



CITY OF CAMPBELL
Community Development Department

December 2, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on **Tuesday, December 13, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Saul Flores for a Site and Architectural Review Permit (PLN2015-274) and a Tree Removal Permit (PLN2015-275) to allow the construction of a new office building on property located at **95 E. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

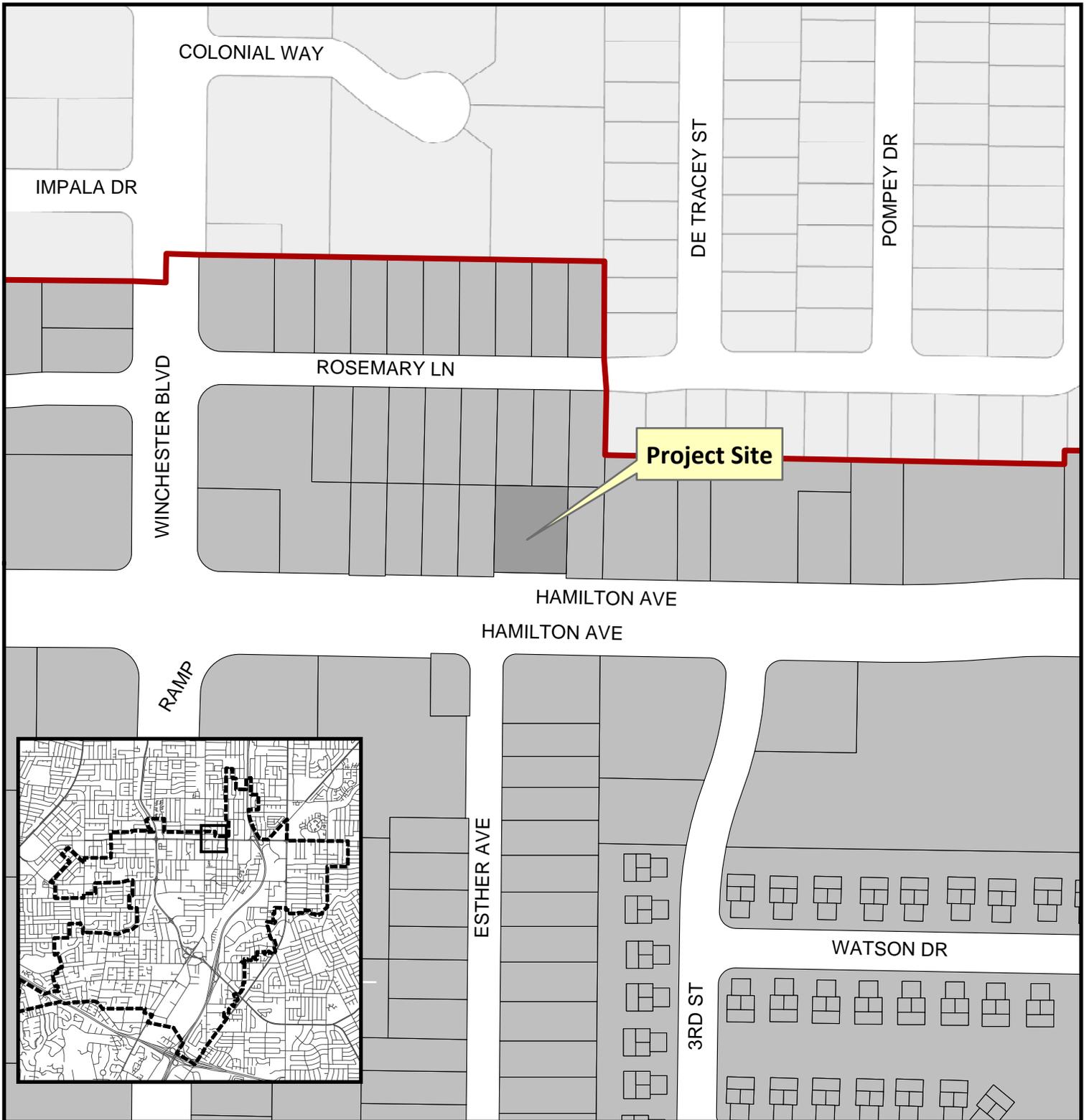
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **95 E. Hamilton Avenue**

Project Location Map



Project Location: 95 E. Hamilton Ave.

Application Type: Site and Architectural Review,
Tree Removal Permit

Planning File No.: PLN2015-274

Description: New two-story 5,850 sq. ft. office building
and removal of protected redwood trees



Community Development Department
Planning Division

95 E HAMILTON AVE



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95 E HAMILTON AVE



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NO.	DATE	ISSUE

DRAWING TITLE
COVER

STATUS
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	

A100

95 E HAMILTON ROAD

FIRST FLOOR : 2045 SQ FT
 SECOND FLOOR: 3,727 SQ FT
 GROSS FLOOR AREA: 5,772 SQ FT
 NET SITE AREA: 14,520 SQ FT
 F.A.R.: 5,772 SF / 14,520 SF = 39.8%

MIN PARKING SPACES REQUIRED: 5,772 SQ FT / 225 = 26 SPACES REQUIRED
 PROVIDED: 22 STANDARD, 1 VAN ACCESSIBLE, 8 MOTORCYCLE
 (4 MOTORCYCLE = 1 CAR STALL)
 TOTAL EQUIVALENT CAR STALLS PROVIDED = 25
 IT IS REQUESTED THAT REQUIRED PARKING BE REDUCED BY 1 STALL TO
 SAVE TWO EXISTING REDWOOD TREES

FRONT SETBACK: 1,647 SF
 SETBACK PAVING: 150 SF
 PERCENTAGE OF SETBACK PAVING: 9%

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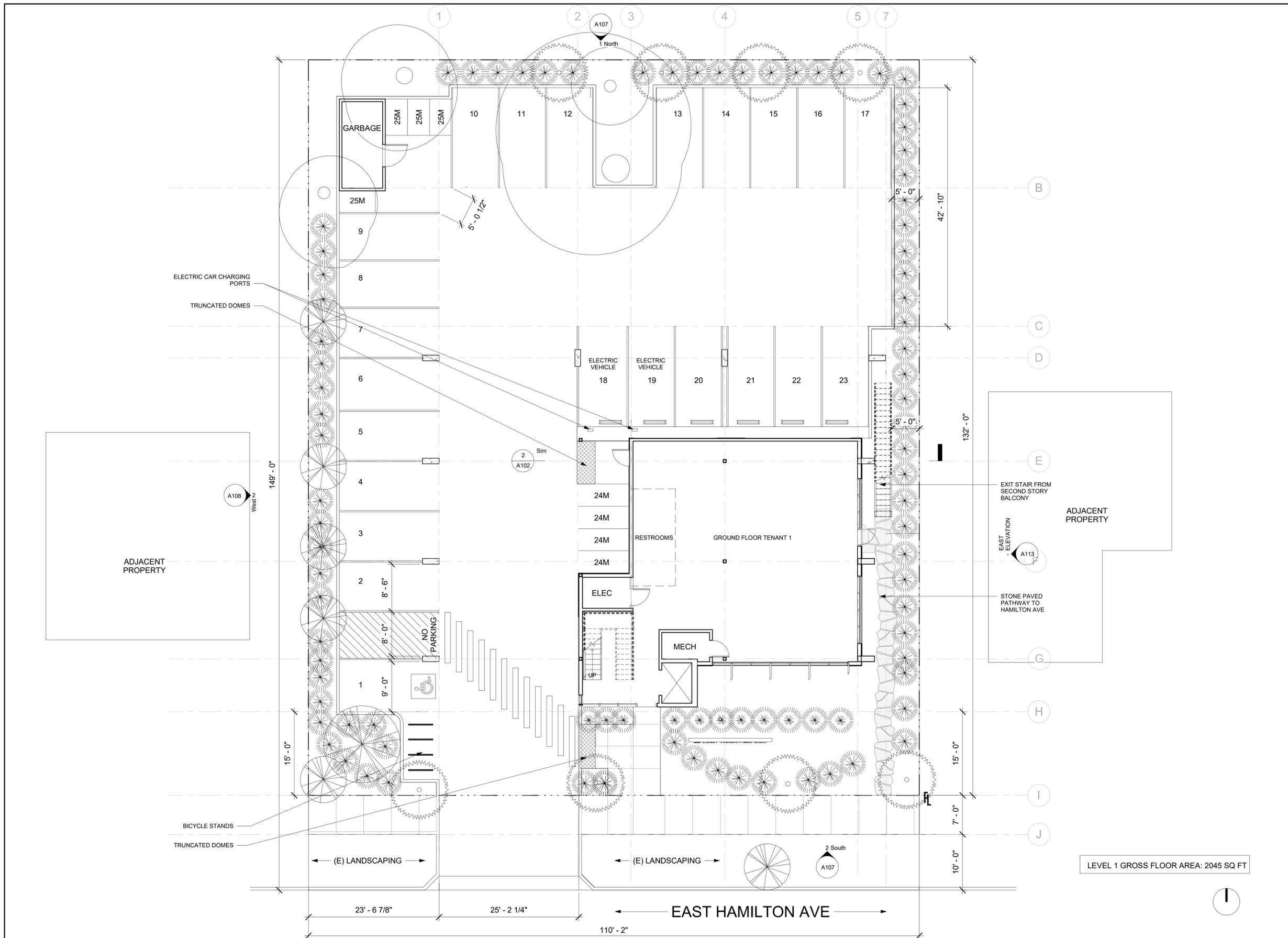
DRAWING TITLE
GROUND LEVEL PLAN

STATUS

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A101



LEVEL 1 GROSS FLOOR AREA: 2045 SQ FT



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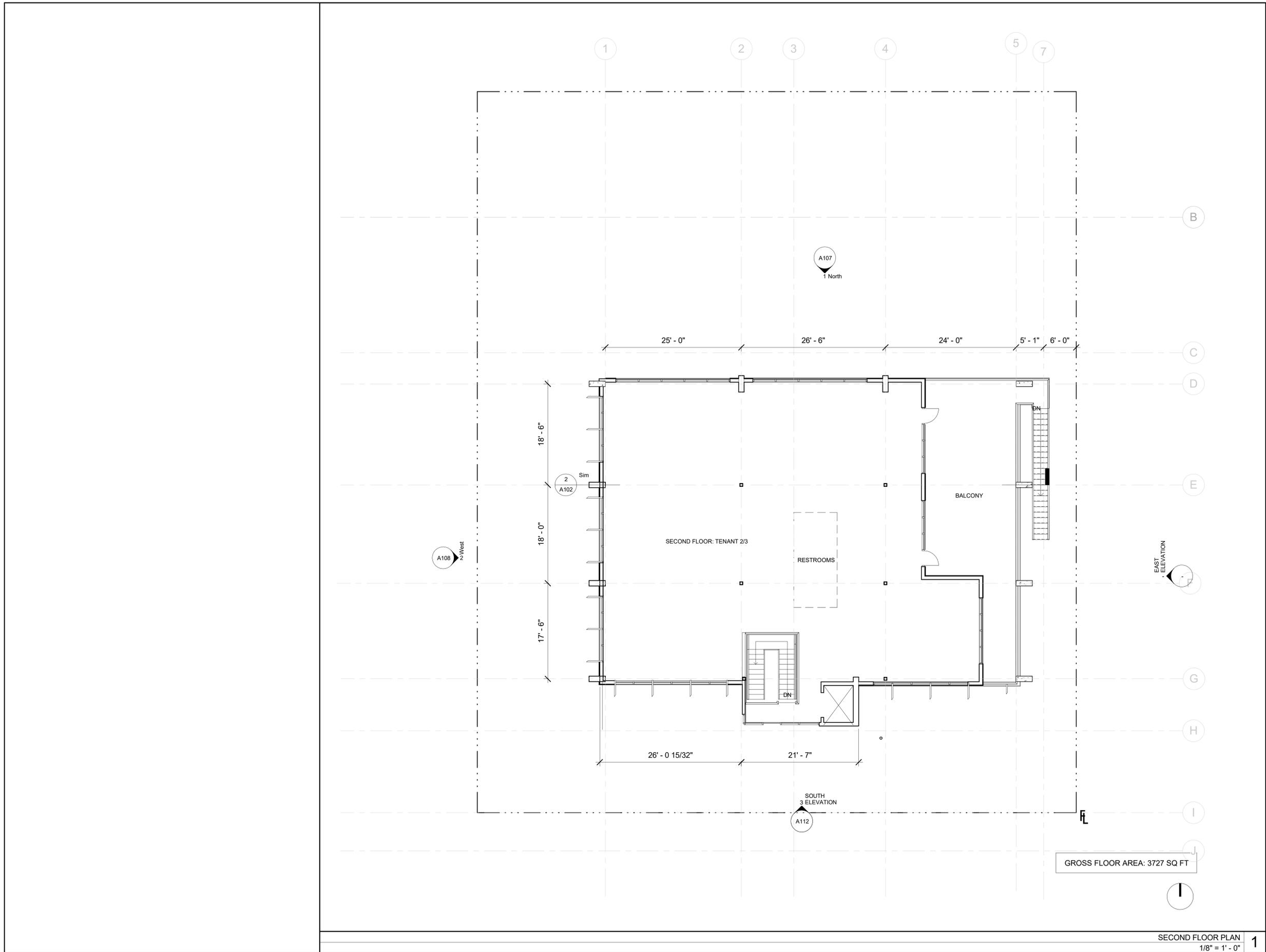
DRAWING TITLE
LEVEL 2 PLAN

