RESOLUTION NO. 21-8974

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING A REZONING FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) TO ALLOW A DATA CENTER DEVELOPMENT LOCATED AT 2905 STENDER WAY, SANTA CLARA

PLN2019-14118 (Rezone)
CEQ2020-01075 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on September 18, 2019, CoreSite Real Estate SV9. L.P. ("Applicant") filed an application for the 3.9-acre site at 2905 Stender Way with surface parking lot and a single-story light industrial building ("Project Site");

WHEREAS, the Applicant applied to rezone the Project Site from Planned Development (PD) to Planned Development (PD) to allow development of a 250,000 square-foot four-story data center, a new substation, equipment yards and onsite improvements ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, the Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from July 29, 2020 and closed on August 28, 2020;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP") will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.040 provides for the review and recommendation of the City's Planning Commission of all rezoning requests before action is to be taken by the City Council;

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WHEREAS, on April 14, 2021, the Planning Commission held a duly noticed public hearing to consider the Project, MND, and MMRP, at the conclusion of which, the Planning Commission voted to refer the Project to the City Council with no recommendation;

WHEREAS, under SCCC Section 18.112.040, the failure of the Planning Commission to issue a recommendation within 35 days after the close of the Planning Commission public hearing constitutes a recommendation of denial;

WHEREAS, on May 27, 2021, the notice of public hearing for the June 8, 2021, City Council meeting for this item was posted in three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 1,000-foot radius of the Project Site; and,

WHEREAS, on June 15, 2021, the City Council held a duly noticed public hearing to consider the Project, MND, MMRP, and all pertinent information in the record during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from Planned Development (PD) to Planned Development (PD) to allow development of a 250,000 square-foot four-story data center, a new substation, equipment yards and onsite improvements as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow data center development and creation of a range of industrial uses including general service, warehousing, storage, distribution and manufacturing contemplated in the 2010-2035 General Plan due to the previous rezoning. The Planned Development (PD) zoning would allow data center development to better implement the General Plan's vision for the Light Industrial General designation of the Project Site.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal redevelops the underutilized property and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and visually aesthetic development with onsite improvements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides data center development and creation of a range of industrial uses including general service, warehousing, storage, distribution and manufacturing contemplated by the General Plan Light Industrial designation of the Project Site.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct a four-story data center building that is consistent with the existing surrounding light industrial character and uses.

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4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council hereby approves the rezoning of the Project Site as set forth herein.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A SPECIAL MEETING THEREOF HELD ON THE 15TH DAY OF JUNE, 2021, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF APPROVAL

2905 Stender Way

PLN2019-14118

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

C1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet

C2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

C3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

C4. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (16' CBC Ch. 3), all building heights and areas (16' CBC Ch. 5), all proposed types of construction (16' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (16' CBC Ch. 7), all proposed interior finishes fire resistance (16' CBC

Ch. 8), all fire protection systems proposed (16' CBC Ch. 9), and all means of egress proposed (16' CBC Ch. 10). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged. During construction retaining a single company to install all fire rated penetrations is highly recommended.

C5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

C6. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 16' CBC Ch. 11 as applicable.

C7. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 16' Cal. Green Building Standards Code (CGBSC). Provide Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: https://www.greenhalosystems.com.

C8. Note: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

C9. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

C10. Developer shall comply with all construction and on-going mitigation measures described and identified in the Mitigated Negative Declaration prepared under the California Environmental Quality Act), and as administered to satisfaction of the Director of Community Development. The mitigation measures contained in the MND shall be included in all construction plan sets.

C11. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, trash enclosure details, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

C12. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project for both the private property and adjacent public right-of-way. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.

C13. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development or his/her designee.

C14. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, at a 1:1 with 36-inch box specimen trees on-site where possible and off-site, or equal alternative as approved by the Director of Community Development. Fee amount per off-site tree replacement is set per the City's Municipal fee schedule.

C15. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without a City review and approval.

C16. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

C17. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

C18. An erosion control plan shall be prepared, and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

C19. Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

C20. The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third-party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.

C21. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project. Green infrastructure shall be installed within the public right-of-way consistent with RWQCB requirements.

C22. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C23. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

C24. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours

of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and prohibited on Sundays and State and federal holidays.

C25. The Developer shall incorporate green building measures such as rooftop solar photovoltaic (PV) systems, rough-ins for electric vehicle charging, use of efficient lighting and irrigations, and recycled water, as feasible, to the satisfaction of the Director of Community Development.

C26. All roof equipment shall be screened from public streets and public rights-of-way. Screening shall be designed to be architectural style and material that is compatible with the building.

C27. Based on the ratio, a total of 62 parking spaces are required, 26 of which are provided on site. The site plan reserves space for an additional 24 parking spaces which would be constructed in the event building use is eventually converted to another use with higher parking demands. The land bank spaces are located in areas on the site that will be occupied by equipment such as chiller enclosures or generators for the data center use and which could be removed to provide additional spaces if needed for an alternative use of the building.

C28. Applicant shall add noise monitoring equipment for the project.

BUILDING

BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet

BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

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https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention
and will be routed to a contract consultant for review.

BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems

proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
-During construction retaining a single company to install all fire rated penetrations is highly recommended.

BD5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD6. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 19' CBC Ch. 11 as applicable.

BD7. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 19' Cal. Green Building Standards Code (CGBSC). Provide Construction Waste Management (CWM) Plan per the 19' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: https://www.greenhalosystems.com.

BD8. Note: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

ENGINEERING

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. All work within Santa Clara County right-of-way shall require County encroachment permit.

E4. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E5. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E6. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
E7. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
E8. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
E9. Verify existing laterals to be reused are in good condition, remove and replace as required.
E10. Dedicate required on-site easements for any new public utilities and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
E11. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to building permit issuance.
E12. Entire street width of Stender Way along the project frontage shall be slurry sealed.
E13. Provide minimum 5' wide sidewalk and 4' landscape strip along the Stender Way frontage.
E14. Provide minimum 5' wide sidewalk along the Central Expressway frontage.
E15. Reconstruct curb ramp at the corner of Stender Way and Central Expressway, and remove pedestrian barricade. Coordinate with Santa Clara County for removal of barricade.
E16. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.
E17. Show and comply with City's driveway Triangle of Safety (sight distance) requirement at proposed driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E18. All proposed driveways shall be City Standard ST-9 two-way driveways.
E19. Proposed driveways shall accommodate fire truck/engine turning template.
E20. Provide ADA walkway connecting the proposed building to the public sidewalk.
E21. Protect in place all street signs and existing zones along project frontage.
E22. All traffic striping, messages, and symbols shall be thermoplastic.
E23. Provide trash loading zone on site.
E24. Provide loading/unloading zone on-site.
E25. Provide on-site crane staging area for loading of mechanical unit(s).
E26. For the current proposed area, provide minimum bicycle racks (Class I) and lockers (Class II) per the bicycle parking requirements in the VTA Bicycle Technical Guidelines at high visibility locations on-site, such as at the main entrance and/or high visible areas:
E27. 246,660 SF: 31 Class I Bicycle Spaces & 11 Class II Bicycle Spaces (for a total of 42 bicycle spaces)

ELECTRICAL

EL1. Existing SVP transformer on site TX# 9050 1000KVA Pad mount will need to be removed.
EL2. Transmission Line:
   a. SVP's Transmission Line Design is conceptual at this stage and will need to be studied. Alternative routes will need to be studied, new easements may need to be secured on private property, relocation of existing utilities and/or other agency requirements need to be identified and assessed. These unknowns can impact schedule and cost that the customer is responsible for. In addition to the transmission ROW study, a system impact study will need to be completed to identify any electric capital improvements required to maintain SVP's Electric Transmission System within its operating specifications.

b. SVP has identified possible locations for caissons required for Steel Transmission Poles. These areas are reserved and can move until locations are finalized during the Transmission Pole Line Design.

EL3. SVP fiber will need Access to each Fiber POC.

EL4. New Street Crossing on Stender Way will be required (as shown on plan)

EL5. 2-12KV SVP Feeders have been approved for Interim services up to 6MVA each. Required on-site substructure by the developer & offsite substructure by SVP, need to be completed prior to receiving these services.

EL6. Stender Way Cross Section – 3.5' clearance from edge of PG&E Gas to edge of SVP Duct bank has been deemed acceptable for SVP.

EL7. All easements for SVP infrastructure (not including infrastructure for interim power) & the substation will be required.

EL8. SVP secondary, fiber, & street lighting systems with any associated pull boxes shall be designed in detailed design (as needed).

EL9. Clearances: All clearances are expected to be maintained throughout detailed design

a. EQUIPMENT
   i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
   ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
   iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
   iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
      1. Thirty (30) inches from side of equipment sides.
      2. Forty Eight (48) inches in front of access doors.
         a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS
   i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
   ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
   iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
   iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
   v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
   vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
   vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
   i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
   ii. Five (5) foot minimum clearance is required between adjacent conduits.

iii. Minimum 36" from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)

e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).

f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

EL10. Reference listed SVP standards for clearances.
   a. UG1000 - Installation of Underground Substructures by Developers
   b. UG1250 – Encroachment Permit Clearances from Electric Facilities
   c. UG0339 – Remote Switch Pad
   d. OH1230 – Tree Clearances From Overhead Electric Lines
   e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

EL11. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

EL12. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL13. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL14. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.

EL15. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

EL16. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

EL17. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL18. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of

10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL19. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL20. Any relocation of existing electric facilities shall be at Developer's expense.

EL21. Electric Load Increase fees may be applicable

EL22. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL23. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

EL24. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL25. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

EL26. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

EL27. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

EL28. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

EL29. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be

removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

EL30. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.

EL31. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL32. High Rise Metering and Multi-Floor Infrastructure Requirements

a. Meter rooms located inside shall be approved by SVP Meter Department during the design phase, or be located outside.
b. All residential meter centers shall be modular grouped installations with individual breakers, and on the approved meter base list. Such equipment shall be referred to SVP Meter Department prior to making commitments for the purchase and installation of such equipment.
c. All meter locations shall be subject to SVP Meter Department approval.
d. Customer shall provide a dedicated 20 amp circuit outlet near the 36" plywood board.
e. Customer will supply 36" plywood board floor to ceiling in meter room that will be used for radiating communication cable. This board shall have 36" front working clearance at all times.
f. Meter rooms shall have a 4" Hilti "Speed Sleeve" or an equivalent sleeving product with a 4hr stop cloth centered in front of the 36" plywood board.
g. Any floor that the SVP communication cable will pass through that does not have a meter room, the communication cable shall have continuous piece of 4" schedule 40 PVC conduit.
h. All conduits shall not have more than 360 degrees of cumulative turn for one vertical stack of meter rooms. The only openings allowed in conduit are in electrical meter rooms. (No pulling points in conduit).
i. Conduit shall continue to the roof into an SVP approved CT cabinet (32"x32"x15") on the roof. Customer shall provide a dedicated 20 amp circuit outlet in CT cabinet. From the CT cabinet the customer shall provide 2" conduit to a structure 36" taller than any other structure on the roof. Conduit shall also continue to lowest floor electric meter room.
j. Lowest floor meter room shall have an SVP approved CT cabinet installed with a 2" conduit that runs to the exterior of the building. The point at which it exits the building must be between 8' and 10' with an 8" x 8" x 6" 3R NEMA rated enclosure.
k. Before any bus duct is energized all meter sockets shall be covered, sealed, and tagged with a transparent plastic cover plate provided by the customer, or all main disconnects will be locked out with SVP lock.
l. A location near the door for installation of a key box, a key fitting the meter room door for the key box, and a sign on the exterior door stating "Meter Room #xx". If multiple meter rooms are needed, each meter room door shall have a dedicated key box with key. If the door locks are changed, contact SVP to coordinate the exchange of keys.
m. Customer shall install SVP 4" UE conduit in front of the 36" plywood board at the Ground Level Meter room. SVP 4" UE conduit will be run outside to a designated UE box determined by SVP.
n. Each meter room shall have access directions to each meter room, 24hr contact information for building security and building maintenance, and Meter Room Number placed on the wall that is visible from any location in the room.

EL33. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.

EL34. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER

W2. The proposed development impact to the potable water system will be analyzed using the City's hydraulic modeling program for a fee paid by the Developer. This will determine projected available fire flow capacity and residual pressure from public fire hydrants and on-site fire system connection points at the City's main during a fire event. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.

W3. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters greater than 2". Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W4. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.

W5. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W6. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.

W7. Fire service line required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W8. Fire hydrants shall be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Standard Detail 18. Fire hydrant shall be located in landscaped area.

W9. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants and fire service demand.

W10. The applicant shall show on the plans the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area.

W11. The City recommends the applicant to install sanitary sewer cleanout(s) at the property line if the sewer service line size is 6-inch or smaller.

W12. Water Supply Assessment: The applicant shall complete a Water Supply Assessment (WSA) form to determine if a WSA is required for the project. Applicants can contact Diane Asuncion, Acting Compliance Manager at 408-615-2009 for the form and any questions.

W13. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W14. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W15. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

W16. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

W17. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities. All of the existing lateral water services shall be reconnected to the new water main.

POLICE

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime-deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD3. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:

- White light source
- Pedestrian Scale
- Full cut-off or shoebox design
- Unbreakable exterior
- Tamperproof Housings
- Wall mounted lights/10' high

These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD4. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD5. All exterior doors should be adequately illuminated at all hours with their own light source.

PD6. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD7. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD8. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD9. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD10. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.

PD11. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).

PD12. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

PD13. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system.
We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:
2585 El Camino Real (Coded key pad access)
3555 Monroe Street (Knox box key access)

PD14. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

FIRE

F1. The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

F2. At time of Building Permit application, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

i) The automatic sprinkler system demand, including hose stream allowance.
ii) The required fire flow.

Provide a water supply curve on the plan showing that the demand can be met.

F3. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.

F4. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.

F5. Prior to the Start of Construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F6. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all the following requirements.

a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
b. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20 feet. The "minimum" width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and positioned parallel to one entire sides of the building.
c. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
e. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater.
f. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F7. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F8. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.

- Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
- Department of Toxic Substances Control (DTSC)
- State Water Resources Control Board

- Santa Clara County, Department of Environmental Health.

c. **Step 3** – Community Development, Building Division Demolition Application: For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

F9. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

F10. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

STREETS

STORMWATER

ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, prepare and submit for approval an Erosion and Sediment Control Plan. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter shall be submitted to the Dept. of Public Works. Insert the C.3 Construction Checklist to the improvement plans.

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST3. **Porous Pavement, Vaults, Interceptor Trees and Trash Full Capture Devices** shall be inspected by the third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.

ST4. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).

ST5. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Insert the SCVURPPP Countywide Construction BMPs plan sheet.

ST6. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov

ST7. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook. Select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).

ST8. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater.

ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST11. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST12. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

ST13. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.

ST14. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.

SOLID WASTE

ST15. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

ST16. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.

ST17. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Public Works Department at Environment@santaclaraca.gov or at (408) 615-3080 for more information.

ST18. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection

vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

ST19. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

HOUSING & COMMUNITY SERVICES

H1. This Project is subject to the Affordable Housing requirements which may be met through payment of an impact of $2 per square foot. The estimated fees are calculated as follow: 246,660 sq ft (proposed) minus 54,000 sq ft (existing) = 192,660 sf x $2/sf= $385,320
Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building. Fees are based on the current Municipal Fee Schedule in effect at the time the project is approved and must be paid prior to the issuance of the occupancy certificate of the building.

