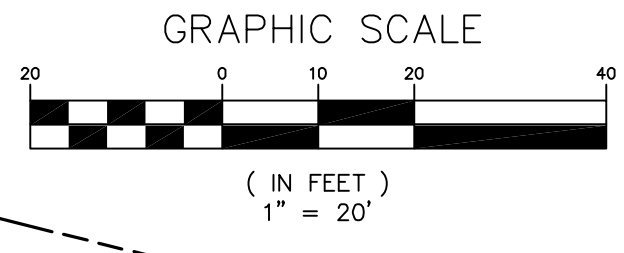
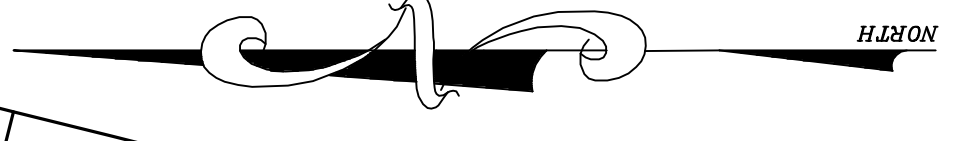
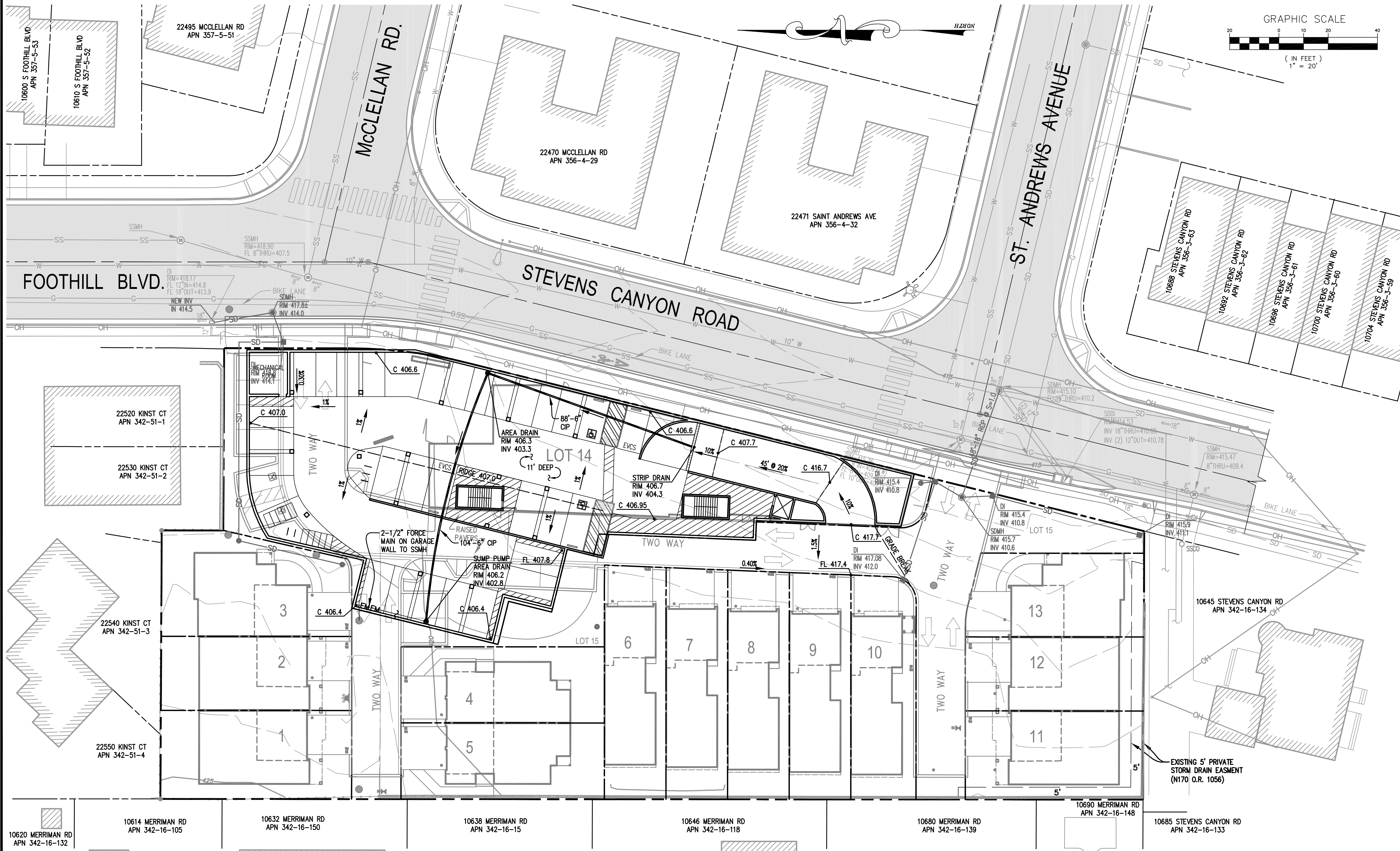


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DESIGNED UNDER THE SUPERVISION OF  
  
 TERENCE J. SEWICZYNSKI  
 EXPIRATION DATE: 09/30/19

NO.	BY	REVISIONS	DATE
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**TS** CIVIL ENGINEERING  
 TS CIVIL ENGINEERING, INC.  
 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

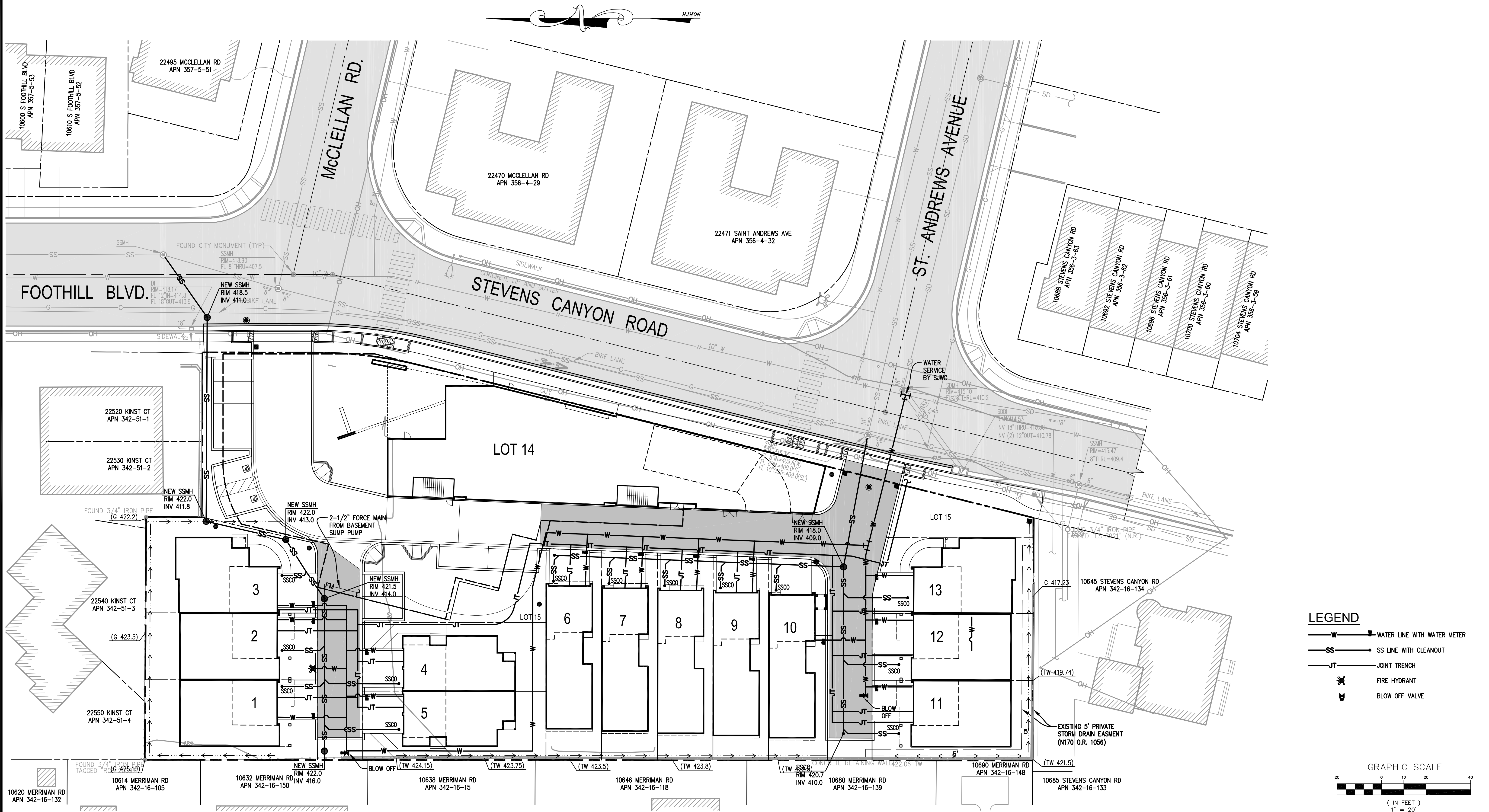
CANYON CROSSINGS

**BASEMENT PARKING PLAN**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE:	6-21-19	SHEET NO.	<b>C7</b> OF 16 SHEETS
SCALE:	1"=20'		
DRAWN BY:	DKH		
SURVEYED BY:	JMS		
PROJ ENGR:	TJS	JOB NO.	
CHECK BY:	TJS	14-214	

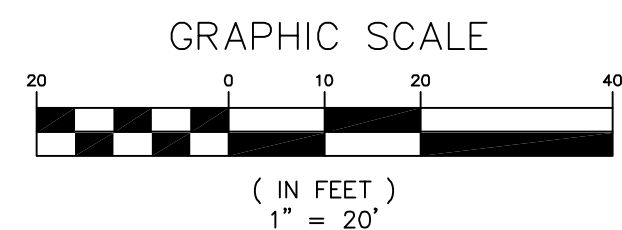
06/21/2019 9:17pm - N:\2014\_JOBS\14-214\dwg\14-214\_C7 BASEMENT PARKING PLAN.dwg - C7

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**LEGEND**

- WATER LINE WITH WATER METER
- SS LINE WITH CLEANOUT
- JOINT TRENCH
- FIRE HYDRANT
- BLOW OFF VALVE



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TERENCE J. SEWICZ  
EXPIRATION DATE: 09/30/2019

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1776 TECHNOLOGY DRIVE  
SAN JOSE, CA. 95110

PH: 408.452.9300 FAX: 408.837.7550

**CANYON CROSSINGS**

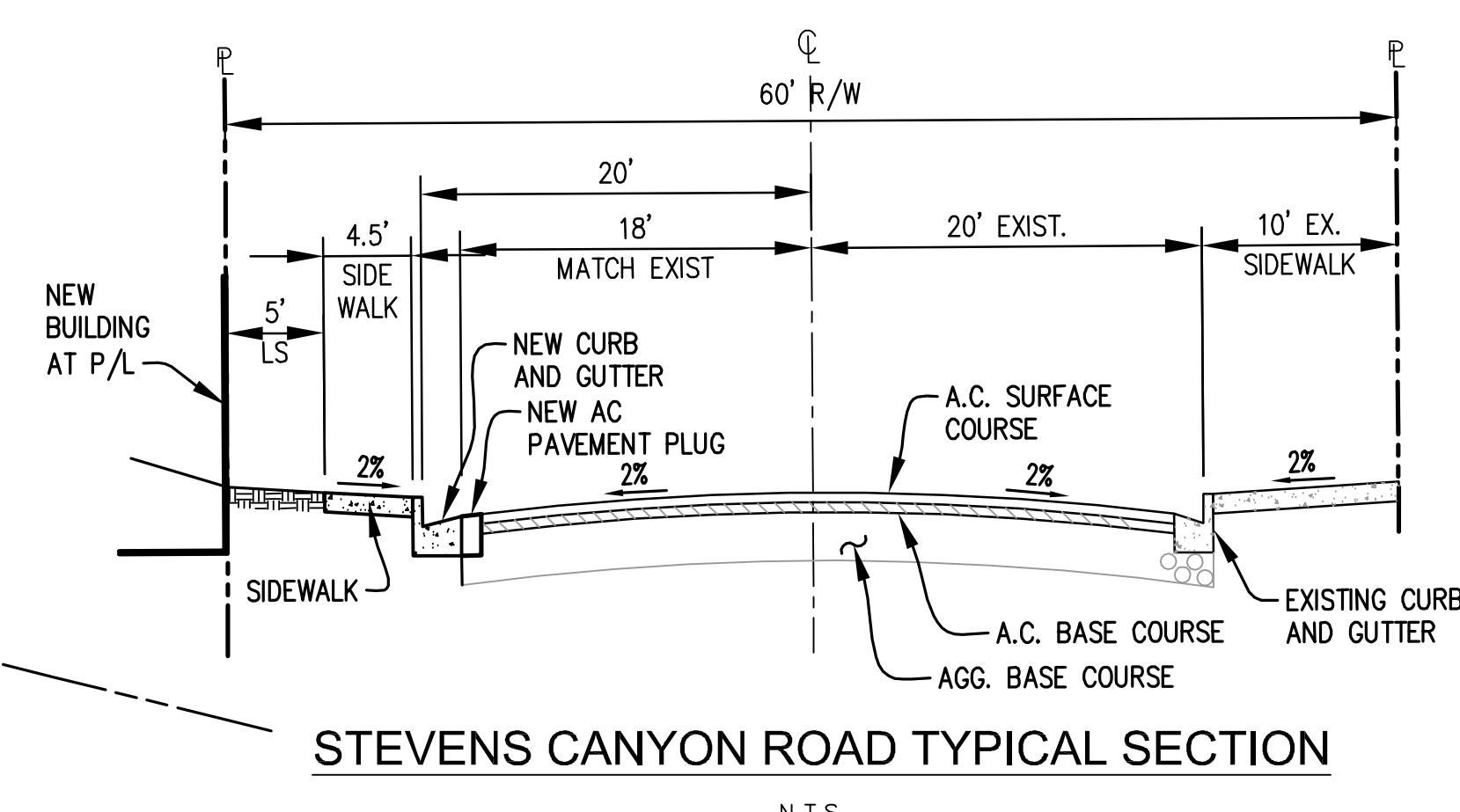
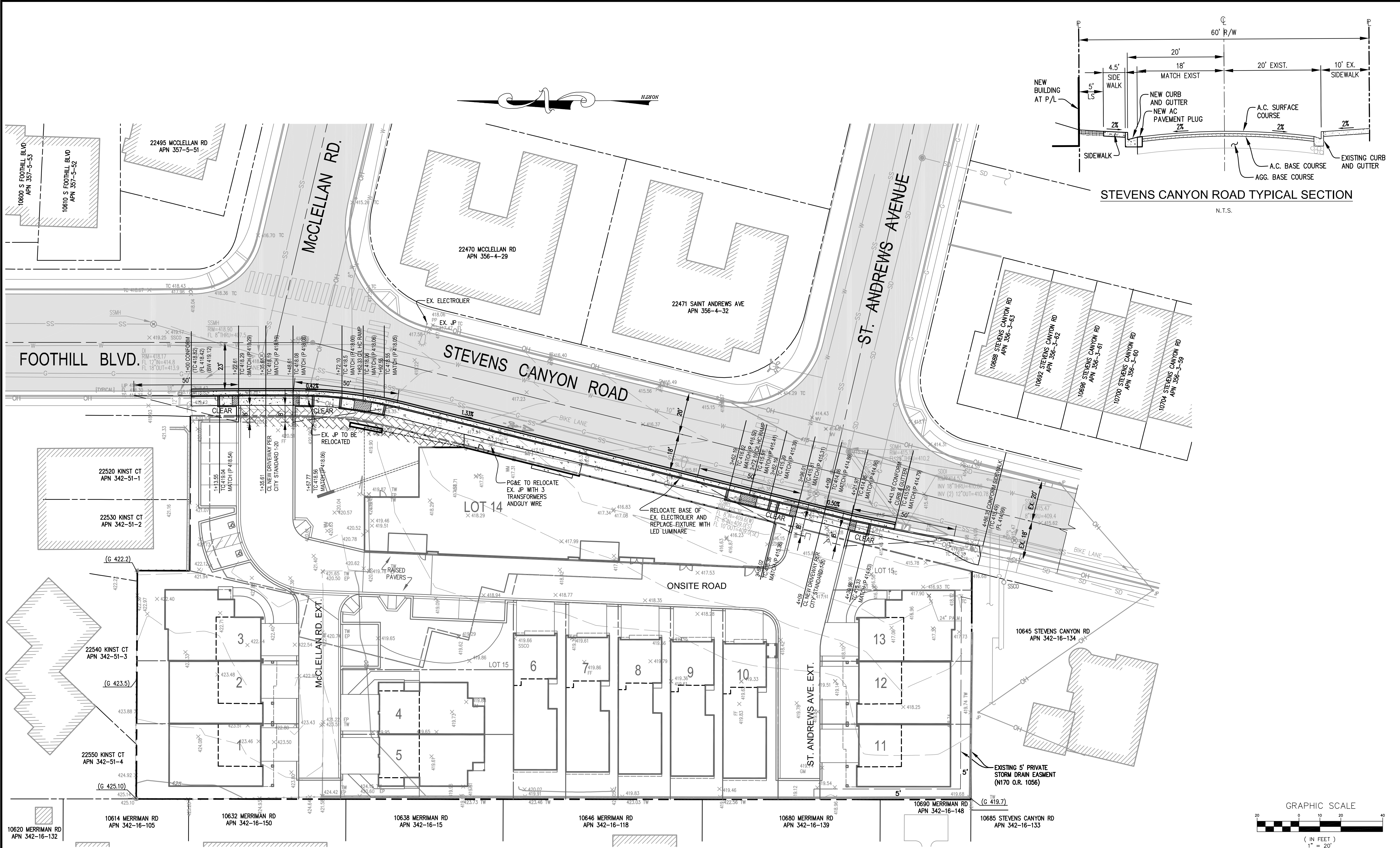
**ON-SITE UTILITY PLAN**  
LAND OF SCR ENTERPRISES, LLC  
10625 S. FOOTHILL BLVD  
APN: 342-16-087  
CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE:	6-21-19	SHEET NO.	<b>C8</b>
SCALE:	1"=20'	OF 16 SHEETS	
DRAWN BY:	DKH	JOB NO.	
SURVEYED BY:	JMS	14-214	
PROJ ENGR:	TJS		
CHECK BY:	TJS		

06/21/2019 9:17pm - N:\2014\_00BS\14-214\dwg\14-214-C8\_ON-SITE UTILITY PLAN.dwg - C8



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 TERENCE J. SWICZYNSKI  
 EXPIRATION DATE: 09/30/2019

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 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

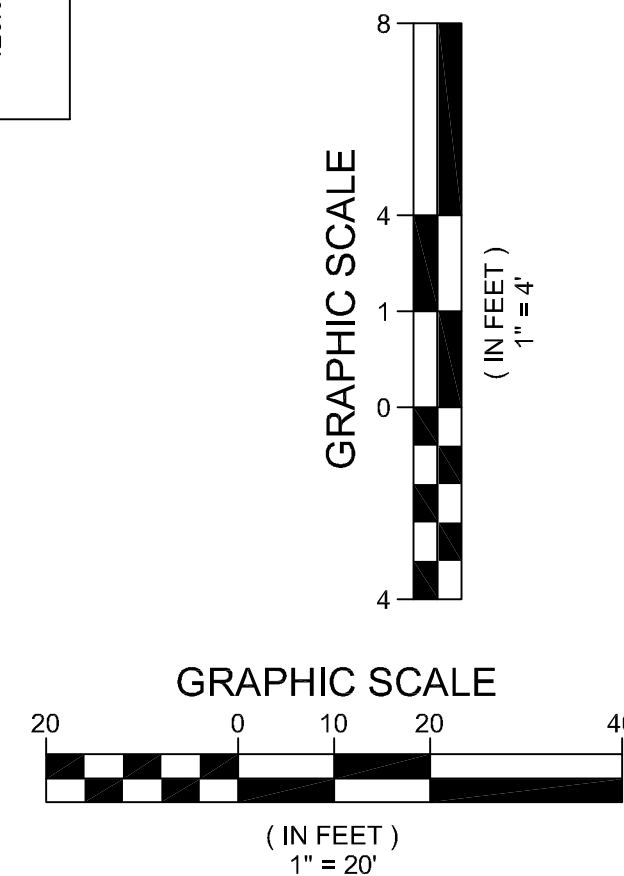
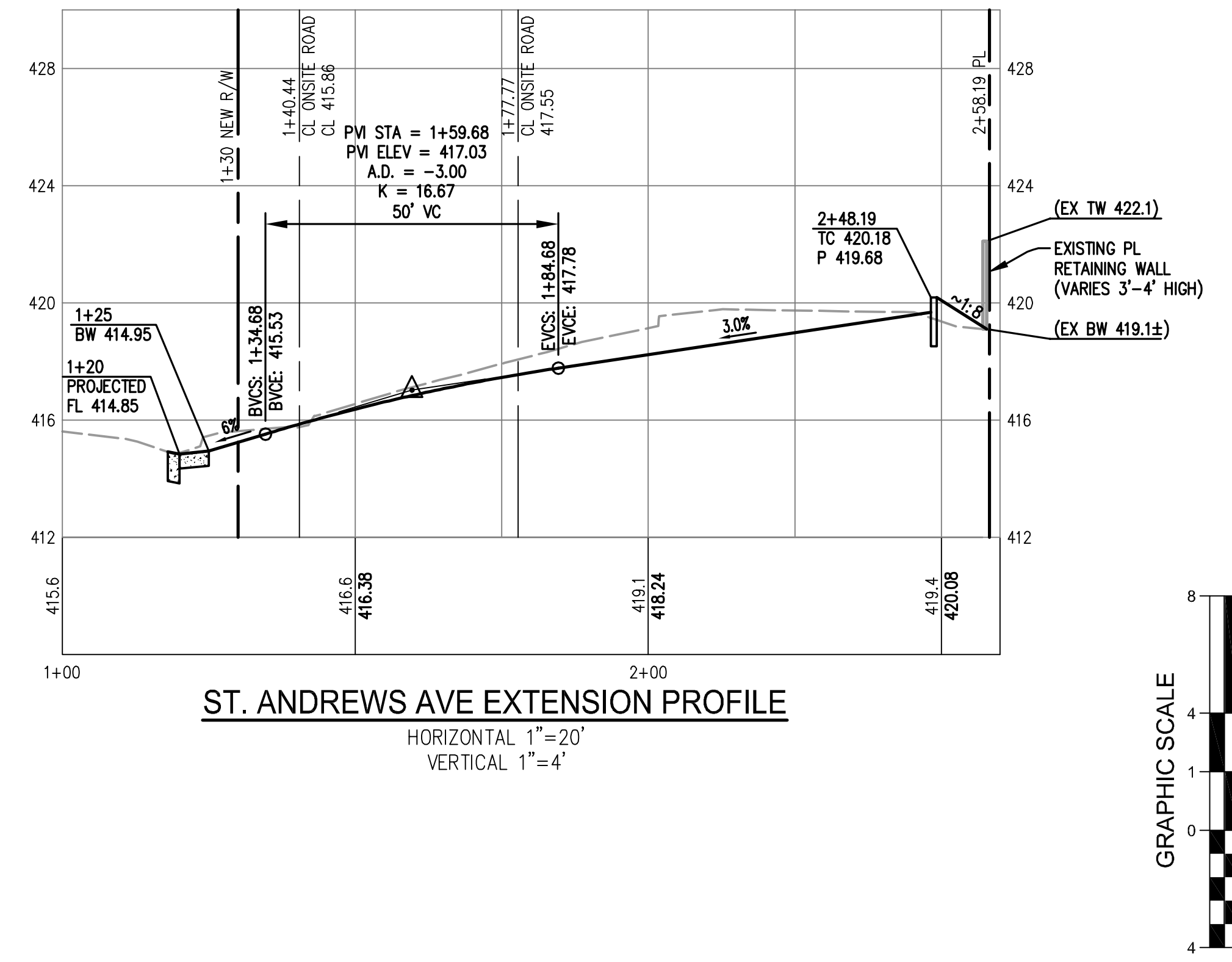
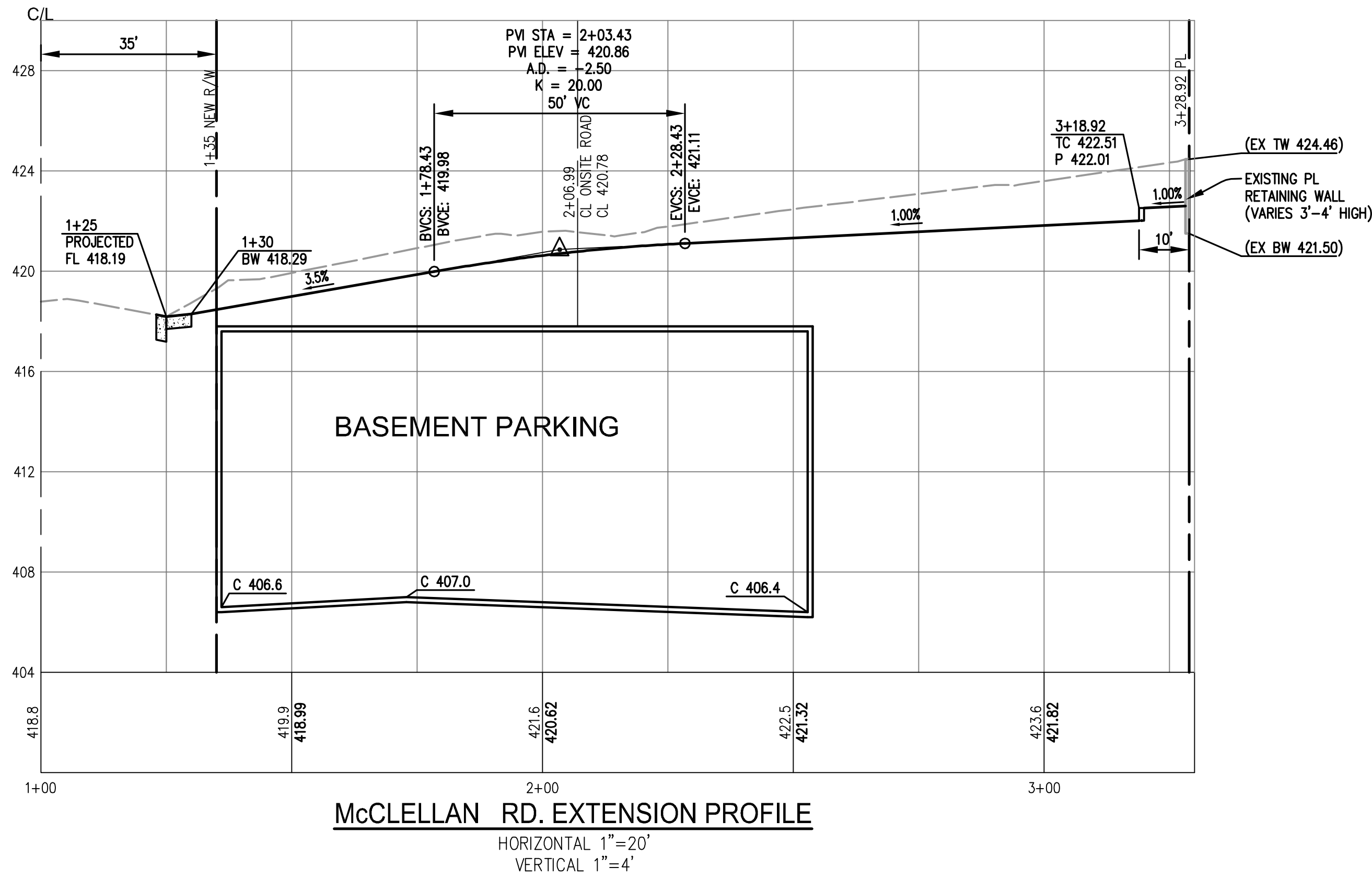
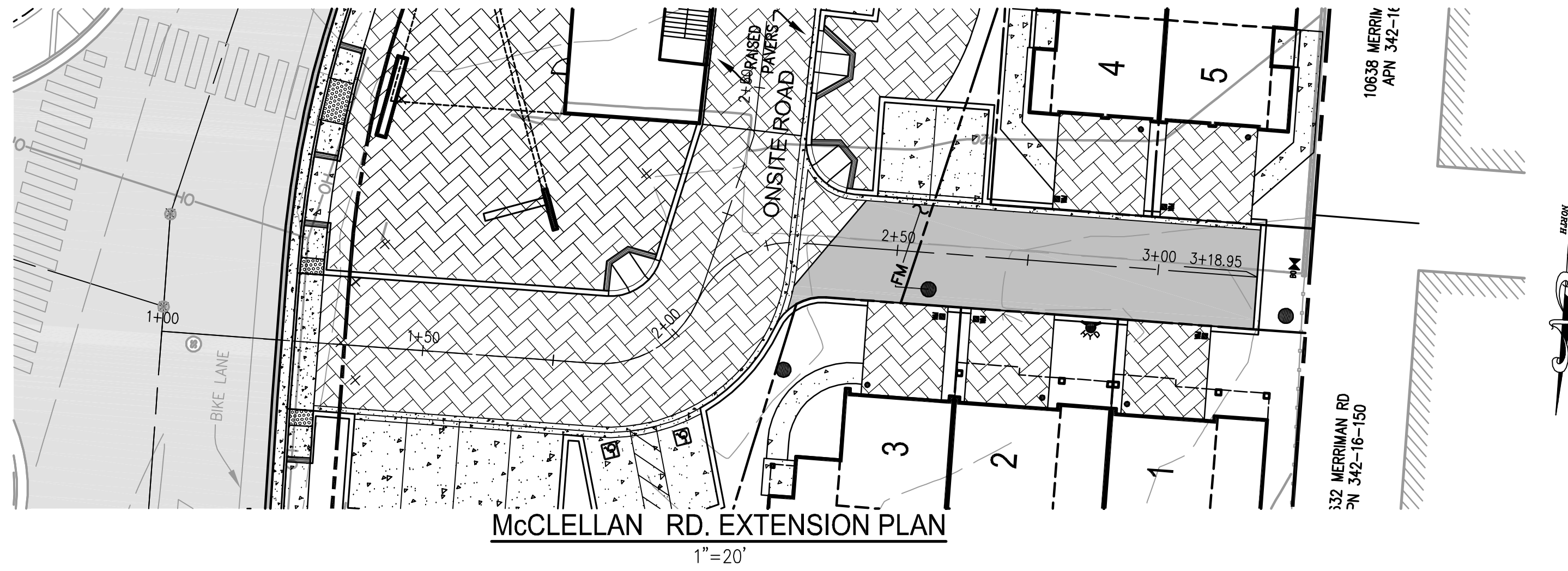
**CANYON CROSSINGS**

