

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that California Housing Finance Agency (CalHFA) has determined that the following proposed action under U.S. Department of Housing and Urban Development (HUD) Risk-Sharing Loan program for Housing Finance Agencies is located in the 100-year and 500-year floodplain, and CalHFA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Tamien Station Phase II, 1221 Lick Avenue and 1184 Lelong Street, San Jose, Santa Clara County, California 95110 (2.04-acre portion of APN 434-13-044 and portions of the public Right-of-Way):

The project site is part of a larger parcel and site owned by the Santa Clara Company Transit District (now Santa Clara Valley Transportation Authority or VTA) located adjacent to the VTA's Tamien Station transit hub. As part of a master redevelopment plan for the site, it is being subdivided into two separate legal parcels that will be developed with a combination of market-rate and affordable housing along with transit hub improvements, including a transit plaza, parking, and improved vehicle access. The Tamien Station II project proposes affordable housing development and following completion of the subdivision, one parcel will be leased to the affordable housing ownership entity for an 85-year term.

Tamien Station II Affordable Housing

Tamien Station II proposes new construction of a new 4-story, Type III-A residential building containing 132 affordable housing units on a currently vacant site at 1221 Lick Avenue and 1184 Lelong Street, San Jose, Santa Clara County, California 95110 (2.04-acre portion of APN 434-13-044 and portions of the public Right-of-Way). The structure will be a contemporary wood-frame building with stucco exterior siding, totaling 135,348 sq. ft. of residential, community, and surface-parking area. The unit mix will be 62 one-bedroom, 37 two-bedroom, and 33 three-bedroom units for a total of 132 units.

Project amenities include a fitness room, community lounge, outdoor courtyard with children's play area, BBQ and dining areas, leasing and resident services space, laundry room, and bike room. Resident services will be provided onsite.

The total anticipated limit of disturbance is approximately 2.50 acres which includes the 2.04-acre project site and work associated with the adjacent VTA transit station. On-site ground-disturbing activities will include site grading, building foundation construction, underground utility installation, and associated site and transit station improvements. The maximum anticipated excavation depth for the building foundation is approximately 2.74 feet below grade. Utility trenching will have a maximum depth of

approximately 12.8 feet below grade in localized areas. The average depth of ground disturbance for the entire project is approximately four feet.

The project will construct 35 parking spaces on the project site, with five (5) Americans with Disabilities Act (ADA)-accessible spaces. Residents will also have access to 113 spaces in the existing VTA Tamien Station parking lot (1.2-acre portion of APN 434-13-038), linked via an existing 500-foot pedestrian walkway and adjacent to the south. There is expected to be a joint use agreement between the VTA Station parking lot and the project so residents can access parking spaces.

VTA Station Parking Lot Improvements

There are plans to improve the VTA station parking lot, and as such, this has been added to the Area of Potential Effects (APE). The improvements will not be completed as part of this project, but during Phase III construction. Improvements to the VTA Station parking lot are not included in the Phase II project development budget.

Offsite Improvements

Off-site upgrades include replacement of sidewalks, curbs, gutters, and landscape strips along the site frontage, as well as installation of new underground utility infrastructure (gas, electric, low-voltage, and wet utilities). Additional fire-protection upgrades include new fire and wharf hydrants. The maximum depth of excavation will be 7.6 feet due primarily to the depth for the required sewer connections.

The project site is adjacent to major regional transit infrastructure (Highway 87, Caltrain, and Light Rail) and is Transit-Oriented by Design (TOD) development.

For accessibility, all units and common areas will meet California Building Code (CBC) Chapter 11A adaptable standards. Initially a total of 20 units will be configured for the mobility impaired.

The project will provide a total of 131 affordable units for individuals and families earning between 30% and 70% of Santa Clara County Area Median Income (AMI).

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by CalHFA on or before October 17, 2026, via email to Madina Castro, Loan Administrator, mcastro@CalHFA.ca.gov. Information on the project is available on the following webpage:

<https://www.calhfa.ca.gov/about/press/public-notice/index.htm>

Date: October 2, 2026

PLANNED DEVELOPMENT PERMIT AMENDMENT
FOR
TAMIEN STATION TOD - PHASE 2

A MIXED-USE DEVELOPMENT BY URBANCO-TAMIEN LLC
AS ESTABLISHED IN PDC18-025 & ORDINANCE 30432, ESTABLISHING A PLANNED DEVELOPMENT DISTRICT

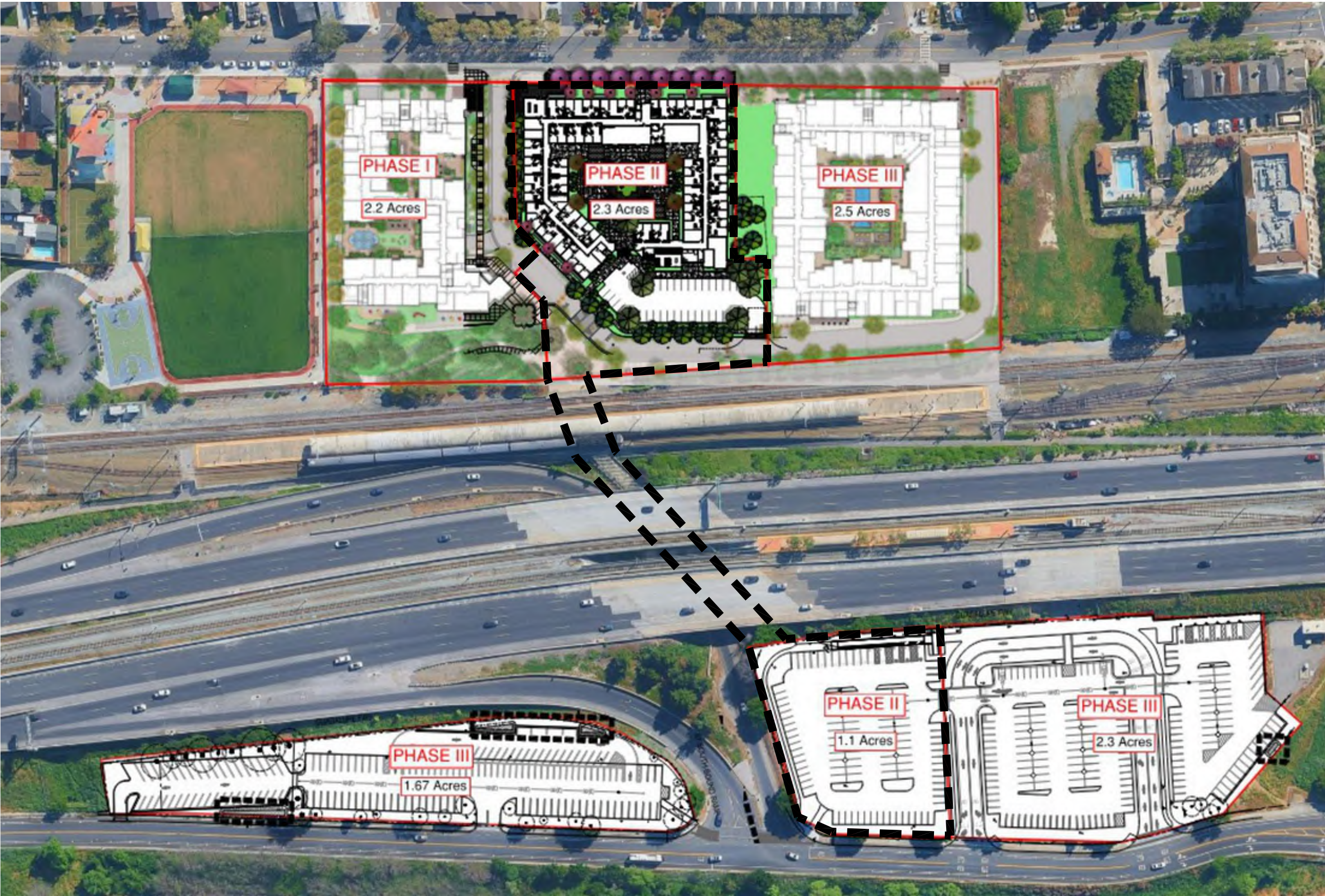


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PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	434-13-044
PROJECT ADDRESS/LOCATION:	1221 LICK AVENUE
PRIOR APPROVALS:	PDC18-025, PD20-003, T20-017
EXISTING GENERAL PLAN DESIGNATION:	URBAN RESIDENTIAL (UR)
EXISTING ZONING DESIGNATION:	R-M(PD) ORDINANCE NO. 30432
PROPOSED USE:	132-UNIT AFFORDABLE HOUSING BUILDING
AREA SUBJECT TO PERMIT AMENDMENT:	±1.9 AC HOUSING SITE ±3.4 AC SITE

PROPOSED HOUSING SITE DENSITY:	132 DU 1.9 AC ±68.6 DU / AC
PARKING PROVIDED:	148 SPACES

UNIT SUMMARY:

UNIT TYPE	UNIT COUNT	PERCENTAGE
1 BEDROOM	62	47%
2 BEDROOM	36	27%
3 BEDROOM	33	25%
MANAGER UNIT	1	1%
TOTAL	132	100%

BUILDING AREA:	135,348 SF
NUMBER OF LEVELS	4-STORIES
BUILDING HEIGHT:	45-FT.
CONSTRUCTION TYPE:	IIIA
OCCUPANCY:	R-2

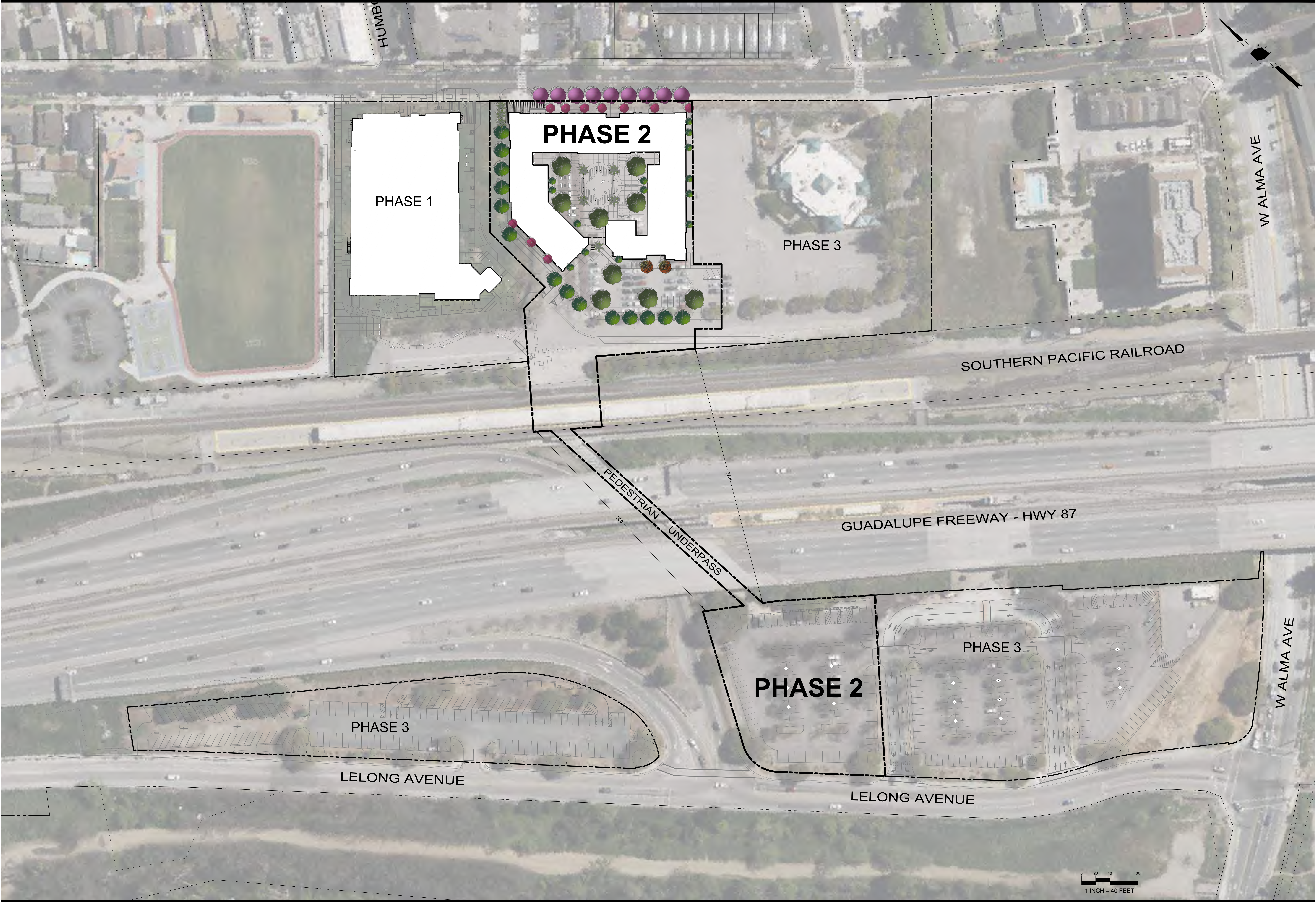
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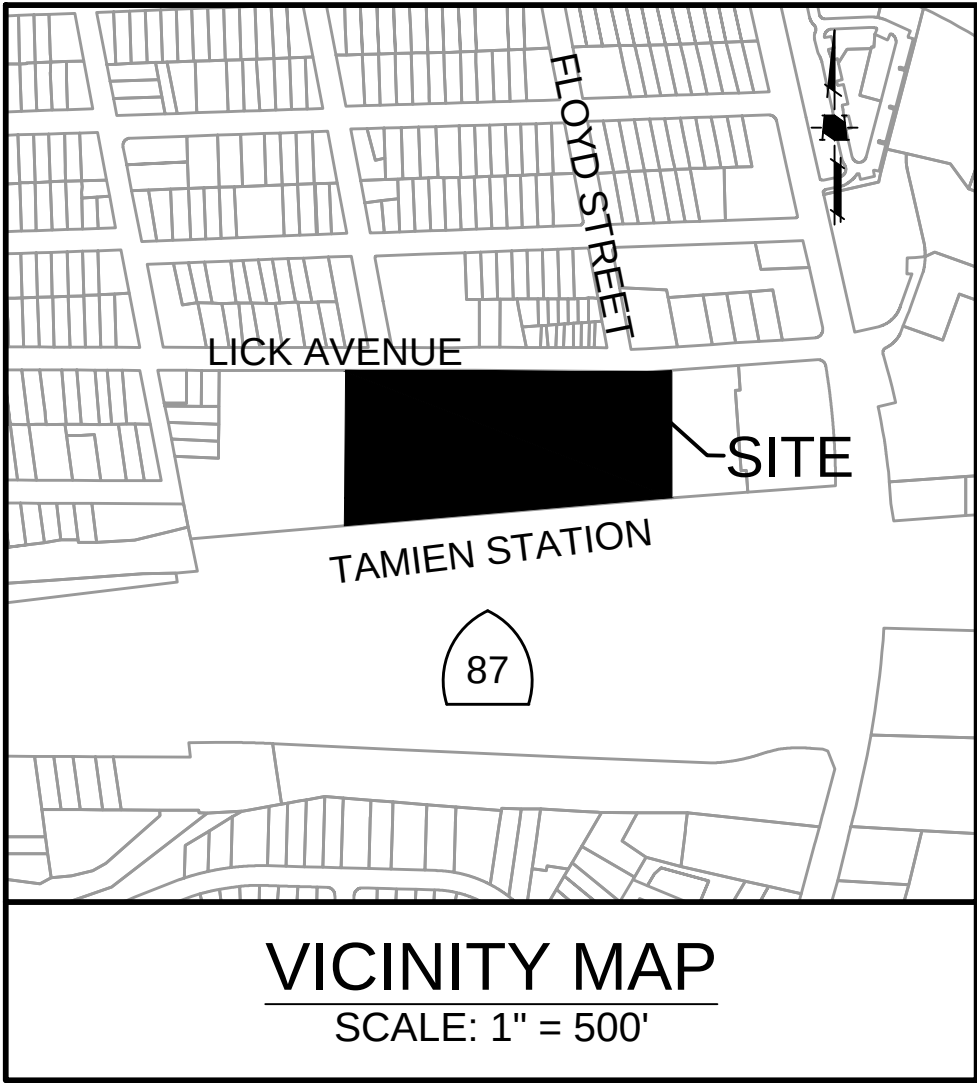
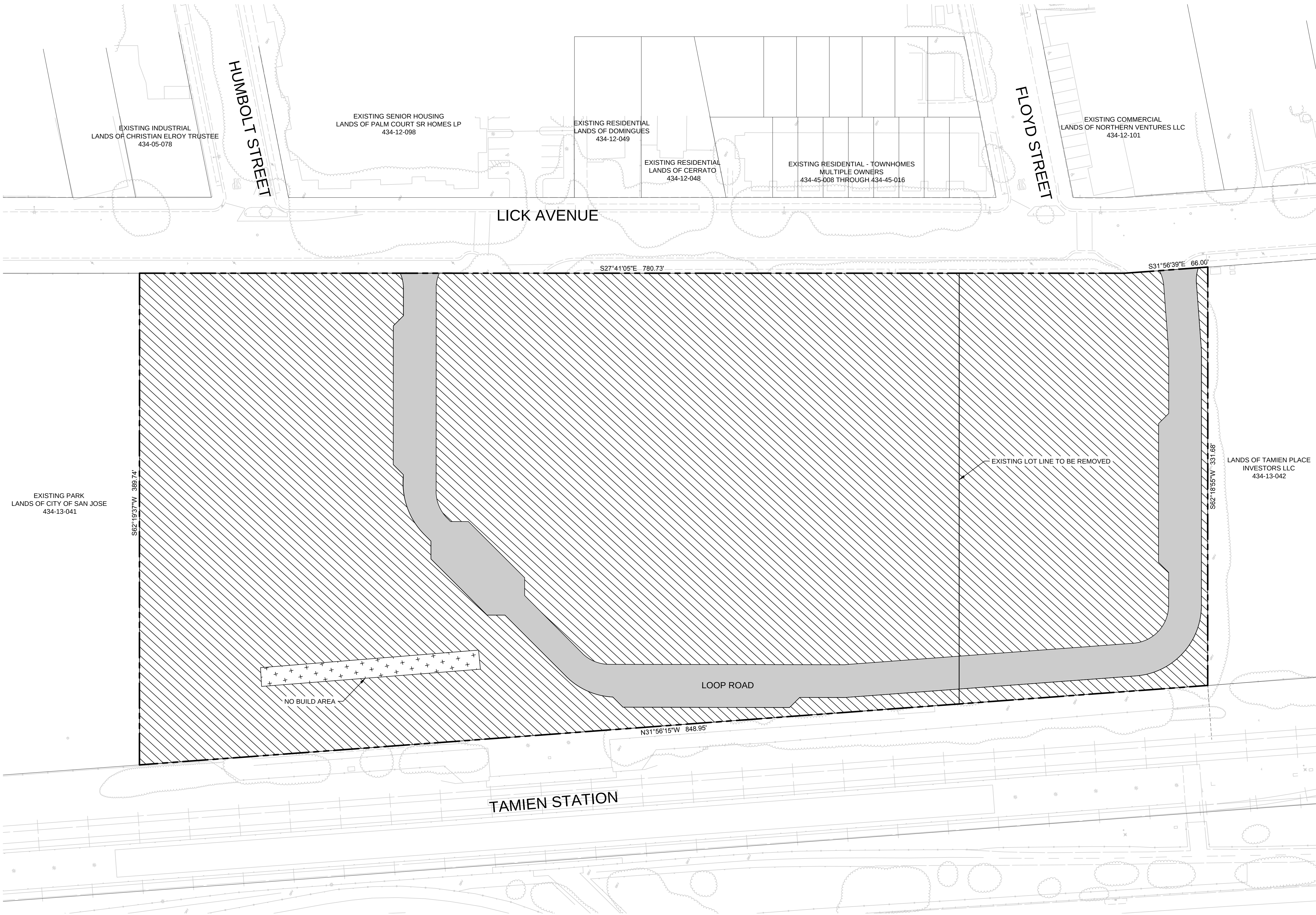
PLANNED DEVELOPMENT PERMIT AMENDMENT TO ALLOW FOR THE CONSTRUCTION OF A 132-UNIT AFFORDABLE BUILDING WITH SURFACE PARKING. THIS WOULD REPLACE THE PREVIOUSLY APPROVED 219-UNIT MARKET-RATE BUILDING (PD20-003). (THE DEMOLITION OF AN EXISTING 11,400SF STRUCTURE AND THE REMOVAL OF 64 ORDINANCE SIZED TREES AND 58 NON-ORDINANCE SIZED TREES WERE PREVIOUSLY APPROVED IN PD 20-003)

DEVELOPMENT TEAM

CITY AGENCY:	CITY OF SAN JOSE CONTACT: TBD 200 E. SANTA CLARA ST SAN JOSE, CA 95113 (408)535-3555	CIVIL ENGINEER:	HMH CONTACT: MARTIN DEFORGE 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200
OWNER:	VALLEY TRANSPORTATION AUTHORITY CONTACT: JESSIE O'MALLEY 3331 N. FIRST ST SAN JOSE, CA 95134	ARCHITECT:	LPMD CONTACT: DEBBIE HILL 1288 KIFER ROAD, UNIT 206 SUNNYVALE, CA 94086 (408)992-0280
DEVELOPER:	URBANCO-TAMIEN LLC CONTACT: MELISSA DURKIN 1098 LINCOLN AVE. SUITE 200 SAN JOSE, CA 95125 (408)292-1601	LANDSCAPE ARCHITECT:	HMH LANDSCAPE ARCHITECTURE CONTACT: CALANDRA MONASTERIO 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200

REVISIONS		
No.	Description	Date





LEGEND

PROJECT BOUNDARY	-----
PROPERTY LINE (EXISTING)	-----
EASEMENT (EXISTING)	-----

PERMITTED USES

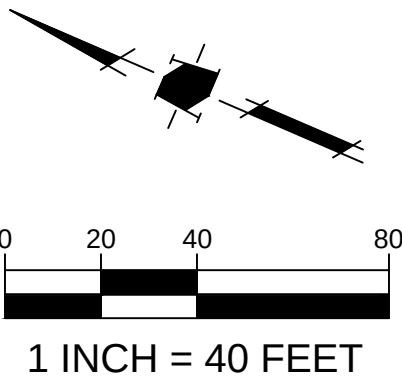
HATCH PATTERN	LAND USE	AREA	PERCENT
	ALL PERMITTED, CONDITIONAL, SPECIAL AND ADMINISTRATIVE USES OF THE MULTIPLE RESIDENCE (RM) ZONING DISTRICT, TOGETHER WITH COMMERCIAL PEDESTRIAN (CP)	±6.18 AC	89%
	LOOP ROAD/PUBLIC ACCESS EASEMENT	±0.76 AC	10%
	NO BUILD COVENANT	±0.02 AC	1%
		GROSS SITE AREA:	±6.96 AC
		NET SITE AREA:	±6.18 AC

NOTE

SIZE AND LOCATION OF PRIVATE ROAD IS APPROXIMATE AND WILL BE REVIEWED AS PROJECT PROGRESSES.

DENSITY

569 DWELLING UNITS 6.18 ACRES (NET)	± 92 Du/Ac
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URBANCO-TAMIEN LLC
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REVISIONS		
No.	Description	Date
1	CHANGES PER P/W COMMENTS	01/18/19
2	RESUBMITTAL	11/21/19
3	RESUBMITTAL	03/02/20

TAMIEN RESIDENTIAL
SAN JOSE, CA USA
GENERAL DEVELOPMENT PERMIT

LAND USE PLAN

PRELIMINARY AND TENTATIVE.
NOT FOR CONSTRUCTION.

ALL DIMENSIONS
SUBJECT TO CHANGE.

PROJECT NO. 4962.00	ISSUE DATE 03.02.2020
SHEET NO.	PARCEL NO.

2.0

S:\PROJECTS\4962\04\ZONING\PILOTS\4962\BUILDING

DEVELOPMENT STANDARDS

1197 LICK AVENUE

FILE NO. PDC18-025
1197 LICK AVENUE
DEVELOPMENT STANDARDS
ADOPTED 07/24/2020

*In any cases where the graphic plans and text may differ, this text takes precedence. *

ALLOWED USES

- 1) Multi-family residential units with a density from 62 to 95 dwelling units per acre.
- 2) Permitted uses of the R-M Multiple Residence Zoning District, as amended per SJMC Title 20.
- 3) Special, Conditional, and Administrative uses of the R-M Multiple Residence Zoning District, as amended, with issuance of a Planned Development Permit authorizing the specific use or uses.
- 4) Permitted, Special, Conditional, and Administrative use of the CP Commercial Pedestrian Zoning District, with issuance of a Planned Development Permit authorizing the specific use or uses, and up to 3,000 square feet of childcare or commercial.