CORESITE SV9

NEW DATA CENTER BUILDING

SANTA CLARA, CA

PCC SUBMISSION : VOLUME 4

CORGAN
PROJECT NUMBER: 19199
ISSUE DATE: 05.28.2020

kw

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

Kimley»Horn
Expect More. Experience Better.

circlepoint

DATA MATRIX

LOT SQUARE FOOTAGE:
~170,000 SQ FT

LOT COVERAGE:
~58,000 SQ FT (34%)

EXISTING USE:
EXISTING 1-STORY COMMERCIAL BUILDING

EXISTING SQ FT:
~54,000 SQ FT

PROPOSED USE:
LIGHT INDUSTRIAL
NEW 4-STORY DATA CENTER WITH SCREENED ROOFTOP EQUIPMENT PLATFORM

PROPOSED SQ FT:
~250,000 SQ FT

PROPOSED OCCUPANCIES:
BUSINESS & S-1

REQUIRED PARKING:
250,000 SQ FT @ 1 PER 2,500 =
100 SPACES

ACTUAL USE DATA CENTER:
10 FULL-TIME STAFF
15 VISITORS
25 TOTAL SPACES

PROPOSED PARKING:
26 SPACES

SHEET LIST

1 EXISTING SITE PLAN
1" = 20'-0"

CORGAN

ISSUES

1	09.16.2019	PCC SUBMISSION
2	05.26.2020	PCC SUBMISSION #1
3	06.16.2020	PCC SUBMISSION #2
4	08.26.2020	PCC SUBMISSION #3
5		
6		
7		
8		
9		
10		

REVISIONS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08.26.2020

CORESITE SV9

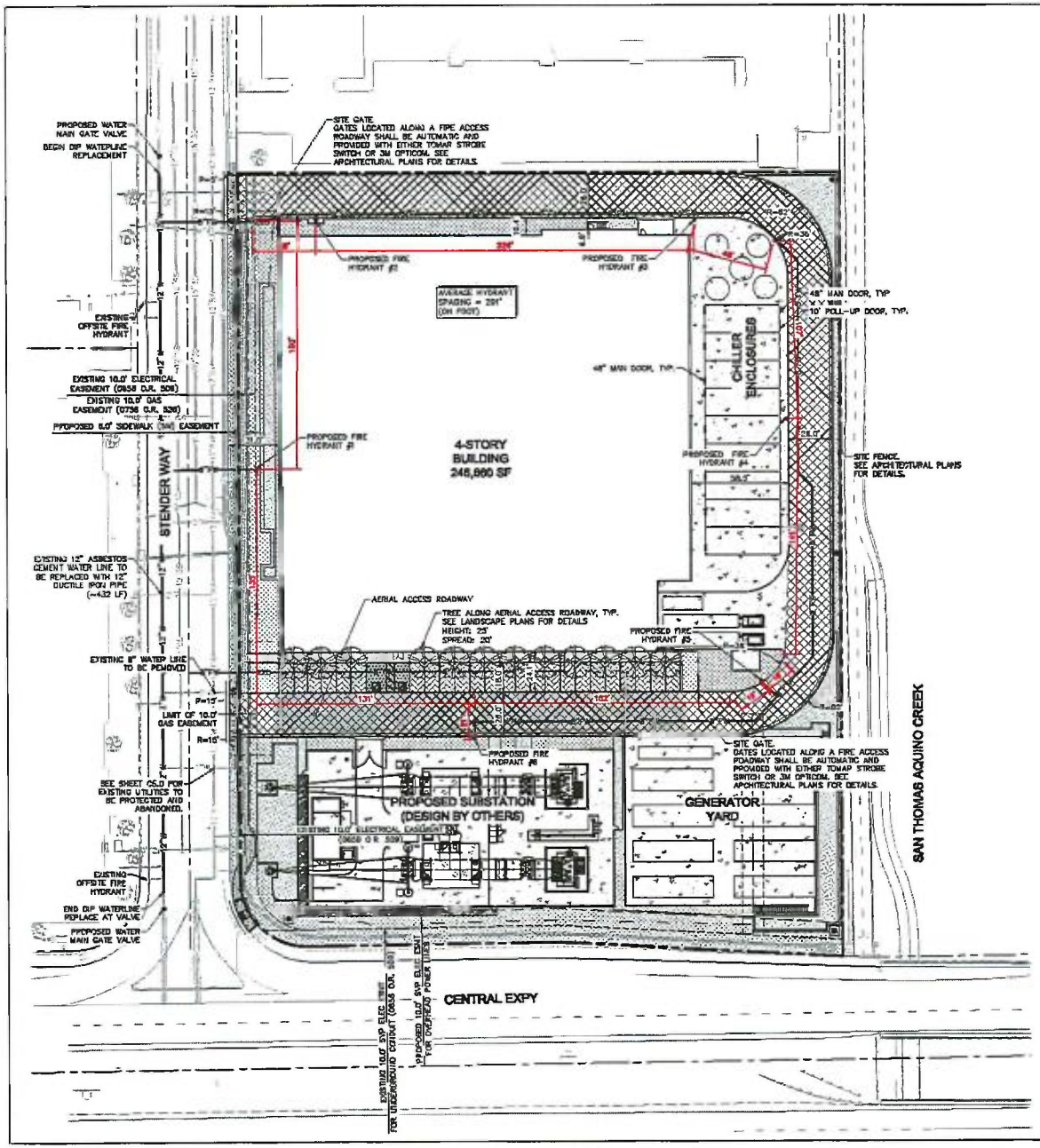
PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

SITE PLAN
DEMOLITION

JOB 19199.0000
DATE 09.16.2019
SHEET
EX - 00

5/27/2020 1:22:16 PM EX - 00 SITE PLAN DEMOLITION



LEGEND

- PROPERTY LINE
- PROPOSED FIRE WATER LINE
- EXISTING WATER LINE
- LANDSCAPE/PLANTER AREA
- FIRE ACCESS LANE / EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- AERIAL ACCESS ROADWAY
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVERS
- BIORETENTION AREA

SITE DATA

BUILDING CONSTRUCTION TYPE:	IIA
TOTAL BUILDING SQUARE FOOTAGE:	246,660 SF
REQUIRED FIRE FLOW (PER CFC TABLE B105.1, BEFORE REDUCTION):	6,000 GPM
MINIMUM REQUIRED HYDRANTS (PER CFC TABLE C102.1):	6 HYDRANTS
HYDRANTS PROVIDED:	6 HYDRANTS
AVERAGE HYDRANT SPACING:	200 FT

HYDRANT SPACING TABLE (ON FOOT)

HYDRANT PATH	TOTAL DISTANCE
HYDRANT 1 TO 2	231 FEET
HYDRANT 2 TO 3	225 FEET
HYDRANT 3 TO 4	155 FEET
HYDRANT 4 TO 5	198 FEET
HYDRANT 5 TO 6	182 FEET
HYDRANT 6 TO 1	243 FEET
TOTAL	1,209 FEET
AVERAGE	200 FEET

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SAN JOSE, CA 95113
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ENGINEER OF RECORD SEAL

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

A.P.N.: 104-39-023

JOB NO.:	197252001
PRINT DATE:	05/28/2020
DESIGNED BY:	KN
CHECKED BY:	MJ

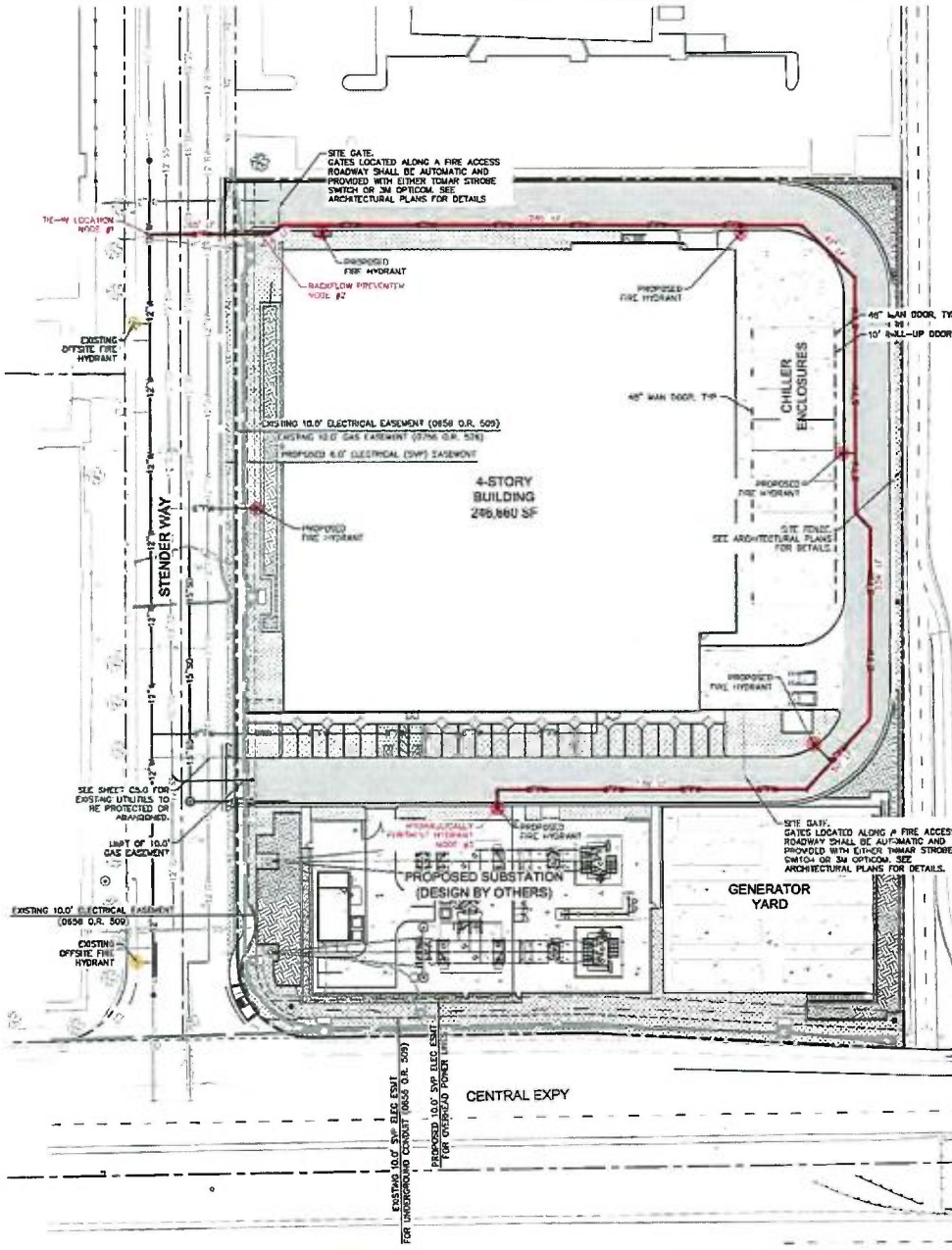
SET ISSUED

10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:

FIRE TRUCK ACCESS PLAN

SHEET NO.: C1.0

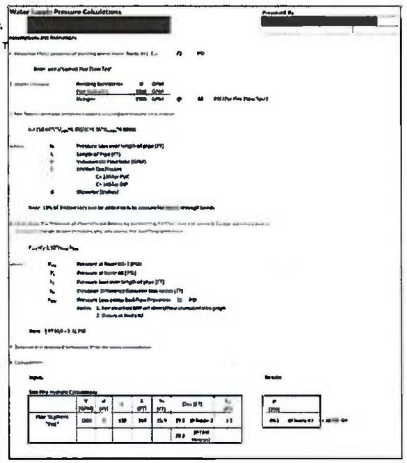


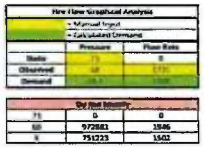
Friday, September 27, 2019

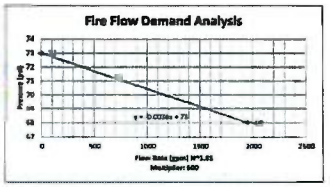
Fire Flow Data Requested by
Name: Miles Johnson
Company: Kimley Horn
Tel: 669-800-4140
Email: miles.johnson@kimley-horn.com

You have requested fire flow data for the area around 2905-2909 Stender Way. Results provided are from fire hydrant flow test #760. Flow data was obtained from hydrant #2280, and pressure data was obtained from hydrant #2243, as shown on the attached water utility map. The flow hydrants are connected to a 12" water main.

Date of Fire Flow Test #760	Static Pressure	Residual Pressure	Opening Size	Test Flow
	PSI	PSI	Inches	GPM
Wednesday, September 04, 2019	73	68	4	1,725







LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED FIRE WATER LINE (SIZE PER PLAN)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- LANDSCAPE / PLANTER AREA
- BIORETENTION AREA
- ASPHALT CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVERS

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

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ENGINEER OF RECORD SEAL

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

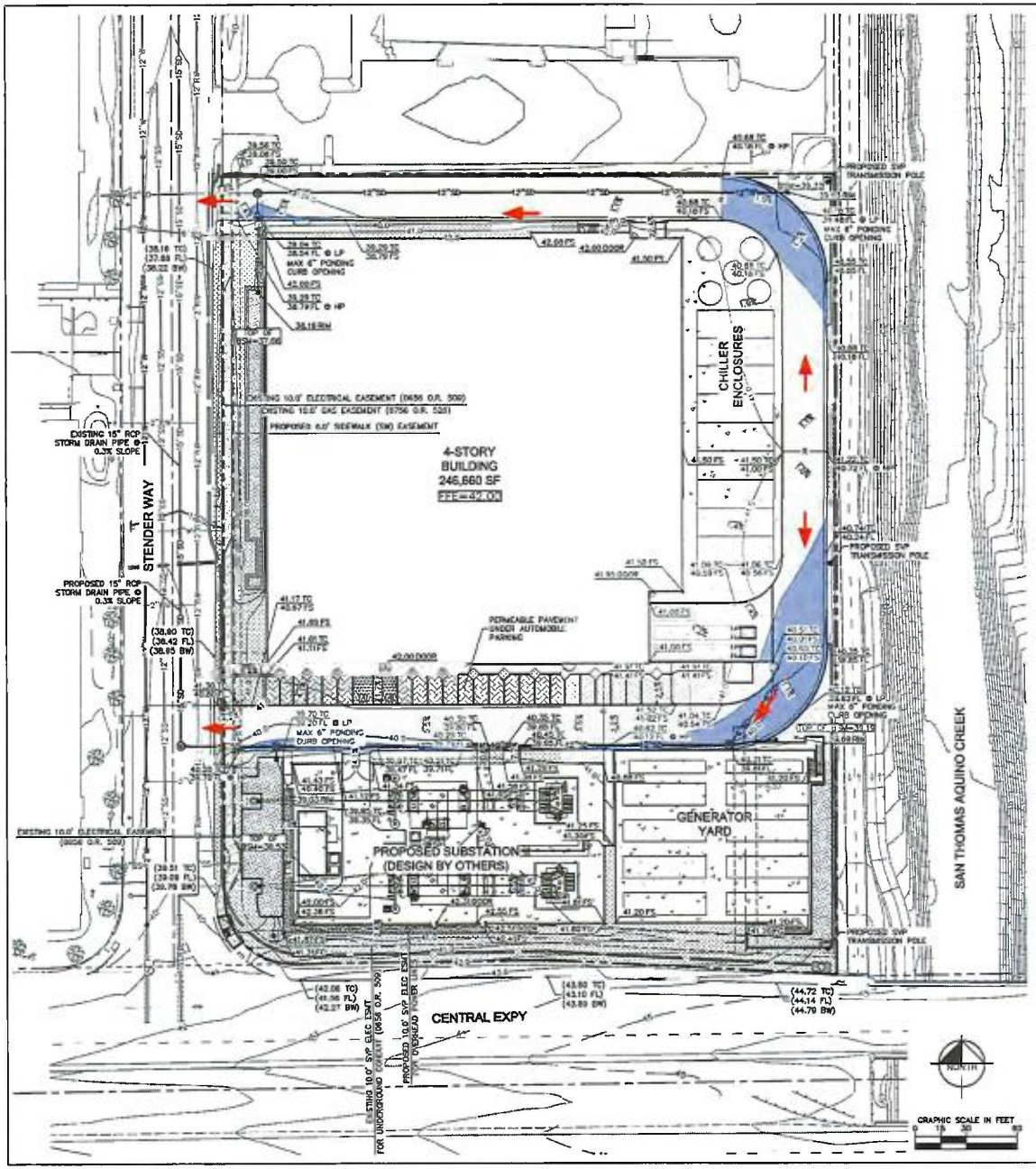
A.P.N.: 104-39-023

JOB NO.:	167262001
PRINT DATE:	05/26/2020
DESIGNED BY:	BS
CHECKED BY:	MJ

SET ISSUED	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/26/2020	PCC SUBMITTAL 3

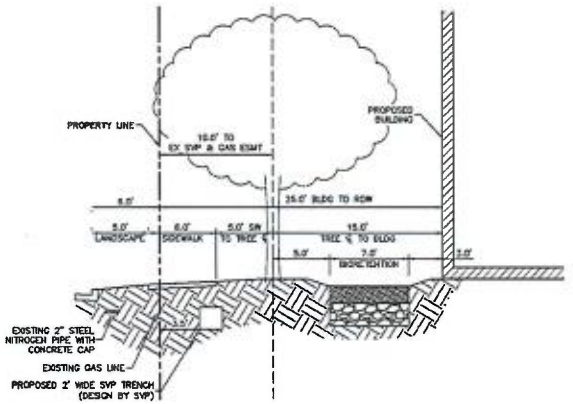
SHEET NAME:
FIRE DEPARTMENT WATER SUPPLY PLAN

SHEET NO.:
C2.0



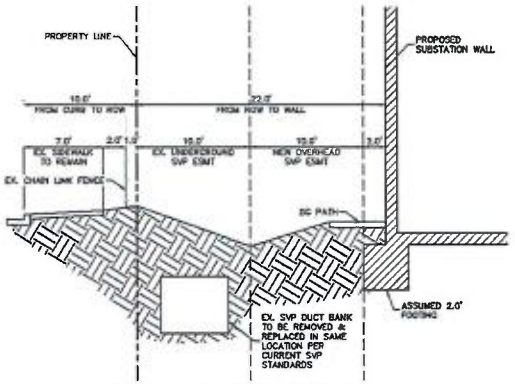
LEGEND

PROPERTY LINE	LANDSCAPE/ PLANTER AREA
EASEMENT/SETBACK LINE	BIORETENTION AREA
RIDGE LINE	PERMEABLE PAVEMENT
GRADE BREAK LINE	ASPHALT CONCRETE PAVEMENT
FLOW LINE	STANDARD DUTY CONCRETE PAVEMENT
STORM DRAIN LINE	HEAVY DUTY CONCRETE PAVEMENT
PERFORATED PIPE	OVERLAND RELEASE PONDING LIMITS (6" MAXIMUM)
LP LOW POINT	
HP HIGH POINT	
BIO-SOIL MIX	
DROP INLET	
OVERLAND RELEASE PATH	



STENDER WAY TYPICAL CROSS SECTION

SCALE 1"=5'



CENTRAL EXPRESSWAY TYPICAL CROSS SECTION

SCALE 1"=5'

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PIONEER OF RECORD

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

A.P.#.: 104-39-023

JOB NO.:	197253001
PRINT DATE:	05/28/2020
DESIGNED BY:	KN
CHECKED BY:	MJ

DATE ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
03/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

