PRELIMINARY STORM WATER OPERATIONS AND MAINTENANCE PLAN

for

Amazon Web Services

SFO069

Gilroy, CA

April 2021

prepared for:

HKS

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Table of Contents

I. Introduction 4

I.A. Site Description 4

II. Designation of Responsible Individuals 4

II.A. Designated Contractor for Operation and Maintenance 4

II.B. Off-Hours or Emergency Contact 4

II.C. Corporate Office 4

II.D. Initial Training of Responsible Individuals 5

III. Storm Water Facility Maintenance 5

III.A. Ownership and Responsibility for Maintenance in Perpetuity 5

III.A.1. Commitment to Execute any Necessary Agreements. 5

III.A.2. Statement Accepting Responsibility for Interim Operation and Maintenance 5

III.B. SCM Facility Descriptions 5

III.B.1. Bioretention Facility-BMP #1 6

IV. Maintenance Activities 7

IV.A. General Maintenance Rules 7

IV.B. Maintenance Schedule – Bioretention Facilities 7

IV.B.1. Routine Activites 7

IV.B.2. Following Significant Rain Events 7

IV.B.3. Prior to the Start of the Rainy Season 8

IV.B.4. Annual During Winter 8

Figures

Figure 1 – Storm Water Maintenance Facilities Cross Sections

Attachments

Attachment A. Storm Water Control Plan Exhibit

Attachment B. Construction Grading & Drainage Drawings

Attachment C. Bioretention Area Inspection and Maintenance Checklist

Attachment D. Storm Water Treatment Inspection Report

I. INTRODUCTION

I.A. Site Description

The parcel is approximately 56 acres in size and is currently in active agricultural production. The site is adjacent to active agricultural lands to the east, active agricultural land and existing urban development to the south, existing urban development and Arroyo Circle to the west and existing urban development to the north. The majority of the surrounding development is identified as general industrial with the exception of one parcel which is identified as shopping center commercial. The subject parcel has access to the Camino Arroyo cul-de-sac to the north and Camino Arroyo/Arroyo Circle knuckle to the south.

The subject project proposes to construct two data storage center buildings totaling approximately 430,000 square feet. Phase 1 will include a single-story data storage center building of approximately 215,000 square feet, including approximately 10,000 square feet of administrative office employee amenity space. Phase I is intended to be in operation by 2023. Phase 2, if constructed, is anticipated to be constructed within 4 to 7 years of Phase 1 and will be a similar single-story data storage center building of approximately 215,000 square feet, including approximately 10,000 square feet of administrative office employee amenity space.

II. DESIGNATION OF RESPONSIBLE INDIVIDUALS

II.A. Designated Contractor for Operation and Maintenance

To Be Determined
(Name)
(Position)
(Address)
(Email)
(Phone)

II.B. Off-Hours or Emergency Contact

To Be Determined
(Name)
(Position)
(Address)
(Email)
(Phone)

II.C. Corporate Office

To Be Determined
(Name)
(Position)
(Address)
(Email)
(Phone)

II.D. Initial Training of Responsible Individuals

To Be Determined

(Name)
(Position)
(Address)
(Email)
(Phone)

III. STORM WATER FACILITY MAINTENANCE

III.A. Ownership and Responsibility for Maintenance in Perpetuity

The owner is responsible for the implementation of the provisions of this Storm Water Operation and Maintenance (O&M) Plan and will ensure that the site maintenance meets up-to-date conditions on the site consistent with the current storm water requirements.

The property owner will be required to ensure that all costs associated with the perpetual Operation & Maintenance, administration and reporting of these water quality are paid for. Funding for maintenance activities will come from Amazon Web Service's operation capital budget for managing the data center buildings.

III.A.1. Commitment to Execute any Necessary Agreements.

The property owner(s) will be required to provide a Storm Water O&M Plan for the review of the Public Works Department, and record an Operation and Maintenance Agreement, including any necessary rights-of-entry, prior to obtaining a building permit.

The Storm Water O&M Plan will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or another party having responsibility of implementing portions of this Plan.

III.A.2. Statement Accepting Responsibility for Interim Operation and Maintenance

The owner accepts responsibility for interim operation and maintenance of storm water treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner. Once the owner transfers the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend this Plan.

III.B. SCM Facility Descriptions

There is one (1) bioretention facility on-site. The facility has the following features:

- Each layer is built flat and level. See Figure 1: Storm Water Maintenance Facilities Cross Sections.
- Depths of each layer are shown in the preliminary plan drawings. See Attachment B: Entitlement Drawings.
- Exposed soil shall be covered with a three (3) inch layer of arbor mulch.
- Twenty-four (24) inches deep section of biotreatment soil mix (BSM). BSM shall achieve a long term, in place infiltration rate of at least 5 inches per hour. BSM shall consist of washed sand (60-70%) and compost (30-40%)

- Twleve (12) inches deep section of Caltrans ¾" Class II Permeable Rock
- Ten (10) 4 in. dia. PVC SDR 35 perforated pipe underdrains along the southern section of the bioretention facility and eight (8) 4 in. dia. PVC SDR 35 perforated pipe underdrains along the eastern section of the bioretention facility. Perforated pipes shall be installed near the top of the tweleve (12) inch, Class 2 permeable rock layer with holes facing down, and connected to the overflow structure at that same elevation by a 12" solid stormdrain pipe. Perforated pipes shall have 2" of Class 2 permeable rock installed above them to secure the pipes in place.
- Twleve (12) inch deep reservoir between top of BSM elevation and overflow side-inlet elevation on the overflow structure.
- Concrete drop inlet with frame overflow structure, with grate set to 42" above the top of BSM elevation.
- Plantings including Lagerstroemia X, Quercus Agrifolia, Muhlenbergia Rigens, Dietes Vegeta, Carex Tumulicola, and Juncus Patens
- Irrigation system with drip emitters and "smart" irrigation controllers
- The bioretention facility must include signs indentifying the facility as a stormwater treatment facility every 300'. The signs shall be visible to site users and to maintenance personnel, not hidden behind vegetation. Signs shall meet current Monterey Regional Storm Water Management Program (MRSWMP) standards and may be available from MRSWMP.

III.B.1. Bioretention Facility-BMP #1

See Attachment A: Storm Water Control Plan Exhibit. Bioretention Facility 1 receives drainage from the entire project site. Inflow is directed to the bioretention facility through various stormdrain pipe systems.

One series of pipes collects water from the security building and surrounding features, the northern half of the central drive between buildings 1 and 2, the northern sides of buildings 1 and 2, and the Northwest corner of building 1. This stormdrain system outfalls to the top of the BSM layer in the Northern portion of the bioretention facility.

A second series of stormdrain pipes collects water from the southern half of the central drive between buildings 1 and 2 and the southern side of building 2. This stormdrain system outfalls to the top of the BSM layer of the bioretention facility near the southeastern corner of building 2.

A third series of stormdrain pipes collects water from the southern side of building 1, the southwestern side of building 1, the substation, and the main drive connecting the site to Camino Arroyo. This stormdrain system outfalls to the top of the BSM layer of the bioretention facility near the southern site access road.

The eastern side of building 2 and the adjacent roadway will be piped into the bioretention facility through a series of parallel pipes. These stormdrain pipes will outfall to the top of the BSM layer.

All stormdrain pipes that outfall to the bioretention facility will be directed to cobble splash pads to disapate energy. The facility underdrains are connected to the overflow structure. The overflow structure connects to the City's storm drain system in the site's southern access road.

IV. MAINTENANCE ACTIVITIES

IV.A. General Maintenance Rules

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced. The top of soil surface will be maintained at or near the design elevation throughout. Irrigation systems will be maintained to conserve water while maintaining plant health.

Although it is unlikely to be needed, if plants are not thriving compost tea may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to once per year between March and June. Compost tea will not be applied when temperatures are below 50°F or above 90°F or when rain is forecast within the next 48 hours.

The following may be applied for pest control if needed:

- Beneficial nematodes
- Safer® products
- Neem oil

Plants may need to be replaced with the following mix as specified by the landscape architect [Lagerstroemia X, Quercus Agrifolia, Muhlenbergia Rigens, Dietes Vegeta, Carex Tumulicola, and Juncus Patens] or with similar plantings appropriate for the unique conditions.

IV.B. Maintenance Schedule – Bioretention Facilities

These facilities 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. The seven bioretention facilities will be maintained on the following schedule at a minimum. See Attachment C: Bioretention Area Inpsection and Maintenance Checklist and Attachment D: Storm Water Treatment Inspection Report for the standard forms that shall be used for the recording of all bioretention facility inspection and maintenance activities.

IV.B.1. Routine Activites

The facilities should be examined daily for visible trash, and trash will be removed. Any graffiti, vandalism, or other damage will be noted and addressed within 48 hours.

The planted areas will be weeded by hand approximately monthly. At this time plants will be inspected for health and the irrigation system will be turned on manually and checked for any leaks or broken lines, misdirected spray patterns etc. Any dead plants will be replaced.

IV.B.2. Following Significant Rain Events

A significant rain event will be considered to be one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets will be inspected, and any accumulations of trash or debris will be removed. Any erosion at inlets should be restored to grade.

- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.
- Outlet structure will be inspected for any obstructions to assure that mulch is not washed out.

IV.B.3. Prior to the Start of the Rainy Season

In September of each year, facility inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. Storm water should drain freely into the bioretention facilities. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed.

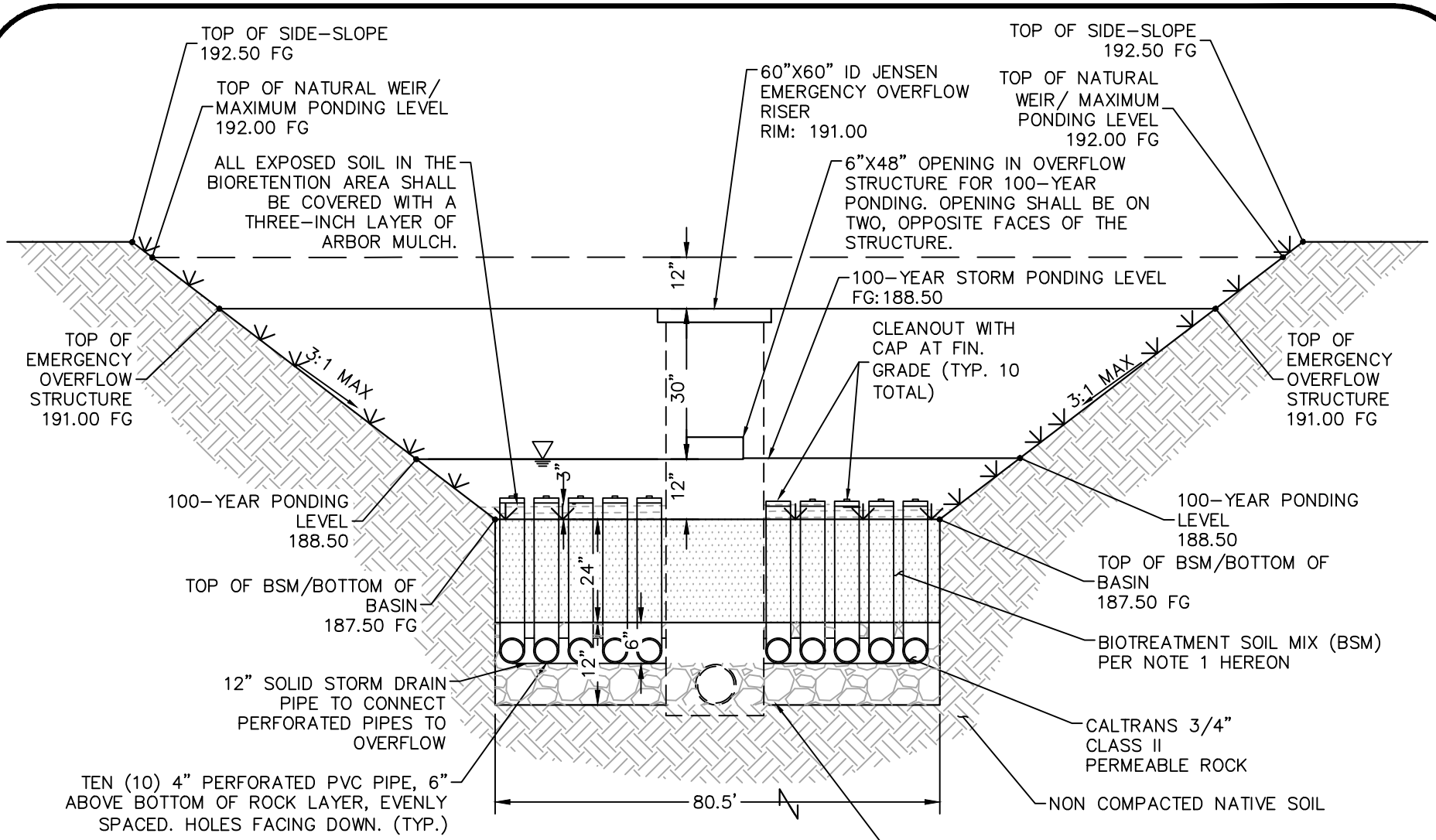
If the facilities are not completely drained in 24 hours, the underdrain may be clogged. Check the overflow outlet to determine if the underdrain is performing properly. There should be no filter fabric or geotextile in the horizontal layers or wrapped at the underdrain. If the underdrain is working, the bioretention media may contain fines. Replace material with mixture of 30-40% aged compost and 60-70% washed granular sand, no fines.