**OFF-SITE IMPROVEMENT PLAN**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE: 6-21-19	SHEET NO.
SCALE: 1"=20'	<b>C9</b>
DRAWN BY: DKH	OF 16 SHEETS
SURVEYED BY: JMS	JOB NO.
PROJ ENGR: TJS	14-214
CHECK BY: TJS	

06/21/2019 7:34pm - N: \\2014-JOB\14-214\dwg\14-214\_C9\_OFF-SITE IMPROVEMENT PLAN.dwg - C9

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 6-21-19  
 TERENCE J. SEWCZYK  
 EXPIRATION DATE: 09/30/21

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 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

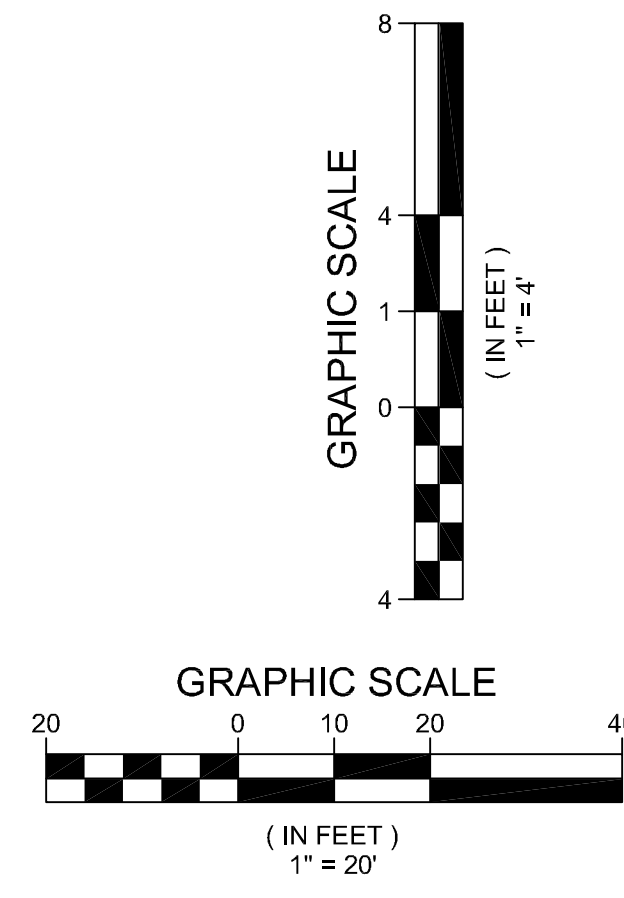
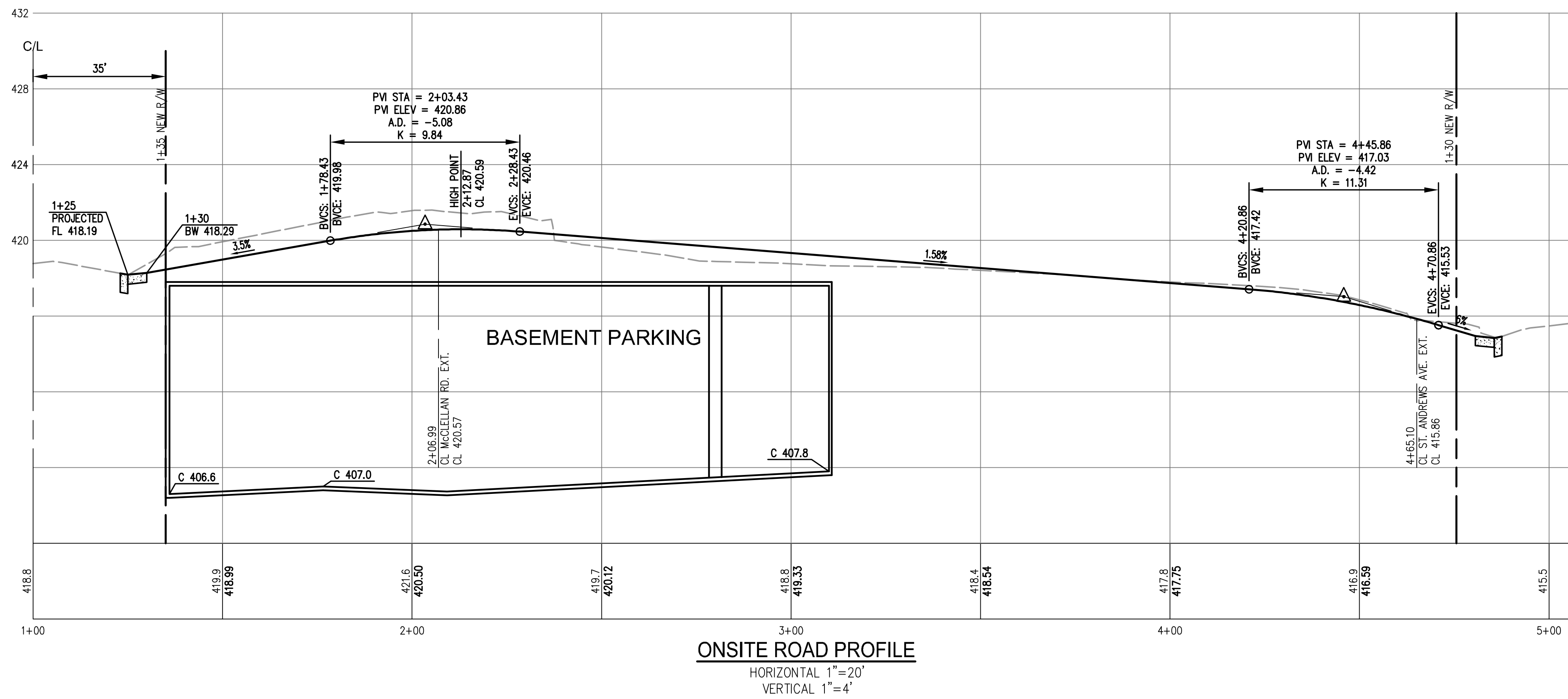
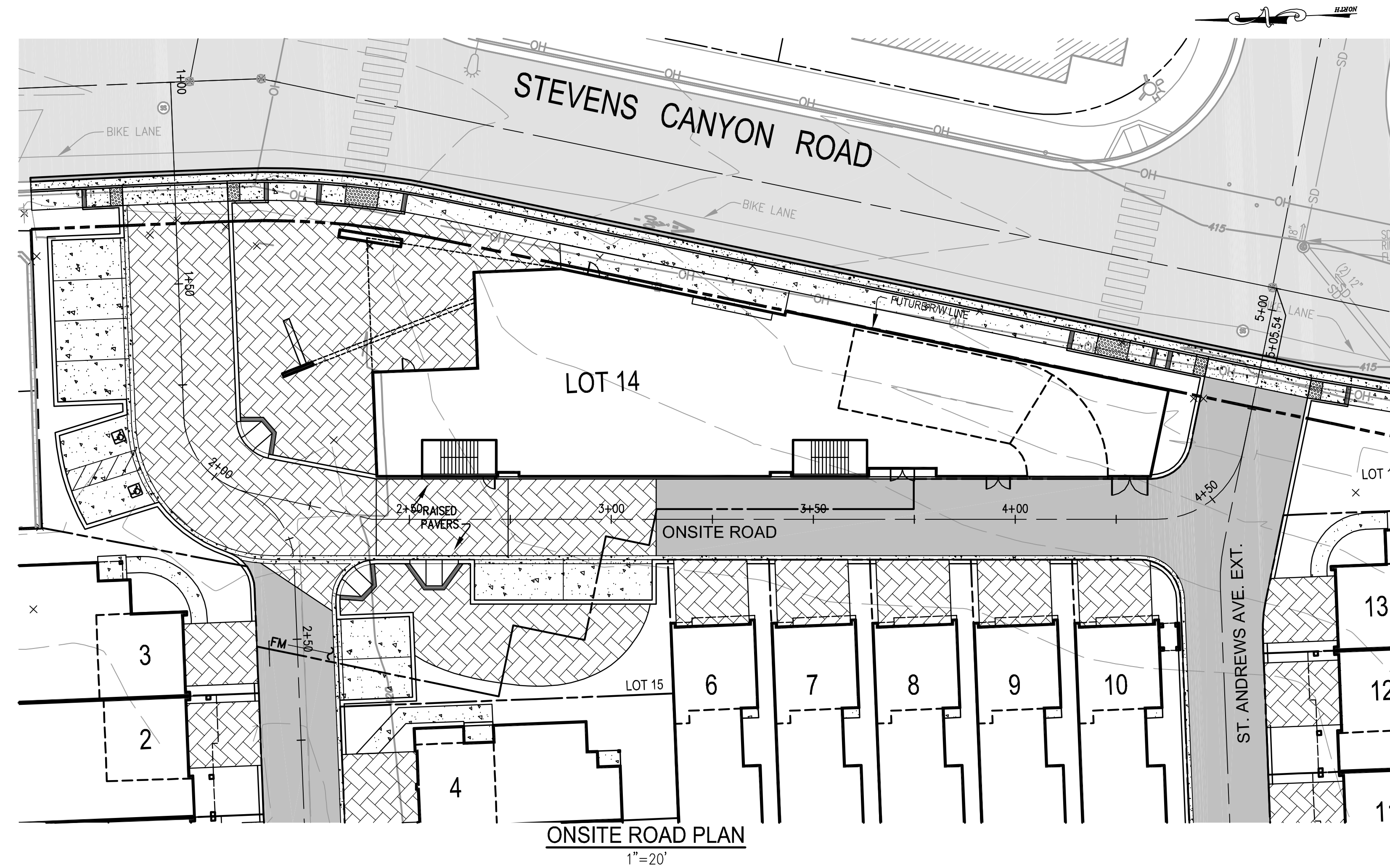
CANYON CROSSINGS

**ROAD PLANS AND PROFILES**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE: 6-21-19 SHEET NO.  
 SCALE: AS NOTED **C10**  
 DRAWN BY: DKH OF 16 SHEETS  
 SURVEYED BY: JMS JOB NO.  
 PROJ ENGR: TJS  
 CHECK BY: TJS 14-214



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 TERENCE J. SEWCZYNSKI  
 EXPIRATION DATE: 09/30/2019

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 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

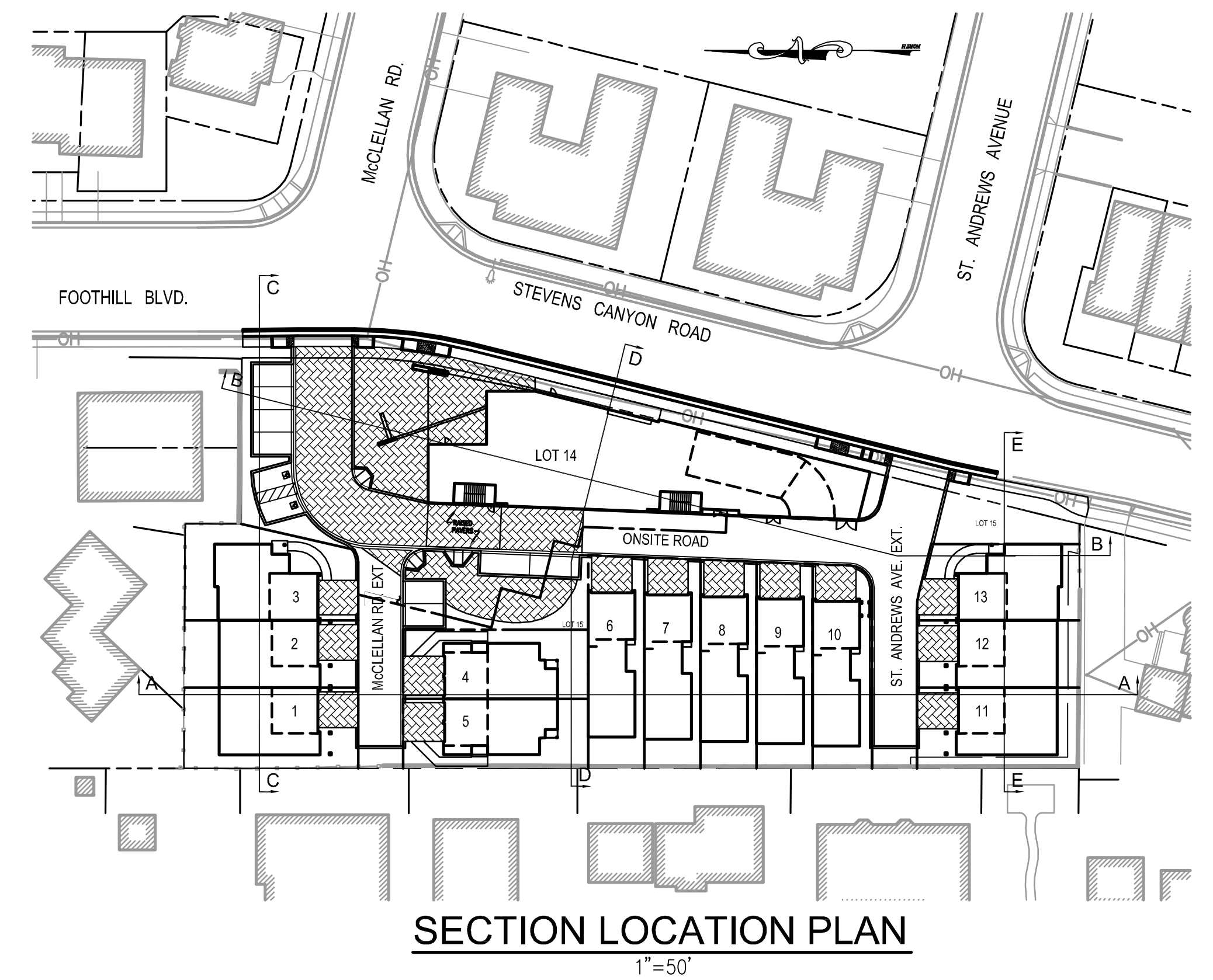
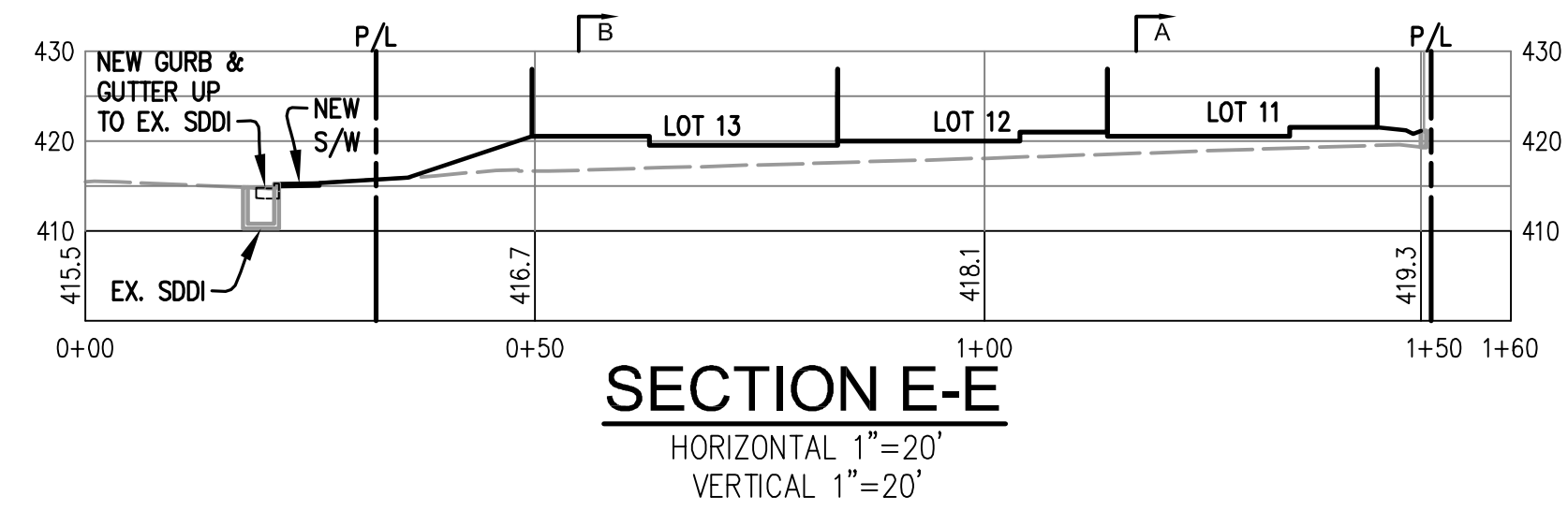
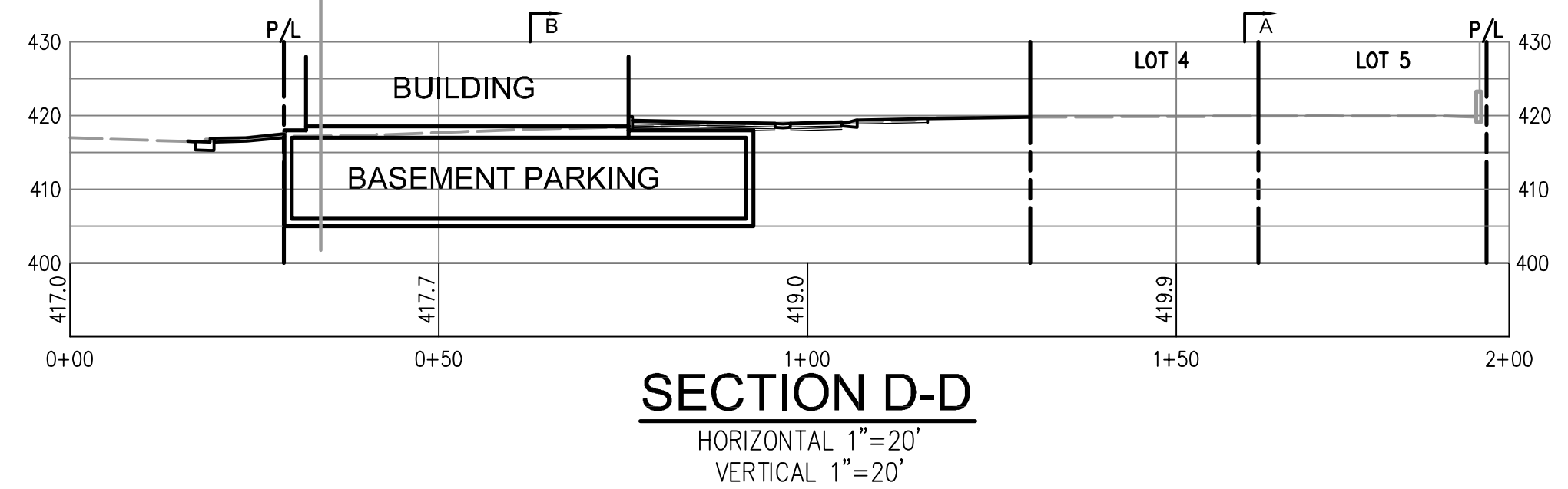
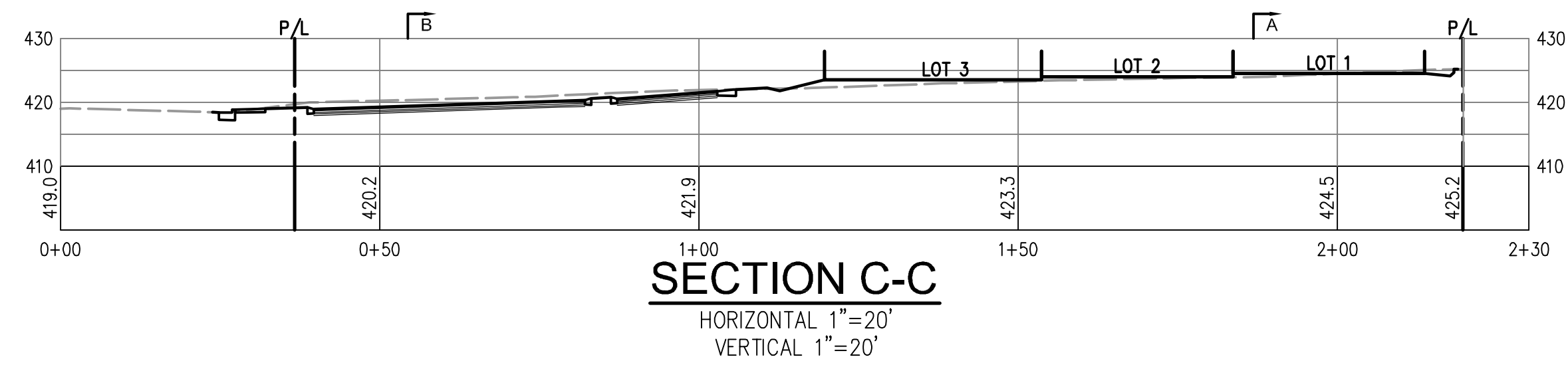
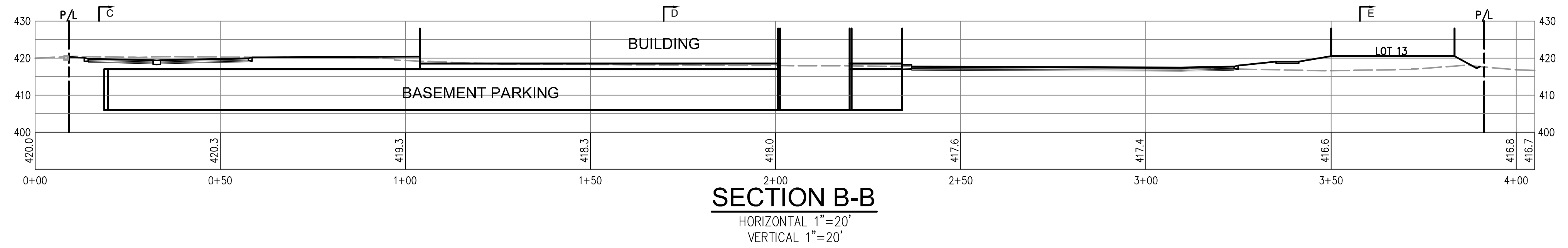
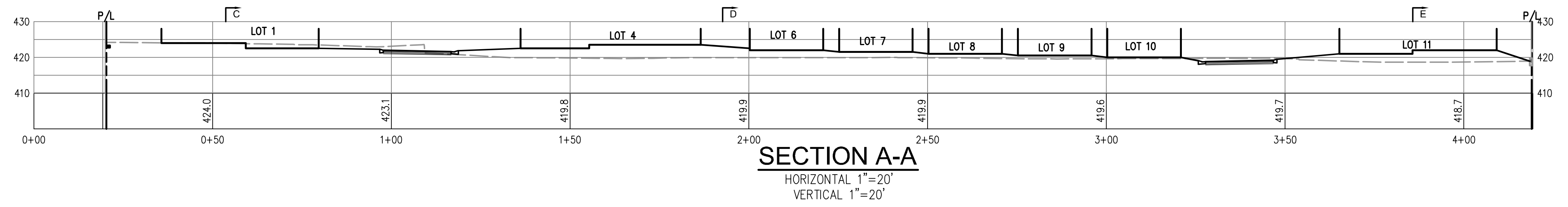
**CANYON CROSSINGS**

