RESOLUTION NO. 22-9128

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO APPROVE A REZONING FROM THOROUGHFARE COMMERCIAL (CT) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 60 RESIDENTIAL UNITS LOCATED AT 314 – 3155 EL CAMINO REAL, SANTA CLARA

PLN2020-014674 (Rezone)
PLN2020-14705 (Tentative Tract Map)
CEQ2020-01080 (Mitigated Negative Declaration)

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

WHEREAS, on October 29, 2020, Oak Investment Group, LLC ("Applicant") filed an application for the 2.14 acre site consisting of two contiguous parcels located at 3141 – 3155 El Camino Real with surface parking lots and seven one-story commercial buildings totaling 21,780 square feet ("Project Site");

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60-unit residential development consisting of 40 townhomes and 20 flats, private streets, and on-and off-site 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 February 14, 2022 to March 16, 2022;

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 18.112.030 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;

WHEREAS, on June 2, 2022, the notice of public hearing for the June 15, 2022 Planning Commission meeting and the July 12, 2022 City Council meeting were posted for this item in at least three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 500 foot radius of the Project Site boundaries;

WHEREAS, on June 15, 2022, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion which the Planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve the rezoning to allow a 60-unit residential development consisting of 40 townhomes and 20 flats, and approve a Tentative Tract Map to subdivide the land into residential condominiums and a common interest lot to serve the development; and

WHEREAS, on July 12, 2022, the City Councill held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor 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 Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60 condominium residential development consisting of 40 townhomes and 20 flats, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

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 residential development and creation of housing opportunities

envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's vision for the El Camino Real Focus Area more fully than the existing Commercial Thoroughfare (CT) zoning for 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 two contiguous auto-oriented properties and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and visually aesthetic residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

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 residential development contemplated by the General Plan for the El Camino Real Focus Area that is designed to activate the streetscape, is pedestrian-oriented, supports public investments in existing and planned transit service along the El Camino Real transit corridor, and provides high quality homeownership opportunities to the City's housing stock.

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 for-sale condominiums that are compatible with existing and planned development within the El Camino Real Focus Area.

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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 rezones the Project Site to allow a 60 condominium residential development consisting of 40 townhomes and 20 flats, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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 SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 12TH DAY OFJULY, 2022, BY THE FOLLOWING VOTE:

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

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 REZONE APPROVAL

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

GENERAL

A. 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.

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

ATTORNEY'S OFFICE

A. 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

BUILDING DIVISION

BD1. Informational: 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. Informational: 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.

BD3. Informational: 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.

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.
- The grade level lobbies shall be min. 1 hour rated all sides and above.
- All stair shafts shall be min. 1 hour rated.
- All elevator shafts shall be min. 1 hour rated.
- All trash chute shafts shall be min. 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be min. 1 hour rated all sides and above.

BD5. Informational: 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. Informational: 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.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 60 units of for-sale residential development. The Applicant shall provide not less than 9 units or fifteen percent (15%) of the units to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households so long as the distribution of affordable units averages to a maximum of 100 percent Area Median Income. The Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes).

H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $3,771 which will be due prior to execution of the AHA.

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.

P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation, and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.

P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a

City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

P5. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

P6. 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.

P7. 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.

P8. Minor changes to individual homes, 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.

P9. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.

P10. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

P11. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.

P12. Garages shall be accessible for parking and labeled as such on the building permit plans.

P13. Overhead garage storage shall be offered as a design option in each of the units.

P14. Provide automatic garage door openers and roll-up garage doors.

P15. Each garage shall be equipped with electrical vehicle charging stations.

P16. Signage shall be provided in the guest parking area closest to the live/work units reserving parking for business patrons during business hours.

P17. HVAC units shall be screened from view along the public right-of-way.

P18. Individual garbage and recycling containers shall be kept out of sight from the public right of way and private driveway until collection day.

P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.

P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.

P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.

P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

FIRE

F1. Fire apparatus access roadways shall be provided so that all portion of an exterior wall of the first story of the buildings are located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, or the project team will be required to mitigate the lack of compliance. If these conditions cannot be met the project team will be required to complete an Alternative materials, design and methods of construction and equipment application. The required mitigation measure will be determined by the Fire Department.

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.

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 of 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 the sides of the building requiring access shall be approved by the Fire Department. Trees, overhead wiring, etc. shall not conflict with any means of fire department access.
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. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
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.

i. 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.

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."

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading:

- Oversight agency case number; and
- Oversight mangers contact name, phone number.

PARKS & RECREATION

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 144 residents (2.4 persons/household x 60 units). Based on the Quimby Act standard of 3.0 acres/1000 residents | MFA standard of 2.6 acres/1,000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.432-acres. The equivalent fee due in lieu of parkland dedication is therefore $2,668,080. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR2. Application for Credit. It is unlikely the Project could achieve the requirements needed to qualify for credit; therefore, the Project would not be eligible for 50% credit against any fees due in lieu of parkland dedication.

PR3. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 28 two- bedroom units and 32 three-bedroom units for a total DUT of $1,360.

PR4. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PUBLIC WORKS

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. 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 parcel map and/or issuance of building permits.

E4. All work within the State right-of-way shall require a Caltrans encroachment permit.

E5. All work within the Santa Clara Valley Water District right-of-way shall require a Santa Clara Valley Water District encroachment permit.

E6. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E7. 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.

E8. Applicant will permanently block vehicular access to the bridge prior to issuance of building permit (not including demolition permit). Within the single Encroachment Permit for the project, Applicant shall reconstruct the street median, fence, and curb and gutter to match the existing conditions on either side of the bridge. Prior to occupancy, Applicant will have completed the removal of the bridge and closed out all permits or Applicant will post a bond with the City for $350,000 to be held until bridge removal and permit closeout is completed.

E9. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).

E10. Sanitary sewer laterals shall be minimum 6" diameter with 2% slope from property line cleanout to City sanitary sewer main. Connections shall be minimum 5' from existing manholes.

E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E12. 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.

E13. 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. Show storm drain overland release arrows include limits of ponding.

E14. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E15. Dedicate, as required, on-site easements for new and existing utilities and new sidewalks by Subdivision Map or approved instrument at time of development. Developer shall pay applicable easement preparation/processing fee.

E16. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. Sidewalk easement shall be 1' behind proposed back-of-walk if there is landscaping behind sidewalk and/or at the proposed back-of-walk with a cold joint if there is hardscape concrete behind sidewalk.

E17. 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 start of construction

E18. After City Council approval of the Tentative Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E19. Half width of Calabazas Boulevard along the property frontage shall be treated with 2" grind and overlay.

E20. El Camino Real frontage from lip of gutter to the southern edge of the number 3 lane shall be treated with a 2" grind and overlay.

E21. Provide 2 Class II bicycle parking spaces on-site. Class I bicycle parking is not required since garages are provided.

E22. Improvements near proposed driveways must be in accordance with City Standard Detail TR-9 for visibility clearance/triangle of safety.

E23. Construct minimum 5-foot wide sidewalk along the project frontage.

E24. Construct driveways in accordance with City Standard Detail ST-8.

E25. Remove and reconstruct curb ramps and porkchop island at northeast corner of El Camino Real and Calabazas Boulevard Northbound in accordance with Caltrans Standard Plan A88A, A88B and encroachment permit requirements.

E26. Along project frontage of El Camino Real, install R28S(CA) signs with double arrow to implement parking removal approved by City Council via Resolution 22-9047.

STREETS DIVISION

Landscape

L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

Solid Waste

SW1. None submitted.

Stormwater

ST1. Stormwater treatment facilities shall be designed and installed to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook. 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, the Special Project Narratives and Worksheet (as appropriate).

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. Include C.3 Stormwater Treatment Facilities Construction General Notes on improvement plans.

ST3. For project that disturbs 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 NOI with WDID number shall be provided to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP).

ST4. Active projects with NOI will be inspected by the City once per month during the wet season (October – April). The applicant shall prepare an Erosion and Sediment Control Plan.

ST5. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

ST6. 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 on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation. 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) 615-30081 or RPerkins@SantaClaraCA.gov.

ST7. Media Filter vaults shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications.

ST8. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the bioretention soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix is required.

ST9. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@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. For permeable pavement and underground media filter, inspection of these facilities is to be done annually.

ST10. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST11. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST12. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST13. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST14. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

SVP1. Existing streetlights on El Camino are decorative and should remain protected in place. If any relocation of decorative streetlights is required they shall be replaced with the same style/color by SVP with actual costs paid by the developer.

SVP2. Existing Electrical Pedestal (for street lighting) on concrete base is to be relocated. If placed within the landscape stripe will require bollards.

SVP3. Trees along north side of the site must maintain 10' clearance to electric lines when fully mature. Per planting plan "OLE SH with a mature height of 20 feet" will be used.

SVP4. Existing Transformer (T20048) on the site will need to be relocated prior to its removal, since it feeds the street lighting.

SVP5. New site transformer will be above grade. No below grade equipment is used within Santa Clara. Bollards will be required.

SVP6. Clearances: (To be Maintained throughout detail 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 signposts, 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

SVP7. Reference listed SVP standards for clearances.

a. 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

SVP8. 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.

SVP9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP11. 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.

SVP12. 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.

SVP13. 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).

SVP14. 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 its 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.

SVP15. 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 an 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.

SVP16. 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.

SVP17. Any relocation of existing electric facilities shall be at Developer's expense.

SVP18. Electric Load Increase fees may be applicable.

SVP19. 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)).

SVP20. 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)).

SVP21. 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.

SVP22. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

SVP23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly 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.

SVP24. 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.

SVP25. 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.

SVP26. 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.*

SVP27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP28. 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.

SVP29. 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.

SVP30. 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 & SEWER

W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W2. Recycled Water Design: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.

W3. Potable Water Main: Pursuant to the findings of the Development Impact Analysis (DIA), the applicant shall upgrade the existing 8" and 10" Cast Iron water main along Calabazas and El Camino Real with a new 12" DIP pipe water main. The water main upgrade shall extend to the limits determined by the DIA, or, at a minimum, the entire length of the property's frontage.

W4. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and 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.

W5. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W6. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W7. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W8. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W9. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. 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.

W10. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W11. Water Usage: 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. 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).

W12. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director

of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W13. Easements: 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.

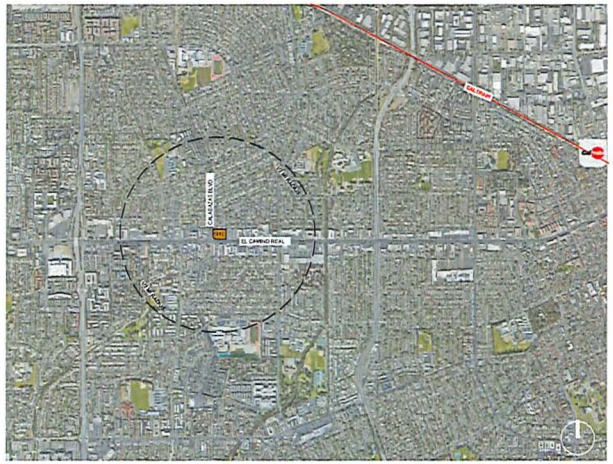
W14. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

W15. Record Drawings: 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 public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W16. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

3155 EL CAMINO REAL, SANTA CLARA, CA

AERIAL CONTEXT N.T.S.



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-Silicon Valley Power (SVP) Plan for Electric

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TO-2 Trash Enclosure Layout
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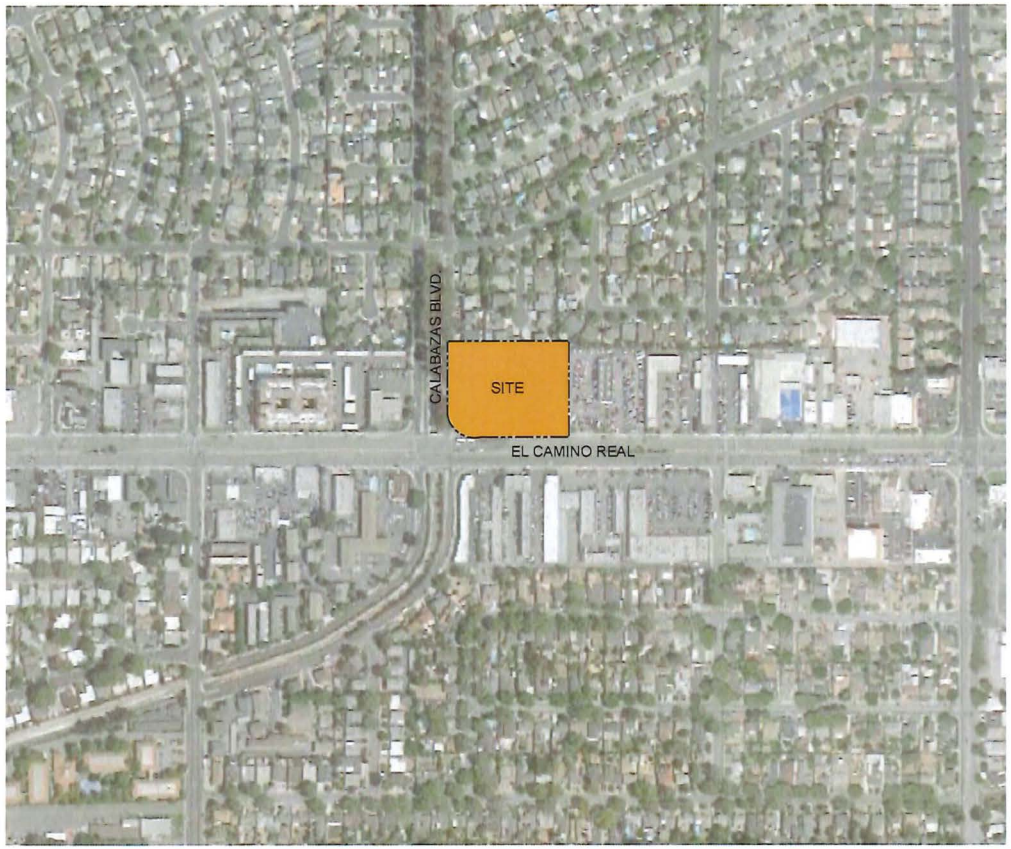


Site Context Map

Project Description/Use/Occupancy Classification

Buildings 1+2
Buildings 1+2 are 3 story, multifamily flats on level 1 and townhome units on level 2+3. The buildings are classified as R-2 occupancy. Each building has a main lobby entry with tuck-under garage for automobiles. Ground floor units are accessible. NFPA 13 Fire sprinkler system

Buildings 3-8
Buildings 3-8 are 2-3 story townhomes with attached garages. They are classified as R-3 townhouse condominiums. These buildings face Calabazas or internal paseos and have entries with trellis', patio's, and/or stoops to activate the street frontages. Buildings 5-8 step down at the Southern edge to respect the adjacent neighbors. Ten percent of the units in each building are accessible. NFPA 13D Fire sprinkler system (per CRC R313.1.1 and CFC 903.3.1.3)

Construction Type:
All buildings are 2-3 stories, type VB Construction.

Project Summary

Site Area Information

Net Site Area	2.41 AC	Lot Coverage	41%
Density	25 DU/AC	Dwelling Unit Count	
On-Site Garage Parking	110 Stalls	Townhomes / Flats	20 Units
On-site Surface Parking (Includes 1 loading stall + 1 Accessible Stall)	10 Stalls	Townhomes	40 Units
		Total Units	60 Units

Gross Building Areas

	BLDG Type	Level 1	Level 2	Level 3	Patios + Balcony	GSF Per Building Type	# of Bldgs	Cumulative GSF All BLDGS Per Type
Type A: Bldg 1+2	V	± 7,775 SF	± 7,765 SF	± 7,300 SF	± 1,400 SF	± 24,240 SF	2	± 48,480 SF
Type B: Bldg 3+4	V	± 3,900 SF	± 4,500 SF	± 4,540 SF	-	± 12,940 SF	2	± 25,880 SF
Type C: Bldg 5-8	V	± 4,810 SF	± 5,230 SF	± 4,360 SF	-	± 14,400 SF	4	± 57,600 SF
* Gross Building Area = To outside face of stud of building, includes patios + balcony.						Cumulative GSF FOR ALL BUILDING ON SITE		± 131,960 SF

Building Type A - Buildings 1 + 2 - Flats / Townhomes

Unit Plan	Unit Type	NSF	Plan Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2 Bath	± 1,345 NSF	1	± 1,345 NSF	10.0%
P2	2 BR / 2 Bath	± 1,375 NSF	1	± 1,375 NSF	10.0%
P3	2 BR / 2.5 Bath	± 1,495 NSF	2	± 2,990 NSF	20.0%
P4	3 Br / 3 Bath	± 1,445 NSF	2	± 2,890 NSF	20.0%
PSR	3 Br / 3 Bath	± 1,500 NSF	1	± 1,500 NSF	10.0%
PSL	3 Br / 3 Bath	± 1,570 NSF	1	± 1,570 NSF	10.0%
P6	3 BR / 2.5 Bath	± 1,680 NSF	2	± 3,350 NSF	20.0%
			10 Units	± 15,030 NSF	100%
	Total SF for Buildings 1 & 2		20 Units	± 30,060 NSF	

Building Type A - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls	
2	19	38	Stalls

Building Type B - Buildings 3 + 4 - Townhomes

Unit Plan	Unit Type	NSF	n Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	33.3%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	33.3%
P3	3 BR / 2.5 Bath	± 1,740 NSF	2	± 3,480 NSF	33.3%
			6 Units	± 9,680 NSF	100%
	Total SF for Buildings 3 & 4		12 Units	± 19,360 NSF	

Building Type B - Total Parking Count

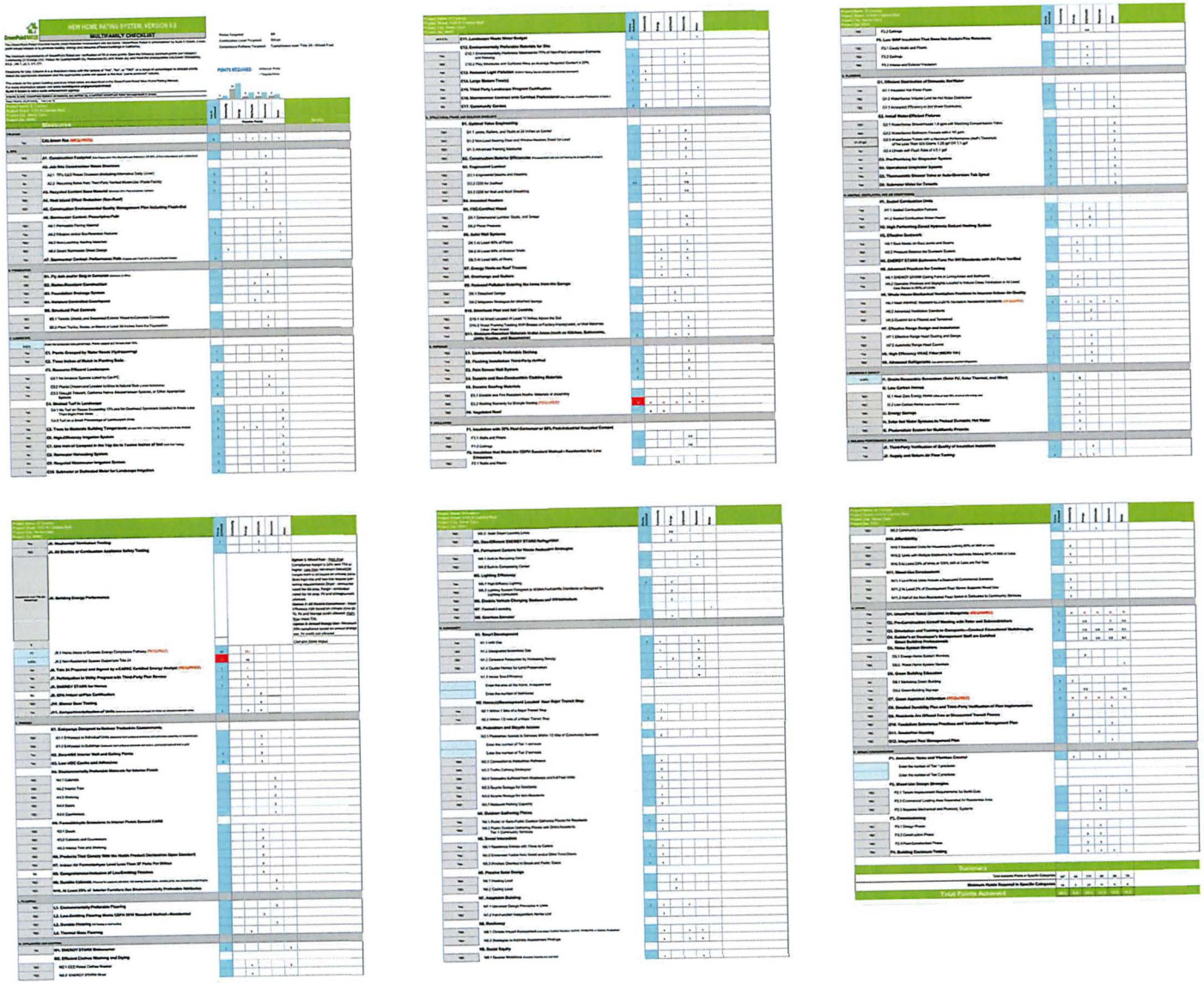
Number of Buildings	# of Stalls	TOTAL Stalls	
2	12	24	Stalls

Building Type C - Buildings 5 - 8 - Townhomes

Unit Plan	Unit Type	NSF	n Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	28.5%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	29.6%
P3	3 BR / 2.5 Bath	± 1,740 NSF	1	± 1,740 NSF	16.3%
PA	2 BR / 2.5 Bath	± 1,400 NSF	1	± 1,400 NSF	13.1%
PB	2 BR / 2.5 Bath	± 1,320 NSF	1	± 1,320 NSF	12.4%
			7 Units	± 10,660 NSF NSF	100%
	Total Unit Count and SF for Buildings 5 - 8		28 Units	± 42,640 NSF	

Building Type C - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls	
4	12	48	Stalls



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3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
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Green Point Checklist

A0.2

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0 10 20 40

Site Plan

A1.0

1 . Type A - Perspective

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Perspective
Buildings 1 + 2 : Type A

A2.0

2 . Type A - Perspective

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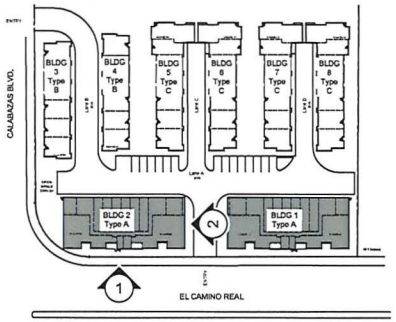
Perspective
Buildings 1 + 2 : Type A

A2.1

2. Type A - Right Elevation

1. Type A - Front Elevation



Key Map n.t.s.

Building Type A: Material Legend

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis

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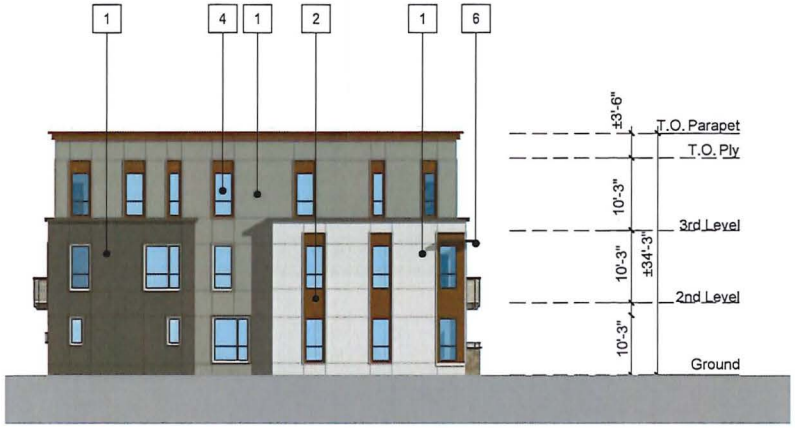
0 4 8 16

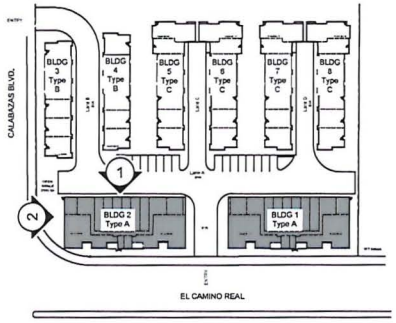
Elevations
Buildings 1 + 2 : Type A

A2.2



2. Type A- Left Elevation

1. Type A - Back Elevation



Key Map n.t.s.

Building Type A: Material Legend

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis

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Elevation
Buildings 1 + 2 : Type A

A2.3

1 . Type B - Perspective

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Perspective
Buildings 3 + 4 : Type B

A2.4

2 . Type B - Perspective

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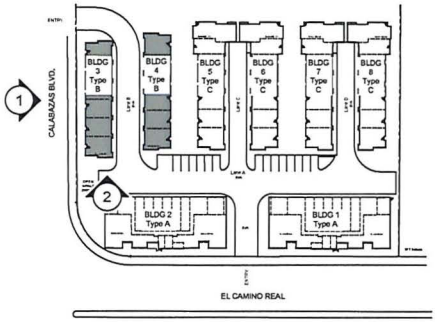
0 4 8 16

Perspective
Buildings 3 + 4 : Type B

A2.5

2. Type B - Elevation

1. Type B - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy

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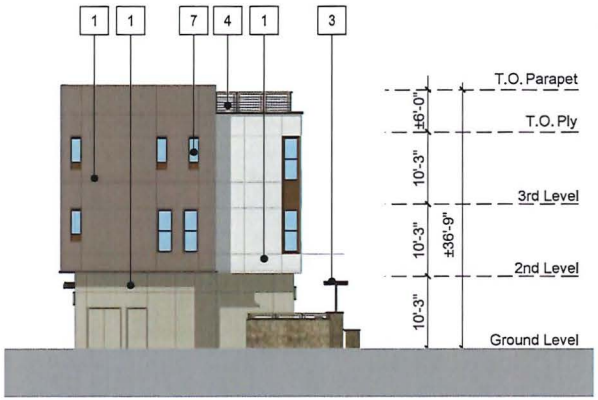
0 4 8 16

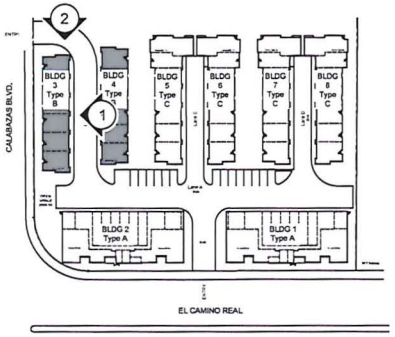
Elevations
Buildings 3 + 4 : Type B

A2.6



2. Type B - Elevation

1. Type B - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy

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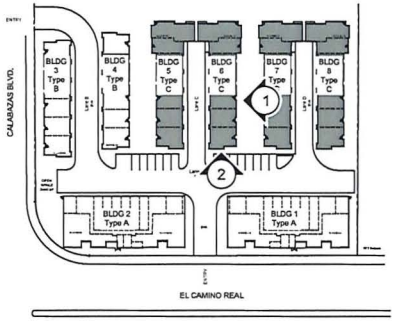
0 4 8 16

Elevations
Buildings 3 + 4 : Type B

A2.7

2. Type C - Elevation

1. Type C - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy

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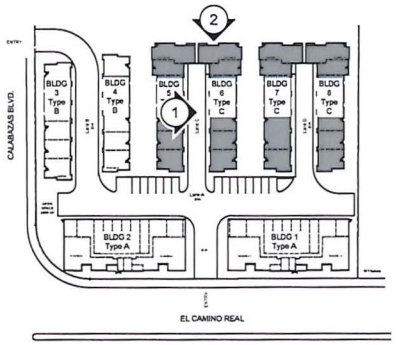
Elevations
Buildings 5 - 8 : Type C

A2.8

2. Type C- Elevation

1. Type C - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy

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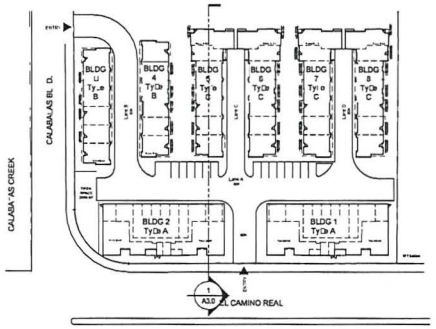
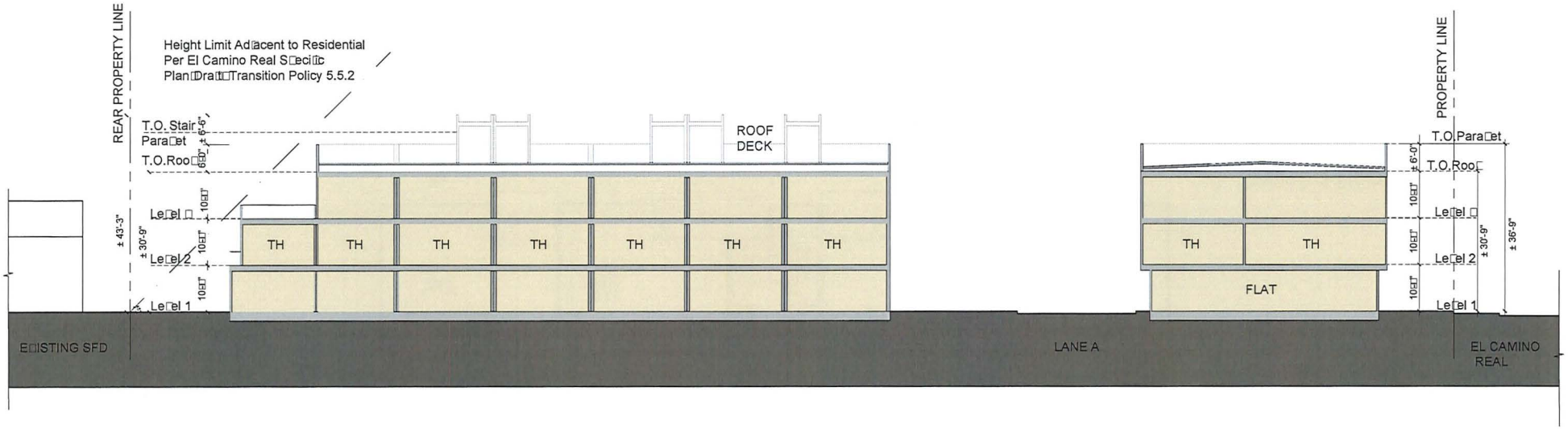
0 4 8 16

Elevations
Buildings 5 - 8 : Type C

A2.9



Key Ma□n.t.s.



