIOTREATMENT AREA

**TO BE CONSTRUCTED**



**EXISTING**



**DESCRIPTION**

- FIRE HYDRANT
- POWER POLE
- ELECTROLER
- MISSION BELL ELECTROLER
- SIGN
- ACCESS RAMP
- DIRECTION OF FLOW & GRADIENT
- GRADE TO DRAIN
- OVERLAND RELEASE PATH

**NOTES:**

1. IN CONJUNCTION WITH THE OFF-SITE IMPROVEMENTS, THE ENTIRE WIDTH OF KELLY BLVD ALONG THE PROJECT FRONTAGE SHALL REQUIRE CAPE SEALING WITH DIG OUTS.

JOB# 14-130

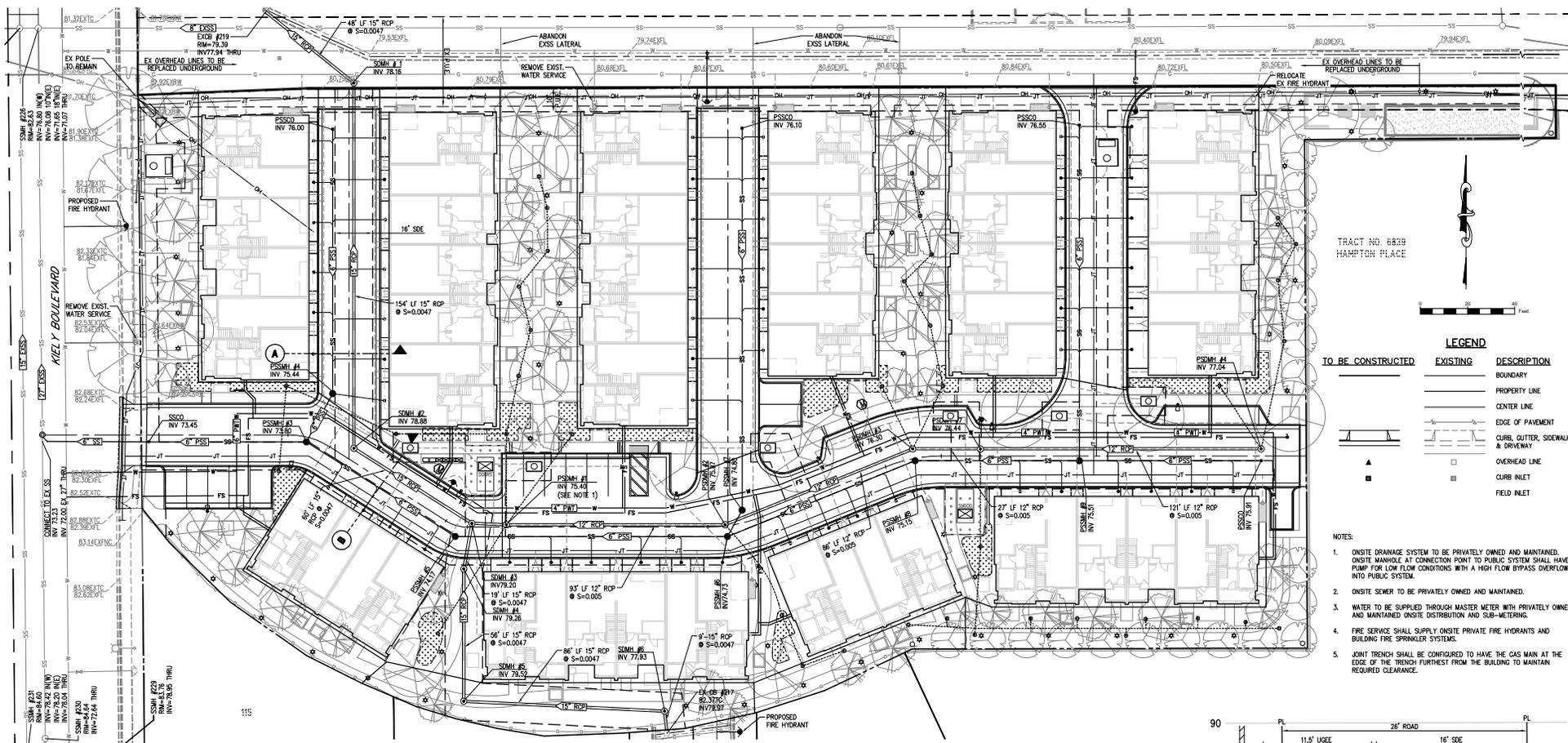
**MOONLITE LANES**  
IN SANTA CLARA, CA



**C-2**

DATE 4/1/2019

**GRADING AND DRAINAGE PLAN**



TRACT NO. 6839  
HAMPTON PLACE

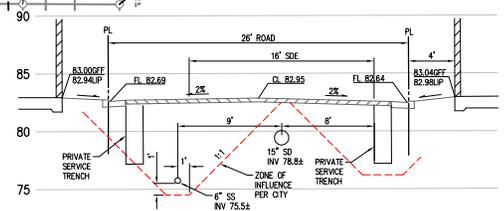


**LEGEND**

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	CENTER LINE
---	---	EDGE OF PAVEMENT
---	---	CURB, GUTTER, SIDEWALK & DRIVEWAY
---	---	OVERHEAD LINE
▲	■	CURB INLET
■	■	FIELD INLET

**NOTES:**

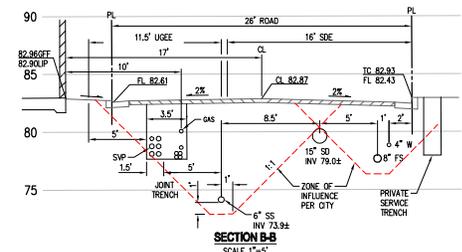
- ON-SITE DRAINAGE SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED. ON-SITE MANHOLE AT CONNECTION POINT TO PUBLIC SYSTEM SHALL HAVE A PUMP FOR LOW FLOW CONDITIONS WITH A HIGH FLOW BYPASS OVERFLOW INTO PUBLIC SYSTEM.
- ON-SITE SEWER TO BE PRIVATELY OWNED AND MAINTAINED.
- WATER TO BE SUPPLIED THROUGH MASTER METER WITH PRIVATELY OWNED AND MAINTAINED ON-SITE DISTRIBUTION AND SUB-METERS.
