

Control No. 2015-0__
Recording Requested by
and when Recorded, return to:

CITY OF MILPITAS
455 E. CALAVERAS BOULEVARD
MILPITAS, CA 95035-5479

Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Document Transfer Tax is \$ 0

() Computed on full value of property conveyed

() Computed on full value less value of liens and encumbrances remaining

City transfer tax is \$

O&M PJ No. 9006

**STORMWATER MANAGEMENT FACILITIES
OPERATION AND MAINTENANCE AGREEMENT
FOR PACE, Tract 10138**

This Stormwater Management Facilities Operation and Maintenance Agreement ("AGREEMENT") is made and entered into this 7th day of August, 2015__ ("Effective Date"), by and between Contour Trade Zone LLC; ("Property Owner") and the City of Milpitas, a municipal corporation of the State of California ("City").

RECITALS

This AGREEMENT is made and entered into with reference to the following facts:

WHEREAS, the Property Owner is the owner of real property more particularly depicted and described on the attached as **Exhibit A** ("Property") and fully incorporated herein by reference; and

WHEREAS, on November 15, 2011, the Milpitas City Council adopted Resolution No. 8136 approving the construction of 134 residential units and associated improvements on an 8.3 acre site at 300, 324-368 Montague Expressway in Milpitas and more commonly known as the PACE Project, Project No. PJ2762, (the "Project") on the Property; and

WHEREAS, the City's Stormwater and Urban Runoff Pollution Control Ordinance as codified in Milpitas Municipal Code Chapter 16 ("Ordinance"), Section XI-16-7 and the conditions of approval for the Project require proper installation, operation and maintenance of Permanent Stormwater Pollution Prevention Measures (BMPs) on the Property as part of the Project; and

WHEREAS, the City has approved the Stormwater Control Operation and Maintenance Plan for the Project attached hereto as **Exhibit B** and fully incorporated herein by reference requiring the Property Owner to properly construct, operate and maintain the BMPs at its sole cost and expense; and

WHEREAS, the Stormwater Control Operation and Maintenance Plan attached hereto as **Exhibit B** may be subsequently modified from time to time with City's written approval and such changes shall be fully incorporated as part of this Agreement by this reference; and

WHEREAS, the Stormwater Control Operation and Maintenance Plan includes provisions for the BMP Operation and Maintenance and an annual inspection checklist for the BMPs constructed on the Property, and

WHEREAS, this Agreement memorializes the Property Owner's maintenance, operations, and inspection obligations under the City's Ordinance and the approved Stormwater Control Operation and Maintenance Plan.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1

Responsibility for Operation and Maintenance: The Property Owner, at its sole cost and expense, shall make available copies of the approved Stormwater Control Operation and Maintenance Plan (hereinafter the "Plan") at the site with the facility or property manager and, at its sole cost and expense, shall maintain the BMPs in good working condition acceptable to the City for the life of the Project, and in compliance with the Ordinance and the approved Plan, and as required by the State Municipal Regional Permit (MRP).

SECTION 2

Inspection by Property Owner: The Property Owner, at its sole cost and expense, shall conduct annual inspections of all permanent installed BMPs per the Plan. The annual inspection report shall include completion of the checklist described in the approved Stormwater Control Operation and Maintenance Plan. The BMPs must be inspected by a qualified independent inspector who is acceptable to the City. The Property Owner shall submit the Inspection Report on these BMPs to the City Engineer no later than July 15th of each year. The Annual Inspection Report submitted shall be accompanied by a nonrefundable processing fee per the City's standard fee schedule.

SECTION 3

Facility Inspection by the City: The Property Owner grants permission to the City, its authorized agents and employees, to enter the Property, and to inspect the BMPs whenever the City deems necessary to enforce provisions of the City's Stormwater and Urban Runoff Pollution Control Ordinance, this Agreement, or any other local or state requirements. The City may enter the premises at any reasonable time to inspect the premises and BMP operation and maintenance, to inspect and copy records related to storm water compliance, and to collect samples and take measurements. Whenever possible, the City will provide notice prior to entry. The Property Owner shall create a Private Job Account with the City and deposit Four Thousand Dollars (\$4,000.00) for inspection by City Staff pursuant to this Section 3. The deposit of Four Thousand Dollars (\$4,000.00) shall be made simultaneously with the execution of this Agreement and shall be replenished to the initial balance when drawdown reaches Two Thousand Dollars (\$2,000.00).

SECTION 4

Failure to Perform Required Facility Repairs or Maintenance by the Property Owner: If the Property Owner or its successors fail to operate and maintain the BMPs in good working order and in accordance with the approved Plan and the City's Ordinance, the City, with prior notice, may enter the Property to return the BMPs to good working order. The City is under no obligation to maintain or repair the BMPs, and this Agreement may not be construed to impose any such obligation on the City. If the City, under this Section 4 takes any action to return the BMPs to good working order, the Property Owner shall reimburse the City for all the costs and expenses incurred by the City. The City will provide the Property Owner with an itemized invoice of the City's costs and expenses and the Property Owner shall make full payments to the City within thirty (30) days of the date of the invoice. If the Property Owners fails to pay the invoice within thirty (30) days, the City may secure a lien against the real property of the Property Owner in the amount of such costs and expenses. This Section 4 does not prohibit the City from pursuing other legal recourse against the Property Owner.

SECTION 5

Successors and Assigns: This Agreement applies to the Property Owner and its successors. This agreement runs with the land and imposes a continuing obligation on anyone who owns the Property. Upon transfer of the property, the Property Owner shall provide the new owner with the current Plan and a copy of this Agreement.

SECTION 6

Indemnity: The Property Owner indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims against the City which may in anyway arise or relate to the construction, operation, presence, existence or maintenance of the BMPs, or from any personal injury or property damage that may arise or relate from the City entering the property under Section 4. If a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend the claim and any resulting litigation at its sole cost and expense. If any judgment is entered against the City, or its authorized agents or employees, the Property Owner must pay all costs and expenses to satisfy the judgment.

SECTION 7

Severability: Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SECTION 8

Non-Discrimination: The Property Owner shall not discriminate, in any way, against any person on the basis of race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, or national origin, in connection with or related to the performance of this Agreement.

SECTION 9

Governing Law: City and Property Owner agree that the law governing this AGREEMENT shall be that of the State of California.

SECTION 14

Interpretation, Prior Agreements: This Agreement, including all Exhibits attached hereto, represents the entire understanding of the parties as to those matters contained herein. In the event that the terms specified in any of the Exhibits attached hereto conflict with any of the terms specified in the body of this Agreement, the terms specified in the body of this Agreement shall control. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may be modified only by a written amendment duly executed by the parties to this Agreement.

PROPERTY OWNER'S NAME:

Momentum at PACE Homeowners Association

BY: 

Angela Schmidt, Secretary
c/o First Service Residential
4637 Chabot Drive, Suite 202
Pleasanton, CA 94588

CITY OF MILPITAS, A MUNICIPAL CORPORATION:

By: _____
City Engineer's recommendation for approval

By: _____
City Attorney as to form

By: _____
City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS
COUNTY OF ORANGE)

On August 10, 2015, before me, Vivian Susana Fernandez, Notary Public, personally appeared Angela Schmidt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

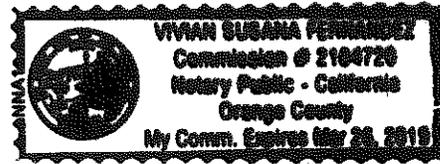
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



My Commission expires: 3/26/2019



This area for official notarial seal

EXHIBIT A
Legal description and Plat Map

REAL PROPERTY SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Tract # _____, filed _____, in Map Book _____, Pages _____, inclusive,
Santa Clara County Records

SCANDALIZED COPY: This document has not been reviewed with the original. SANTA CLARA COUNTY CLERK-RECORDER

TRACT 10138

FACE
CONSISTING OF 7 SHEETS
BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCEL 2 OF PARCEL MAP FILED FOR RECORD ON JULY 3, 1978 IN BOOK 421 OF MAPS, PAGE 48 EXCEPTING THE PORTION 4.9 DESCRIBED IN TRACT GRANT DEED RECORDED ON DECEMBER 5, 1983 IN BOOK 122 OF MAPS, PAGE 12. THE TRACT IS LOCATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.



