

OWNER - VALICO PROPERTY OWNER LLC
2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306
T. 650-344-1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038
T. 212-924-5050

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
1917 JOHN F. KENNEDY BLVD, SUITE 1900, PHILADELPHIA, PA 19103
T. 482-627-7090

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
1917 JOHN F. KENNEDY BLVD, SUITE 200, CAMPELL, CA 95008
T. 214-440-0030

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
T. 408-636-0500

TRAFFIC - KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SAN FERNANDO STREET, SUITE 250, SAN JOSE, CA 95113
T. 669-800-4130

LIGHTING DESIGN - ONE LUX STUDIO
156 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
T. 212-201-5750

SIGNAGE & WAYFINDING - EXIT DESIGN
725 N. 4TH STREET, PHILADELPHIA, PA 19123
T. 215-581-1550

PARKING ENGINEERING - WATRY DESIGN, INC.
2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
T. 408-392-7050

FOOD SERVICE, WASTE MANAGEMENT & LOGISTICS - CN-LITTLE
156 2ND STREET, SAN FRANCISCO, CA 94105
T. 415-922-9900

CISTERN SIZING CALCULATIONS BY DRAINAGE AREAS:

Drainage Area 1 (DA-1) Volume Based Treatment Measures
using the UFGM Approach

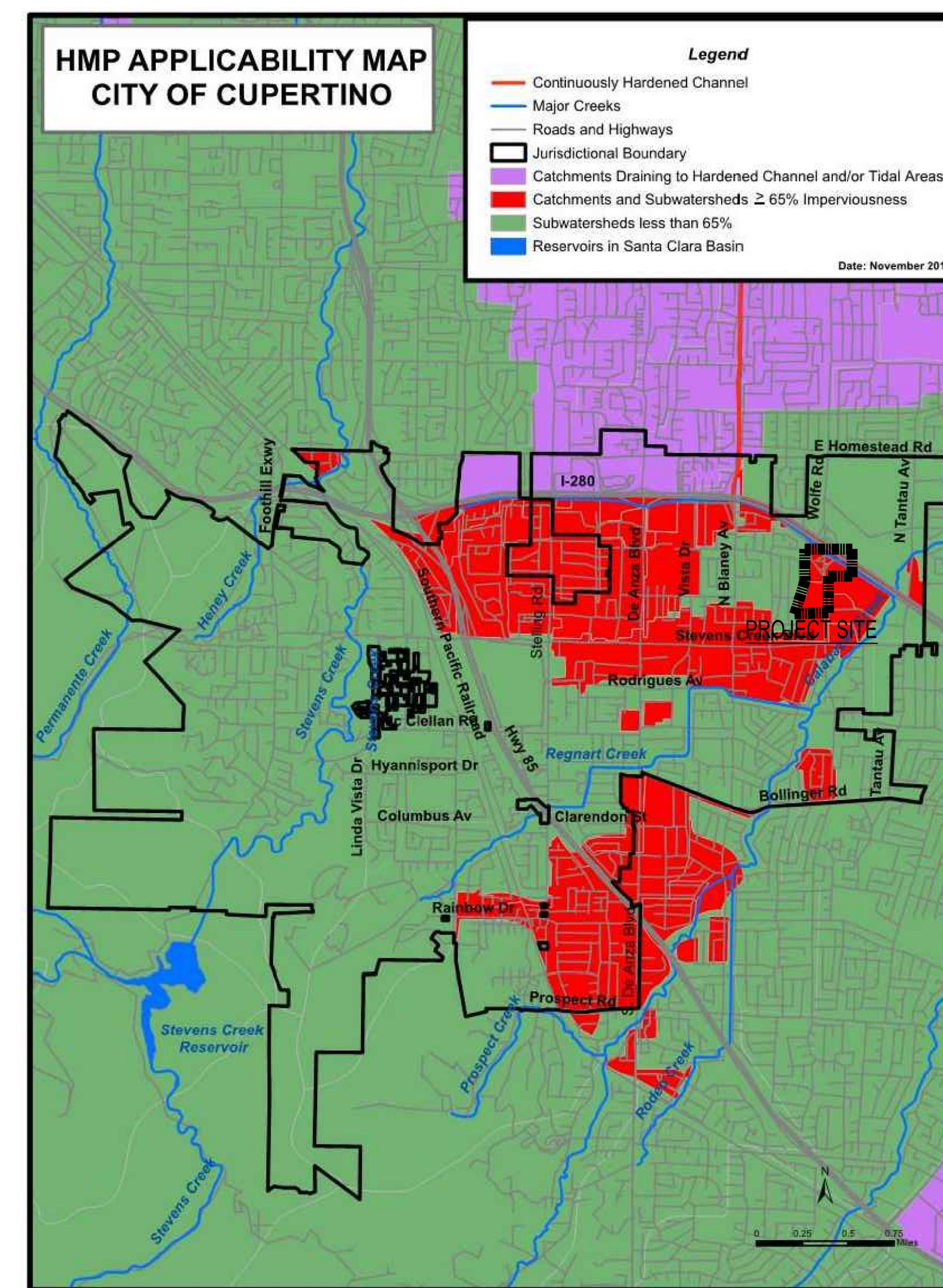
Step 1.	Drainage Area for BMP:	17.28 acres
Step 2. a.	Impervious Area:	10.60 acres
Step 2. b.	Impervious ratio: (i)	61.4%
Step 3.	Watershed runoff Coefficient Cw =	0.419 (Cw = 0.8587 * 0.78 ⁱ + 0.774 * (1-i))
Step 4.	Mean Annual Precipitation	16 inches
Step 5.	Closest Rain Gage	San Jose Airport
	Gage	MAP _{gauge} (P _i) _{gauge} (in)
	San Jose Airport	13.9 0.512
	Palo Alto	13.7 0.522
	Morgan Hill	19.5 0.76
	MAP _{gauge}	13.9
	(P _i) _{gauge}	0.512
Step 6.	Mean Storm Event Precipitation Depth (P _i) _h	0.589 inches (P _i) _h = (P _i) _{gauge} X (MAP _{gauge}) / (MAP _{gauge})
Step 7.	"a" regression constant	48 hour: 1.983 24 hour: 1.582 12 hour: 1.312
Step 8.	Maximized Storage Area P _s = (a X Cw) X P _i	0.485 inches
Step 9.	Volume of Runoff to be Treated Design Volume = Po X A X 181/2in	0.699 acre-ft 30,439 cuft
Step 10.	Size Cistern Total Cistern Storage Volume	540,000 gill 72,187 cuft