STATUS

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11.03.16

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A102



SECOND FLOOR PLAN
1/8" = 1' - 0" 1

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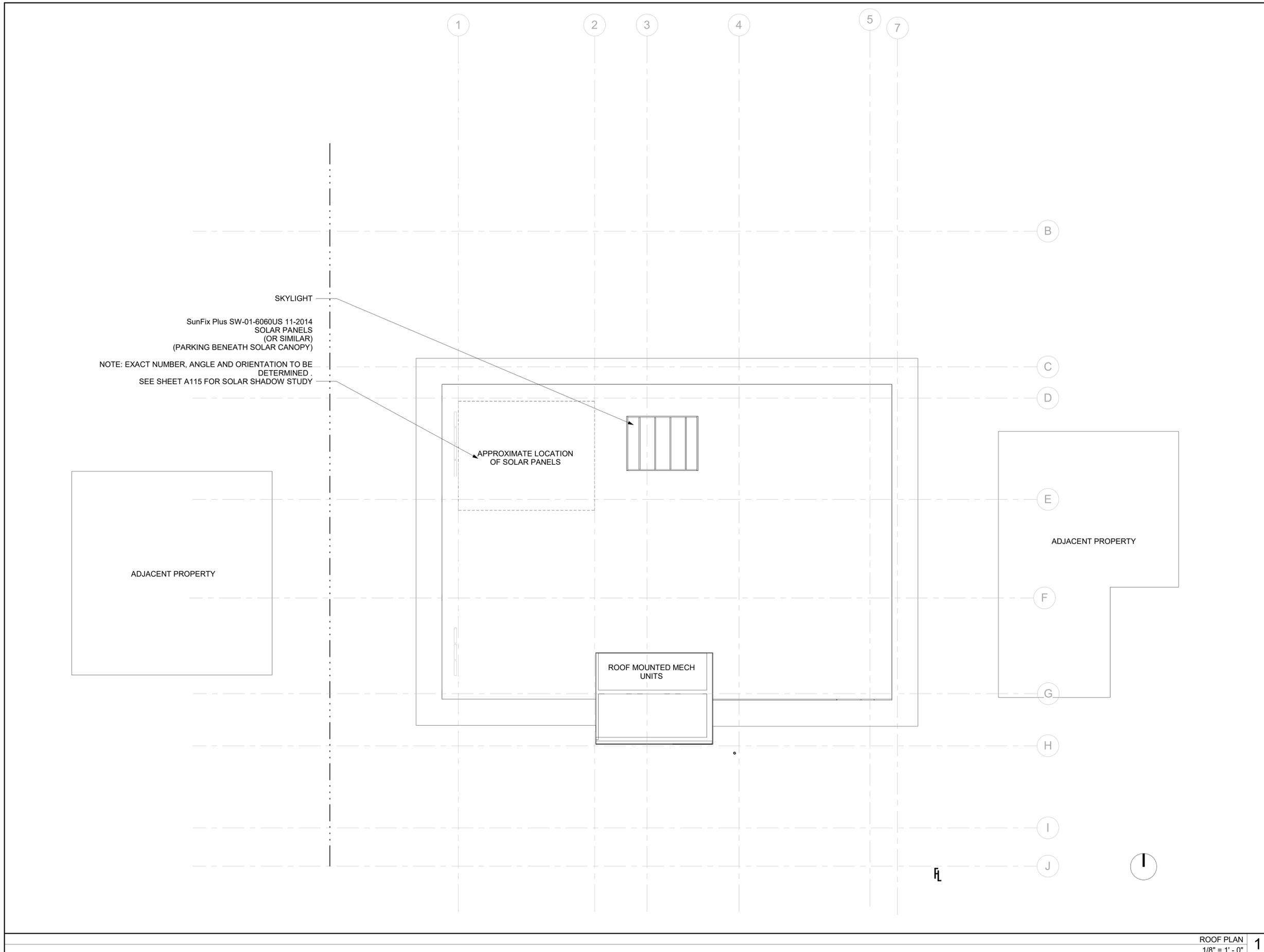
DRAWING TITLE
ROOF PLAN

STATUS

PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A103



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NO.	DATE	ISSUE

DRAWING TITLE
TREE REMOVAL & PLANTING PLAN

STATUS

PLANNING COMMISSION SET
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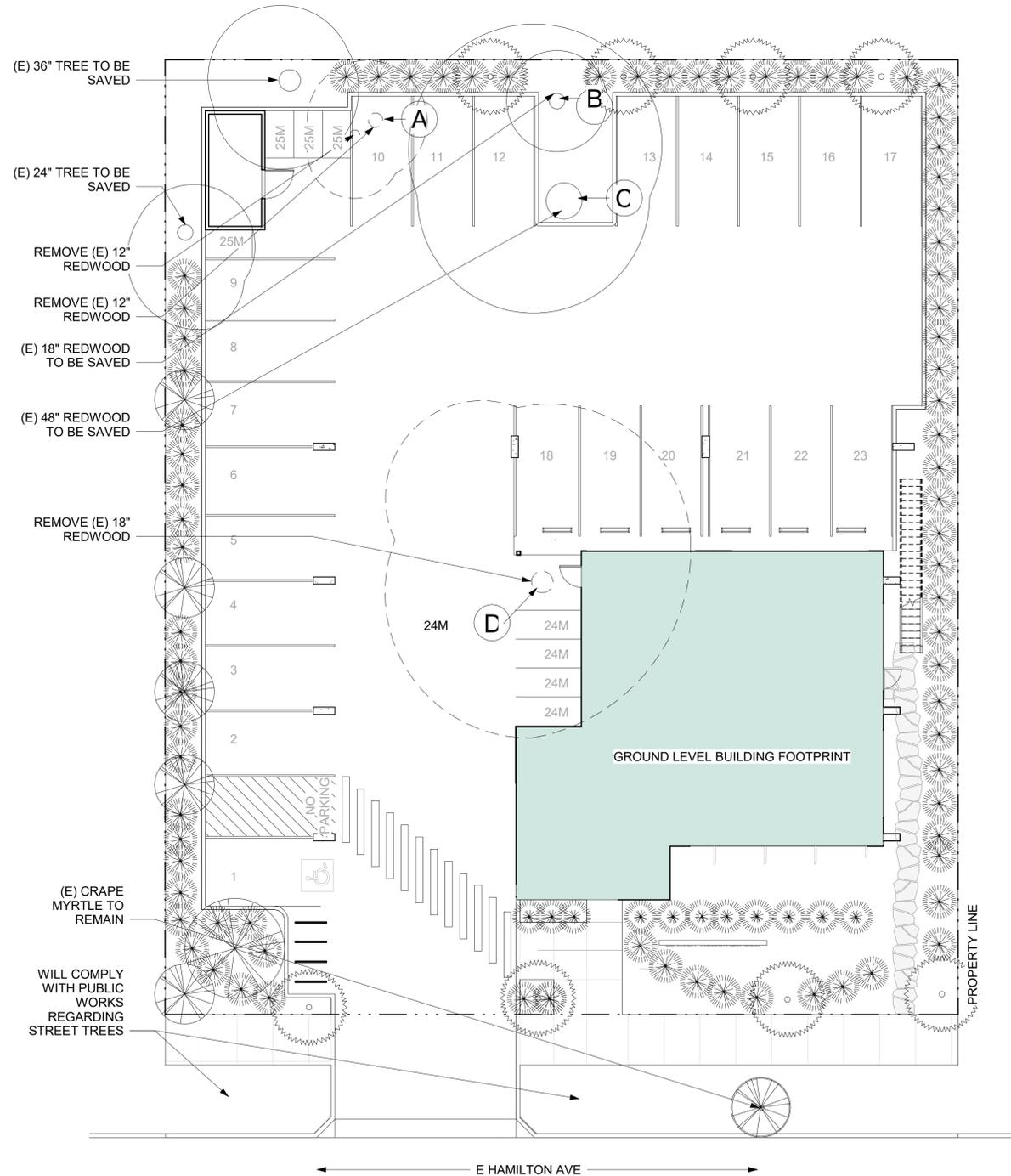
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A105



LEGEND

- (E) TREE TO BE REMAIN
- (E) TREE TO BE REMOVED
- (N) LANDSCAPING
- (N) PAVING
- (N) BUILDING GROUND FLOOR FOOTPRINT





File No. _____
 Date Filed _____
 City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

TREE REMOVAL PERMIT APPLICATION
Filed Independent of a Development Application

Property Address 95 E HAMILTON AVE Community Name (if applicable) _____
 Name of Property Owner SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com
 Property Owner's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120
 Name of Applicant SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com
 Applicant's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

	Species of Tree(s) (see last page for a list of "protected trees")	Size of Tree(s) (diameter measured 4- ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
A	Redwood	12"	Economic Enjoyment & Hardship
B	Redwood	18"	Economic Enjoyment & Hardship
C	Redwood	48"	Economic Enjoyment & Hardship
D	Redwood	18"	Economic Enjoyment & Hardship

*If the tree(s) is dead or dying, please complete the "Authorization to Remove a Dead or Dying Tree" form instead of this application.

SUBMITTAL REQUIREMENTS:

- Color photographs of trees proposed for removal (depicting reason for requested removal);
- Site Plan (see attached details);
- Tree Replanting Plan (see attached details); and
- Application Filing Fee \$168+ \$55 each additional tree (single-family properties exempted from fee).

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: _____
 Applicant's Signature: _____ Date: _____
 Homeowners Assoc. President's Signature: _____ Date: _____
 Homeowners Assoc. President's Name: _____

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		Replacement Ratio Required (per tree removed)	
Diameter (inches)	Circumference (inches)	Number of replacement trees	Minimum Size
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently \$500 per tree).

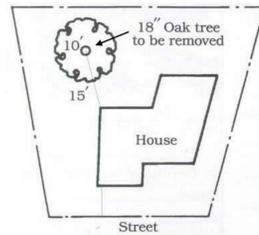
Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

- Cost of Replacement Trees:** Replacement trees shall be obtained and planted at the expense of the applicant.
- Replanting Period:** Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.
- Inspection:** City staff shall be permitted to enter the property to verify the installation of the replacement trees.
- Maintenance of Replacement Trees:** Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.
- Maintenance Bond.** A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:
 1. Location, size and species of protected trees to be removed; and
 2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

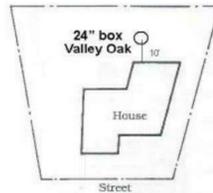
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and specie(s) of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

- All Properties:** (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.
- Single-Family Residential Properties.** Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).
- All Other Properties.** Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

- Diseased or Danger of Falling.** The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.
- Structure Damage.** The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.
- Utility Interference.** The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utility services and/or reasonable modification of the tree's root or branch structure.
- Overplanting.** The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).
- Economic Enjoyment and Hardship.** The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Noticing (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Noticing (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

TREE REPORT

OFFICE BUILDING
 95 E, HAMILTON AVE
 CAMPBELL, CALIFORNIA
 GROUND ZERO DEVELOPMENT
 1361 S. WINCHESTER BLVD. SAN JOSE, 95128
 TEL. NO. 408-509-3461

ON MARCH 21, 2015, I INSPECTED THE TREES AT 95 E, HAMILTON AVE, CAMPBELL CALIFORNIA WITH THE FOLLOWING FINDINGS:

ALL SIX ON SITE TREES ARE COAST REDWOOD (SEQUOIA SEMPERVIRENS) THIS SPECIES IS NATIVE TO A NARROW BAND ALONG THE CALIFORNIA COAST. WHERE THE REDWOODS RECEIVE HEAVY WINTER RAINS AND ALSO HARVEST THE MOISTURE FROM FREQUENT SUMMER FOGS. THE SPECIES IS DEFINITELY NOT DROUGHT TOLERANT IN ITS NATIVE ENVIRONMENT. IN THE PROPER ENVIRONMENT THESE TREES ARE MAJESTIC AND LONG LIVED.

TREE NO. ONE THIS TREE IS A 40 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION

TREE NO. TWO THIS TREE IS A 44 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS SHOWING THIN FOLIAGE AND STRESS FROM THE CURRENT DROUGHT.

TREE NO. THREE THIS TREE IS A 26 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS ALSO SHOWING SIGNS OF STRESS FROM THE CURRENT DROUGHT.

TREE NO. FOUR THIS TREE IS A MULTI TRUNK TREE WITH 18 INCH AND 24 INCH DIAMETER TRUNKS SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THIN THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

TREE NO. FIVE THIS TREE IS A 38 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION.

TREE NO. SIX THIS TREE IS A 32 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

MY RECOMMENDATION IS TO REMOVE TREES NUMBER ONE, TWO, THREE, AND FOUR BECAUSE THEIR ROOT SYSTEMS WILL BE HEAVILY DAMAGED BY THE CONSTRUCTION OF THE REQUIRED SITE IMPROVEMENTS FOR THE DEVELOPMENT OF THIS PROPERTY.

TREES FIVE AND SIX CAN BE SAVED WITH PROPER PRECAUTIONS DURING CONSTRUCTION.

TREE NOS FIVE, AND SIX SHOULD HAVE PROTECTIVE FENCING INSTALLED AROUND THEIR DRIP LINES AS DIRECTED BY THE ARBORIST PRIOR TO CONSTRUCTION. THESE TREES SHOULD ALSO BE IRRIGATED WITH A SOAKER HOSE EVERY TWO WEEKS DURING THE SUMMER DRY SEASON CONSTRUCTION PERIOD.