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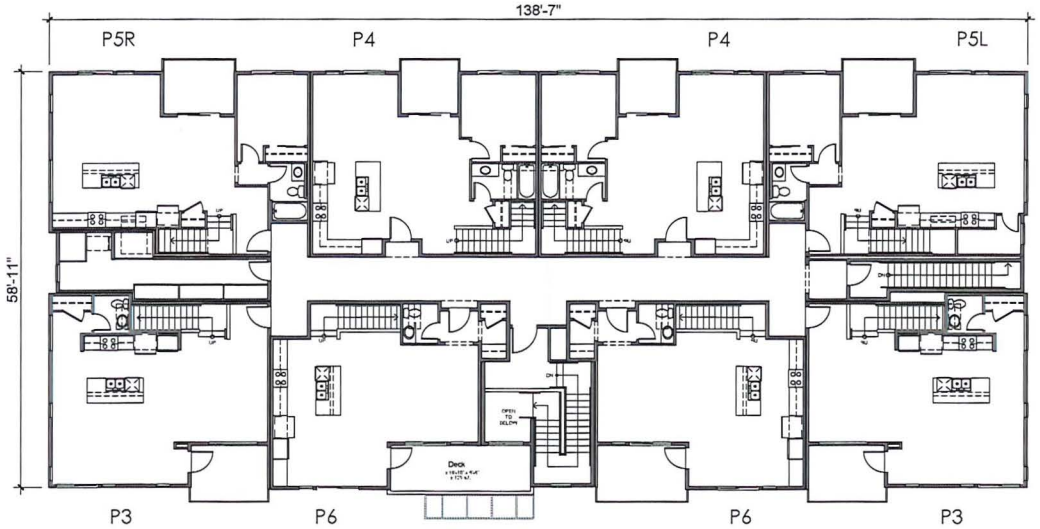
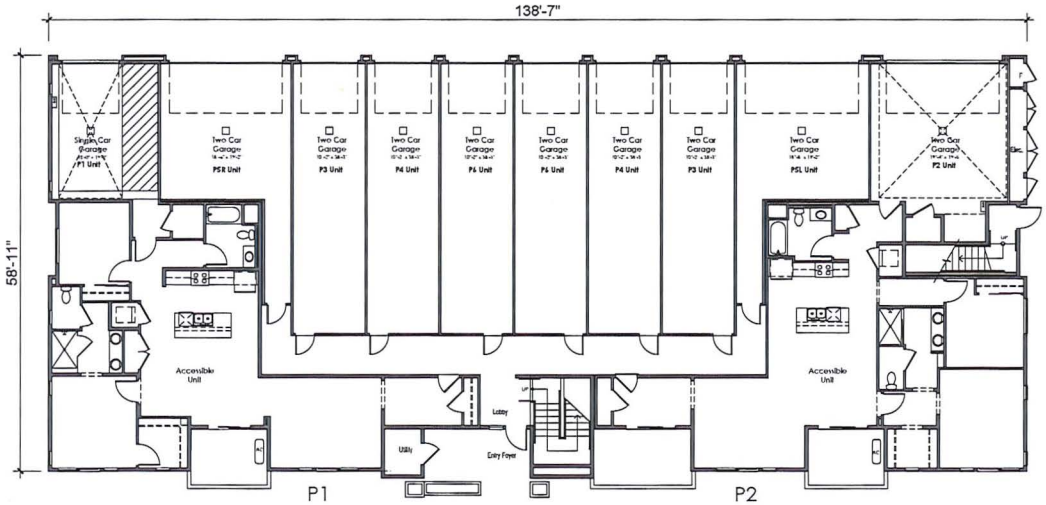
0 5 10 20

Conce□t□al Site Section

A□.0



Second Floor



First Floor

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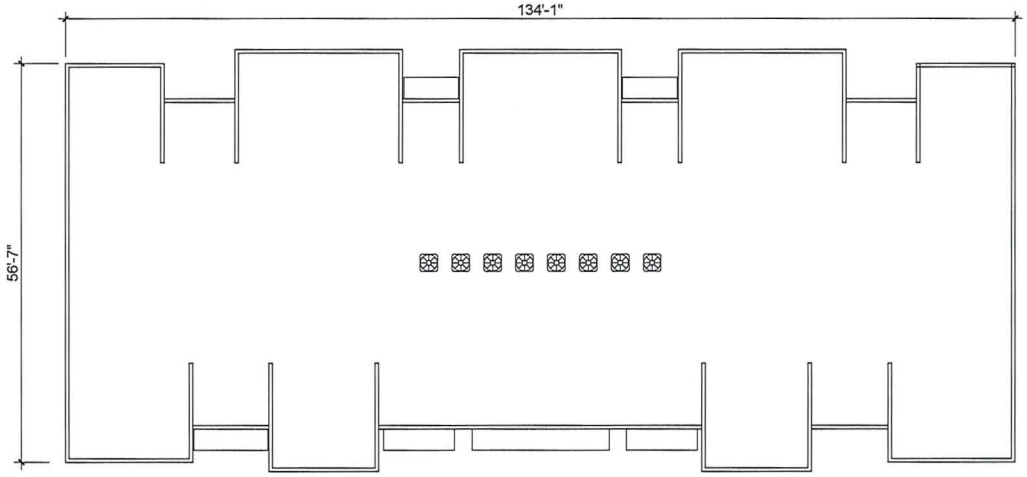
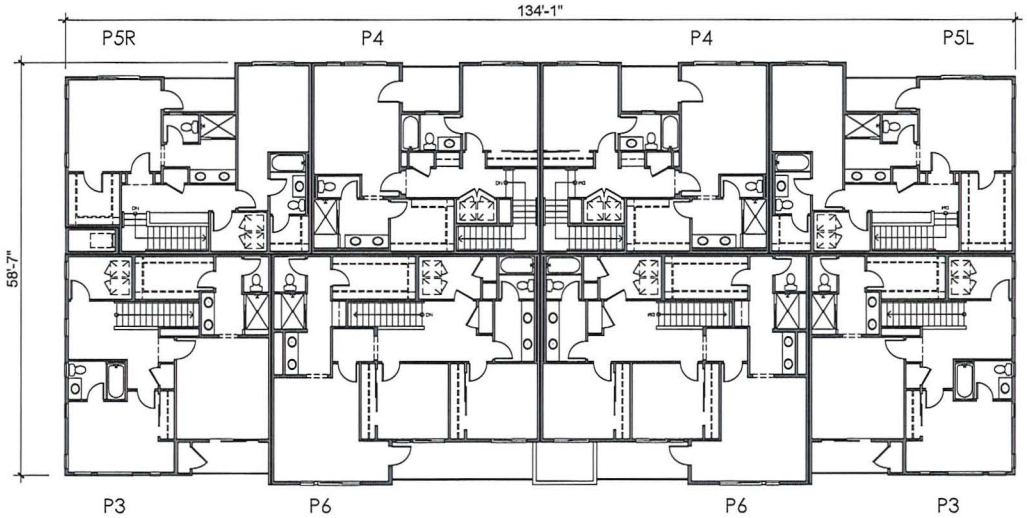
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Buildings 1 +2 : Type A

A4.0



Roof



Third Floor

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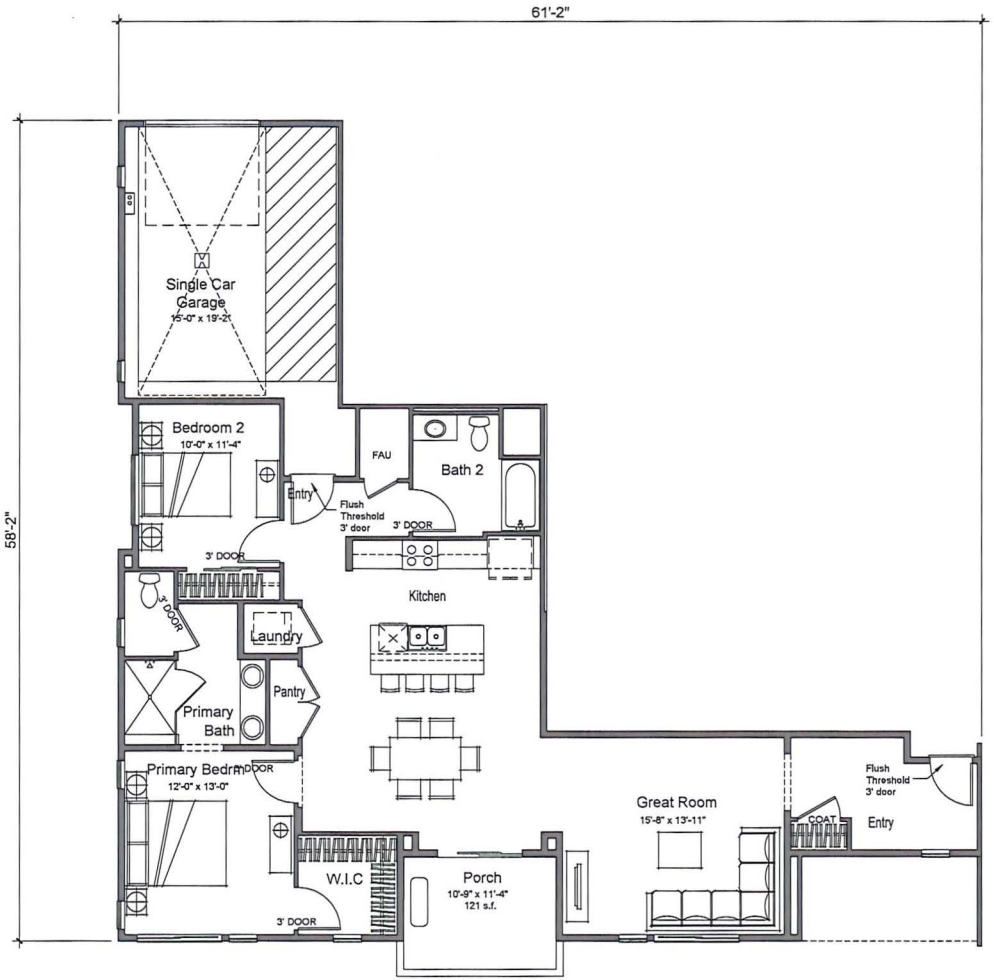
FEBRUARY 11, 2022

Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Buildings 1 +2 : Type A

A4.1



P1- Accessible Unit
2 Bedroom
2 Baths
±1345 n.s.f.

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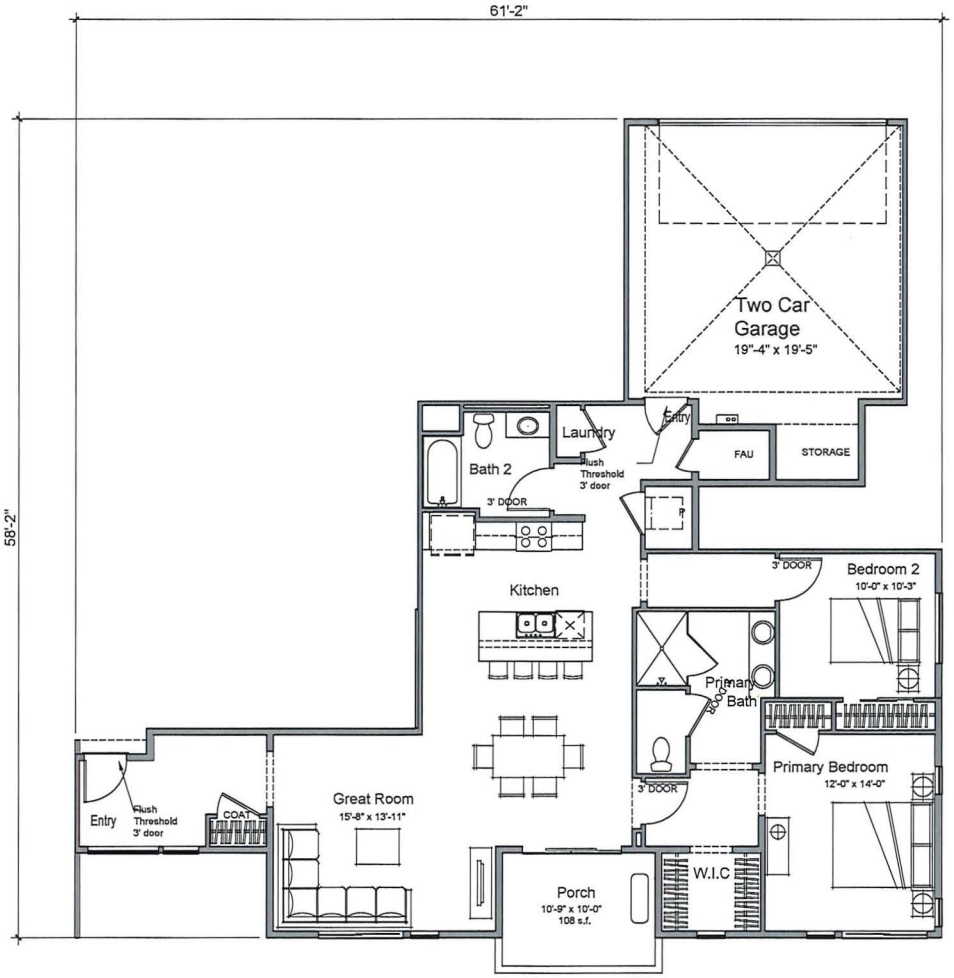
FEBRUARY 11, 2022

Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 +2 : Type A

A4.2



P2
Accessible Unit
2 Bedroom
2 Baths
±1375 n.s.f.

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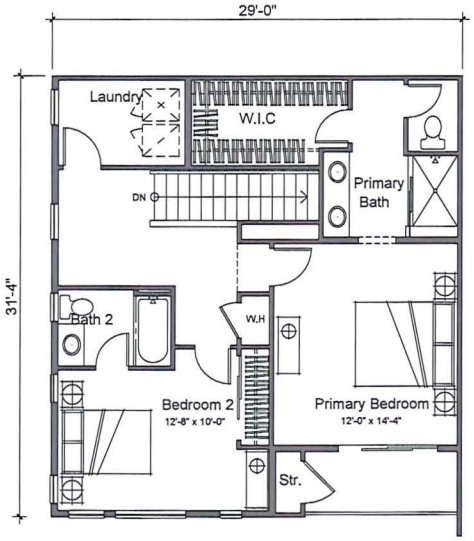
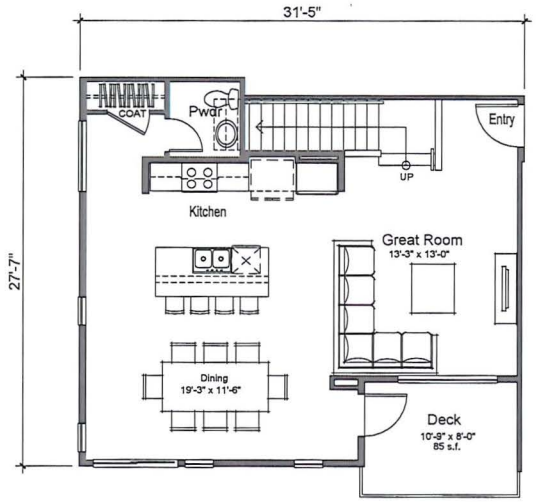
Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 +2 : Type A

A4.3



Second Floor



First Floor

P3
2 Bedroom
2.5 Baths
±1,495 n.s.f.

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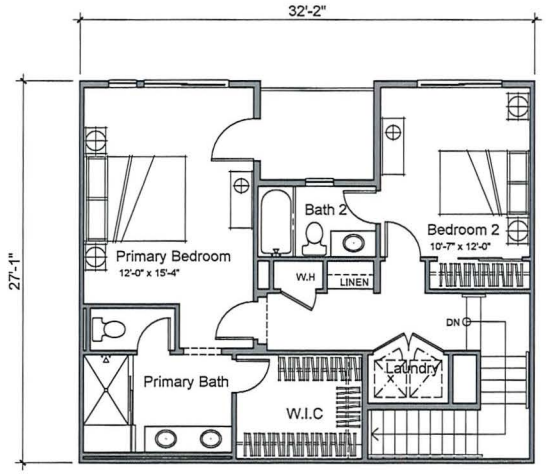
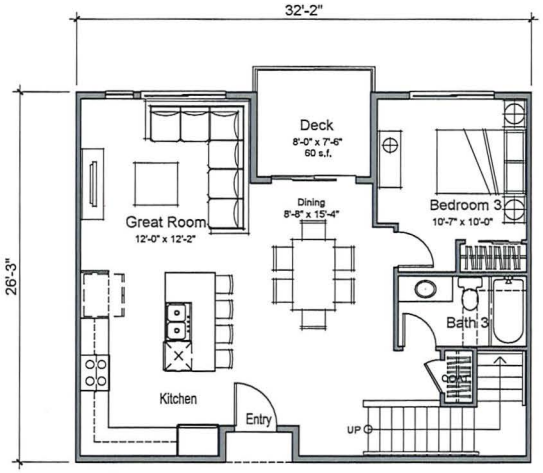
Scale 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 +2 : Type A

A4.4



Second Floor



First Floor

P4
3 Bedroom
3 Baths
±1445 n.s.f.

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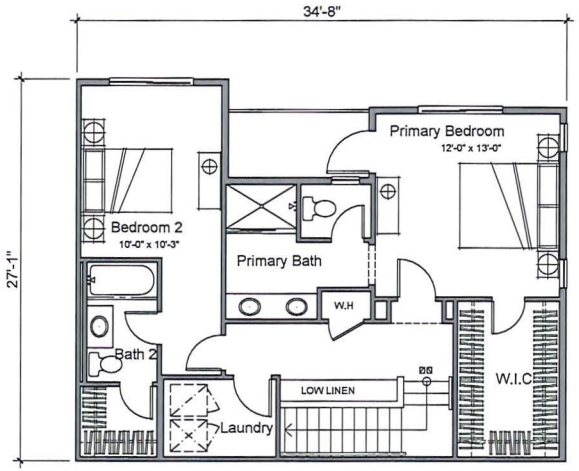
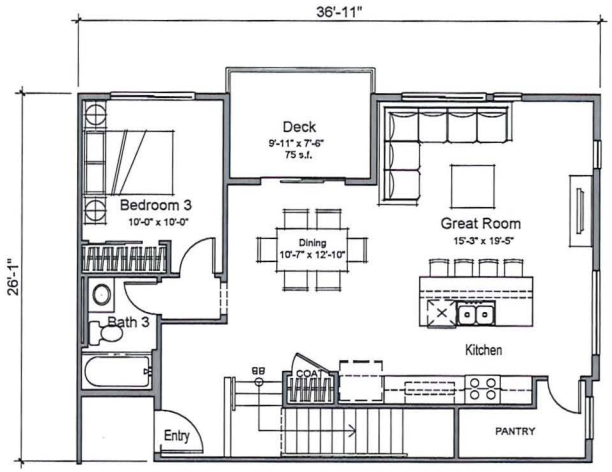
0 4 8 16

Floor Plans
Buildings 1 +2 : Type A

A4.5



Second Floor



First Floor

P5L
3 Bedroom
3 Baths
±1,570 n.s.f.

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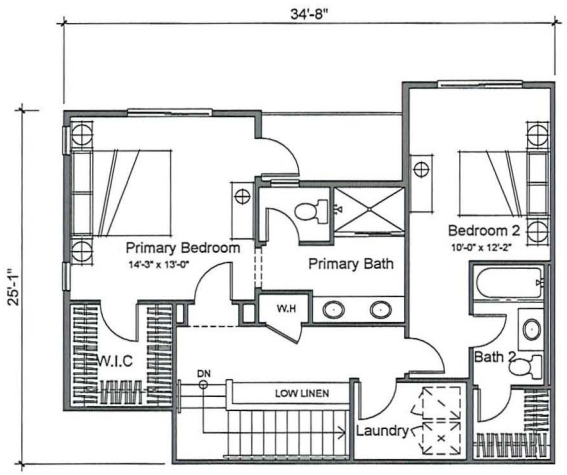
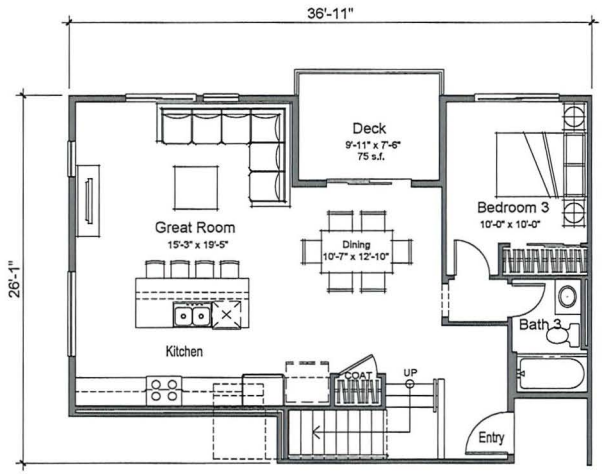
0 4 8 16

Floor Plans
Buildings 1 + 2 : Type A

A4.6



Second Floor



First Floor

P5R
3 Bedroom
3 Baths
±1,500 n.s.f.

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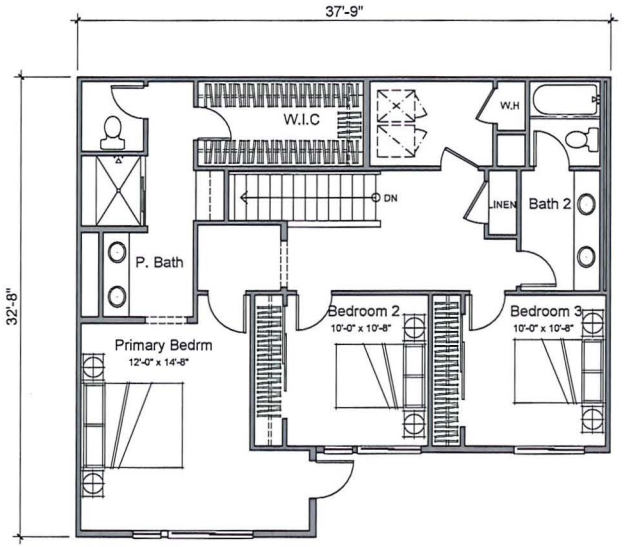
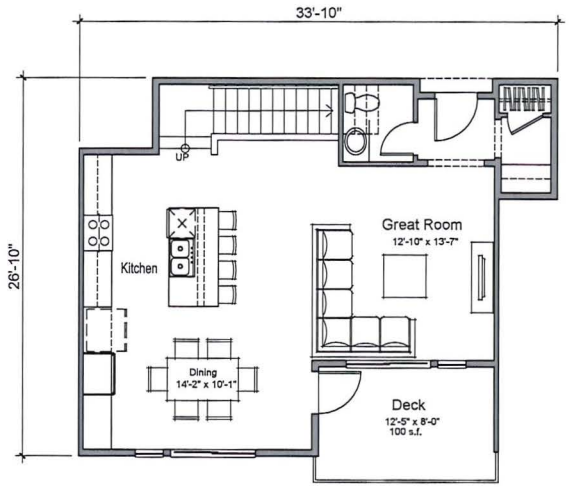
Floor Plans
Buildings 1 + 2 : Type A

A4.7



Second Floor



First Floor

P6
3 Bedroom
2.5 Baths
±1,680 n.s.f.

