STORMWATER MANAGEMENT PLAN

McCarthy Ranch
Parking lot

1207 North McCarthy Boulevard
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY

Prepared for:
McCarthy Ranch
210 Almendra Ave.
Los Gatos, CA 95030

Prepared by:

BKF ENGINEERS
1730 N. First Street, Suite 600
San Jose, CA 95112
(408) 467-9100

November 5th, 2020

Certification

Project: McCarthy Ranch - Parking lot
Address: 1207 North McCarthy Boulevard, CA

I certify under penalty of law that all storm water treatment Best Management Practices described in this Storm Water Management Plan have been designed to be in substantial general conformance with the overall intent of the City of Milpitas storm water quality requirements. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Further, those responsible for completing this Plan have been trained on the design of storm water treatment BMP's. Based on my inquiry of the person or persons who manage the system or those directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete.

Patrick Chan has prepared SWMPs since the implementation of C.3 regulations and is a registered Professional Engineer in the State of California. He has nearly 14 years of experience in the preparation of SWMPs and over 14 years of experience in storm drain design, hydrology, and hydraulics.

_____ Title: Associate

Patrick Chan, PE

BkF

ENGINEERS / SURVEYORS / PLANNERS

1730 N. First Street, Suite 600
San Jose, CA 95112
(408) 4679100

Date 11/05/20

(Note: Any subsequent amendments to the SWMP should be reflected on this page.)

OWNER CERTIFICATION:

I certify that all stormwater management construction will be completed according to the Stormwater Management Plan. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Title: Senior Project Manager

Name: Joe Goggiano
McCarthy Ranch
210 Almendra Ave.
Los Gatos, CA 95030
(408)358-5058

Date June 9, 2021

(Note: Any subsequent amendments to the SWMP should be reflected on this page.)

AS-BUILT CERTIFICATION:

Based on a visual inspection, the stormwater treatment facilities have been constructed in accordance with the Stormwater Management Plan prepared by this office and approved by the City.

_____ Title: Associate

Patrick Chan, PE

BkF

ENGINEERS / SURVEYORS / PLANNERS

1730 N. First Street, Suite 600
San Jose, CA 95112
(408) 4679100

Date 06/05/21

Table of Contents

1. Introduction

1.1 General Information

Project Name:	McCarthy Ranch – Amazon Parking Lot 1207 North McCarthy Boulevard Milpitas, CA. 95035 APN: 022-29-039
Applicant:	Joe Goggiano McCarthy Ranch 210 Almendra Ave. Los Gatos, CA 95030 Contact: Oscar Yousefi Phone Number: (925)460-3733
Project Use:	Commercial
Facility Activities:	Remove Existing and Appurtenances per Demo Plan Construct On-Site Improvements

1.2 Receiving Water Bodies

The subject project will discharge storm water runoff into Coyote Creek and the receiving water body will be the San Francisco Bay per Appendix 5.1.

1.3 Potential Pollutants

Possible pollutants for the subject project may include trash, sediments, nutrients, dust, construction debris and pesticides. Petroleum could be a potential pollutant in case of a spill. The construction of the project and long term maintenance should not add any of the following: copper, nickel, diazinon, mercury, chlordane, DDT, dieldrin and PCBs.

2. Analysis

2.1 Site Constraints and Geotechnical Summary

Geotechnical investigation was prepared by Silicon Valley Soil Engineering for, Proposed McCarthy Ranch dated March 2015. Field reconnaissance, drilling, sampling, and laboratory testing of the surface and subsurface material evaluated information can be found in the attached Geotechnical Report, Appendix 5.2. Please see Geotechnical Report for Site Recommendations.

2.2 HMP Applicability

The subject project is not located in the HMP Applicability Map (see Appendix 5.3); therefore, the hydromodification is not applicable to the project. The proposed design of the project will increase the amount of impervious areas as shown on the Stormwater Management Data Form, Appendix 5.4., and therefore theoretically increases the overall flow and volume of runoff that flows directly into Coyote Creek for 10-year, 10-minute storm event. However, with the implementation of the Bioretention areas, the time of concentration will increase .Per Appendix 5.5, the existing flow rate before the construction of the new industrial buildings and onsite/off-site improvements for a 10-year, 10-minute storm event was 1.07 CFS; the flow rate after the construction of the new parking lot off-site improvements for a 10-year, 10-minute storm event is 5.97 CFS.

3. Stormwater Quality Opportunities and Constraints

Governing regulations, the characteristics of the site itself, and constraints due to the need to mitigate potential off-site water quality impacts define the considerations that need to be addressed in the guidelines and infrastructure for stormwater quality management at the McCarthy Creekside site.

3.1 Regulatory Framework

The project site is required to meet C.3 treatment requirements as defined by the Regional Water Quality Control Board.

3.2 Stormwater Quality Management Constraints

There are several general constraints related to BMP selection and design for the project as proposed. These include:

- *Low soil permeability.* The project site is underlain by clayey soils, characterized by low permeability. The low infiltration rates associated with this soil make them inappropriate for BMPs that rely on infiltration of stormwater runoff as a water-quality control measure. Examples of such approaches include infiltration basins, drywells and the use of permeable pavement.
- *Groundwater.* The ground water table is located approximately 12'-13' below existing grade and rose to 10'-11' at the end of the geotechnical drilling operations, the highest expected groundwater level is approximately 3' below grade. The high ground water table associated with this soil make them inappropriate for BMPs that rely on infiltration of stormwater runoff as a water-quality control measure. Examples of such approaches include infiltration basins, drywells and the use of permeable pavement.

3.3 Stormwater Quality Management Opportunities

A number of clear opportunities are presented by the planned land use and physical characteristics of the site. These opportunities should be exploited to the greatest extent possible in the selection and design of BMPs and include the following:

- *Cohesive, erosion-resistant soils.* The project site is largely underlain by clay-rich soils that are quite cohesive and relatively resistant to erosion. This can have a marked benefit from a sediment source control perspective in that there is a limited potential for erosion as long as areas are properly vegetated and maintained.

4. Best Management Practices

In light of the opportunities and constraints that exist at the project site, it is possible to establish a BMP implementation framework that can guide further refinements in the site plan. The BMP framework is based on a hierarchical approach advocated by stormwater quality regulators (e.g. see BASMAA, 1999). The hierarchical approach has the following levels:

- Level I – Site Design. One of the key elements of the SWMP for the project will be incorporating appropriate site design elements that enhance efforts to limit water quality impacts. Properly implemented features in essence "set the stage" for an effective plan by establishing a land use pattern that limits the amount of directly connected impervious area (DCIAs), encourages infiltration and runoff reduction to the greatest extent practicable and complements other BMPs that may be used.

- Level II – Source Control. Another of the primary focuses of any SWMP should be a strong and broad source control program. This approach capitalizes on the fact that it is generally more effective, in terms of both impact and cost, to prevent or limit constituent of concern from being released than it is to remove them from the environment once they have been mobilized (BASMAS, 1999).

- Level III – Treatment Control. The term "treatment control" refers to those BMPs that are designed to reduce constituents of concern once they have been mobilized in stormwater runoff. They should properly be seen as a "last line of defense" in the overall suite of BMPs that are employed. Treatment controls area generally considered necessary BMPs since even the most aggressive site design and source control programs cannot guarantee that constituents of concern will not be mobilized from the site.

4.1 Site Design Elements

The following site layout characteristics are incorporated to reduce impervious surface:

1. The project site is a high-density infill development, which minimizes the use of streets.
2. The commercial lot will accommodate drainage via surface flow into the bioretention areas.

4.2 Source Control Elements

A. Non-Structural Source Control BMPs:

Included	Not Applicable	Non-Structural Source Control BMPs	If Not Applicable, State Brief Reason
✓		N1 Education for property owners, tenants and occupants - practical information materials will be provided to the first residents/occupants/tenants on general housekeeping practices that contribute to the protection of stormwater quality. The materials (included in this SWMP) cover the following topics: • The use of chemicals (including household type) that should be limited to the property, with not discharge of specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains. • The proper handling of material such as fertilizers, pesticides, cleaning solutions, pint products, automotive products, and swimming pool chemicals. • The environmental and legal impacts of illegal dumping of harmful substances into storm drains and sewers. • Alternative household products which are safer to the environment. • Household hazardous waste collection programs. • Used oil recycling programs. • Proper procedures for spill prevention and clean up. • Proper storage of materials which prose pollution risks to local waters. • Carpooling programs and public transportation alternatives to driving.	
✓		N2 Activity restrictions (CC&Rs) - CC&Rs will be prepared by the developer for the purpose of surface water quality protection, or use restrictions will be developed through lease terms.	
✓		N3 Common area landscape management - ongoing maintenance consistent with County Water Conservation Resolution or city equivalent, plus fertilizer and/or pesticide usage consistent with County Management Guidelines for Use of Fertilizers (DAMP Section 5.5), or city equivalent.	

Included	Not Applicable	Non-Structural Source Control BMPs	If Not Applicable, State Brief Reason
	✓	N4 BMP maintenance - City of Milpitas shall be responsible for the inspection and maintenance of structural BMPs within the public right-of-way and irrevocable offers of dedication. POAs shall be responsible for the inspection and maintenance of structural BMPs within their boundaries. The City of Milpitas shall be responsible for re-stenciling of catch basins as required.	
	✓	N5 Title 22 CCR Compliance - compliance with Title 22 of the California Code of Regulations and relevant sections of the California Health & Safety Code regarding hazardous waste management.	
	✓	N6 Local industrial permit compliance - provide for clean stormwater discharges from fuel dispensing areas, and require permission to discharge industrial wastes to public properties.	No Dispensing
	✓	N7 Spill contingency plan - mandates stockpiling of cleanup materials, notification of responsible agencies, disposal of cleanup materials, documentation, etc.	No Stockpiles
	✓	N8 Underground storage tank compliance - compliance with State regulations dealing with underground storage tanks.	No Tanks
	✓	N9 Hazardous materials disclosure compliance - compliance with County and comparable City ordinances.	No Hazmat
	✓	N10 Uniform fire code implementation - compliance with Article 80 of the Uniform Fire Code.	
	✓	N11 Common area litter control - litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations by tenants/homeowners or businesses and reporting the violations to the owner/MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT. for investigation.	No trash pick-up
	✓	N12 Employee training - manual(s) for initial purchasers of business site or for development that is constructed for an unspecified use, commitment on behalf of POA to prepare.	MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT.

Included	Not Applicable	Non-Structural Source Control BMPs	If Not Applicable, State Brief Reason
	✓	N13 Housekeeping of loading docks - loading docks for grocery, drug and discount stores and warehouse-type commercial and industrial loading docks will be kept in a clean and orderly condition through weekly sweeping and litter control, and immediate cleanup of spills and broken containers. Runoff will drain through water quality inlets or an equally effective alternative. Pre-treatment may also be required.	No Docks
✓		N14 Common area catch basin inspection - for industrial/commercial developments and for developments with "privately bold maintained drainage systems", the owner is required to have privately-owned catch basins inspected and, if necessary, cleaned prior to the storm season, no later than October 1st each year. CCR's governed by the MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT..	
✓		N15 Street sweeping private streets and parking lots - streets are required to be swept prior to the storm season, no later than October 1st each year and according to the City of Milpitas street sweeping program schedule. Parking lots shall be swept weekly, weather permitting.	
	✓	N16 Commercial vehicle washing - commercial vehicles will be washed in dedicated washing facilities only. Soaps and detergents will not be discharged to the storm drain system.	Site is to be used for parking only

B. Structural Source Control BMPs:

Included	Not Applicable	Structural Source Control BMPs	If Not Applicable, State Brief Reason
✓		Storm Drain Stenciling - all storm drain inlets and catch basins, constructed or modified, within the project area will be stenciled or labeled "No Dumping - Drain to Creek." Signs which prohibit illegal dumping will be posted at public access points along channels and creeks within the project area.	
	✓	Outdoor Storage Area Design - hazardous materials with the potential to contaminate urban runoff will either be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures (not double wall containers) such as berms, dikes, or curbs.	No Hazmat
	✓	Trash Area Design - trash areas will be paved, designed not to allow run-on, screened or walled to	No Trash

Included	Not Applicable	Structural Source Control BMPs	If Not Applicable, State Brief Reason
		prevent off-site transport of trash; and covered to minimize direct precipitation.	Enclosure required
✓		Efficient Irrigation - the timing and application methods of irrigation water will minimize the runoff of excess irrigation water into the stormwater conveyance system.	
	✓	Protect Slopes and Channels - stormwater BMPs will be included to decrease the potential for erosion of slopes and/or channels.	No channels or slopes
	✓	Dock Areas - loading dock areas will be covered or designed to preclude run-on and runoff. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited. Below grade loading docks for grocery stores and warehouse/distribution centers of fresh food items, will drain through water quality inlets or an equally effective alternative. Pre-treatment may also be required.	No Docks
	✓	Maintenance Bays - repair/maintenance bays will be indoors or designed to preclude run-on; designed to capture all wash water, leaks and spills; with impermeable berms, drop inlets, trench catch basins, or overflow containment structures around repair bays to prevent spilled materials and wash-down waters from entering the storm drain system. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by the City, obtain an Industrial Waste Discharge Permit.	No Maintenance Bays

Included	Not Applicable	Structural Source Control BMPs	If Not Applicable, State Brief Reason
	✓	Vehicle Wash Areas – areas for washing/steam cleaning of vehicles will be self-contained or covered with a roof or overhang; will be equipped with a wash rack and with the prior approval of the sewering agency; will be equipped with a clarifier or other pretreatment facility; and will be properly connected to a sanitary sewer.	No wash area
	✓	Outdoor Processing Areas – cover or enclose areas that would be the most significant source of pollutants; or, slope the area toward a dead-end sump; or, discharge to the sanitary sewer system following appropriate treatment in accordance with conditions established by the applicable sewer agency. Grade or berm area to prevent run-on from surround areas. No storm drains will be installed in areas of equipment repair. Where wet material processing occurs (e.g. electroplating), secondary containment structures (not double wall containers) will be provided to hold spills resulting from accidents, leaking tanks or equipment, or any other unplanned releases.	No processing area
	✓	Equipment Wash Areas - will be self-contained; or covered with a roof or overhang; will be equipped with a clarifier, grease trap or other pretreatment facility, as appropriate; and will be properly connected to a sanitary sewer.	No equipment wash area
	✓	Fueling Areas - Non-retail fuel dispensing areas will contain the following: 1. Overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area shall drain to the project's treatment control BMP(s) prior to discharging to the stormwater conveyance system. 2. Paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited. 3. Have an appropriate slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff. 4. The concrete fuel dispensing area must extend at least 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.	No fueling on-site.

4.3 Guidelines for Treatment Control Measures

For all BMP layout, design, sizing and details, see Storm Water Control (Management) Plan Sheets in Appendix 5.6. Please see below for detailed BMP implementation for the project site:

- Bioretention areas will be treating all of the site impervious areas. These areas will have 18" of treatment soil that infiltrates storm water at a rate of 5 to 10 in/hr and will be planted appropriately. The soil section will be underlain by minimum of 12" drain rock section to capture the storm water. They have been sized using the Combination Flow & Volume Method due to their ability to infiltrate stormwater runoff through the treatment soil. They will be equipped with raised inlet structures and under-drains. Due to low soil permeability and high groundwater, a non-permeable liner will be used in the design.

4.4 Post BMP Operation and Maintenance

A. Maintenance Objectives

A comprehensive monitoring and maintenance program is an essential element of a long-term stormwater management plan. The proposed stormwater system for the subject project will operate in an automatic and reliable manner. However, as with all physical infrastructure, the stormwater system will need adequate routine maintenance to function as designed. See Post Construction BMP Maintenance and/or Source Control Activities Table in Appendix 5.7; Sample BMP Inspection & Maintenance Form in Appendix 5.8; and Employee Training Program Table in Appendix 5.9. The monitoring and maintenance program has the following goals:

- To monitor all BMPs to assess whether they continue to function as appropriate mitigation for the effects of urban non-point source pollution on receiving waters in a manner consistent with the highest regard for public safety;
- To set forth the expected routine maintenance functions and associated schedules that allow the BMPs to function as designed;
- To anticipate non-routine maintenance needs that may arise and suggest appropriate responses to these needs;
- The operations and maintenance plan will be a "living document" that can be modified in the future to save costs (without compromising the goals of the program) and to adjust to changes at the site or in regulatory guidance.

B. Scheduling of Monitoring and Maintenance

Routine maintenance for the BMPs should be carried out on a schedule similar to the rest of the stormwater system. This will typically require a thorough inspection and maintenance visit in late summer or early fall prior to the rainy season. A Sample BMP Inspection & Maintenance Form has been attached as Appendix 5.8. Observations and recommendations for corrective measure (if necessary) will be recorded and kept by the McCarthy Creekside Association created by the covenants, conditions and restrictions (CC&R's) of the project. Remedial maintenance will be performed immediately or

scheduled to take place within a reasonable time frame. Records will be available to the City of Milpitas for review upon request.

The following general monitoring and maintenance guidelines shall be performed:

- A thorough inspection and maintenance of all the BMP's mentioned above shall be conducted in late summer or early fall prior to the rainy season (October 1st).
- All BMP's mentioned above shall be monitored following major storm events (greater that 1-inch of rain).
- Any debris and/or sediment encountered anywhere on the project site shall be removed as necessary.
- Remedial maintenance shall be performed immediately as conditions allow.
- Inspection, monitoring and maintenance shall be performed by the McCarthy Creekside Association created by the covenants, conditions and restrictions (CC&R's) of the project. Records of inspection, monitoring and maintenance shall be kept by the McCarthy Creekside Association created by the covenants, conditions and restrictions (CC&R's) of the project and made available to the City of Milpitas upon request. See Appendix 5.8 for a Sample BMP Inspection/Maintenance Form and see Appendix 5.7 for Bio-Retention Area Maintenance Plan and Operation and Maintenance Inspection Report.
- If mosquito larvae are present and persistent, contact the County for information and advice. Mosquito larvicide should be applied only when absolutely necessary and then only by a licensed individual or contractor.
- Representatives of the City, the local vector control district and the Regional Water Quality Control Board may enter the common areas for purposes of verifying proper operation and maintenance of the BMP's outlined in the approved plan.

A summary of the inspection and maintenance schedule for source control and treatment control BMP's is shown in Table 1.

C. Summary of Maintenance Requirements

The maintenance for all source and treatment control BMP's is as described below. See Table 1 for a summary of the inspection and maintenance schedule. Records of observations and recommendations shall be kept by the MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT and made available to the City of Milpitas upon request. See Appendix 5.8 for a Sample BMP Inspection/Maintenance Form and see Appendix 5.8 for Bio-Retention Area Maintenance Plan and Operation and Maintenance Inspection Report.

1. Landscape Maintenance

The following landscape maintenance shall be performed on all landscape areas including all bio-retention areas:

- Landscape areas (including bio-retention areas) within the project site shall be covered with plants or some type of ground cover to minimize erosion. No areas are to be left as bare dirt that could erode.
- Pesticides and fertilizers shall be stored as hazardous materials and in appropriate packaging. Over spraying onto paved areas shall be avoided when applying fertilizers and pesticides. Pesticides and fertilizers will be prohibited from being stored outside.

- Landscape areas (including bio-retention areas) shall be inspected for debris and obstructions to drainage flow. All debris and obstructions to drainage flow shall be removed.

2. Storm Drainage Collection System Maintenance

The storm drainage collection system consists of overflow drains, area drains, catch basins, drop inlets, distribution piping, and manholes. The following maintenance shall be performed on all storm drainage collection systems:

- *Inlet and Catch Basin Cleaning.* Inspect all overflow drains, area drains, catch basins drop inlets and manholes twice a year for debris and sediment before and after the rainy season (before October 1st and after April 1st). During inspection, all debris and sediment shall be removed.
- *Regular Street Sweeping.* Regular street sweeping can have a significant impact on the control of such constituents of concern as trash and debris, particulates, and heavy metals. All streets should be swept on a regular basis to control the build-up of sediment and trash with particular attention to the early fall period prior to the onset of the winter rainy season. Street Sweeping schedules will follow City of Milpitas standards, but should not be less than monthly.

3. Stormwater Treatment System Maintenance

The stormwater treatment system consists of bio-retention areas. To ensure that the stormwater treatment system is properly functional and operational, the following routine maintenance, but not limited to, shall be performed:

- Overflow drains within the bio-retention areas shall be inspected twice a year before and after the rainy season for debris and sediment (before October 1st and after April 1st). Any debris or accumulations of sediment encountered shall be removed.
- After every major storm event (greater that 1-inch of rain) all overflow drains, storm drain clean out boxes and manholes shall be inspected to remove any obstructions to the flow.
- If eroded areas are observed in the bio-retention areas, repair the area by placing a seeded blanket on eroded area as soon as scour is observed.
- Herbicides, pesticides or non-organic fertilizers should not be used in the bio-retention areas. Instead, use integrated pest management techniques and hand weed these areas.
- When water stands in the bioretention basins between storms and does not drain within five days after rainfall, the 18” thick treatment soil section (infiltration rate of 5 to 10 inches per hour) and planting shall be replaced per the development Improvement Plans.
- In addition to above, the McCarthy Creekside Association created by the covenants, conditions and restrictions (CC&R’s) of the project shall follow the Bio-Retention Area Maintenance Plan and Operation and Maintenance Inspection Report in Appendix 5.7.

Table 1: Inspection and Maintenance Schedule Summary

Areas*	Inspection	Schedule
Landscaping (Includes Bio-retention areas)	Inspect for erosion, damage to vegetation, channelization of flow and sediment accumulation	Twice a year: before and after the rainy season (before October 1st and after April 1st)
	Mow grass to maintain an acceptable height. Irrigate areas during dry seasons. Aerate soil by cultivating and adding mulch.	As needed (frequent seasonally)
Storm Drainage Collection System	Inspect area drains, catch basins, drop inlets, and manholes	Twice a year: before and after the rainy season (before October 1st and after April 1st)
	Clean area drains, catch basins, drop inlets, and manholes	Twice a year: before and after the rainy season (before October 1st and after April 1st). After every major storm event
Stormwater Treatment System (Bio-retention areas, pervious pavers, pervious pavement, and self-retaining landscape areas)	Inspect overflow drains	Twice a year: before and after the rainy season (before October 1st and after April 1st). After every major storm event
	Repair any damaged areas within the bio-retention areas, pervious pavers, pervious pavement, and self-retaining landscape areas. Remove sediment from the bio-retention areas and self-retaining landscape areas if vegetation growth is inhibited or if the sediment is blocking the even spreading of water.	Twice a year: before and after the rainy season (before October 1st and after April 1st) Ensure paving area is clean of debris, dewaters between storms and is clean of sediment (monthly). Vacuum sweep pervious pavement frequently (3-4 times a year, or as needed) to keep surface free of sediment.

4.5 Responsible Parties

Responsibility for the implementation and/or oversight of the monitoring and maintenance program for the BMPs at 1207 North McCarthy Blvd is designated as listed below:

Contractor: Big-D Pacific Builders
Attn: Oscar Yousefi
6210 Stoneridge Mall Road, #460, Pleasanton, CA 94588
(925) 460-3733

4.6 Funding and Annual Reporting

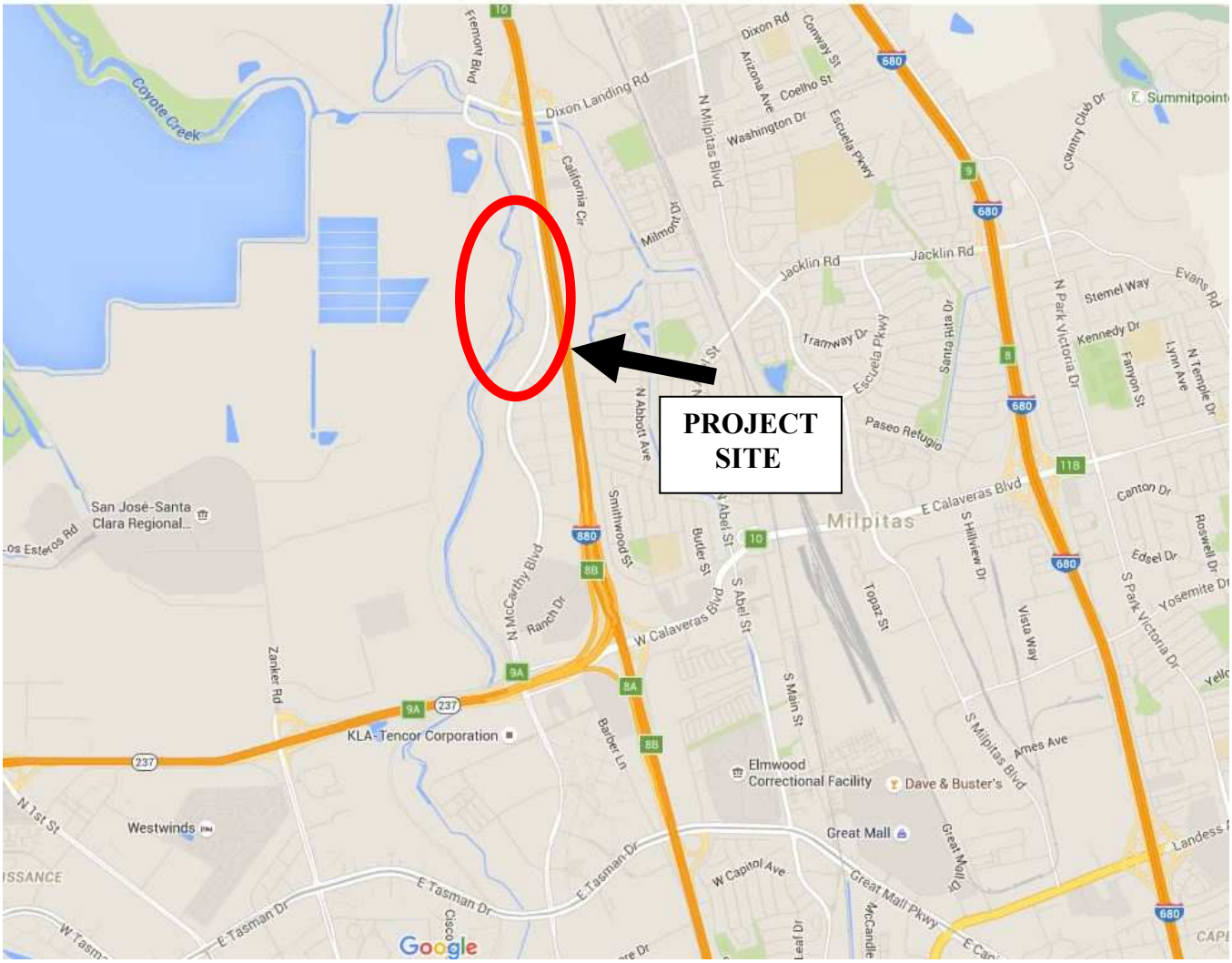
The growing body of experience related to stormwater BMPs shows the importance of reliable funding mechanisms to support ongoing operations and maintenance activities. This is especially important with regard to treatment control BMPs at 1207 North McCarthy Boulevard project. Funding for maintenance of BMPs will be by the McCarthy Creekside Association created by the covenants, conditions and restrictions (CC&R's) of the project. The developer will sign a maintenance agreement with the City of Milpitas.

5. Appendices

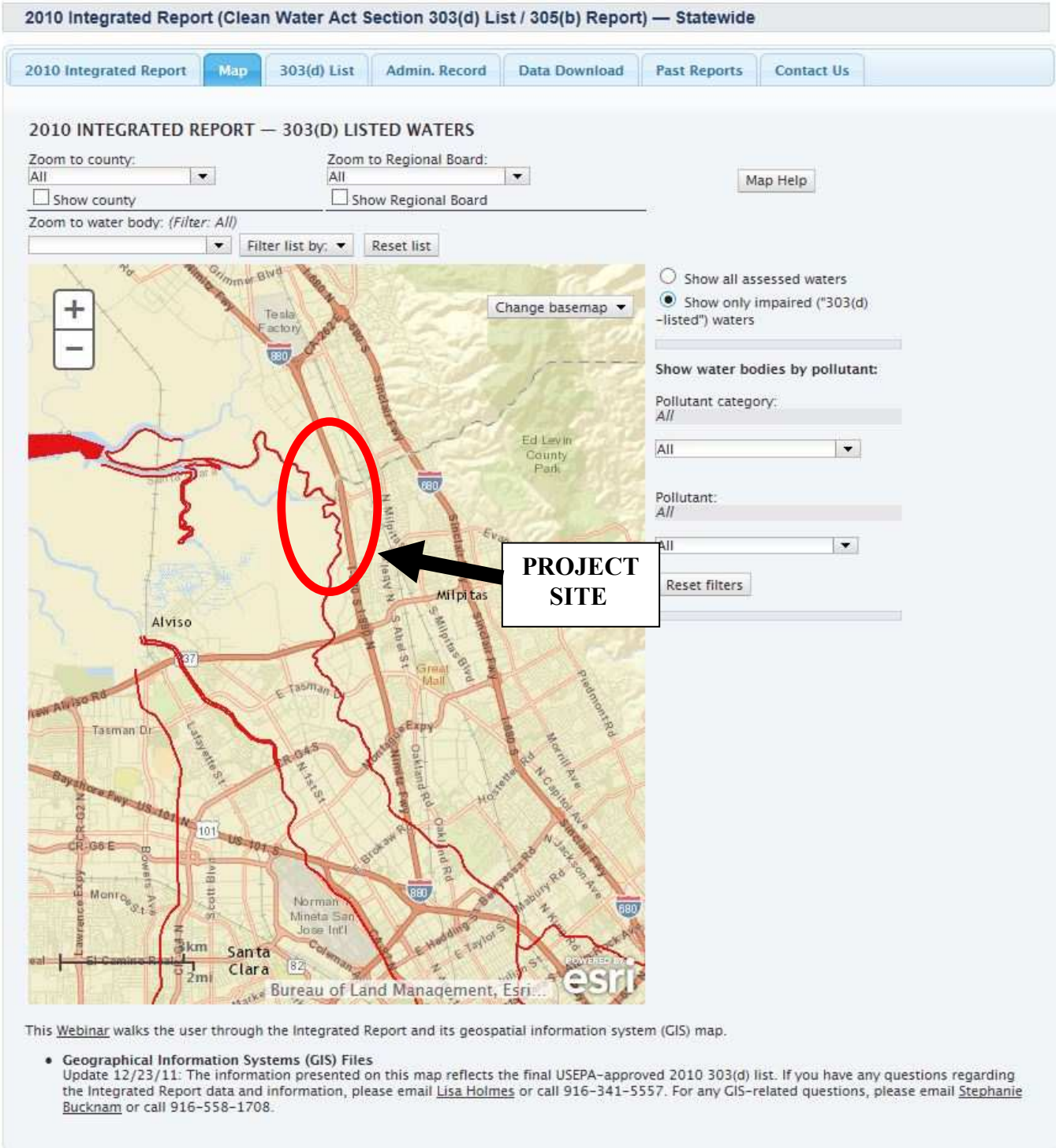
Appendix 5.1

Vicinity Map and Receiving Water Body

VICINITY MAP



RECEIVING WATER RISK

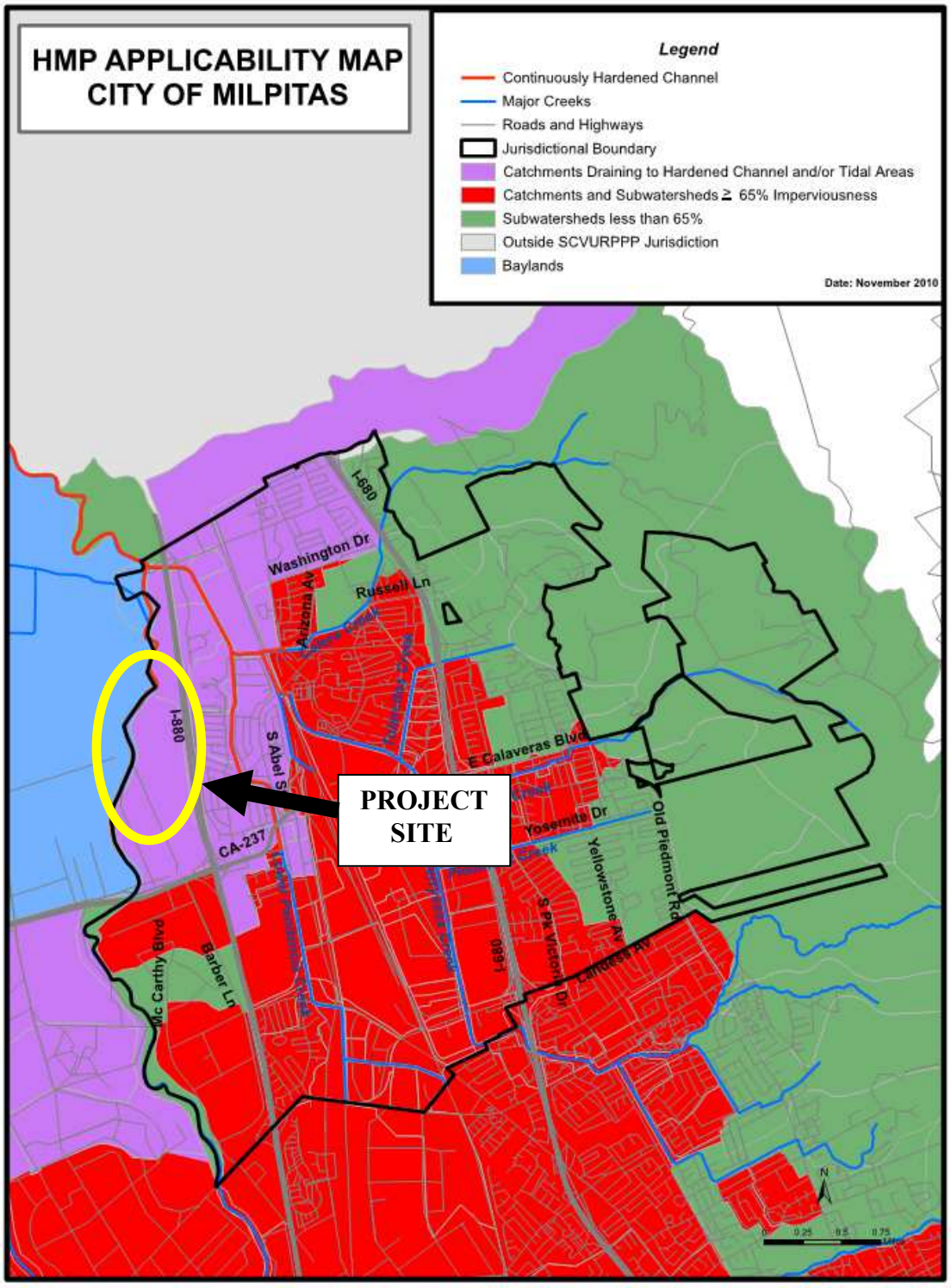


Appendix 5.2

Geotechnical Report

Appendix 5.3

HMP Applicability Map



Appendix 5.4

Storm Water Management Data Form

City of Milpitas – Stormwater Requirements C.3 Data Form

Santa Clara Valley Urban Run-Off Pollution Prevention Program

Which Projects Must Comply with Stormwater Requirements?

All projects that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.

All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-paving, and single family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP) is not considered an impervious surface.

For More Information

For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment in Santa Clara County: http://www.scvurppp-w2k.com/c3_handbook_2012.shtml

1. Project Information

Project Name: McCarthy Parking Lot **APN #** 022-29-039

Project Address: 1207 North McCarthy Boulevard, Milpitas, CA 95035

Cross Streets: Dixon Landing Road

Applicant/Developer Name: McCarthy Ranch / Joey McCarthy

Project Phase(s): 1 **of** 1 **Engineer:** McCarthy Ranch

Project Type (Check all that apply): ☑ New Development ☐ Redevelopment

☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Public ☐ Institutional

☐ Restaurant ☑ Uncovered Parking ☐ Retail Gas Outlet ☐ Auto Service (SIC code)_____
(5013-5014, 5541, 7532-7534, 7536-7539)

☐ Other _____

Project Description: The project proposes a parking lot over a 5.0-acre site.

Project Watershed/Receiving Water (creek, river, or bay): Coyote Creek

2. Project Size

a. Total Site Area: 5.0 acre	b. Total Site Area Disturbed: 5.0 acre (including clearing, grading, or excavating)			
	Existing Area (ft^2)	Proposed Area (ft^2)		Total Post-Project Area (ft^2)
		Replaced	New	
Impervious Area				
Roof	0	0	0	0
Parking	0	0	139,398	139,398
Sidewalks and Streets	20	20	22,336	22,356
c. Total Impervious Area	20	20	161,734	161,754
d. Total new and replaced impervious area		161,754		
Pervious Area				
Landscaping	217953	85,768	0	0
Pervious Paving	0	0	0	0
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area	217953	85,738	0	85,738
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 100 %				

3. State Construction General Permit Applicability:

a. Is #2.b. equal to one acre or more?

☑ Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (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 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. Is #2.f. equal to 50% or more?

☑ Yes, C.3. requirements (site design, source control, as appropriate, and stormwater treatment) apply to entire site.

☐ No, C.3. requirements only apply to impervious area created and/or replaced.

5. Hydromodification Management (HM) Applicability:

a. Does 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, project must implement HM requirements

☑ No, project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed
- ☐ Minimize impervious surfaces
- ☑ Minimum-impact street or parking lot design
- ☐ Cluster structures/ pavement
- ☐ Disconnected downspouts
- ☑ Pervious pavement
- ☐ Green roof
- ☐ Microdetention in landscape
- ☐ Other self-treating area
- ☐ Self-retaining area
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains) [1]
- ☐ 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

- ☐ Alternative building materials
- ☐ Wash area/racks, drain to sanitary sewer[2]
- ☐ Covered dumpster area, drain to sanitary sewer[2]
- ☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[2]
- ☑ 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 Systems

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

LID Treatment

- ☐ Rainwater harvest and use (e.g., cistern or rain barrel sized for C.3.d treatment)
- ☐ Infiltration basin
- ☐ Infiltration trench
- ☐ Exfiltration trench
- ☐ Underground detention and infiltration system (e.g. pervious pavement drain rock, large diameter conduit)

Biotreatment [3]

- ☑ Bioretention area
- ☐ Flow-through planter
- ☐ Tree box with bioretention soils
- ☐ Other _____

Other Treatment Methods

- ☐ Proprietary tree box filter[4]
- ☐ Media filter (sand, compost, or proprietary media)[4]
- ☐ Vegetated filter strip[5]
- ☐ Dry detention basin[5]
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

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

[1] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[2] Subject to sanitary sewer authority requirements.
[3] Biotreatment measures are allowed only with completed feasibility analysis showing that infiltration and rainwater harvest and use are infeasible.
[4] These treatment measures are only allowed if the project qualifies as a "Special Project".
[5] These treatment measures are only allowed as part of a multi-step treatment process.