TO MITIGATE THE REMOVAL OF FOUR LARGE REDWOOD TREES, FOUR REPLACEMENT TREES OF 36" BOX SIZE AND CAN BE INSTALLED IN THE NEW LANDSCAPE AREAS AS DIRECTED BY THE ARBORIST.

IF THERE ARE ANY QUESTIONS ON THIS REPORT, PLEASE CALL ME @TEL. NO. 408-656-3580.

Mark Beaudoin
 MARK BEAUDOIN
 CERTIFIED ARBORIST WC 01860



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**95 E
 HAMILTON
 AVE**



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NO. DATE ISSUE

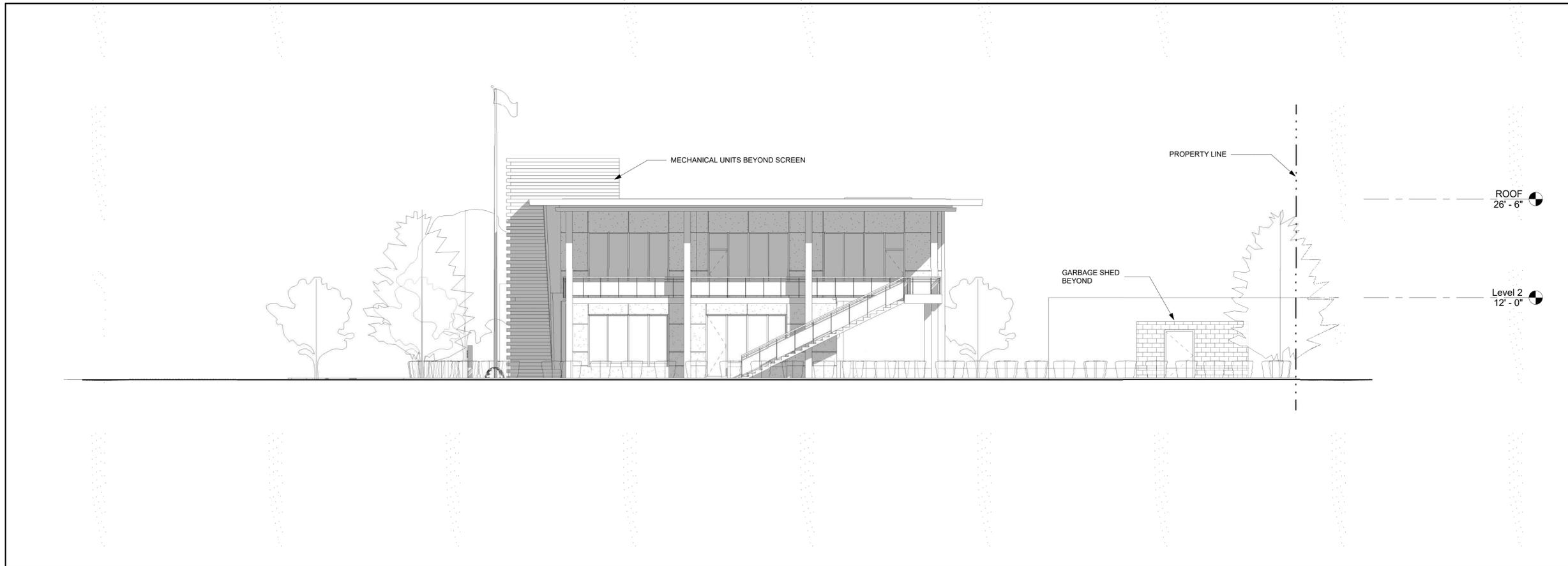
DRAWING TITLE
TREE REMOVAL APPLICATION & REPORT

STATUS

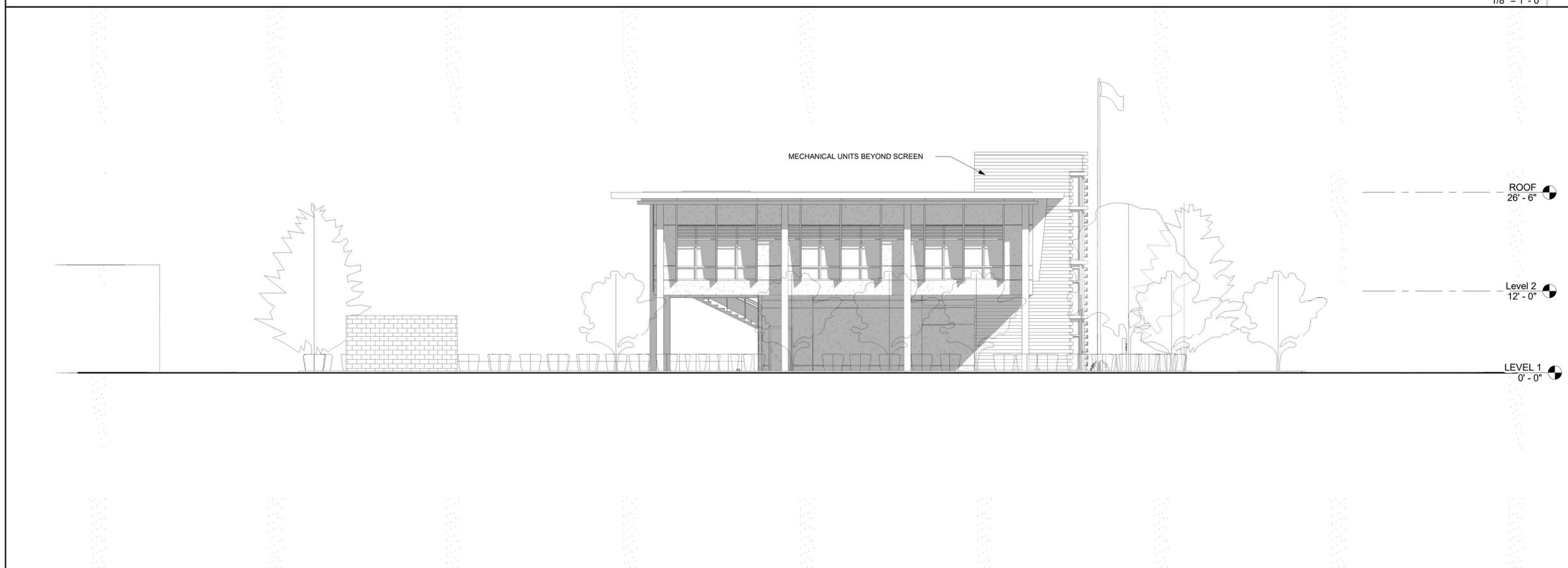
PLANNING COMMISSION SET
 11.03.16

JOB NO. 16006
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 SHEET NO.

A106



NORTH ELEVATION
1/8" = 1' - 0" 2



NORTH ELEVATION
1/8" = 1' - 0" 2

95 E HAMILTON AVE



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ELEVATIONS

STATUS

PLANNING COMMISSION SET
11.03.16

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SHEET NO.	

A108

95 E HAMILTON AVE



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PERSPECTIVE VIEWS

STATUS

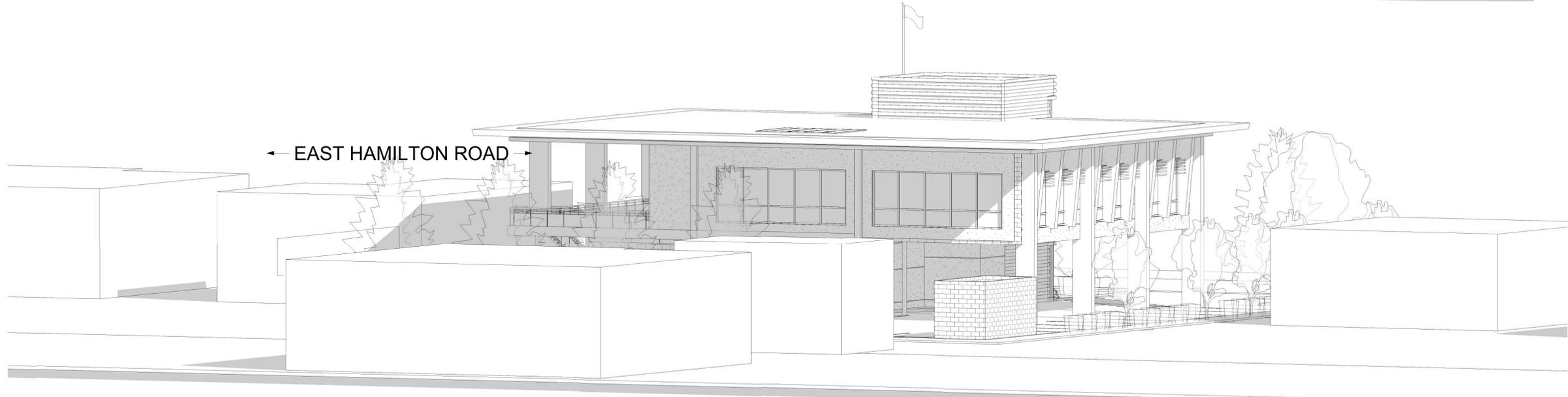
PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	

A110



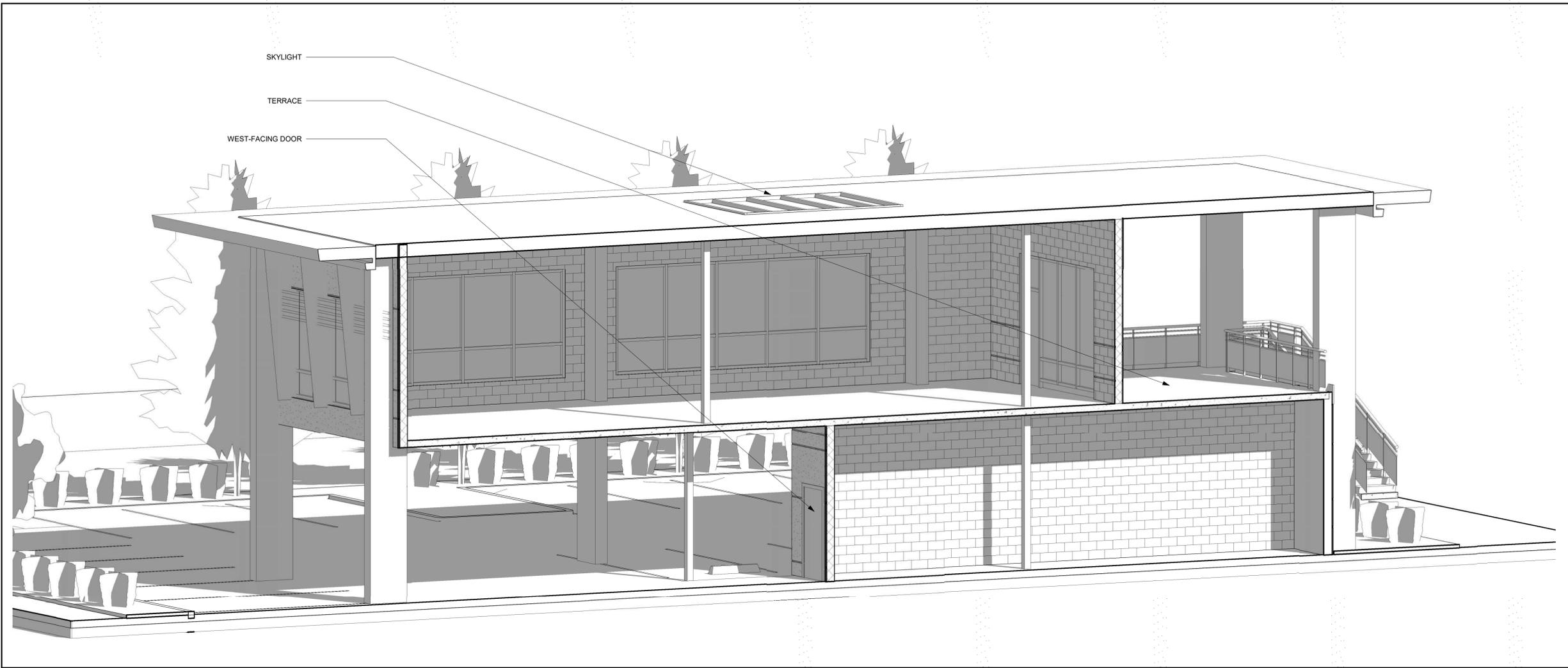
← EAST HAMILTON ROAD →



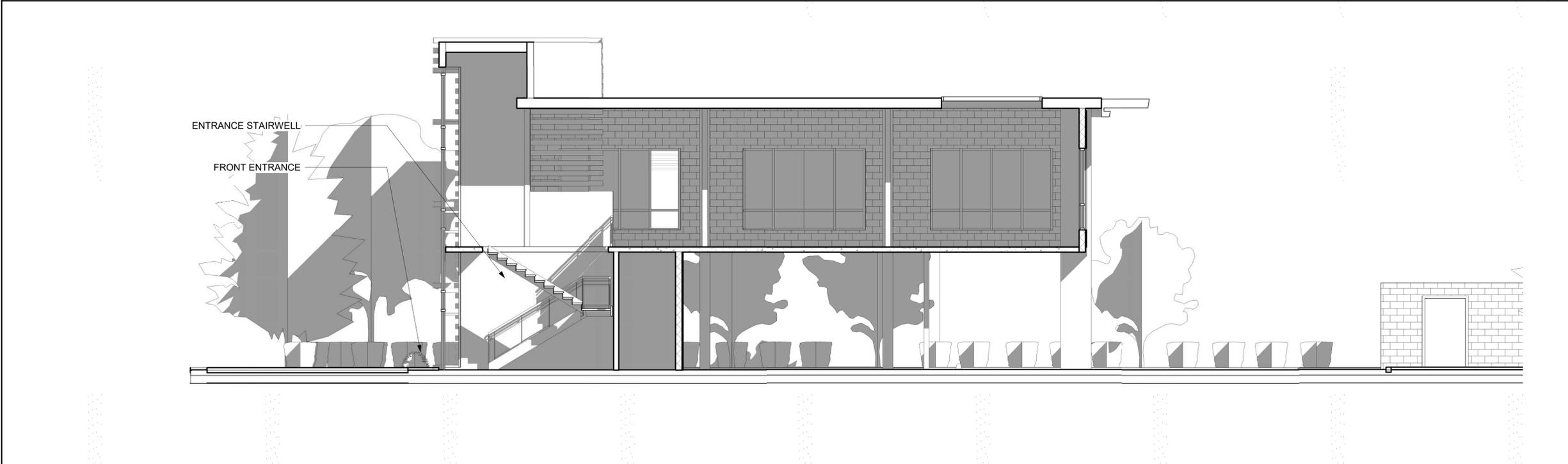
← EAST HAMILTON ROAD →



← EAST HAMILTON ROAD →



EAST-WEST SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY
1/4" = 1' - 0" 2



