

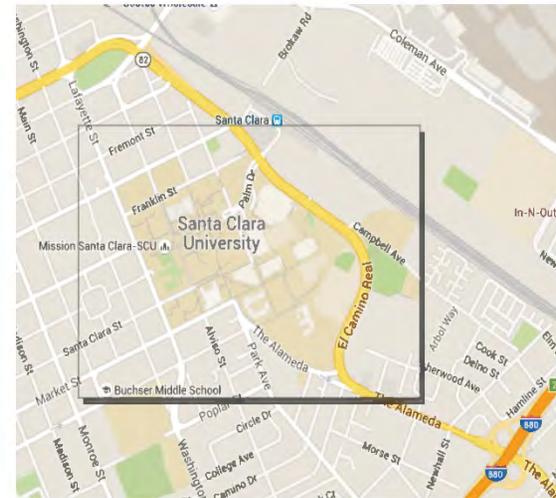
## Index of Drawings

Sheet	Title
P1	Cover Sheet and Index of Drawings
P2	Project Locations and Project Descriptions
P3	New Law School Existing and New Site Plans
P4	New Law School Plan and Elevations
P5	New Law School Plan and Elevations
P6	STEM Existing and New Site Plans
P7	Student Housing Existing and New Site Plans
P8	350 Bed Student Housing Plans and Elevation
P9	Cowell Center Replacement Existing and New Plans
P10	Benson Center Additions Plans And Elevations
P11	Benson Center Perspective
P12	Demolish Daly Science Existing And New Site Plans
P13	SCU Parking Plan and Data
P14	SCU Transportation and Demand Management
P15	Construction Lay Down Areas and Schedule
C1	Stormwater Management Site Plan
C2	New Law School Stormwater Mitigation Plan
C3	STEM West Stormwater Management Requirements Exhibit
C4	STEM North and STEM South Stormwater Management Requirements Exhibit
C5	Benson Center Additions Stormwater Management Requirements Exhibit
C6	New Cowell Center Stormwater Management Requirements Exhibit
C7	New 350 Bed Residence Hall Stormwater Management Requirements Exhibit
C8	New 250 Bed Residence Hall Stormwater Management Requirements Exhibit

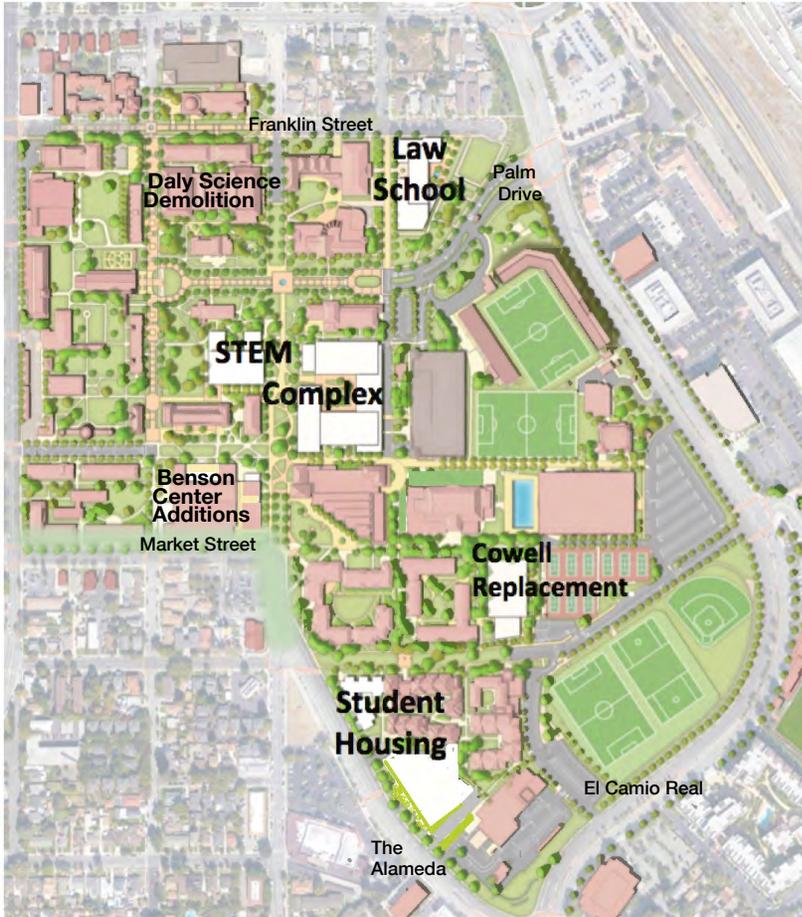
## Project Description

Santa Clara University has filed an application with the City of Santa Clara to amend The Master Use Permit to allow construction of new facilities on the University campus.

The scope of this proposal includes one new building, replacement of seven existing buildings, additions to one existing building, removal of three existing buildings, site improvements, and landscaping.



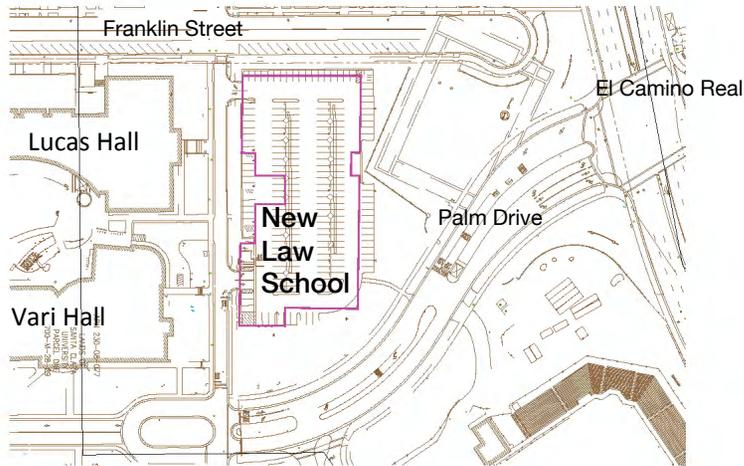
Santa Clara University Area Map



New Projects Location Plan

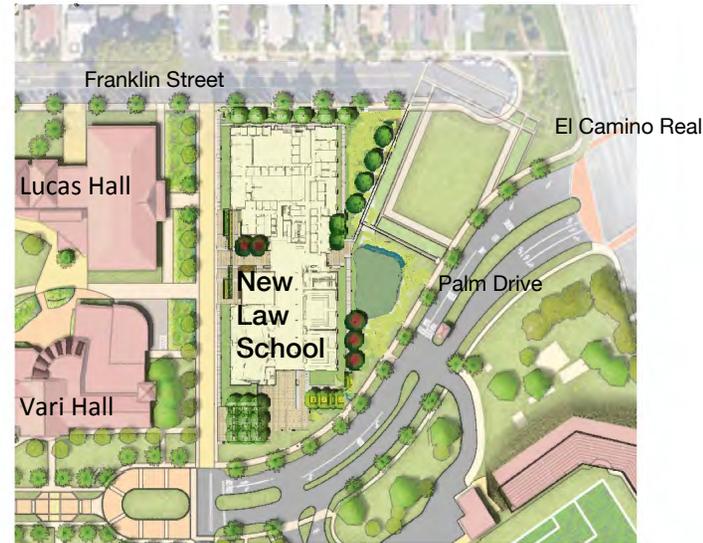
<u>MAJOR PROJECTS</u>	<u>NEW</u>	<u>DEMO</u>	<u>NET</u>
LAW SCHOOL	100,000	-0-	100,000
STEM West	83,800	(37,9763)	23,897
STEM South	163,400	(38,496)	124,904
STEM North	123,500	(92,497)	31,003
350 Bed Residence Hall	132,854	-0-	132,854
250 Bed Residence Hall	55,800	(19,000)	36,800
Cowell Replacement	38,000	(10,414)	27,586
<u>SECONDARY PROJECTS</u>			
Benson Center Expansion	21,363	(6,000)	15,363
Daly Science Removal	-0-	(42,813)	(42,813)
<b>TOTALS</b>	<b>718,717</b>	<b>(269,193)</b>	<b>449,524</b>

Total Area Added to Campus 449,524 GSF



## Existing Site Plan with new Footprint

- Existing parking lot with 163 spaces to be removed
- 24 existing trees to be removed (5" diameter average)
- Existing impervious surface area 52,500 SF



## Location and Landscape Concept Plan

- Located adjacent to Lucas Hall (Leavey School of Business)
- Building footprint 50,000 SF
- New impervious surface area 61,890 SF
- Total building area 100,000 GSF
- One to three stories
- Height at roof eaves 45'-0" maximum 59'-6" at roof ridge
- Construction summer 2016-fall 2017