**ROAD PLAN AND PROFILE**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE: 6-21-19	SHEET NO.
SCALE: AS NOTED	<b>C11</b>
DRAWN BY: DKH	OF 16 SHEETS
SURVEYED BY: JMS	JOB NO.
PROJ ENGR: TJS	14-214
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 TERENCE J. SENCZUK  
 EXPIRATION DATE: 09/30/19

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 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

CANYON CROSSINGS

**CROSS SECTIONS**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

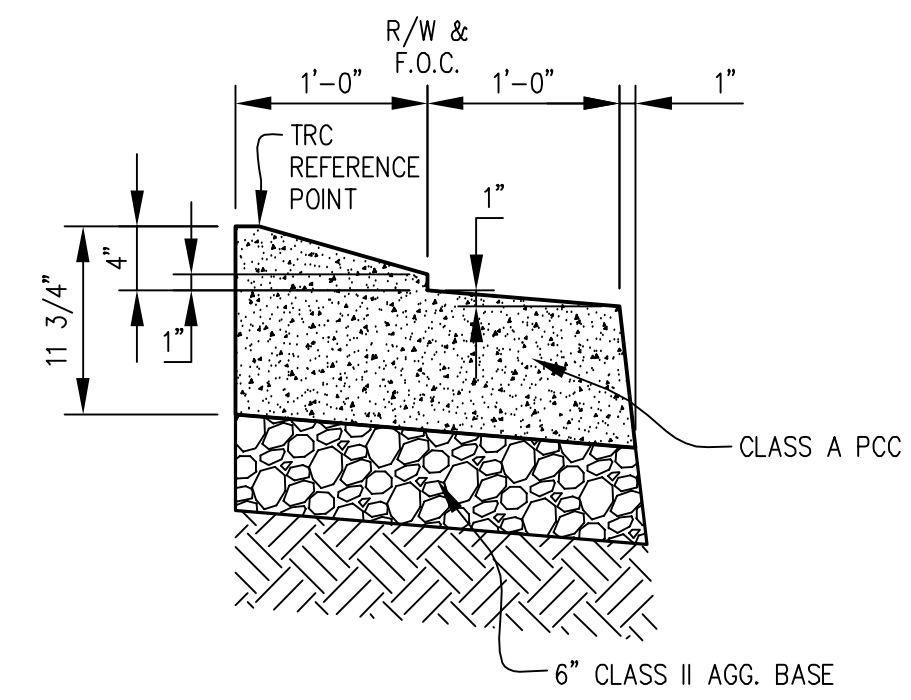
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 SCALE: AS NOTED  
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 PROJ ENGR: TJS  
 CHECK BY: TJS

SHEET NO. **C12**  
 OF 16 SHEETS  
 JOB NO. 14-214

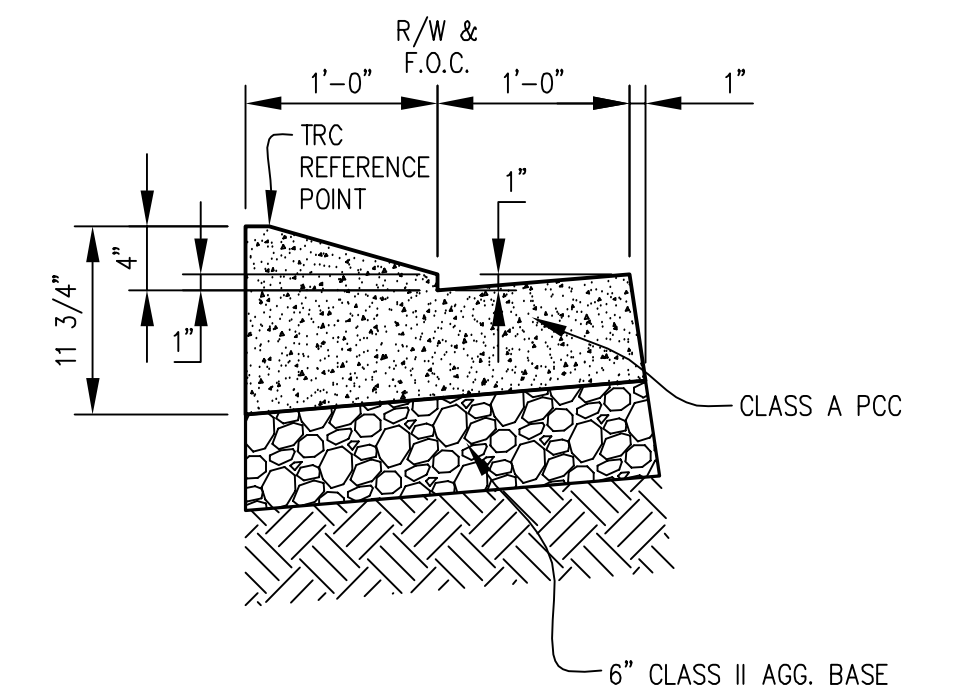
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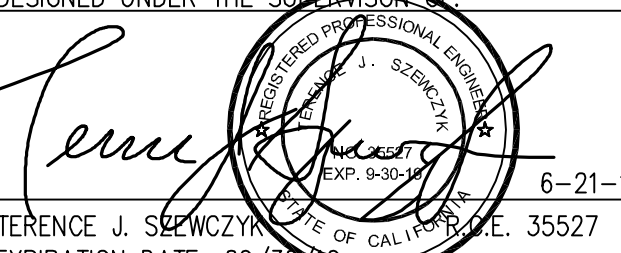
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**ROLLED CURB AND 12"  
GUTTER (SPILL) DETAIL**  
NOT TO SCALE



**ROLLED CURB AND 12"  
GUTTER DETAIL**  
NOT TO SCALE

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 6-21-19  
 TERENCE J. SEWICZ  
 EXPIRATION DATE: 09/30/2021  
 STATE OF CALIFORNIA P.E. 35527

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 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

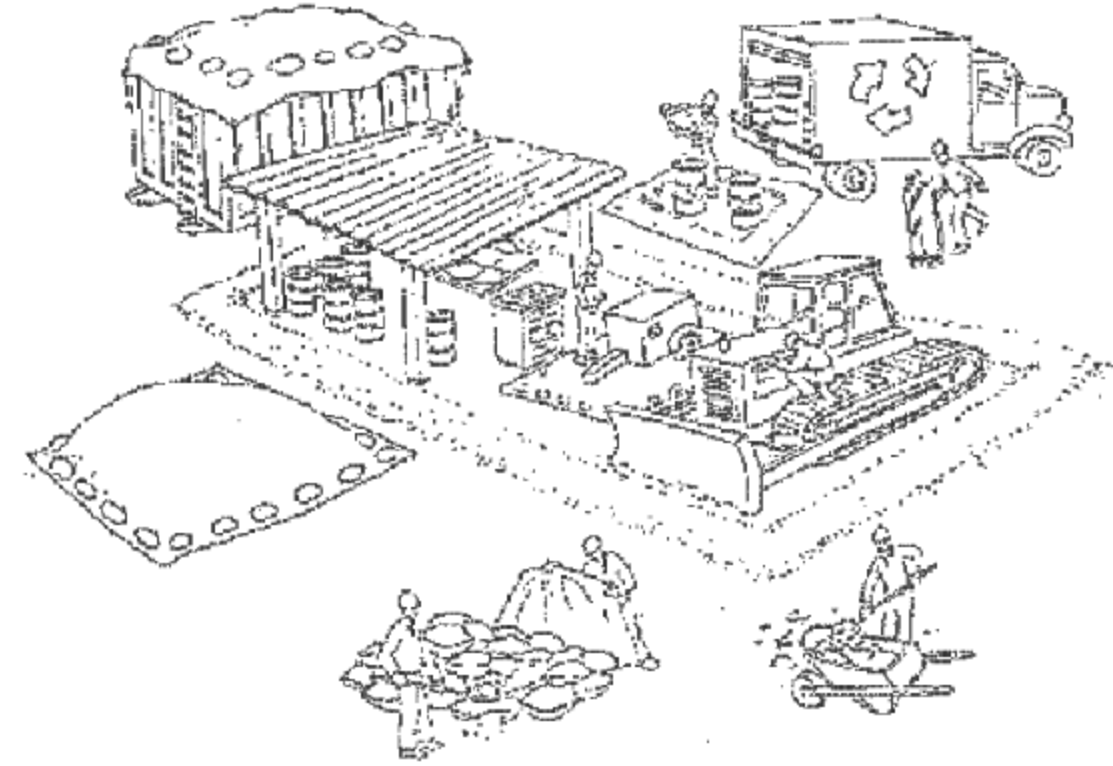
CANYON  
CROSSINGS

**DETAILS**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE:	6-21-19	SHEET NO.	
SCALE:	1"=20'	<b>C13</b>	
DRAWN BY:	DKH	OF 16 SHEETS	
SURVEYED BY:	JMS	JOB NO.	
PROJ ENGR:	TJS	14-214	
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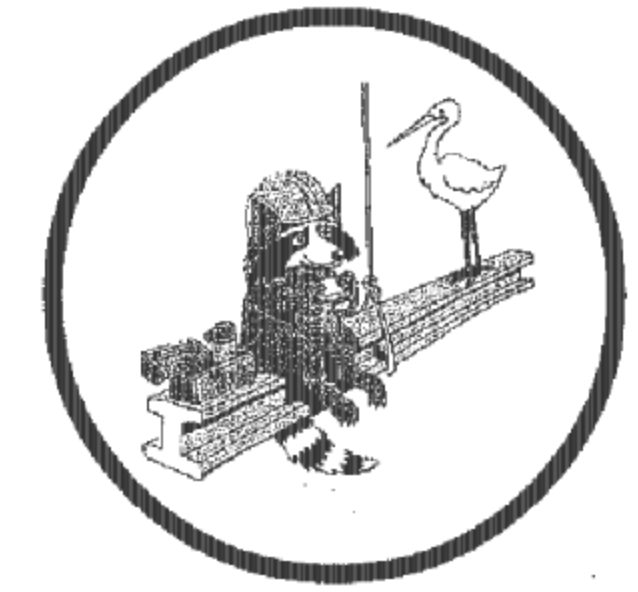
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# Pollution Prevention — It's Part of the Plan



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



### Materials storage & spill cleanup

#### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

#### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

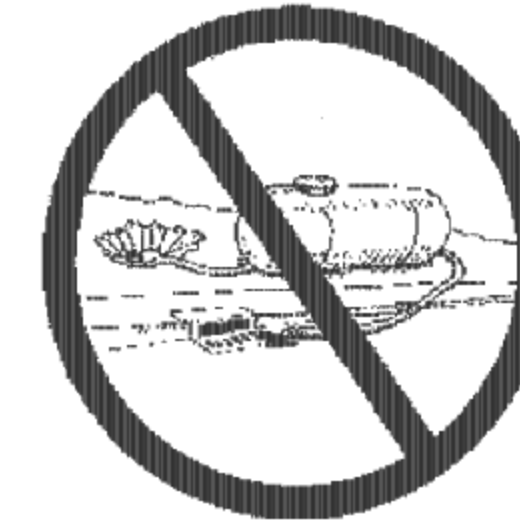
### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

### Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Storm drain polluters may be liable for fines of up to \$10,000 per day!

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)  
1-888-BAYWISE

DESIGNED UNDER THE SUPERVISION OF  
  
TERENCE J. SERWICZYN  
EXPIRATION DATE: 09/30/2019

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BY	REVISIONS	DATE	

TS CIVIL ENGINEERING, INC.  
1776 TECHNOLOGY DRIVE  
SAN JOSE, CA. 95110  
PH: 408.452.9300 FAX: 408.837.7550

CANYON CROSSINGS

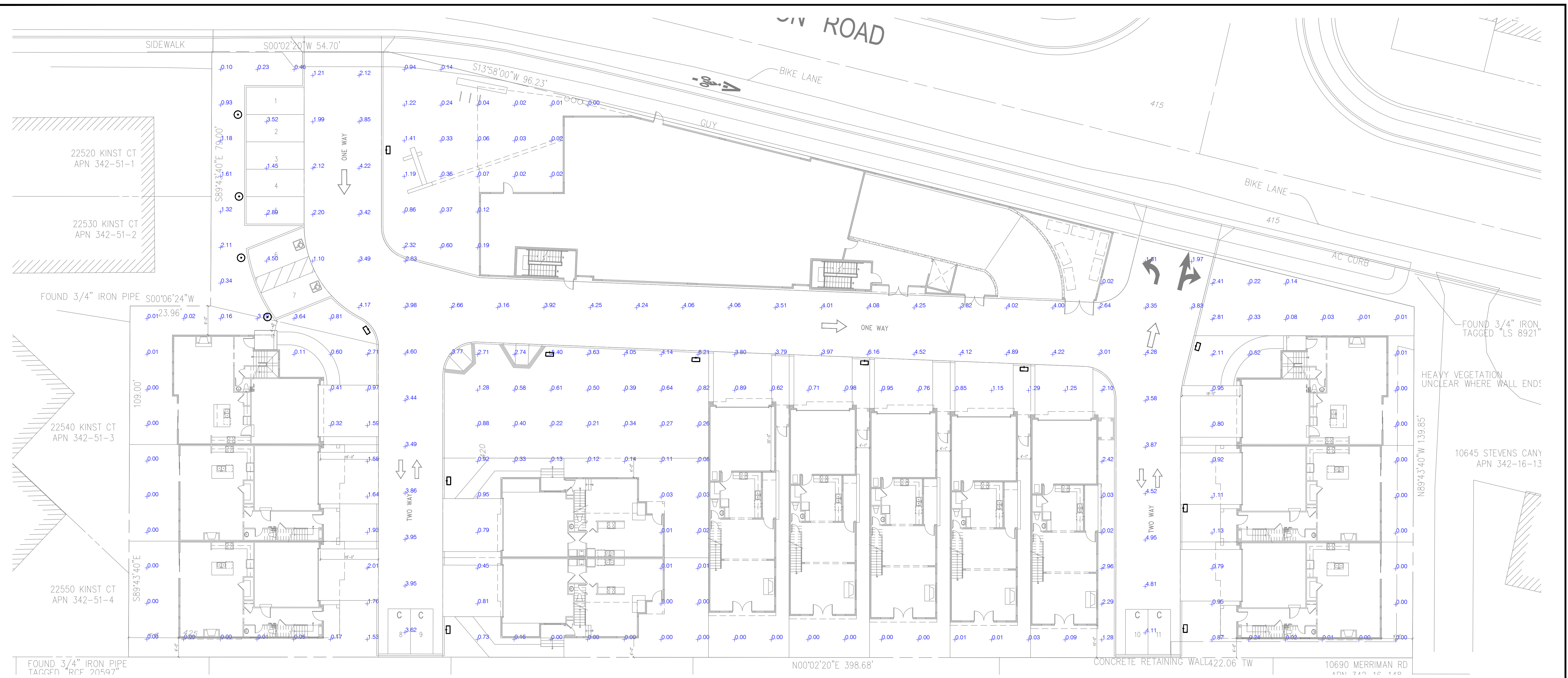
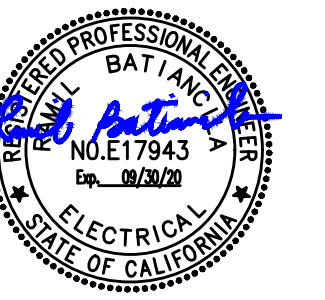
BLUEPRINT FOR A CLEAN BAY  
LAND OF SCR ENTERPRISES, LLC  
10625 S. FOOTHILL BLVD  
APN: 342-16-087  
CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE: 6-21-19 SHEET NO.  
SCALE: NONE **C14**  
DRAWN BY: DKH OF 16 SHEETS  
SURVEYED BY: JMS  
PROJ ENGR: TJS JOB NO.  
CHECK BY: TJS 14-214

06/21/2019 7:33pm - N:\2014-JOB\14-214.dwg\14-214 C14 BLUEPRINT FOR A CLEAN BAY.dwg - 14



Stamp:



## EXTERIOR PHOTOMETRIC CALCULATIONS

E1.1 SCALE: 1/16"=1'-0"

### GENERAL NOTES:

- MR ENGINEERING, INC. DISCLAIMER:
- CALCULATIONS ARE PERFORMED USING INDUSTRY-RECOGNIZED SOFTWARE, AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, MR ENGINEERING, INC. CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.
  - CALCULATION VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE (EVERY 10 FT SPACING).
  - PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.
  - CONTRACTOR TO VERIFY WITH ARCHITECT/OWNER ALL NEW LIGHT FIXTURES SHOULD BE IN COMPLIANCE WITH CITY COUNCIL LIGHTING POLICY.

### PHOTOMETRIC DATA

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts
□	11	Type A	SINGLE	0.900	Lithonia DSXO LED P11 30K T3M MVOLT HS L90, 14ft. Pole	72
○	4	Type B	SINGLE	0.900	Lithonia DSXB LED 12C 530 30K ASY D-SERIES	22

Calculation Surface	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway / Parking Lot	Illuminance	Fc	3.75	21.0	0.55	6.8	38

### LIGHTING CUTSHEETS

#### TYPE A

**Specifications**

- EPA: 0.75 E
- Length: 36"
- Width: 12"
- Height: 12"
- Weight (incl. ballast): 10 lbs

**Ordering Information**

EXAMPLE: DSXO LED P11 30K T3M MVOLT HS L90

#### TYPE B

**Specifications**

- Diameter: 8" Round
- Height: 42"
- Weight (incl. ballast): 27 lbs

**Ordering Information**

EXAMPLE: DSXB LED 12C 530 30K ASY D-SERIES

Revisions:

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CANYON CROSSINGS

10625 S. FOOTHILL BLDV.  
CUPERTINO - CALIFORNIA

Project No: AC195 Date: 12.18.2018

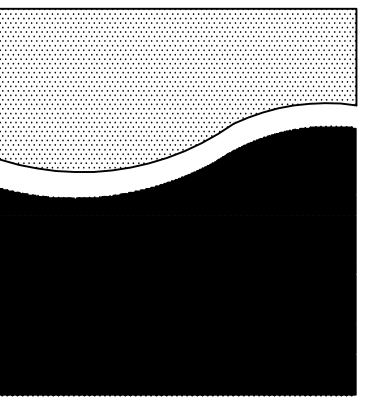
Sheet Title:

SITE  
PHOTOMETRIC  
CALCULATIONS

Review by: RA  
Sheet No:

# E1.1





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**Canyon Crossing**

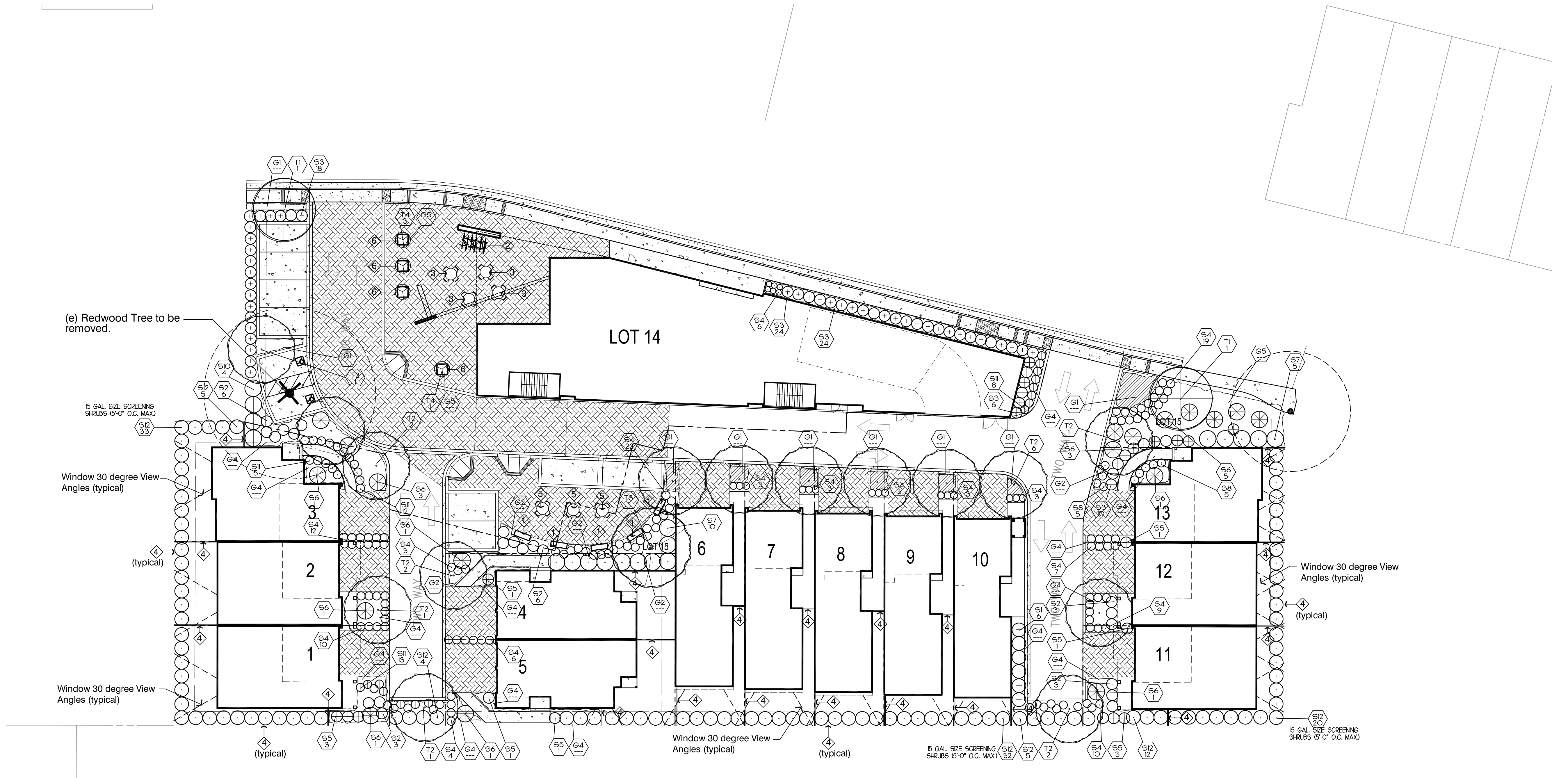
10625 S. Foothill Blvd.  
Cupertino, CA

ISSUE	DATE
1 PRIVACY SCREENING	05.01.18



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Drawn: ds Reviewed: pjr  
Project No.: ---  
Scale: 1"=20' Issue Date: 02.05.19



**PLANT SYMBOLS**

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

**KEY LEGEND**

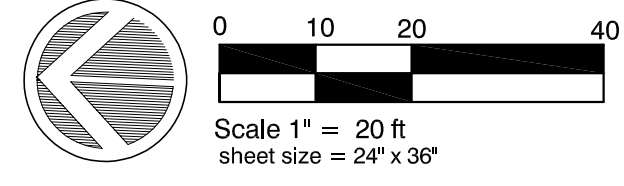
- 'DUMOR' BENCH  
SEE DETAIL (No. 12 ON SHEET L3.2)
- BIKE RACK  
SEE DETAIL (No. 8 ON SHEET L3.1)
- TABLE SEATING BY 'DUMOR'  
SEE DETAIL (No. 10 ON SHEET L3.1)
- BIKE LOCKER  
SEE DETAIL (No. 11 ON SHEET L3.2)
- TABLE SEATING BY 'DOTY AND SONS' WITH CHESS BOARD (TT102) FINISH: 9B1 COLOR: 9B2 SEALER: ACR2
- 'TOURNASOL' PLANTER (UR-4800-GFRC) FINISH: NATURL SAND COLOR: SHARK

**PLANT NOTES:**

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2" MIN).
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/4 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1800.227.2600
13. ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.