- FIRE SERVICE SHALL SUPPLY ON-SITE PRIVATE FIRE HYDRANTS AND BUILDING FIRE SPRINKLER SYSTEMS.
- JOINT TRENCH SHALL BE CONFIGURED TO HAVE THE GAS MAIN AT THE EDGE OF THE TRENCH FURTHEST FROM THE BUILDING TO MAINTAIN REQUIRED CLEARANCE.



JOB# 14-130  
**SECTION A-A**  
SCALE 1"=5'

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
SS	SS	PUBLIC SANITARY SEWER PIPE & MANHOLE
PS	PS	PRIVATE SANITARY SEWER PIPE & MANHOLE
SD	SD	PUBLIC STORM DRAIN PIPE & MANHOLE
PSD	PSD	PRIVATE STORM DRAIN PIPE & MANHOLE
WD	WD	PRIVATE WATER MAIN
WT	WT	WATER MAIN
FS	FS	FIRE SERVICE
GL	GL	GAS LINE
OH	OH	OVERHEAD LINE
BT	BT	BIO-TREATMENT AREA

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
8" PSS	8" PSS	8" POWER SERVICE TRENCH
12" RCP	12" RCP	12" RAINWATER COLLECTION
15" SD	15" SD	15" STORM DRAIN
15" RCP	15" RCP	15" RAINWATER COLLECTION
18" SD	18" SD	18" STORM DRAIN
27" LF 12" RCP	27" LF 12" RCP	27" RAINWATER COLLECTION
36" LF 12" RCP	36" LF 12" RCP	36" RAINWATER COLLECTION
48" LF 15" RCP	48" LF 15" RCP	48" RAINWATER COLLECTION
60" LF 12" RCP	60" LF 12" RCP	60" RAINWATER COLLECTION
66" LF 15" RCP	66" LF 15" RCP	66" RAINWATER COLLECTION
92" LF 12" RCP	92" LF 12" RCP	92" RAINWATER COLLECTION
97" LF 15" RCP	97" LF 15" RCP	97" RAINWATER COLLECTION