Drainage Area 2 (DA-2) Volume Based Treatment Measures
using the UFGM Approach

Step 1.	Drainage Area for BMP:	32.05 acres
Step 2. a.	Impervious Area:	20.64 acres
Step 2. b.	Impervious ratio: (i)	64.4%
Step 3.	Watershed runoff Coefficient Cw =	0.444 (Cw = 0.8587 * 0.78 ⁱ + 0.774 * (1-i))
Step 4.	Mean Annual Precipitation	16 inches
Step 5.	Closest Rain Gage	San Jose Airport
	Gage	MAP _{gauge} (P _i) _{gauge} (in)
	San Jose Airport	13.9 0.512
	Palo Alto	13.7 0.522
	Morgan Hill	19.5 0.76
	MAP _{gauge}	13.9
	(P _i) _{gauge}	0.512
Step 6.	Mean Storm Event Precipitation Depth (P _i) _h	0.589 inches (P _i) _h = (P _i) _{gauge} X (MAP _{gauge}) / (MAP _{gauge})
Step 7.	"a" regression constant	48 hour: 1.983 24 hour: 1.582 12 hour: 1.312
Step 8.	Maximized Storage Area P _s = (a X Cw) X P _i	0.514 inches
Step 9.	Volume of Runoff to be Treated Design Volume = Po X A X 181/2in	1.372 acre-ft 59,779 cuft
Step 10.	Size Cistern Total Cistern Storage Volume	787,000 gill 102,533 cuft

NOTE:

FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PLAN, THE SITE HAS BEEN LOOKED AT AS TWO DRAINAGE AREAS. RAINWATER CISTERNS WILL BE DESIGNED IN MORE DETAIL AND COORDINATED WITH THE PLUMBING ENGINEERS TO WORK WITH CONSTRUCTION PHASING, THE SITE SPANNING PUBLIC RIGHT OF WAY AND IRREGULAR AND TOILET DEMANDS. THESE CISTERNS WILL BE SIZED INDIVIDUALLY BASED THEIR RESPECTIVE DRAINAGE AREAS.



HYDROMODIFICATION MAP

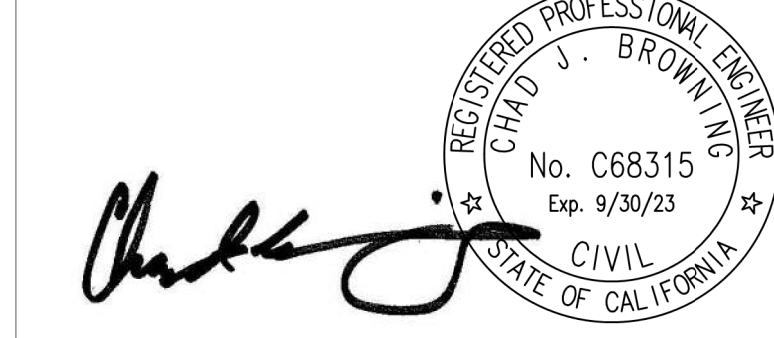
NOTE:

PROJECT IS EXEMPT FROM HYDROMODIFICATION BECAUSE IT IS LOCATED IN A WATERSHED THAT IS GREATER THAN 65% IMPERVIOUS.