JANUARY, 2013

ACKNOWLEDGMENT
STATE OF California SS
COUNTY OF San Jose
ON March 19, 2013, BEFORE ME, Laura A. O'Brien, A NOTARY PUBLIC, PERSONALLY APPEARED Gregory Nelson, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HAVE/HAVE BEEN EXECUTED THE SAME INSTRUMENT OR THE ENTIRE UPON BEHALF OF WHICH THE FOREGOING INSTRUMENT, PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND
NOTARY'S SIGNATURE
PRINTED NOTARY'S NAME
COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS
EXPIRATION DATE OF NOTARY'S COMMISSION
NOTARY'S COMMISSION NUMBER, IF ANY

Laura A. O'Brien
Laura A. O'Brien
Albuquerque, N.M.
12/14/10

OWNER'S STATEMENT
I, HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE NAMES ARE NECESSARY TO THIS SUBDIVISION MAP AS SHOWN WITHIN THE DEDUCTIVE BOUNDARY LINE. HEREBY OFFER FOR DEDICATION TO THE CITY OF MILPITAS FOR PUBLIC USE FOR OPERATION, ALTERATION, MAINTENANCE, OVER, UNDER, ALONG AND ACROSS THE FOLLOWING SERVICE FACILITIES AND THEIR EASEMENTS:
(1) LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
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(267) EASEMENT "P" FOR PARKING EASEMENT PURPOSES (PE).
(268) EASEMENT "M

TRACT 10138

PACE

CONSISTING OF 7 SHEETS
 BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCEL 2 OF PARCEL MAP
 FILED FOR RECORD ON JULY 3, 1978 IN BOOK 421 OF MAPS, PAGE 48 EXCEPTING
 THAT PORTION OF SAID PARCEL MAP RECORDED IN BOOKS 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



LOT#	1	2	3	4	5	6	7	8	9	10	11	12
NUMBER OF APPROVED UNITS	11	5	10	5	6	7	6	13	7	8	5	8

LINE	BEARING	DISTANCE	CURVE TABLE	LENGTH
C1	N89°52'47"E	50.00'	100.00' R	44.30'
C2	S89°52'47"W	50.00'	100.00' R	44.30'
C3	N01°23'17"W	50.00'	53.03' R	48.30'
C4	S01°23'17"E	50.00'	53.03' R	48.30'
C5	N89°52'47"E	50.00'	100.00' R	44.30'
C6	S89°52'47"W	50.00'	100.00' R	44.30'
C7	N00°00'00"E	20.00'	100.00' R	20.00'

BASE OF BEARINGS
 THE BEARING NORTH 84°0'35" WEST OF THE CENTER LINE OF TRADE ZONE BOULEVARD (FORMERLY TRIMBLE ROAD) FROM LUNDY AVENUE TO RINGWOOD AVENUE AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON JULY 3, 1978 IN BOOK 421 OF MAPS, PAGE 48 EXCEPTING THAT PORTION OF SAID PARCEL MAP RECORDED IN BOOKS 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

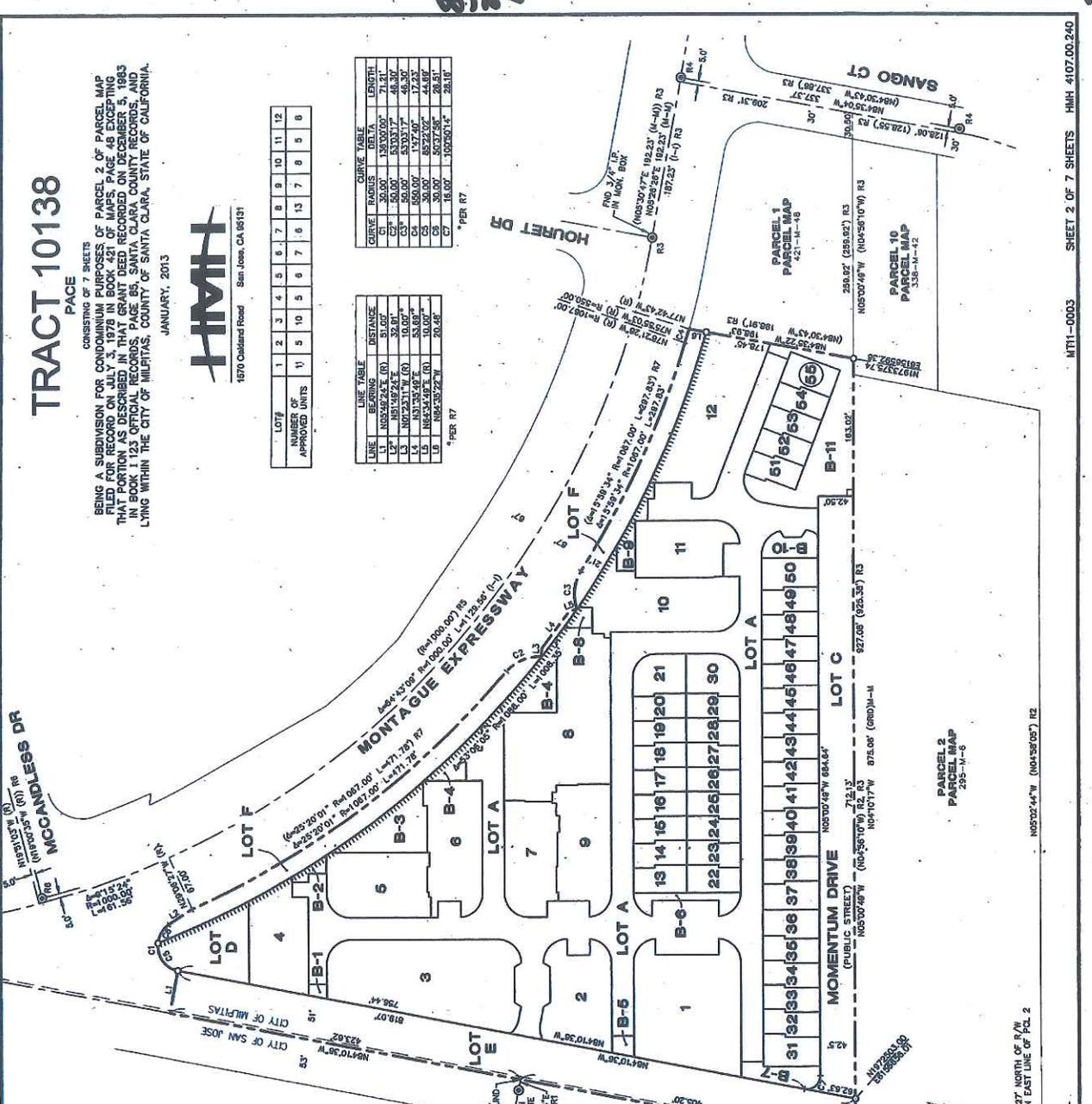
- NOTES**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
 - THE AREA WITHIN THE DISTINCTIVE BORDER IS 9.88 ACRES, MORE OR LESS.
 - THE CENTER LINE OF TRADE ZONE BOULEVARD IS PARALLEL WITH OR PERPENDICULAR TO THE CENTER LINE OF TRADE ZONE BOULEVARD AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON JULY 3, 1978 IN BOOK 421 OF MAPS, PAGE 48 EXCEPTING THAT PORTION OF SAID PARCEL MAP RECORDED IN BOOKS 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



LEGEND
 SEE SHEETS 3, 4, 6 OR 7



COORDINATES SHOWN ARE BASED ON CITY OF MILPITAS BENCHMARK SERIAL, FEB. 21, 2002 UPDATED 8/12/2012 COORDINATE ZONE 3
 LAW-N IS A BRASS NAIL IN MONUMENT WELL AT INTERSECTION, LARSEN AVENUE (MONTAGUE EXPRESSWAY) AND SOUTH MILPITAS BOULEVARD
 M-W-N IS A BRASS NAIL IN MONUMENT WELL 30' EAST AND NORTH OF INTERSECTION, SOUTH MILPITAS STREET AND MONTAGUE EXPRESSWAY
 COMBINED SCALE FACTOR = 0.9999998, TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY 1.0000002.