**SECTION B-B**  
SCALE 1"=5'

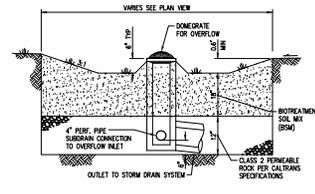
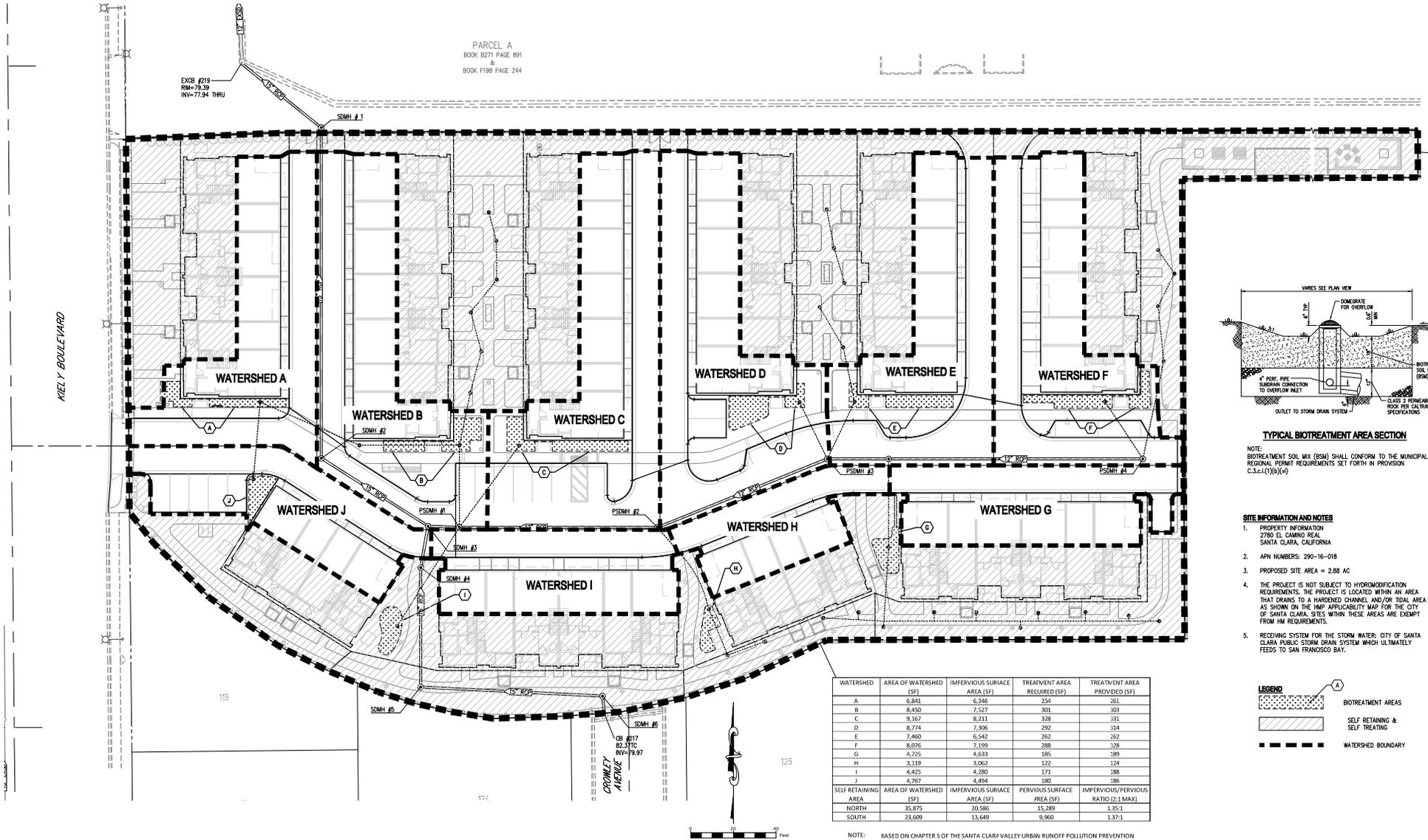
**UTILITY PLAN**