FLOOD ZONE NOTE:

THE SITE IS CURRENTLY LOCATED IN FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 209H, MAP 98030C0200H, DATED MAY 18, 2009. FLOOD ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DATE: MARCH 23, 2022



CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-23

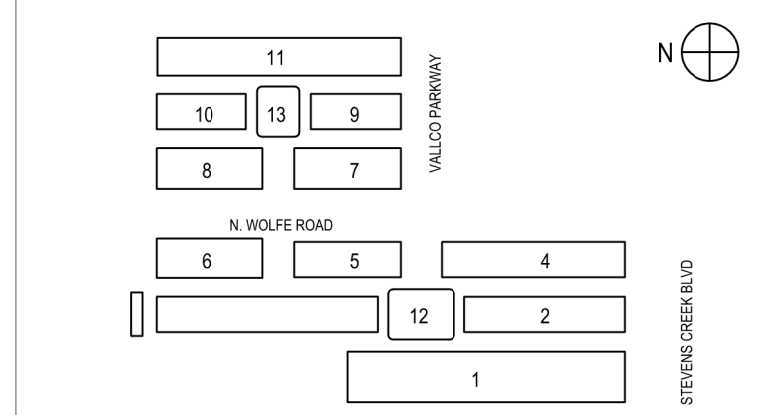
NOT FOR CONSTRUCTION

STAMP / SIGNATURE

DISCLAIMER
THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

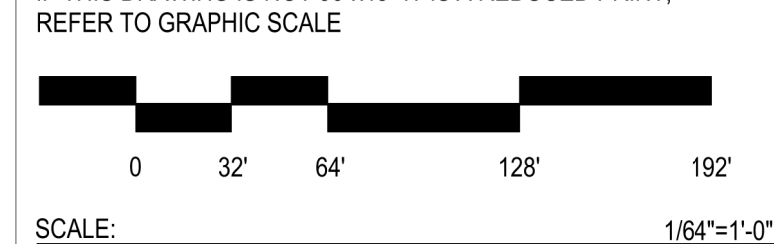
SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION - REVISIONS	08/09/2018
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018
REV-3	SB-35 MODIFICATION APPLICATION	03/23/2022



KEY PLAN AND NORTH ARROW
ARCHITECTS PROJECT NUMBER: 708.012

IF THIS DRAWING IS NOT 36\"/>



STORM WATER MANAGEMENT PLAN - DETAILS

SHEET TITLE:

P-0404

SHEET NUMBER: 1
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City of Cupertino
PERMIT PROVISION C.3. IMPERVIOUS SURFACE DATA FORM

STAFF ONLY
Building Permit
Date: _____
Permit #: _____

All Project Applicants with 5,000 sq. ft. or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application to the Engineering Division of the Public Works Department. Contact Public Works at (408) 777-3354 for guidance.

C.3 Regulated Projects are projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site AND all restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site.

All applicants with C.3 Regulated projects must reserve a minimum of 4% of developable surface area for the placement of storm water treatment facilities unless an alternative storm water treatment plan is approved by the Public Works Engineer.

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

Date: 2/25/2022
Project Location: 10123 N. Wolfe Rd., Cupertino, CA 95014
Project Name: Valico Town Center
APN #: See APN #'s listed on right
APN #: 408-693-0605
Applicant Name: Valico Property Owners, LLC
Engineer: Chad Browning, PE, LEED AP
Engineer's Ph #: 408-636-0600
Project Phasing: 1 of 1
Project Description: Development of a mixed use project approx. of 1,810,000 sq. ft. office space, 400,000 sq. ft. of retail, 4,400,000 sq. ft. of residential (2,402 units) & supporting infrastructure including a green roof, utilities, site work & stormwater treatment.

Project Type (check all that apply):
 Commercial
 Industrial
 Auto Service (SIC code)
 Uncovered Parking
 Residential
 Restaurant
 Mixed Use
 Retail Gas Outlet
 Other

If residential, does the project consist of a single-family home that is not part of a larger common plan of development? Yes No
If yes, stop here and return sheet 1 only to the Engineering Division of the Public Works Department.