DEVELOPMENT STANDARDS

- 1) MINIMUM SETBACKS
 - a) Lick Avenue: 15 feet minimum setback, 25 feet maximum setback
 - b) All other property lines: 10 feet
 - c) Minor architectural features, such as awnings, eaves, canopies, etc. may project into any setback area by no more than five feet for a horizontal distance not to exceed 10 feet in length. The combined length of the projections shall be limited to no more than twenty percent (20%) of the building elevation length.
 - d) Minor building projections, such as bay windows and balconies, may project into any setback area by no more than five feet for a horizontal distance not to exceed 15 feet in length. The combined length of all projections shall not exceed twenty percent (20%) of the building elevation length.
- 2) MAXIMUM BUILDING HEIGHT:
 - a) Maximum six-stories, and maximum building height of 80 feet above grade
 - b) Maximum 90 feet for architectural elements, such as stairwells and corner / focal point elements
- 3) PARKING REQUIREMENTS
 - a) Due to the immediate proximity of the subject site to commuter rail stations and the implementation of a Transportation Demand Management plan, this PD Zoning allows a 25 percent reduction in residential parking, as required per the San Jose Municipal Code, Title 20, as may be amended. An additional 147 vehicular parking spaces are permitted to accommodate possible shared parking arrangements with the Valley Transportation Authority.
 - b) Vehicle parking for commercial uses shall be one parking space per 600 gross square feet.
 - c) Bicycle parking shall be provided in conformance with the Zoning Ordinance, Table 20-210, as amended.
- 4) OPEN SPACE REQUIREMENTS

Through a Planned Development Permit, the Director may grant an exception to these standards based on site-specific constraints.

 - a) Private Open Space and Common Open Space shall be a minimum of 140 square feet combined per unit on average.
 - b) Private open space will have a minimum dimension of 5 feet in depth.

- 5) TREE REPLACEMENT. Trees to be removed shall be replaced in conformance with the following table:

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
less than 19 inches	1:1	1:1	none	15-gallon
x:x = tree replacement to tree loss ratio				
Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial, or Industrial properties, a permit is required for removal of trees of any size.				
A 38-inch tree equals 12.1 inches in diameter.				
A 24-inch box tree = two 15-gallon trees				
Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio as measured 54" above ground level.				

- 6) NO BUILDING EASEMENT

No structures or building shall be allowed within this area.

ENVIRONMENTAL MITIGATION

Implement the mitigation measures and standard permit conditions identified in the Initial Study (IS) and Mitigated Negative Declaration (MND) and any applicable Environmental Assessment (EA) and Finding of No Significant Impact (FONS) for the Tamien Station Transit Oriented Development Project (File No. PDC18-025) and Mitigation Monitoring and Reporting Program, as may be amended.

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REVISIONS		
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1	CHANGES PER P/W COMMENTS	01/18/19
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TAMIEN RESIDENTIAL
SAN JOSE, CA USA
GENERAL DEVELOPMENT PERMIT

DEVELOPMENT STANDARDS

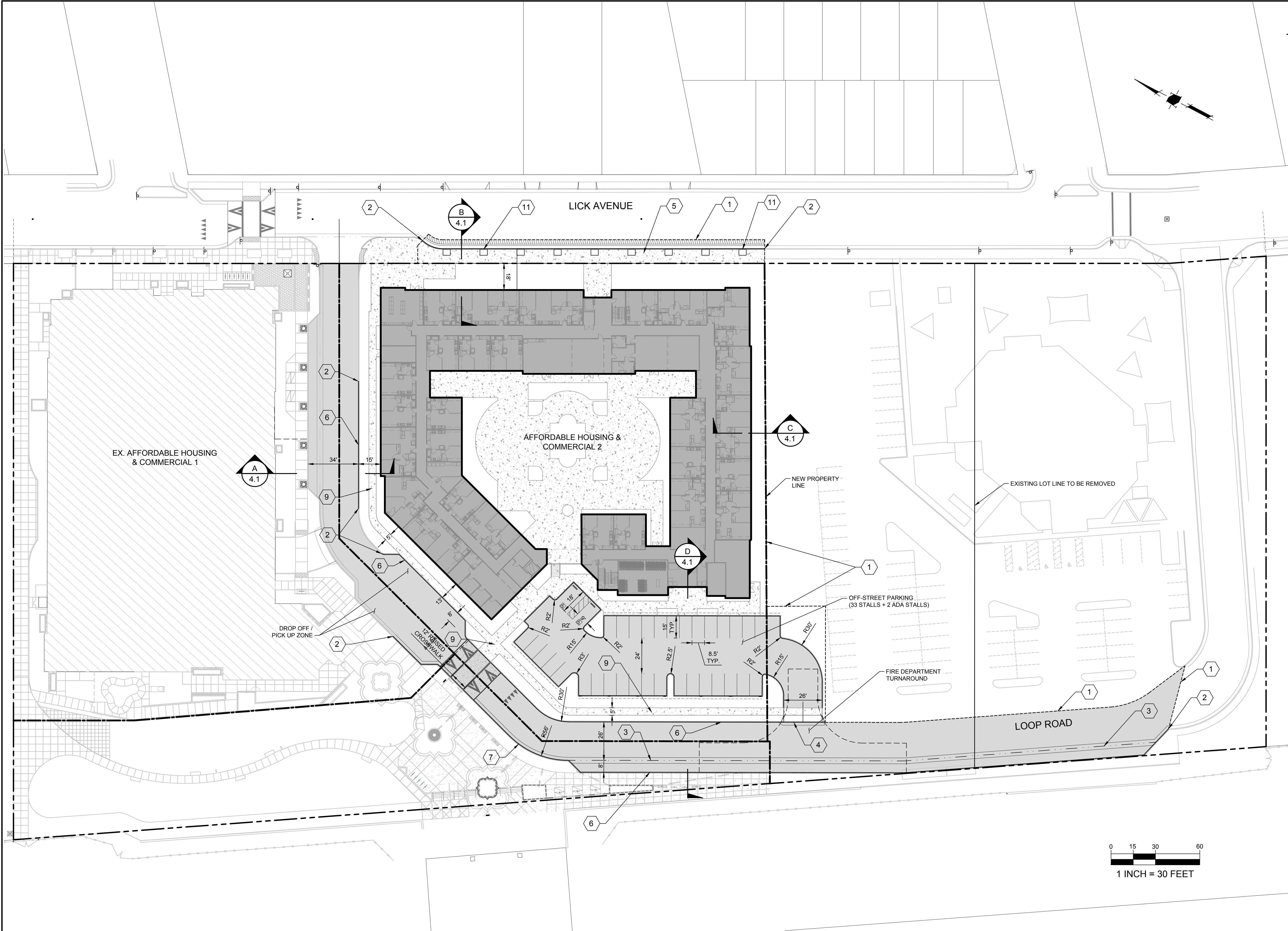
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SUBJECT TO CHANGE.

PROJECT NO.
4962.00
SHEET NO.

ISSUE DATE
03.02.2020
PARCEL NO.

2.1



LEGEND

PROJECT BOUNDARY

PROPERTY LINE (EXISTING)

PHASE DELINEATION

EASEMENT

PROPERTY LINE

PROPOSED BUILDING

EXISTING BUILDING (PHASE 1)

PROPOSED ASPHALT

PROPOSED HARDSCAPE

PROPOSED BIORETENTION

- 1 SAWCUT LINE - MATCH EX. ASPHALT
- 2 MATCH EXISTING CONCRETE CURB
- 3 4-FOOT WIDE CONCRETE SWALE
- 4 PRIVATE DRIVEWAY APRON
- 5 CSJ MONOLITHIC SIDEWALK CURB & GUTTER
- 6 VERTICAL CURB
- 7 CURB & GUTTER
- 8 CURB CUTS
- 9 CONCRETE SIDEWALK
- 10 CSJ FIRE ACCESS ROAD
- 11 4' x 5' TREE WELL
- 12 FIRE LADDER PAD
- 13 NO PARKING ZONE
- 14 REMOVE EXISTING CROSSWALK

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URBANCO-TAMIEN LLC

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REVISIONS		
No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2

PLANNED DEVELOPMENT PERMIT AMENDMENT

SITE PLAN

PDA - - -

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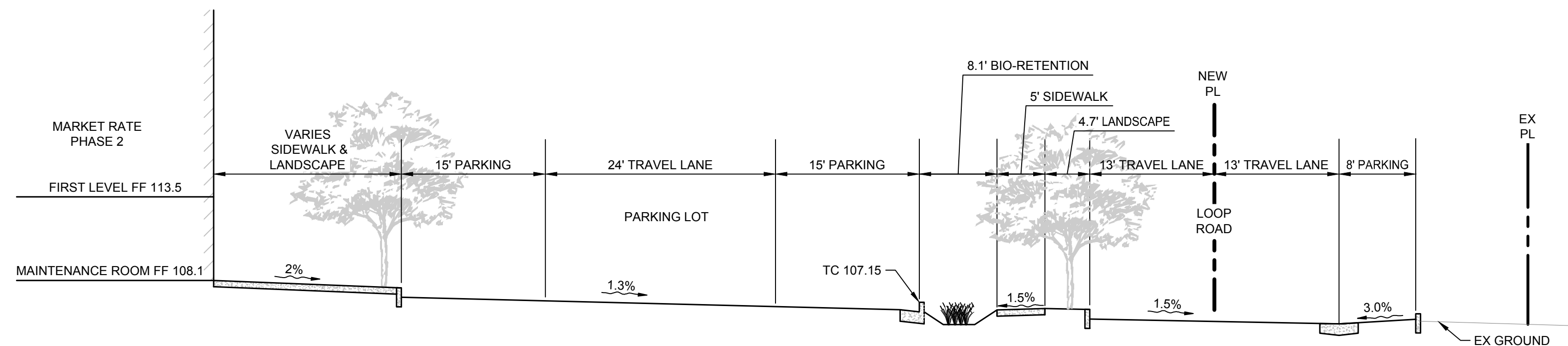
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PROJECT NO. ISSUE DATE

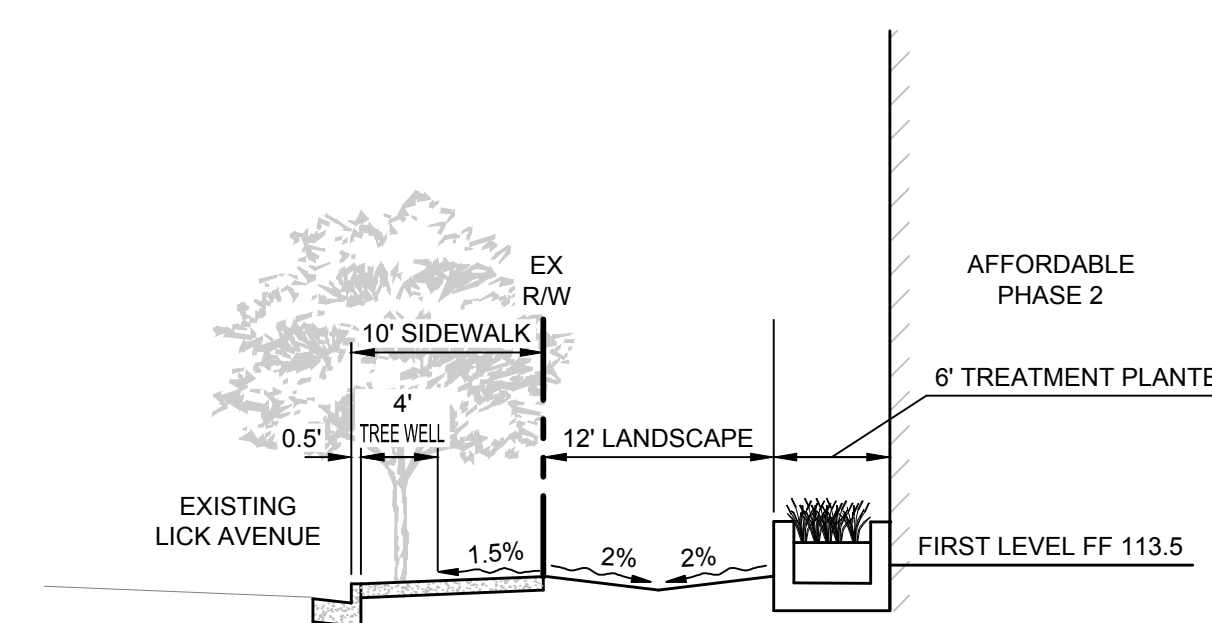
4.16.2025

SHEET NO.

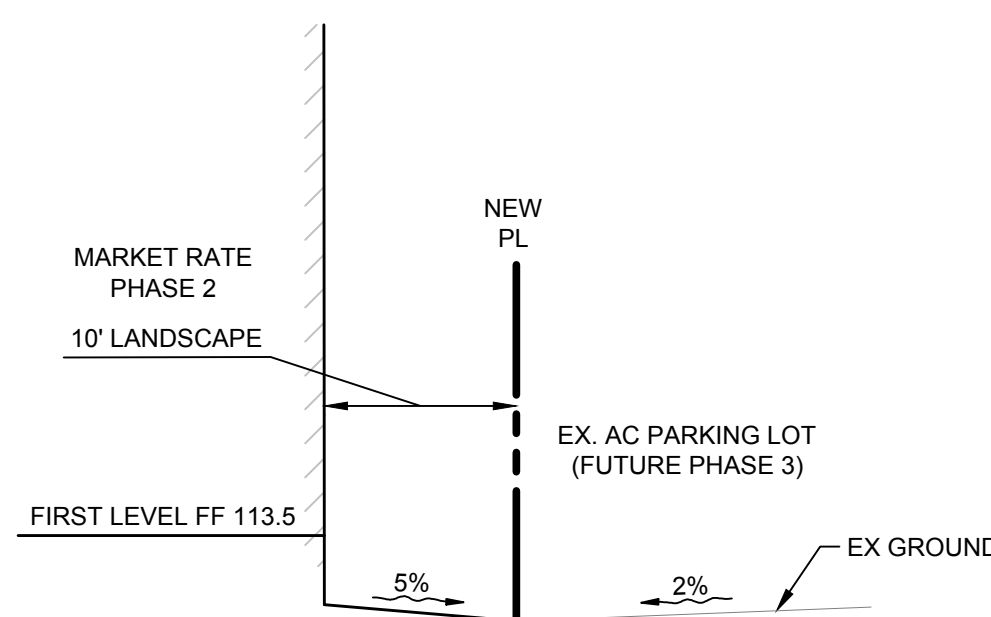
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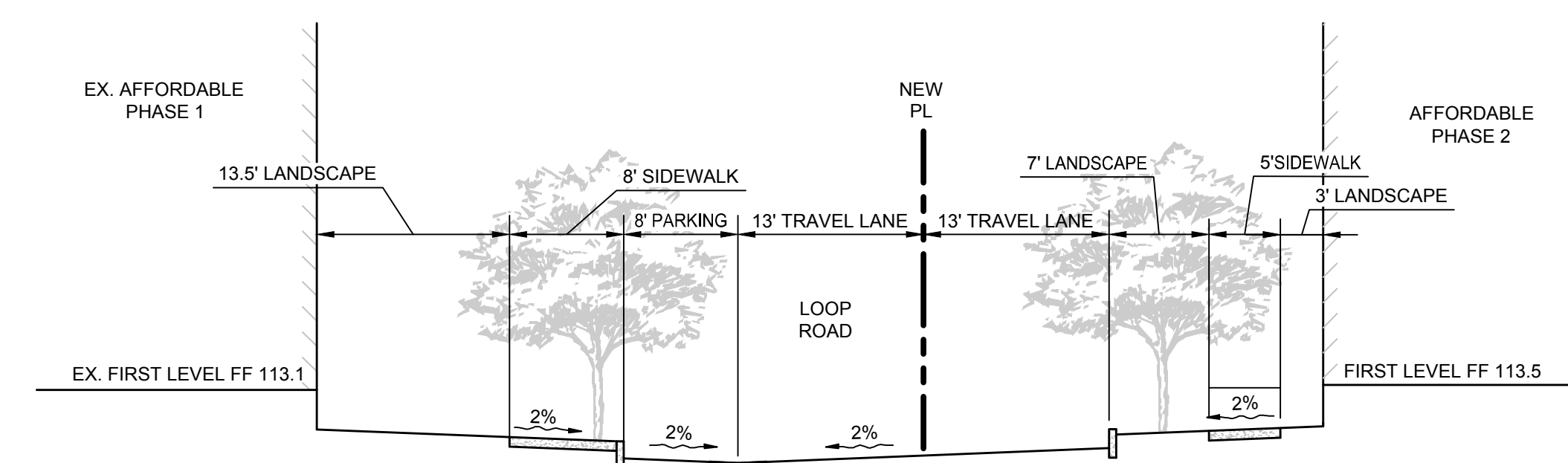
D SECTION
NTS



B SECTION
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C SECTION
NTS



A SECTION
NTS

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URBANCO-TAMIEN LLC

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REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT
CROSS SECTIONS

PDA - - -

PRELIMINARY AND TENTATIVE
NOT FOR CONSTRUCTION

ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE

4.16.2025

SHEET NO.

4.1



1 GROUND FLOOR PLAN
1/16" = 1'-0" 1548 SQUARE FEET

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REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

PDA 20 - 003 - 01

PRELIMINARY AND TENTATIVE
NOT FOR CONSTRUCTION

ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
**GROUND
FLOOR PLAN
A2.2alt**



1 SECOND FLOOR PLAN
1/16" = 1'-0" 1000 SQUARE FEET

URBANCO-TAMIEN LLC

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TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

PDA 20 - 003 - 01

PRELIMINARY AND TENTATIVE
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ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
**SECOND
FLOOR PLAN
A2.2alt**



1 THIRD FLOOR PLAN
1/16" = 1'-0" 7,000 SQUARE FEET

URBANCO-TAMIEN LLC

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TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

PDA 20 - 003 - 01

PRELIMINARY AND TENTATIVE
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ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
**THIRD
FLOOR PLAN
A2.3alt**



1 **FOURTH FLOOR PLAN**
1/16" = 1'-0" 1000 SQUARE FEET

URBANCO-TAMIEN LLC

1098 LINCOLN AVE. SUITE 200
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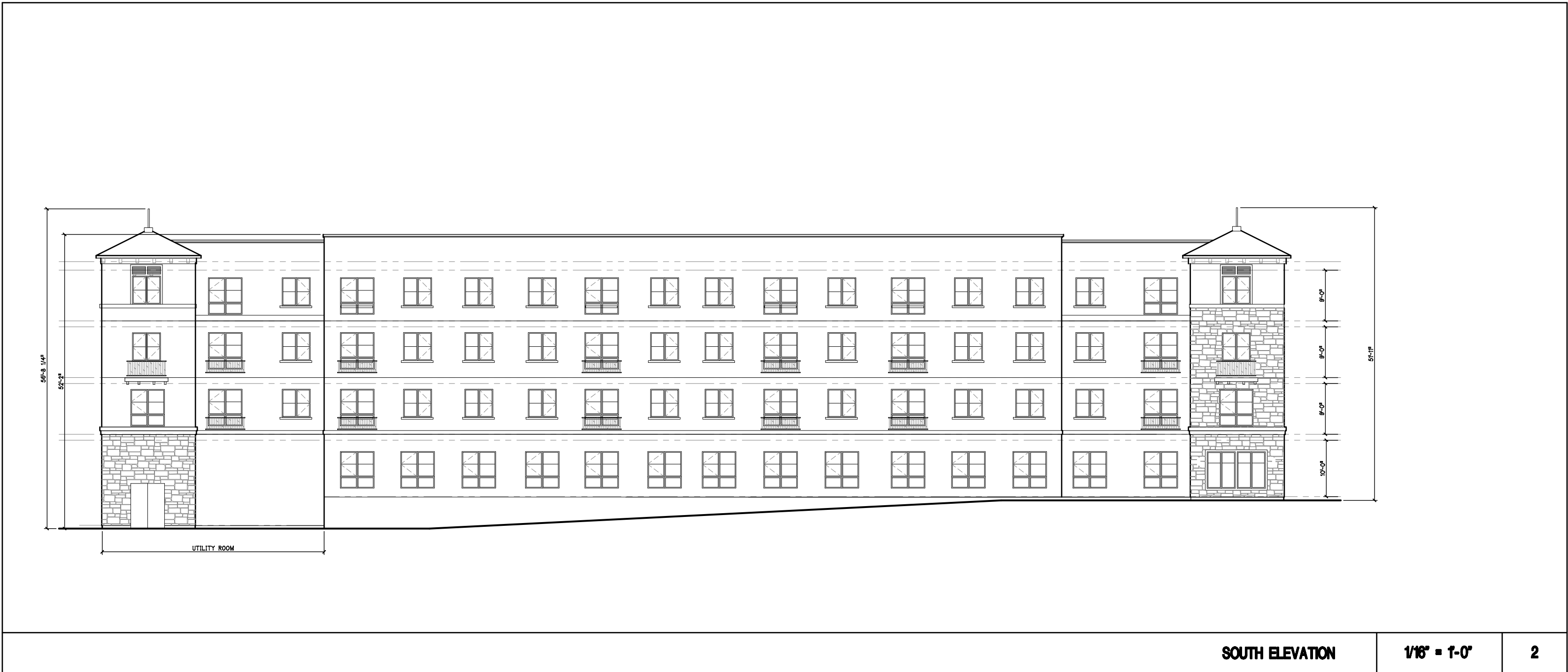
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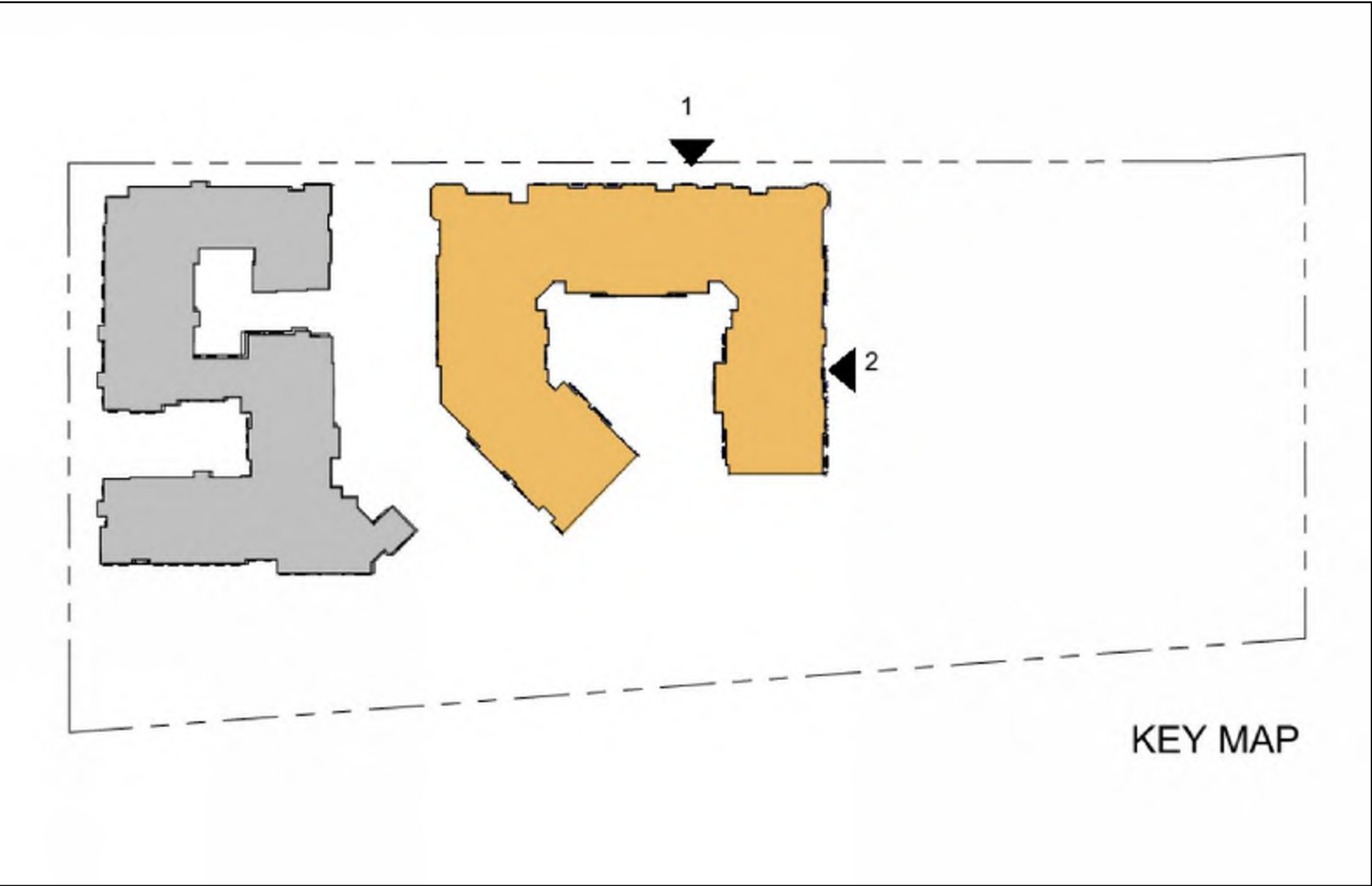
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SHEET NO.
**FOURTH
FLOOR PLAN
A2.4alt**