**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
<b>TREES</b>						
T1	LAGERSTROEMIA I. MIAMI'	MIAMI CRAWFERTYLE	2	24" BOX	STANDARD	LOW
T2	LAURUS 'SARATOGA'	SARATOGA BAY LAUREL	16	24" BOX	STANDARD	LOW
T3	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	1	24" BOX	MULTI-TRUNK	LOW
T4	JUNIPERUS S. MOONGLOW'	MOONGLOW JUNIPER	4	24" BOX	COLUMNAR	LOW
<b>SHRUBS</b>						
S1	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MANZANITA	6	5 GAL		LOW
S2	SALVIA CLEVELANDII	CLEVELAND SAGE	22	5 GAL		LOW
S3	CHONDROPETALUM TECTORUM	CAPE RUSH	82	5 GAL		LOW
S4	RHAPHIOLEPIS U. 'MINOR'	DWARF REDDO HAWTHORN	93	5 GAL		LOW
S5	NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	11	5 GAL		LOW
S6	PHORMIUM 'MARGARET JONES'	NEW ZEALAND FLAX	20	5 GAL		LOW
S7	PITTOSPORIUM T. 'VARIEGATA'	VARIGATED MOCK ORANGE	22	5 GAL		LOW
S8	PENSTEMON 'DARK TOLLERS'	DARK TOLLERS PENSTEMON	10	5 GAL		LOW
S9	LANTANA C. 'RADIATION'	RADIATION BUSH LANTANA	--	5 GAL		LOW
S10	CALLISTEMON C. 'JEFFERSII'	PINK BOTTLEBRUSH	4	5 GAL		LOW
S11	JUNCUS PATENS	CALIFORNIA GRAY RUSH	30	5 GAL		LOW
S12	PITTOSPORIUM TENUIFOLIUM	KOHUJU	94	5 GAL		LOW
<b>GROUND COVERS</b>						
G1	BULBINE FRUTESCENS	STALKED BULBINE	---	1 GAL	24" O.C.	LOW
G2	MAHONIA REPENS	CREeping MAHONIA	---	1 GAL	24" O.C.	LOW
G3	CAREX TUMULICOLA	FOOTHILL SEDGE	---	1 GAL	18" O.C.	LOW
G4	SATUREJA DOUGLASII	ISLAND ALLIUM ROOT	---	1 GAL	18" O.C.	LOW
G5	ROSMARINUS O. 'HUNTINGTON CARPET'	CARPET ROSEMARY	---	1 GAL	36" O.C.	LOW



BEFORE EXCAVATING CALL: 811  
48-HOURS BEFORE ALL  
PLANNED WORK OPERATIONS

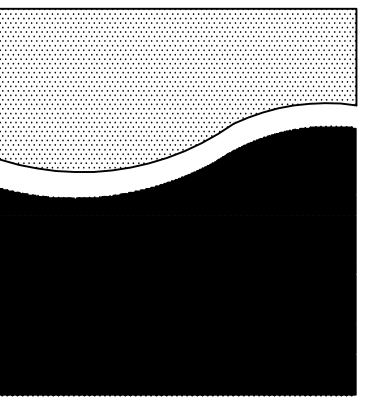


Know what's below.  
Call before you dig.

**Landscape Planting Plan**

**L1.0**





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**Canyon Crossing**

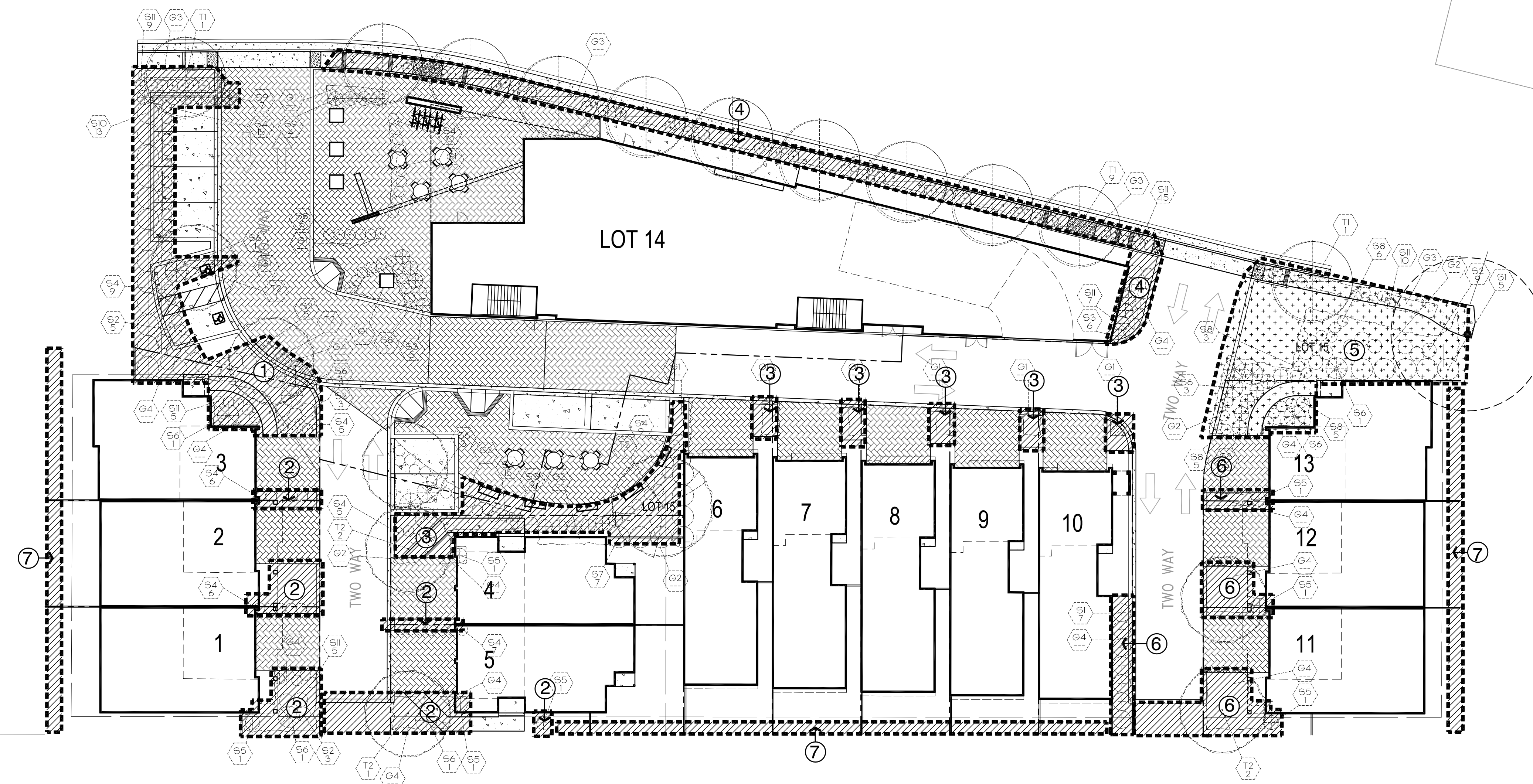
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**Appendix B - Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ET<sub>o</sub>) 43.1  
MAWA - Regular Landscape Areas  
MAWA = (ET<sub>o</sub>) x (0.62) x ((0.45 x LA) + (0.3 x SLA))  
landscape area 8,957 s.f.  
ETAF .45 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.  
mawa total 107,707 gallons per year

ETWU - Regular Landscape Areas  
ETWU = (ET<sub>o</sub>) x (0.62) x (ETAF x LA)

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	1,788	436.5	11,665
2	low	0.2	drip	0.81	0.247	771	190	5,087
3	low	0.2	drip	0.81	0.247	1,571	388	10,365
4	low	0.2	drip	0.81	0.247	1,140	281	7,522
5	medium	0.5	drip	0.81	0.617	1,788	1,091	29,163
6	low	0.2	drip	0.81	0.247	725	179	4,784
7	low	0.2	drip	0.81	0.247	1,214	300	8,010
totals						8,957	2866.42	76,596

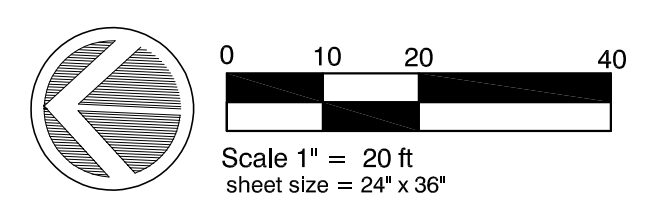
**IRRIGATION HYDRO-ZONE LEGEND**

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

ETAF calculations  
total ETAF x area 2866.42  
total area 8,957 s.f.  
average ETAF 0.320 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS  
MAWA total 107,707 gallons per year  
ETWU total 76,596 gallons per year  
28.9 Percentage reduction of Potable Irrigation Water



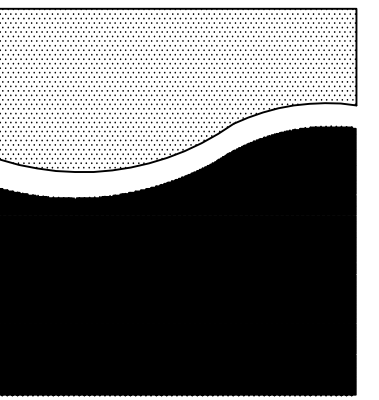
BEFORE EXCAVATING CALL: 811  
48-HOURS BEFORE ALL PLANNED WORK OPERATIONS



Know what's below.  
Call before you dig.