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2

TRACT 10138

PAGE

CONSISTING OF 7 SHEETS
BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCEL 2 OF PARCEL MAP
10138, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1123 OFFICIAL RECORDS,
THAT PORTION DESCRIBED IN THAT GRANT DEED RECORDED ON DECEMBER 5, 1983
IN BOOK 1123 OFFICIAL RECORDS, PAGE 85, SANTA CLARA COUNTY RECORDS, AND
LYING WITHIN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA,
JANUARY, 2013



Lot#	1	2	3	4	5	6	7	8	9	10	11	12
NUMBER OF APPROVED UNITS	11	5	10	5	6	7	6	13	7	8	5	8

- NOTES**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
 - THE AREA WITHIN THE DISTINCTIVE BORDER IS 9.86 ACRES, MORE OR LESS.
 - BEARINGS NOT SHOWN ON LOT LINES ARE PARALLEL, WITH OR PERPENDICULAR TO THE ADJACENT LOT LINES.
 - AN EXISTING UNRECORDED LEASE AS DISCLOSED BY MEMORANDUM OF AGREEMENT DOC. NO. 1532051 IS TO BE AMENDED TO RELOCATE THE LEASE AREA TO LOT D.
 - SET MAIL AND TAG STAMPS "LS 7422" ON TOP OF CURB AT THE PROLONGATION OF ALL PROPERTY SIDE LINES.

BASIS OF BEARINGS

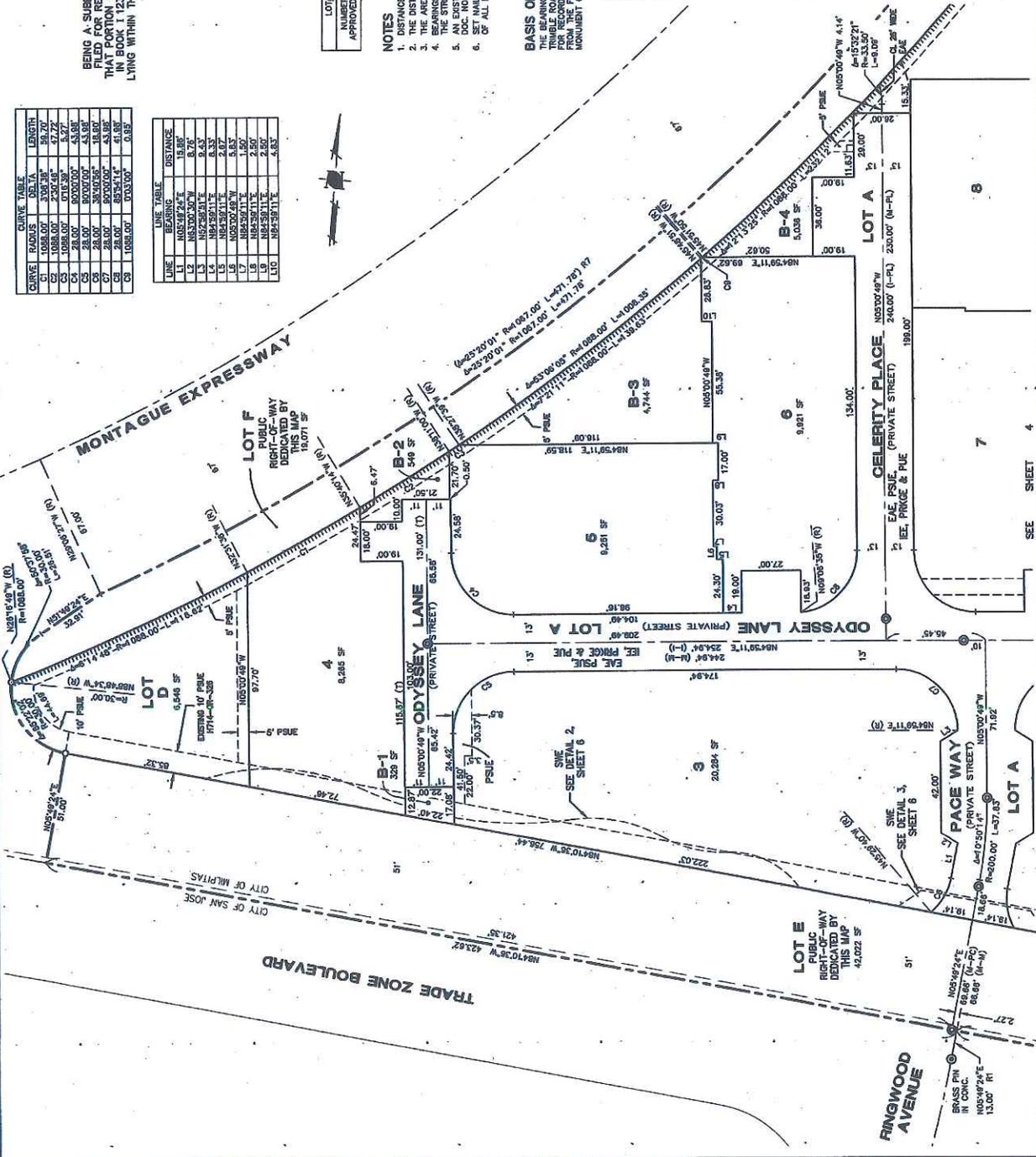
THE BEARING NORTH 84°03'00" WEST OF THE CENTER LINE OF TRADE ZONE BOULEVARD (FORMERLY TRADE ZONE BOULEVARD) AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1123 OFFICIAL RECORDS, PAGE 85, SANTA CLARA COUNTY RECORDS, AND CALCULATED FROM THE FOUND INTERSECTION MONUMENT AT LUNDY AVENUE AND THE FOUND 1.5 FOOT OFFSET MONUMENT ON THE CENTERLINE OF HINGWOOD AVENUE, WAS ADOPTED AS THE BASIS OF BEARINGS.

LEGEND

- DISTINCTIVE BORDER LINE
- LOT LINE
- MILPITAS - SAN JOSE CITY LIMITS
- EASEMENT LINE
- NO ACCESS RIGHTS TO MONTAGUE EXPRESSWAY
- RECORD DOCUMENT R1: 395-11-16
- RECORD DOCUMENT R2: 339-11-24
- RECORD DOCUMENT R3: 421-11-49
- RECORD DOCUMENT R4: 338-11-42
- RECORD DOCUMENT R5: 112-01-65
- 8" CONC. COLUMN IN SQUARE MONUMENT BOX UNLESS OTHERWISE NOTED.
- 3/4" IRON PIPE FOUND AS DESCRIBED IN RECORD UNLESS OTHERWISE NOTED.
- MONUMENT BOX SET & STAMPED "LS 7422"
- MAIL & TAG SET & STAMPED "LS 7422"
- 3/4" IRON PIPE SET & THREADED "LS 7422"
- BEARINGS TO SCALE
- TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
- BEGIN CURVE TO LOT LINE DIMENSIONS
- CENTERLINE INTERSECTION TO CENTERLINE INTERSECTION DIMENSIONS
- CENTERLINE INTERSECTION TO LOT LINE DIMENSIONS
- MONUMENT TO MONUMENT DIMENSIONS
- MONUMENT TO CENTERLINE BEGIN CURVE DIMENSIONS
- MONUMENT TO LOT LINE DIMENSIONS
- DIMENSION AS DESCRIBED IN RECORD
- EMERGENCY VEHICLE CITY EASEMENT
- PRIVATE STORMWATER EASEMENT
- PUBLIC STORMWATER EASEMENT
- SIDEWALK EASEMENT
- INGRESS AND EGRESS EASEMENT
- PRIVATE UTILITY EASEMENT
- RIGHT ANGLE BEARING

CURVE	RADIUS	DELTA	LENGTH
C1	1088.00'	23.90°	47.72'
C2	1088.00'	07.18°	5.27'
C3	28.00'	80°00'00"	53.88'
C4	28.00'	80°00'00"	53.88'
C5	28.00'	80°00'00"	53.88'
C6	28.00'	80°00'00"	53.88'
C7	28.00'	80°00'00"	53.88'
C8	1088.00'	85°24'14"	41.88'
C9	1088.00'	09°03'00"	0.82'

