RESOLUTION NO. 25-9426

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO APPROVE A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE PROPERTY LOCATED AT 2518 MISSION COLLEGE BOULEVARD, SANTA CLARA, INTO SIX LOTS

PLN24-00160 (General Plan Amendment and Rezone)
PLN24-00213 (Vesting Tentative Subdivision Map)
Addendum to the Future Freedom Circle Focus Area Plan
Environmental Impact Report (SCH #2020060425)

WHEREAS, on April 22, 2024, Irvine Company ("Applicant"), on behalf of Freedom Circle LLC ("Owner") filed a development application for the 25.74-acre site located at 2518 Mission College Boulevard (APN:104-40-019), which is developed as a business park and consists of 12 two story commercial buildings with surface parking and site landscaping ("Project Site");

WHEREAS, the Owner simultaneously applied for a General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan; a rezone of the property from High Intensity Office and R&D (HO-RD) to Planned Development (PD), and a Vesting Tentative Subdivision Map application to allow the construction of the Santa Clara Park residential development with 1,792 apartment units in five residential buildings, associated on- and off-site improvements and 4.225 acres of public parks ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, consistent with the proposed uses under the development plan, the proposal includes the division of the site into six individual lots, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

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WHEREAS, on December 10, 2024, the Subdivision Committee determined that the application was cleared and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

WHEREAS, an Addendum was prepared for the Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment Environmental Impact Report (EIR) (2022) (the "Addendum") in accordance with the California Environmental Quality Act ("CEQA") and it concluded that the proposed project would not cause substantial changes to the previously approved EIR and no further environmental evaluation is required;

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the Freedom Circle Future Focus Area Plan EIR for the Project, along with the four refinements to 2022 EIR mitigation measures, which provide clarification and detailed protocols for Santa Clara Park project-specific implementation of the 2022 EIR mitigation measures;

WHEREAS, on February 19, 2025, the Planning Commission held a duly noticed public hearing, at the conclusion of which, the Planning Commission unanimously recommended approval of the Addendum to EIR (2022), General Plan Amendment, Rezoning, and the Tentative Subdivision Map;

WHEREAS, on February 5, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the *Santa Clara Weekly*, and on February 13, 2025, a notice was published in the *San Jose Mercury News*, for the City Council Hearing to be conducted on March 25, 2025;

WHEREAS, on February 6 and 13, 2025, the notice of public hearing for the March 25, 2025, Planning Commission meeting for this item was mailed to property owners within a 1,000-foot radius of the Project Site boundaries;

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WHEREAS, pursuant to SCCC Section 18.146.020, on February 13, 2025, notices of the public hearing of March 25, 2025, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on March 25, 2025, the City Council held a duly noticed public hearing to consider the Project, the Addendum, the MMRP, and all pertinent information in the record during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

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

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs specified in the City's General Plan in that the proposed Vesting Tentative Subdivision Map is to allow the development of Santa Clara Park residential development with 1,792 apartment units, and on- and off-site improvements consistent with the Freedom Circle Future Focus Area Plan, and compatible with neighboring commercial development, subject to conditions set forth in the Vesting Tentative Subdivision Map Conditions of Approval, attached hereto and incorporated by this reference. The Project proposes a density of 69.6 dwelling units per acre, consistent with the Very High Residential Density General Plan designation in the Freedom Circle Future Focus Area Plan for the Project Site, which allows residential development between 51-100 dwelling units per acre.

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B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map would redevelop an underutilized and partially vacant property (Policy 5.3.1-P8), provides adequate landscaping and replaces trees at a 2:1 ratio (Policy 5.3.1-P10), includes sidewalks and consolidates curb cuts to minimize pedestrian/vehicle conflicts (Policies 5.3.1-P12 and P16), and provides a design that is compatible with and sensitive to neighboring residential development (Policy 5.3.1-P29).

C. The site is physically suitable for the proposed type of development in that the Project is designed to provide high quality housing consistent with existing and planned development in the surrounding area.

D. This site is physically suitable for the proposed density of development in that the Project Site is located in an urbanized area and allows for redevelopment consistent with the height, uses and development that are existing and planned in the surrounding area.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems in that the impacts of the proposed residential subdivision have been analyzed in the previously certified Freedom Circle Future Focus Area Plan / Greystar Project General Plan Amendment EIR, and with mitigation, most impacts related to health were determined to be less than significant. For Air Quality, at the time the EIR was prepared, it did identify a significant unavoidable impact, explaining that "it cannot be definitively known or stated at this time that all development projects occurring under implementation of the Focus Area Plan would be able to reduce potential TAC emissions to levels that are below BAAQMD thresholds." However, at a project level, the Addendum analyzed the potential emissions from the proposed Project and determined that the impacts would be less-than-significant with the use of low-VOC architectural coatings.

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F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, on a previously developed site, and includes mitigation measures, as identified in the Addendum to the EIR and MMRP, that reduce impacts to wildlife habitat to less than significant levels.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that, the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

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3. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Addendum, the MMRP, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown in the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, incorporated herein by this reference.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 25TH DAY OF MARCH, 2025, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, Jain, and Park, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

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

Attachments Incorporated by Reference:
1. Vesting Tentative Subdivision Map
2. Conditions of Approval for Vesting Tentative Subdivision Map

SANTA CLARA PARK
VESTING TENTATIVE SUBDIVISION MAP
2518 MISSION COLLEGE BOULEVARD
SANTA CLARA, CALIFORNIA
APN #: 104-40-019

SURVEY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS ON JANUARY 2024.
3. TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. DATE OF THE FIELD SURVEY: JANUARY 29, 2024.
5. EXISTING BOUNDARY AND EASEMENTS SHOWN ON THIS SURVEY ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NCS-728983A-SA1, DATED MAY 25, 2023

PUBLIC WATER EASEMENT

A PUBLIC WATER UTILITY EASEMENT WILL BE PROVIDED AND WILL ACCOMPANY EACH WATER SERVICE CONNECTION UP TO THE LATERAL, METER, AND BACKFLOW DEVICES TO THE EXTENT THEY ARE ON PRIVATE PROPERTY. SEE SHEET C5.0 & C5.1 FOR THE LOCATION OF THE NEW DOMESTIC AND RECYCLED WATER SERVICE CONNECTIONS.

PRIVATE FIRE SERVICE EASEMENT:

FIRE MAINS IN PRIVATE STREET 'A' REPRESENT CENTER LINE OF 5' WIDE PRIVATE FIRE SERVICE EASEMENT FOR THE BENEFIT OF PARCEL 2, PARCEL 3, PARCEL 4, AND PARCEL 5

SIDEWALK EASEMENT:

A PUBLIC SIDEWALK EASEMENT WILL BE PROVIDED ALONG THE NEW MEANDERING SIDEWALK. PLEASE SEE THE LANDSCAPE SHEETS FOR THE LAYOUT AND LOCATION OF NEW FRONTAGE SIDEWALK.

PUBLIC ACCESS EASEMENT:

A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ALONG THE PEDESTRIAN PATHWAYS THAT RUN PARALLELS TO PRIVATE STREET A.

GENERAL NOTES

1. VESTING TENTATIVE SUBDIVISION MAP: THIS VESTING TENTATIVE SUBDIVISION MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, ARTICLE IV, SECTION 17.05.300, "SUBDIVISION OF FIVE OR MORE PARCELS (MINOR SUBDIVISIONS)" OF THE CITY OF SANTA CLARA MUNICIPAL CODE. THE VESTING TENTATIVE SUBDIVISION MAP WILL CREATE SIX (6) PARCELS FROM THE ONE (1) EXISTING PARCEL. PARCEL 6 IS CREATED ON THIS MAP IS FOR FUTURE DEDICATION TO THE CITY OF SANTA CLARA.
2. UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. SEE UTILITY CLEARANCE REQUIREMENTS NOTES ON SHEET C6.0
3. EASEMENTS: EXISTING EASEMENTS AND THEIR FUTURE DISPOSITION ARE SHOWN IN EXISTING CONDITIONS SHEETS C2.0 AND C2.1.
4. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3925 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.

PRIVATE STORM DRAIN EASEMENT:

STORM DRAIN MAINS LOCATED IN PRIVATE STREET 'A' REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 2, 3, 4, & 5. PRIVATE STORM DRAIN MAINS LOCATED ON THE NORTHERN SIDE OF THE SITE BETWEEN PARCEL 1 AND 3 REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 1,2, AND 3.

PRIVATE SANITARY SEWER EASEMENT:

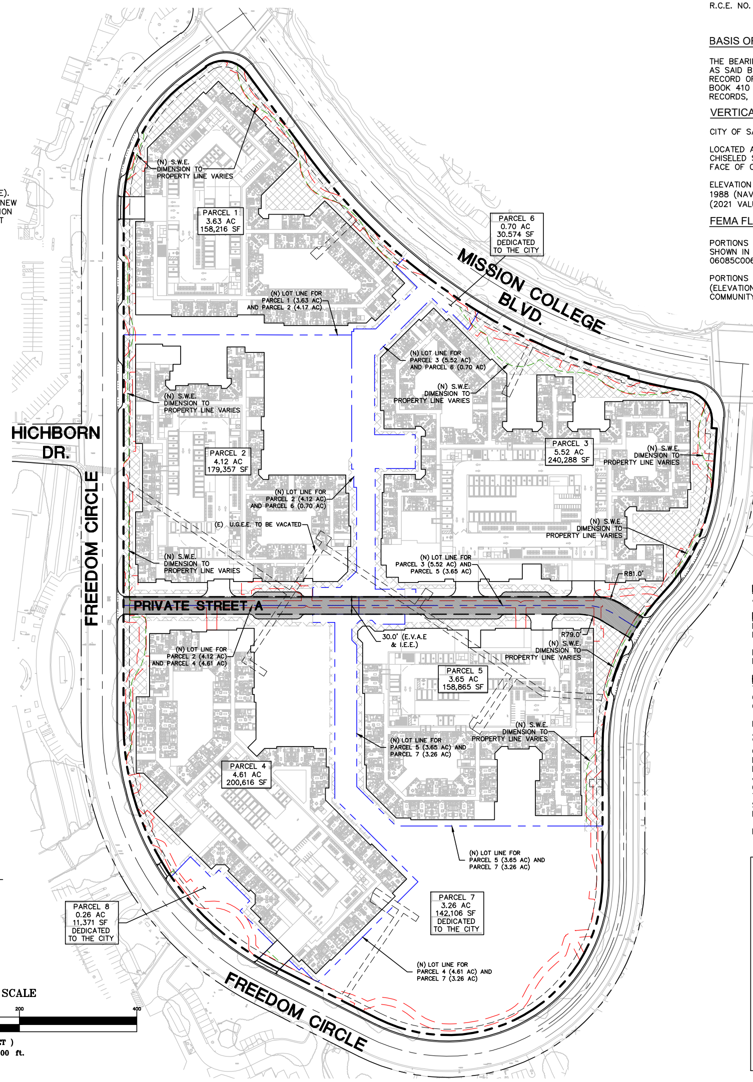
SANITARY SEWER MAINS LOCATED IN PRIVATE STREET 'A' REPRESENT THE CENTERLINE OF 5' WIDE PRIVATE EASEMENTS FOR THE BENEFIT OF PARCELS 2, 3, 4, & 5.

UNDERGROUND ELECTRIC EASEMENT:

SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN THEIR OWN RESPECTIVE UNDERGROUND ELECTRIC EASEMENTS (U.G.E.E). THE NEW U.G.E.E. WILL EXTEND 5' BEYOND THE EDGE OF NEW SVP STRUCTURES AND CONDUIT. THE CONCEPTUAL LOCATION OF THE CONDUIT AND STRUCTURES ARE SHOWN ON SHEET C5.0 & C5.1. THE FINAL LOCATION OF THIS NEW U.G.E.E. WILL BE FULLY DETERMINED UPON COMPLETION OF THE DESIGN OF SVP FACILITIES.

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
APPROX	APPROXIMATE
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BLDG	BUILDING
BM	BENCH MARK
BO	BLOWOFF
BOV	BLOWOFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK/BOTTOM OF WALL
CDS	CUL-DE-SAC
C&G	CURB & GUTTER
℄ , CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
CVC	CENTER OF VERTICAL CURVE
DEFL	DEFLECTION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DW	DOMESTIC WATER
D/W	DRIVEWAY
DWG	DRAWING
E	ELECTRIC
(E)	EAST / EXISTING
EC	END OF CURVE
ECR	END OF CURB RETURN
E.E.	ELECTRICAL EASEMENT
EL	ELEVATION
EP	EDGE OF PAVEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
E.V.I.E.E.	EMERGENCY VEHICLE INGRESS EGRESS EASEMENT
EVC	END VERTICAL CURVE
EW	EACHWAY
EX	EXISTING
(F)	FUTURE
F/C OR FOC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FOB	FACE OF BUILDING
FP	FINISHED PAVEMENT
FS	FIRE SERVICE
FT	FEET
G	GAS
GB	GRADE BREAK
GE	GARAGE ELEVATION
GM	GAS METER
HP	HIGH POINT
HV	HIGH VOLTAGE
I.E.E.	INGRESS/EGRESS EASEMENT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LAT	LATERAL
L	LENGTH
LF	LINEAR FEET
LG	LIP OF GUTTER
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NORTH / NEW
NO., #	NUMBER
NTS	NOT TO SCALE
P.A.E.	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PE	PAD ELEVATION
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
PT	POINT
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.U.E.	PRIVATE UNDERGROUND UTILITY EASEMENT
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCW	RECYCLED WATER
RIM	RIM ELEVATION
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
(S)	SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SHT.	SHEET
S.L.D.	SEE LANDSCAPE DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
S/W OR SW	SIDEWALK
S.W.E.	SIDEWALK EASEMENT
SVP	SILICON VALLEY POWER
T OR TELE	TELEPHONE
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TD	TRENCH DRAIN
TEMP	TEMPORARY
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP.	TYPICAL
U.G.E.E.	UNDERGROUND ELECTRICAL EASEMENT
VC	VERTICAL CURVE
VERT.	VERTICAL
W	WATER
(W)	WEST
W/	WITH
W	WATERLINE
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER
WV	WATER VALVE


MISSION COLLEGE BLVD.
HICHBORN DR.
FREEDOM CIRCLE
FREEDOM CIRCLE
PRIVATE STREET A
PARCEL 1 3.63 AC 158,216 SF
PARCEL 2 4.12 AC 179,357 SF
PARCEL 3 5.52 AC 240,288 SF
PARCEL 4 4.61 AC 200,616 SF
PARCEL 5 3.65 AC 158,865 SF
PARCEL 6 0.70 AC 30,574 SF DEDICATED TO THE CITY
PARCEL 7 3.26 AC 142,106 SF DEDICATED TO THE CITY
PARCEL 8 0.26 AC 11,371 SF DEDICATED TO THE CITY
(N) S.W.E. DIMENSION TO PROPERTY LINE VARIES
(N) LOT LINE FOR PARCEL 1 (3.63 AC) AND PARCEL 2 (4.12 AC)
(N) LOT LINE FOR PARCEL 3 (5.52 AC) AND PARCEL 6 (0.70 AC)
(N) LOT LINE FOR PARCEL 2 (4.12 AC) AND PARCEL 6 (0.70 AC)
(E) U.G.E.E. TO BE VACATED
(N) LOT LINE FOR PARCEL 3 (5.52 AC) AND PARCEL 5 (3.65 AC)
(N) LOT LINE FOR PARCEL 2 (4.12 AC) AND PARCEL 4 (4.61 AC)
30.0' (E.V.A.E & I.E.E.)
(N) LOT LINE FOR PARCEL 5 (3.65 AC) AND PARCEL 7 (3.26 AC)
(N) LOT LINE FOR PARCEL 4 (4.61 AC) AND PARCEL 7 (3.26 AC)
R81.0'
R79.0'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

JOHN KOROYAN
P.L.S. NO. 8883
JKOROYAN@BKF.COM

JOHN KOROYAN No. 8883

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF IRVINE COMPANY ON NOVEMBER 22, 2024.

PATRICK CHAN, P.E. DATE:
BKF ENGINEERS
R.C.E. NO. 83189

BASIS OF BEARINGS

THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D-2:

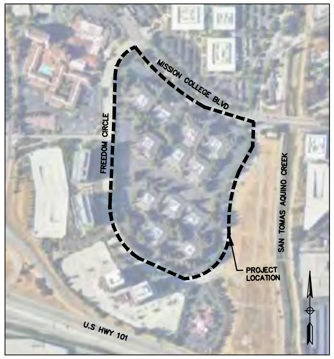
LOCATED AT AGNEW ROAD & SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
(2021 VALUE)

FEMA FLOOD ZONE:

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0063H.

PORTIONS OF THIS PROPERTY ARE ALSO LOCATED WITHIN ZONE AH (ELEVATION = 25') AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0063H



LOCATION MAP
N.T.S

PROJECT INFORMATION

1.	PROJECT ADDRESS:	2518 MISSION COLLEGE BOULEVARD SANTA CLARA, CA 95054
2.	APN #:	104-40-019
3.	OWNER/SUBDIVIDER:	IRVINE COMPANY 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92660 CONTACT: GREG JASSO 949-720-2875
4.	CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: PATRICK CHAN 408-467-9100

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
CIVIL SHEETS		
1	C1.0	VESTING TENTATIVE MAP
2	C2.0	EXISTING CONDITIONS
3	C2.1	EXISTING CONDITIONS
4	C3.0	PRELIMINARY SITE PLAN
5	C3.1	PRELIMINARY SITE PLAN
6	C3.2	PRELIMINARY SITE PLAN SECTIONS
7	C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
8	C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
9	C5.0	PRELIMINARY UTILITY PLAN
10	C5.1	PRELIMINARY UTILITY PLAN
11	C5.2	PRELIMINARY UTILITY NOTES
12	C6.0	PRELIMINARY STORMWATER CONTROL PLAN
13	C6.1	PRELIMINARY STORMWATER CONTROL PLAN
14	C6.2	PRELIMINARY STORMWATER CONTROL DETAILS
15	C7.0	PRELIMINARY FIRE ACCESS PLAN
16	C7.1	PRELIMINARY FIRE ACCESS PLAN

NOTE

ALL UNITS WILL BE FOR RENT.

LAND USE AND ZONING DESIGNATIONS

EXISTING ZONING: OG - GENERAL OFFICE ZONING DISTRICTS
PROPOSED ZONING: PD REZONING

EXISTING USE: OFFICE BUILDINGS AND ASSOCIATED PARKING.
PROPOSED USE: RESIDENTIAL, COMMERCIAL AND OPEN SPACE.

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF PARCEL 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF LANDS OF MARRIOTT CORPORATION, SUCCESSOR BY MERGER TO FESPAR ENTERPRISES, INC., AND MARRIOTT HOTELS INC., AND STEPHEN AND MARY DORCICH AS SHOWN ON RECORD OF SURVEY RECORDED ON JANUARY 12, 1977 IN BOOK 386 OF MAPS, PAGE 54, SANTA CLARA COUNTY RECORDS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON DECEMBER 29, 1977 IN BOOK 410 OF MAPS, PAGES 29 AND 30.