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Project Watershed/Receiving Water (creek): Calabazas Creek

2. Project Size:

a. Total Site Area:	b. Total Site Area Disturbed:	Proposed Area (ft ²)		Total Post-Project Area (ft ²)
49,333 acre	49,333 acre	Existing Area (ft ²)	Replaced	New
Impervious Area	986,644	719,507	0	719,507
Road	516,263	10,560	0	10,560
Parking	672,999	672,999	83,984	756,983
Sidewalks and Streets	2,175,906	1,403,066	83,984	1,487,050
c. Total Impervious Area	2,175,906	1,403,066	83,984	1,487,050
d. Total new and replaced impervious area		1,403,066		
Pervious Area				
Landscaping	37,915	37,915	89,747	127,662
Pervious Paving	0	0	0	0
Other (e.g. Green Roof)	0	0	534,253	534,253
a. Total Pervious Area	37,915	37,915	624,000	661,915
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area + Existing Total Impervious Area) x 100% =		54.9	%	

3. State Construction General Permit Applicability:
a. Is #2.b. equal to 1 acre or more?
 Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.sdsds.ca.gov/water_issues/programs/stormwater/construction.shtml) for details.
 No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:
a. Is #2.b. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?
 Yes, C.3. source control, site design and treatment requirements apply.
 No, C.3. source control and site design requirements may apply - check with local agency.
b. Is #2.f. equal to 50% or more?
 Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site.
 No, C.3. requirements only apply to impervious area created and/or replaced.

5. Hydromodification Management (HMP) Applicability:
a. Does project create and/or replace one acre or more of impervious surface AND create an increase in total impervious surface from the pre-project condition?
 Yes (continue) No - exempt from HM, go to page 3
b. Is the project located in an area of HMP applicability (green) on the HMP Applicability Map (www.scurppp-w2k.com/hmp_maps.htm)?
 Yes, project must implement HM requirements No - exempt from HM, go to page 3

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6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- Minimize land disturbed
- Minimize impervious surfaces
- Minimum-impact street or parking lot design
- Cluster structures/pavement
- Disconnected downspouts
- Pervious pavement
- Green roof
- Microdetention in landscape
- Other self-treating area
- Self-retaining area
- Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains)
- Preserved open space: - sq. ft. or sq. ft.
- Protected riparian and wetland areas/buffers (Setback from top of bank: - ft.)
- Other

Source Control Measures

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

Treatment Systems

- None (all impervious surface drains to self-retaining areas)
- LID Treatment
 - Rainwater harvest and use (e.g., cistern or rain barrel sized for C.3.d treatment)
 - Infiltration basin
 - Infiltration trench
 - Exfiltration trench
 - Underground detention and infiltration system (e.g. pervious pavement drain rock, large diameter conduit)
- Bioretention area
- Flow-through planter
- Tree box with bioretention soils
- Other Treatment Methods
 - Proprietary tree box filter
 - Media filter (sand, compost, or proprietary media)
 - Vegetated filter strip
 - Dry detention basin
 - Other

Flow Duration Controls for Hydromodification Management (HMP)

- Detention basin
- Underground tank or vault
- Bioretention with outlet
- Other

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7. Treatment System Sizing for Projects with Treatment Requirements
Indicate the hydraulic sizing criteria used and provide the calculated design flow or volume:

Treatment System Component	Hydraulic Sizing Criteria Used ¹	Design Flow or Volume (cfs or cu.ft.)
Rainwater Harvesting	URQM	90,218 cu. ft.

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

8. Condition of Approval for Landscape Plans (use of native plants, tree preservation).

9. Third Party Certification
A qualified consultant (that is not a member of the project team or City staff) will be required to review the treatment system sizing and design and certify the Stormwater Management Plan and/or Hydromodification Flow Control Facilities. A list of qualified consultants can be found at <http://www.scurppp-w2k.com/consultants.htm>

10. Operation & Maintenance Information
Name of Reviewer: Robin Lee, PE - Schaaf and Vlietser
A. Property Owner's Name: Valico Property Owners, LLC
B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
a. Name: _____
b. Address: 505 Page Mill Road, Palo Alto CA, 94301
c. Phone/E-mail: 408-993-6929; NKLUMAR@SCHVAL.COM

This section to be completed by Municipal staff.

O&M Responsibility Mechanism
Indicate how responsibility for O&M is assured. Check all that apply:
 O&M Agreement
 Other mechanism that assigns responsibility (describe below): _____

STAFF ONLY - Reviewed by:
Community Development Department
Planning Division: _____
Public Works Department
Engineering Division: _____
Return form to: Public Works Department Date: _____

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