SOUTH ELEVATION 1/16" = 1'-0" 2



LOCK AVENUE EAST ELEVATION 1/16" = 1'-0" 1

MATERIAL LEGEND

MR1

1B.1	STUCCO (MR1)
1B.2	STUCCO (MR1)
1B.3	STUCCO (MR1)
1B.4	STUCCO (MR1)
1B.5	ACCENT (MR1)
2.	BRICK VENEER
3A.	WINDOW (TYP.)
3B.	STOREFRONT
4B.2	JULIETTE RAILING
5A.	FABRIC AWNING
5C.	ORNAMENTAL SHUTTERS
6B.	ROOF TILE (MR1)
7B.	CORBEL
8B.	WINDOW SILL
9A.	WALL CAP
10B.	WALL LIGHTS

URBANCO-TAMIEN LLC

1098 LINCOLN AVE. SUITE 200
SAN JOSE, CA 95125

470 SOUTH MARKET STREET
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HMM

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMM@a.com

REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

PDA ____ - ____ - ____

PRELIMINARY AND TENTATIVE
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ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

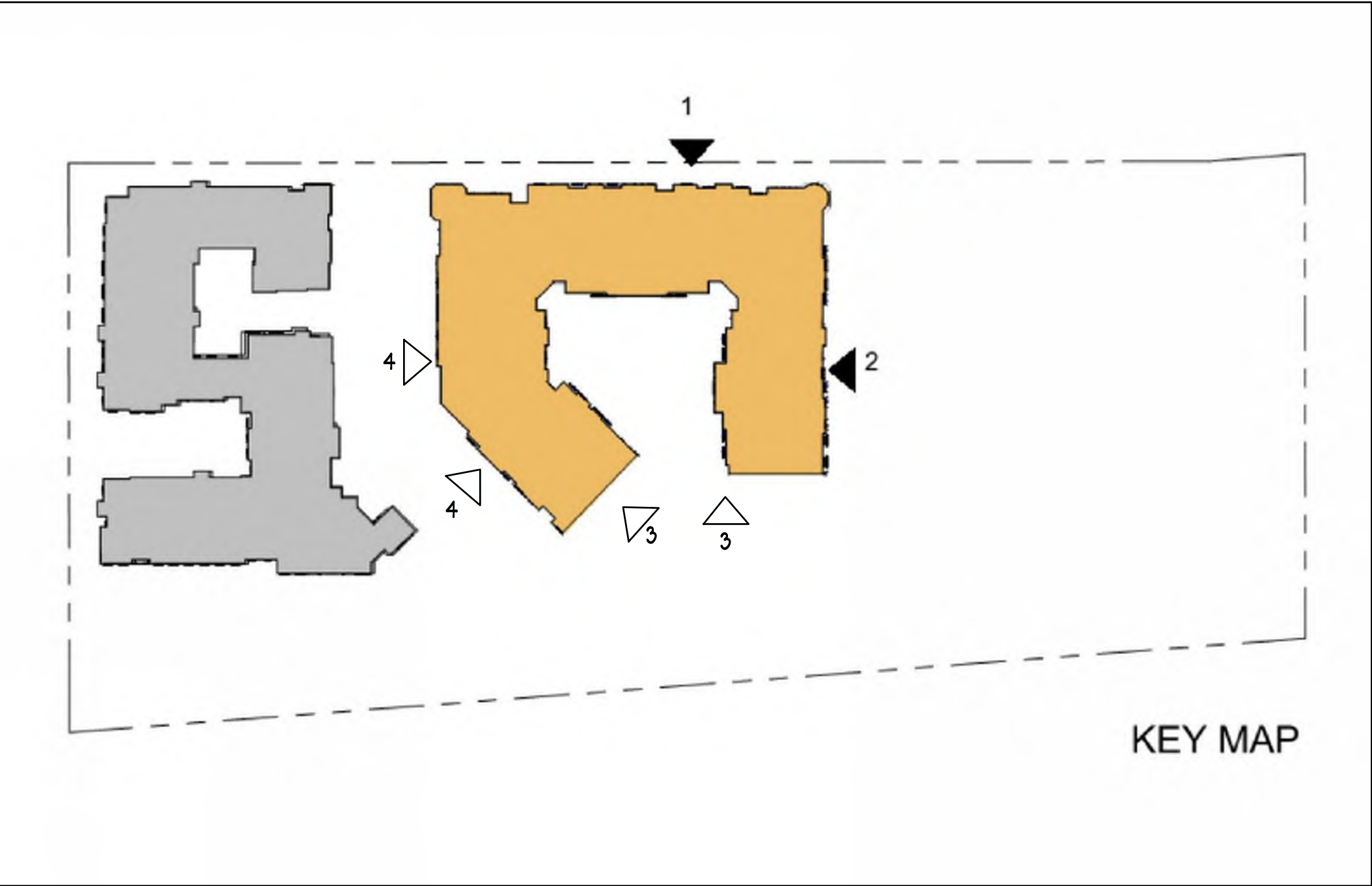
SHEET NO.
EXTERIOR
ELEVATIONS
A3.4



NORTH ELEVATION

1/16" = 1'-0"

4



LOCK AVENUE WEST ELEVATION

1/16" = 1'-0"

3

MATERIAL LEGEND

MR1

1B.1	STUCCO (MR1)
1B.2	STUCCO (MR1)
1B.3	STUCCO (MR1)
1B.4	STUCCO (MR1)
1B.5	ACCENT (MR1)
2.	BRICK VENEER
3A.	WINDOW (TYP.)
3B.	STOREFRONT
4B.2	JULIETTE RAILING
5A.	FABRIC AWNING
5C.	ORNAMENTAL SHUTTERS
6B.	ROOF TILE (MR1)
7B.	CORBEL
8B.	WINDOW SILL
9A.	WALL CAP
10B.	WALL LIGHTS

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TAMIEN STATION RESIDENTIAL - PHASE 2
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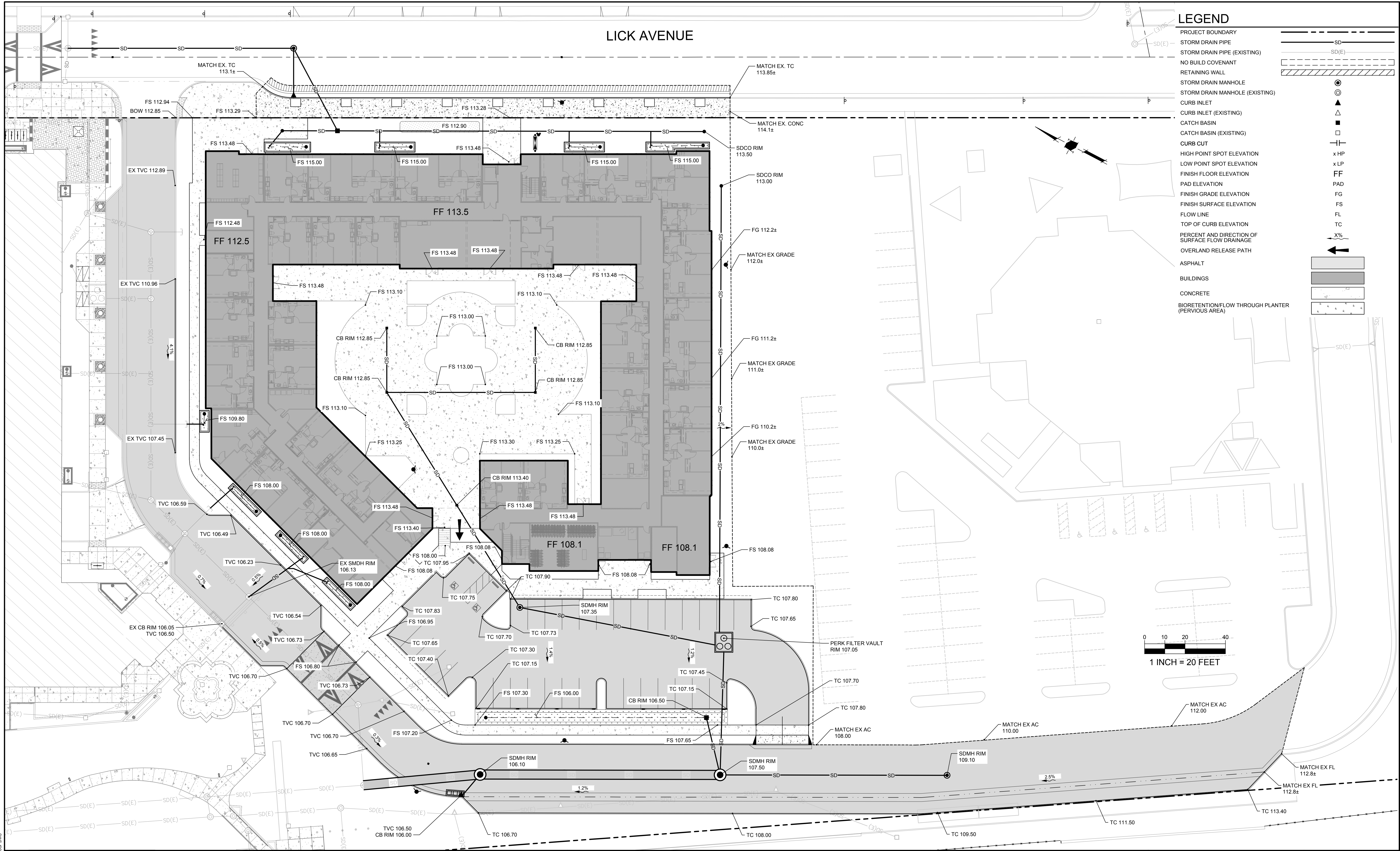
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PRELIMINARY AND TENTATIVE
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SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
EXTERIOR
ELEVATIONS
A3.5



URBANCO-TAMIEN LLC

REPUBLIC URBAN PROPERTIES LLC
WEST COAST DIVISION

1098 LINCOLN AVE. SUITE 200
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THE CORE COMPANIES
Building Better Communities™

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REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT
GRADING AND DRAINAGE PLAN
PDA - - -

PRELIMINARY AND TENTATIVE
NOT FOR CONSTRUCTION
ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
SHEET NO.

4.16.2025
5.0

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 DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY 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 RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

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

EXAMPLE MEDIA FILTER CALCULATION

Step 1: Determine Area and Flow

DMA #DMA 3
A=16,240 s.f.
A=0.37593 acre

Step 2: Calculate the Required C₃ Value based on the Site Characteristics

C Value	Area* (s.f.)	Weighted	C Value	Rainfall Intensity (i)
0.5	0	0.000		0.20
0.8	0			
0.7	16,240			
0.1	0			

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

Step 3: Calculate the Required Treatment Rate

$Q = C \times i \times A$
 $Q = 0.0022 \text{ cfs}$

Step 4: Calculate the Number of Cartridges Required

Manufacturer Cartridge Height	10 ft.
Cartridge Media (if applicable)	10 ft.
G.U.L.D. Cartridge Treatment Flowrate (CTF)	10.2 gpm/cartridge
# Cartridges = $(Q \times 60 \text{ sec/min}) / \text{CTF}$	
# Cartridges Required = 2	(round up)
Treatment Flow Rate Capacity	0.00151448 cfs

Type of Surface	C Value	Area (s.f.)
Roofs	0.90	0
Concrete	0.80	0
150psi Bitex or Concrete Pavement with monitored joints and bedding	0.80	0
Asphalt	0.70	16,240
150psi Bitex or Concrete Pavement with saw joints and bedding	0.70	0
Pervious Concrete	0.10	0
Porous Asphalt	0.10	0
Permeable Concrete Pavers	0.10	0
Grass Pavements with grass or aggregate surfacing	0.10	0
Grass	0.10	0

TREATMENT CONTROL SUMMARY TABLE																			
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)
DMA 1	TCM 1	On-site	Proprietary Media Filter System (MFS)	Non-LID	2B:Flow-CASQA BMP Handbook Method	16,730	11,080	500	5,150	14.15	-	0	-	-	-	2	2	OLDCASTLE	18
DMA 2	TCM 2	On-site	Proprietary Media Filter System (MFS)	Non-LID	2B:Flow-CASQA BMP Handbook Method	11,020	8,900	0	2,120	9.32	-	0	-	-	-	2	2	OLDCASTLE	18
DMA 3	TCM 3	On-site	Proprietary Media Filter System (MFS)	Non-LID	2B:Flow-CASQA BMP Handbook Method	16,240	16,240	0	0	13.74	-	0	-	-	-	3	3	OLDCASTLE	18
DMA 4	TCM 4	On-site	Proprietary Media Filter System (MFS)	Non-LID	2B:Flow-CASQA BMP Handbook Method	37,750	33,740	0	4,010	31.93	-	0	-	-	-	6	6	OLDCASTLE	18
DMA 5	TCM 5	On-site	Bioretention unlined w/ underdrain	LID	2C: Flow 4%	18,940	13,450	0	5,490	16.02	538	920	6	-	0.5	-	-	-	-
DMA 6	TCM 6	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	2,110	1,970	0	140	1.78	79	80	6	-	0.5	-	-	-	-
DMA 7	TCM 7	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	1,885	1,785	0	120	1.59	71	72	6	-	0.5	-	-	-	-
DMA 8	TCM 8	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	1,790	1,670	0	120	1.51	67	72	6	-	0.5	-	-	-	-
DMA 9	TCM 9	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	2,225	2,060	0	165	1.88	82	85	6	-	0.5	-	-	-	-
DMA 10	TCM 10	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	890	825	0	65	0.75	33	33	6	-	0.5	-	-	-	-
DMA 11	TCM 11	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	1,090	1,000	0	90	0.92	40	40	6	-	0.5	-	-	-	-
DMA 12	TCM 12	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	1,090	1,000	0	90	0.92	40	40	6	-	0.5	-	-	-	-
DMA 13	TCM 13	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	2C: Flow 4%	1,040	950	0	90	0.88	38	40	6	-	0.5	-	-	-	-
DMA 14	TCM 14	On-site	Self-retaining areas	LID	N/A	5,420	430	0	4,990	4.58	-	0	-	-	-	-	-	-	-
DMA 15	TCM 15	Off-Site	Roadway Project ***	N/A	N/A	3,760	3,580	0	180	-	-	0	-	-	-	-	-	-	-
Totals						121,980	98,660	500	22,820	100									

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

- BIORETENTION & FLOW-THROUGH PLANTER NOTES:**
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
 - PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
 - SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
 - CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
 - A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
 - DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

- BIOTREATMENT SOIL REQUIREMENTS**
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASP?NID=1761](http://www.sanjoeca.gov/index.asp?nid=1761)
 - PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

OPERATION AND MAINTENANCE INFORMATION:

- I. PROPERTY INFORMATION:**
- I.A. PROPERTY ADDRESS:
1197 LICK AVENUE
SAN JOSE, CA 95110
- I.B. PROPERTY OWNER:
VALLEY TRANSPORTATION AUTHORITY
3331 N. FIRST STREET
SAN JOSE, CA 95134
- II. RESPONSIBLE PARTY FOR MAINTENANCE:**
- II.A. CONTACT:
JESSIE O'MALLEY
- II.B. PHONE NUMBER OF CONTACT:
(408) 321-5950
- II.C. EMAIL:
JESSIE.OMALLEYSOLIS@VTA.ORG
- II.D. ADDRESS:
3331 N. FIRST STREET
SAN JOSE, CA 95134

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REVISIONS		
No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

STORMWATER TREATMENT CONTROL TABLE

PDA - - -

PRELIMINARY AND TENTATIVE
NOT FOR CONSTRUCTION

ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
7.1

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	2
2.b Total area of site:	2.31 acres
2.c Total area of site that will be disturbed:	2.31 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is ¹ sq. ft.	Existing IA Replaced with IA ² sq. ft.	New IA Created ² sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	5.1 83,340	0	4.3 83,310	0.4 0	4.5 (d.3+d.4) 83,310
Total New and Replaced IA			4.6 (d.3+d.4) 83,310		
Public Street Totals					
Total Public Streets IA ³	0.8 0	0.9 0	4.10 0	4.11 0	4.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			4.13 (d.10+d.11) 0		
Total Site and Public Streets IA	5.94 (d.1.+d.8) 83,340				4.15 (d.5+d.12) 83,310
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:				4.16 100	%
2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total PA ⁴	5.1 10,210				e.2 17,240
2.f Total Area (IA + PA)	10.45 (5.1+e.1) 100,550				17.45 (5.1+e.2) 100,550

FOOTNOTES

- "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
- The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
- These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
- Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. APPLICABILITY OF PROVISION C.3

3.a Is 2.c. equal to 1 acre or more?

- ☒ Yes. Applicant must obtain coverage under the State Construction General Permit.
☐ No. Applicant does not need coverage under the State Construction General Permit.

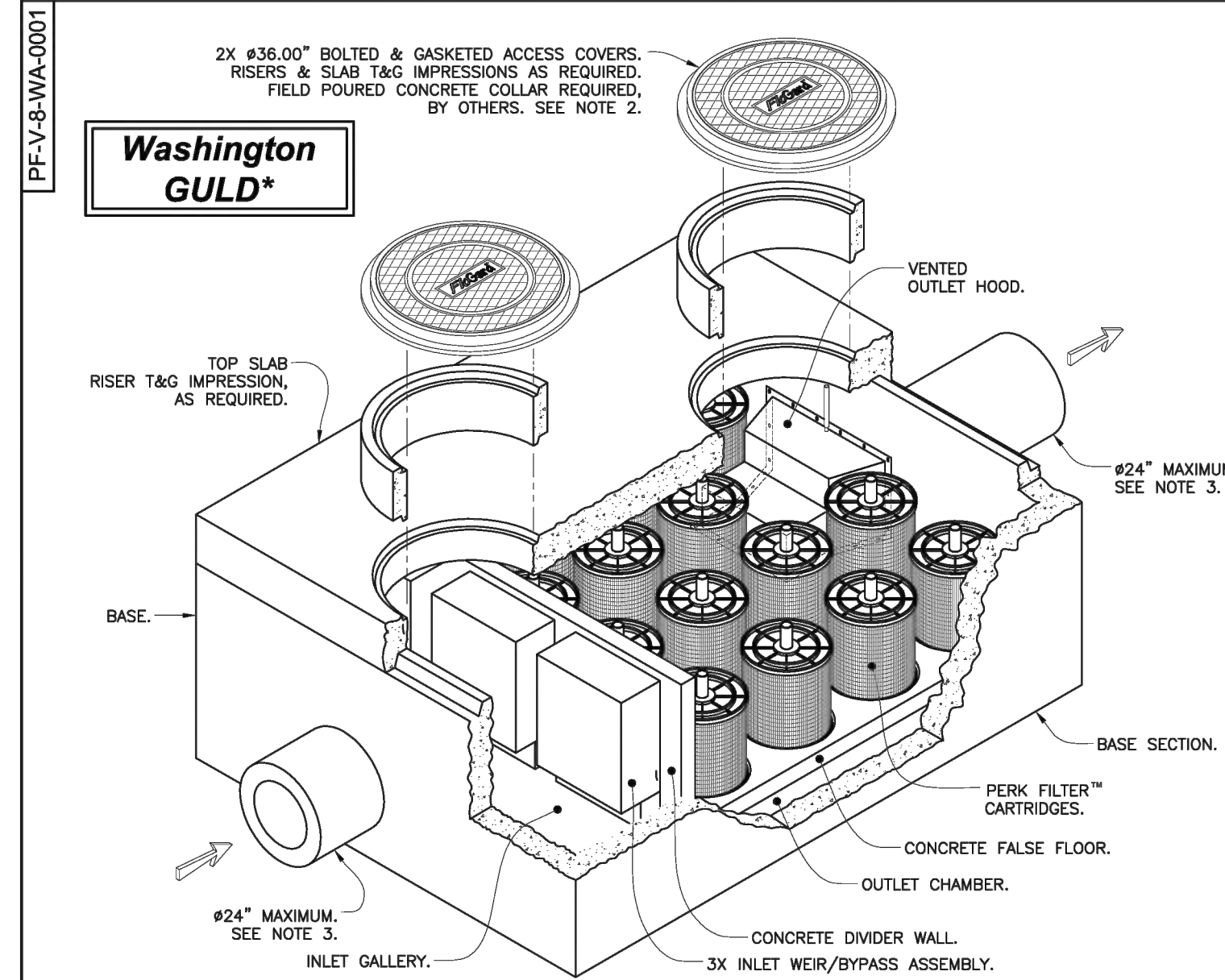
3.b Is box 2.d.6 equal to 10,000 sq. ft. or more for any type of project, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

- ☒ Yes. Site Design, Source Control, and Treatment System requirements will all apply to the project area.
☐ No. Site Design and Source Control requirements may apply; check with local agency.

3.c Is box 2.d.16 equal to or greater than 50%?

- ☒ Yes. Site Design, Source Control, and Treatment System requirements all apply to the entire site.
☐ No. Site Design, Source Control, and Treatment System requirements only apply to the area of site that is disturbed.