IV.B.4. Annual During Winter

Once, in December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

Figures

Figure 1 – Storm Water Maintenance Facilities Cross Sections



BIORETENTION NOTES

1. BIOTREATMENT SOIL MIXTURE (BSM) SHALL:*
   - 1.1. ACHIEVE A LONG TERM, IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR
   - 1.2. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
     - 60% – 70% SAND
     - 30% – 40% COMPOST

*REFERENCE THE CENTRAL COAST LIDI BIORETENTION TECHNICAL STANDARDS

BIORETENTION AREA SYSTEM

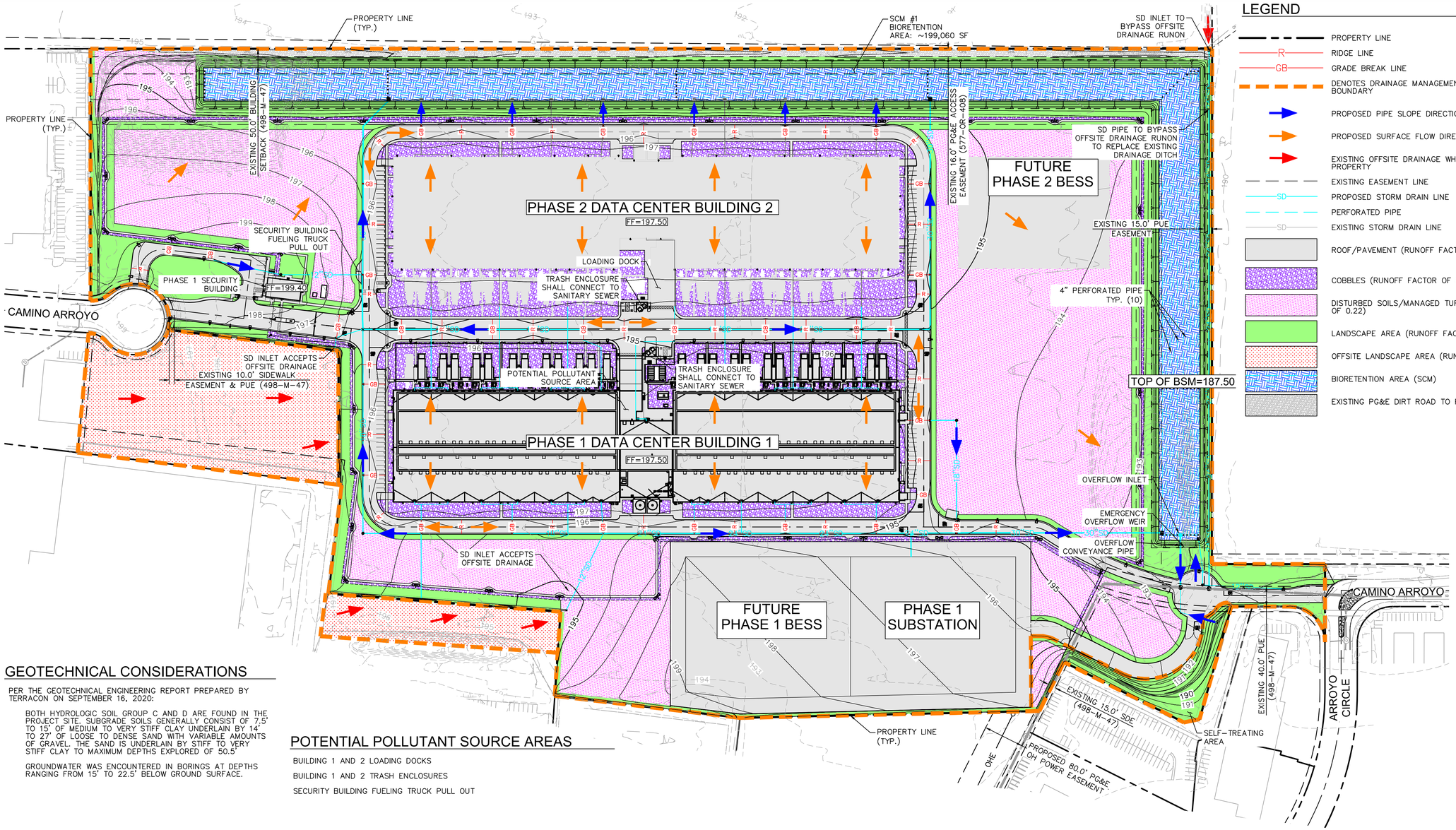
N.T.S.

Kimley»Horn ©2021

Attachments

Attachment A

Storm Water Control Plan Exhibit



GEOTECHNICAL CONSIDERATIONS

PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON ON SEPTEMBER 16, 2020:

BOTH HYDROLOGIC SOIL GROUP C AND D ARE FOUND IN THE PROJECT SITE. SUBGRADE SOILS GENERALLY CONSIST OF 7.5' TO 15' OF MEDIUM TO VERY STIFF CLAY UNDERLAIN BY 14' TO 27' OF LOOSE TO DENSE SAND WITH VARIABLE AMOUNTS OF GRAVEL. THE SAND IS UNDERLAIN BY STIFF TO VERY STIFF CLAY TO MAXIMUM DEPTHS EXPLORED OF 50.5'

GROUNDWATER WAS ENCOUNTERED IN BORINGS AT DEPTHS RANGING FROM 15' TO 22.5' BELOW GROUND SURFACE.

POTENTIAL POLLUTANT SOURCE AREAS

BUILDING 1 AND 2 LOADING DOCKS

BUILDING 1 AND 2 TRASH ENCLOSURES

SECURITY BUILDING FUELING TRUCK PULL OUT

IMPERVIOUS VS PERVIOUS AREA

	TOTAL PROPERTY AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT PERVIOUS	PERCENT IMPERVIOUS
EXISTING	2,453,948	2,453,948	0	100%	0%
PROPOSED	2,453,948	1,303,617	1,150,331	53%	47%

Impervious Tributary Surface Area

DMA	Surface Type	Area (SF)
1A	Paved (Concrete & Asphalt)	718,155
1B	Roof	432,176
1C	Offsite Paved	1,500
Onsite Total		**1,150,331**
Total		**1,151,831**

Pervious Tributary Surface Area

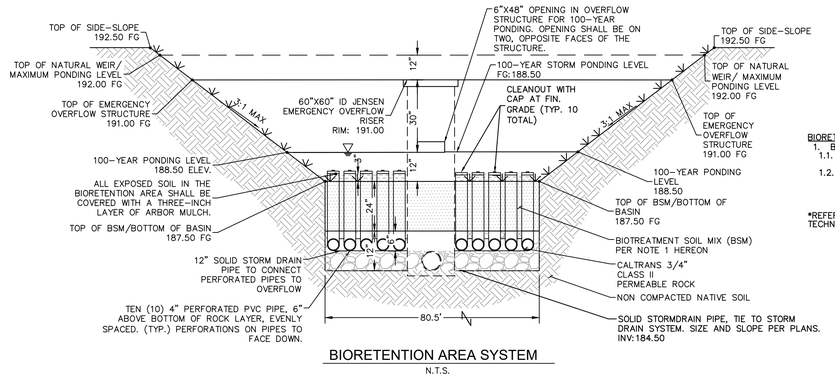
DMA	Pervious Surface Type	Area (SF)	Correction Factor	Equivalent Impervious Area
1D	Landscape	294,975	0.1	29,498
1E	Disturbed Soils/Managed Turf	531,227	0.22	116,870
1F	Crushed Stone/Cobbles	215,330	0.6	129,198
1G	Offsite Landscape	168,230	0.1	16,823
-	Self Treating Area	29,025	0	-
-	Bioretention Facility (SCM)	199,060	0	-
-	Existing PG&E Dirt Road	34,000	0	-
Onsite Total		**1,303,617**	**-**	**275,565**
Total		**1,471,847**	**-**	**292,388**

Equivalent Impervious Surface Area

Surface Type	Area
Impervious Tributary Surface Area	1,151,831
Equivalent Impervious Area	292,388
Total	1,444,219

10% Adjustment

Equivalent Impervious Surface Area	1,444,219
10%	144,422
Required Bioretention Area	**144,422**
Provided Bioretention Area	**199,060**



BIORETENTION AREA SYSTEM
N.T.S.

BIORETENTION NOTES

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   30% – 40% COMPOST

*REFERENCE THE CENTRAL COAST LIDI BIORETENTION TECHNICAL STANDARDS

PDF PRINT DATE: 03/18/2022

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MATTHEW MORGAN, PLA
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SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE
PERMIT

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: STORMWATER CONTROL PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
C	16OCT2020	100% CD
D	06NOV2020	ISSUE FOR BID
G	15OCT2021	BID REVISIONS 3
H	18MAR2022	ISSUE FOR BID – REV H
0	18MAR2022	ISSUE FOR PERMIT

SEAL/SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MILES R. JOHNSON RCE NO. 84307 CIVIL STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:** 197315002

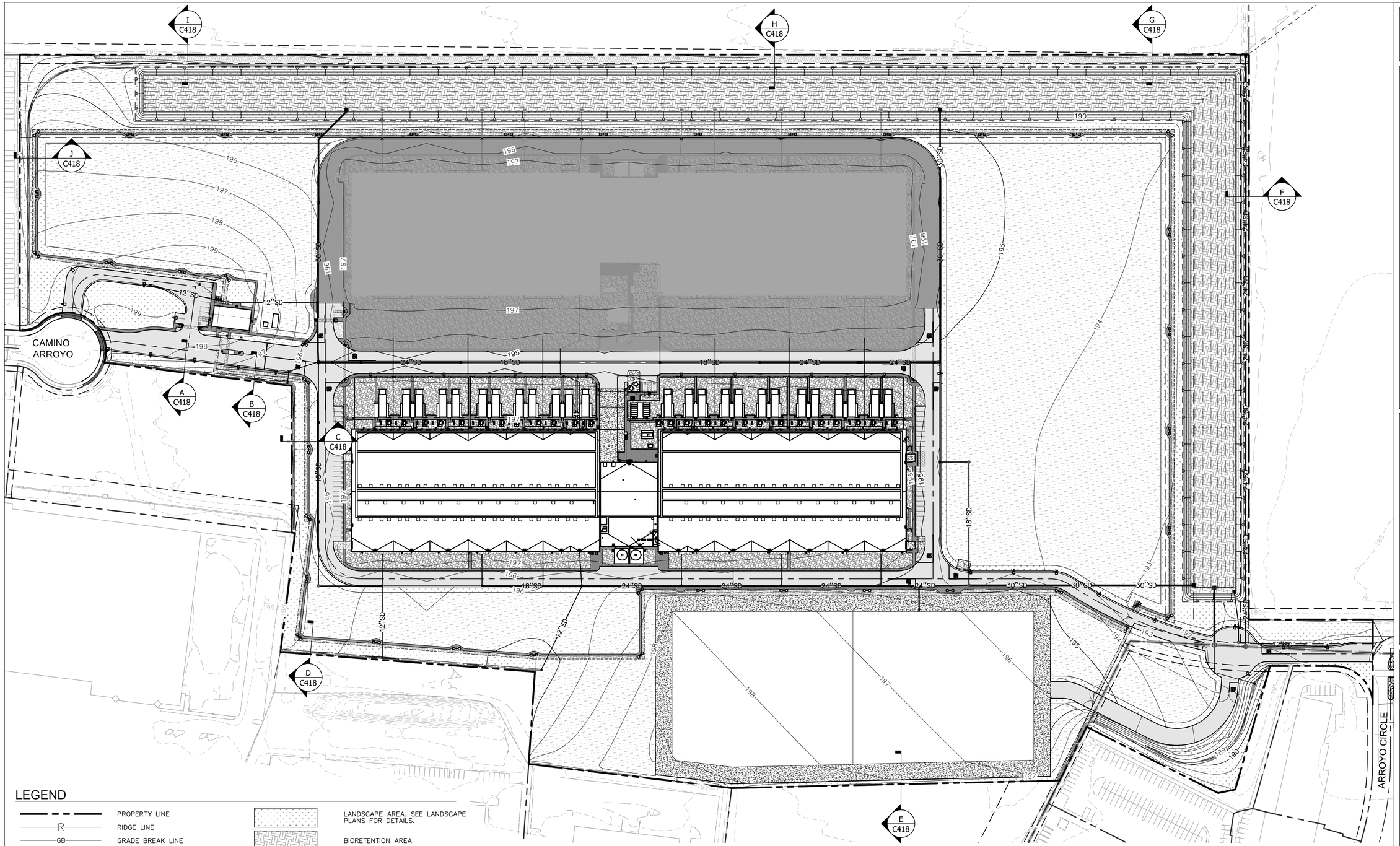
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DRAWING NUMBER: C500

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Attachment B

Construction Grading & Drainage Drawings



LEGEND

PROPERTY LINE	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
R — RIDGE LINE	BIORETENTION AREA
GB — GRADE BREAK LINE	PHASE 2 CONSTRUCTION PER SEPARATE PERMIT & PACKAGE.
FLOW LINE	LP — LOW POINT
SD — STORM DRAIN LINE	HP — HIGH POINT
PERFORATED PIPE	DROP INLET
ASPHALT CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
5.0' PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.	
GRAVEL	
HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PROJECT DELIVERY PACKAGE
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PROJECT:
CAMINO ARROYO - BUILDING 1

SHEET TITLE:
OVERALL GRADING AND DRAINAGE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
C	16OCT2020	100% CD
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0	18MAR2022	ISSUE FOR PERMIT