FOR CONVEYANCING PURPOSES ONLY: APN 104-40-019

STORM WATER OVERLAND RELEASE EASEMENT

PARCEL 1 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 AS NEEDED.

PARCEL 2 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 1, PARCEL 3, AND PARCEL 4 AS NEEDED.

PARCEL 3 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 1, PARCEL 2, AND PARCEL 5 AS NEEDED.

PARCEL 4 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 5 AND PARCEL 2 AS NEEDED.

PARCEL 5 WILL PROVIDE A STORM WATER OVERLAND RELEASE EASEMENT THROUGH THE ONSITE OVERLAND RELEASE PATH FOR THE BENEFIT OF PARCEL 3 AND PARCEL 4 AS NEEDED.

LEGEND

EXISTING PROPERTY LINE	▬ ▬ ‒ ‒ ▬
PROPOSED U.G.E.E.	‒ ‒ ‒ ‒ ‒
PROPOSED S.W.E.	‒ ‒ ‒ ‒ ‒
EXISTING EASEMENT (TO BE VACATED)	‒ ‒ ‒ ‒ ‒
STREET CENTERLINE	‒ ‒ ‒
PROPOSED PROPERTY LINE	‒ ‒ ‒
EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)	▨
INGRESS/EGRESS EASEMENT	▨
PUBLIC ACCESS EASEMENT	▨

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SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

CALIFORNIA

VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
APPLICATION FILE PLN24-00017
SANTA CLARA COUNTY

SANTA CLARA

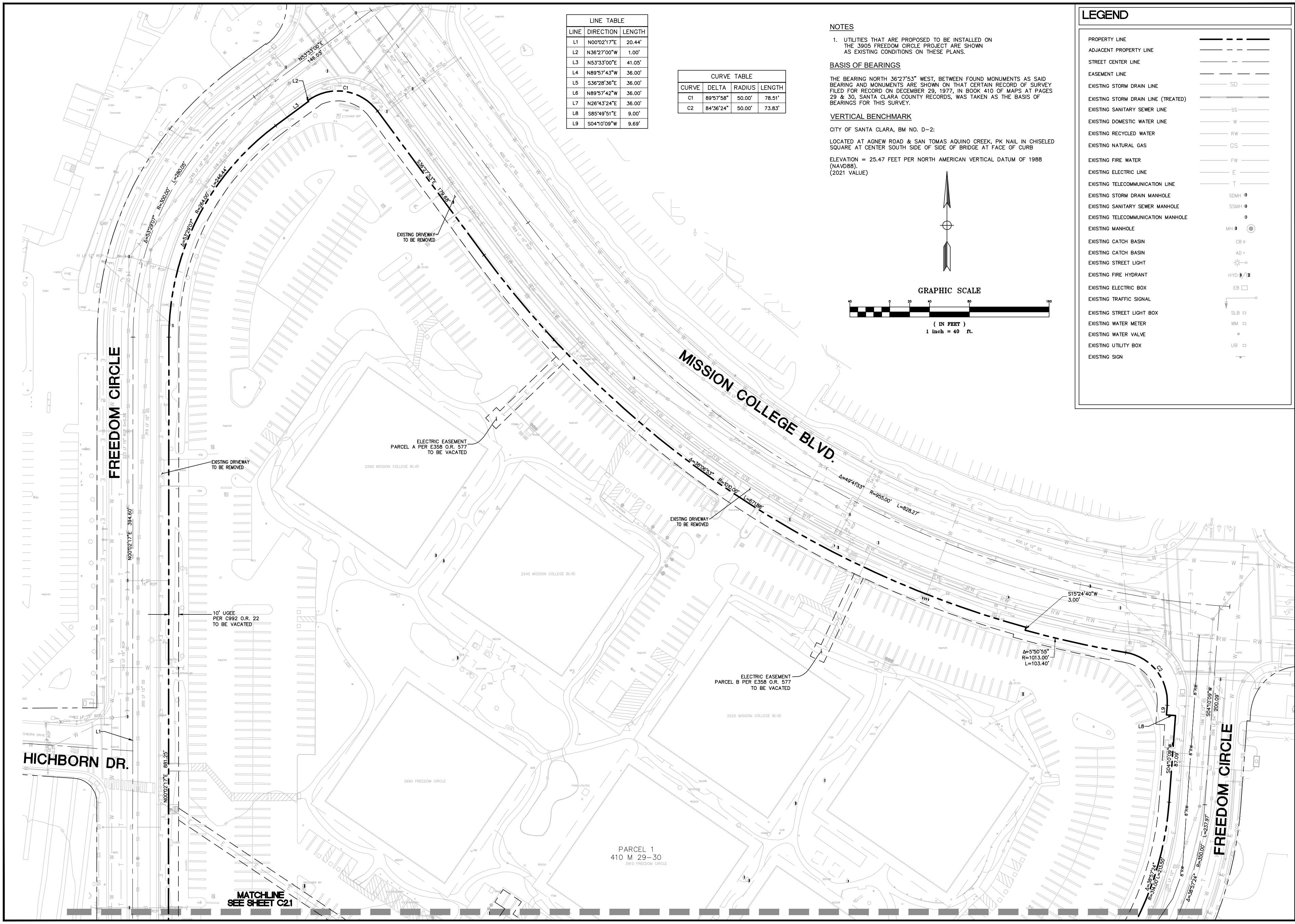
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

Revisions
No.

Date: 03/11/2025
Scale: AS SHOWN
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C1.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C1_TITLE-SHEET.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


FREEDOM CIRCLE
HICHBORN DR.
MISSION COLLEGE BLVD.
FREEDOM CIRCLE
N53°33'00"E
146.03'
L2
L3
C1
Δ=53°29'07"
R=300.00'
L=280.05'
Δ=53°29'07"
R=264.00'
L=246.44'
S36°27'53"E
179.68'
EXISTING DRIVEWAY TO BE REMOVED
ELECTRIC EASEMENT PARCEL A PER E358 O.R. 577 TO BE VACATED
EXISTING DRIVEWAY TO BE REMOVED
N00°02'17"E 394.60'
10' UGEE PER C992 O.R. 22 TO BE VACATED
L1
N00°02'17"E 881.25'
Δ=38°06'53"
R=1010.00'
L=671.88'
EXISTING DRIVEWAY TO BE REMOVED
Δ=49°41'33"
R=955.00'
L=828.27'
S15°24'40"W
3.00'
Δ=5°50'55"
R=1013.00'
L=103.40'
C2
L9
L8
S04°10'09"W
87.09'
S04°10'09"W
200.09'
Δ=38°57'24"
R=314.00'
L=213.50'
Δ=38°57'24"
R=350.00'
L=237.97'
ELECTRIC EASEMENT PARCEL B PER E358 O.R. 577 TO BE VACATED
2560 MISSION COLLEGE BLVD
2540 MISSION COLLEGE BLVD
2520 MISSION COLLEGE BLVD
3990 FREEDOM CIRCLE
PARCEL 1
410 M 29–30
MATCHLINE SEE SHEET C2.1
GRAPHIC SCALE
40
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°02'17"E	20.44'
L2	N36°27'00"W	1.00'
L3	N53°33'00"E	41.05'
L4	N89°57'43"W	36.00'
L5	S36°28'36"E	36.00'
L6	N89°57'42"W	36.00'
L7	N26°43'24"E	36.00'
L8	S85°49'51"E	9.00'
L9	S04°10'09"W	9.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	50.00'	78.51'
C2	84°36'24"	50.00'	73.83'

NOTES

1. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3905 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.

BASIS OF BEARINGS

THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D–2:

LOCATED AT AGNEW ROAD & SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
(2021 VALUE)

LEGEND

PROPERTY LINE	— — - - — —
ADJACENT PROPERTY LINE	— - - —
STREET CENTER LINE	— - —
EASEMENT LINE	— — — —
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE (TREATED)	═
EXISTING SANITARY SEWER LINE	SS
EXISTING DOMESTIC WATER LINE	W
EXISTING RECYCLED WATER	RW
EXISTING NATURAL GAS	GS
EXISTING FIRE WATER	FW
EXISTING ELECTRIC LINE	E
EXISTING TELECOMMUNICATION LINE	T
EXISTING STORM DRAIN MANHOLE	SDMH ◐
EXISTING SANITARY SEWER MANHOLE	SSMH ◐
EXISTING TELECOMMUNICATION MANHOLE	◐
EXISTING MANHOLE	MH ◐ ◉
EXISTING CATCH BASIN	CB ▫
EXISTING CATCH BASIN	AD ◦
EXISTING STREET LIGHT	☼
EXISTING FIRE HYDRANT	HYD ◐/◐
EXISTING ELECTRIC BOX	EB ▭
EXISTING TRAFFIC SIGNAL	
EXISTING STREET LIGHT BOX	SLB ▫
EXISTING WATER METER	WM ▫
EXISTING WATER VALVE	⊗
EXISTING UTILITY BOX	UB ▫
EXISTING SIGN	•

1730 N. FIRST STREET
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CALIFORNIA

VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
EXISTING CONDITIONS

SANTA CLARA SANTA CLARA COUNTY

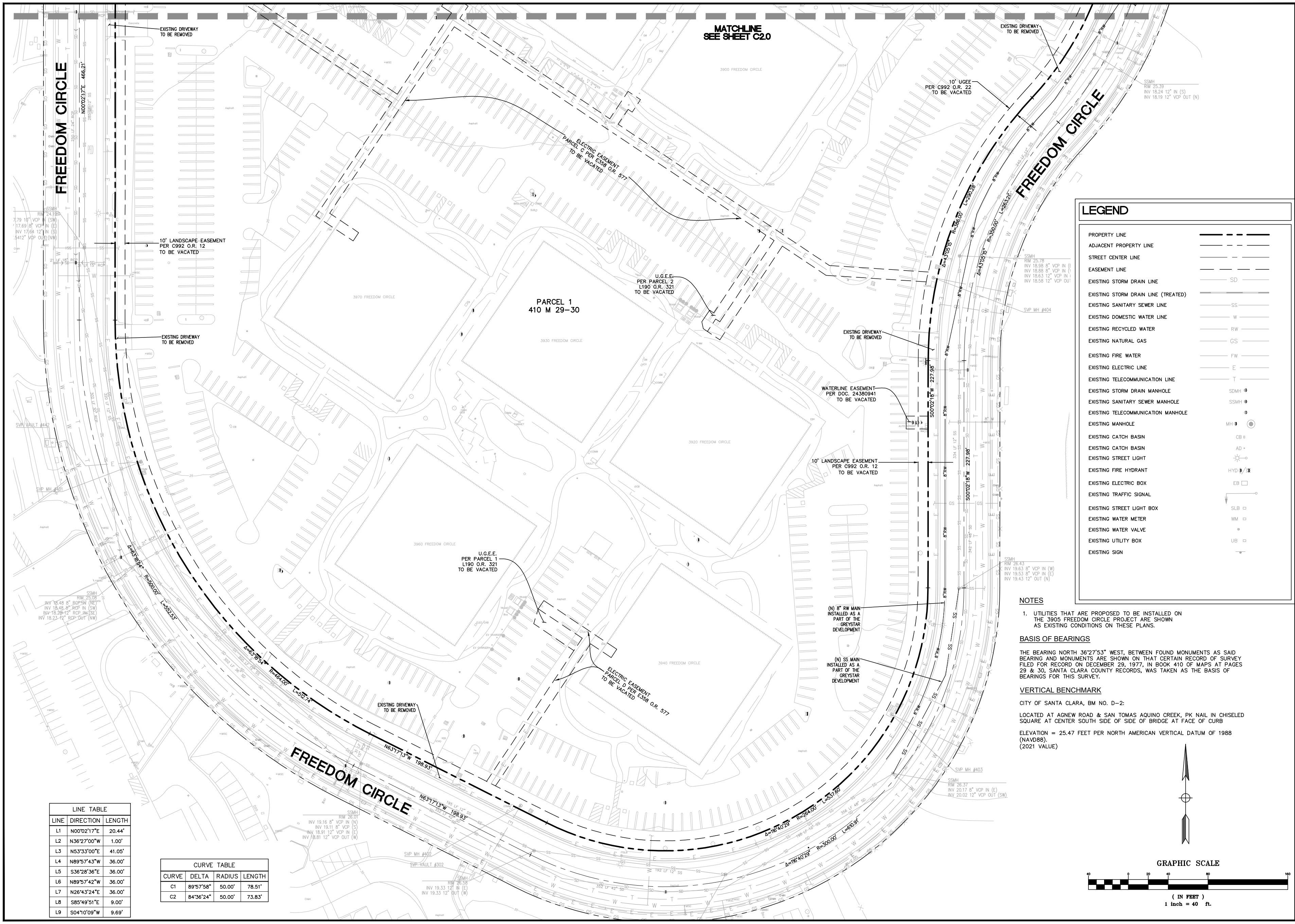
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
03-31-25
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C2.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C2_EX-COND.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


MATCHLINE
SEE SHEET C2.0
FREEDOM CIRCLE
N00°02'17"E 466.21'
EXISTING DRIVEWAY
TO BE REMOVED
10' LANDSCAPE EASEMENT
PER C992 O.R. 12
TO BE VACATED
EXISTING DRIVEWAY
TO BE REMOVED
ELECTRIC EASEMENT
PARCEL C PER E358 O.R. 577
TO BE VACATED
3900 FREEDOM CIRCLE
3970 FREEDOM CIRCLE
3930 FREEDOM CIRCLE
3920 FREEDOM CIRCLE
3960 FREEDOM CIRCLE
3940 FREEDOM CIRCLE
PARCEL 1
410 M 29–30
U.G.E.E.
PER PARCEL 2
L190 O.R. 321
TO BE VACATED
10' UGEE
PER C992 O.R. 22
TO BE VACATED
EXISTING DRIVEWAY
TO BE REMOVED
FREEDOM CIRCLE
Δ=43°05'15" R=386.00' L=290.28'
Δ=43°05'15" R=350.00' L=263.21'
SSMH
RIM 25.39
INV 18.24 12" IN (S)
INV 18.19 12" VCP OUT (N)
SSMH
RIM 25.78
INV 18.98 8" VCP IN
INV 18.88 8" VCP IN
INV 18.63 12" VCP IN
INV 18.58 12" VCP OUT
SVP MH #404
EXISTING DRIVEWAY
TO BE REMOVED
WATERLINE EASEMENT
PER DOC. 24380941
TO BE VACATED
S00°02'18"W 227.98'
S00°02'18"W 227.98'
10' LANDSCAPE EASEMENT
PER C992 O.R. 12
TO BE VACATED
SSMH
RIM 26.43
INV 19.63 8" VCP IN (W)
INV 19.53 8" VCP IN (E)
INV 19.43 12" OUT (N)
(N) 8" RW MAIN
INSTALLED AS A
PART OF THE
GREYSTAR
DEVELOPMENT
(N) SS MAIN
INSTALLED AS A
PART OF THE
GREYSTAR
DEVELOPMENT
SVP MH #403
SSMH
RIM 26.37
INV 20.17 8" VCP IN (E)
INV 20.02 12" VCP OUT (SW)
Δ=116°40'29" R=264.00' L=537.60'
Δ=116°40'29" R=300.00' L=610.91'
SSMH
RIM 24.19
7.79 10" VCP IN (SW)
17.69 8" VCP IN (E)
INV 17.64 12" IN (S)
.5412" VCP OUT (NW)
SVP VAULT #442
SVP MH #401
SSMH
RIM 25.08
INV 18.48 8" RCP IN (NE)
INV 18.48 8" RCP IN (SW)
INV 18.28 12" RCP IN (SE)
INV 18.23 12" RCP OUT (NW)
Δ=63°18'54" R=500.00' L=552.53'
Δ=63°18'54" R=464.00' L=512.74'
U.G.E.E.
PER PARCEL 1
L190 O.R. 321
TO BE VACATED
ELECTRIC EASEMENT
PARCEL D PER E358 O.R. 577
TO BE VACATED
EXISTING DRIVEWAY
TO BE REMOVED
N63°17'13"W 198.93'
N63°17'13"W 198.93'
FREEDOM CIRCLE
SSMH
RIM 26.01
INV 19.16 8" VCP IN (N)
INV 19.11 8" VCP (S)
INV 18.91 12" VCP IN (E)
INV 18.81 12" VCP OUT (W)
SVP MH #402
SVP VAULT #302
SSMH
INV 19.33 12" (W)
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

PROPERTY LINE	▬ ▬ ▬
ADJACENT PROPERTY LINE	— — —
STREET CENTER LINE	— - —
EASEMENT LINE	— — — —
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE (TREATED)	▬
EXISTING SANITARY SEWER LINE	SS
EXISTING DOMESTIC WATER LINE	W
EXISTING RECYCLED WATER	RW
EXISTING NATURAL GAS	GS
EXISTING FIRE WATER	FW
EXISTING ELECTRIC LINE	E
EXISTING TELECOMMUNICATION LINE	T
EXISTING STORM DRAIN MANHOLE	SDMH ◑
EXISTING SANITARY SEWER MANHOLE	SSMH ◑
EXISTING TELECOMMUNICATION MANHOLE	◑
EXISTING MANHOLE	MH ◑ ◉
EXISTING CATCH BASIN	CB ▫
EXISTING CATCH BASIN	AD ∘
EXISTING STREET LIGHT	☼
EXISTING FIRE HYDRANT	HYD
EXISTING ELECTRIC BOX	EB ▭
EXISTING TRAFFIC SIGNAL	
EXISTING STREET LIGHT BOX	SLB ▫
EXISTING WATER METER	WM ▫
EXISTING WATER VALVE	⊗
EXISTING UTILITY BOX	UB ▫
EXISTING SIGN	●

NOTES

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BASIS OF BEARINGS

THE BEARING NORTH 36°27'53" WEST, BETWEEN FOUND MONUMENTS AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 29, 1977, IN BOOK 410 OF MAPS AT PAGES 29 & 30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL BENCHMARK

CITY OF SANTA CLARA, BM NO. D–2:

LOCATED AT AGNEW ROAD & SAN TOMAS AQUINO CREEK, PK NAIL IN CHISELED SQUARE AT CENTER SOUTH SIDE OF SIDE OF BRIDGE AT FACE OF CURB

ELEVATION = 25.47 FEET PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
(2021 VALUE)

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N00°02'17"E	20.44'
L2	N36°27'00"W	1.00'
L3	N53°33'00"E	41.05'
L4	N89°57'43"W	36.00'
L5	S36°28'36"E	36.00'
L6	N89°57'42"W	36.00'
L7	N26°43'24"E	36.00'
L8	S85°49'51"E	9.00'
L9	S04°10'09"W	9.69'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	50.00'	78.51'
C2	84°36'24"	50.00'	73.83'

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C2_EX-COND.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
EXISTING CONDITIONS