View 1 Entering campus on Palm Drive



View 2 Palm Drive nearing Sherman Street



Law School Site Plan

CAMPUS DEVELOPMENT PLAN

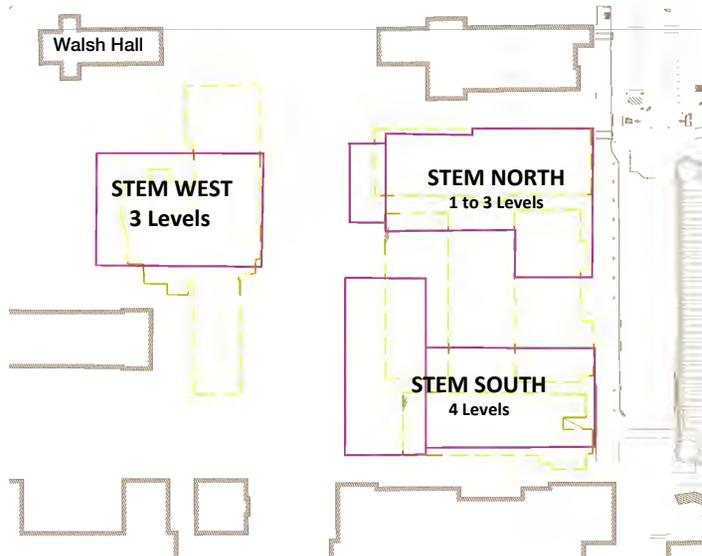


View 3 from Sherman Street and Palm Drive



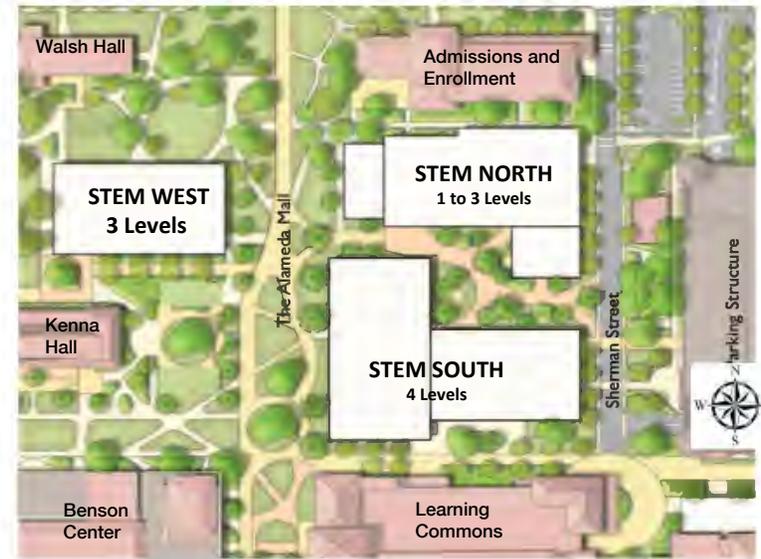
View 4 from east end of Franklin Street





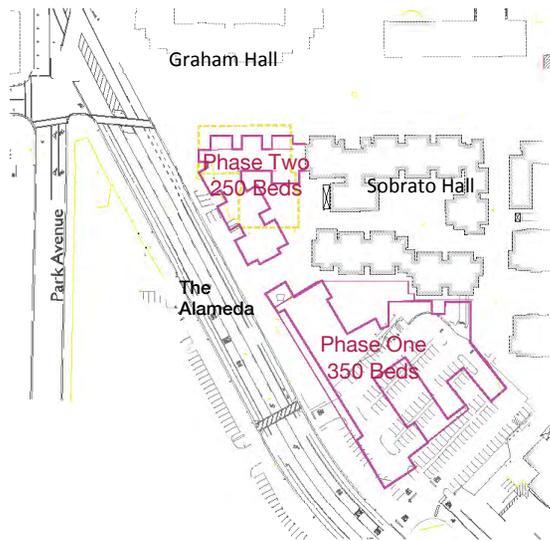
**Existing Site Plan with new Footprint**

- No parking spaces to be removed
- 42 existing trees to be removed
- Existing impervious surface area 80,344 SF
- Total building area to be demolished 190,966 GSF



**Location and Landscape Concept Plan**

- Strategically located in center of campus
- New building total footprints 98,800 SF
- New total impervious surface area 119,381SF
- Total new building area 370,000 GSF
- One to four stories in height
- Phased construction January 2018-September 2024



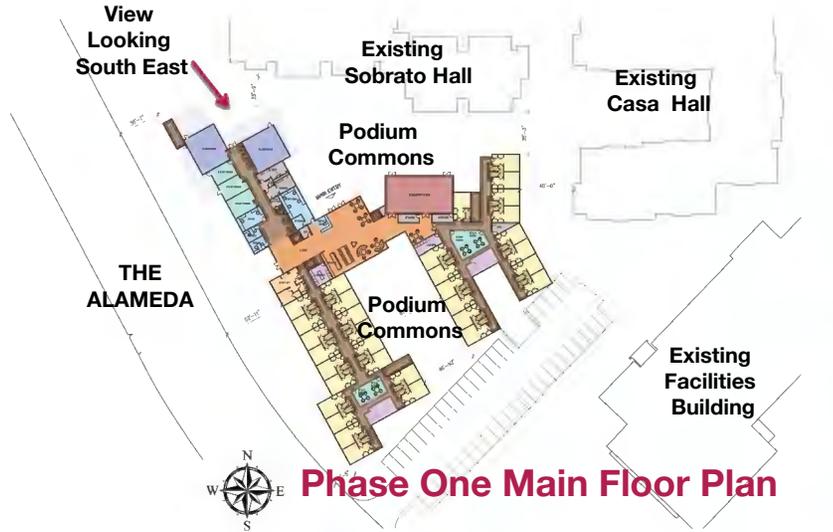
## Existing Site Plan with new Footprints

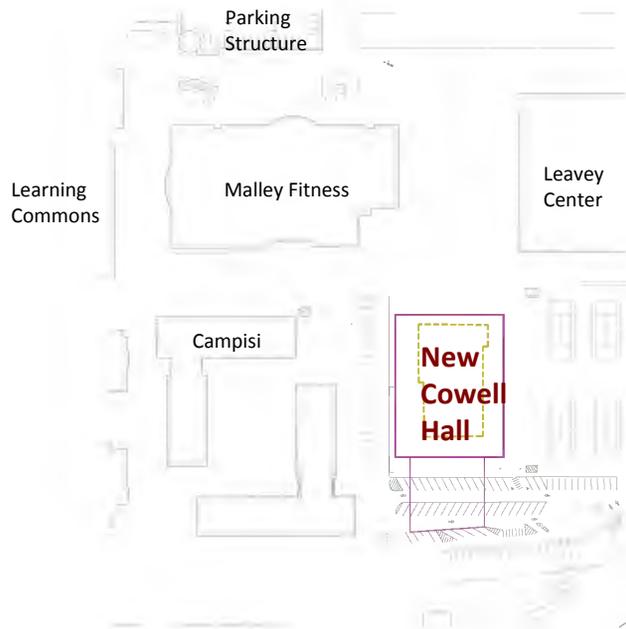
- 158 parking spaces to be removed in Phase One
- 7 parking spaces to be removed in Phase Two
- 45 trees to be removed in Phase One
- 15 trees to be removed in Phase Two
- Existing impervious surface area Phase One 25,460SF
- Existing impervious area Phase Two 19,000SF
- Total building area to be demolished 19,000 GSF



## Location and Landscape Concept Plan

- Located Adjacent to Sobrato Hall and Casa Italiana Hall
- Total new building area 188,654 GSF four stories in height
- Building footprints 33,000 GSF and 13,950 GSF
- New impervious areas: Phase One 32,603 SF Phase Two 14,648 SF
- Phase One 350 beds with 154 car parking under podium
- Vehicle entrance uses existing driveway
- Phase Two 250 beds
- Phase One construction June 2018-June 2019
- Phase Two construction June 2019-June 2020





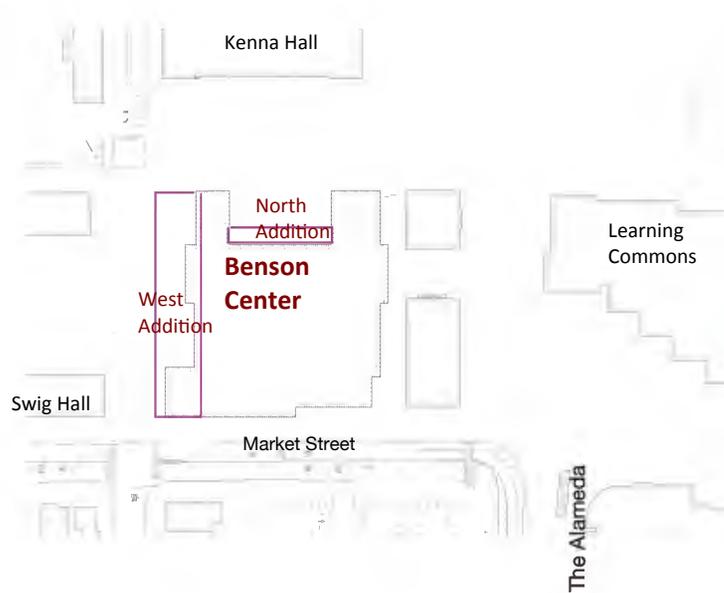
**Existing Site Plan with new Footprint**

- 10 parking spaces to be removed
- 30 trees to be removed
- Total building area to be demolished 10,414 GSF
- Existing impervious area 10,414 SF



**Location and Landscape Concept Plan**

- Replaces existing Cowell Center on the same site
- New health center and athletic practice and recreation space
- Total building area 38,000 GSF
- Two stories in height
- New impervious area 13,299 SF
- Construction summer 2018-summer 2019