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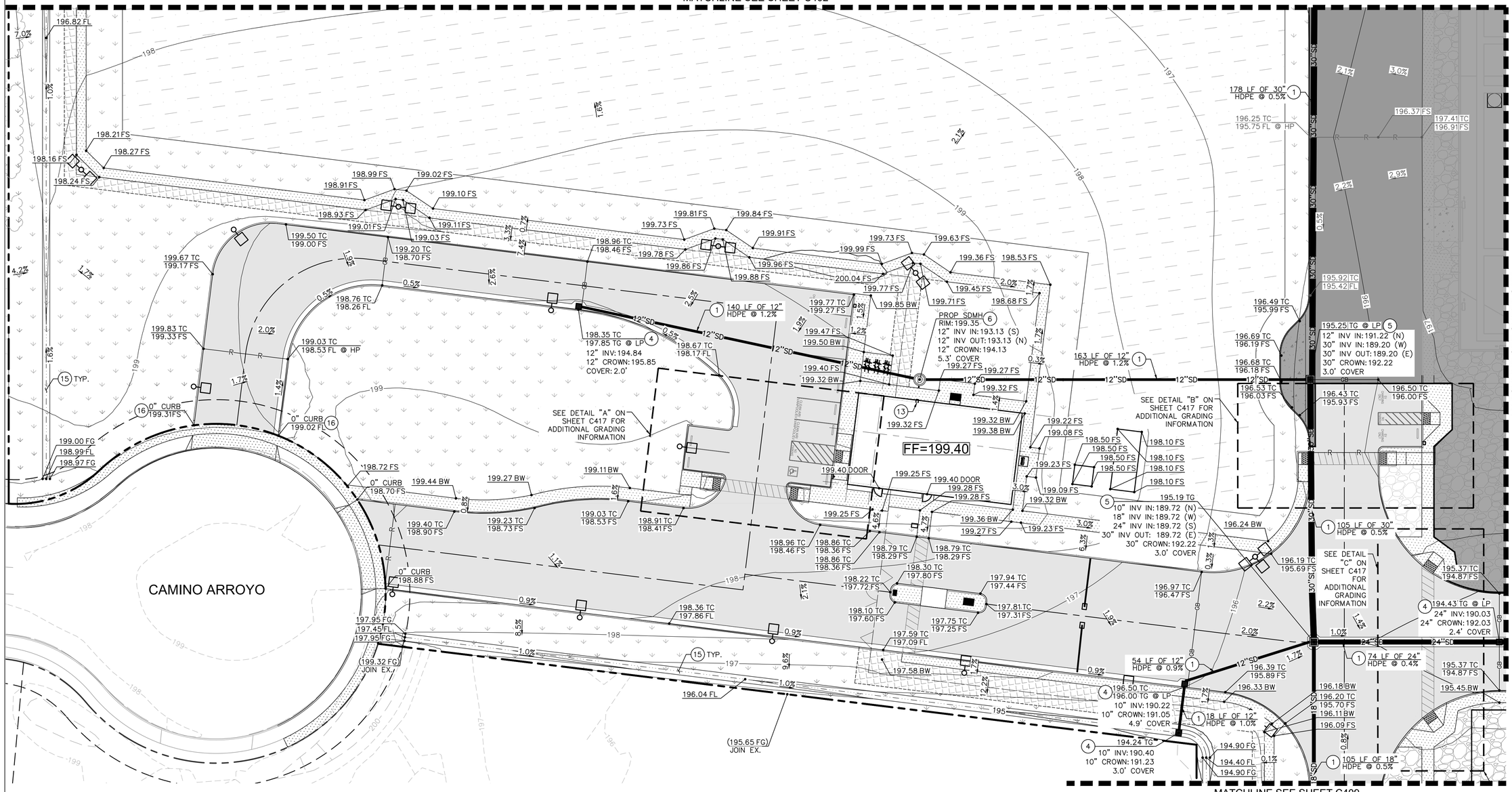
REGISTERED PROFESSIONAL ENGINEER
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DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: **C400**

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LEGEND

- PROPERTY LINE
- R — RIDGE LINE
- GB — GRADE BREAK LINE
- FLOW LINE
- SD — STORM DRAIN LINE
- PERFORATED PIPE
- ASPHALT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL
- HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- BIORETENTION AREA
- TRUNCATED DOMES
- PHASE 2 CONSTRUCTION PER SEPARATE PERMIT & PACKAGE.
- 196.0 TC / 195.5 FS — PROPOSED GRADE FOR PHASE 1 CONSTRUCTION.
- 196.0 TC / 195.5 FS — PROPOSED GRADE FOR PHASE 2 CONSTRUCTION.
- LP — LOW POINT
- HP — HIGH POINT
- DROP INLET

GRADING AND DRAINAGE NOTES

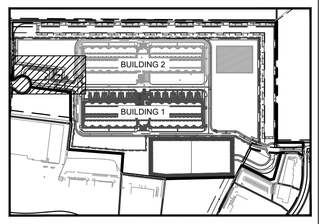
1. INSTALL STORM DRAIN PIPE, SIZE AND MATERIAL PER PLAN.
2. CONSTRUCT BIORETENTION AREA WITH 4" PERFORATED COLLECTION PIPE. SEE DETAIL 21, ON SHEET C802.
3. ROOF DRAIN DOWNSPOUT PER ARCHITECTURAL PLANS. ROOF DRAIN SHALL SPILL TO GRADE. INSTALL 24"X24" GRAVEL SPLASH PAD, 4" DIAMETER MINIMUM COBBLE STONES. SEE DETAIL 30, ON SHEET C802.
4. INSTALL 24"X24" JENSEN PRECAST STORM DRAIN DROP INLET PER DETAIL 42, SHEET C804.
5. INSTALL 36"X36" JENSEN PRECAST STORM DRAIN DROP INLET PER DETAIL 42, SHEET C804.
6. INSTALL STORM DRAIN MANHOLE PER CITY OF GILROY STANDARD DETAIL STM-9, SHEET C805.
7. STORMDRAIN PIPE OUTFALL INTO BIORETENTION. INSTALL GRAVEL RIP-RAP PAD. 4" DIAMETER MINIMUM COBBLE STONES. SEE DETAIL 30, ON SHEET C802.
8. INSTALL STORM DRAIN CLEANOUT PER DETAIL 9, ON SHEET C801.
9. INSTALL JENSEN TRENCH DRAIN PER DETAIL 40, SHEET C804.
10. FUTURE STORM DRAIN PIPE, SIZE AND MATERIAL PER PLAN. INSTALL PER SEPARATE, PHASE 2 PERMIT PACKAGE.
11. FUTURE 24"X24" JENSEN PRECAST ATRIUM GRATE OR APPROVED EQUAL. INSTALL PER SEPARATE, PHASE 2 PERMIT PACKAGE.
12. FUTURE STORMDRAIN PIPE TO SPILL INTO BIORETENTION. INSTALL PER SEPARATE, PHASE 2 PERMIT PACKAGE.
13. CONNECT ROOF DRAIN DOWNSPOUT TO STORMDRAIN PIPE.
14. INSTALL 60"X60" JENSEN PRECAST STORM DRAIN OVERFLOW INLET PER DETAIL 42, SHEET C804.
15. INSTALL ROCK LINED SWALE PER DETAIL 35, ON SHEET C803.
16. CONSTRUCT CONCRETE CURB TRANSITION FROM 6" TO 0" PER DETAIL 36, ON SHEET C803.
17. INSTALL 8"X8"X12" HDPE TEE.
18. INSTALL STORM 84" DIAMETER JENSEN MANHOLE PER DETAIL 41, SHEET C804.

FUTURE CONSTRUCTION

ALL SHADED BACK STORM DRAIN IMPROVEMENTS AND SPOT SHOTS ARE SHOWN FOR REFERENCE ONLY. SHADED BACK IMPROVEMENTS SHALL BE PART OF FUTURE CONSTRUCTION AND ARE NOT INCLUDED IN THE SCOPE OF THIS PERMIT.

NORTH

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0 10 20 40



CAMINO ARROYO KEY MAP

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LANDSCAPE ARCHITECT
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PROJECT DELIVERY PACKAGE
PERMIT

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
C	16OCT2020	100% CD
D	06NOV2020	ISSUE FOR BID
G	15OCT2021	BID REVISIONS 3
H	18MAR2022	ISSUE FOR BID – REV H
0	18MAR2022	ISSUE FOR PERMIT

SEAL/SIGNATURE

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RCE NO. 84307
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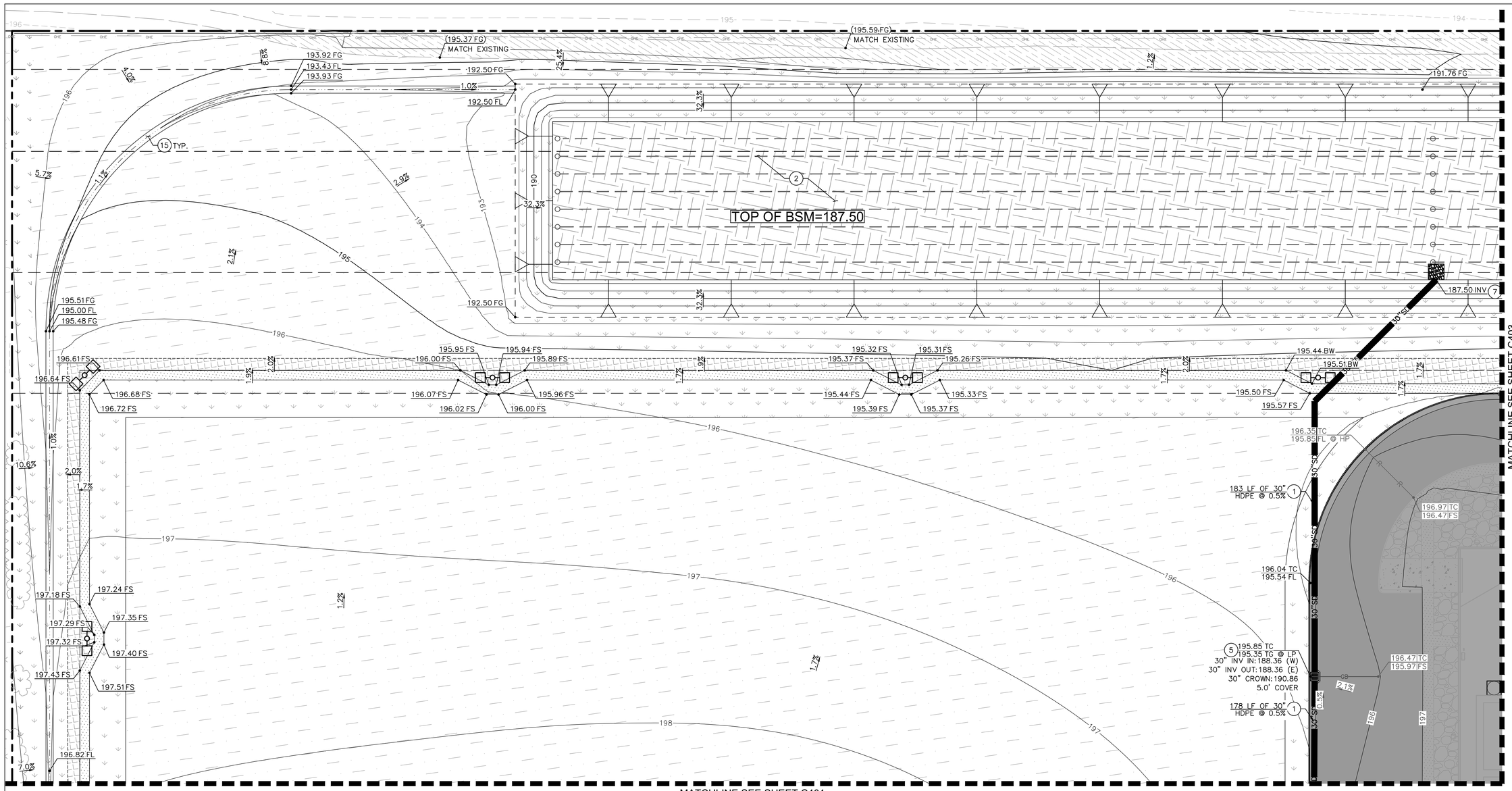
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ISSUE DATE: 18MAR2022	**KH PROJECT NO:** 197315002
DESIGNED: JAK	**ENGINEER:** MRJ

DRAWING NUMBER: **C401**

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LEGEND

- PROPERTY LINE
- RIDGE LINE (R)
- GRADE BREAK LINE (GB)
- FLOW LINE
- STORM DRAIN LINE (SD)
- PERFORATED PIPE
- ASPHALT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL
- HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
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GRADING AND DRAINAGE NOTES

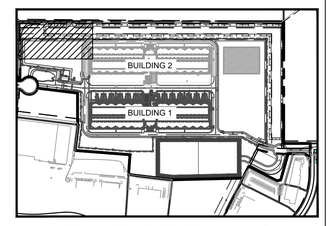
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FUTURE CONSTRUCTION

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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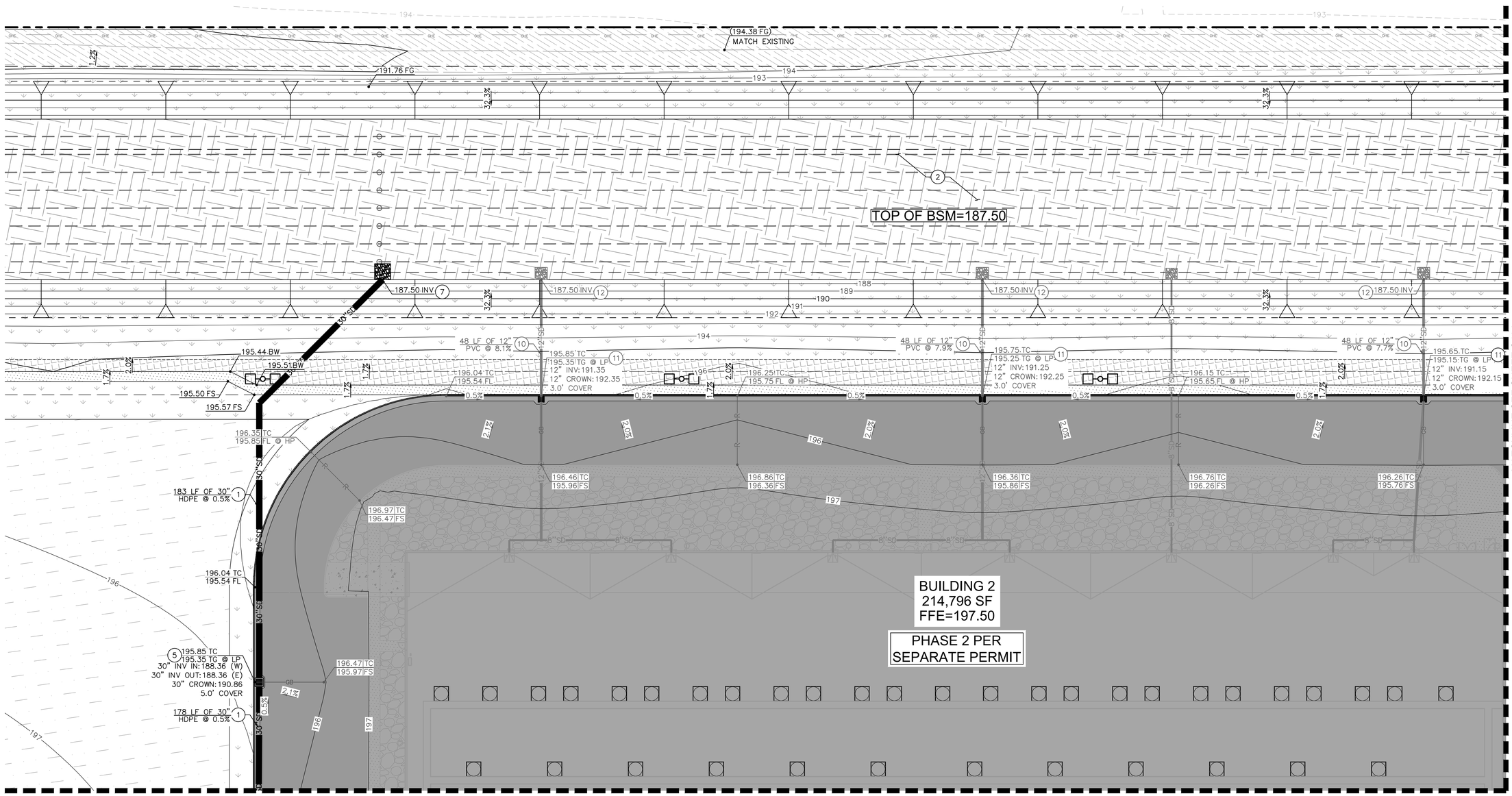
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RCE NO. 84307
CIVIL
STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:** 197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: C402