7. Treatment System Sizing for Projects with Treatment Requirements

Indicate the hydraulic sizing criteria used and provide the calculated design flow or volume:

Treatment System Component	Hydraulic Sizing Criteria Used[3]	Design Flow or Volume (cfs or cu.ft.)
Bioretention	2B & 3	4,753

[3]Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☑ No Name of Reviewer: _____

9. Operation & Maintenance Information

A. Property Owner's Name: Joey McCarthy, McCarthy Ranch

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: McCarthy Ranch

b. Address: 221 Los Gatos Saratoga Road, Los Gatos, CA 95030

c. Phone/E-mail: (408) 356-2300

This section to be completed by City of Milpitas staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

_____

_____

Reviewed:

Planning Department

Planning Division: _____

Other (Specify): _____

Public Works Department

Land Development: _____

Other (Specify): _____

Appendix 5.5

Existing and Proposed Stormwater Runoff Calculations & On-Site Pipe Hydraulic Calculations

Existing Site Conditions Before Construction of New Industrial Buildings & On-Site/Off-Improvement

Total Site Area (Disturbed)	5.7 Acres
Impervious Site Area:	0.00 Acres
Impervious Site Area Runoff Coefficient:	0.90 (average)
Pervious Site Area:	5.7 Acres
Pervious Site Area Runoff Coefficient:	0.10
Existing Composite Site Area Runoff Coefficient	0.10
Intensity (10 Year, 10 Minute Storm)	1.87 inches/hour
Total Runoff Rate	**1.07 CFS**

Site Conditions After Construction of New Lot & On-site/Off-site Improvements

Total Site Area	5.7 Acres
Impervious Site Area:	3.73 Acres
Impervious Site Area Runoff Coefficient:	0.81 (average)
Pervious Site Area:	1.97 Acres
Pervious Site Area Runoff Coefficient:	0.10
Composite Site Area Runoff Coefficient	0.56
Intensity (10-Year, 10-Minute Storm)	1.87 inches/hour
Total Runoff Rate	**5.97 CFS**

Appendix 5.6

Stormwater Control (Management) Plan with BMP Sizing Calculation

LEGEND

- PROPERTY LINE
- LOT LINE/ADJ. PROPERTY LINE
- TOP OF BANK (BIORETENTION)
- FLOW LINE (BIORETENTION)
- STORM DRAIN LINE (UNTREATED) — SD — SD —
- STORM DRAIN LINE (TREATED)
- BIORETENTION TREATMENT AREA SEE SHEET C7.0 DETAIL 7.
- VEHICULAR PERVIOUS PAVEMENT PER DETAIL BELOW.
- PEDESTRIAN WALKWAY WITH PERVIOUS PAVEMENT PER DETAIL BELOW.
- DRAINAGE AREA BOUNDARY
- POINT OF TREATMENT OF DRAINAGE AREA — DMA-#
- POINT OF STORM WATER DISCHARGE FROM TREATMENT
- POINT OF STORM WATER DISCHARGE FROM SITE
- BIORETENTION DESIGNATION — B.R-#
- DIRECTION OF FLOW
- STORM DRAIN MANHOLE — SDMH
- STORM DRAIN CATCH BASIN — CB
- STORM DRAIN DROP INLET — DI
- STORM DRAIN JUNCTION BOX — JB
- STORM DRAIN BUBBLER BOX — BB
- STORM DRAIN AREA DRAIN — AD

NOTES

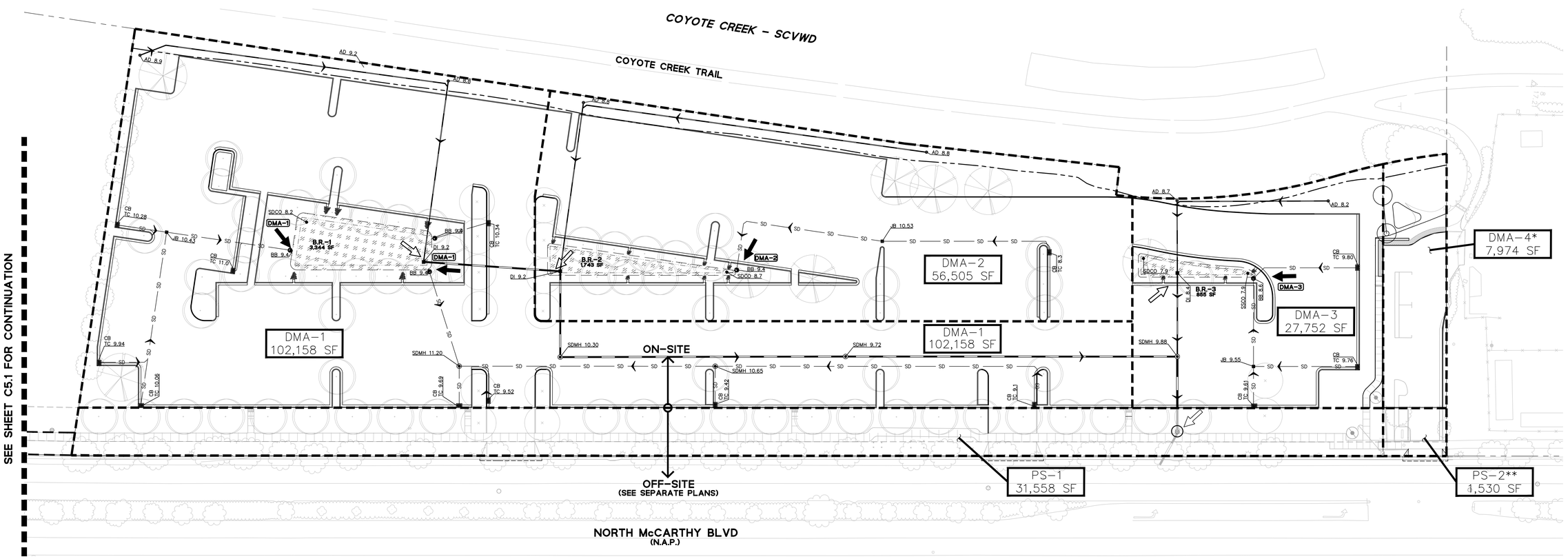
*DMA-4 IS A LOT BEING USED BY CITY OF MILPITAS AND WAS NOT TAKEN INTO TREATMENT CONTROL MEASURE AS THE IMPROVEMENTS ARE MINIMAL WHICH MOST LIKELY WILL NOT IMPACT THE EXISTING RUNOFF CONDITION OF THE SITE AND IS FOR THE BENEFIT OF CITY OF MILPITAS MAIN SEWAGE PUMP STATION.
**PS-2 WAS NOT TAKEN INTO TREATMENT CONTROL MEASURE AS IT'S WITHIN THE 27' LANDSCAPE AND SIDEWALK EASEMENT AND WILL BE PART OF CITY'S ROUTINE MAINTENANCE.

NORTH ARROW AND SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA

STORMWATER MANAGEMENT PLAN

C5.0

PROJECT NO: 20190679

PCN: B-SI20-0019

TABLE A

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
TOTAL SITE (ACRES):	5.00	TOTAL AREA OF SITE DISTURBED (ACRES):	5.00
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	0	0	0
PARKING	0	0	139,398
SIDEWALKS, PATIOS, PATHS, ETC.	20	20	14,455
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	20	20	153,853
PERVIOUS SURFACES			
LANDSCAPE AREA	217,953	64,100	0
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC)	0	0	0
TOTAL PERVIOUS SURFACES:	217,953	64,100	0
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			153,873
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			64,100

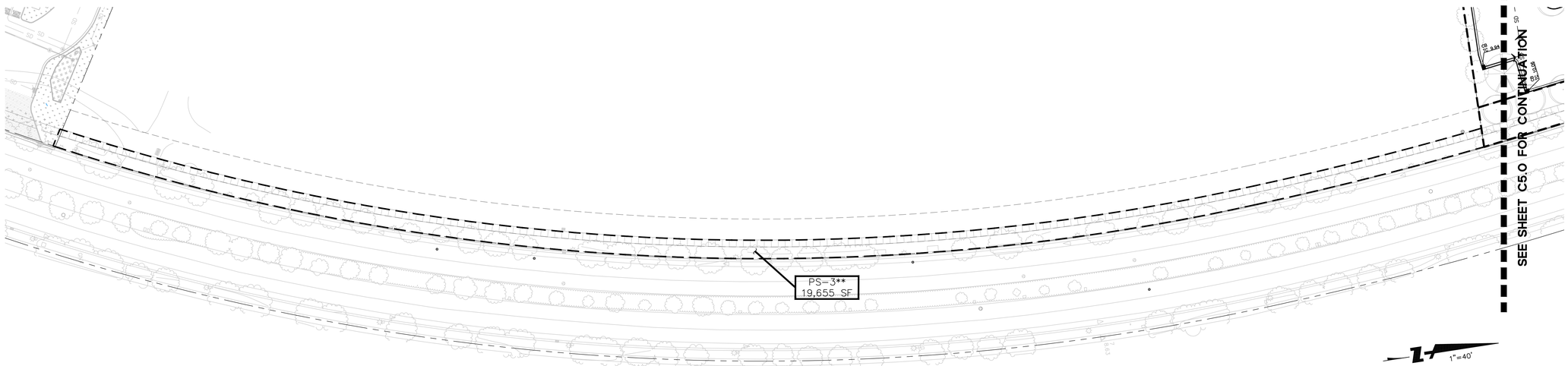
TABLE B

SITE CONDITIONS	
SOIL TYPE:	SILTY CLAY, HARD CLAYEY SILT
DEPTH TO GROUNDWATER:	3'–13'±
100–YEAR FLOOD ELEVATION:	ZONE X
RECEIVING WATER BODY:	COYOTE CREEK
POLLUTANTS: (INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING)	SEDIMENT & TRASH GREASE & OIL
POLLUTANT SOURCE AREAS:	PARKING AREA
SOURCE CONTROL MEASURES:	BIORETENTION
SITE CONTROL MEASURES:	DIRECT RUNOFF TO INFILTRATION BEST MANAGEMENT PRACTICES

TABLE C

TREATMENT CONTROL MEASURE SUMMARY										
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	IMPERVIOUS SURFACE TYPE (SQ. FT.)			TREATMENT REQUIRED* (SQ. FT.)	TREATMENT PROVIDED* (SQ. FT.)	PROPOSED TREATMENT CONTROLS
					ROOF (C=0.90)	SIDEWALK (C=0.80)	PAVING (C=0.70)			
DMA–1	102,158	19,245	LANDSCAPE (C=0.10)	82,913	0	3,490	79,423	2,240	3,344	BIORETENTION BASIN COMBO/FLOW METHOD B.R. 1 (3,344)
DMA–2	56,505	13,748	LANDSCAPE (C=0.10)	42,757	0	1,283	41,474	1,710	1,743	BIORETENTION BASIN 4% METHOD B.R. 2 (1,743)
DMA–3	27,752	7,666	LANDSCAPE (C=0.10) PERVIOUS PAVEMENT (C=0.10)	20,086	0	1,585	18,501	803	855	BIORETENTION BASIN 4% METHOD B.R. 3 (855)
PS–1	31,558	24,079	LANDSCAPE (C=0.10)	7,479	0	7,479	0	–	–	–
DMA–4	7,974	7,974	LANDSCAPE (C=0.10) PERVIOUS PAVEMENT (C=0.10)	0	0	0	0	–	–	–
PS–2	1,530	460	LANDSCAPE (C=0.10)	1,070	0	1,070	0		–	–
PS–3	19,655	12,206	LANDSCAPE (C=0.10)	7,449	0	7,449	0		–	–

***DMA–4 IS A LOT BEING USED BY CITY OF MILPITAS AND WAS NOT TAKEN INTO TREATMENT CONTROL MEASURE AS THE IMPROVEMENTS ARE MINIMAL WHICH MOST LIKELY WILL NOT IMPACT THE EXISTING RUNOFF CONDITION OF THE SITE AND IS FOR THE BENEFIT OF CITY OF MILPITAS MAIN SEWAGE PUMP STATION.**
****PS–2 WAS NOT TAKEN INTO TREATMENT CONTROL MEASURE AS IT'S WITHIN THE 27' LANDSCAPE AND SIDEWALK EASEMENT AND WILL BE PART OF CITY'S ROUTINE MAINTENANCE.**



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
PATRICK CRAY
C 83189
CIVIL
STATE OF CALIFORNIA

STORMWATER MANAGEMENT, TABLES & CALCULATIONS

C5.1

PROJECT NO: 20190679

PCN: B-SI20-0019

Appendix 5.7

Post Construction BMP Maintenance and/or Source Control Activities Table

Bioretention Area Maintenance Plan for
1207 North McCarthy Boulevard

Bioretention areas function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address and Cross Streets
1207 North McCarthy Boulevard

Assessor's Parcel No.: 022-29-039

Property Owner: McCarthy Creekside Ranch Limited Partnership

Designated Contact: Joe Goggiano

Phone No.: 408-290-9805

Mailing Address:

210 Almendra Ave, Los Gatos, CA 95030

The property contains 3 bioretention area(s), located as described below and as shown in the attached site plan[1].

- **All bioretention areas are shown on the Storm Water Management Plan included as Appendix 5.7**

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1-Routine Maintenance Activities for Bioretention Areas

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from bioretention area and dispose of properly.	Monthly, or as needed after storm events
2	Inspect bioretention area to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep bioretention area neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect bioretention area using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

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 San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

Santa Clara County Vector Control District
1580 Berger Dr.
San Jose, CA 95112
PH:(408) 918-4770

IV. Inspections

The attached Bioretention Area Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Bioretention Area
Inspection and Maintenance Checklist

Property Address: 1207 North McCarthy Boulevard, APN 022-29-039
Property Owner: McCarthy Ranch

Treatment Measure No.: _____ Date of Inspection: _____

Type of Inspection:
□ Monthly □ Pre-Wet Season □ After heavy runoff □ End of Wet Season
□ Other:_____
Inspector(s): _____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Standing Water	When water stands in the bioretention area between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of bioretention area, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the bioretention area.			Trash and debris removed from bioretention area and disposed of properly.
3. Sediment	Evidence of sedimentation in bioretention area.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.			Meet the design specifications.

Stormwater Treatment Measure Operation and Maintenance
Inspection Report for the 1207 North McCarthy Boulevard Project

This report and attached Inspection and Maintenance Checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the City and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN: 022-29-039

Property Owner: McCarthy Creekside Ranch Limited Partnership

II. Contact Information:

Name of person to contact regarding this report: Joe Goggiano

Phone number of contact person: 408-290-9805 Email: Joeg@mccarthyranch.com

Address to which correspondence regarding this report should be directed:

210 Almendra Ave, Los Gatos, CA 95030

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from _____ to _____.

IV. Stormwater Treatment Measure Information:

The following stormwater treatment measures (identified treatment measures) are located on the property identified above and are subject to the Maintenance Agreement:

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property
B.R.1	Bioretention Area	South end of the property, on North McCarthy Blvd.
B.R.2	Bioretention Area	Middle of the property, on North McCarthy Blvd.
B.R.3	Bioretention Area	North end of the property, on North McCarthy Blvd.

V. Summary of Inspections and Maintenance:

Summarize the following information using the attached Inspection and Maintenance Checklists:

Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
B.R.1			
B.R.2			
B.R.3			

VI. Sediment Removal:

Total amount of accumulated sediment removed from the stormwater treatment measure(s) during the reporting period: _____ cubic yards.

How was sediment disposed?

- ☐ landfill
- ☐ other location on-site as described in and allowed by the maintenance plan
- ☐ other, explain _____

VII. Inspector Information:

The inspections documented in the attached Inspection and Maintenance Checklists were conducted by the following inspector(s):

Inspector Name and Title	Inspector's Employer and Address

VIII. Certification:

I hereby certify, under penalty of perjury, that the information presented in this report and attachments is true and complete:

_____ _____

Signature of Property Owner or Other Responsible Party Date

_____

Type or Print Name

_____

Company Name

_____

Address

Phone number:_____ Email:_____

Appendix 5.8

SAMPLE BMP INSPECTION & MAINTENANCE FORM

Date:_____

Responsible Inspector:_____

LANDSCAPE MAINTENANCE

Location	Date	Observations Maintenance or Repair Needed? Debris? Erosion Problems?	Action Taken	Date Completed

STORM DRAINAGE COLLECTION SYSTEM MAINTENANCE

Location	Date	Observations Debris or Sediment? Silt Accumulation?	Action Taken	Date Completed

1. STORMWATER TREATMENT SYSTEM MAINTENANCE

Location	Date	Observations Flow Obstructions? Overflow Drain Obstructions? Debris or Sediment? Erosion Problems?	Action Taken	Date Completed

SAMPLE FORM ONLY
INSPECTOR/OWNER TO EXPAND AND MODIFY AS NECESSARY

Appendix 5.9

Employee Training Program Table

Table A-4: Employee Training Program

Name of Responsible Part responsible for training: _____ Provide the following information: Address_____ Phone_____ Fax_____ E-mail:		
Description of Items for Training (e.g. maintenance, inspection, pesticide use, others as applicable to site)	Training Schedule	Employees To Be Trained (Job Category or Title)
Maintenance	Yearly	MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT. Members
Inspection	Yearly	MCCARTHY CREEKSIDE ASSOCIATION CREATED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) OF THE PROJECT. Members

Appendix 5.10

Erosion Control Plans

LEGEND

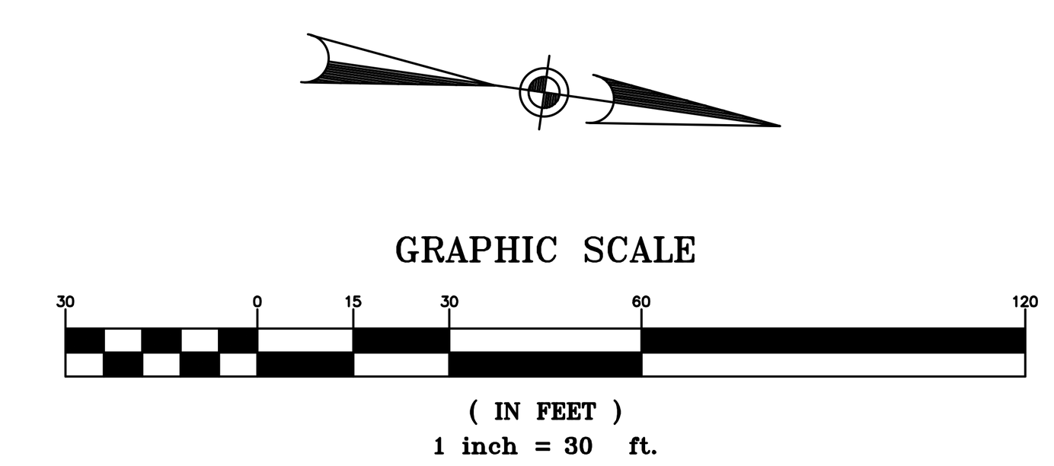
- PROPERTY LINE
- ADJACENT LOT LINE
- CENTER LINE
- FIBER ROLL PER DETAIL SE-5, SHEET C6.1
- TEMPORARY 6' CONSTRUCTION FENCE
- INLET PROTECTION (TYPE 3) PER DETAIL SE-10, SHEET C6.1
- INLET PROTECTION (TYPE 1) PER DETAIL SE-10, SHEET C6.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1, SHEET C6.1
- OUTLET TIRE WASH PER DETAIL TC-3, SHEET C6.1
- CONCRETE WASTE MANAGEMENT PER DETAIL WM-8, SHEET C6.1

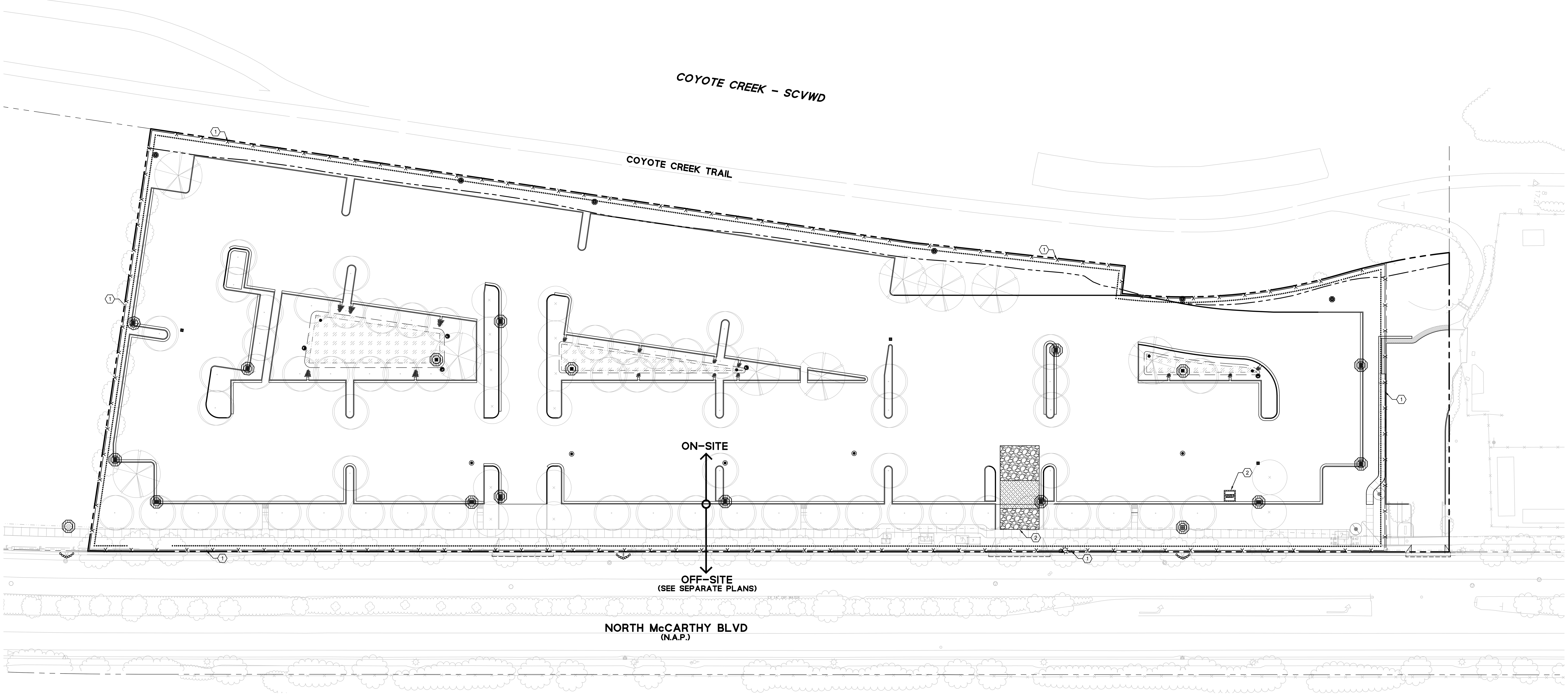
GENERAL NOTES

1. SHEETS C6.0 AND C6.1 ARE INTENDED TO BE USED FOR EROSION CONTROL ONLY. △1
2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED WITH ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURE MAINTENANCE THROUGHOUT THE DURATION OF THE PROJECT.
4. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATE OWNED AND MAINTAINED ROAD CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON LANDSCAPED SURFACES.
6. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
7. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB). ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
8. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM
9. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
10. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB).
11. DURING PERIODS WHEN STORMS ARE FORECAST:
    a. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
    b. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
    c. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, SILT FENCE, OR OTHER RUNOFF CONTROLS.
    d. USE INLET CONTROLS (E.G. FILTER MAT) FOR STORM DRAINS ADJACENT TO STOCKPILED SOIL.
    e. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
12. DURING PERIODS WHEN STORMS ARE NOT FORECAST –
    a. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
    b. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
13. THIS EROSION CONTROL PLAN IS FOR CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THESE CONDITIONS ARE NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE PROJECT ENGINEER THAT REFLECTS CURRENT SITE CONDITIONS FOR REVIEW AND APPROVAL.
14. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE MAINTAINED REPAIRED AND REPLACED AFTER EACH SIGNIFICANT RAINFALL OR AS DIRECTED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB).
15. ALL DRAINAGE INLETS WITHIN AND NEAR THE PROJECT SITE SHALL BE PROVIDED WITH SEDIMENT TRAPS OR SEDIMENT BARRIERS AS PER THIS PLAN.
16. SEDIMENT DAMS AND TRAPS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED FROM THESE DEVICES WHEN IT HAS ACCUMULATED TO THREE-QUARTER OF THE ORIGINAL STORAGE HEIGHT
17. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER AND/OR THE CALIFORNIA REGIONAL WATER CONTROL BOARD (CRWQCB) BASED ON FIELD REVIEWS OF THE SITE.
18. DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS SOON AS PRACTICAL AFTER THE DAMAGE OCCURS.
19. ALL EXPOSED DISTURBED SURFACES SHALL BE HYDROSEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET, OR APPROVED EQUAL. SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH. HYDROSEEDED AREAS SHALL THEN BE COVERED WITH STRAW MULCH AND STABILIZED BY CRIMPING OR THE APPLICATION OF A LIQUID TACKIFIER.
20. DURING GRADING OPERATIONS THE SITE SHALL BE WATERED ON A DAILY BASIS TO MINIMIZE THE RELEASE OF DUST AND OTHER PARTICULATE MATTER.
21. EARTHWORK SHALL NOT BE PERFORMED DURING UNFAVORABLE CONDITIONS. AFTER INTERRUPTION OF WORK DUE TO HEAVY RAIN, THE ENGINEER SHALL APPROVE EARTHWORK BEFORE RESUMPTION OF EARTHMOVING OPERATIONS.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PUT IN PLACE THE NECESSARY MEANS AND EXECUTE PROPER METHODS TO PROTECT EARTHWORK AGAINST UNFAVORABLE WEATHER CONDITIONS. CONTRACTOR SHALL NOT BE PAID FOR ANY DELAY OR ADDITIONAL WORK TO REMEDY PREVIOUS EARTHWORK RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO PROTECT THE SITE.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE AND SUBMIT THE ANNUAL COMPLIANCE STATUS REPORT OF THE CONSTRUCTION STORM WATER GENERAL PERMIT ON THE SEPTEMBER 1ST OF EACH YEAR THE PROJECT IS IN CONSTRUCTION.
24. THIS PROJECT SHALL COMPLY WITH APPLICABLE PROVISIONS IN THE STATE OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES, ORDER NO. 2009-0009-DWQ.

KEYNOTES

1. NO PART OF THE TEMPORARY PERIMETER CONSTRUCTION FENCE SHALL ENCROACH INTO PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY, UNLESS AS SHOWN.
2. EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.





ALL DOWNSTREAM INLETS WITHIN 150' OF THE SITE MUST BE PROTECTED.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
△1 10.26.2020	BUILDING DEPT. RESUBMITTAL

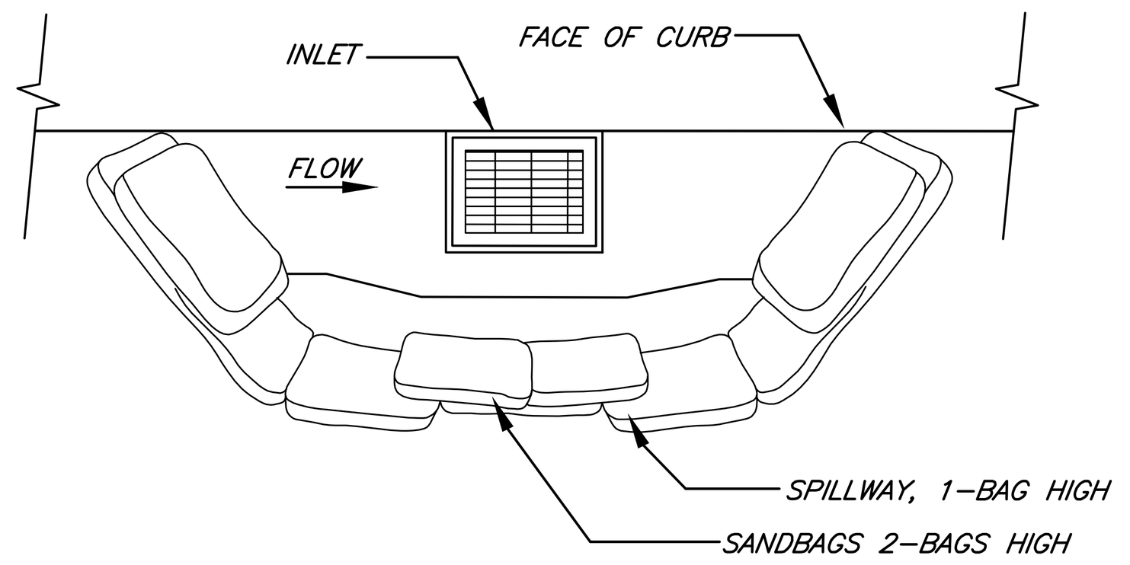
REGISTERED PROFESSIONAL ENGINEER
C 83189
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

C6.0

PROJECT NO: 20190679

PCN: B-SI20-0019

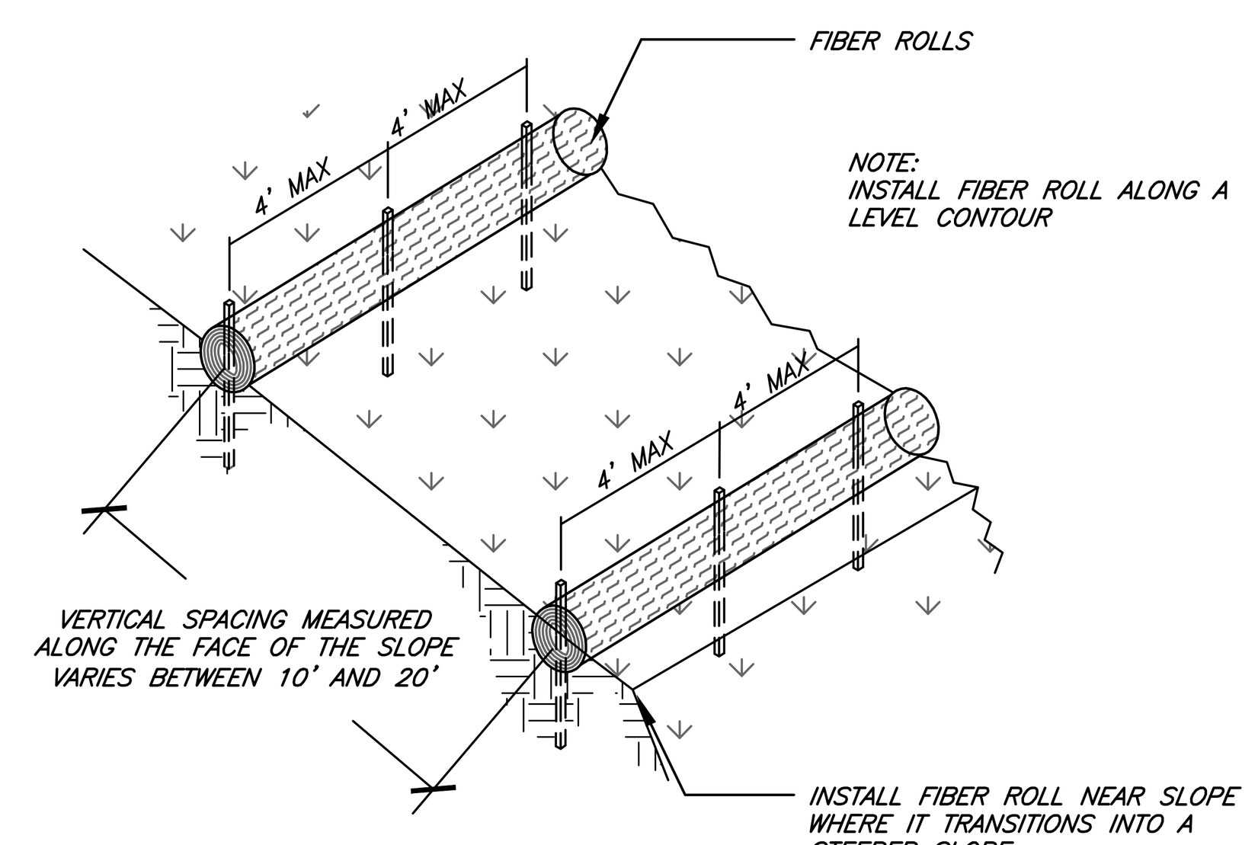


TYPICAL PROTECTION FOR CURB INLET

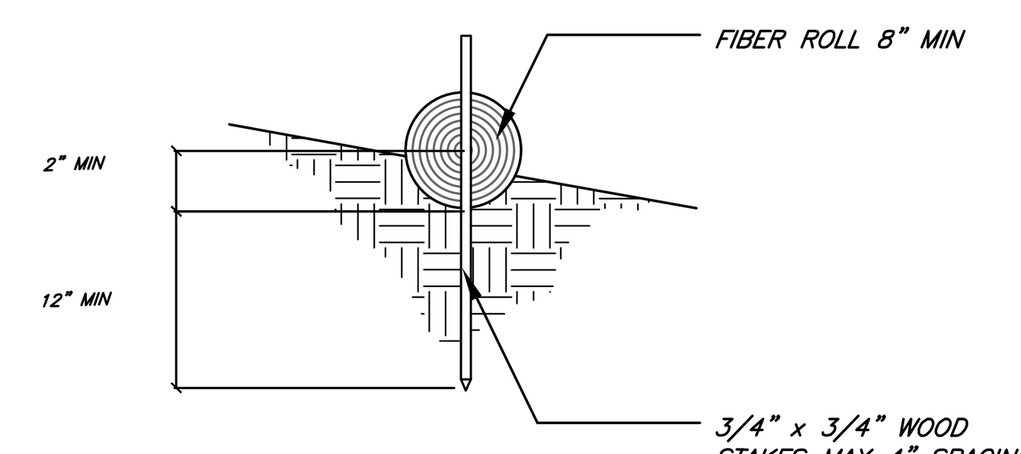
NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION – TYPE 3

N.T.S.



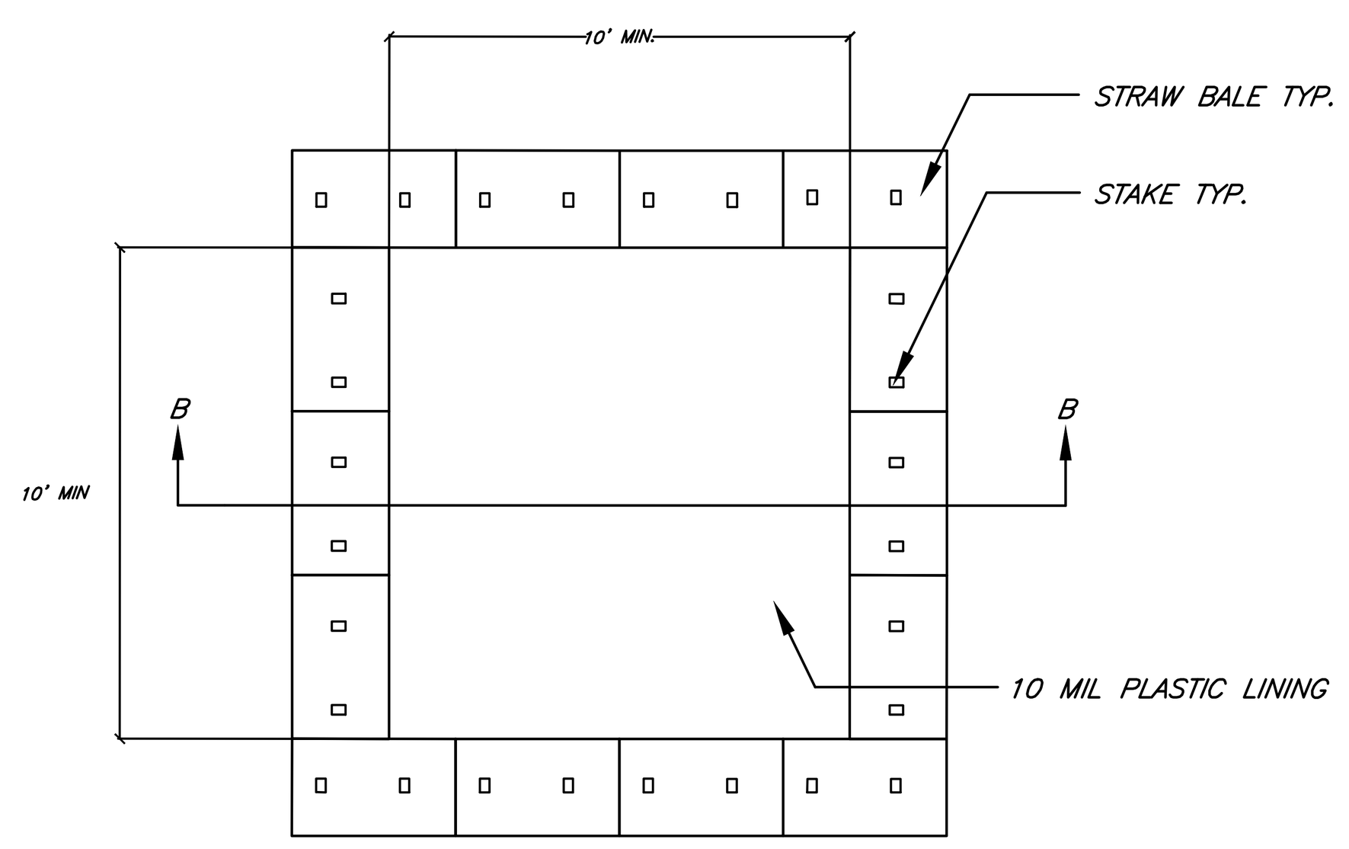
FIBER ROLL INSTALLATION
N.T.S.



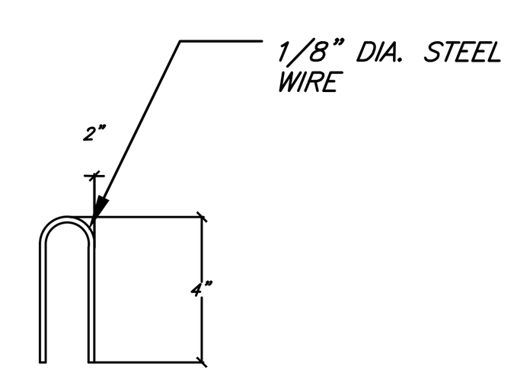
ENCROACHMENT DETAIL
N.T.S.

SE-5 FIBER ROLLS

N.T.S.