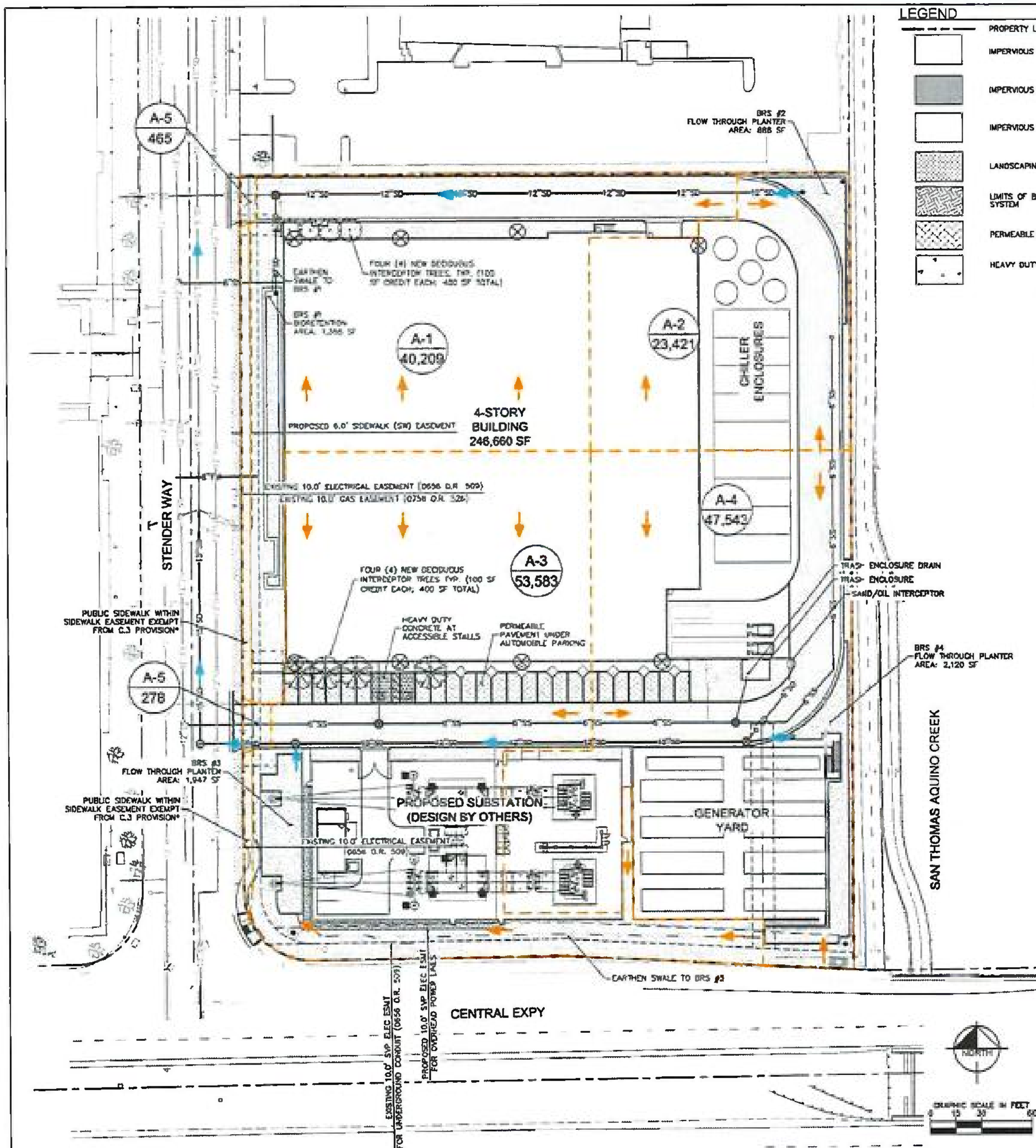
SHEET NAME:

GRADING AND DRAINAGE PLAN

SHEET NO.:

C3.0

K:\SAT_LDEV\197253001 - SV9 (CORESITE)\CAD\SHEETS\PERMIT DRAWINGS\C3.0 PCC# GRADING AND DRAINAGE PLAN.DWG 5/28/2020 8:58 PM KEVIN, KAN



LEGEND

PROPERTY LINE	DENOTES DMA DESIGNATION
IMPERVIOUS ROOF AREA	DENOTES DRAINAGE AREA IN S.F.
IMPERVIOUS ASPHALT AREA	DENOTES DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
IMPERVIOUS CONCRETE AREA	PROPOSED PIPE SLOPE DIRECTION
LANDSCAPING	PROPOSED SURFACE FLOW DIRECTION
LIMITS OF BIORETENTION SYSTEM	EXISTING EASEMENT LINE
PERMEABLE PAVEMENT	PROPOSED STORM DRAIN LINE
HEAVY DUTY CONCRETE	EXISTING STORM DRAIN LINE
	ST SELF TREATING
	APPROXIMATE ROOF DOWNSPOUT LOCATION
	SURFACE FLOW DIRECTION

EARTHWORK

CUT: 3120 CY
FILL: 4430 CY
FILM: 1310 CY (FILL)

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

HYDROMODIFICATION APPLICABILITY

1. PER THE HYDROMODIFICATION MANAGEMENT PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF SANTA CLARA, THIS PROJECT IS IN THE AREA CONSIDERED "CATCHMENTS DRAINING TO HARDENED CHANNEL AND/OR TIDAL AREAS," THEREFORE HM IS NOT REQUIRED FOR THIS PROJECT.

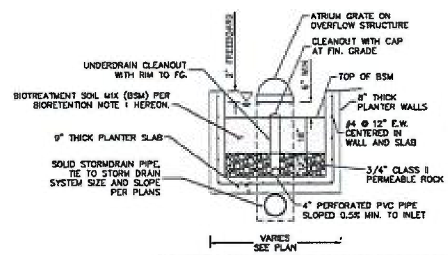
STORMWATER TREATMENT SUMMARY TABLE

DMA #	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF) - 4% OF AREA	PROVIDED BIORETENTION TREATMENT AREA (SF)	TREATMENT FACILITY #	BMP TYPE	INTERCEPTOR TREE CREDIT AREA (SF)
A-1	40,209	7,837	32,372	33,156	1,326	1,355	BRS #1	BIORETENTION	N/A
A-2	23,421	1,552	21,869	22,024	881	888	BRS #2	FTP	N/A
A-3	53,583	14,657	38,926	40,392	1,616	1,947	BRS #3	FTP	N/A
A-4	47,543	6,223	41,320	41,942	1,678	2,120	BRS #4	FTP	N/A
A-5	743	0	743	743	N/A	N/A	N/A	TREE CREDIT - 8 TREES	800
TOTAL	165,499	30,269	135,230 *	138,257	5,501	6,310	-	-	800

IMPERVIOUS VS PERVIOUS AREA

	TOTAL PROPERTY AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT PERVIOUS
EXISTING	167,288	27,282	140,000	16.31%
PROPOSED	167,288	30,269	137,019 *	18.09%

*PUBLIC SIDEWALK WITHIN SIDEWALK EASEMENT ALONG STENDER WAY FRONTAGE NOT SUBJECT TO C.3 PROVISION; TOTAL OF 1,789 SF IMPERVIOUS AREA

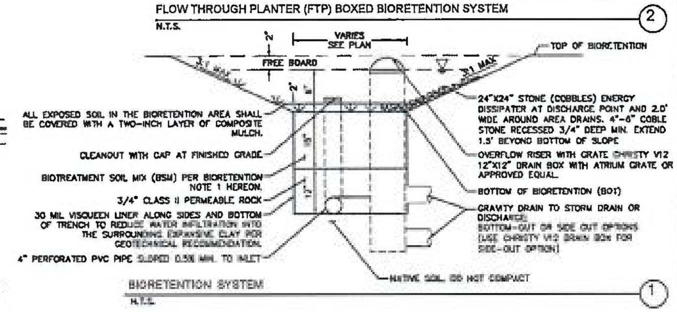


FLOW THROUGH PLANTER (FTP) BOXED BIORETENTION SYSTEM (2)
N.T.S.

BIORETENTION NOTES

1. BIORETENTION SOIL SHALL:
   - 1.1. ACHIEVE A LONG-TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.*
   - 1.2. SUPPORT VIGOROUS PLANT GROWTH*
   - 1.3. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
     60% - 70% SAND
     30%-40% COMPOST*

*REFERENCE APPENDIX C: SOIL SPECIFICATIONS OF THE SCVURPPP C.3 HANDBOOK



BIORETENTION SYSTEM (1)
N.T.S.

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ENGINEER OF RECORD SEAL

A.P.N.: 104-39-023

CORESITE - SV9
2505-2509 STENDER WAY, SANTA CLARA, CA 95054

JOB NO.:	197252001
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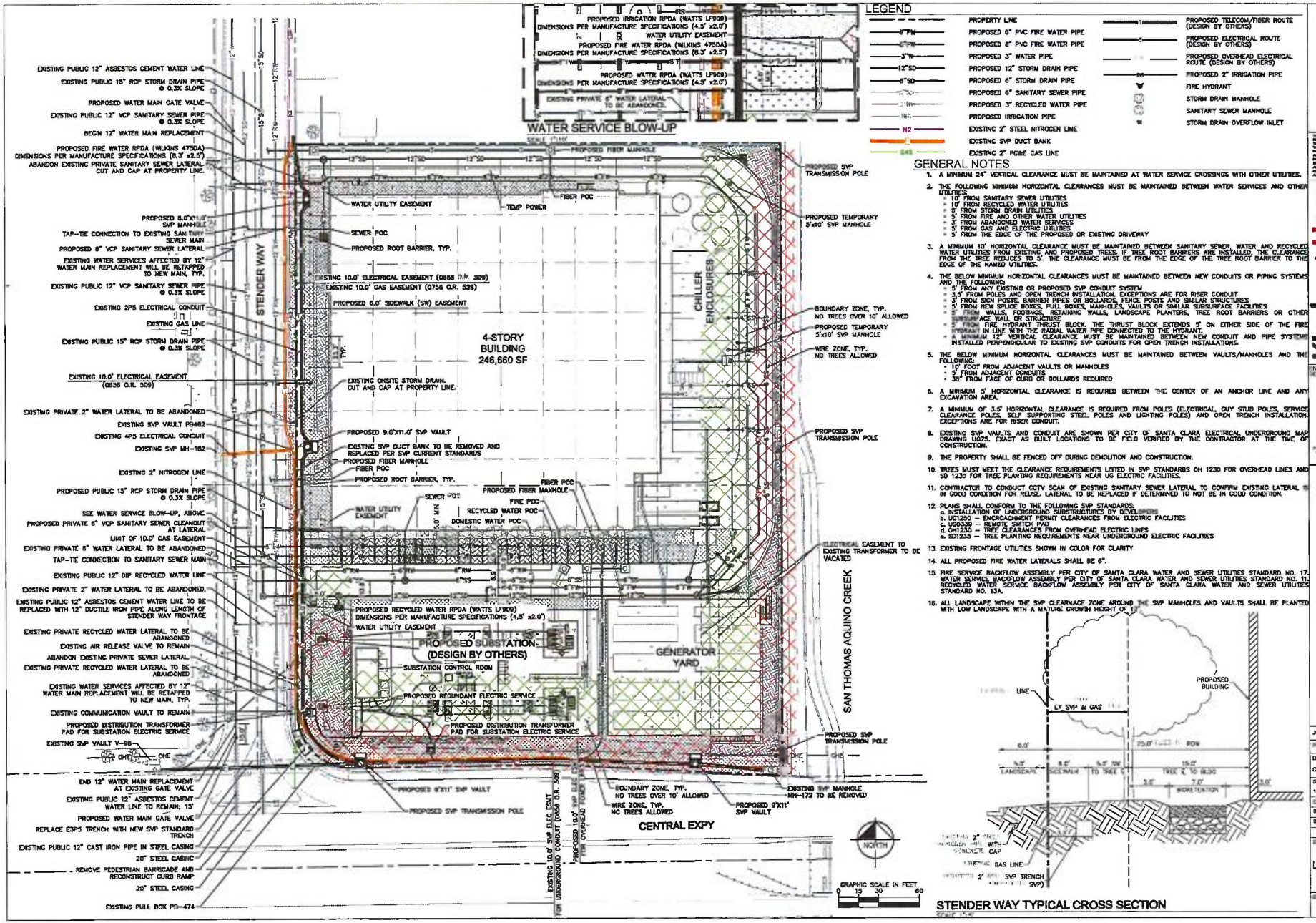
10/28/2019	PCC SUBMITTAL 1
02/13/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
PRELIMINARY DRAINAGE AREA MAP

SHEET NO.:
C4.0



LEGEND

- PROPERTY LINE
- PROPOSED 6" PVC FIRE WATER PIPE
- PROPOSED 8" PVC FIRE WATER PIPE
- PROPOSED 3" WATER PIPE
- PROPOSED 12" STORM DRAIN PIPE
- PROPOSED 6" STORM DRAIN PIPE
- PROPOSED 8" SANITARY SEWER PIPE
- PROPOSED 3" RECYCLED WATER PIPE
- PROPOSED IRRIGATION PIPE
- EXISTING 2" STEEL NITROGEN LINE
- EXISTING SVP DUCT BANK
- EXISTING 2" PG&E GAS LINE
- PROPOSED TELECOM/FIBER ROUTE (DESIGN BY OTHERS)
- PROPOSED ELECTRICAL ROUTE (DESIGN BY OTHERS)
- PROPOSED OVERHEAD ELECTRICAL ROUTE (DESIGN BY OTHERS)
- PROPOSED 2" IRRIGATION PIPE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN OVERFLOW INLET

GENERAL NOTES

1. A MINIMUM 24" VERTICAL CLEARANCE MUST BE MAINTAINED AT WATER SERVICE CROSSINGS WITH OTHER UTILITIES.
2. THE FOLLOWING MINIMUM HORIZONTAL CLEARANCES MUST BE MAINTAINED BETWEEN WATER SERVICES AND OTHER UTILITIES:
   - 10' FROM SANITARY SEWER UTILITIES
   - 10' FROM RECYCLED WATER UTILITIES
   - 5' FROM STORM DRAIN UTILITIES
   - 5' FROM FIRE AND OTHER WATER UTILITIES
   - 3' FROM ABANDONED WATER SERVICES
   - 5' FROM GAS AND ELECTRIC UTILITIES
   - 5' FROM THE EDGE OF THE PROPOSED OR EXISTING DRIVEWAY
3. A MINIMUM 10' HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN SANITARY SEWER, WATER AND RECYCLED WATER UTILITIES FROM EXISTING AND PROPOSED TREES. IF TREE ROOT BARRIERS ARE INSTALLED, THE CLEARANCE FROM THE TREE REDUCES TO 5'. THE CLEARANCE MUST BE FROM THE EDGE OF THE TREE ROOT BARRIER TO THE EDGE OF THE NAMED UTILITIES.
4. THE BELOW MINIMUM HORIZONTAL CLEARANCES MUST BE MAINTAINED BETWEEN NEW CONDUITS OR PIPING SYSTEMS AND THE FOLLOWING:
   - 5' FROM ANY EXISTING OR PROPOSED SVP CONDUIT SYSTEM
   - 3.5' FROM POLES AND OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT.
   - 3' FROM SIGN POSTS, BARRIER PIPES OR BOLLARDS, FENCE POSTS AND SIMILAR STRUCTURES
   - 5' FROM NEW SPLICE BOXES, PULL BOXES, MANHOLES, VAULTS OR SIMILAR SUBSURFACE FACILITIES
   - 5' FROM WALLS, FOOTINGS, RETAINING WALLS, LANDSCAPE PLANTERS, TREE ROOT BARRIERS OR OTHER SUBSURFACE WALL OR STRUCTURE
   - 5' FROM FIRE HYDRANT THRUST BLOCK. THE THRUST BLOCK EXTENDS 5' ON EITHER SIDE OF THE FIRE HYDRANT IN LINE WITH THE RADIAL WATER PIPE CONNECTED TO THE HYDRANT.
   - A MINIMUM 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN NEW CONDUIT AND PIPE SYSTEMS INSTALLED PERPENDICULAR TO EXISTING SVP CONDUITS FOR OPEN TRENCH INSTALLATIONS.
5. THE BELOW MINIMUM HORIZONTAL CLEARANCES MUST BE MAINTAINED BETWEEN VAULTS/MANHOLES AND THE FOLLOWING:
   - 10' FOOT FROM ADJACENT VAULTS OR MANHOLES
   - 5' FROM ADJACENT CONDUITS
   - 38" FROM FACE OF CURB OR BOLLARDS REQUIRED
6. A MINIMUM 5' HORIZONTAL CLEARANCE IS REQUIRED BETWEEN THE CENTER OF AN ANCHOR LINE AND ANY EXCAVATION AREA.
7. A MINIMUM OF 3.5' HORIZONTAL CLEARANCE IS REQUIRED FROM POLES (ELECTRICAL, GUY STUB POLES, SERVICE CLEARANCE POLES, SELF SUPPORTING STEEL POLES AND LIGHTING POLES) AND OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT.
8. EXISTING SVP VAULTS AND CONDUIT ARE SHOWN PER CITY OF SANTA CLARA ELECTRICAL UNDERGROUND MAP DRAWING UG7S. EXACT AS BUILT LOCATIONS TO BE FIELD VERIFIED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
9. THE PROPERTY SHALL BE FENCED OFF DURING DEMOLITION AND CONSTRUCTION.
10. TREES MUST MEET THE CLEARANCE REQUIREMENTS LISTED IN SVP STANDARDS OH 1230 FOR OVERHEAD LINES AND SD 1235 FOR TREE PLANTING REQUIREMENTS NEAR UG ELECTRIC FACILITIES.
11. CONTRACTOR TO CONDUCT CCTV SCAN OF EXISTING SANITARY SEWER LATERAL TO CONFIRM EXISTING LATERAL IS IN GOOD CONDITION FOR REUSE. LATERAL TO BE REPLACED IF DETERMINED TO NOT BE IN GOOD CONDITION.
12. PLANS SHALL CONFORM TO THE FOLLOWING SVP STANDARDS:
    a. INSTALLATION OF UNDERGROUND SUBSTRUCTURES BY DEVELOPERS
    b. UC1250 – ENCROACHMENT PERMIT CLEARANCES FROM ELECTRIC FACILITIES
    c. UG0330 – REMOTE METER PAD
    d. OH1230 – TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
    e. SD1235 – TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES
13. EXISTING FRONTAGE UTILITIES SHOWN IN COLOR FOR CLARITY
14. ALL PROPOSED FIRE WATER LATERALS SHALL BE 6".
15. FIRE SERVICE BACKFLOW ASSEMBLY PER CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD NO. 17. WATER SERVICE BACKFLOW ASSEMBLY PER CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD NO. 11. RECYCLED WATER SERVICE BACKFLOW ASSEMBLY PER CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD NO. 13A.
16. ALL LANDSCAPE WITHIN THE SVP CLEARANCE ZONE AROUND THE SVP MANHOLES AND VAULTS SHALL BE PLANTED WITH LOW LANDSCAPE WITH A MATURE GROWTH HEIGHT OF 1'.