**Landscape Hydrozone Plan**

**L2.0**



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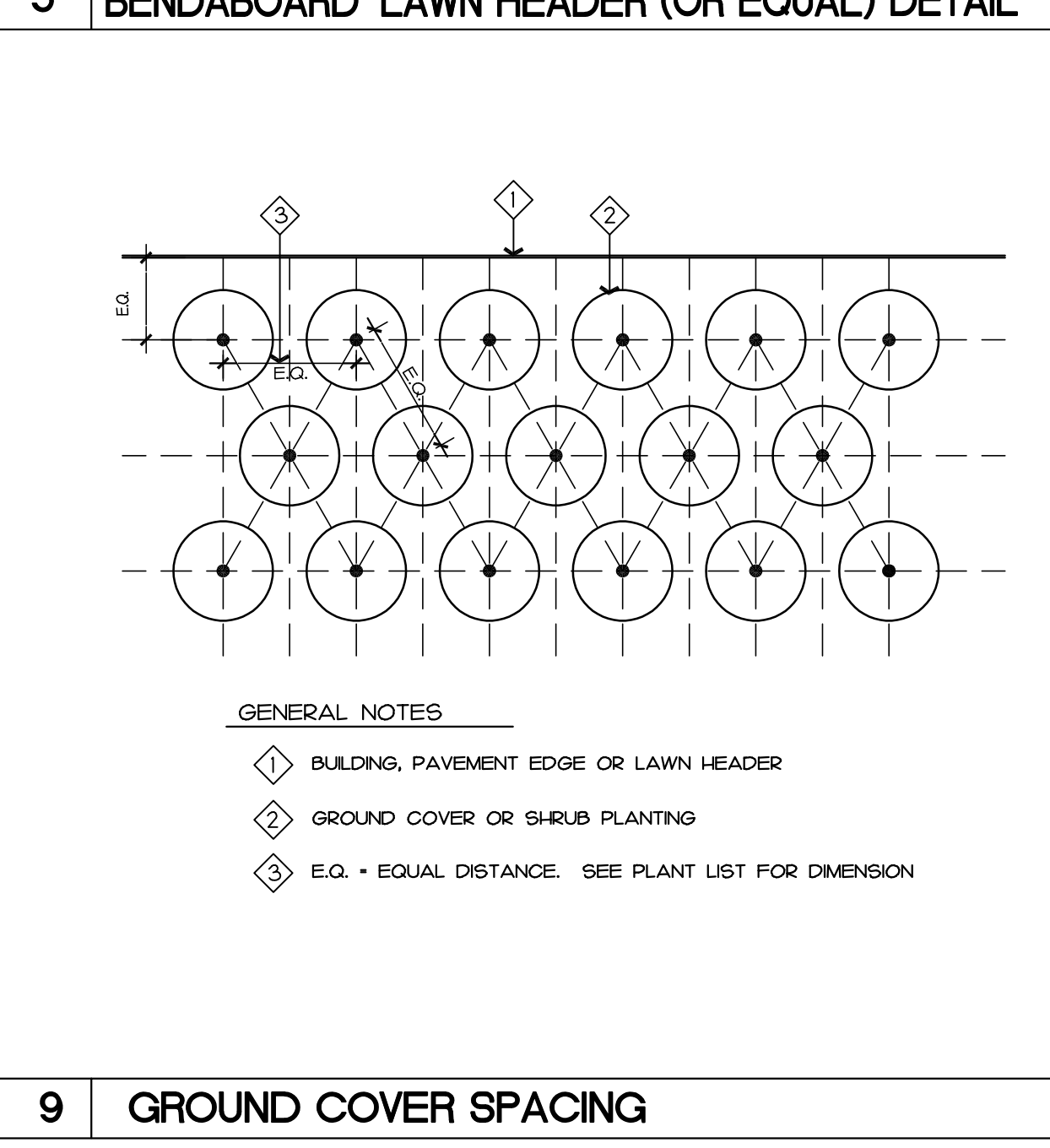
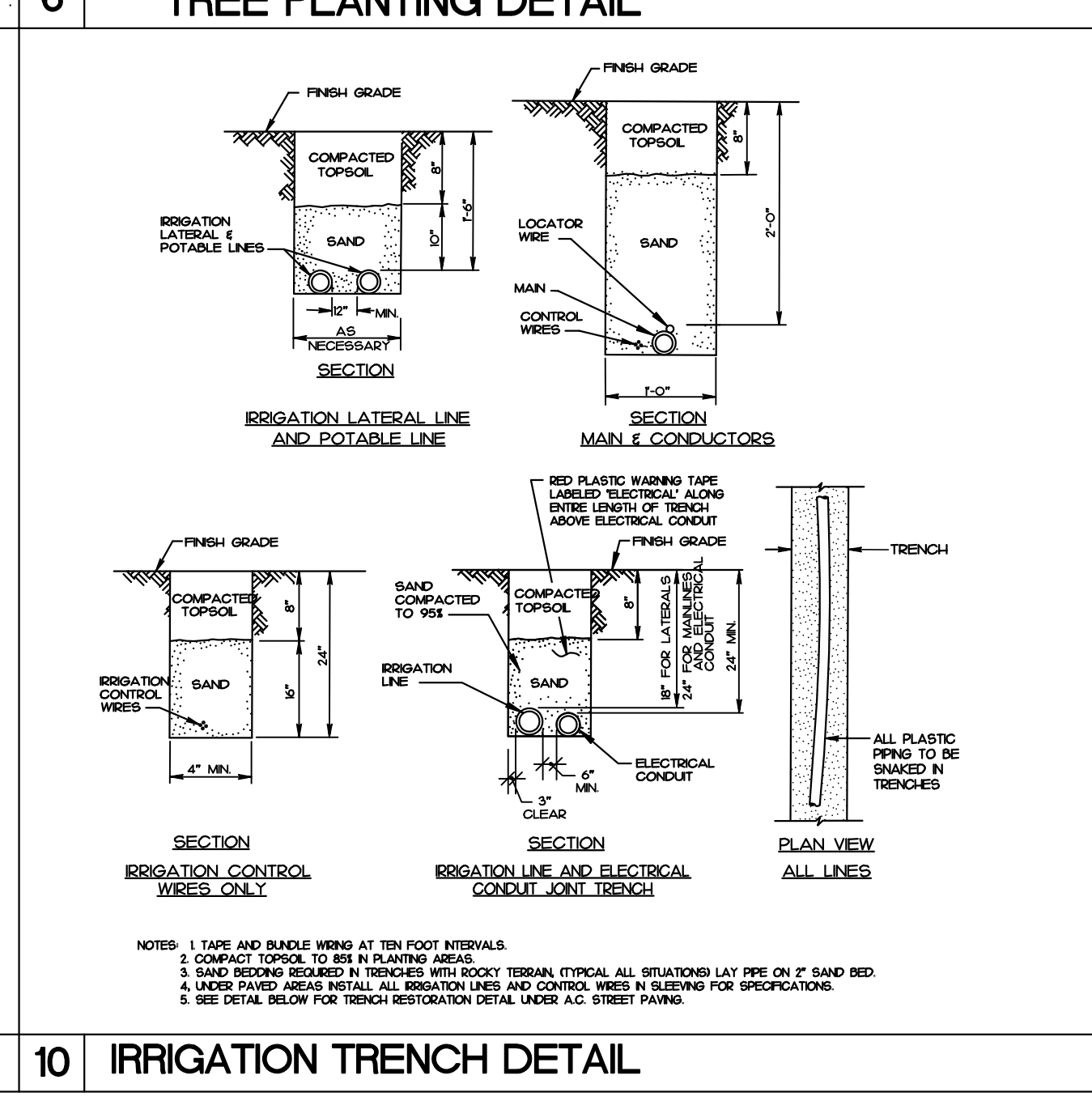
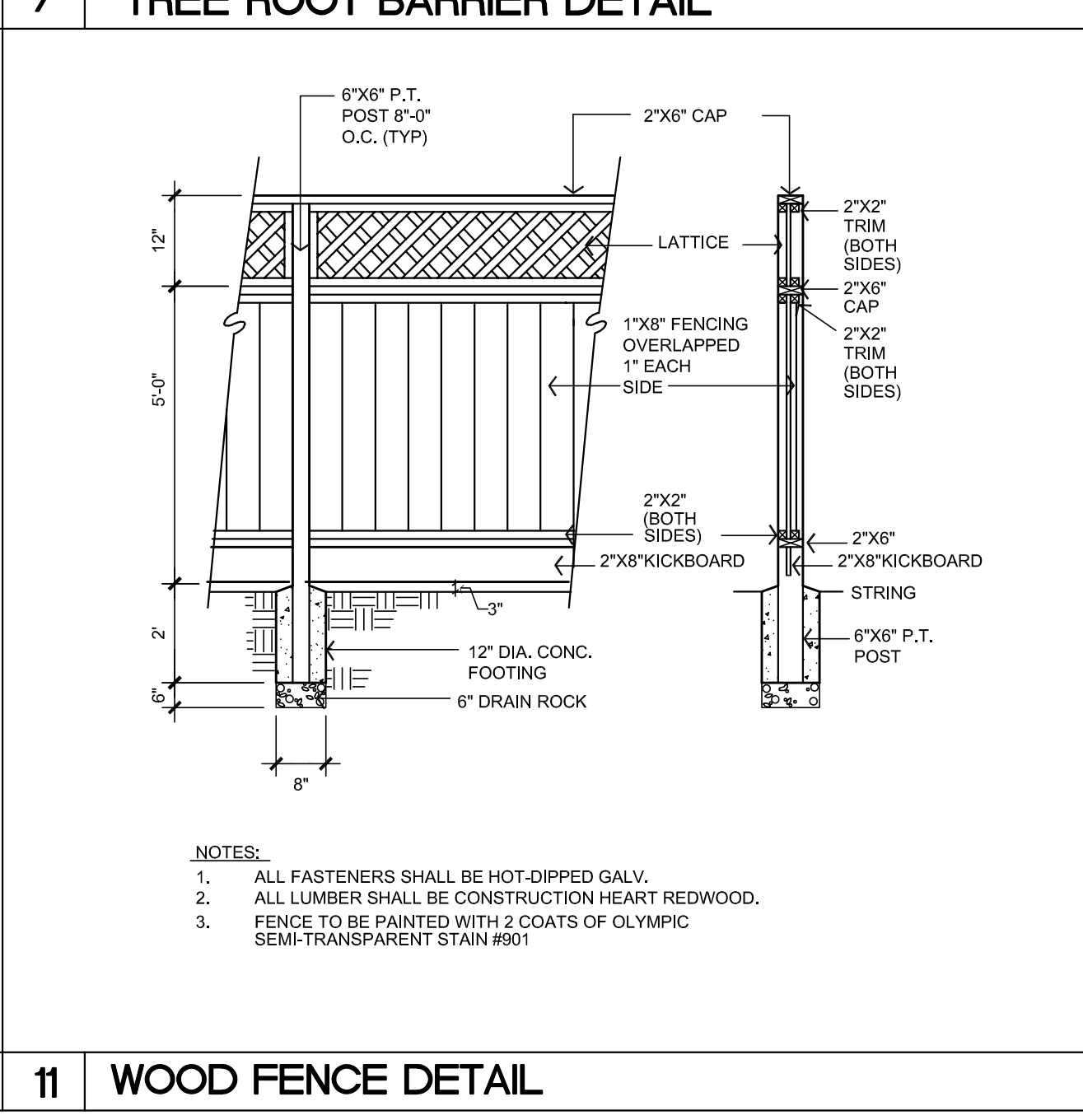
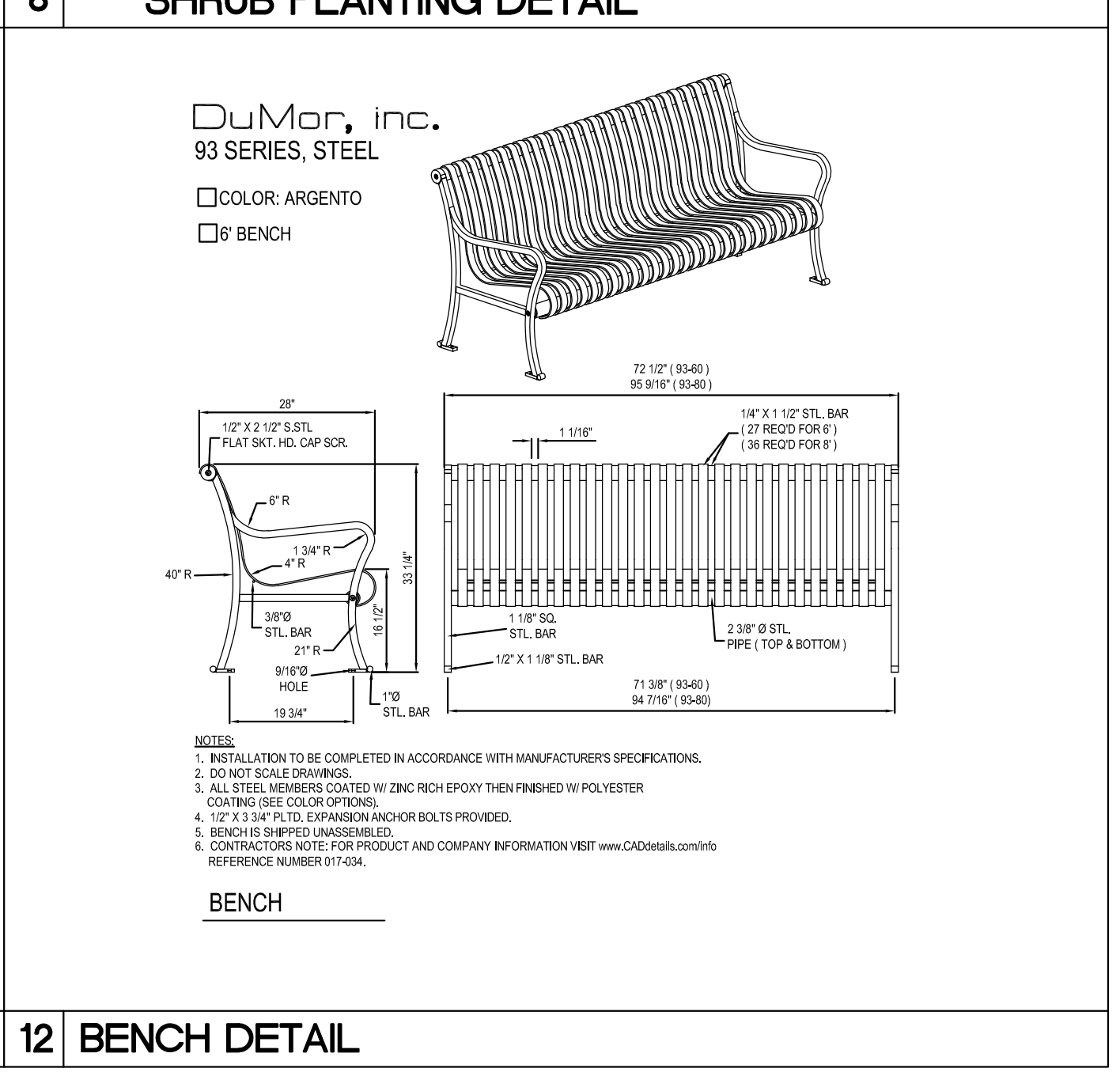
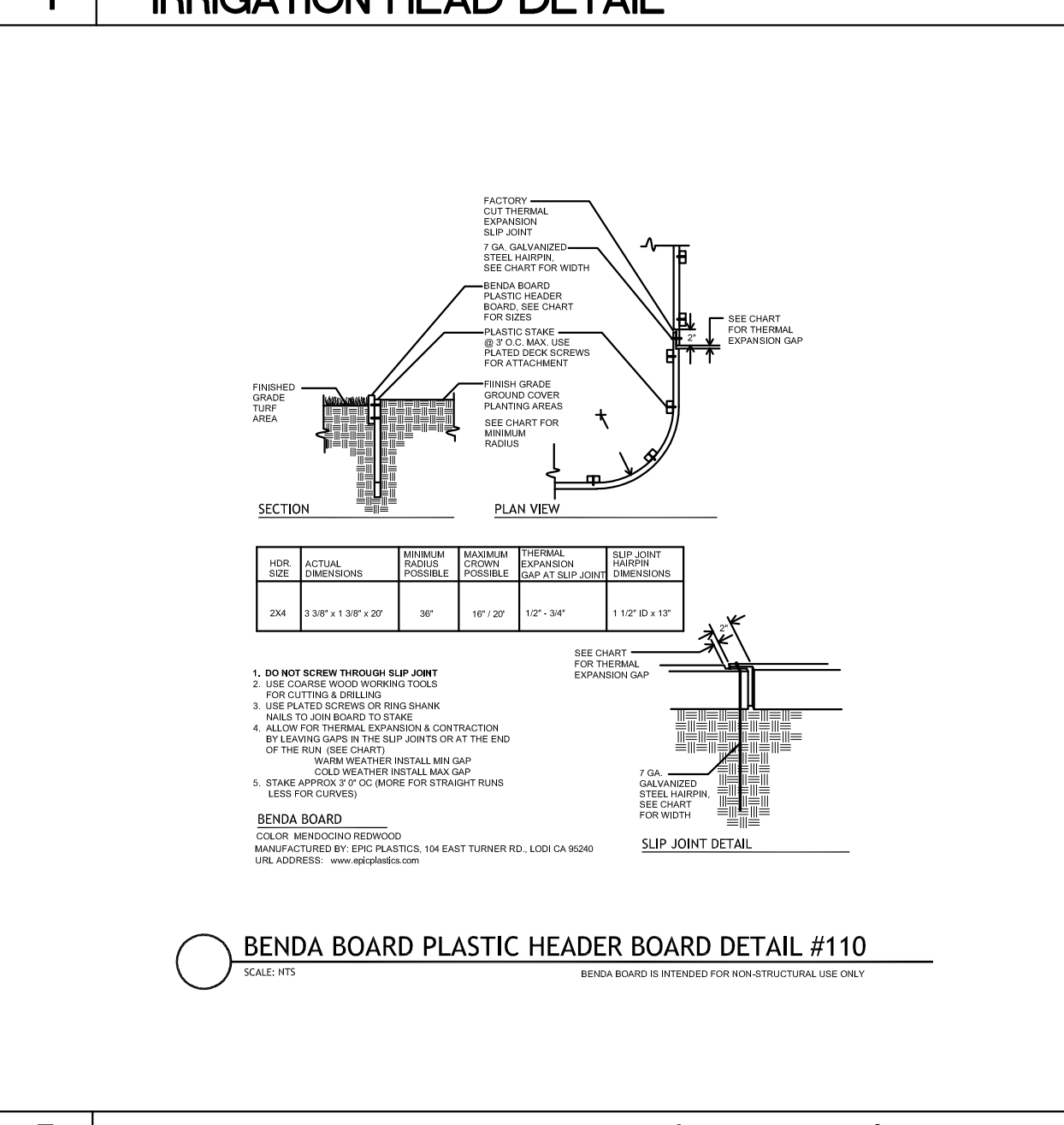
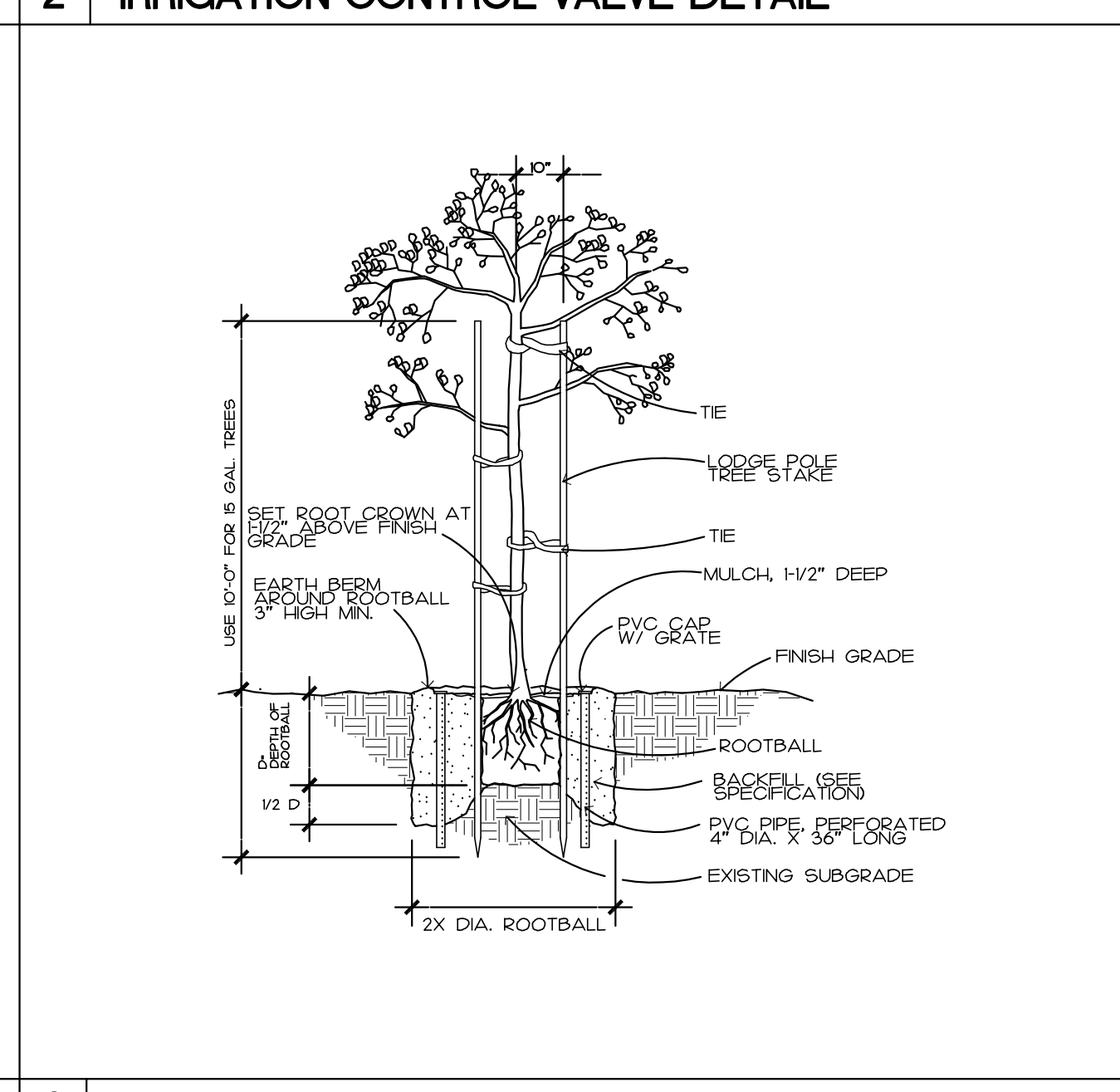
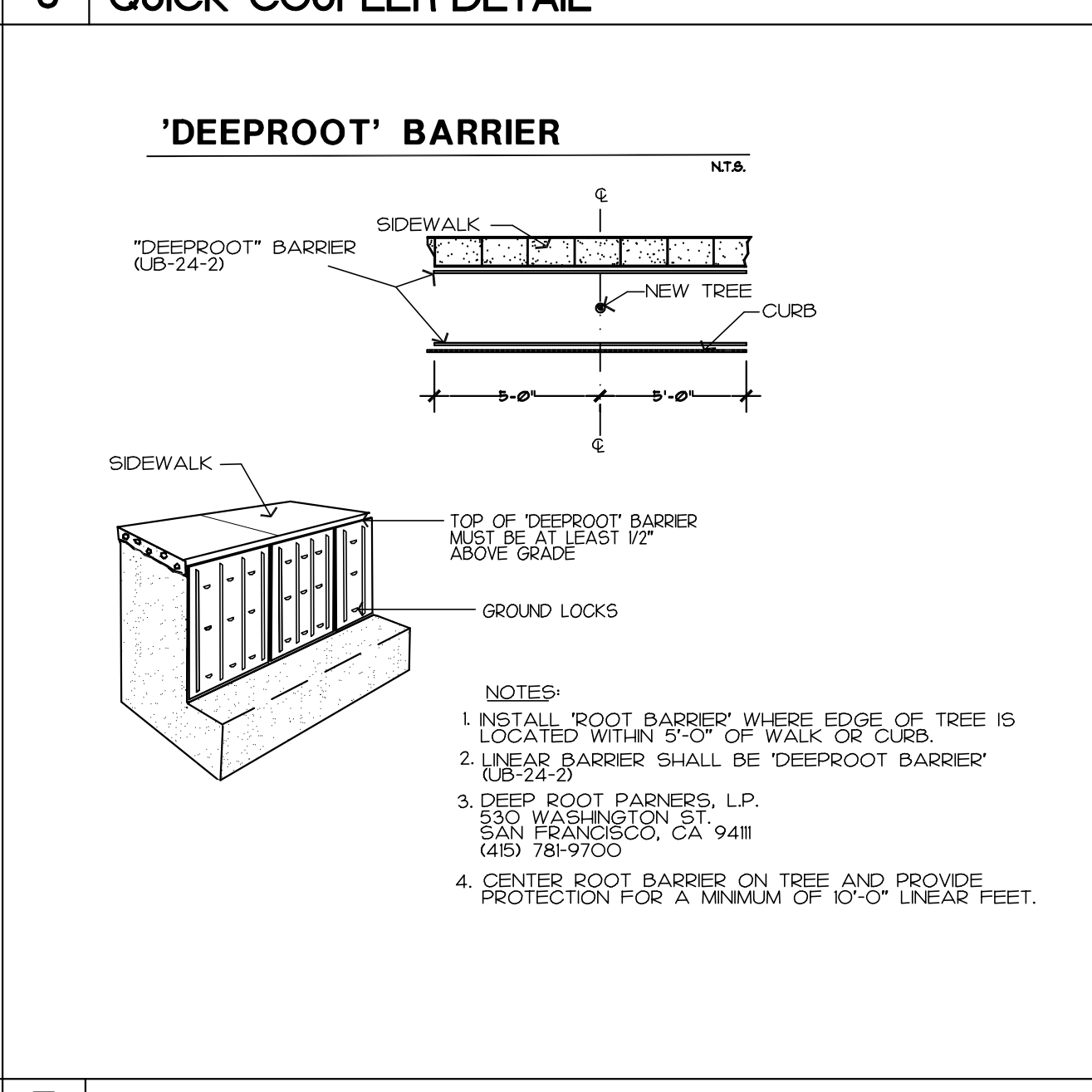
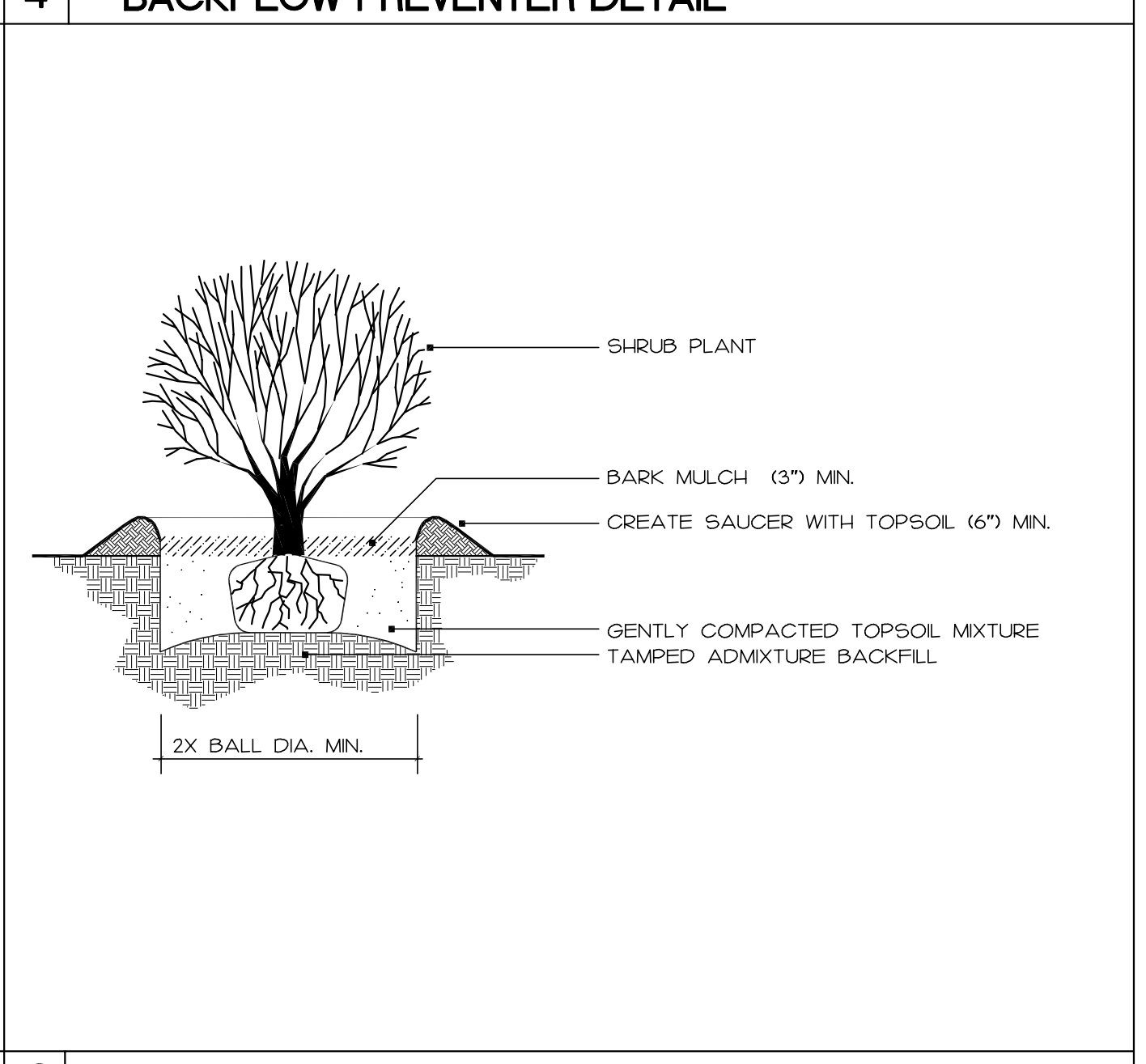
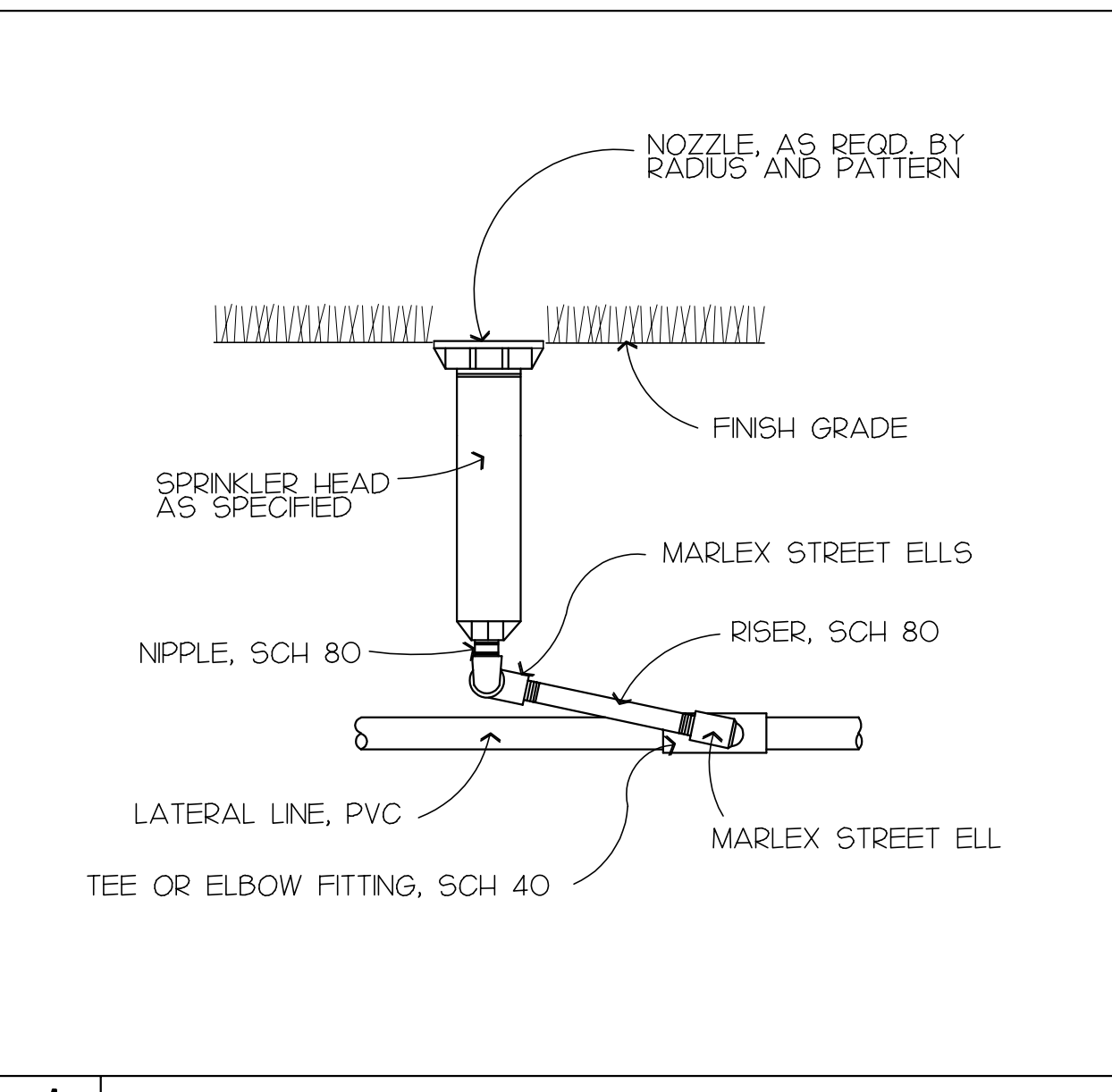
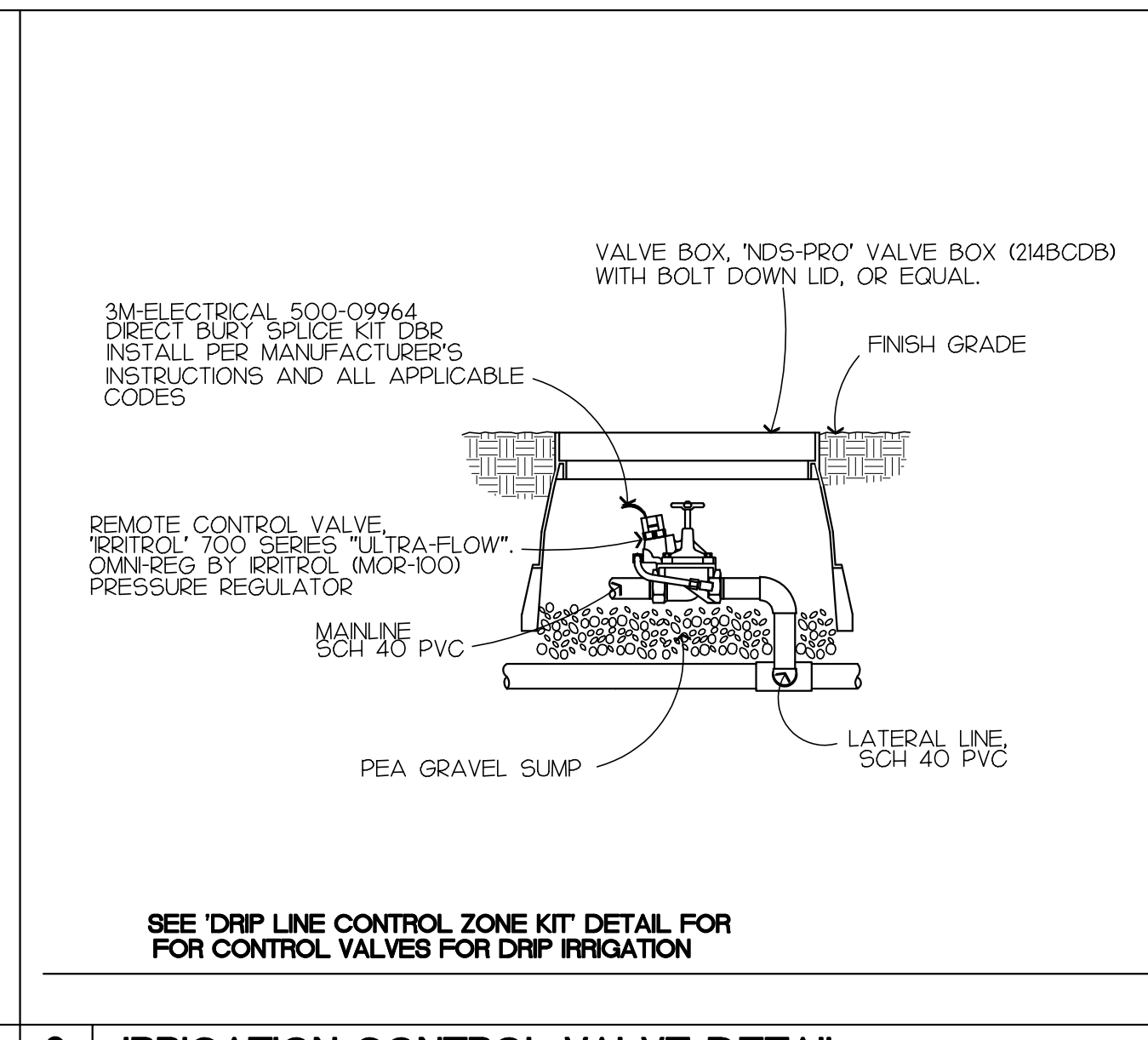
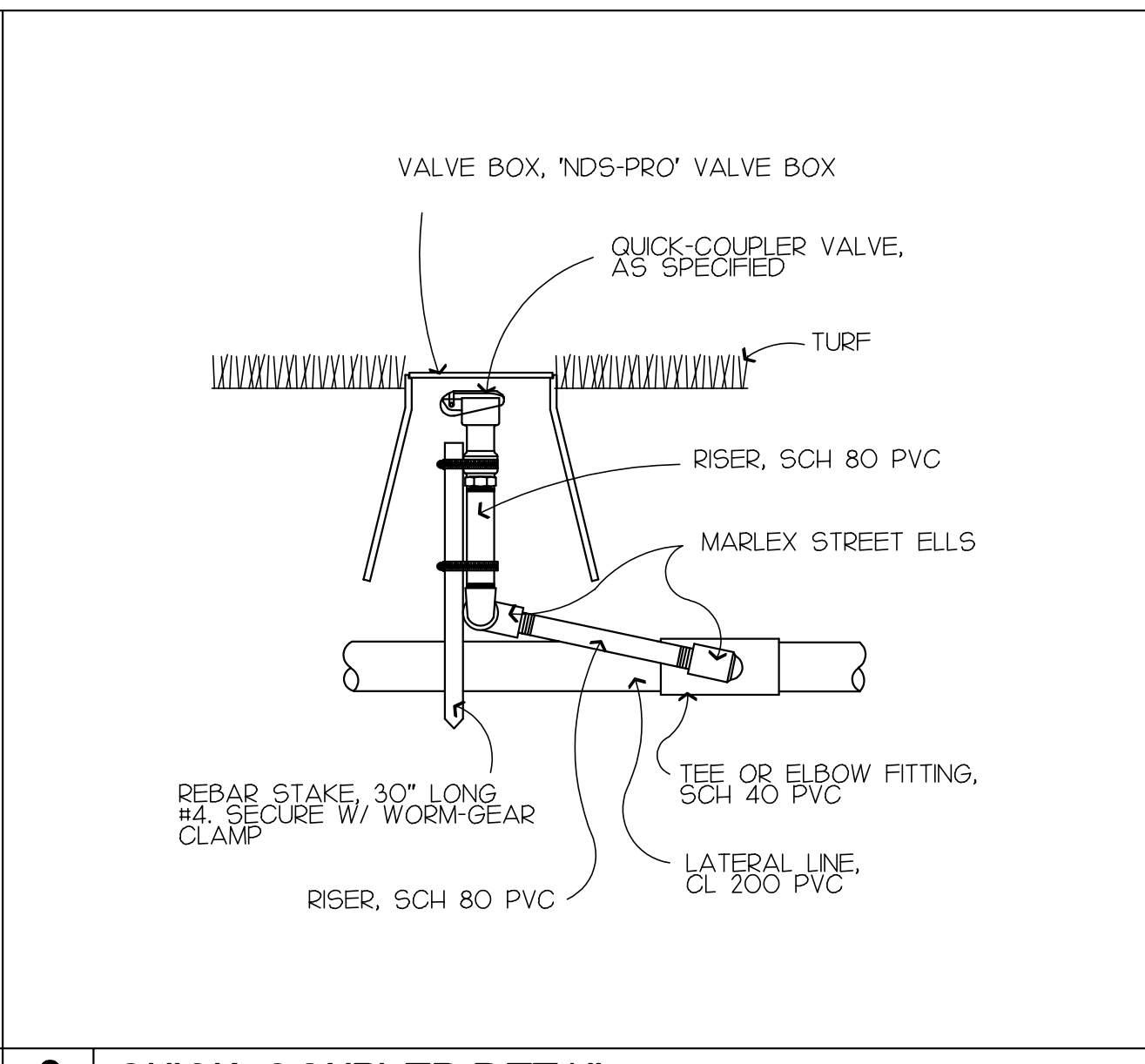
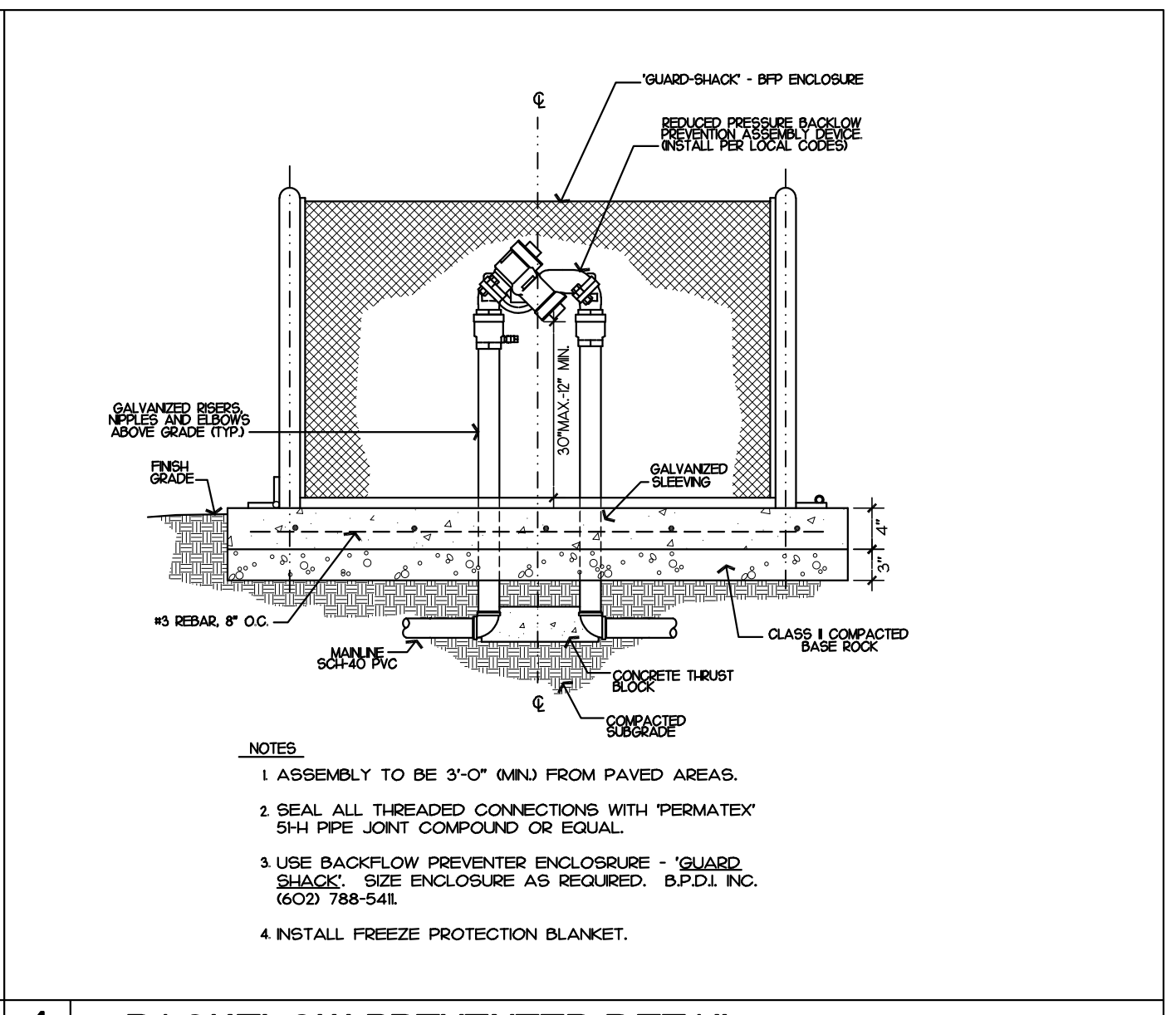