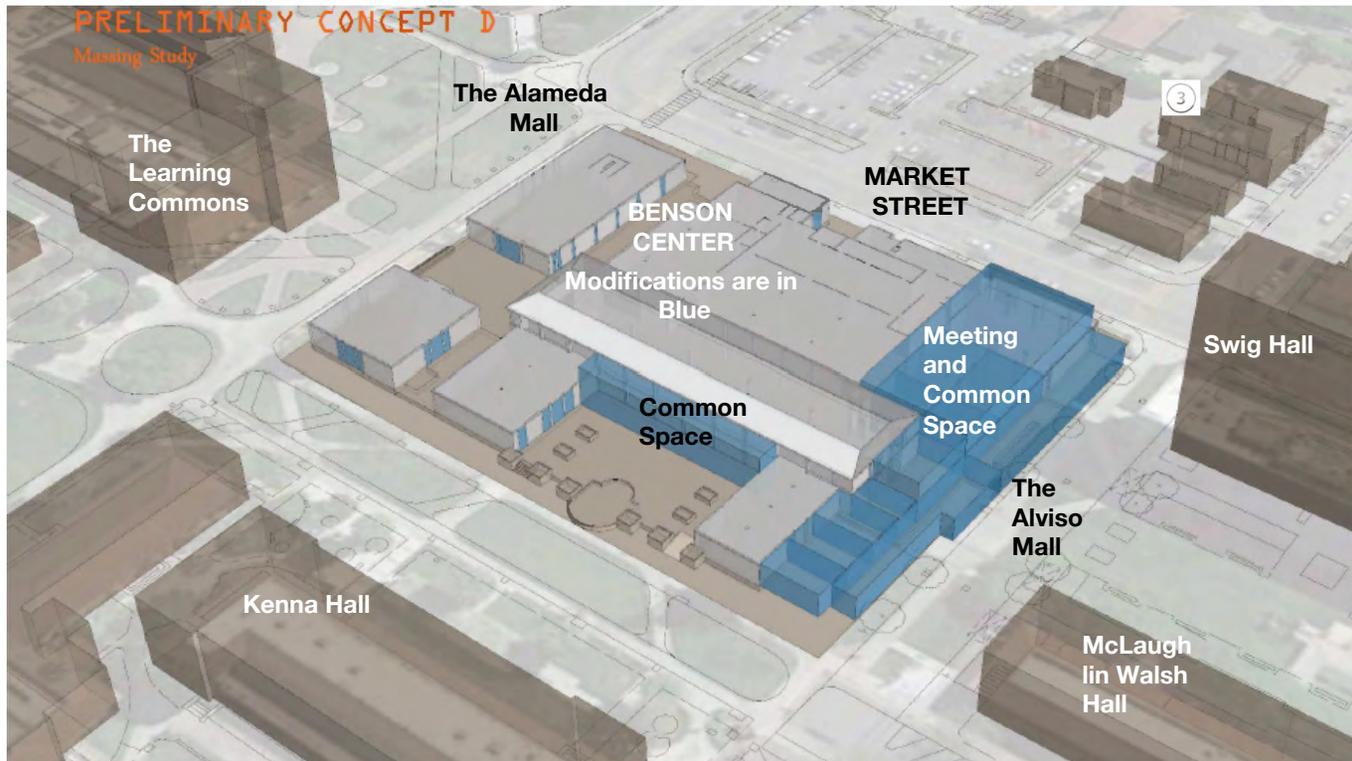
### Existing Site Plan with new Footprint

- -0- parking spaces to be removed
- 24 Trees to be removed
- Existing impervious surface area -0- SF

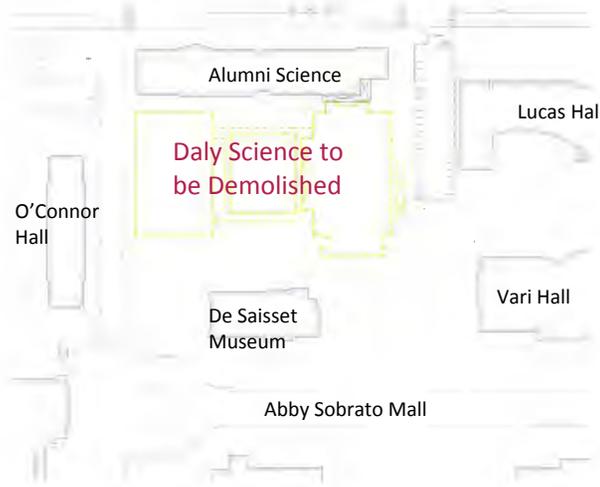


### Location and Landscape Concept Plan

- New meeting space and common areas
- Partial interior renovations of existing areas
- Total new building area 21,363 GSF
- New impervious surface area 16,126 SF
- Construction summer 2018-fall 2019



Location and Massing STUDY



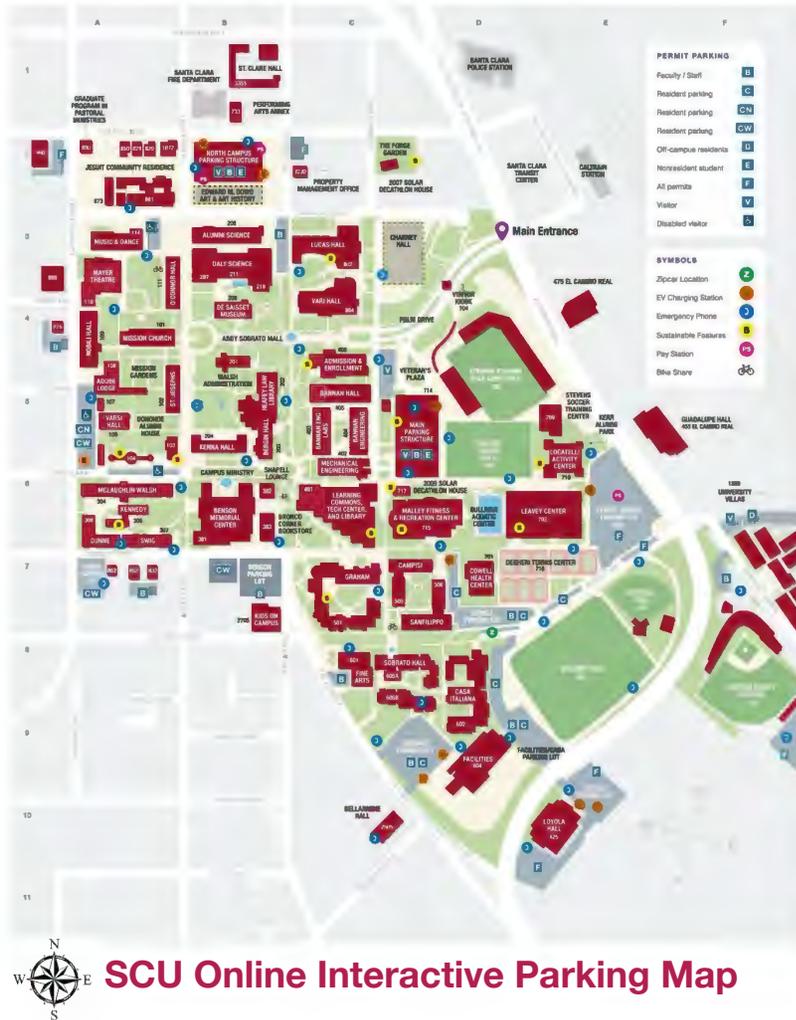
**Existing Site Plan**

- -0- parking spaces to be removed
- -0- trees to be removed
- Existing impervious area 50,000 SF
- Total building area to be demolished 42,813 GSF



**Location and Landscape Concept Plan**

- Total new building area 0 GSF
- Estimated new impervious paving area 5,000 SF
- Demolition and site improvements summer 2022



### Parking Data

- Total current SCU parking available 3,175 spaces
- All spaces are by permit including visitor spaces
- On average, 59% of spaces are occupied at peak period
- Free 2 hour visitor permit parking 6 AM- 8 PM
- Visitors who want to park on campus on weekdays from 8 PM to 6 AM or on the weekends are able to park in B, E, or F spots in the Parking Structure or otherwise without a permit, as long as that section has not been specifically closed off.

### Parking Impacts by Project

Project	Net Gain Or Loss	Totals
Existing Parking	3175	3175
Law School	-163	3012
STEM West	0	3012
STEM North	0	3012
STEM South	0	3012
350 Bed Residence Hall	-4	3005
250 Bed Residence Hall	-7	3005
Cowell Replacement	-10	2995
Benson Center Additions	0	2995
Demolish Daly Science	0	2995