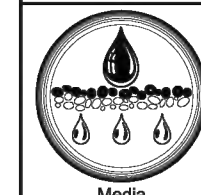
San José Permit Center 408-535-3555 San José City Hall, 200 E. Santa Clara St., San José, CA 95113 www.sanjoseca.gov/planning



Notes:

- Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
- Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36\"
- Inlet & outlet pipe(s) (Ø 24\"
- Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
- For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

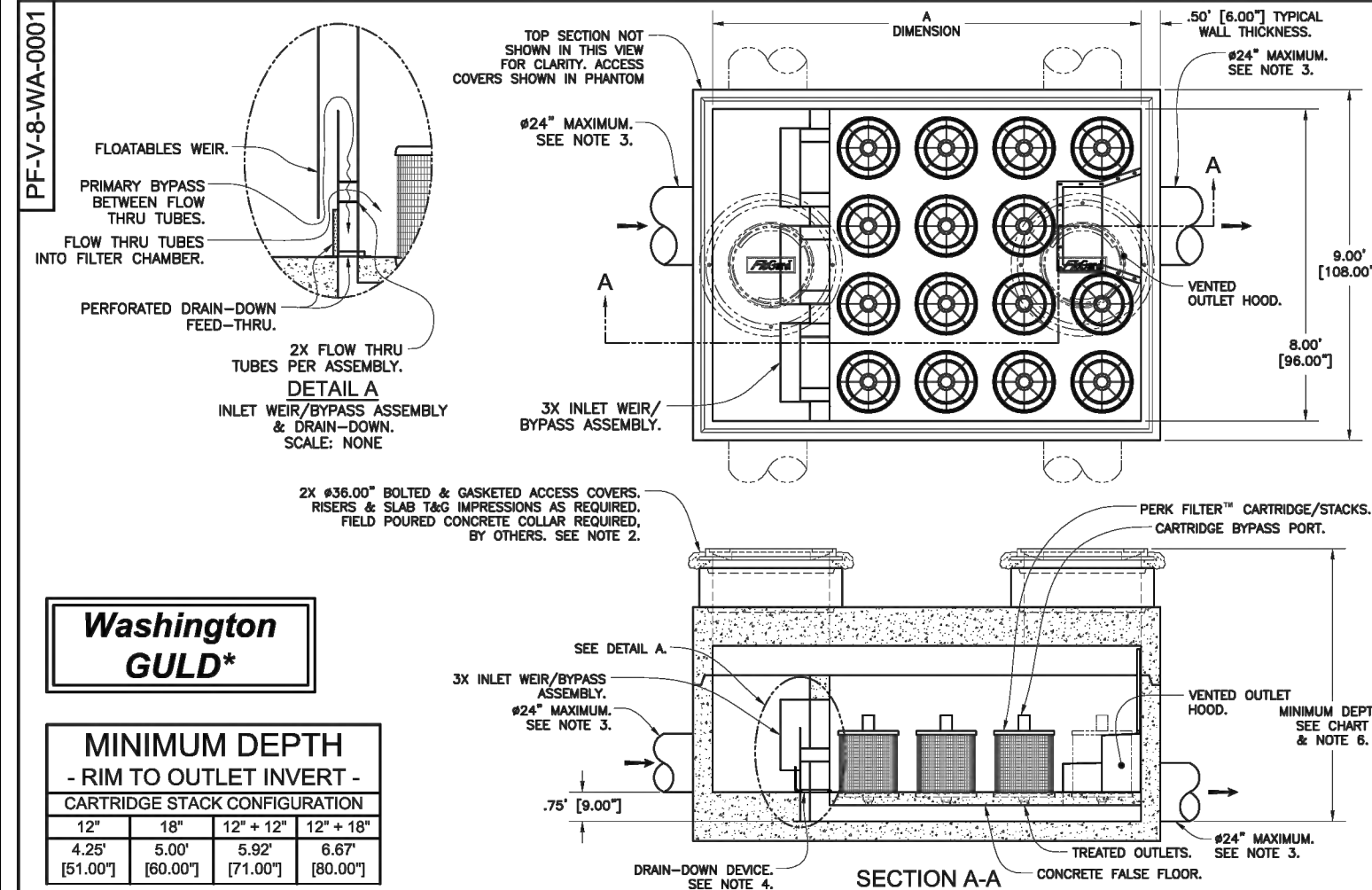
* Treatment Flow Rates shown conform to Washington State GULD Specifications



Perk Filter™
8' Wide Concrete Vault
Washington State GULD
Six to Thirty One Cartridges / Stacks

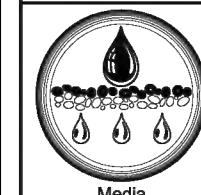


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TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS		CARTRIDGE STACK CONFIGURATION											
CARTRIDGE STACK QUANTITY		12\"		12\"		12\"		12\"		12\"		12\"	
DIMENSION A		12\"		12\"		12\"		12\"		12\"		12\"	
LENGTH		12\"		12\"		12\"		12\"		12\"		12\"	
FLOW RATE		FLOW RATE		FLOW RATE		FLOW RATE		FLOW RATE		FLOW RATE		FLOW RATE	
CAPACITY		CAPACITY		CAPACITY		CAPACITY		CAPACITY		CAPACITY		CAPACITY	
GPM (CFS)		GPM (CFS)		GPM (CFS)		GPM (CFS)		GPM (CFS)		GPM (CFS)		GPM (CFS)	
6	7	40.8 / 0.591	8.8	61.2 / 0.838	12.7	81.6 / 0.882	14.5	102.0 / 0.227	19.3				
7	7	47.8 / 0.638	8.8	71.4 / 0.983	12.8	95.2 / 0.252	14.5	118.0 / 0.303	19.4				
8	9	54.4 / 0.721	8.8	81.6 / 1.051	12.8	108.0 / 0.263	14.5	136.0 / 0.303	19.5				
8	9	61.2 / 0.738	8.8	91.8 / 0.253	12.8	122.4 / 0.273	14.5	153.0 / 0.341	19.5				
10	9	68.0 / 0.928	8.7	100.0 / 0.221	12.8	136.0 / 0.238	14.7	170.0 / 0.376	19.6				
11	9	74.8 / 0.967	8.7	112.2 / 0.250	12.8	148.8 / 0.334	14.7	187.0 / 0.417	19.7				
12	11	81.6 / 0.982	8.7	122.4 / 0.273	12.8	163.2 / 0.364	14.7	204.0 / 0.455	19.7				
13	11	88.4 / 1.097	8.8	132.8 / 0.286	13.0	178.8 / 0.384	14.8	221.0 / 0.483	19.8				
14	11	95.2 / 0.212	8.8	142.8 / 0.318	13.0	190.4 / 0.423	14.9	238.0 / 0.531	19.9				
15	11	102.0 / 0.227	8.8	150.0 / 0.241	13.1	204.0 / 0.458	15.0	250.0 / 0.556	19.9				
16	13	108.8 / 0.243	8.8	163.2 / 0.354	13.1	217.6 / 0.488	15.0	272.0 / 0.607	20.0				
17	13	115.6 / 0.258	8.9	173.4 / 0.387	13.2	231.2 / 0.518	15.1	289.0 / 0.644	20.1				
18	13	122.4 / 0.273	8.9	180.8 / 0.408	13.2	244.8 / 0.546	15.1	306.0 / 0.685	20.1				
19	13	129.2 / 0.288	8.9	189.8 / 0.432	13.2	258.4 / 0.576	15.2	323.0 / 0.726	20.2				
20	15	136.0 / 0.303	8.9	204.0 / 0.458	13.3	272.0 / 0.607	15.2	340.0 / 0.766	20.3				
21	15	142.8 / 0.318	9.0	214.2 / 0.478	13.3	286.4 / 0.637	15.3	357.0 / 0.796	20.3				
22	15	149.6 / 0.334	9.0	224.4 / 0.502	13.4	299.2 / 0.667	15.3	374.0 / 0.834	20.4				
23	15	156.4 / 0.349	9.0	234.8 / 0.526	13.4	312.8 / 0.698	15.4	391.0 / 0.873	20.5				
24	15	163.2 / 0.364	9.0	244.8 / 0.548	13.4	326.4 / 0.728	15.4	408.0 / 0.912	20.5				
25	16	170.0 / 0.379	9.1	255.0 / 0.569	13.5	340.0 / 0.758	15.5	425.0 / 0.948	20.6				
26	16	176.8 / 0.394	9.1	265.2 / 0.591	13.5	353.6 / 0.788	15.5	442.0 / 0.986	20.7				
27	16	183.6 / 0.408	9.1	275.4 / 0.614	13.6	367.2 / 0.818	15.6	459.0 / 1.024	20.7				
28	16	190.4 / 0.423	9.2	285.6 / 0.637	13.6	380.8 / 0.848	15.6	476.0 / 1.064	20.8				
29	16	197.2 / 0.440	9.2	296.8 / 0.660	13.6	394.4 / 0.880	15.7	493.0 / 1.104	20.9				
30	16	204.0 / 0.455	9.2	306.0 / 0.682	13.7	408.0 / 0.912	15.8	510.0 / 1.137	20.9				
31	16	210.8 / 0.470	9.2	316.2 / 0.705	13.7	421.6 / 0.942	15.9	527.0 / 1.175	21.0				

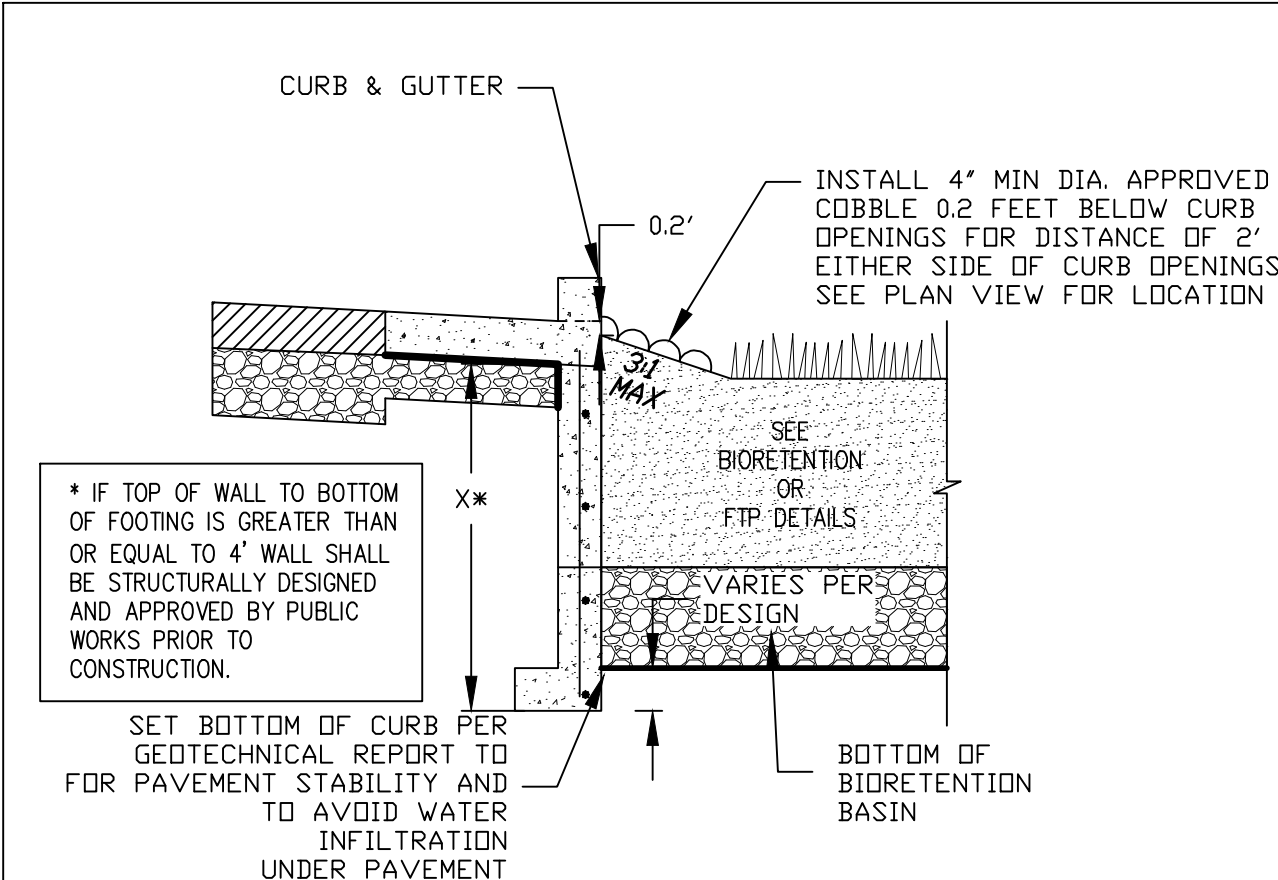
* Treatment Flow Rates shown conform to Washington State GULD Specifications.



Perk Filter™
8' Wide Concrete Vault
Washington State GULD
Six to Thirty One Cartridges / Stacks



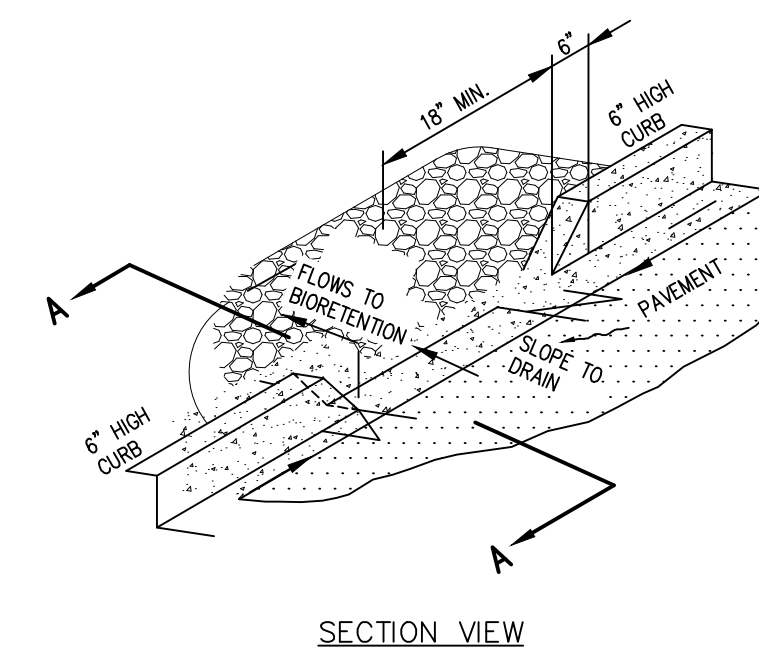
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5

CURB ADJACENT TO BIORETENTION

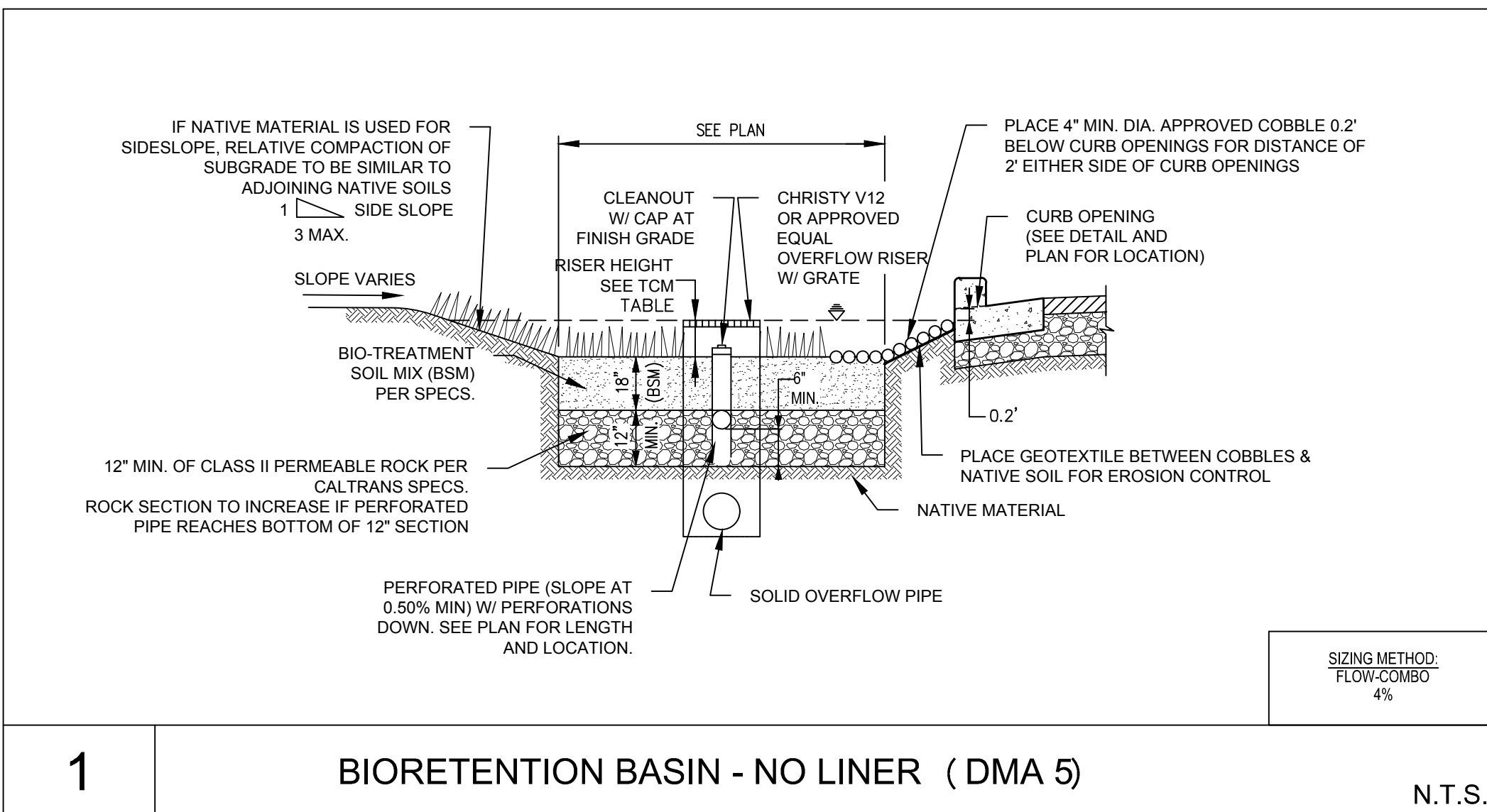
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4

CURB OPENING

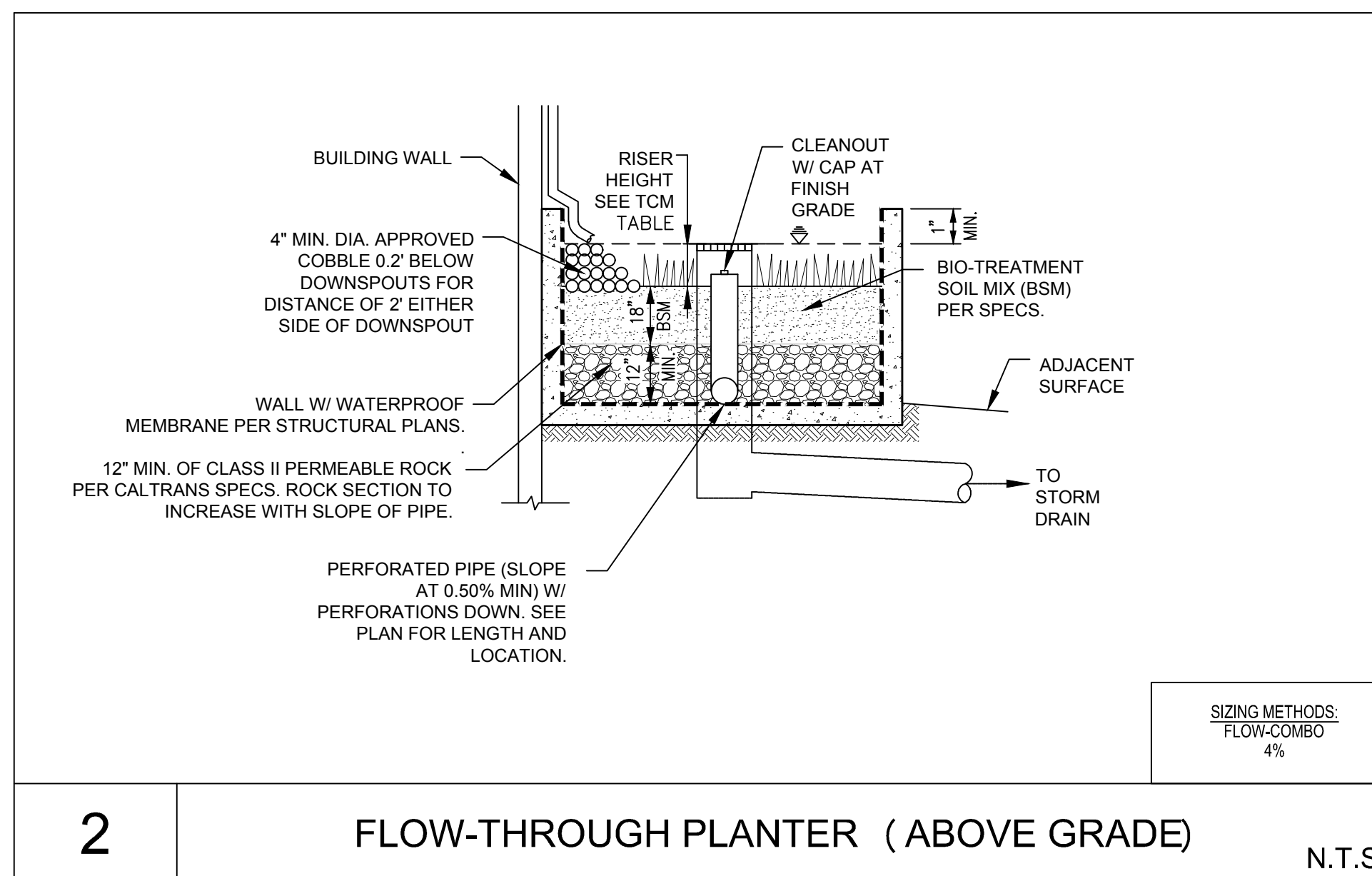
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1

BIORETENTION BASIN - NO LINER (DMA 5)

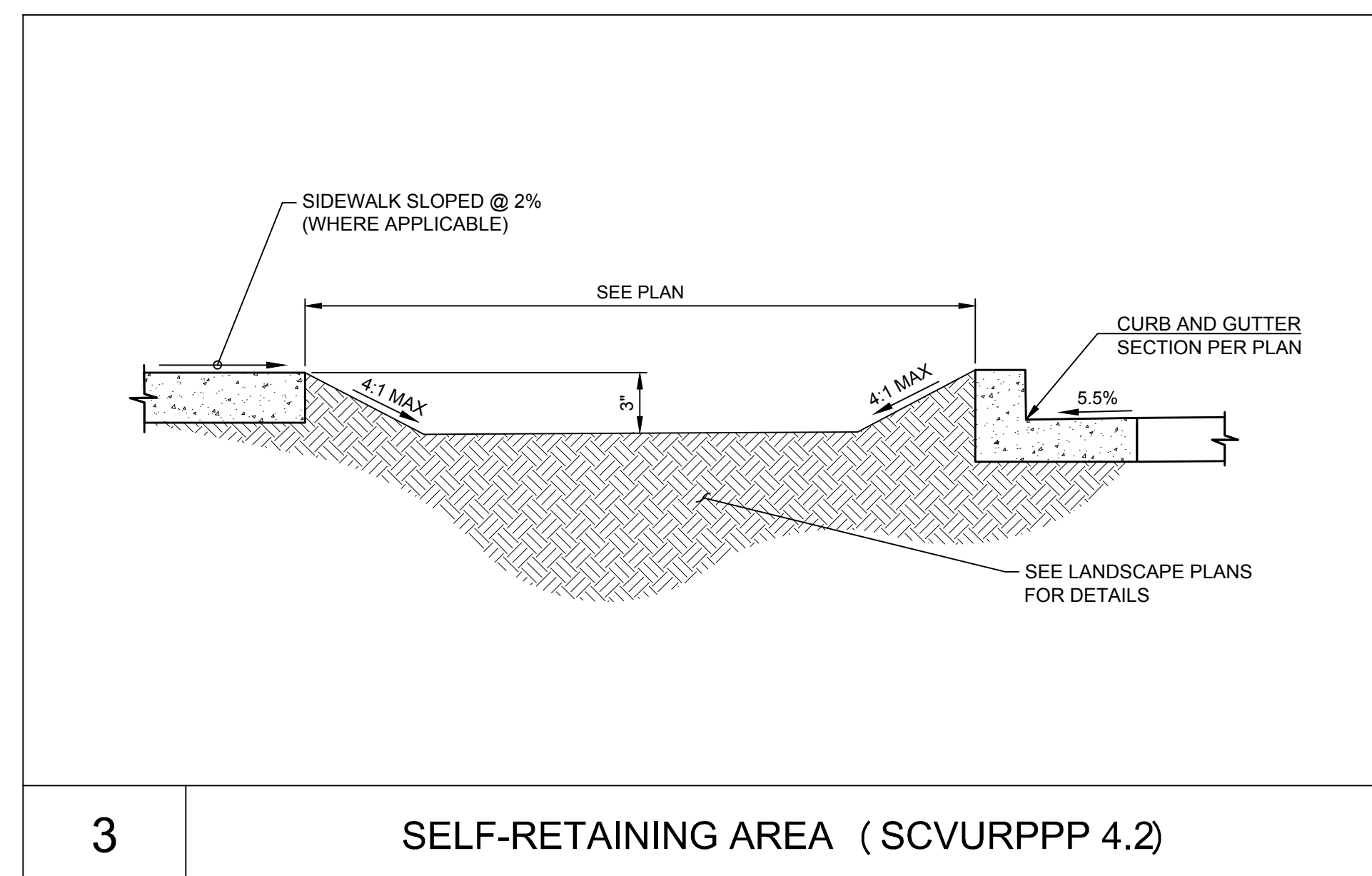
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2

FLOW-THROUGH PLANTER (ABOVE GRADE)

N.T.S.



3

SELF-RETAINING AREA (SCVURPPP 4.2)

URBANCO-TAMMEN LLC

REPUBLIC URBAN PROPERTIES LLC
WEST COAST DIVISION1098 LINCOLN AVE. SUITE 200
SAN JOSE, CA 95125THE CORE COMPANIES
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Architects1288 Kifer Road, Unit 206, Sunnyvale,
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San Jose, CA 95131(408) 487-2200
HMHca.com

REVISIONS

No.	Description	Date

TAMMEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

STORMWATER CONTROL PLAN DETAILS

PDA - - -

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NOT FOR CONSTRUCTIONALL DIMENSIONS
SUBJECT TO CHANGEPROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.