NORTH-SOUTH SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY
3/16" = 1' - 0" 1

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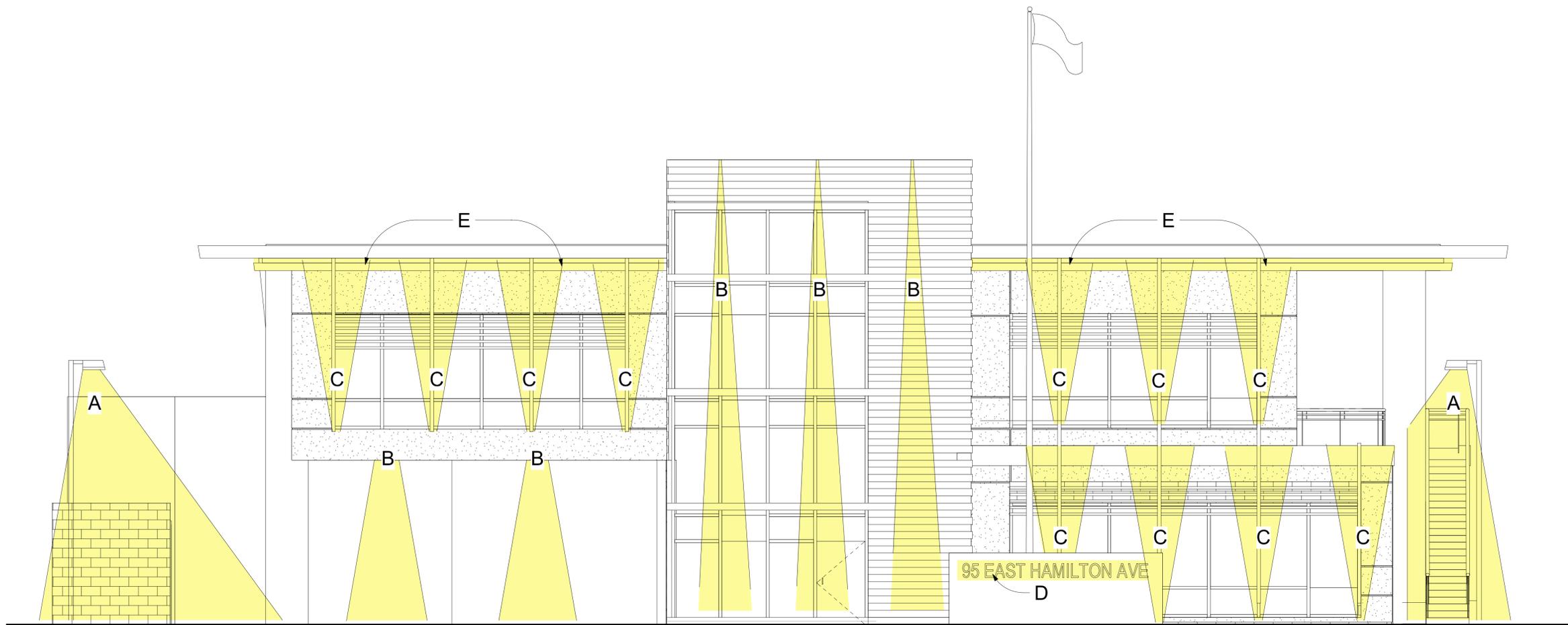
DRAWING TITLE
SECTIONAL PERSPECTIVE

STATUS

PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
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SHEET NO.	

A111



95 E HAMILTON AVE

	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	DSX1LED 30C	POLE	PARKING LOT	208V	68W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES. 16FT MAX IN HEIGHT	-
B	ARTIDEME NIKI CEILING LIGHT WITH PRISMATIC GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	8" DIAMETER 6" DEPTH	DOWNLIGHTS FOR DRIVEWAY AND OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-W-25-FR & GR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHINING UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	PEWTER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C304	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V/LETTER	25W/LETTER	LED BACKLIT LETTERS	EACH LETTER: 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 3' AFF
E	PURE LIGHTING STRATUS LED LINEAR WALL GRAZER	SH1-SP1-RGB PUR57704	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ACROSS FACADE	AVAILABLE IN 1' & 4' LONG UNITS
F	INTRIGUE LIGHTING LED SAGA RECESSED STEP LIGHT	SGH - NC-LED-SG-R-1LED-AC-OLG- WHL-TRH-120-BLK	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.24" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & MULLIONS



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EXTERIOR LIGHTING SPECIFICATIONS

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A112

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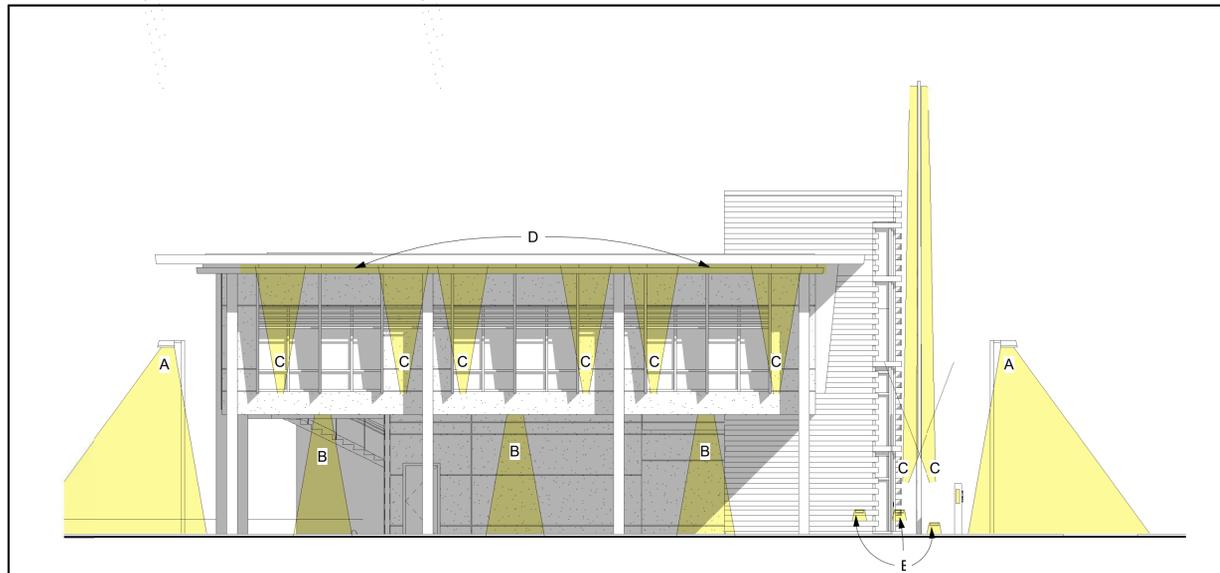
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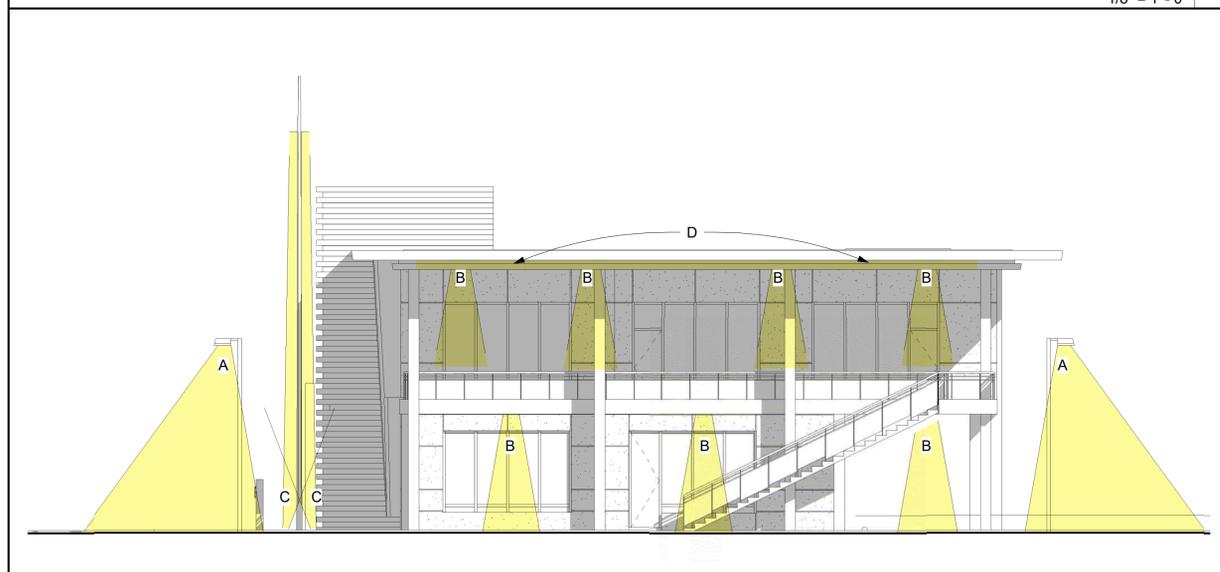
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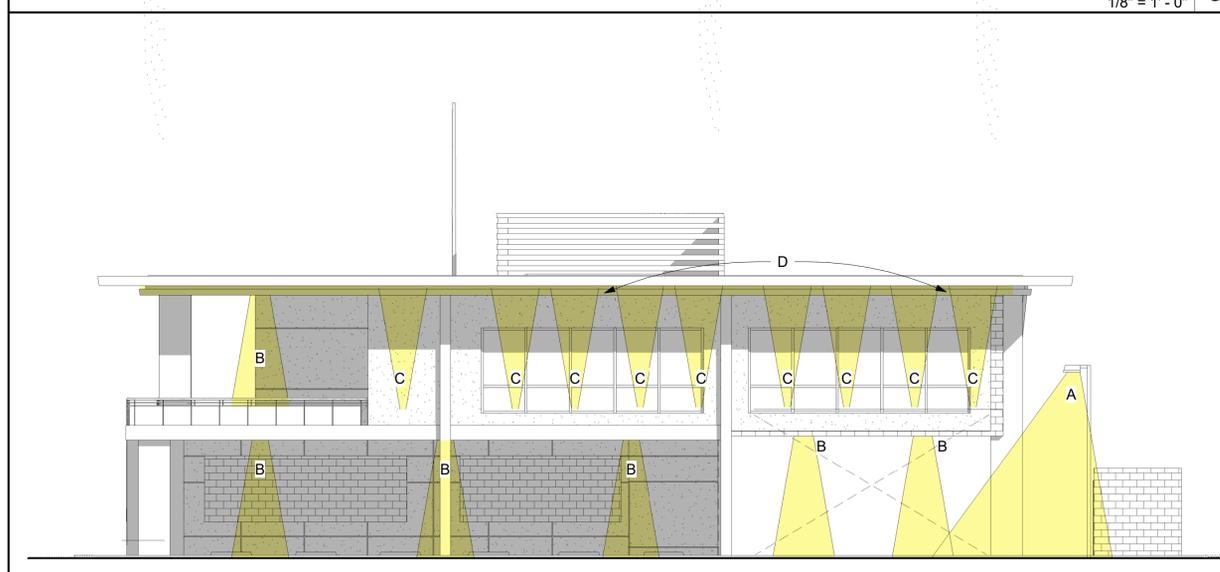
A113



