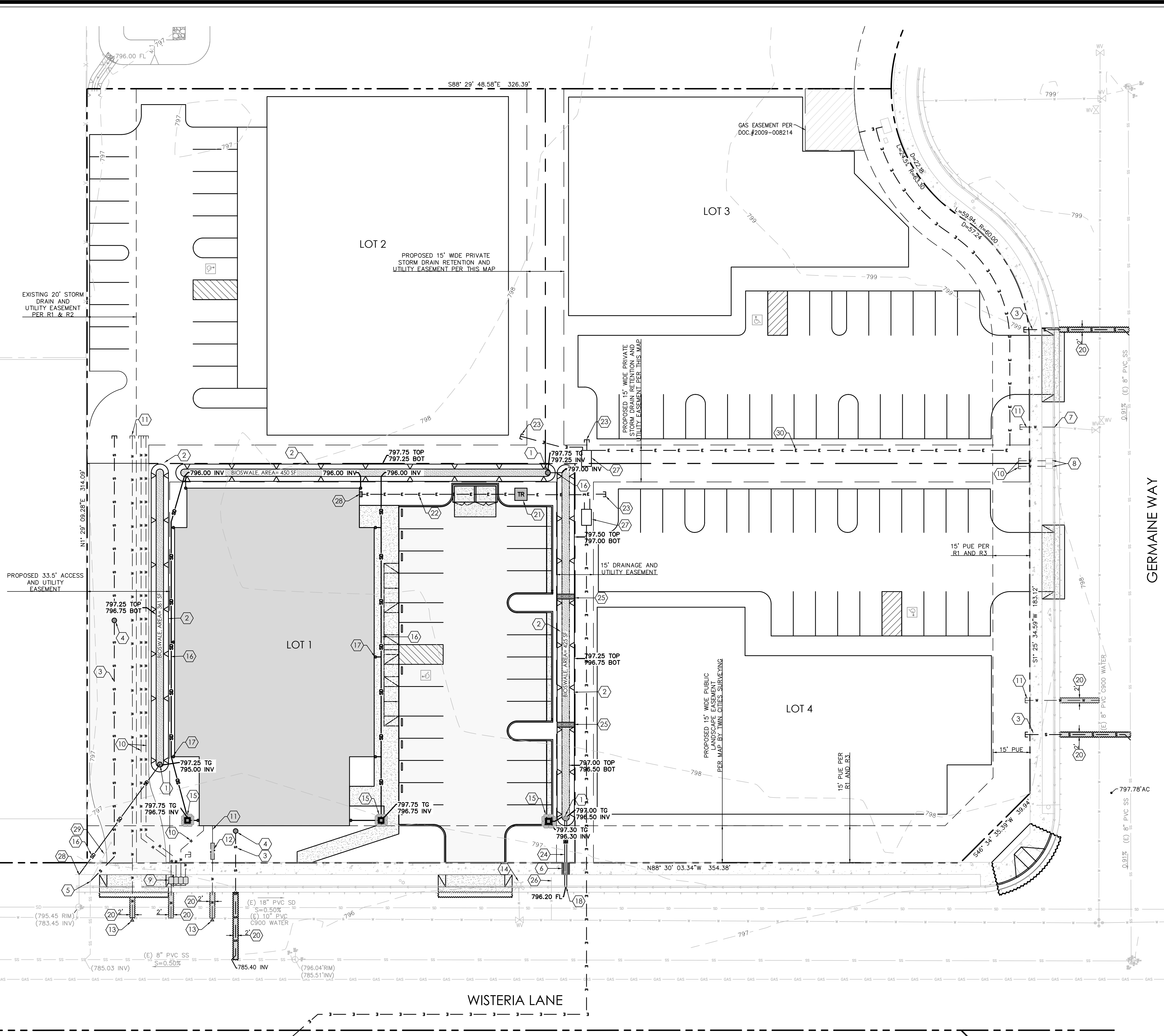




UTILITY NOTES

THE FOOTPRINT OF THE BUILDING SHOWN HEREON IS BASED UPON A GRAPHIC EXHIBIT PROVIDED BY THE OWNER. WHILE ASSUMED ACCURATE FOR PURPOSES OF THIS PLAN, IT IS NOT INTENDED FOR PRECISE BUILDING LAYOUT.