**MOONLITE LANES**  
IN SANTA CLARA, CA



**C-3**

DATE 4/1/2019

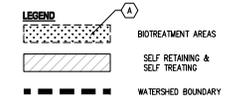


**TYPICAL BIOTREATMENT AREA SECTION**

NOTE: BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.c.1.(1)(b)(v)

**SITE INFORMATION AND NOTES**

- PROPERTY INFORMATION  
2780 EL CAMINO REAL  
SANTA CLARA, CALIFORNIA
- APN NUMBERS: 290-16-018
- PROPOSED SITE AREA = 2.88 AC
- THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE MAP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HM REQUIREMENTS.
- RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.



WATERSHED	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A	6,841	6,346	254	261
B	8,450	7,527	301	303
C	9,167	8,211	328	331
D	8,774	7,306	292	314
E	7,460	6,542	262	262
F	8,076	7,199	288	328
G	4,725	4,633	185	189
H	3,119	3,062	122	124
I	4,425	4,280	171	188
J	4,767	4,494	180	186
SELF RETAINING AREA	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	PERVIOUS SURFACE AREA (SF)	IMPERVIOUS/PERVIOUS RATIO (2:1 MAX)
NORTH	35,875	20,966	15,289	1.35:1
SOUTH	23,609	13,649	9,960	1.37:1

NOTE: BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION (CVRUPP) PROGRAM C.3.5 STORMWATER HANDBOOK (2012 EDITION), THE SIMPLIFIED SIZING METHOD (4 PERCENT "RULE OF THUMB") FOR BIOTREATMENT SIZING HAS BEEN UTILIZED. THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT.