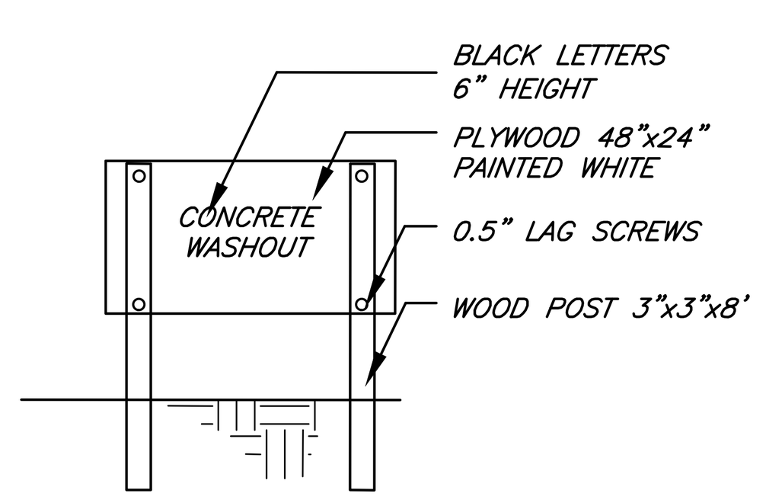


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

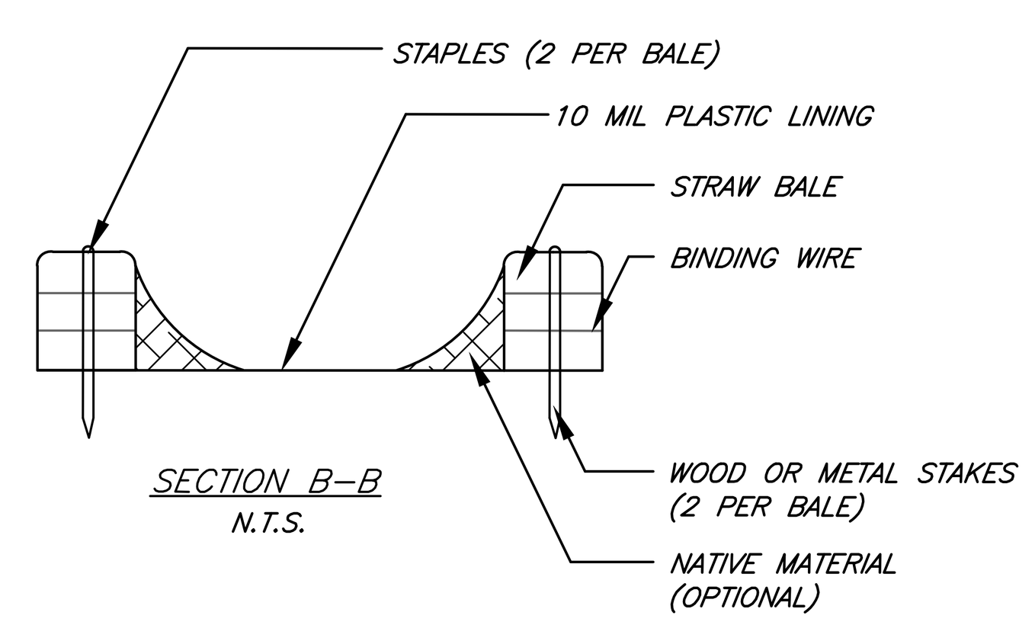


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



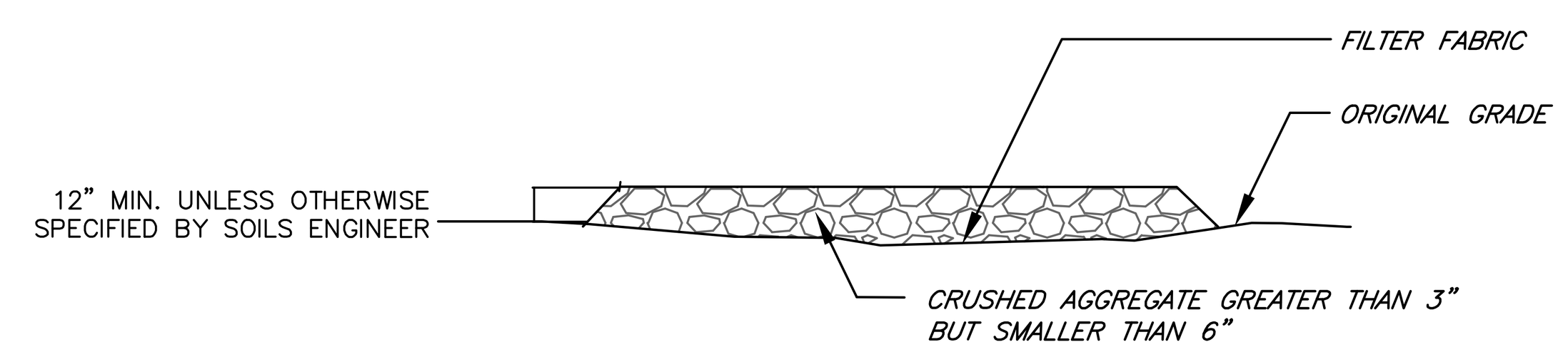
CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



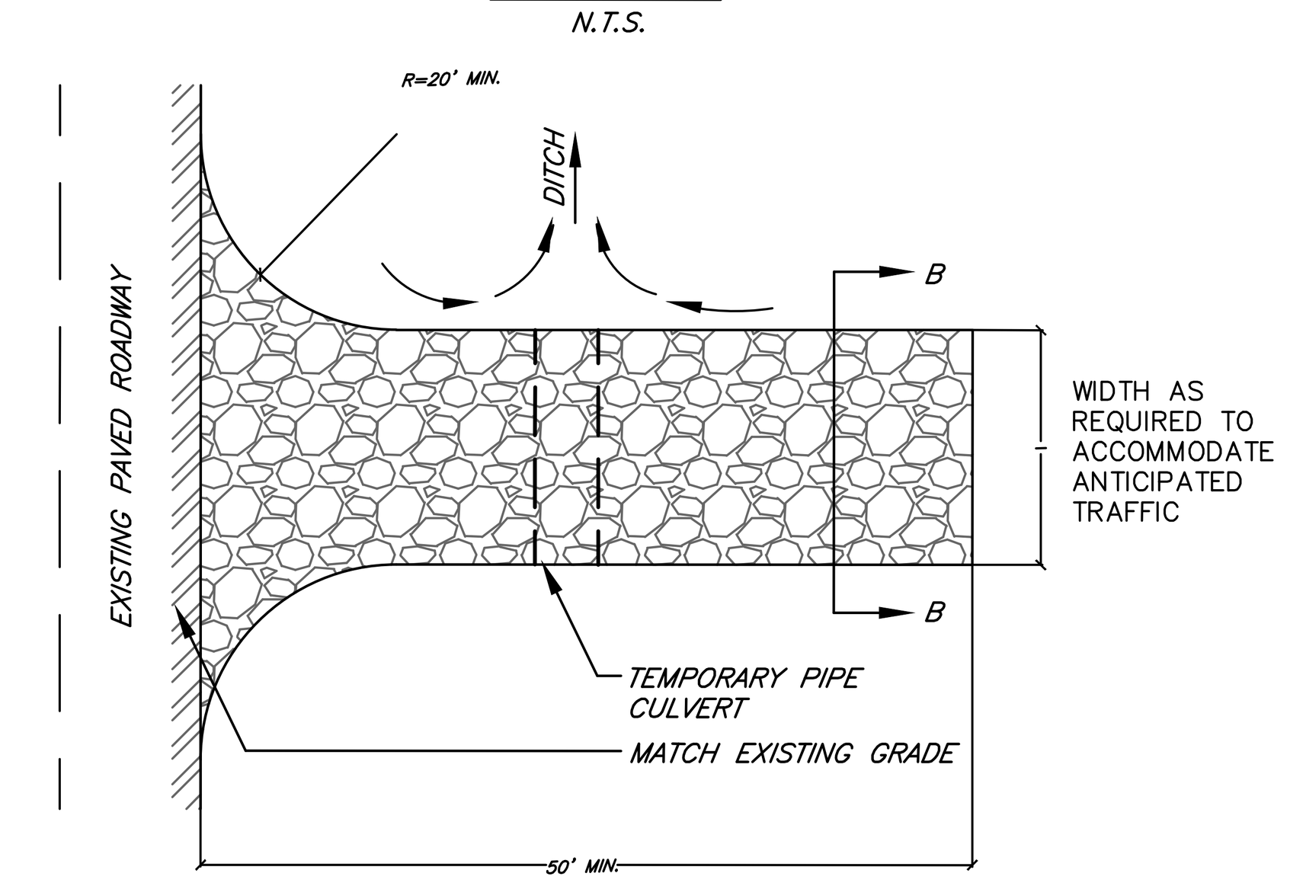
SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.



SECTION B-B
N.T.S.



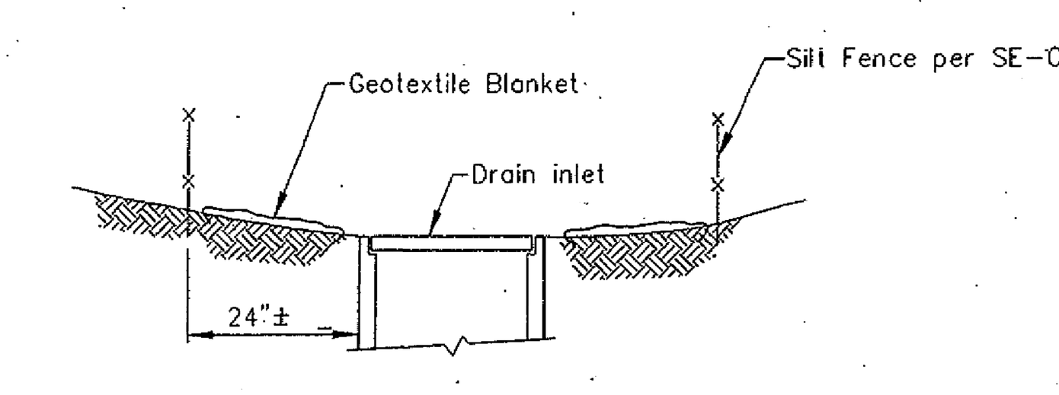
NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

OR FOUR TIMES THE CIRCUMFERENCE OF THE LARGEST CONSTRUCTION VEHICLE TIRE, WHICHEVER IS GREATER

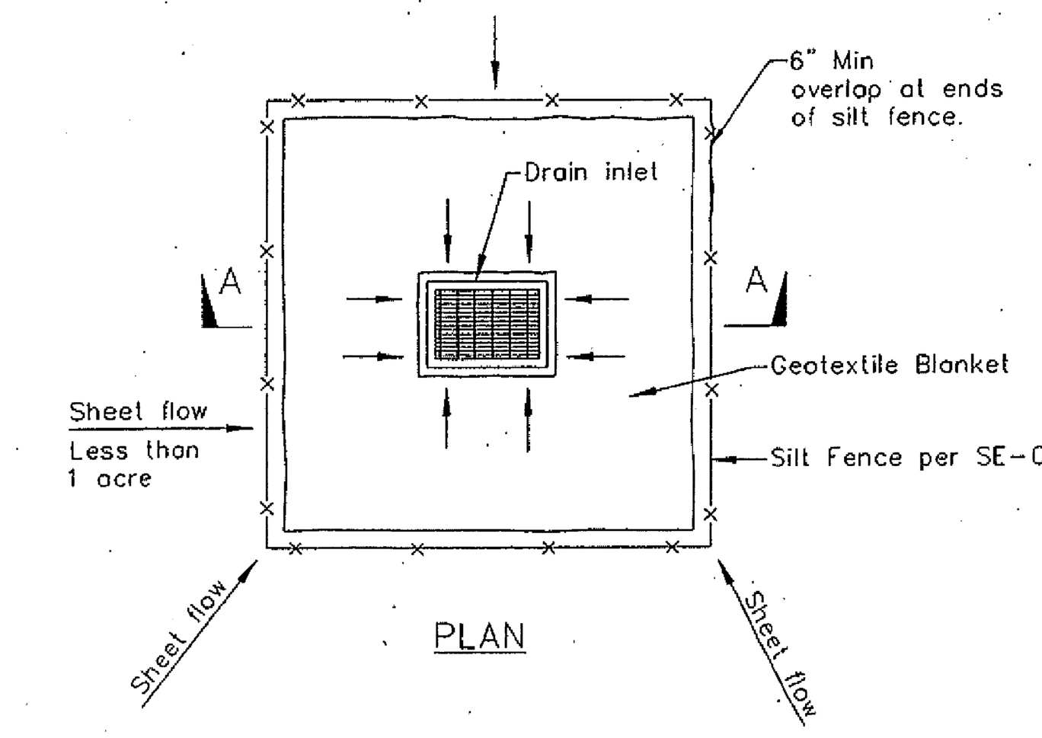
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.

SE-10 Storm Drain Inlet Protection



SECTION A-A

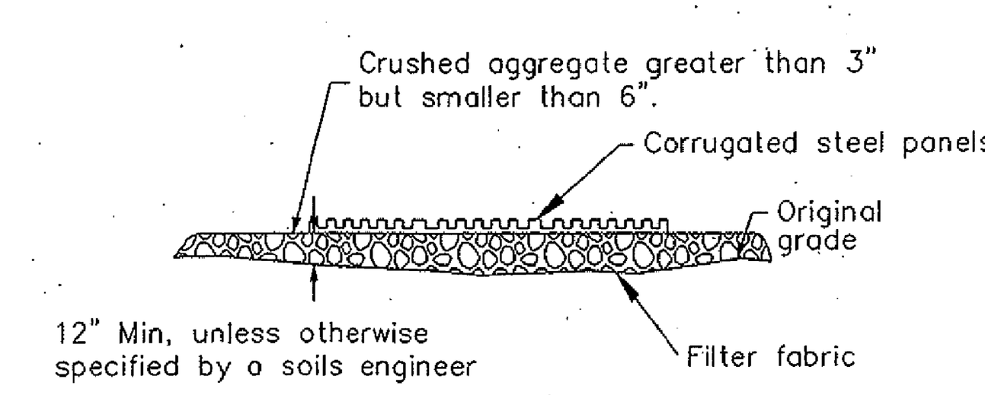


PLAN

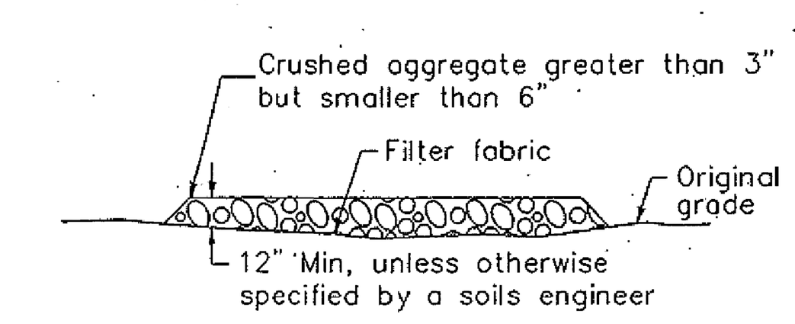
DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

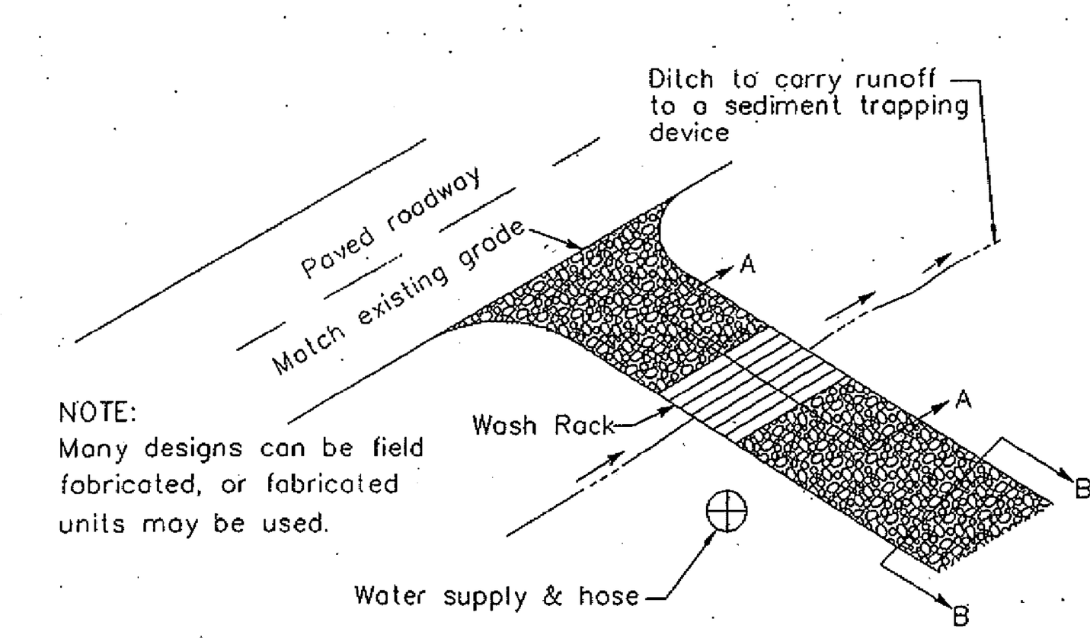
Entrance/Outlet Tire Wash TC-3



SECTION A-A
NOT TO SCALE



SECTION B-B
NTS



NOTE:
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH
NOT TO SCALE

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
1 10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL DETAILS

C6.1

PROJECT NO: 20190679

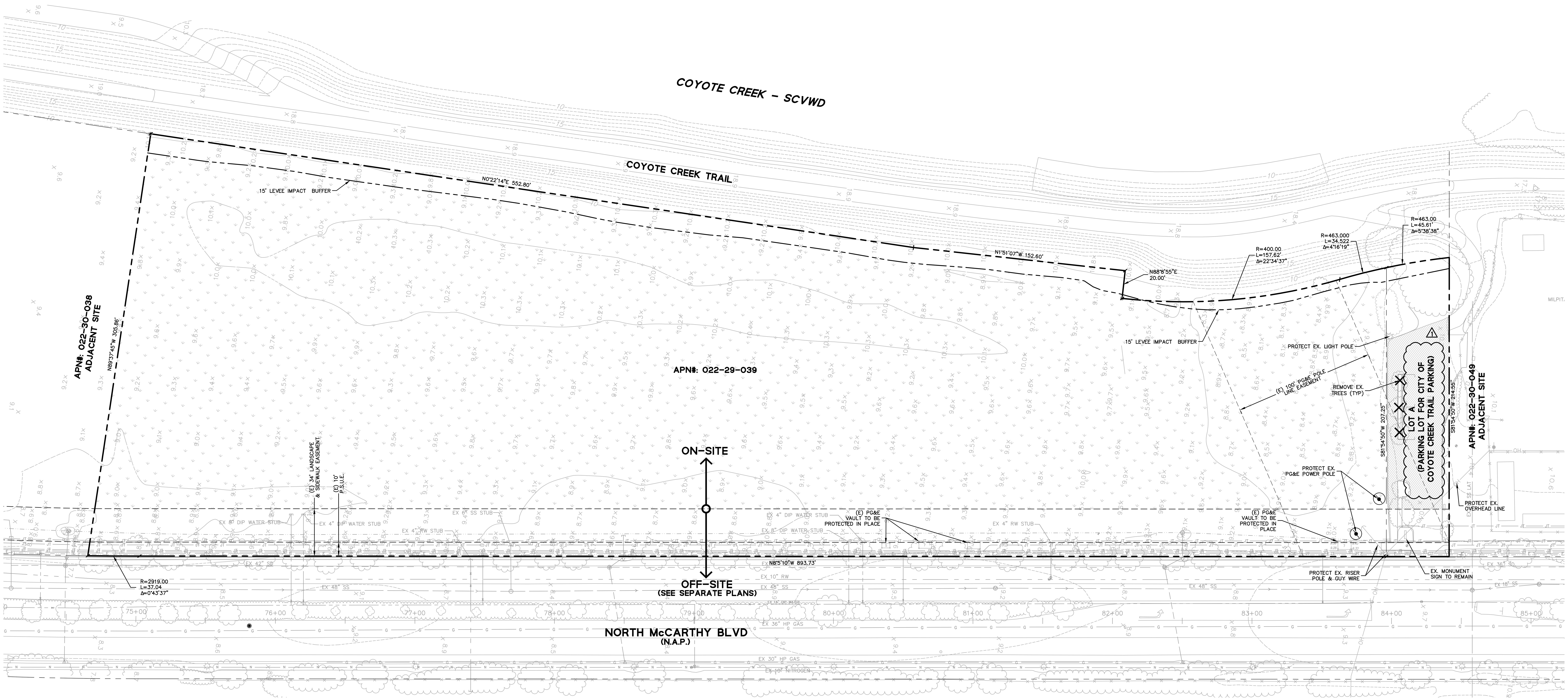
PCN: B-SI20-0019

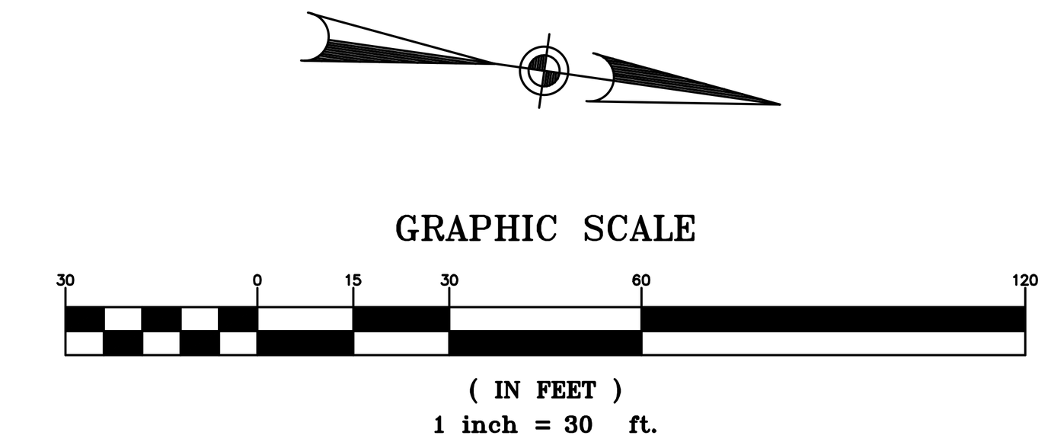
Appendix 5.11

Existing and Proposed Site Maps

LEGEND

PROPERTY LINE	
LOT LINE/ADJ. PROPERTY LINE	
EXISTING EASEMENT LINE	
15' LEVEE IMPACT BUFFER	
EXISTING PG&E POWER POLE	
REMOVE EXISTING TREE	
REMOVE ASPHALT AND BASEROCK	
CLEAR AND GRUB	





ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

PROJECT NO: 20190679

PCN: B-SI20-0019

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- 15' LEVEE BUFFER
- BIORETENTION AREA SEE DETAIL 7, SHEET C7.0
- VEHICULAR ASPHALT CONCRETE PAVEMENT PARKING AREAS: 3" AC OVER 4" AB OVER 12" LIME-TREATED SOIL
- OFFSITE CONCRETE SIDEWALK: OFFSITE PUBLIC STREET SIDEWALK: PER CITY STANDARD DRAWING NO. 425
- PERVIOUS PAVEMENT (MEDIUM DUTY) 9" PERVIOUS CONCRETE OVER 14" OF BASE PER DETAIL 9 SHEET C7.1
- PERVIOUS PAVEMENT PEDESTRIAN WALKWAY 4" PERVIOUS CONCRETE OVER 4" BASE PER DETAIL 8 SHEET C7.1
- CURB & GUTTER
- CURB & GUTTER PAINTED RED FOR FIRE LANE
- VERTICAL CURB/FLUSH CURB
- LANDSCAPE
- EXISTING PG&E POWER POLE
- 2' VEHICLE OVERHANG
- STREET LIGHT, SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS

KEYNOTES

1. VERTICAL CURB & GUTTER, SEE DETAIL 1 ON SHEET C7.0
2. VERTICAL CURB, SEE DETAIL 2 ON SHEET C7.0
3. 2' VEHICLE OVERHANG
4. CURB CUT/OPENING, SEE DETAIL 3 ON SHEET C7.0
5. CURB RAMP, SEE DETAIL 11 ON SHEET C7.0
6. FLUSH CURB, SEE DETAIL 4 ON SHEET C7.0
7. FLUSH CURB AND GUTTER, SEE DETAIL 5 ON SHEET C7.0
8. WHEEL STOP, SEE DETAIL 9 ON SHEET C7.0
9. ELECTRICAL VAULT, SEE JOINT TRENCH PLANS
10. STRIPED CROSSWALK, 4" WHITE STRIPING, CROSSWALK SLOPE MUST BE 5% MAX LONGITUDINAL AND 2% MAX TRANSVERSE.
11. PARKING 4" WHITE STRIPE
12. ADA STALL PER DETAIL 10, SHEET C7.0 EACH LEFT ADA STALL IS VAN ACCESSIBLE PER DETAIL 10, C7.0
13. NOT USED
14. NOT USED
15. LANDSCAPE ARCHITECT TO UPDATE PLANTING AND IRRIGATION WITHIN THIS AREA PER CITY OF MILPITAS DIRECTION. NO HARDSCAPE IMPROVEMENTS PROPOSED. SEE LANDSCAPE PLANS
16. INSTALL NEW R1-1 SIGN (STOP)
17. WHITE THERMOPLASTIC STRIPING (STOP BAR)
18. SPEED HUMP
19. NEW CITY STD SIDEWALK. SEE OFFSITE PLANSET
20. BOLLARDS TO BE PLACED 36" CLEAR OF EACHOTHER

NOTES

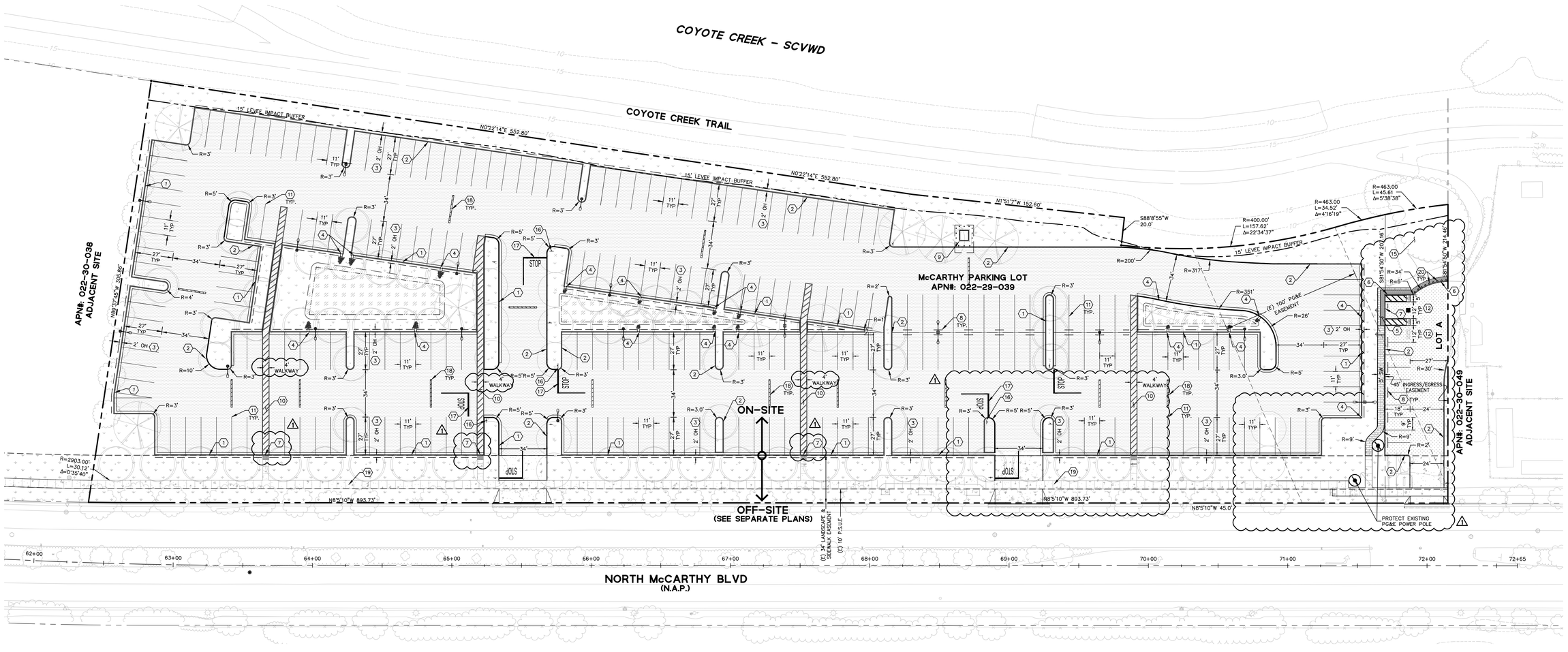
1. GUTTER SURFACES SHALL BE DESIGNED TO BE BELOW 5% SLOPE.
2. DISTANCES BETWEEN BIORETENTION AREAS AND HARDSCAPE ARE SHOWN ON THESE PLANS. ALL BIORETENTION AREAS MUST BE 2' MINIMUM AWAY FROM ALL HARDSCAPE.
3. SEE CITY OF MILPITAS STANDARD SPECIFICATIONS FOR ALL WALKWAY COLORS, FINISHES, SCORE JOINT DETAILING AND LAYOUT.
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO PLACEMENT OF ANY ASPHALT, BASE ROCK OR FLATWORK. SEE SITE LANDSCAPING AND ELECTRICAL DRAWINGS.
5. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR CLIENT'S CIVIL ENGINEER.
6. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26, "AGGREGATE BASE" AND SECTION 39, "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
7. LIME TREATMENT SHALL BE NATIVE SUBGRADE SOIL MIXED WITH 4% QUICKLIME PLUS AND COMPACTED TO AT LEAST 95% RELATIVE MAXIMUM DENSITY. SEE GEOTECHNICAL REPORT AND RECOMMENDATIONS LETTER FOR LIME TREATMENT PROCEDURES AND REQUIREMENTS. FOR ADDITIONAL NOTES, SEE LIME TREATMENT SECTION ON SHEET C0.1.
8. ALL PARKING STENCILS SHALL BE 12" DEEP. STENCIL IS SHOWN LARGER ON PLANS FOR CLARITY. CONTRACTOR TO VERIFY PARKING STENCIL WITH CITY BLDG DEPARTMENT.
9. FUTURE EV CHARGERS SHALL BE INSTALLED UNDER A SEPARATE PERMIT FOR ACCESSIBILITY PER CBC 11B-812.
10. FOR SITE PARKING ANALYSIS, REFER TO ARCHITECTURAL PLANS.
11. ALL CURBING WHICH OUTLINES THE FIRE LANES SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING – FIRE LANE". TEXT SHALL BE A MINIMUM OF FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING. INSTALL R26F (NO STOPPING FIRE LANE) SIGNS AT 100' INTERVALS

NORTH ARROW AND SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
1 10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
CHIRAG CHAVDA
C 83189
CIVIL
STATE OF CALIFORNIA

CIVIL SITE PLAN

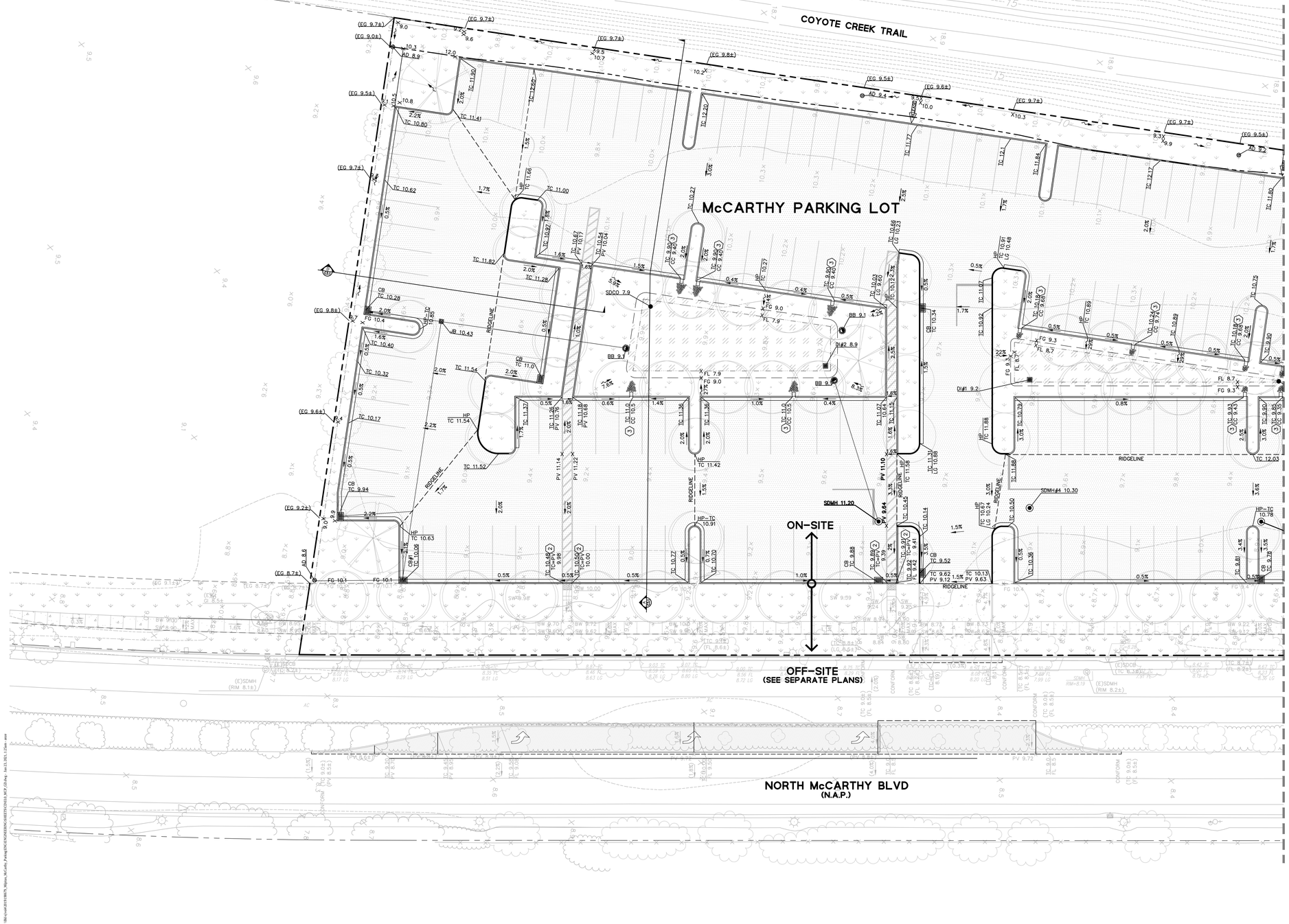
C2.0

PROJECT NO: 20190679

PCN: B-SI20-0019

Appendix 5.12

Grading and Drainage Plan



LEGEND

- PROPERTY LINE
- LOT LINE/ADJ. PROPERTY LINE
- 15' LEVEE BUFFER
- SPEED BUMP
- BIORETENTION AREA
  SEE DETAIL 7 SHEET C7.0
- VEHICULAR ASPHALT CONCRETE PARKING AREAS/DRIVE AISLES:
  3"AC OVER 4"AB
  OVER 12" LIME–TREATED SOIL
- TRUNCATED DOMES, PER DETAIL 11 SHEET C7.0
- ONSITE CONCRETE SIDEWALK:
  SECTION: 4"PCC OVER 12"LIME–TREATED SOIL
  SEE DETAIL 8 ON SHEET C7.0
  OFFSITE PUBLIC STREET SIDEWALK:
  PER CITY STANDARD DRAWING NO. 426
- PERVIOUS PAVEMENT
  3" PERVIOUS ASPHALTIC CONCRETE OVER 14" OF ROCK (2" CRUSHED ROCK, ASTM #57 STONE OR CLASS II PERMEABLE BASEROCK)
- PERMOUS PAVEMENT PEDESTRIAN WALKWAY
  4" PERVIOUS CONCRETE OVER 4" OF BASE
- CURB & GUTTER
- CURB & GUTTER PAINTED RED FOR FIRE LANE
- VERTICAL CURB/FLUSH CURB
- LANDSCAPE
- EXISTING ELEVATION (TC 97.0±)
- PROPOSED ELEVATION TC 100.8
- OVERLAND RELEASE

KEYNOTES

1. FLUSH CURB PER DETAIL 4, SHEET C7.0
2. FLUSH CURB & GUTTER PER DETAIL 5, SHEET C7.0
3. CURB CUT/OPENING PER DETAIL 3, SHEET C7.0.

NOTES

1. ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED ON ALL WALKWAYS, TO PUBLIC TRANSPORTATION, PUBLIC SIDEWALK, AND ACCESSIBLE PARKING TO ADA ACCESSIBLE BUILDING ENTRANCES.
   –ACCESSIBLE PATH SLOPE REQUIREMENTS: 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS–SLOPE
2. FOR GRADING RECOMMENDATIONS CONTRACTOR SHALL REFER TO PROJECT "GEOTECHNICAL INVESTIGATION" PREPARED BY SILICON VALLEY SOIL ENGINEERING, DATED MARCH 2015.
3. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR APPROVAL OF THE ENGINEER/ARCHITECT.
4. EXCAVATE THE TOP 12 INCHES AFTER REMOVING ALL STRUCTURES AND STRIPING ORGANIC MATERIAL FROM THE SOIL. DUE TO LIME TREATMENT, EXCAVATION WILL NOT BE REQUIRED IN AREAS WHERE THE PROPOSED SUBGRADE ELEVATIONS WILL BE AT EXISTING GRADE OR CUT. FOR ANY FILL AREAS, SUBGRADE SHALL BE EXCAVATED 12 INCHES PER SOIL REPORT TO LIME TREATMENT.SEE SOIL REPORT FOR EXCAVATION REQUIREMENTS.
5. LIME TREATMENT SHALL BE NATIVE SUBGRADE SOIL MIXED WITH 4% QUICKLIME PLUS AND COMPACTED TO AT LEAST 95% RELATIVE MAXIMUM DENSITY. SEE GEOTECHNICAL REPORT AND RECOMMENDATIONS LETTER FOR LIME TREATMENT PROCEDURES AND REQUIREMENTS.
6. ALL WALKABLE HARDSCAPE TO LANDSCAPE TRANSITIONS MUST BE BELOW 4". IF THE TRANSITION IS MORE THAN 4", A 6" HIGH WARNING CURB SHALL BE NECESSARY.
7. PERVIOUS PAVEMENT SYSTEMS HAS BEEN DESIGNED TO SUPPORT SURFACE DRAINAGE UP TO A 10 YEAR STORM EVENT. THE 10 YEAR STORM EVENT INTENSITY PER THE SANTA CLARA COUNTY DRAINAGE MANUAL FOR THE SAN JOSE RAIN GAUGE IS 1.87 IN/HR. PER THE GEOTECHNICAL REPORT THE UNDERLYING SOIL WILL BE ABLE TO INFILTRATE 2IN/HR AND THE PERVIOUS PAVEMENT SHALL HAVE A 5 IN/HR INFILTRATION RATE.
8. FOR STORM EVENTS LARGER THEN A 10 YEAR STORM EVENT, THE SURFACE DRAINAGE WILL INFILTRATE INTO THE PERVIOUS PAVEMENT UNTIL THE DRAIN ROCK VOIDS HAVE REACHED FULL CAPACITY AND THEN THE SURFACE DRAINAGE WILL OVERLAND RELEASE INTO THE STREET. THERE PERVIOUS PAVEMENT PARKING LOT SURFACE HAS BEEN GRADED TO SLOPE TOWARDS THE STREET AND AWAY FROM THE PUMP STATION, TRAILHEAD, OR ADJACENT PARCEL. THE CLOSES STREET CATCH BASIN BEFORE PONDING IS LOCATED 160' AWAY AND ANOTHER STREET CATCH BASIN IS LOCATED 210' AWAY. THE SURFACE DRAINAGE WOULD FLOW TO BOTH CATCH BASINS BEFORE PONDING BACK ONTO THE SITE.
9. IF THE SURFACE DRAINAGE BEGINS TO POND ONSITE, THE DRAINAGE WILL FLOW OVER THE PERVIOUS CONCRETE SIDEWALK ON THE ADJACENT PARCEL AND INTO THE PROPOSED STORM DRAINAGE SYSTEM BEFORE ENTERING THE TRAILHEAD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
1 10.26.2020	BUILDING DEPT. RESUBMITTAL
2 11.25.2020	BUILDING DEPT. RESUBMITTAL
3 01.04.2020	LAND DEVELOPMENT COMMENTS

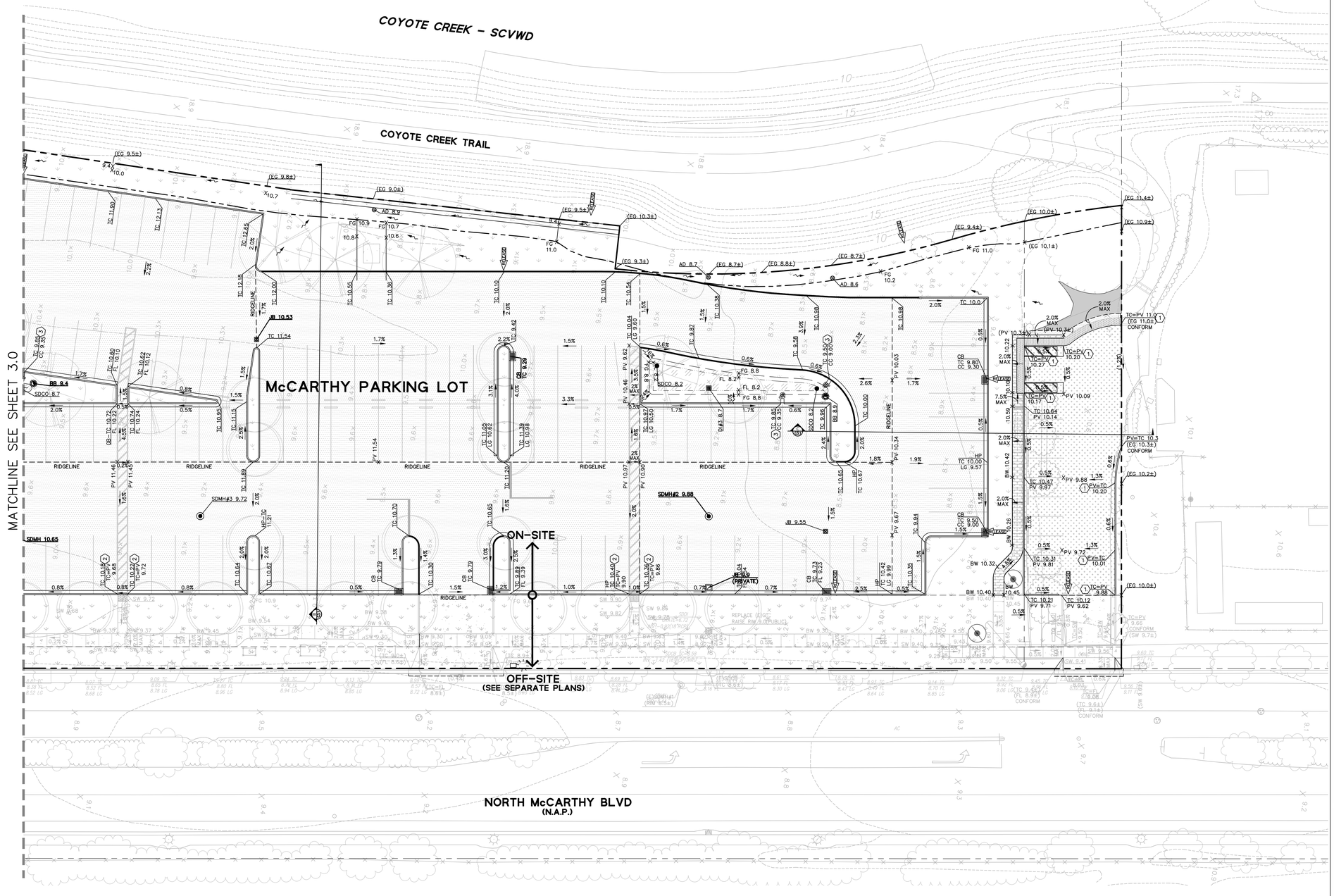
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA

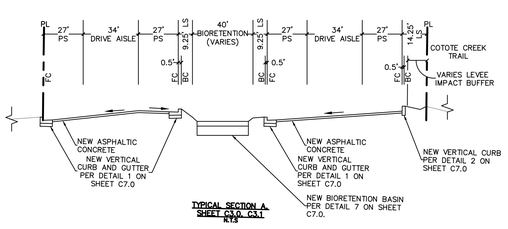
GRADING & DRAINAGE PLAN

C3.0 3

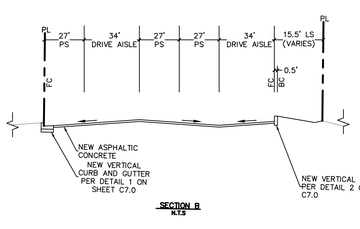
PROJECT NO: 20190679

PCN: B-SI20-0019

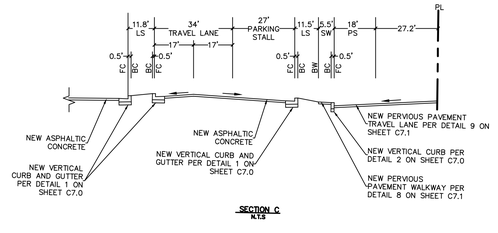




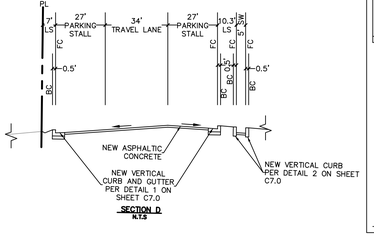
TYPICAL SECTION A
SHEET C4.0, C3.1
N.T.S



SECTION B
N.T.S



SECTION C
N.T.S



SECTION D
N.T.S

LEGEND

- PROPERTY LINE
- LOT LINE/ADJ. PROPERTY LINE
- 15' LEVEE BUFFER
- SPEED BUMP
- BIORETENTION AREA SEE DETAIL 7 SHEET C7.0
- VEHICULAR ASPHALT CONCRETE PARKING AREAS/DRIVE AISLES: 3"AC OVER 4"AB OVER 12" LIME-TREATED SOIL
- TRUNCATED DOMES, PER DETAIL 11 SHEET C7.0
- ONSITE CONCRETE SIDEWALK: SECTION: 4"PCC OVER 12"LIME-TREATED SOIL SEE DETAIL 8 ON SHEET C7.0 OFFSITE PUBLIC STREET SIDEWALK: PER CITY STANDARD DRAWING NO. 426
- PERVIOUS PAVEMENT 3" PERVIOUS ASPHALTIC CONCRETE OVER 14" OF ROCK (2" CRUSHED ROCK, ASTM #57 STONE OR CLASS II PERMEABLE BASEROCK)
- PERVIOUS PAVEMENT PEDESTRIAN WALKWAY 4" PERVIOUS CONCRETE OVER 4" OF BASE
- CURB & GUTTER
- CURB & GUTTER PAINTED RED FOR FIRE LANE
- VERTICAL CURB/FLUSH CURB
- LANDSCAPE
- EXISTING ELEVATION (TC 97.0±)
- PROPOSED ELEVATION TC 100.8
- OVERLAND RELEASE

KEYNOTES

1. FLUSH CURB PER DETAIL 4, SHEET C7.0
2. FLUSH CURB & GUTTER PER DETAIL 5, SHEET C7.0
3. CURB CUT/OPENING PER DETAIL 3, SHEET C7.0.