STENDER WAY TYPICAL CROSS SECTION

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ENGINEER OF RECORD SEAL

CORESITE - SV9

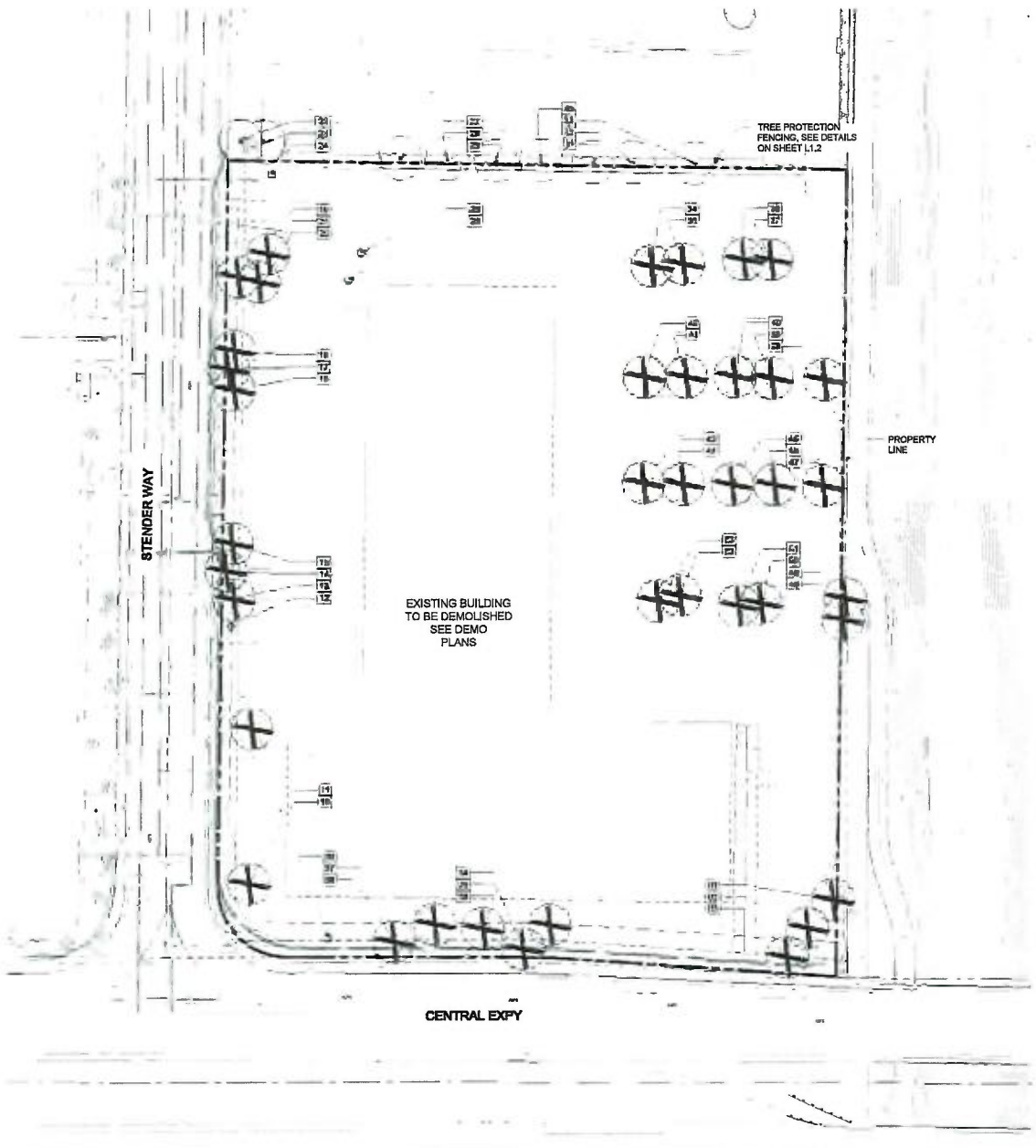
2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

A.P.N.: 104-39-023

JOB NO.	191252001
PRINT DATE	09/29/2020
DESIGNED BY	KH
CHECKED BY	MJ
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
01/31/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
09/29/2020	PCC SUBMITTAL 3

SHEET NAME:
COMPOSITE LANDSCAPE AND UTILITY PLAN

SHEET NO:
C5.0



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TREE DISPOSITION LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	XS	5	EXISTING STUMP TO BE REMOVED
	XT	9	EXISTING NEIGHBOR TREE TO REMAIN PROTECT IN PLACE
	ET	39	EXISTING TREE TO BE REMOVED (REFER TO TREE INVENTORY ON SHEET L1.1)

TREE DISPOSITION	
OFFSITE NEIGHBOR TREES TO REMAIN	9
TREES TO BE REMOVED	39

NOTE:
TREES TO BE REPLACED AT A 2:1 RATIO AT 24" BOX SIZE. TREES MAY BE REPLACED AT A 1:1 RATIO USING A 36"+ BOX SIZE. CURRENT MITIGATION INFORMATION IS SUBJECT TO CHANGE BASED ON FUTURE PLAN UPDATES.

SITE PREPARATION NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE REMOVED AND WHICH ARE TO BE PROTECTED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED WITHIN THE PROPERTY LIMITS OR LOCATED ON ADJACENT PROPERTY, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
3. TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS CONTRACT OPERATIONS.
5. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE TO CONTRACTOR

1. PER COUNTY OF SANTA CLARA TREE PRESERVATION AND REMOVAL GUIDELINES, TREES OF SIGNIFICANT STATUS OR CIRCUMFERENCE (37.7") WITHIN PROJECT LIMITS THAT ARE TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
2. ALL TREES WITHIN THE PROJECT LIMITS ARE CALLED OUT FOR REMOVAL, PER PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL TREES NOT CALLED OUT FOR REMOVAL, AND NOT SPECIFICALLY SHOWN ON THESE PLANS IN THE NEARBY VICINITY OF THIS PROJECT. IF THE LIMITS OF DISTURBANCE AFFECT NEARBY TREES TO REMAIN, THE CONTRACTOR SHALL IMPLEMENT TREE PROTECTION MEASURES TO ENSURE EXISTING TREES TO REMAIN ARE PRESERVED THROUGH CONSTRUCTION. REFER TO SHEET L1.2 FOR TREE DISPOSITION DETAILS.
3. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A 90-DAY MAINTENANCE PERIOD FOR ALL PROPOSED AND EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DEAD OR IN-DECLINE PLANT MATERIAL AFFECTED BY CONSTRUCTION OR INSTALLED DURING THIS PROJECT FOR AN ADDITIONAL ONE-YEAR GUARANTEE PERIOD. PLANTS THAT DIE DURING THE ONE-YEAR PERIOD SHALL BE REPLACED PROMPTLY IN-KIND AND OF A COMPARABLE SIZE.

COUNTY OF SANTA CLARA TREE DISPOSITION NOTES

1. FENCING:
   ALL TREES TO BE RETAINED SHALL BE PROTECTED WITH CHAIN LINK FENCING OR OTHER RIGID FENCE ENCLOSURE ACCEPTABLE BY THE PLANNING OFFICE. FENCED ENCLOSURES FOR TREES TO BE PROTECTED SHALL BE ERECTED AT THE DRIPLINE OF TREES OR AS ESTABLISHED BY THE ARBORIST TO ESTABLISH THE TREE PROTECTIVE ZONE (TPZ) IN WHICH NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED.
   ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH MINIMUM 5-FOOT HIGH FENCES ARE TO BE MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2 FEET, AT NO MORE THAN 10-FOOT SPACING (SEE DETAIL, AVAILABLE AT WWW.SCCPLANNING.ORG), THIS DETAIL SHALL APPEAR ON GRADING, DEMOLITION AND BUILDING PERMIT PLANS.
   TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
2. "WARNING" SIGNS (SEE SAMPLE SIGNAGE DESIGN ON L1.2):
   A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE PER THE REQUIREMENTS OF DEVELOPMENT PURSUANT TO THE SANTA CLARA COUNTY PLANNING OFFICE. (SEE ATTACHED EXAMPLE), THE SIGNS ARE AVAILABLE AT THE PLANNING AND BUILDING INSPECTION OFFICES OR AT WWW.SCCPLANNING.ORG.
3. IRRIGATION PROGRAM
   IRRIGATE TO WET THE SOIL WITHIN THE TPZ DURING THE DRY SEASON AS SPECIFIED BY THE PROJECT ARBORIST.
4. DUST CONTROL PROGRAM:
   DURING PERIODS OF EXTENDED DROUGHT, OR GRADING, SPRAY TRUNK, LIMBS AND FOLIAGE TO REMOVE ACCUMULATED CONSTRUCTION DUST.

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LANDSCAPE ARCHITECT OF RECORD SEAL

A.P.N.: 104-39-023

CORESITE - SV9
2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.:	
PRINT DATE:	05/28/2020
DESIGNED BY:	MT
CHECKED BY:	MM

SET ISSUED:

10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
TREE DISPOSITION PLAN

SHEET NO.: L1.0

TREE INVENTORY

Tree #	Common Name	Species	DBH (inches)	Health (Good, Moderate, Poor)	Species Tolerance (1 = poor, 3 = good)	TPZ (# of feet)	Proposed Impacts	Disposition	Notes
1	Redwood	Cunninghamia lanceolata	41.2	3.0	2.0	20.6	Major impacts from backup generators	Remove	
7	Coast redwood	Sequoia sempervirens	34.0	2.0	3.0	25.5	Direct conflict with backup generators	Remove	
3	Coast redwood	Sequoia sempervirens	38.1	2.0	3.0	28.6	Direct conflict with backup generators	Remove	
4	Coast redwood	Sequoia sempervirens	47.8	2.0	3.0	35.7	Direct conflict with substation	Remove	
5	Coast redwood	Sequoia sempervirens	25.2	2.0	3.0	18.9	Direct conflict with substation	Remove	
6	Coast redwood	Sequoia sempervirens	34.6	2.0	3.0	25.9	Direct conflict with substation	Remove	
7	Coast redwood	Sequoia sempervirens	42.0	2.0	3.0	31.5	Direct conflict with substation	Remove	
8	Coast redwood	Sequoia sempervirens	23.9	2.0	3.0	17.9	Direct conflict with substation	Remove	
9	Stump		24.0	0.0		0.0		Remove	DBH estimated
10	Coast redwood	Sequoia sempervirens	53.4	2.0	3.0	39.5	easement (if trenching occurs), major impacts from sidewalk	Remove	
11	Coast redwood	Sequoia sempervirens	56.5	2.0	3.0	42.4	Direct conflict with driveway	Remove	
12	Stump		24.0	0.0		0.0		Remove	DBH estimated
13	Canary Island pine	Pinus canariensis	24.9	3.0	3.0	12.4	Direct conflict with bioswale; major impacts from sidewalk	Remove	
14	Canary Island pine	Pinus canariensis	23.4	3.0	3.0	11.7	Direct conflict with bioswale; major impacts from sidewalk	Remove	
15	Canary Island pine	Pinus canariensis	22.8	3.0	3.0	11.4	Direct conflict with bioswale; major impacts from sidewalk	Remove	
16	Coast redwood	Sequoia sempervirens	36.9	2.0	3.0	27.7	Direct conflict with bioswale; major impacts from sidewalk	Remove	
17	Coast redwood	Sequoia sempervirens	30.4	2.0	3.0	22.8	Direct conflict with bioswale; major impacts from sidewalk	Remove	
18	Coast redwood	Sequoia sempervirens	36.2	2.0	3.0	27.2	Direct conflict with bioswale; major impacts from sidewalk	Remove	
19	Canary Island pine	Pinus canariensis	15.7	3.0	3.0	7.9	Direct conflict with bioswale; major impacts from sidewalk	Remove	
20	Canary Island pine	Pinus canariensis	14.5	3.0	3.0	7.3	Direct conflict with bioswale; major impacts from sidewalk	Remove	
21	Canary Island pine	Pinus canariensis	18.6	3.0	3.0	9.3	Direct conflict with building	Remove	
22	Blue atlas cedar	Cedrus atlantica 'Glauca'	18.0	3.0	3.0	9.0	stone	Retain	DBH estimated
23	Blue atlas cedar	Cedrus atlantica 'Glauca'	22.5	3.0	3.0	11.3	stone	Retain	DBH estimated
24	Stump		18.0	0.0		0.0		Remove	DBH estimated
25	Stump		18.0	0.0		0.0		Remove	DBH estimated
26	Stump		12.0	0.0		0.0		Remove	DBH estimated
27	Raywood ash	'Raywood'	16.0	2.0	2.0	20.0	driveway reconstruction	Retain	DBH estimated
28	Raywood ash	'Raywood'	10.0	2.0	2.0	0.0	driveway reconstruction	Retain	DBH estimated
29	Green ash	Fraxinus pennsylvanica	10.0	3.0	3.0	5.0	driveway reconstruction	Retain	DBH estimated
30	Raywood ash	'Raywood'	10.0	2.0	2.0	10.0	driveway reconstruction	Retain	DBH estimated
31	Raywood ash	'Raywood'	12.0	2.0	2.0	15.0	driveway reconstruction	Retain	DBH estimated
32	Raywood ash	'Raywood'	10.0	2.0	2.0	12.5	driveway reconstruction	Retain	DBH estimated
33	Green ash	Fraxinus pennsylvanica	10.0	3.0	3.0	5.0	driveway reconstruction	Retain	DBH estimated
34	Coast redwood	Sequoia sempervirens	25.2	3.0	3.0	18.9	Direct conflict with building	Remove	
35	Coast redwood	Sequoia sempervirens	9.2	3.0	3.0	4.7	Direct conflict with building	Remove	
36	Coast redwood	Sequoia sempervirens	14.2	3.0	3.0	7.1	major impacts from building	Remove	
37	Coast redwood	Sequoia sempervirens	14.3	3.0	3.0	7.2	major impacts from building	Remove	
38	London plane	Platanus x acerifolia	7.0	2.0	1.0	5.0	Direct conflict with parking lot	Remove	
39	London plane	Platanus x acerifolia	6.1	2.0	1.0	7.6	Direct conflict with cooling area	Remove	
40	London plane	Platanus x acerifolia	6.7	2.0	1.0	8.4	Direct conflict with cooling area	Remove	
41	Crape myrtle	Lagerstroemia indica	4.0	3.0	2.0	3.5	Direct conflict with building	Remove	
42	Crape myrtle	Lagerstroemia indica	5.0	3.0	2.0	3.5	Direct conflict with building	Remove	
43	Crape myrtle	Lagerstroemia indica	4.0	3.0	2.0	3.5	Direct conflict with building	Remove	
44	Crape myrtle	Lagerstroemia indica	7.5	3.0	2.0	5.3	Direct conflict with building	Remove	
45	London plane	Platanus x acerifolia	6.2	2.0	1.0	7.8	Direct conflict with cooling area	Remove	
46	London plane	Platanus x acerifolia	5.7	2.0	1.0	7.6	Direct conflict with cooling area	Remove	
47	London plane	Platanus x acerifolia	7.1	2.0	1.0	8.9	Direct conflict with parking lot	Remove	
48	Olive	Olea europaea	16.0	3.0	3.0	8.0	Direct conflict with parking lot	Remove	DBH estimated
49	Avocado	Persea americana	8.0	3.0	2.0	4.0	Direct conflict with parking lot	Remove	DBH estimated
50	Coast redwood	Sequoia sempervirens	19.0	2.0	3.0	9.0	Direct conflict with cooling area	Remove	
51	Coast redwood	Sequoia sempervirens	7.0	3.0	3.0	3.5	Direct conflict with cooling area	Remove	
52	Coast redwood	Sequoia sempervirens	7.0	3.0	3.0	5.0	Direct conflict with building	Remove	
53	Coast redwood	Sequoia sempervirens	23.7	3.0	3.0	11.9	Direct conflict with building	Remove	

NOTE TO REVIEWER

THE COMPLETE ARBORIST REPORT SHALL BE SUBMITTED WITH THIS SET OF PLANS.

"Hands On Tree Care"

NELSON'S Tree Care Specialists, Inc.

8/27/2019

Miles Johnson, P.E.
Kimley-Horn, Northern California
100 W San Fernando St #250
San Jose, CA 95113
925.876.5812
miles.johnson@kimley-horn.com

Re. Tree Protection for Proposed Data Center Construction at 2505-2509 Stender Way, Santa Clara, CA 95054

Dear Miles,

At your request, I have visited the property referenced above to evaluate the trees present with respect to the proposed construction project. The report below contains my analysis.

Summary:

Thirty-nine trees are present on this property, and nine trees located on neighboring properties are near property lines. An additional five stumps are present on the property.

All 39 trees on this property are recommended for removal because of direct conflict or major, unmitigable impacts from project features.

All neighboring trees are expected to survive construction, with the exception of one already-dead tree.

Assignment:

We have been asked to write a report detailing impacts to trees from construction of the proposed data center construction at this property.

Introduction:

Many factors influence how a tree will respond to impacts from construction activities, including the extent of the activity; tree species; and tree health. Construction plans should accommodate trees insofar as practical, with the intent of preserving as many trees as reasonably possible.

Limits of the Assignment:

All observations were made from the ground with basic equipment. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of my site visit.

Purpose & Use of the Report:

This report will be used to inform tree management decisions made by the Client and by the City of Santa Clara with respect to this construction project.