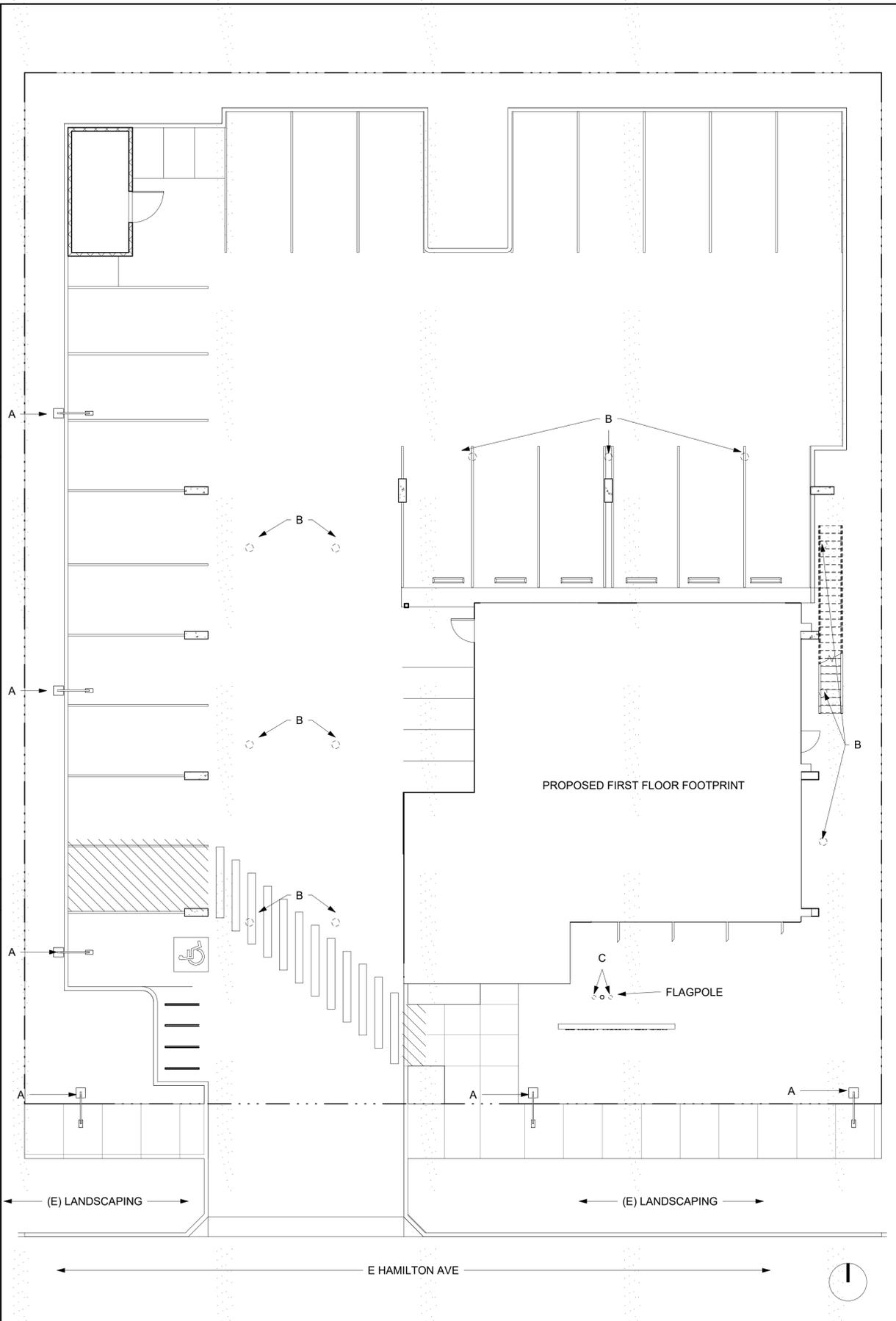
WEST ELEVATION LIGHTING KEY
1/8" = 1' - 0" 4



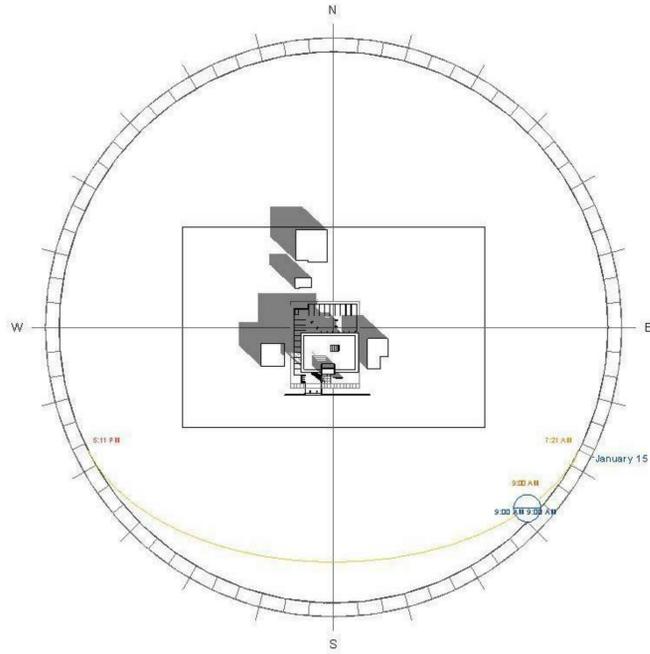
EAST ELEVATION LIGHTING
1/8" = 1' - 0" 3



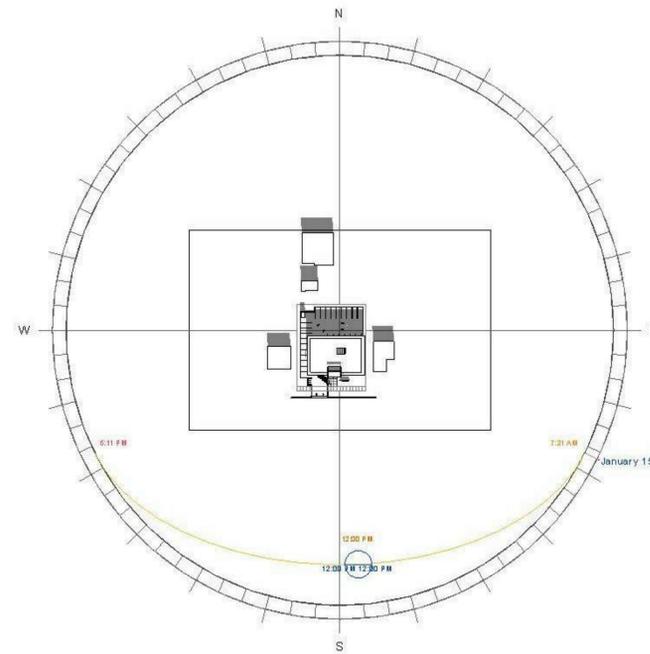
NORTH ELEVATION LIGHTING
1/8" = 1' - 0" 2



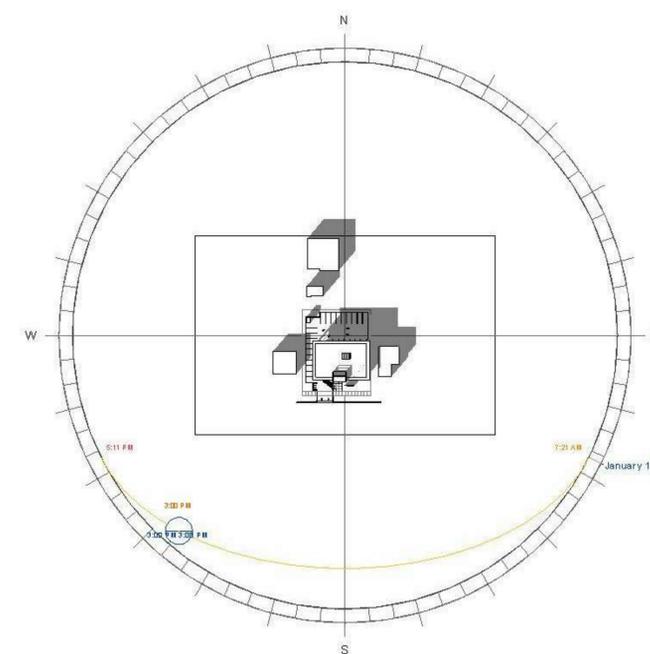
LIGHTING PLAN
1/8" = 1' - 0" 1



JAN 15, 2016 - 9AM

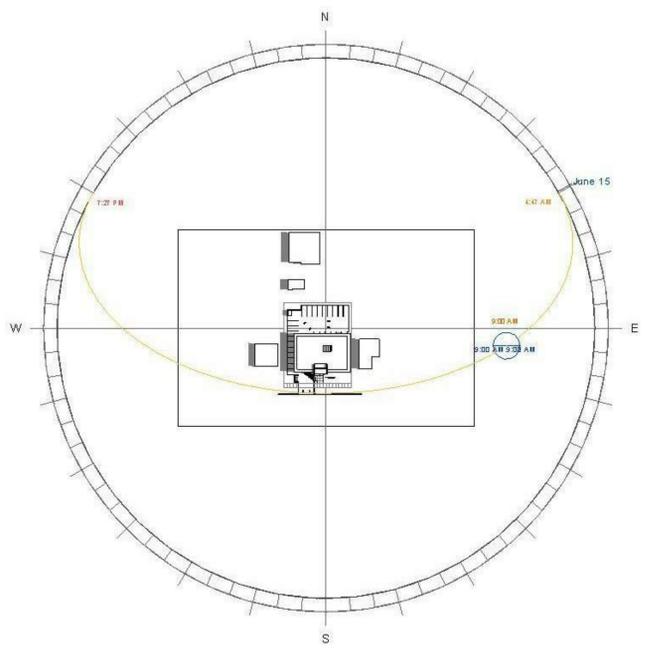


JAN 15, 2016 - 12PM

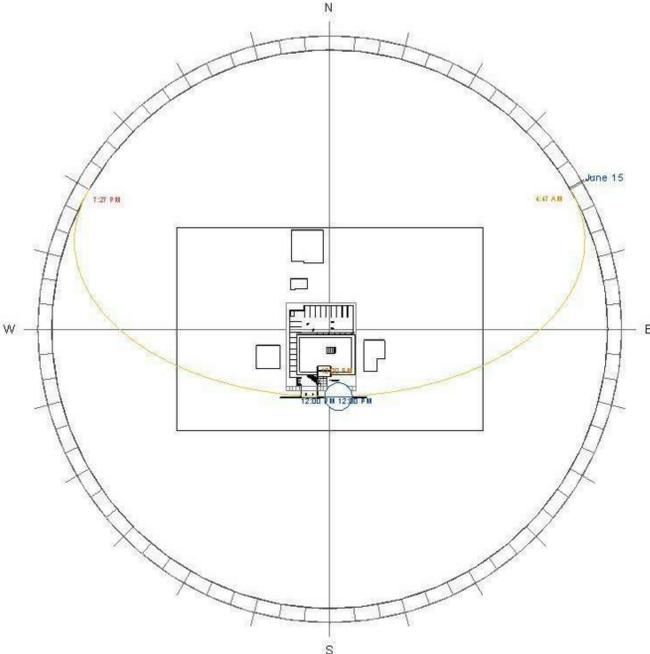


JAN 15, 2016 - 3PM

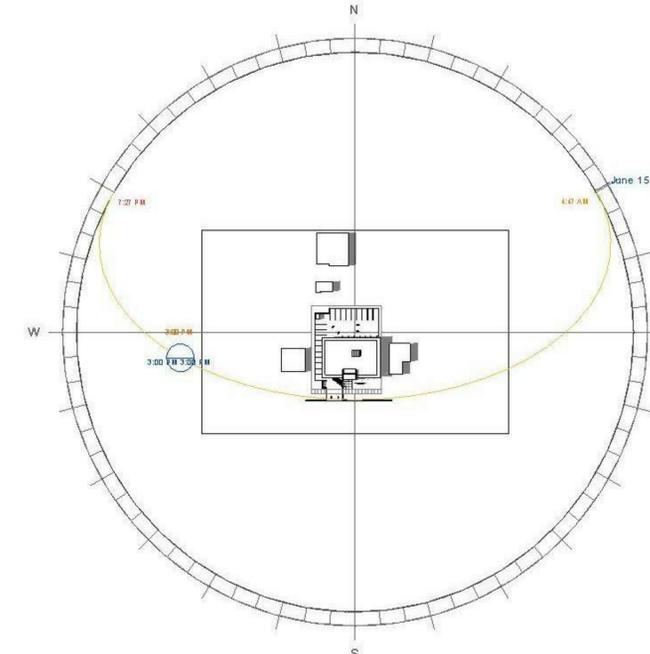
WINTER SHADOW CHART
NTS 2



JUL 15, 2016 - 9AM



JUL 15, 2016 - 12PM



JUL 15, 2016 - 3PM

SUMMER SHADOW CHART
NTS 1

95 E HAMILTON AVE



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NO.	DATE	ISSUE

DRAWING TITLE
SOLAR STUDIES

STATUS

PLANNING COMMISSION SET
11.03.16

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A115



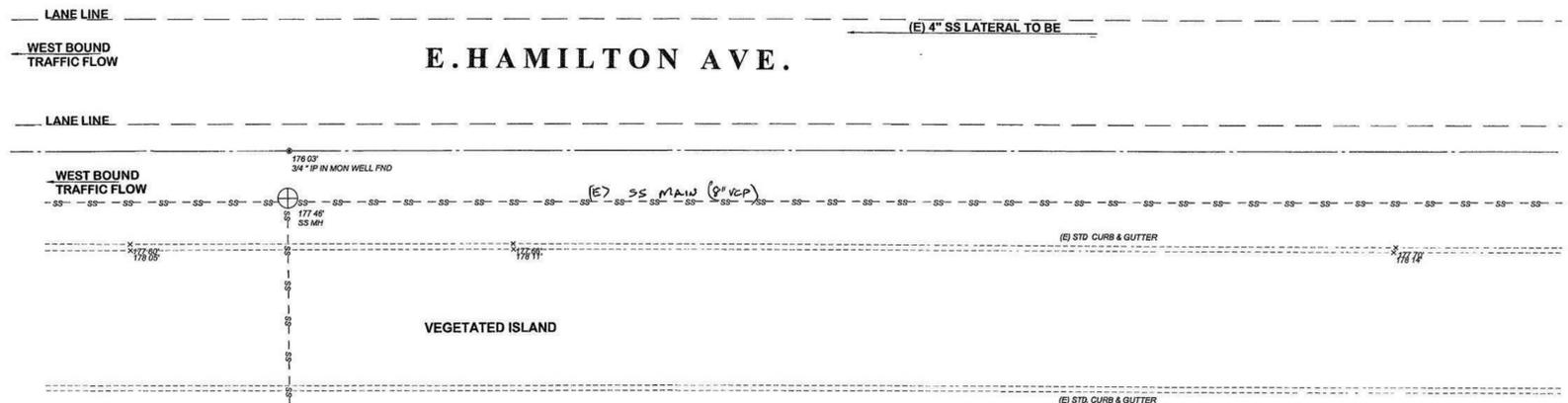
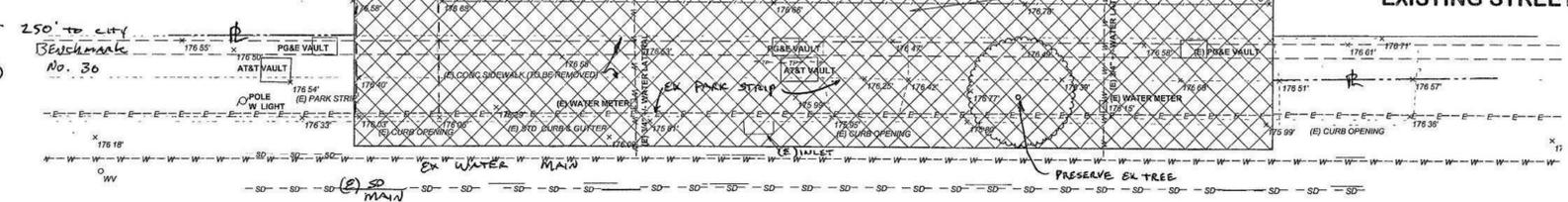
REMOVE EXISTING CONC PAVEMENT