LINE	BEARING	DISTANCE
L1	N05°30'24"E	18.88'
L2	N05°30'24"E	18.88'
L3	N05°30'24"E	9.43'
L4	N84°59'11"E	8.33'
L5	N84°59'11"E	2.67'
L6	N05°30'24"E	3.50'
L7	N84°59'11"E	2.50'
L8	N84°59'11"E	2.50'
L9	N84°59'11"E	4.83'
L10	N84°59'11"E	4.83'



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EXHIBIT B
Stormwater Control Plan

Stormwater Control Plan

Pace Project

330 Montague Expressway
Milpitas, CA

Prepared By:



September 26, 2014

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APPENDIX G: Site Plan
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1. PROJECT SETTING

1.A. Project Description

The proposed project consists of a Site Development Permit, Planned Unit Development and Tentative Map to allow up to 92 single-family attached and 42 single-family detached residential units on an 8-acre site. The project includes 268 covered parking spaces and 45 uncovered guest parking spaces. The proposed buildings will be three stories in height. The project site is located at the easterly side of the intersection of Montague Expressway and Trade Zone Boulevard. Public right-of-way improvements will be included with the project along the Montague Expressway and Trade Zone Boulevard frontages, and half street improvements will be included along the easterly project boundary.

1.B. Existing Site Condition

The project site is a triangle-shaped property that currently contains three vacant light industrial buildings surrounded by surface parking (Montague Technology Park). Two of the buildings are single-story, and the third is two stories. Turf and landscaping surrounds the buildings, with concrete paths providing pedestrian access between the buildings. A tree-lined turf berm runs along the property line at the back of the sidewalk along the Montague Expressway and Trade Zone Boulevard frontages.

1.C. Opportunities and Constraints

The project site is constrained by existing clay soils and high groundwater elevations. According to the *City of Milpitas Soil Map*, the site is underlain by silty clay loam having a hydrologic group classification of C. The depth to first groundwater is estimated to be less than 10 feet below the ground surface, based on the *City of Milpitas Groundwater Elevation Map*. Both of these conditions make the use of infiltration devices problematic for the project.

The project proposes to maximize the utilization of interior and perimeter landscaping and open space areas for biotreatment of runoff from impervious surfaces, with the incorporation of under drains to reduce the potential for contact between the treated runoff and the surrounding subgrade.

1.D. Hydrograph Modification Management Requirements

The project site is mapped as being within the category of Catchments and Subwatersheds Greater Than or Equal to 65% Impervious (red area) on the Santa Clara Valley Urban Runoff Pollution Prevention Program's map entitled *Classification of Subwatersheds and Catchment Areas for Determining Applicability of Hydromodification Management (HM) Requirements* (Municipal Regional Stormwater Permit, Attachment M). The Hydromodification Standard and associated requirements do not apply to projects within this category, therefore the project is exempt from these requirements.

2. MEASURES TO LIMIT IMPERVIOUSNESS

2.A. Measures to Make Development More Compact

The site plan for the project was designed to incorporate enclosed garages beneath the units, and use minimum widths required by the City of Milpitas for drive aisles. The townhouse and single-family units are up to 3 stories in height, which minimizes their building footprints. The number of surface parking spaces is minimized, as well. This allows for more open space and landscaping throughout the project and reduces the total amount of impervious surface area.

2.B. Measures to Limit Directly Connected Impervious Surface Area

Measures to limit overall impervious surface area on the site include preservation of existing trees along the Montague Expressway and Trade Zone Boulevard frontages, maximizing the use of pervious surface materials and landscaping in open space areas, and creating self retaining areas by disconnecting roof downspouts in appropriate locations. Locations and details are provided on the Conceptual Stormwater Control Plan. (See APPENDIX B)

3. SELECTION AND PRELIMINARY DESIGN OF STORMWATER TREATMENT BMPS

3.A. General Characteristics of the Treatment Facilities

The proposed stormwater treatment facilities for the project include two basic types of controls – media filters and biotreatment cells. The biotreatment cells are consistent with the Low Impact Development controls described on Provision C.3 of the Municipal Regional Permit, and represent the most feasible landscape-based controls, given the site constraints imposed by the existing clay soil and high groundwater conditions of the site. Most of the biotreatment cells are located around the perimeter of the site, where they can be integrated into the landscape design. The proposed media filters are proposed to be located along the new street and within the interior areas of the project. They are proposed to treat runoff from impervious areas of the site that could not otherwise be engineered to drain to landscape areas for treatment.

3.B. Specific Characteristics of Each Impervious Area and Treatment Facility

Biotreatment Cells

Each of the proposed biotreatment cells has been sized using a sizing factor of 3.4% (0.034), as specified in the City of Milpitas Stormwater C.3 Guidebook. This factor incorporates a design flow rate of 0.17 inches per hour, which represents two times the 85th percentile hourly rainfall intensity for the local area (from Provision C.3.d of the Municipal Regional Permit). The factor of 0.034 is multiplied by the drainage area to establish the minimum surface area required for each cell. The sizing factor assumes a minimum infiltration rate of 5 inches per hour for the sandy loam soil mixture within the cell, and a conservative runoff coefficient (C-factor) of 1.0. A cross section detail of the proposed biotreatment cells is provided in Appendix A.

The following Table 1 presents a summary of the various biotreatment cell drainage areas, as designated on the Conceptual Stormwater Control Plan. The table indicates the sizes of the drainage areas, types of impervious surfaces treated, sizing factor utilized in the sizing calculations, and minimum surface areas required and proposed.

Table 1. Proposed Biotreatment Summary					
Drainage Area Designation	Size	Impervious Surfaces	Sizing Factor	Minimum Surface Area	Surface Area as Designed
B1	11,050 sf.	Roof, Paved Driveway	0.034	376 sf.	457 sf.
B2	2,325 sf.	Roof, Paved Driveway	0.034	79 sf.	116 sf.
B3	28,712 sf.	Roof, Sidewalk	0.034	976 sf.	1,279 sf.
B4	10,494 sf.	Paved Driveway, Sidewalk	0.034	357 sf.	536 sf.
B5	9,878 sf.	Roof, Sidewalk	0.034	336 sf.	400 sf.
Total	62,459 sf.			2,124 sf.	2,788 sf.

Media Filters

In addition to sediment, trash and debris, the proposed media filters remove fine particles, oil and grease, and chemical pollutants from stormwater runoff. Three of the four filter units are configured in 48-inch manholes, and one is configured in a 9" x 14' below-ground vault. The filter units contain plastic structures called modules that are filled with disposable filter media material. Upon entering the unit, trash and sediment drop out of the flow and are collected in the bottom of the manhole, while the runoff passes through the filter modules for treatment. The filter units are proposed for areas of the project that have the highest concentrations of directly connected impervious surface and least amount of landscaping available for surface treatment. They are sized in accordance with the specifications of the manufacturer, based on a treatment flow calculated using the Rational Method ($Q = C \cdot i \cdot A$, where Q = flow [cubic feet/second], C = runoff coefficient, i = rainfall intensity [inches/hour], and A = total site area [acres]). The rainfall intensity (0.20 flow rate) is dictated by Provision C.3.

The following table summarizes the four media filter units proposed for the project, with drainage areas, types of impervious surfaces treated, runoff coefficients, minimum treatment flows, and units proposed and their maximum treatment capacities provided. A detail of the proposed media filter units are contained in Appendix A.