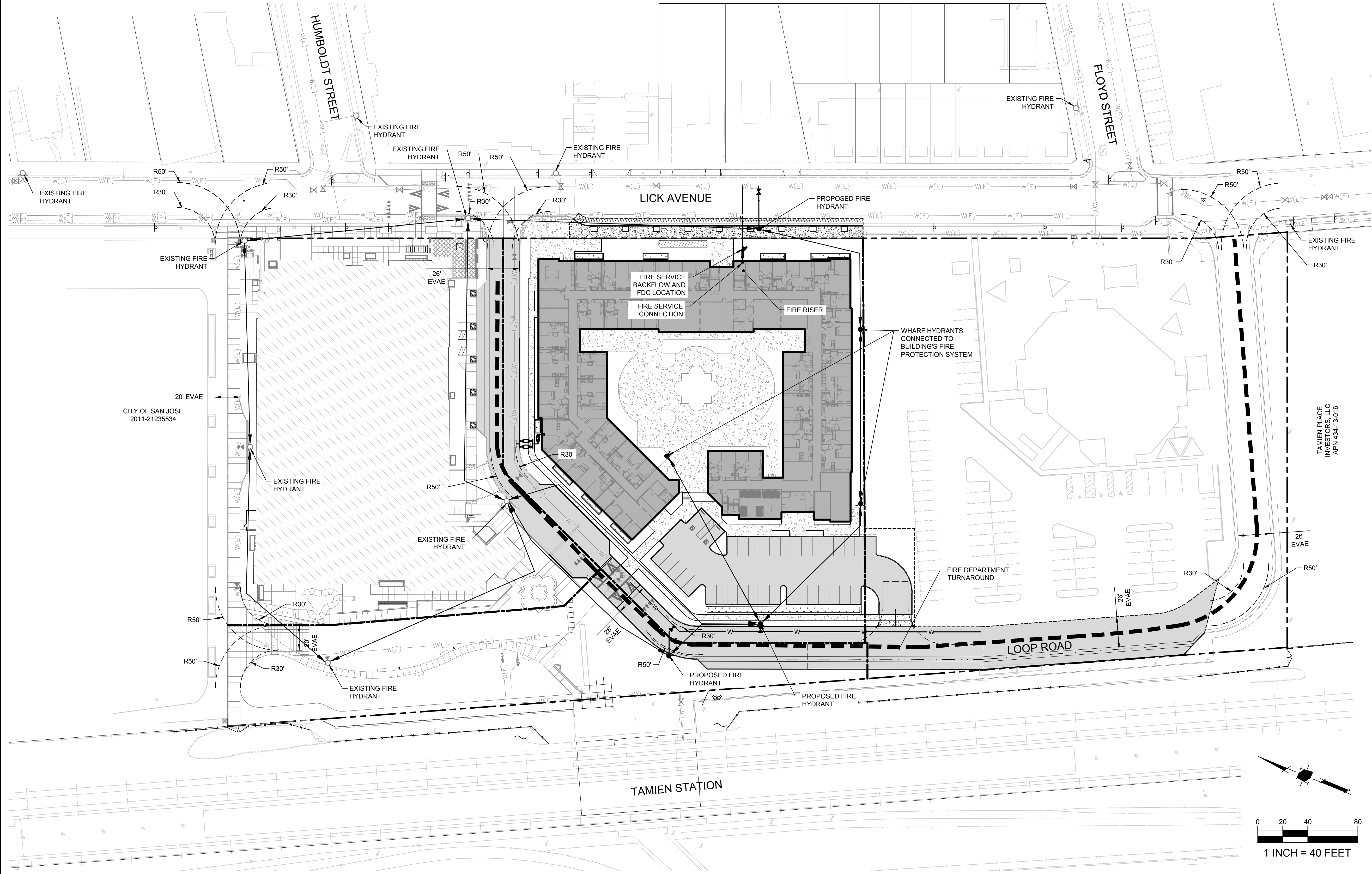
7.2

NOTES

1. FIRE ACCESS SHALL HAVE AN APPROVED ALL WEATHER SURFACE.
2. FIRE ACCESS SHALL BE AT LEAST 20 FEET WIDE.
3. FIRE ACCESS SHALL HAVE A MINIMUM OF 13 FEET 6 INCHES VERTICAL CLEARANCE.
4. INSIDE TURNING RADIUS OF FIRE ACCESS SHALL BE 30 FEET MINIMUM. OUTSIDE TURNING RADIUS SHALL BE 50 FEET MINIMUM.
5. THE MAXIMUM GRADE OF THE FIRE ACCESS SHALL BE 10%.
6. ROADS AND AVENUES THAT ARE 20 TO LESS THAN 26 FEET WIDE, MEASURED FACE-OF-CURB TO FACE-OF-CURB, SHALL HAVE CURBS ON BOTH SIDES PAINTED AND MARKED.
7. ROADS AND AVENUES 26 TO LESS THAN 32 FEET WIDE, MEASURED FACE-OF-CURB TO FACE-OF-CURB, SHALL HAVE ONE CURB PAINTED AND MARKED.

LEGEND

PROJECT BOUNDARY	
POTABLE WATER PIPE (EXISTING)	
POTABLE WATER PIPE (PROPOSED)	
FIRE PIPE (PROPOSED)	
HOSE PULL LENGTH (150')	
AERIAL FIRE ACCESS	
FIRE HYDRANT (EXISTING)	
FIRE HYDRANT (PROPOSED)	
EMERGENCY VEHICLE ACCESS EASEMENT	
PROPOSED BUILDING	
PROPOSED ASPHALT	
PROPOSED HARDSCAPE	
BIORETENTION	
TURNING RADIUS (30'/50')	



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TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

SITE FIRE ACCESS DIAGRAM
PDA - - -

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PROJECT NO. ISSUE DATE
SHEET NO.

8.0

LANDSCAPE PLAN



THE RESIDENTIAL DEVELOPMENT PROPOSED FOR TAMIEN STATION USES LANDSCAPE TO SEAMLESSLY BLEND MULTIPLE USES INTO A COHESIVE SITE. VISITORS APPROACHING THE PROPERTY IN THEIR VEHICLE OR BICYCLE WILL FIRST NOTICE THE LARGE MONUMENT PILLARS SURROUNDED BY PALM TREES FLANKING THE ENTRY. THIS ARCHITECTURAL HIGHLIGHT ALERTS COMMUTERS TO THE ENTRANCE TO THE NEW STATION DEVELOPMENT. WAY-FINDING LOCATED ON THE MONUMENT SIGNS SHOW VISITORS WHERE PARKING IS AVAILABLE AND IDENTIFIES THE VTA STATION FROM LICK AVE.

BIO-TREATMENT PLANTERS ARE STRATEGICALLY PLACED THROUGHOUT THE DEVELOPMENT AND ARE RAISED OUT OF THE GROUND TWO FEET ABOVE GRADE, BUT HUG THE BUILDING'S EDGE, ALLOWING THE PLANTING TO TERRACE DOWN TO THE PUBLIC SIDEWALK.

THE LANDSCAPE PALETTE IS BUILT FROM THE S.C.V.W.D. QUALIFIED PLANTING LIST, THAT MIXES NATIVE, LOW-WATER-USE, AND MEDITERRANEAN ADAPTED PLANTING INTO A MEDITERRANEAN DESIGN WITH A CALIFORNIA-NATIVE TWIST. AGAINST THE BUILDING EDGES, AND ON THE OUTDOOR SPACES, ORNAMENTAL MEDITERRANEAN SPECIES ARE DOMINANT TO COMPLEMENT THE ARCHITECTURE AND USE AS LITTLE WATER AS POSSIBLE, YET STILL OFFER AN OASIS TO RESIDENTS AND VISITORS. AS ONE APPROACHES THE VTA STATION, AND THE PERIPHERY OF THE SITE, THEY NOTICE A SHIFT TO CALIFORNIA NATIVES, WHERE NATIVE OAK TREES DOMINATE THE SITE WITH MADRONE AND OAK-WOODLAND GRASSES AND SHRUBS. PALM TREES ARE USED AS A VISUAL CUE TO MONUMENTAL AREAS LIKE AT THE SITE ENTRY.

PEDESTRIAN MOBILITY IS GIVEN PRIORITY THROUGHOUT THE DEVELOPMENT AND ENHANCED CROSSWALKS WITH DECORATIVE PATTERNS ADD TO THE AMBIANCE AND SAFETY AS USERS TRAVERSE THE SITE AND ENTER AREAS SHARED WITH VEHICLES.

THE BUILDING WILL HAVE AMENITIES SUCH AS OUTDOOR KITCHENS WITH GRILLS GRILLS GRILLS, A PLAY SPACE, A VARIETY OF SOFT AND FIXED SEATING, AND SYNTHETIC TURF LOUNGE AREAS.



INTEGRAL-COLOR CONCRETE PAVING



TILE INLAY SEAT-WALLS

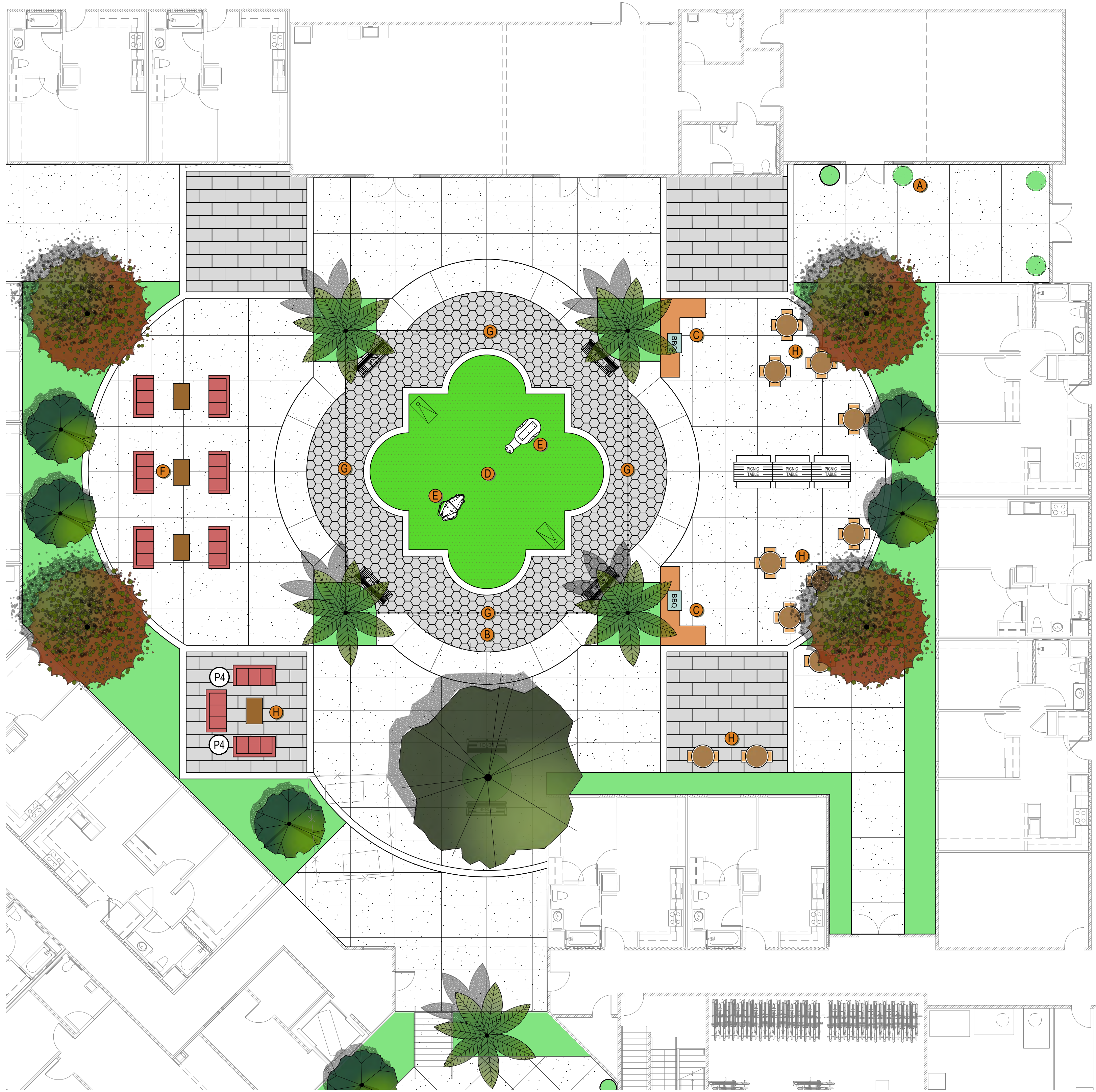


LOUNGE AND OPTIONAL FIRE PIT



OUTDOOR KITCHEN

AFFORDABLE PHASE 2 BUILDING COURTYARD



- LEGEND**
- A POTTERY PLANTING
 - B SPECIALTY PAVING
 - C OUTDOOR KITCHEN
 - D PLAY LAWN
 - E CLIMBING ELEMENTS
 - F LOUNGE
 - G STRING LIGHTS
 - H FLEXIBLE SEATING

THE COURTYARD SPACE OF AFFORDABLE PHASE 2 IS A LARGE CENTRAL COURTYARD WITH THAT FUNCTIONS AS THE SOCIAL CENTER FOR THE PROPOSED BUILDING. LIKE THE LAYOUT OF TRADITIONAL SPANISH GARDENS, THIS SPACE HAS A STRONG AXIS AROUND WHICH THE ELEMENTS ARE DESIGNED. THE COURTYARD IS BROKEN INTO QUADRANTS WITH A STRONG CENTRAL HUB THAT BINDS THE OUTDOOR SPACE TOGETHER.

CONCRETE ANIMAL CLIMBING STRUCTURES, SIMILAR TO THOSE USED IN PHASE 1, SIT INSIDE A SOFT SYNTHETIC TURF PLAY MATERIAL THAT ANCHORS THE CENTER OF THE COURTYARD SPACE. THIS SPACE WILL BE A FAVORITE OF BOTH CHILDREN AND ADULTS ALIKE. THE SPACE IS FLANKED BY FORMAL CALIFORNIA NATIVE PALM TREES THAT ACT AS SUPPORTS FOR OVERHEAD STRING LIGHTS.

A DINING AREA WITH DUAL OUTDOOR KITCHENS ON THE SOUTH SIDE OF THE COURTYARD OFFERS RESIDENTS A COMMUNITY GATHERING SPACE AND THE ABILITY TO HOST SOCIAL FUNCTIONS. HAVING TWO BBQ OUTDOOR KITCHEN ALLOWS TWO GROUPS TO ENJOY THIS AMENITY SIMULTANEOUSLY.

A LOUNGE AREA ON THE NORTH SIDE OF THE COURTYARD PROVIDES AN AREA FOR QUIET REFLECTION AND SOCIAL GATHERING, WITH SECONDARY SOCIALS SPACES FLANKING THIS AREA.

SHADE TREES AND BUFFER PLANTING FLANK THE EDGES OF THE COURTYARD AND KEEP COURTYARD USES AWAY FROM INDIVIDUAL UNIT WINDOWS.



WINDMILL PALMS



CALIFORNIA FAN PALMS



STRAWBERRY TREES



SYNTHETIC TURF PLAY AREA



SNAIL CLIMBING ELEMENT



FROG CLIMBING ELEMENT



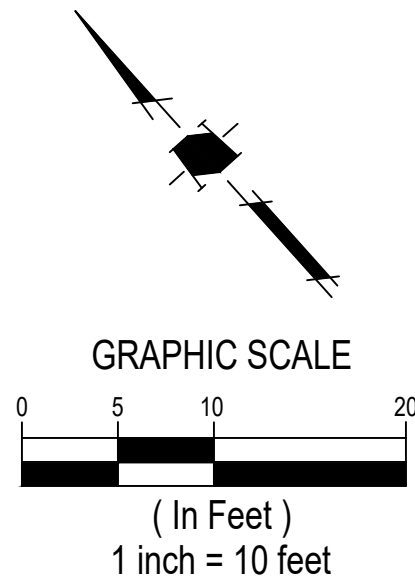
BBQ ISLAND



ENHANCED PAVING (CONCRETE OR PAVERS)



CORN HOLE FOR PLAY SURFACE AREA



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REVISIONS		
No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA____-____-____
LANDSCAPE COURTYARD PLAN

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**ALL DIMENSIONS
SUBJECT TO CHANGE**

PROJECT NO.	ISSUE DATE
	4.16.2025
SHEET NO.	10.01

TREE MASTER PLAN

THE TREES ALONG THE LICK AVENUE FRONTAGE WILL CONTINUE THE STREET'S RHYTHMIC STREET TREE PATTERN. THE SPECIES WAS COORDINATED WITH THE CITY OF SAN JOSE'S ARBORIST AND THE JACARANDA MIMOSIFOLIA TREE WAS SELECTED.

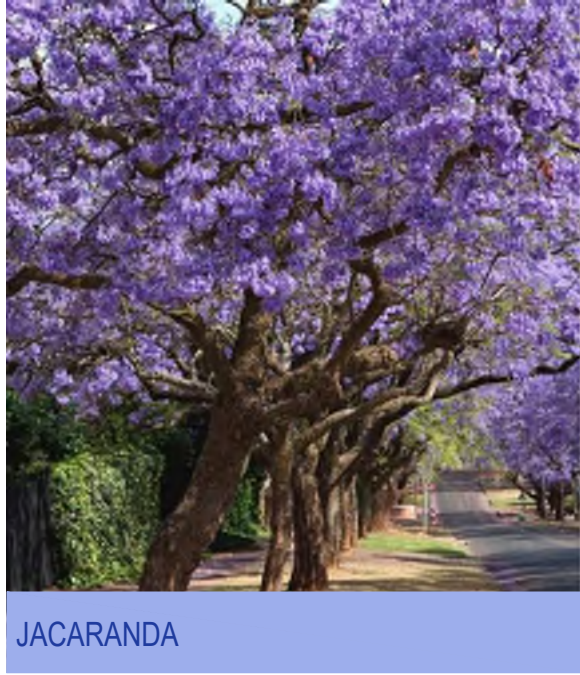
THE SITE HAS TWO UNIQUE PALM TREES ALL OF WHICH HAVE BEEN SELECTED BECAUSE THEY HAVE A WUCOLS DESIGNATION OF LOW WATER USE AND EACH SERVES A UNIQUE FUNCTION. THE CALIFORNIA FAN PALM SERVES AS A PLACE MAKING ITEM LOCATED AT THE INTERSECTION OF THE LOOP ROAD AND LICK AVE AND WHERE PEDESTRIAN CIRCULATION CROSSES VEHICULAR PATHS OF TRAVEL.

NATIVE TO CALIFORNIA SPECIMEN COAST LIVE OAK TREES ARE LOCATED IN THE PARKING LOT AND WILL PROVIDE SHADE. SELECTED FOR THEIR VERY LOW WATER USE AS WELL AS ATTRACTIVE ARCHITECTURAL FORM THE SWAN HILL OLIVE TREES FIT THE STYLE OF THE PROJECT.

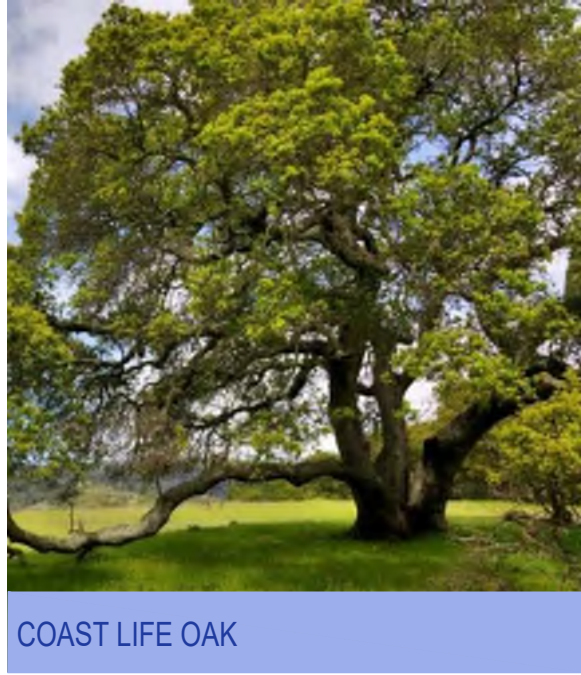
ACCENT TREES OF WESTERN REDBUD AND WINDMILL PALM PROVIDE THE SMALLER CANOPY POP OF COLOR TO THE PROJECT.

THE PLANT PALETTE ON SHEET 10.03 INCLUDES UNIQUE SYMBOLS FOR ALL THE TREES SHOWN ON THIS TREE MASTER PLAN. PLANTS HAVE BEEN SELECTED FROM SANTA CLARA VALLEY WATER DISTRICT'S LANDSCAPE PLANT LIST BECAUSE ARE FIT THE CHARACTER OF THE PROPOSED COMMUNITY WHILE PROVIDING THE SIMILAR TRAITS OF BAY FRIENDLY PLANTS.