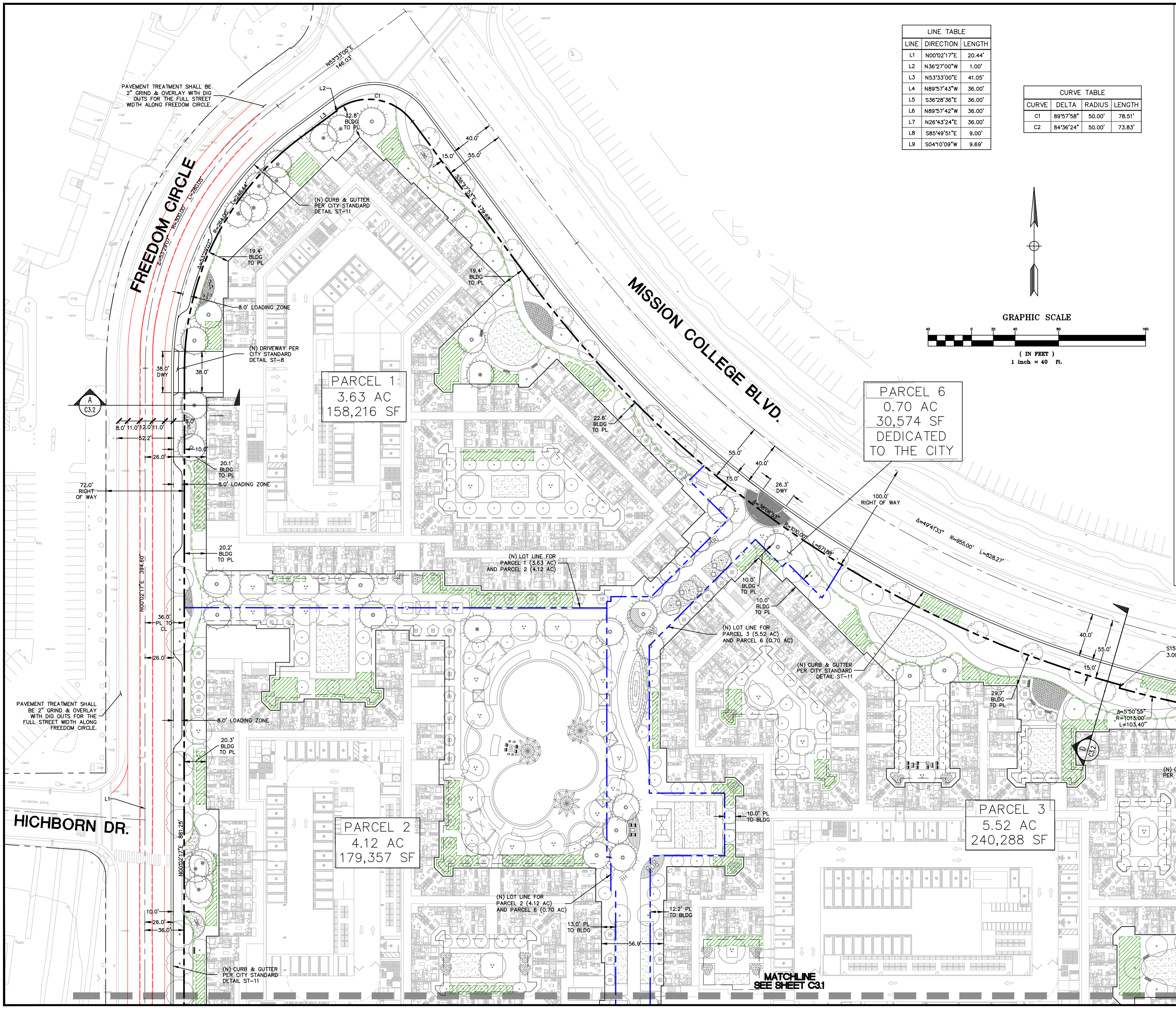
SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

PATRICK CHAN
C 83189
03-31-25
PRELIMINARY

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C2.1


FREEDOM CIRCLE
MISSION COLLEGE BLVD.
HICHBORN DR.
FREEDOM CIRCLE
PAVEMENT TREATMENT SHALL BE 2" GRIND & OVERLAY WITH DIG OUTS FOR THE FULL STREET WIDTH ALONG FREEDOM CIRCLE.
PAVEMENT TREATMENT SHALL BE 2" GRIND & OVERLAY WITH DIG OUTS FOR THE FULL STREET WIDTH ALONG FREEDOM CIRCLE.
N53°33'00"E 146.03'
L1
L2
L3
L8
L9
C1
C2
32.8' BLDG TO PL
40.0'
15.0'
55.0'
S36°27'00"E 179.68'
(N) CURB & GUTTER PER CITY STANDARD DETAIL ST-11
19.4' BLDG TO PL
19.4' BLDG TO PL
8.0' LOADING ZONE
(N) DRIVEWAY PER CITY STANDARD DETAIL ST-8
38.0' DWY
38.0'
A
C3.2
8.0' 11.0' 12.0' 11.0'
52.2'
26.0'
10.0'
20.1' BLDG TO PL
8.0' LOADING ZONE
72.0' RIGHT OF WAY
N00°02'17"E 394.60'
20.2' BLDG TO PL
36.0' PL TO CL
26.0'
8.0' LOADING ZONE
20.3' BLDG TO PL
N00°02'17"E 861.25'
10.0'
26.0'
36.0'
(N) CURB & GUTTER PER CITY STANDARD DETAIL ST-11
PARCEL 1
3.63 AC
158,216 SF
PARCEL 2
4.12 AC
179,357 SF
PARCEL 3
5.52 AC
240,288 SF
PARCEL 6
0.70 AC
30,574 SF
DEDICATED
TO THE CITY
22.6' BLDG TO PL
(N) LOT LINE FOR PARCEL 1 (3.63 AC) AND PARCEL 2 (4.12 AC)
(N) LOT LINE FOR PARCEL 3 (5.52 AC) AND PARCEL 6 (0.70 AC)
(N) LOT LINE FOR PARCEL 2 (4.12 AC) AND PARCEL 6 (0.70 AC)
55.0'
40.0'
15.0'
26.3' DWY
100.0' RIGHT OF WAY
Δ=49°41'33"
R=955.00'
L=828.27'
10.0' BLDG TO PL
10.0' BLDG TO PL
(N) CURB & GUTTER PER CITY STANDARD DETAIL ST-11
40.0'
55.0'
15.0'
S15°24'40"W 3.00'
58.0'
29.7' BLDG TO PL
Δ=5°50'55"
R=1013.00'
L=103.40'
D
C3.2
19.2' BLDG TO PL
(N) CURB & GUTTER PER CITY STANDARD DETAIL ST-11
S04°10'09"W 200.09'
10.0'
36.0'
26.0'
72.0' RIGHT OF WAY
S04°10'09"W 87.09'
10.0' PL TO BLDG
13.0' PL TO BLDG
12.2' PL TO BLDG
56.9'
34.8' BLDG TO PL
R=350.00'
L=237.97'
MATCHLINE SEE SHEET C3.1
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°02'17"E	20.44'
L2	N36°27'00"W	1.00'
L3	N53°33'00"E	41.05'
L4	N89°57'43"W	36.00'
L5	S36°28'36"E	36.00'
L6	N89°57'42"W	36.00'
L7	N26°43'24"E	36.00'
L8	S85°49'51"E	9.00'
L9	S04°10'09"W	9.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	50.00'	78.51'
C2	84°36'24"	50.00'	73.83'

LEGEND

EXISTING PROPERTY LINE	— — —
PROPOSED LOT LINE	— – – —
PROPOSED SWE	- - - - -
VERTICAL CURB	—
VERTICAL CURB & GUTTER	═
DRIVEWAY	⏢
BIORETENTION BASIN	▨
SILVA CELL (OR EQUIVALENT)	░

SITE PLAN GENERAL NOTES

1. ALL NEW DRIVEWAYS ALONG THE PROPERTY WILL COMPLY WITH THE CITY'S DRIVEWAY AND INTERSECTION VISION TRIANGLE REQUIREMENTS. VISUAL OBSTRUCTIONS BETWEEN THREE TO TEN FEET IN HEIGHT WILL NOT BE ALLOWED WITHIN THE DRIVER'S SIGHT TRIANGLE NEAR DRIVEWAYS AND INTERSECTIONS IN ORDER TO ALLOW AN UNOBSTRUCTED VIEW OF ONCOMING TRAFFIC.
2. NEW PUBLIC SIDEWALK SHALL BE A MINIMUM OF 5 FEET WIDE.
3. UNUSED DRIVEWAYS IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK.
4. SEE LANDSCAPE PLANS FOR ON-SITE PATH, AMENITY, AND LANDSCAPE LAYOUT. STREET FRONTAGE SIDEWALK SHOWN HERE IS FOR REFERENCE ONLY.
5. IT IS THE INTENT OF THE NEW SIDEWALK TO PRESERVE AS MANY OF THE EXISTING HEALTHY TREES ALONG THE PROJECT AS FEASIBLE WITH THE NEW SITE PLAN. PLEASE SEE THE LANDSCAPE SHEETS FOR EXACT LOCATION AND LAYOUT OF THE NEW FRONTAGE SIDEWALK.
6. SEE VESTING TENTATIVE MAP SHEET C1.0 FOR ALL NEW EASEMENT INFORMATION.
7. THIS PROJECT TRIGGERS IMPROVEMENTS AT SELECT INTERSECTIONS BASED ON FINDINGS PER THE FREEDOM CIRCLE FOCUS AREA TIA. BASED ON THE RESULTS OF THE REQUESTED TRAFFIC OPERATIONS ANALYSIS, THE APPLICANT MAY NEED TO DESIGN AND CONSTRUCT THE FOLLOWING:
   - LAWRENCE/US 101 SB RAMPS: CONVERT LEFT-TURN LANE TO A SHARED LEFT-TURN/RIGHT-TURN LANE.
   - GREAT AMERICA/PATRICK HENRY: ADD A SECOND NB LEFT-TURN LANE.
   - FREEDOM CIRCLE (WEST)/MISSION COLLEGE: ADD AN EASTBOUND RIGHT-TURN LANE; REMOVE WEST LEG CROSSWALK; RELOCATE BUS STOPS TO THE EAST SIDE OF THE INTERSECTION; RESTRIPE SOUTH LEG (NB) APPROACH WITH 1 LEFT-TURN, 1 LEFT-TURN/THROUGH, 1 RIGHT-TURN LANE; MAKE NORTH LEG AND SOUTH LEG SPLIT PHASE; CONVERT HICHBORN DR. TO 2-WAY FLOW AND ADD A SIGNAL AT GREAT AMERICA PARKWAY.
   - GREAT AMERICA/MISSION COLLEGE: CONVERT HICHBORN DRIVE FROM ONE-WAY TO TWO-WAY FLOW WITH IN AND OUT, SYNCHRONIZE THE NEW SIGNAL WITH THE TRAFFIC SIGNAL AT GREAT AMERICA/MISSION COLLEGE, REDUCE CURB RADIUS AT THE US 101 NB OFF-RAMP RIGHT TURN TO NORTHBOUND GREAT AMERICA TO 50 FEET.
   - FREEDOM CIRCLE (EAST)/MISSION COLLEGE: ADD A NB RIGHT-TURN LANE.
8. SEE ARCHITECTURAL PLANS FOR LOCATIONS VISITOR PARKING LOCATIONS WITHIN THE GARAGES.

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VESTING TENTATIVE MAP
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PRELIMINARY SITE PLAN

SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

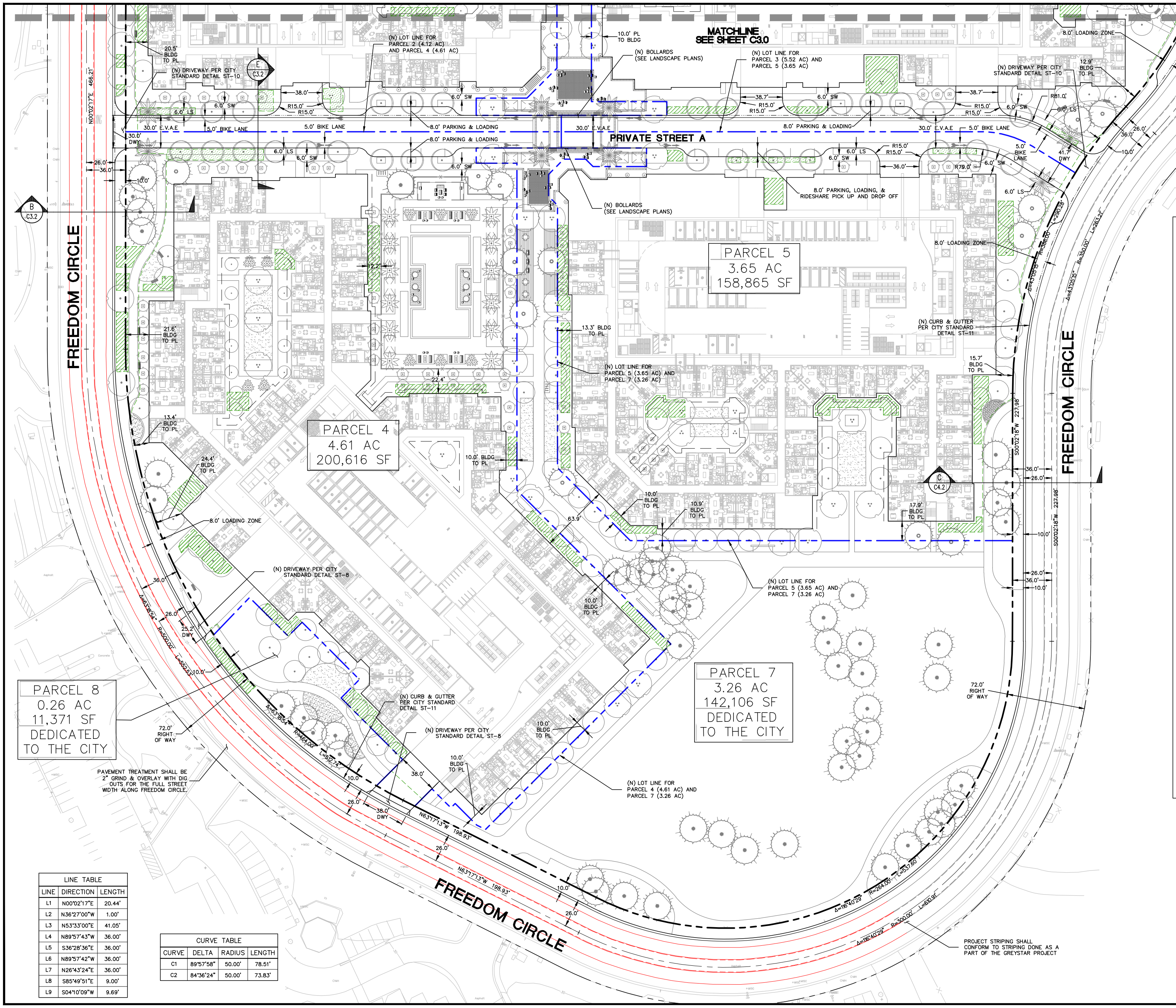
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
PRELIMINARY
03-31-25
CIVIL
STATE OF CALIFORNIA

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C3.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C3_SITE-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


MATCHLINE
SEE SHEET C3.0
PRIVATE STREET A
FREEDOM CIRCLE
FREEDOM CIRCLE
FREEDOM CIRCLE
PARCEL 4
4.61 AC
200,616 SF
PARCEL 5
3.65 AC
158,865 SF
PARCEL 7
3.26 AC
142,106 SF
DEDICATED
TO THE CITY
PARCEL 8
0.26 AC
11,371 SF
DEDICATED
TO THE CITY
(N) LOT LINE FOR PARCEL 2 (4.12 AC) AND PARCEL 4 (4.61 AC)
(N) LOT LINE FOR PARCEL 3 (5.52 AC) AND PARCEL 5 (3.65 AC)
(N) LOT LINE FOR PARCEL 5 (3.65 AC) AND PARCEL 7 (3.26 AC)
(N) LOT LINE FOR PARCEL 4 (4.61 AC) AND PARCEL 7 (3.26 AC)
(N) DRIVEWAY PER CITY STANDARD DETAIL ST-10
(N) DRIVEWAY PER CITY STANDARD DETAIL ST-8
(N) CURB & GUTTER PER CITY STANDARD DETAIL ST-11
(N) BOLLARDS (SEE LANDSCAPE PLANS)
8.0' PARKING & LOADING
8.0' PARKING, LOADING, & RIDESHARE PICK UP AND DROP OFF
8.0' LOADING ZONE
30.0' E.V.A.E
5.0' BIKE LANE
6.0' SW
6.0' LS
30.0' DWY
41.7' DWY
38.0' DWY
25.2' DWY
72.0' RIGHT OF WAY
PAVEMENT TREATMENT SHALL BE 2" GRIND & OVERLAY WITH DIG OUTS FOR THE FULL STREET WIDTH ALONG FREEDOM CIRCLE.
PROJECT STRIPING SHALL CONFORM TO STRIPING DONE AS A PART OF THE GREYSTAR PROJECT
N00°02'17"E 466.21'
S00°02'18"W 227.98'
N63°17'13"W 198.93'
B C3.2
E C3.2
C C4.2

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°02'17"E	20.44'
L2	N36°27'00"W	1.00'
L3	N53°33'00"E	41.05'
L4	N89°57'43"W	36.00'
L5	S36°28'36"E	36.00'
L6	N89°57'42"W	36.00'
L7	N26°43'24"E	36.00'
L8	S85°49'51"E	9.00'
L9	S04°10'09"W	9.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°57'58"	50.00'	78.51'
C2	84°36'24"	50.00'	73.83'

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C3_SITE-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung

LEGEND

EXISTING PROPERTY LINE	— - - —
PROPOSED LOT LINE	— - —
PROPOSED SWE	- - -
VERTICAL CURB	—
VERTICAL CURB & GUTTER	═
DRIVEWAY	⏢
BIORETENTION BASIN	▨
SILVA CELL (OR EQUIVALENT)	▒

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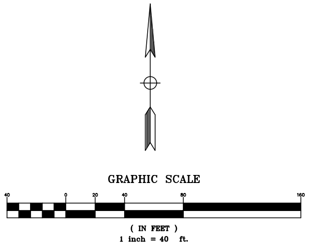
5. IT IS THE INTENT OF THE NEW SIDEWALK TO PRESERVE AS MANY OF THE EXISTING HEALTHY TREES ALONG THE PROJECT AS FEASIBLE WITH THE NEW SITE PLAN. PLEASE SEE THE LANDSCAPE SHEETS FOR EXACT LOCATION AND LAYOUT OF THE NEW FRONTAGE SIDEWALK.
6. SEE VESTING TENTATIVE MAP SHEET C1.0 FOR ALL NEW EASEMENT INFORMATION.
7. THIS PROJECT TRIGGERS IMPROVEMENTS AT SELECT INTERSECTIONS BASED ON FINDINGS PER THE FREEDOM CIRCLE FOCUS AREA TIA. BASED ON THE RESULTS OF THE REQUESTED TRAFFIC OPERATIONS ANALYSIS, THE APPLICANT MAY NEED TO DESIGN AND CONSTRUCT THE FOLLOWING:
   -LAWRENCE/US 101 SB RAMPS: CONVERT LEFT-TURN LANE TO A SHARED LEFT-TURN/RIGHT-TURN LANE.
   -GREAT AMERICA/PATRICK HENRY: ADD A SECOND NB LEFT-TURN LANE.
   -FREEDOM CIRCLE (WEST)/MISSION COLLEGE: ADD AN EASTBOUND RIGHT-TURN LANE; REMOVE WEST LEG CROSSWALK; RELOCATE BUS STOPS TO THE EAST SIDE OF THE INTERSECTION; RESTRIPE SOUTH LEG (NB) APPROACH WITH 1 LEFT-TURN, 1 LEFT-TURN/THROUGH, 1 RIGHT-TURN LANE; MAKE NORTH LEG AND SOUTH LEG SPLIT PHASE; CONVERT HICHBORN DR. TO 2-WAY FLOW AND ADD A SIGNAL AT GREAT AMERICA PARKWAY.
   -GREAT AMERICA/MISSION COLLEGE: CONVERT HICHBORN DRIVE FROM ONE-WAY TO TWO-WAY FLOW WITH IN AND OUT, SYNCHRONIZE THE NEW SIGNAL WITH THE TRAFFIC SIGNAL AT GREAT AMERICA/MISSION COLLEGE, REDUCE CURB RADIUS AT THE US 101 NB OFF-RAMP RIGHT TURN TO NORTHBOUND GREAT AMERICA TO 50 FEET.
   - FREEDOM CIRCLE (EAST)/MISSION COLLEGE: ADD A NB RIGHT-TURN LANE.
8. SEE ARCHITECTURAL PLANS FOR LOCATIONS VISITOR PARKING LOCATIONS WITHIN THE GARAGES.