NOTES

1. ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED ON ALL WALKWAYS, TO PUBLIC TRANSPORTATION, PUBLIC SIDEWALK, AND ACCESSIBLE PARKING TO ADA ACCESSIBLE BUILDING ENTRANCES.
   -ACCESSIBLE PATH SLOPE REQUIREMENTS: 5% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS-SLOPE
2. FOR GRADING RECOMMENDATIONS CONTRACTOR SHALL REFER TO PROJECT "GEOTECHNICAL INVESTIGATION" PREPARED BY SILICON VALLEY SOIL ENGINEERING, DATED MARCH 2015.
3. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR APPROVAL OF THE ENGINEER/ARCHITECT.
4. EXCAVATE THE TOP 12 INCHES AFTER REMOVING ALL STRUCTURES AND STRIPING ORGANIC MATERIAL FROM THE SOIL DUE TO LIME TREATMENT, EXCAVATION WILL NOT BE REQUIRED IN AREAS WHERE THE PROPOSED SUBGRADE ELEVATIONS WILL BE AT EXISTING GRADE OR CUT. FOR ANY FILL AREAS, SUBGRADE SHALL BE EXCAVATED 12 INCHES PER SOIL REPORT TO LIME TREATMENT.SEE SOIL REPORT FOR EXCAVATION REQUIREMENTS.
5. LIME TREATMENT SHALL BE NATIVE SUBGRADE SOIL MIXED WITH 4% QUICKLIME PLUS AND COMPACTED TO AT LEAST 95% RELATIVE MAXIMUM DENSITY. SEE GEOTECHNICAL REPORT AND RECOMMENDATIONS LETTER FOR LIME TREATMENT PROCEDURES AND REQUIREMENTS.
6. ALL WALKABLE HARDSCAPE TO LANDSCAPE TRANSITIONS MUST BE BELOW 4". IF THE TRANSITION IS MORE THAN 4", A 6" HIGH WARNING CURB SHALL BE NECESSARY.
7. PERVIOUS PAVEMENT SYSTEMS HAS BEEN DESIGNED TO SUPPORT SURFACE DRAINAGE UP TO A 10 YEAR STORM EVENT. THE 10 YEAR STORM EVENT INTENSITY PER THE SANTA CLARA COUNTY DRAINAGE MANUAL FOR THE SAN JOSE RAIN GAUGE IS 1.87 IN/HR. PER THE GEOTECHNICAL REPORT THE UNDERLYING SOIL WILL BE ABLE TO INFILTRATE 2IN/HR AND THE PERVIOUS PAVEMENT SHALL HAVE A 5 IN/HR INFILTRATION RATE.
8. FOR STORM EVENTS LARGER THEN A 10 YEAR STORM EVENT, THE SURFACE DRAINAGE WILL INFILTRATE INTO THE PERVOUS PAVEMENT UNTIL THE DRAIN ROCK VOIDS HAVE REACHED FULL CAPACITY AND THEN THE SURFACE DRAINAGE WILL OVERLAND RELEASE INTO THE STREET. THERE PERVIOUS PAVEMENT PARKING LOT SURFACE HAS BEEN GRADED TO SLOPE TOWARDS THE STREET AND AWAY FROM THE PUMP STATION, TRAILHEAD, OR ADJACENT PARCEL. THE CLOSES STREET CATCH BASIN BEFORE PONDING IS LOCATED 160' AWAY AND ANOTHER STREET CATCH BASIN IS LOCATED 210' AWAY. THE SURFACE DRAINAGE WOULD FLOW TO BOTH CATCH BASINS BEFORE PONDING BACK ONTO THE SITE.
9. IF THE SURFACE DRAINAGE BEGINS TO POND ONSITE, THE DRAINAGE WILL FLOW OVER THE PERVIOUS CONCRETE SIDEWALK ON THE ADJACENT PARCEL AND INTO THE PROPOSED STORM DRAINAGE SYSTEM BEFORE ENTERING THE TRAILHEAD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
1 10.26.2020	BUILDING DEPT. RESUBMITTAL
2 11.25.2020	BUILDING DEPT. RESUBMITTAL
3 01.04.2020	LAND DEVELOPMENT COMMENTS

REGISTERED PROFESSIONAL ENGINEER
PATRICK CRAY
C 83189
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN

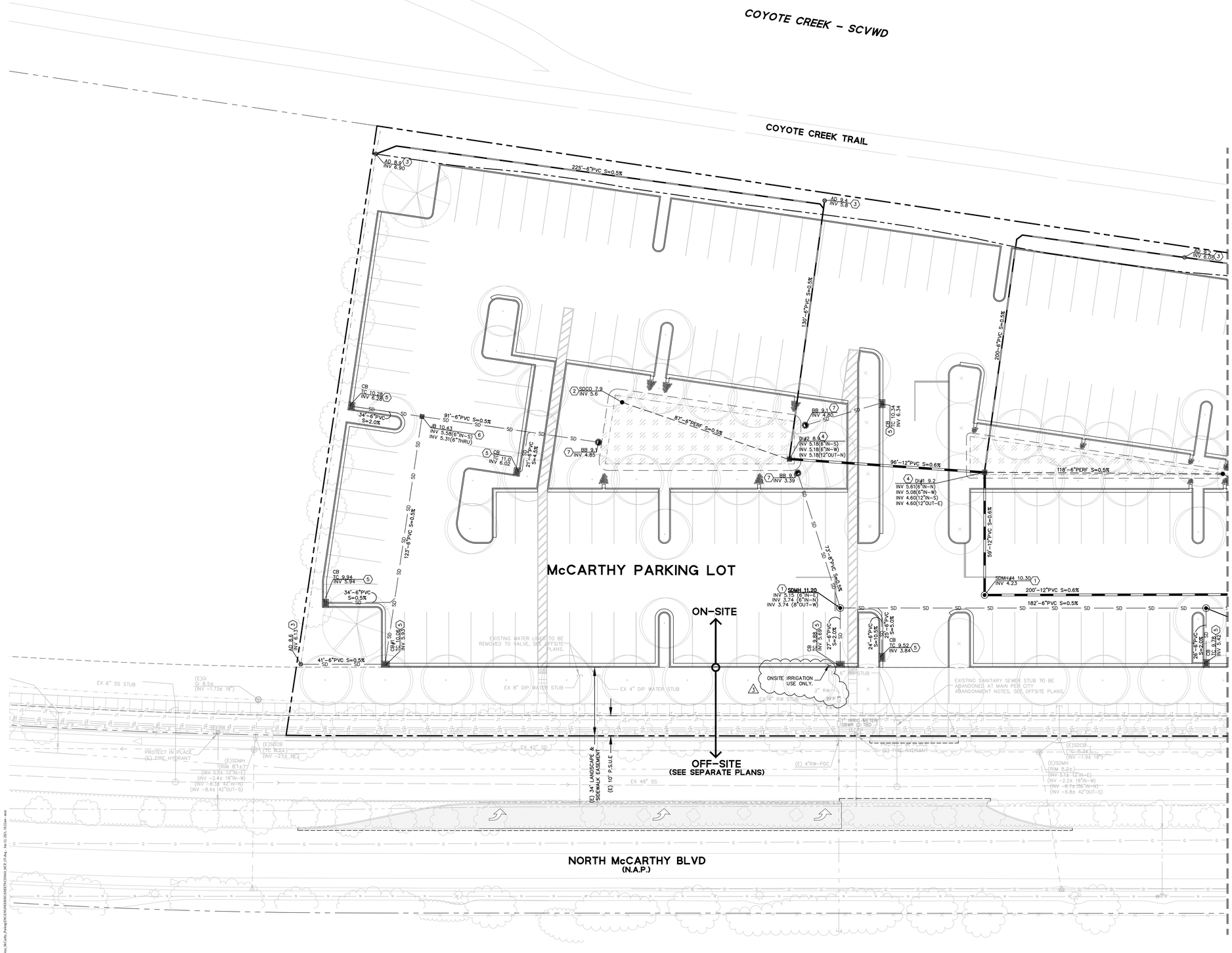
C3.1

PROJECT NO: 20190679

PCN: B-SI20-0019

Appendix 5.13

Utility Plan



LEGEND

PROPERTY LINE	
LOT LINE/ADJ. PROPERTY LINE	
BIORETENTION AREA	
STORM DRAIN LINE (UNTREATED)	SD SD SD
STORM DRAIN PERFORATED PIPE	
STORM DRAIN LINE (TREATED)	
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CATCH BASIN	CB
STORM DRAIN DROP INLET	DI
STORM DRAIN JUNCTION BOX	JB
STORM DRAIN BUBBLER BOX	BB
STORM DRAIN AREA DRAIN	AD
STORM DRAIN CLEAN OUT	SDCO
STORM DRAIN GRATE INLET	
PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS	
EXISTING PUBLIC FIRE TO REMAIN	(E) FH
PROPOSED PUBLIC FIRE HYDRANT, NO PARKING WITHIN 30' OF NEW OR PROPOSED HYDRANTS. SEE NOTE 5 BELOW.	FH
BACK FLOW PREVENTER (MODEL APPROVED BY MILPITAS)	BFP
WATER METER	WM
WATER VALVE	
EXISTING UTILITY BOX	UB
EXISTING STREETLIGHT & BOX	
EXISTING SD ROUND GRATE INLET	GI
ENERGY DISSIPATERS	

KEYNOTES

1. STORM DRAIN MANHOLE PER DETAIL 2, SHEET C7.1
2. STORM DRAIN CLEANOUT PER DETAIL 5, SHEET C7.1
3. AREA DRAIN PER DETAIL 6, SHEET C7.1
4. DROP INLET PER DETAIL 1, SHEET C7.1
5. CATCH BASIN PER DETAIL 3, SHEET C7.1
6. JUNCTION BOX PER DETAIL 1, SHEET C7.1
7. BUBBLER BOX PER DETAIL 4, SHEET C7.1

GENERAL NOTES

1. ALL UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED IN PLACE. ALL UTILITIES TO BE ABANDONED SHALL BE DONE PER CITY REQUIREMENTS.
2. PIPE INSTALLATION DESIGNED BELOW HISTORICAL WATER TABLE REQUIRE PLACEMENT OF GEOTEXTILE FABRIC PER CONSTRUCTION TRENCH DETAIL.
3. JOINT TRENCH, ELECTRICAL, GAS LINES AND OTHER DRY UTILITIES SHOWN FOR REFERENCE ONLY, SEE SEPARATE PLANS.
4. ONSITE CATCH BASINS AND JUNCTION BOXES SHALL BE CONSTRUCTED PER THE FOLLOWING GUIDELINES:
   FOR ALL PIPE SIZES 10" OR LESS, USE 12"X12" DROP INLET BOXES.
   FOR ALL PIPE SIZES OF 12"-14" FOR OUTFALLS, USE 18"X18" DROP INLET BOXES.
   FOR ALL PIPE SIZES LARGER THAN 15", USE 24"X24" DROP INLET BOXES OR JUNCTION BOXES.
5. CONTRACTOR TO COORDINATE WITH PUBLIC WORKS DURING CONSTRUCTION A TIMELINE FOR THE REMOVAL AND DEVELOPMENT OF THE NORTHERN PARKING LOT AREA TO MAINTAIN ACCESS WHEN NEEDED TO THE SEWER PUMP STATION. CONTRACTOR WILL MINIMIZE TIME NEEDED TO CUT OFF ACCESS FOR CONSTRUCTION PURPOSES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
1 10.26.2020	BUILDING DEPT. RESUBMITTAL
2 11.25.2020	BUILDING DEPT. RESUBMITTAL
3 01.04.2020	LAND DEVELOPMENT COMMENTS

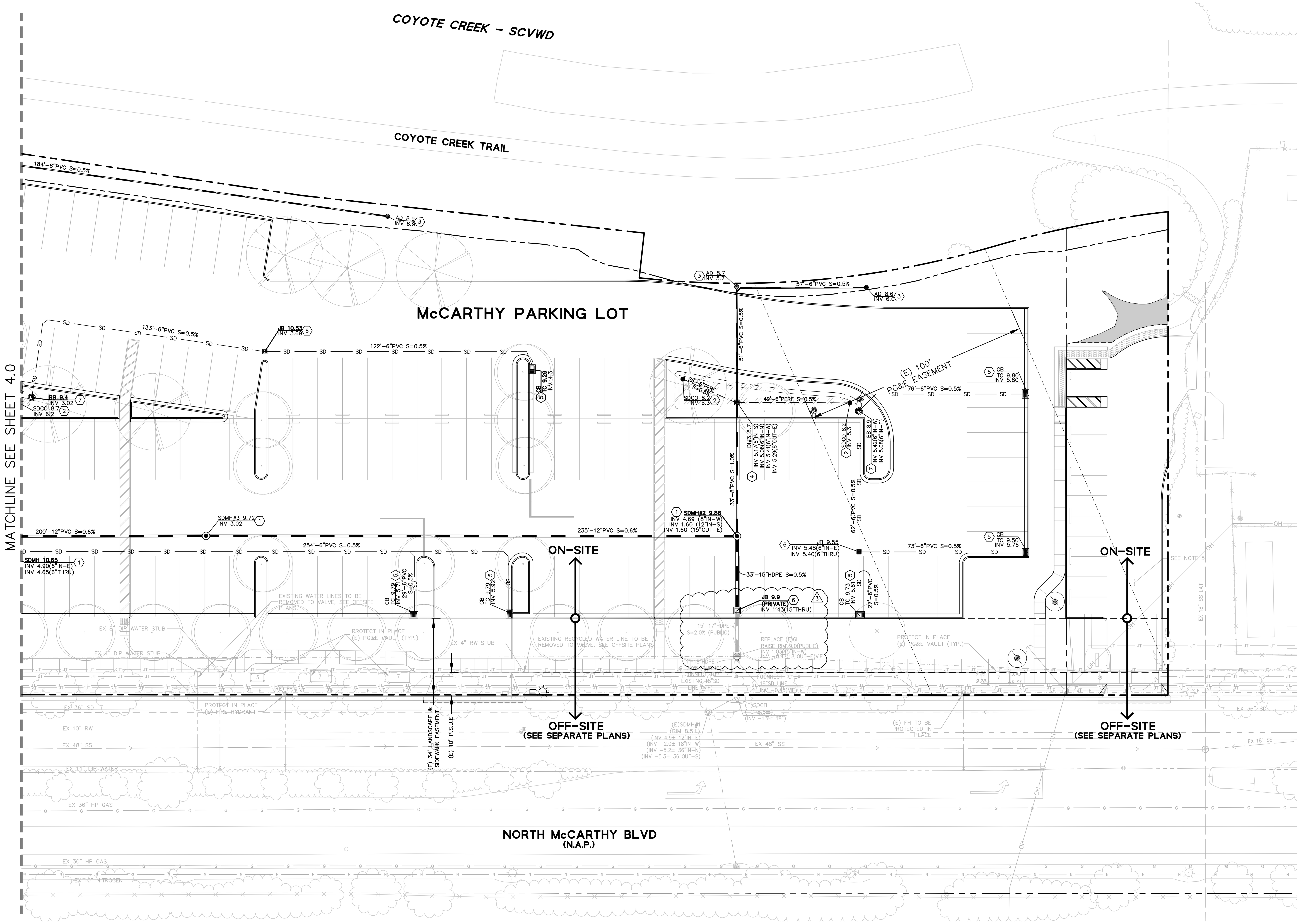
REGISTERED PROFESSIONAL ENGINEER
PATRICK CRAY
C 83189
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

C4.0 (3)

PROJECT NO: 20190679

PCN: B-SI20-0019



LEGEND

PROPERTY LINE	
LOT LINE/ADJ. PROPERTY LINE	
BIORETENTION AREA	
STORM DRAIN LINE (UNTREATED)	SD
STORM DRAIN PERFORATED PIPE	
STORM DRAIN LINE (TREATED)	
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CATCH BASIN	CB
STORM DRAIN DROP INLET	DI
STORM DRAIN JUNCTION BOX	JB
STORM DRAIN BUBBLER BOX	BB
STORM DRAIN AREA DRAIN	AD
STORM DRAIN CLEAN OUT	SDCO
STORM DRAIN GRATE INLET	
PROPOSED LIGHT POLE. SEE ELECTRICAL PLANS	
EXISTING PUBLIC FIRE TO REMAIN	(E) FH
PROPOSED PUBLIC FIRE HYDRANT, NO PARKING WITHIN 30' OF NEW OR PROPOSED HYDRANTS. SEE NOTE 5 BELOW.	FH
BACK FLOW PREVENTER (MODEL APPROVED BY MILPITAS)	BFP
WATER METER	WM
WATER VALVE	
EXISTING UTILITY BOX	UB
EXISTING STREETLIGHT & BOX	
EXISTING SD ROUND GRATE INLET	GI
ENERGY DISSIPATERS	

KEYNOTES

1. STORM DRAIN MANHOLE PER DETAIL 2, SHEET C7.1
2. STORM DRAIN CLEANOUT PER DETAIL 5, SHEET C7.1
3. AREA DRAIN PER DETAIL 6, SHEET C7.1
4. DROP INLET PER DETAIL 1, SHEET C7.1
5. CATCH BASIN PER DETAIL 3, SHEET C7.1
6. JUNCTION BOX PER DETAIL 1, SHEET C7.1
7. BUBBLER BOX PER DETAIL 4, SHEET C7.1

GENERAL NOTES

1. ALL UTILITIES THAT ARE TO REMAIN MUST BE PROTECTED IN PLACE. ALL UTILITIES TO BE ABANDONED SHALL BE DONE PER CITY REQUIREMENTS.
2. PIPE INSTALLATION DESIGNED BELOW HISTORICAL WATER TABLE REQUIRE PLACEMENT OF GEOTEXTILE FABRIC PER CONSTRUCTION TRENCH DETAIL.
3. JOINT TRENCH, ELECTRICAL, GAS LINES AND OTHER DRY UTILITIES SHOWN FOR REFERENCE ONLY, SEE SEPARATE PLANS.
4. ONSITE CATCH BASINS AND JUNCTION BOXES SHALL BE CONSTRUCTED PER THE FOLLOWING GUIDELINES:
   FOR ALL PIPE SIZES 10" OR LESS, USE 12"X12" DROP INLET BOXES.
   FOR ALL PIPE SIZES OF 12"–14" FOR OUTFALLS, USE 18"X18" DROP INLET BOXES.
   FOR ALL PIPE SIZES LARGER THAN 15", USE 24"X24" DROP INLET BOXES OR JUNCTION BOXES.
5. CONTRACTOR TO COORDINATE WITH PUBLIC WORKS DURING CONSTRUCTION A TIMELINE FOR THE REMOVAL AND DEVELOPMENT OF THE NORTHERN PARKING LOT AREA TO MAINTAIN ACCESS WHEN NEEDED TO THE SEWER PUMP STATION. CONTRACTOR WILL MINIMIZE TIME NEEDED TO CUT OFF ACCESS FOR CONSTRUCTION PURPOSES.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

	DATE	DESCRIPTION
	07.30.2020	BUILDING DEPT. SUBMITTAL
1	10.26.2020	BUILDING DEPT. RESUBMITTAL
2	11.25.2020	BUILDING DEPT. RESUBMITTAL
3	01.04.2020	LAND DEVELOPMENT COMMENTS

REGISTERED PROFESSIONAL ENGINEER PATRICK CHAN C 83189 CIVIL STATE OF CALIFORNIA

UTILITY PLAN

C4.1

PROJECT NO: 20190679

PCN: B-SI20-0019

Appendix 5.14

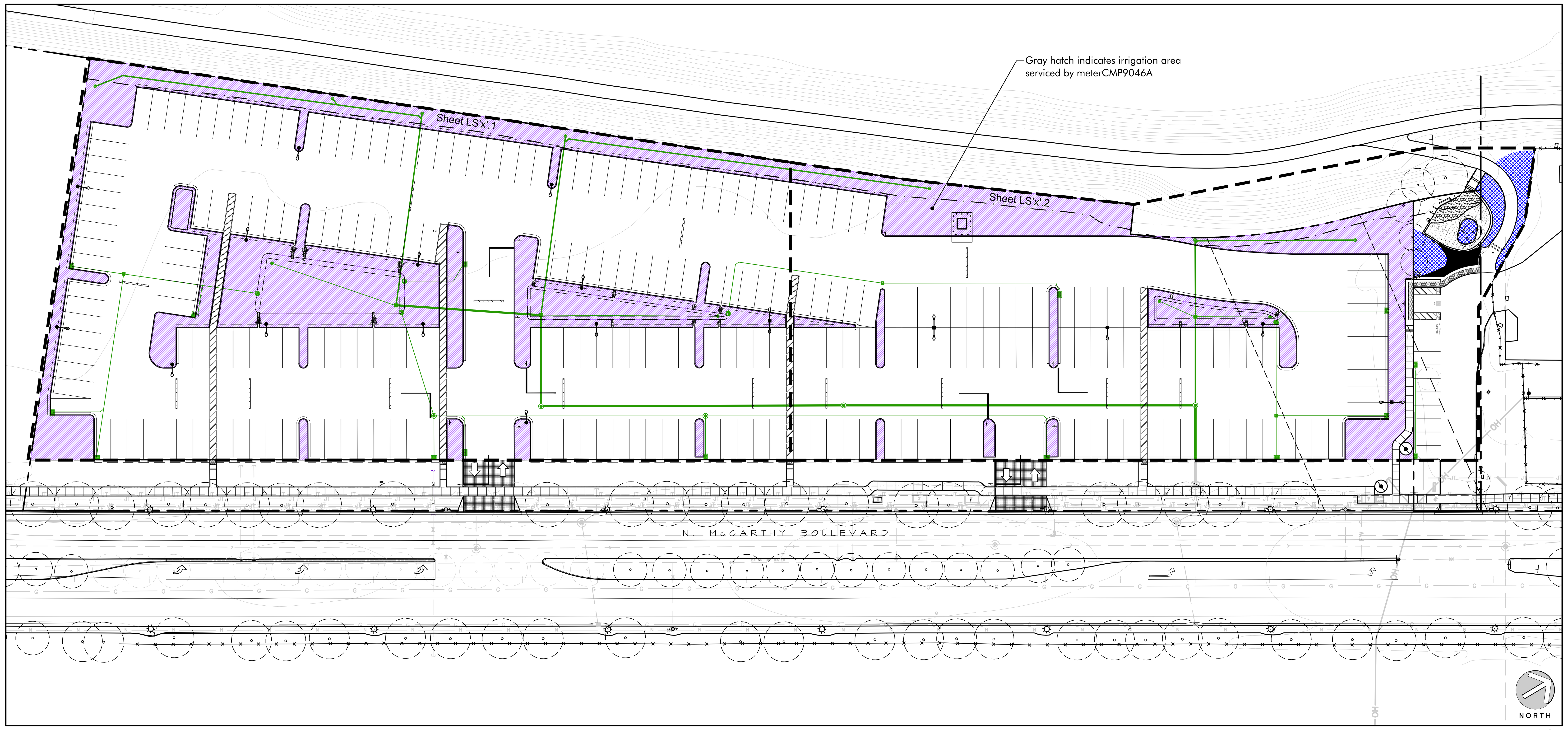
Landscaping and Planting Plans

AMAZON PARKING LOT - TENANT IMPROVEMENTS

1207 N. McCARTHY BLVD. MILPITAS, CA 95035

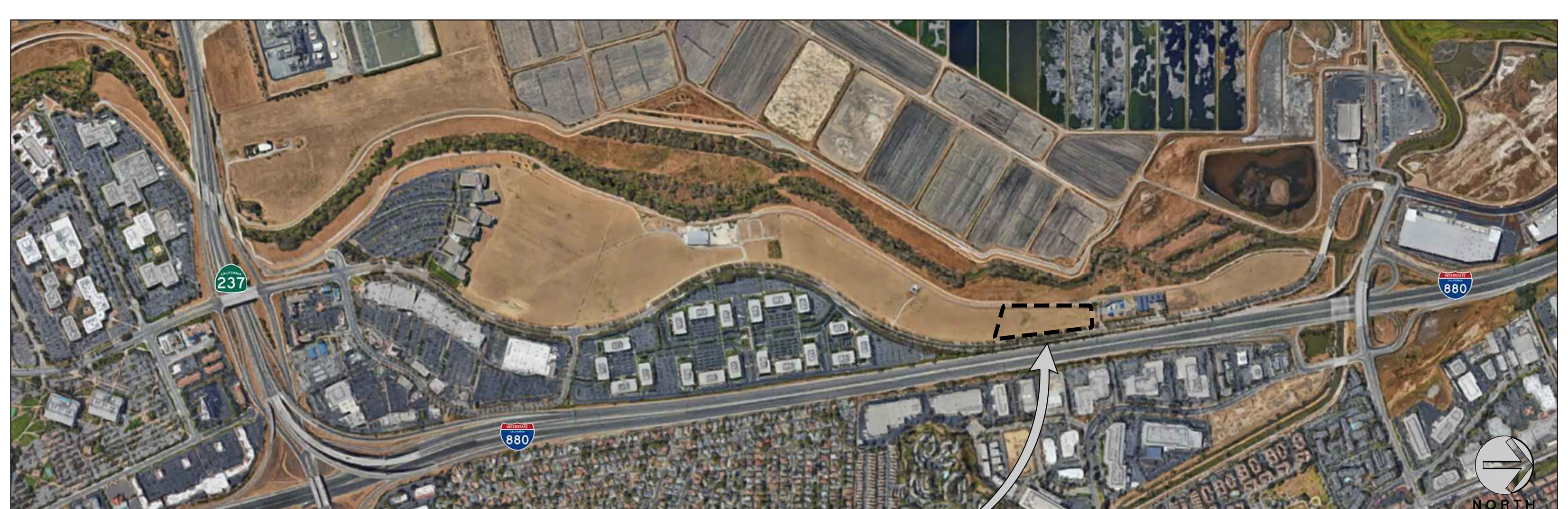
DEFERRED SUBMITTAL LANDSCAPE PLANS

Project ID: CMP9046AP0



Site Plan

1"=40'-0"



Vicinity Map

Project Location

Not to scale

Sheet Index

Scope of Work

The project scope consists of new development on a previously barren site. The proposed project is a parking lot with landscape planters, on-site stormwater treatment measures, and two driveway access points from N McCarthy Boulevard. The landscape consists of low and medium water use shrubs and trees, providing aesthetics and parking lot shading. The proposed irrigation system is fed only by recycled water. The project is also making upgrades to the public landscape area at the Coyote Creek Trail trailhead. This will consist of planting replacement and repairs only to the existing irrigation emitters. The existing system is potable and will remain separate, and no modifications will be made to the pressurized irrigation system or work upstream of control valves. In addition, a concrete mow curb has been proposed to serve as a physical demarcation between the potable and recycled water systems. Recycled water and potable water advisory signs will be placed on their respective sides of the mow curb to demonstrate the separation between the systems.

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

CITY OF MILPITAS	DATE: 3/26/2021
SBWR - SOUTH BAY WATER RECYCLING	DATE: 4/6/21
SWRCB - DIVISION OF DRINKING WATER	DATE:

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

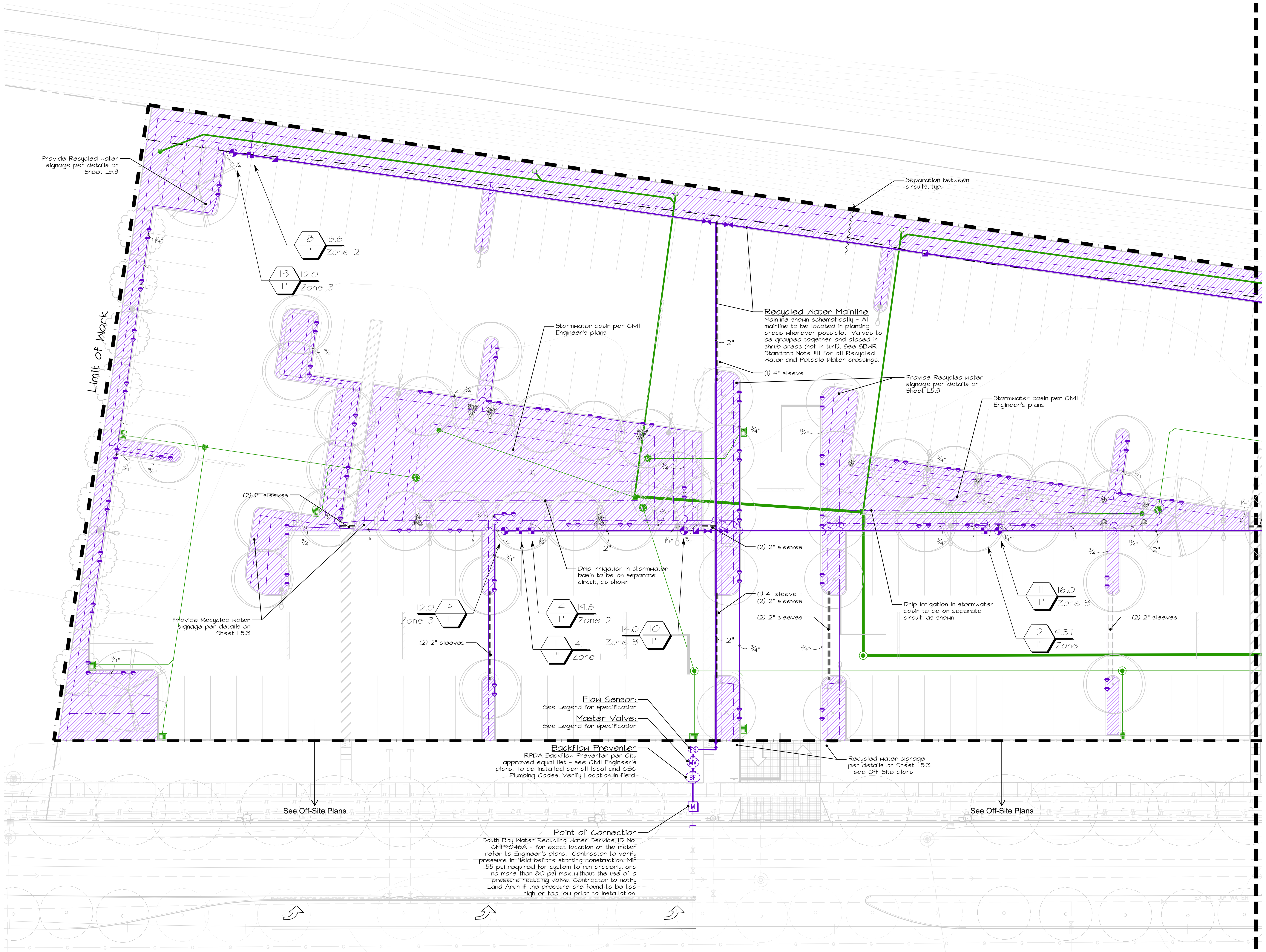
DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
03.31.23
02.09.21
STATE OF CALIFORNIA

Cover Sheet

L2.1

PROJECT NO: 19-2157



IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.	Nozzle	Radius	PSI	GPM	Detail
	Hunter	RZWS-18-50-CV-R Root watering, Tree Bubbler - Two per each tree location			25	1.00 (per tree)	Detail A, sheet L5.1
		3/4" Schedule 40 PVC piping with Hunter HEB-20 1/2" FPT point-source emitters mounted on PVC IPS flex risers, per detail B, sheet L5.1. Each plant to receive the following minimum number of bubblers: 1-gallon shrubs (1) emitter 2 and 5-gallon shrubs (2) emitters 15-gallon shrubs (3) emitters Bubblers to be spaced equally around plant.					
		Existing bubbler irrigation to remain on separate, potable, existing irrigation system. Contractor to investigate existing system in field and make any necessary repairs/replacements to provide water to newly proposed plants based on the table below. No changes to valves, mainline, or any other components of the pressurized irrigation system. Install new IPS flex pipe and bubbler as necessary per detail B, sheet L5.1. Each plant to receive the following minimum number of bubblers: 1-gallon shrubs (1) emitter 2 and 5-gallon shrubs (2) emitters 15-gallon shrubs (3) emitters Bubblers to be spaced equally around plant.					
M	Per Civil	Point of Connection - See the civil engineer's plan and verify in field the location and size of the water meter and service. POC shall meet all governmental code requirements.					
BF	Febco	LF825Y Reduced Pressure Backflow Preventer (lead free) - per Civil Engineer's plans.					
	Toro	P-220 Series Automatic Remote-Control Valve with EFF-KIT-60HZ Lavender Solenoid and Recycled Water tag: See Plan for size. Detail E, sheet L5.1					
	Toro	DZK-700-1-MF 1" drip valve kit with EFF-KIT-60HZ Lavender Solenoid and Recycled Water tag. Detail F, sheet L5.1					
	Toro	100-2SL-LVC Quick Coupler with purple cover. Detail C, sheet L5.1					
	Nibco	T-113 Gate Valve: Line size. Detail D, sheet L5.1					
MV	Toro	P-220 Series Master Valve with Recycled tag: line size - detail G, sheet L5.1					
FS	Toro	FS-100 Flow Sensor with Reycled water tag: install per manufacturer's specifications. Detail G, Sheet L5.1					

Symbol	Manufacturer	Description / Model No.
C	Irritrol	MC-E (Blue) Series 24 Station Controller, Model MC-24E, in P-6B Pedestal, with receiver module for Climate Logic Wireless Weather Sensing System. Contractor to field verify and ensure controller size provides enough stations to meet the required number of valves. Detail H, Sheet L5.1
SS	Irritrol	Climate Logic Wireless Weather System, model CL-100 with sensor and module; install sensor on light post away from drip line of trees. Install per manufacturer's specifications. Controller and Weather Sensor to be installed with modules and receivers as needed for operation. Detail I, Sheet L5.1
		Recycled Water Mainline. Schedule 40 PVC Pressurized Mainline for all mainline under 2"; Class 315 PVC Pressurized Mainline for all mainline 2" and larger, Solvent welded, Recycled Purple: See Plan for size. Detail J, sheet L5.1
		Schedule 40 PVC Lateral Line, Recycled Purple: See Plan for size. Detail J, sheet L5.1
		Schedule 40 PVC Sleeve (two per location). All piping under concrete and/or asphalt is to be installed in sleeves that twice the diameter or as specified on plans Detail L, sheet L5.1
	Per Civil	Storm drain pipe per Civil Engineer's plans
	Per Civil	Existing storm drain pipe
	Per Civil	Existing recycled water pipe
	Per Civil	Existing potable water pipe
	Per Civil	Existing sanitary sewer pipe
FW	Per Civil	Existing fire pipe

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size
- Zone # — WELO Hydrozone

WATER EFFICIENT LANDSCAPE ORDINANCE

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of Irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

For Irrigation Notes - See Sheet L3.2

For Recycled Water Notes and Details - See Sheet L5.3

Hatching indicates irrigation area served by recycled water meter ID CMP9046A

Hatching indicates area serviced by existing potable irrigation

General Site Information for Recycled Water Use: (CMP9046A)

For all recycled water systems:
1. Public access to site grounds is: Unrestricted
2. Owner: Joey McCarthy
3. Property Manager Contact: Joey McCarthy, Owner, 408-358-5058
4. Tenant: Amazon
5. On-Site well locations: None
6. Wells on adjacent sites located within 50 ft. of recycled water approved use area or within 100 ft. of any Recycled water impoundment: None

For irrigation recycled water systems only:
1. Landscaped recycled water irrigation use area: 40,023 sf / 1.37AFY
2. Outdoor drinking fountain in/near the recycled water approved use area: None
3. Outdoor eating areas in/near the recycled water approved use area: None
4. Water features on site: None

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

[signature]	3/26/2021
CITY OF MILPITAS	DATE:
[signature]	4/6/21
SBWR - SOUTH BAY WATER RECYCLING	DATE:
SWRCB - DIVISION OF DRINKING WATER	DATE:

Know what's below. Call before you dig.
Dial 811 or 800-227-2600

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:
KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

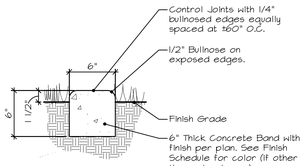
LICENSED LANDSCAPE ARCHITECT
MATTHEW B. HAWKS #6508
Signature
03.31.23
Renewal Date
02.09.21
Date
STATE OF CALIFORNIA

Irrigation Plan

L3.1

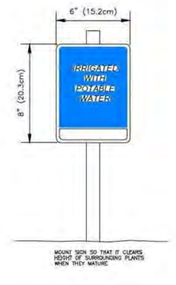
PROJECT NO: 19-2157

NOTES:
1. Top of mow curb to join flush with top of adjoining paved surfaces.
2. Install full-depth felt expansion joint where curb abutts concrete sidewalk.
3. Provide a smooth continuous slope from beginning to end of curb.