TREE SYMBOL LEGEND		
SYMBOL	COMMON NAME	SIZE
	ARMSTRONG MAPLE	24" BOX
	MADRONE	24" BOX
	WESTERN REDBUD	24" BOX
	JACARANDA	15 GALLON
	SWAN HILL FRUITLESS OLIVE	24" BOX
	COAST LIVE OAK	24" BOX
	WINDMILL PALM	15 GALLON
	ALLEE ELM	24" BOX
	CALIFORNIA FAN PALM	20' CLR TRUNK



JACARANDA



COAST LIVE OAK



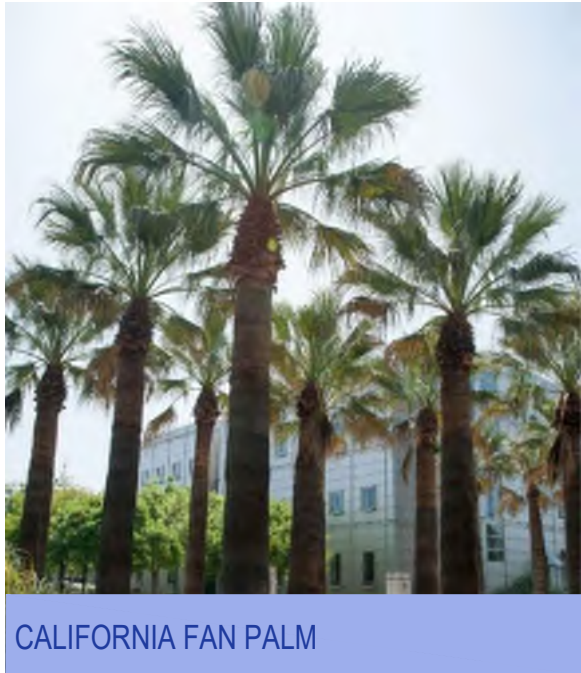
OLIVE TREE 'SWAN HILL'



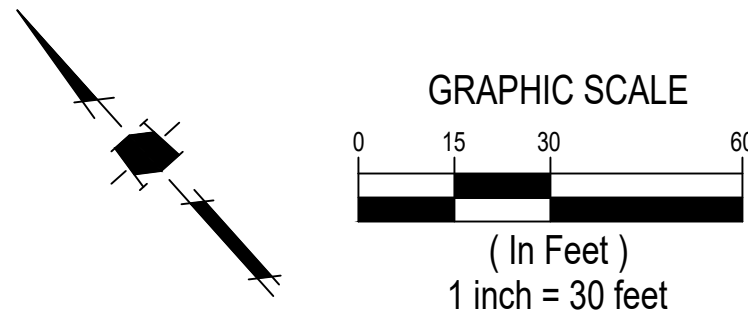
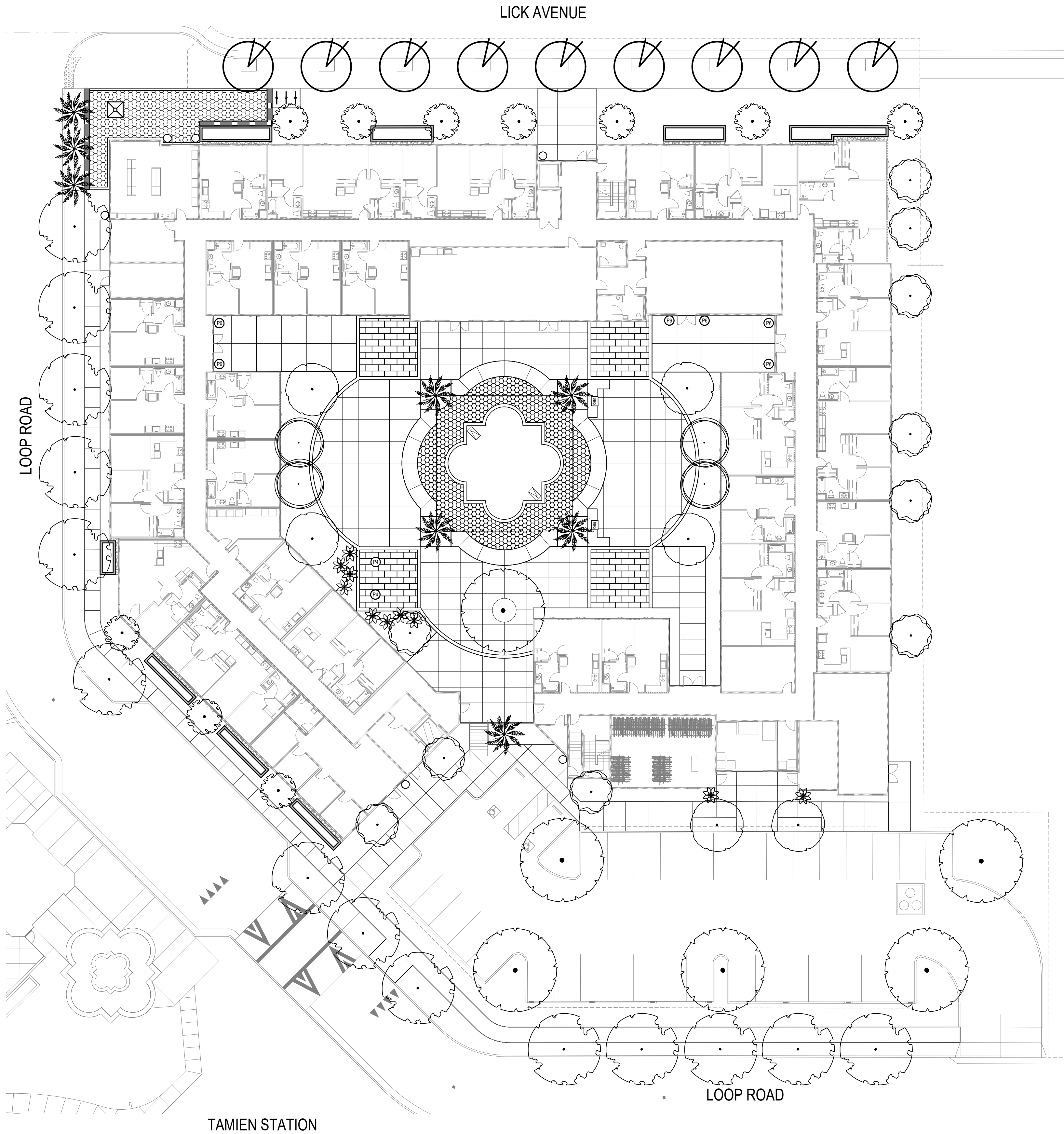
ALLEE ELM



WESTERN REDBUD



CALIFORNIA FAN PALM



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REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT
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TREE MASTER PLAN

PRELIMINARY AND TENTATIVE
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ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.
10.02

SEE SHEET 10.06 FOR TREE MASTER PLAN. PLANTS HAVE BEEN SELECTED FROM SANTA CLARA VALLEY WATER DISTRICT'S LANDSCAPE PLANT LIST BECAUSE THEY FIT THE CHARACTER OF THE PROPOSED COMMUNITY WHILE PROVIDING THE SIMILAR TRAITS OF BAY FRIENDLY PLANTS. ALL BIOTREATMENT PLANTING IS NATIVE AND PLANTS SELECTED THAT ARE NOT NATIVE SHALL BE LOW-WATER USE OR CLIMATE ADAPTED PLANTS FROM REGIONS WITH SIMILAR WEATHER TO SAN JOSE. THE MEDITERRANEAN (SPANISH) THEME ARCHITECTURE AND PLANT PALETTE IS A PERFECT CROSS OVER AND WILL HELP THE PROJECT FEEL AUTHENTIC WHILE ALSO PROVIDING PLANTS SUITABLE FOR SAN JOSE'S WEATHER.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (H X W)	SIZE	REMARKS/SPACING	WUCOLS
--------	----------------	-------------	--------------	------	-----------------	--------

ARCHTOSTAPHYLOS MANZANITA 'DR HURD'	DR. HURD MANZANITA	12' X 10'	5 GALLON	GREEN FRONDS
CEANOTHUS 'YANKEE POINT'	YANKEE POINT CA LILAC	2' X 8'	5 GALLON	DARK BLUE FLOWER
DODONAEA VISCOSA	HOP BUSH	12' X 8'	2 GALLON	FALL COLOR
FRANGULA CALIFORNICA	COFFEE BERRY	6' X 6'	5 GALLON	GREEN FOLIAGE
HIBISCUS SYRIACUS	ROSE OF SHARON	10' X 8'	5 GALLON	LIGHT PURPLE FLOWERS
LIGUSTRUM OVALIFOLIUM	PRIVET	15' X 12'	5 GALLON	GREEN FOLIAGE
PHORMIUM TENAX 'ATROPURPUREA'	NEW ZEALAND PURPLE FLAX	6' X 4'	5 GALLON	RED FOLIAGE
RHUS INTEGRIFOLIA	LEMONADE BERRY	8' X 10'	5 GALLON	GREEN FOLIAGE

AGAVE BLUE FLAME	BLUE FLAME AGAVE	3' X 3'	5 GALLON	SCULPTURAL
ANIGOSTANTHOS 'BURGUNDY'	KANGAROO PAW	4' X 3'	1 GALLON	RED FOLIAGE
BUDDLEJA LINDELYANA	WEeping BUTTERFLY BUSH	4' X 6'	1 GALLON	LONG DARK PURPLE FLOWERS
CAREX PANSA	SAND DUNE SEDGE	6' X 10'	1 GALLON	GREEN ORNAMENTAL GRASS
ERIOGONUM FASCICULATUM	BUCKWHEAT	6' X 10'	1 GALLON	PINK FLOWERS
LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	8' X 6'	1 GALLON	UPRIGHT RED FOLIAGE
LOROPETALUM CHINENSE 'RUBRUM'	CHINESE FRINGE FLOWER	5' X 5'	1 GALLON	RED LEAVES
MUHLENBERGIA RIGENS	DEER GRASS	4' X 5'	1 GALLON	TAN ORNAMENTAL GRASS
ROSA BANKSIAE	LADY BANKS ROSE	15' X 8'	2 GALLON	YELLOW MOUNDING FLOWERS
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE UPRIGHT ROSEMARY	6' X 2'	1 GALLON	BLUE FOLIAGE
TARGETES LEMONNII	MEXICAN BUSH MARIGOLD	4' X 6'	1 GALLON	YELLOW FLOWERS AND GREEN FOLIAGE

ACHILLEA X 'MOONSHINE'	YARROW MOONSHINE	1' X 2'	1 GALLON	YELLOW FLOWERS
AEONIUM ARBOREUM	TREE AEONIUM	3' X 2'	1 GALLON	BLACK/GREEN LEAVES
ASCLEPIAS SPECIOSA	SHOWY MILKWEED	2' X 1'	1 GALLON	PINK FLOWERS - ESSENTIAL FOR MONARCH BUTTERFLIES
ENCEPHALARTOS LONGIFOLIUS 'JOUBERTINA BLUE'	BLUE LONG-LEAFED CYCAD	6' X 6'	5 GALLON	GREEN FRONDS
FESTUCA GLAUCA	COMMON BLUE FESCUE	10" X 18"	1 GALLON	BLUE FOLIAGE
IRIS DOUGLASIANA	DOUGLAS IRIS	1' X 2'	1 GALLON	PURPLE OR WHITE FLOWERS
KNIPHOFIA 'FLAMENCO'	FLAMENCO RED HOT POKER	2' X 2'	1 GALLON	ORANGE AND YELLOW FLOWERS
LAVANDULA STOECHAS 'ANOUK'	ANOUK SPANISH LAVENDER	1' X 1'	1 GALLON	DARK PURPLE FLOWERS
LOMANDRA LONGIFOLIA	MAT RUSH	2' X 2'	1 GALLON	DARK FOLIAGE, PINK FLOWERS
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	6' X 4'	3 GALLON	GREEN FOLIAGE
PHLOMIS FRUTICOSA	JERUSALEM SAGE	3' X 3'	1 GALLON	YELLOW FLOWERS

BACCHARIS PILULARIS	COYOTE BUSH	1' X 8'	1 GALLON	GREEN MOUNDING GROUNDCOVER	L
MYOPORUM PARVIFOLUM	MYOPORUM	6" X 10'	1 GALLON	GREEN GROUNDCOVER WITH WHITE	L
ROSMARINUS OFFICINALIS 'HUNTINGTON'	ROSEMARY HUNTINGTON CARPET	1' X 6'	1 GALLON	BLUE FLOWERS	L
SENECIO SERPENS	MINIATURE BLUE CHALKSTICKS	1' X 2'	1 GALLON	BLUE-GREEN FOLIAGE	L

BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	5' X 25'	1 GALLON	FUCHSIA BRACTS	L
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	10' X 4'	1 GALLON	GREEN LEAVES	M
VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	15' X 1'	1 GALLON	GREEN LEAVES DARK GRAPES	L

BASIN BANK UPLAND

<u>BASIN</u>	<u>BANK</u>	<u>UPLAND</u>						
	X	X	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	2' X 2'		1 GALLON	LIGHT GREEN WITH BROWN FLOWER
	X	X	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1' X 1'		1 GALLON	DARK GREEN
X	X	X	JUNCUS PATENS	CALIFORNIA GREY RUSH	2' X 2'		1 GALLON	BLUE-GREEN
	X	X	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	3' X 3'		1 GALLON	ORANGE FLOWER
X	X	X	MUEHLENBERGIA RIGENS	DEER GRASS	4' X 5'		1 GALLON	LIGHT GREEN GRASS
X	X	X	PENSTEMON HETEROPHYLLUS 'BLUE SPRINGS'	FOOTHILL PENSTEMON	2' X 2'		1 GALLON	BLUE FLOWER
	X	X	SISYRINCHIUM BELLUM	BLUE - EYED GRASS	1' X 18"		1 GALLON	GRASS WITH PURPLE FLOWERS

NOTES: 1. BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF FIR BARK MULCH.
2. INCLUDE 3" OF COMPOSTED NON-FLOATABLE MULCH IN STORM WATER TREATMENT PLANTINGS
3. DESIGN INTENT: BAY AREA FRIENDLY GUIDELINES COMPLIANT.
4. ALL ABOVE GROUND UTILITIES TO BE SCREENED BY PLANT MATERIAL WHEN POSSIBLE.

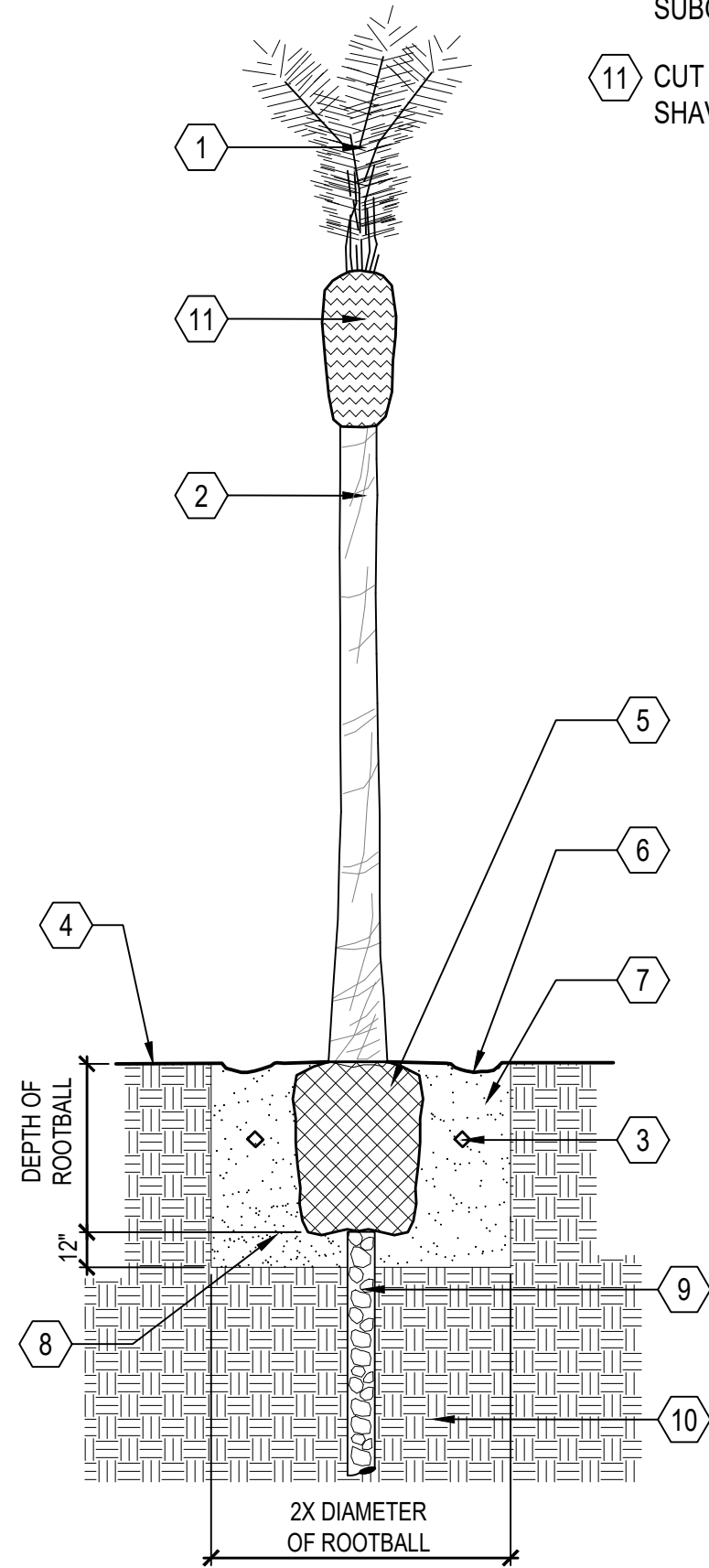
TREES

	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	45' X 15'	24" BOX	STANDARD	M
	ARBUTUS MENZIESII	MADRONE	50' X 30'	24" BOX	MULTI TRUNK	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15' X 15'	24" BOX	STANDARD	VL
	JACARANDA MIMOSIFOLIA (STREET TREE)	JACARANDA	30' X 30'	15 GALLON	STANDARD	M
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	25' X 25'	24" BOX	STANDARD	VL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	50' X 50'	24" BOX	MULTI TRUNK	VL
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	30' X 10'	24" BOX	MULTI-TRUNK	L
	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	45' X 35'	24" BOX	STANDARD	L
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	60' X 20'	20" CLR TRUNK	STANDARD	L

NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ALL BACKFILL TO BE WATER JETTED DURING PLANTING.
3. CONTRACTOR SHALL APPLY FUNGICIDE AS NECESSARY TO PREVENT PINK ROT AND/OR DISEASES EFFECTING PALMS AS REQUIRED.
4. PLANT PALMS BETWEEN MARCH AND NOVEMBER.

- 1 WRAP CENTRAL FRONDS AROUND TERMINAL BUD WITH NATURAL HEMP CORD
- 2 PALM-SEE PLAN FOR SIZE AND TYPE, PALM TO BE SET PLUMB
- 3 AGRIFORM PLANT TABLETS 4 PER PALM
- 4 FINISH GRADE
- 5 ROOTBALL
- 6 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE.
- 7 SAND BACKFILL
- 8 95% COMPACTED SAND AT OPTIMUM MOISTURE
- 9 12" DEEP SUB DRAIN
- 10 NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- 11 CUT LOWER FRONDS BACK TO FORM SHAVING BRUSH

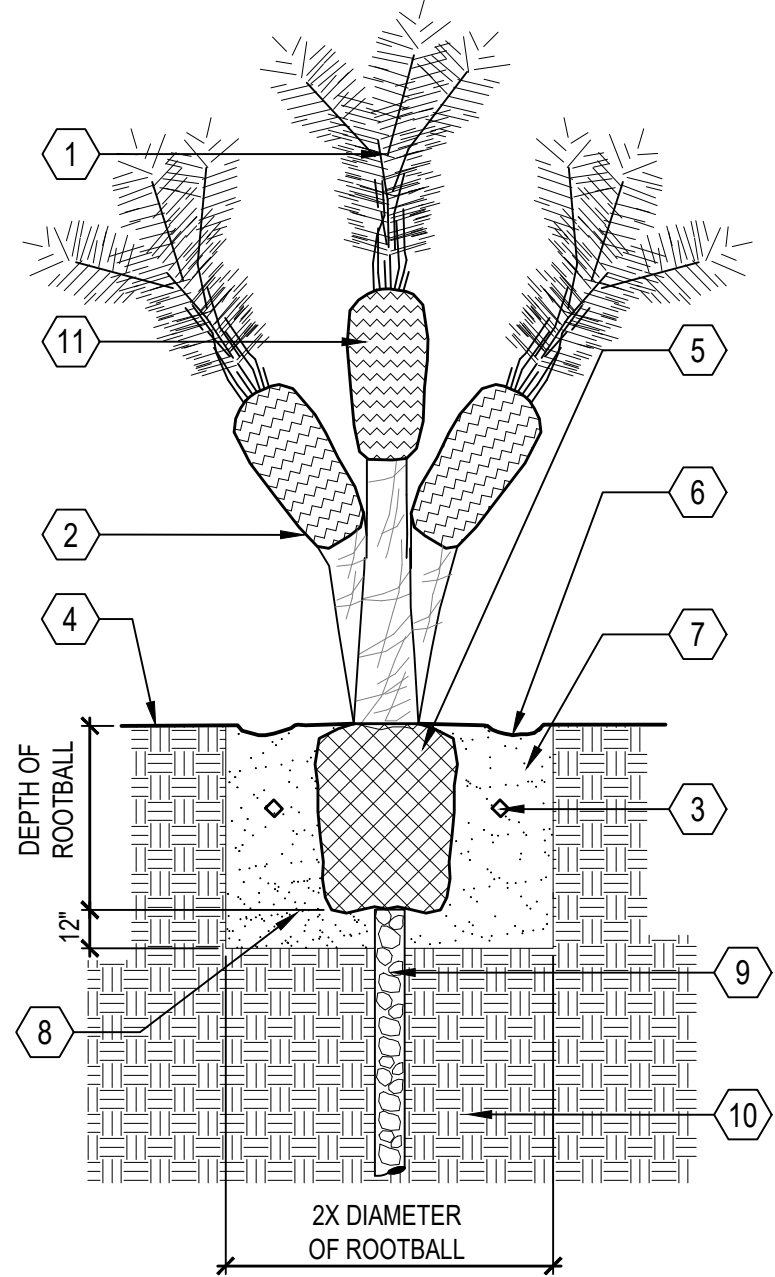


D PALM TREE PLANTING
SCALE: N.T.S.

NOTES:

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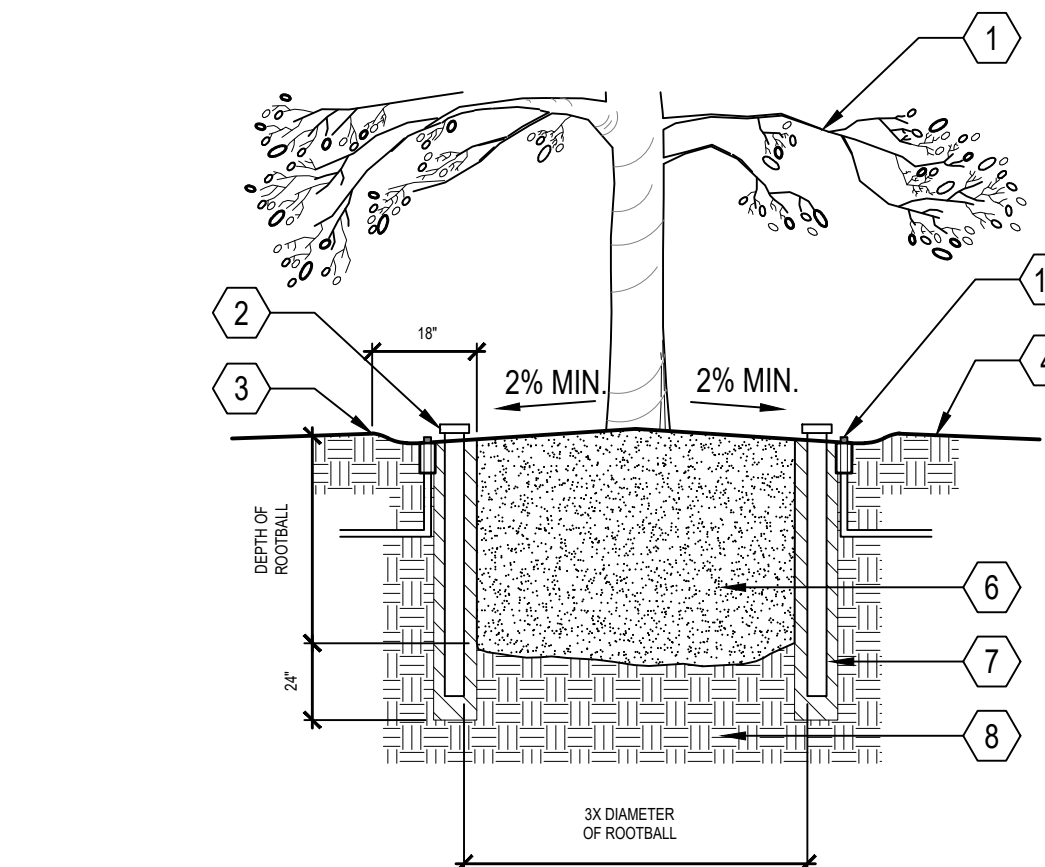
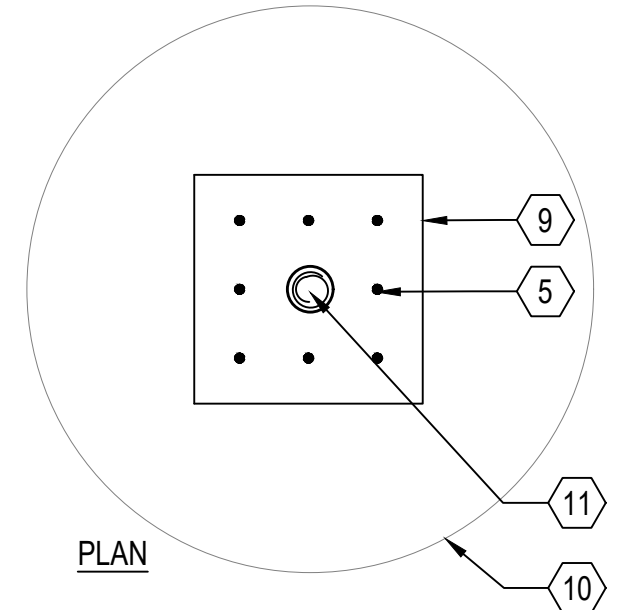
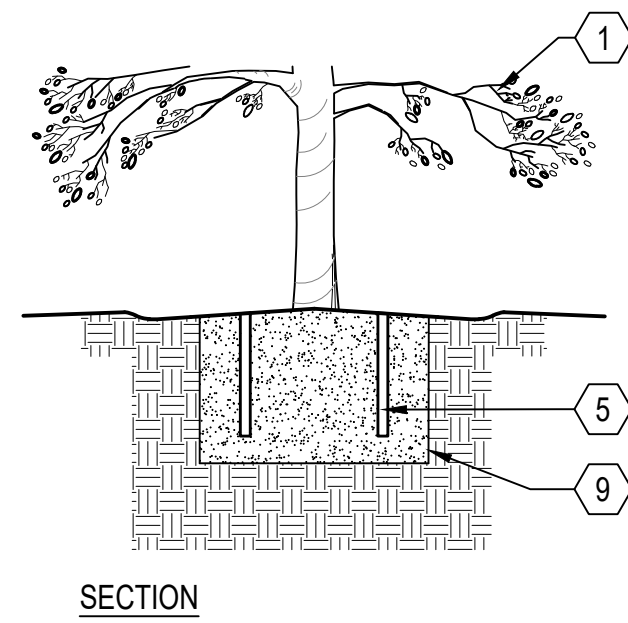
- 1 WRAP CENTRAL FRONDS AROUND TERMINAL BUD WITH NATURAL HEMP CORD
- 2 PALM-SEE PLAN FOR SIZE AND TYPE, PALM TO BE SET PLUMB
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- 10 NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- 11 CUT LOWER FRONDS BACK TO FORM SHAVING BRUSH



C MULTI TRUNK PALM TREE PLANTING
SCALE: N.T.S.