GRAPHIC SCALE
40
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.

1730 N. FIRST STREET
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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY SITE PLAN

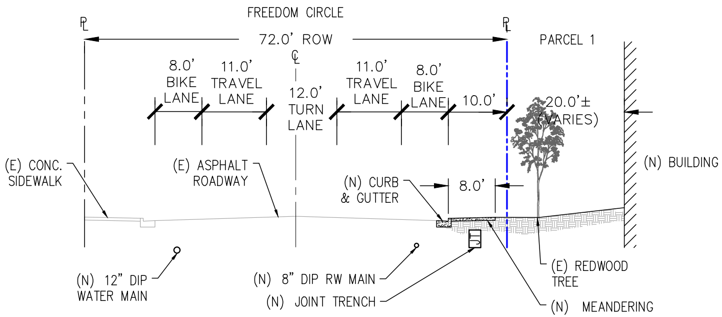
SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
PRELIMINARY
03-31-25
CIVIL

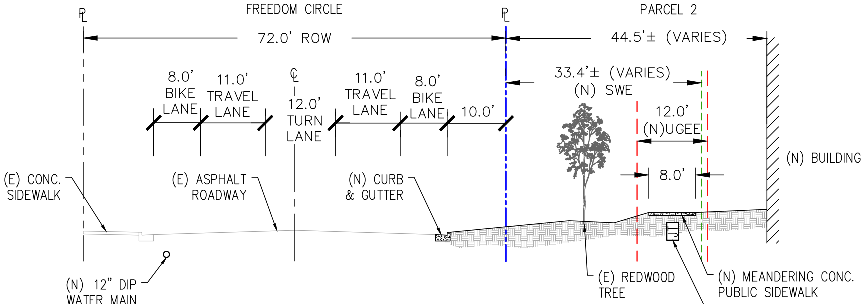
Revisions
No.

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

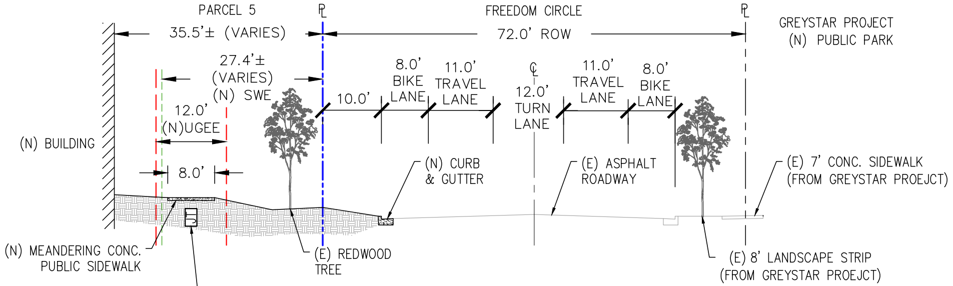
Drawing Number:
C3.1


FREEDOM CIRCLE
PL
72.0' ROW
PL
PARCEL 1
CL
8.0' BIKE LANE
11.0' TRAVEL LANE
12.0' TURN LANE
11.0' TRAVEL LANE
8.0' BIKE LANE
10.0'
20.0'± (VARIES)
(E) CONC. SIDEWALK
(E) ASPHALT ROADWAY
(N) CURB & GUTTER
8.0'
(N) BUILDING
(N) 12" DIP WATER MAIN
(N) 8" DIP RW MAIN
(N) JOINT TRENCH
(E) REDWOOD TREE
(N) MEANDERING CONC. PUBLIC SIDEWALK

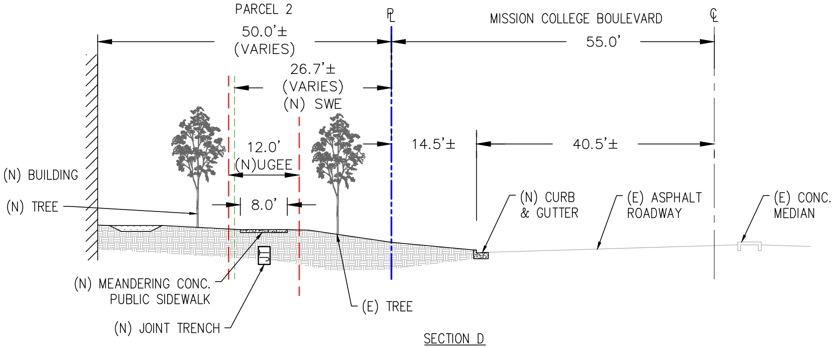
SECTION A
N.T.S.


FREEDOM CIRCLE
PL
72.0' ROW
PL
PARCEL 2
44.5'± (VARIES)
CL
8.0' BIKE LANE
11.0' TRAVEL LANE
12.0' TURN LANE
11.0' TRAVEL LANE
8.0' BIKE LANE
10.0'
33.4'± (VARIES)
(N) SWE
12.0' (N)UGEE
8.0'
(N) BUILDING
(E) CONC. SIDEWALK
(E) ASPHALT ROADWAY
(N) CURB & GUTTER
(N) 12" DIP WATER MAIN
(E) REDWOOD TREE
(N) MEANDERING CONC. PUBLIC SIDEWALK
(N) JOINT TRENCH

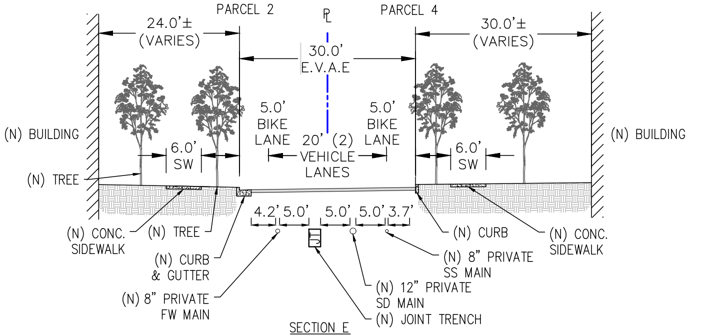
SECTION B
N.T.S.


PARCEL 5
35.5'± (VARIES)
PL
FREEDOM CIRCLE
72.0' ROW
PL
GREYSTAR PROJECT
(N) PUBLIC PARK
27.4'± (VARIES)
(N) SWE
12.0' (N)UGEE
8.0'
10.0'
8.0' BIKE LANE
11.0' TRAVEL LANE
CL
12.0' TURN LANE
11.0' TRAVEL LANE
8.0' BIKE LANE
(N) BUILDING
(N) CURB & GUTTER
(E) ASPHALT ROADWAY
(E) 7' CONC. SIDEWALK (FROM GREYSTAR PROEJCT)
(N) MEANDERING CONC. PUBLIC SIDEWALK
(E) REDWOOD TREE
(N) JOINT TRENCH
(E) 8' LANDSCAPE STRIP (FROM GREYSTAR PROEJCT)

SECTION C
N.T.S.


PARCEL 2
50.0'± (VARIES)
PL
MISSION COLLEGE BOULEVARD
55.0'
CL
26.7'± (VARIES)
(N) SWE
12.0' (N)UGEE
8.0'
14.5'±
40.5'±
(N) BUILDING
(N) TREE
(N) CURB & GUTTER
(E) ASPHALT ROADWAY
(E) CONC. MEDIAN
(N) MEANDERING CONC. PUBLIC SIDEWALK
(N) JOINT TRENCH
(E) TREE

SECTION D
N.T.S.


PARCEL 2
PL
PARCEL 4
24.0'± (VARIES)
30.0' E.V.A.E
30.0'± (VARIES)
5.0' BIKE LANE
20' (2) VEHICLE LANES
5.0' BIKE LANE
6.0' SW
6.0' SW
(N) BUILDING
(N) TREE
(N) BUILDING
4.2' 5.0' 5.0' 5.0' 3.7'
(N) CONC. SIDEWALK
(N) TREE
(N) CURB & GUTTER
(N) 8" PRIVATE FW MAIN
(N) CURB
(N) 8" PRIVATE SS MAIN
(N) 12" PRIVATE SD MAIN
(N) JOINT TRENCH
(N) CONC. SIDEWALK

SECTION E
N.T.S.

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY SITE PLAN SECTIONS

SANTA CLARA COUNTY
CALIFORNIA
SANTA CLARA

PATRICK CHAN
C 83189
03-31-25
PRELIMINARY

No.	Revisions

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Approved: KC
Job No: 20231160

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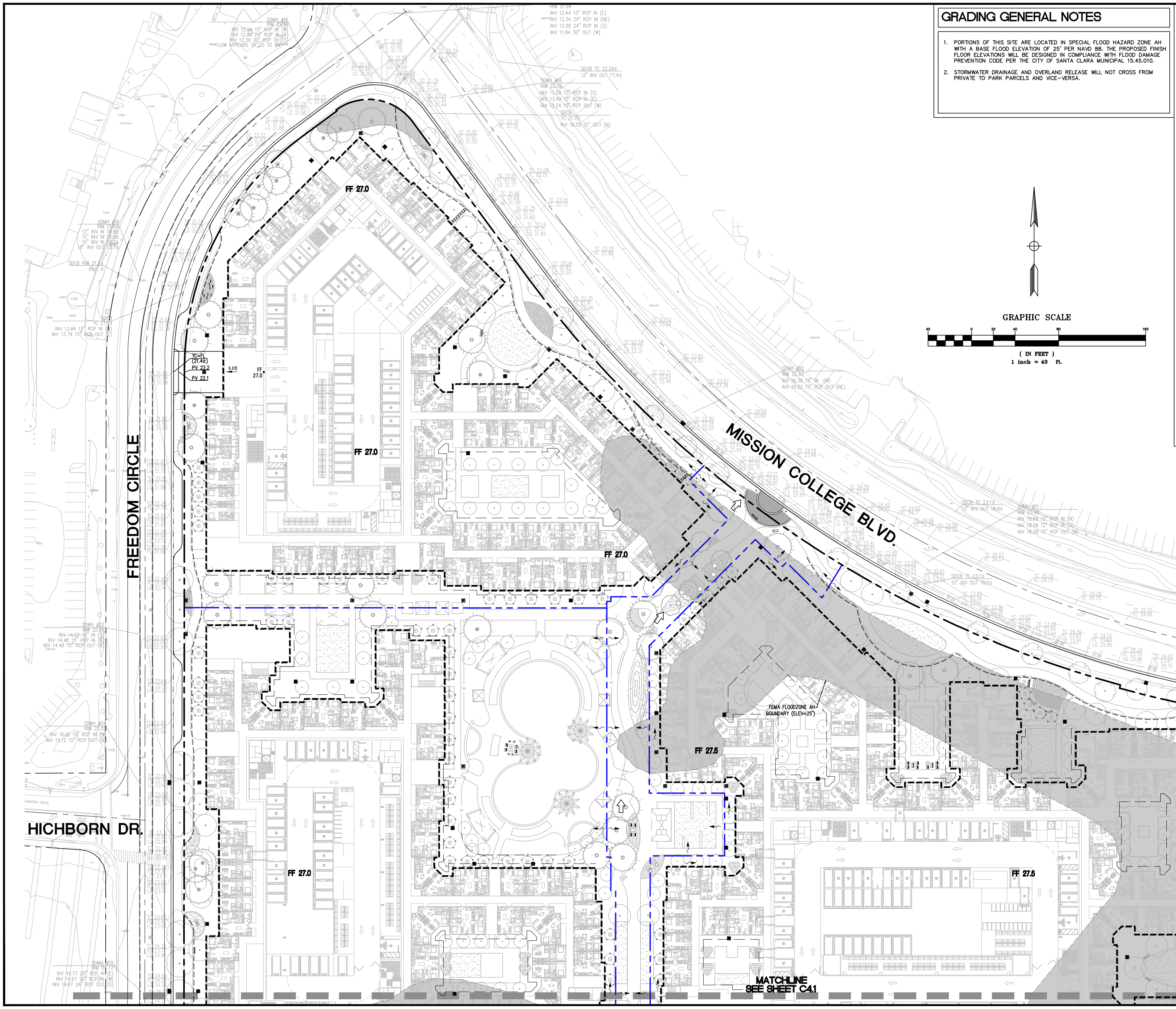
DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C3_SITE-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GRADING GENERAL NOTES

1. PORTIONS OF THIS SITE ARE LOCATED IN SPECIAL FLOOD HAZARD ZONE AH WITH A BASE FLOOD ELEVATION OF 25' PER NAVD 88. THE PROPOSED FINISH FLOOR ELEVATIONS WILL BE DESIGNED IN COMPLIANCE WITH FLOOD DAMAGE PREVENTION CODE PER THE CITY OF SANTA CLARA MUNICIPAL 15.45.010.
2. STORMWATER DRAINAGE AND OVERLAND RELEASE WILL NOT CROSS FROM PRIVATE TO PARK PARCELS AND VICE-VERSA.

LEGEND

EXISTING PROPERTY LINE	— — — —
PROPOSED LOT LINE	— — — —
BIORETENTION BASIN	▭
FLOW-THRU PLANTER	▭
SAW-CUT LINE	- - - - - -
GRADE BREAK LINE	- - - - - -
BUILDING OUTLINE	▬ ▬ ▬ ▬
FINISHED GRADE ELEVATION	36.05 •
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
CURB CUT ELEVATION	CC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	⤳
SLOPE/DIRECTION OF FLOW	8.0% →
OVERLAND RELEASE	⇨
STORM DRAIN MANHOLE	SDMH ⦿
OVERFLOW DRAIN/DROP INLET	OFD ■
STORM DRAIN JUNCTION BOX	SDJB ■
CATCH BASIN	CB ■
AREA DRAIN	AD •
BUBBLER BOX	BB •
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO •
FEMA FLOOD ZONE BOUNDARY	▨

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY GRADING AND DRAINAGE PLAN

SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

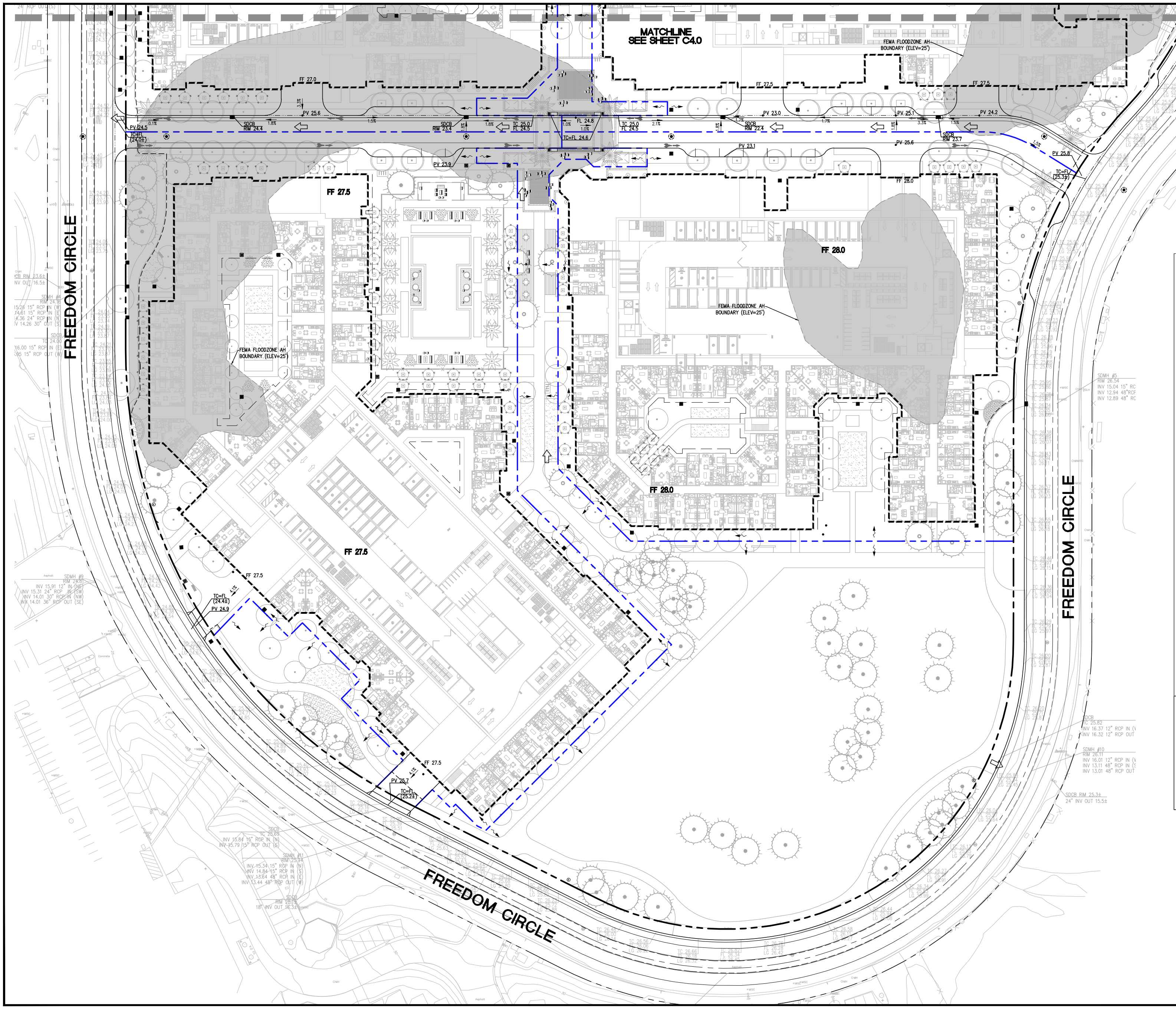
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
03-31-25
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