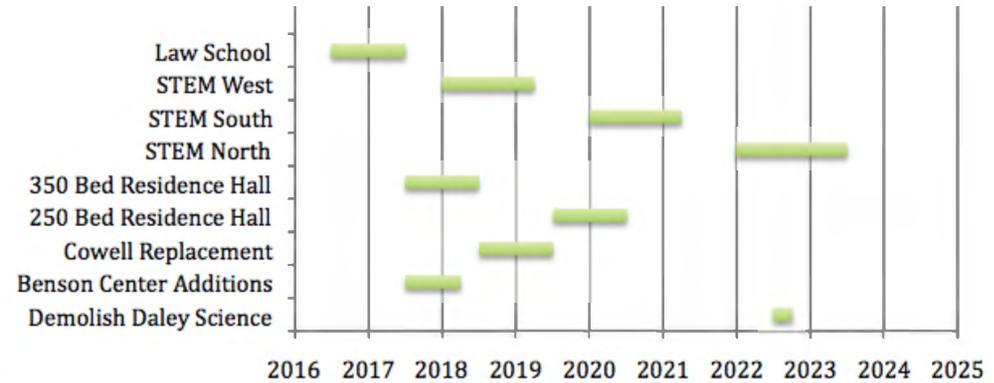
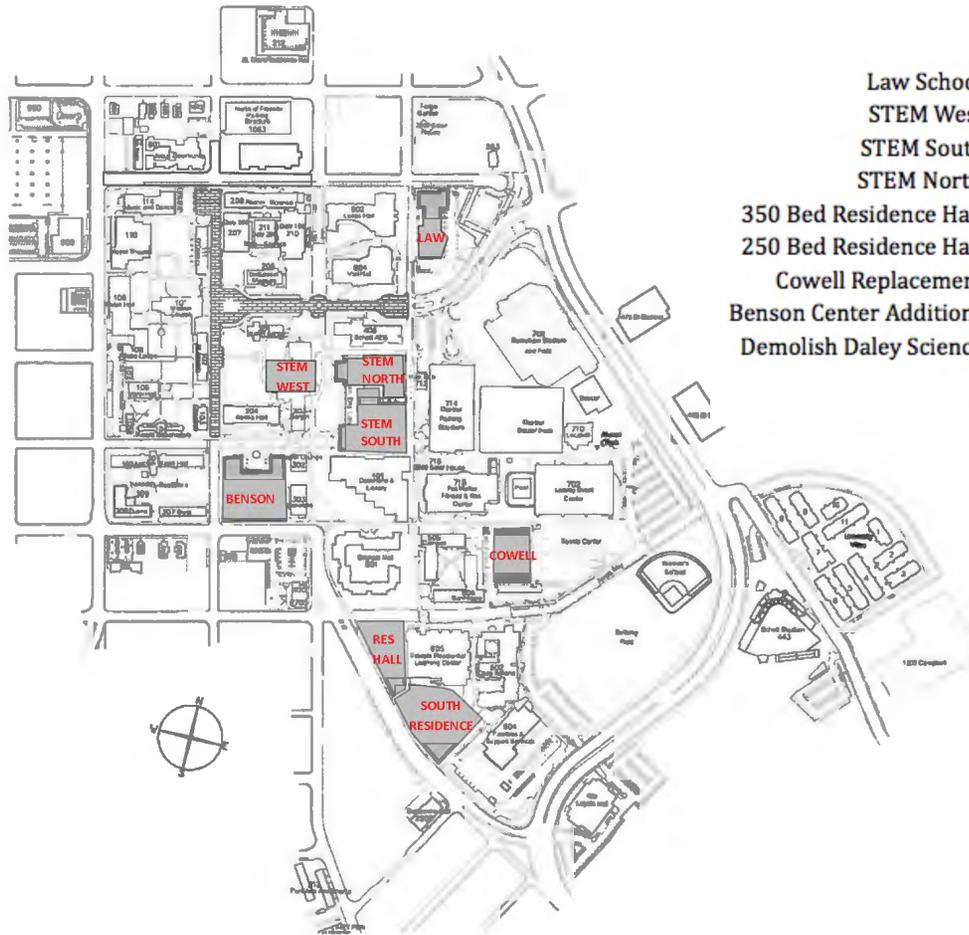


American universities are often hubs of innovation and technology and SCU is third overall leading the nation in Electric Vehicle Charging Stations



### SCU Transportation Services

- ACE - Alamont Corridor Express
- Carpool - Faculty, Staff and Student Parking Incentives
- Derozap - Bicycle Commuter Program & Dero Fixit Stations
- SCU Shuttle Services – SCUttle
- Transit - Discount Program for Faculty and Staff
- Zagster - Bicycle Sharing Program
- Zimride - Carpool and Ridesharing Community
- Zipcar Rental Partner
- Bike Shares
- MuV and SCOOP Ridesharing Partners
- 32 Electric Vehicle Charge Ports in 17 locations
- Santa Clara CalTrain/VTA Transit Station one block away
- Faculty and Staff Discounted Transit Tickets



**Estimated Construction Timeline**

**Estimated Construction Lay Down Areas**

**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TOTAL DISTURBED SITE AREA
- DEMOLISHED AREA TO BE LANDSCAPING
- TOTAL SITE BOUNDARY

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

**NOTES:**

- PROJECT TOTAL DISTURBED AREA IS MORE THAN 1 ACRE AND APPLICANT MUST OBTAIN COVERAGE UNDER THE STATE CONSTRUCTION GENERAL PERMIT.
- PROJECT IS LOCATED OUTSIDE OF HM APPLICABILITY ON THE HM APPLICABILITY MAP AND IS EXEMPTED FROM HYDROMODIFICATION.
- INFILTRATION IS INFEASIBLE SINCE PROJECT SITE SOILS HAVE A SATURATED HYDRAULIC CONDUCTIVITY (Ksat) THAT WILL NOT ALLOW INFILTRATION OF THE ANNUAL RUNOFF.
- THE EXISTING DALY SCIENCE BUILDING (42,813 SF) WILL BE DEMOLISHED AND REPLACED WITH LANDSCAPED AREAS. THIS AREA WILL NOT RECEIVE RUNOFF FROM IMPERVIOUS AREAS AND WILL BE CONSIDERED SELF TREATING AREAS.

POTENTIAL TREATMENT OPTIONS HAVE BEEN INDICATED WITH A CHECK MARK. FINAL STORMWATER MANAGEMENT APPROACH TO BE DETERMINED DURING THE DESIGN AND PERMITTING PROCESS.

**6. Selection of Specific Stormwater Control Measures:**

- |  |   |   |
|--|---|---|
| <p><b>Site Design Measures</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Minimize land disturbed</li> <li><input checked="" type="checkbox"/> Minimize impervious surfaces</li> <li><input checked="" type="checkbox"/> Minimum-impact street or parking lot design</li> <li><input checked="" type="checkbox"/> Cluster structures/pavement</li> <li><input checked="" type="checkbox"/> Disconnected downspouts</li> <li><input checked="" type="checkbox"/> Green roof</li> <li><input checked="" type="checkbox"/> Microdetention in landscape</li> <li><input checked="" type="checkbox"/> Other self-treating area</li> <li><input checked="" type="checkbox"/> Self-retaining area</li> <li><input checked="" type="checkbox"/> Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains)<sup>1</sup></li> <li><input type="checkbox"/> Preserved open space: _____ ac. or sq. ft. (circle one)</li> <li><input type="checkbox"/> Protected riparian and wetland areas/buffers (Setback from top of bank: _____ ft.)</li> <li><input type="checkbox"/> Other _____</li> </ul> | <p><b>Source Control Measures</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Alternative building materials</li> <li><input checked="" type="checkbox"/> Wash area/racks, drain to sanitary sewer<sup>2</sup></li> <li><input checked="" type="checkbox"/> Covered dumpster area, drain to sanitary sewer<sup>2</sup></li> <li><input type="checkbox"/> Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain<sup>2</sup></li> <li><input checked="" type="checkbox"/> Pervious pavement</li> <li><input checked="" type="checkbox"/> Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)</li> <li><input type="checkbox"/> Outdoor material storage protection</li> <li><input type="checkbox"/> Covers, drains for loading docks, maintenance bays, fueling areas</li> <li><input checked="" type="checkbox"/> Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)</li> <li><input checked="" type="checkbox"/> Storm drain labeling</li> <li><input type="checkbox"/> Other _____</li> </ul> | <p><b>Treatment Systems</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> None (all impervious surface drains to self-retaining areas)</li> <li><b>LID Treatment</b></li> <li><input checked="" type="checkbox"/> Rainwater harvest and use (e.g., cistern or rain barrel sized for C.3.d treatment)</li> <li><input type="checkbox"/> Infiltration basin</li> <li><input type="checkbox"/> Infiltration trench</li> <li><input type="checkbox"/> Exfiltration trench</li> <li><input type="checkbox"/> Underground detention and infiltration system (e.g., pervious pavement drain rock, large diameter conduit)</li> <li><b>Bioretention</b><sup>3</sup></li> <li><input checked="" type="checkbox"/> Bioretention area</li> <li><input checked="" type="checkbox"/> Flow-through planter</li> <li><input checked="" type="checkbox"/> Tree box with bioretention soils</li> <li><input type="checkbox"/> Other _____</li> <li><b>Other Treatment Methods</b></li> <li><input type="checkbox"/> Proprietary tree box filter<sup>4</sup></li> <li><input type="checkbox"/> Media filter (sand, compost, or proprietary media)<sup>5</sup></li> <li><input type="checkbox"/> Vegetated filter strip<sup>5</sup></li> <li><input type="checkbox"/> Dry detention basin<sup>2</sup></li> <li><input type="checkbox"/> Other _____</li> </ul> |
|--|---|---|

**Flow Duration Controls for Hydromodification Management (HM)**

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

<sup>1</sup> Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.  
<sup>2</sup> Subject to sanitary sewer authority requirements.  
<sup>3</sup> Bioretention measures are allowed only with completed feasibility analysis showing that infiltration and rainwater harvest and use are infeasible.  
<sup>4</sup> These treatment measures are only allowed if the project qualifies as a "Special Project".  
<sup>5</sup> These treatment measures are only allowed as part of a multi-step treatment process.