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GRADING AND DRAINAGE NOTES

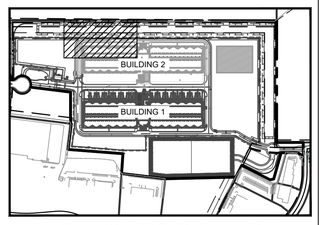
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

POF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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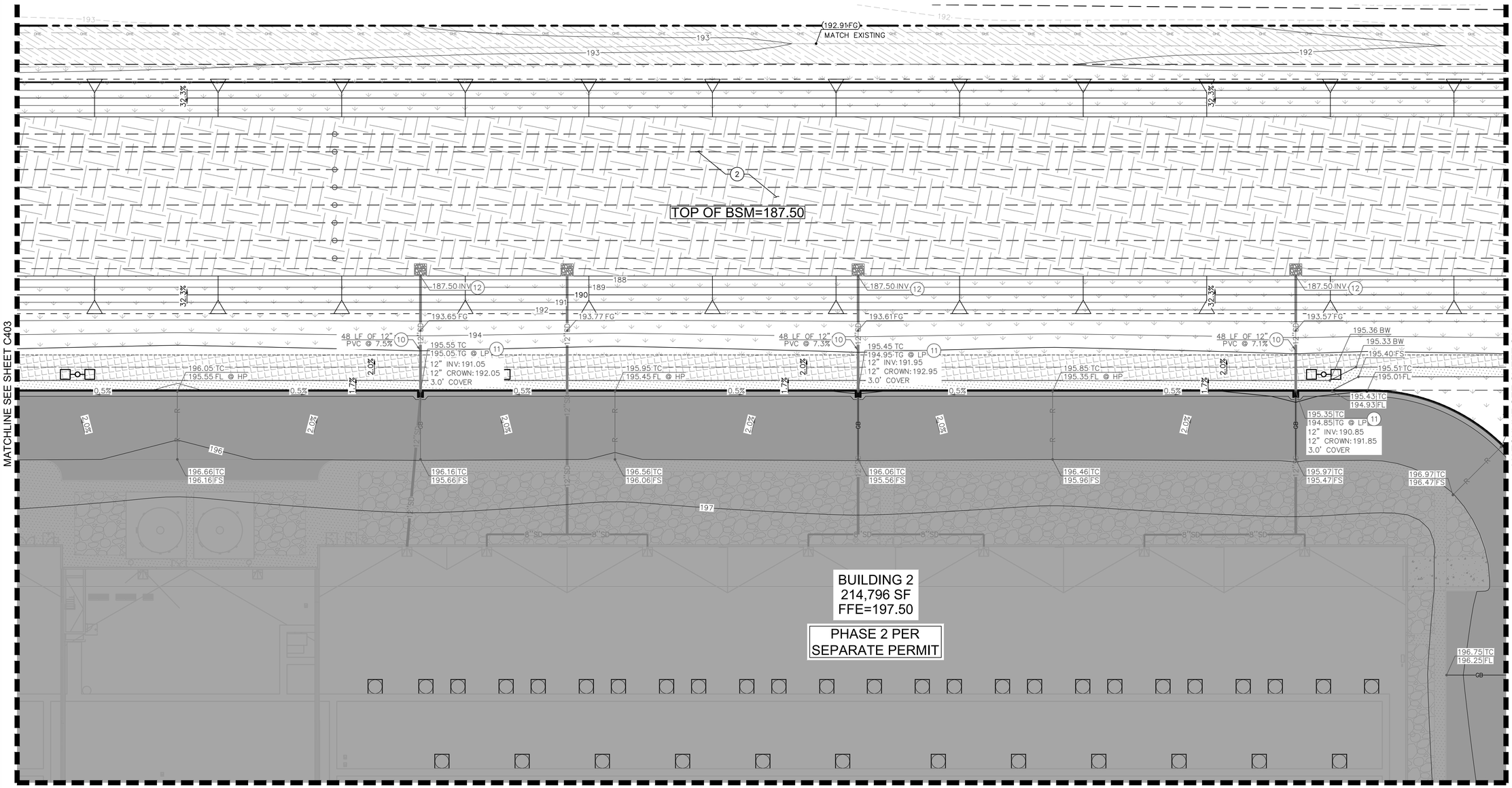
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STATE OF CALIFORNIA

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: **C403**

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GRADING AND DRAINAGE NOTES

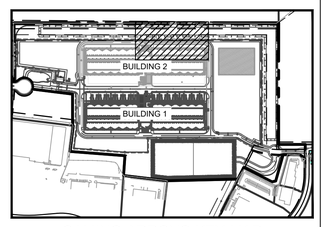
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GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: **CAMINO ARROYO - BUILDING 1**

SHEET TITLE: **GRADING AND DRAINAGE PLAN**

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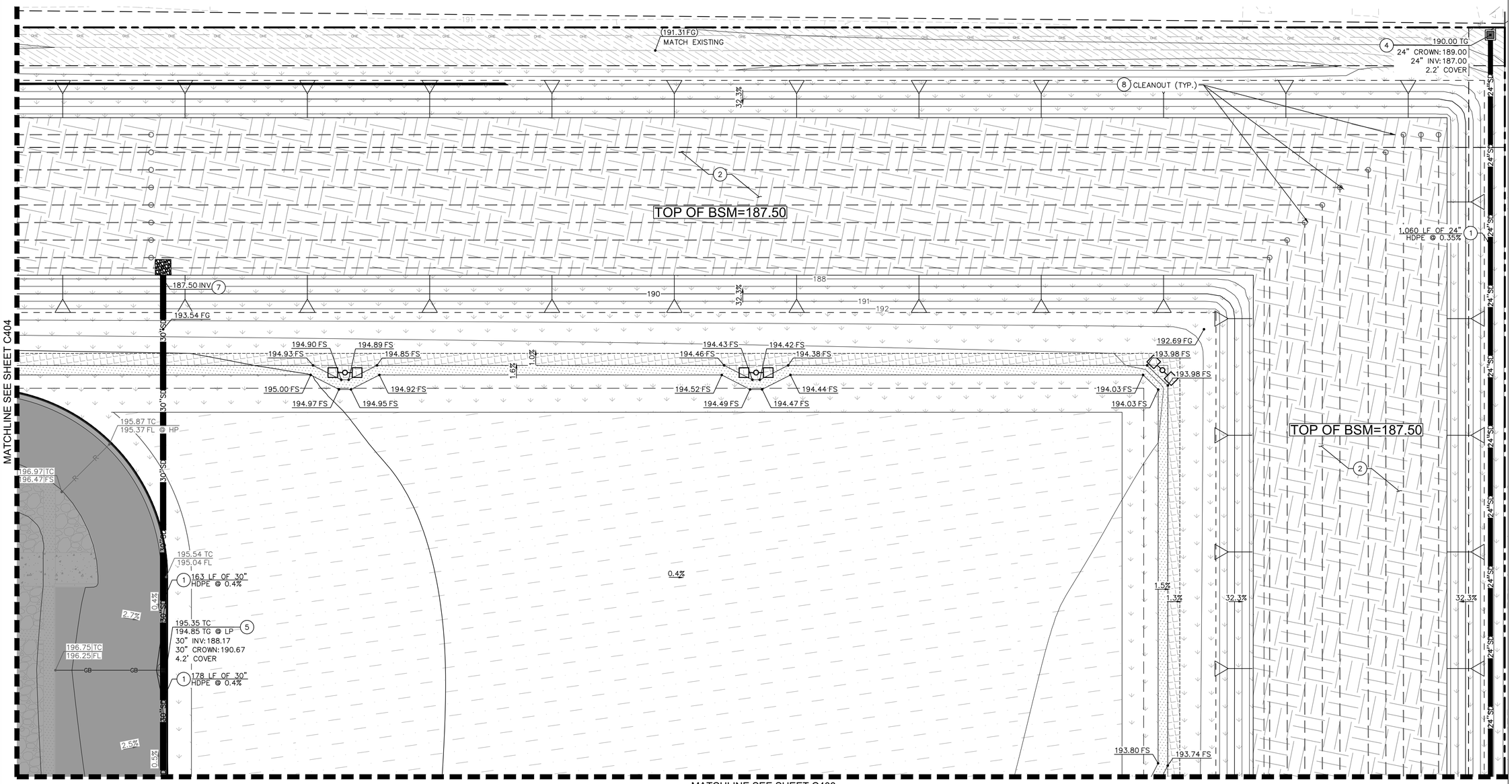
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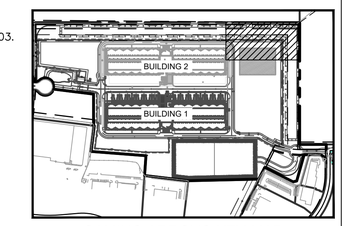
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GRAPHIC SCALE IN FEET
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CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

PROJECT ADDRESS
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GILROY, CA 95020

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PROJECT DELIVERY PACKAGE
PERMIT

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
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G	15OCT2021	BID REVISIONS 3
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REGISTERED PROFESSIONAL ENGINEER
MILES R JOHNSON
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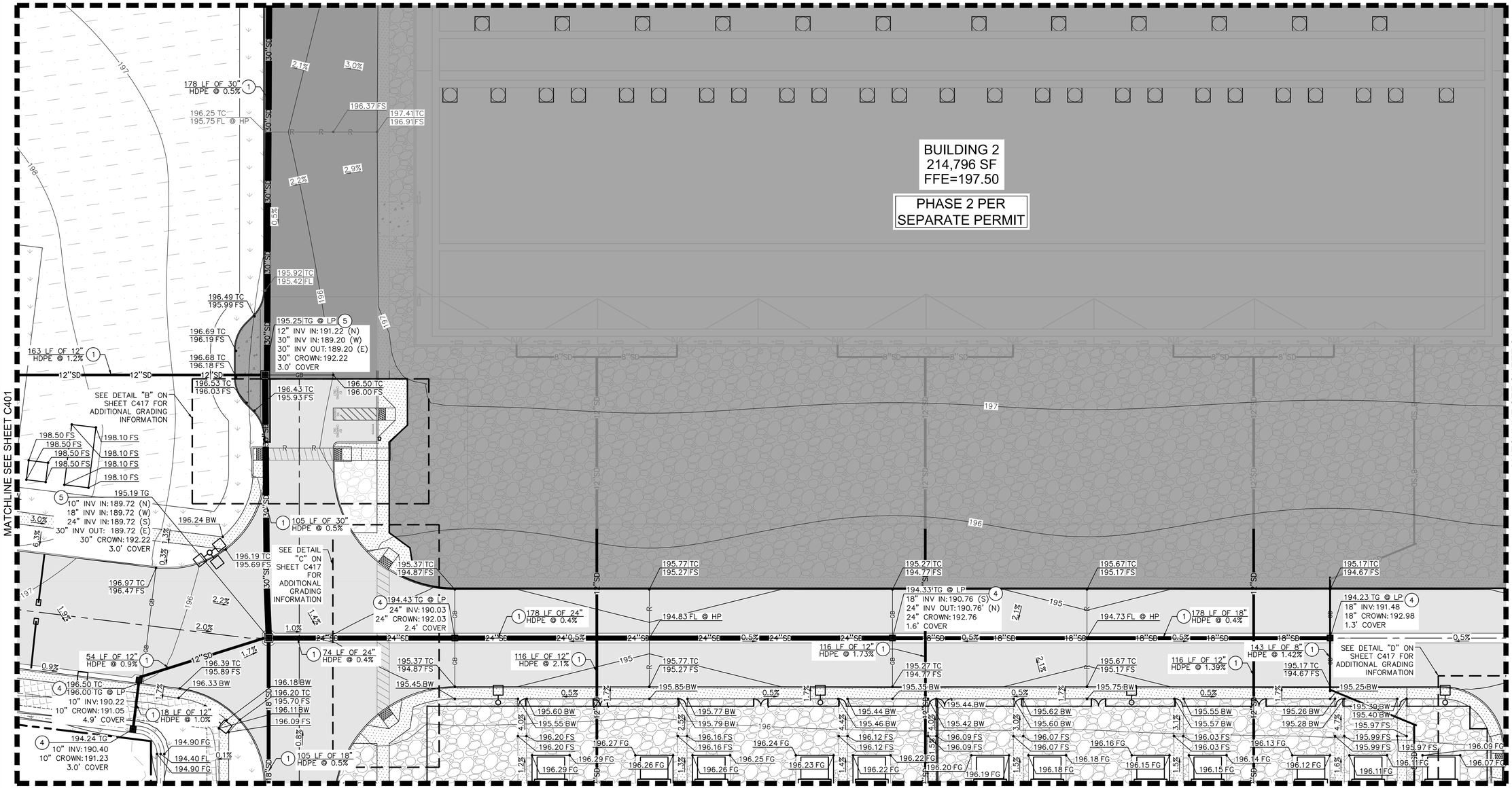
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ISSUE DATE: 18MAR2022	**KH PROJECT NO:**197315002
DESIGNED: JAK	**ENGINEER:** MRJ