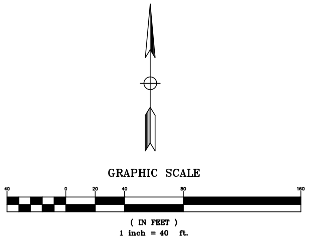
No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C4.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C4_GRADING-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


MATCHLINE
SEE SHEET C4.0
FREEDOM CIRCLE
FREEDOM CIRCLE
FREEDOM CIRCLE
FF 27.0
FF 27.5
FF 27.5
FF 27.5
FF 27.5
FF 27.5
FF 27.5
FF 28.0
FF 28.0
FF 28.0
FEMA FLOODZONE AH BOUNDARY (ELEV=25')
FEMA FLOODZONE AH BOUNDARY (ELEV=25')
FEMA FLOODZONE AH BOUNDARY (ELEV=25')
PV 24.5
TC=FL (24.0±)
PV 25.6
SDCB RIM 24.4
SDCB RIM 23.4
TC 25.0
FL 24.5
FL 24.8
TC=FL 24.6
TC 25.0
FL 24.5
PV 23.0
SDCB RIM 22.4
PV 25.1
SDCB RIM 23.7
PV 24.2
PV 25.8
TC=FL (25.3±)
PV 23.9
PV 23.1
PV 25.6
TC=FL (24.4±)
PV 24.9
PV 25.7
TC=FL (25.2±)
SDCB RIM 24.9±
INV OUT 15.8±
SDCB RIM 25.3±
24" INV OUT 15.5±


GRAPHIC SCALE
40
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING PROPERTY LINE	— — — —
PROPOSED LOT LINE	— — — —
BIORETENTION BASIN	▭
FLOW–THRU PLANTER	▭
SAW–CUT LINE	- - - - -
GRADE BREAK LINE	- - - - -
BUILDING OUTLINE	▬ ▬ ▬ ▬
FINISHED GRADE ELEVATION	36.05 •
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
CURB CUT ELEVATION	CC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	→
SLOPE/DIRECTION OF FLOW	8.0% →
OVERLAND RELEASE	⇨
STORM DRAIN MANHOLE	SDMH ⦿
OVERFLOW DRAIN/DROP INLET	OFD ■
STORM DRAIN JUNCTION BOX	SDJB ■
CATCH BASIN	CB ■
AREA DRAIN	AD •
BUBBLER BOX	BB •
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO •
FEMA FLOOD ZONE BOUNDARY	▨

GRADING GENERAL NOTES

1. PORTIONS OF THIS SITE ARE LOCATED IN SPECIAL FLOOD HAZARD ZONE AH WITH A BASE FLOOD ELEVATION OF 25' PER NAVD 88. THE PROPOSED FINISH FLOOR ELEVATIONS WILL BE DESIGNED IN COMPLIANCE WITH FLOOD DAMAGE PREVENTION CODE PER THE CITY OF SANTA CLARA MUNICIPAL 15.45.010.
2. STORMWATER DRAINAGE AND OVERLAND RELEASE WILL NOT CROSS FROM PRIVATE TO PARK PARCELS AND VICE–VERSA.

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY GRADING AND DRAINAGE PLAN

SANTA CLARA   SANTA CLARA COUNTY   CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
PRELIMINARY
03-31-25
CIVIL
STATE OF CALIFORNIA

No.	Revisions

Date: 03/11/2025
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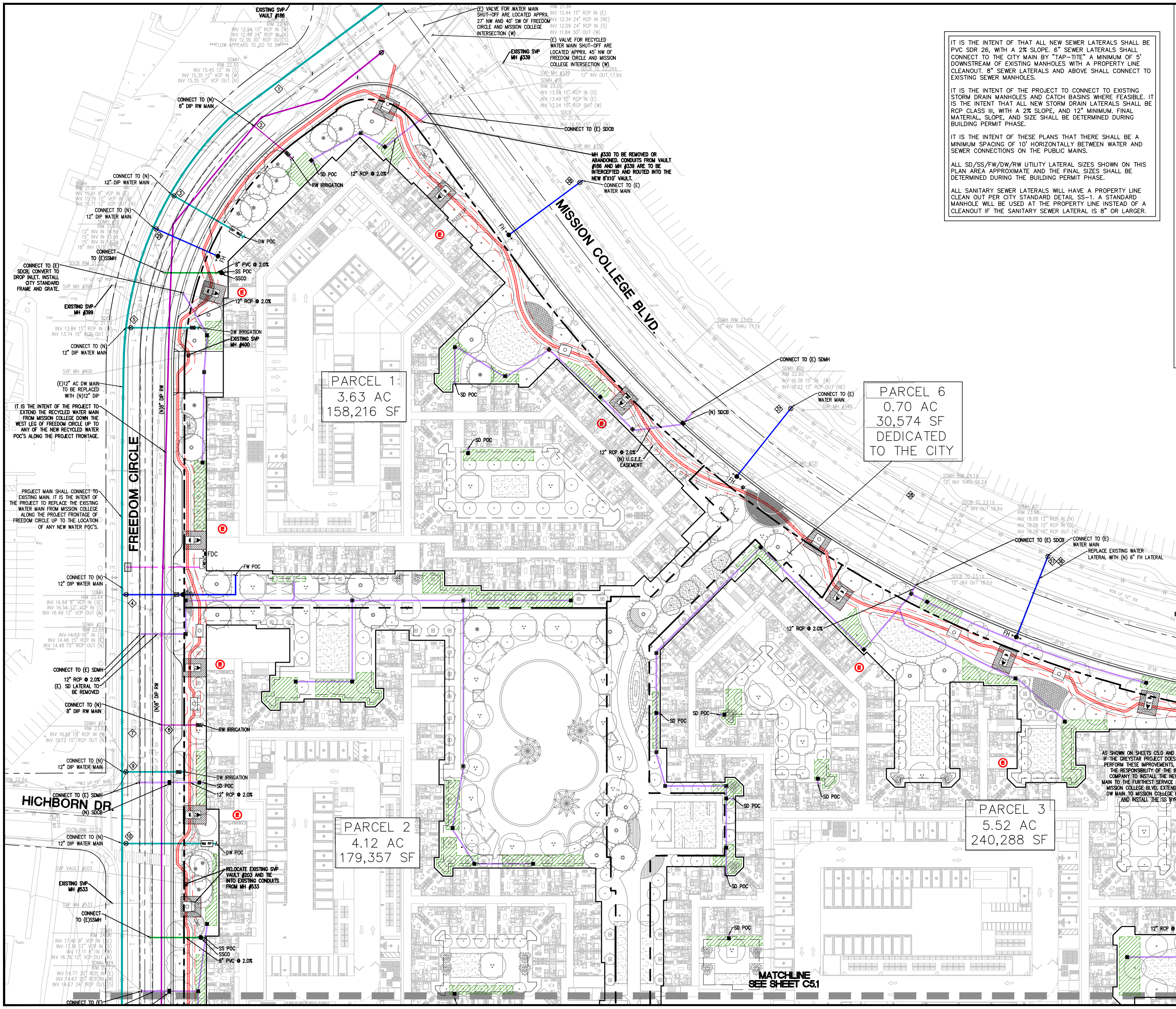
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C4.1

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C4_GRADING-PLAN.dwg
PLOT DATE: 03-12-25   PLOTTED BY: jcheung


MISSION COLLEGE BLVD.
FREEDOM CIRCLE
HICHBORN DR.
PARCEL 1
3.63 AC
158,216 SF
PARCEL 2
4.12 AC
179,357 SF
PARCEL 3
5.52 AC
240,288 SF
PARCEL 6
0.70 AC
30,574 SF
DEDICATED
TO THE CITY
MATCHLINE
SEE SHEET C5.1
IT IS THE INTENT OF THE PROJECT TO EXTEND THE RECYCLED WATER MAIN FROM MISSION COLLEGE DOWN THE WEST LEG OF FREEDOM CIRCLE UP TO ANY OF THE NEW RECYCLED WATER POC'S ALONG THE PROJECT FRONTAGE.
PROJECT MAIN SHALL CONNECT TO EXISTING MAIN. IT IS THE INTENT OF THE PROJECT TO REPLACE THE EXISTING WATER MAIN FROM MISSION COLLEGE ALONG THE PROJECT FRONTAGE OF FREEDOM CIRCLE UP TO THE LOCATION OF ANY NEW WATER POC'S.
AS SHOWN ON SHEETS C5.0 AND C5.1, IF THE GREYSTAR PROJECT DOES NOT PERFORM THESE IMPROVEMENTS, IT IS THE RESPONSIBILITY OF THE IRVINE COMPANY TO INSTALL THE NEW RW MAIN TO THE FURTHEST SERVICE FROM MISSION COLLEGE BLVD. EXTEND THE DW MAIN TO MISSION COLLEGE BLVD. AND INSTALL THE SS BYPASS.
MH #330 TO BE REMOVED OR ABANDONED. CONDUITS FROM VAULT #186 AND MH #339 ARE TO BE INTERCEPTED AND ROUTED INTO THE NEW 8'X10' VAULT.
RELOCATE EXISTING SVP VAULT #203 AND THE INTO EXISTING CONDUITS FROM MH #533
CONNECT TO (N) 12" DIP WATER MAIN
CONNECT TO (E) SDMH
CONNECT TO (E) SDCB
CONNECT TO (E) WATER MAIN
REPLACE EXISTING WATER LATERAL WITH (N) 6" FH LATERAL
(N) U.G.E.E. EASEMENT
12" RCP @ 2.0%
8" PVC @ 2.0%
SD POC
DW POC
FW POC
RW IRRIGATION
DW IRRIGATION
SS POC
SSCO
FDC
FH
PIV
(N)8" DIP RW
EXISTING SVP MH #341
EXISTING SVP VAULT #163
EXISTING SVP VAULT #131
EXISTING SVP MH #533
GRAPHIC SCALE
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.

IT IS THE INTENT OF THAT ALL NEW SEWER LATERALS SHALL BE PVC SDR 26, WITH A 2% SLOPE. 6" SEWER LATERALS SHALL CONNECT TO THE CITY MAIN BY "TAP-TITE" A MINIMUM OF 5' DOWNSTREAM OF EXISTING MANHOLES WITH A PROPERTY LINE CLEANOUT. 8" SEWER LATERALS AND ABOVE SHALL CONNECT TO EXISTING SEWER MANHOLES.

IT IS THE INTENT OF THE PROJECT TO CONNECT TO EXISTING STORM DRAIN MANHOLES AND CATCH BASINS WHERE FEASIBLE. IT IS THE INTENT THAT ALL NEW STORM DRAIN LATERALS SHALL BE RCP CLASS III, WITH A 2% SLOPE, AND 12" MINIMUM. FINAL MATERIAL, SLOPE, AND SIZE SHALL BE DETERMINED DURING BUILDING PERMIT PHASE.

IT IS THE INTENT OF THESE PLANS THAT THERE SHALL BE A MINIMUM SPACING OF 10' HORIZONTALLY BETWEEN WATER AND SEWER CONNECTIONS ON THE PUBLIC MAINS.

ALL SD/SS/FW/DW/RW UTILITY LATERAL SIZES SHOWN ON THIS PLAN AREA APPROXIMATE AND THE FINAL SIZES SHALL BE DETERMINED DURING THE BUILDING PERMIT PHASE.

ALL SANITARY SEWER LATERALS WILL HAVE A PROPERTY LINE CLEAN OUT PER CITY STANDARD DETAIL SS-1. A STANDARD MANHOLE WILL BE USED AT THE PROPERTY LINE INSTEAD OF A CLEANOUT IF THE SANITARY SEWER LATERAL IS 8" OR LARGER.

LEGEND

PROPERTY LINE	▬ ▬ ▬
PROPOSED EASEMENT LINE	— — —
BIORETENTION BASIN	▨
STORM DRAIN (TREATED)	→
SANITARY SEWER	—
DOMESTIC WATER	—
RECYCLED WATER	—
NATURAL GAS	— G —
IRRIGATION	—
FIRE WATER	—
JOINT TRENCH	▨
WATER VALVE	WV ⊗
FIRE HYDRANT	FH ●
WATER METER	WM
BACKFLOW PREVENTER	BFP
REDUCED PRESSURE DETECTOR AND WATER METER ASSEMBLY	RP WM
SANITARY SEWER MANHOLE	SSMH ⦿
STORM DRAIN MANHOLE	SDMH ⦿
POST INDICATOR VALVE	PIV
FIRE DEPARTMENT CONNECTION	FDC
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO ●
GAS METER	GM
9X12 SVP SWITCH VAULT	▣
9X11 SVP MANHOLE	▢
TRANSFORMER PAD	▣
ELECTRICAL ROOM	Ⓔ

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY UTILITY PLAN

SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
03-31-25
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

No.	Revisions

Date: 03/11/2025
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Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

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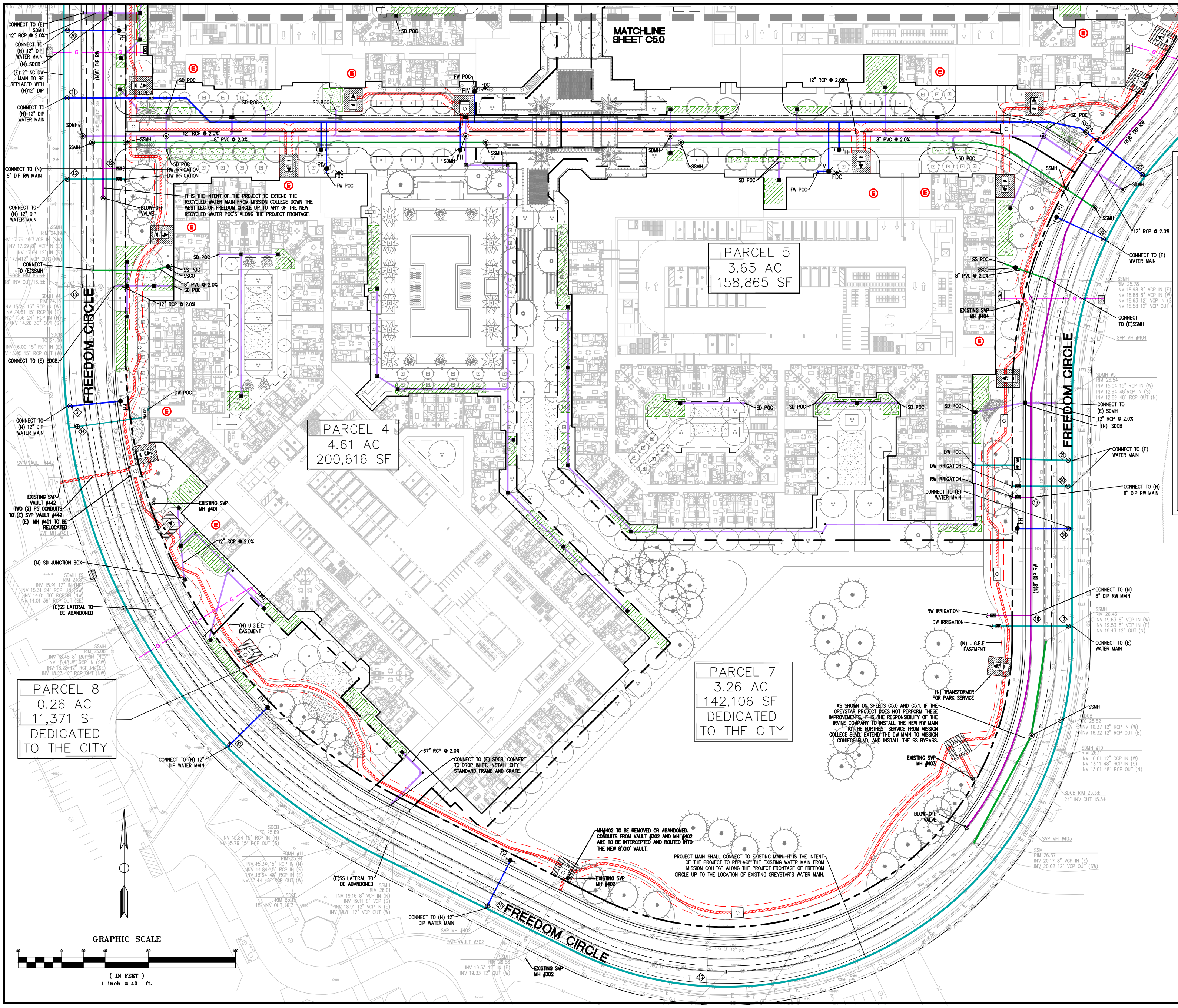
DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C5_UTILITY-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


MATCHLINE SHEET C5.0
PARCEL 5
3.65 AC
158,865 SF
PARCEL 4
4.61 AC
200,616 SF
PARCEL 7
3.26 AC
142,106 SF
DEDICATED TO THE CITY
PARCEL 8
0.26 AC
11,371 SF
DEDICATED TO THE CITY
FREEDOM CIRCLE
FREEDOM CIRCLE
FREEDOM CIRCLE
IT IS THE INTENT OF THE PROJECT TO EXTEND THE RECYCLED WATER MAIN FROM MISSION COLLEGE DOWN THE WEST LEG OF FREEDOM CIRCLE UP TO ANY OF THE NEW RECYCLED WATER POC'S ALONG THE PROJECT FRONTAGE.
AS SHOWN ON SHEETS C5.0 AND C5.1, IF THE GREYSTAR PROJECT DOES NOT PERFORM THESE IMPROVEMENTS, IT IS THE RESPONSIBILITY OF THE IRVINE COMPANY TO INSTALL THE NEW RW MAIN TO THE FURTHEST SERVICE FROM MISSION COLLEGE BLVD, EXTEND THE DW MAIN TO MISSION COLLEGE BLVD, AND INSTALL THE SS BYPASS.
MH#402 TO BE REMOVED OR ABANDONED. CONDUITS FROM VAULT #302 AND MH #402 ARE TO BE INTERCEPTED AND ROUTED INTO THE NEW 8'X10' VAULT.
PROJECT MAIN SHALL CONNECT TO EXISTING MAIN. IT IS THE INTENT OF THE PROJECT TO REPLACE THE EXISTING WATER MAIN FROM MISSION COLLEGE ALONG THE PROJECT FRONTAGE OF FREEDOM CIRCLE UP TO THE LOCATION OF EXISTING GREYSTAR'S WATER MAIN.
CONNECT TO (E) SDCB, CONVERT TO DROP INLET. INSTALL CITY STANDARD FRAME AND GRATE.
CONNECT TO (E) SDMH
CONNECT TO (N) 12" DIP WATER MAIN
(E)12" AC DW MAIN TO BE REPLACED WITH (N)12" DIP
CONNECT TO (N) 8" DIP RW MAIN
CONNECT TO (E) WATER MAIN
CONNECT TO (E)SSMH
CONNECT TO (E) SDCB
EXISTING SVP VAULT #442
TWO (2) P5 CONDUITS TO (E) SVP VAULT #442
(E) MH #401 TO BE RELOCATED
EXISTING SVP MH #401
EXISTING SVP MH #402
EXISTING SVP MH #403
EXISTING SVP MH #404
EXISTING SVP MH #302
(N) SD JUNCTION BOX
(E)SS LATERAL TO BE ABANDONED
(N) U.G.E.E. EASEMENT
(N) TRANSFORMER FOR PARK SERVICE
BLOW-OFF VALVE
RW IRRIGATION
DW IRRIGATION
12" RCP @ 2.0%
8" PVC @ 2.0%
67" RCP @ 2.0%
SD POC
SS POC
DW POC
FW POC
PIV
FDC
FH
SSMH
SDMH
SSCO
(N)8" DIP RW
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND

PROPERTY LINE	— - - —
PROPOSED EASEMENT LINE	- - - -
BIORETENTION BASIN	▨
STORM DRAIN (TREATED)	—→—
SANITARY SEWER	—
DOMESTIC WATER	—
RECYCLED WATER	—
NATURAL GAS	— G —
IRRIGATION	—
FIRE WATER	—
JOINT TRENCH	▨
WATER VALVE	WV ⊗
FIRE HYDRANT	FH ●
WATER METER	WM
BACKFLOW PREVENTER	BFP
REDUCED PRESSURE DETECTOR AND WATER METER ASSEMBLY	RP WM
SANITARY SEWER MANHOLE	SSMH ⦿
STORM DRAIN MANHOLE	SDMH ⦿
POST INDICATOR VALVE	PIV ●
FIRE DEPARTMENT CONNECTION	FDC ●
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO ●
GAS METER	GM
9X12 SVP SWITCH VAULT	▨
9X11 SVP MANHOLE	⊡
TRANSFORMER PAD	▨
ELECTRICAL ROOM	Ⓔ

IT IS THE INTENT OF THAT ALL NEW SEWER LATERALS SHALL BE PVC SDR 26, WITH A 2% SLOPE. 6" SEWER LATERALS SHALL CONNECT TO THE CITY MAIN BY "TAP-TITE" A MINIMUM OF 5' DOWNSTREAM OF EXISTING MANHOLES WITH A PROPERTY LINE CLEANOUT. 8" SEWER LATERALS AND ABOVE SHALL CONNECT TO EXISTING SEWER MANHOLES.