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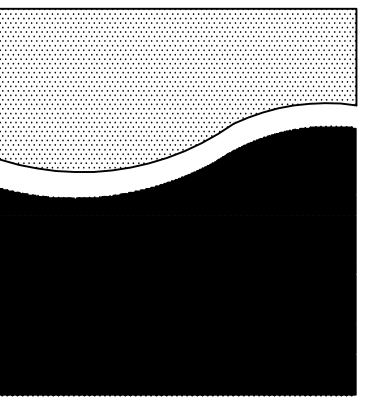
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Landscape Construction Details

L3.0





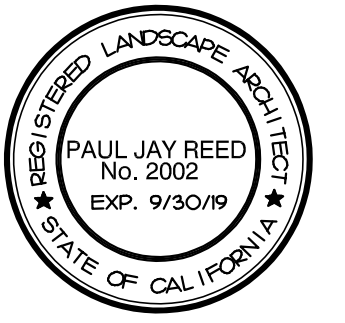


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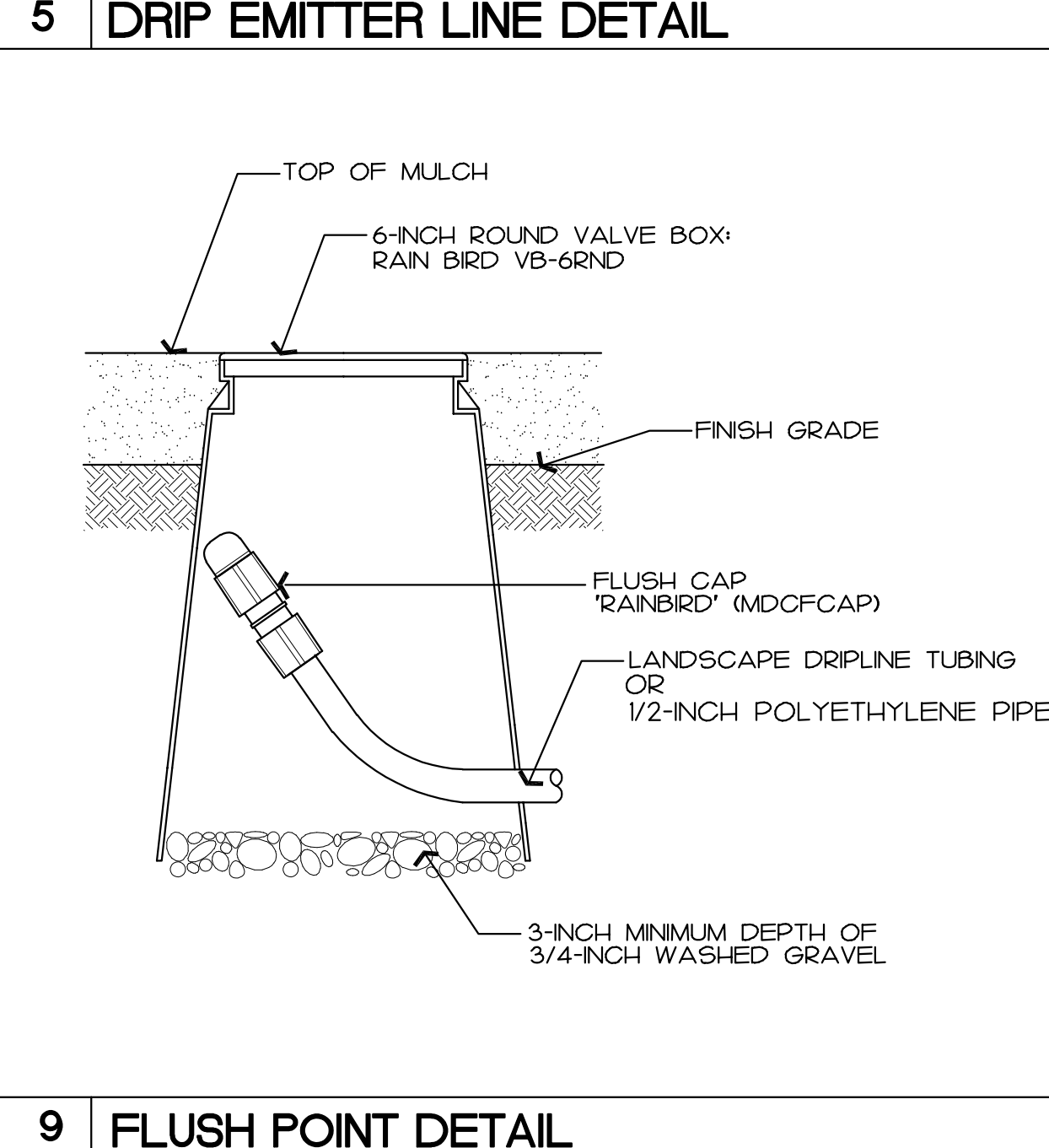
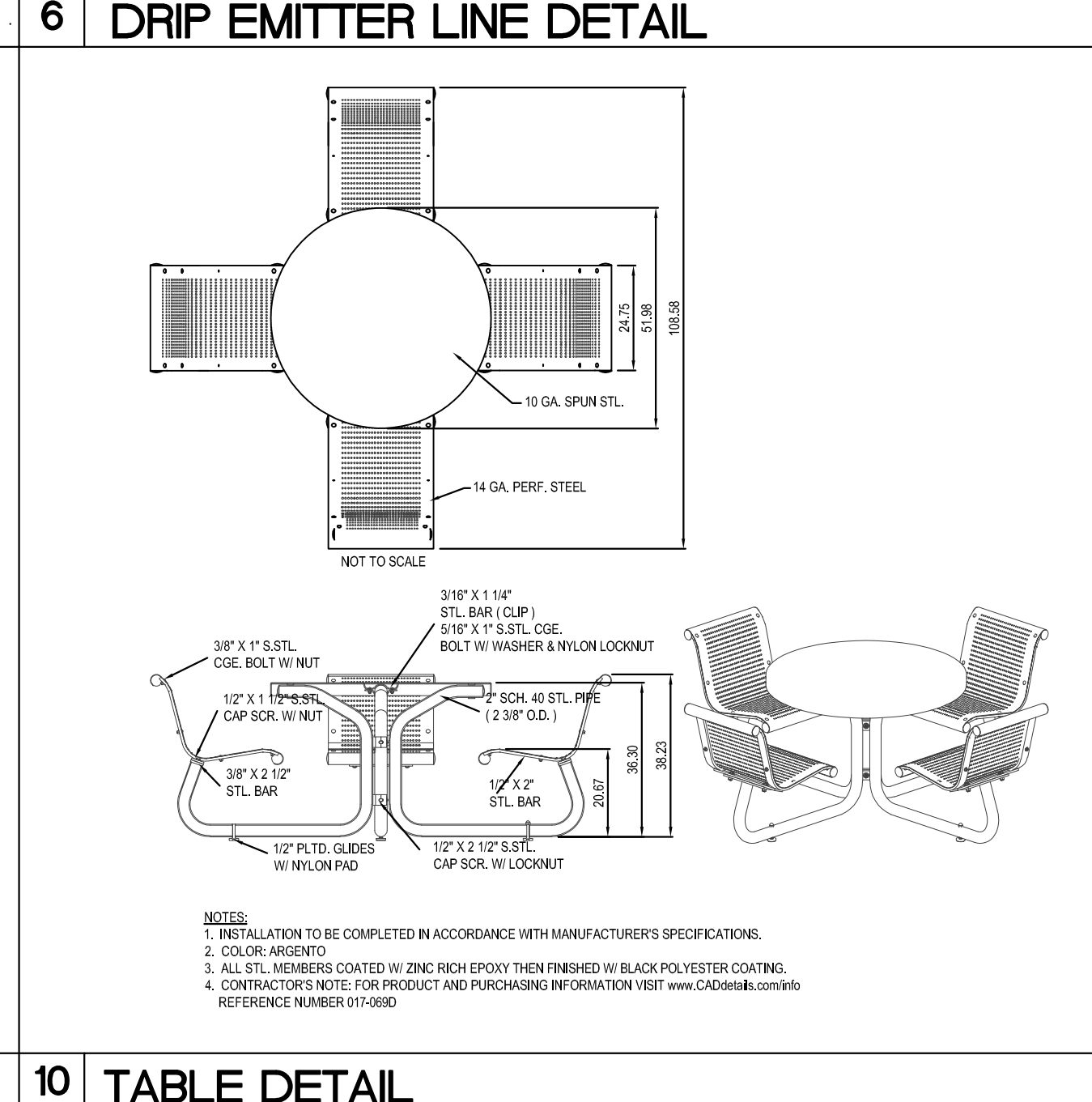
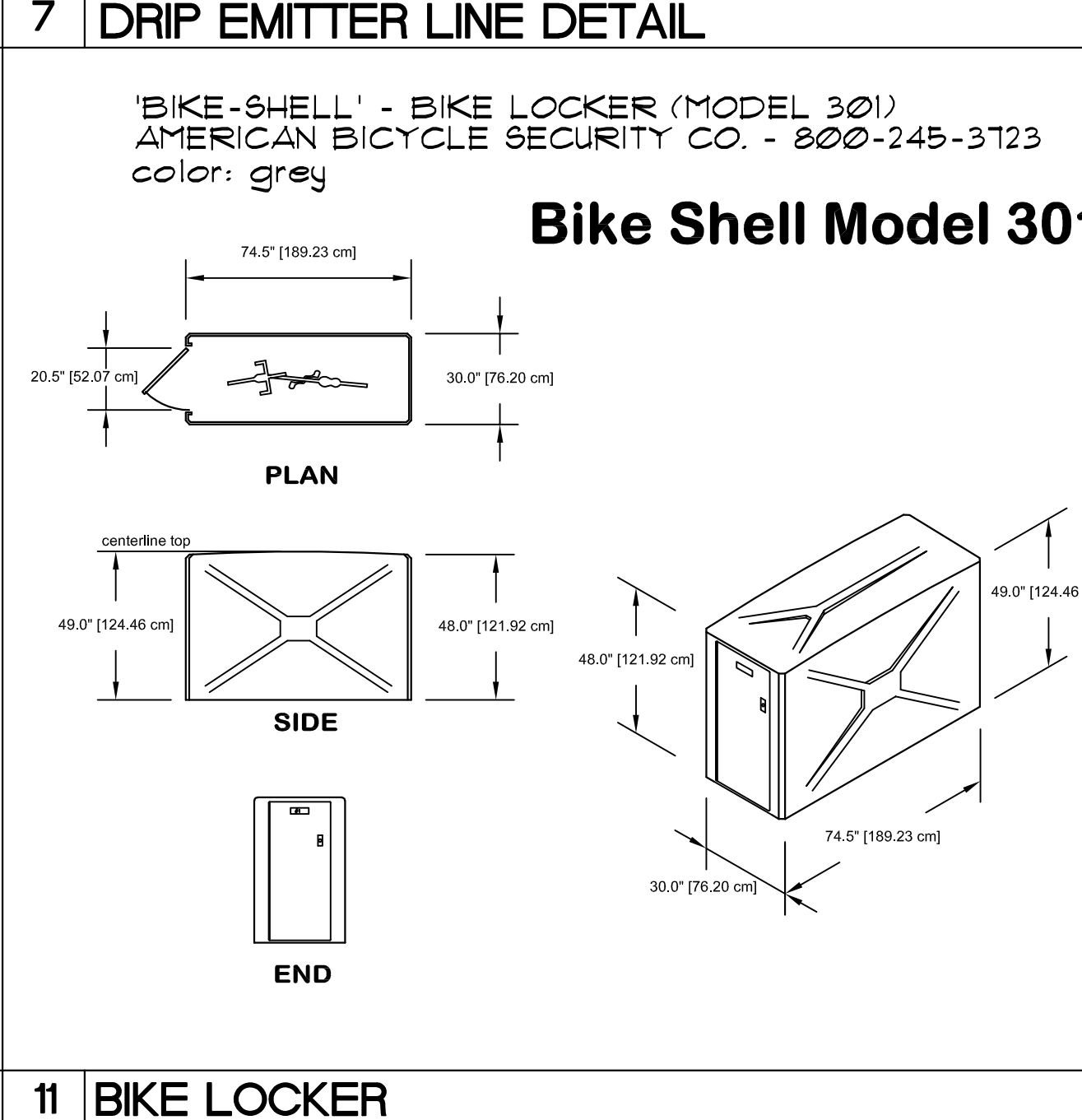