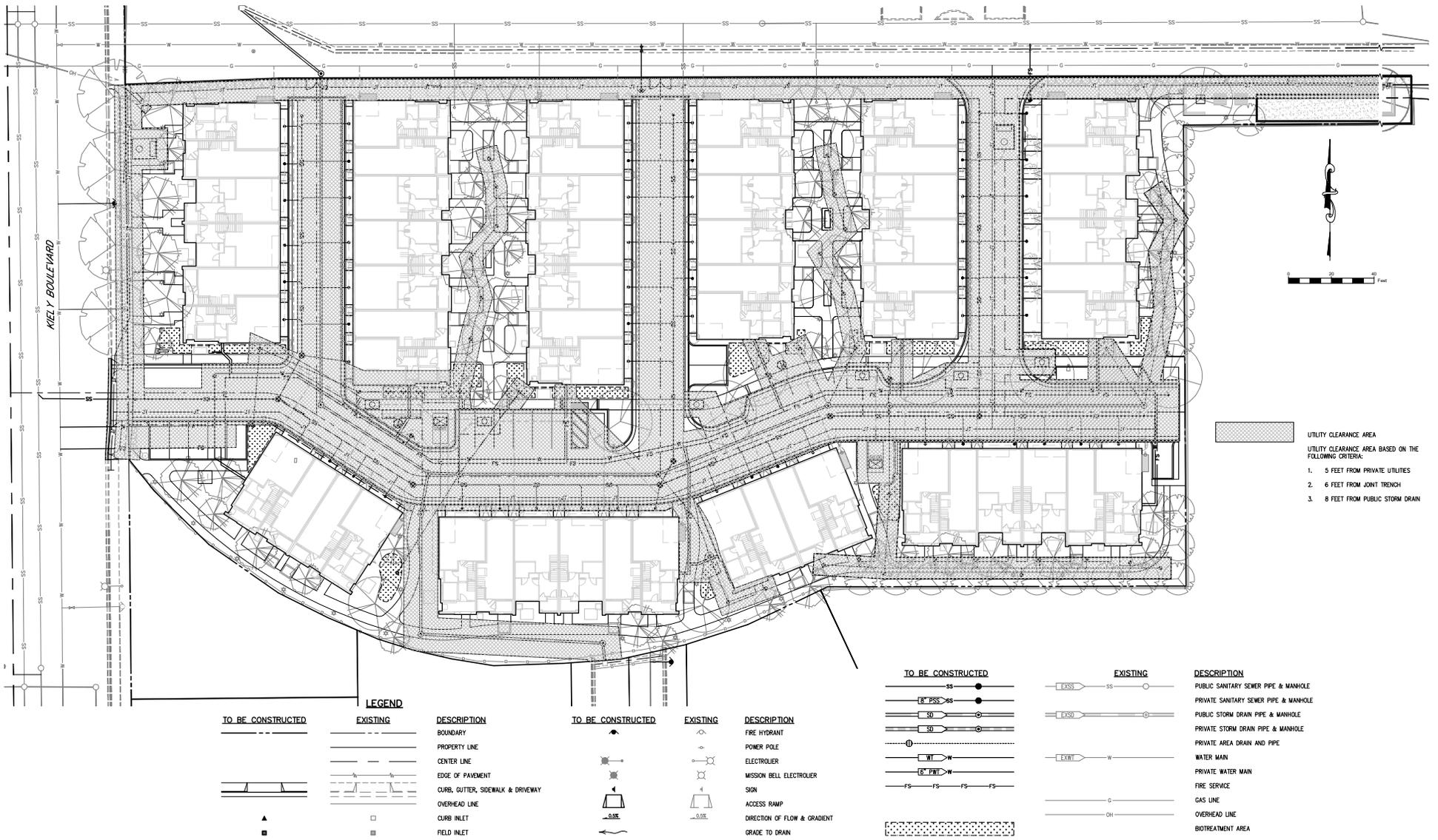
JOB# 14-130

**MOONLITE LANES**  
IN SANTA CLARA, CA

**STORMWATER MANAGEMENT PLAN**



**C-4**  
DATE 4/11/2019



- UTILITY CLEARANCE AREA**  
 UTILITY CLEARANCE AREA BASED ON THE FOLLOWING CRITERIA:
- 5 FEET FROM PRIVATE UTILITIES
  - 6 FEET FROM JOINT TRENCH
  - 8 FEET FROM PUBLIC STORM DRAIN

**LEGEND**

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	CENTER LINE
---	---	EDGE OF PAVEMENT
---	---	CURB, GUTTER, SIDEWALK & DRIVEWAY
---	---	OVERHEAD LINE
▲	□	CURB INLET
■	■	FIELD INLET

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
▲	▲	FIRE HYDRANT
○	○	POWER POLE
○	○	ELECTROUER
○	○	MISSION BELL ELECTROUER
▲	▲	SIGN
▲	▲	ACCESS RAMP
---	---	DIRECTION OF FLOW & GRADIENT
---	---	GRADE TO DRAIN
---	---	OVERLAND RELEASE PATH

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
SS	SS	PUBLIC SANITARY SEWER PIPE & MANHOLE
PR PSS SS	PR PSS SS	PRIVATE SANITARY SEWER PIPE & MANHOLE
SD	SD	PUBLIC STORM DRAIN PIPE & MANHOLE
SD	SD	PRIVATE STORM DRAIN PIPE & MANHOLE
W	W	PRIVATE AREA DRAIN AND PIPE
WT	WT	WATER MAIN
PR WT W	PR WT W	PRIVATE WATER MAIN
FS	FS	FIRE SERVICE
FS	FS	GAS LINE
OH	OH	OVERHEAD LINE
		BIO-TREATMENT AREA