IT IS THE INTENT OF THE PROJECT TO CONNECT TO EXISTING STORM DRAIN MANHOLES AND CATCH BASINS WHERE FEASIBLE. IT IS THE INTENT THAT ALL NEW STORM DRAIN LATERALS SHALL BE RCP CLASS III, WITH A 2% SLOPE, AND 12" MINIMUM. FINAL MATERIAL, SLOPE, AND SIZE SHALL BE DETERMINED DURING BUILDING PERMIT PHASE.

IT IS THE INTENT OF THESE PLANS THAT THERE SHALL BE A MINIMUM SPACING OF 10' HORIZONTALLY BETWEEN WATER AND SEWER CONNECTIONS ON THE PUBLIC MAINS.

ALL SD/SS/FW/DW/RW UTILITY LATERAL SIZES SHOWN ON THIS PLAN AREA APPROXIMATE AND THE FINAL SIZES SHALL BE DETERMINED DURING THE BUILDING PERMIT PHASE.

ALL SANITARY SEWER LATERALS WILL HAVE A PROPERTY LINE CLEAN OUT PER CITY STANDARD DETAIL SS-1. A STANDARD MANHOLE WILL BE USED AT THE PROPERTY LINE INSTEAD OF A CLEANOUT IF THE SANITARY SEWER LATERAL IS 8" OR LARGER.

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY UTILITY PLAN

SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

PATRICK CHAN
C 83189
PRELIMINARY
03-31-25
CIVIL

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
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DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C5_UTILITY-PLAN.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung

UTILITY NOTES

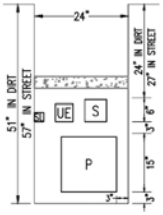
1. UTILITIES THAT ARE PROPOSED TO BE INSTALLED ON THE 3905 FREEDOM CIRCLE PROJECT ARE SHOWN AS EXISTING CONDITIONS ON THESE PLANS.
2. THE JOINT TRENCH LAYOUT SHOWN IS SCHEMATIC AND SHOWN FOR REFERENCE ONLY. IT IS THE INTENT FOR THE NEW SVP JT LINE TO GENERALLY RUN UNDERNEATH THE NEW SIDEWALK AND MAINTAIN THE MINIMUM SVP REQUIRED CLEARANCES FROM EXISTING AND PROPOSED TREES AND UTILITIES.

MINIMUM UTILITY CLEARANCE REQUIREMENTS PER CITY OF SANTA CLARA:

1. A MINIMUM 12" OF VERTICAL CLEARANCE AT WATER CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS AND ELECTRIC UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSED OR EXISTING DRIVEWAY.
2. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, A MINIMUM OF 10' FROM EXISTING AND PROPOSED TREES IS REQUIRED. IF TREE ROOT BARRIERS ARE INSTALLED, CLEARANCE FROM TREES REDUCES TO 5'
3. FOR ELECTRICAL EQUIPMENT:
   a. TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED IN FRONT OF EQUIPMENT ACCESS DOORS. (UG1000 SHEET 11)
   b. FIVE (5) FOOT MINIMUM CLEARANCE FROM PAD IS REQUIRED ON SIDES WITHOUT EQUIPMENT ACCESS DOORS. (UG1000 SHEET 11)
   c. EIGHTEEN (18) FOOT MINIMUM WIDTH, SHALL BE PROVIDED AND MAINTAINED ON ONE SIDE OF THE EQUIPMENT PAD TO ALLOW AN ELECTRIC DEPT. LINE TRUCK TO DRIVE UP NEXT TO THE PAD FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT. (UG1000 SHEET 11).
   d. BARRIER PIPES ARE REQUIRED ONLY ON SIDES ACCESSIBLE TO VEHICLES. (UG1000 SHEET 12).
   e. THIRTY (30) INCHES FROM SIDE OF EQUIPMENT SIDES.
   f. FORTY EIGHT (48) INCHES IN FRONT OF ACCESS DOORS.
   BARRIER PIPES IN FRONT OF ACCESS DOORS SHALL BE REMOVABLE.
4. FOR ELECTRICAL CONDUITS:
   a. FIVE (5) FOOT MINIMUM LONGITUDINAL CLEARANCE BETWEEN NEW CONDUITS OR PIPING SYSTEMS (OPEN TRENCH INSTALLATION) AND ANY EXISTING OR PROPOSED SVP CONDUIT SYSTEM. THIS IS FOR LONGITUDINAL. (UG1250 SHEET 5)
   b. TWELVE (12) INCH MINIMUM VERTICAL CLEARANCE BETWEEN NEW CONDUIT/PIPES INSTALLED PERPENDICULAR TO EXISTING SVP CONDUITS FOR OPEN TRENCH INSTALLATIONS. (UG1000 SHEET 36, UG1250 SHEET 6)
   c. THREE (3) FOOT SIX (6) INCHES CLEARANCE IS REQUIRED FROM POLES FOR OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT. (UG1250 SHEET 7)
   d. THREE (3) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN SIGN POSTS, BARRIER PIPES OR BOLLARDS, FENCE POSTS, AND OTHER SIMILAR STRUCTURES. (UG1250 SHEET 10).
   e. FIVE (5) FOOT MINIMUM FROM NEW SPLICE BOXES, PULL BOXES, MANHOLES, VAULTS, OR SIMILAR SUBSURFACE FACILITIES. (UG1000 SHEET 8)
   f. FIVE (5) FOOT MINIMUM CLEARANCE FROM WALLS, FOOTINGS, RETAINING WALL, LANDSCAPE PLANTER, TREE ROOT BARRIER OR OTHER SUBSURFACE WALL OR STRUCTURE. (UG1250 SHEET 9).
   g. FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN FIRE HYDRANT THRUST BLOCK. THE THRUST BLOCK EXTENDS 5' FOOT ON EITHER SIDE OF THE FIRE HYDRANT IN LINE WITH THE RADIAL WATER PIPE CONNECTED TO THE HYDRANT.
5. FOR ELECTRICAL VAULTS/MANHOLES:
   a. TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT VAULTS OR MANHOLES.
   b. FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT CONDUITS.
   c. MINIMUM 36" FROM FACE OF CURB, OR BOLLARDS REQUIRED.
6. FOR NEW 12" DIP DOMESTIC WATER MAIN: ALL EXISTING LATERAL CONNECTIONS DESIGNATED TO REMAIN SHALL BE RECONNECTED TO THE NEW DOMESTIC WATER MAIN.
7. ALL ON-SITE STORM DRAIN INLETS SHALL HAVE TRASH CAPTURE DEVICES INSTALLED.
8. SVP WILL EXPLORE/WORK WITH DEVELOPER IN IDENTIFYING ALTERNATIVE SOLUTIONS TO RELOCATE THE SINGLE 12KV PHASE OVERTOP OF THE PROPOSED ROADWAY. ALL COSTS INCURRED TO RELOCATE LINES ARE ACTUAL COSTS INCURRED BY THE PROJECT.

WATER SERVICE UTILITY TABLE

NO.	(E) OR (N)	UTILITY	SIZE	MATERIAL	DISPOSITION
1	(E)	DOMESTIC IRR.	2" (TBD)	COPPER TYPE "K"	TO BE ABANDONED
2	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
3	(N)	DOMESTIC WATER	8" (TBD)	DIP	INSTALL NEW
4	(N)	FIRE WATER	8" (TBD)	DIP	INSTALL NEW
5	(N)	DOMESTIC IRR.	2" (TBD)	DIP	INSTALL NEW
6	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
7	(E)	FIRE WATER	6"	DIP	TO BE ABANDONED
8	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
9	(N)	DOMESTIC IRR.	2" (TBD)	DIP	INSTALL NEW
10	(N)	DOMESTIC WATER	8" (TBD)	DIP	INSTALL NEW
11	(N)	FIRE WATER	8" (TBD)	DIP	INSTALL NEW
12	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
13	(N)	DOMESTIC IRR.	2" (TBD)	DIP	INSTALL NEW
14	(N)	DOMESTIC WATER	8" (TBD)	DIP	INSTALL NEW
15	(E)	DOMESTIC WATER	8" (TBD)	DIP	TO BE ABANDONED
16	(E)	DOMESTIC WATER	8" (TBD)	DIP	TO BE ABANDONED
17	(N)	DOMESTIC IRR.	2" (TBD)	DIP	INSTALL NEW
18	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
19	(N)	RECYCLED WATER IRR.	2" (TBD)	COPPER TYPE "K"	INSTALL NEW
20	(N)	DOMESTIC IRR.	8" (TBD)	DIP	INSTALL NEW
21	(E)	DOMESTIC WATER	8" (TBD)	DIP	TO REMAIN
22	(N)	FIRE WATER	8" (TBD)	DIP	INSTALL NEW
23	(E)	DOMESTIC WATER	2" (TBD)	COPPER TYPE "K"	TO REMAIN
24	(N)	FIRE WATER	8" (TBD)	DIP	INSTALL NEW
25	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
26	(N)	DOMESTIC IRR.	2" (TBD)	DIP	INSTALL NEW
27	(E)	DOMESTIC WATER	2" (TBD)	COPPER TYPE "K"	TO BE ABANDONED
28	(E)	FIRE HYDRANT	8" (TBD)	DIP	TO BE ABANDONED
29	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
30	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
31	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
32	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
33	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
34	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
35	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
36	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
37	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW
38	(N)	FIRE HYDRANT	8" (TBD)	DIP	INSTALL NEW



TYPICAL JOINT TRENCH SECTION
NOT TO SCALE

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY UTILITY NOTES

SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

PATRICK CHAN
C 83189
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No.	Revisions

Date: 03/11/2025
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Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
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DRAWING NAME: \\Bkf-sj\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C5_UTILITY-PLAN.dwg
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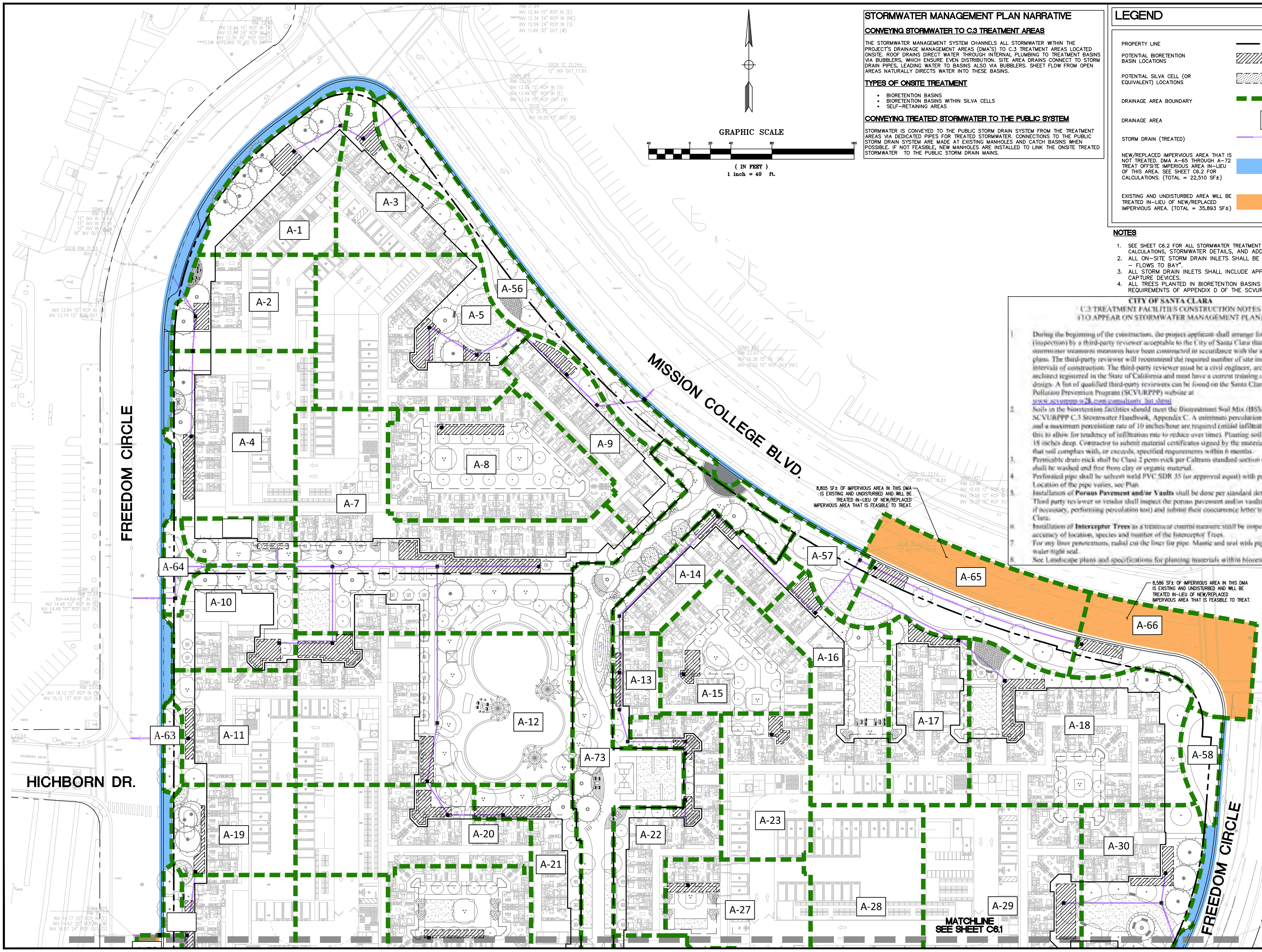

8,805 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.

8,586 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.

STORMWATER MANAGEMENT PLAN NARRATIVE

CONVEYING STORMWATER TO C.3 TREATMENT AREAS

THE STORMWATER MANAGEMENT SYSTEM CHANNELS ALL STORMWATER WITHIN THE PROJECT'S DRAINAGE MANAGEMENT AREAS (DMA'S) TO C.3 TREATMENT AREAS LOCATED ONSITE. ROOF DRAINS DIRECT WATER THROUGH INTERNAL PLUMBING TO TREATMENT BASINS VIA BUBBLERS, WHICH ENSURE EVEN DISTRIBUTION. SITE AREA DRAINS CONNECT TO STORM DRAIN PIPES, LEADING WATER TO BASINS ALSO VIA BUBBLERS. SHEET FLOW FROM OPEN AREAS NATURALLY DIRECTS WATER INTO THESE BASINS.

TYPES OF ONSITE TREATMENT

- BIORETENTION BASINS
- BIORETENTION BASINS WITHIN SILVA CELLS
- SELF-RETAINING AREAS

CONVEYING TREATED STORMWATER TO THE PUBLIC SYSTEM

STORMWATER IS CONVEYED TO THE PUBLIC STORM DRAIN SYSTEM FROM THE TREATMENT AREAS VIA DEDICATED PIPES FOR TREATED STORMWATER. CONNECTIONS TO THE PUBLIC STORM DRAIN SYSTEM ARE MADE AT EXISTING MANHOLES AND CATCH BASINS WHEN POSSIBLE. IF NOT FEASIBLE, NEW MANHOLES ARE INSTALLED TO LINK THE ONSITE TREATED STORMWATER TO THE PUBLIC STORM DRAIN MAINS.

LEGEND

PROPERTY LINE	— — — —
POTENTIAL BIORETENTION BASIN LOCATIONS	▨
POTENTIAL SILVA CELL (OR EQUIVALENT) LOCATIONS	░
DRAINAGE AREA BOUNDARY	🟩 🟩 🟩
DRAINAGE AREA	A-15
STORM DRAIN (TREATED)	→
NEW/REPLACED IMPERVIOUS AREA THAT IS NOT TREATED. DMA A-65 THROUGH A-72 TREAT OFFSITE IMPERIOUS AREA IN-LIEU OF THIS AREA. SEE SHEET C6.2 FOR CALCULATIONS. (TOTAL = 22,510 SF±)	🟦
EXISTING AND UNDISTURBED AREA WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA. (TOTAL = 35,893 SF±)	🟧

NOTES

1. SEE SHEET C6.2 FOR ALL STORMWATER TREATMENT CONTROL MEASURE CALCULATIONS, STORMWATER DETAILS, AND ADDITIONAL NOTES.
2. ALL ON-SITE STORM DRAIN INLETS SHALL BE MARKED "NO DUMPING – FLOWS TO BAY".
3. ALL STORM DRAIN INLETS SHALL INCLUDE APPROVED TRASH CAPTURE DEVICES.
4. ALL TREES PLANTED IN BIORETENTION BASINS SHALL MEET THE REQUIREMENTS OF APPENDIX D OF THE SCVURPPP HANDBOOK.

CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

1. During the beginning of the construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara that the installed stormwater treatment measures have been constructed in accordance with the approved Building plans. The third-party reviewer will recommend the required number of site inspections at different intervals of construction. The third-party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be found on the Santa Clara Valley Urban Runoff Pollution Prevention Programs (SCVURPPP) website at www.scvurppp-w2k.com/consultants_list.shtml
2. Soils in the bioretention facilities should meet the Biotreatment Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements within 6 months.
3. Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
4. Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
5. Installation of **Porous Pavement and/or Vaults** shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
6. Installation of **Interceptor Trees** as a treatment control measure shall be inspected to verify the accuracy of location, species and number of the Interceptor Trees.
7. For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
8. See Landscape plans and specifications for planting materials within bioretention facilities.