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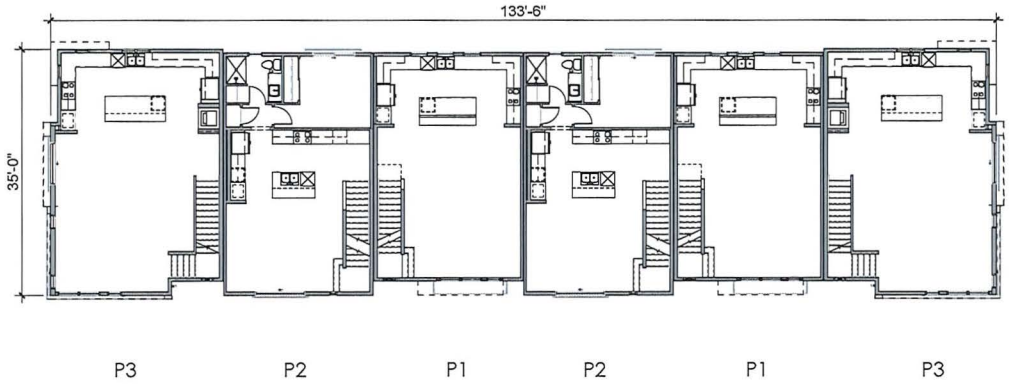
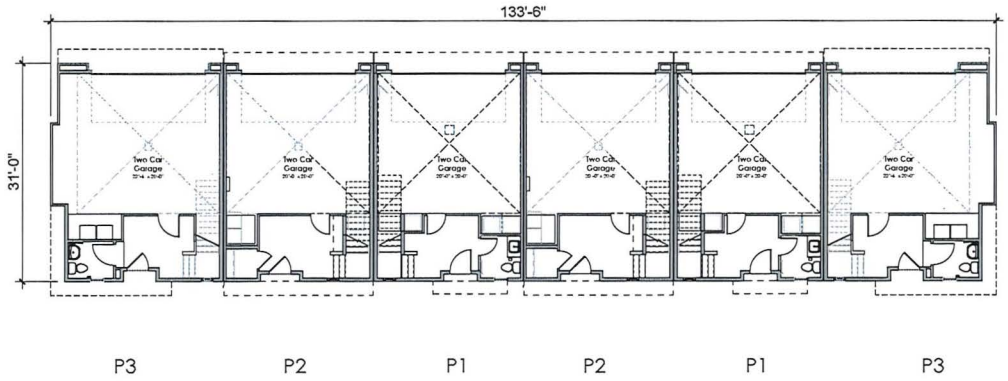
Floor Plans
Buildings 1 + 2 : Type A

A4.8



Second Floor



First Floor

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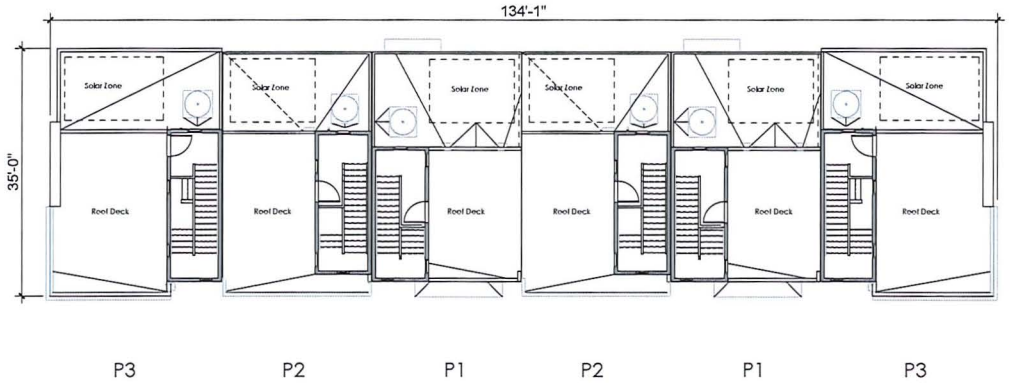
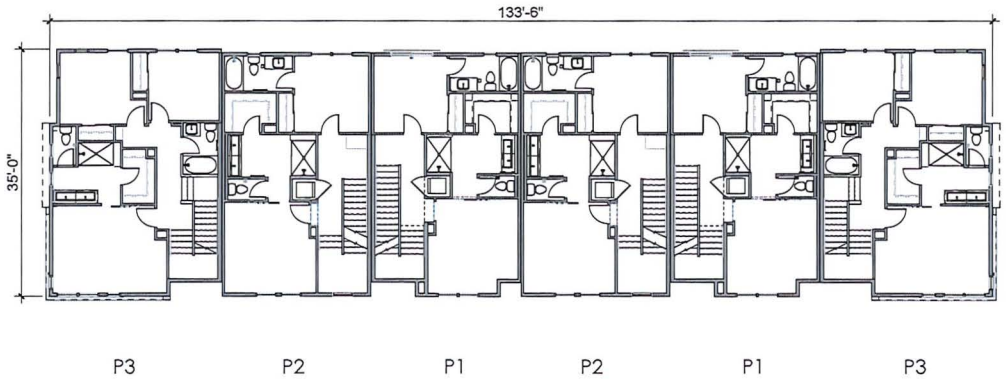
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Townhome Buildings 3 + 4 : Type B

A5.0



Roof



Third Floor

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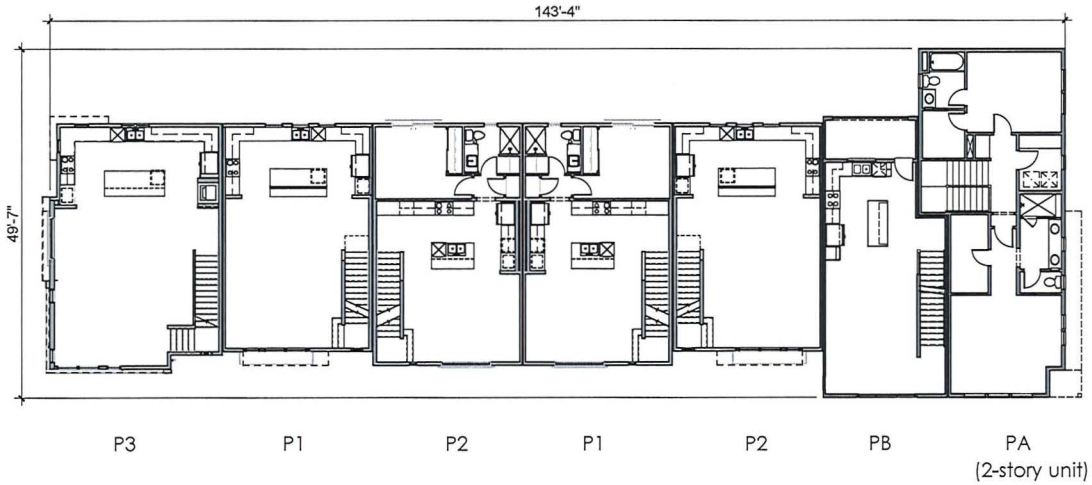
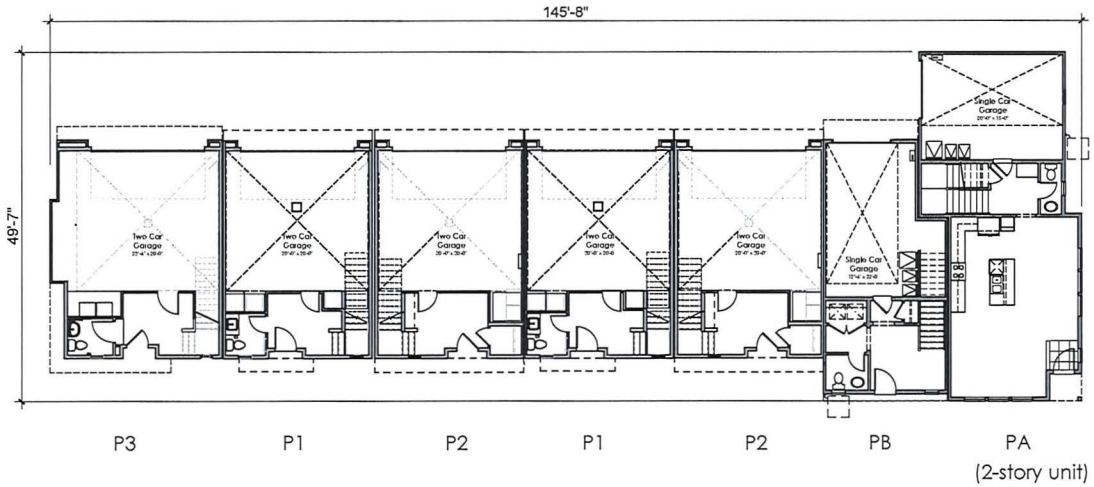
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Townhome Buildings 3 + 4 : Type B

A5.1



Second Floor



First Floor

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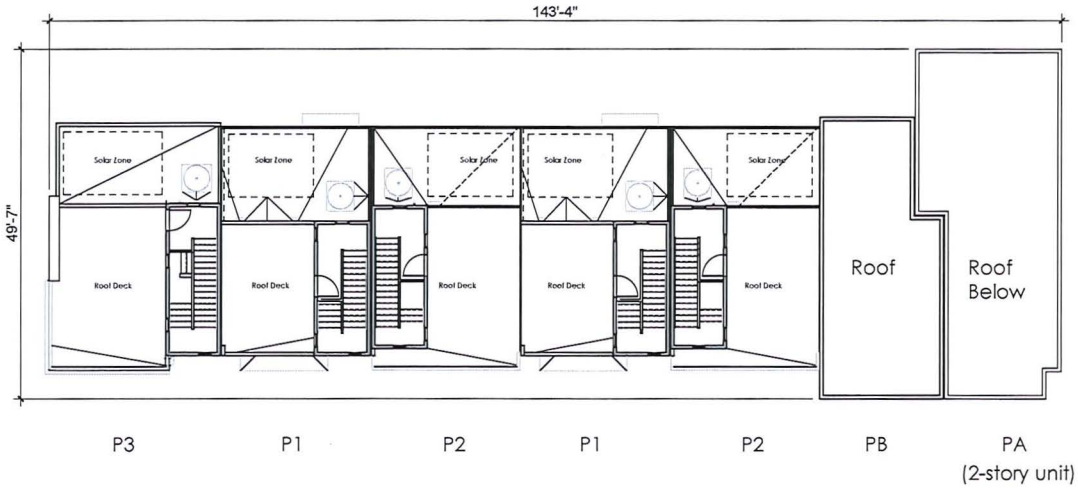
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

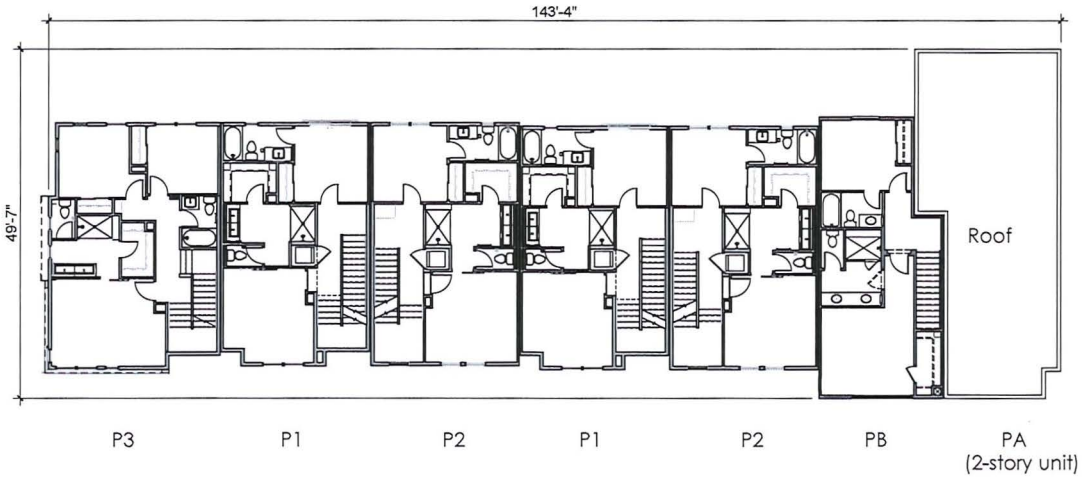
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Townhome Buildings 5-8 : Type C

A5.2



Roof



Third Floor

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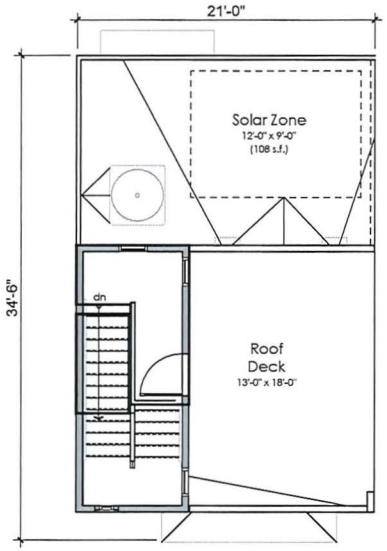
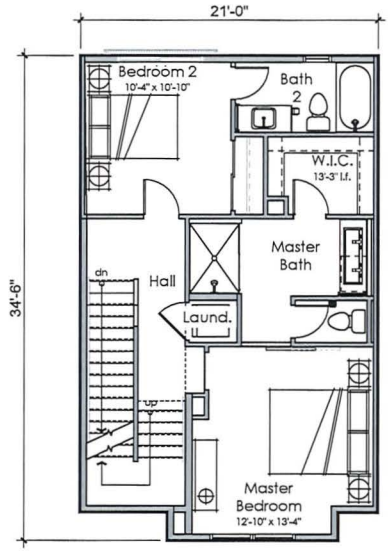
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Townhome Buildings 5 - 8 : Type C

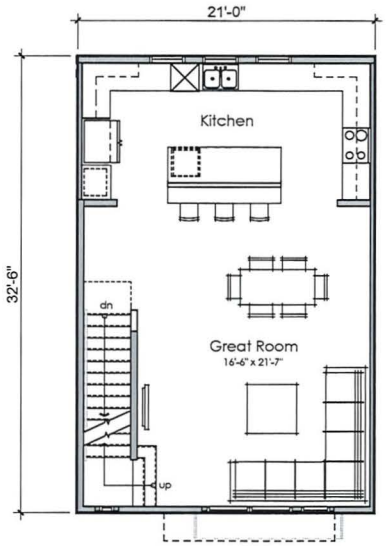
A5.3



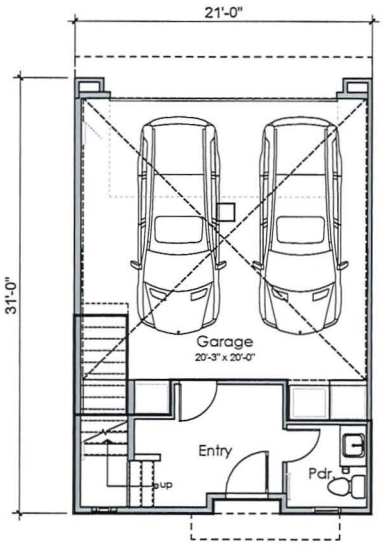
Roof



Third Floor



Second Floor



First Floor

P1
2 Bedroom
2.5 Baths
±1520 n.s.f.

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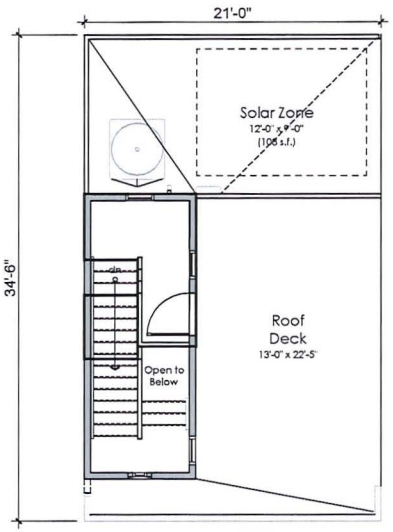
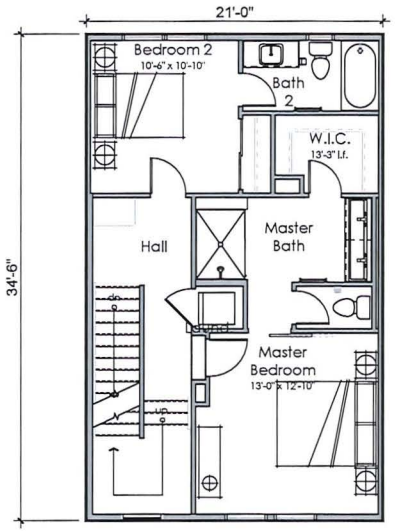
Scale: 1/4" = 1'-0"
0 2 4 8

Floor Plans
Townhome Buildings: 3 - 8 : Type B & C

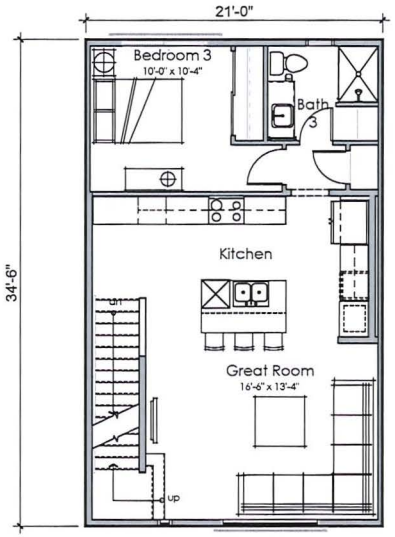
A5.4



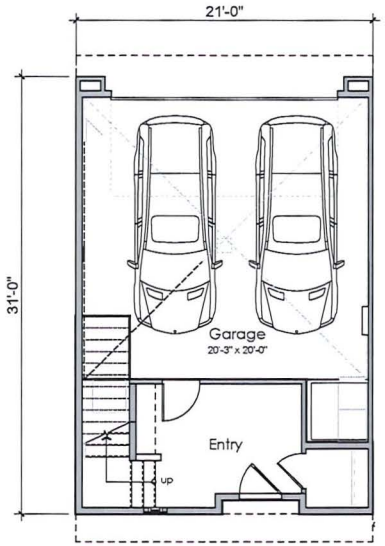
Roof



Third Floor



Second Floor



First Floor

P2
3 Bedroom
3 Baths
±1580 n.s.f.

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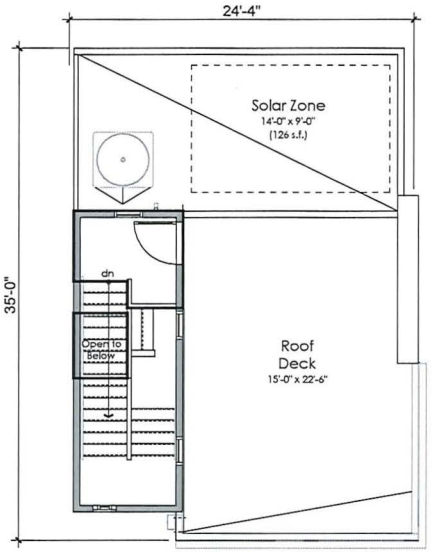
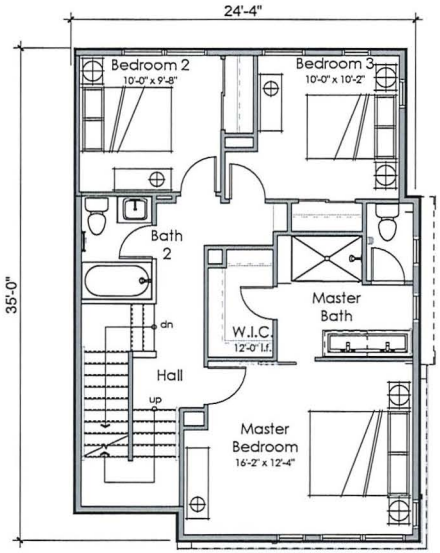
Scale 1/4" = 1'-0"
0 2 4 8

Unit Plans
Townhome Buildings: 3 - 8 : Type B & C

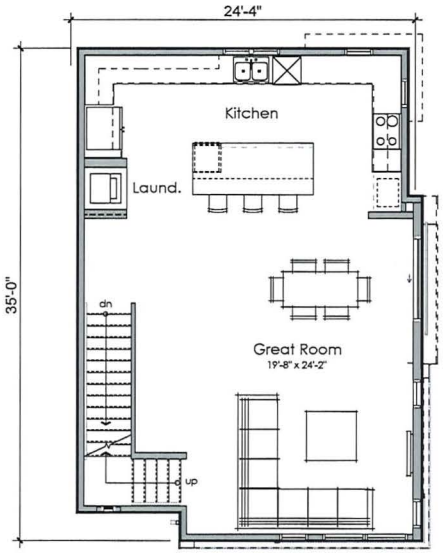
A5.5



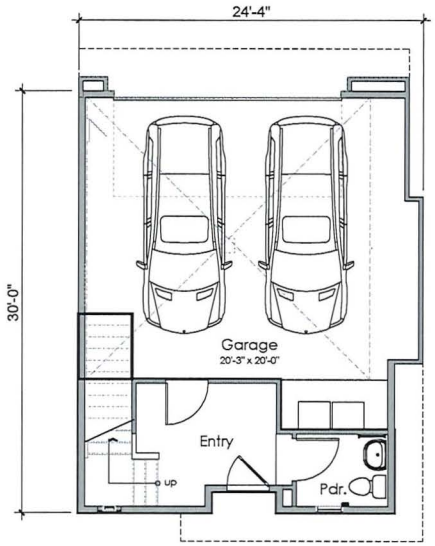
Roof



Third Floor



Second Floor



First Floor

P3
3 Bedroom
2.5 Baths
±1740 n.s.f.

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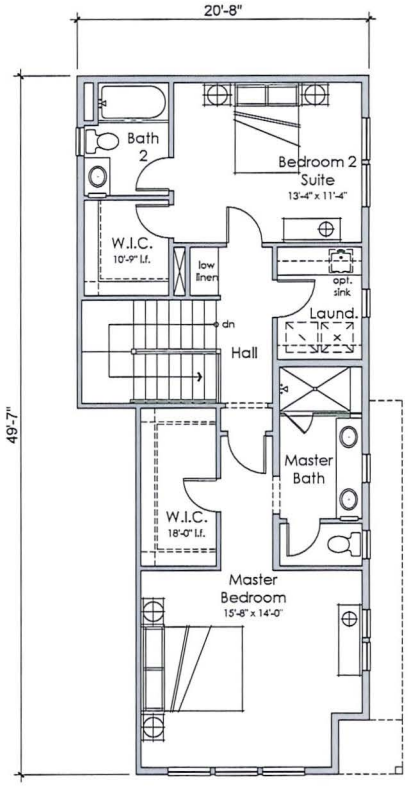
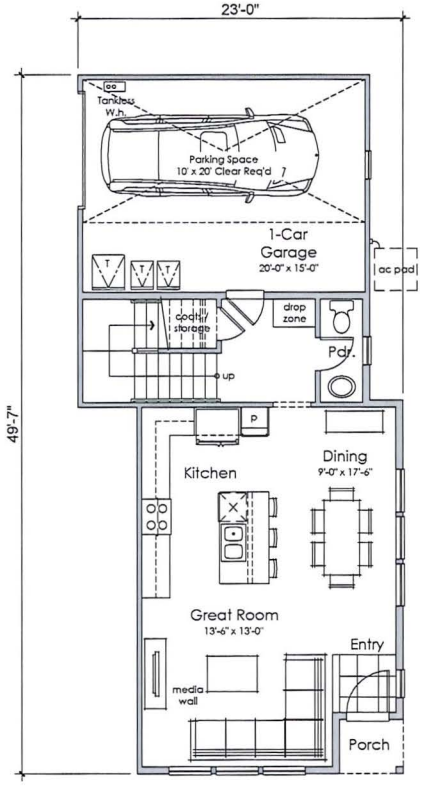
Scale: 1/4" = 1'-0"
0 2 4 8

Unit Plans
Townhome Buildings: 3 - 8 : Type B - C

A5.6



Second Floor



First Floor

PA
2 Bedroom
2.5 Baths
±1400 n.s.f.

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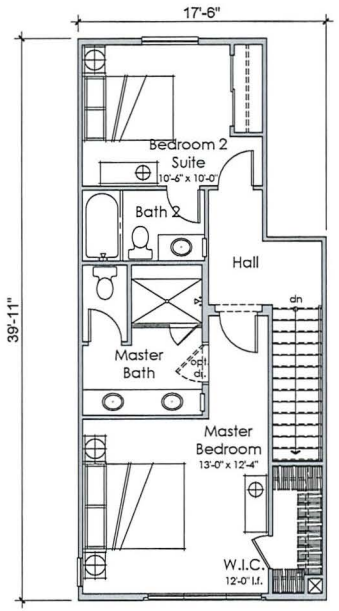
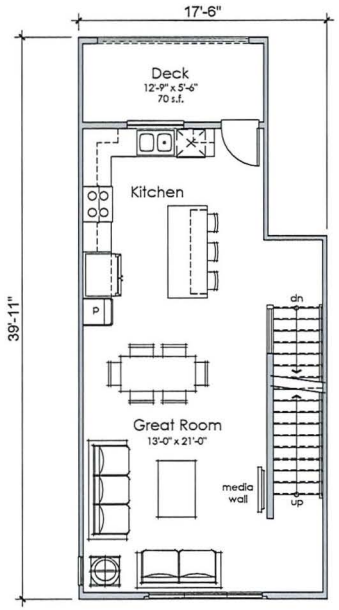
Scale: 1/4" = 1'-0"
0 2 4 8

Unit Plans
Townhome Buildings: 5 - 8 : Type C

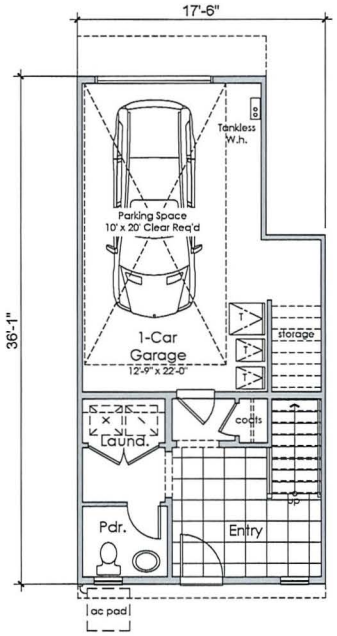
A5.7



Third Floor



Second Floor



First Floor

PB
2 Bedroom
2.5 Baths
±1320 n.s.f.

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SUBMITTAL #4
FEBRUARY 11, 2022

Scale: 1/4" = 1'-0"
0 2 4 8

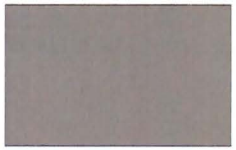
Floor Plans
Townhome Buildings: 5 - 8 : Type C

A5.8

1. Stucco

2. Stucco

3. Stucco



4. Stucco

5. Metal Railing

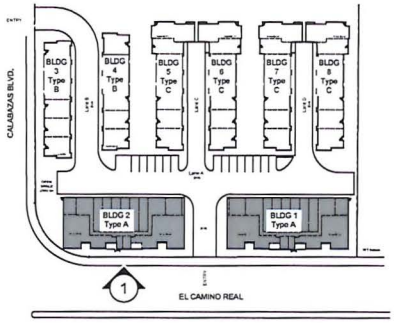
6. Composite Lap Siding

7. Vinyl Window

8. Stone Veneer Patio medium

9. Metal Railing

10. Metal Awning/ Trellis



Key Map n.t.s.

1. Type A - Front Elevation

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SUBMITTAL #4
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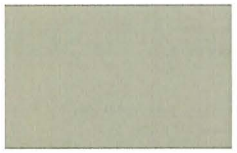
0 4 8 16

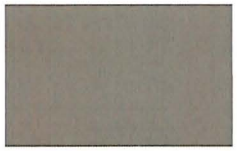
Colors and Materials Board
Buildings 1 + 2 : Type A

A6.0

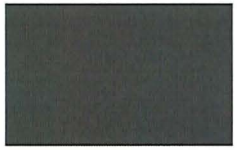
1. Stucco



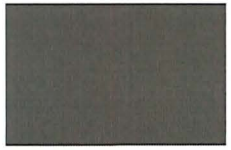
2. Stucco



3. Stucco



4. Stucco



5. Roof

6. Composite Lap Siding

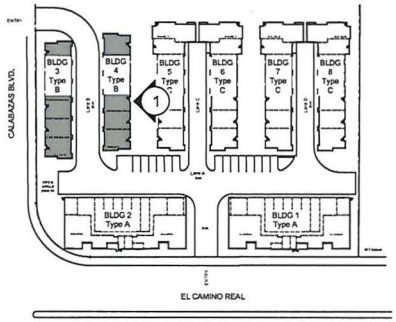
7. Vinyl Window

8. Metal Railing

9. Metal Trellis

10. Stone Veneer Patio Light

11. Stone Veneer Patio Medium



Key Map n.t.s.