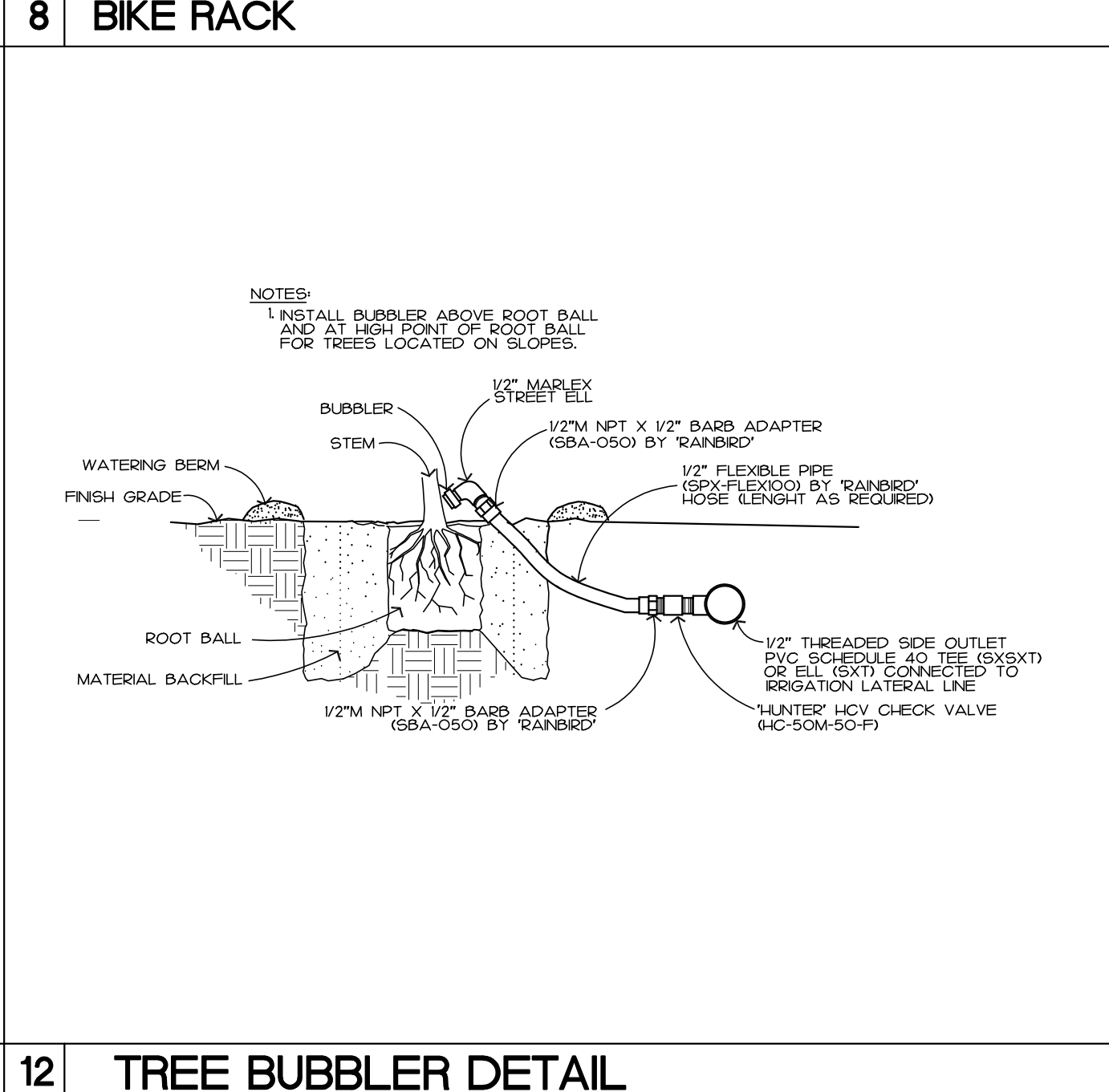
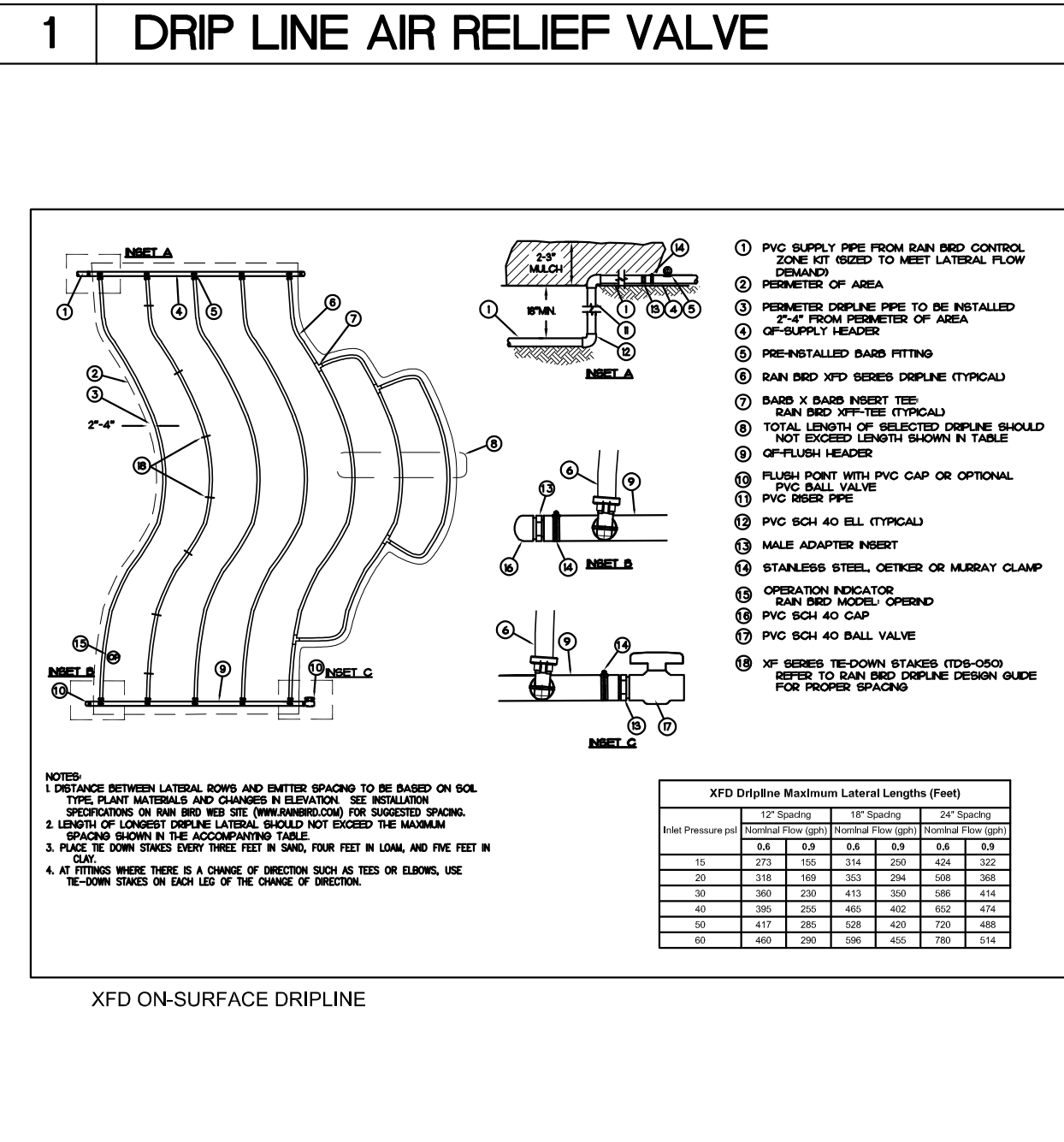
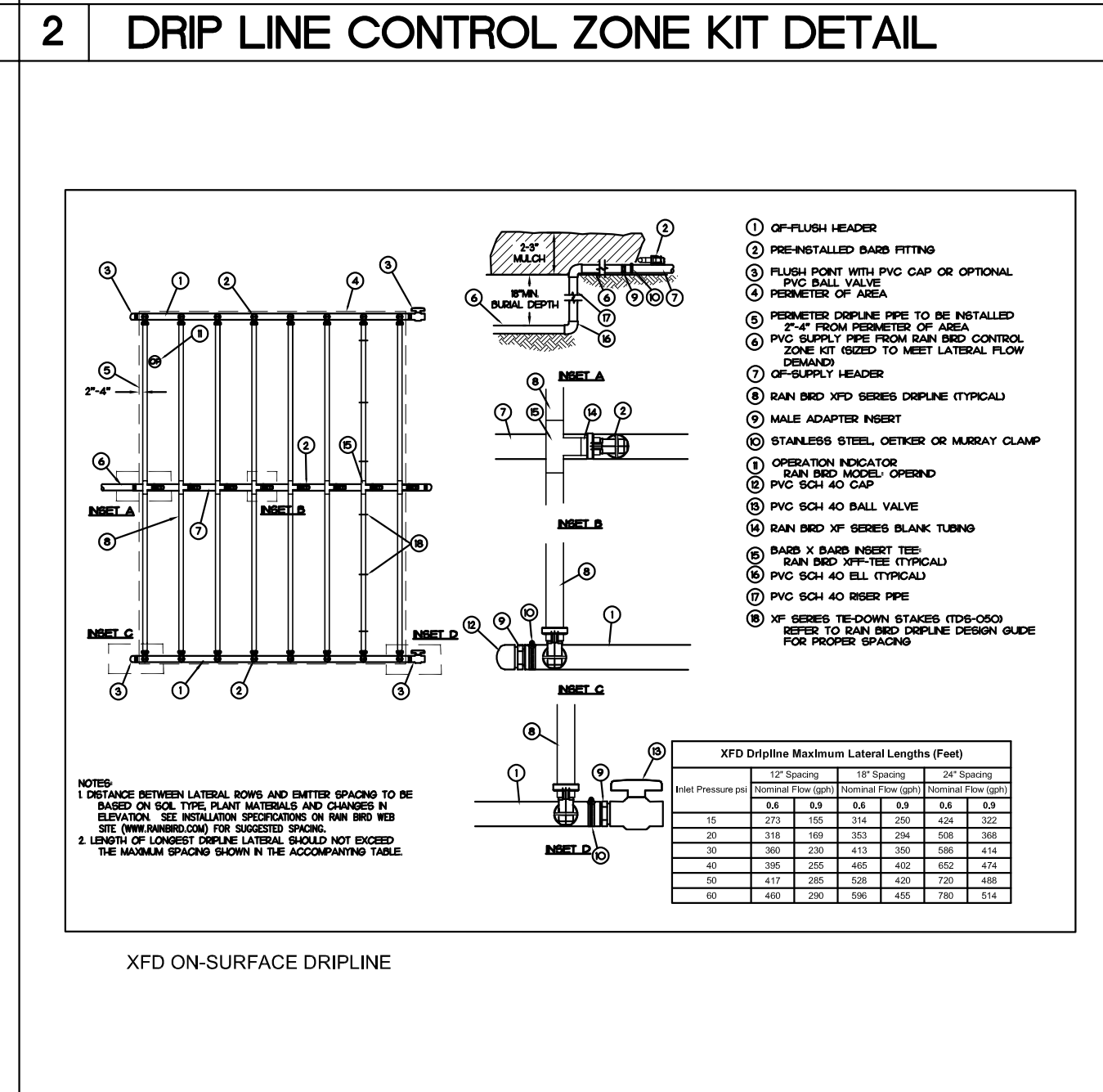
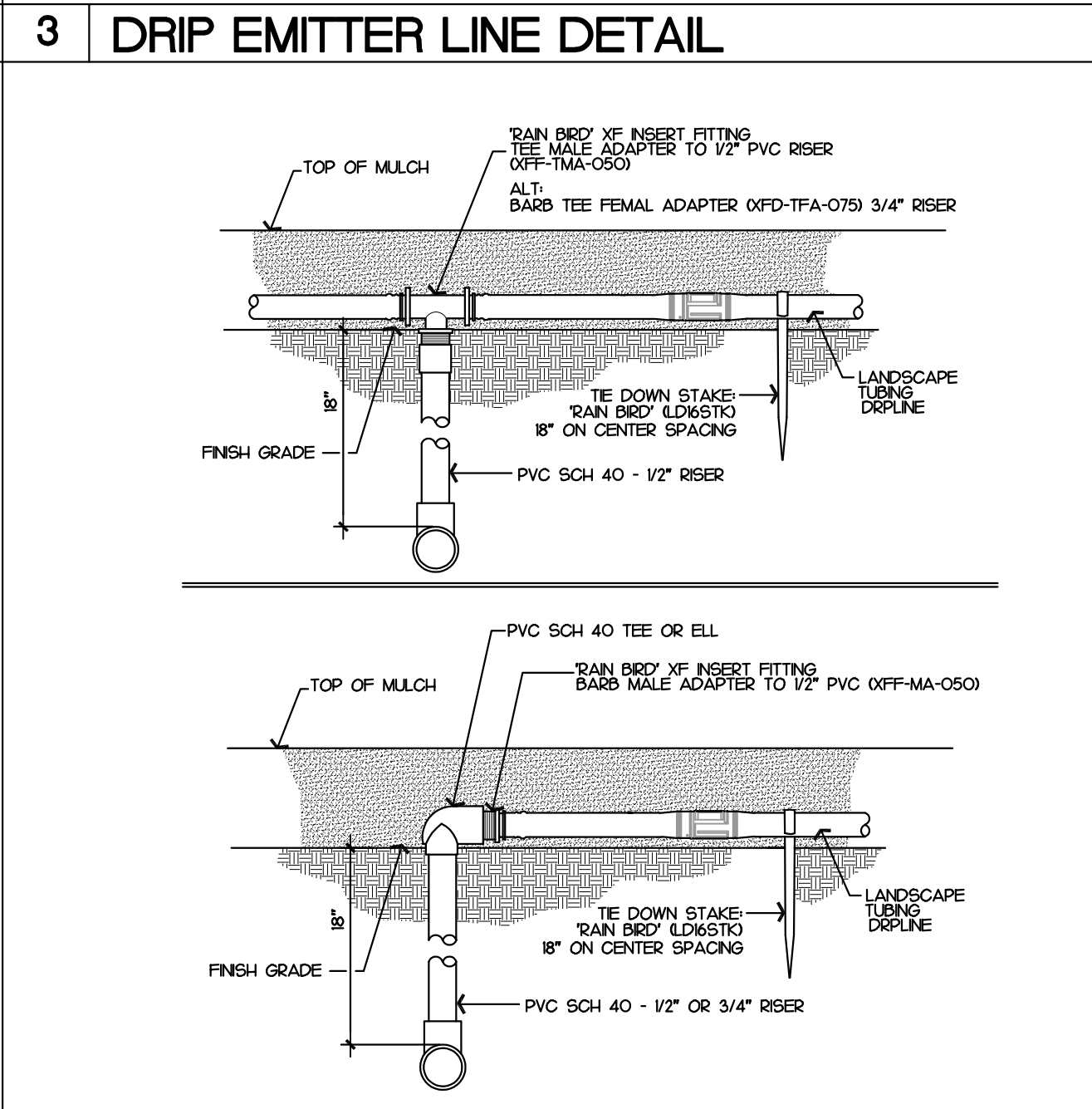
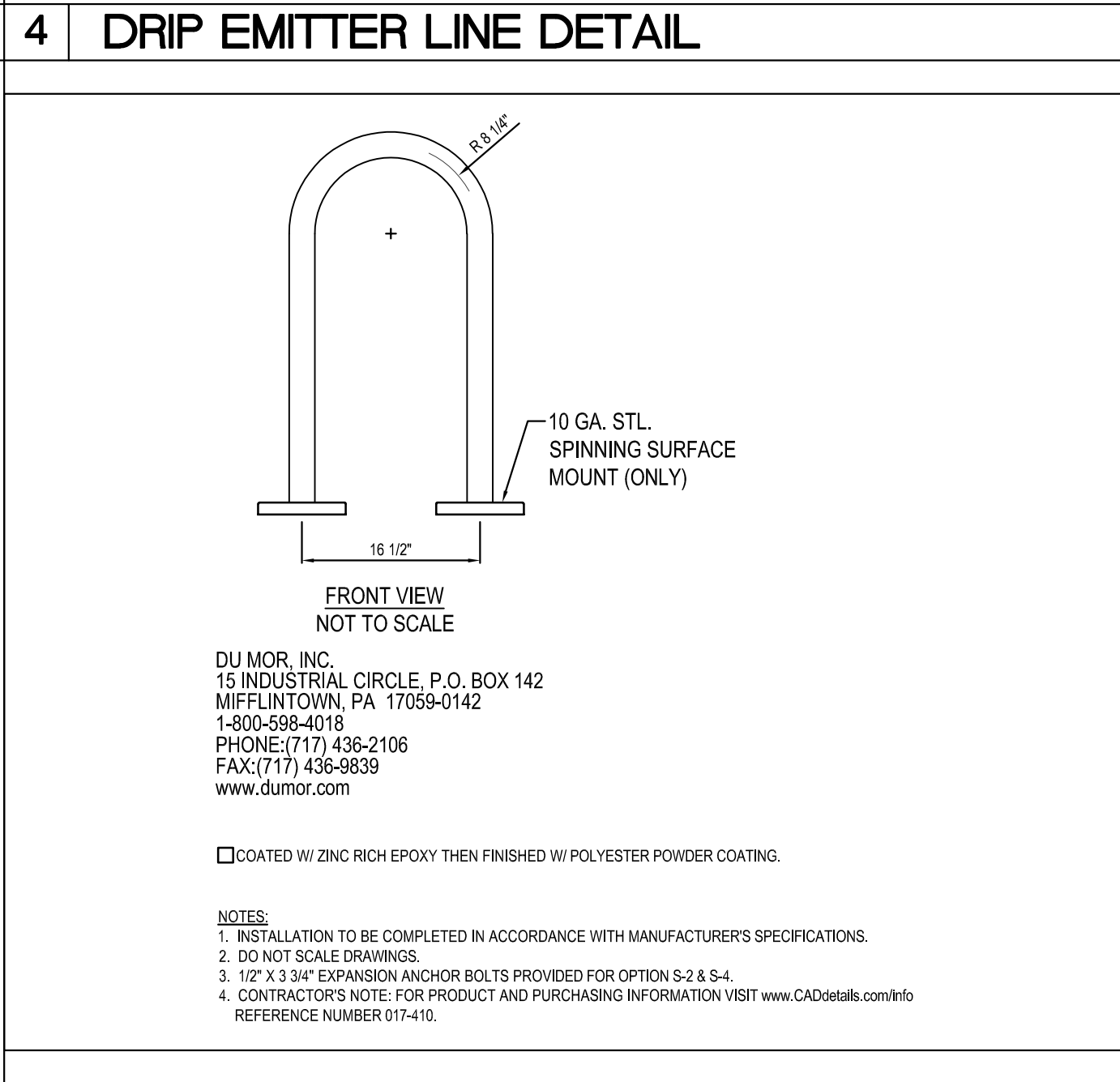
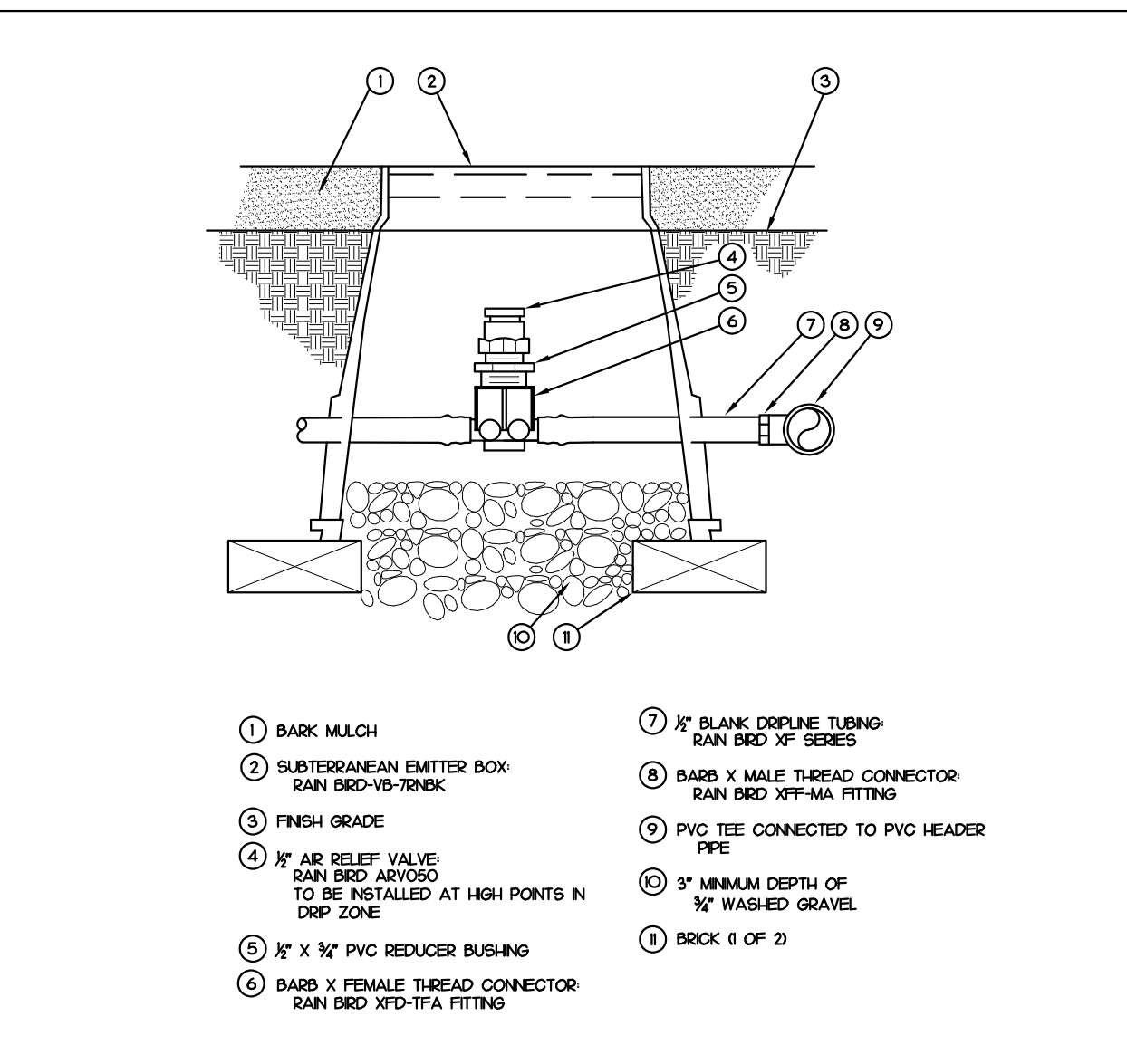
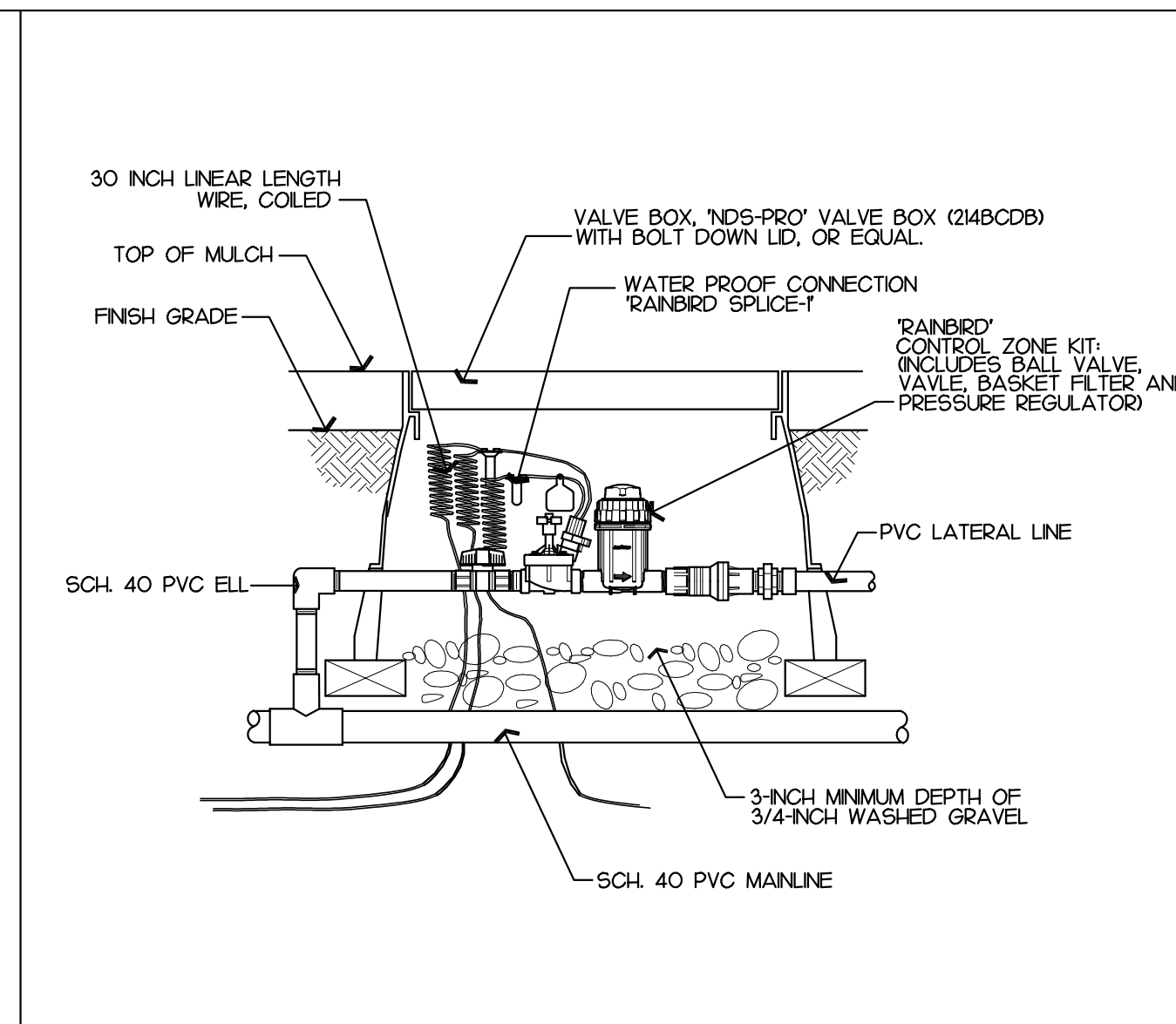
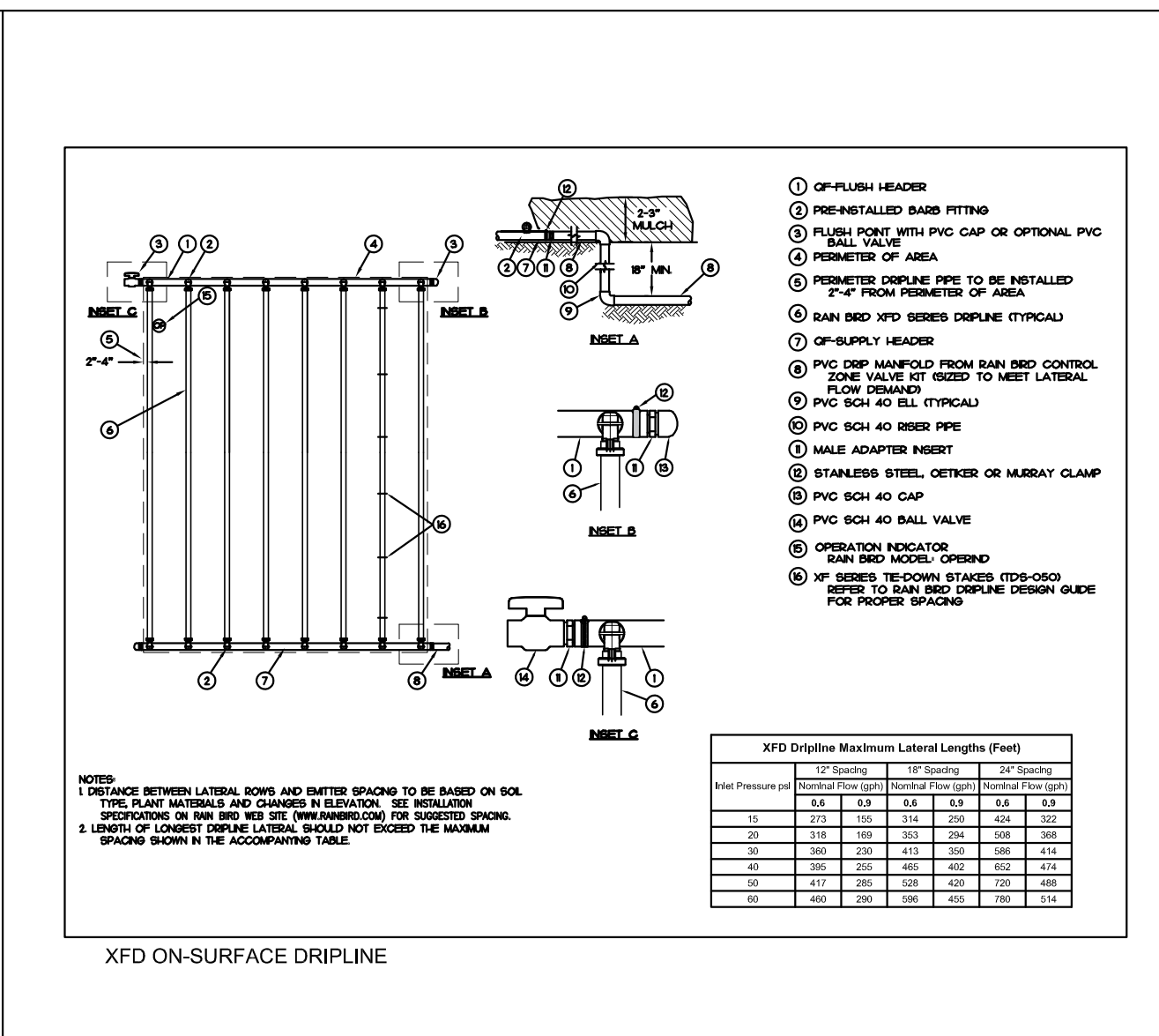
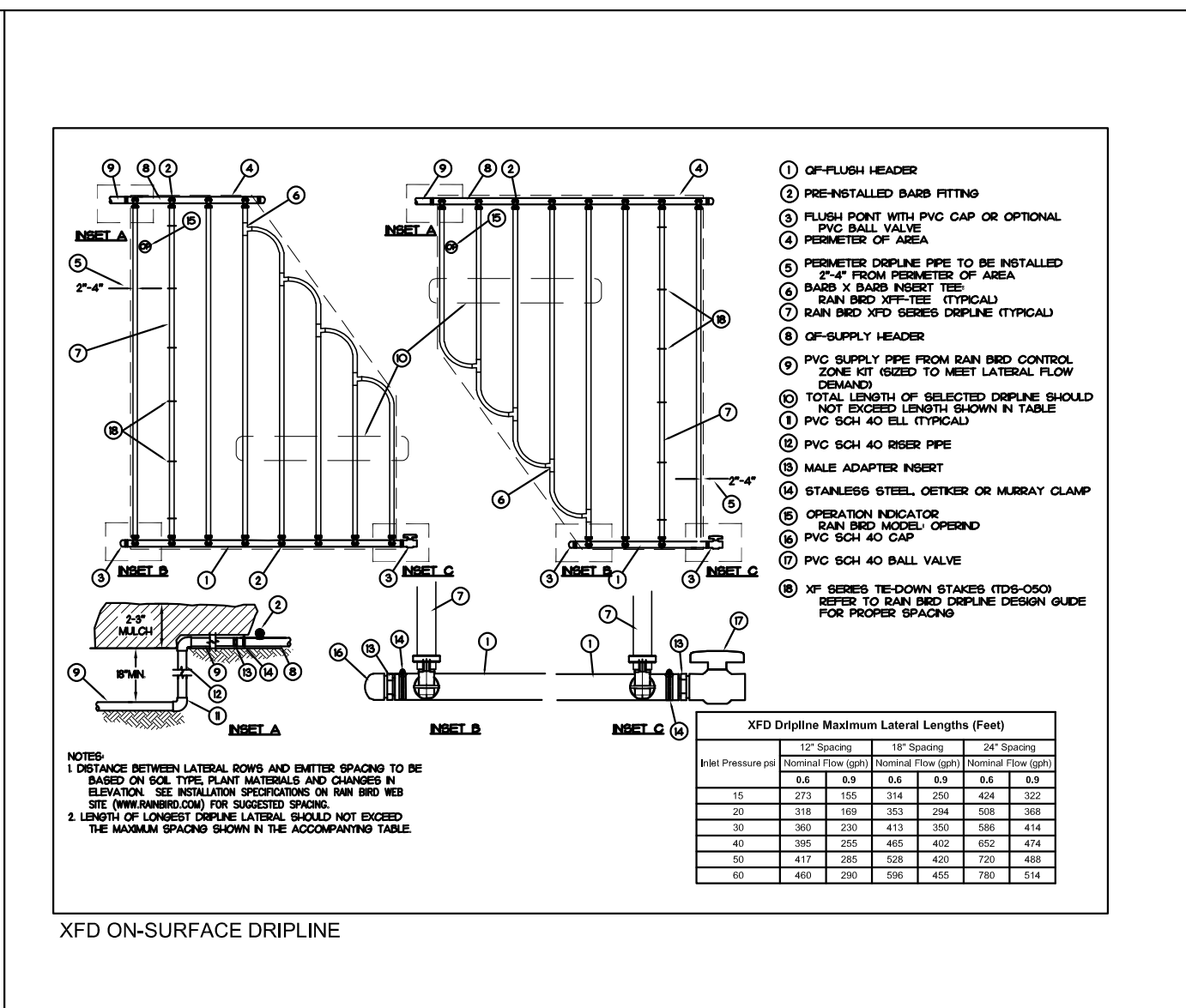