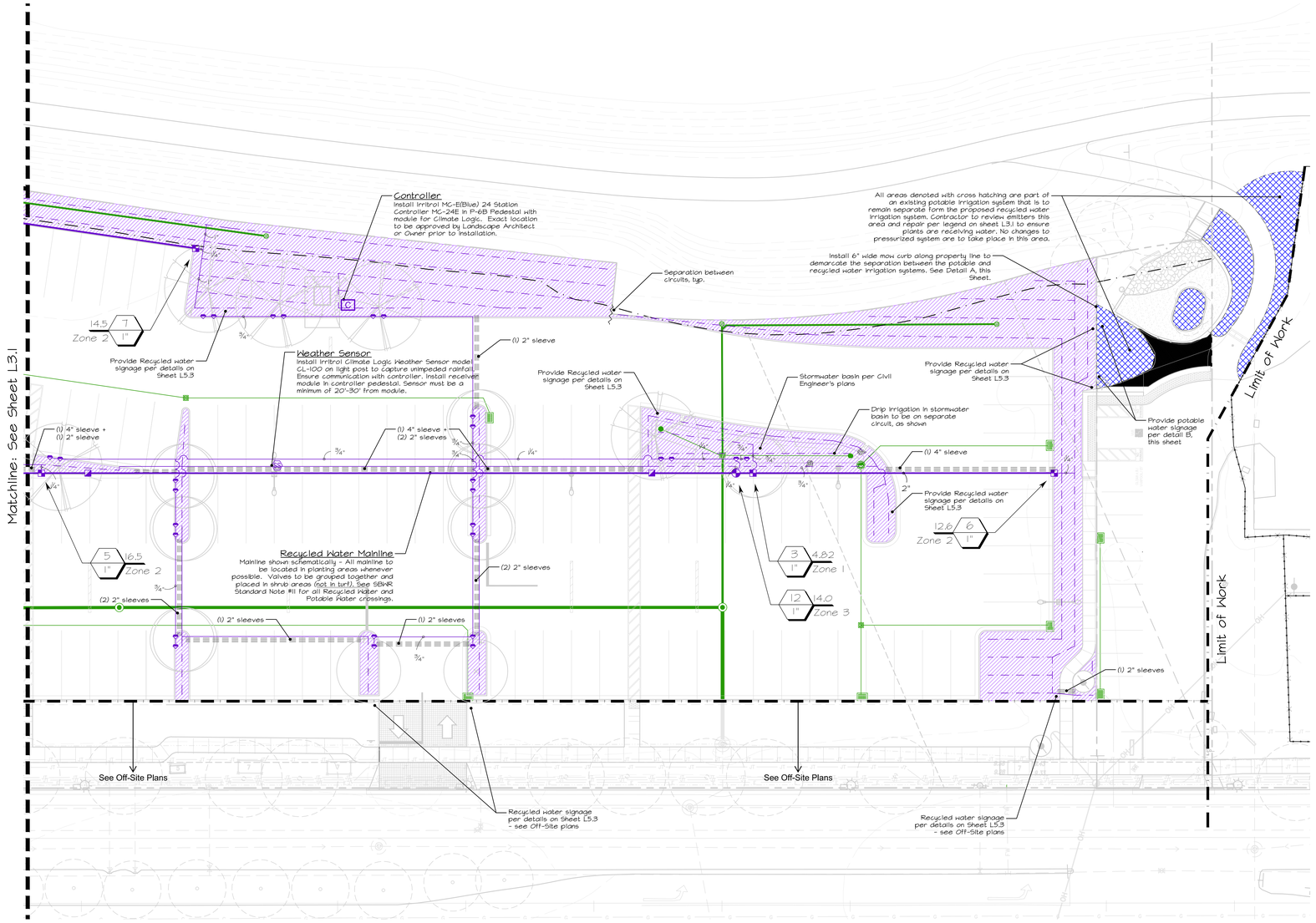


Scale: 1-1/2" = 1'-0"
19-251 Mowcurb.dwg

Concrete Mow Curb | A



Potable Water Irrigation Sign | B



EXISTING IRRIGATION NOTES:

1. A portion of the site is serviced by an existing irrigation system. The general contractor is to coordinate with the landscape contractor to review the site prior to any demolition taking place. The existing irrigation system is to remain operable throughout the construction process.
2. The site facility manager is to be notified a minimum of 48 hours prior to any work or planned disruption of the existing irrigation system. The existing controller will need to be adjusted in order for work to take place on the system. All work is to be completed under the supervision of the facilities manager.
3. Mainline and control wires that service irrigation that will be removed are to be cut and capped at the limit of demolition. Abandoned control wires are to be coiled and placed in a 9" round valve box directly adjacent to the capped mainline. Provide min. 10' of control wires coiled.
4. The landscape contractor is to review and determine the location of the existing-to-remain irrigation that travels through the construction zone. All irrigation that is to service landscape that is to remain is to remain fully operable throughout construction. The existing mainline and control wires are to be rerouted and placed in a new trench (min. 24" depth) around the construction zone or through a protected zone within the construction zone. Splice control wires as needed - all splices to be located in a min. 6" round valve box.
5. Control wires through construction zone are to be placed in conduit for protection.
6. Location of the mainline is to be clearly marked on site. The general contractor shall be responsible for ensuring the protection of the existing-to-remain irrigation system. The general contractor will be responsible for making all repairs and replacing all existing plant material that is damaged due to any disruption of the irrigation system.
7. All irrigation heads, piping, valves, control wires, etc. that are located within the demolition zone are to be completely removed from site and disposed of at an approved disposal facility. Fees for disposal are to be included in the general contractor's scope of work.
8. The landscape contractor is to keep weekly records as to the location and routing of all irrigation piping, valves, heads, etc. This information is to be updated whenever changes occur and to be kept in the job trailer for ease or review by all trades.

RECYCLED WATER NOTES:

The landscape irrigation water for this project is designed to be serviced by recycled water. The landscape irrigation is to be installed and treated as recycled. Refer to the following notes for requirements and installation.

1. Piping: Pipe to be buried to the depths noted in the plans and details. All piping including laterals and mainlines shall be identified by the use of integrally colored purple Recycled Water pipe that is specifically manufactured for Recycled Water application.
2. All above grade piping shall be colored Recycled Water purple. A warning tag shall be installed on exposed Recycled Water equipment such as, but not limited to, valves, quick couplers, flush valves, backflow preventers, etc.
3. Valve boxes shall be Carson, Christy, or equal, and shall be purple colored and marked "Recycled Water - Do Not Drink".
4. All controllers shall be clearly marked with the words "Recycled Water", and the "do-not-drink" symbol.
5. Quick coupling valves shall be manufactured specifically for recycled water use and shall include a permanently attached purple rubber vinyl cover with the words "Recycled Water" printed on the cover. Refer to legend for proper Quick Coupler to be installed.
6. Gate valves and remote control valves shall be installed in a marked valve box with a warning tag on the valve operator.
7. Water meter servicing Recycled water system (Irrigation System) shall have a warning tag.
8. Sprinkler lids shall be identified with Recycled Water Purple.
9. Irrigation system shall be installed per all local and CBC codes and regulations regarding recycled water. Codes shall take precedence over these plans, notes, and specifications.

GENERAL IRRIGATION NOTES

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Landscape Architect and/or owner prior to work. Commencement of work implies acceptance of the conditions of the site.
2. Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas (not turf).
3. All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves. Sleeves to be installed at the size as indicated on the plans. If not specified, piping shall be installed in sleeves twice the diameter of the pipe. Control wire sleeves shall be of sufficient size for the required number of wires. Provide two (2) sleeves at each location. Piping and wiring to be in separate sleeves.
4. All lateral line piping under paving (not in sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
5. Pipe sizes shall conform to those shown on the drawings with no smaller size substitutions. Larger size substitutions may be approved.
6. The backflow preventer is existing and is to be used for the new irrigation. The contractor shall examine the existing backflow to make sure it is functioning properly and meets code requirements. Contractor shall make repairs as needed. The Contractor shall verify local codes and requirements of the governing jurisdictions.
7. 120 VAC electrical power source at the controller location is existing. Verify location of controller prior to installation.
8. All irrigation heads shall be set perpendicular to finish grade unless otherwise specified.
9. Prior to turnover of project, the irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal over spray onto hardscape elements. Drip emitters to be adjusted to provide optimal water to each plant based on specific site conditions and water needs of each plant.
10. It is the responsibility of the irrigation contractor to become familiar with all existing and proposed site elements and grades. The irrigation contractor shall repair, replace, or compensate for all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls and under paving.
11. The irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 20 GPM. The irrigation contractor shall verify water pressures prior to installation. Any difference between the pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the landscape architect immediately.
12. Any obstructions, changes in the project layout, or grade differences not shown on the plan but affecting the operation of the irrigation system are to be brought to the attention of the landscape architect prior to installation. The irrigation contractor shall be responsible for costs associated with correcting irrigation layout if plan is different from the site and he does not bring such differences to the attention of the landscape architect.
13. All irrigation equipment not detailed or specified shall be installed per the manufacturer's recommendations and specifications.
14. An irrigation audit may be needed by the governing jurisdiction before an occupancy permit can be issued. It is the responsibility of the contractor to schedule and pay for the audit. The audit shall be conducted by a certified auditor such as Nathan Houx (209)640-3710, Andrew Bolt (209)404-1746. The contractor shall be responsible for making revisions to the irrigation in order to pass the audit. If pop-up spray heads are specified for shrub areas, we recommend that the auditor audit the shrub spray prior to planting.

WATER EFFICIENT LANDSCAPE ORDINANCE

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have compiled with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

CITY OF MILPITAS — DATE: 3/26/2021

SBWR - SOUTH BAY WATER RECYCLING — DATE: 4/6/21

SWRCB - DIVISION OF DRINKING WATER — DATE:

See Sheet L5.3 for Recycled Water Notes and Details

For Irrigation Legend - See Sheet L3.1

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

811 Know what's below. Call before you dig.
Dial 811 or 800-227-2600

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. North St., Sonora, CA 95370
(209)532-3656

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

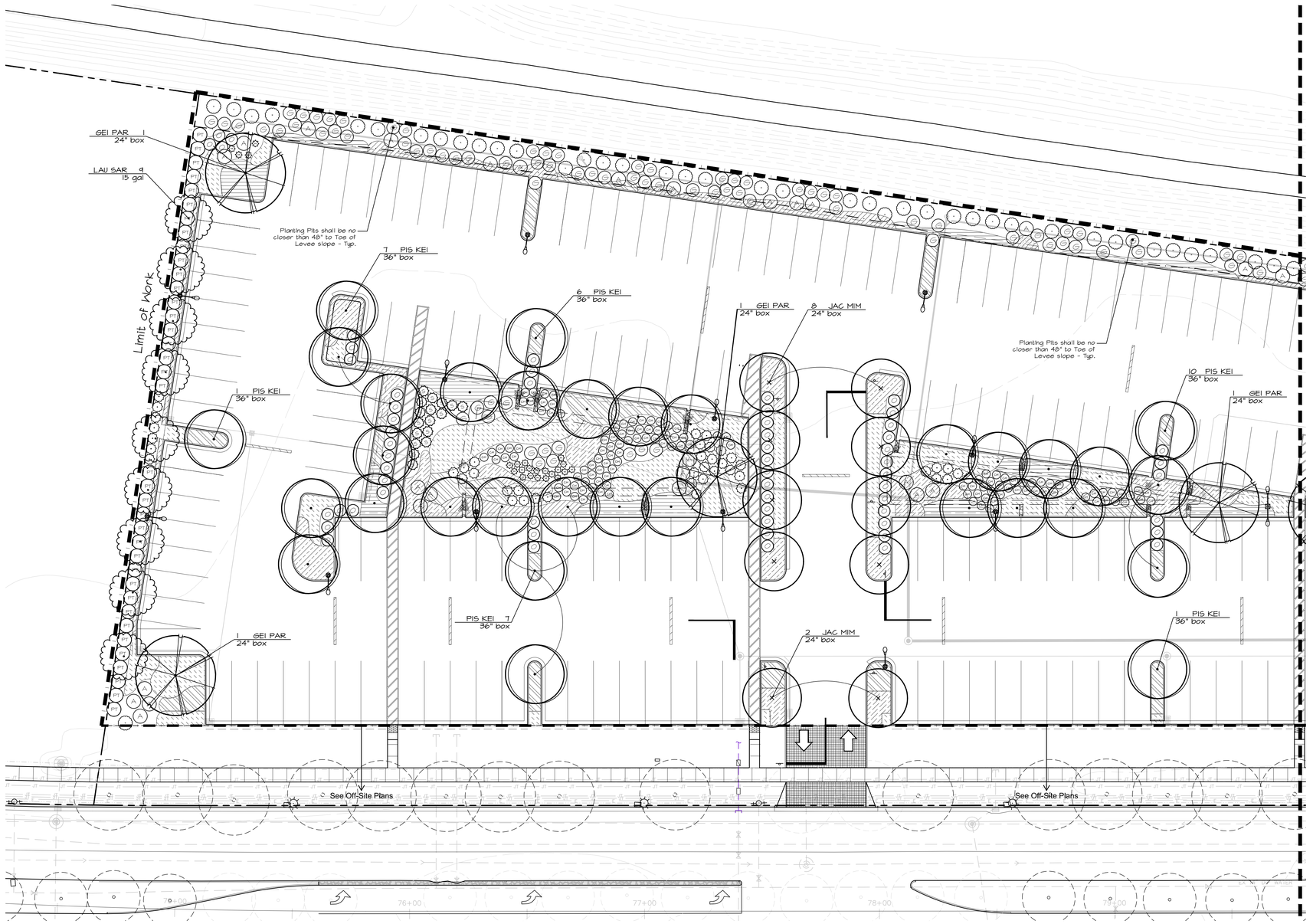
DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — MATTHEW KNOXLA — 03.31.23 Renewal Date — 02.09.21 Date — STATE OF CALIFORNIA

Irrigation Plan

L3.2

PROJECT NO: 19-2157



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use
GEI PAR	Geijera parviflora	Australian Willow	24" box	9	Medium
JAC MIM	Jacaranda mimosifolia	Jacaranda	24" box	12	Medium
LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	15 gal	9	Low
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	36" box	39	Low

	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
A	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	44	Low
CEA	CEA SKY	Ceanothus thyrsiflorus 'Skylark'	Skylark Ceanothus	5 gal	17	Low
CHO	CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	142	Low
CIS	CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	19	Low
GRE	GRE NOE	Grevillea x 'Noelii'	Grevillea	5 gal	186	Low
MAH	MAH AQU	Mahonia aquifolium	Oregon Grape	1 gal	65	Low
MUH	MUH DUB	Muhlenbergia dubia	Pine Muhly	5 gal	104	Low
OLE	OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	69	Low
PIT	PIT SIL	Pittosporum tenuifolium 'Silver Sheen'	Tawhiwhi	5 gal	38	Low
PIT	PIT DWA	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	5 gal	81	Low

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	36" o.c.	605	Low
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	72" o.c.	210	Low
JUN BLU	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	1 gal	48" o.c.	117	Low
PEN HPP	Pennisetum alopecuroides 'Hush Puppy'	Hush Puppy Fountain Grass	1 gal	30" o.c.	163	Low
PEN DON	Pennisetum alopecuroides 'Jambalaya'	Fountain Grass	1 gal	30" o.c.	370	Low
ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	60" o.c.	141	Low

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4" recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

	D.G.	Install 3" layer of tan decomposed granite with 'Stabilizer' "binding agent" and steel edging. Detail F, Sheet L5.2
	Cobble	Cobble at drainage curb cut - see detail E, Sheet L5.2

TREE ROOT BARRIERS

All trees within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. (1800)554-0914

See detail B, sheet L5.2

Planting plans are not subject to SBHR review and are provided in submittals to SBHR for reference only

Planting Detail References

For Broadleaf Trees, refer to Detail A, Sheet L5.2
For Shrubs, refer to Detail C, Sheet L5.2
For Groundcovers, refer to Detail D, Sheet L5.2

For Planting Notes - See Sheet L4.2

WATER EFFICIENT LANDSCAPE ORDINANCE

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

Know what's below. Call before you dig.
Dial 811 or 800-227-2600

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Nortin St., Sonora, CA 95370
(209)532-3656

Deferred Submittal Landscape Plans

McCARTHY RANCH

1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

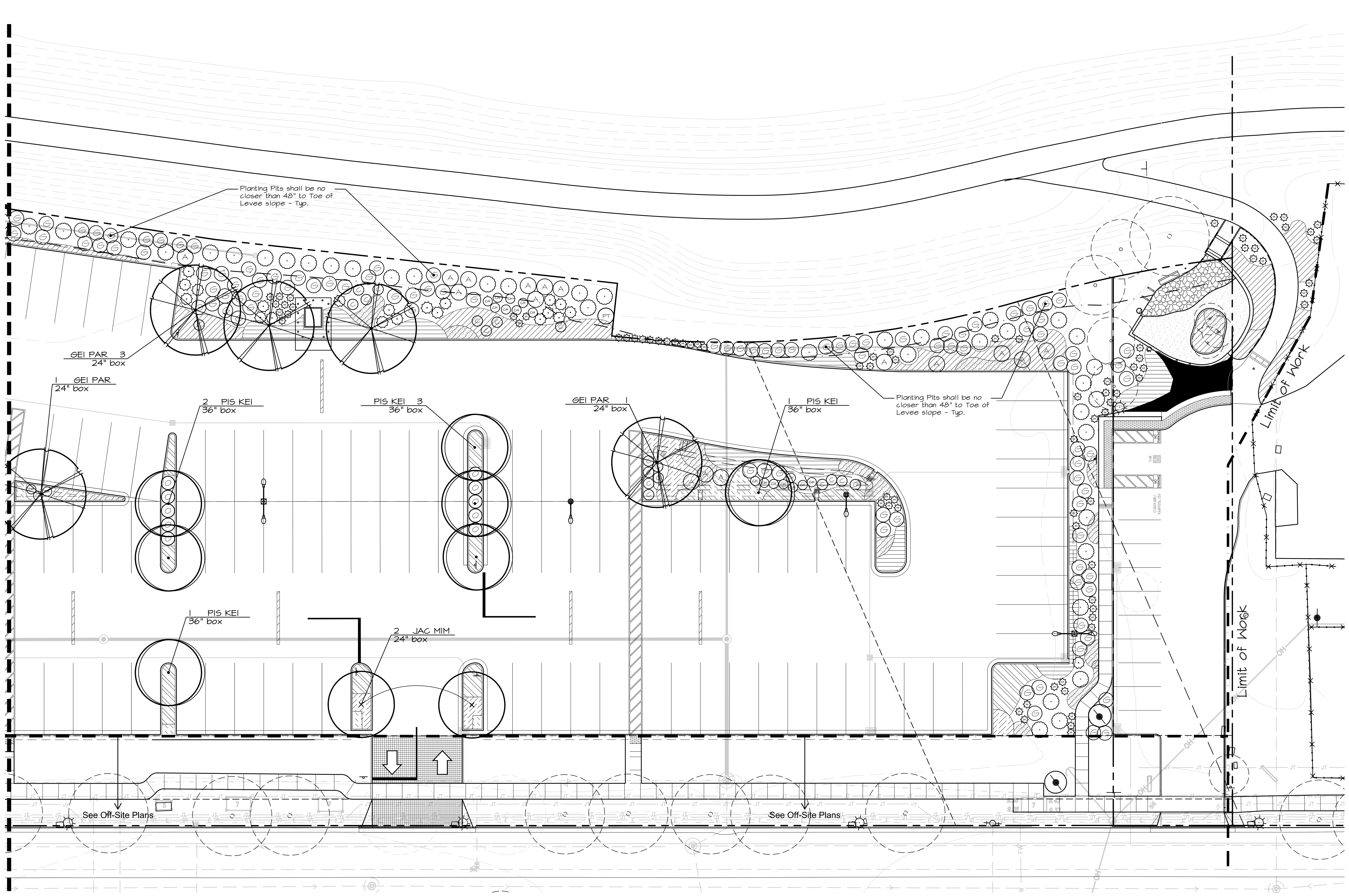
REGISTERED LANDSCAPE ARCHITECT
MATTHEW S. KNOX
03.31.23
Expiration Date
02.09.21
Date
STATE OF CALIFORNIA

Planting Plan

L4.1

PROJECT NO: 19-2157

C:\USERS\MATT.KNOXLA\APPDATA\LOCAL\TEMP\ACPUBLISH_62768\BASE2157-ONSITE-DEFR5.DWG (02-10-21 8:02:59AM) Plotted by: Matt



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use
GEI PAR	Geijera parviflora	Australian Willow	24" box	9	Medium
JAC MIM	Jacaranda mimosifolia	Jacaranda	24" box	12	Medium
LAU SAR	Laurus nobilis 'Saratoga'	Sweet Bay	15 gal	9	Low
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	36" box	39	Low

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	44	Low
CEA SKY	Ceanothus thyrsiflorus 'Skylark'	Skylark Ceanothus	5 gal	17	Low
CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	142	Low
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	19	Low
GRE NOE	Grevillea x 'Noellii'	Grevillea	5 gal	186	Low
MAH AQU	Mahonia aquifolium	Oregon Grape	1 gal	65	Low
MUH DUB	Muhlenbergia dubia	Pine Muhly	5 gal	104	Low
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	69	Low
PIT SIL	Pittosporum tenuifolium 'Silver Sheen'	Tawhiwhi	5 gal	38	Low
PIT TOB	Pittosporum tobira	Mock Orange	5 gal	81	Low

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	36" o.c.	605	Low
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	72" o.c.	210	Low
JUN BLU	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	1 gal	48" o.c.	117	Low
PEN HPP	Pennisetum alopecuroides 'Hush Puppy'	Hush Puppy Fountain Grass	1 gal	30" o.c.	163	Low
PEN DON	Pennisetum alopecuroides 'Jambalaya'	Fountain Grass	1 gal	30" o.c.	370	Low
ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	60" o.c.	141	Low

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

D.G.	Install 3" layer of tan decomposed granite with 'Stabilizer' "binding agent" and steel edging. Detail F, Sheet L5.2
Cobble	Cobble at drainage curb cut - see detail E, Sheet L5.2

GENERAL PLANTING NOTES

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.

2. The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.

3. The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.

4. All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.

5. The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.

6. Trees to be planted a min. of 3'-0" from edge of paving or walls (unless otherwise stated on plan). All trees in a formal group or in a row shall be matching in size and shape.

7. All trees provided in the Planting Schedule/Legend are to be installed as single "Standard Form" trees unless specifically otherwise noted in the Planting Schedule/Legend. "Multi-Trunk" and "Low-Branching" trees delivered to the site will not be accepted unless specifically noted to be installed as such.

8. The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Agronomy Report from an approved soils laboratory and/or any additional specifications provided by the Land. Arch. prior to installation of the plant material. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.
   4 cyds nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.
   15 lbs. soil sulfur
   15 lbs. 15-15-15 fertilizer

9. All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arch. upon completion.

10. A nitrogen stabilized commercial-grade mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth as specified on the Planting Legend.

11. The planting pits for trees shall be excavated per the detail on the Landscape Details sheet. The backfill mix for use in all tree and shrub pits shall consist of the following:
   6 parts 'on-site' soil
   4 parts organic amendment (above)
   1 lb./yd. of mix 12-12-12 commercial fertilizer
   2 lbs./cu. yd. of mix Iron Sulfate
   10 lbs./cu. yd. of mix Agricultural Gypsum

12. Fertilizer tablets shall be BEST, 21 gram fertilizer tablets (20-10-5) placed in all planting pits in quantities as follows:
   1 gallon — 1 tablet
   5 gallon — 3 tablets
   15 gallon — 9 tablets
   24"-Box — 9 tablets
   36"-Box — 15 tablets

13. Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bi-monthly intervals.

14. For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Reapply Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.

15. All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of girdling roots, sun scald, abrasions, disease, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

GENERAL TREE PROTECTION DURING CONSTRUCTION

1. All trees shown on the planting plan indicated to remain are to remain undisturbed on site and shall be cared for throughout the construction process in accordance with the following notes. If there is a question whether or not a tree is to remain or be removed, ask the landscape architect or owner prior to removal. It is the responsibility of the General Contractor to ensure the health of all existing trees. Trees damaged or killed during construction are to be replaced at a size large enough to the satisfaction of the Owner.

2. No items are to be stored within the drip line of the existing trees. Construction equipment and storage causes soil compaction which can injure the trees.

3. Utility and irrigation lines and all associated trenching are to be laid out to avoid conflict and cutting of the existing tree roots within the dripline.

4. Any damage inadvertently caused to the trees such as broken branches, etc is to be repaired with clean saw cuts back to undamaged areas. Do not cut branches flush to the trunk.

5. Abrasions against the trunk of the tree must be cleared of the damaged bark using a sharp knife with clean cuts back to undamaged bark area and allowed to heal naturally. Do not apply paint or other chemical based solutions to tree wounds.

6. A Certified Arborist should be consulted for remedial action if the trunk of the tree is fractured.

7. When landscape operations begin, grading within the dripline of the tree is to be kept to a minimum. Any roots less than 2" diameter damaged by trenching or planting pit excavation are to be repaired by cutting the root back to the undamaged area with a sharp saw. Roots larger than 2" should be preserved by hand digging trenches.

TREE ROOT BARRIERS

All trees within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)554-0914

See detail B, sheet L5.2

Planting Detail References

For Broadleaf Trees, refer to Detail A, Sheet L5.2
For Shrubs, refer to Detail C, Sheet L5.2
For Groundcovers, refer to Detail D, Sheet L5.2

WATER EFFICIENT LANDSCAPE ORDINANCE

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of Irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

Note:

Contractor to include in the bid (as separate line item) for the purchase and installation of the following plant quantities. Plants will be selected by Landscape Architect and installed by contractor after substantial completion of the landscape planting. Plant species will be commonly available nursery stock. These plants are in addition to the symbols shown on the plans.

2 - 15 Gallon Shrubs
40 - 5 Gallon Shrubs
100 - 1 Gallon Shrubs

Planting plans are not subject to SBWR review and are provided in submittals to SBWR for reference only

NORTH
Scale: 1" = 20'-0"

Know what's below. Call before you dig.
Dial 811 or 800-227-2600

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:
KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

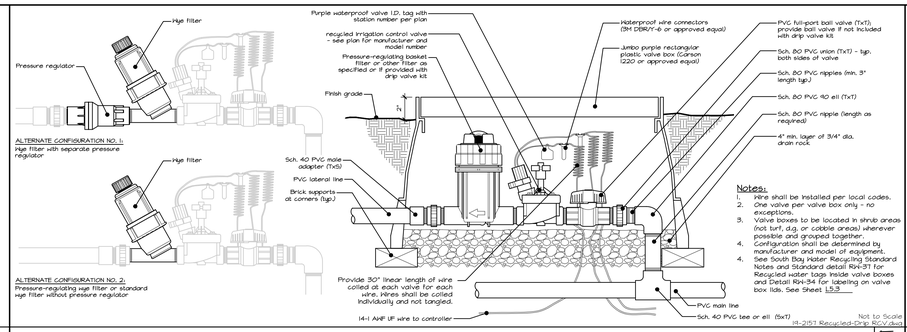
DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

Planting Plan

L4.2

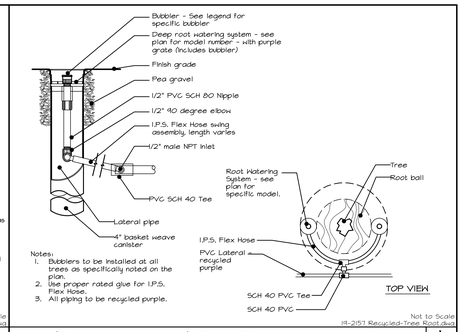
PROJECT NO: 19-2157

C:\USERS\MATT.KNOKLA\APPDATA\LOCAL\TEMP\ACPUBLISH_62768\BASE2157-ONSITE-DEFRS.DWG (02-10-21 8:03:00AM) Plotted by: Matt



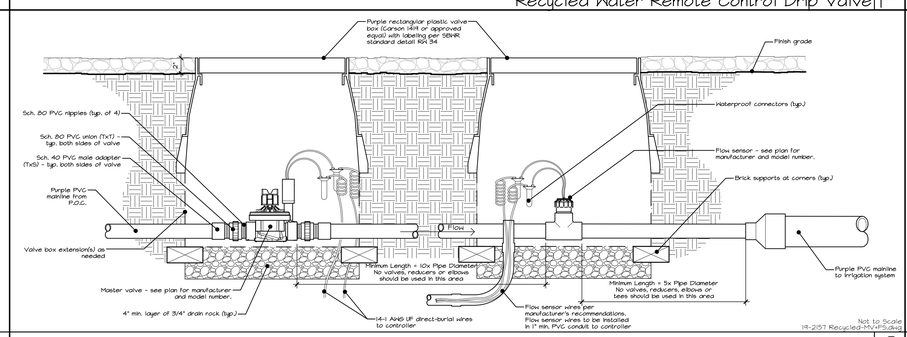
S N

Recycled Water Remote Control Drip Valve F

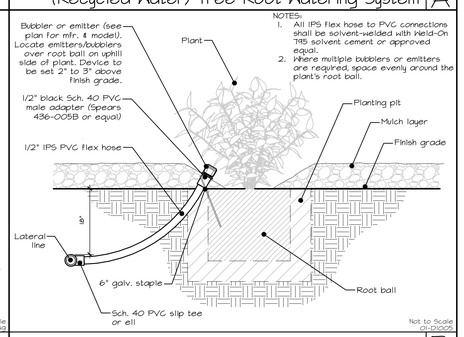


(Recycled Water) Tree Root Watering System A

T O

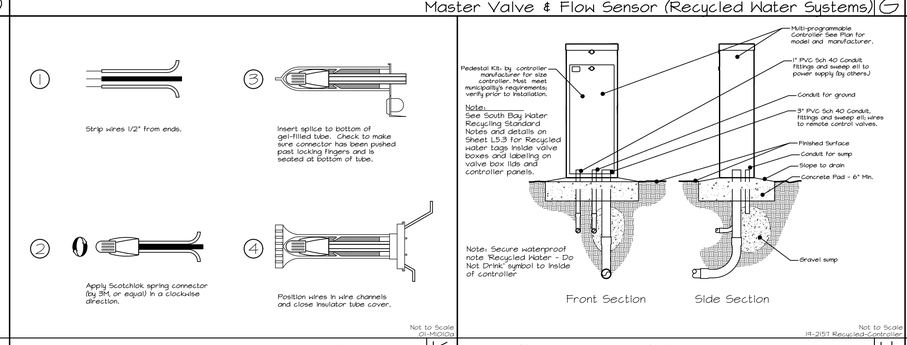


Master Valve & Flow Sensor (Recycled Water Systems) G



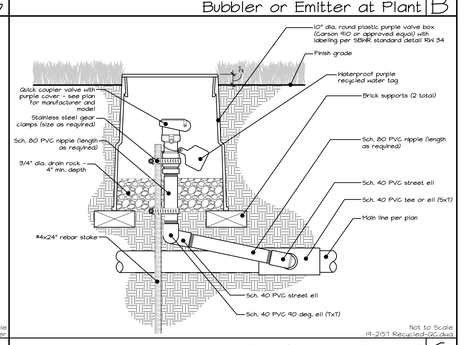
Bubbler or Emitter at Plant B

U P



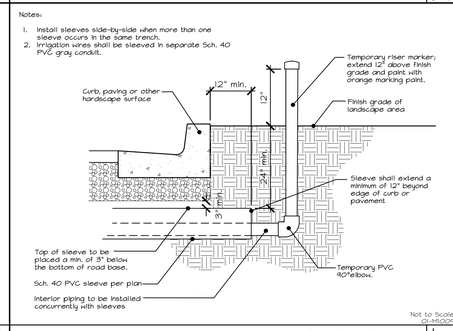
Wire Connection K

(Recycled Water) Pedestal Mount Controller H

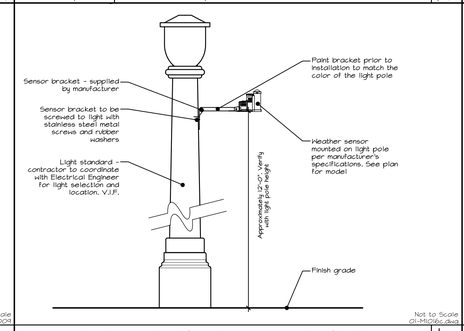


Quick Coupler Valve (Recycled Water) C

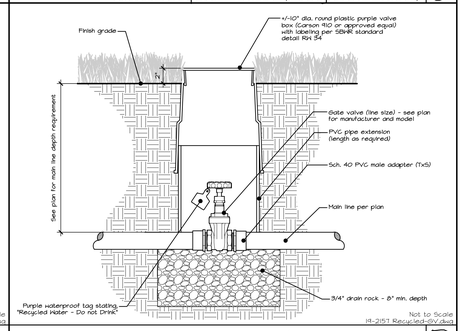
V Q



Irrigation Sleeve L



Wireless Weather Sensor on Light Standard I



Gate valve - 3" and smaller (Recycled Water) D

W R M

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

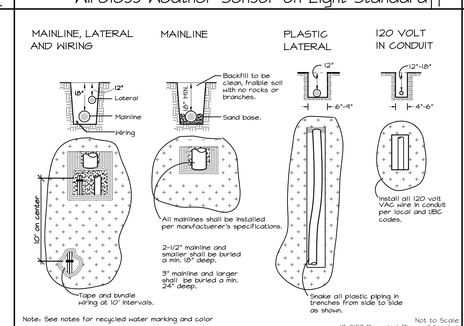
CITY OF MILPITAS — DATE: 3/26/2021

DATE: 4/6/21

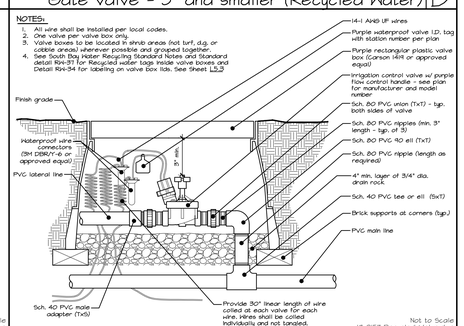
SBWR - SOUTH BAY WATER RECYCLING — DATE:

SWRCB - DIVISION OF DRINKING WATER — DATE:

See Sheet L5.3 for Recycled Water Notes and Details



Piping and Wiring (Recycled Water) J



Recycled Water Irrigation Control Valve E

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Nortin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans

McCARTHY RANCH

1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — MARK A. HARRIS — 03.31.23 Renewal Date — 02.09.21 Date — STATE OF CALIFORNIA

Landscape Details

L5.1

PROJECT NO: 19-2157

C:\USERS\MATT.KNOXLA\APPDATA\LOCAL\TEMP\ACPUBLISH_62768\BASE2157-ONSITE-DEFR5.DWG (02-10-21 8:03:02AM) Plotted by: Matt

Water Efficient Landscape Ordinance (WELO) Notes:

1. These plans have been prepared to be in compliance with the State-mandated Water Efficient Landscape Ordinance (WELO), which went into effect on December 1, 2015. The following notes reference the requirements of the ordinance and the responsibility of the contractor to install the landscape per the plans, details, and notes; provide the required documentation to the local agency; and provide follow-up correction as required to meet the water efficiency requirements.

2. The landscape contractor shall coordinate with the local jurisdiction to determine who will review and receive the WELO documentation that is required to be provided by the contractor.

Landscape Documentation Package

1. Project information and signatures - The signature of the landscape architect on these landscape plans is applicable to the statement - "I agree to the best of my ability to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package".
2. Water Efficient Landscape Worksheet - See MAWA and ETWU, as well as hydrozone information table on this sheet.
3. Soil management report - See Notes requirements as described below.
4. Landscape Design Plan - See Planting Plans and Details contained within this set of documents.
5. Irrigation Design Plan - See Irrigation Plans and Details contained within this set of documents.
6. Grading Design Plan - To be provided by the civil engineer - See civil engineer's plans.

Soil Management Report

1. After mass grading the contractor shall provide for a soil analysis that shall comply with the requirements provided below. The analysis report is to be forwarded to the landscape architect, owner, and governing jurisdiction.
2. Soil samples shall be collected in accordance with laboratory protocol including adequate sampling depth.
3. At least one sample shall be provided for each 20,000 sf of landscape unless otherwise noted by the landscape architect. Samples shall be taken from different areas of the site as directed by the landscape architect. For multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15%. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
4. The Soil Analysis shall include the following:
   - Soil texture
   - Infiltration Rate (determined by lab test or soil texture infiltration rate table).
   - pH
   - Total soluble salts
   - Sodium
   - Percent organic mater
   - Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
5. Soil Analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:
   Sunland Analytical, 11419 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742, (916)852-8557, www.sunland-analytical.com.
   Soil and Plant Lab, 1101 S. Winchester Blvd., Suite G-173, San Jose, CA 95128, (408)727-0330, www.soilandplantlaboratory.com.
   Soil and Plant Lab, 4741 East Hunter Ave., Suite A, Anaheim, CA 92807, (714)282-8777, www.soilandplantlaboratory.com.
6. The recommendations of the soil analysis are to be implemented in the landscape soil preparation. The contractor shall provide documentation, prior to planting, verifying that recommendations have been implemented to the landscape architect and the governing jurisdiction.

Landscape Design (Planting)

1. The landscape has been designed and plants selected to be compliant with the requirements of the WELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is not acceptable to the landscape architect, the contractor will be required to make changes at his/her expense to bring the landscape into compliance.
2. Plants have been placed in 'hydrozones' of similar water use requirements. The extent of the hydrozones are delineated by the groups of irrigation circuits as listed in the Hydrozone Table, included with these plans.
3. Turf is not allowed on slopes greater than 25% (4:1).
4. Mulch is required in all planting area except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plans. The mulch shall be a minimum of 3", but the depth as listed in the planting legend shall take priority.
5. Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with landscape architect.
6. Soil amendments shall be incorporated per the soil report. Compost must be applied at a rate of 4 yards per 1,000 square feet of permeable area. Compacted soils must be transformed to a friable condition.
7. The signature on the landscape plans is applicable to the statement - "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Irrigation Design

1. The Irrigation water service shall be on a separate meter or submeter than the domestic service, this is required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet.
2. The irrigation controller (clock) shall be a 'smart' controller using evapotranspiration or soil moisture sensor data to automatically adjust run times based on landscape area water needs.
3. The irrigation system has been designed for each emission device to operate within the manufacturer's recommended pressure range for optimal performance. If the water pressure at the service connection is different than what is shown on the plans the contractor shall notify the landscape architect prior to installation of the irrigation system. Contractor shall check available water pressure before any irrigation installation. Pressure regulation is required to ensure correct and efficient operation.
4. Pressure regulators or booster pumps shall be installed if needed to modify available pressure for the optimal performance of the irrigation emission devices. All emission devices must meet the American National Standards Institute Standard. See specifications on the plans and refer to note #3 above.
5. A rain sensor shall be installed and tied to the controller - See plan for selection.
6. Gate valve(s) shall be installed directly downstream of the service connection(s).
7. An approved backflow preventer shall be installed at the irrigation service connection. See plan.
8. Check valves shall be installed in all heads at the low points of a circuit where water within the piping may drain out of the head when the system is done operating - See plan.
9. Flow sensors shall be installed to detect and report high flow conditions for landscape areas greater than 5,000 square feet.
10. Master Valves shall be installed to prevent water waste in the event of breakage or vandalism to the irrigation system, except where sprinklers can be individually controlled.
11. The irrigation circuits have been designed to correspond to the planting hydrozones. Changes to the irrigation layout and types of emission devices are not to be made without the written consent of the landscape architect.
12. The overall irrigation system has been designed to be a minimum of 75% efficient. Total water demand of established landscape has been designed to use less water than the Maximum Applied Water Allowance (MAWA). See Irrigation Schedule and Irrigation Water Audit Notes.
13. The irrigation system has been designed so that each circuit has matched precipitation rates within the circuit and high distribution uniformity. The contractor shall not substitute without written consent of the landscape architect.
14. Swing joints shall be installed on all pop-up heads per the plans and details.
15. Areas less than 10' in width have been irrigated with subsurface, drip, or low volume irrigation. If construction site modifications reduce spray irrigated planter areas less than 10' contact the landscape architect.
16. Overhead spray irrigation heads and nozzles are not allowed within 24" of non-permeable paving. This requirement does not apply to irrigation that is adjacent to permeable paving or non-permeable paving that drains into landscape before entering the storm drain system.
17. Sloped planting areas greater than 25% (4:1) have been designed with irrigation whose precipitation rate does not exceed .75"/hour, or another means has been employed and described on the plans.
18. Trees may be designed with a separate deep root bubbler system - See the plans.
19. The signature on the irrigation plans is applicable to the statement - "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Grading Design

1. See the grading and drainage plan as prepared by the civil engineer. The landscape contractor shall maintain the drainage patterns as specified in the grading plans.
2. The site has been graded so that irrigation and normal run-off remains within the property lines, unless otherwise noted on the grading plans.
3. The landscape areas may include bioswales or filtration swales. The landscape contractor shall install these per the requirements of the civil engineer's plans and details with the planting per these plans. Any modifications must be approved in writing by the civil engineer and the landscape architect.