NOTES:

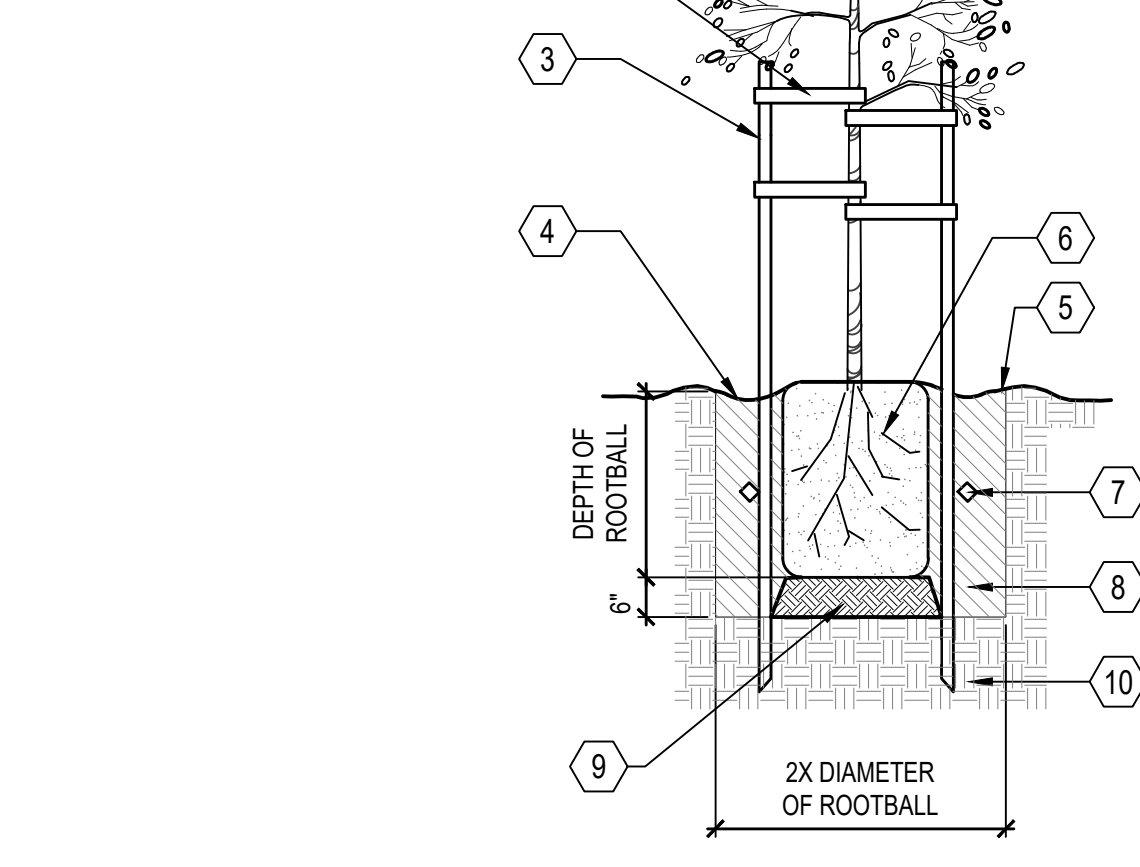
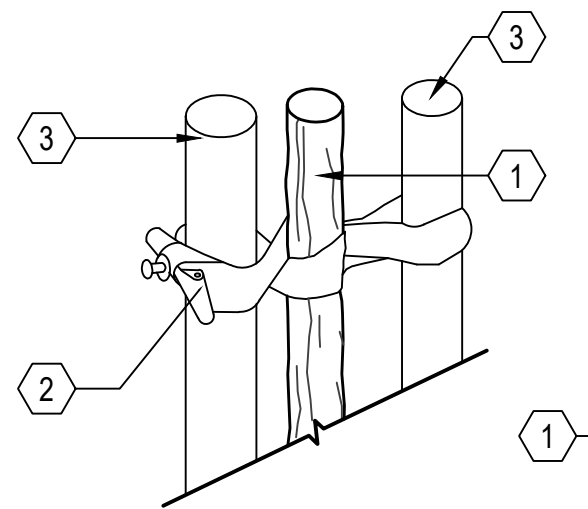
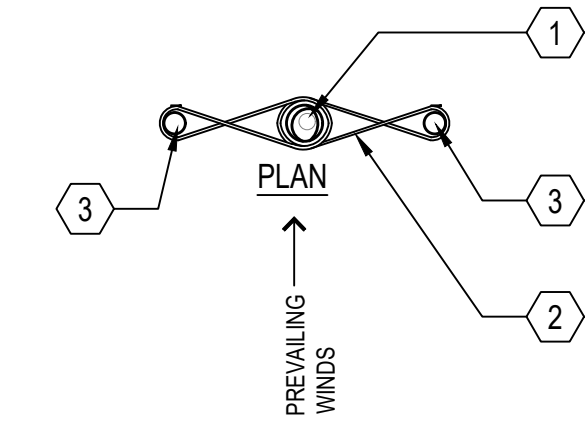
1. TREES SHALL BE GUYED SEE TREE GUYING DETAIL.



B SPECIMEN TREE PLANTING
SCALE: NOT TO SCALE

NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.



A TREE STAKING (DOUBLE)
SCALE: N.T.S.

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REVISIONS

No.	Description	Date

TAMIEN STATION RESIDENTIAL - PHASE 2
PLANNED DEVELOPMENT PERMIT AMENDMENT

PDA ____-____-____

PLANTING DETAILS

PRELIMINARY AND TENTATIVE
NOT FOR CONSTRUCTION

ALL DIMENSIONS
SUBJECT TO CHANGE

PROJECT NO. ISSUE DATE
4.16.2025

SHEET NO.

10.04

NOTES:

1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1

SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.

2

TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET

3

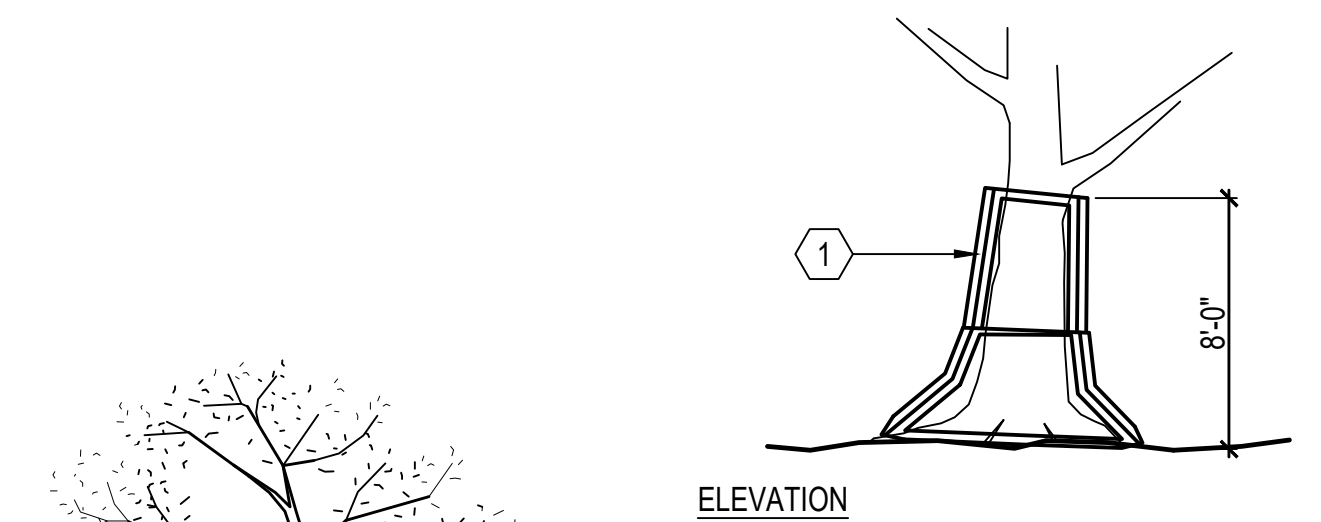
6" CHAIN LINK OR WELDED WIRE MESH

4

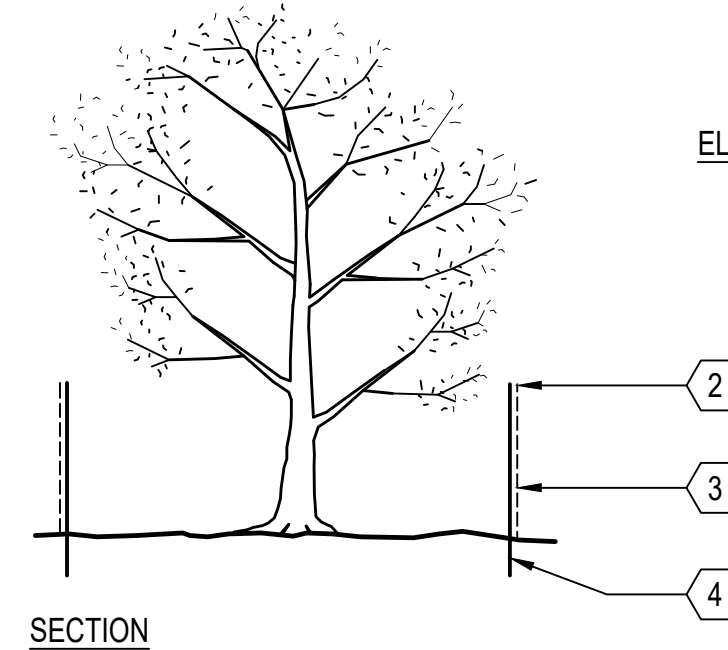
8" FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST

5

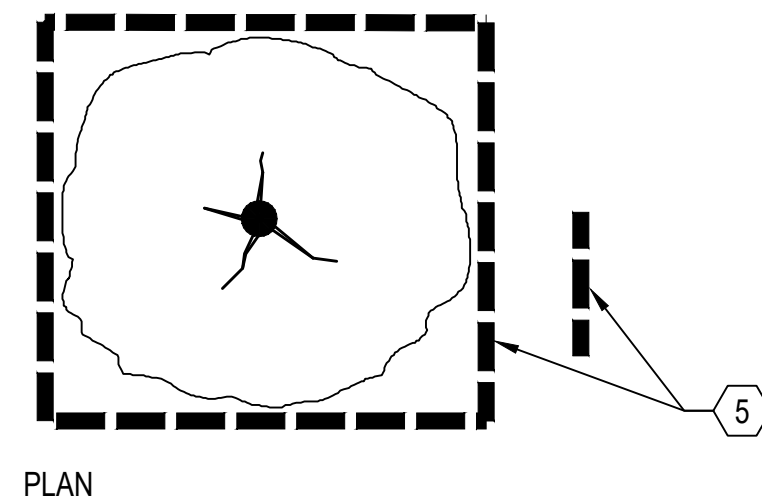
FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



ELEVATION



SECTION

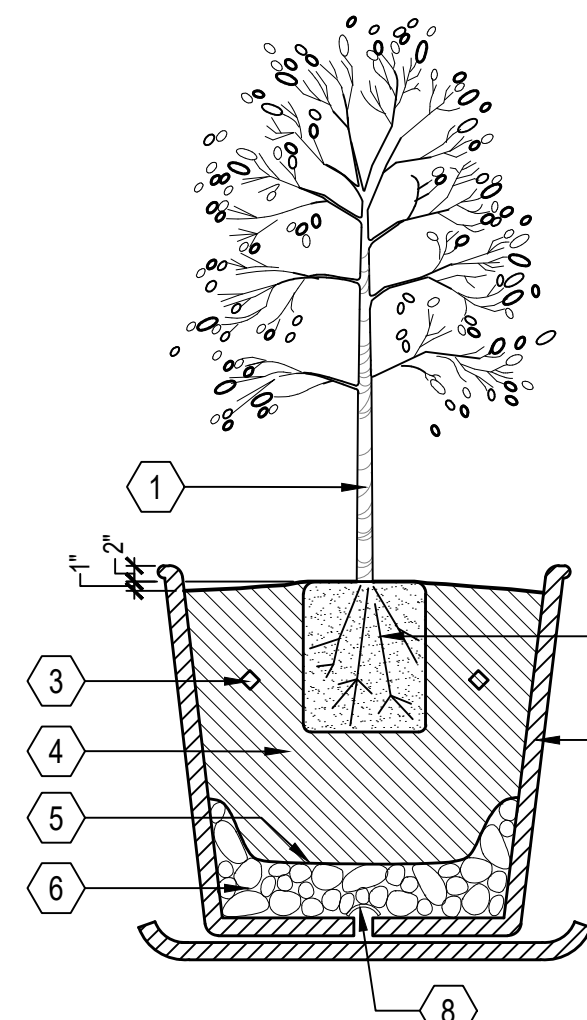


PLAN

G TREE PROTECTION FENCING
SCALE: NOT TO SCALE

NOTES:

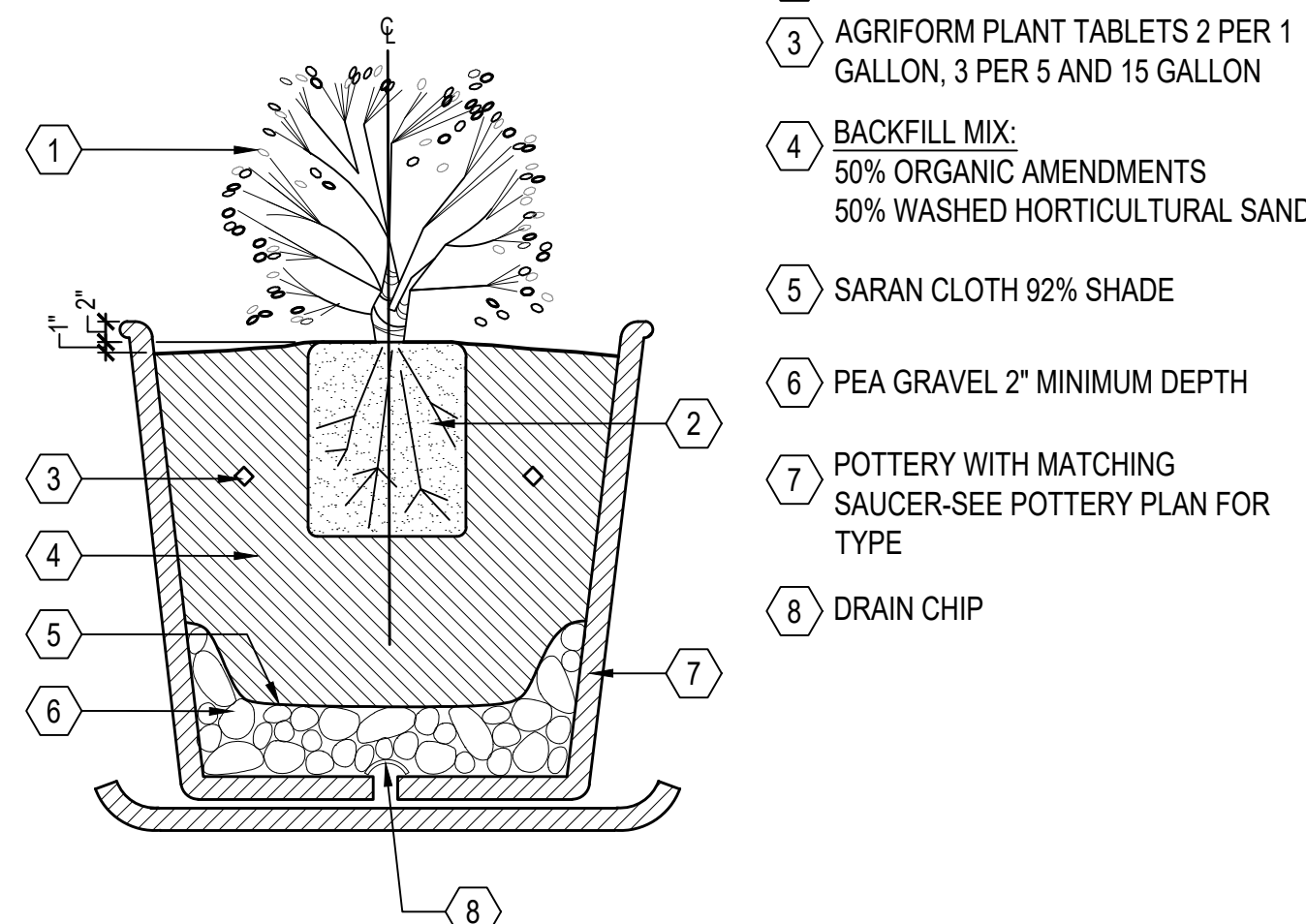
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. DETAIL APPLIES TO TREES UP TO 36" BOX MAXIMUM.



E CONTAINER PLANTING DETAIL
SCALE: N.T.S.

NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.



F CONTAINER PLANTING (SHRUB)
SCALE: N.T.S.

1

TREE-SEE PLAN AND LEGEND FOR SIZE AND TYPE

2

ROOTBALL

3

AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX

4

BACKFILL MIX:
50% ORGANIC AMENDMENTS, 50% WASHED HORTICULTURAL SAND

5

SARAN CLOTH 92% SHADE

6

PEAT GRAVEL OR PERLITE 2" MINIMUM DEPTH

7

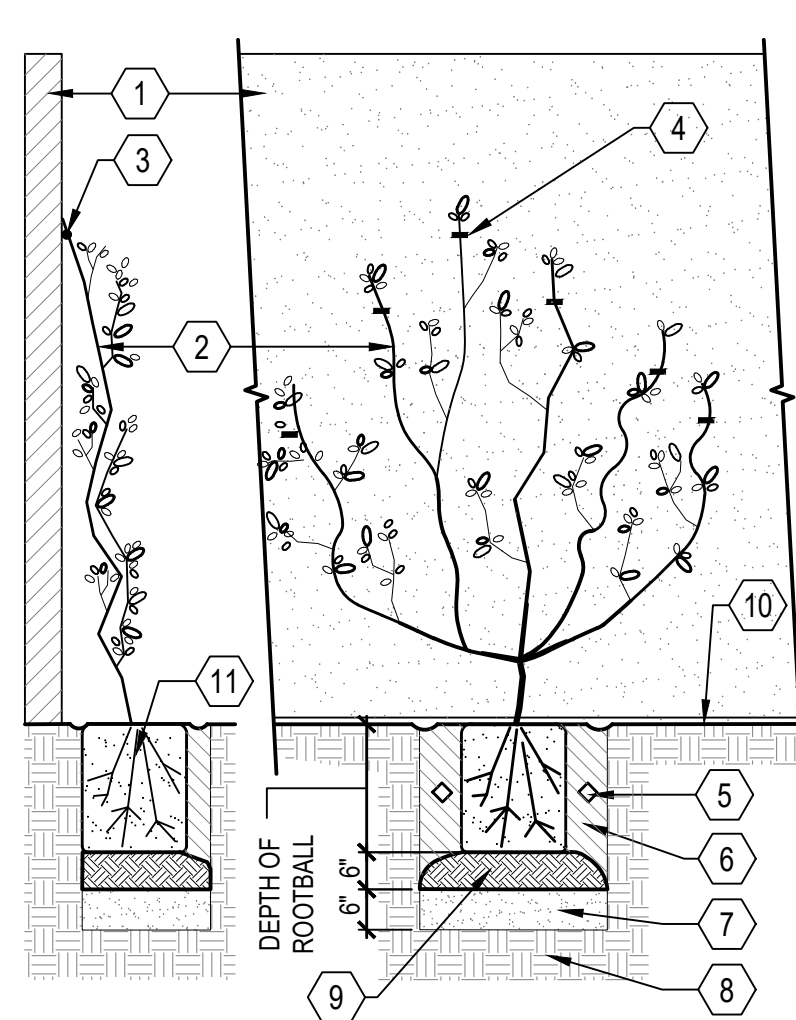
POTTERY WITH MATCHING SAUCER-SEE POTTERY PLAN FOR TYPE

8

DRAIN CHIP

NOTES:

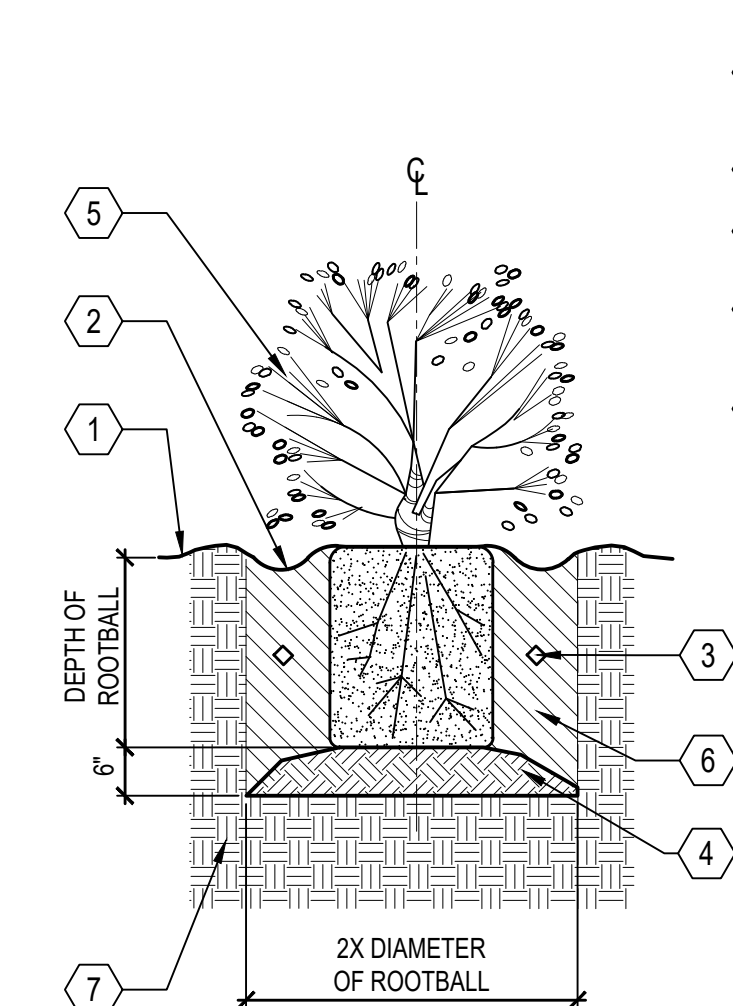
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



C VINE PLANTING (WALL OR FENCE)
SCALE: 1"=1'-0"

NOTES:

1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.



D SHRUB PLANTING
SCALE: NOT TO SCALE

1

FENCE OR WALL

2

VINE-SEE PLANTING PLAN FOR SIZE AND TYPE

3

VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE

4

PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS

5

AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON

6

APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION

7

SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX

8

NATIVE GRADE

9

FOOT TAMP BASE

10

FINISH GRADE

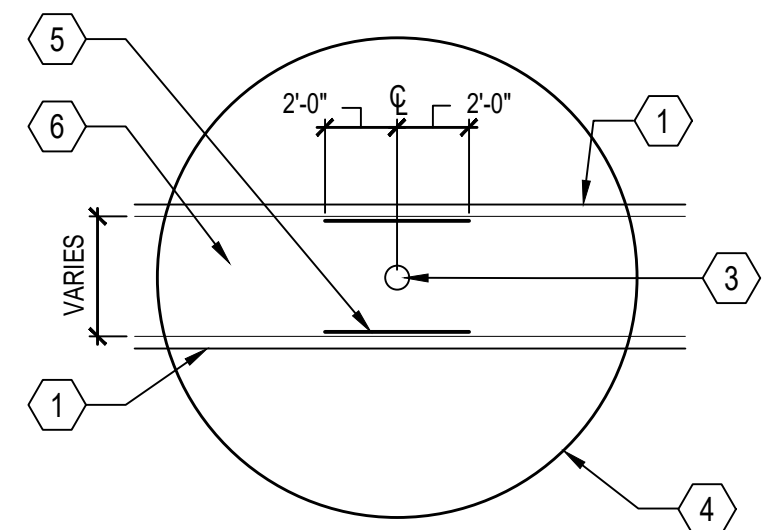
11

ROOTBALL

NOTES:

1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
2. INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK.
3. INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.
4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.