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Landscape Construction Details

L3.1



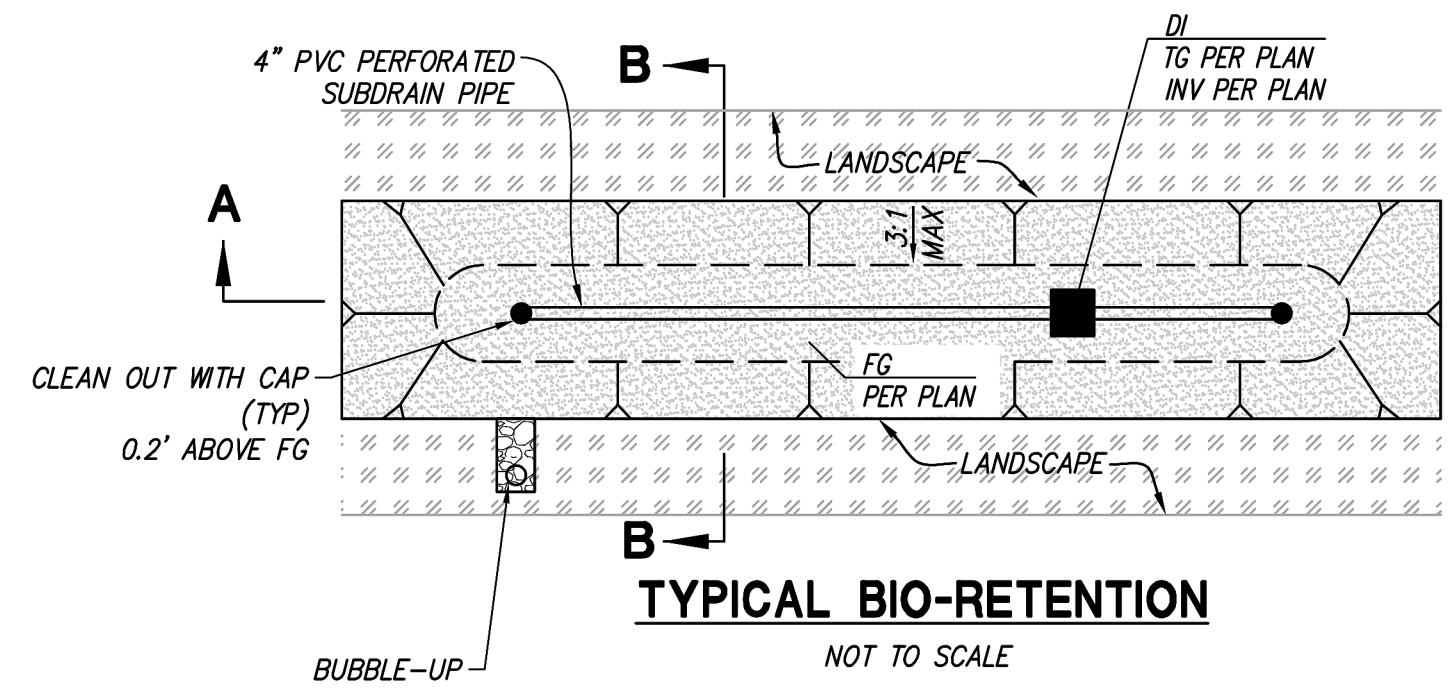


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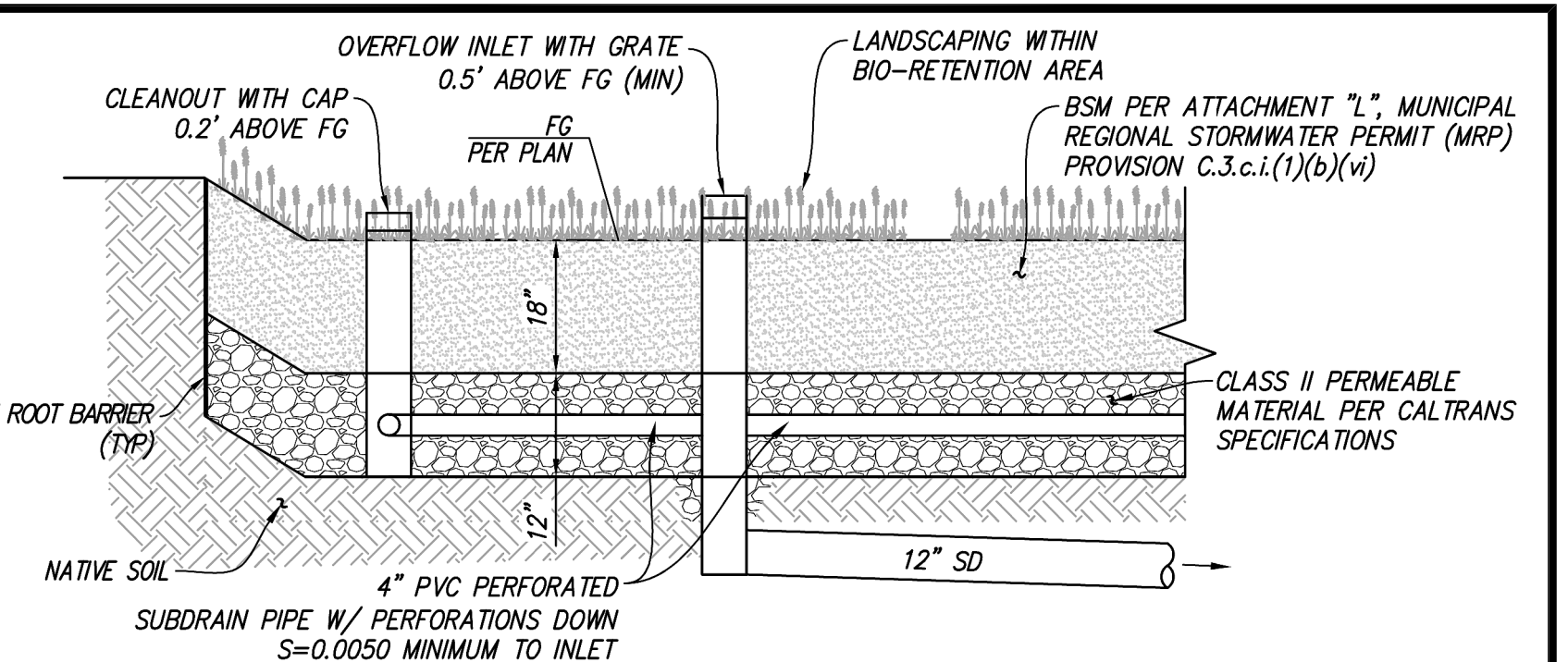
STORM WATER TREATMENT CALCULATIONS											
DMA	SURFACE	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BMP #	SIZING	L x W	PONDING DEPTH PROVIDED (IN)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
1	PAVERS, CONCRETE	6759	4420	23	4443	BR #1	FLOW	6' x 31.5'	6"	134	189
2	ROOF, PAVERS	8482	7785	70	7855	BR #2	FLOW	4.3' x 20'	6"	235	86
3	ROOF, STREET, PAVERS	9621	5835	379	6214	BR #3	FLOW	13' x 45'	6"	179	723
4	ROOF, STREET, PAVERS	15655	11275	438	11713	BR #4	FLOW	30' x 5.8'	12"	350	225
5	ROOF, STREET, PAVERS	19508	11750	776	12526	BR #5	FLOW	IRREG	6"	375	403
TOTAL		60025	41065	1686	42751						

\* PAVERS AT 65% IMPERVIOUS

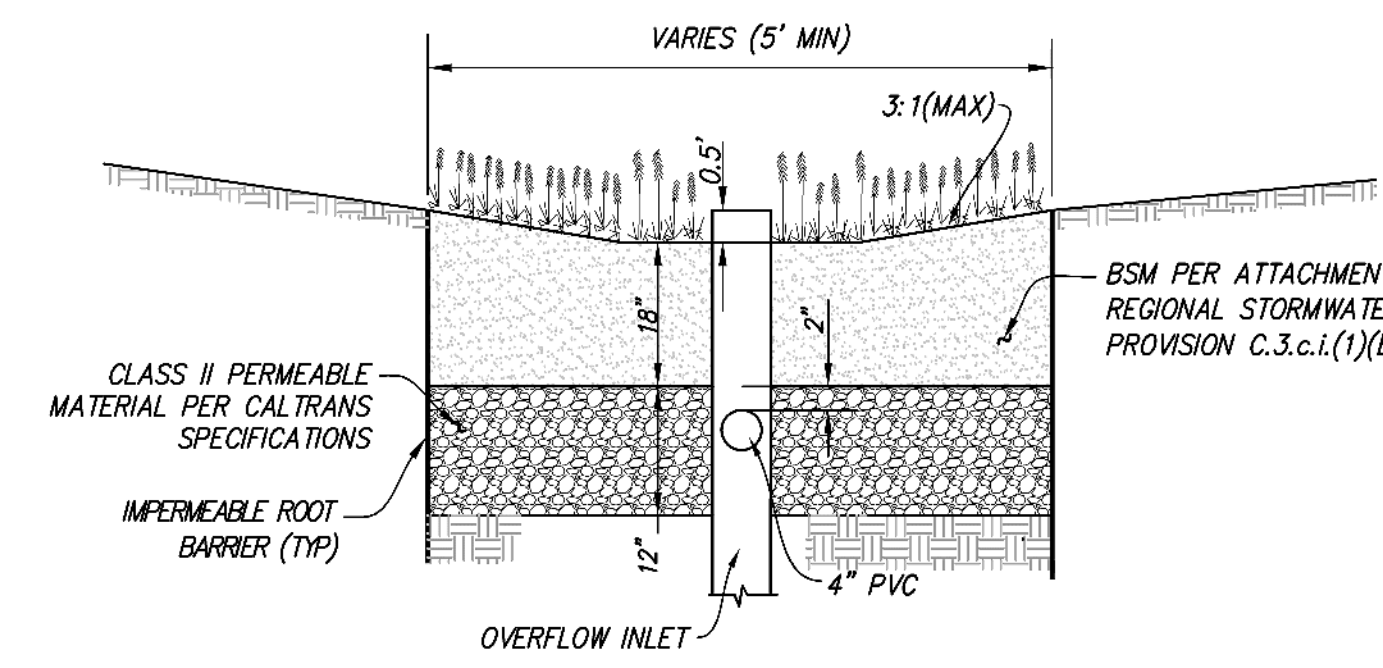
SHARED BASINS



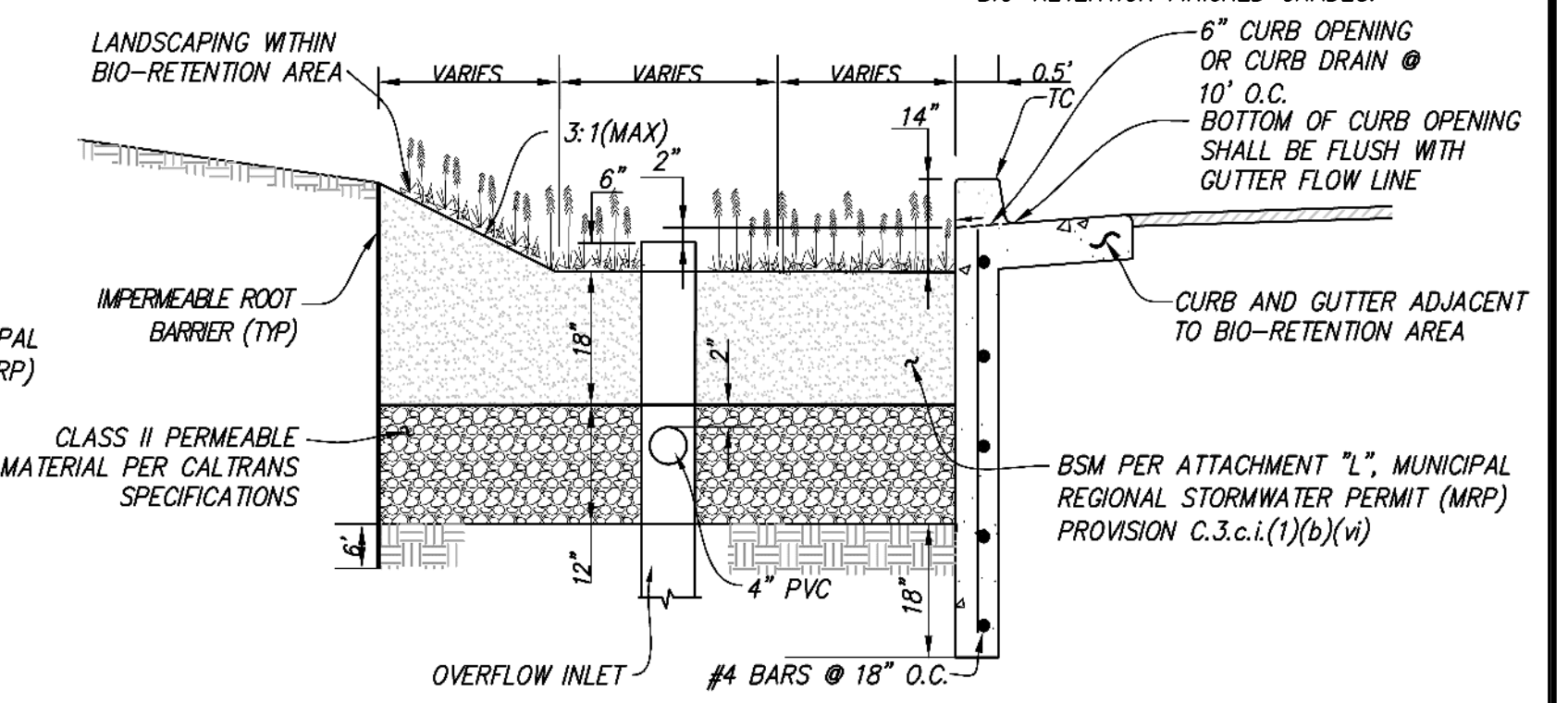
TYPICAL BIO-RETENTION  
NOT TO SCALE



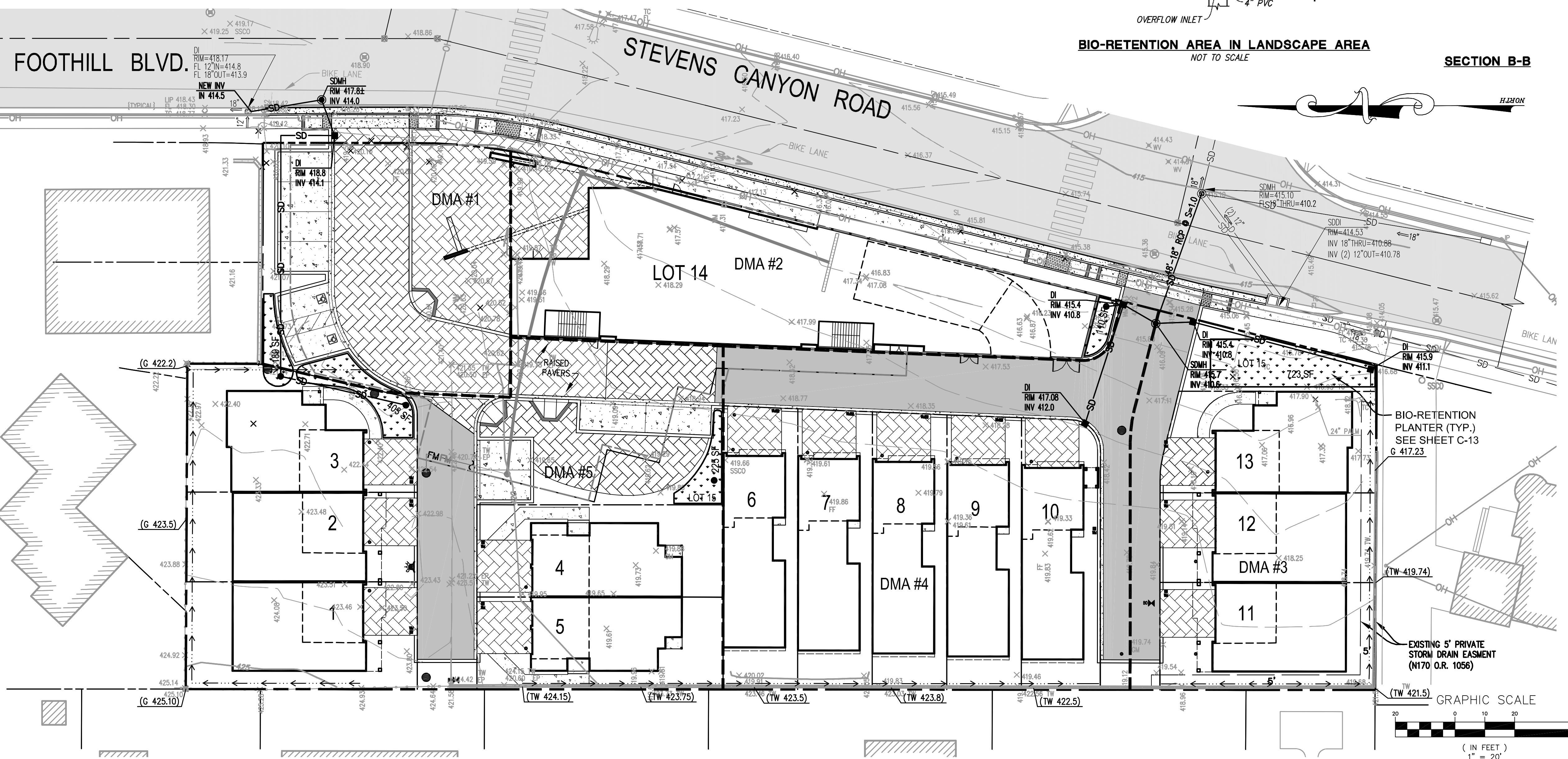
SECTION A-A  
NOTE: SEE FINE GRADING SHEET C6.1 FOR BIO-RETENTION FINISHED GRADES.



BIO-RETENTION AREA IN LANDSCAPE AREA  
NOT TO SCALE



BIO-RETENTION AREA NEXT TO STREET  
NOT TO SCALE



NOTES:

- CALCULATIONS ARE BASED ON THE S.C.V.U.R.P.P.P., C.3 STORMWATER TECHNICAL GUIDANCE, AND THE FOLLOWING CRITERIA:  
a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA  
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
- ALL STORMWATER TREATMENT MEASURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE CITY MUST BE ABLE TO ACCESS ALL STORMWATER TREATMENT FACILITIES DURING REGULAR BUSINESS HOURS FOR INSPECTION PURPOSES.
- THE REQUIRED MINIMUM STORMWATER BIOTREATMENT FACILITY SURFACE AREA IS THAT AREA THAT ACHIEVES THE REQUIRED PONDING DEPTH AND IS UNDERLAIN BY 18 INCHES OF BIOTREATMENT SOIL.
- ALL SITE GRADING AND DRAINAGE CONVEYANCE MUST CAUSE RUNOFF FROM DRAINAGE MANAGEMENT AREAS (DMA) TO DRAIN TO DESIGNATED RECEIVING FACILITY (I.E., GRADE BREAKS MUST CONFORM TO DMA DELINEATIONS, CURB CUTS MUST EFFECTIVELY DIRECT FLOW INTO FACILITIES, ETC).
- ALL TREATMENT AREAS MUST BE STAKED AND SURVEYED BY A LICENSED SURVEYOR AFTER EXCAVATION BUT PRIOR TO ANY FURTHER INSTALLATION OF THE BIOTREATMENT AREAS (INSTALLATION OF CLASS II PERM, ETC).
- BIO-RETENTION AREAS MAY REQUIRE CHECK DAMS TO ENSURE THAT THE MINIMUM PONDING DEPTH IS MET ACROSS THE ENTIRE TREATMENT MEASURE. SEE CHECK DAM DETAIL ON THIS SHEET.
- CONTRACTOR MUST MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") FOR ANY FACILITIES AND RELATED DESIGN FEATURES AND MUST PROVIDE SAID DOCUMENTATION TO THE CITY OF FREMONT ENVIRONMENTAL SERVICES DIVISION UPON COMPLETION OF CONSTRUCTION.
- THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE FACILITIES ARE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE STORMWATER INSPECTOR MAY REQUIRE THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT TO SUBMIT A STATEMENT CERTIFYING THAT THE FACILITIES HAVE BEEN INSTALLED PROPERLY.
- PRIOR TO DELIVERY OF BIOTREATMENT SOIL, THE CONTRACTOR MUST PROVIDE REQUIRED DOCUMENTATION (AVAILABLE AT [HTTP://FREMONT.GOV/STORMWATERDEVELOPMENT](http://fremont.gov/stormwaterdevelopment)) TO THE STORMWATER INSPECTOR DEMONSTRATING THAT THE BIOTREATMENT SOIL COMPLIES WITH SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL MANUAL. RECEIPTS OR DELIVERY TICKETS FOR THE BIOTREATMENT SOIL AND CLASS II PERM MUST BE RETAINED FOR REVIEW BY THE STORMWATER INSPECTOR.
- GROUNDWATER DEPTH IN EXCESS OF 36" BELOW FINISHED GRADE.
- AIR CONDITIONING CONDENSATE: CONDENSATE FROM AIR CONDITIONING UNITS SHALL BE DIRECTED TO APPROPRIATELY-SIZED LANDSCAPE AREAS OR THE GROUND. ALL ANTI-ALGAL OR DESCALING AGENTS MUST BE PROPERLY DISPOSED OF. ANY AIR CONDITIONING CONDENSATE THAT DISCHARGES TO LAND WITHOUT FLOWING TO A STORM DRAIN MAY BE SUBJECT TO THE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD'S STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS (WDRS) FOR DISCHARGES TO LAND WITH LOW THREAT TO WATER QUALITY.
- THE IRRIGATION CONNECTED TO BIO-RETENTION TREATMENT FACILITIES MUST BE UNDER A SEPARATE IRRIGATION CONTROL VALVE.
- THE LOCATIONS OF ROOF DOWNSPOUTS SHALL BE COORDINATED BETWEEN THE CIVIL AND ARCHITECTURAL PLANS. ONCE THE LOCATIONS HAVE BEEN COORDINATED, THE LOCATIONS MAY NOT CHANGE WITHOUT UPDATING THE STORMWATER MANAGEMENT PLAN, AS NECESSARY.

DESIGNED UNDER THE SUPERVISION OF  
  
 6-21-19  
 TERENCE J. SAWCZUK  
 EXPIRATION DATE: 09/30/2021

NO.	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

**TS** CIVIL ENGINEERING  
 TS CIVIL ENGINEERING, INC.  
 1776 TECHNOLOGY DRIVE  
 SAN JOSE, CA. 95110  
 PH: 408.452.9300 FAX: 408.837.7550

CANYON CROSSINGS

**STORMWATER TREATMENT PLAN**  
 LAND OF SCR ENTERPRISES, LLC  
 10625 S. FOOTHILL BLVD  
 APN: 342-16-087  
 CUPERTINO SANTA CLARA COUNTY CALIFORNIA

DATE:	6-21-19	SHEET NO.
SCALE:	1"=20'	<b>ST1</b>
DRAWN BY:	DKH	OF 16 SHEETS
SURVEYED BY:	JMS	JOB NO.
PROJ ENGR:	TJS	14-214
CHECK BY:	TJS	

06/21/2019 9:15pm - N:\2014 JOBS\14-214\dwg\14-214-ST1 STORMWATER TREATMENT PLAN.dwg - ST1