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VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY STORMWATER CONTROL PLAN

SANTA CLARA
SANTA CLARA COUNTY
CALIFORNIA

PATRICK CHAN
C 83189
03-31-25
PRELIMINARY

No.	Revisions

Date: 03/11/2025
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Drawn: KH
Approved: KC
Job No: 20231160

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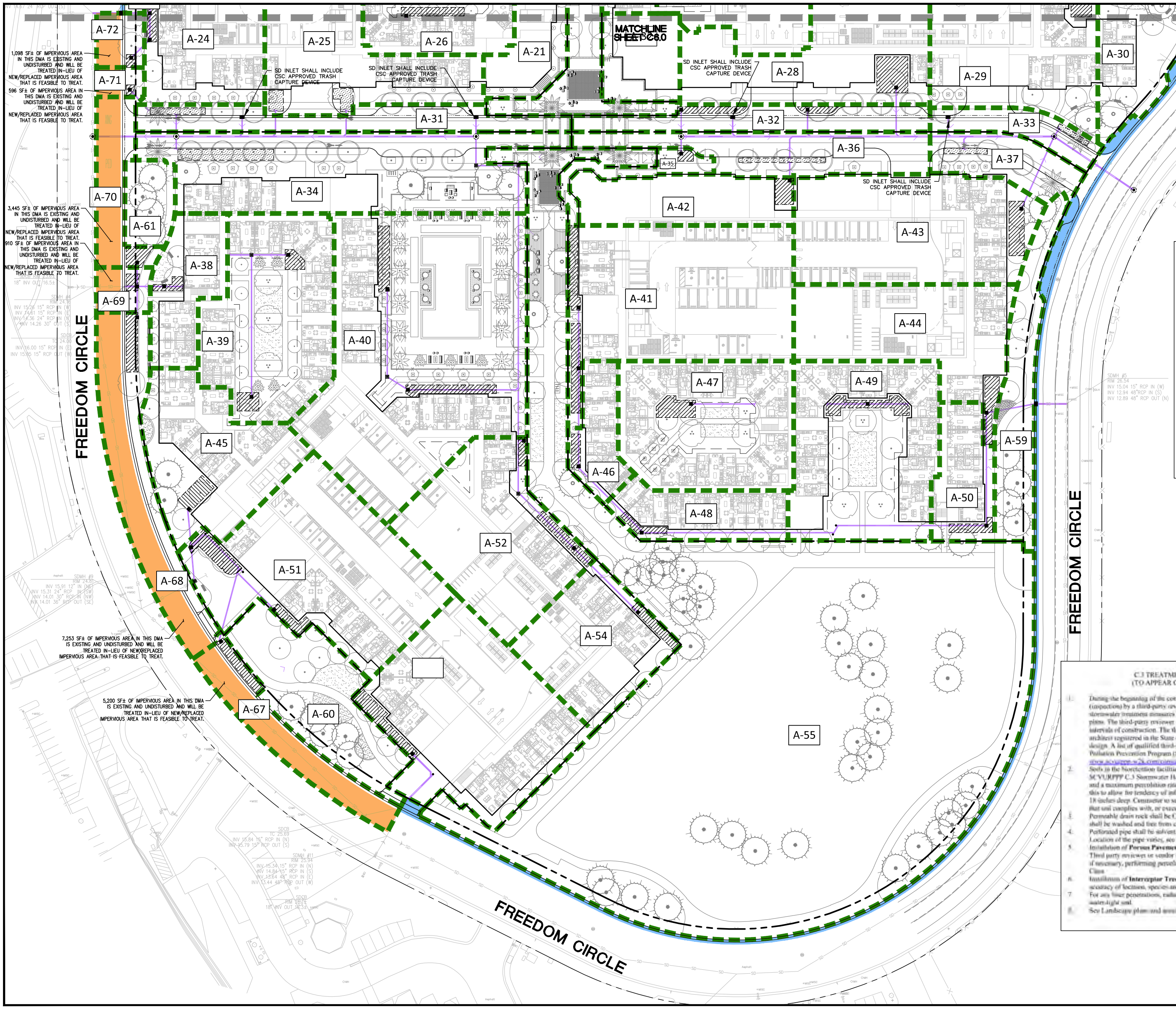
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MATCHLINE SHEET C6.0
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1,098 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.
596 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.
3,445 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.
910 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.
7,253 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.
5,200 SF± OF IMPERVIOUS AREA IN THIS DMA IS EXISTING AND UNDISTURBED AND WILL BE TREATED IN-LIEU OF NEW/REPLACED IMPERVIOUS AREA THAT IS FEASIBLE TO TREAT.

LEGEND

PROPERTY LINE	— — — —
POTENTIAL BIORETENTION BASIN LOCATIONS	▨
POTENTIAL SILVA CELL (OR EQUIVALENT) LOCATIONS	▒
DRAINAGE AREA BOUNDARY	🟩 🟩 🟩
DRAINAGE AREA	A-15
STORM DRAIN (TREATED)	→
NEW/REPLACED IMPERVIOUS AREA THAT IS NOT TREATED. DMA A-65 THROUGH A-72 TREAT OFFSITE IMPERIOUS AREA IN-LIEU OF THIS AREA. SEE SHEET C6.2 FOR CALCULATIONS. (TOTAL = 22,510 SF±)	🟦
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NOTES

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CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

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3. Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
4. Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
5. Installation of **Porous Pavement and/or Vaults** shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
6. Installation of **Interceptor Trees** as a treatment control measure shall be inspected to verify the accuracy of locations, species and number of the Interceptor Trees.
7. For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure watertight seal.
8. See Landscape plans and specifications for planting materials within bioretention facilities.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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VESTING TENTATIVE MAP
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PRELIMINARY STORMWATER CONTROL PLAN

SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

PATRICK CHAN
C 83189
03-31-25
PRELIMINARY

No.	Revisions

Date: 03/11/2025
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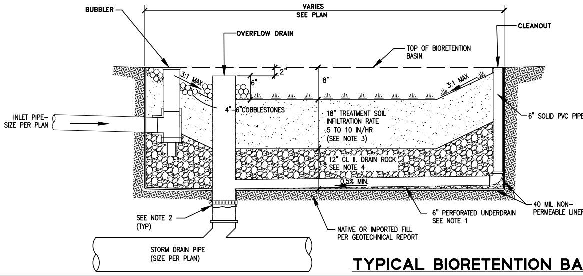
PLOT DATE: 03-12-25 PLOTTED BY: jcheung

TREATMENT CONTROL MEASURE - SUMMARY TABLE

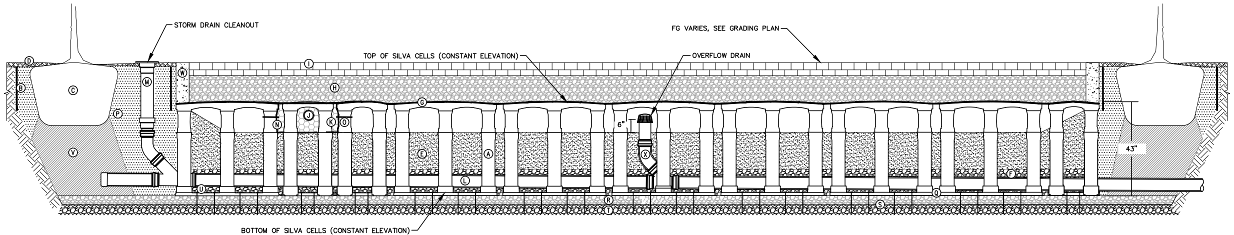
DMA #	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	TREATMENT REQUIRED (SF)	TREATMENT TYPE	TREATMENT MEASURE	TREATMENT PROVIDED
1	14,587	4,376	10,211	10,649	4%	426	BIO-RETENTION	BB-1	483
2	12,223	3,667	8,556	8,923	4%	357	BIO-RETENTION	BB-2	370
3	12,008	3,602	8,406	8,766	4%	351	BIO-RETENTION	BB-3	435
4	20,731	6,219	14,512	15,134	4%	605	BIO-RETENTION	BB-4	625
5	27,083	8,125	18,958	19,771	4%	791	BIO-RETENTION	BB-5	976
6	4,800	1,440	3,360	3,504	4%	140	SILVA CELL	BB-6	590
7	41,923	10,422	31,501	32,543	4%	1,302	BIO-RETENTION	BB-7	1,703
8	21,489	6,447	15,042	15,687	4%	627	BIO-RETENTION	BB-8	646
9	11,715	3,515	8,201	8,552	4%	342	BIO-RETENTION	BB-9	508
10	11,459	3,438	8,021	8,365	4%	335	BIO-RETENTION	BB-10	597
11	12,668	3,800	8,868	9,248	4%	370	BIO-RETENTION	BB-11	380
12	39,559	11,868	27,691	28,878	4%	1,155	BIO-RETENTION	BB-12	1,667
13	4,298	1,289	3,009	3,138	4%	126	BIO-RETENTION	BB-13	256
14	10,676	3,203	7,473	7,793	4%	312	BIO-RETENTION	BB-14	408
15	14,726	4,418	10,308	10,750	4%	430	BIO-RETENTION	BB-15	462
16	15,976	4,793	11,183	11,662	4%	466	BIO-RETENTION	BB-16	502
17	13,369	4,011	9,358	9,759	4%	390	BIO-RETENTION	BB-17	470
18	28,376	8,513	19,863	20,714	4%	829	BIO-RETENTION	BB-18	968
19	10,424	3,127	7,297	7,610	4%	304	BIO-RETENTION	BB-19	350
20	17,176	5,153	12,023	12,538	4%	502	BIO-RETENTION	BB-20	650
21	13,051	3,915	9,136	9,527	4%	381	BIO-RETENTION	BB-21	724
22	13,850	4,155	9,695	10,111	4%	404	BIO-RETENTION	BB-22	684
23	12,292	3,688	8,604	8,973	4%	359	BIO-RETENTION	BB-23	367
24	15,812	4,744	11,068	11,543	4%	462	BIO-RETENTION	BB-24	478
25	18,803	5,641	13,162	13,726	4%	549	BIO-RETENTION	BB-25	565
26	14,441	4,332	10,109	10,542	4%	422	BIO-RETENTION	BB-26	448
27	13,626	4,088	9,538	9,947	4%	398	BIO-RETENTION	BB-27	431
28	29,989	8,997	20,992	21,892	4%	876	BIO-RETENTION	BB-28	936
29	33,839	10,152	23,687	24,702	4%	988	BIO-RETENTION	BB-29	1,018
30	21,433	6,430	15,003	15,646	4%	626	BIO-RETENTION	BB-30	627
31	8,421	2,526	5,895	6,147	4%	246	SILVA CELL	BB-31	304
32	12,930	3,879	9,051	9,439	4%	378	BIO-RETENTION	BB-32	549
33	4,055	1,217	2,839	2,960	4%	118	SILVA CELL	BB-33	128
34	25,103	7,531	17,572	18,325	4%	733	SILVA CELL	BB-34	880
35	2,557	767	1,790	1,867	4%	75	BIO-RETENTION	BB-35	112
36	10,088	3,026	7,062	7,364	4%	295	SILVA CELL	BB-36	320
37	5,724	1,717	4,007	4,179	4%	167	SILVA CELL	BB-37	200
38	7,574	2,272	5,302	5,529	4%	221	BIO-RETENTION	BB-38	239
39	20,025	6,008	14,018	14,618	4%	585	BIO-RETENTION	BB-39	616
40	44,515	13,355	31,161	32,496	4%	1,300	BIO-RETENTION	BB-40	1,310
41	26,760	8,028	18,732	19,535	4%	781	BIO-RETENTION	BB-41	1,320
42	9,137	2,741	6,396	6,670	4%	267	BIO-RETENTION	BB-42	402
43	21,649	6,495	15,154	15,804	4%	632	BIO-RETENTION	BB-43	700
44	16,732	5,020	11,712	12,214	4%	489	BIO-RETENTION	BB-44	583
45	15,434	4,630	10,804	11,267	4%	451	BIO-RETENTION	BB-45	500
46	4,755	1,427	3,329	3,471	4%	139	BIO-RETENTION	BB-46	250
47	18,652	5,596	13,056	13,616	4%	545	BIO-RETENTION	BB-47	595
48	7,337	2,201	5,136	5,356	4%	214	BIO-RETENTION	BB-48	280
49	22,599	6,780	15,819	16,497	4%	660	BIO-RETENTION	BB-49	781
50	6,020	1,806	4,214	4,395	4%	176	BIO-RETENTION	BB-50	350
51	25,995	7,799	18,197	18,976	4%	759	BIO-RETENTION	BB-51	890
52	19,062	5,719	13,343	13,915	4%	557	BIO-RETENTION	BB-52	729
53	25,262	7,579	17,683	18,441	4%	738	BIO-RETENTION	BB-53	767
54	12,651	3,795	8,856	9,235	4%	369	BIO-RETENTION	BB-54	473
55	150,450	55,287	95,163	N/A	2:1	47,582	SELF-RETAINING AREA	SR-1	49,758
56	13,361	9,401	3,960	N/A	2:1	1,980	SELF-RETAINING AREA	SR-2	9,401
57	5,360	3,691	1,669	N/A	2:1	834	SELF-RETAINING AREA	SR-3	3,691
58	3,384	2,316	1,068	N/A	2:1	534	SELF-RETAINING AREA	SR-4	2,316
59	9,069	5,455	3,614	N/A	2:1	1,807	SELF-RETAINING AREA	SR-5	5,455
60	13,045	9,785	3,260	N/A	2:1	1,630	SELF-RETAINING AREA	SR-6	9,785
61	3,525	2,907	618	N/A	2:1	309	SELF-RETAINING AREA	SR-7	2,907
62	1,180	614	566	N/A	2:1	283	SELF-RETAINING AREA	SR-8	614
63	1,509	749	760	N/A	2:1	380	SELF-RETAINING AREA	SR-9	749
64	2,271	1,074	1,197	N/A	2:1	599	SELF-RETAINING AREA	SR-10	1,074
65	19,015	7,029	11,986	12,689	4%	508	BIO-RETENTION	BB-55	524
66	13,483	1,918	11,565	11,757	4%	470	BIO-RETENTION	BB-56	472
67	6,775	120	6,655	6,667	4%	267	BIO-RETENTION	BB-57	448
68	12,734	3,568	9,166	9,523	4%	381	BIO-RETENTION	BB-58	580
69	2,074	664	1,410	1,476	4%	59	BIO-RETENTION	BB-59	171
70	5,305	709	4,596	4,667	4%	187	BIO-RETENTION	BB-60	368
71	1,190	248	942	967	4%	39	BIO-RETENTION	BB-61	58
72	2,195	498	1,697	1,747	4%	70	BIO-RETENTION	BB-62	89
73	30,574	21,243	9,331	N/A	2:1	4,666	SELF-RETAINING AREA	SR-11	8,455
TOTALS	1,201,938	396,753	805,185	712,402		89,099			129,517



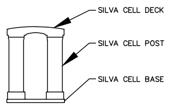
NOTES

1. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
2. FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
3. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
4. PERMEABLE DRAIN ROCK SHALL BE CLASS II PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
5. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

TYPICAL BIORETENTION BASIN DETAIL

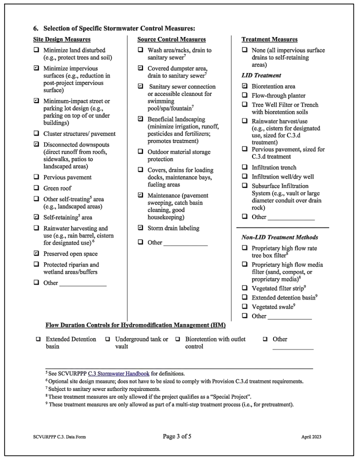

STORM DRAIN CLEANOUT
TOP OF SILVA CELLS (CONSTANT ELEVATION)
FG VARIES, SEE GRADING PLAN
OVERFLOW DRAIN
6"
43"
BOTTOM OF SILVA CELLS (CONSTANT ELEVATION)
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X

- Ⓐ SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- Ⓑ DEEPROOT ROOT BARRIER (DEPTH PER PROJECT SPECIFICATIONS). PREVENTS ROOTS FROM DISTURBING PAVEMENT.
- Ⓒ TREE ROOT PACKAGE, SIZE VARIES
- Ⓓ 1"-2" (25mm - 50mm) MULCH, PLACED IN TREE OPENING
- Ⓔ 18" TREATMENT SOIL, INFILTRATION RATE 5 TO 10 IN/HR (FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED JUNE 2016)
- Ⓕ 12" DRAIN ROCK (CLASS II PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F)
- Ⓖ GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- Ⓗ CLASS II AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
- Ⓘ FINISH SURFACE MATERIALS PAVERS, SEE LANDSCAPE PLANS FOR LAYOUT & DETAILS
- Ⓙ 4" PERFORATED DISTRIBUTION PIPE
- Ⓚ CLEAR STONE AGGREGATE PER ENGINEER
- Ⓛ 6" PERFORATED COLLECTOR PIPE
- Ⓜ STORM DRAIN CLEANOUT
- Ⓝ GEOGRID, ATTACH TO CELL FRAMES WITH CABLE TIES
- Ⓞ CABLE TIES, ATTACHING GEOGRID TO SILVA CELL LEG
- Ⓟ PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
- Ⓠ 1" - 4" (25 mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- Ⓡ 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- Ⓢ GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
- Ⓣ SUBGRADE, COMPACTED TO 95% PROCTOR
- Ⓤ PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
- Ⓥ PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
- Ⓦ CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.
- Ⓧ OVERFLOW DRAIN



SILVA CELL COMPONENTS

SILVA CELL TYPICAL SECTION/DETAIL



6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☑ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☑ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☐ Cluster structures/ pavement
- ☑ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Pervious pavement
- ☐ Green roof
- ☐ Other self-treating[5] area (e.g., landscaped areas)
- ☑ Self-retaining[5] area
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)[6]
- ☑ Preserved open space
- ☐ Protected riparian and wetland areas/buffers
- ☐ Other ______________

Source Control Measures

- ☐ Wash area/racks, drain to sanitary sewer[7]
- ☑ Covered dumpster area, drain to sanitary sewer[7]
- ☑ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[7]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other ______________

Treatment Measures

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

LID Treatment

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

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter[8]
- ☐ Proprietary high flow media filter (sand, compost, or proprietary media)[8]
- ☐ Vegetated filter strip[9]
- ☐ Extended detention basin[9]
- ☐ Vegetated swale[9]
- ☐ Other ______________

Flow Duration Controls for Hydromodification Management (HM)

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

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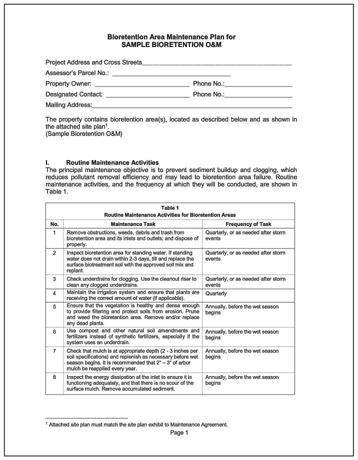
[5] See SCVURPPP C.3 Stormwater Handbook for definitions.
[6] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[7] Subject to sanitary sewer authority requirements.
[8] These treatment measures are only allowed if the project qualifies as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

SCVURPPP C.3. Data Form Page 3 of 5 April 2023



Bioretention Area Maintenance Plan for
SAMPLE BIORETENTION O&M

Project Address and Cross Streets______________________________
Assessor's Parcel No.: ______________________
Property Owner: ______________ Phone No.:__________
Designated Contact: ______________ Phone No.:__________
Mailing Address:______________________________

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

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, weeds, debris and trash from bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" – 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins

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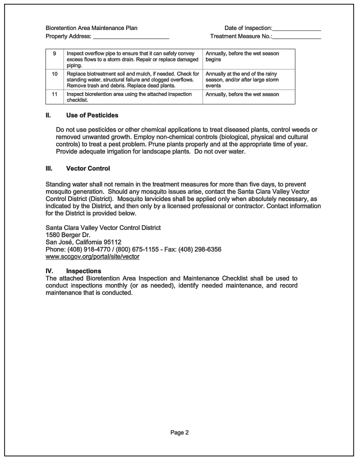
[1] Attached site plan must match the site plan exhibit to Maintenance Agreement.