REMOVE EXISTING TREES

REMOVE EXISTING FENCE

REMOVE ALL EXISTING CURB, GUTTER, DRIVEWAY APPROACHED AND SIDEWALK. PRESERVE ALL EXISTING STREET TREE AND ALL UTILITY VAULTS

2 1/4" Brass disk
Top Curb
El: 182.02
Nvd 88
(This plan = 176.44)



UNDERGROUND DISCLAIMER

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY UNLESS SPECIFIED ON THIS MAP. LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-842-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

SITE NOTES:

1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON CITY DATUM CITY OF CAMPBELL 604.50; Hamilton Ave. & Winchester Blvd., N.E. corner at west side of CR. A 2 1/2" Brass Disk in top of curb. ELEVATIONS: 182.02' (FOR THIS PLAN IT IS 176.60', THEREFORE ALL ELEVATIONS ARE 4'2" BELOW THE CITY DATUM).
2. Δ INDICATES TEMPORARY BENCH MARK SET AS SHOWN
3. BOUNDARY AND TOPO DATA INFO TAKEN FROM A PLAN FROM OTHERS THIS PLAN IS NOT TO BE USED TO ESTABLISH THE PROPERTY LINES AND THE SITE WILL NEED TO BE STAKED AND PROPERTY LINES REPLACED OR CONFIRMED BY A LICENSED SURVEYOR. NO LIABILITY IS ASSUMED AND THIS PLAN IS PROVIDED FOR THE PURPOSE OF SHOWING THE EXISTING CONDITIONS ONLY.
4. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
5. \times 178.34 INDICATES FIELD LOCATED ELEVATION SPOT SHOT
6. OWNERS GROUND ZERO DEVELOPMENT
7. DEED REFERENCES: NA
8. APN# 279-27-096
9. CONTOUR INTERVAL = 1'
10. --- INDICATES DISTINCT BORDER



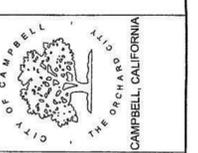
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Reason	
No	1
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	3

Date: 04/05/15
REVISED: 04/15/16
Drawn By: JJK

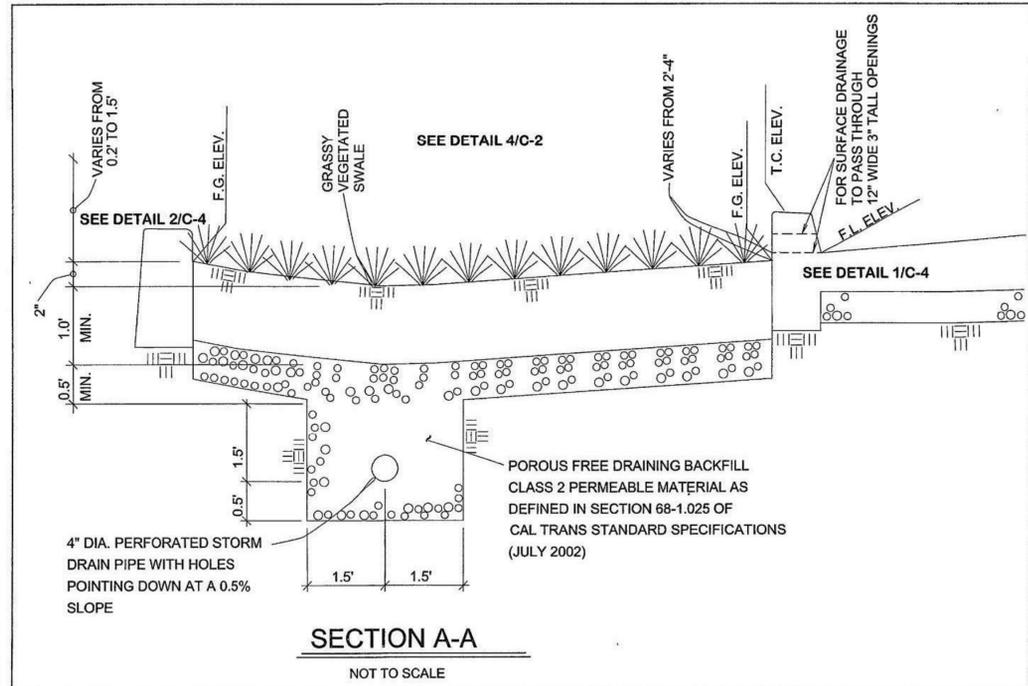
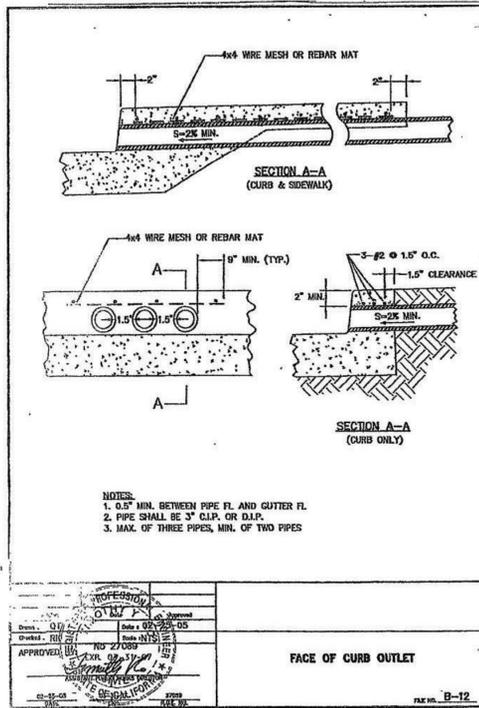
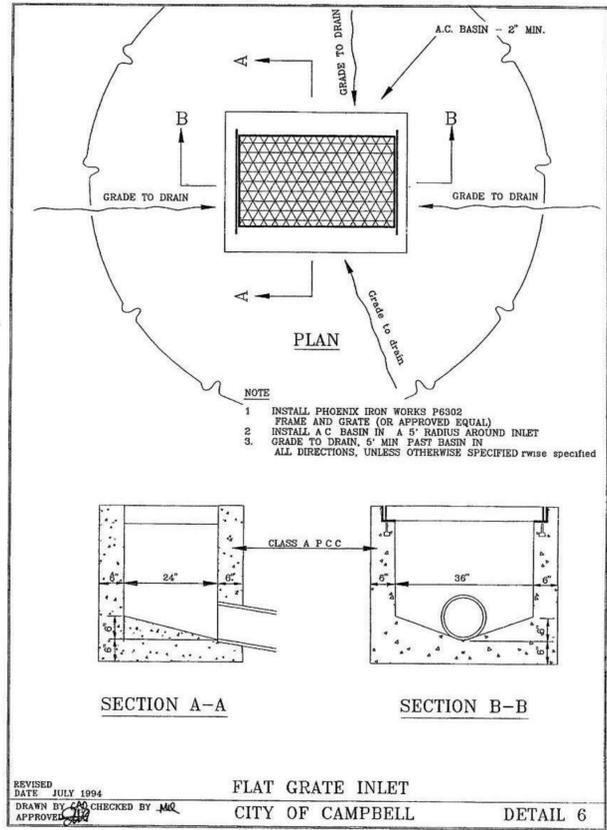
MFA ENGINEERS & ASSOCIATES

370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alabram@stbcglobal.net

TOPOGRAPHICAL & DEMO PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.



SCALE:
1" = 10'
SHEET:
C - 1
2 OF 8



EROSION CONTROL & BMP NOTES

- 1 UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS DIRECTED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- 2 THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION
- 3 WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES
- 4 COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET FREEBOARD LEVEL WITHIN THOSE TRUCK BEDS ENCLOSE, COVER, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OR DEBRIS, SOIL, SAND, OR OTHER MATERIALS
- 5 SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES
- 6 SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL, MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS
- 7 INSTALL WATTLE BARRIER ALONG THE FRONTAGE OF THE JOB SITE THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.

STREET NOTES

- a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to applying for city's encroachment permit.
- b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.
- c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. If frontage improvements do not currently exist, the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to be completed and approved by the City's Public Works' Inspector prior to the final inspection by the Building Inspector.

NOTES & DETAILS

GRADING & DRAINAGE PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.



SCALE:

1" = 10'

SHEET:

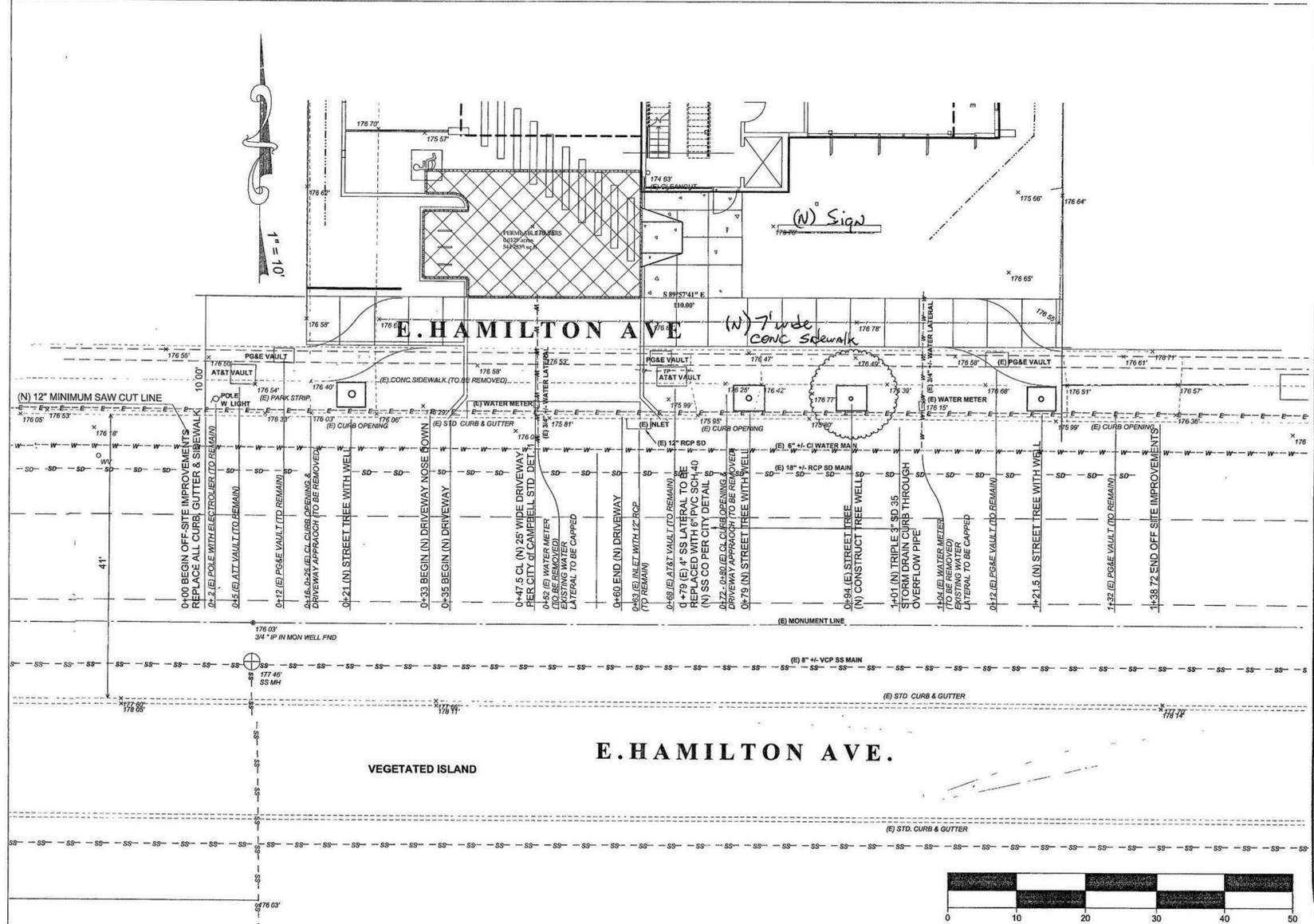
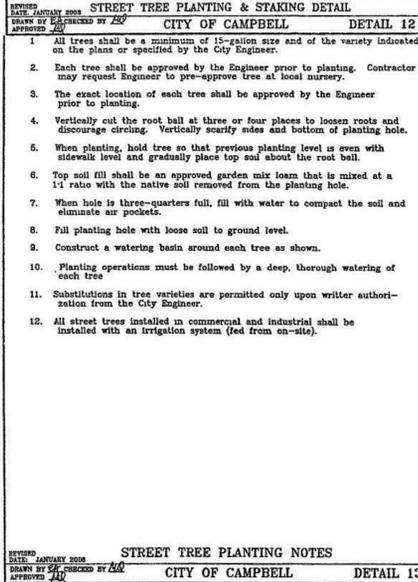
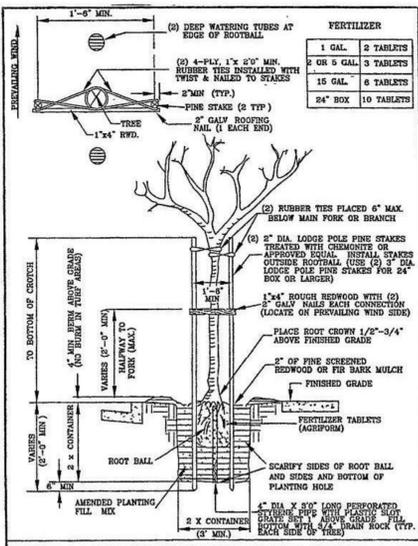
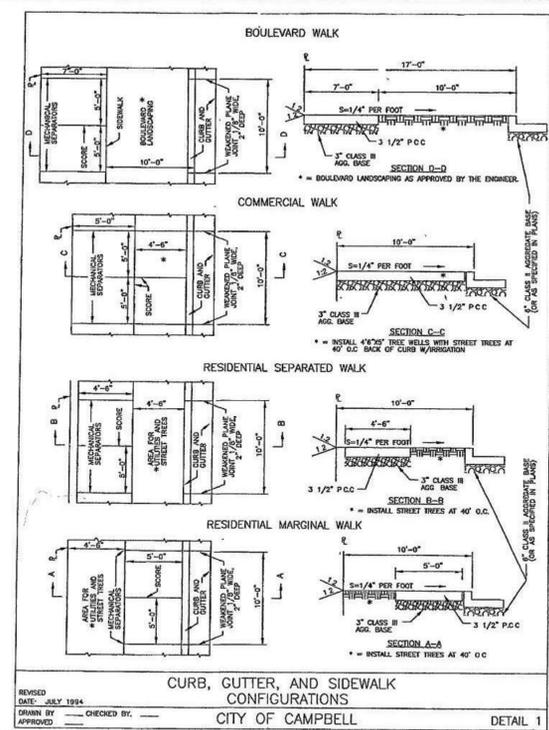
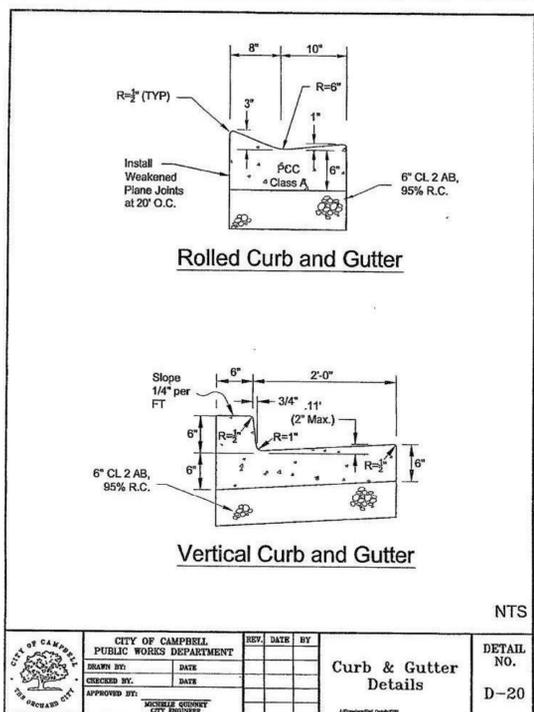
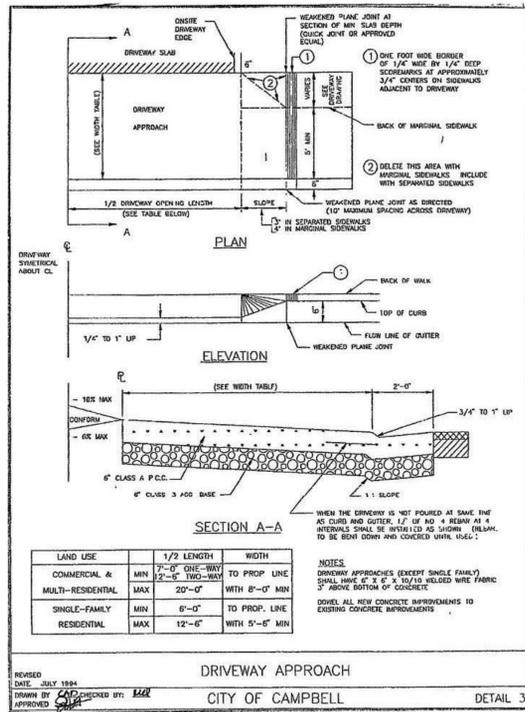
C - 3

4 OF 8

Chd			
By			
Date			
Revised			
No	1	2	3
Date 04-05-15 REV 08-16-16			
Drawn By	JLK		
 MFA ENGINEERS & ASSOCIATES 370 GRAND PARK CIR SAN JOSE CA 95134 408-509-3461 alhabani@sfbcglobal.net			

GENERAL NOTES

- OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.
- THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY.
- THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.
- GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED " " PREPARED BY " " DATED " " THE REPORT IS FOR INFORMATION ONLY.
- PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
- STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
- PREPARE, SUBMIT TO THE CITY ENGINEER FOR APPROVAL, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE, AND AS DIRECTED BY THE CITY ENGINEER. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
- PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
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- NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.
- SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY ENGINEER PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
- INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
- REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
- GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS AND SIDEWALKS TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
- NEW ELECTROLIERS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF PG&E RECEIPTS.
- PROTECT, OR RESTORE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
- SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.



Date: 04-05-15
 REV: 05-16-16
 Drawn By: JJK
 MFA ENGINEERS & ASSOCIATES
 370 GRAND PARK CIR.
 SAN JOSE CA 95134
 408-509-3461
 alabam@global.net

OFF SITE IMPROVEMENT PLAN
 95-109 EAST HAMILTON VE
 CITY OF CAMPBELL
 SANTA CLARA COUNTY
 STATE OF CALIFORNIA
 ENCROACHMENT PERMIT NO.

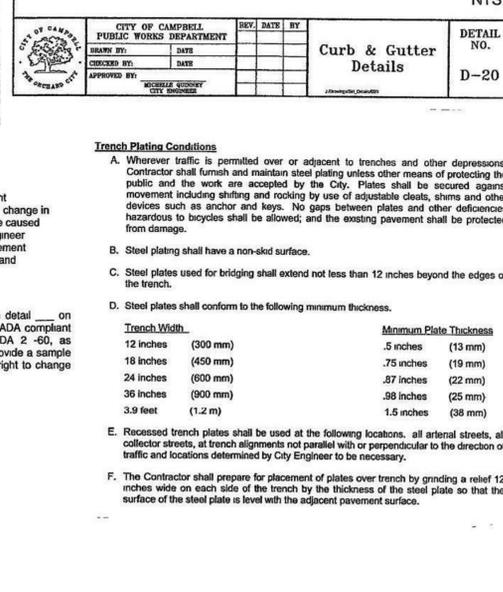
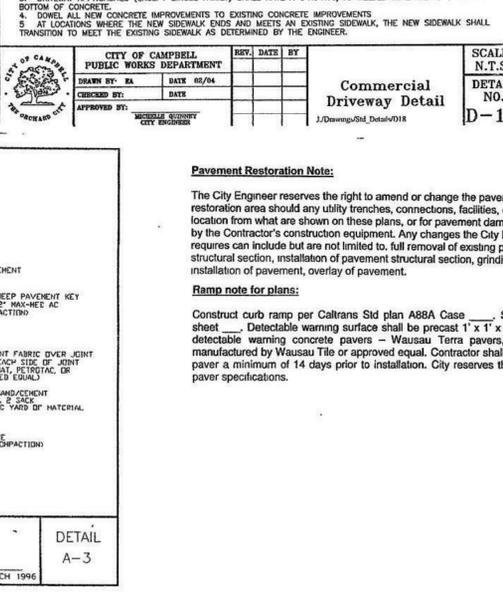
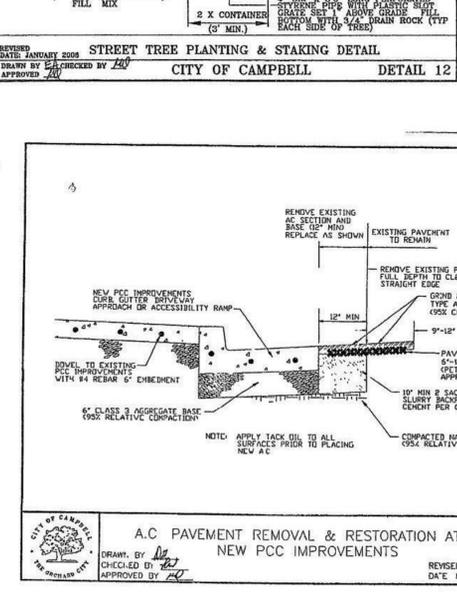
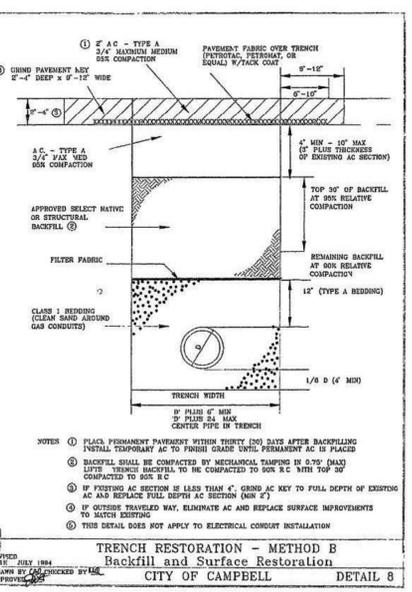
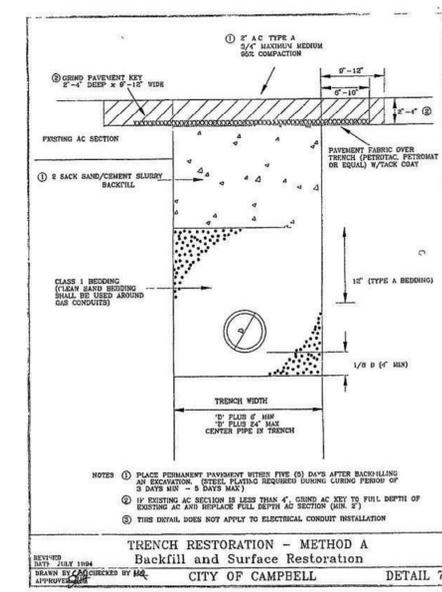
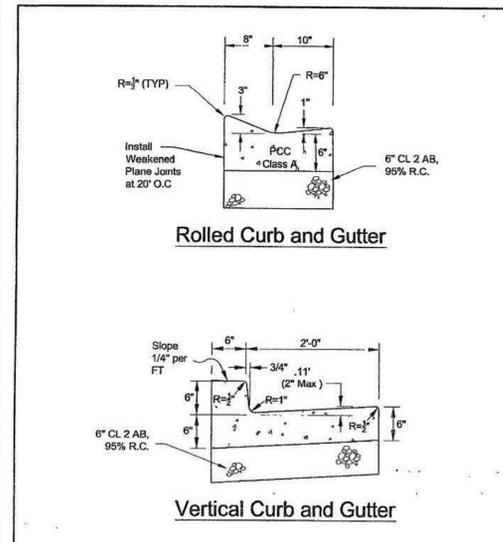
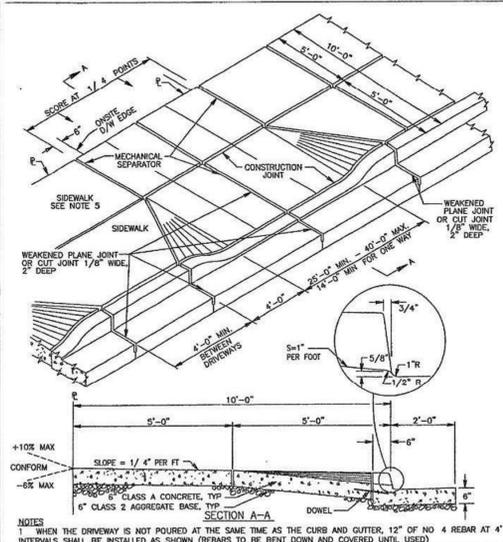
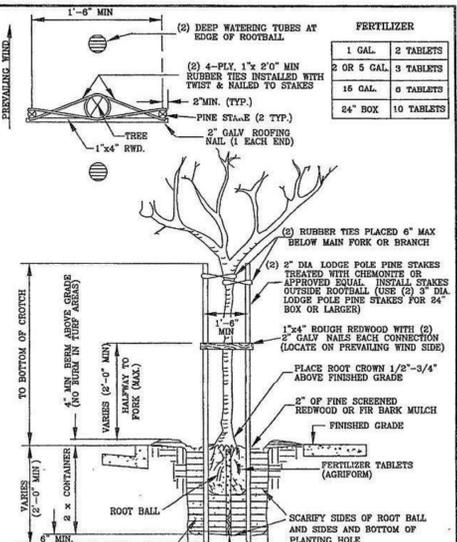
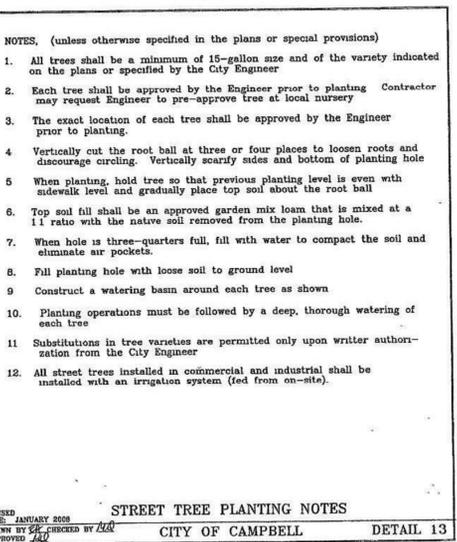
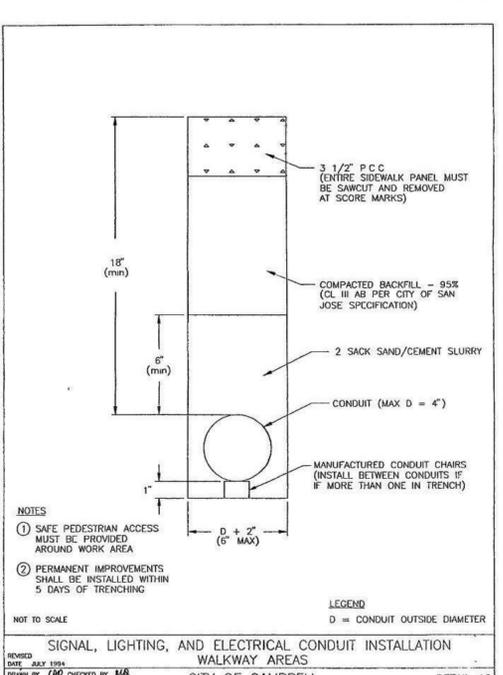
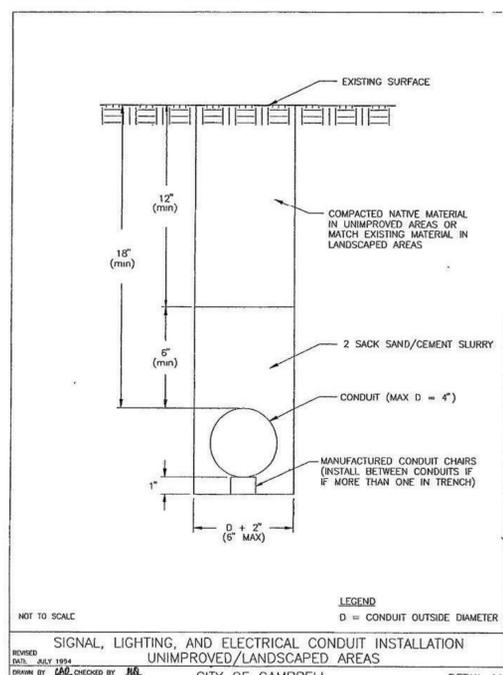
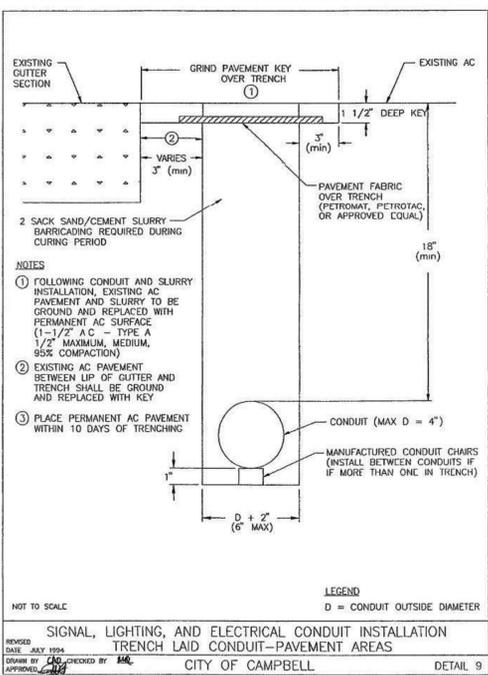
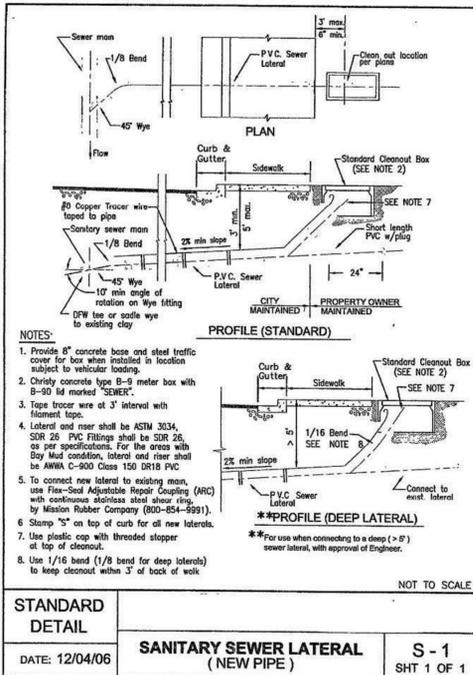
REGISTERED PROFESSIONAL ENGINEER
 ALI ABIANI
 NO C 57818
 STATE OF CALIFORNIA