Observations:

Trees

Thirty-nine trees are present on this property, and nine trees located on neighboring properties are near property lines. An additional five stumps are present on the property (Images 1-14). Twenty are coast redwoods (*Sequoia sempervirens*); six are Canary Island pine (*Pinus canariensis*); six are London planes (*Platanus x acerifolia*); and 11 are of other species.

Trees #9, 12, and 24-26 are stumps, and appear to have been removed many years prior to my site visit. Photographs are available upon request.

Neighboring tree #28 is dead.

Project Features

A data center is proposed for construction, along with a cooling area, substation, generators, a new sidewalk, a new driveway/parking lot footprint, and a property line fence.

Tree Conflicts

All trees on this property conflict with one or more project features.

Building – trees #20, 21, 34-35, 41, 44, 52, and 53 are within the area proposed for the data center building. The trunks of trees #36 and 37 lie just outside the building envelope, with nearly half of each tree's TPZ[1] to be removed.

Cooling area – trees #39, 40, 45, 46, 50, 51 are within the proposed cooling equipment area.

Substation – trees #4-7 are within the area proposed for the substation. The trunk of tree #8 lies just outside the substation, with nearly half of its TPZ to be removed.

Generator area – trees # 2 and 3 are within the proposed generator area. The trunk of tree #1 lies just outside the area, with nearly half of its TPZ to be removed.

[1] See Discussion, below

Sidewalk – The trunks of trees #10 and 13-19 lie just outside the sidewalk area, with nearly half of each tree's TPZ to be removed by the substantial grading cut necessary to bring the sidewalk area down to existing curb level.

Driveway/parking lot – trees #11 and 26-28 are in the proposed driveway. The trunks of neighboring trees #27 and 29-33 lie just outside the driveway, with nearly half of each tree's TPZ to be impacted, but not removed.

Property line fence – the proposed fence lies within the TPZ's of trees #27, 29-33, such that fence posts will likely necessitate the removal of some roots.

Electrical easement (potential trenching) – tree #10 is directly on top of the electrical easement. Though work within this easement is not shown on the plans provided to me, if it does occur, tree #10 may conflict directly with that work.

Bioswale – trees #13-19 are in the proposed bioswale area.

Testing & Analysis:

Tree DBHs were taken using a diameter tape measure if trunks were accessible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over 12 inches in DBH were inventoried.

Vigor ratings are based on tree appearance and experiential knowledge of each species.

Tree location data was collected using a GPS smartphone application and processed in GIS software to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to slight differences between GPS data and CAD drawings, tree locations shown on the map below are approximate.

I visited the site once, on 8/21/2019. All observations and photographs in this report were taken at that site visit.

This report is based on the document titled "CORESITE SV9 DATA CENTER - CONCEPT REVIEW A," dated 8/21/2019, provided to me electronically by the client.

Discussion:

Tree Protection Zone (TPZ)

Tree roots grow where conditions are favorable, and their spatial arrangement is therefore unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two feet of soil, with a small number of roots sometimes occurring at greater depths. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall.

The optimal size of the area around a tree which should be protected from disturbance depends on the tree's size, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vigor	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Conclusions:

Trees #1-8, 10, 11, 13-21, and 34-53 must be removed for the project to move forward as proposed.

Trees #9, 12, and 24-26 appear to have been removed years prior to my site visit, and have no bearing on this project.

Trees #22 and 23 are unlikely to undergo any impacts from the project as proposed, as their TPZs end approximately at the property line.

Trees #27 and 29-33 will likely undergo moderate to major impacts from driveway installation, and minor to moderate impacts from property line fence installation.

Recommendations:

Demolition phase

1. Remove trees #1-8, 10, 11, 13-21, 34-53

Fence installation

1. Hand dig fence post holes within TPZs of trees #27 and 29-33.
2. Avoid shattering roots.
3. Prune roots over one inch in diameter at the edge of excavation, using a sharp saw or bypass pruners.

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LANDSCAPE ARCHITECT OF RECORD SEAL

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM ON THIS PLANSET IN ANY WAY.

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

A.P.N.: 104-39-023

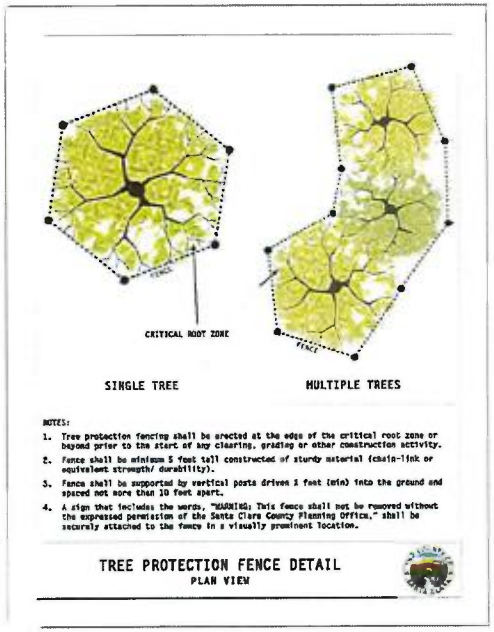
JOB NO.:	197252001
PRINT DATE:	05/28/2020
DESIGNED BY:	MT
CHECKED BY:	MM

SET ISSUED:

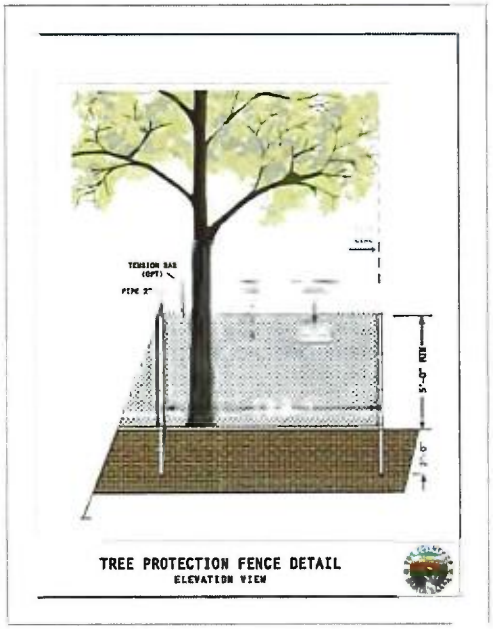
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
TREE INVENTORY AND ARBORIST REPORT

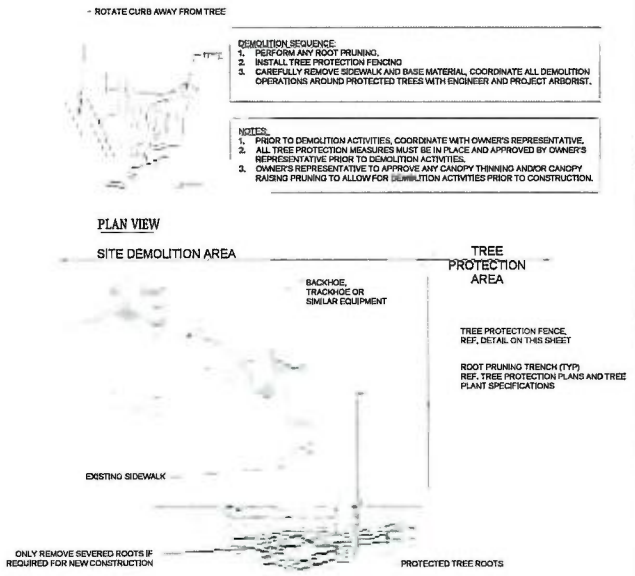
SHEET NO.:
L1.1



A CITY STANDARD DETAIL



B CITY STANDARD DETAIL



C CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

WARNING

This fencing shall not be removed without permission from the Santa Clara County Planning Office: (408) 299-5770

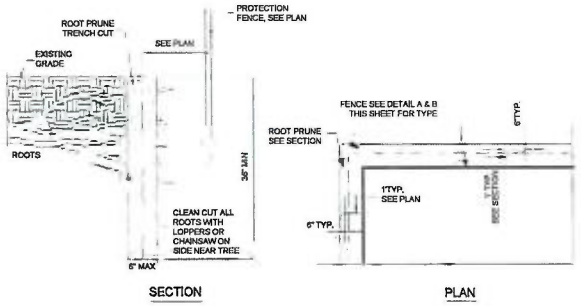
REMOVAL WITHOUT PERMISSION MAY BE SUBJECT TO FINES

Santa Clara County Ordinance Code Chapter C16

County of Santa Clara tree protection ordinance may be found at: http://www.sccplanning.gov

WARNING SIGN ON TREE PROTECTIVE FENCE

D TREE PROTECTION SIGNAGE



E ROOT PRUNING

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LANDSCAPE ARCHITECT OF RECORD SEAL

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

A.P.N.: 104-39-023

JOB NO.:	197262001
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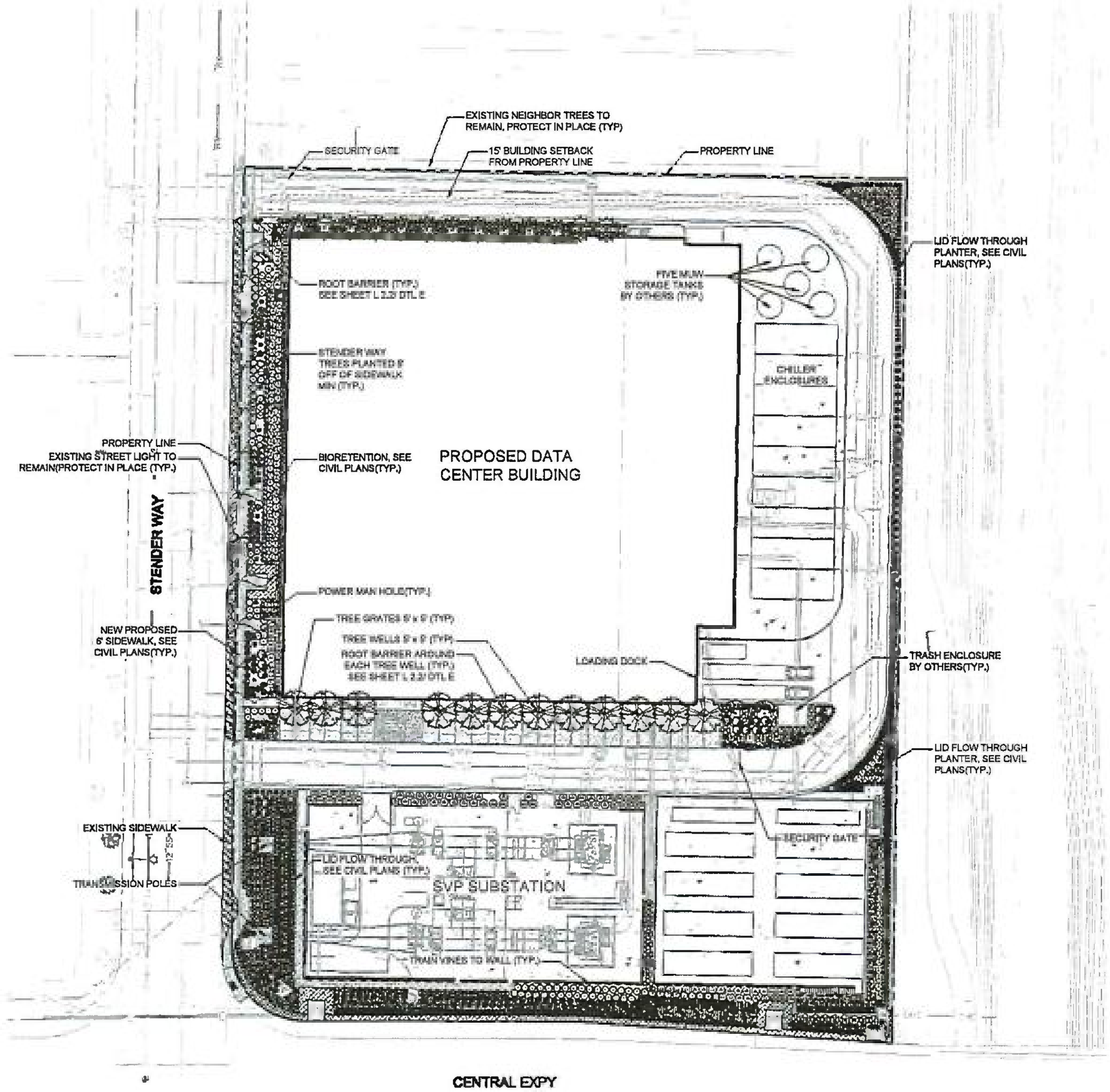
SET ISSUED:

10/28/2019	PCC SUBMITTAL 1
03/12/2020	PCC SUBMITTAL 2
[illegible]	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
DISPOSITION DETAILS

SHEET NO.: L1.2



PLANT LEGEND (SEE SHEET L2.1 FOR FULL PLANT SCHEDULE)

TREES	CODE	BOTANICAL / COMMON NAME
	AG	AFROCARPUS GRACILIOR / AFRICAN FERN PINE
	CO	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD
	GI	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST
	LN	LAURUS NOBILIS 'SARATOGA / SWEET BAY
	UA	ULMUS PARVIFOLIA "ALLEE" / ALLEE LACEBARK ELM

SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS
	CT	CAREX TUMULICOLA / BERKELEY SEDGE
	CR	CHONDROPETALUM TECTORUM / CAPE RUSH
	FC	FESTUCA CALIFORNICA / CALIFORNIA FESCUE
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	JP	JUNCUS PATENS / CALIFORNIA GRAY RUSH
	LC	LEYMUS CONDENSATUS "CANYON PRINCE" / NATIVE BLUE RYE
	MS	MISCANTHUS SINENSIS "ADAGIO" / ADAGIO EULALIA GRASS
	MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	MD	MUHLENBERGIA DUBIA / PINE MUHLY
	ML	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
	MR	MUHLENBERGIA RIGENS / DEER GRASS
	PS	PHORMIUM TENAX "JACK SPRATT" / JACK SPRATT FLAX
	PD	PHORMIUM X "DARK DELIGHT" / PURPLE FLAX
	PCS	PYRACANTHA COCCINEA / SCARLET PYRACANTHA
	RE	RHAMNUS CALIFORNICA "EVE CASE" / CALIFORNIA COFFEEBERRY
	SN	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS
	WF	WESTRINGIA FRUTICOSA / COAST ROSEMARY

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AM	ARCTOSTAPHYLOS X "EMERALD CARPET" / EMERALD CARPET MANZANITA
	CM	CARISSA MACROCARPA "PROSTRATA" / PROSTRATE NATAL PLUM
	MP	MYOPORUM PARVIFOLIUM "PUTAH CREEK" / PUTAH CREEK MYOPORUM

MATERIALS	CODE	COMMON NAME
	RB	ROOT BARRIER
	RC	ROCK COBBLE - 8" CRUSHED ROCK
	TG	TREE GRATE - 60" x 60" SIZE

NOTE TO REVIEWER

1. FOR INFORMATION REGARDING TREES TO BE REMOVED, REFER TO TREE DISPOSITION PLANS ON SHEETS L1.0 & L1.1
2. FOR FULL PLANT SCHEDULE AND ADDITIONAL INFORMATION ON PROPOSED PLANT MATERIAL SEE SHEET L2.1
3. ALL PROPOSED TREES SHALL MEET THE REQUIRED SPACING REQUIREMENTS FROM ELECTRICAL CONDUIT AS SPECIFIED BY SD1235 TREE PLANTING REQUIREMENTS.
4. ALL PROPOSED STORMWATER TREATMENT LANDSCAPE SHALL BE FROM THE APPROVED PLANT SPECIES LIST IN APPENDIX D OF SCVURPP C.3 STORMWATER HANDBOOK.