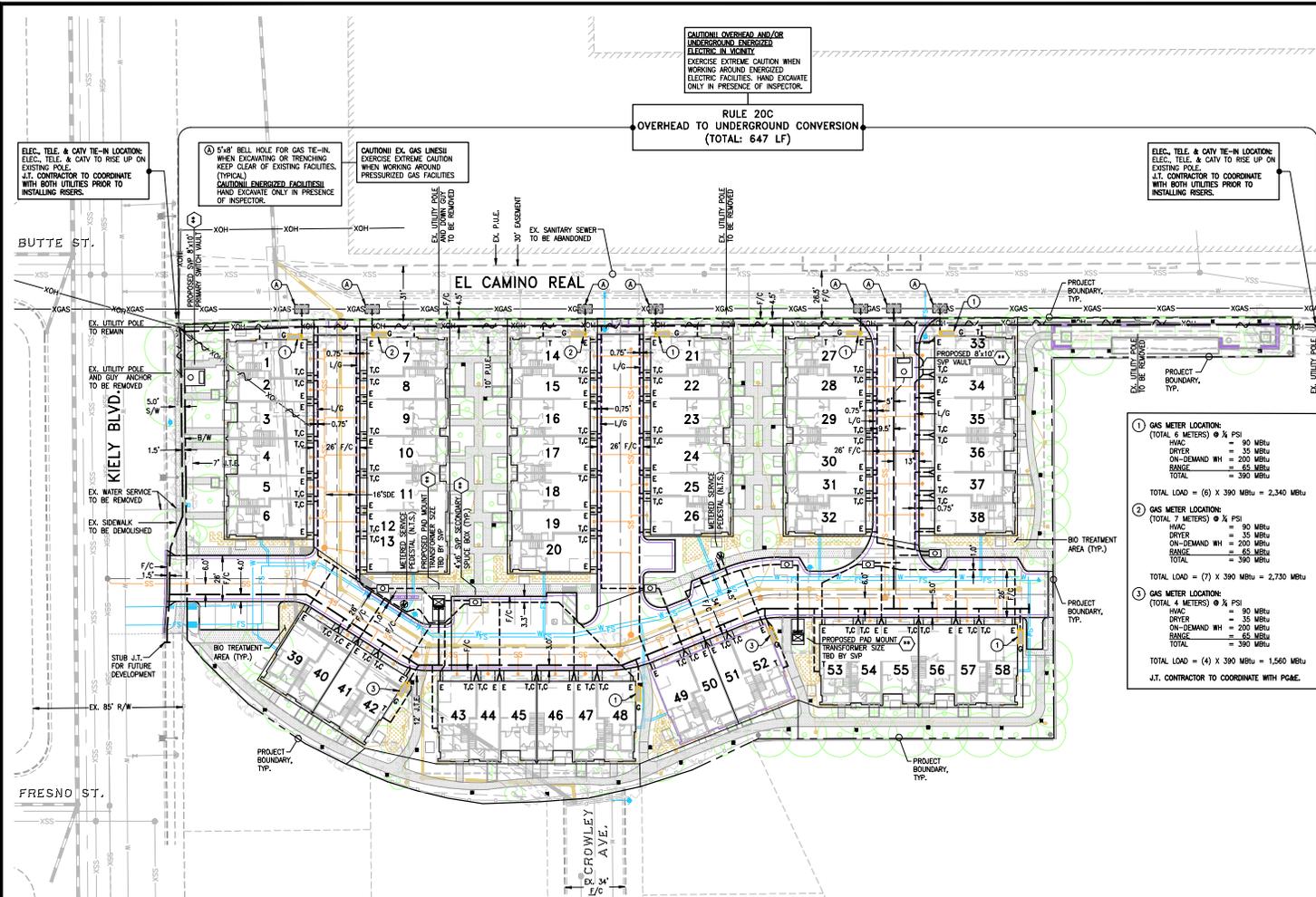
JOB# 14-130

**MOONLITE LANES**  
 IN SANTA CLARA, CA

**UTILITY TREE CLEARANCE PLAN**



**C-5**  
 DATE 4/1/2019



**CAUTION! OVERHEAD AND/OR UNDERGROUND ENERGIZED ELECTRIC IN VICINITY**  
EXERCISE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES. HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

**RULE 20C OVERHEAD TO UNDERGROUND CONVERSION (TOTAL: 647 LF)**

ELEC. TELE. & CATV TIE-IN LOCATION: ELEC. TELE. & CATV TO RISE UP ON EXISTING POLE. J.T. CONTRACTOR TO COORDINATE WITH BOTH UTILITIES PRIOR TO INSTALLING RISERS.