Irrigation Schedule

1. See the irrigation base schedule as included with the irrigation plans and notes. This is a guide - The landscape contractor may need to make modifications based on actual site and landscape conditions. Revised schedule shall be submitted with the Certificate of Completion.
2. Overhead irrigation shall be scheduled between 8:00PM and 10:00AM unless otherwise noted on the plans or more strict watering hours are required by the local jurisdiction.
3. The irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil, slope, etc. to avoid run-off.
4. The specific parameters of the site conditions are to be input into the 'smart' controller.

Irrigation Audit

1. All irrigation audits shall be conducted by a certified landscape irrigation auditor or local agency landscape irrigation auditor.
2. The irrigation system shall be audited after it has been installed and 'fine-tuned'. The audit report is to be included with the Certificate of Completion and shall include, but not be limited to:
   - System test for distribution uniformity.
   - Recommendations for any adjustments that may be needed.
   - Preparation of an irrigation schedule.
3. The contractor shall make the adjustments as recommended in the irrigation audit.

Certificate of Completion

1. The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
   - Date of completion and date of the Certificate.
   - Project Name and Address (or specific location).
   - Project Applicant name, telephone number, and mailing address.
   - Property owner name, telephone number, and mailing address.
2. The landscape contractor shall sign a statement that says the landscape and irrigation has been installed per the approved Landscape Document Package (plans, details, notes, calculations as contained within this plan set.
3. If there have been modifications to the layout and/or design of the landscape and irrigation, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.
4. The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements of WELO (see audit information within this set of notes). The soil analysis report and recommendations and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.

MAINTENANCE SCHEDULE

A regular maintenance schedule shall be set up for this project to provide for the health and growth of the plant material as well as the efficiency of the irrigation system. The following is a minimum list of items that are to be addressed and maintained on a regular basis.

1. The irrigation system shall be maintained on a regular basis to ensure efficiency. All heads, valves, and other equipment shall be checked and adjusted to avoid overspray. All leaks are to be repaired as soon as possible. Replaced and repaired irrigation equipment is to be done with originally specified equipment or equipment with matching precipitation rates.

2. Irrigation emission devices are to be checked and repaired as needed to ensure minimal overspray, no leaks, and efficient operation. Drip emission devices (emitters) may need to be adjusted as the planting matures and the water needs change. Emitters are to be reviewed annually (at a minimum) with replacements provided for plants that may be getting to much or too little water.

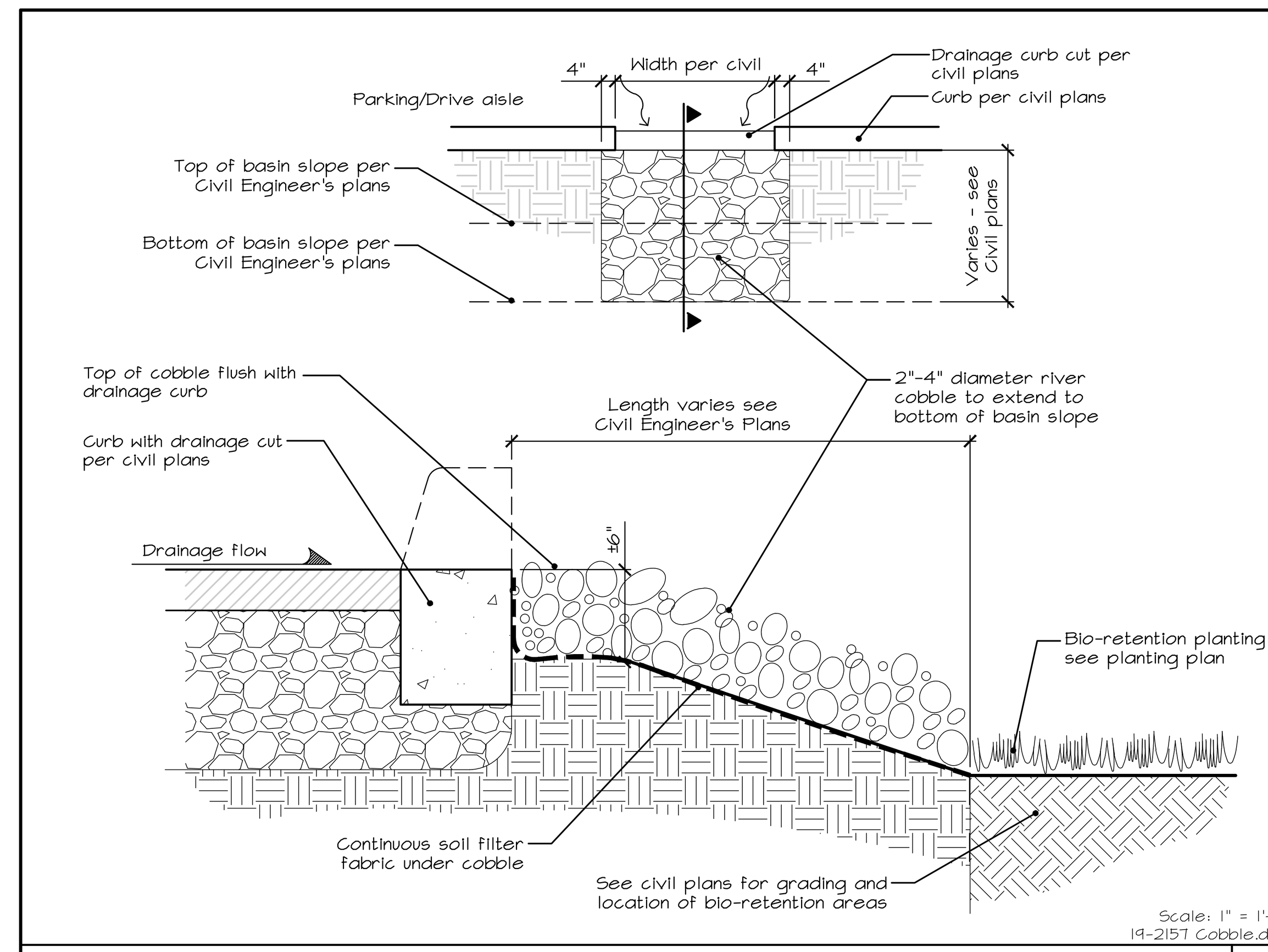
3. The controller is to be checked and adjusted as needed to ensure there is minimal run-off while meeting the water requirements of the plants.

4. Turf is to be mowed on a regular basis to keep the height at an appropriate level. Turf areas are also to be de-thatched and aerated approximately every two years.

5. Shrubs and trees are to be pruned to maintain form and remove dead or dying branches. Trees are to be pruned for form and safety and suckering is to be removed on a regular basis.

6. A regular program of weed and pest control is to be established and followed. Pesticides and herbicides are to be applied only when needed and by a state licensed professional.

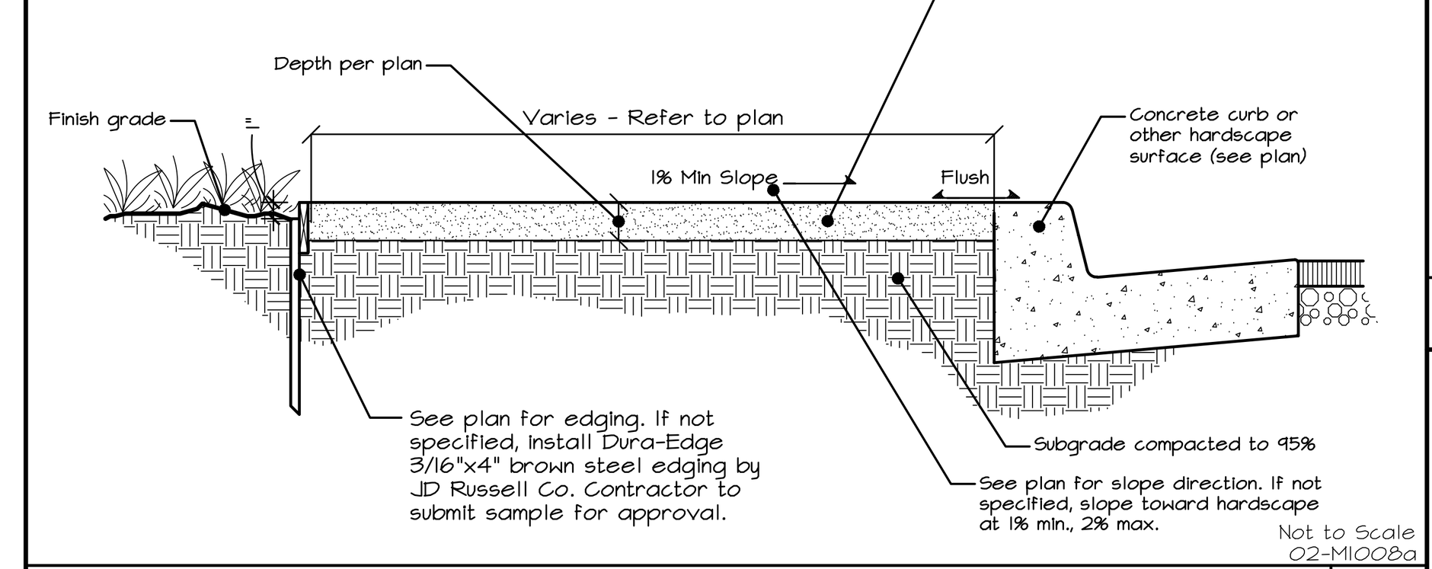
7. Bark mulch is to be reapplied as needed to ensure full coverage to maintain water retention in the soil and deter weed growth - see plan for depth of mulch.



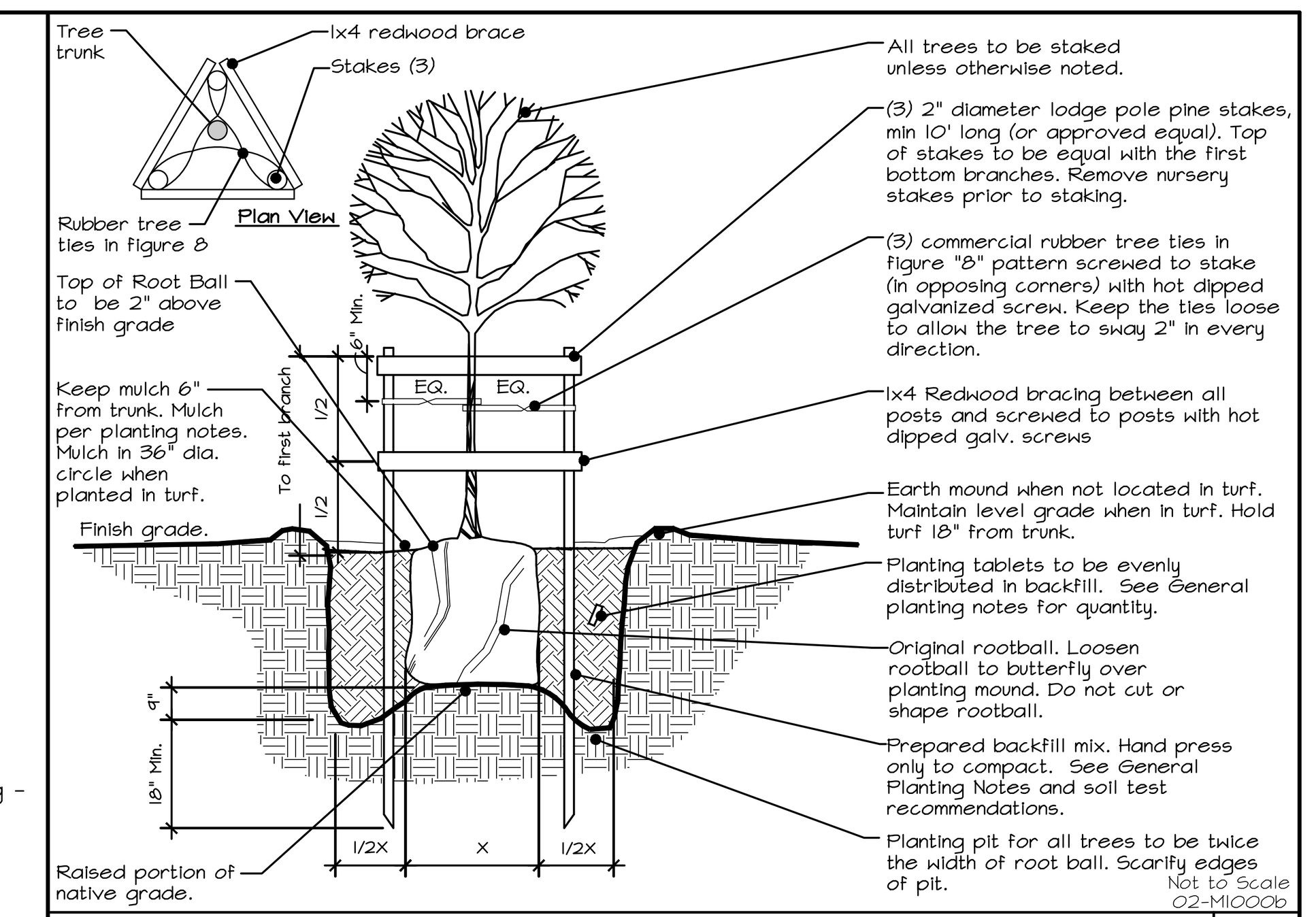
Cobble at Drainage Curb Cut E

Notes:

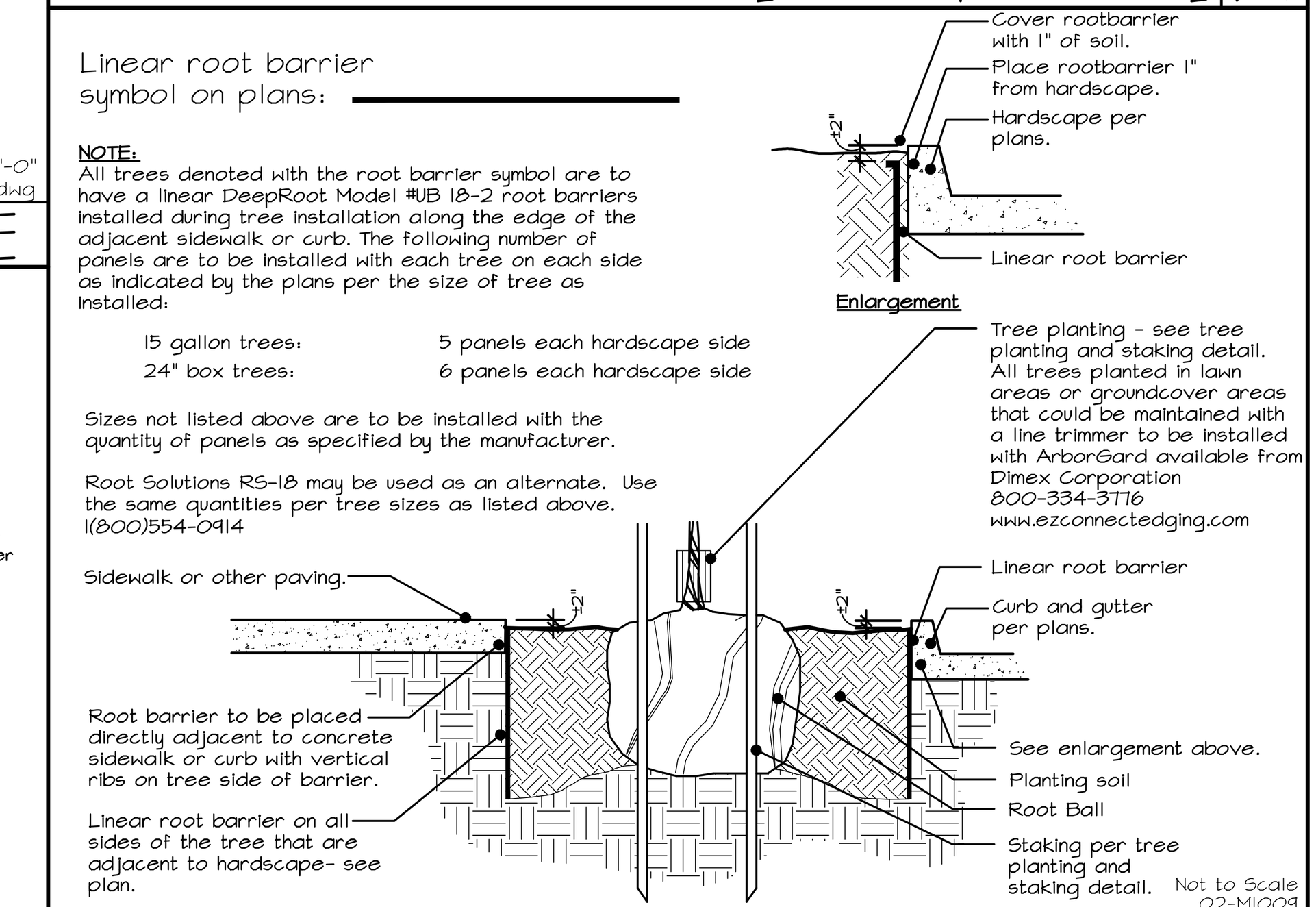
1. Decomposed granite shall be compacted to 85% relative compaction by means of a 2 to 5-ton double-drum roller (with vibratory setting off) upon thorough moisture penetration.
2. Stabilized material shall not be placed within 5 feet of base of trees and shrubs - use non-stabilized material in these locations.
3. Installation and compaction of d.g. shall be performed in strict accordance with the stabilizer/binder manufacturer's recommended installation processes.
4. Contractor to submit sample to Landscape Architect and City for approval prior to installation.



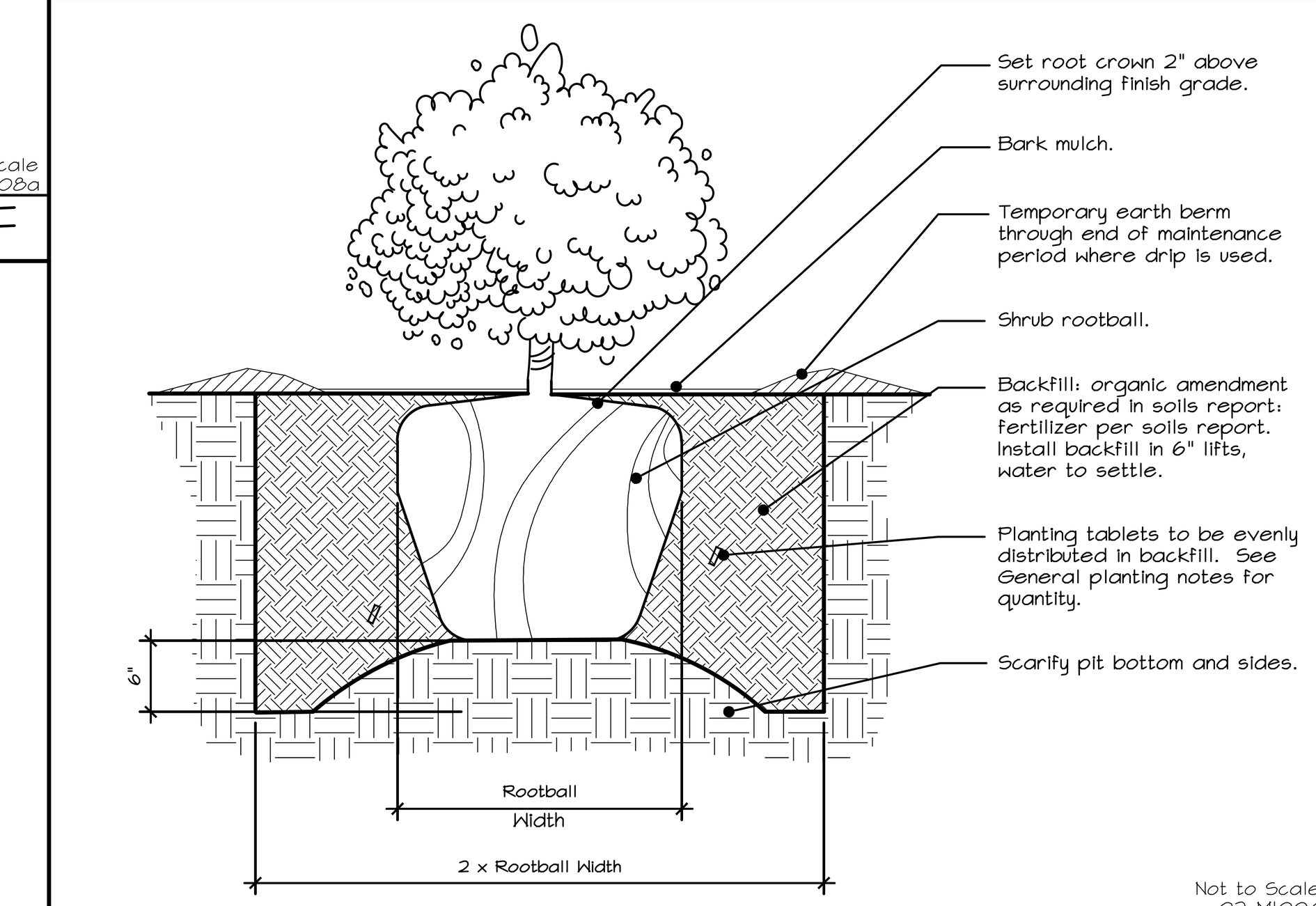
Stabilized Decomposed Paving F



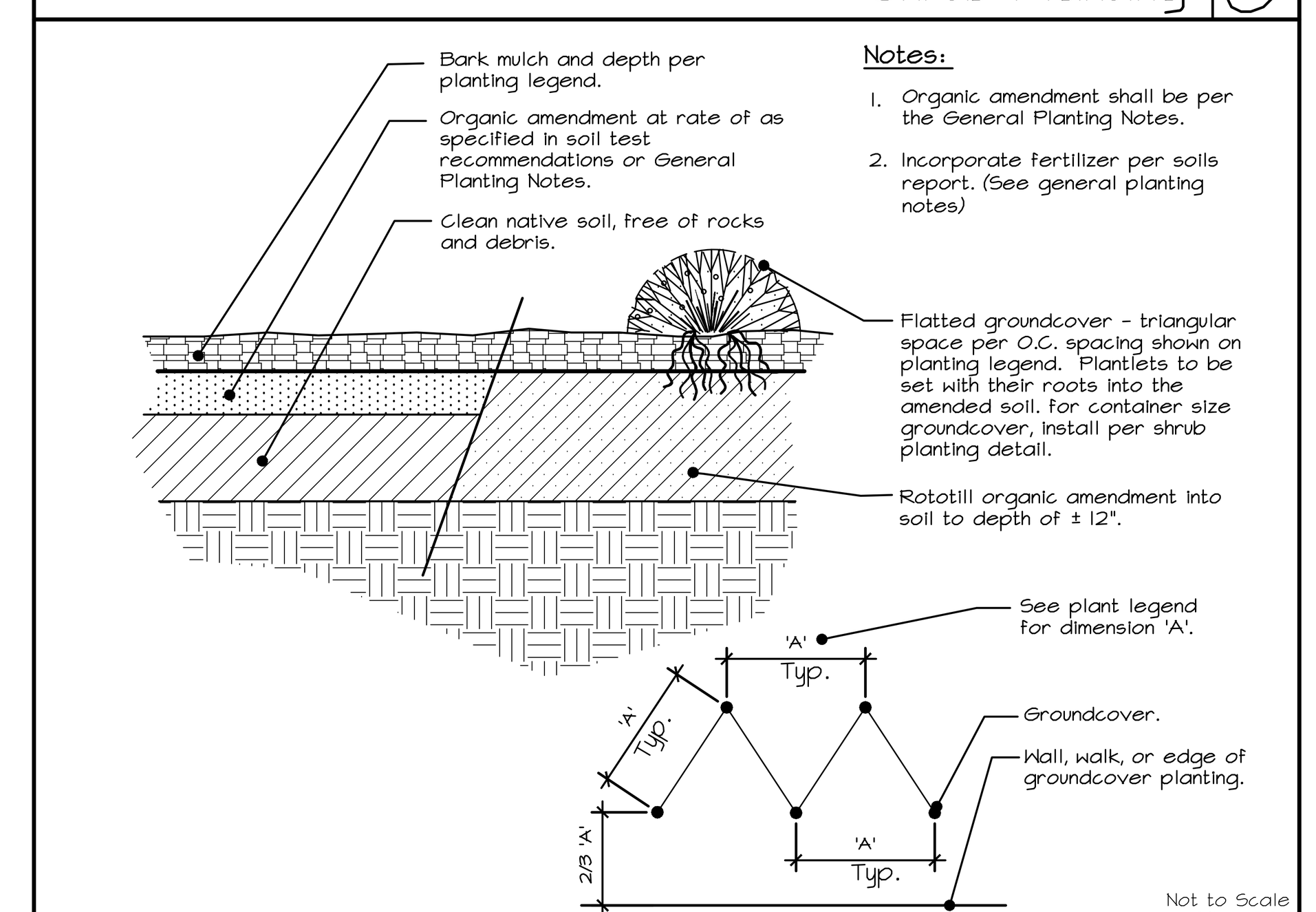
Broadleaf Tree Planting with Triple Staking A



Trunk Protection and Linear Root Barrier B



Shrub Planting C



Groundcover Planting with Triangular Spacing D

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

CITY OF MILPITAS	DATE: 3/26/2021
SBWR - SOUTH BAY WATER RECYCLING	DATE: 4/6/21
SWRCB - DIVISION OF DRINKING WATER	DATE:

See Sheet L5.3 for Recycled Water Notes and Details

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT
03.31.23
02.09.21
STATE OF CALIFORNIA

Landscape Details and WELO Notes

L5.2

PROJECT NO: 19-2157

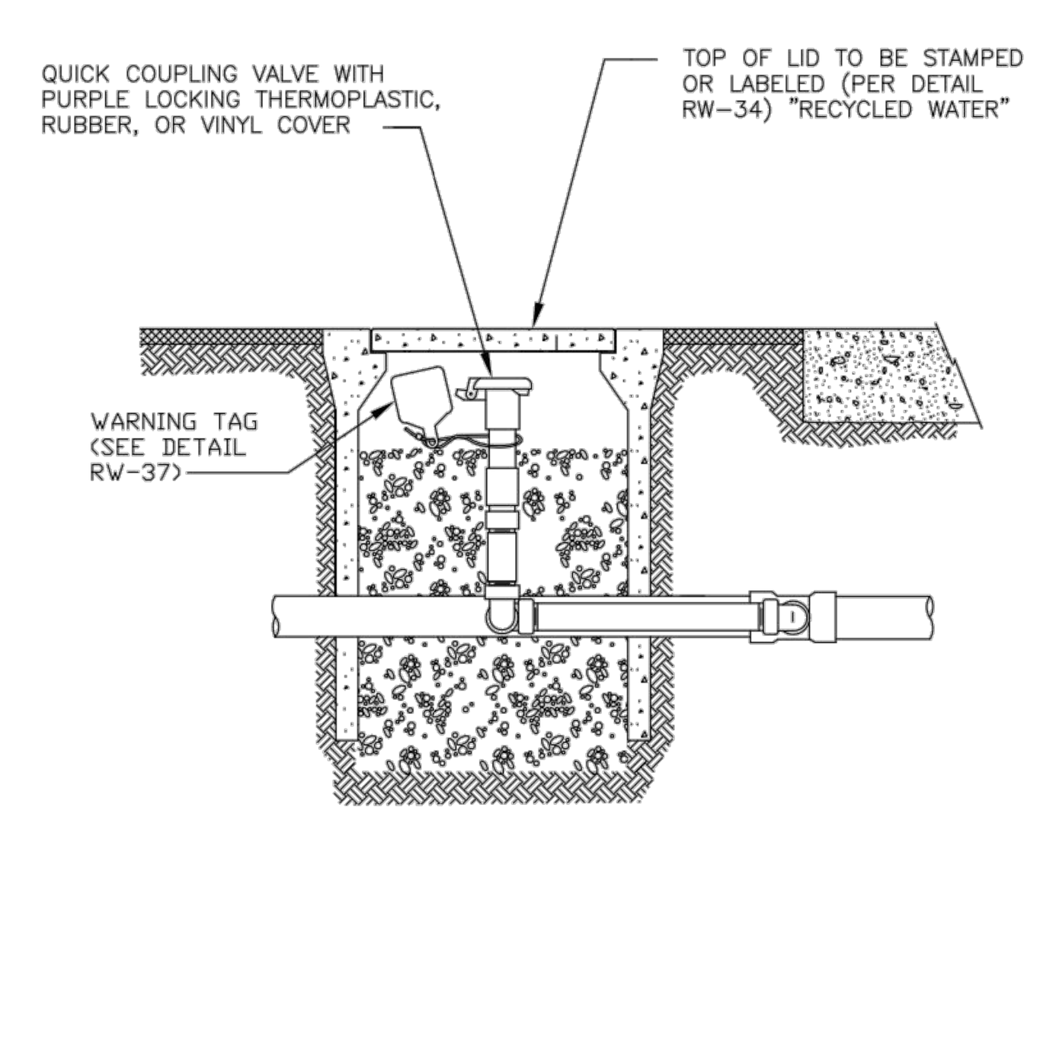
SOUTH BAY WATER RECYCLING (SBWR) STANDARD NOTES FOR RECYCLED WATER SYSTEMS:

1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR). A PERMIT WILL BE GRANTED AFTER:
   - A. INSPECTION BY SBWR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS (http://www.sanjoseca.gov/DocumentCenter/View/8603);
   - B. A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   - C. THE CUSTOMER HAS PROVIDED THE SBWR INSPECTOR WITH THE MOST CURRENT BACKFLOW PREVENTION DEVICE TEST REPORTS FOR ALL OF THE SITE'S POTABLE WATER AND FIRE SERVICE CONNECTIONS (AND ANY AUXILIARY WATER SOURCES).
   - D. SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;

   THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE TENANT OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT.

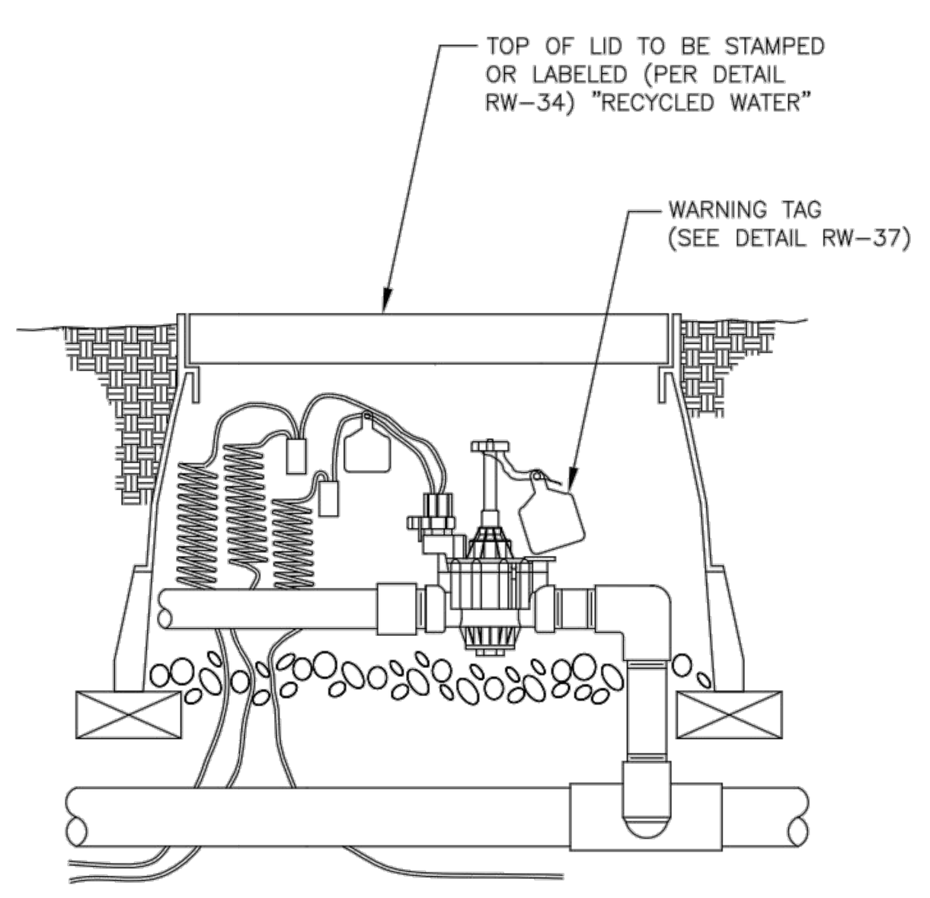
   CONTACT SBWR AT (408) 277-3671 FOR FURTHER INFORMATION.

2. ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
   - A. SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
   - B. STATE WATER RESOURCES CONTROL BOARD – DIVISION OF DRINKING WATER REGULATIONS
3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO SBWR FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.
4. AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SBWR INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT SBWR AT (408) 277-3671.
5. NOTIFY SBWR INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. SBWR INSPECTOR MUST INSPECT AND/OR VERIFY:
   - A. PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
   - B. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   - C. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   - D. REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE; IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST;
   - E. SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
   - F. NEW METER INSTALLATION – PRIOR TO RECEIVING RECYCLED WATER, SBWR INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER.
6. NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.
7. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
   - A. USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION – RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE; PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
   - B. WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION – RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
   - C. BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.
8. PVC PIPE: CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 DR 14; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. BURIED COPPER PIPE SHALL BE TYPE "K".
9. ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:
   - A. PRESSURIZED LINES 3 INCHES AND LARGER — 24 INCHES
   - B. PRESSURIZED LINES 2 1/2 INCHES AND SMALLER — 18 INCHES
   - C. INTERMITTENT-PRESSURE LINES — 12 INCHES
10. ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.
11. MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.
12. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. LIDS SHALL PERMANENTLY READ "RECYCLED WATER." GREEN, BLACK, OR PURPLE-COLORED PLASTIC BOXES AND LIDS, AND CONCRETE BOXES WITH CONCRETE OR METAL LIDS ARE ACCEPTABLE. FOR PLASTIC BOX LIDS, LETTERING SHALL BE IMPRINTED ON LID OR APPLIED USING A NAMEPLATE ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. FOR CONCRETE LIDS, LETTERING SHALL BE IMPRINTED ON LID FROM FACTORY. FOR CAST IRON AND METAL CHECKER PLATE LIDS, LETTERING MUST BE BEAD-WELDED OR PERMANENTLY STAMPED ONTO LID.
13. QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER SBWR STANDARD DETAILS.
14. NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SBWR STANDARD DETAILS.
15. ALL RECYCLED WATER METERS, DEVICES, AND VALVES – E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. – SHALL BE TAGGED PER SBWR STANDARD DETAILS.
16. LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SBWR DETAILS.
17. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
   - A. A SWING CHECK VALVE INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX (UNLESS OTHERWISE DIRECTED BY SBWR).
   - B. A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED IMMEDIATELY DOWNSTREAM OF THE SWING CHECK VALVE (IF NO SWING CHECK VALVE REQUIRED, THEN AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX).
   - C. A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SBWR).
   - D. THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.
18. RECYCLED WATER ADVISORY SIGNS SHALL BE PER SBWR STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.
19. INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.
20. NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.
21. ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
   - A. THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
   - B. THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.
22. NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.
23. CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SBWR.



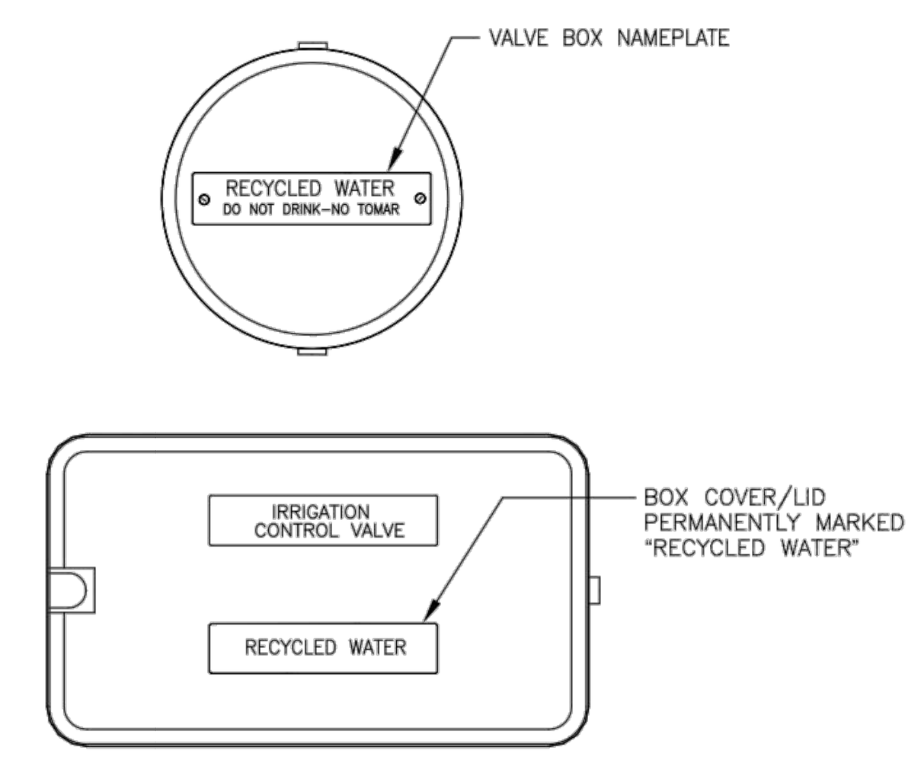
IDENTIFICATION OF QUICK COUPLING VALVE WITH WARNING TAG

SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-22



IDENTIFICATION OF REMOTE CONTROL VALVE WITH WARNING TAG

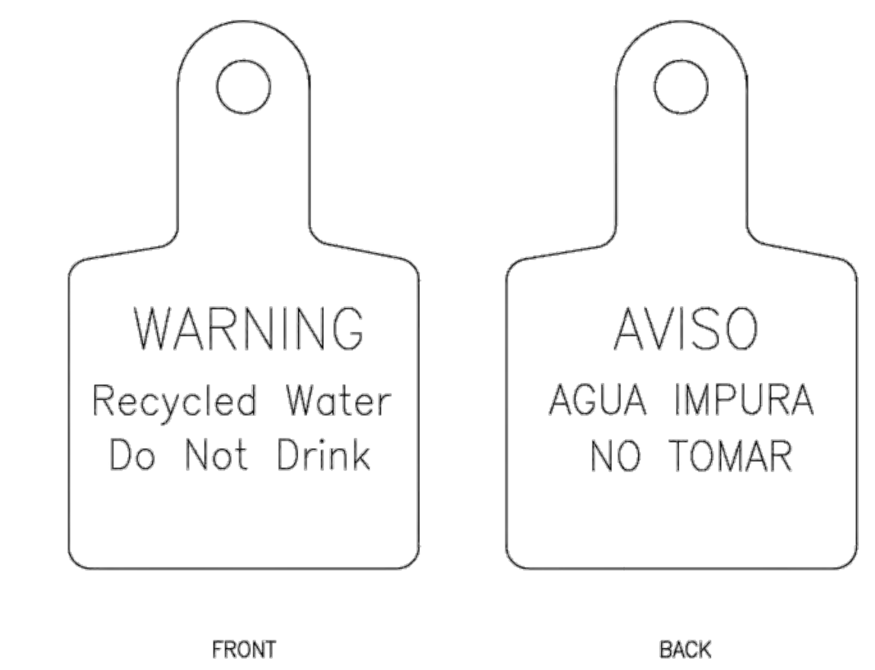
SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-32



IRRIGATION BOX COVERS/LIDS SHALL PERMANENTLY READ "RECYCLED WATER." FOR PLASTIC BOX COVERS/LIDS, LETTERING SHALL BE IMPRINTED ON LID OR APPLIED USING A NAMEPLATE ATTACHED ONTO THE COVER/LID WITH RIVETS, SCREWS, OR BOLTS. FOR CONCRETE COVERS/LIDS, LETTERING SHALL BE IMPRINTED ON LID FROM FACTORY. FOR CAST IRON AND METAL CHECKER PLATE COVERS/LIDS, LETTERING MUST BE BEAD-WELDED OR PERMANENTLY STAMPED ONTO LID.