DRAWING NUMBER: **C405**

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LEGEND

- PROPERTY LINE
- RIDGE LINE (R)
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- PERFORATED PIPE
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- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL
- HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
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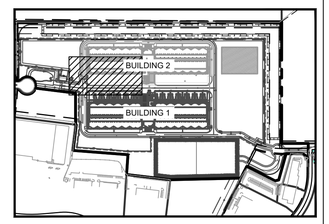
1. INSTALL STORM DRAIN PIPE, SIZE AND MATERIAL PER PLAN.
2. CONSTRUCT BIORETENTION AREA WITH 4" PERFORATED COLLECTION PIPE. SEE DETAIL 21, ON SHEET C802.
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FUTURE CONSTRUCTION

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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MILES R. JOHNSON
RCE NO. 84307
CIVIL
STATE OF CALIFORNIA

03/18/2022

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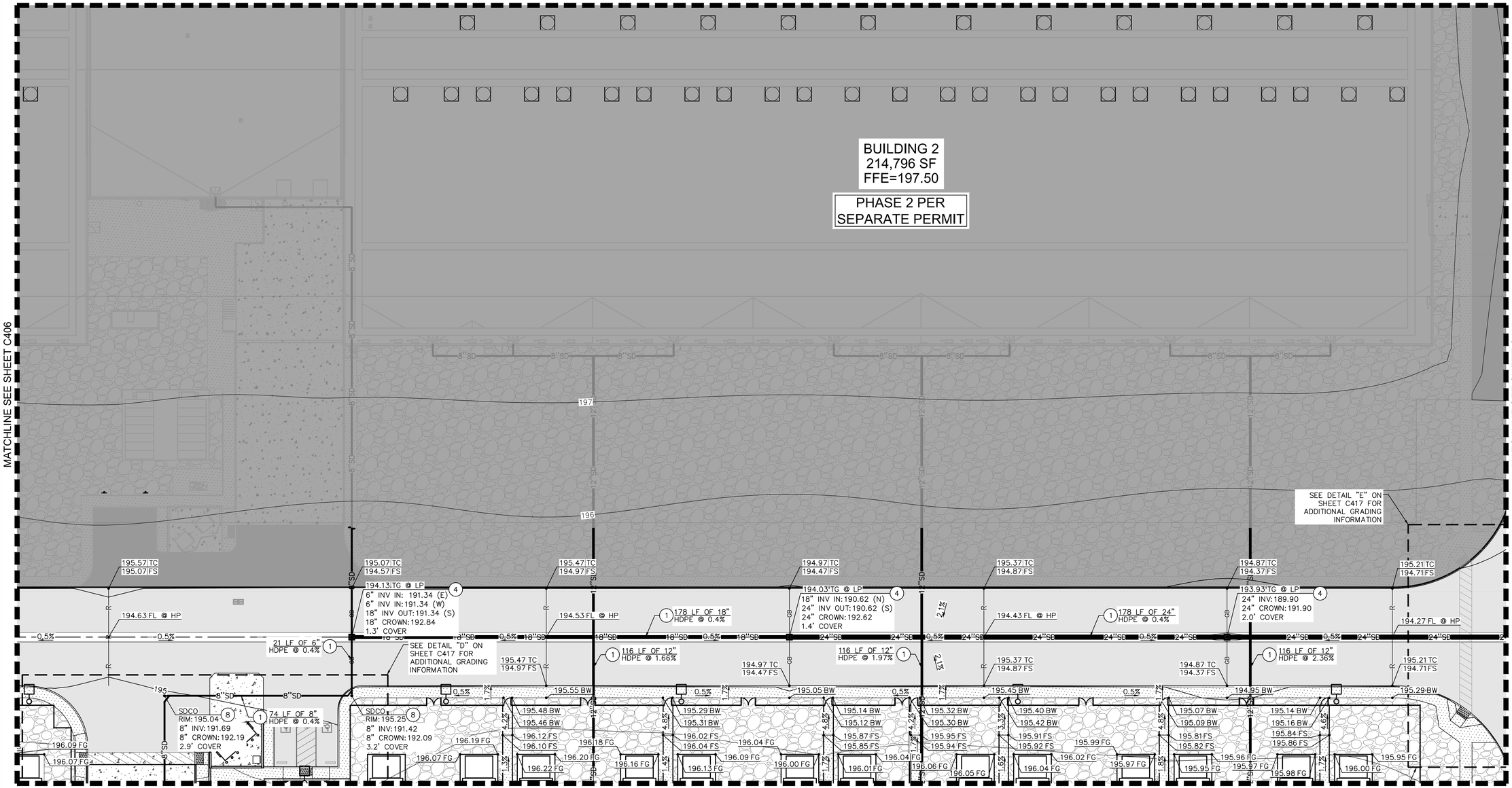
ISSUE DATE: 18MAR2022 | **KH PROJECT NO:** 197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: C406

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MATCHLINE SEE SHEET C404

MATCHLINE SEE SHEET C406

MATCHLINE SEE SHEET C408



MATCHLINE SEE SHEET C410

LEGEND

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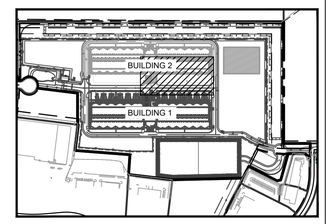
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CAMINO ARROYO KEY MAP

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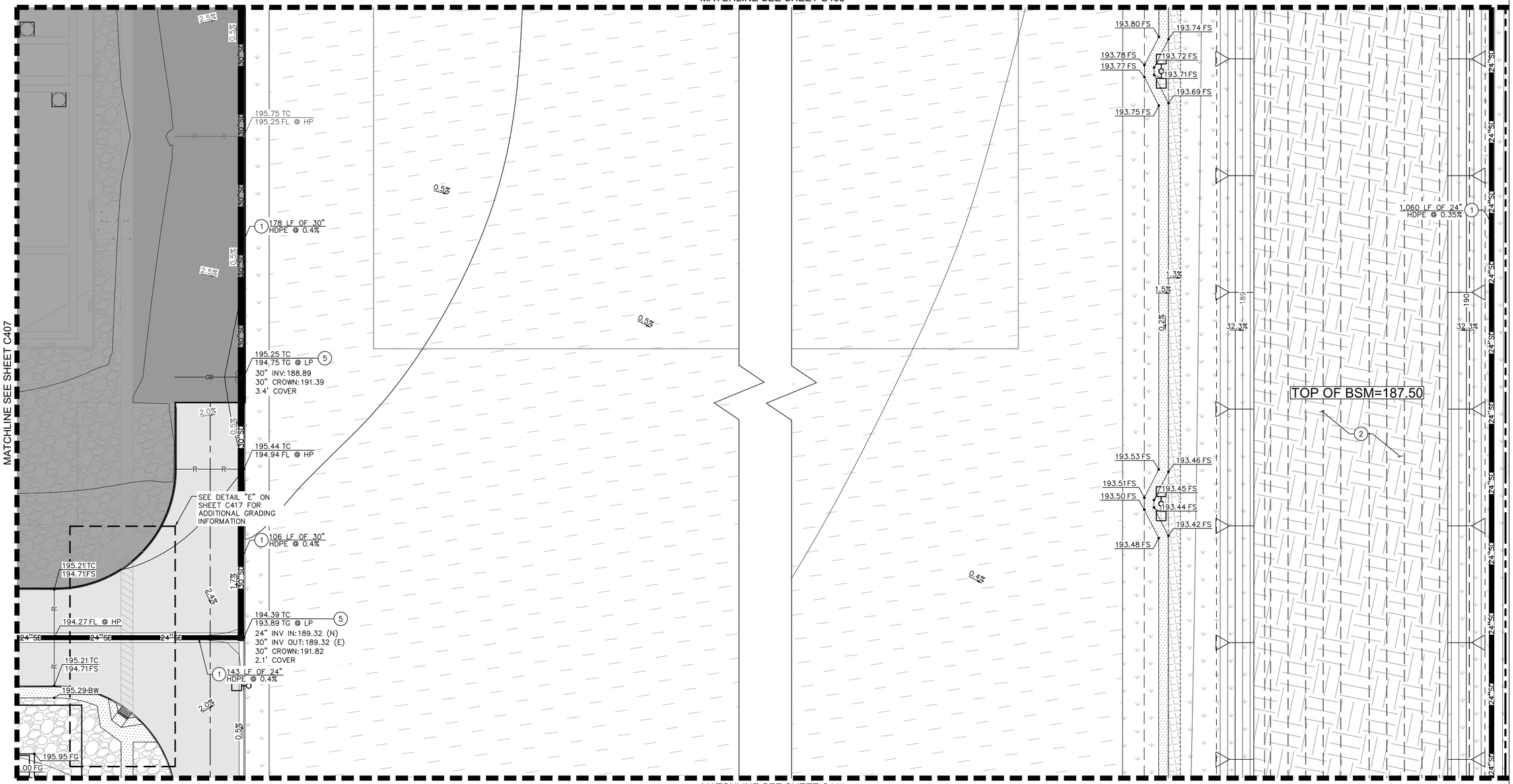
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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:** 197315002

DESIGNED: JAK | **ENGINEER:** MRJ

DRAWING NUMBER: C407

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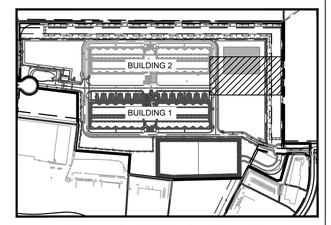
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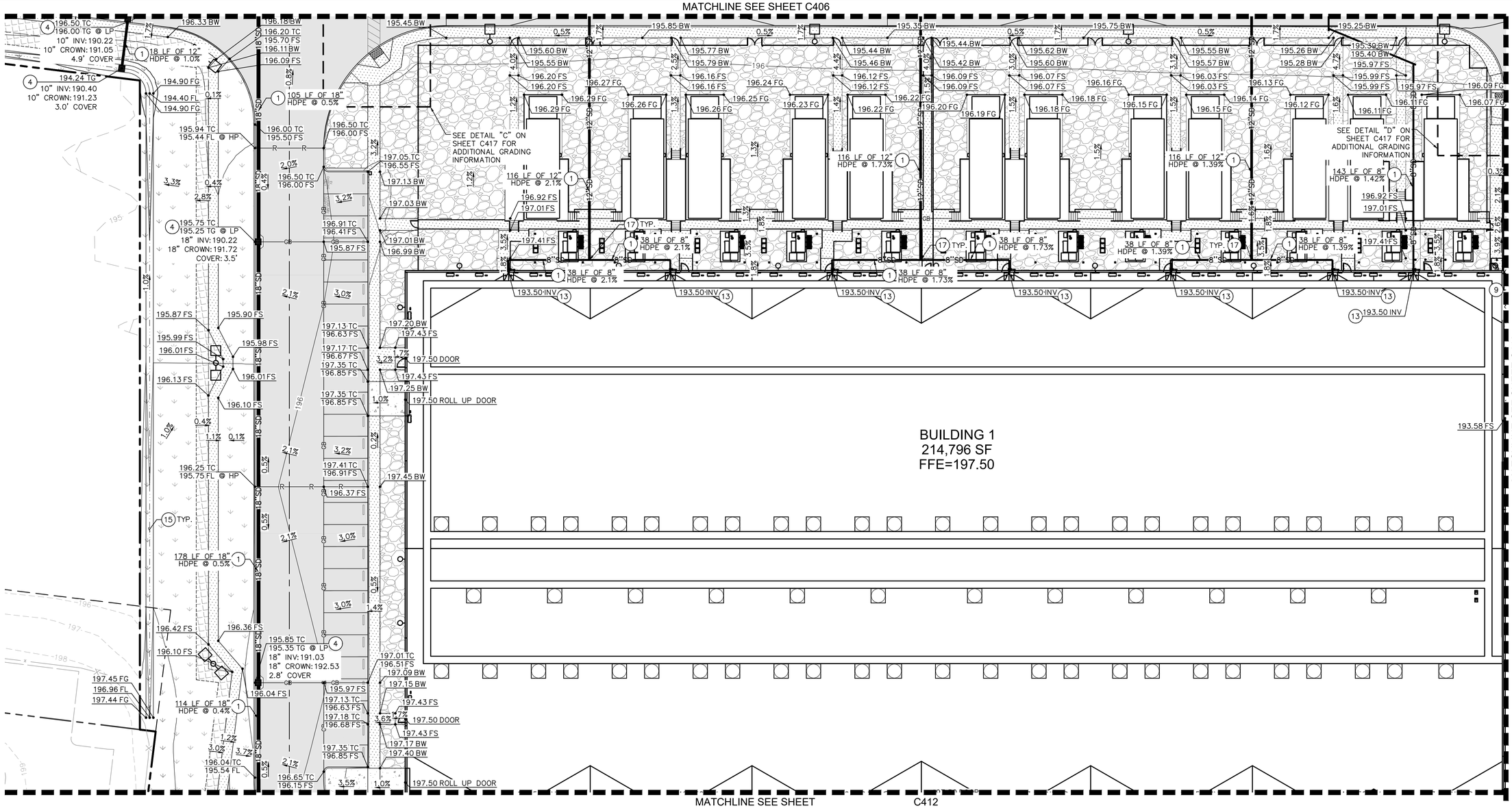
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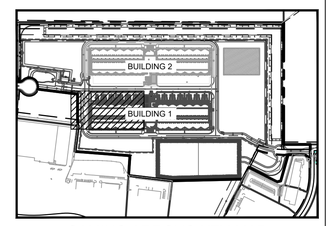
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

PROJECT ADDRESS
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LANDSCAPE ARCHITECT
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PROJECT DELIVERY PACKAGE
PERMIT