1. INSTALL BASIN OVERFLOW WITH TRASH GRATE PER CASQA DETAIL SW-22. SEE DETAIL ON SHEET 3.
2. CONSTRUCT HYBRID BIO-RETENTION BASIN PER DETAIL ON SHEET 6.
3. INSTALL 6" PVC SEWER LATERAL AT S=2% MIN. CAP ALL STUB-OUTS FOR FUTURE LOTS.
4. INSTALL 6" SEWER CLEAN OUT, (TRAFFIC RATED WHEN LOCATED IN DRIVE AISLE).
5. CONNECT NEW 6" PVC SEWER LATERAL TO THE EXISTING 6" SEWER STUB-OUT. LOCATION APPROXIMATE, POT HOLE TO VERIFY LOCATION, NOTIFY ENGINEER ABOUT ANY DISCREPANCIES.
6. CONSTRUCT UNDER-DRAIN PER CITY STANDARD U-6. SEE DETAIL ON SHEET 3.
7. EXISTING 6" PVC FIRE LINE. LOCATION APPROXIMATE, POT HOLE TO VERIFY LOCATION, NOTIFY ENGINEER ABOUT ANY DISCREPANCIES.
8. (2) EXISTING 3/4" WATER METERS AND METER BOXES.
9. INSTALL (2) - 3/4" WATER SERVICES PER CITY STANDARD G-3. SEE DETAIL ON SHEET 3. (2) - 3/4" WATER SERVICE FOR LANDSCAPING.
10. INSTALL 1 1/2" SCH 40 PVC DOMESTIC WATER LINE. CAP ALL STUB-OUTS FOR FUTURE LOTS.
11. INSTALL 6" C900 FIRE WATER LINE. CAP ALL STUB-OUTS FOR FUTURE LOTS.
12. INSTALL DOUBLE DETECTOR CHECK VALVE (6" Ø ) PER CITY STANDARD G-16. SEE DETAIL ON SHEET 3.
13. INSTALL THRUST BLOCK PER CITY STANDARD G-7.1. SEE DETAIL ON SHEET 3.
14. EXISTING FIRE HYDRANT TO REMAIN.
15. INSTALL 18"x18" CATCH BASIN WITH GRAVEL BAGS AROUND THE INLET, MIDSTATE CONCRETE PRODUCTS OR APPROVED EQUAL.
16. INSTALL A 6" SOLID SCH 40 PVC DRAINAGE PIPE.
17. 6" DOWNSPOUT, TYP. CONNECT DOWNSPOUT TO 6" SOLID SCH 40 PVC DRAINAGE PIPE.
18. INSTALL (2) 4" SOLID SCH 40 PVC DRAINAGE PIPES THROUGH THE CURB FACE. CORE AND GROUT FLUSH WITH CURB FACE.
19. EXISTING 12" PVC DRAINAGE PIPE, CONTRACTOR TO POTHOLE TO VERIFY LOCATION. CONTRACTOR TO HAVE SURVEYOR RECORD LOCATION.
20. SAW CUT AND REPAIR EXISTING AC PAVING PER CITY STD. U-2.
21. NEW TRANSFORMER PER PG&E PLAN.
22. INSTALL A 277V/480V 600 AMP 3 PHASE ELECTRICAL SERVICE, PER PG&E SERVICE TRENCH STANDARDS. SEE CONDUCTOR AND CONDUIT SIZING ON PG&E PLAN.
23. INSTALL ELECTRICAL STUB OUT AND CAP. SEE CONDUIT SIZING ON PG&E PLAN.
24. INSTALL (2) 4" SOLID SCH 40 PVC DRAINAGE PIPES.
25. CONSTRUCT GRAVEL CHECK DAM PER CASQA DETAIL SW-20, SEE DETAIL ON SHEET 3.
26. EXISTING 3" CONDUIT FOR IRRIGATION, LOCATION APPROXIMATE. CONTRACTOR TO POT HOLE TO VERIFY LOCATION, WITNESS STAKE FOR FUTURE DEVELOPMENT.
27. NEW ELECTRICAL VAULT, SEE PG&E PLAN.
28. CONNECT 6" SCH 40 PVC TO THE EXISTING 12" PVC STORM DRAIN. CONTRACTOR TO POT HOLE TO VERIFY LOCATION AND DEPTH IN THE FIELD. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
29. REMOVE EXISTING SEWER LATERAL AT THIS LOCATION.
30. NEW ELECTRICAL SERVICE. SEE PG&E PLAN.

UNDERGROUND UTILITY NOTES

1. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.
2. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 TWO TO TEN DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

ENCROACHMENT PERMIT NOTE

THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO THE START OF WORK WITHIN THE RIGHT OF WAY.



SCALE: 1" = 20'

Roberts Engineering, Inc.

Thorndyke, Germaine Way

Utility Plan

Approved for City Requirements

Development Services Engineer

Date

4/15/2025 8:54 AM

City/Plan Checker

City/Plan No.

Job #

California Coordinates (CC883, Zone 8)

Design/Drawn

TR / SEB

Job #

5773015 E 24433717 N

Record Drawings

Timothy P. Roberts, RCE 5356 exp 09/28/25

Date

Revision This Sheet:

Roberts Engineering

Timothy P. Roberts

Civil Engineer - RCE 35366

2015 Vista de la Vina

Thousand Oaks, CA 91320

Phone (805) 239-6664

Fax (805) 238-6148

Email tim@robertsenginc.com

Website robertsenginc.com



SHEET

5

of

9