1. Type B - Front Elevation

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SUBMITTAL #4
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0 4 8 16

Colors and Materials Board
Buildings 3 + 4 : Type B

A6.1

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F 415 433 5913

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SANTA CLARA CA # 2018-0345

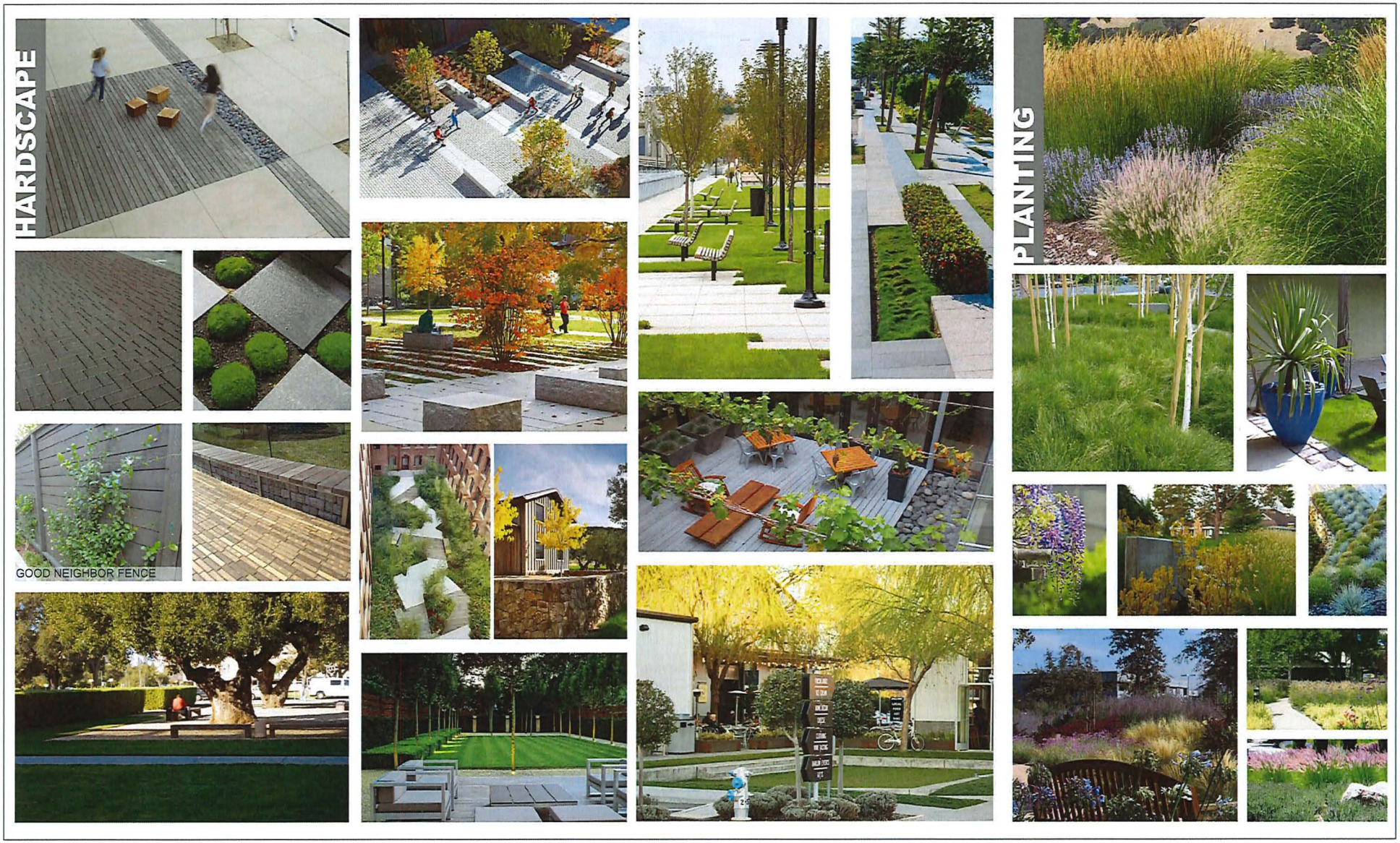
SUBMITTAL #4
FEBRUARY 11, 2022

N

Scale: 1/16" = 1'-0"
0 8 16 32

SCHEMATIC LANDSCAPE PLAN

L-1



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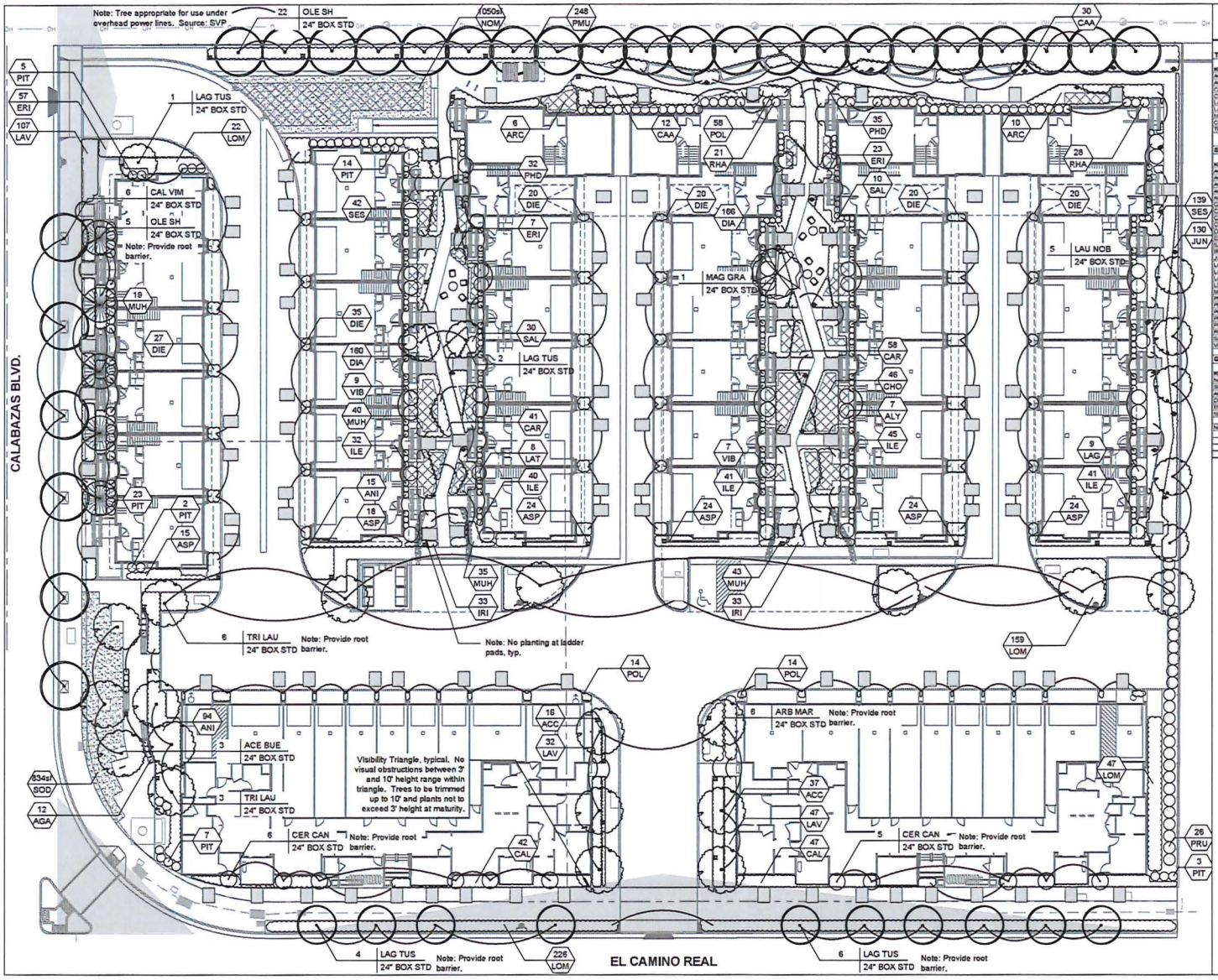
SCHEMATIC
LANDSCAPE IMAGERY

L-2



PRELIMINARY PLANT LIST

TREES

KEY	SIZE	BOTANIC NAME	COMMON NAME	CULTIVAR	COMMENTS	APPROX QTY	WUCOLS	MATURE HEIGHT	CA NATIVE
ACE BUE	See Plan	*Acer buergerianum*	Trident Maple		Standard	3	M	25'	
ARB MAR	See Plan	*Arbutus x*	Marina Strawberry Tree	'Marina'	15ft. High Branching	3	L	30'	Y
CAL VIM	See Plan	*Calistemon viminalis*	Bottlebrush		15ft. Street Tree	6	L	20'	
CER CAN	See Plan	*Cercis canadensis*	Eastern Redbud		15ft. High Branching	11	M	30'	
LAG TUS	See Plan	*Lagerstroemia x*	Crape Myrtle	'Tuscarora'	15ft. Street Tree	13	L	30'	
LAU NOB	See Plan	*Laurus nobilis*	Sweetbay / Bay Laurel	'Sweetbay'	15ft. High Branching	5	L	30'	Y
MAG GRA	See Plan	*Magnolia grandiflora*	Southern Magnolia	'Samuel Sommer'	5ft. High Branching	1	M	40'	
OLE SH	See Plan	*Olea e. (Fruitless)*	Fruitless Olive	'Swan Hill'	Standard	27	VL	20'	
TRI LAU	See Plan	*Tristania laurina*	Little Leaf Myrtle		Standard	6	M	20'	
					Total Proposed Trees	*81*			

SHRUBS / GRASSES

KEY	SIZE	BOTANIC NAME	COMMON NAME	CULTIVAR	COMMENTS/ SPACING	APPROX QTY	WUCOLS	CS* PLANT	CA NATIVE
ACC	5 gallon	*Acacia cognata*	Dwarf acacia	'Cousin It'	30" o.c.	42	L		
AGA	5 gallon	*Agave attenuata*	Foxtail agave	'Blue Flame'	Per Plan	15	L		
ALY	10 gallon	*Aeonium hungtii*	Blue Infinity	'Mood Indigo'	30" o.c.	7	L		
ARB	5 gallon	*Arbutus unedo*	Madrone	'Bush Form'	30" o.c.	109	L		
ARP	5 gallon	*Arctostaphylos pajaroensis*	Manzanita	'Warty'	30" o.c.	138	M		
CHA	5 gallon	*Ceanothus cuneatus*	Buck Brush		30" o.c.	39	M		Y
CAL	5 gallon	*Calliandra vinnata*	Dwarf Calliandra	'Little John'	30" o.c.	120	L		
CAR	5 gallon	*Carex tumulicola*	Berkeley Sedge		24" o.c.	88	L	Y	Y
CHO	5 gallon	*Chondrolepis tectorum*	Cape Rush		36" o.c.	46	L	Y	
DIE	5 gallon	*Dietes bicolor*	Dwarf Fortnight Lily	'Orange Drop'	30" o.c.	142	L		
EUC	15 gallon	*Eucalyptus cvs*	Eucalyptus	'Megalista'	30" o.c.	11	M		
ILE	5 gallon	*Ilex vomitoria*	Dwarf Yaupon Holly	'Nana'	24" o.c.	203	L		
IRI	5 gallon	*Iris douglasiana*	Douglas Iris		30" o.c.	66	L	Y	
JUN	5 gallon	*Juncus patens*	California Rush	'Elk Grove'	24" o.c.	130	L	Y	Y
LAG	15 gallon	*Lagerstroemia indica*	Red Dwarf Crape Myrtle	'Monet'	30" o.c.	9	L		
LAV	5 gallon	*Lavandula x intermedia*	White Lavender	'Alba'	30" o.c.	158	L		
LAT	15 gallon	*Lavatera thuringiaca*	Tree Mallow	'Red Rum'	30" o.c.	8	M	Y	
LOM	5 gallon	*Lomandra longifolia*	Dwarf Mat Rush	'Breeze'	30" o.c.	454	L		
MUH	5 gallon	*Muhlenbergia capillaris*	Deer Grass		30" o.c.	137	L	Y	Y
PHO	5 gallon	*Phormium*	New Zealand Flax	'Duet'	24" o.c.	72	L		
PIT	15 gallon	*Pittosporum tobira*	Mock orange	'Variegata'	48" o.c.	40	L		
PRU	5 gallon	*Prunus fruticosa*	Sweet Pea Shrub	'Vestal Butterfly'	30" o.c.	60	M		
PSU	5 gallon	*Polystichum munitum*	Sword Fern		30" o.c.	248	M		Y
PRU	15 gallon	*Prunus laurocerasus*	Cherry Laurel		48" o.c.	14	L		
RHA	15 gallon	*Rhamnus californica*	California Coffee Bush	'Mound San Bruno'	30" o.c.	72	L	Y	Y
SAL	15 gallon	*Salvia clevelandii*	Cleveland Sage	'Allen Chickering'	30" o.c.	46	L	Y	Y
VIB	15 gallon	*Viburnum davidii*	Green Viburnum	'Chenzo'	36" o.c.	16	M	Y	

GROUNDCOVERS

KEY	SIZE	BOTANIC NAME	COMMON NAME	CULTIVAR	COMMENTS/ SPACING	APPROX QTY	WUCOLS	CS* PLANT	CA NATIVE
NOM	Sod	*Bouteloua tral Blanit*	'No-mow' Fescue		Delta Bluegrass	1050 sf	L	Y	Y
SOD	Sod	*Sulevo Plus Fescue*			Delta Bluegrass	850 sf	M		
ARC	1 gallon	*Arctostaphylos uva-ursi*	Common Kinnikinnick	'Massachusetts'	48" o.c.	94	L	Y	Y
CA	5 gallon	*Clarkia rhomboidea*	Pink Lily	'Baby Blue'	18" o.c.	326	M		
ERI	1 gallon	*Erigeron cvs*	Vitacine Rotkehlch Daisy	'Vitacine Rotkehlch'	24" o.c.	87	M		Y
SES	1 gallon	*Sesleria autumnalis*	Autumn Moor Grass		24" o.c.	181	M		

NOTES:

WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition

Plants to be suitable for Western Climate Sunset Zone 15/17

CS* Plant denotes plants used for stormwater treatment measures, based on Appendix C of the SCVURPPP C.3 Stormwater Handbook, S.C.C.

Street Trees per City Arborist Approved Residential Street Tree List, 2013

Planting Notes:

- 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.
- Landscaping should follow the National Institute of Crime Prevention standards. Shrubs not to exceed 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.
- Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

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BVG Bayview Development Group

3155 EL CAMINO
SANTA CLARA CA # 2018-0345

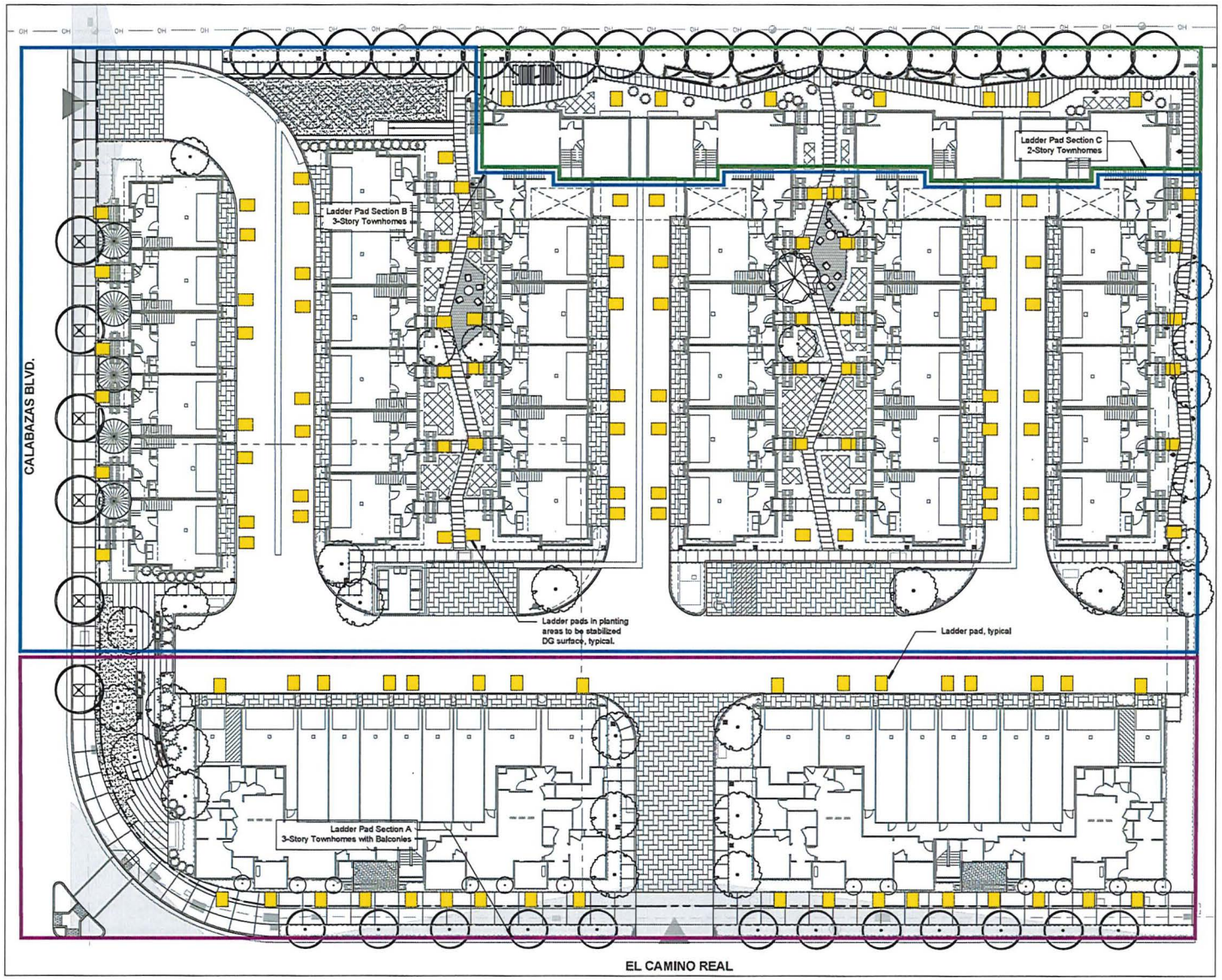
SUBMITTAL #5
MARCH 31, 2022

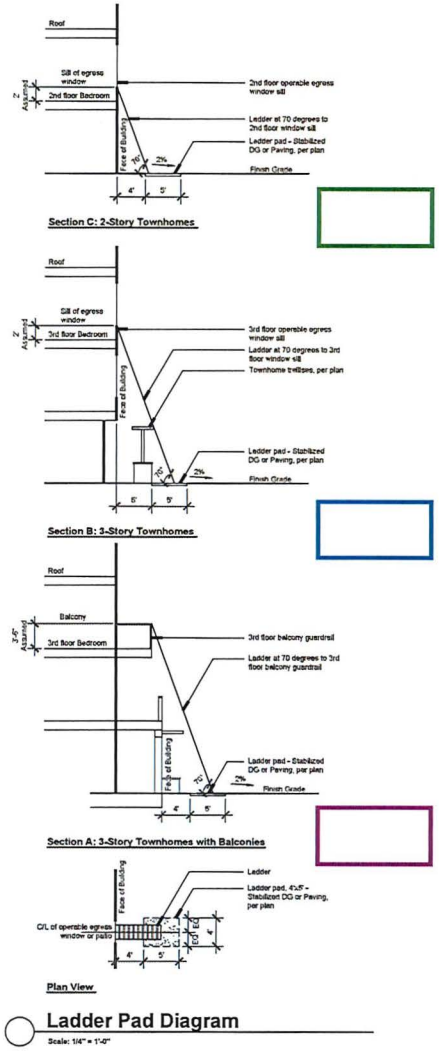
N

Scale: 1/16" = 1'-0"
0 8 16 32

SCHEMATIC PLANTING PLAN

L-3





Ladder Pad Diagram

Scale: 1/4" = 1'-0"

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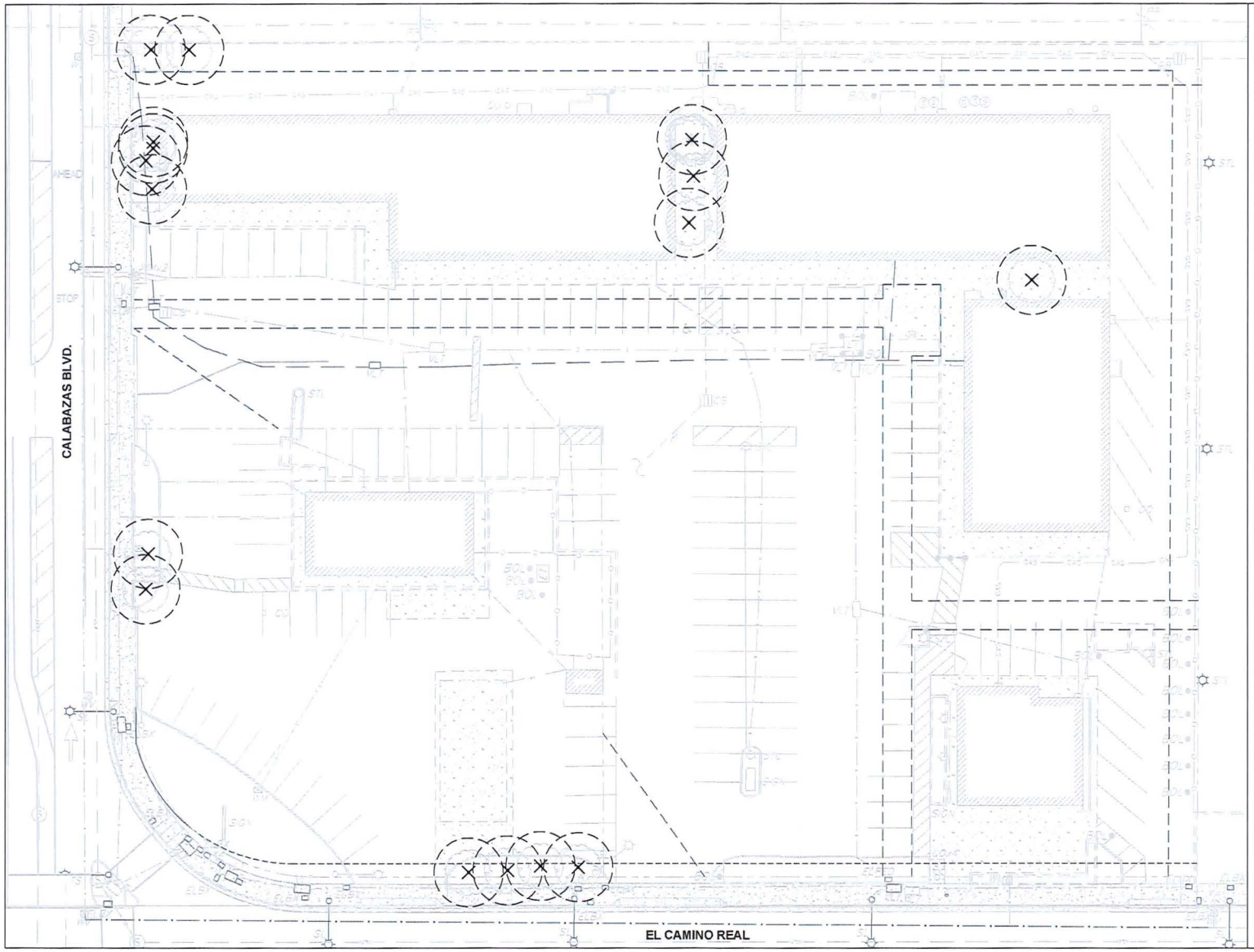
3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

Scale: 1/16" = 1'-0"
0 8 16 32

LADDER PAD EXHIBIT

L-4



TREE DISPOSITION LEGEND

Key	Description	Qty
	Total Existing Trees On Site	16
×	Existing Trees to be Removed	16
	Existing Trees to Remain	0
	Total Proposed Trees, 24" box min. (Note: Refer to Plant List, sheet L-3)	81

Note: No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture). Refer to sheet L5.1 for City Arborist Specifications.

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SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

N

Scale: 1/16" = 1'-0"
0 8 16 32

TREE DISPOSITION PLAN

L-5

CITY OF SANTA CLARA
ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).

2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.

3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.

4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.

5. When roots 2" or larger are required to be cut, shovel by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.

6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.

7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.

8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

CITY OF SANTA CLARA
ARBORIST NOTES

9. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state "warning – tree protection zone this fence shall not be removed without approval from the city arborist/project arborist". Fences shall be 6-foot tall chain link or

equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.

10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.

11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.

12. Grading should not create drainage problems for trees by channeling water into them, or creating sunken areas.

13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.

14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.

15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the

CITY OF SANTA CLARA
ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.

16. Place 4"-5" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.

17. Bore pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5" DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4½ feet is:	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently

CITY OF SANTA CLARA
ARBORIST NOTES

disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects

7 inches	$ 2,400
8 inches	$ 3,400
9 inches	$ 4,400
10 inches	$ 5,200
11 inches	$ 6,200
12 inches	$ 7,200
13 inches	$ 8,200
14 inches	$ 9,200
15 inches	$ 10,000
16 inches	$ 11,000
17 inches	$ 12,000
18 inches and over: Add for each caliper inch	$ 1,200

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3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

N

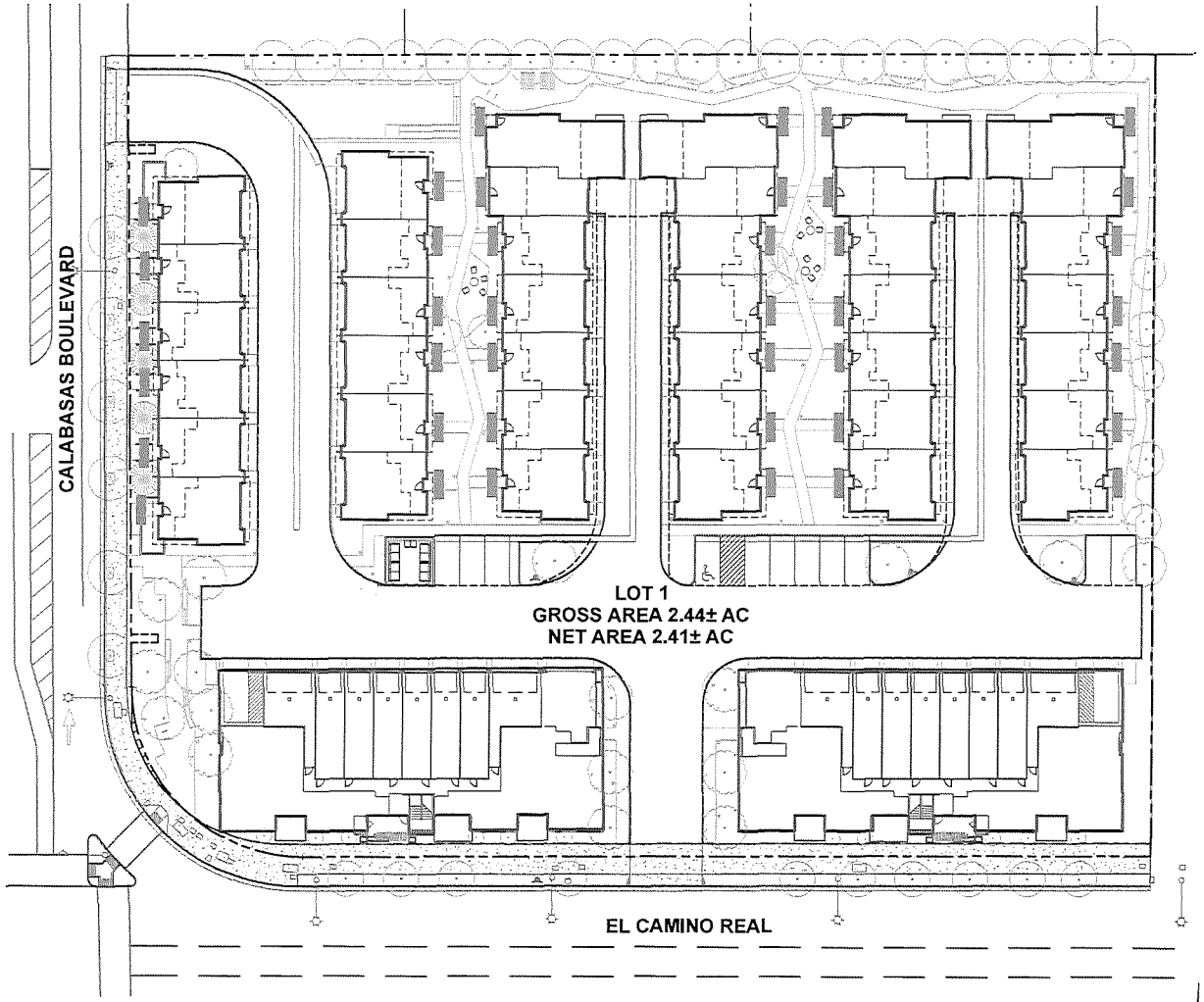
Scale: 1/16" = 1'-0"
0 8 16 32

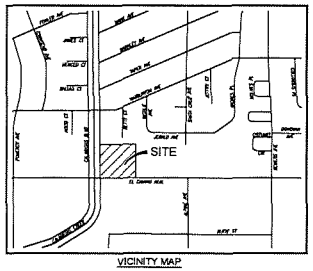
TREE DISPOSITION PLAN

L-5.1

3155 EL CAMINO REAL

SANTA CLARA, CALIFORNIA





VICINITY MAP
NTS

ABBREVIATION:

ANGPT	Angle Point
ARV	Air Release Valve
ASB	Aggregate Subbase
BC	Begin Curve
BO	Blowoff Valve
B/W	Back Of Walk
C&G	Curb & Gutter
CL	Centerline
CR	Curb Ramp
DIP	Ductile Iron Pipe
DW	Centerline Of Driveway
EASE	Easement
EP	Edge Of Pavement
ER	End Of Return
FG	Finish Grade
FH	Fire Hydrant
FL	Flow Line
FS	Fire Service
F/W	Front Of Walk
GB	Grade Break
HP	High Point
INV	Invert
LAT	Lateral
LP	Low Point
Lt, Rt	Left, Right
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RW, R/W	Right Of Way
SS	Sanitary Sewer
SSCO	Sanitary Sewer Clean Out
SDDI	Storm Drain Drop Inlet
SDMH	Storm Drain Manhole
SSMH	Sanitary Sewer Manhole
SSLat	Sanitary Sewer Lateral
SW	Sidewalk
TC	Top Of Curb
TDC	Top Of Depressed Curb
TRC	Top Of Rolled Curb
TVC	Top Of Vertical Curb
VCP	Vitrified Clay Pipe
WLE	Water Line Easement
WM	Water Meter
WS	Water Service
WV	Water Valve
XING	Crossing

LEGEND:

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD HOODED INLET	LARGE (3'X3')	LARGE
CITY SURVEY MONUMENT		
FIRE HYDRANTS		
ELECTROLIER		
ELECTROLIER (REMOVED/RELOCATED)		
PULL BOX		
P G & E SERVICE POINT		
SANITARY SEWER		
STORM SEWER		
WATER		
GAS		
ELECTRIC CONDUIT		
JOINT TRENCH		
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
HANDICAP RAMP		
NEW AC PAVEMENT		
KEY TO CHANGES		
STREET TREES		
WATER METER		

SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & PRELIMINARY REMOVAL PLAN
C3.0	GRADING & DRAINAGE
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL NOTES & DETAILS
C4.2	MEDIA FILTER NOTES
C5.0	UTILITY PLAN
C5.1	COMPOSITE TREE PLAN
C6.0	SECTIONS & DETAILS
C7.0	FIRE PROTECTION PLAN

SITE ADDRESS:

3155 EL CAMINO REAL
SANTA CLARA, CALIFORNIA

BASIS OF BEARINGS:

THE BEARING, N 89°58'33" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 3, 1957, IN BOOK 76 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

VERTICAL DATUM IS BASED UPON SCVWD BENCHMARK K31:
A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVD88)

FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, EFFECTIVE DATE: AUGUST 10, 2021.