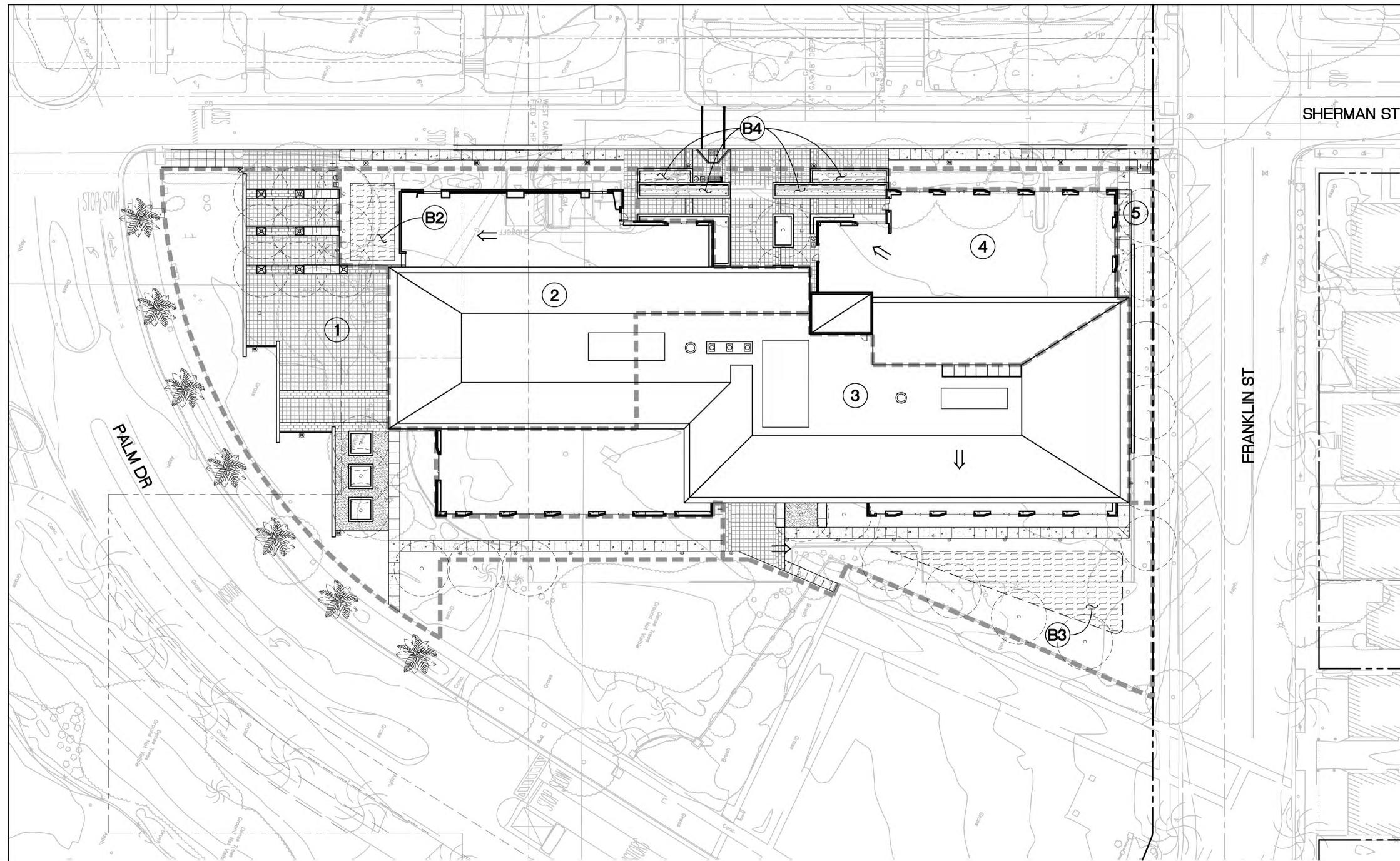
**C.3 STORMWATER TREATMENT MEASURES**

BUILDING	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
NEW LAW SCHOOL	32,500	61,890	2,476	3,480
STEM WEST	23,784	29,102	1,164	1,450
STEM NORTH & SOUTH	56,560	90,279	3,611	3,880
BENSON CENTER	0	16,126	645	830
NEW COWELL CENTER	10,414	13,289	532	536
200 BED RESIDENCE HALL PHASE-2	19,000	16,619	665	780
300 BED RESIDENCE HALL PHASE-1	25,460	61,000	2,440	3,100

a. Total Site Area:	101.2	acre		
b. Total Site Area Disturbed:	6.18	acre (including clearing, grading, or excavating)		
	Existing Area (ft <sup>2</sup> )	Proposed Area (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )	
		Replaced	New	
<b>Impervious Area</b>				
Roof	1,011,595	185,566	67,064	1,078,659
Parking	578,767	0	0	467,667
Sidewalks and Streets	733,906	12,821	0	733,906
<b>c. Total Impervious Area</b>	<b>2,324,268</b>	<b>198,387</b>	<b>67,064</b>	<b>2,280,232</b>
<b>d. Total new and replaced impervious area</b>		<b>265,451</b>		
<b>Pervious Area</b>				
Landscaping	2,084,004	0	44,036	2,128,040
Pervious Paving	0	0	0	0
Other (e.g. Green Roof)	0	0	0	0
<b>e. Total Pervious Area</b>	<b>2,084,004</b>	<b>0</b>	<b>44,036</b>	<b>2,128,040</b>
<b>f. Percent Replacement of Impervious Area in Redevelopment Projects</b>				
	$(\text{Replaced Total Impervious Area} \div \text{Existing Total Impervious Area}) \times 100\% = 8.6\%$			

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**NOTES:**

A. THIS PLAN PRESENTS METHODS FOR FULFILLING THE REQUIREMENTS FOR THE SANTA CLARA VALLEY WATER DISTRICT C.3 STORM WATER GUIDELINES.

B. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE:

**SELF-TREATING/LANDSCAPED.**  
RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING SITE. NO ADDITIONAL TREATMENT IS REQUIRED.

**SELF-RETAINING AREAS.**  
A PORTION OF RUNOFF FROM A HARDSCAPE AREA IS DIRECTED TO A DEPRESSED LANDSCAPED AREA FOR INFILTRATION.

**BIORETENTION.**  
WHERE FEASIBLE, RUNOFF IS DIRECTED OVER THE SURFACE TO PLANTED AREAS FOR FILTRATION AND INFILTRATION INTO THE SOIL PRIOR TO EXITING THE SITE.

C.3 STORMWATER TREATMENT MEASURES						
WATERSHED	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	C.3 TREATMENT BMP	BIORETENTION TREATMENT AREA REQUIRED (SF) (5% OF IMPERVIOUS)	TREATMENT AREA PROVIDED (SF)
1	17,150	8,430	8,720	SELF-RETAINING	-	-
2	15,550	14,170	1,380	BIORETENTION	708	710
3	31,970	26,680	5,290	BIORETENTION	1,330	2,020
4	12,590	12,250	340	BIORETENTION	610	750
5	3,030	360	2,670	SELF-TREATING	-	-

**LEGEND**

- PROPERTY LINE
- WATERSHED AREA
- SURFACE FLOW DIRECTION
- BIO-TREATMENT AREA. SEE GENERAL NOTE F FOR CONTENTS.
- PEDESTRIAN CONCRETE (1 C5.00)
- HARDSCAPE AREA. SEE LANDSCAPE PLANS FOR TYPE. SEE GENERAL NOTE G FOR PEDESTRIAN CONCRETE.

Solomon Cordwell Buenz  
Chicago  
T 312.896.1100  
San Francisco  
T 415.216.2450  
www.scb.com

CIVIL ENGINEERS  
SURVEYORS  
PLANNERS  
688 Hight Street | Oakland, CA 94607 | P. 510.873.8666 | www.sandis.com  
EAST BAY/SF

DATE \_\_\_\_\_, 2016

MICHAEL A. KUYKENDALL  
R.C.E. NO. 70870, EXPIRES 6-30-17

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
2016-04-05		FEIR STORMWATER MANAGEMENT EXHIBIT			
2016-03-11		100% DESIGN DEVELOPMENT			
2016-01-15		50% DESIGN DEVELOPMENT			
2015-10-10		100% SCHEMATIC DESIGN			

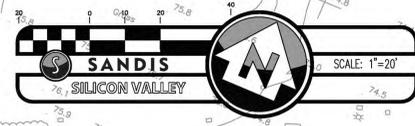
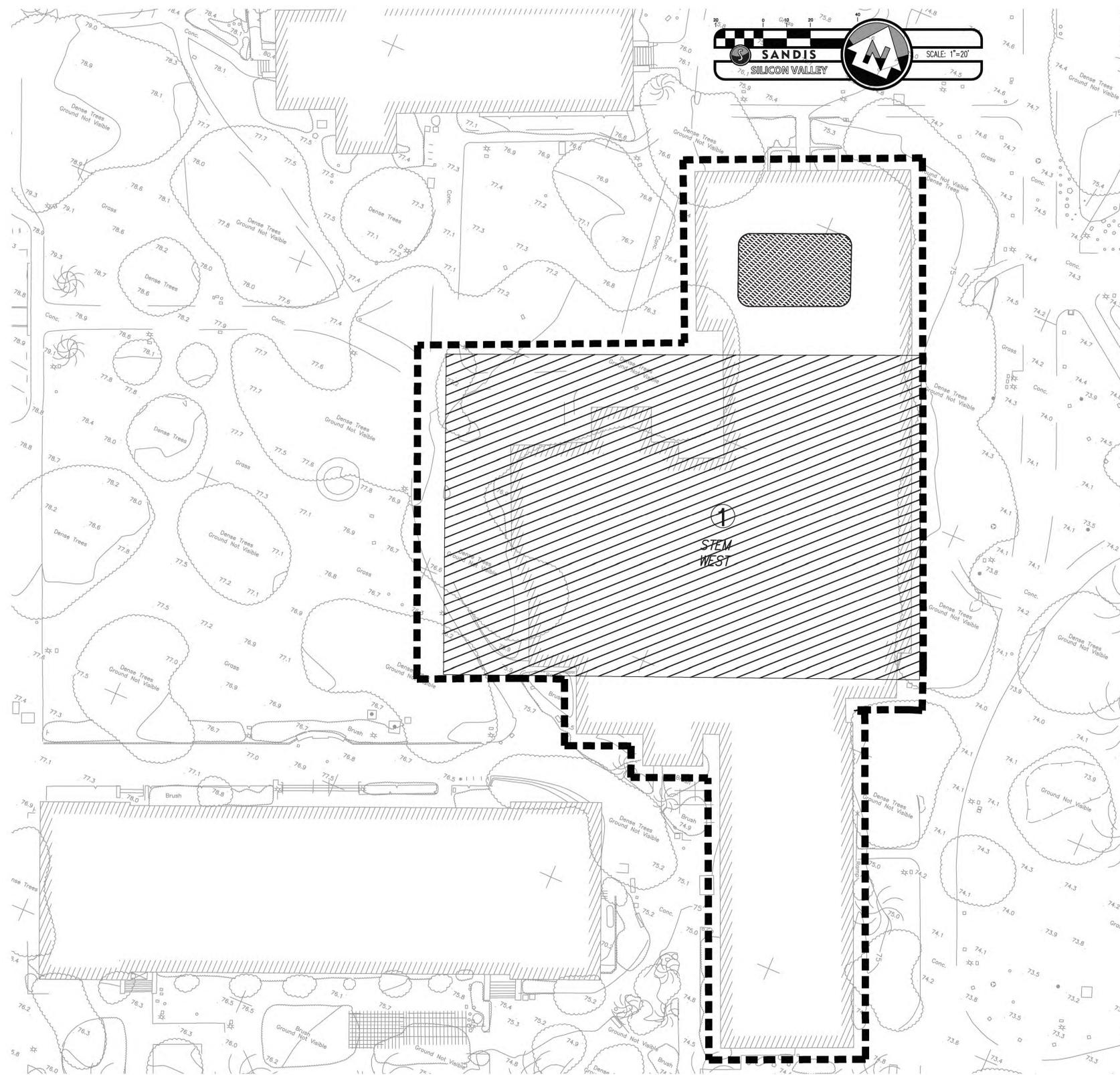
**HOWARD S. AND ALIDA S. CHARNEY HALL OF LAW**  
SANTA CLARA UNIVERSITY  
500 EL CAMINO REAL, SANTA CLARA, CA 95053  
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**STORMWATER MITIGATION PLAN**