Table 2. Media Filter Summary							
Drainage Area	Size (A)	Impervious Surfaces	Runoff Coefficient (C)	Rainfall Intensity (i)	Treatment Flow	Proposed Unit	Treatment Capacity
MF1	.26 ac.	Roof, Paved Driveway	.85	.18	.04 cfs	48" Manhole - Up-Flo Filter (1 Module)	.06 cfs
MF2 - A	1.49 ac.	Roof, Paved Driveway, Sidewalk	.85	.18	.23 cfs	48" Manhole - Up-Flo Filter (5 Modules)	.28 cfs
MF2 - B	0.37 ac.	Roof, Paved Driveway	.85	.18	.06 cfs	48" Manhole - Up-Flo Filter (1 Module)	.06 cfs
MF3	1.40 ac.	Roof, Paved Driveway, Sidewalk	.85	.18	.21 cfs	48" Manhole - Up-Flo Filter (4 Modules)	.34 cfs
MF4	.64 ac.	Roof, Paved Driveway, Sidewalk	.85	.18	.10 cfs	48" Manhole - Up-Flo Filter - 2 Modules	.11 cfs
MF5	.53 ac.	Roof, Paved Driveway	.85	.18	.08 cfs	48" Manhole - Up-Flo Filter - 2 Modules	.11 cfs
MF6	.39 ac.	Roof, Paved Driveway	.85	.18	.06 cfs	48" Manhole - Up-Flo Filter - 2 Modules	.11 cfs
MF7	.66 ac.	Paved Street, Sidewalk	.85	.18	.10 cfs	48" Manhole - Up-Flo Filter - 3 Modules	.16 cfs
Total	5.74 ac.				.88 cfs		1.23 cfs

Self Treating Areas

An additional drainage area category shown on the Conceptual Stormwater Control Plan is Self Treating Area. This designation is given to areas containing limited quantities of disconnected impervious surfaces – roofs with disconnected downspouts, sidewalks, porches/patios, etc – that are immediately adjacent to landscaping or other pervious surface areas, and will drain to these depressed surfaces. The criterion used in designating the Self Treating Areas is that the amount of pervious surface or landscaping to which the impervious surfaces drain is greater

than or equal to 50% of the impervious tributary area. This is consistent with the guidance for designing self treating areas provided in Chapter 5 of the City of Milpitas Stormwater C.3 Guidebook.

4. Source Control Measures

Development of the project site as proposed would result in potential exposure of runoff to pollutants from the following activities or sources:

- Storm drain inlets
- Trash enclosures;
- Landscape maintenance;
- Car washing and maintenance

Permanent and operational stormwater BMPs will be utilized to control pollutants from these sources, as described in the following table.

Table 3. Sources and Source Control BMPs		
Potential Source	Permanent BMPs	Operational BMPs
On-Site Storm Drain Inlets	<ul style="list-style-type: none"> • All on-site inlets shall be stenciled with “No dumping – drains to creek” or similar message. 	<ul style="list-style-type: none"> • Inlet stencils shall be inspected once annually and replaced or renewed as required. • Residents to receive stormwater pollution prevention information to be provided by the City. • Inlets shall be inspected periodically to avoid blockages and overflows.
Trash Enclosures	<ul style="list-style-type: none"> • Any trash enclosure structures containing dumpsters or bins shall have drains that are plumbed to the sanitary sewer. 	<ul style="list-style-type: none"> • Drains shall be periodically inspected to avoid blockages and overflows.
Landscape/Outdoor Pesticide Use	<ul style="list-style-type: none"> • Landscaping shall be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of 	<ul style="list-style-type: none"> • Residents to receive Integrated Pest Management (IPM) information to be provided by the City. • All site landscaping is

	<p>fertilizers and pesticides that can contribute to stormwater pollution.</p> <ul style="list-style-type: none"> • Plantings for biotreatment cells will be selected to be appropriate for anticipated soil and moisture conditions. • Where possible, pest-resistant plants will be selected, especially for locations adjacent to hardscape. • Plants will be selected appropriate for site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, use of recycled water (where applicable), and plant interactions. 	<p>to be maintained by a professional landscaping contractor. Contract must state that landscaping is to be maintained using IPM principles, with minimal or no use of pesticides.</p>
<p>Vehicle and Equipment Cleaning</p>		<ul style="list-style-type: none"> • Residential leases shall prohibit maintenance, repair, or cleaning of vehicles or other equipment on site.

5. Permitting and Code Compliance Issues

There are no known conflicts between the proposed Stormwater Control Plan and the City of Milpitas ordinances or policies. Any conflicts that are found will be resolved through the design review process or during subsequent permit processing.

6. BMP Operation and Maintenance

6.A. Means to Finance and Implement BMP Maintenance

Proper operation and maintenance of stormwater management facilities will be the responsibility of the property owner in perpetuity. The property owner will be subject to an annual fee (set by the City’s standard fee schedule) to offset the cost of inspecting the site or verifying that stormwater management facilities are being maintained.

The applicant will prepare and submit, for the City's review, an acceptable Stormwater Control Operation and Maintenance Plan prior to completion of construction, and will execute a Stormwater Management Facilities Operation and Maintenance Agreement before sale, transfer, or permanent occupancy of the site. The applicant accepts responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity.

6.B. Summary of Maintenance

Bioretention cells remove pollutants primarily by filtering runoff slowly through an active layer of soil. Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical routine maintenance consists of the following:

- Inspect inlets for channels, exposure of soil, or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Examine rock or other material used as a splash pad and replenish as necessary;
- Inspect outlets for erosion or plugging;
- Inspect side slopes for evidence of instability or erosion and correct as necessary;
- Observe soil in the biotreatment cell or tree filter for uniform percolation throughout. If portions of the facility do not drain within 48 hours after the end of a storm, the soil should be tilled and replanted. Remove any debris or accumulations or sediment;
- Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soil from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. Confirm that irrigation is adequate and not excessive. Replace dead plants and remove invasive vegetation;
- Abate any potential vectors by filling holes in the ground in and around the cell and by insuring there are no areas where water stands longer than 48 hours following a storm. If mosquito larvae are present and persistent, contact the Santa Clara County Vector Control District for information and advice. Mosquito larvacides should be applied only when absolutely necessary and then only by a licensed individual or contractor.

Maintenance for the proposed media filter units consists of routine tasks such as inspection, and removal of floatable materials and sediment, and annual tasks such as the replacement of disposal media packs. The manufacturer recommends that during the first year of operation, the units be inspected every six months to determine the rate of floatables and sediment accumulation. Accumulated sediment must be removed before it completely fills the sump of the manhole or vault, to prevent it from blocking the entryway to the filter media. The media filter packs are typically replaced once per year, or following a spill within the drainage area.

7. Certification

The selection, sizing and preliminary design of treatment BMPs and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2009-0074, as amended.

APPENDIX A:

City of Milpitas C.3 Data Form



City of Milpitas – Stormwater Requirements C.3 Data Form Santa Clara Valley Urban Run-Off Pollution Prevention Program

Which Projects Must Comply with Stormwater Requirements?

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

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

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

What is an Impervious Surface?

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

For More Information

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

1. Project Information

Project Name: PAGE APN # 086-36-043

Project Address: 300, 324-368 Montague Expressway

Cross Streets: Trade Zone Boulevard

Applicant/Developer Name: Trumark Companies

Project Phase(s): 1 of 1 Engineer: HMH

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

Residential Commercial Industrial Mixed Use Public Institutional

Restaurant Uncovered Parking Retail Gas Outlet Auto Service (SIC code) _____

Other _____ (5013-5014, 5541, 7532-7534, 7536-7539)

Project Description: 92 single-family attached and 42 single-family detached residential units

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

2. Project Size

a. Total Site Area: 9.2 _____ acre	b. Total Site Area Disturbed: 9.2 _____ acre (including clearing, grading, or excavating)			
	Existing Area (ft²)	Proposed Area (ft²)		Total Post-Project Area (ft²)
		Replaced	New	
<i>Impervious Area</i>				
Roof	127,820			
Parking	212,700			
Sidewalks and Streets	14,950			
c. Total Impervious Area	355,470	289,210	0	289,210
d. Total new and replaced impervious area		289,210		
<i>Pervious Area</i>				
Landscaping	45,280			
Pervious Paving	-	-	-	-
Other (e.g. Green Roof)	-	-	-	-
e. Total Pervious Area	45,280			111,540
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 81.4 _____ %				

3. State Construction General Permit Applicability:

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

- Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml for details).
- No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

- Yes, C.3. source control, site design, and treatment requirements apply.
- No, C.3. source control and site design requirements may apply – check with local agency

b. Is #2.f. equal to 50% or more?

- Yes, C.3. requirements (site design, source control, as appropriate, and stormwater treatment) apply to entire site.
- No, C.3. requirements only apply to impervious area created and/or replaced.