SAID ZONE X IS DEFINED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM AERIAL AND GROUND SURVEYS COMPLETED ON SEPTEMBER 6, 2020, SEPTEMBER 8, 2020 AND SEPTEMBER 28, 2020. NO ATTEMPT HAS BEEN MADE BY SURVEYOR TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

N

0 10' 20' 40'
SCALE: 1" = 20'

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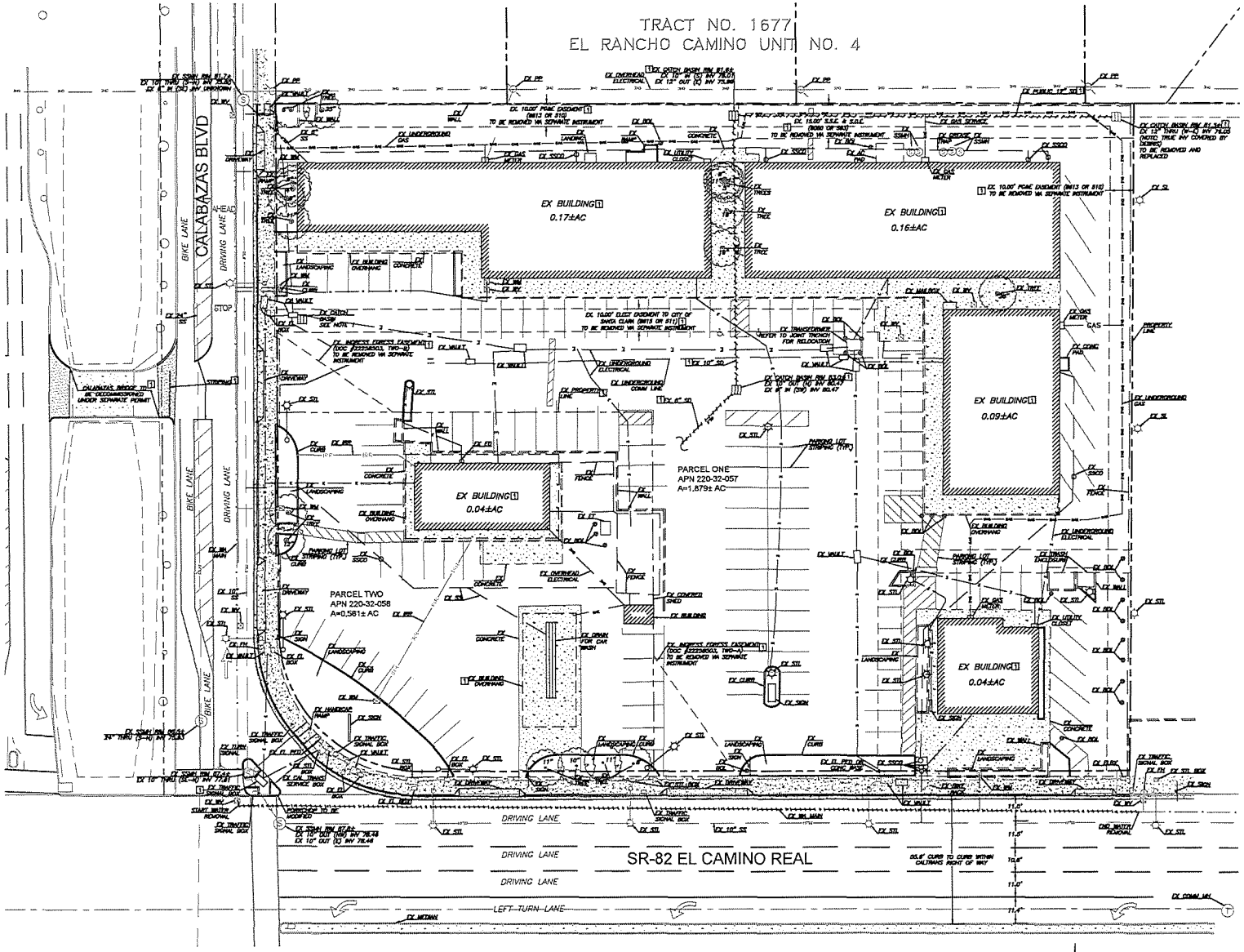
3155 EL CAMINO
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022

TITLE SHEET

C1.0



BASIS OF BEARINGS:

THE BEARING N 88°58'55" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1957, IN BOOK 75 OF MAPS, PAGE 32, S.C.C.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

VERTICAL DATUM IS BASED UPON SCVWD BENCHMARK #31: A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 88.83 FEET (NAVD88)

GENERAL NOTES:

1. STORM DRAIN INLET LATERAL UNVERIFIED BY SURVEY. TO BE REMOVED ONSITE AND CUT & CAPPED AT PROPERTY LINE PER CITY OF SANTA CLARA STANDARD DETAILS
2. UTILITIES SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.

LEGEND

- 1 — TO BE REMOVED
- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- TREE
- TO BE REMOVED

CONSTRUCTION SOLID WASTE MANAGEMENT NOTES

1. ALL CONSTRUCTION AND DEMOLITION (C&D) PROJECTS OVER 5,000 SQUARE FEET SHALL TRACK AND DIVERT A MINIMUM OF 65% OF THE DEBRIS CREATED DURING THE PROJECT. DIVERSION IS ACHIEVED THROUGH RECYCLING OR REUSE. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR THE PROPER MANAGEMENT OF THE C&D DEBRIS ON THE PROJECT SITE. THIS MAY INCLUDE SEPARATING RECYCLABLE MATERIALS FROM NONRECYCLABLE MATERIALS BEFORE HAULING TO A RECYCLING OR DISPOSAL FACILITY IN ORDER TO ACHIEVE 65% DIVERSION.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL CREATE A CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) AND OBTAIN A PROJECT TRACKING NUMBER USING SANTACLARA.WASTETRACKING.COM, HOSTED BY GREENHALLO. ALL MISSION TRAILS WASTE SYSTEMS HIRED DEBRIS BOXES SHALL BE TAKEN TO ZANKER LANDFILL FOR PROCESSING. ALL OTHER C&D WASTE SHALL BE TAKEN TO A CITY-AUTHORIZED WASTE DIVERSION FACILITY. FOR A CURRENT LIST OF THESE CITY-AUTHORIZED WASTE FACILITIES VISIT SANTACLARACA.GOV/CD.
3. THROUGHOUT THE PROJECT UPLOAD ALL WEIGHT TICKETS FOR DEBRIS GOING TO SALVAGE, RECYCLING AND DISPOSAL FACILITIES INTO THE ONLINE WASTE TRACKING SYSTEM. WEIGHT TICKETS MUST STATE THE PROJECT ADDRESS AND THE MATERIAL TYPE. ON THE TICKETS MUST MATCH WHAT IS ENTERED INTO THE SYSTEM. FAILURE TO OBTAIN AND TRACK WASTE DIVERSION WILL AFFECT THE PROJECT'S DIVERSION RATE AND MAY RESULT IN PENALTIES.
4. AT A MINIMUM OF TWO WEEKS PRIOR TO FINAL BUILDING INSPECTION, UPLOAD ALL WEIGHT TICKETS AND SUBMIT THE CWMP REPORT ONLINE FOR FINAL REVIEW. EVIDENCE OF FINAL APPROVAL IS REQUIRED WHEN REQUESTING THE FINAL INSPECTION.
5. PROJECTS THAT FAIL TO ACHIEVE THE 65% DIVERSION RATE ARE SUBJECT TO A FINE EQUAL TO THE DIVERSION SHORTFALL MULTIPLIED BY THE SQUARE FOOTAGE OF THE PROJECT, MULTIPLIED BY $1. FINE SHALL BE PAID PRIOR TO THE PROJECT CLOSEOUT.
6. MISSION TRAIL WASTE SYSTEMS HAS THE EXCLUSIVE RIGHTS TO PROVIDE ALL HIRED DEBRIS BOX SERVICES IN ALL AREAS OTHER THAN THOSE ZONED AS INDUSTRIAL. NO OTHER HAULER SHALL BE HIRED TO PLACE DEBRIS BOXES WITHIN THOSE ZONES. DEBRIS BOXES MAY BE ORDERED BY CONTACTING MISSION TRAIL WASTE SYSTEMS AT 408-727-2345. A CITY ENCROACHMENT PERMIT IS REQUIRED PRIOR TO THE PLACEMENT OF ANY DEBRIS BOX ON A CITY STREET.
7. FOR AREAS ZONED INDUSTRIAL, IT IS PERMISSIBLE TO HIRE A DEBRIS BOX COMPANY FROM THE CITY OF SANTA CLARA'S APPROVED NON-EXCLUSIVE FRANCHISE HAULER LIST. FOR A CURRENT LIST OF APPROVED NON-EXCLUSIVE FRANCHISE HAULERS VISIT SANTACLARACA.GOV/CD.
8. THE USE OF ANY OTHER HAULING SERVICE OUTSIDE OF THOSE LISTED ABOVE REQUIRES ADVANCED APPROVAL BY THE CITY OF SANTA CLARA – ENVIRONMENTAL PROGRAMS STAFF. FOR INQUIRIES CALL 408-615-3080 OR EMAIL ENVIRONMENTALPROGRAMS@SANTACLARACA.GOV.
9. FAILURE TO ABIDE BY THESE DEBRIS BOX/HAULING REQUIREMENTS IS A VIOLATION OF SANTA CLARA CITY CODE 8.25.200 AND IS SUBJECT TO A $1000 FINE.

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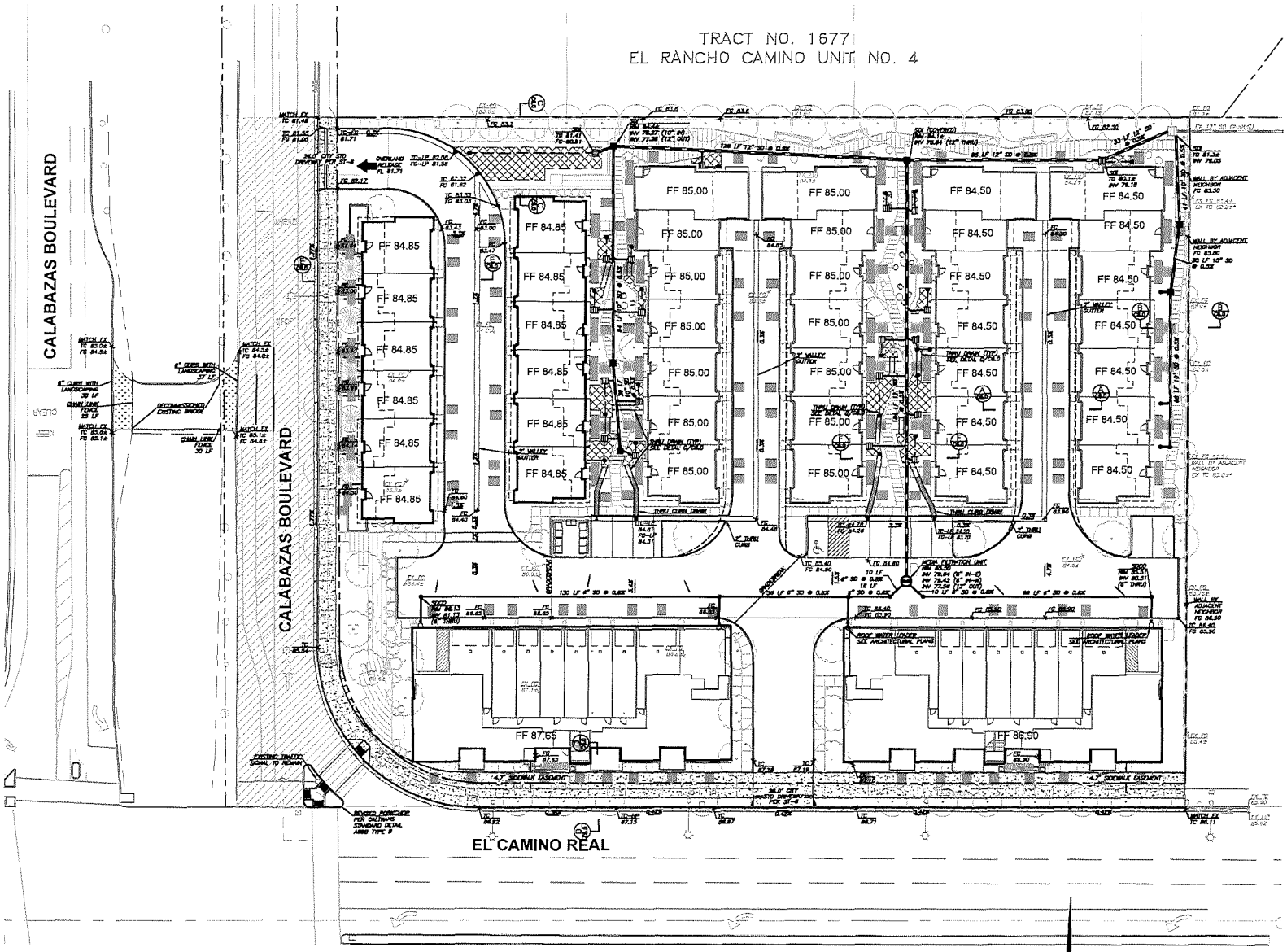
3155 EL CAMINO
SANTA CLARA CA #2018-0345

Submittal #4
02/11/2022

N
0 10' 20' 40'
SCALE: 1" = 20'

EXISTING CONDITIONS & PRELIMINARY REMOVAL PLAN

C2.0



GENERAL GRADING & DRAINAGE NOTES:

1. ALL ON-SITE STRUCT DRAIN PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE SPECIFIED
2. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP PER CITY OF SUNNYVALE STANDARD DETAIL.
3. ALL INLETS TO BE INSTALLED PER CITY STANDARD DETAIL.

LEGEND

SLURRY SEAL STRIPING TO REPLACED TO PRE-IMPROVEMENT CONDITION

NEW PLANTING

N

SCALE 1" = 20'

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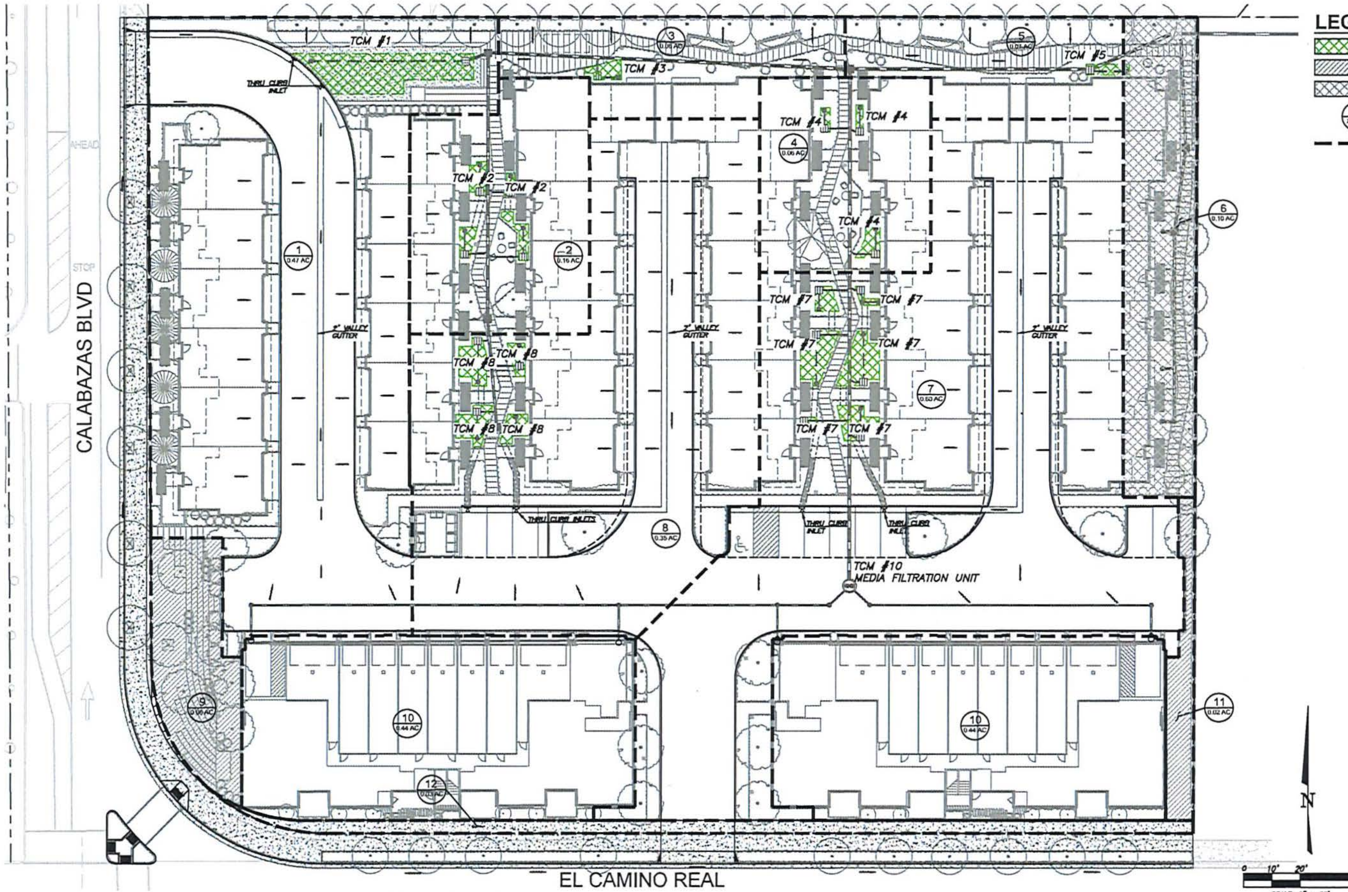
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022

GRADING & DRAINAGE PLAN

C3.0

SHEET 3 OF 10

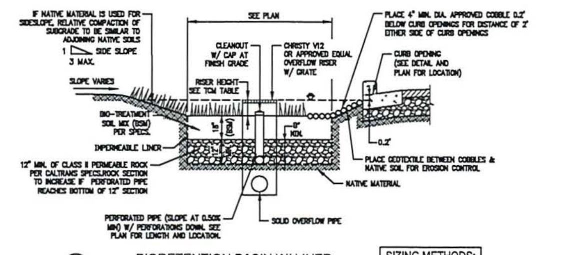


LEGEND

- BIOTREATMENT AREAS
- SELF TREATING AREAS
- SELF RETAINING AREAS
- X / X.X AC — DRAINAGE MANAGEMENT AREA (DMA) / AREA (AC)
- DRAINAGE AREA BOUNDARY LINE

NOTES

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
3. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
4. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.
5. PROJECT FALLS WITHIN SPECIAL PROJECT CATEGORY "C" STATUS GRANTING AT LEAST 35% OF SITE'S IMPERVIOUS AREA MAY BE TREATED THROUGH MEDIA FILTRATION. CURRENTLY 18.25% OF IMPERVIOUS AREA TREATED THROUGH MEDIA FILTRATION.
6. STORM DRAIN INLETS TO INCLUDE "NO DUMPING – FLOWS TO BAY" STENCILED IN 3" WHITE LETTERING PER CITY OF SANTA CLARA STANDARDS.
7. PERFORATED PIPE SHALL BE PVC SDR 35 WITH PERFORATIONS FACED DOWN UNLESS OTHERWISE NOTED.



1 BIORETENTION BASIN W/ LINER
SCALE: N.T.S.

SIZING METHODS:
4% METHOD &
FLOW COMBO

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TREATMENT CONTROL MEASURE SUMMARY TABLE

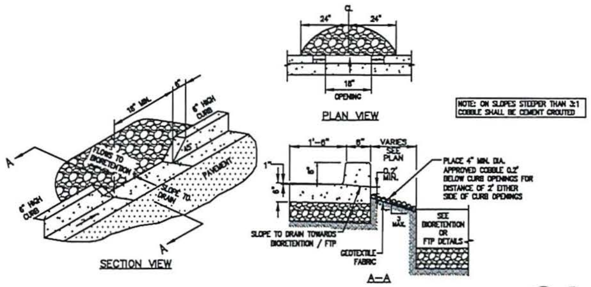
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	20,538	17,404	0	3,132	19.60%	696	697	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	6,873	5,023	0	1,850	6.66%	201	202	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,526	1,580	0	1,946	3.37%	63	63	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	4,168	3,188	0	980	3.98%	126	132	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,121	1,432	0	1,689	2.98%	57	60	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
6	6	Onsite	Self-retaining areas	LID	2C. Flow: 4% Method **	4,411	2,473	0	1,938	4.21%	0	0	3	0.25	0.25	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	25,690	21,999	0	3,691	24.52%	628	628	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	15,198	13,906	0	1,292	14.51%	394	399	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
9	9	Onsite	Self-retaining areas	LID	N/A	2,320	0	0	2,320	2.21%	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
10	10	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: 4% Method **	17,990	15,937	0	2,053	17.17%	0	0	N/A	N/A	N/A	2	2	PhosphoSorb	18	N/A	N/A	
11	11	Onsite	Self-treating areas	LID	2C. Flow: 4% Method **	841	0	0	841	0.80%	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
12	12	Offsite	Roadway Project ***	N/A	2C. Flow: 4% Method **	856	0	0	856	-	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
					Totals:	104,774	82,942	0	21,832	100.00%												

Footnotes

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the Flow-Volume combination method.
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



CURB OPENING
SCALE: N.T.S.

JMH WEISS, INC.
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3155 EL CAMINO
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022

C4.0

STORMWATER CONTROL PLAN **SHEET 4 OF 10**

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

JMH Weiss Project Number: #5213
Project Name: 3155 El Camino Real
Date: 02/11/2022
Project Address: 3155 El Camino Real

J M H Weiss

Existing Flow Hydrology (10 Year)		Proposed Flow Hydrology (10 Year)	
Existing Pervious Area=	3,193	Proposed Pervious Area=	20,849
Existing Impervious Area =	101,581	Proposed Impervious Area=	83,925
C Value=	0.883	C Value=	0.791
Intensity (inch/hour)**=	1.85	Intensity (inch/hour)**=	1.85
Acreage=	2.41	Acreage=	2.41
Existing Q (cfs)=	3.93	Proposed Q (cfs)=	3.52

Existing to Proposed Flow Differential (CFS)= -0.41
Existing to Proposed Flow Reduction %= 10.49%

Existing Flow Hydrology (100 Year)		Proposed Flow Hydrology (100 Year)	
Existing Pervious Area=	3,193	Proposed Pervious Area=	20,849
Existing Impervious Area =	101,581	Proposed Impervious Area=	83,925
C Value=	0.883	C Value=	0.791
Intensity (inch/hour)**=	2.5	Intensity (inch/hour)**=	2.5
Acreage=	2.41	Acreage=	2.41
Existing Q (cfs)=	5.31	Proposed Q (cfs)=	4.75

Existing to Proposed Flow Differential (CFS)= -0.56
Existing to Proposed Flow Reduction %= 10.49%
*"C Value" weighted average counting pervious areas as C=0.10 & impervious at C=0.90
**Intensity based of City of San Jose rain gauge with a 10 minute concentration time.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
3155 EL CAMINO
SANTA CLARA, CA 95051

I.B. PROPERTY OWNER:
OAK INVESTMENT GROUP

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
CALEB CATER

II.B. PHONE NUMBER OF CONTACT:
(650)—387—6280

II.C. EMAIL:
CALEBCATER@BAYVIEWDG.COM

II.D. ADDRESS:
80 S MARKET ST. SAN JOSE, CA 95113

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: 7

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	21,999	1.0	21,999
2-3	Pervious service	3,691	0.1	369
	Total DMA Area (square feet) =	25,690		

2-4 Total Effective Impervious Area (EIA) 22,368 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: 0.56 Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 Adjusted unit basin storage volume: 0.56 Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 Required Capture Volume (in cubic feet): 1,051 Cubic feet
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity 0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1 2.82 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface 895 Square feet
5-2 Area 25% smaller than item 5-1 671 Square feet
5-3 Volume of treated runoff for area in Item 5-2 788 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 263 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2 0.4 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from ft to inches 4.7 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2 628 Sq.ft. (enter larger area if you need less ponding depth, smaller for more depth.)
7-2 Volume of treated runoff for area in Item 7-1 738 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3 313 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1 0.50 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches 5.99 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* 628 Square feet (Either Item 5-2 or final amount in Item 7-1)
*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: 8

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	13,906	1.0	13,906
2-3	Pervious service	1,292	0.1	129
	Total DMA Area (square feet) =	15,198		

2-4 Total Effective Impervious Area (EIA) 14,035 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Applicable Rain Gauge	Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: 0.56 Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 Adjusted unit basin storage volume: 0.56 Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 Required Capture Volume (in cubic feet): 660 Cubic feet
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity 0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1 2.82 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface 561 Square feet
5-2 Area 25% smaller than item 5-1 421 Square feet
5-3 Volume of treated runoff for area in Item 5-2 495 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 165 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2 0.4 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from ft to inches 4.7 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2 394 Sq.ft. (enter larger area if you need less ponding depth, smaller for more depth.)
7-2 Volume of treated runoff for area in Item 7-1 463 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3 197 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1 0.50 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from feet to inches 5.99 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment* 394 Square feet (Either Item 5-2 or final amount in Item 7-1)
*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

2. Project Size

a. Total Site Area: _____ acre	b. Total Site Area Disturbed: _____ acre (including clearing, grading, or excavating)				
Impervious Area[1] (IA)	Pre-project (Existing) IA (ft²)	Existing IA Retained As-is (ft²) (x)	Existing IA Replaced with IA (ft²) (y)	New IA Created (ft²) (z)	Total Post-Project IA (ft²) (x+y+z)
Roof	30,474		17,418	7,465	24,883
Surface Parking	28,949		1,107	187	1,294
Sidewalks, streets, etc.	50,158		34,059	22,706	56,765
c. Total Impervious Area	101,581	0	52,584	30,358	82,942
d. Total new and replaced impervious area			82,942		
Pervious Area (PA)	Pre-project (Existing) PA (ft²)				Total Post-Project PA (ft²)
Landscaping[2]	3,193				21,832
Pervious Paving					
Other (e.g. Green Roof)					
e. Total Pervious Area	3,193				21,832
f. Total Area (IA+PA)	104,774				104,774
g. Percent Replacement of IA in Redevelopment Projects (Total Existing IA Replaced with IA ÷ Total Existing IA) x 100% =					51.77 %

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?
- ☑ Yes, applicant must obtain coverage under the State Construction General Permit (see www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml for details).
- ☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and stand-alone uncovered parking?
- ☑ Yes, C.3. source control, site design and treatment requirements apply
- ☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.g. equal to 50% or more?
- ☑ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire site
- ☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?
- ☐ Yes (continue) ☑ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.scvurppp-w2k.com/hmp_maps.htm)
- ☐ Yes, the project must implement HM requirements
- ☑ No, the project is exempt from HM requirements

[1] The "new" and "replaced" IA are based on the total area of the site and not specific locations on site. "Retained" means to leave existing IA in place. "Replaced" means to reconstruct IA where existing IA is removed. "New" IA is the quantity of IA that exceeds "Existing" IA at the site.
[2] Include bioretention and infiltration areas in landscaping.