IDENTIFICATION OF IRRIGATION BOX COVERS/LIDS WITH "RECYCLED WATER"

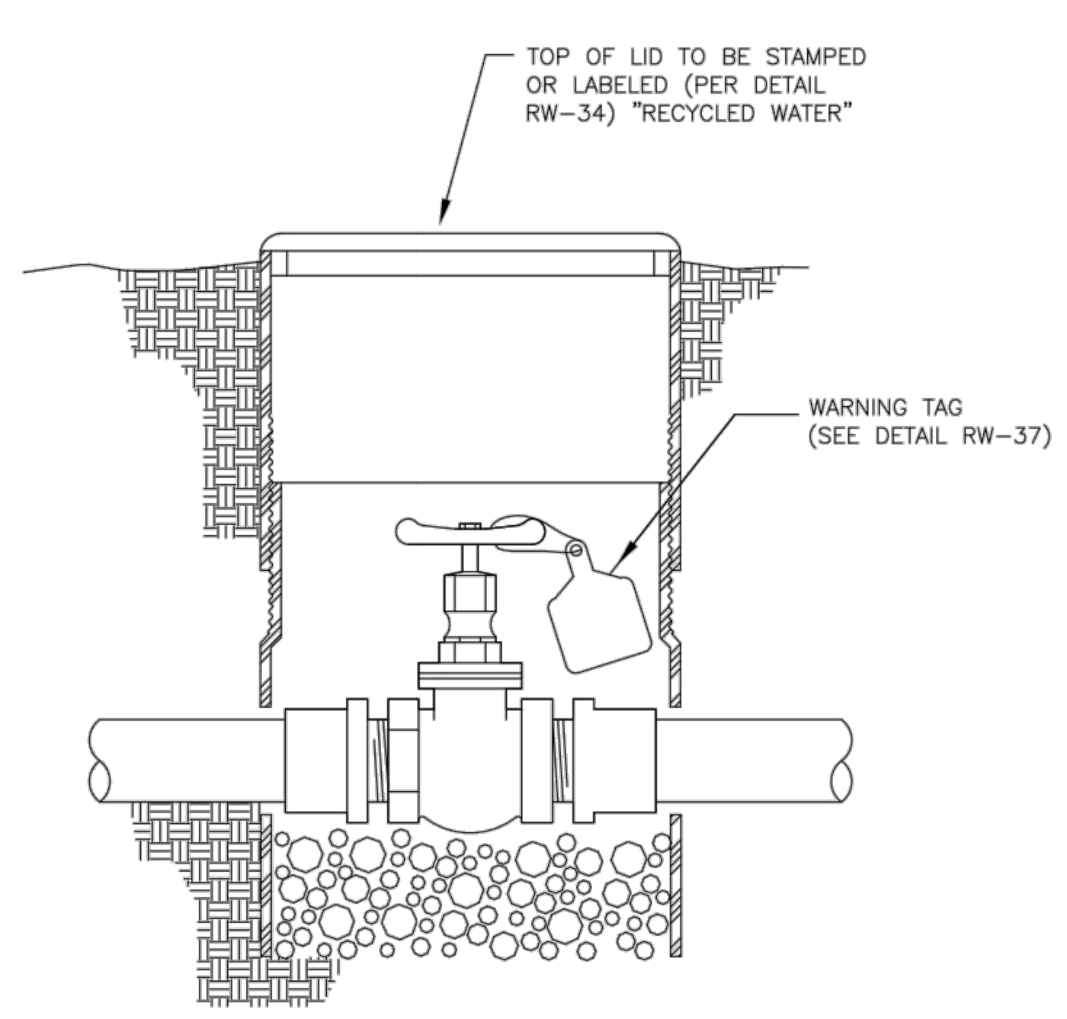
SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-34



SAMPLE WARNING TAG. BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.

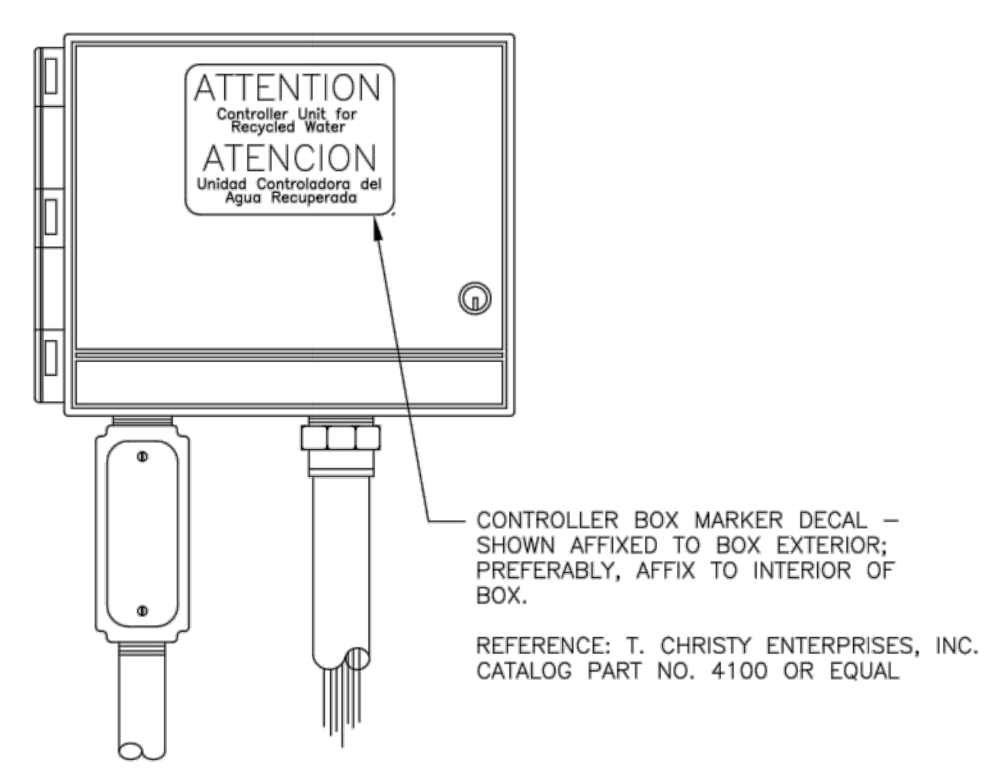
IDENTIFICATION OF RECYCLED WATER WARNING TAG

SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-37



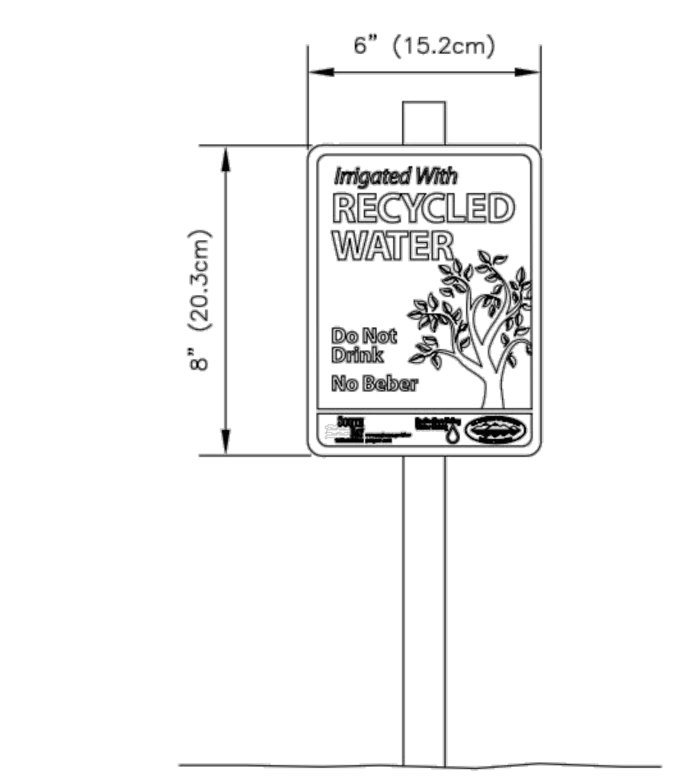
IDENTIFICATION OF ISOLATION GATE VALVE (3" OR SMALLER) WITH WARNING TAG

SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-31



IDENTIFICATION OF IRRIGATION SYSTEM CONTROLLER WITH ADVISORY WARNING DECAL

SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-33



MOUNT SIGN SO THAT IT CLEARS HEIGHT OF SURROUNDING PLANTS WHEN THEY MATURE

APPROVED SIGNS MAY BE OBTAINED FROM SOUTH BAY WATER RECYCLING CONTACT (408) 277-3671 FOR MORE INFORMATION

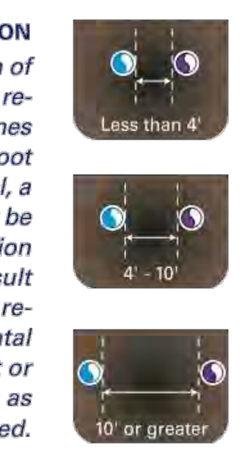
RECYCLED WATER ADVISORY SIGN

SOUTH BAY WATER RECYCLING — RECYCLED WATER USE SITE IDENTIFICATION DETAILS — SCALE: NTS — RW-36

Pipe Separation

HORIZONTAL SEPARATION

A minimum horizontal separation of ten feet between parallel, buried recycled and potable water pipelines should be maintained. If a ten-foot horizontal separation is not practical, a separation of at least four feet may be allowed subject to special construction conditions. (Designers should consult the Program for specific design requirements.) In no case is horizontal separation of less than four feet or construction in the same trench as potable facilities allowed.

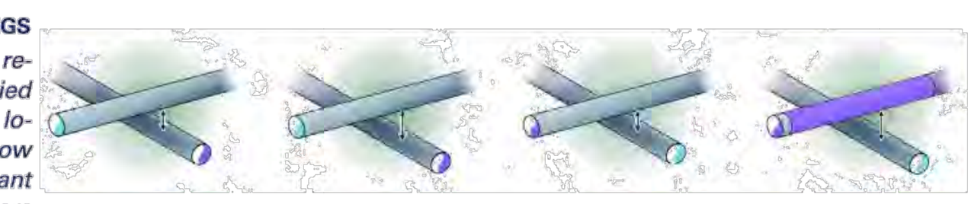


- Less than 4': Not allowed
- 4' - 10': Must meet one of these requirements:
  - Solvent-welded PVC pipe on recycled water system
  - Restrained joint PVC pipe for recycled or potable
  - Restrained joint ductile iron pipe on recycled water system
  - Soldered copper pipe on recycled water system
  - Sleeve potable pipe
  - Sleeve recycled pipe
- 10' or greater: No special construction requirement

VERTICAL SEPARATION AT CROSSINGS

Where a buried constant pressure recycled water pipeline crosses a buried potable water pipeline, it must be located a minimum of 12 inches below the potable water pipeline. Constant pressure recycled water pipelines are allowed over potable water pipelines with a minimum of 12 inches vertical separation if a full standard pipe length is centered over the crossing, or the recycled water pipeline is installed in a pipe sleeve which extends a minimum of 10 feet on either side of the potable water piping.

NOTE: Intermittently pressurized irrigation laterals may be located a minimum of 12 inches above potable water pipelines without sleeving.



Less than 1' **below** potable—	1' or greater **below** potable—	Less than 1' **above** potable—	1' or greater **above** potable—
Not allowed	No special construction requirement	Not allowed	Depth of cover requirement must be satisfied. A full standard pipe length must be centered over the crossing, or the recycled pipeline must be installed in a pipe sleeve which extends a minimum of 10 feet on either side of the potable water piping.

PIPE CLASS

Type of Recycled Water Piping	Size	Class
Constant pressure PVC	1.5" diameter and smaller 2.0" diameter and larger	Schedule 40 or greater Class 315 or greater
Intermittent pressure PVC lateral piping		Class 200 or greater
Copper piping		Type "K" or greater

DEPTH OF COVER AND THRUST BLOCKING

All on-site recycled water piping must be buried to a minimum depth from finished grade to top of pipe (minimum cover) according to the schedule at right:

Type of Recycled Water Piping — Minimum Cover

- **Intermittent pressure** All sizes
- **Constant pressure** 2.5" diameter and smaller
- **Constant pressure** 3" diameter and larger

All recycled water piping other than PVC piping with solvent welded joints must be protected against movement with thrust blocks or restrained joints or other approved methods conforming to the UPC Section 609.1.4.

Detail RW-RNR1

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID:CMP9046AP0	
CITY OF MILPITAS	DATE: 3/26/2021
SBWR - SOUTH BAY WATER RECYCLING	DATE: 4/6/21
SWRCB - DIVISION OF DRINKING WATER	DATE:

Note: The above provided notes and details are standard on-site irrigation requirements and shall be adhered to. They shall take precedence over other notes and details on the plans.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:
KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

LICENSED LANDSCAPE ARCHITECT — MATTHEW B. HAWKS — Signature — 03.31.23 Renewal Date — 02.09.21 Date — STATE OF CALIFORNIA

Landscape Details

L5.3

PROJECT NO: 19-2157

LANDSCAPE PACKET #

CITY OF MILPITAS
WATER CONSERVATION CONCEPT STATEMENT

Project Name: FLoor and Decor

Project Address/Location: 1585 North McCarthy Boulevard	Water Meter Serial Number (Provide existing or later with certificate of completion):

Landscape Architect/Irrigation Designer - Separate Water Conservation Concept Statements shall be submitted for each irrigation meter.

Included in this project submittal package are (Check ( ) to indicate completion):

☐ total area 40,023 square feet

☐ 1. Maximum Applied Water Allowance (MAWA):
- New/Rehabilitated Landscapes 524,821.6 Gallons/year
- •• Existing Landscapes, if applicable 0 Gallons/year
- TOTAL MAWA 524,821.6 Gallons/year

☐ 2. Estimated Applied Water Use (EAWU):
- New/Rehabilitated Landscapes 442,086.2 Gallons/year
- •• Existing Landscapes, if applicable 0 Gallons/year
- TOTAL EAWU 442,086.2 Gallons/year

☐ 2a. Estimated Amount of Water Expected from Effective Precipitation •: 0 Gallons/year

☐ 3. Estimated Total Water Use (ETWU):
- New/Rehabilitated Landscapes 442,086.2 Gallons/year
- •• Existing Landscapes, if applicable 0 Gallons/year
- TOTAL ETWU 442,086.2 Gallons/year

NOTES: • If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Disclosure Statement in VIII-5-5.00 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).

•• To determine gallons/year for existing landscaping, contact the Public Works Department, Land Development Engineering Section. This value shall be the same in items 1, 2, and 3 above.

☐ 4.	Landscape Design Plan	Sheets: L4.1-L4.2
☐ 5.	Irrigation Design Plan	Sheets: L3.1-L3.2
☐ 6.	Irrigation Schedule	Sheet: L5.4
☐ 7.	Maintenance Schedule	Sheet: L5.2
☐ 8.	Landscape Irrigation Audit Schedule	Sheet: L5.2
☐ 9.	Grading Design Plan	See Civil Engineer's plans
☐ 10.	Soil Specification	Sheet: L5.2

Description of Project: Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.

Use of drought tolerant plant species, drought tolerant turf species and mulch were used in order to limit water requirements. Irrigation was zoned for plant type and exposure in order to allow for efficient irrigation of microclimates on site. Overhead irrigation was limited to increase overall irrigation efficiency.

Prepared by: ASH Checked by: MBH Date: 07/27/20

South Bay Water Recycling
Recommendation for Approval — Date

Department of Health Services Approval — Date

CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO OCCUPANCY.

EFFECTIVE PRECIPITATION DISCLOSURE STATEMENT

I certify that I have informed the project owner and developer that this project depends on _____ gallons of effective precipitation per year. This represents _____ percent of the local mean precipitation of _____ inches per year.

I have based my assumptions about the amount of precipitation that is effective upon:

I certify that I have informed the project owner and developer that in times of drought, there may not be enough water available to keep the entire landscape alive.

Licensed or Certified Landscape Professional — Date

I certify that I have been informed that in times of drought, there may not be enough water available to keep the entire landscape alive.

Owner/Developer — Date

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETO) - 47.0

Hydro-zone	Planting Type	Plant Factor	Irrigation Method	Irrig. effic.	ETAF	Hydrozone Area (square feet)	ETAF x Area (square feet)	Percentage of Landscape	ETWU
Regular Landscape Areas									
1	Bio. Shrubs	0.3	Drip Emitters	.81	.37	5,910 sf	2,188.9	14.8%	63,784.2
2	Shrubs	0.3	Drip Emitters	.81	.37	31,177 sf	11,917.4	80.4%	347,273.3
3	Trees	0.5	Root Bubblers	.81	.62	1,725 sf	1,064.8	4.3%	31,028.7
4	Non-Irrg. Cobble	0	None	1	0	211 sf	0.0	0.5%	0.0
					Total Ornamental	40,023 sf	15,171	100%	442,086.2 gal.
Special Landscape Area - SLA									
None	None	-	-	-	1	0 sf	0	0	0
					Total SLA	0 sf	0	0%	0 gal.
								ETWU Total	442,086.2 gal.
							Maximum allowed water allowance (MAWA)		524,821.6 gal.

ETAF Calculations

Regular Landscape Areas (all landscape areas)

Total ETAF x Area	15,171
Total Area	40,023 sf
Average (sitewide) ETAF	0.38

IRRIGATION SCHEDULE

			OPERATING	X/X = NUMBER OF CYCLES / MINUTES PER CYCLE													
STA	Irrig Typ	GPM	PRESSURE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN GAL	ANN CU FT
1	Drip	14.1	20	0/0	0/0	10/22	11/27	12/29	14/29	15/28	14/27	12/24	10/22	6/19	0/0	37,929.0	5,070.4
2	Drip	9.37	20	0/0	0/0	10/22	11/27	12/29	14/29	15/28	14/27	12/24	10/22	6/19	0/0	25,205.3	3,369.5
3	Drip	4.82	20	0/0	0/0	10/22	11/27	12/29	14/29	15/28	14/27	12/24	10/22	6/19	0/0	12,965.8	1,733.3
4	Drip	19.8	20	0/0	0/0	10/30	11/40	12/40	14/40	15/40	14/38	12/34	10/30	6/27	0/0	74,773.9	9,995.9
5	Drip	16.5	20	0/0	0/0	10/30	11/40	12/40	14/40	15/40	14/38	12/34	10/30	6/27	0/0	62,311.6	8,328.9
6	Drip	12.6	20	0/0	0/0	10/30	11/40	12/40	14/40	15/40	14/38	12/34	10/30	6/27	0/0	47,583.4	6,361.0
7	Drip	14.5	20	0/0	0/0	10/30	11/40	12/40	14/40	15/40	14/38	12/34	10/30	6/27	0/0	54,758.7	7,320.2
8	Drip	16.6	20	0/0	0/0	10/30	11/40	12/40	14/40	15/40	14/38	12/34	10/30	6/27	0/0	62,689.2	8,380.4
9	Bubbler	12	20	0/0	0/0	3/11	4/11	5/10	5/12	5/13	5/12	4/11	3/11	2/9	0/0	4,916.4	657.2
10	Bubbler	14	20	0/0	0/0	3/11	4/11	5/10	5/12	5/13	5/12	4/11	3/11	2/9	0/0	5,735.8	766.8
11	Bubbler	16	20	0/0	0/0	3/11	4/11	5/10	5/12	5/13	5/12	4/11	3/11	2/9	0/0	6,555.3	876.3
12	Bubbler	14	20	0/0	0/0	3/11	4/11	5/10	5/12	5/13	5/12	4/11	3/11	2/9	0/0	5,735.8	766.8
13	Bubbler	12	20	0/0	0/0	3/11	4/11	5/10	5/12	5/13	5/12	4/11	3/11	2/9	0/0	4,916.4	657.2
GAL				0	0	32,717.1	45,226.5	51,962.4	60,622.8	64,471.9	57,736.0	43,302.0	32,717.1	17,320.8	0	406,076.6	
CU FT				0	0	4,373.7	6,045.9	6,946.4	8,104.1	8,618.7	7,718.2	5,788.7	4,373.7	2,315.5	0		54,284.7

IRRIGATION MAINTENANCE SCHEDULE SAMPLE

1. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; resetting replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.
2. Whenever possible, repair of the irrigation equipment shall be done with the originally specified materials or their equivalents.

IRRIGATION AUDIT SCHEDULE SAMPLE

1. At a minimum, audits shall be in accordance with the state of California Landscape Auditor Handbook.
2. Audits shall be conducted by a State Certified Landscape Irrigation Auditor at least once every five years and submitted to the local water purveyor.

SOIL SPECIFICATION / ANALYSIS SAMPLE

1. Provide soil specifications if import soil or provide soil analysis if using on site soil. The soil information must include: Soil texture (% of organic matter), infiltration rate(or estimated range), PH & total soluble salts, indicate if mulch, soil amendments or other material will be used or required.

CITY OF MILPITAS - WATER EFFICIENT LANDSCAPES
CERTIFICATE OF SUBSTANTIAL COMPLETION

Date:	** Water Meter Register # (Enter When Meter Is Set):	
Project Name: 1207 N McCarthy Blvd	Bldg. Permit # (if applicable):	Permit Issuance Date:

Name of Project Applicant: Evan Sockalosky		Telephone No: 408-496-0676	Fax No:408-496-1121
Title: Principal	Company: Arc Tec, Inc.	Email Address: evans@arctecinc.com	
Street Address: 1731 Technology Dr. Suite 750		City: San Jose	State: CA Zip Code: 95113
Project Address/Location: 1207 North McCarthy Boulevard		Parcel, Tract, or Lot Number: APN: --	
City: Milpitas	State: CA Zip Code: 95053		
Name of Property Owner: Joey McCarthy		Telephone No: 408-358-5058	Fax No: NA
Title: Owner	Company: The McCarthy Ranch, LP	Email Address: joeym@mccarthyranch.com	
Street Address: 221 Los Gatos Saratoga Road		City: Los Gatos	State: CA Zip Code: 95030
Name of Designer/Landscape Architect: Matt Hawks		Telephone No: 209-532-2856	Fax No: 209-532-9510
Title: Principal	Company: KLA, Inc	Email Address: matt@kla-ca.com	
Street Address: 151 N. Norlin Street		City: Sonora	State: CA Zip Code: 95370

Preliminary Project Documentation Submitted: (Check ( ) to indicate completion):

☐ total area _____ square feet

☐ 1.	Total Maximum Applied Water Allowance (MAWA):	_____ Gallons/year
☐ 2.	Total Estimated Applied Water Use (EAWU):	_____ Gallons/year
☐ 2a.	Estimated Amount of Water Expected from Effective Precipitation:	_____ Gallons/year
☐ 3.	Total Estimated Total Water Use (ETWU):	_____ Gallons/year

NOTE: * If the design assumes that a part of the Estimated Total Water Use will be provided by precipitation, the Effective Precipitation Disclosure Statement in VIII-5-5 shall be completed and submitted. The Estimated Amount of Water Expected from Effective Precipitation shall not exceed 25 percent of the local annual mean precipitation (average rainfall).

☐ 4.	Landscape Design Plan	☐ 8.	Landscape Irrigation Audit Schedule
☐ 5.	Irrigation Design Plan	☐ 9.	Grading Design Plan
☐ 6.	Irrigation Schedule	☐ 10.	Soil Analysis
☐ 7.	Maintenance Schedule		

Post-Installation Inspection: (Check ( ) to indicate completion):

- ☐ A. Plants installed as specified
- ☐ B. Irrigation system installed as designed
  - ☐ dual distribution system for recycled water
  - ☐ minimal runoff or overspray
- ☐ C. Landscape Irrigation Audit performed

Project submittal package and a copy of this certification has been provided to property owner/manager and local water agency.

Comments:

I/we certify that work has been installed in accordance with the contract documents.

Contractor

è Signature Date State License Number

I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the Water Efficient Landscape Ordinance and that the landscape planting and irrigation conform with the approved plans and specifications.

Landscape Architect, Irrigation Designer or Licensed or Certified Professional in Horticulture or in a field related to Horticulture.

è Signature Date State License Number

I/we certify that I/we have received all of the contract documents and that it is our responsibility to see that the project is maintained in accordance with the contract documents.

Owner

è Signature Date

è **Must sign in order for City to accept certificate.**
** **Must fill: Inspector & contractor to verify register #, this must be done before occupancy**

DDW ACCEPTANCE SIGNATURES FOR SBWR PROJECT ID: CMP9046AP0

CITY OF MILPITAS — DATE: 3/26/2021

SBWR - SOUTH BAY WATER RECYCLING — DATE: 4/6/21

SWRCB - DIVISION OF DRINKING WATER — DATE:

See Sheet L5.3 for Recycled Water Notes and Details

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

KLA
LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-3956

Deferred Submittal Landscape Plans
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.29.2020	DF LANDSCAPE SUBMITTAL
10.20.2020	DF LANDSCAPE RESUBMITTAL
11.25.2020	DF LANDSCAPE RESUBMITTAL
02.09.2021	DF LANDSCAPE RESUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — MATTHEW B. HAWKS III — 03.31.23 Expiration Date — 02.09.21 Date — STATE OF CALIFORNIA

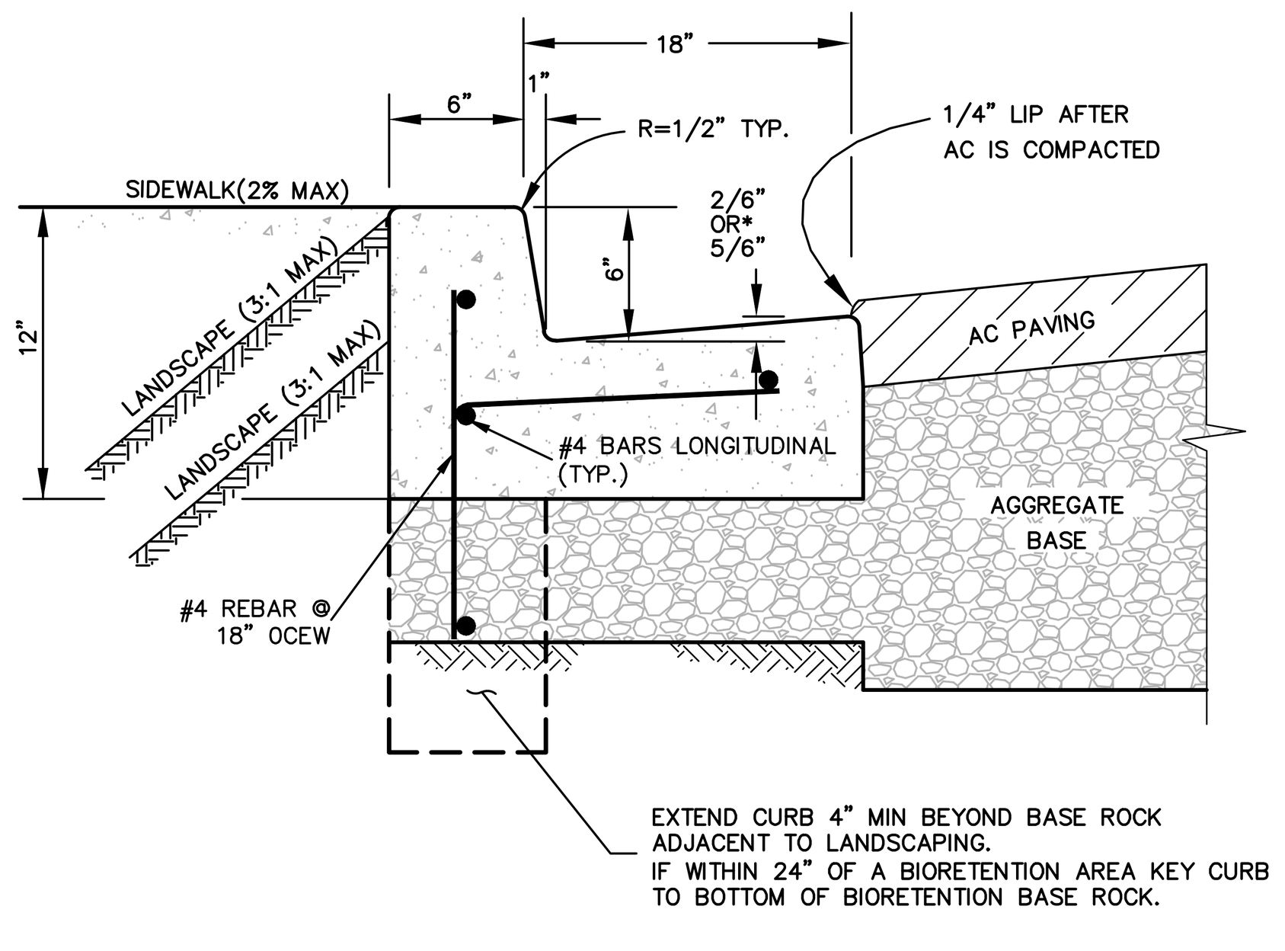
WELO Notes and Calculations

L5.4

PROJECT NO: 19-2157

Appendix 5.15

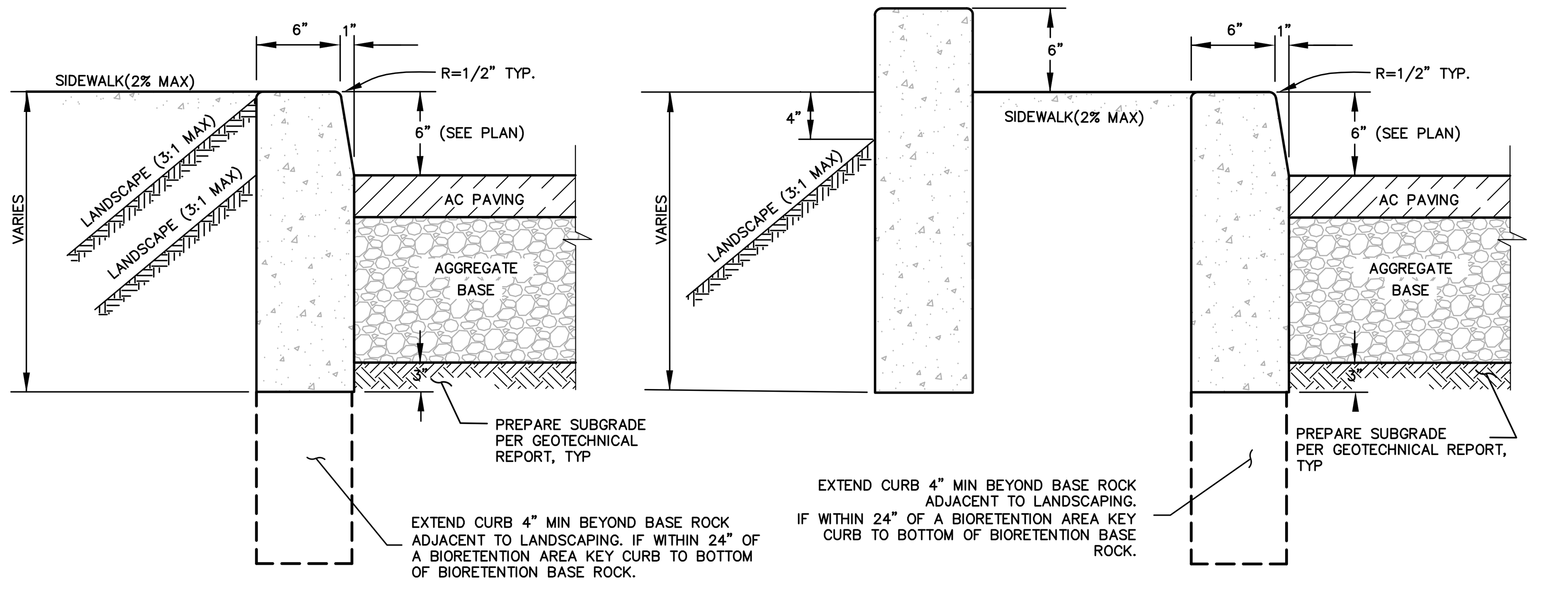
Civil Bioretention Area Detail



1. CONTROL JOINTS SHALL BE PLACED AT 10' X 10' OR RECOMMENDED BY THE STRUCTURAL ENGINEER.
2. PREPARE SUBGRADE PER GEOTECHNICAL REPORT.
3. IF CURB IS WITHIN 24" OF A BIORETENTION AREA, CONFIRM SECTION & DESIGN WITH GEOTECHNICAL & CIVIL ENGINEER. NO CURB IS WITHIN 24" OF BIORETENTION AREA PER SI PACKAGE.
4. *FLOWLINE TO GUTTER DIFFERENCE IN ELEVATION SHALL BE 2" EXCEPT WHEN IN ADA PARKING AREAS, WHERE IT SHALL BE 5/8".*

NOT TO SCALE

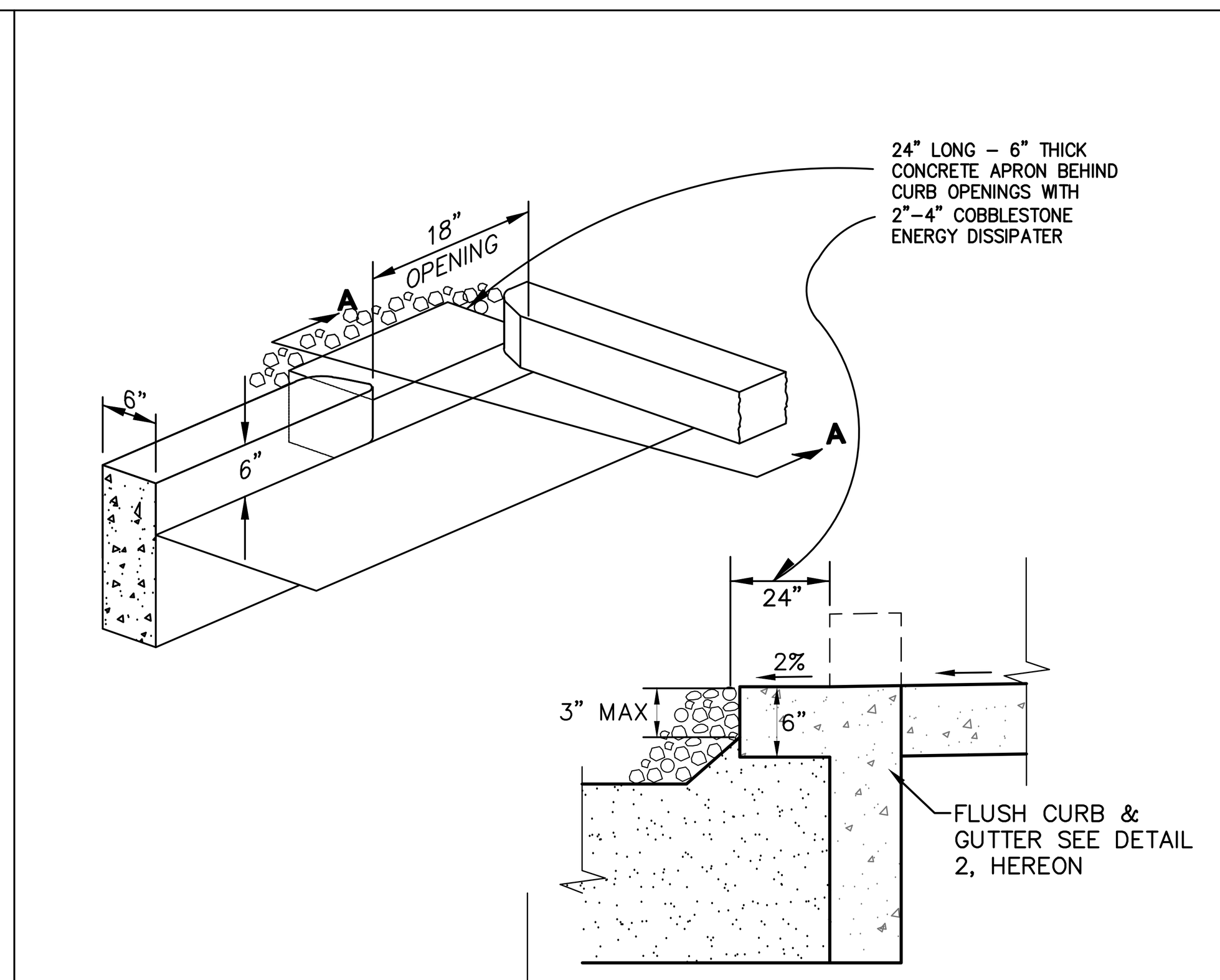
1 VERTICAL CURB & GUTTER



1. CONTROL JOINTS SHALL BE PLACED AT 10' X 10' OR RECOMMENDED BY THE STRUCTURAL ENGINEER.
2. PREPARE SUBGRADE PER GEOTECHNICAL REPORT.
3. IF CURB IS WITHIN 24" OF A BIORETENTION AREA, CONFIRM SECTION & DESIGN WITH GEOTECHNICAL & CIVIL ENGINEER. NO CURB IS WITHIN 24" OF BIORETENTION AREA PER SI PACKAGE.