Page 1



Bioretention Area Maintenance Plan Date of Inspection:__________
Property Address: ______________ Treatment Measure No.:__________

9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Vector Control

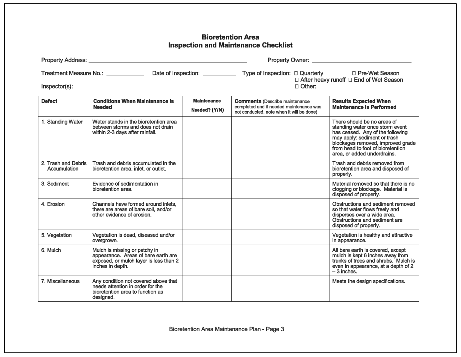
Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Santa Clara Valley Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District is provided below.

Santa Clara Valley Vector Control District
1580 Berger Dr.
San José, California 95112
Phone: (408) 918-4770 / (800) 675-1155 - Fax: (408) 298-6356
www.sccgov.org/portal/site/vector

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.

Page 2



Bioretention Area
Inspection and Maintenance Checklist

Property Address: ______________________ Property Owner: ______________
Treatment Measure No.: ________ Date of Inspection: ________ Type of Inspection: ☐ Quarterly ☐ Pre-Wet Season ☐ After heavy runoff ☐ End of Wet Season
Inspector(s): ______________ ☐ Other:__________

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	Water stands in the bioretention area between storms and does not drain within 2-3 days after rainfall.			There should be no areas of standing water once storm event 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, inlet, or outlet.			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 2 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 2 – 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.			Meets the design specifications.

Bioretention Area Maintenance Plan - Page 3

TYPICAL BIORETENTION O&M TEMPLATES

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

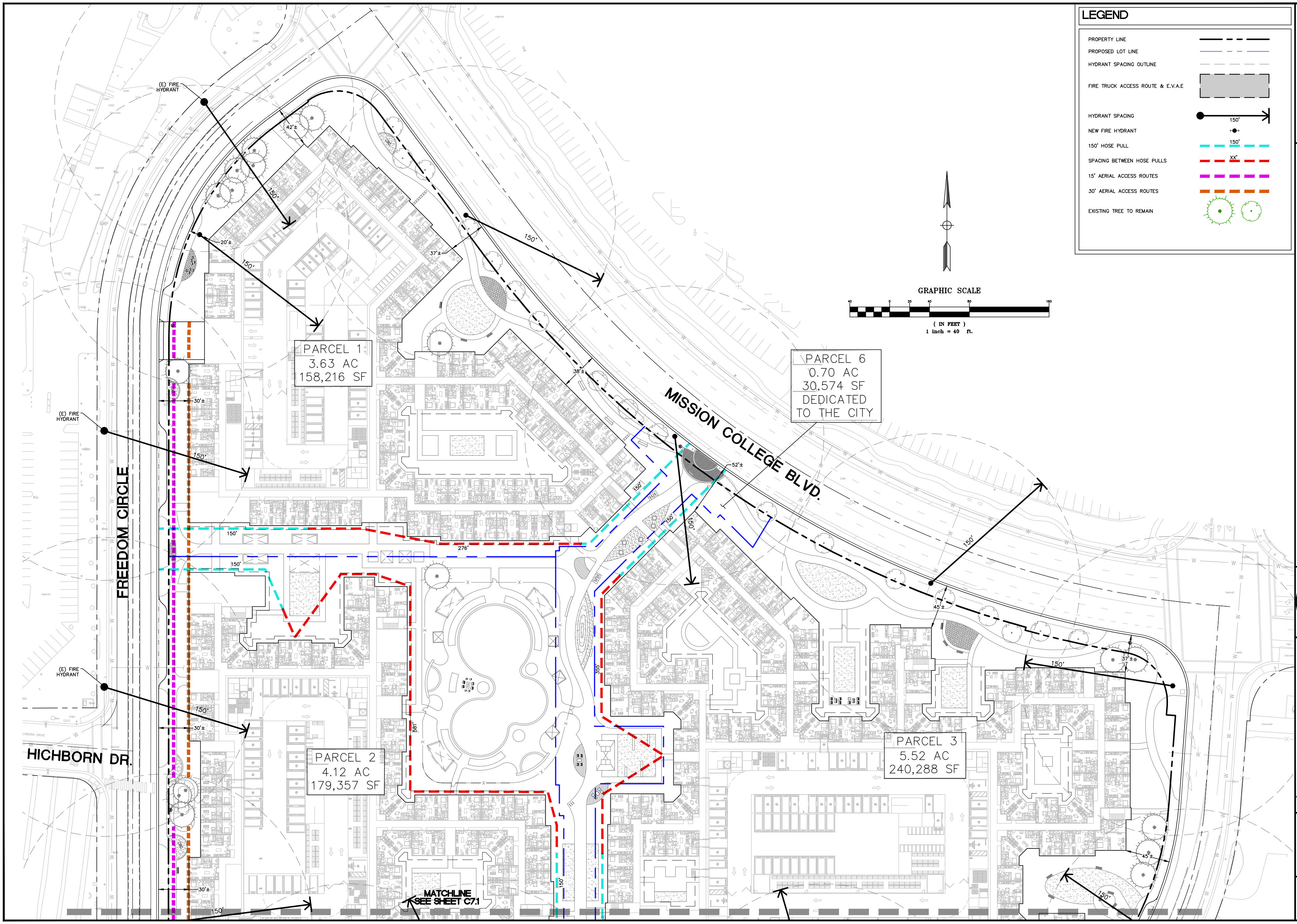
VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY STORMWATER CONTROL DETAILS

SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

PATRICK CHAN C 83189 03-31-25 PRELIMINARY

No.	Revisions

Date: 03/11/2025
Scale: N.T.S
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160
Drawing Number:
C6.2


LEGEND
PROPERTY LINE
PROPOSED LOT LINE
HYDRANT SPACING OUTLINE
FIRE TRUCK ACCESS ROUTE & E.V.A.E
HYDRANT SPACING
150'
NEW FIRE HYDRANT
150' HOSE PULL
150'
SPACING BETWEEN HOSE PULLS
XX'
15' AERIAL ACCESS ROUTES
30' AERIAL ACCESS ROUTES
EXISTING TREE TO REMAIN
GRAPHIC SCALE
40
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.
(E) FIRE HYDRANT
(E) FIRE HYDRANT
(E) FIRE HYDRANT
42'±
150'
20'±
150'
37'±
150'
PARCEL 1
3.63 AC
158,216 SF
38'±
PARCEL 6
0.70 AC
30,574 SF
DEDICATED
TO THE CITY
MISSION COLLEGE BLVD.
52'±
150'
150'
150'
150'
30'±
150'
150'
276'
150'
FREEDOM CIRCLE
45'±
37'±
150'
355'
581'
30'±
150'
HICHBORN DR.
PARCEL 2
4.12 AC
179,357 SF
PARCEL 3
5.52 AC
240,288 SF
45'±
150'
30'±
150'
150'
MATCHLINE
SEE SHEET C7.1

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

BKF

CALIFORNIA

VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY FIRE ACCESS PLAN

SANTA CLARA COUNTY

SANTA CLARA

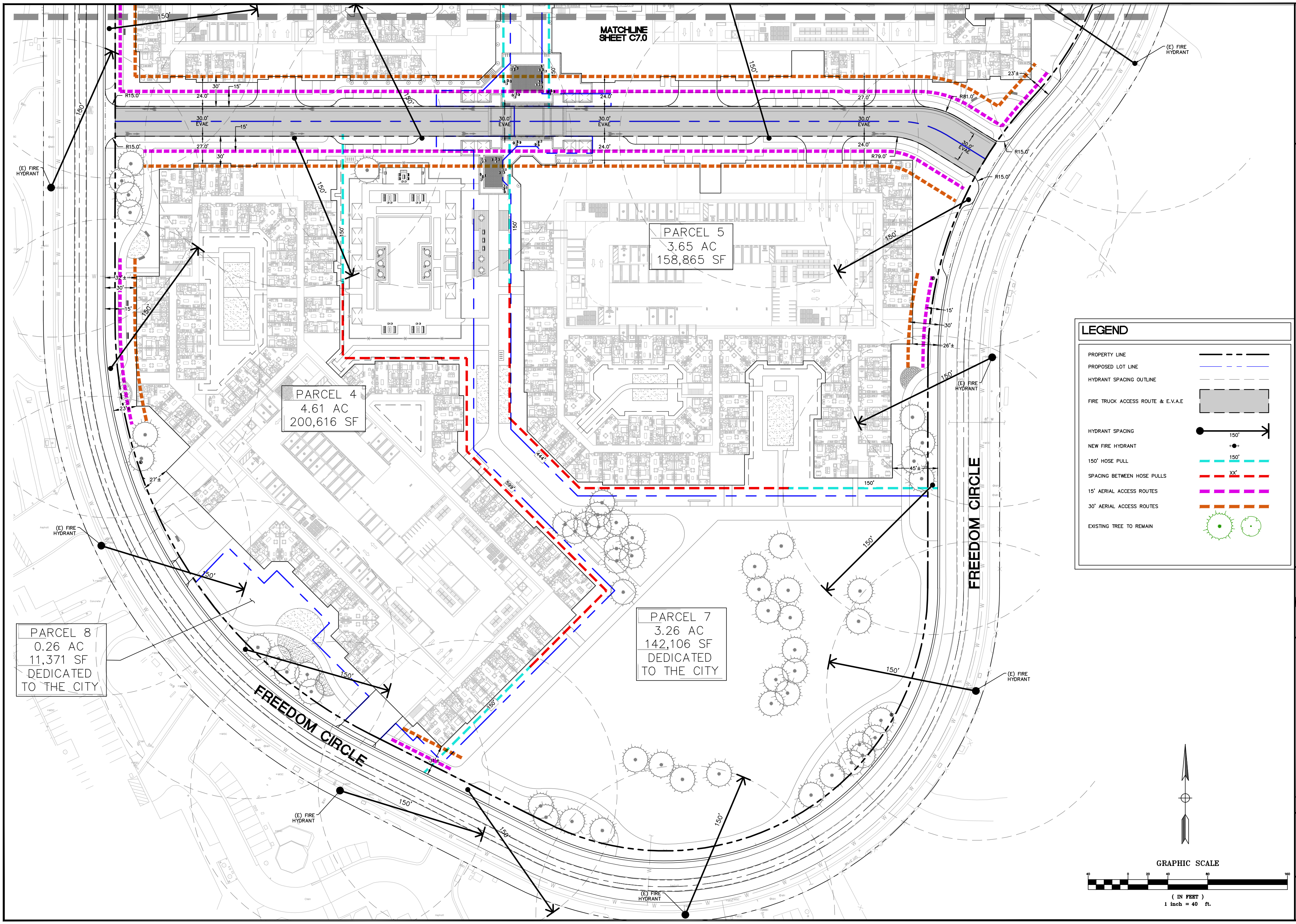
REGISTERED PROFESSIONAL ENGINEER
PATRICK CHAN
C 83189
PRELIMINARY
03-31-25
CIVIL
STATE OF CALIFORNIA

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C7.0

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C7_FIRE-ACCESS.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung


MATCHLINE SHEET C7.0
PARCEL 5
3.65 AC
158,865 SF
PARCEL 4
4.61 AC
200,616 SF
PARCEL 7
3.26 AC
142,106 SF
DEDICATED TO THE CITY
PARCEL 8
0.26 AC
11,371 SF
DEDICATED TO THE CITY
FREEDOM CIRCLE
FREEDOM CIRCLE
(E) FIRE HYDRANT
30.0' EVAE
150'
LEGEND
PROPERTY LINE
PROPOSED LOT LINE
HYDRANT SPACING OUTLINE
FIRE TRUCK ACCESS ROUTE & E.V.A.E
HYDRANT SPACING
150'
NEW FIRE HYDRANT
150' HOSE PULL
150'
SPACING BETWEEN HOSE PULLS
XX'
15' AERIAL ACCESS ROUTES
30' AERIAL ACCESS ROUTES
EXISTING TREE TO REMAIN
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

VESTING TENTATIVE MAP
SANTA CLARA PARK REDEVELOPMENT
PRELIMINARY FIRE ACCESS PLAN

SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

PATRICK CHAN
C 83189
PRELIMINARY
03-31-25

No.	Revisions

Date: 03/11/2025
Scale: 1"=40'
Design: LL
Drawn: KH
Approved: KC
Job No: 20231160

Drawing Number:
C7.1

DRAWING NAME: \\BKF-SJ\vol4\2023\231160_Santa_Clara_Park_at_Freedom_Circle_DD\ENG-L\Sheets\PLANNING\C7_FIRE-ACCESS.dwg
PLOT DATE: 03-12-25 PLOTTED BY: jcheung

City of
Santa Clara
The Center of What's Possible

CONDITIONS OF VESTING TENTATIVE MAP APPROVAL

PLN24-00160 and PLN24-00213 /2518 Mission College Blvd APN:104-40-019

Project Description: Vesting Tentative Subdivision Map to divide the existing 25.74 acre parcel located at 2518 Mission College Boulevard into six lots to allow the development of 1,792 residential units and associated on- and off-site improvements.

GENERAL

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is February 19, 2027.

G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in conformance with the subdivision map, as approved by the decision-making body.

G3. **Conditions of Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
  a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

P1. The project shall comply with the Conditions of General Plan Amendment and Rezoning approvals (PLN24-00160) and the mitigation measures identified in the CEQA Addendum prepared for the project.

P2. Developer shall prepare and submit Covenant, Conditions and Restrictions (CC&R's) to the City for review and approval. The approved CC&Rs are to be recorded prior to the issuance of building permits and a copy is provided to the Planning Department.

P3. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 2:1. (SCC 12.35.090)

P4. **Tree Replacement (Alternative Means).** If the applicant is unable to meet the 2:1 ratio requirement, trees permitted by the City for removal shall be replaced at a ratio pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

OPERATIONAL CONDITIONS

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

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

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map:

https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

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

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

FIRE DEPARTMENT

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F1. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F2. **The fire service line running down private street A is required to be shifted to the south side of the property line running down the street to avoid crossing property lines.**

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

PR1. The neighborhood park parcels shall be dedicated to the City in fee title and shall be free of all encumbrances and easements (i.e. private serving UGEEs, EVAs, private water, private sewer, private stormwater treatment, etc.).

PR2. The grading shall be modified to prevent any stormwater overland release to flow from private parcels towards/onto public park parcels.

PR3. There shall be no entrances to the building from and through a park parcel, including into Building 4.

PR4. There shall not be any private utilities crossing public park and private parcel property lines.

PR5. The public park parcel boundary line shall be a minimum of 10-feet away from the face of any building and/or any private amenities. No-build easements shall be outside of the public park parcel. The park property lines should be a "straight line" from any building, and not follow the lines of the building. There shall be a distinct separation between private and public property.

PR6. The Covenants, Conditions, and Restrictions (CC&R's) or other equivalent instrument for this project should expressly provide for the perpetual maintenance of private recreational spaces for the life of the Project.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

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

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output shows that there is slight surcharging in some downstream SS trunk lines. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserves or holds SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

DURING CONSTRUCTION

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E10. **Encroachment Permit.** Construct new sanitary sewer main to connect existing sanitary sewer mains along Freedom Circle.

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

E12. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E14. **Encroachment Permit.** Mission College Boulevard along the project frontage has been paved (type II slurry seal). No pavement cuts are permitted per the City pavement moratorium (Ordinance No. 1998) until after December 31, 2025. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.

E15. **Encroachment Permit.** Pavement treatment shall be 2" overlay with digouts for the full street width of Freedom Circle.

E16. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E17. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E18. **Easement.** Dedicate private storm water overland release easements for overland flow crossing proposed property lines.

E19. **Easement.** Record release of interest for "Agreement for installation and maintenance of landscape improvements" (C484 P109, SC14365), "Landscape improvement and maintenance easement" (C992 P12, SC14388), and "Agreement for installation and maintenance of landscape improvements" (C631 P680, SC14388-A).

E20. **Easement.** Dedicate private storm water overland release easements for overland flow crossing proposed property lines.

E21. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

E22. **Building Permit.** File letter of map amendment/revision with FEMA for portions of proposed structure within flood zone AH.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

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

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3

Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

- Scott Boulevard/Central Expressway
- Lafayette Street/Central Expressway
- De La Cruz Boulevard/Central Expressway
- Agnew Road/Montague Expressway
- Zanker Road/Montague Expressway
- Lick Mill Boulevard/Montague Expressway
- North 1st Street/Montague Expressway
- Lawrence Expressway/Monroe Street
- Lawrence Expressway/Pruneridge Avenue
- Kiely Boulevard/Benton Street
- Kiely Boulevard/Homestead Road

STREETS DIVISION

Right of Way Landscape

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

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

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

SVP1. Electrical services / Utility Connection Points shall be designed for each parcel.

SVP2. Remove any plants/trees from SVP easements.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals.** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W3. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W4. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W5. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W6. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W7. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W8. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W9. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W10. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W11. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W12. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W13. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W14. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W15. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

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

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.

b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W17. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W18. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General
P = Planning Division
BD = Building Division
H = Housing & Community Services Division
F = Fire Department
PR = Parks & Recreation Department
PD = Police Department
E = Engineering Division
Streets Division (Landscape, Solid Waste, and Stormwater)
  L = Landscape
  SW = Solid Waste
  ST = Stormwater
SVP = Silicon Valley Power
W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: ______________________________

Printed Name: ______________________________

Relationship to Property: ______________________________

Date: ______________________________

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.