TREE DISPOSITION / REPLACEMENT	
EXISTING OFFSITE SV9 NEIGHBOR TREES TO REMAIN	9
EXISTING TREES ONSITE TO BE REMOVED	39
36" BOX SIZE REPLACEMENT TREES	39
ADDITIONAL TREE MITIGATION REQUIRED	0(24" BOX) OR 0(36" BOX)

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

ALERT TO CONTRACTOR:

1. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

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LANDSCAPE ARCHITECT OF RECORD SEAL

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SHEET NAME: LANDSCAPE PLAN

SHEET NO.: L2.0

LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL	WUCOLS
	AG	12	AFROCARPUS GRACILIOR / AFRICAN FERN PINE	36" BOX	14'-16' HT. X 7'-8' SPR.	2.5" CAL.	MODERATE
	CO	3	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD	36" BOX	5'-6' HT. X 4'-5' SPR.	2" CAL.	VERY LOW
	GI	2	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	36" BOX	9'-11' HT. X 4'-6' SPR.	3" CAL.	LOW
	LN	13	LAURUS NOBILIS 'SARATOGA' / SWEET BAY	24" BOX	14'-16' HT. X 12'-14' SPR.	1" CAL.	LOW
	UA	9	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	36" BOX	12-14' HT. X 5-6' SPR.	3" CAL.	LOW

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	BG	194	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	1 GAL.	24" O.C.	LOW
	CT	232	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL.	18" O.C.	LOW
	CR	149	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL.	42" O.C.	LOW
	FC	191	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL.	18" O.C.	LOW
	HS	244	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	30" O.C.	LOW
	JP	313	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.	LOW
	LC	249	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	1 GAL.	30" O.C.	LOW
	MS	83	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL.	60" O.C.	MODERATE
	MC	59	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	48" O.C.	LOW
	MD	167	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	42" O.C.	LOW
	ML	110	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL.	48" O.C.	LOW
	MR	93	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	48" O.C.	LOW
	PS	145	PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT FLAX	1 GAL.	30" O.C.	LOW
	PD	21	PHORMIUM X 'DARK DELIGHT' / PURPLE FLAX	15 GAL.	60" O.C.	LOW
	PC3	67	PYRACANTHA COCCINEA / SCARLET PYRACANTHA	5 GAL.	48" O.C.	LOW
	RE	26	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	15 GAL.	60" O.C.	LOW
	SN	55	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS	5 GAL.	3' O.C.	MODERATE
	WF	19	WESTRINGIA FRUTICOSA / COAST ROSEMARY	15 GAL.	60" O.C.	LOW

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	AM	101	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	42" O.C.	MODERATE
	CM	21	CARISSA MACROCARPA 'PROSTRATA' / PROSTRATE NATAL PLUM	1 GAL.	42" O.C.	LOW
	MP	203	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM	1 GAL.	42" O.C.	LOW

MATERIALS	CODE	QTY	COMMON NAME
	RB	1,083 L.F.	ROOT BARRIER REFER TO SHEET L2.2 / DTL E
	RC	1030 S.F.	ROCK COBBLE - 6" CRUSHED ROCK
	TG	12	TREE GRATE - RAIN 60" x 60" x 1.25" HEEL PROOF (RN060-60M6TGHP12)

LANDSCAPE DATA TABLE

CITY OF SANTA CLARA MUNICIPAL CODE	REQUIRED	PROVIDED
ZONE: LIGHT INDUSTRIAL		
TOTAL SITE AREA: 167,289 SF (3.84 ACRES)		
TOTAL LANDSCAPE AREA: 26,367 SF (0.61 ACRES)		
TOTAL BUILDING PAD AREA: 60,961 SF (1.40 ACRES)		
TOTAL VUA (VEHICULAR USE AREA): 24,490 SF (0.56 ACRES)		
DEVELOPMENT CRITERIA - LANDSCAPE PROVISIONS		
TOTAL LANDSCAPE AREA COVERAGE	10% (OF TOTAL VUA AREA SPREAD EVENLY ACROSS VUA AND BUILDING FRONTAGE) 24,490 SF X 0.10 = 2,449 SF LANDSCAPE AREA	26,367 SF LANDSCAPE AREA
TREE MITIGATION	30 TREES REMOVED REPLACE AT 2:1 MIN. 24" BOX SIZE, OR 1:1 MIN. 36" BOX SIZE	REPLACED WITH: 30 TREES 36" BOX SIZE (REPLACES 30 TREES)
DEVELOPMENT CRITERIA - VEHICULAR USE AREA (VUA)		
PARKING LOT SCREENING	30" HEIGHT MINIMUM LANDSCAPED BERM	LIMITED AREA FOR GRADING WITHIN THE BUILDING FRONTAGE. A DENSE LANDSCAPE SCREEN OF 24" HEIGHT MINIMUM WILL PROVIDE A BUFFER FROM THE STREET (CPTED REQUIRES MAX 24" HEIGHT SHRUBS)

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA

ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (ETAF) =
0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62

IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRED BY PLANTS OVER A SPECIFIED TIME

ETWU = ((ETo) * (PF) * (HA) * (0.62)) / (IE)

MAWA = (ETo) * (0.62) [(ETAF) * (SUM OF SLA & HA)] + [(1-ETAF) * (SLA)]

HYDROZONE "A" (DRIPLINE)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
45.30	0.20	16,010	0.62	0.81	-	115,240.00

HYDROZONE "B" (DRIPLINE) BIO AND FLOW THROUGH PLANTERS

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
45.30	0.20	7,011	0.62	0.81	-	48,610.00

HYDROZONE "C" (BUBBLERS) LOW WATER USE

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
45.30	0.30	864	0.62	0.81	-	8,987.52

HYDROZONE "D" (BUBBLERS) MOD WATER USE

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
45.30	0.40	304	0.62	0.81		5,325.84
ESTIMATED TOTAL WATER USE (GAL/YEAR)						[illegible]

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)
45.30	24,878.00	0.62	0.45	-	314,425.56
MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)					314,425.68
MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE					[illegible]%

PLANT PALETTE

LANDSCAPE NOTES

1. THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS.
2. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE.
3. GROUNDCOVERS OR ORGANIC SHREDDED BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF.
4. ALL SHRUB BEDS SHALL BE MULCHED WITH ORGANIC SHREDDED BARK MULCH TO A 3" MINIMUM DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SANTA CLARA AND COUNTY OF SANTA CLARA.
5. ALL VEGETATION SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE OR INJURY FROM LACK OF WATER, EXCESS CHEMICAL FERTILIZER OR OTHER TOXIC CHEMICAL, BLIGHT OR DISEASE. ANY VEGETATION WHICH SHOWS SIGNS OF SUCH DAMAGE OR INJURY AT ANY TIME SHALL BE REPLACED BY THE SAME, SIMILAR, OR SUBSTITUTE VEGETATION OF A SIZE, FORM, AND CHARACTER WHICH WILL BE COMPARABLE AT FULL GROWTH.
9. ANY COMPACTED SOILS IN PLANTING AREAS SHALL BE RETURNED TO A "FRIABLE" CONDITIONS PRIOR TO THE INSTALLATION OF PLANT MATERIALS. FRIABLE CONDITION IS DEFINED AS AN EASILY CRUMBLED OR LOOSELY COMPACTED CONDITION WHEREBY THE ROOT STRUCTURE OF NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNIMPEDED.
10. APPROXIMATE PLANT QUANTITIES ARE PROVIDED IN THE LEGEND FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE CORRECT QUANTITY OF PLANT MATERIAL REGARDLESS OF THE QUANTITIES INDICATED IN THE LEGEND.
11. PROVIDE WEED CONTROL PER SPECIFICATIONS.
12. CONTRACTORS TO PROVIDE AGRICULTURAL SUITABILITY AND FERTILITY TESTS AND PROVIDE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PLANT INSTALLATION. LANDSCAPE CONTRACTOR SHALL INCORPORATE ALL SOILS LAB RECOMMENDATIONS. FOR BIDDING PURPOSES, ASSUME THE FOLLOWING:
    AMEND TOPSOIL TO 6" DEPTH WITH
    A.) 4 CUBIC YARDS NITROLIZED SOIL AMENDMENT
    B.) 15 LBS. 6-20-20 COMMERCIAL FERTILIZER
    C.) 15 LBS AGRICULTURAL GYPSUM
    D.) 10 LBS GRO POWER PLUS SOIL CONDITIONER OR APPROVED EQUAL
    PREPARE ALL BACKFILL SOIL AS RECOMMENDED BUT NO LESS PER CUBIC YARD THAN AS FOLLOWS:
    A.) 6-20-20 FERTILIZER
    B.) 4/5 CUBIC YARD SCREENED TOPSOIL
    C.) 1/5 CUBIC YARD NITROLIZED SOIL AMENDMENT
    D.) 1 LBS ORGANIC GYPSUM
    E.) 2 LBS GRO POWER PLUS SOIL CONDITIONER OR APPROVED EQUAL
13. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL AND IRRIGATION SYSTEMS PROPOSED AND EXISTING-TO-REMAIN FOR A PERIOD OF 90-DAYS AFTER COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE EXISTING AND PROPOSED PLANT MATERIAL FOR A ONE-YEAR PERIOD STARTING AT FINAL ACCEPTANCE OF THE IMPROVEMENTS. DURING THIS PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DEAD OR IN-DECLINE PLANT MATERIAL OR DAMAGED IRRIGATION COMPONENTS IN-KIND.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE CONCEPT DESIGN.

MATTHEW J. MORGAN, PLA 6258

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LANDSCAPE ARCHITECT OF RECORD SEAL

CORESITE - SV9
2505-2509 STENDER WAY,
SANTA CLARA, CA 95054
A.P.N.: 104-39-023

JOB NO.:	197252001
PRINT DATE:	[illegible]
DESIGNED BY:	MT
CHECKED BY:	MM
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
08/28/2020	PCC SUBMITTAL 3

SHEET NAME:
LANDSCAPE NOTES AND SCHEDULE

SHEET NO.: L2.1

A TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES

Clearances Under and Near Transmission Overhead Lines

Wire Zone Transmission

The Wire Zone under Transmission lines extends 10 feet out from conductors. Maximum vegetation height in this zone is 3 feet. In general, tree planting within the "wire zone" is not recommended by SVP, and should be avoided. Most SVP easements do not allow planting of trees within the easement area. If plantings are selected, it is important to recognize that removal may become necessary to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws.

Border Zone Transmission

The Border Zone extends 40 feet out from the Wire Zone (see above). Maximum vegetation height in this zone is 10 feet. Tree planting selections within the "border zone" should recognize proximity of utilities in relation to tree height, root structure and canopy width upon maturity. If tree plantings are selected, it is important to recognize that removal may eventually become necessary to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws. Planting trees that will become tall enough to target or "fall into" the power lines should always be avoided in this zone.

Outer Zone Transmission

The Outer Zone begins 50 feet out from conductors. There is no stated maximum tree height in this zone, but failure of trees with the ability to reach energized conductors (utility wires) is of primary concern. Eventual topping or removal may be required to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws.

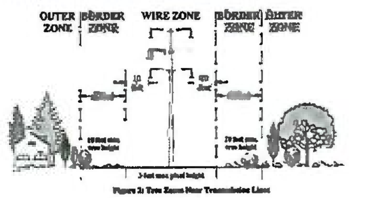
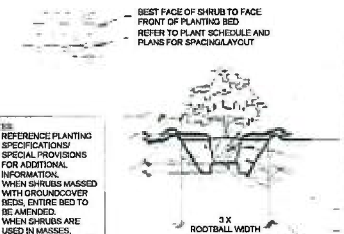


Figure 2: Tree Zones Near Transmission Lines

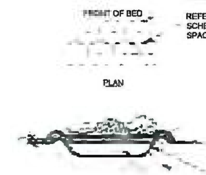
Tree Clearances From Overhead Electric Lines	OH 1230	Rev. 1
Silicon Valley Power	Sheet 7 of 8	

B TYPICAL SHRUB PLANTING



NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED WITH GROUNDCOVER BEDS, ENTIRE BED TO BE AMENDED.
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT

C TYPICAL GROUNDCOVER PLANTING



NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

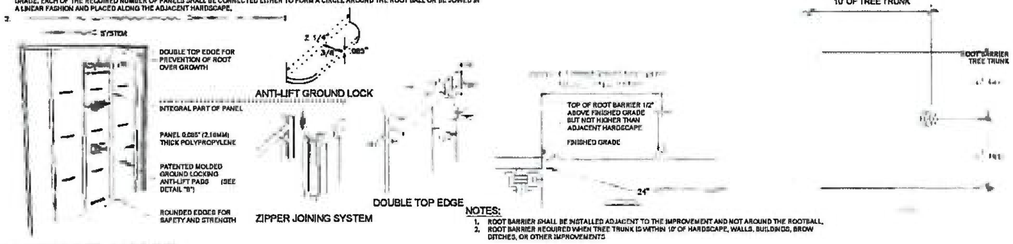
D WOOD BARK MULCH

E ROOT TREE BARRIER

NOTES:
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING ADJACENT PAVING / HARDSCAPE ELEMENTS, ASSEMBLED IN 2' LONG MODULES OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE AN ADJACENT HARDSCAPE AREA TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

MATERIALS:
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BA[illegible] PRODUCT # UB 24-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 530 [illegible]ON STREET, SAN FRANCISCO, CA 94111 [illegible] APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PAN[illegible]5" WALL THICKNESS IN MODULES 24" [illegible] MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPR[illegible] PLASTIC WITH ADDED ULTRAVIOLET INHIB[illegible]

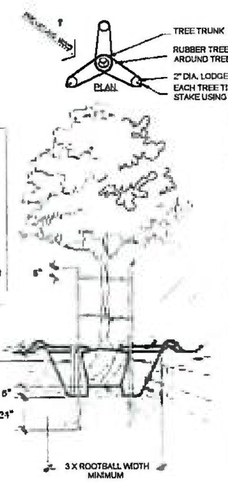
CONSTRUCTION AND INSTALLATION:
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIE[illegible] MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARD[illegible] AND [illegible] DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED EITHER TO FORM A CIRCLE AROUND THE ROOT BALL OR BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.
2. [illegible]



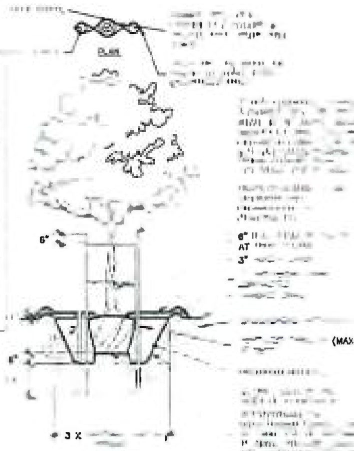
NOTES:
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS

F 36" AND LARGER BOX TREE PLANTING

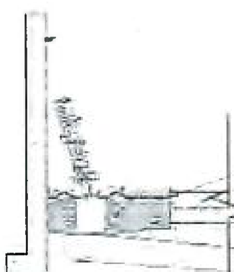
NOTES:
1. REFERENCE PLANTING SPECIFICATIONS/ SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
2. TRIPLE STAKE ALL TREES #36" BOX SIZE AND LARGER.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL, DO NOT DRIVE STAKES INTO ROOTBALL. STAKE MUST BE DRIVEN MIN. 24" INTO NATIVE SOIL AT BOTTOM OF PLANTING PIT.
4. REMOVE ANYTHING (IE. BURLAP, WIRES, STRAPS, ETC.) THAT COULD GIRDLE TREE OR RESTRICT TREE GROWTH.



G TYPICAL TREE PLANTING (UP TO 24" BOX)



H VINE/SCREENING SHRUB PLANTING



NOTES:
1- VINES/SHRUBS SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

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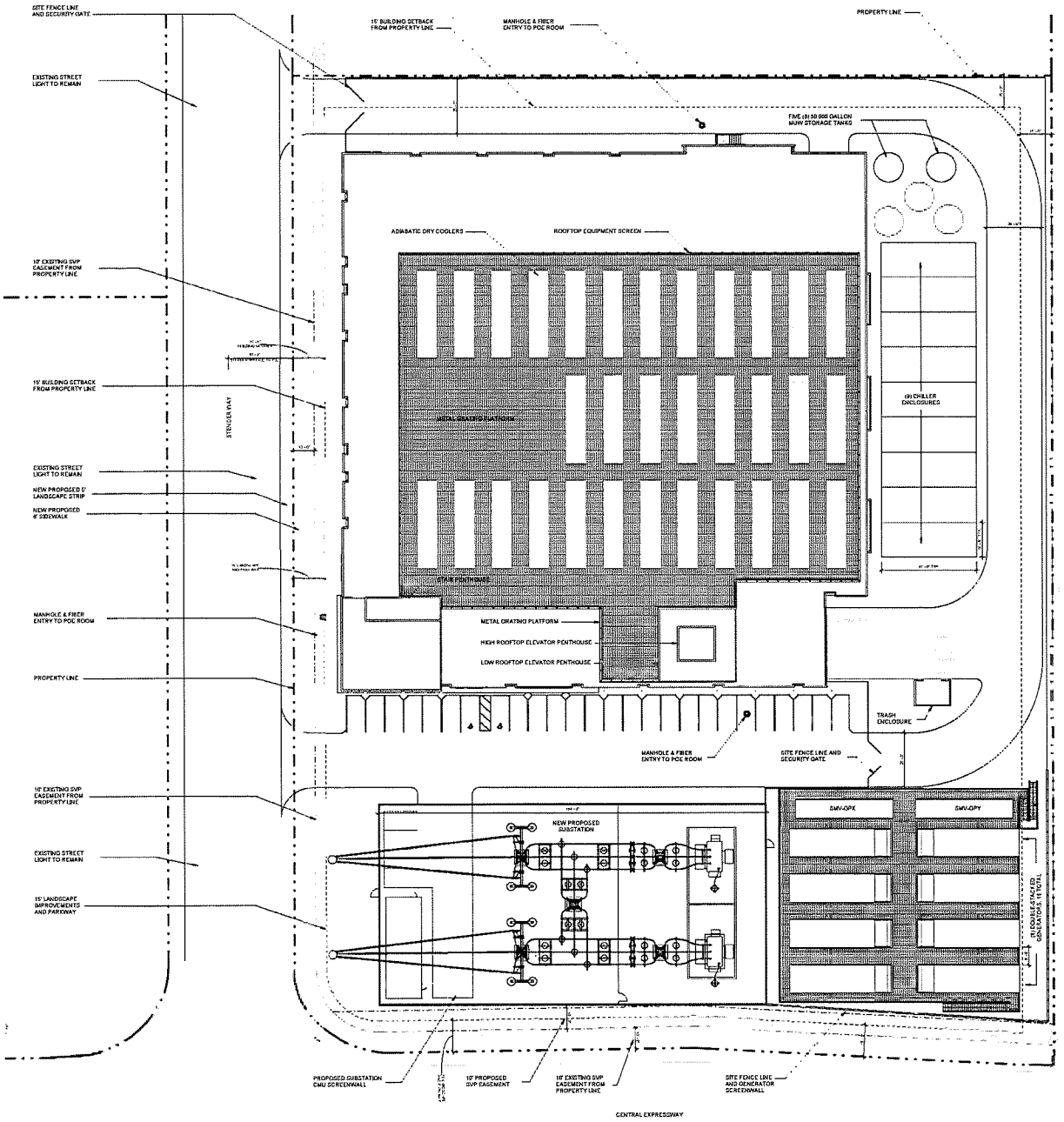
LANDSCAPE ARCHITECT OF RECORD SEAL

CORESITE - SV9
2505-2509 STENDER WAY, SANTA CLARA, CA 95054
A.P.N.: 104-39-023

JOB NO.:	197252001
PRINT DATE:	05/28/2020
DESIGNED BY:	MT
CHECKED BY:	MM
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3
SHEET NAME:	LANDSCAPE DETAILS
SHEET NO.:	L2.2



1 OVERALL SITE PLAN
1" = 20'-0"

5/27/2020 1:22:43 PM EX - 01 SITE PLAN

CORGAN

CORGAN
401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.29.2019	PCC SUBMISSION #1
3	02.19.2020	PCC SUBMISSION #2
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10		