5. Hydromodification Management (HM) Applicability:

a. Does project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

- Yes (continue)
- No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.scvurppp-w2k.com/hmp_maps.htm)

- Yes, project must implement HM requirements
- No, project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- Minimize land disturbed
- Minimize impervious surfaces
- Minimum-impact street or parking lot design
- Cluster structures/pavement
- Disconnected downspouts
- Pervious pavement
- Green roof
- Microdetention in landscape
- Other self-treating area
- Self-retaining area
- Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains)¹
- Preserved open space: _____ ac. or sq. ft
(circle one)
- Protected riparian and wetland areas/buffers (Setback from top of bank: _____ft.)
- Other _____

Source Control Measures

- Alternative building materials
- Wash area/racks, drain to sanitary sewer²
- Covered dumpster area, drain to sanitary sewer²
- Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain²
- 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)

Biotreatment³

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

Other Treatment Methods

- Proprietary tree box filter⁴
- Media filter (sand, compost, or proprietary media)⁴
- Vegetated filter strip⁵
- Dry detention basin⁵
- Other _____

Flow Duration Controls for Hydromodification Management (HM)

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

¹ Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.

² Subject to sanitary sewer authority requirements.

³ Biotreatment measures are allowed only with completed feasibility analysis showing that infiltration and rainwater harvest and use are infeasible.

⁴ These treatment measures are only allowed if the project qualifies as a "Special Project".

⁵ These treatment measures are only allowed as part of a multi-step treatment process.

APPENDIX B:

Infiltration/Harvesting Infeasibility Worksheet



Infiltration/Harvesting and Use Feasibility Screening Worksheet

Apply these screening criteria for **C.3 Regulated Projects*** required to implement Provision C.3 stormwater treatment requirements. See the Glossary (Attachment 1) for definitions of terms marked with an asterisk (*). Contact municipal staff to determine whether the project meets **Special Project*** criteria. If the project meets Special Project criteria, it may receive LID treatment reduction credits.

1. Applicant Info

Site Address: 300, 324 – 368 Montague Expressway, Milpitas, CA APN: 086-36-043

Applicant Name: Trumark Companies Phone No.: (925) 648-8300

Mailing Address: 4185 Blackhawk Plaza Circle, Suite 200, Danville, CA 94056

2. Feasibility Screening for Infiltration

Do site soils either (a) have a **saturated hydraulic conductivity*** (Ksat) that will NOT allow infiltration of 80% of the annual runoff (that is, the Ksat is LESS than 1.6 inches/hour), or, if the Ksat rate is not available, (b) consist of Type C or D soils?¹

- Yes (continue) No – complete the Infiltration Feasibility Worksheet. If infiltration of the C.3.d amount of runoff is found to be feasible, there is no need to complete the rest of this screening worksheet.

3. Recycled Water Use

Check the box if the project is installing and using a recycled water plumbing system for non-potable water use.

- The project is installing a recycled water plumbing system, and installation of a second non-potable water system for harvested rainwater is impractical, and considered infeasible due to cost considerations. Skip to Section 6.

4. Calculate the Potential Rainwater Capture Area* for Screening of Harvesting and Use

Complete this section for the entire project area. If rainwater harvesting and use is infeasible for the entire site, and the project includes one or more buildings that each have an individual roof area of 10,000 sq. ft. or more, then complete Sections 4 and 5 of this form for each of these buildings.

4.1 Table 1 for (check one): The whole project Area of 1 building roof (10,000 sq.ft. min.)

Table 1: Calculation of the Potential Rainwater Capture Area*				
<i>The Potential Rainwater Capture Area may consist of either the entire project area or one building with a roof area of 10,000 sq. ft. or more.</i>				
	1	2	3	4
	Pre-Project Impervious surface ² (sq.ft.), if applicable	Proposed Impervious Surface ² (IS), in sq. ft.		Post-project landscaping (sq.ft.), if applicable
		Replaced ³ IS	Created ⁴ IS	
a. Enter the totals for the area to be evaluated:	355,470	289,210	0	111,540
b. Sum of replaced and created impervious surface:	N/A	289,210		N/A
c. Area of existing impervious surface that will NOT be replaced by the project.	0	N/A		N/A

¹ Base this response on the site-specific soil report, if available. If this is not available, consult soil hydraulic conductivity maps in Attachment 3.

² Enter the total of all impervious surfaces, including the building footprint, driveway(s), patio(s), impervious deck(s), unroofed porch(es), uncovered parking lot (including top deck of parking structure), impervious trails, miscellaneous paving or structures, and off-lot impervious surface (new, contiguous impervious surface created from road projects, including sidewalks and/or bike lanes built as part of new street). Impervious surfaces do NOT include vegetated roofs or pervious pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding, unpaved landscaped areas, or that stores and infiltrates the **C.3.d amount of runoff***.

³ “Replaced” means that the project will install impervious surface where existing impervious surface is removed.

⁴ “Created” means the project will install new impervious surface where there is currently no impervious surface.

* For definitions, see Glossary (Attachment 1).

4.2 Answer this question ONLY if you are completing this section for the entire project area. If existing impervious surface will be replaced by the project, does the area to be replaced equal 50% or more of the existing area of impervious surface? (Refer to Table 1, Row "a". Is the area in Column 2 > 50% of Column 1?)

- Yes, C.3. stormwater treatment requirements apply to areas of impervious surface that will remain in place as well as the area created and/or replaced. This is known as the 50% rule.
 No, C.3. requirements apply only to the impervious area created and/or replaced.

4.3 Enter the square footage of the **Potential Rainwater Capture Area***. If you are evaluating only the roof area of a building, or you answered "no" to Question 4.2, this amount is from Row "b" in Table 1. If you answered "yes" to Question 4.2, this amount is the sum of Rows "b" and "c" in Table 1.:

289,210 square feet.

4.4 Convert the measurement of the **Potential Rainwater Capture Area*** from square feet to acres (divide the amount in Item 4.3 by 43,560):

6.64 acres.

5. Feasibility Screening for Rainwater Harvesting and Use

5.1 Use of harvested rainwater for landscape irrigation:

Is the onsite landscaping LESS than 2.5 times the size of the **Potential Rainwater Capture Area*** (Item 4.3)? (Note that the landscape area(s) would have to be contiguous and within the same Drainage Management Area to use harvested rainwater for irrigation via gravity flow.)

- Yes (continue) No – Direct runoff from impervious areas to **self-retaining areas*** OR refer to Table 11 and the curves in Appendix F of the LID Feasibility Report to evaluate feasibility of harvesting and using the C.3.d amount of runoff for irrigation.

5.2 Use of harvested rainwater for toilet flushing or non-potable industrial use:

a. Residential Projects: Proposed number of dwelling units: 92

Calculate the dwelling units per impervious acre by dividing the number of dwelling units by the acres of the **Potential Rainwater Capture Area*** in Item 4.4. Enter the result here:

13.9

Is the number of dwelling units per impervious acre LESS than 100 (assuming 2.7 occupants/unit)?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet.

b. Commercial/Industrial Projects: Proposed interior floor area: _____ (sq. ft.)

Calculate the proposed interior floor area (sq.ft.) per acre of impervious surface by *dividing the interior floor area (sq.ft.) by the acres of the **Potential Rainwater Capture Area*** in Item 4.4. Enter the result here:*

Is the square footage of the interior floor space per impervious acre LESS than 70,000 sq. ft.?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet

c. School Projects: Proposed interior floor area: _____ (sq. ft.)

Calculate the proposed interior floor area per acre of impervious surface by *dividing the interior floor area (sq.ft.) by the acres of the **Potential Rainwater Capture Area*** in Item 4.4. Enter the result here:*

Is the square footage of the interior floor space per impervious acre LESS than 21,000 sq. ft.?

- Yes (continue) No – complete the Harvest/Use Feasibility Worksheet

d. Mixed Commercial and Residential Use Projects

* For definitions, see Glossary (Attachment 1).

- Evaluate the residential toilet flushing demand based on the dwelling units per impervious acre for the residential portion of the project, following the instructions in Item 5.2.a, except you will use a prorated acreage of impervious surface, based on the percentage of the project dedicated to residential use.
- Evaluate the commercial toilet flushing demand per impervious acre for the commercial portion of the project, following the instructions in Item 5.2.a, except you will use a prorated acreage of impervious surface, based on the percentage of the project dedicated to commercial use.

e. Industrial Projects: Estimated non-potable water demand (gal/day): _____

Is the non-potable demand LESS than 2,400 gal/day per acre of the Potential Rainwater Capture Area?