6. Selection of Specific Stormwater Control Measures:

Site Design Measures
- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☑ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☑ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☐ Cluster structures/ pavement
- ☐ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Pervious pavement
- ☐ Green roof
- ☐ Other self-treating[3] area (e.g., landscaped areas)
- ☑ Self-retaining[3] area
- ☐ Interceptor trees[3]
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)[4]
- ☐ Preserved open space: _____ ac. or sq. ft. (circle one)
- ☐ Protected riparian and wetland areas/buffers (Setback from top of bank: _____ ft.)
- ☐ Other _____

Source Control Measures
- ☐ Wash area/racks, drain to sanitary sewer[5]
- ☑ Covered dumpster area, drain to sanitary sewer[5]
- ☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[5]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☐ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other _____

Treatment Measures
- ☐ None (all impervious surface drains to self-retaining areas)

LID Treatment
- ☑ Bioretention area
- ☐ Flow-through planter
- ☐ Tree Well Filter or Trench with bioretention soils
- ☐ Rainwater harvest/use (e.g., cistern or rain barrel for designated use, sized for C.3.d treatment)
- ☐ Infiltration trench
- ☐ Infiltration well/dry well
- ☐ Subsurface Infiltration System (e.g. vault or large diameter conduit over drain rock)
- ☐ Other _____

Non-LID Treatment Methods
- ☐ Proprietary high flow rate tree box filter[6]
- ☑ Proprietary high flow media filter (sand, compost, or proprietary media)[6]
- ☐ Vegetated filter strip[7]
- ☐ Extended detention basin[7]
- ☐ Vegetated swale[7]
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Extended Detention basin ☐ Underground tank or vault ☐ Bioretention with outlet control ☐ Other _____

[3] See SCVURPPP C3 Handbook for definitions.
[4] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[5] Subject to sanitary sewer authority requirements.
[6] These treatment measures are only allowed if the project qualifies as a "Special Project".
[7] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

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02/11/2022

C4.1

STORMWATER CONTROL NOTES & DETAILS **SHEET 5 OF 10**

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

MEDIA FILTER SIZING

DMA # 10
A= 17990 s.f. A= 0.41299 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	15,937	0.809
0.8	0	
0.7	0	
0.1	2,053	

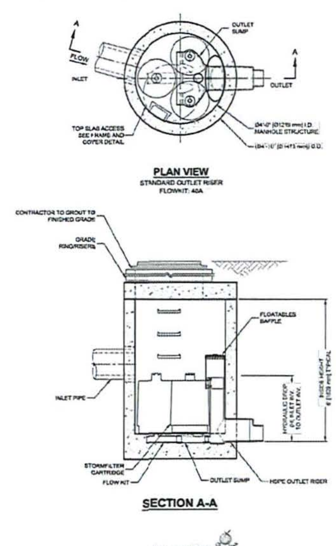
Rainfall Intensity (i)
i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0667960 cfs

Manufacturer: Contech
Cartridge Height: 18 in.
Cartidge Media (if applicable): PhosphoSorb
G.U.L.D. Cartridge Treatment Flowrate (CTF): 15 gpm/cartridge

\# Cartridges= [Q x (449 gpm/cfs)] / CTF
\# Cartridges = 1.9994862 (round up)
\# Cartridges Required= 2
Treatment Flow Rate Capacity= 0.0668151 cfs



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A

SECTION A-A

The Stormwater Management StormFilter®

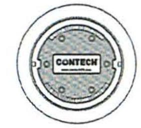
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s]. IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]			18" [457 mm]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05' [930 mm]			2.3' [700 mm]			1.8' [550 mm]		
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.30]	1.67* [1.09]	1 [0.65]	2 [1.30]	1.67* [1.09]	1 [0.65]	2 [1.30]	1.67* [1.09]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]	10 [0.63]	8.35 [0.54]	5 [0.32]

* 1.67 gpm/sf [1.09 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	*		
WATER QUALITY FLOW RATE (cfs) [L/s]	*		
PEAK FLOW RATE (cfs) [L/s]	*		
RETURN PERIOD OF PEAK FLOW (yrs)	*		
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*		
NUMBER OF CARTRIDGES REQUIRED	*		
CARTRIDGE FLOW RATE	*		
MEDIA TYPE (PERLITE, ZPG, PSORB)	*		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) [m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com

SFMH48
STORMFILTER
STANDARD DETAIL

CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation
The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

Applications
The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

Retro-Fit
The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re piping the storm system.

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CONTECH ENGINEERED SOLUTIONS

OPERATION AND MAINTENANCE

CatchBasin StormFilter™

Maintenance Guidelines
Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

1. Establish a safe working area as per typical catch basin service activity.
2. Remove steel grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
4. Remove 4" center cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vactor truck boom.
6. Remove accumulated sediment via vactor truck (min. clearance 13" x 24").
7. Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
8. Rinse interior of both bays and vactor remaining water and sediment.
9. Install fresh cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vactor truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate.

Materials required include a lifting cap, vactor truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vactor truck must be equipped with a hose capable of reaching areas of restricted clearance. the owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information.

Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement
In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter
Larvicides should be used according to manufacturer's recommendations.

Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit http://www.summitchemical.com/mos_ctrl/d efault.htm.

The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: http://www.ucmrp.ucdavis.edu/publications/managingmosquitoesstormwater8125.pdf

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CONTECH STORMWATER SOLUTIONS

Operation and Maintenance

The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description
The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The cast-in-place units are customized for larger flows and may be either covered or uncovered underground units.

Purpose
The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Through independent third party studies, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of flow-paced flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are: suspended solids (TSS), oil and grease, soluble metals, nutrients organics, and trash and debris.

Sizing
The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

Basic Function
The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of sediments, dissolved phosphorus, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.

Figure 1. The StormFilter Cartridge

Priming System Function
When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the float in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector affixed to the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compost media, a slip connector is used.

The StormFilter is also equipped with flow spreaders that trap floating debris and surface films, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. High flow bypasses are installed when the calculated peak storm event generates a flow that overcomes the overflow capacity of the system. This is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.

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SAN JOSE, CA 95110

BDG BayviewDevelopmentGroup

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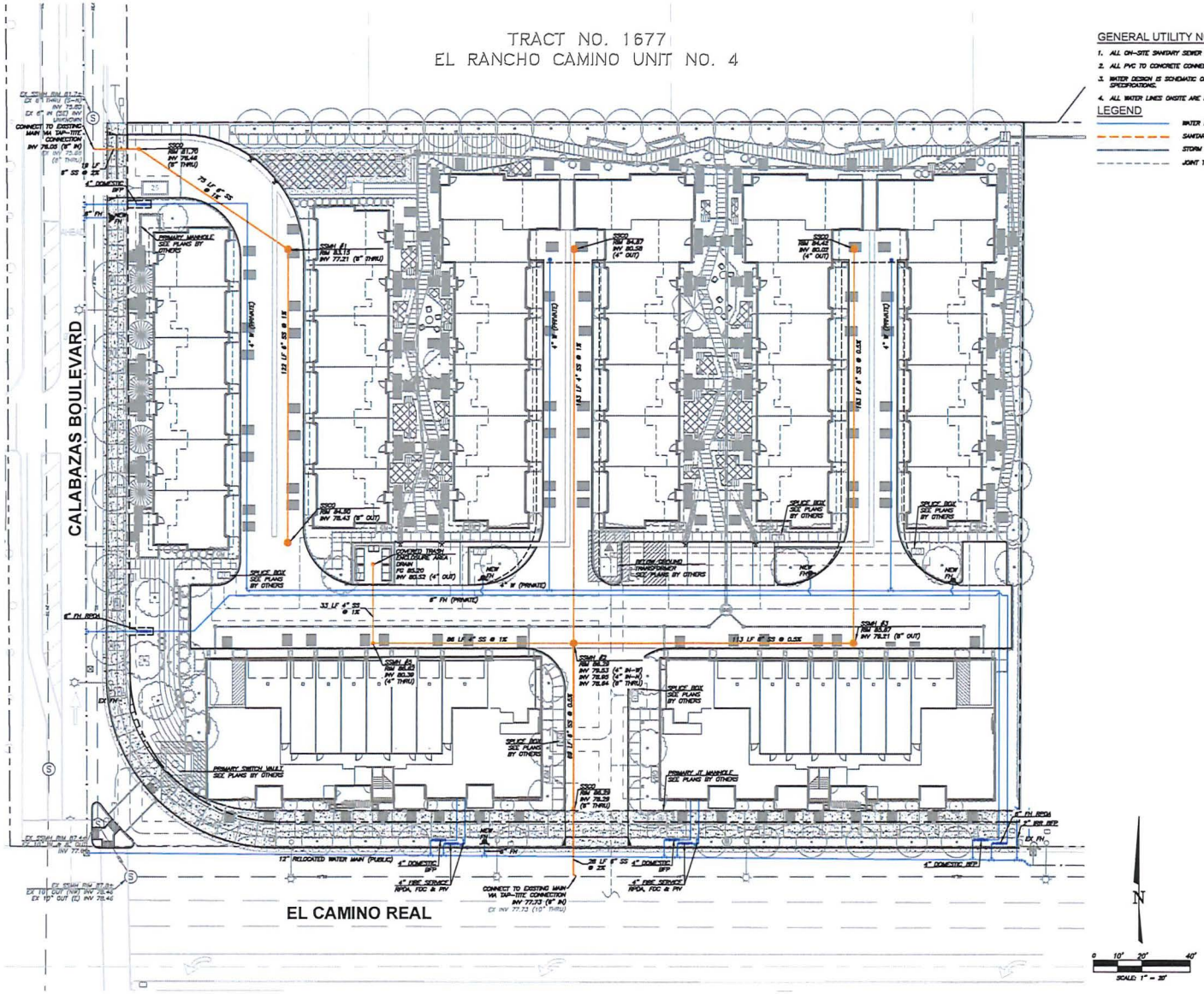
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022

MEDIA FILTER NOTES

C4.2
SHEET 6 OF 10



GENERAL UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER PIPES 12 INCHES OR LESS SHALL BE SDR-26 UNLESS OTHERWISE NOTED.
2. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP.
3. WATER DESIGN IS SCHEMATIC ONLY AND NOT MEANT FOR CONSTRUCTION PURPOSES. REFER TO PLUMBING PLANS FOR FINAL DESIGN SPECIFICATIONS.
4. ALL WATER LINES ONSITE ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN
- JOINT TRENCH (SEE PLANS BY OTHERS)

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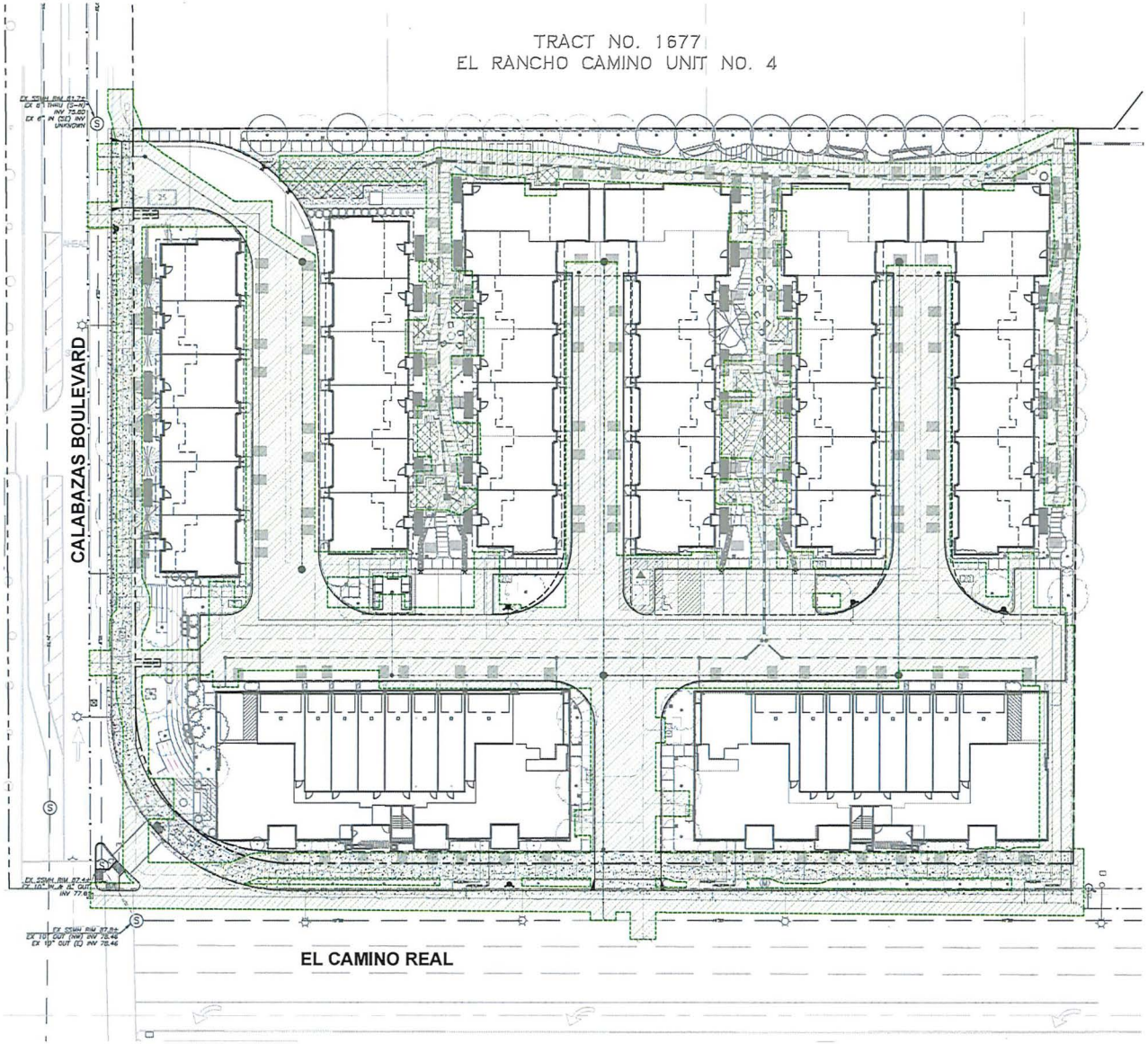
UTILITY PLAN

C5.0



GENERAL COMPOSITE TREE PLAN NOTES

1. EXHIBIT DOCUMENTS 5' FROM DRY & WET UTILITIES AS CLEAR AREA FROM TREE PLANTING.

LEGEND

5' CLEAR AREA NO TREE PLANTING ZONE

N

0 10' 20' 40'

SCALE: 1" = 20'

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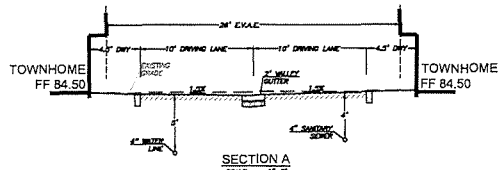
COMPOSITE TREE PLAN

C5.1

SHEET 8 OF 10



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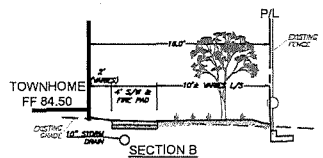

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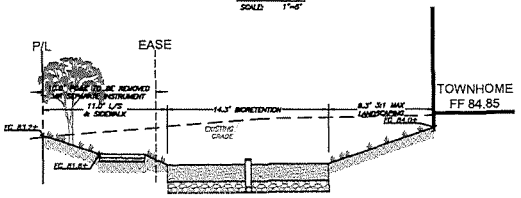

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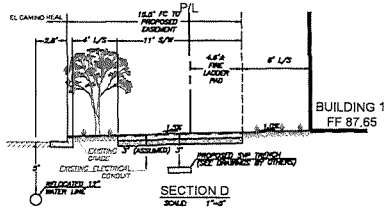

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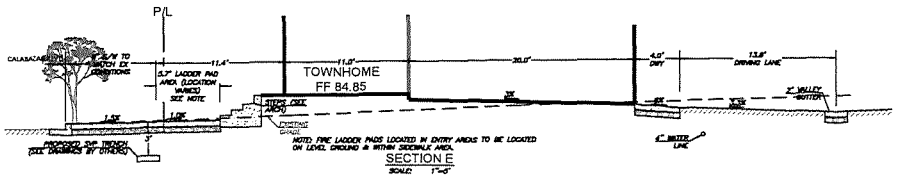

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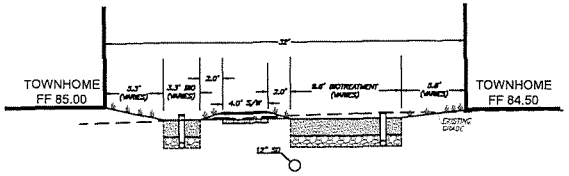

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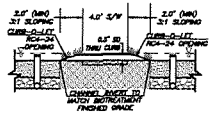
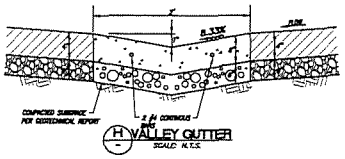


G STANDARD THRU DRAIN
SCALE: 1"=5'



H VALLEY GUTTER
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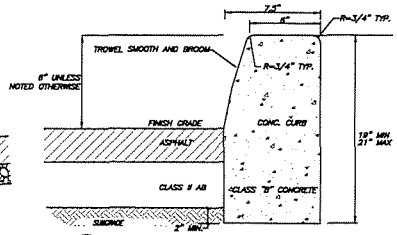

I CONCRETE VERTICAL CURB, TYP.
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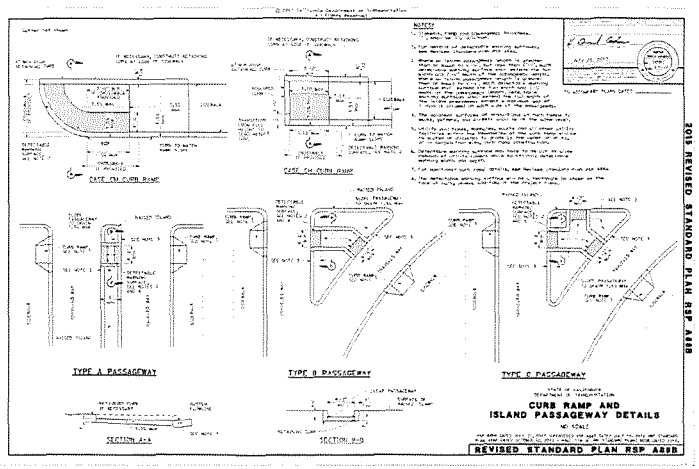

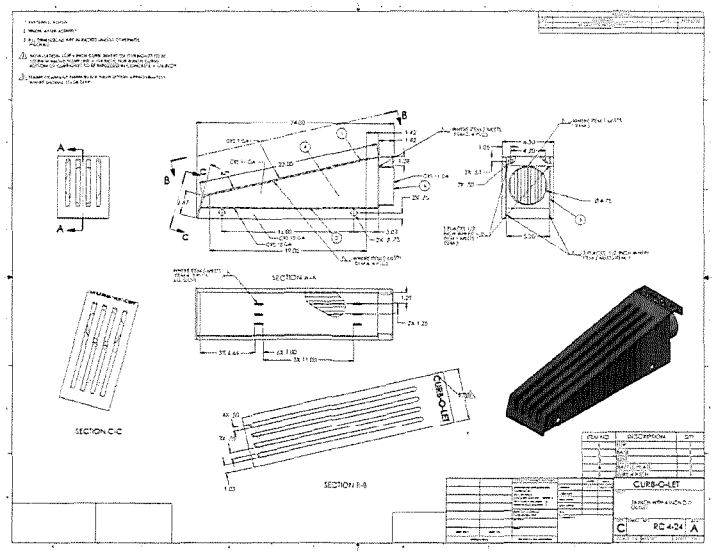

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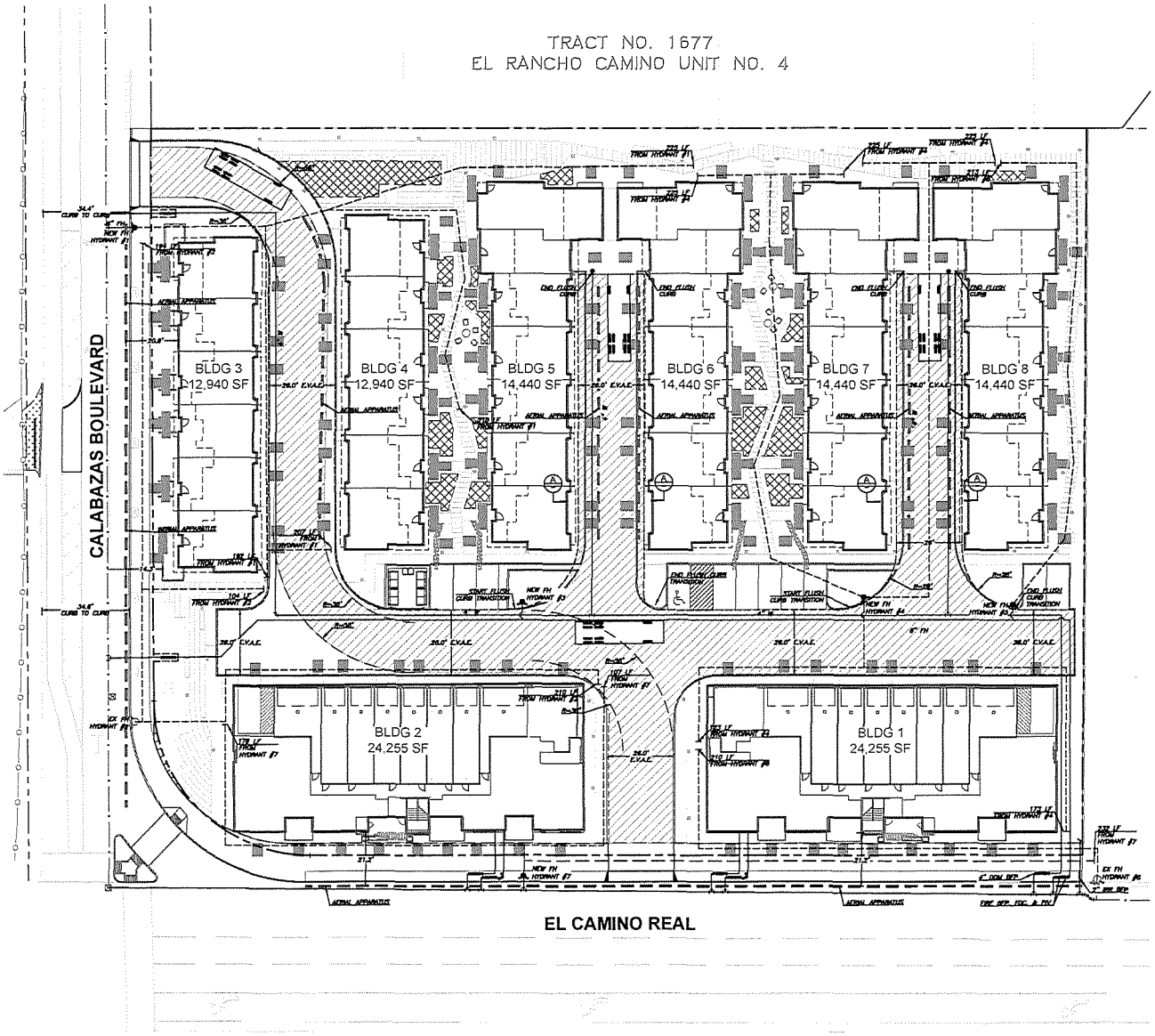
C6.0

SECTIONS & DETAILS



GENERAL NOTES:

1. RED CURB TO READ "NO PARKING–FIRE LANE" IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1-INCH STROKE EVERY 25 FEET.
2. SEE FIRE ALARM LAYOUT ON PLANS BY OTHERS.
3. ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL 960 OR EQUIVALENT.
4. EACH SPRINKLER RISER SHALL BE PROTECTED BY A 17 LB GALVANIC ANODE WITH ALL METAL PIPE AND FITTINGS, FROM THE FLANGE 6" ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 8 LF BEYOND BUILDING LINE, AND BEING BONDED TOGETHER WITH A #8 CABLE.

FIRE PROTECTION NOTES:

1. BUILDINGS 1 & 2:
   1.1. CONSTRUCTION TYPE: VB
   1.2. SQUARE FOOTAGE PER KTGY ARCHITECTURAL PLANS: 24,255 SF
   1.3. FLOW REQUIREMENTS: 3,188 GPM FROM 5 HYDRANTS
   1.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 210 FEET
   1.5. BUILDING 1 SERVED VIA #3, #4, #5, #6, & #7
   1.6. BUILDING 2 SERVED VIA #2, #3, #4, #5, & #7
2. BUILDINGS 3–4
   2.1. CONSTRUCTION TYPE: VB
   2.2. SQUARE FOOTAGE PER KTGY ARCHITECTURAL PLANS: 12,940 SF
   2.3. FLOW REQUIREMENTS: 2,250 GPM FROM 3 HYDRANTS
   2.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
   2.5. BUILDING 3 SERVED VIA #1, #2, & #3
   2.6. BUILDING 4 SERVED VIA #1, #2, & #3
3. BUILDINGS 5–8
   3.1. CONSTRUCTION TYPE: VB
   3.2. SQUARE FOOTAGE PER KTGY ARCHITECTURAL PLANS: 14,440 SF
   3.3. FLOW REQUIREMENTS: 2,438 GPM FROM 3 HYDRANTS
   3.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
   3.5. BUILDING 5 SERVED VIA #1, #2, & #4
   3.6. BUILDING 6 SERVED VIA #1, #2, & #4
   3.7. BUILDING 7 SERVED VIA #4, #5, & #6
   3.8. BUILDING 8 SERVED VIA #4, #5, & #6
4. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
5. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
6. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
8. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
9. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.
10. LADDER PADS AS SHOWN LOCATED IN DRIVEWAYS OR HARDSCAPE AREAS. LADDER PADS REQUIRED TO BE BUILT AROUND LANDSCAPING WILL BE CONSTRUCTED VIA HARDSCAPE MATERIALS.

MATERIALS SCHEDULE

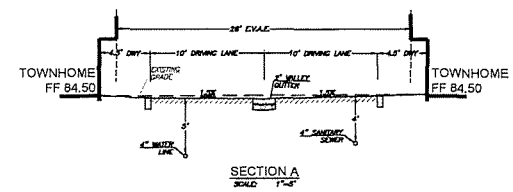
SANITARY SEWER PIPE	SDR26 OR EQUIVALENT
WATERMAIN (FS) PIPE	C900 CL200 PVC OR EQUIVALENT
STORM DRAIN	RCP CLASS III OR EQUIVALENT

FIRE SERVICE NOTES:

1. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER. A SEPARATE PERMIT IS REQUIRED FOR UNDERGROUND FIRE SERVICE.
2. FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.