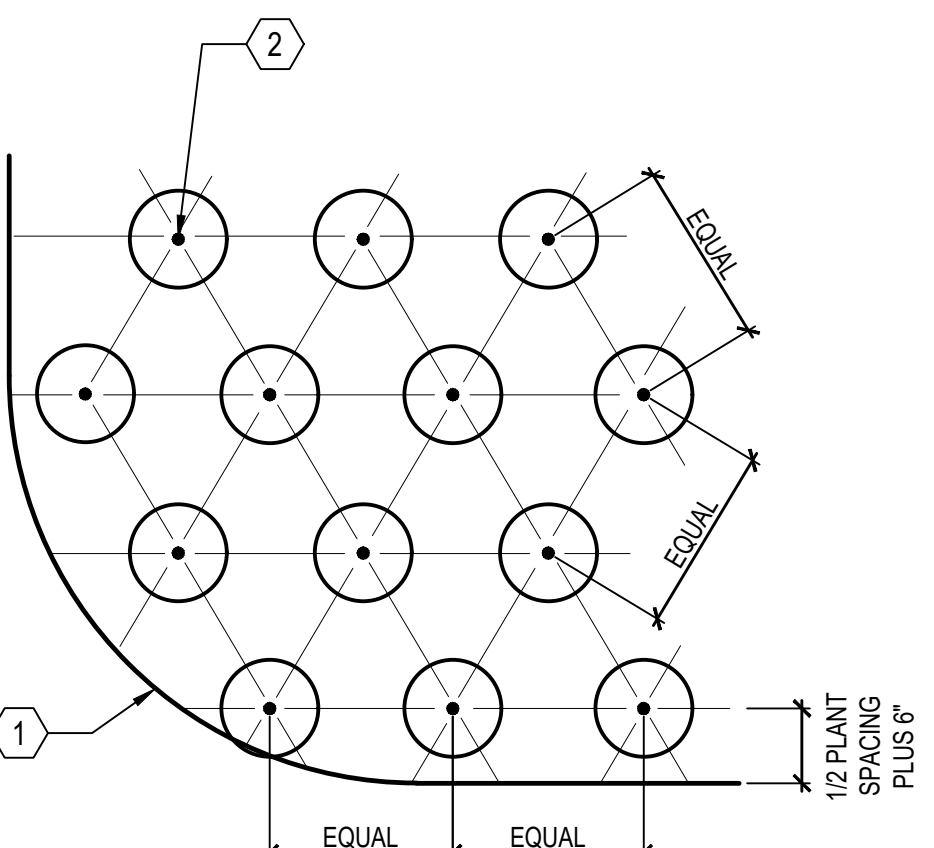
*DEEP ROOT PHONE NUMBER (800)458-7668



A ROOT BARRIER
SCALE: N.T.S.

NOTES:

1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



B GROUNDCOVER SPACING
SCALE: N.T.S.

HYDROZONE NOTES

1.

FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2.

ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3.

IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4.

ALL TURF, TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5.

ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7.

THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:

A.

LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.

B.

LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.

C.

STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.

D.

FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.

E.

HYDROZONE INFORMATION TABLE.

F.

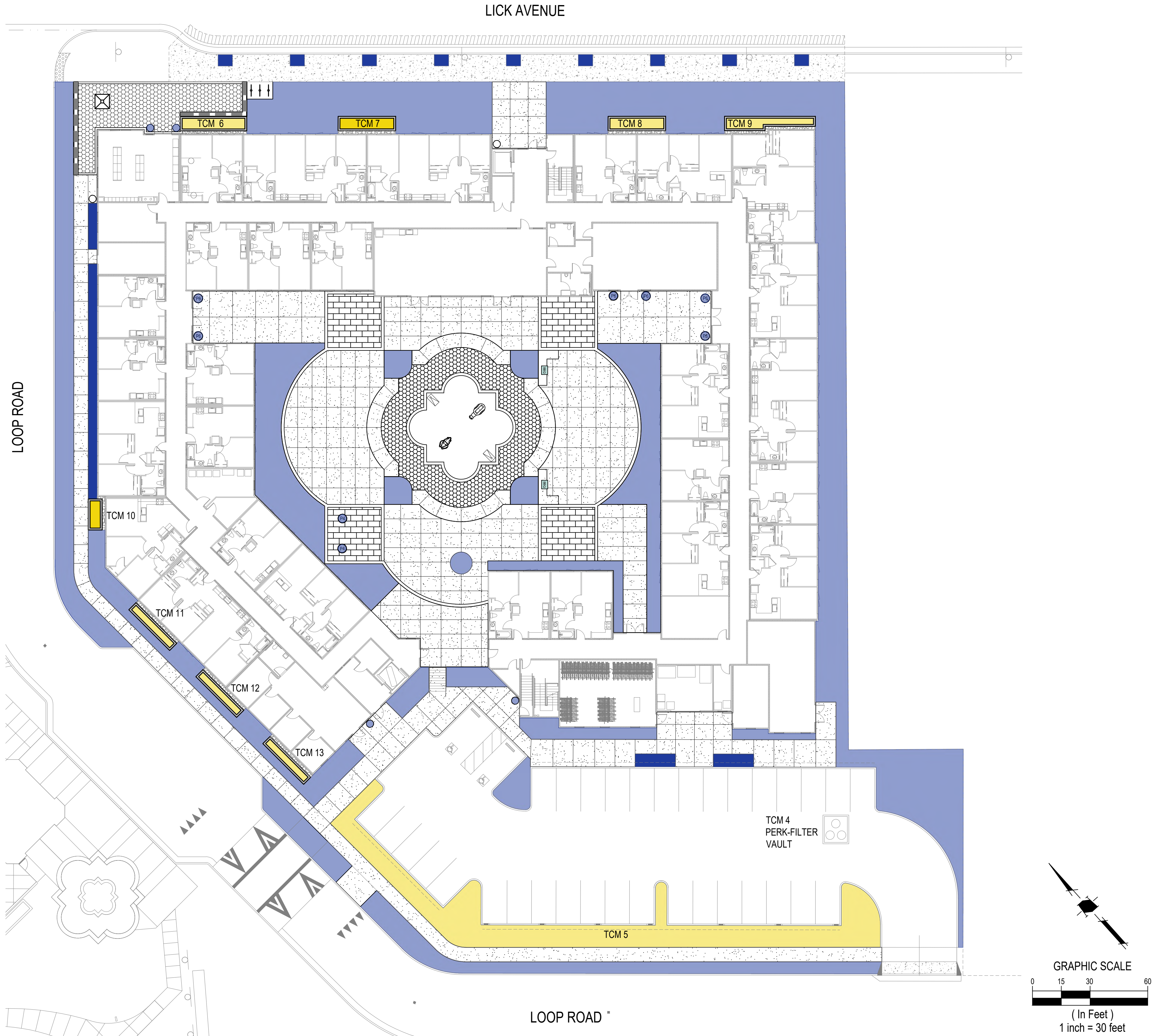
WATER USE CALCULATIONS.
8.

THIS PROJECT IS PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. RECLAIMED WATER WILL BE USED FOR ALL ON-GRADE IRRIGATION. DUE TO PROXIMITY TO PICNIC AREAS AND AREAS WHERE FOOD MAY BE CONSUMED, ALL ON-PODIUM IRRIGATION WILL BE PROVIDED BY A SEPARATE AND UNIQUE POTABLE WATER METER AND CONNECTION. IRRIGATION SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH LOCAL HEALTH CODES.
9.

IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATIONS TO BE DETERMINED.

LEGEND

- INLINE DRIP FOR SHRUBS AND GROUND COVER AREAS.
LOW VOLUME BUBBLERS FOR TREES AND POTTERY
- DRIP FOR BIOTREATMENT AREAS



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PDA - - -

HYDROZONE PLAN

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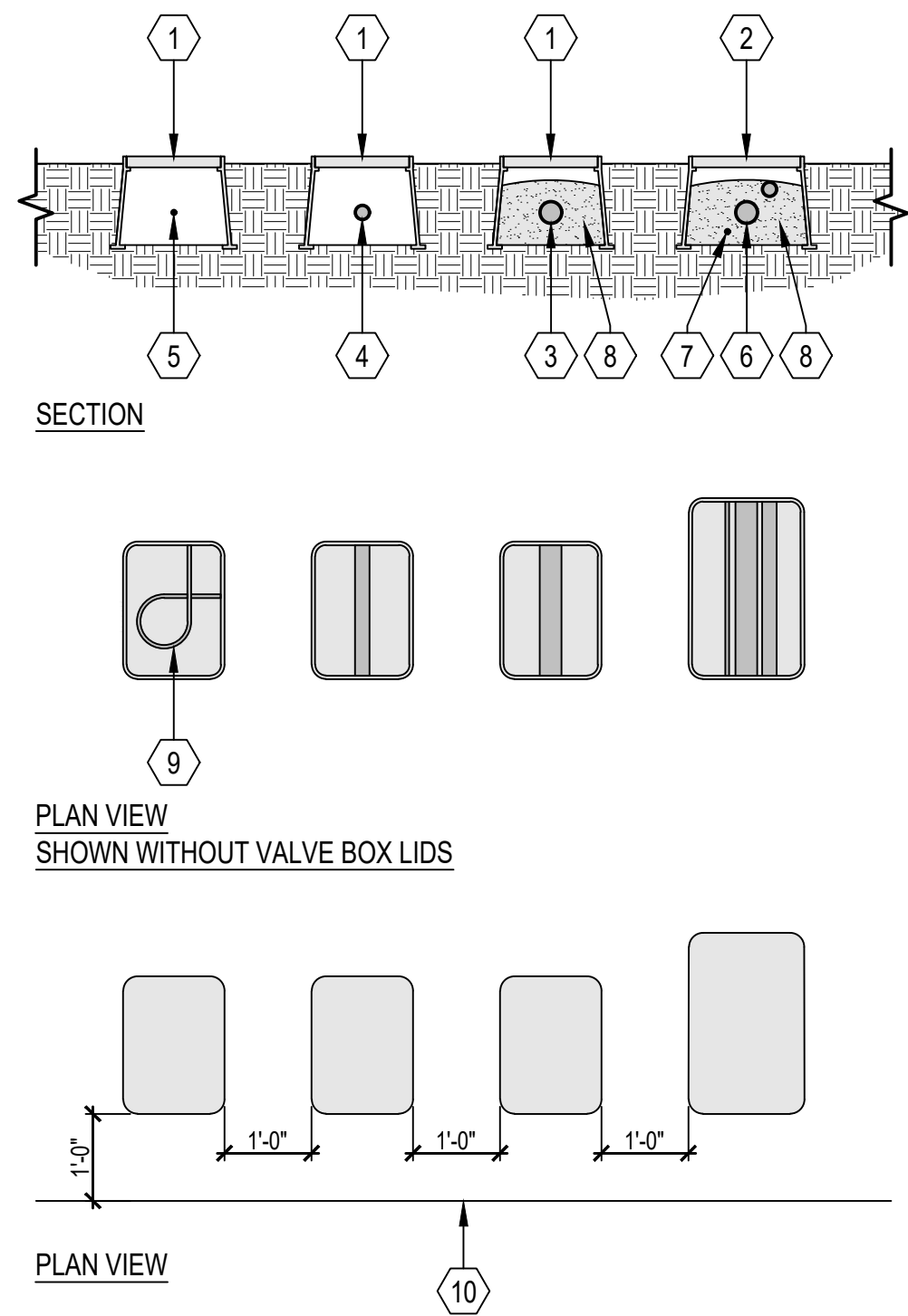
ALL DIMENSIONS
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PROJECT NO. ISSUE DATE
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SHEET NO.
10.06

NOTES:

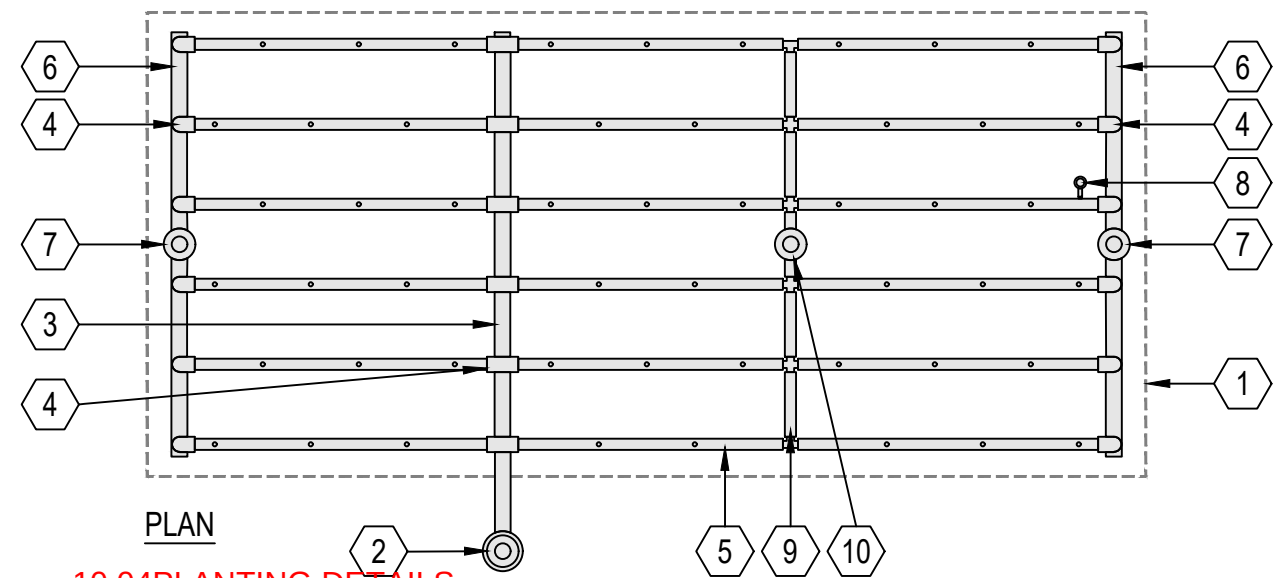
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS.
2. SLEEVING SHALL BE TWICE THE DIAMETER OF WIRE BUNDLE CONTAINED WITHIN.
3. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING.
4. SET VALVE BOX 1" ABOVE FINISH GRADE IN PLANTING AREAS AND FLUSH WITH FINISH GRADE IN TURF AREAS.
5. PLACE VALVE AND VALVE BOX IN PLANTING AREAS WHERE POSSIBLE.
6. SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, ETC.
7. AVOID HEAVILY COMPACTED SOIL AROUND VALVE BOX TO PREVENT DAMAGE TO VALVE BOX.
8. DO NOT INSTALL VALVE BOX IN HARDSCAPE.
9. VALVE BOXES IN PLANTING AREAS SHALL HAVE BROWN LIDS EXCEPT FOR RECYCLED WATER VALVES, IN WHICH CASE THE LIDS SHALL BE PURPLE.
10. PROVIDE A MINIMUM 2" CLEAR BETWEEN PIPES.



E VALVE BOX INSTALLATION DIAGRAMS
SCALE: 1/2" = 1'-0"

NOTES:

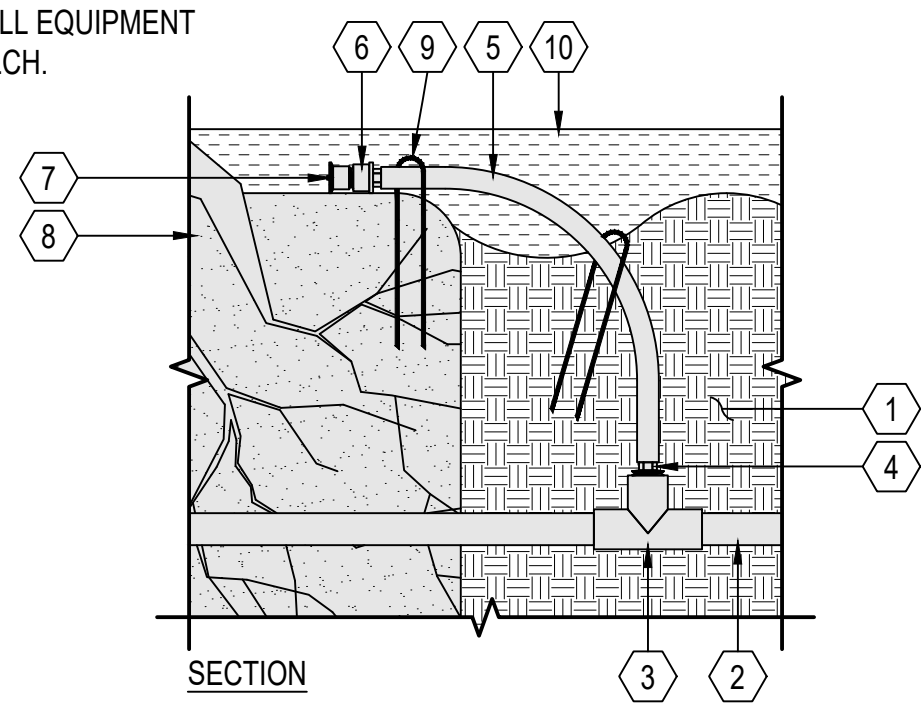
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.



C DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:

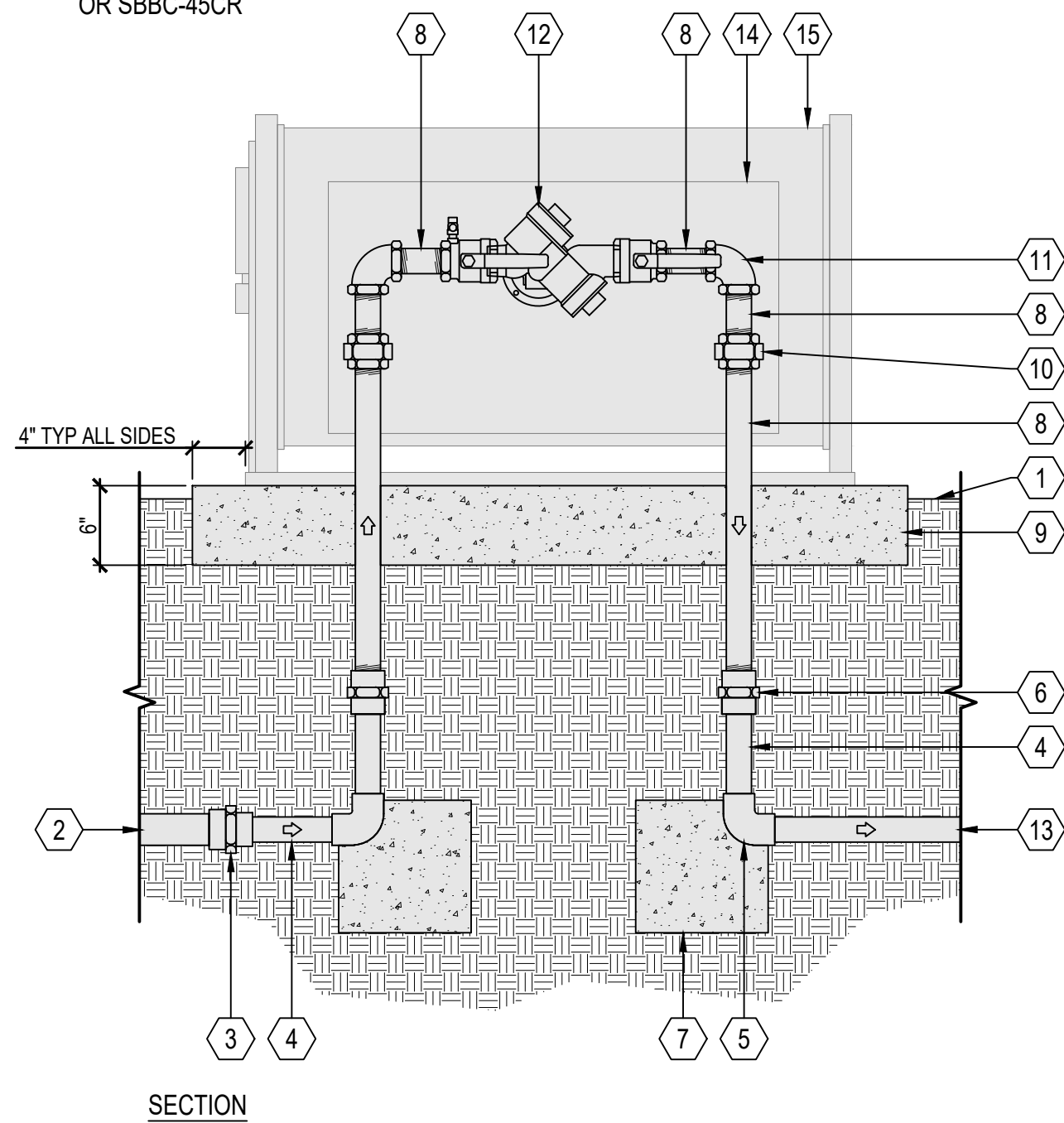
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
4. IF APPLICABLE, PLACE ALL BUBBLERS ON UPHILL SIDE OF TRUNK.
5. CONCEAL ALL EQUIPMENT UNDER MULCH.



D TREE BUBBLER
SCALE: 2" = 1'-0"

NOTES:

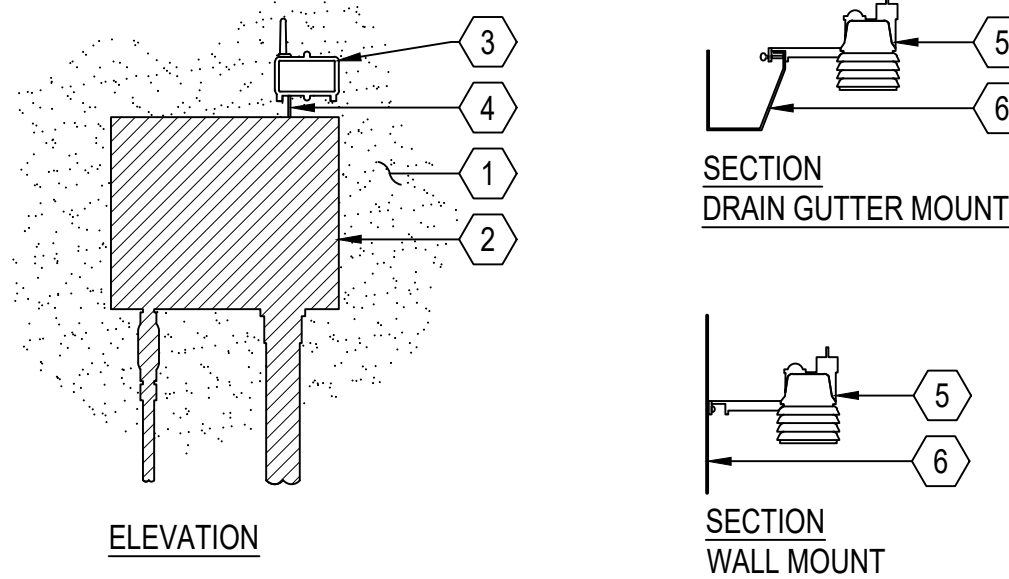
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL PER MANUFACTURER'S DIRECTIONS.
3. SEE IRRIGATION LEGEND FOR BACKFLOW SIZE.
4. ALL PIPES AND FITTINGS SHALL MATCH THE SIZE OF THE BACKFLOW.
5. BACKFLOW BLANKET SHALL BE WEATHER GUARD BACKFLOW BLANKET by BESTCHOICE.
 - COLOR: GREEN
 - SIZE: VARIES WITH SIZE OF BACKFLOW
 - MODEL: SBBC-30CR OR SBBC-45CR
6. BACKFLOW ENCLOSURE SHALL BE SMOOTH TOUCH FRONT ENTRY CAGE by STRONG BOX.
 - COLOR: GREEN
 - SIZE: VARIES WITH SIZE OF BACKFLOW
 - MODEL: SBBC-30CR OR SBBC-45CR



B BACKFLOW PREVENTION DEVICE
SCALE: 1" = 1'-0"

NOTES:

1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL PER MANUFACTURER'S DIRECTIONS.
3. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.



A WEATHER SENSOR
SCALE: 1" = 1'-0"

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