- Yes (continue) No – refer to the curves in Appendix F of the LID Feasibility Report to evaluate feasibility of harvesting and using the C.3.d amount of runoff for industrial use.

6. Use of Biotreatment

If only the “Yes” boxes were checked for all questions in Sections 2 and 5, or the project will have a recycled water system for non-potable use (Section 3), then the applicant may use appropriately designed bioretention facilities for compliance with C.3 treatment requirements. The applicant is encouraged to maximize infiltration of stormwater if site conditions allow.

7. Results of Screening Analysis

Based on this screening analysis, the following steps will be taken for the project (check all that apply):

- Implement biotreatment measures (such as an appropriately designed bioretention area).
- Conduct further analysis of infiltration feasibility by completing the Infiltration Feasibility Worksheet.
- Conduct further analysis of rainwater harvesting and use (check one):
 - Complete the Rainwater Harvesting and Use Feasibility Worksheet for:
 - The entire project
 - Individual building(s), if applicable, describe: _____
 - Evaluate the feasibility of harvesting and using the C.3.d amount of runoff for irrigation, based on Table 11 and the curves in Appendix F of the LID Feasibility Report
 - Evaluate the feasibility of harvesting and using the C.3.d amount of runoff for non-potable industrial use, based on the curves in Appendix F of the LID Feasibility Report.

* For definitions, see Glossary (Attachment 1).

APPENDIX C:

Special Project Worksheet

The project has not requested Special Project status, therefore no Special Project Worksheet was prepared.

APPENDIX D:
Soil Properties

The project site is constrained by existing clay soils and high groundwater elevations. According to the *City of Milpitas Soil Map*, the site is underlain by silty clay loam having a hydrologic group classification of C. The depth to first groundwater is estimated to be less than 10 feet below the ground surface, based on the *City of Milpitas Groundwater Elevation Map*.

APPENDIX E:

MRP Calculation Worksheet

See Appendix F: BMP Sizing Calculations

APPENDIX F:

BMP Sizing Calculations

BMP Sizing Calculations

Biotreatment Facilities

The following table summarizes the sizing of the proposed biotreatment facilities for the project. A sizing factor of 0.034 was used to determine the minimum surface area of the proposed facilities, in conformance with Chapter 5-3 of the City of Milpitas Stormwater C.3 Guidebook, 3rd Edition (October 6, 2005), which was in effect at the time of project approval.

Table 1. Proposed Biotreatment Summary					
Drainage Area Designation	Size	Impervious Surfaces	Sizing Factor	Minimum Surface Area	Surface Area as Designed
B1	11,050 s.f.	Roof, Paved Driveway	0.034	376 s.f.	457 s.f.
B2	2,325 s.f.	Roof, Paved Driveway	0.034	79 s.f.	116 s.f.
B3	28,712 s.f.	Roof, Sidewalk	0.034	976 s.f.	1,279 s.f.
B4	10,494 s.f.	Paved Driveway, Sidewalk	0.034	357 s.f.	536 s.f.
B5	9,878 s.f.	Roof, Sidewalk	0.034	336 s.f.	400 s.f.
Total	62,459 s.f.			2,124 s.f.	2,788 s.f.

Media Filters

Treatment flow rates for the proposed manhole media filter units were determined using the Rational Method ($Q = CiA$), consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates. The following table summarizes the sizing of the proposed media filters for the project.

Table 2. Media Filter Summary

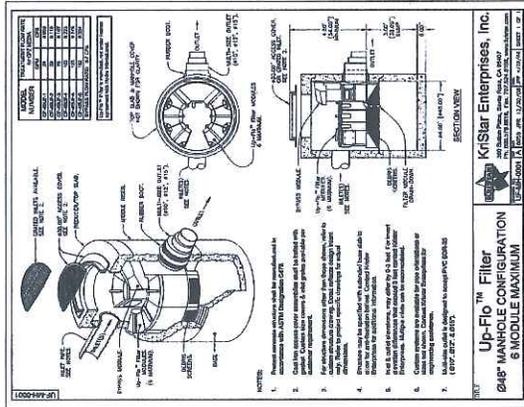
Drainage Area	Size (A)	Impervious Surfaces	Runoff Coefficient (C)	Rainfall Intensity (i)	Treatment Flow	Proposed Unit	Treatment Capacity
MF1	0.26 ac.	Roof, Paved Driveway	0.85	0.18	0.04 cfs	48" Manhole – Up-Flo Filter (1 module)	0.06 cfs
MF2-A	1.49 ac.	Roof, Paved Driveway, Sidewalk	0.85	0.18	0.23 cfs	48" Manhole – Up-Flo Filter (5 modules)	0.28 cfs
MF2-B	0.37 ac.	Roof, Paved Driveway	0.85	0.18	0.06 cfs	48" Manhole – Up-Flo Filter (1 module)	0.06 cfs
MF3	1.40 ac.	Roof, Paved Driveway, Sidewalk	0.85	0.18	0.21 cfs	48" Manhole – Up-Flo Filter (4 modules)	0.34 cfs
MF4	0.64 ac.	Roof, Paved Driveway, Sidewalk	0.85	0.18	0.10 cfs	48" Manhole – Up-Flo Filter (2 modules)	0.11 cfs
MF5	0.53 ac.	Roof, Paved Driveway	0.85	0.18	0.08 cfs	48" Manhole – Up-Flo Filter (2 modules)	0.11 cfs
MF6	0.39 ac.	Roof, Paved Driveway	0.85	0.18	0.06 cfs	48" Manhole – Up-Flo Filter (2 modules)	0.11 cfs
MF7	0.66 ac.	Paved Street, Sidewalk	0.85	0.18	0.10 cfs	48" Manhole – Up-Flo Filter (3 modules)	0.16 cfs
Total	5.74 ac.				0.88 cfs		1.23 cfs

APPENDIX G:

Site Plan

APPENDIX H:

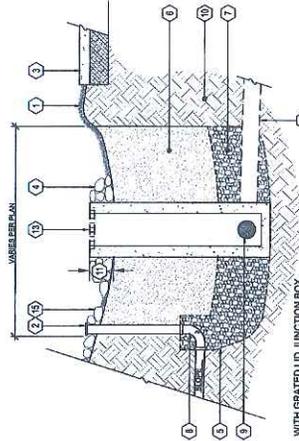
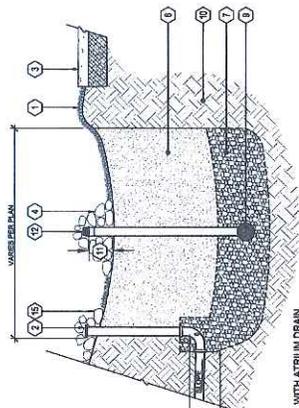
Treatment Measure Details



Drainage Area	Size (A)	Impervious Surfaces (B)	Rainfall Intensity (C)	Treatment Flow	Treatment Unit	Treatment Capacity
M1	28	Road Paved Driveway	.18	.34 cfs	48" Manhole Filter (1) Monolith	.38 cfs
M2-A	1.48	Road Paved Driveway	.18	.23 cfs	48" Manhole Filter (1) Monolith	.28 cfs
M2-B	0.37	Road Paved Driveway	.18	.06 cfs	48" Manhole Filter (1) Monolith	.08 cfs
M3	1.40	Road Paved Driveway	.18	.21 cfs	48" Manhole Filter (1) Monolith	.34 cfs
M4	.84	Road Paved Driveway	.18	.10 cfs	48" Manhole Filter (1) Monolith	.11 cfs
M5	.83	Road Paved Driveway	.18	.09 cfs	48" Manhole Filter (1) Monolith	.11 cfs
M6	.39	Road Paved Driveway	.18	.06 cfs	48" Manhole Filter (1) Monolith	.11 cfs
M7	1.11	Paved Driveway	.18	.10 cfs	48" Manhole Filter (1) Monolith	.11 cfs
Total	18.74			.88 cfs		1.18 cfs

TYP MEDIA FILTER MANHOLE MFT (OWN AND MAINTAIN BY CITY OF MILPITAS) SCALE: NTS

NOTES:
1. SEE CIVIL PLANS FOR PIPE SIZES AND TYPES.