LEGEND

- FIRE TRUCK ENVELOPE AREA
- AERIAL APPARATUS
- LADDER PAD (TO BE BUILT ON HARDSCAPE)
- ROLLED CURB LIMITS



SECTION A
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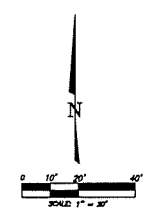


JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 TECHNOLOGY DRIVE, #880
SAN JOSE, CA 95110

BD|G BayviewDevelopmentGroup

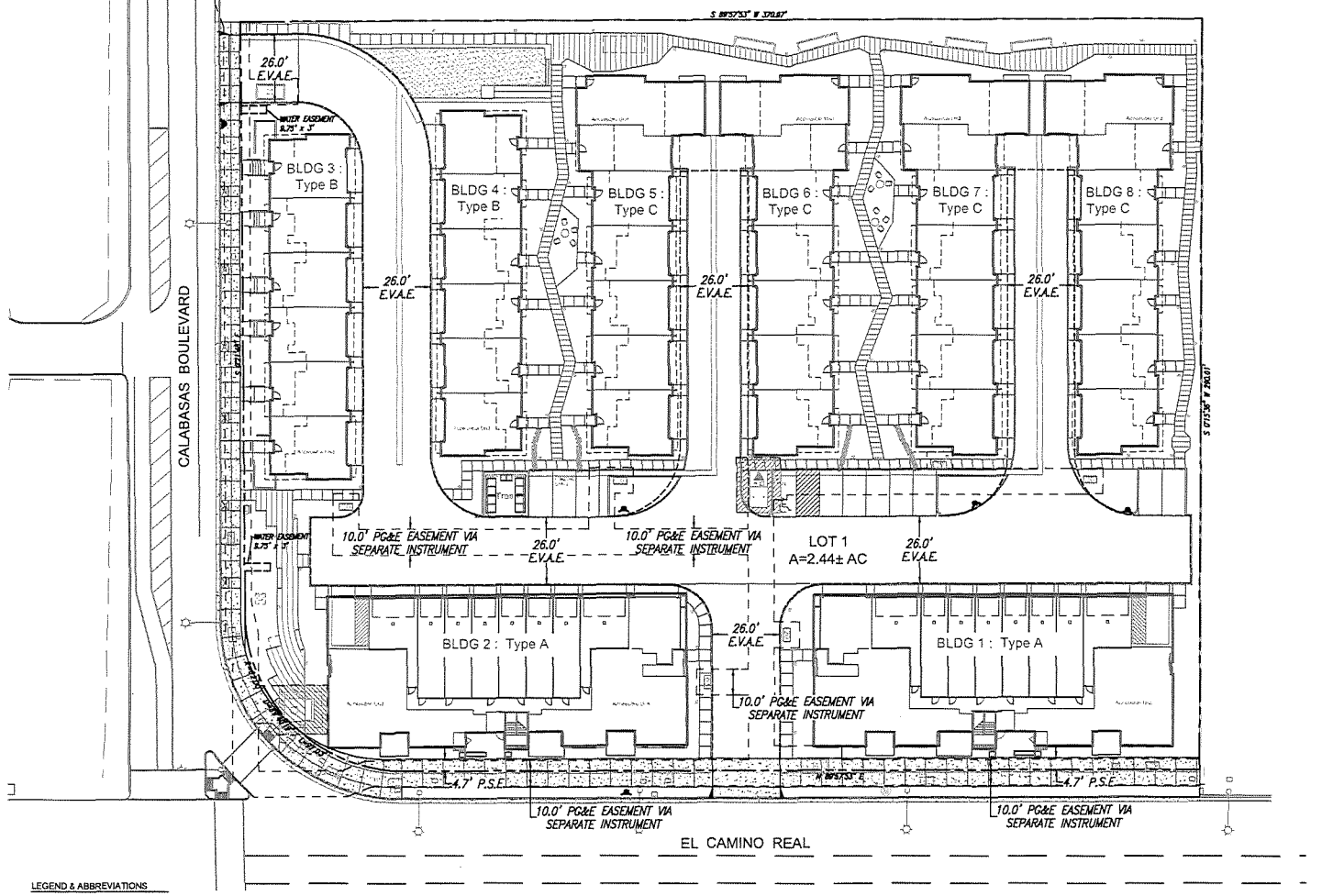
3155 EL CAMINO
SANTA CLARA CA # 2018-0345

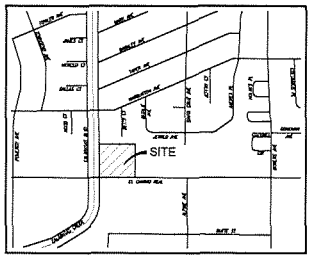
Submittal #4
02/11/2022

FIRE LAYOUT PLAN

C7.0

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4





VICINITY MAP
NTS

BASIS OF BEARINGS

THE BEARING, N 89°59'33" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1977, IN BOOK 76 OF MAPS, PAGE 32, S.C.O.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

VERTICAL DATUM IS BASED UPON SCVWD BENCHMARK #31:
A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVD88)

GENERAL NOTES:

1.	OWNER/SUBDIVIDER:	OAK INVESTMENT GROUP 60 S MARKET STREET, STE #430 SAN JOSE, CA 95113 ATTN: EDWARD WAMANGH (650) 397-6269
2.	CIVIL ENGINEER/ LAND SURVEYOR:	KEVIN R. WEISS, R.C.E. 47987, P.L.S. 7139 DJ EDWARDS, R.C.E. 69369 JMH WEISS, INC. 1731 TECHNOLOGY DRIVE, STE #880 SAN JOSE, CA 95110 (408) 286-4333
3.	ASSESSOR'S PARCEL NUMBER:	220-32-057 & 220-32-058
4.	EXISTING ZONING/LAND USE:	THOROUGHFARE COMMERCIAL
5.	PROPOSED ZONING:	NO CHANGE
6.	SUBDIVIDED AREA:	2.44± ACRES (GROSS) 2.41± ACRES (NET)
7.	TOTAL EXISTING LOTS:	2 LOTS
8.	TOTAL PROPOSED LOTS:	1 LOT OF RESIDENTIAL CONDOMINIUM PURPOSES
9.	EXISTING LAND USE:	COMMERCIAL / RETAIL
10.	PROPOSED LAND USE:	60 RESIDENTIAL CONDOMINIUM UNITS
11.	WATER SYSTEM:	CITY OF SANTA CLARA
12.	STORM DRAIN:	TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA
13.	SANITARY SEWER:	TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA
14.	GAS:	PACIFIC GAS & ELECTRIC (PG&E)
15.	ELECTRIC:	SILICON VALLEY POWER (SVP)
16.	TELEPHONE:	AT&T
17.	CABLE:	COMCAST
18.	FIRE HYDRANTS:	TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SANTA CLARA

0 10' 20' 40'
SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

	EX. PROPERTY LINE
	EX. PROPERTY LINE TO BE REMOVED
	NEW PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING LINE
	FENCELINE
	WALL
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	AREA DRAIN OR CATCH BASIN
cv	COMMUNICATIONS VAULT
a	CURB DRAIN
d	DETECTOR
dv	DETECTOR CHECK VALVE
e	ELECTRICAL UTILITY BOX
	ELECTROLIER/STREET LIGHT
ev	ELECTRICAL VAULT
gv	GAS VALVE
	SANITARY SEWER CLEANOUT
	SIGN
	SITE LIGHT
+ 100.0	SPOT ELEVATION
+ 100.0	SPOT ELEVATION (AERIALLY DERIVED)
sl	STREET LIGHT BOX
	STORM DRAIN MANHOLE
ts	TRAFFIC SIGNAL BOX
xfmr	TRANSFORMER
uc	UTILITY CONDUIT
	UTILITY MANHOLE (TYPE UNKNOWN)
	UTILITY POLE
uv	UTILITY VAULT (TYPE UNKNOWN)
w	WATER METER
	WATER VALVE

NOTES

1) EASEMENTS, AS NEEDED, TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENTS

2) SOME EASEMENTS TO BE ABANDONED, AS NEEDED TO NECESSITATE SITE DESIGN, EITHER BY THE FINAL MAP OR BY SEPARATE INSTRUMENT.

3) SUBJECT TO PROJECT CC&R'S TO BE RECORDED

4) EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) TO BE DEDICATED THROUGHOUT PROPERTY AS INDICATED.

PROPOSED DEVELOPMENT

REVISIONS		
#	DATE	DESCRIPTION
1	10/19/2020	FIRST SUBMITTAL
2	04/19/2021	SECOND SUBMITTAL
3	12/27/2021	THIRD SUBMITTAL
4	02/11/2022	FOURTH SUBMITTAL

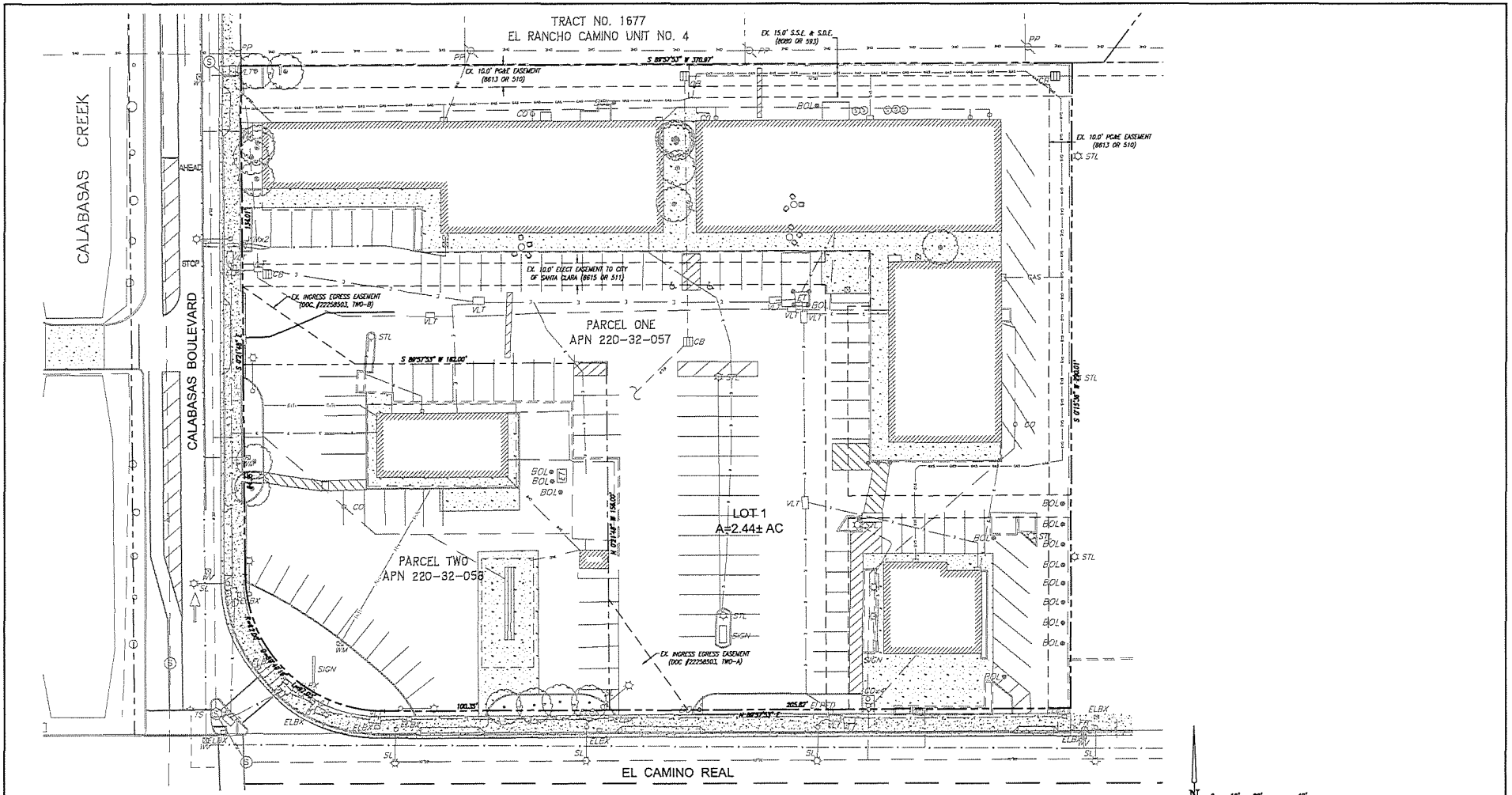
VESTING TENTATIVE TRACT MAP

FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674

SANTA CLARA CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, CA 95110
Tel(408)286-4333

AS SHOWN	02/11/2022	3213	1 OF 4
SCALE	DATE	JOB NO.	



EXISTING BOUNDARY AND TOPOGRAPHY

LEGEND & ABBREVIATIONS

- EX. PROPERTY LINE
- EX. PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING LINE
- FENCELINE
- WALL
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- AREA DRAIN OR CATCH BASIN
- CV COMMUNICATIONS VAULT
- CURB DRAIN
- d DETECTOR
- dv DETECTOR CHECK VALVE
- e ELECTRICAL UTILITY BOX
- ELECTROLIER/STREET LIGHT
- ev ELECTRICAL VAULT
- gv GAS VALVE
- SANITARY SEWER CLEANOUT
- SIGN
- SITE LIGHT
- 100.0 SPOT ELEVATION
- 100.0 SPOT ELEVATION (ULTIMATELY DERIVED)
- st STREET LIGHT BOX
- STORM DRAIN MANHOLE
- ts TRAFFIC SIGNAL BOX
- xfmr TRANSFORMER
- uc UTILITY CONDUIT
- UTILITY MANHOLE (TYPE UNKNOWN)
- UTILITY POLE
- uv UTILITY VAULT (TYPE UNKNOWN)
- w WATER METER
- WATER VALVE

REVISIONS		
#	DATE	DESCRIPTION
1	10/19/2020	FIRST SUBMITTAL
2	08/18/2021	SECOND SUBMITTAL
3	12/22/2021	THIRD SUBMITTAL
4	02/11/2022	FORTH SUBMITTAL

VESTING TENTATIVE TRACT MAP

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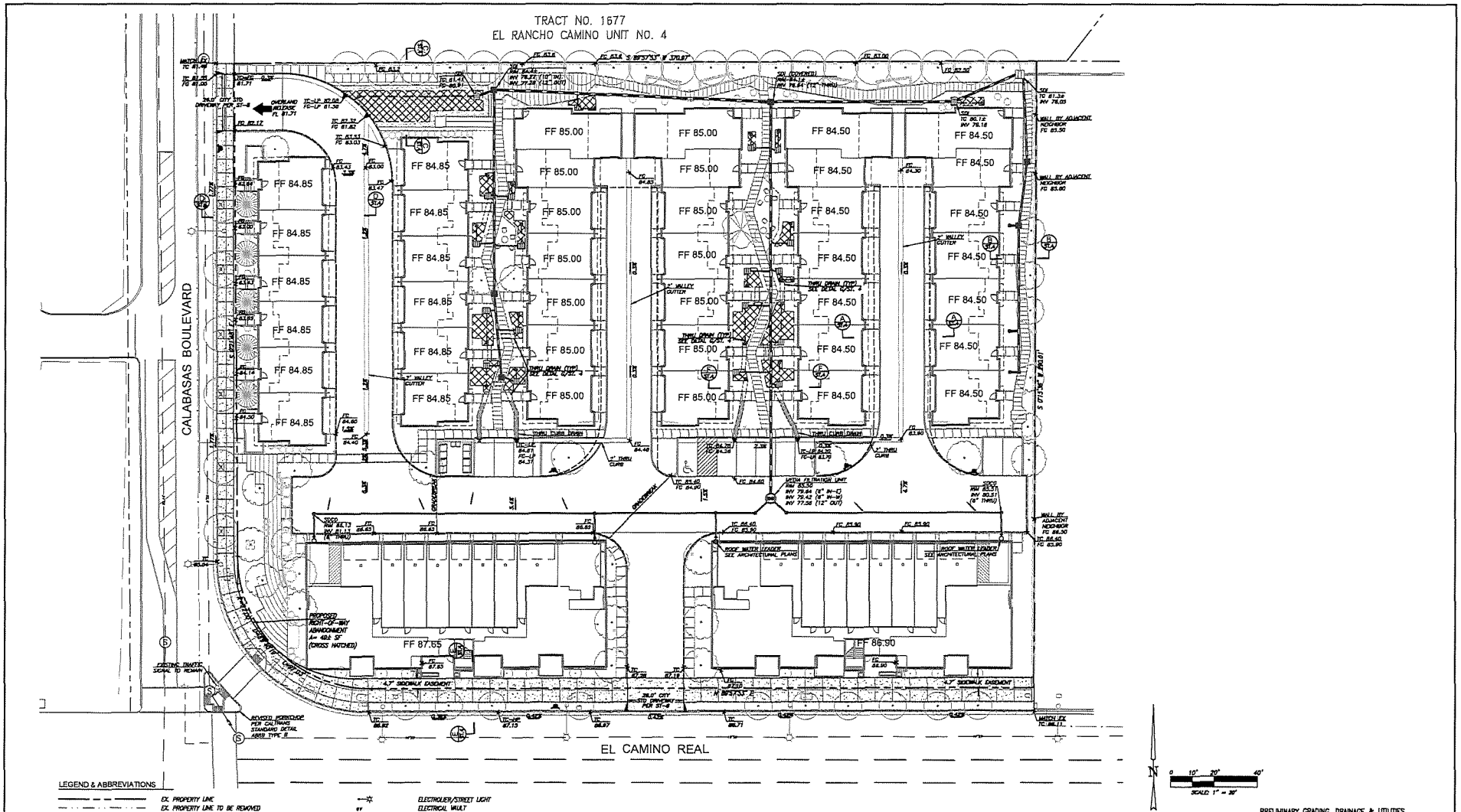
AS SHOWN	02/11/2022	5213	2 OF 4
SCALE	DATE	JOB NO.	



LEGEND & ABBREVIATIONS

	EX. PROPERTY LINE
	EX. PROPERTY LINE TO BE REMOVED
	NEW PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING LINE
	FENCELINE
	WALL
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	AREA DRAIN OR CATCH BASIN
cv	COMMUNICATIONS VAULT
a	CURB DRAIN
d	DETECTOR
dv	DETECTOR CHECK VALVE
e	ELECTRICAL UTILITY BOX
	ELECTROLIER/STREET LIGHT
ev	ELECTRICAL VAULT
gv	GAS VALVE
	SANITARY SEWER CLEANOUT
	SIGN
	SITE LIGHT
+ 100.0	SPOT ELEVATION
+ 100.0	SPOT ELEVATION (ACTUALLY DERIVED)
sl	STREET LIGHT BOX
	STORM DRAIN MANHOLE
ts	TRAFFIC SIGNAL BOX
xfmr	TRANSFORMER
uc	UTILITY CONDUIT
	UTILITY MANHOLE (TYPE UNKNOWN)
	UTILITY POLE
uv	UTILITY VAULT (TYPE UNKNOWN)
w	WATER METER
wv	WATER VALVE

PRELIMINARY GRADING, DRAINAGE & UTILITIES

REVISIONS

#	DATE	DESCRIPTION
1	10/19/2021	FIRST SUBMITTAL
2	06/16/2021	SECOND SUBMITTAL
3	12/22/2021	THIRD SUBMITTAL
4	02/11/2022	FORTH SUBMITTAL

VESTING TENTATIVE TRACT MAP

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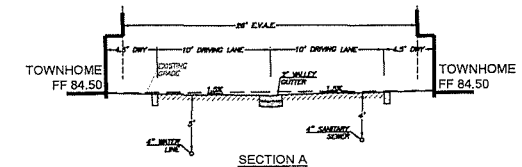
AS SHOWN	02/11/2022	3213	3 OF 4
SCALE	DATE	JOB NO.	



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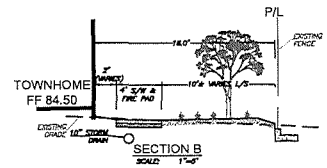

SECTION B
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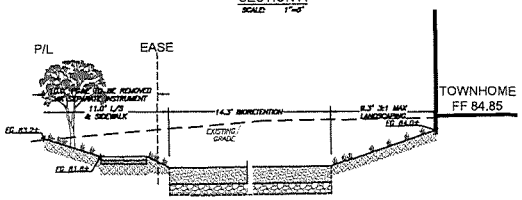
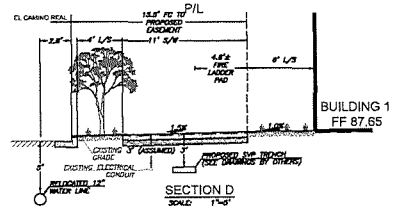


SECTION C
SCALE: 1"=5'



SECTION D
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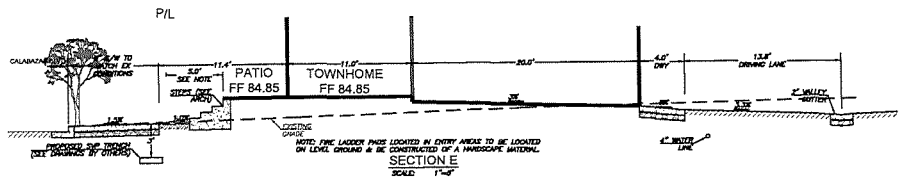

SECTION E
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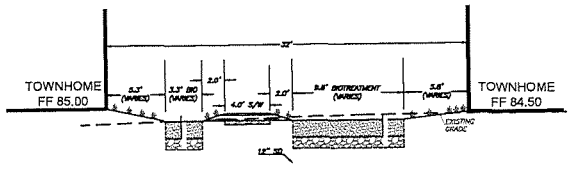

SECTION F
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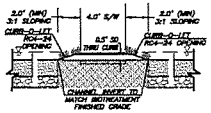
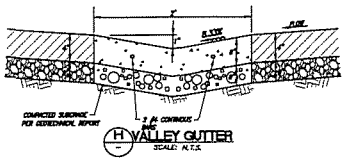


G STANDARD THRU DRAIN
SCALE: 1"=5'



H VALLEY GUTTER
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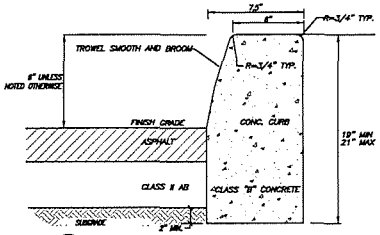

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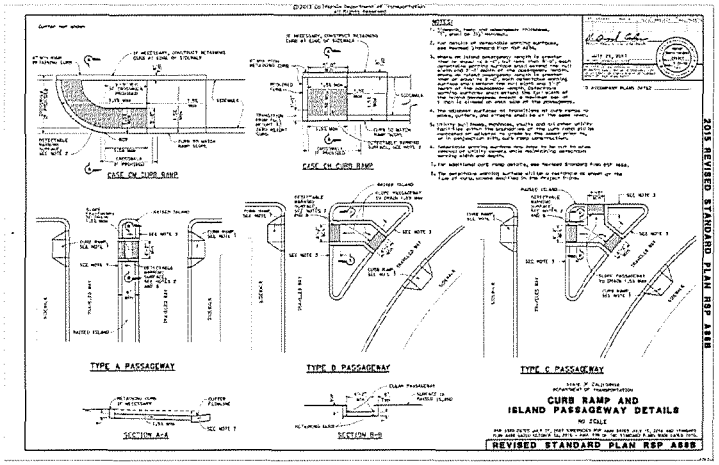

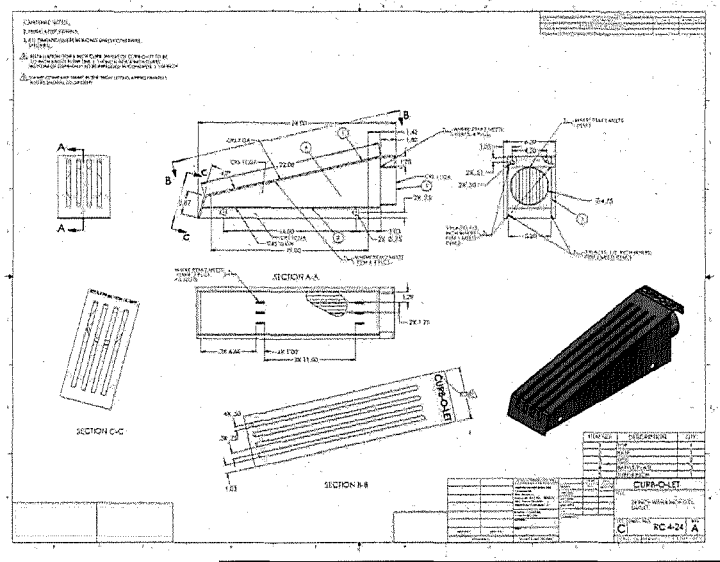

SECTIONS

REVISIONS		
#	DATE	DESCRIPTION
1	10/19/2020	FIRST SUBMITTAL
2	06/18/2021	SECOND SUBMITTAL
3	12/22/2021	THIRD SUBMITTAL
4	02/11/2022	FOURTH SUBMITTAL

VESTING TENTATIVE TRACT MAP

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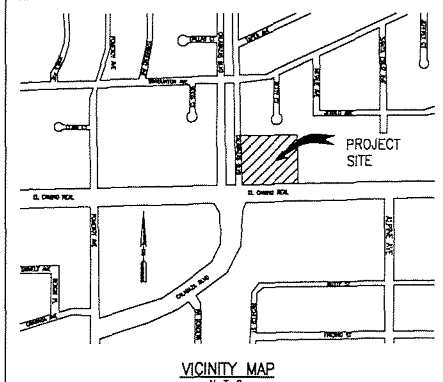
AS SHOWN	02/11/2022	3213	4 OF 4
SCALE	DATE	JOB NO.	



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	SVP ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC CABLE					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
ELECTRIC SWITCHGEAR & TRANSFORMER					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.L.E.C. FIBER CONDUIT __ACCEPTED __DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
C.L.E.C. FIBER SPLICE BOXES __ACCEPTED __DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

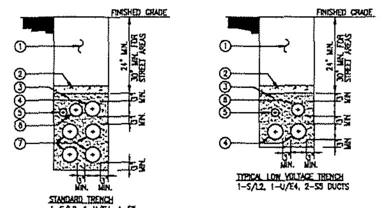
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	12-10-2021	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	12-14-2021	PRELIMINARY
APPLICANT DESIGN (GAS)		
SVP DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	12-10-2022	PRELIMINARY
LIGHT LOCATIONS		

VIZION UTILITY PARTNERS is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

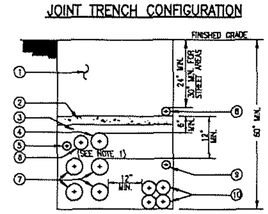
SVP TRENCH SECTIONS



LEGEND:
① NATURAL BACKFILL
② 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
③ SAND ENCASED
④ 5" SECONDARY CONDUIT
⑤ 2" STREET LIGHT CONDUIT
⑥ 4" UTILITY ELECTRIC CIRCUIT
⑦ 5" PRIMARY CONDUITS

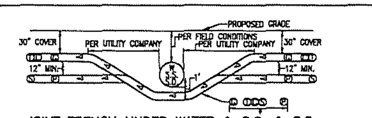
NOTES:
1. CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3 SACK MINIMUM MIX FOR THE CONCRETE.
2. ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP PROJECT DRAWINGS.
3. DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 5'-0" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.
4. IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.
5. BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90% MINIMUM COMPACTION. SEE "MATERIALS" SECTION IN UG-1000 FOR SAND REQUIREMENTS.

JOINT TRENCH CONFIGURATION



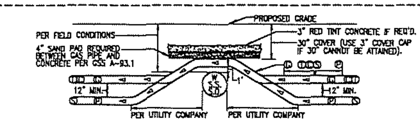
LEGEND:
① NATURAL BACKFILL
② 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
③ SAND BACKFILL
④ 5" SECONDARY CONDUIT
⑤ 2" STREET LIGHT CONDUIT
⑥ 4" UTILITY ELECTRIC CIRCUIT
⑦ 5" PRIMARY CONDUITS
⑧ PG&E GAS
⑨ CATV CONDUIT
⑩ TELEPHONE CONDUITS

NOTES:
1. REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.
2. MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.
3. DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
4. JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.



JOINT TRENCH UNDER WATER & S.S. & S.D.

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E AND SVP. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E AND SVP ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E AND SVP APPROVAL.

GENERAL NOTES:

1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321, 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
6. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 8 INCHES.
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. FOR SVP ELECTRIC SUBSTRUCTURE BACKFILL REQUIREMENTS, SEE SVP STANDARD DOCUMENT UG-0345.
12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 11.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
15. CONTRACTOR TO INCREASE GAS METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.