PROJECT: **CAMINO ARROYO - BUILDING 1**

SHEET TITLE: **GRADING AND DRAINAGE PLAN**

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
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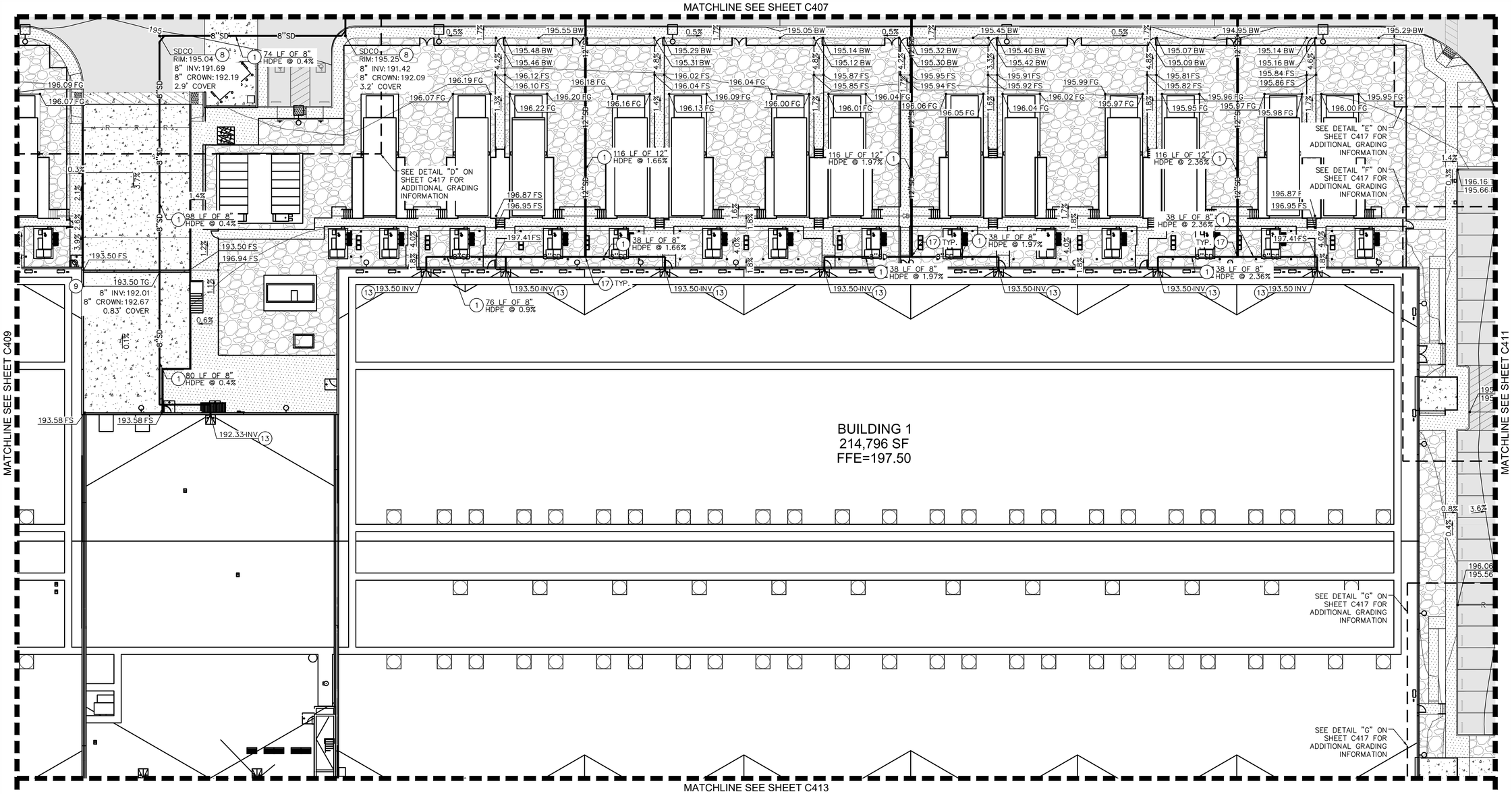
REGISTERED PROFESSIONAL ENGINEER — MILES R. JOHNSON — RCE NO. 84307 — CIVIL — STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: **C409**

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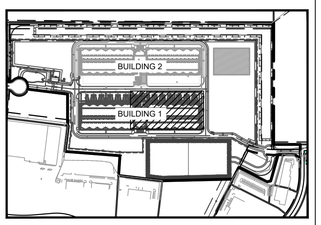
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CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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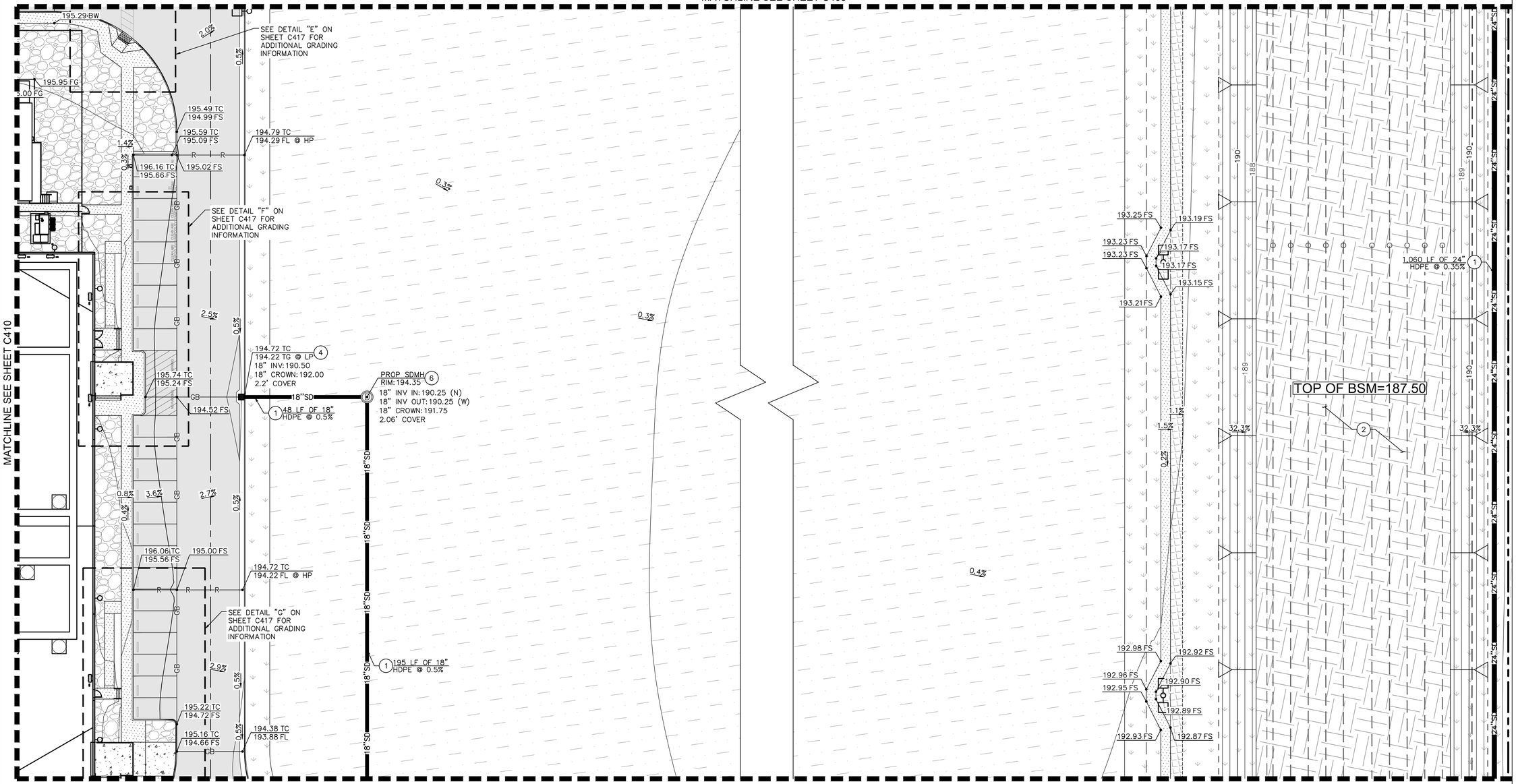
REGISTERED PROFESSIONAL ENGINEER
MILES R. JOHNSON
RCE NO. 84307
CIVIL
STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: **C410**

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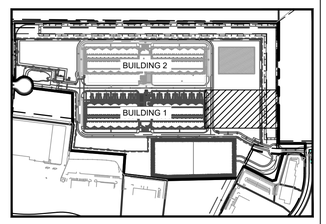
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CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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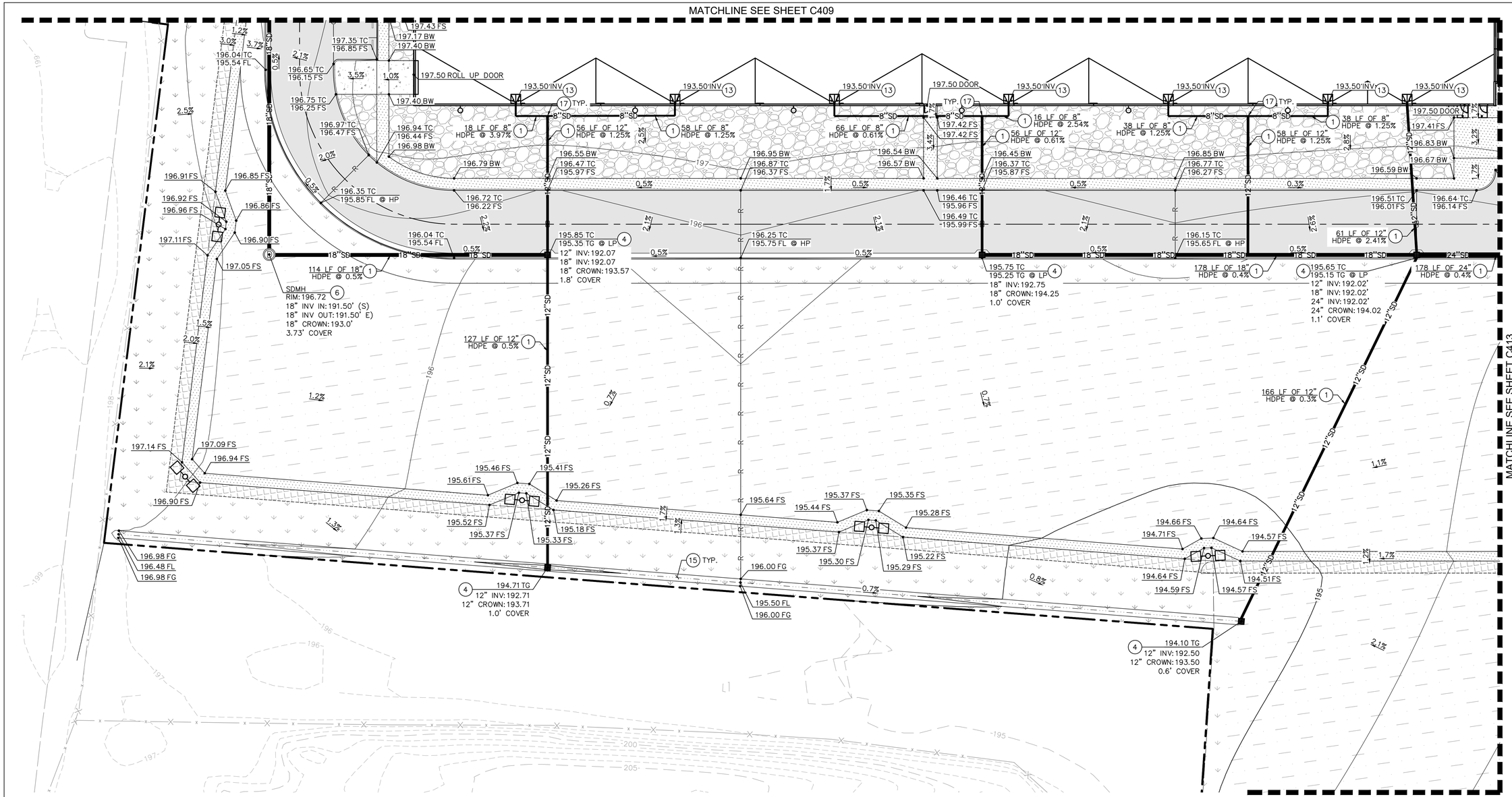
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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:** 197315002
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DRAWING NUMBER: C411

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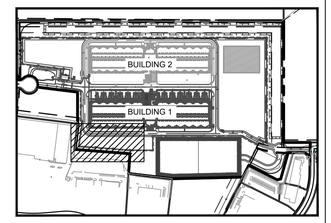
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CAMINO ARROYO KEY MAP

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PROJECT: CAMINO ARROYO - BUILDING 1

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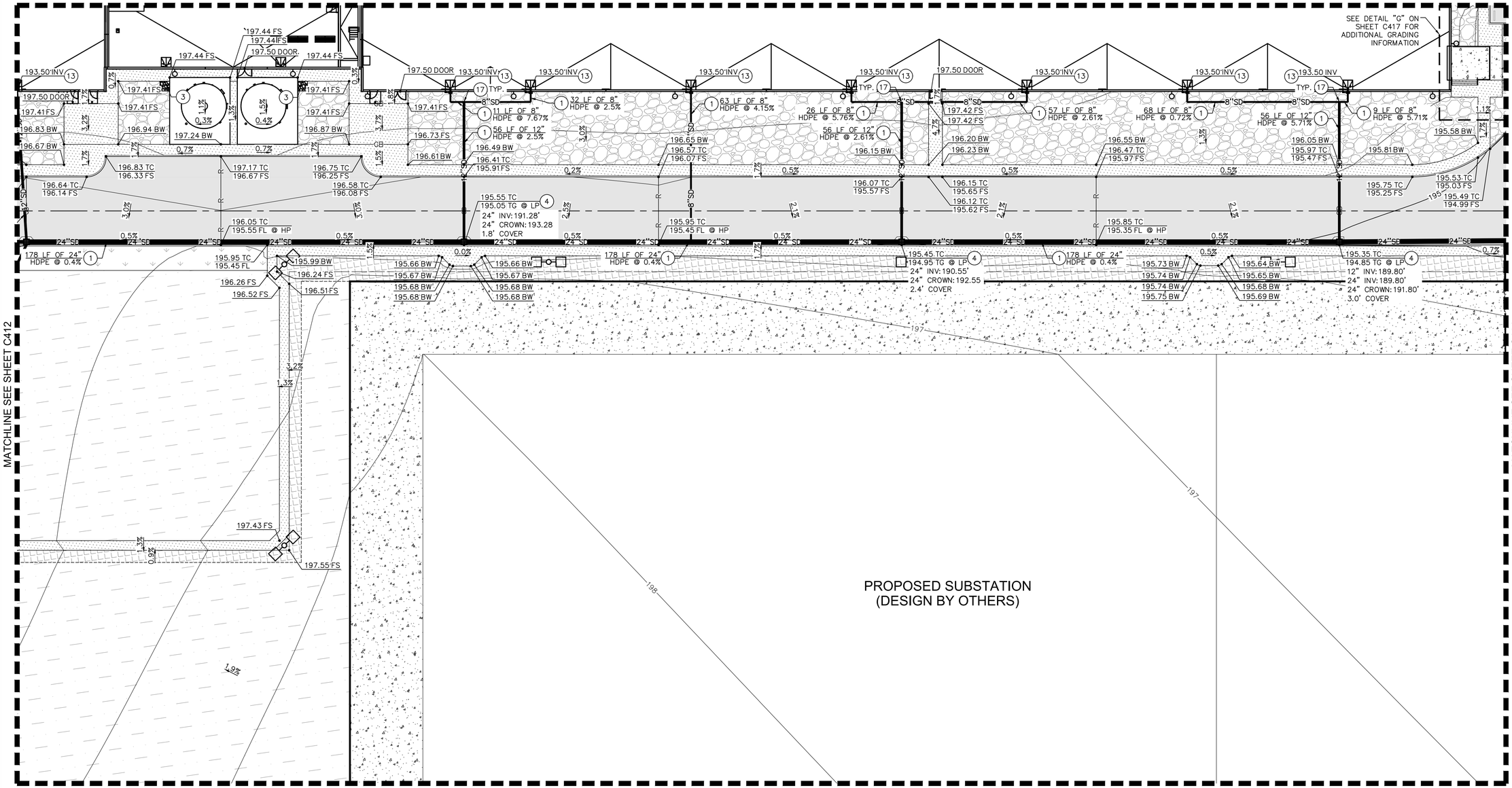
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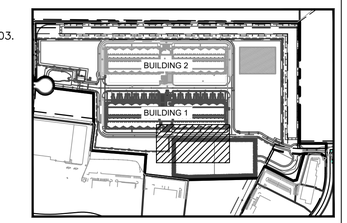
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