5'-6" BELL HOLE FOR GAS TIE-IN WHEN EXCAVATING OR TRENCHING. KEEP CLEAR OF EXISTING FACILITIES. (TYPICAL) CAUTION! ENERGIZED FACILITIES! HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

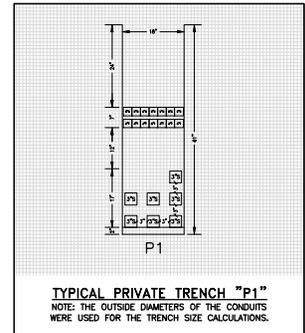
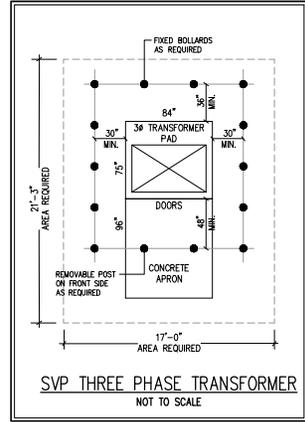
CAUTION! EX. GAS LINES! EXERCISE EXTREME CAUTION WHEN WORKING AROUND PRESSURIZED GAS FACILITIES.

ELEC. TELE. & CATV TIE-IN LOCATION: ELEC. TELE. & CATV TO RISE UP ON EXISTING POLE. J.T. CONTRACTOR TO COORDINATE WITH BOTH UTILITIES PRIOR TO INSTALLING RISERS.

### LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE GUY ANCHOR
- 90"x106" PG&E PAD MOUNT TRANSFORMER
- 8"x10" SUCON VALLEY POWER PRIMARY SWITCH VAULT
- PROPOSED PAD MOUNT TRANSFORMER (SEE TBD BY SUCON VALLEY POWER)
- 4'x6' SVP SECONDARY SPLICE BOX (FULL TRAFFIC)
- PROPOSED NEW GUY ANCHOR

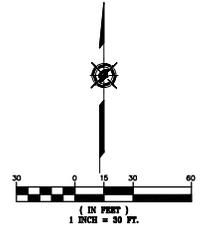
- ① GAS METER LOCATION: (TOTAL 6 METERS) @ 1/4" PSI  
 HVAC = 80 MBtu  
 DRYER = 35 MBtu  
 ON-DEMAND WH = 200 MBtu  
 RANGE = 65 MBtu  
 TOTAL = 380 MBtu  
 TOTAL LOAD = (6) X 390 MBtu = 2,340 MBtu
- ② GAS METER LOCATION: (TOTAL 7 METERS) @ 1/4" PSI  
 HVAC = 90 MBtu  
 DRYER = 35 MBtu  
 ON-DEMAND WH = 200 MBtu  
 RANGE = 65 MBtu  
 TOTAL = 390 MBtu  
 TOTAL LOAD = (7) X 390 MBtu = 2,730 MBtu
- ③ GAS METER LOCATION: (TOTAL 4 METERS) @ 1/4" PSI  
 HVAC = 80 MBtu  
 DRYER = 35 MBtu  
 ON-DEMAND WH = 200 MBtu  
 RANGE = 65 MBtu  
 TOTAL = 380 MBtu  
 TOTAL LOAD = (4) X 390 MBtu = 1,560 MBtu  
 J.T. CONTRACTOR TO COORDINATE WITH PG&E.



REVISIONS	DESCRIPTION	DATE

**GIACALONE**  
DESIGN SERVICES, INC.  
3855 GARDEN VALLEY RD. #200, PASADENA, CA 91107  
PH: 626.776.1100 | WWW.GIACALONE.COM

**JOINT TRENCH INTENT**  
KB HOMES  
MOONLITE TOWNHOMES  
2780 EL CAMINO REAL  
SANTA CLARA CALIFORNIA



**NOTE**  
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

TWO DAYS BEFORE YOU DIG  
CALL USA TOLL FREE  
**811**  
CALL BEFORE YOU DIG

**R/W, P.U.E. & P.S.E. ACQUISITION NOTE:**  
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

**NOTE TO UTILITIES:**  
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PROJECT MANAGER: S. PONCE  
DESIGNED BY: J. TIEU/M. BELLA  
CHECKED BY: D. CROWFOOT (P.E.)  
SCALE: 1"=30'  
JOB NUMBER: 18-191  
DATE LAST MODIFIED: 02-14-19  
SHEET  
**INT2**  
OF 2 SHEETS