1. VEGETATION (SEE LANDSCAPE PLANS)
2. GROUND SURFACE BUBBLE UP EMITTER TO MATCH INLET PIPE SIZE.
3. USE NDS PART #24 EMITTER WITH ELBOW AND CORRUGATED PIPE ADAPTER OR APPROVED EQUAL PIPE ADAPTER (OR APPROVED EQUAL)
4. ADJACENT PAVING, SEE PLAN FOR LOCATION AND TYPE
5. COBBLE STONES AROUND PIPE EQUAL (TYPICAL)
6. NON-WOVEN FILTER FABRIC, MIRAF 140N OR APPROVED EQUAL
7. SANDY LOAM WITH PERCOLATION RATE OF 6" TO 10" PER HOUR (MIN. 18" DEPTH)
8. 1/2" TO 3/4" CRUSHED DRAIN ROCK WITH NO MORE THAN 2% PASSING THE NO. 200 SIEVE (MIN. 12" DEPTH)
9. PVC ELBOW WITH 1/4" WEEP HOLE
10. PERFORATED PVC SUBDRAIN PIPE, PERFORATIONS PLACED DOWN
11. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
12. FINISH DEPTH FROM INLET OPENING TO GRADE (MIN. 12" DEPTH)
13. ATRIUM DRAIN WITH COBBLE COLLAR
14. JUNCTION BOX WITH GRATED LID, SEE PLAN
15. STORM DRAIN LATERAL TO MANHOLE, SEE CIVIL PLANS

FHM

Land Planning
Land Surveying
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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San Jose, CA 95131
(408) 467-2200
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CITY OF MILPITAS
ENGINEERING DIVISION
PUBLIC IMPROVEMENT PLANS
PACE - TRACT 10188
STORMWATER CONTROL DETAILS

RECORD DRAWINGS
This is to certify that the drawings on this sheet were prepared by the City of Milpitas.

Drawn By: J.L. ZEL... Date: 08.11.2010

Checked By: J.L. ZEL... Date: 08.11.2010

Designed By: J.L. ZEL... Date: 08.11.2010

CITY OF MILPITAS
ENGINEERING DIVISION

Project No. 2712

Sheet No. 2-111

Scale: AS SHOWN

Author: J.L. ZEL

Checker: J.L. ZEL

Designer: J.L. ZEL

Approver: _____

APPENDIX I:

Operations and Maintenance Plan

**Bioretention Cell Maintenance Plan
for
PACE Development Project**

Project Address and Cross Streets _____

Assessor's Parcel No.: _____

Property Owner: _____ Phone No.: _____

Designated Contact: _____ Phone No.: _____

Mailing Address: _____

The property contains five bioretention (biotreatment) cells, located as described below and as shown in the attached Stormwater Control Plan.

- **Biotreatment Cell #1** is located adjacent to the sidewalk along the Montague Expressway frontage, approximately 700 feet east of Trade Zone Boulevard.
- **Biotreatment Cell #2** is located adjacent to the sidewalk along the Trade Zone Boulevard frontage, northwest of the intersection with Ringwood Avenue.
- **Biotreatment Cell #3** is located adjacent to the sidewalk along the Montague Expressway frontage, approximately 500 feet east of Trade Zone Boulevard.
- **Biotreatment Cell #4** is located adjacent to the sidewalk along the Trade Zone Boulevard frontage, northeast of the intersection with Ringwood Avenue.
- **Biotreatment Cell #5** is located adjacent to the sidewalk along the Montague Expressway frontage, approximately 400 feet east of Trade Zone Boulevard.

I. Routine Maintenance Activities

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

Table 1. Routine Maintenance Activities for Biotreatment Cell		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from bioretention cell and dispose of properly.	Monthly, or as needed after storm events
2	Inspect biotreatment cell to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other	Monthly, or as needed after

	evidence of erosion. Clear obstructions and remove sediment.	storm events
4	Remove and replace all dead and diseased vegetation.	Twice per year
5	Maintain vegetation and the irrigation system. Prune and weed to keep biotreatment cell neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly (if applicable)
7	Inspect biotreatment cell using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

II. Prohibitions

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

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

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

III. Vector Control Contact

Santa Clara Valley Vector Control District
1580 Berger Drive
San Jose, California 95112
Phone: (408) 918-4770 / (800) 675-1155; Fax: (408) 298-6356

IV. Inspections

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

Bioretention Area Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: _____ Monthly After heavy runoff _____ Pre-Wet Season
 Inspector(s): _____ Other: _____ End of Wet Season

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

**STORMWATER TREATMENT MEASURE OPERATION AND MAINTENANCE
INSPECTION REPORT**

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

I. Property Information:

Property Address or APN: _____

Property Owner: _____

II. Contact Information:

Name of person to contact regarding this report: _____

Phone number of contact person: _____ Email: _____

Address to which correspondence regarding this report should be directed:

III. Reporting Period:

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

IV. Stormwater Treatment Measure Information:

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

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property

V. Summary of Inspections and Maintenance:

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

Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments

VI. Sediment Removal:

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

How was sediment disposed?

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

VII. Inspector Information:

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

Inspector Name and Title	Inspector's Employer and Address

VIII. Certification:

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

Signature of Property Owner or Other Responsible Party Date

Type or Print Name

Company Name

Address

Phone Number: _____

Email: _____

**Media Filter Maintenance Plan
For
PACE Development Project**

Project Address and Cross Streets _____

Assessor's Parcel No.: _____

Property Owner: _____ Phone No.: _____

Designated Contact: _____ Phone No.: _____

Mailing Address: _____

The property contains seven media filter units, located as described below.

- **Media Filter No. 1** is located in Tempo Lane (private street), approximately 125 feet west of Momentum Drive.
- **Media Filter No. 2A** is located in Tempo Lane (private street), approximately 50 feet west of Momentum Drive.
- **Media Filter No. 2B** is approximately 25 feet west of the terminus of Momentum Drive.
- **Media Filter No. 3** is located in Pace Way (private street), approximately 25 feet north of Trade Zone Boulevard.
- **Media Filter No. 4** is located on the east side of Montague Expressway, approximately 600 feet north of Trade Zone Boulevard.
- **Media Filter No. 5** is located on the west side of Momentum Drive, approximately 350 feet north of Trade Zone Boulevard.
- **Media Filter No. 6** is located on the west side of Momentum Drive, approximately 600 feet north of Trade Zone Boulevard.
- **Media Filter No. 7** is located on the east side of Momentum Drive, approximately 650 feet north of Trade Zone Boulevard.

I. Routine Maintenance Activities

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

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 sediment, trash and debris from sedimentation basin, riser pipe and filter bed. Dispose of sediment, trash and debris properly.	As needed.
3	Ensure that media filter drains completely within five days.	After major storm events as needed.
4	For media filters with a filter bed, inspect media depth to ensure proper drainage.	Monthly during rainy season, or as needed after storm events.
5	For manufactured media filter, follow manufacturer's guidelines for maintenance and cartridge replacement.	As per manufacturer's specifications.
6	Inspect media filter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material.

II. Prohibitions

Trees and other large vegetation shall be prevented from growing adjacent to the media filter to prevent damage.

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

III. Vector Control Contact

Santa Clara Valley Vector Control District
 1580 Berger Drive
 Santa Jose, California 95112
 Phone: (408) 918-4770 / (800) 675-1155. Fax: (4098) 298-6356
www.sccgov.org/portal/site/vector

IV. Inspections

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

Media Filters Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Sediment, trash and debris accumulation on filter	Sediment, trash and debris accumulated in the media filter unit, vault or piping.			Sediment, trash and debris removed and disposed of properly.
2. Standing water	Treatment unit or vault does not drain within five days after rainfall.			Source of clogging removed. Filter drains per design specifications.
3. Mosquitoes	Evidence of mosquito larvae in treatment unit.			No evidence of mosquito larvae.
4. Miscellaneous	Any condition not covered above that needs attention in order for the manufactured treatment measure to function as designed.			Meet the design specifications.