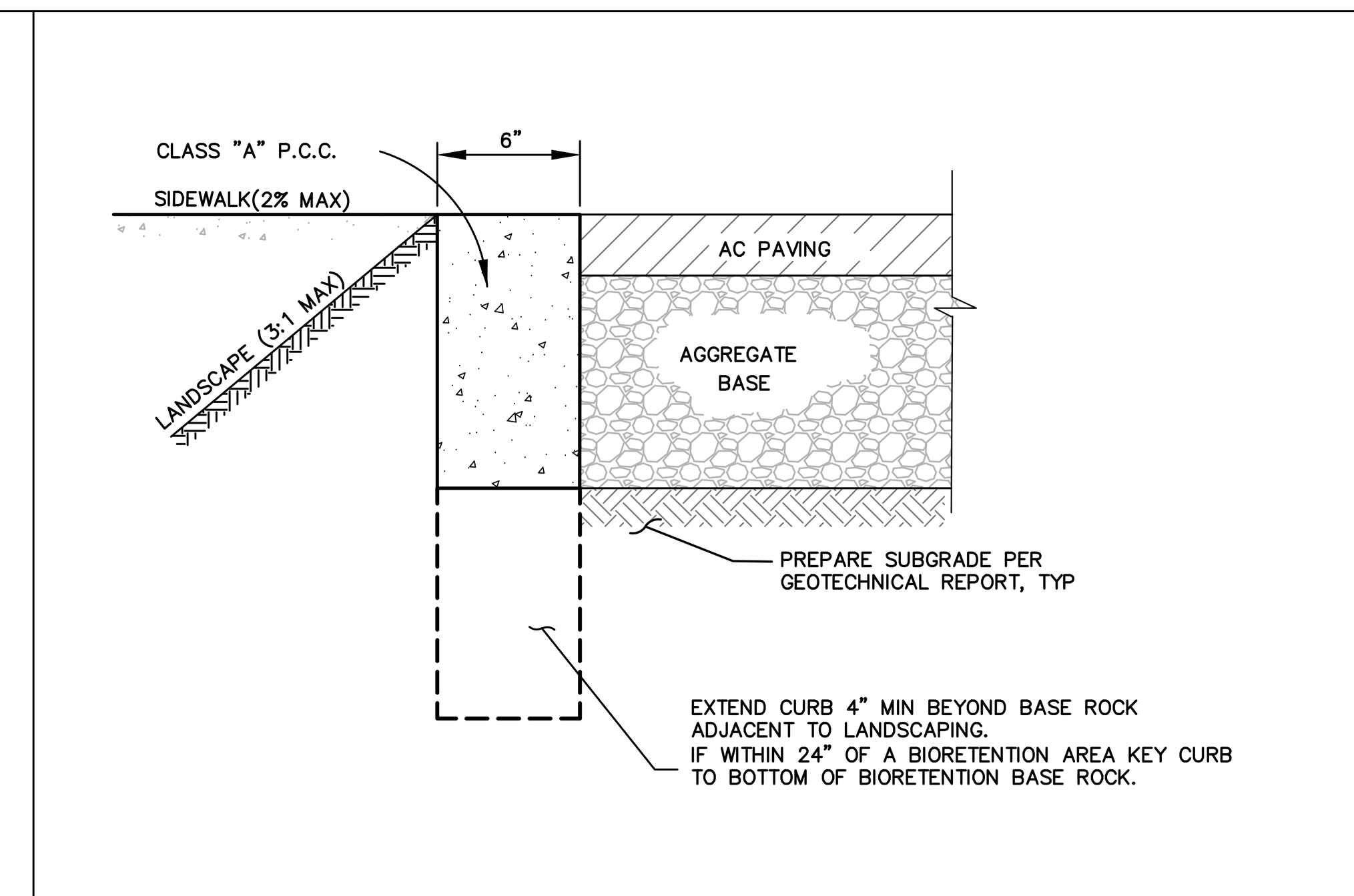
NOT TO SCALE

2 6" VERTICAL CURB



NOT TO SCALE

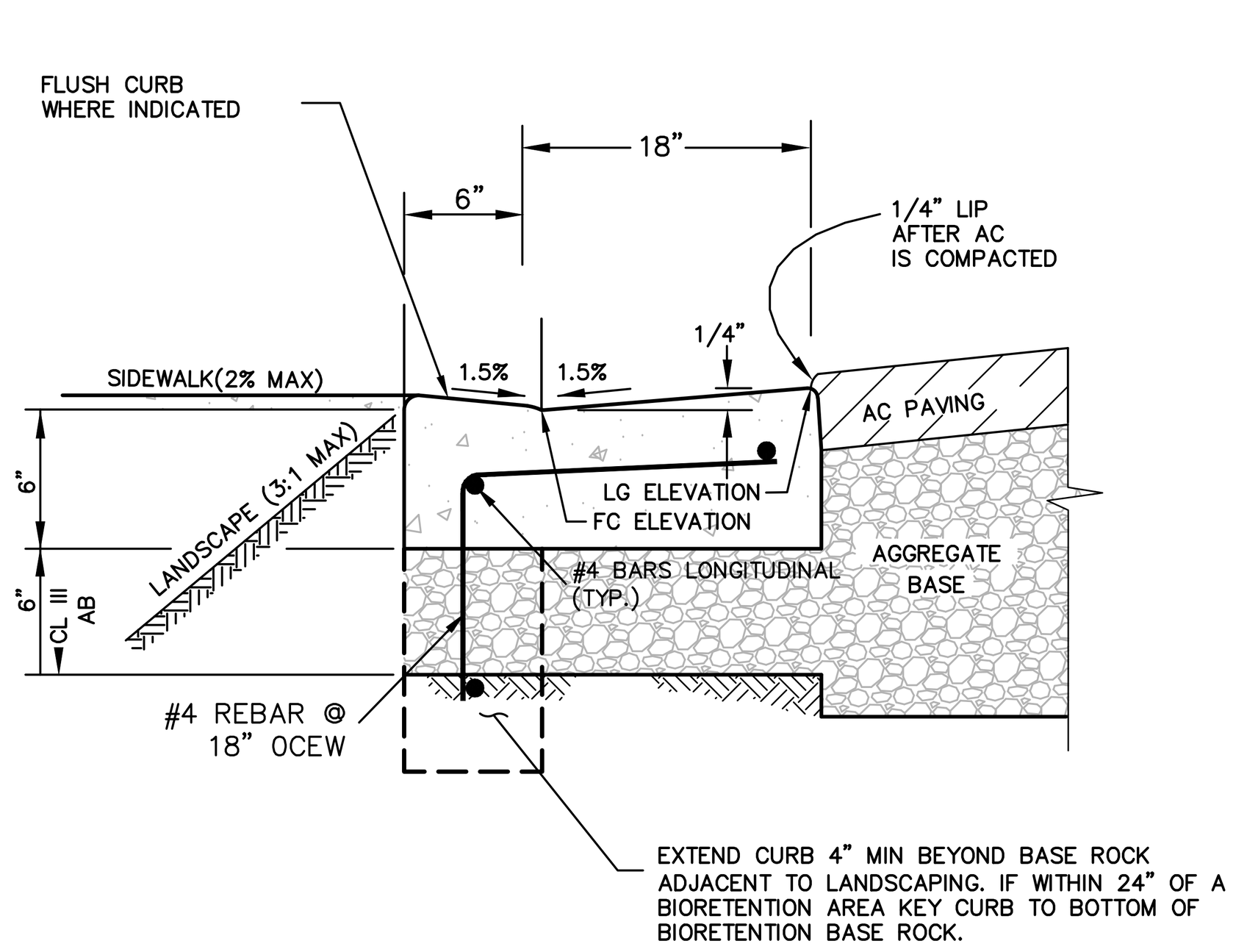
3 CURB CUT/OPENING



1. CONTROL JOINTS SHALL BE PLACED AT 10' X 10' OR RECOMMENDED BY THE STRUCTURAL ENGINEER.
2. PREPARE SUBGRADE PER GEOTECHNICAL REPORT.
3. IF CURB IS WITHIN 24" OF A BIORETENTION AREA, CONFIRM SECTION & DESIGN WITH GEOTECHNICAL & CIVIL ENGINEER. NO CURB IS WITHIN 24" OF BIORETENTION AREA PER SI PACKAGE.

NOT TO SCALE

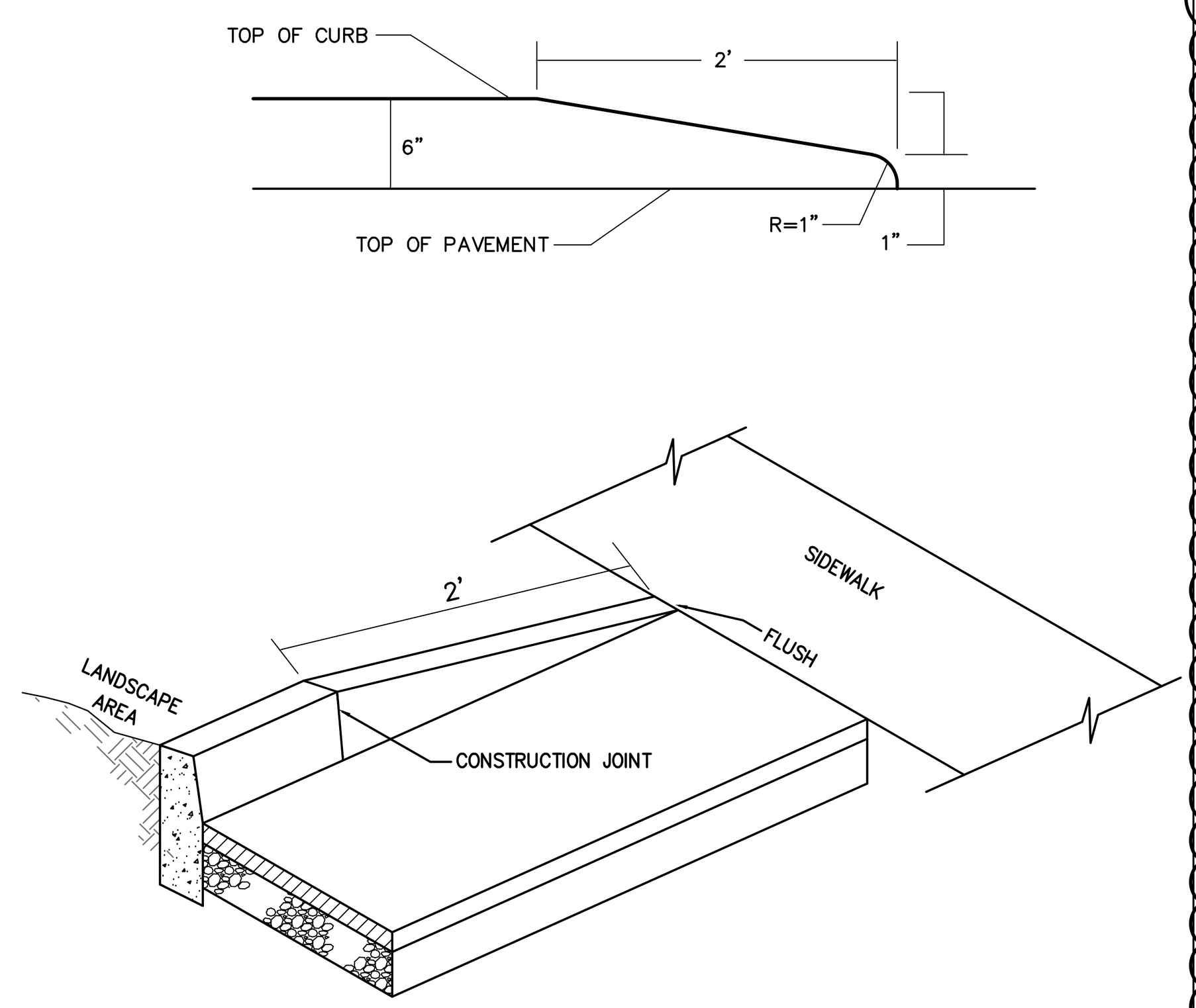
4 FLUSH CURB



1. CONTROL JOINTS SHALL BE PLACED AT 10' X 10' OR RECOMMENDED BY THE STRUCTURAL ENGINEER.
2. PREPARE SUBGRADE PER GEOTECHNICAL REPORT.
3. IF CURB IS WITHIN 24" OF A BIORETENTION AREA, CONFIRM SECTION & DESIGN WITH GEOTECHNICAL & CIVIL ENGINEER. NO CURB IS WITHIN 24" OF BIORETENTION AREA PER SI PACKAGE.

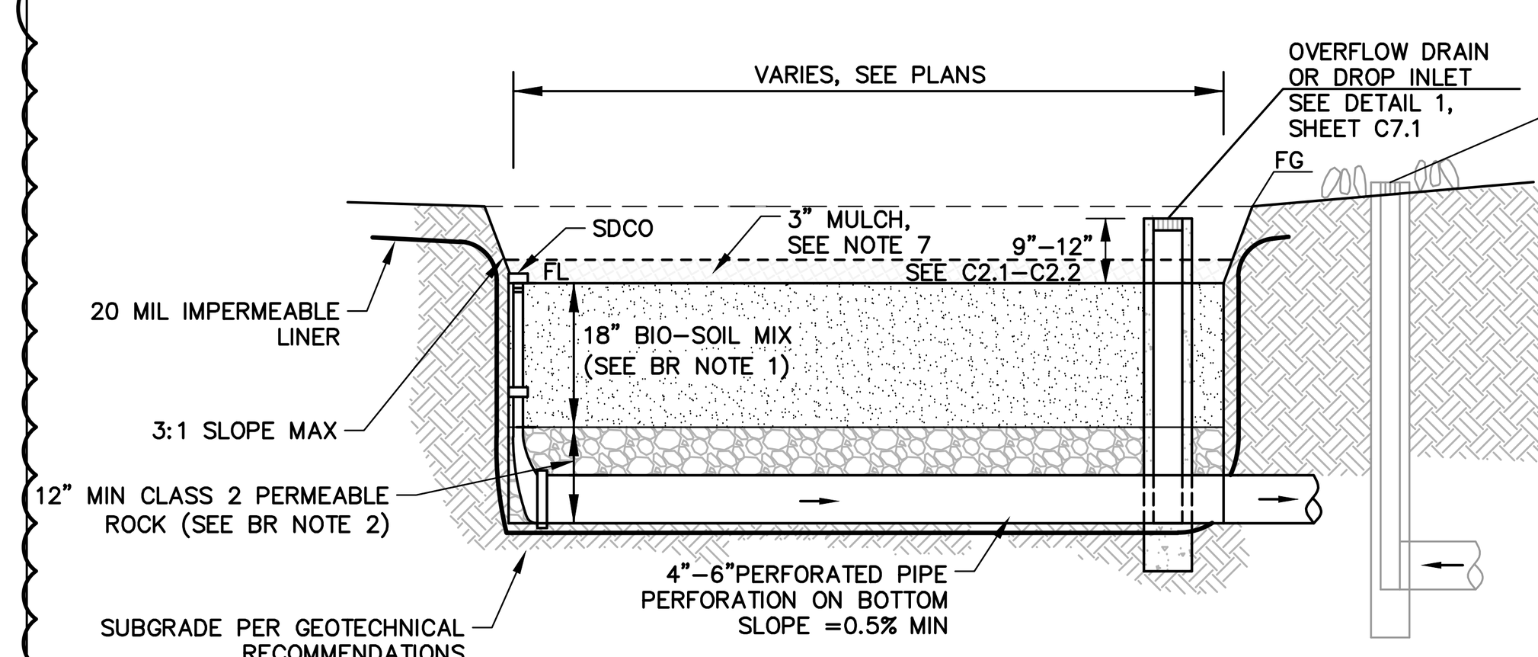
NOT TO SCALE

5 FLUSH CURB & GUTTER



NOT TO SCALE

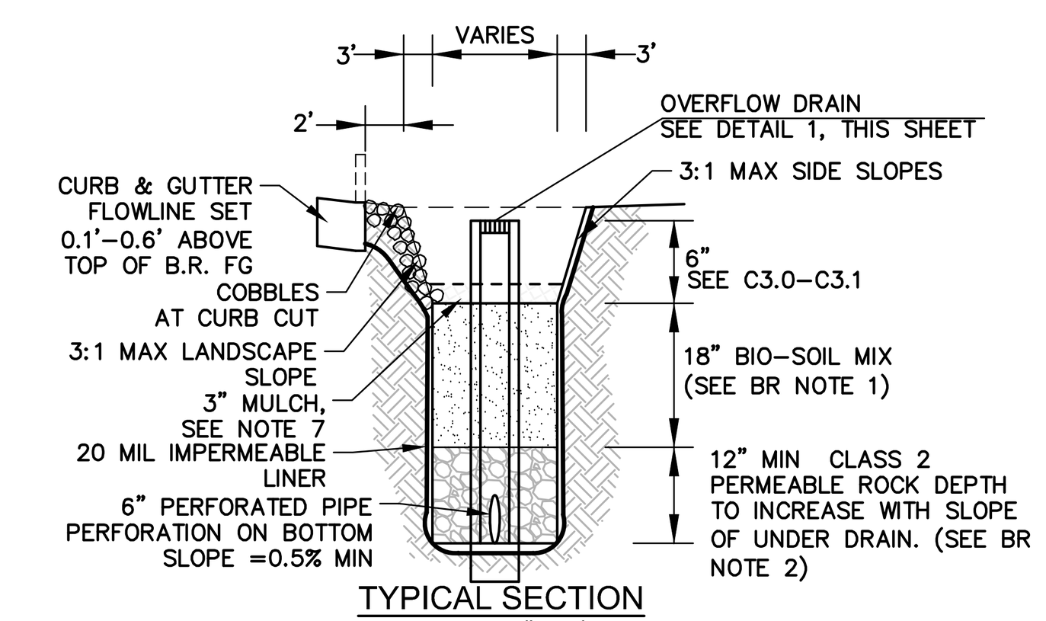
6 0-6" CURB TRANSITION



TYPICAL SECTION : BASIN
HORIZ: 1"=10'
VERT: 1"=2'

BIORETENTION(B.R.) NOTES:

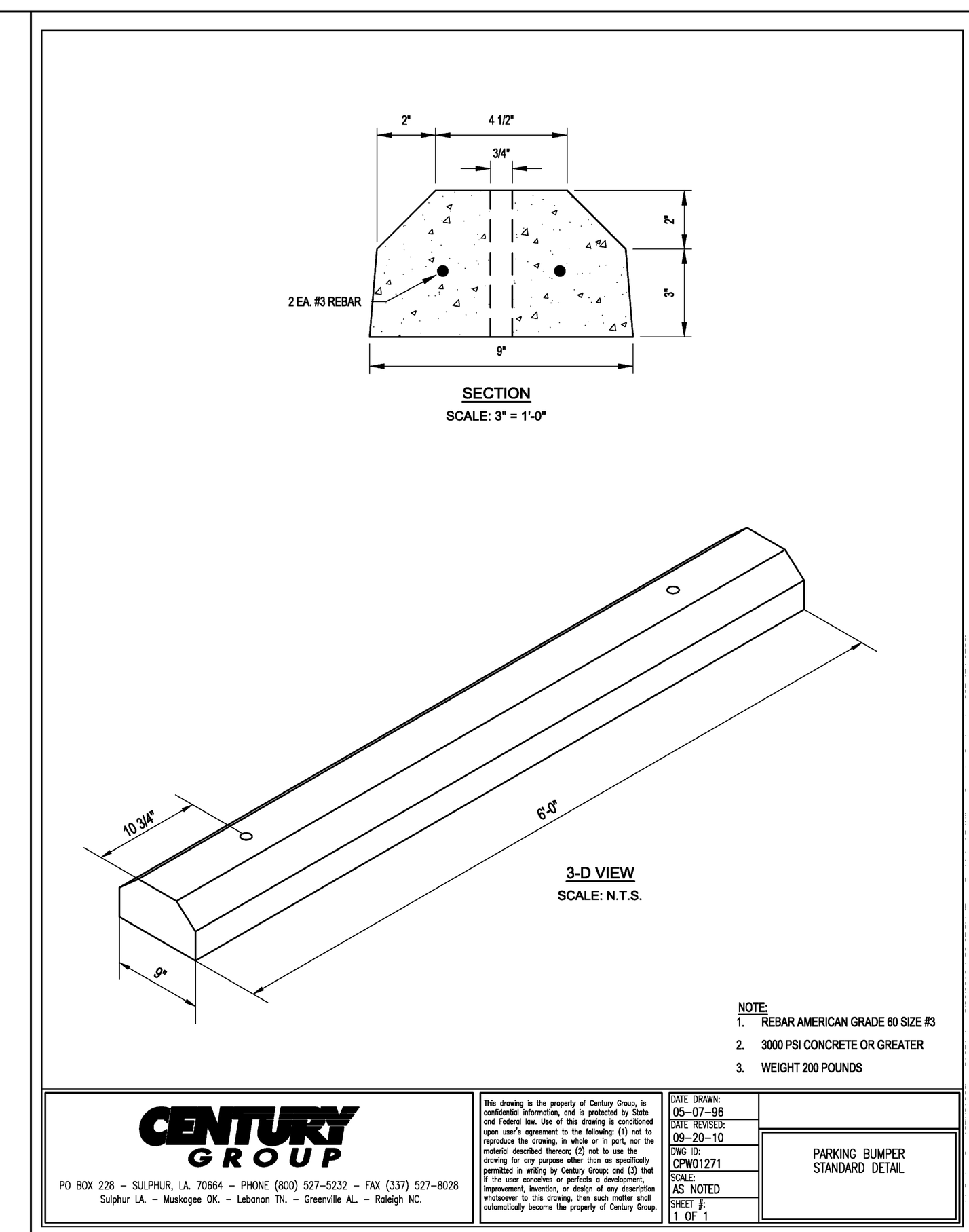
1. SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN BASMAA REGIONAL BIOTREATMENT SOIL SPECIFICATION FOUND IN APPENDIX C OF THE SCVURPPP C.3 HANDBOOK. SEE BIORETENTION NOTE 2 BELOW.
2. CLASS 2 PERMEABLE ROCK SHALL BE 1 TO 3/4-INCH ROCK PER CALTRANS RECOMMENDATIONS, WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL. DEPTH OF ROCK TO INCREASE WITH SLOPE OF PIPE.
3. PERFORATED PIPE SHALL BE PVC SDR 35, WITH ½" PERFORATIONS ON THE BOTTOM WITH SLOPE OF 0.5% MIN.
4. 20 MIL IMPERMEABLE LINER TO BE INSTALLED AT EDGE OF BIORETENTION AREA WITH NO SUBGRADE BETWEEN THEM AND IS ONLY SHOWN APART FROM BIORETENTION AREA EDGE FOR PLAN CLARITY.
5. SEE SHEETS C2.0 & C3.0-C3.1 FOR FG, FL, OR RIM ELEVATIONS FOR BIORETENTION AREA.
6. BIORETENTION BASIN WIDTH VARIES.
7. INSTALL 3 INCHES OF FLOAT RESISTANT (COMPOSTED) MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL TO PROTECT THE SOIL.



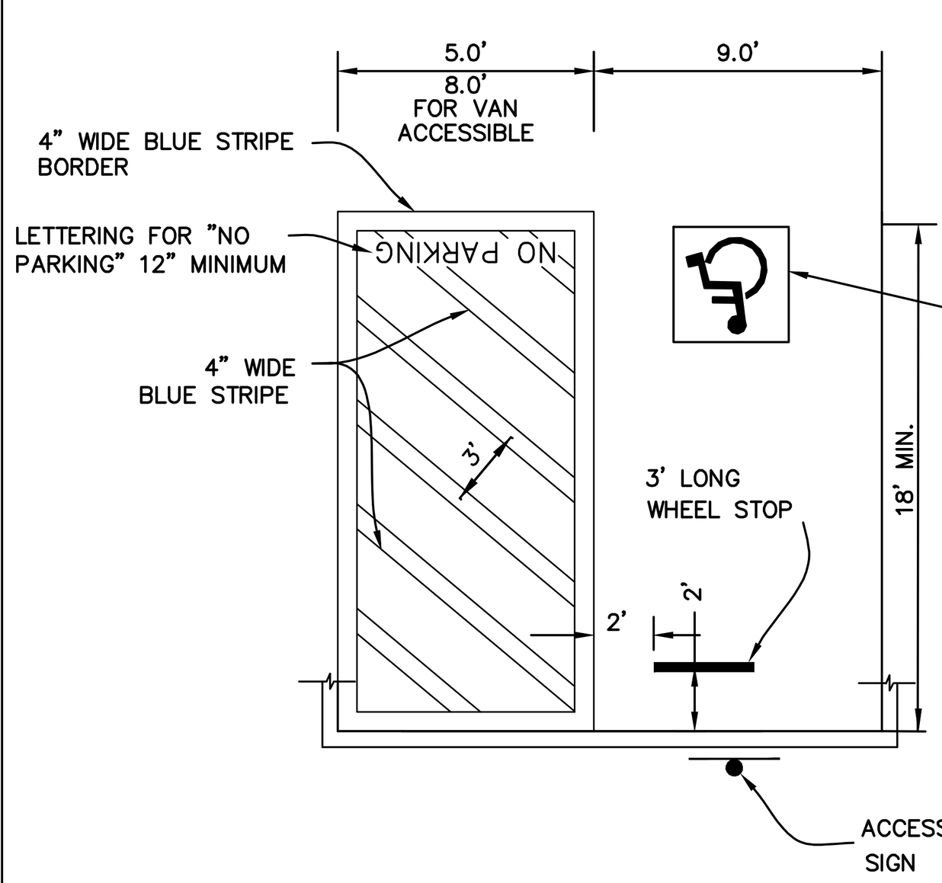
TYPICAL SECTION
HORIZ: 1"=10'
VERT: 1"=2'

7 BIORETENTION BASINS

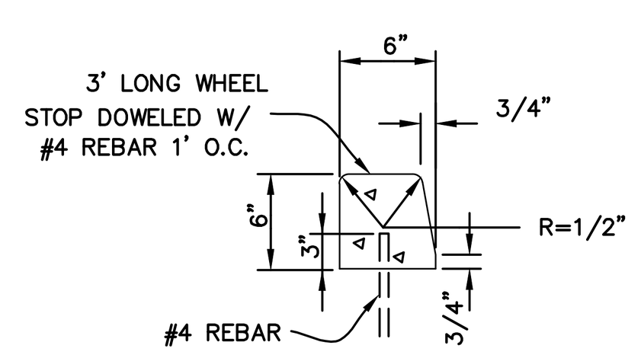
8 NOT USED

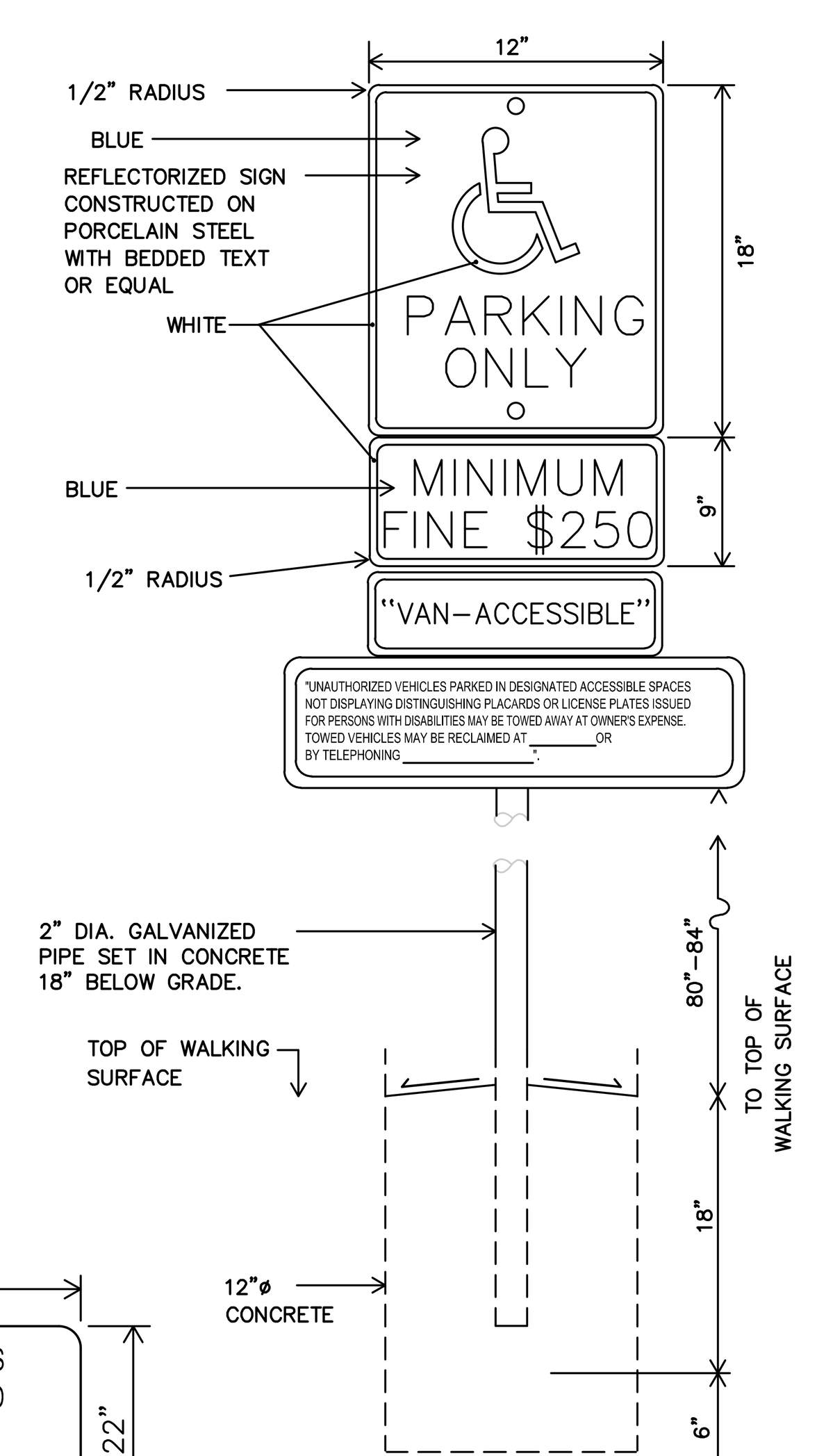


9 WHEEL STOP



NOTE:
ACCESS AISLE NOT TO EXCEED 2% IN ANY DIRECTION WITHIN ACCESSIBLE SPACE

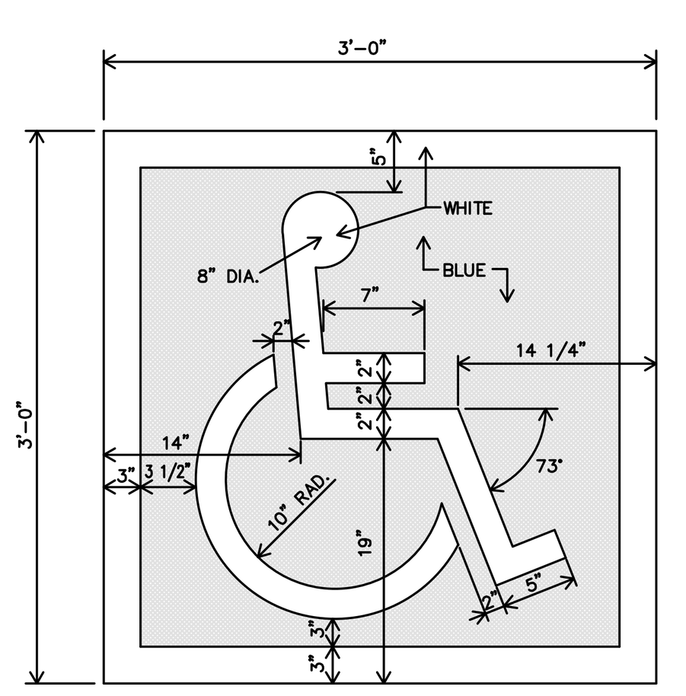




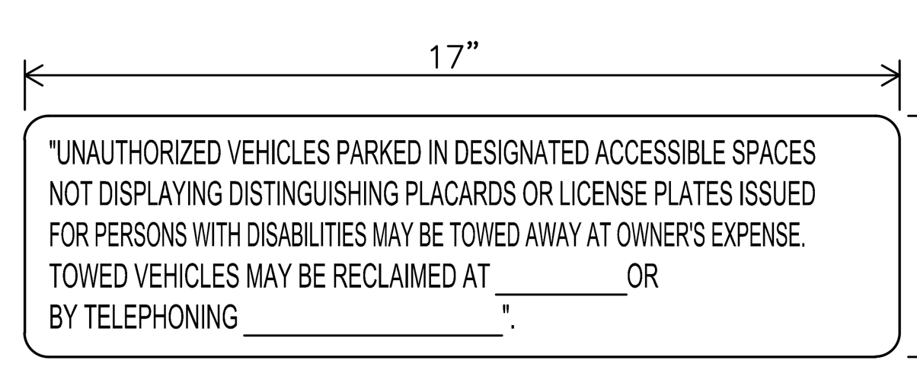
NOTE: SIGN TO BE CENTERED ON THE INTERIOR END OF PARKING SPACE UNLESS OTHERWISE SHOWN OR NOTED

VAN ACCESSIBLE PARKING SPACE SIGN

NOT TO SCALE

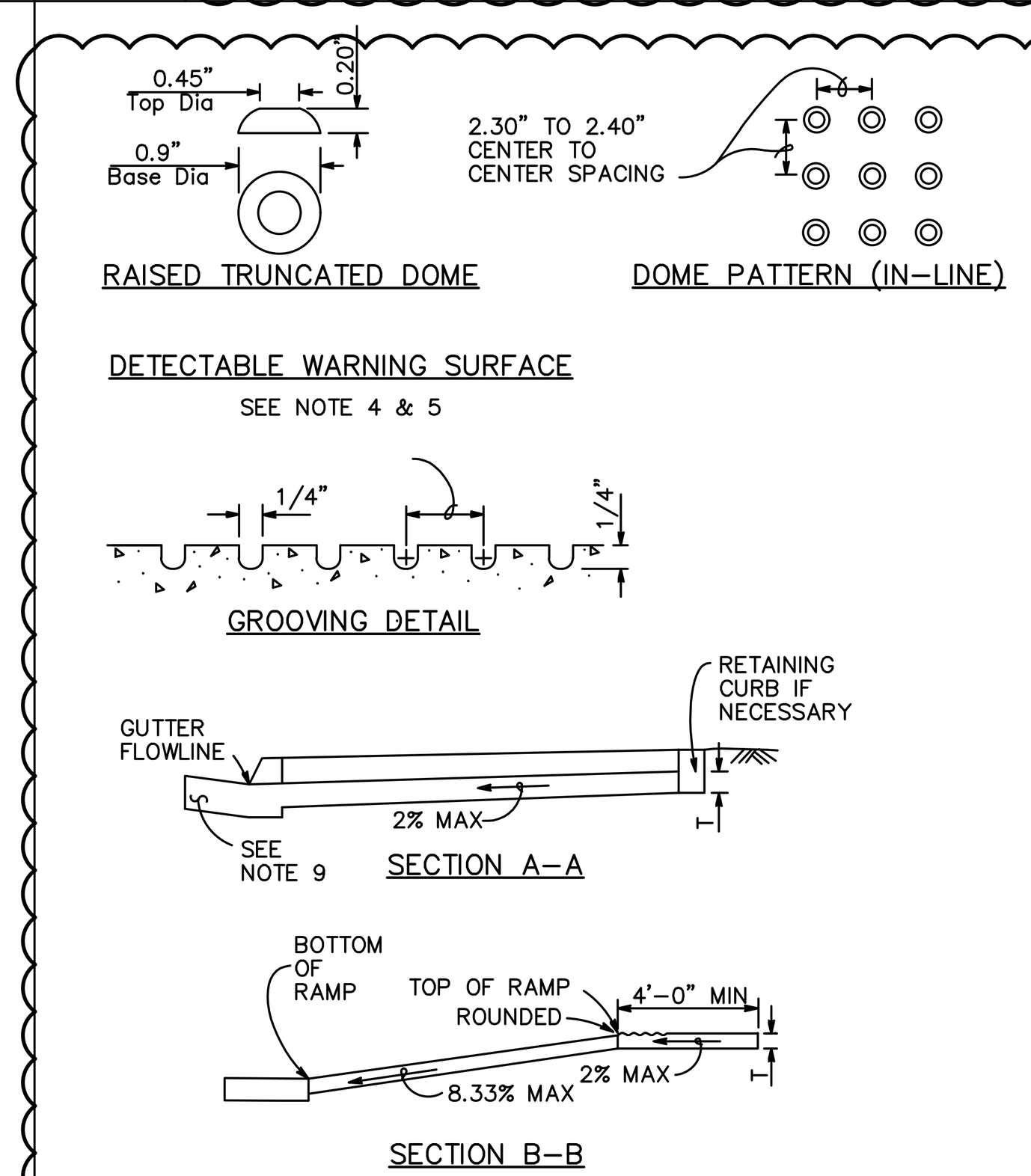


ACCESSIBLE STALL SYMBOL



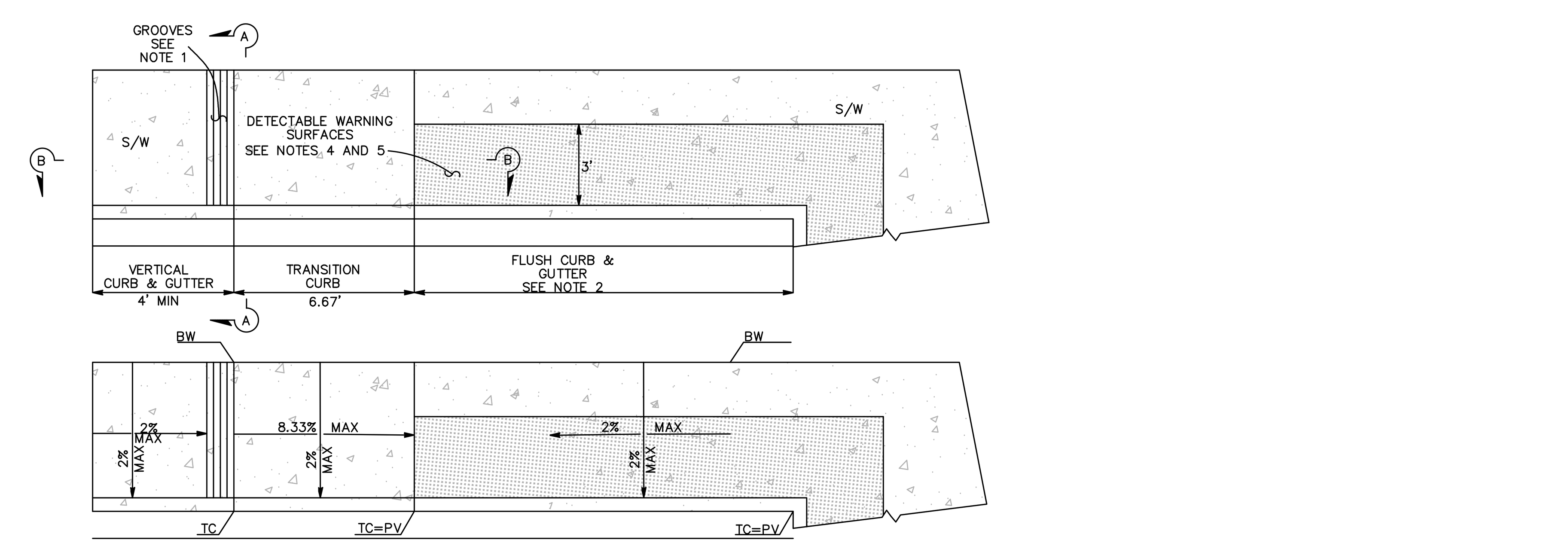
NOTE:
1) BLANK SPACES SHALL BE FILLED IN W/ APPROPRIATE INFORMATION AS A PERMANENT PART OF SIGN.
2) LETTERING SHALL BE AT LEAST 1" IN HEIGHT.
3) ACCESSIBLE PARKING SIGNS SHALL CONFORM WITH CURRENT ADA AND CALIFORNIA ACCESSIBLE TITLE-24 CODES AND REGULATIONS CBC 1129 B.5.
4) THE SIGN IS TO BE PLACED IN A CONSPICUOUS PLACE PER 11B-502.8 EITHER AT EACH ENTRANCE TO THE SITE OR AT EACH PARKING SPACE.

10 PRIVATE ACCESSIBLE PARKING STALL



NOTES:

1. THE CURB RAMP SHALL BE OUTLINED, AS SHOWN, WITH A 1'-0" WIDE BORDER WITH ¼" GROOVES AND ¾" ON CENTER. SEE GROOVING DETAIL.
2. TRANSITIONS FROM RAMPS AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
3. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5 PERCENT WITHIN 4'-0" OF THE TOP AND BOTTOM OF THE CURB RAMP AND SHALL NOT EXCEED 2 PERCENT CROSS SLOPES.
4. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE SPECIAL PROVISIONS.
5. TRUNCATED DOMES SHALL BE COLOR YELLOW.
6. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
7. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 3½" MINIMUM.
8. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP WILL BE RELOCATED OR ADJUSTED TO GRADE BY THE OWNER PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.
9. VERTICAL CURB, SEE DETAIL 2, HEREON
10. TRANSITION CURB, SEE DETAIL 6, HEREON
11. FLUSH CURB, SEE DETAIL 4, SHEET HEREON



PLAN VIEW
N.T.S.

11 CURB RAMP AND DETECTABLE WARNING SURFACE

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

In Association with:

A Site Improvement For:
McCARTHY RANCH
1207 N. McCARTHY BOULEVARD
MILPITAS, CA 95035

DATE	DESCRIPTION
07.30.2020	BUILDING DEPT. SUBMITTAL
10.26.2020	BUILDING DEPT. RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER PATRICK CHAN C 83189 CIVIL STATE OF CALIFORNIA

CONSTRUCTION DETAILS

C7.0

PROJECT NO: 20190679

PCN: B-SI20-0019