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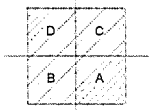
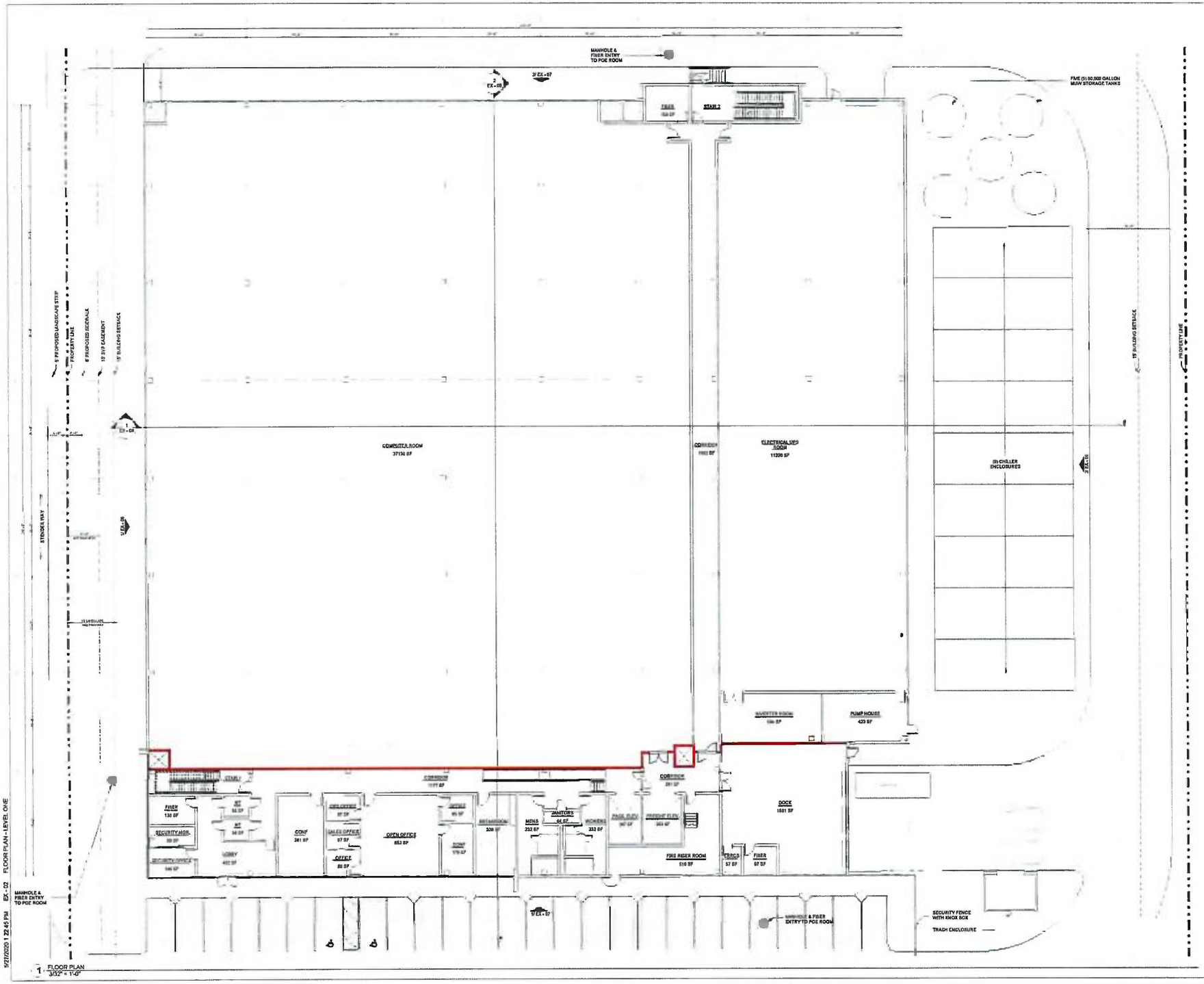
SANTA CLARA, CA 95054

KEYPLAN



SITE PLAN

JOB 19199.0000
DATE 09.04.2019
SHEET
EX - 01



1 FLOOR PLAN
3/32" = 1'-0"

5/21/2020 12:45 PM EX - 02 FLOOR PLAN - LEVEL ONE

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401 N. Houston St
Dallas, TX 75202
T 214-748-2000

ISSUES

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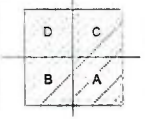
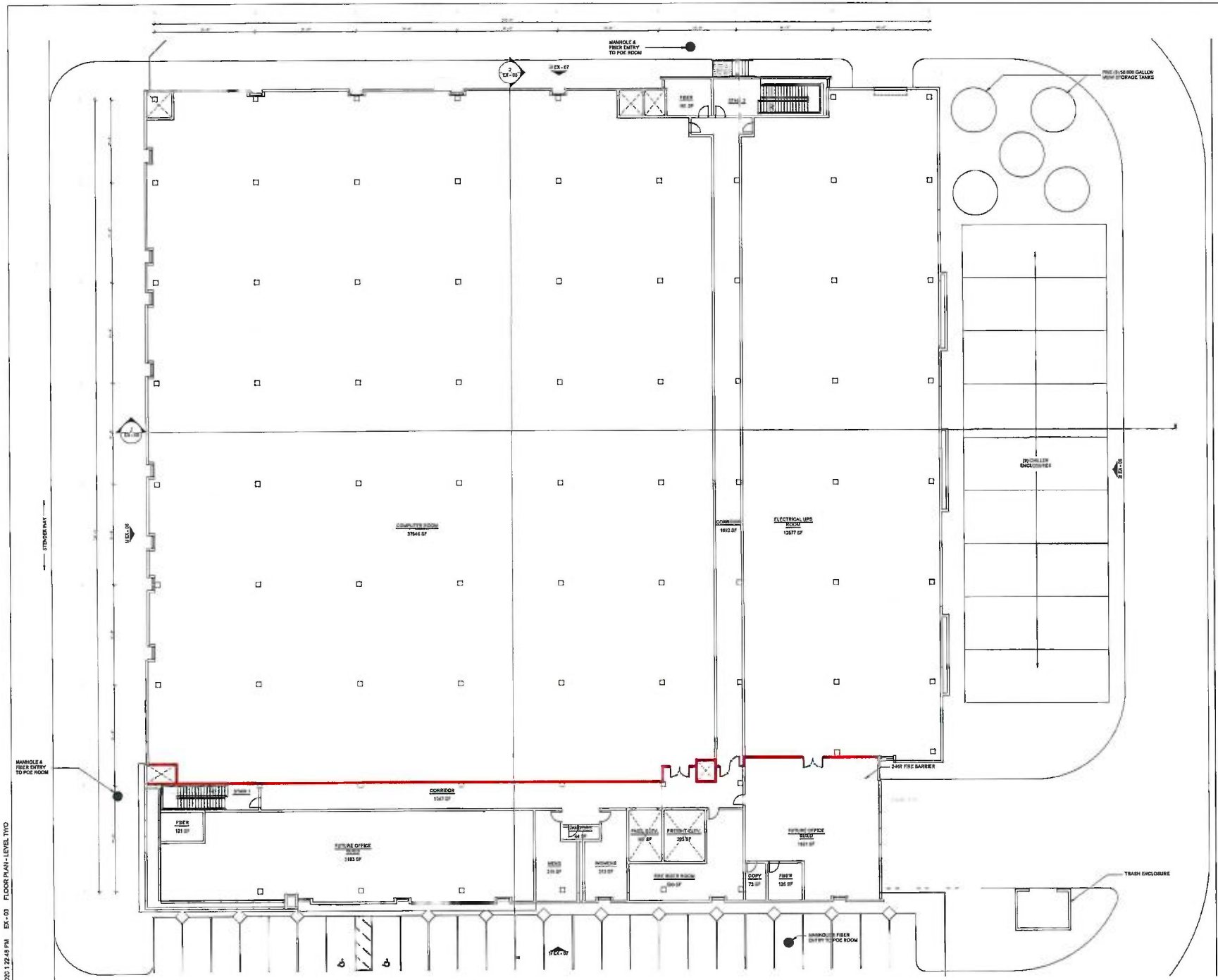
SANTA CLARA, CA 95054

KEYPLAN



FLOOR PLAN - LEVEL ONE

JOB 19199.0000
DATE 06.24.2019
SHEET EX - 02



CORGAN

CORGAN
401 N. Harwood St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
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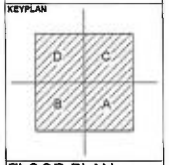
KEYPLAN



FLOOR PLAN - LEVEL TWO

JOB 19199.0000
DATE 09.16.2019
SHEET
EX - 03

5/27/2020 1:22:48 PM EX - 03 FLOOR PLAN - LEVEL TWO

1 FLOOR PLAN - LEVEL TWO
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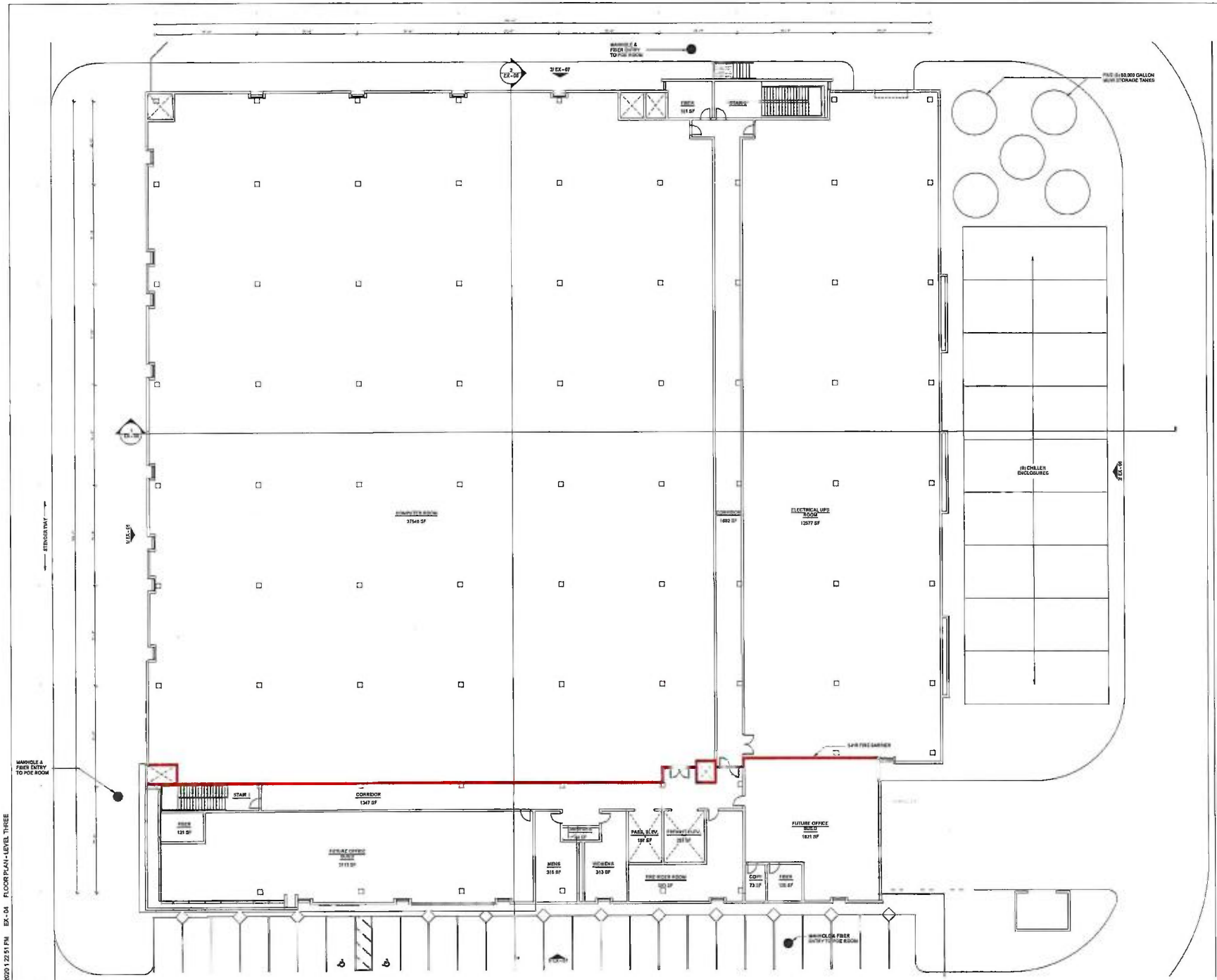

1 FLOOR PLAN - LEVEL THREE
3/32" = 1'-0"

5/27/2020 1:22:51 PM EX - 04 FLOOR PLAN - LEVEL THREE

CORGAN

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401 N. Riverside Dr.
Dallas, TX 75202
T: 214.748.0000

	ISSUES	
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3	02.10.2020	PCC SUBMISSION #2
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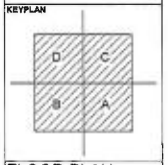
PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

KEYPLAN



FLOOR PLAN - LEVEL THREE

JOB 19199.0000
DATE 09.16.2019
SHEET
EX - 04

1 FLOOR PLAN - LEVEL FOUR
3/32" = 1'-0"

5/27/2020 12:53 PM EX - 05 FLOOR PLAN - LEVEL FOUR

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-3000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	02.18.2020	PCC SUBMISSION #2
4	05.29.2020	PCC SUBMISSION #3

REVISIONS

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Date of issue:
08.28.2020

PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

KEYPLAN

D C
B A

FLOOR PLAN - LEVEL FOUR

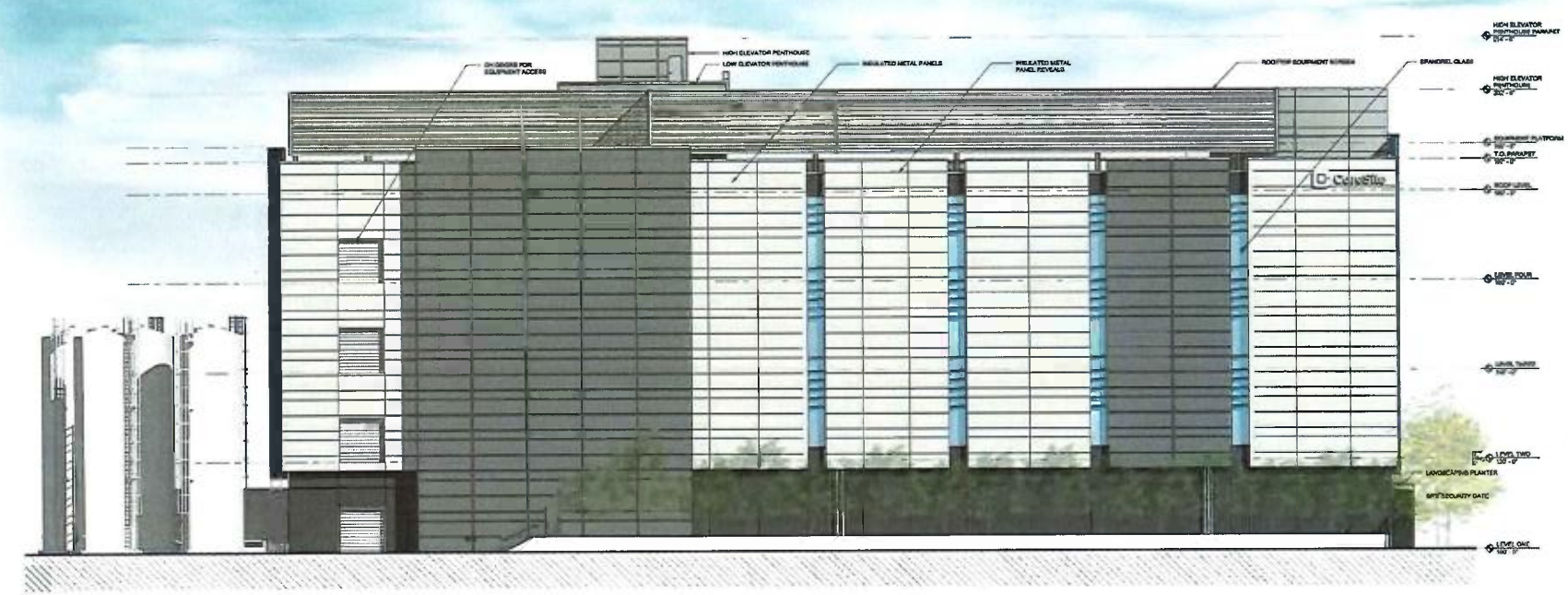
JOB 19199.0000
DATE 09.16.2019
SHEET
EX - 05


INSULATED METAL PANELS
SPANDREL GLASS
ROOF EQUIPMENT SCREEN
INSULATED META. PANELS
HIGH ELEVATOR PENTHOUSE
LOW ELEVATOR PENTHOUSE
STAIR PENTHOUSE
SPANDREL GLASS
HORIZONTAL FIN LOUVER
VISION GLASS
HIGH ELEVATOR PENTHOUSE PARAPET
HIGH ELEVATOR PENTHOUSE
EQUIPMENT PLATFORM
T.O. PARAPET
ROOF LEVEL
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE


HIGH ELEVATOR PENTHOUSE
LOW ELEVATOR PENTHOUSE
SPANDREL GLASS
VISION GLASS
SPANDREL GLASS
INSULATED METAL PANELS
ROOFTOP EQUIPMENT SCREEN
CoreSite
HIGH ELEVATOR PENTHOUSE PARAPET
HIGH ELEVATOR PENTHOUSE
EQUIPMENT PLATFORM
T.O. PARAPET
ROOF LEVEL
SUMP STORAGE TANKS
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE

05.28.2020

2 NORTH ELEVATION
1" = 10'-0"



1 NORTH ELEVATION
1" = 10'-0"

9/27/2020 12:23:31 PM EX - 07 EXTERIOR ELEVATIONS

CORGAN

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214.748.3000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION 01
3	02.13.2020	PCC SUBMISSION 02
4	05.28.2020	PCC SUBMISSION 03
5		
6		
7		
8		
9		
10		

REVISIONS

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Date of Issue:
05.28.2020

CORESITE SV9

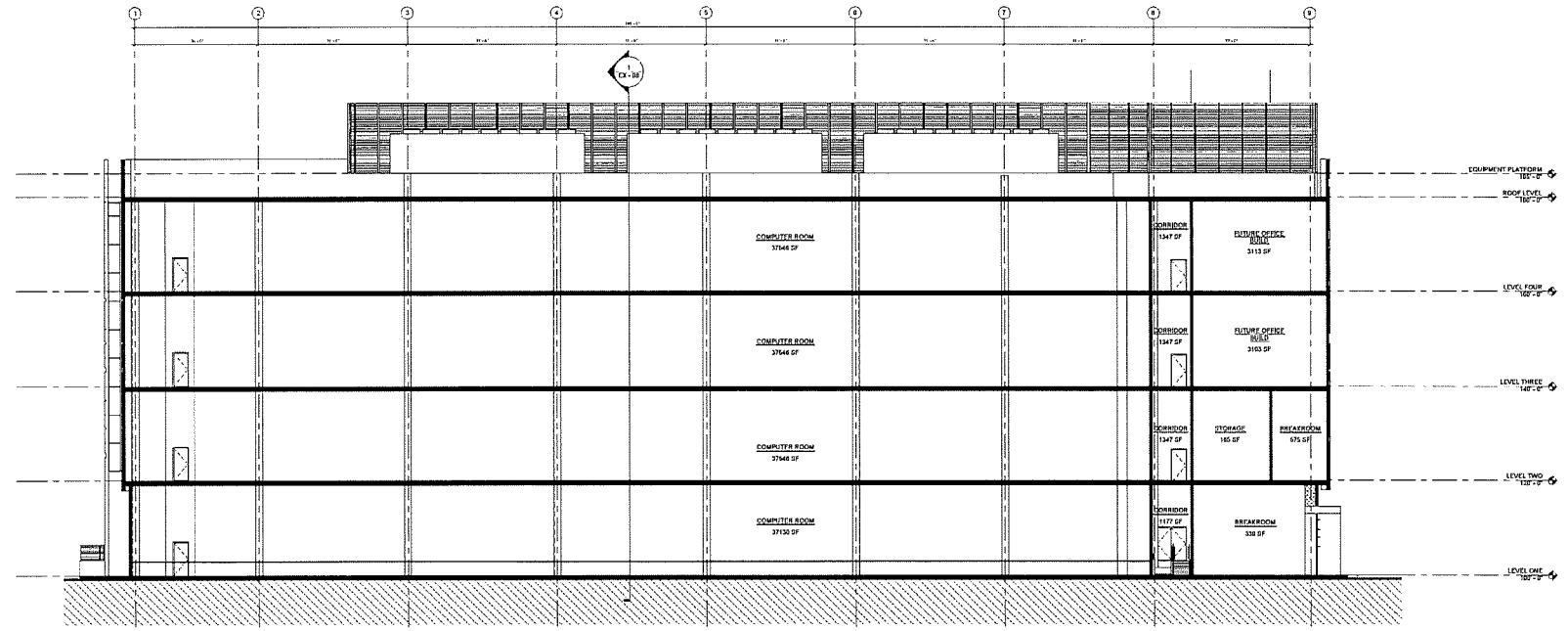
PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

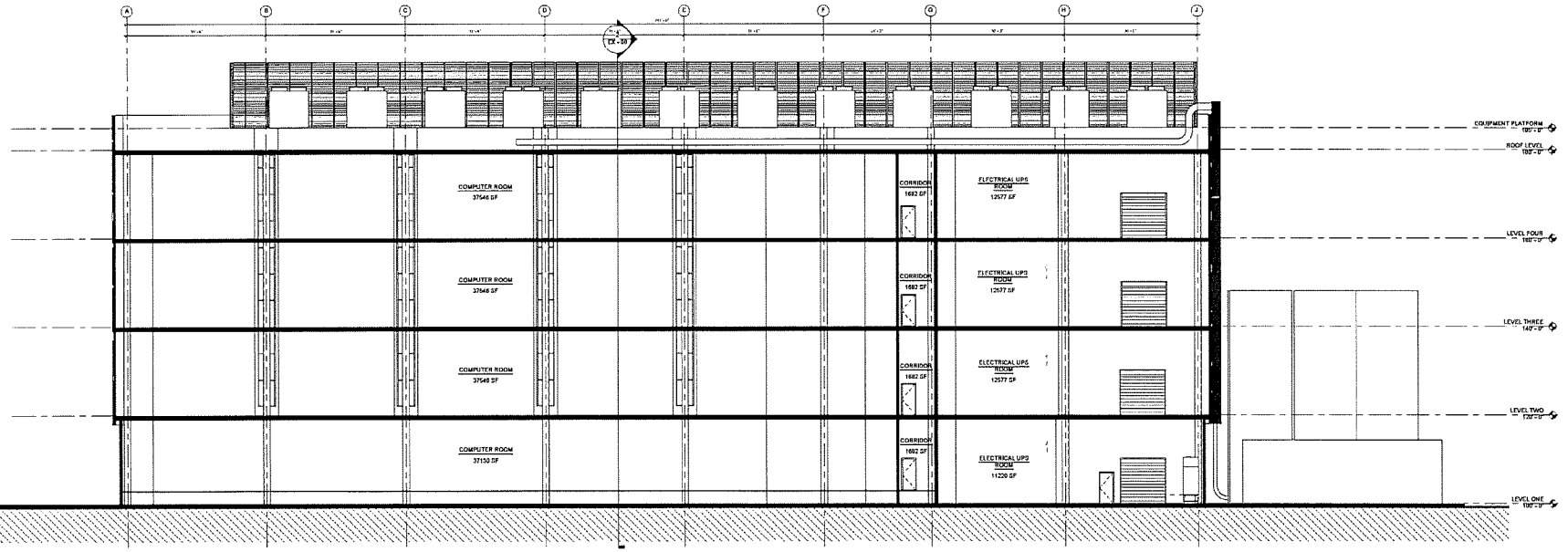
EXTERIOR ELEVATIONS

JOB 19199.0000
DATE 09.16.2019
SHEET

EX - 07



2 BUILDING SECTION
1" = 10'-0"



1 BUILDING SECTION
1" = 10'-0"

5/27/2020 1:23:35 PM EX - 08 BUILDING SECTIONS

CORGAN

CORGAN
401 N. Houston St
Dallas, TX 75202
T. 214.748.2000

	ISSUES	
1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	02.19.2020	PCC SUBMISSION #2
4	05.29.2020	PCC SUBMISSION #3
5		
6		
7		
8		
9		
10		

	REVISIONS

Date of issue:
08.28.2020

CORESITE SV9

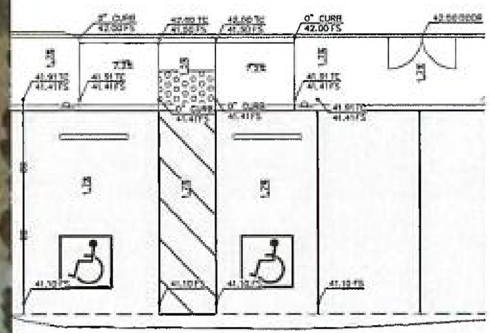
PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

BUILDING SECTIONS

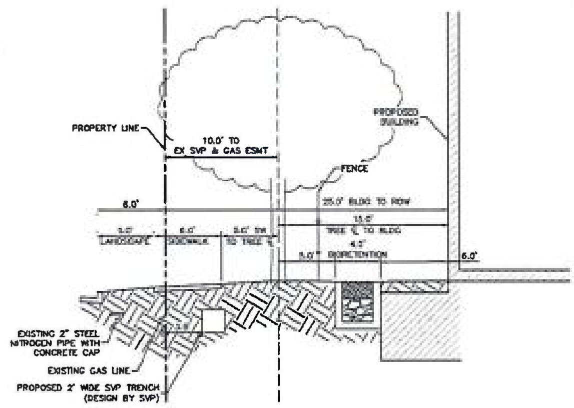
JOB 19199.0000
DATE 09.16.2019
SHEET
EX - 08

DETAIL B
SCALE 1" = 5'

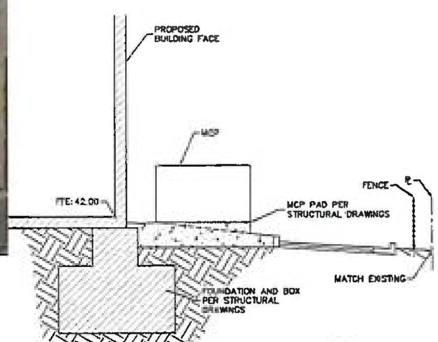


LEGEND

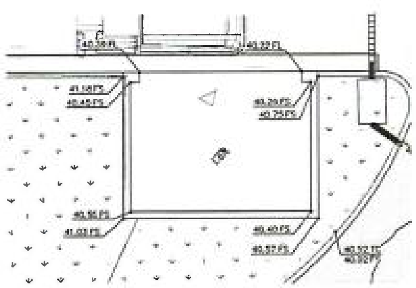
	PROPERTY LINE		LANDSCAPE/ PLANTER AREA
	EASEMENT/SETBACK LINE		BIORETENTION AREA
	RIDGE LINE		ASPHALT CONCRETE PAVEMENT
	GRADE BREAK LINE		STANDARD DUTY CONCRETE PAVEMENT
	FLOW LINE		HEAVY DUTY CONCRETE PAVEMENT
	STORM DRAIN LINE		DECOMPOSED GRANITE AREA
	SIDEWALK UNDERDRAIN/ PERFORATED PIPE		GRATED TREE WELL
LP	LOW POINT		OVERLAND RELEASE PONDING LIMITS (6" MAXIMUM)
HP	HIGH POINT		
BSM	BIO-SOIL MIX		
	DROP INLET		
	OVERLAND RELEASE PATH		



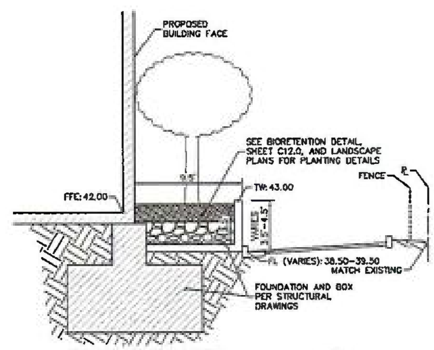
TYPICAL SECTION 4: STENDER WAY (4)
SCALE 1" = 5'



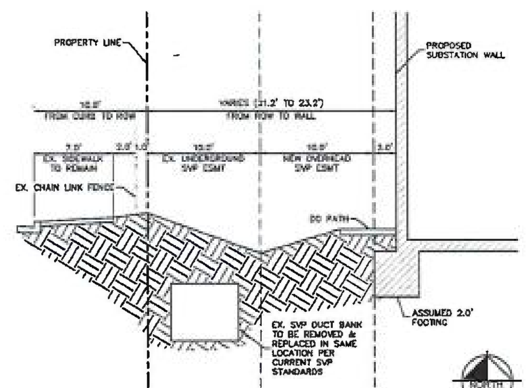
TYPICAL SECTION 2: EAST (2)
SCALE 1" = 5'



DETAIL C (C)
SCALE 1" = 5'



TYPICAL SECTION 1: NORTH (1)
SCALE 1" = 5'



TYPICAL SECTION 3: CENTRAL EXPRESSWAY (3)
SCALE 1" = 5'

GRAPHIC SCALE IN FEET
0 2.5 5 10

CORGAN

kW

CORESITE

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10 SOUTH ALMADEN BLVD, SUITE 1250
SAN JOSE, CA 95113
PHONE: 669-800-4130 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

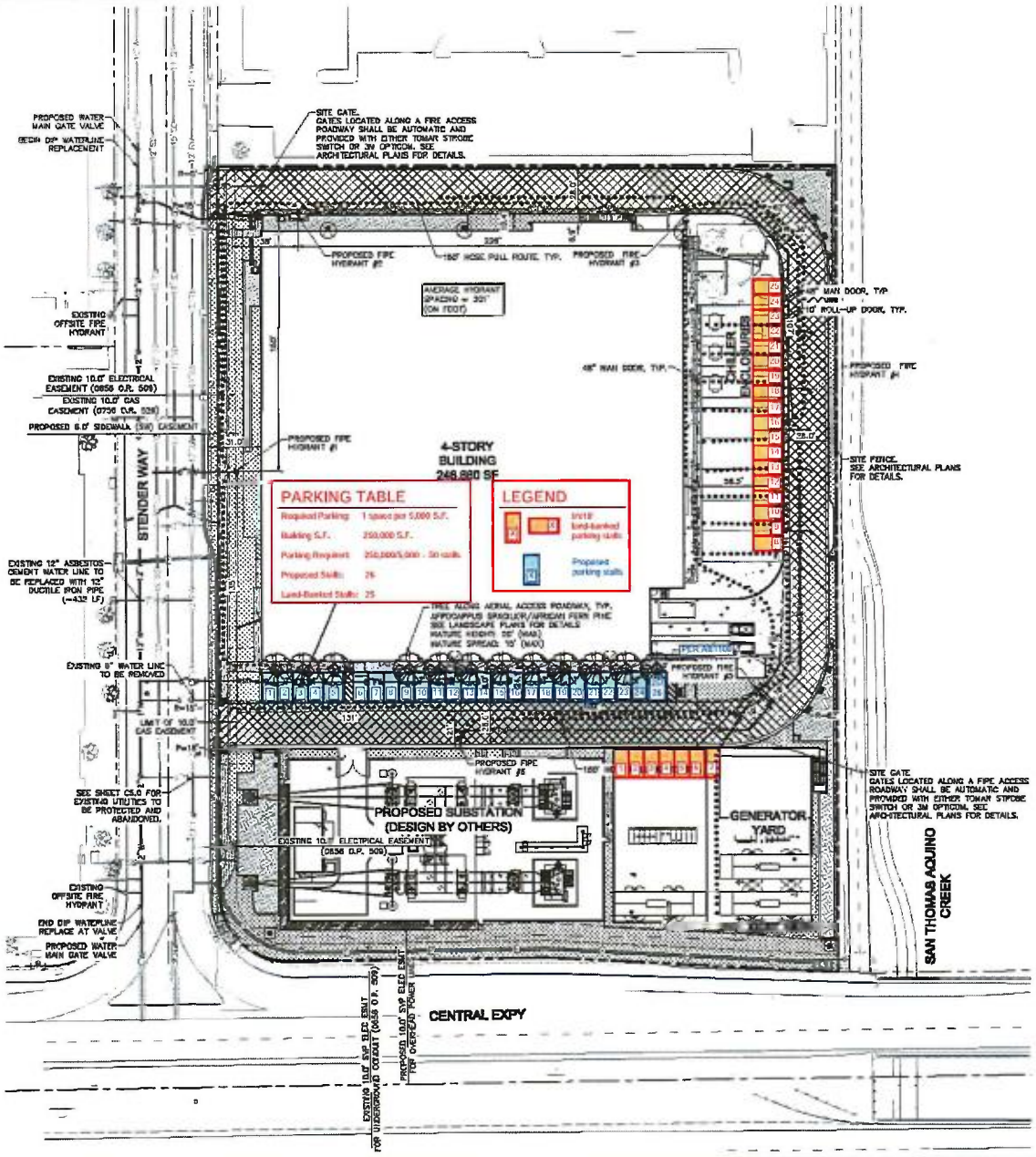
ENGINEER OF RECORD SEAL

CORESITE SV9
CORESITE
2905 STENDER WAY, SANTA CLARA, CA
A.P.N.: 216-29-108

JOB NO.: 197252001
PRINT DATE: 11/13/2020
DESIGNED BY:
CHECKED BY:
REVISIONS:

SHEET NAME:
GRADING DETAILS

SHEET NO.
C11.2



LEGEND

- PROPERTY LINE
- PROPOSED FIRE WATER LINE
- EXISTING WATER LINE
- 150' HOSE PULL REACH
- LANDSCAPE/PLANTER AREA
- FIRE ACCESS LANE / EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- AERIAL ACCESS ROADWAY
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- BIORETENTION AREA

SITE DATA

BUILDING CONSTRUCTION TYPE:	6A
TOTAL BUILDING SQUARE FOOTAGE:	246,880 SF
REQUIRED FIRE FLOW (PER CFC TABLE B105.1, BEFORE REDUCTION):	5,000 GPM
MINIMUM REQUIRED HYDRANTS (PER CFC TABLE C102.1):	5 HYDRANTS
HYDRANTS PROVIDED:	5 HYDRANTS
AVERAGE HYDRANT SPACING:	320 FT

HYDRANT SPACING TABLE (ON FOOT)

HYDRANT PATH	TOTAL DISTANCE
HYDRANT 1 TO 2	231 FEET
HYDRANT 2 TO 3	229 FEET
HYDRANT 3 TO 4	155 FEET
HYDRANT 4 TO 5	159 FEET
HYDRANT 5 TO 6	182 FEET
HYDRANT 6 TO 1	243 FEET
TOTAL	1,206 FEET
AVERAGE	200 FEET

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn

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WWW.KIMLEY-HORN.COM

ENGINEER OF RECORD SEAL

CORESITE - SV9
2505-2509 STENDER WAY,
SANTA CLARA, CA 95054
A.P.N.: 104-39-023

JOB NO.:	167252001
PRINT DATE:	07/01/2020
DESIGNED BY:	KN
CHECKED BY:	MJ

SET ISSUED

10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
FIRE TRUCK ACCESS PLAN

SHEET NO.: C1.0