Drawn By: RAB  
Checked By: JMS  
Project Number: 2015029

Sheet Number: **C2.00**

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**LEGEND**

TOTAL NEW AND REPLACED IMPERVIOUS AREA

TREATMENT AREA

WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

- NOTES:**
- PROJECT IS LOCATED OUTSIDE OF HM APPLICABILITY ON THE HM APPLICABILITY MAP AND IS EXEMPTED FROM HYDROMODIFICATION.
  - INFILTRATION IS INFEASIBLE SINCE PROJECT SITE SOILS HAVE A SATURATED HYDRAULIC CONDUCTIVITY (Ksat) THAT WILL NOT ALLOW INFILTRATION OF THE ANNUAL RUNOFF.

**SUMMARY**

EXISTING BUILDING 202 (23,784 SF) TO BE DEMOLISHED. NEW STEM PHASE 2 BUILDING (22,400 SF) AND 1,120 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED IN ITS PLACE. C.3 TREATMENT IS PROPOSED WITHIN THE FOOTPRINT OF THE EXISTING BUILDING WHERE THE PROPOSED CONDITION WILL BE LANDSCAPING.

**C.3 STORMWATER TREATMENT MEASURES**

WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	23,784	29,102	BIO-RETENTION AREA	4% RULE	1,164	1,450

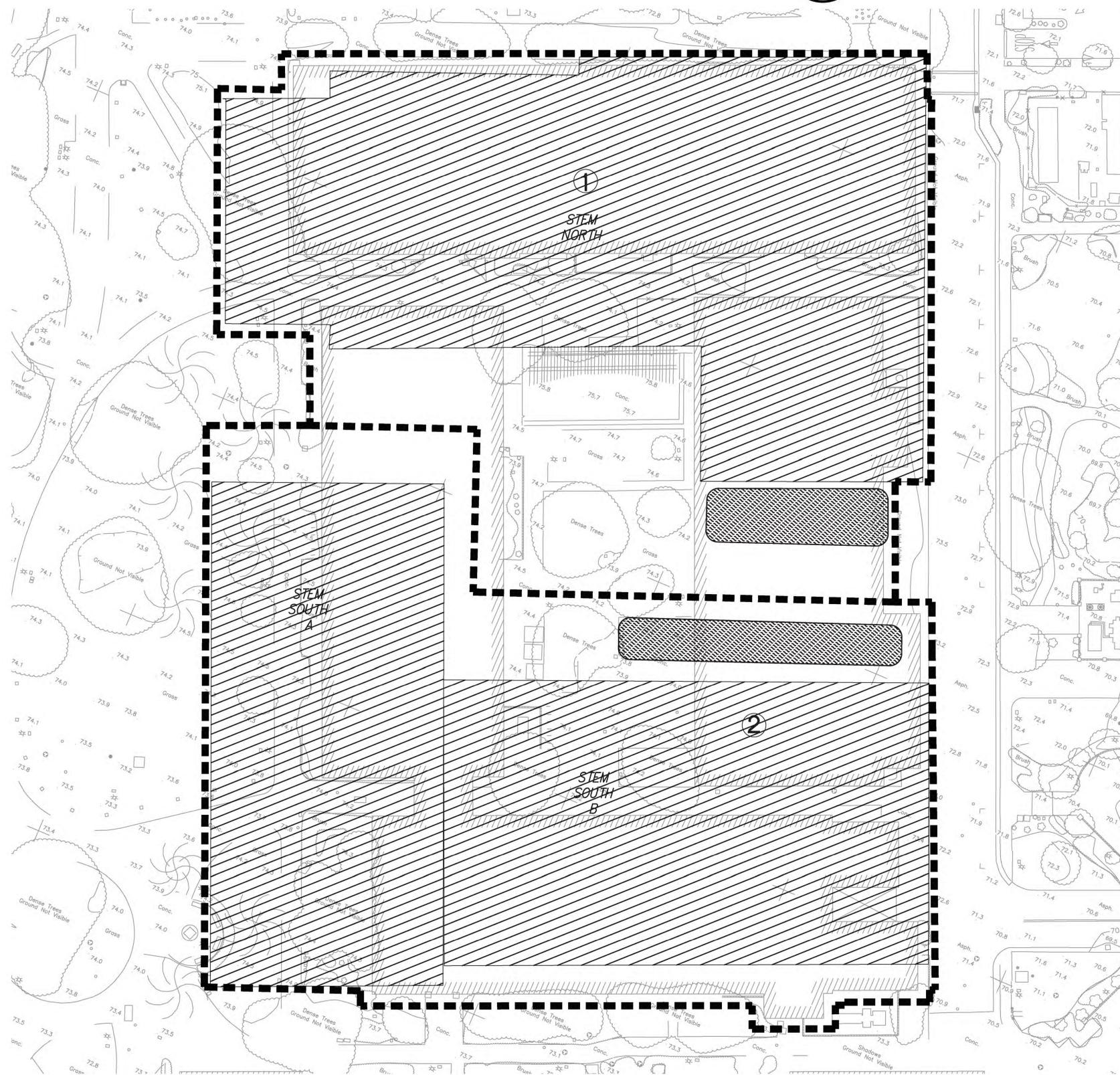
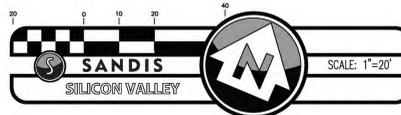
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 1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net  
 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	04/05/16
SCALE:	1"=20'
DRAWN BY:	NT
APPROVED BY:	DW
DRAWING NO.:	209151.Q

No.	REVISION/ISSUE	DATE	BY

**STEM WEST  
STORMWATER MANAGEMENT REQUIREMENTS EXHIBIT**

SANTA CLARA UNIVERSITY  
EIR STORMWATER MANAGEMENT  
REQUIREMENTS EXHIBIT



**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TREATMENT AREA
- WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

**NOTES:**

1. PROJECT IS LOCATED OUTSIDE OF HM APPLICABILITY ON THE HM APPLICABILITY MAP AND IS EXEMPTED FROM HYDROMODIFICATION.
2. INFILTRATION IS INFEASIBLE SINCE PROJECT SITE SOILS HAVE A SATURATED HYDRAULIC CONDUCTIVITY (Ksat) THAT WILL NOT ALLOW INFILTRATION OF THE ANNUAL RUNOFF.

**SUMMARY**

EXISTING BUILDINGS 402 (12,765 SF), 403 (12,865 SF), 404 (14,472 SF) AND 405 (16,358 SF) TO BE DEMOLISHED. NEW STEM PHASES 1 & 3 BUILDINGS (77,400 SF) AND 3,870 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED IN ITS PLACE. C.3 TREATMENT IS PROPOSED WITHIN THE FOOTPRINT OF THE EXISTING BUILDINGS WHERE THE PROPOSED CONDITION WILL BE LANDSCAPING.