PROJECT ADDRESS
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PROJECT DELIVERY PACKAGE
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PROJECT: **CAMINO ARROYO - BUILDING 1**

SHEET TITLE: **GRADING AND DRAINAGE PLAN**

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
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B	18SEP2020	ISSUE FOR 80% REVIEW
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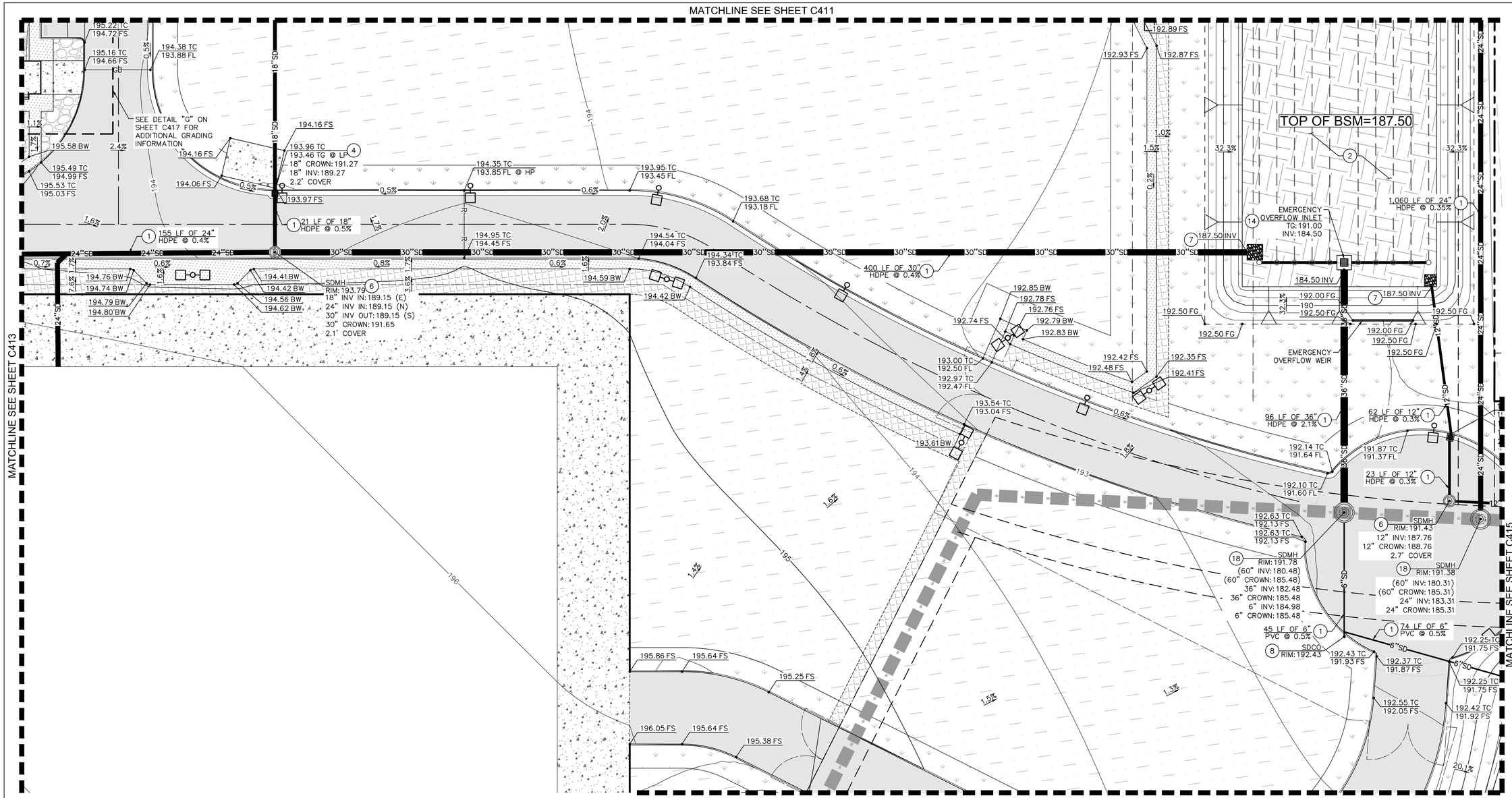
REGISTERED PROFESSIONAL ENGINEER
MILES R. JOHNSON
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CIVIL
STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: **C413**

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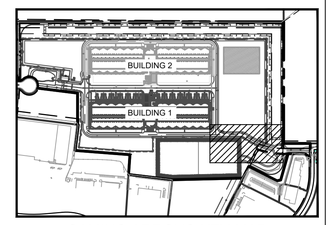
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GRAPHIC SCALE IN FEET
0 10 20 40



CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING AND DRAINAGE PLAN

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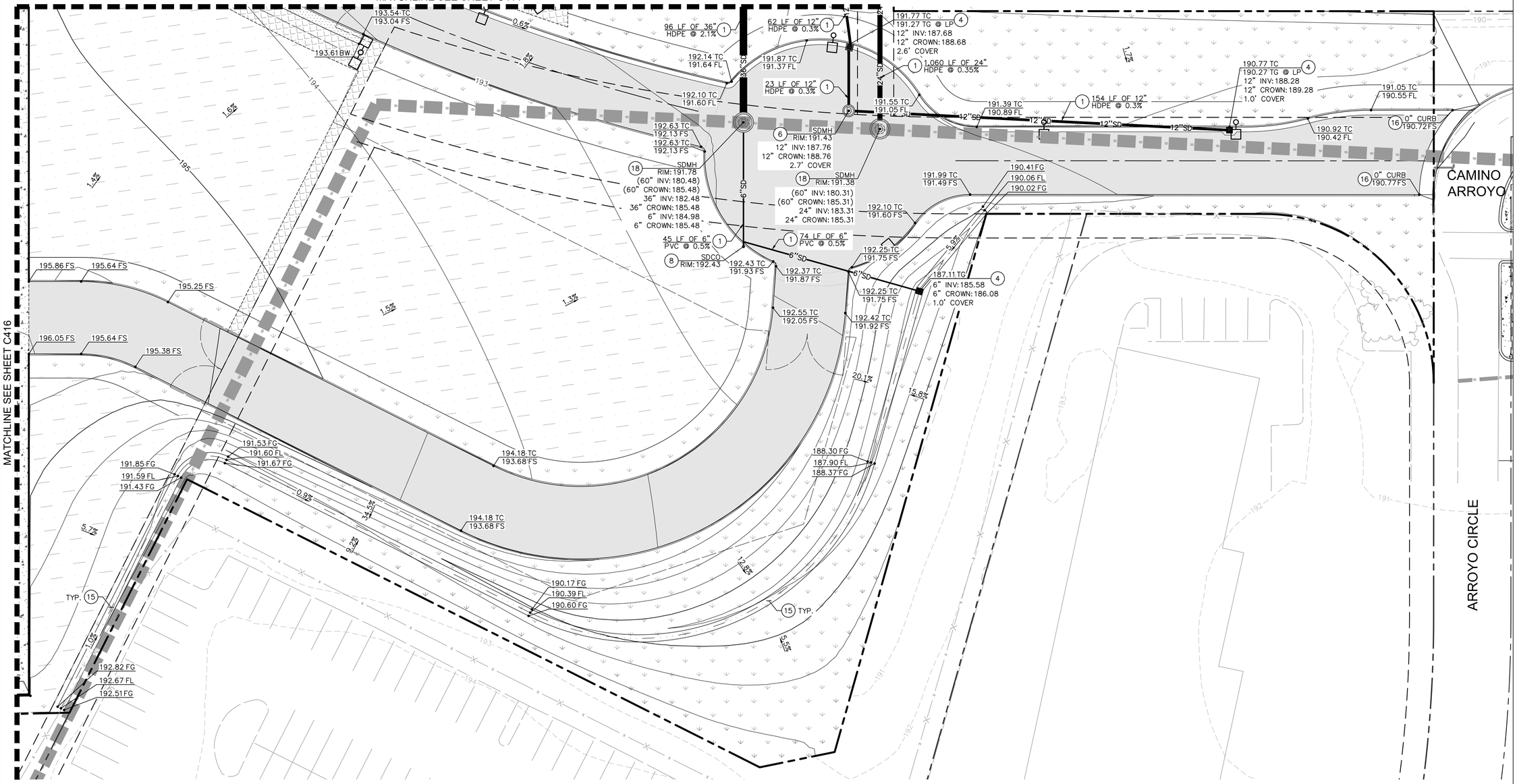
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MILES R. JOHNSON
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CIVIL
STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: C414

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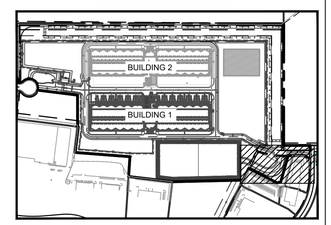
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CAMINO ARROYO KEY MAP

PDF PRINT DATE: 03/18/2022

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PROJECT: **CAMINO ARROYO - BUILDING 1**

SHEET TITLE: **GRADING AND DRAINAGE PLAN**

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REGISTERED PROFESSIONAL ENGINEER — MILES R. JOHNSON — RCE NO. 84307 — CIVIL — STATE OF CALIFORNIA

03/18/2022

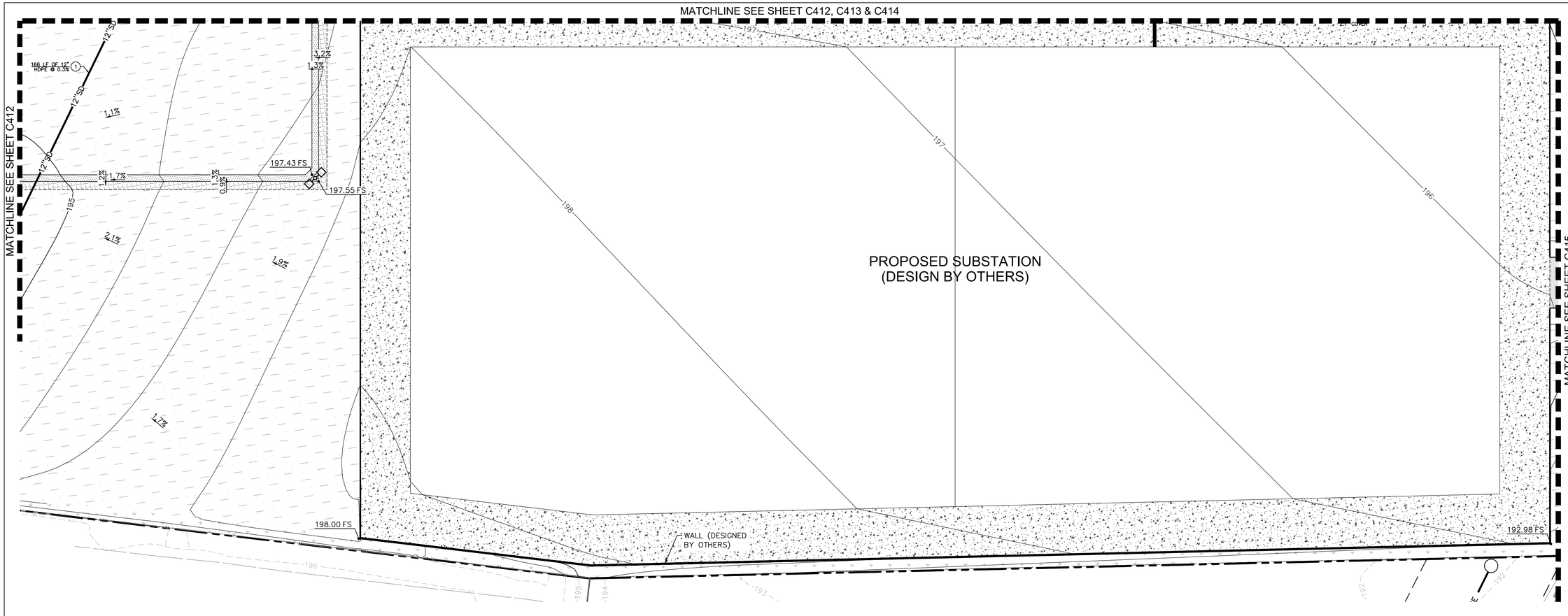
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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002