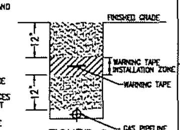


FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350 0-600	0.25 2	N/A UNLESS USING FLEX-HOSE METER	24	8 TO 9	4
400 TO 1000 CLASS	351-1,400 601-2,400	0.25 2	N/A UNLESS USING FLEX-HOSE METER	30	8 TO 9	6
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
3M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT *ELECTRIC AND GAS SERVICE REQUIREMENTS* GREENBOOK BY PG&E.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X GM

PG&E PM#S:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE — PHONE NUMBER

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006) AND SILICON VALLEY POWER STANDARD DOCUMENT UG-1000.
2. ALL WORK MUST COMPLY WITH PG&E, SVP, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E/SVP REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, SVP, FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, SVP, TELEPHONE, CATV, IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, SVP, TELEPHONE, AND CATV PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E AND SVP FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. VIZION UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. VIZION UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED ______
DATE ______

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
CONCAST (CATV)		
CITY ENGINEER		

FOR VIZION USE ONLY
QA REVIEW

PHASE	INITIALS	DATE
INTENT		
COMPOSITE		
PRE-CON		

DEVELOPER:
BAYVIEW DEVELOPMENT GROUP
60 S MARKET ST, SUITE 450
SAN JOSE, CA 95113
CALEB CARTER
T: 831-578-9896
E: CALEBCARTER@BAYVIEWDG.COM

SHEET INDEX
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

DATE:	REVISION	DELTA NO:
12/22/21	SUBMITTAL #1	1
02/11/22	SUBMITTAL #2	1

CALL 811 BEFORE YOU DIG

DAVID E. VOORHIES No. 28428 Exp. 03-31-22 CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH TITLE SHEET
3141-3155 EL CAMINO REAL
NEW BUSINESS
BAYVIEW DEVELOPMENT GROUP
SANTA CLARA — CALIFORNIA

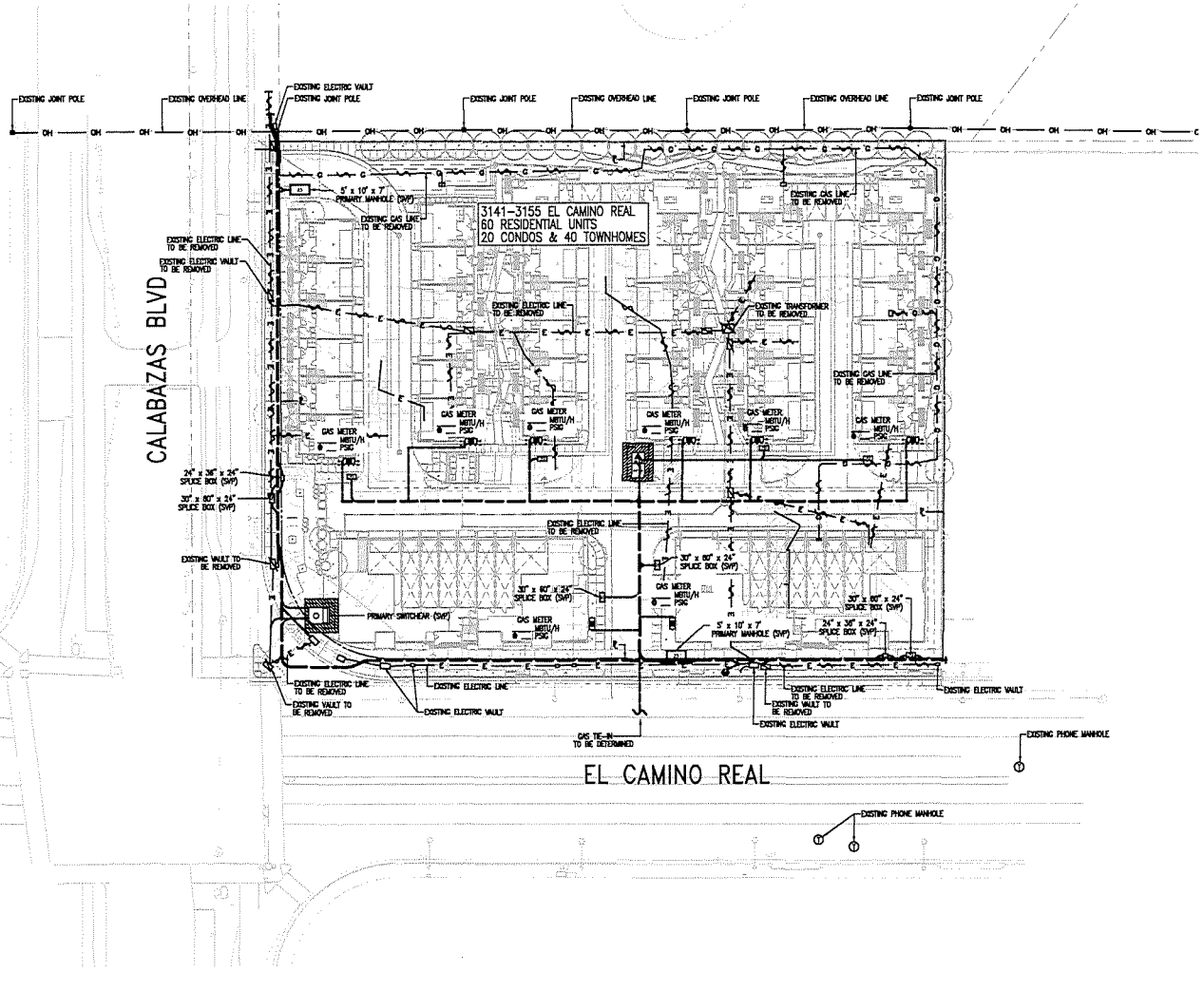
Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, Suite 203 | PLEASANTON, CA 94588
Tel (925) 882-1114

PROJ. NO: 20-055
SCALE: 1" = 30'
PM: K. MENDOZA
DRAWN BY: R. FALCON
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 02-11-2022
DRAWING NO: JT-1
SHEET: 1 OF 2

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

-PRELIMINARY-
NOT FOR CONSTRUCTION

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT-1)



LEGEND

- PROPOSED SERVICE TRENCH
- PROPOSED GAS METER
- PRIMARY SWITCHGEAR (SVP)
- 84" x 75" THREE PHASE TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON
- 24" x 36" x 24" SPLICE BOX (SVP)
- 30" x 60" x 24" SPLICE BOX (SVP)
- 5' x 10' x 7' PRIMARY MANHOLE (SVP)
- EXISTING JOINT POLE
- EXISTING OVERHEAD LINE
- EXISTING PHONE MANHOLE
- EXISTING ELECTRIC LINE TO BE REMOVED
- EXISTING ELECTRIC VAULT TO BE REMOVED
- EXISTING GAS LINE TO BE REMOVED

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

N
0 15 30 60

SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

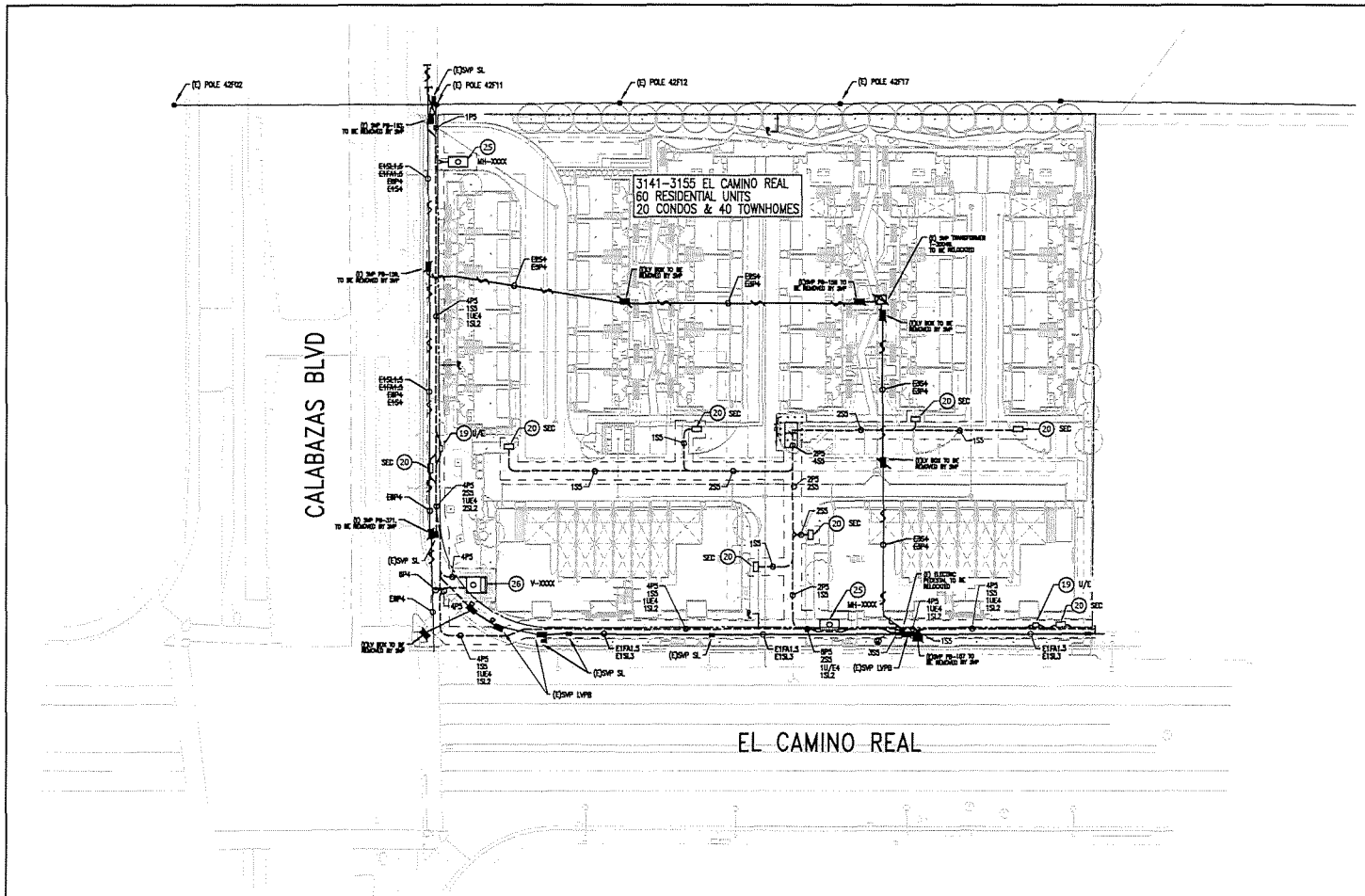
DELTA NO.	REVISION	DATE
1	SUBMITTAL #3	12/22/21

DATE OF SIGNATURE

JOINT TRENCH INTENT
3141-3155 EL CAMINO REAL
NEW BUSINESS
BAYVIEW DEVELOPMENT GROUP
SANTA CLARA CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREET LIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 201 PLEASANTON, CA 94588
PH: (925) 931-1115

PROJ. NO.: 20-055
SCALE: 1" = 30'
DR.: K. MENDOZA
DRAWN BY: R. FALCON
PGAE QUALIFIED DESIGNER:
LAST UPDATED: 02-11-2022
DRAWING NO.: JT-2
SHEET: 2 OF: 2



GENERAL NOTES:

ALL CONDITIONS ON THIS DRAWING MUST BE MET PRIOR TO PERMANENT ELECTRICAL SERVICE.

X — INDICATES NOTE IS REQUIRED FOR THIS JOB.

X SERVICE VOLTAGE SHALL BE ___ V, ___ W ___ # (PER UNIT).

X AVAILABLE SHORT CIRCUIT IS ___ AMPS SYMMETRICAL.

X ALL METERS MUST BE GROUPED AND ACCESSIBLE TO TENANTS AND THE UTILITY AT ALL TIMES.

X METER ENCLOSURES SHALL MEET METER CABINET ENCLOSURE CLEARANCES PER CITY OF SANTA CLARA ELECTRIC DEPARTMENT DRAWINGS M5-C6 AND M5-C7, REVISION 0.

X ELECTRIC METERS AND MAIN SERVICE DISCONNECTS SHALL BE LOCATED OUTSIDE OF BUILDING OR IN A UTILITY ROOM DIRECTLY ACCESSIBLE FROM THE OUTSIDE. THE CITY SHALL HAVE IMMEDIATE AND UNHINDERED ACCESS TO THIS EQUIPMENT AT ALL TIMES WITHOUT NOTICE.

X SWITCHBOARD MANUFACTURER SHALL SUBMIT SWITCHBOARD DRAWINGS FOR REVIEW, IN TRIPLICATE, PRIOR TO FABRICATION. SEND TO: SILICON VALLEY POWER, 1500 WARBURTON AV, SANTA CLARA, CA 95050 – ATTN: JOHN SANDERS

X CUSTOMER TO FILL OUT LOAD SURVEY FORM (COPY ATTACHED) WITH COMPLETE LOAD BREAKDOWNS, SERVICE DATE, SIZE AND NUMBER OF SERVICE ENTRANCE CONDUCTORS (PER BLDG.).

X ELECTRICAL PERMITS FOR SERVICE ENTRANCE AND OTHER PRIVATE ELECTRICAL WORK SHALL BE OBTAINED FROM THE CITY PERMIT CENTER PRIOR TO START OF WORK OR PROVIDE LETTER FROM

X ELECTRIC EASEMENTS ARE REQUIRED AND MUST BE SIGNED PRIOR TO CONNECTING PERMANENT SERVICE. DOCUMENTS TO FOLLOW. NO TREES MAY BE PLANTED IN UG EASEMENT AREAS

X DEVELOPER SHALL FURNISH AND INSTALL ALL MATERIAL ON-SITE AND OFF-SITE IN ACCORDANCE WITH THIS DRAWING AND SILICON VALLEY POWER STANDARD U.G. 1000, REVISION 5.

X PROVIDE REDWOOD HEADERS OR CONFORM LANDSCAPE MOUNDS TO AVOID CONFORMING ELECTRICAL PULLBOXES AND VAULTS. TREES SHALL BE A MINIMUM OF 5'-0" FROM CENTER LINE OF TRENCH.

X SEE U.G. 1000, REVISION 5, SHEETS 3 & 4 FOR WORK REQUIREMENTS. LABEL PHASE AND NEUTRAL ON SERVICE ENTRANCE CONDUCTORS. FOR MULTI-BLDG. SITE, IDENTIFY AS TO BLDG. SERVED. SILICON VALLEY POWER ELECTRIC CREWS WILL MAKE ALL CONNECTIONS TO UTILITY SYSTEM.

X SEE UG-1000, REVISION 5, SHEET 6 FOR UTILITY INSPECTIONS. CALL (408) 240-4302

X FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN REQUIRED STREET OPENING PERMIT FROM THE CITY PERMIT CENTER. TREES SHALL BE A MINIMUM OF 3' FROM CENTERLINE OF TRENCH.

X PRIOR TO ANY EXCAVATION, CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600.

X COORDINATE WORK WITH LINE MAINTENANCE AND CONSTRUCTION DIVISION AT (408) 615-5600.

LEGEND

		NEW/INSTALL	EXISTING
PL	PROPERTY LINE		
EE	ELECTRICAL EASEMENT		
CONDUITS/TRENCH INSTALL PER NOTE	34	2PS	E2PS
NOTE!! DO NOT USE FLEX CONDUIT, OR DEGREE COUPLINGS ANYWHERE ON THIS JOB, ONLY USE BENDS WHERE CALLED FOR BY CONSTRUCTION NOTE. FOR TYPICAL TRENCH SECTION SEE UG-1000 REV 5 SHEET 34		EXISTING — SIZE OF CONDUIT — USE OF CONDUIT — NUMBER OF CONDUITS (ABOVE NOTATION TYPICAL)	
P OR PRI	PRIMARY	3PS	E3PS
S OR SEC	SECONDARY	1SS	E2SS
GUARD PIPE PER NOTE	13 'A' OR 'B' TYPE 'A' OR 'B' AS REQUIRED	13 TYPE 'A' OR 'B'	
LVPB	LOW VOLTAGE PULL BOX		
	PER NOTE 18	S-L-LV, OR LVE (AS NOTED ON PLAN)	18
	SPLICE BOX LVE	20	20
	PER NOTE	21	21
	PER NOTE	19	19
PB	PRIMARY PULLBOX PER NOTE LABEL "PB-EM" (USE EM SHOWN ON PLAN)	24	PB-EM 24
MH	PRIMARY MANHOLE PER NOTE LABEL "MH-EM" (USE EM SHOWN ON PLAN)	25	MH-EM 25
V	PRIMARY SWITCH VAULT PER NOTE LABEL "V-EM" (USE EM SHOWN ON PLAN)	26	V-EM 26
	TRANSFORMER PAD PER NOTE	14 17	CONCRETE APRON 14 15 TRANSF. LOCATING ARROW

UG-1000 REV.5 — CITY OF SANTA CLARA ELECTRIC DEPT. UNDERGROUND ENGINEERING STANDARD, REVISION NUMBER 5.

18 8 11 12 13 19 18 19 FOR DETAILS OF THESE BALLOON NOTE NUMBERS SEE THE CORRESPONDING PAGE NUMBER IN UG-1000 REVISIONS.
26 23 31 32 33 34 37

U/E = MARKING ON LIDS.

SL OR ST. LT.	STREET LIGHT	SL2	STA2
F.A.	FIRE ALARM	FA2	DFA2
U/E	UTILITY/ELECTRICAL	U/E	EU/E
UNDERGROUND ELECTRIC SERVICE ENTRANCE BY DEVELOPER IN ACCORDANCE WITH CITY OF SANTA CLARA BLDG. INSPECTION DIVISION CODES.			

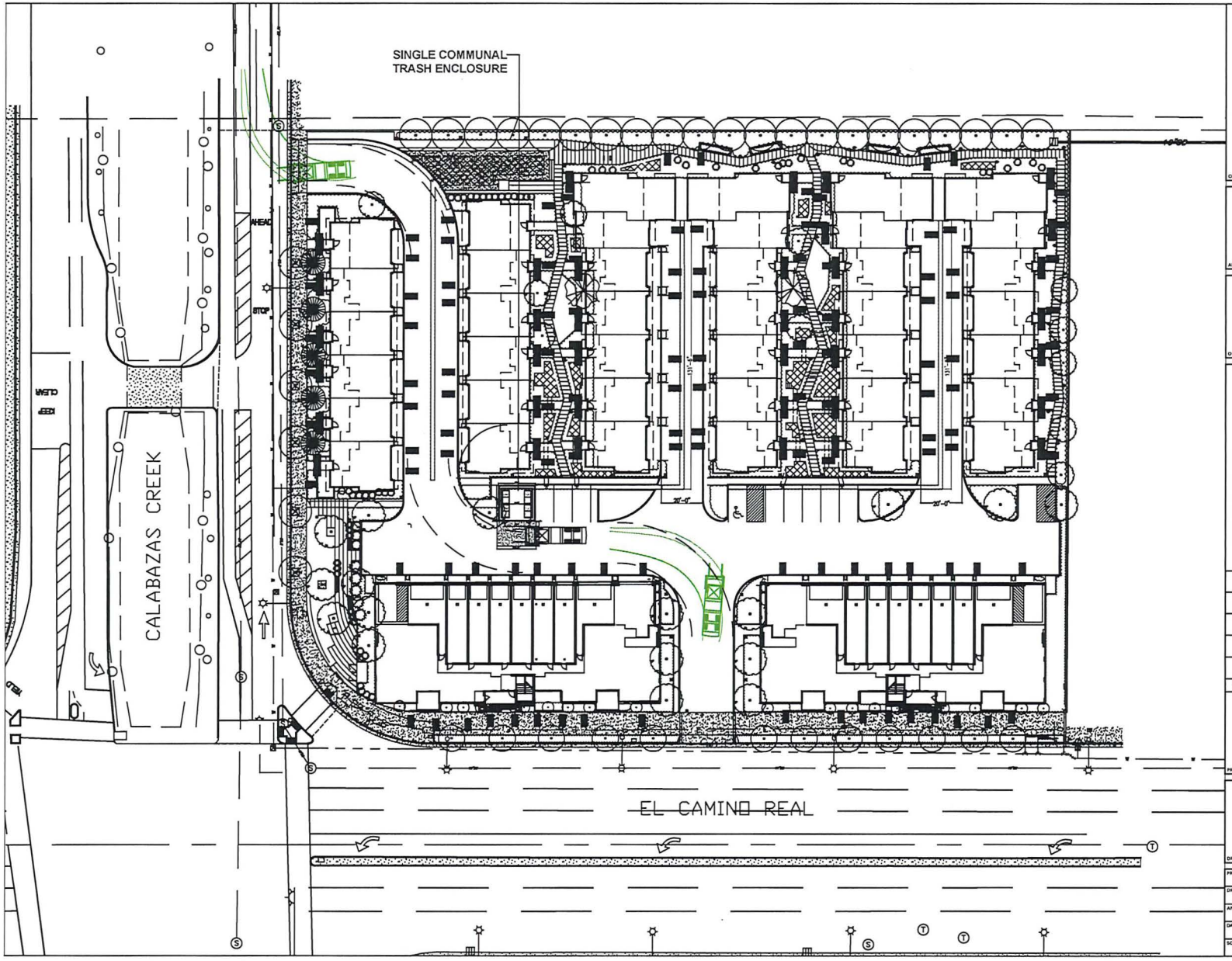
IN ORDER TO CONSTRUCT WORK SHOWN ON THIS DRAWING YOU MUST HAVE A VALID BUILDING PERMIT AND START CONSTRUCTION WITHIN 6 MONTHS OF DATE OF APPROVAL OF THIS DRAWING. FOR AN EXTENSION OF TIME PLEASE CONTACT S.V.P. AT (408) 261-5282.

CONSTRUCTION NOTES:

DEVELOPER'S WORK

REVISION	DATE		APPROVED
1	02/11/22	SUBMITTAL #4	

DESIGNED BY:	VIZION UTILITY	3141-3155 EL CAMINO REAL	DRAWN BY: A. CAZARES
APPROVED BY:			SCALE: 1" = 30' DATE: 02/2022
			MAP # XX SHT 1 OF 1
		SILICON VALLEY POWER CITY OF SANTA CLARA	DRAWING NUMBER XXXXX REV 0



AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
	12.20.21	SUBMITTAL #2	

3155 EL CAMINO
SANTA CLARA, CA

PROJECT

SITE PLAN

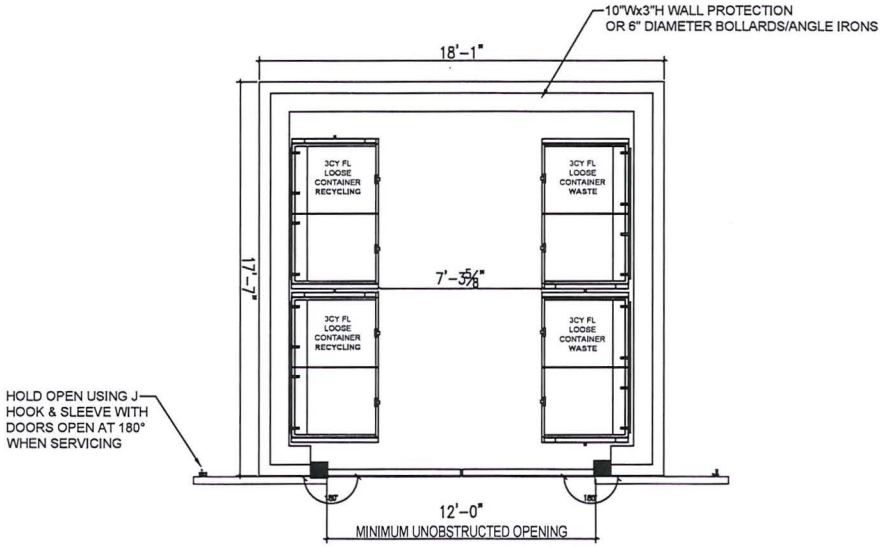
DRAWING TITLE

PROJECT NO.	
DRAWN	DU
APPROVED	SB
DATE	02/11/2022
SCALE	

DRAWING NO.

T0.1

SINGLE ENCLOSURE PROJECTED TRASH COLLECTION SCHEDULE / WK						
SERVICE	M	T	W	T	F	S
WASTE - 3CY - LOOSE	2			2		
RECYCLING - 3CY - LOOSE	2			2		



TRASH ENCLOSURE LAYOUT
SINGLE TRASH ENCLOSURE (RESIDENTIAL ACCESS)

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
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CONSULTANT

KTGY
ARCHITECT

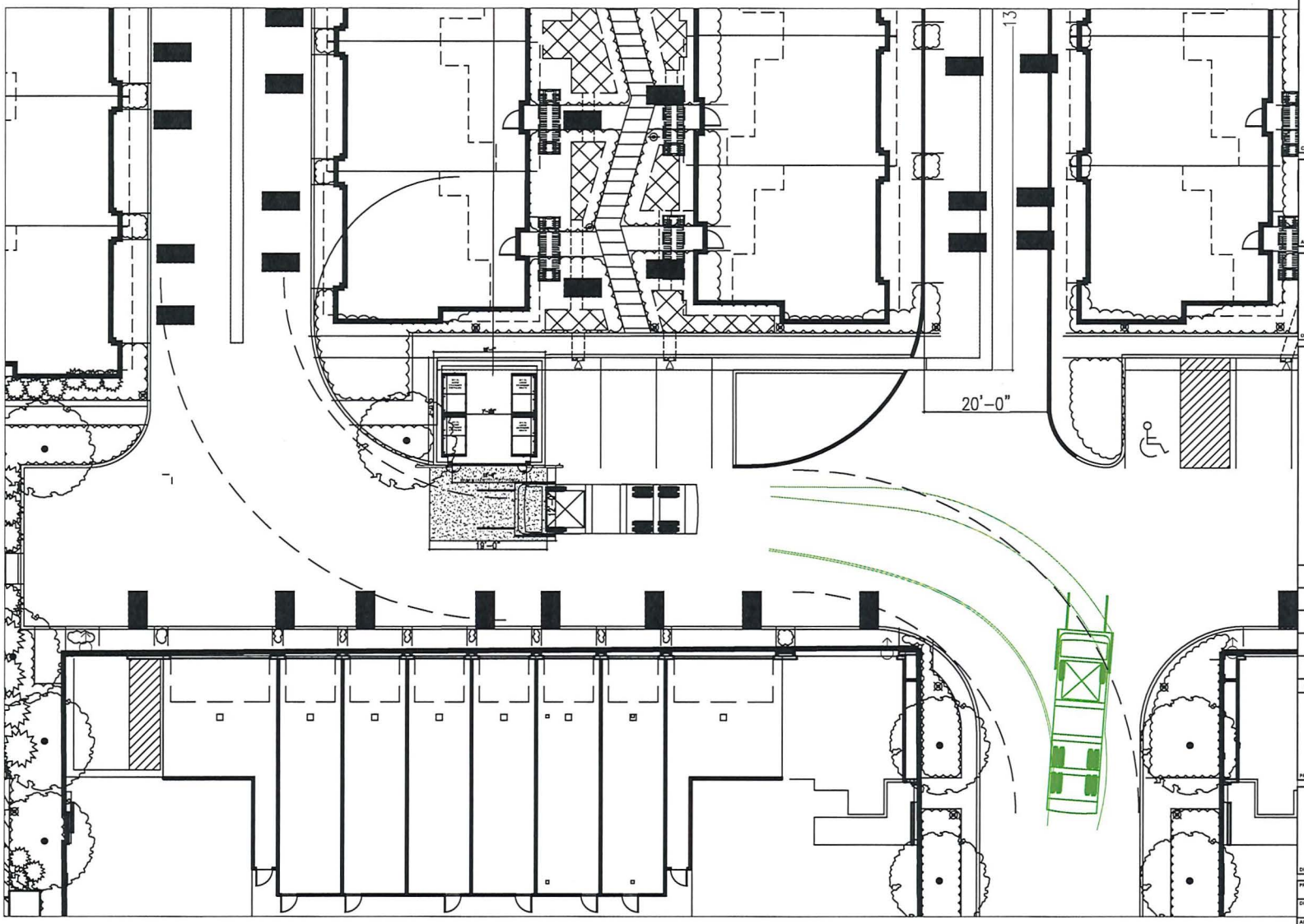
BAYVIEW DEVELOPMENT GROUP
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
	12.22.21	SUBMITTAL #2	

3155 EL CAMINO
SANTA CLARA, CA
PROJECT

TRASH ENCLOSURE LAYOUT
DRAWING TITLE

PROJECT NO.	
DRAWN	DU
APPROVED	SB
DATE	02/11/2022
SCALE	3/16" = 1'-0"
DRAWING NO.	T0.2



AMERICAN TRASH MANAGEMENT

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BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
	12.22.21	SUBMITTAL #2	

3155 EL CAMINO
SANTA CLARA, CA

PROJECT

OPTION 2: SERVICE LOCATION
LOOSE FRONT-LOAD SERVICE

DRAWING TITLE

PROJECT NO.	
DRAWN	DU
APPROVED	SB
DATE	02/11/2022
SCALE	1/16" = 1'-0"
DRAWING NO.	T0.3