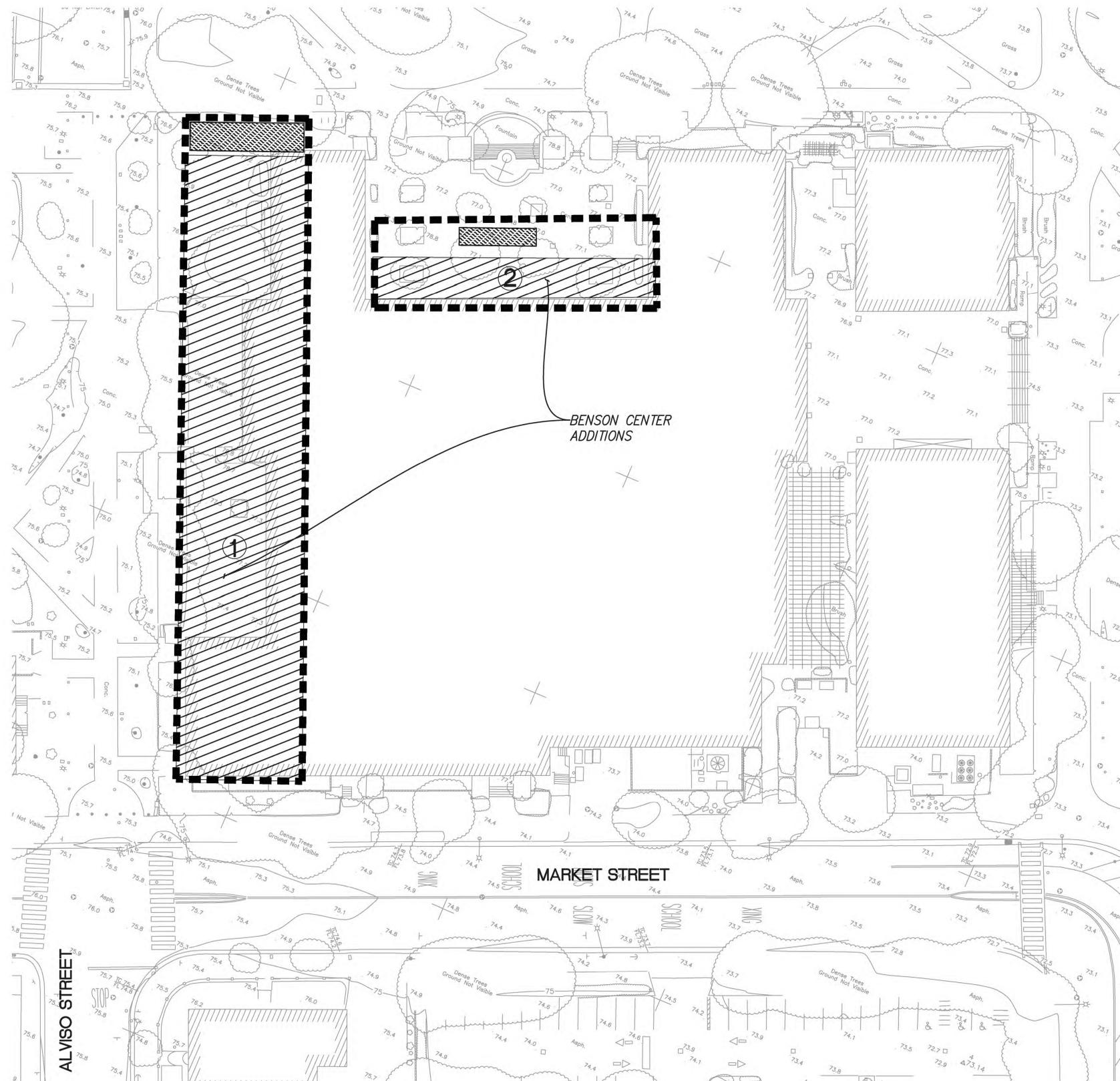
**C.3 STORMWATER TREATMENT MEASURES**

WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	36,787	42,068	BIO-RETENTION AREA	4% RULE	1,683	1,790
2	33,720	48,211	BIO-RETENTION AREA	4% RULE	1,928	2,080

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**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TREATMENT AREA
- WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

**NOTES:**

1. PROJECT IS LOCATED OUTSIDE OF HM APPLICABILITY ON THE HM APPLICABILITY MAP AND IS EXEMPTED FROM HYDROMODIFICATION.
2. INFILTRATION IS INFEASIBLE SINCE PROJECT SITE SOILS HAVE A SATURATED HYDRAULIC CONDUCTIVITY (Ksat) THAT WILL NOT ALLOW INFILTRATION OF THE ANNUAL RUNOFF.

**SUMMARY**

NEW ADDITIONS TO BENSON CENTER (25,000 SF) AND 1,250 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED. C.3 TREATMENT IS PROPOSED WITHIN THE PROPOSED LANDSCAPING.

**C.3 STORMWATER TREATMENT MEASURES**

WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	0	14,784	BIO-RETENTION AREA	4% RULE	591	595
2	0	1,342	BIO-RETENTION AREA	4% RULE	54	245

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DATE: 04/05/16  
 SCALE: 1"=20'  
 DRAWN BY: NT  
 APPROVED BY: DW  
 DRAWING NO.: 209151.Q

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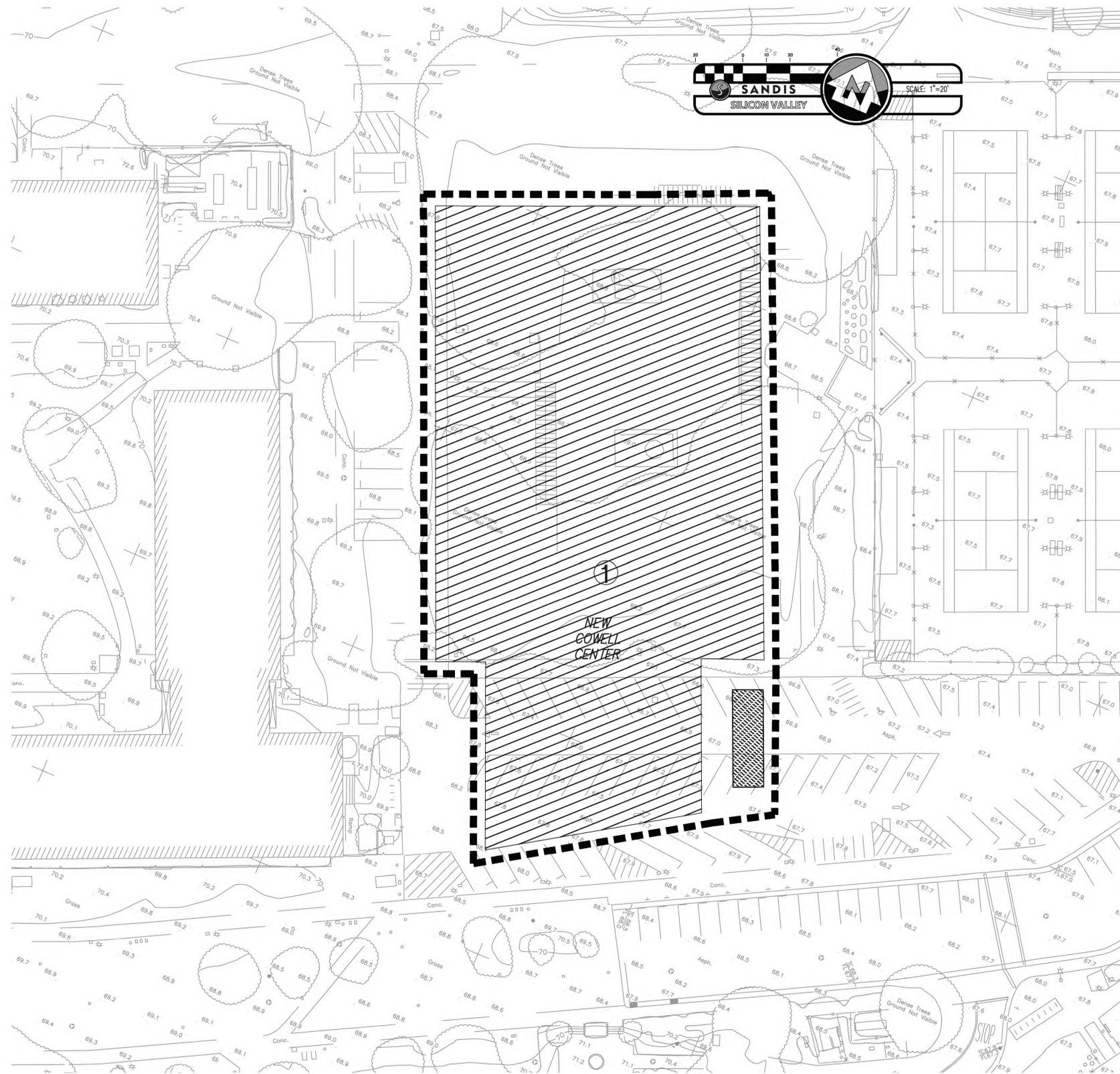
**BENSON CENTER ADDITIONS  
 STORMWATER MANAGEMENT REQUIREMENTS EXHIBIT**

SANTA CLARA UNIVERSITY  
 EIR STORMWATER MANAGEMENT  
 REQUIREMENTS EXHIBIT

SHEET  
**C5.00**  
 OF 8 SHEETS

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**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TREATMENT AREA
- WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

**NOTES:**

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**SUMMARY**

EXISTING BUILDING 701 (10,414 SF) TO BE DEMOLISHED. NEW COWELL CENTER (12,686 SF) AND 633 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED IN ITS PLACE. C.3 TREATMENT IS PROPOSED IN AN AREA THAT IS CURRENTLY PARKING LOT.