DESIGNED: JAK | **ENGINEER:** MRJ

DRAWING NUMBER: **C415**

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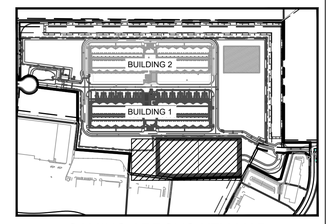
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CAMINO ARROYO KEY MAP

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PROJECT: CAMINO ARROYO - BUILDING 1

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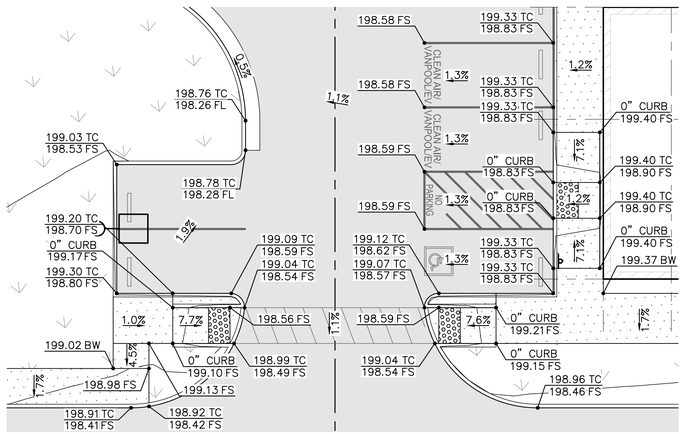
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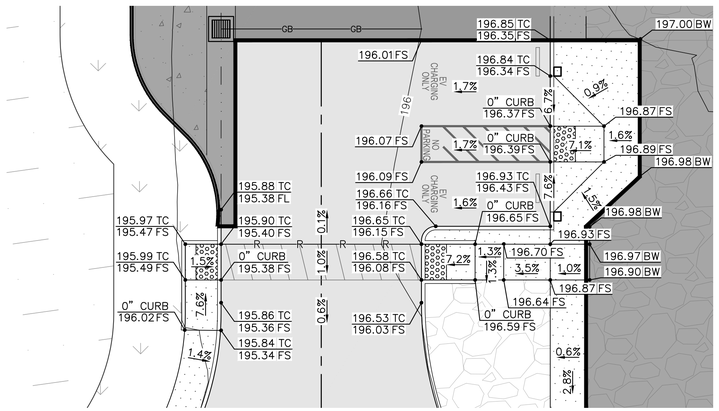
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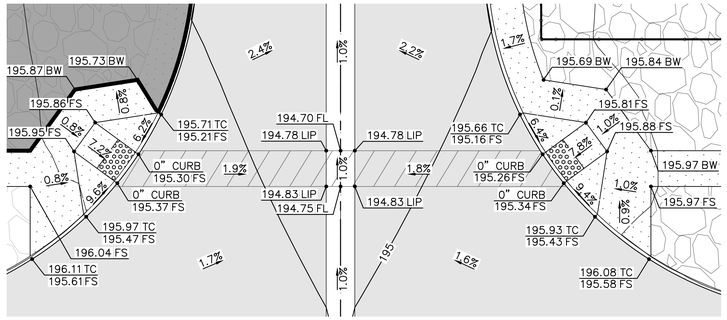
DETAIL A
SCALE 1" = 10'



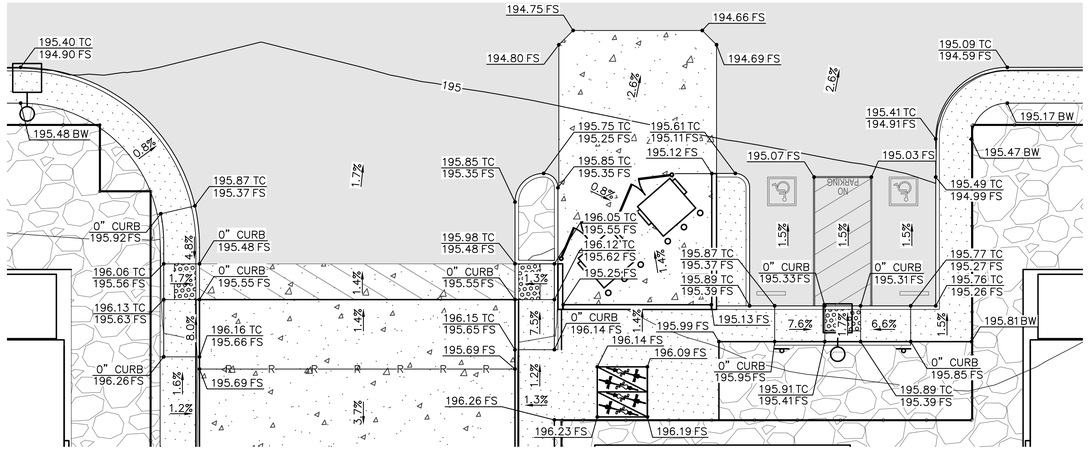
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LEGEND

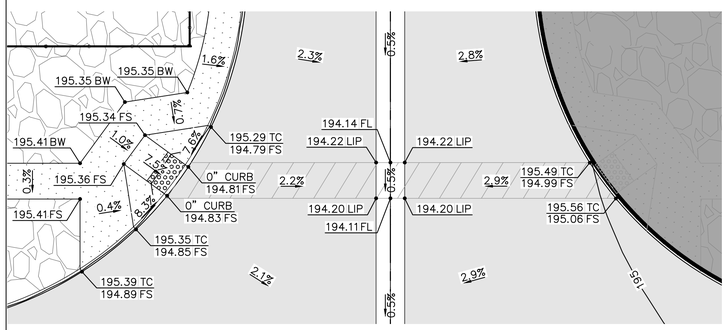
- PROPERTY LINE
- RIDGE LINE
- GRADE BREAK LINE
- FLOW LINE
- STORM DRAIN LINE
- PERFORATED PIPE
- ASPHALT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL AREA
- HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- BIORETENTION AREA
- TRUNCATED DOMES
- PER SEPARATE PERMIT PACKAGE
- LP LOW POINT
- HP HIGH POINT
- ■ DROP INLET



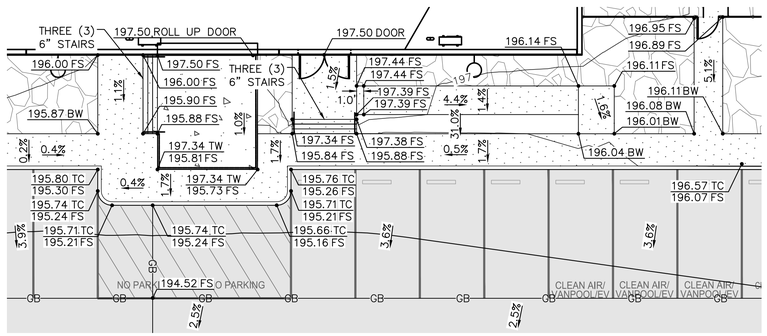
DETAIL C
SCALE 1" = 10'



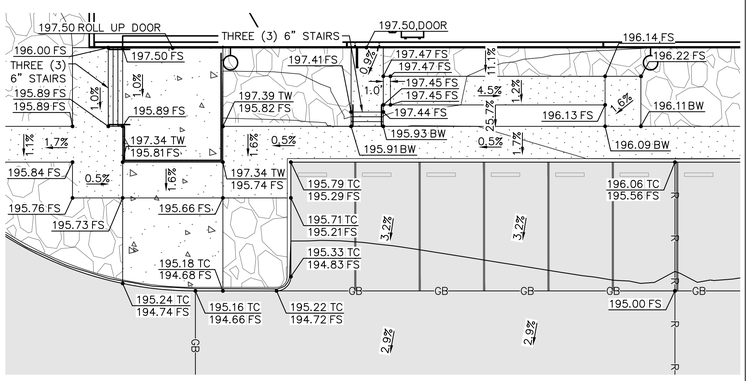
DETAIL D
SCALE 1" = 10'



DETAIL E
SCALE 1" = 10'



DETAIL F
SCALE 1" = 10'



DETAIL G
SCALE 1" = 10'

GRAPHIC SCALE IN FEET
0 5 10 20

PDF PRINT DATE: 03/18/2022

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PROJECT DELIVERY PACKAGE
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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING DETAILS

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REVISIONS

MARK	DATE	DESCRIPTION
A	07AUG2020	ISSUE FOR 50% REVIEW
B	18SEP2020	ISSUE FOR 80% REVIEW
C	16OCT2020	100% CD
D	06NOV2020	ISSUE FOR BID
G	15OCT2021	BID REVISIONS 3
H	18MAR2022	ISSUE FOR BID – REV H
0	18MAR2022	ISSUE FOR PERMIT

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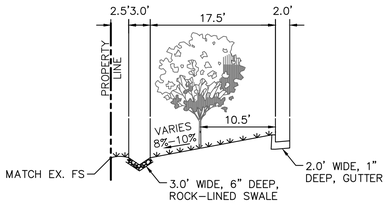
REGISTERED PROFESSIONAL ENGINEER MILES R. JOHNSON RCE NO. 84307 CIVIL STATE OF CALIFORNIA

03/18/2022

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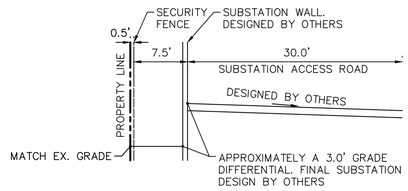
ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002
DESIGNED: JAK | **ENGINEER:** MRJ
DRAWING NUMBER: C417

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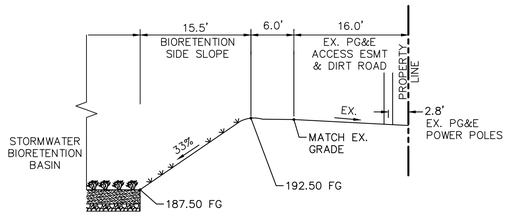
SECTION A - WESTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



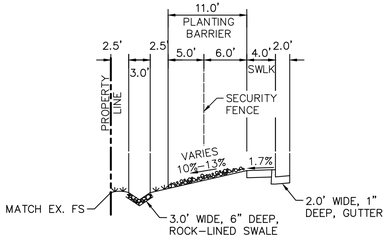
SECTION E - WESTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



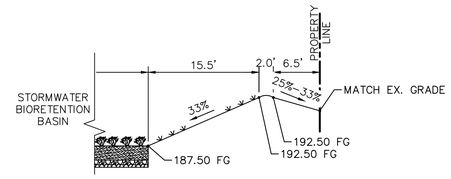
SECTION H - EASTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



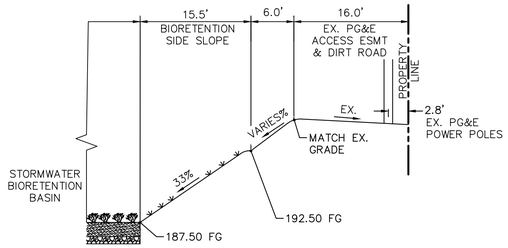
SECTION B - WESTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



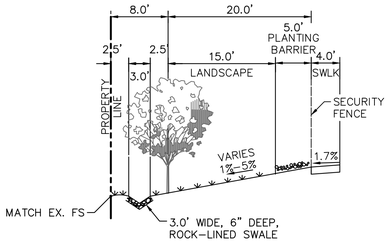
SECTION F - SOUTHERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



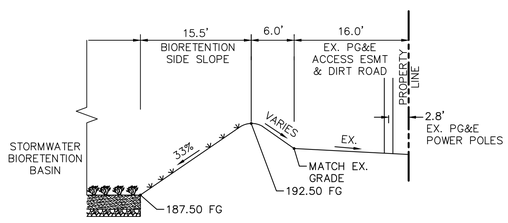
SECTION I - EASTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



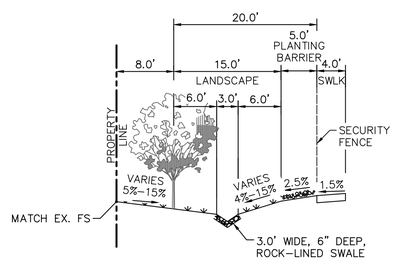
SECTION C - NORTHERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



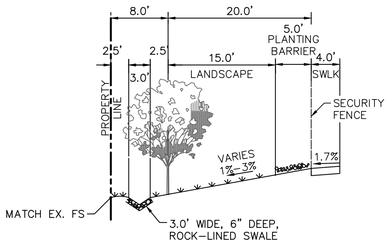
SECTION G - EASTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



SECTION J - NORTHERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'



SECTION D -WESTERN PROPERTY LINE

HORIZONTAL SCALE: 1"=10'

PDF PRINT DATE: 03/18/2022

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PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: GRADING SECTIONS

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SEAL/SIGNATURE

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RCE NO. 84307
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STATE OF CALIFORNIA

03/18/2022

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ISSUE DATE: 18MAR2022 | **KH PROJECT NO:**197315002

DESIGNED: JAK | **ENGINEER:** MRJ

DRAWING NUMBER: C418

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Attachment C

Bioretention Area Inspection and Maintenance Checklist

Bioretention Area
Inspection and Maintenance Checklist

Property Address: Camino Arroyo, Gilroy, CA 95054 Property Owner: AWS
Treatment Measure No.:_____ Date of Inspection:_____Type of Inspection: □ Monthly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season
Inspector(s):_____ □ Other:_____

Defect	Conditions When Maintenance Is Needed	Frequency	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.	As needed after a rain event.			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.	Semi-Annual Inspection			Trash and debris removed from bioretention area and disposed of properly.
3. Sediment	Evidence of sedimentation in bioretention area.	Semi-Annual Inspection			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.	Semi-Annual Inspection			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.	Harvesting Vegetation - Annually, During Summer Trimming Vegetation – Beginning & End of Wet Season & Inspect Monthly Weed Removal - Monthly			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.	Quarterly or as needed to maintain a mulch layer thickness of 2” to 3”			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 2-3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.	As Needed			Meet the design specifications.

Attachment D

Storm Water Treatment Inspection Report

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 of Gonzales and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN: Camino Arroyo, Gilroy, CA 95054

Property Owner: Amazon Web Services

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 identified 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
BMP 1	Bioretention Area	South and East Boundary of the site

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
BMP 1			

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:_____