**C.3 STORMWATER TREATMENT MEASURES**

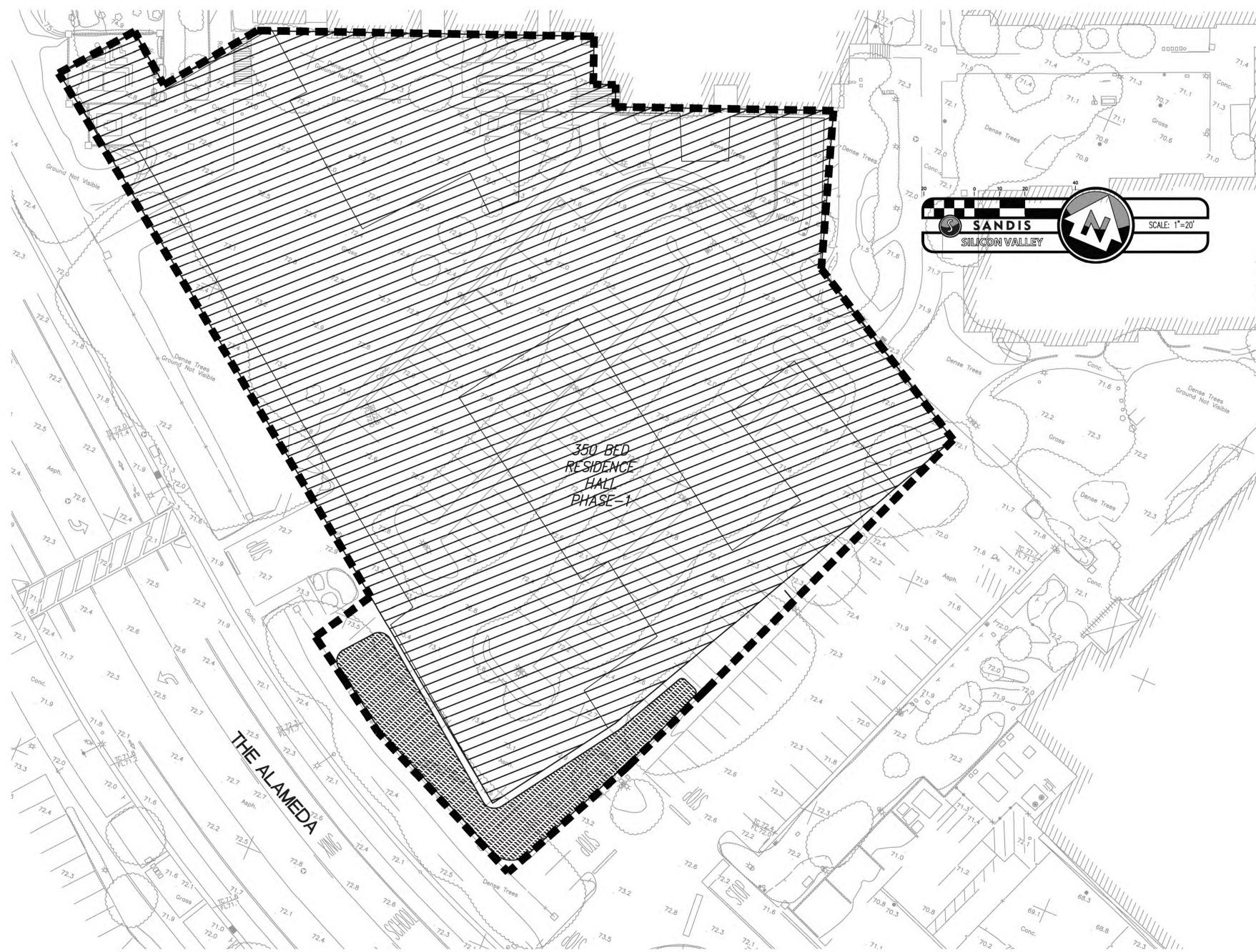
WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	10,414	13,299	BIO-RETENTION AREA	4% RULE	532	536

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**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TREATMENT AREA
- WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

**NOTES:**

1. PROJECT IS LOCATED OUTSIDE OF HM APPLICABILITY ON THE HM APPLICABILITY MAP AND IS EXEMPTED FROM HYDROMODIFICATION.
2. INFILTRATION IS INFEASIBLE SINCE PROJECT SITE SOILS HAVE A SATURATED HYDRAULIC CONDUCTIVITY (Ksat) THAT WILL NOT ALLOW INFILTRATION OF THE ANNUAL RUNOFF.

**SUMMARY**

52,000 SF EXISTING PARKING LOT TO BE DEMOLISHED. NEW RESIDENCE HALL "B" (31,050 SF) AND 1,553 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED IN ITS PLACE. C.3 TREATMENT IS PROPOSED WITHIN THE FOOTPRINT OF THE EXISTING PARKING LOT WHERE THE PROPOSED CONDITION WILL BE LANDSCAPING.

**C.3 STORMWATER TREATMENT MEASURES**

WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	25,460	61,000	BIO-RETENTION AREA	4% RULE	2,440	3,100

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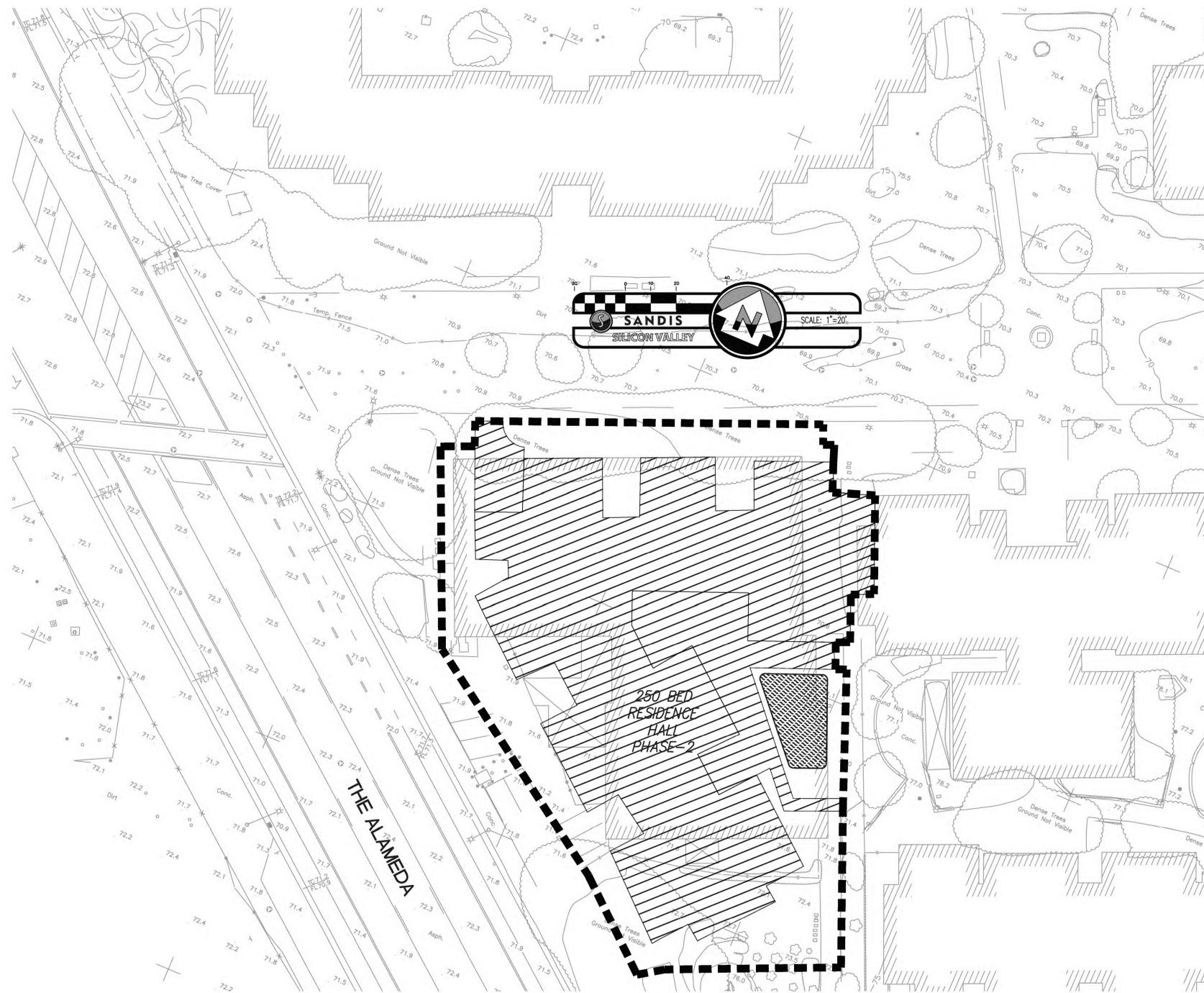
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**NEW 350 BED RESIDENCE HALL PHASE-1  
 STORMWATER MANAGEMENT REQUIREMENTS EXHIBIT**

SANTA CLARA UNIVERSITY  
 EIR STORMWATER MANAGEMENT  
 REQUIREMENTS EXHIBIT

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**LEGEND**

- TOTAL NEW AND REPLACED IMPERVIOUS AREA
- TREATMENT AREA
- WATERSHED AREA

**BMP DESCRIPTIONS:**

WATER FROM THE PROJECT SITE DRAINAGE AREA SHOWN ON THIS EXHIBIT SHALL BE TREATED BY APPROPRIATELY SIZED STORMWATER CONTROL MEASURES PER THE SANTA CLARA URBAN RUNOFF POLLUTION PREVENTION PLAN C.3 MANUAL. THE TREATMENT MEASURES WILL REMOVE POLLUTANTS THROUGH A VARIETY OF PROCESSES BEFORE ALLOWING STORMWATER TO FLOW OUT TO THE CITY STORM SYSTEM.

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**SUMMARY**

EXISTING BUILDING 601 (19,000 SF) TO BE DEMOLISHED. NEW RESIDENCE HALL "A" (13,950 SF) AND 698 SF OF ADDITIONAL HARDSCAPE TO BE CONSTRUCTED IN ITS PLACE. C.3 TREATMENT IS PROPOSED WITHIN THE FOOTPRINT OF THE EXISTING BUILDING WHERE THE PROPOSED CONDITION WILL BE LANDSCAPING.

**C.3 STORMWATER TREATMENT MEASURES**

WATERSHED AREA ID	EXISTING IMPERVIOUS AREA (SF)	NEW/REPLACED IMPERVIOUS AREA (SF)	C.3 TREATMENT BMP	TCM SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	19,000	16,619	BIO-RETENTION AREA	4% RULE	665	760

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**NEW 350 BED RESIDENCE HALL PHASE-2  
 STORMWATER MANAGEMENT REQUIREMENTS EXHIBIT**

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 REQUIREMENTS EXHIBIT

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