SCALE: 1" = 10'
 SHEET: C-4
 5 OF 8

PUBLIC STREET IMPROVEMENTS

GENERAL NOTES

1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
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5. GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "PREPARED BY" DATED " " THE REPORT IS FOR INFORMATION ONLY.
6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-277-2688 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.
8. THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT. MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
9. PREPARE, SUBMIT TO THE CITY ENGINEER FOR APPROVAL, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGHOUT AND AROUND THE JOB SITE, AND AS DIRECTED BY THE CITY ENGINEER. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DEVIATIONS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
10. PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
11. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
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13. SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY ENGINEER PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
14. INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
15. REMOVE, FLAG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.
16. GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS AND SIDEWALKS TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
17. NEW ELECTROLES SHALL BE 240 VOLT. FG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF FG&E RECEIPTS.
18. PROTECT OR RESTORE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
19. SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.



MFA ENGINEERS & ASSOCIATES

370 GRAND PARK CIR.
SAN JOSE, CA 95136
408-593-3461
afaham@msglobal.net

OFF SITE IMPROVEMENT PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO.

NOTES & DETAILS

Commercial Driveway Detail D-18

Curb & Gutter Details D-20

TRENCH RESTORATION - METHOD A Backfill and Surface Restoration
TRENCH RESTORATION - METHOD B Backfill and Surface Restoration

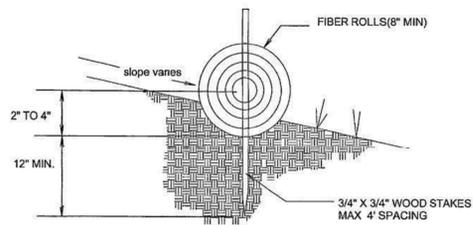
A.C. PAVEMENT REMOVAL & RESTORATION AT NEW PCC IMPROVEMENTS DETAIL A-3

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C-5

6 OF 8

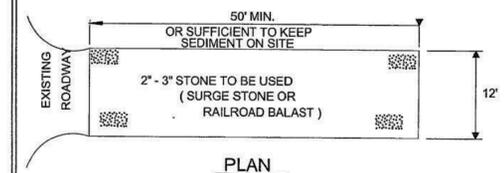


FIBER ROLL NOTES

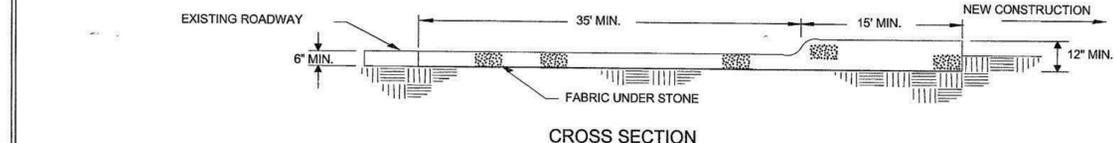
- Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
- On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
- Install fiber roll 12" from limit of grading.

WATTLE BARRIER DETAIL

1
C-7



PLAN



CROSS SECTION

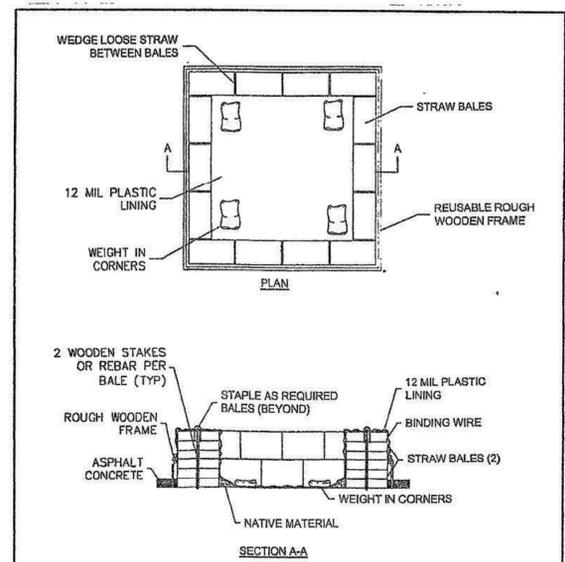
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

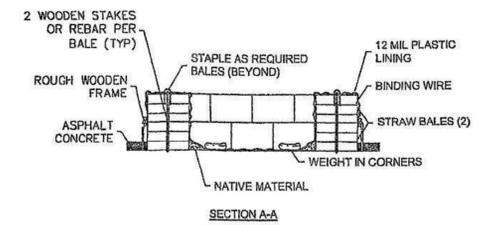
3
C-7

NOTES:

- PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
- IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
- IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



PLAN

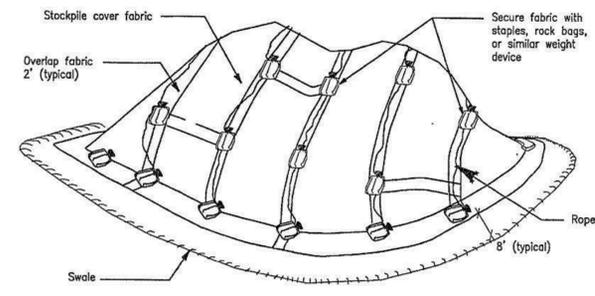


SECTION A-A

CONCRETE TRUCK WASH OUT DETAIL

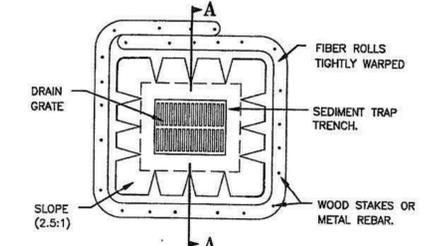
NOT TO SCALE

4
C-3

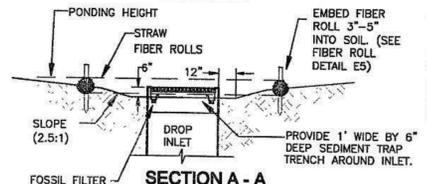


TEMPORARY COVER ON STOCK PILE

N.T.S.



PLAN VIEW



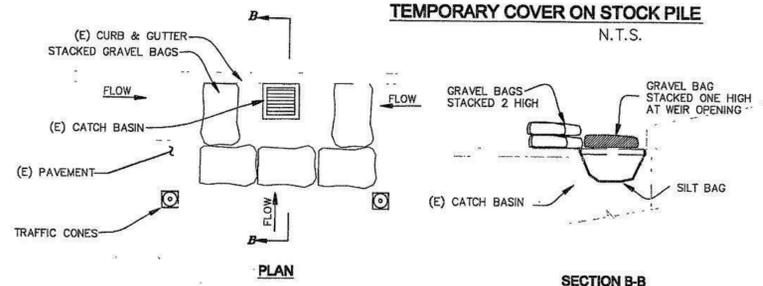
SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS

N.T.S.

NOTES:

- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
- FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



EXISTING HOODED INLET PROTECTION

N.T.S.

EROSION CONTROL LEGEND

- TCE
 - IP
 - S
 - TP
 - STOCK PILE
 - TSP
 - CTW
 - TSCC
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE**
- INLET PROTECTION**
- WATTLE BARRIER**
- TREE PROTECTION**
- STOCK PILE WITH SEDIMENT CONTROL (silt fence)**
- CONC TRUCK WASH OUT AREA**

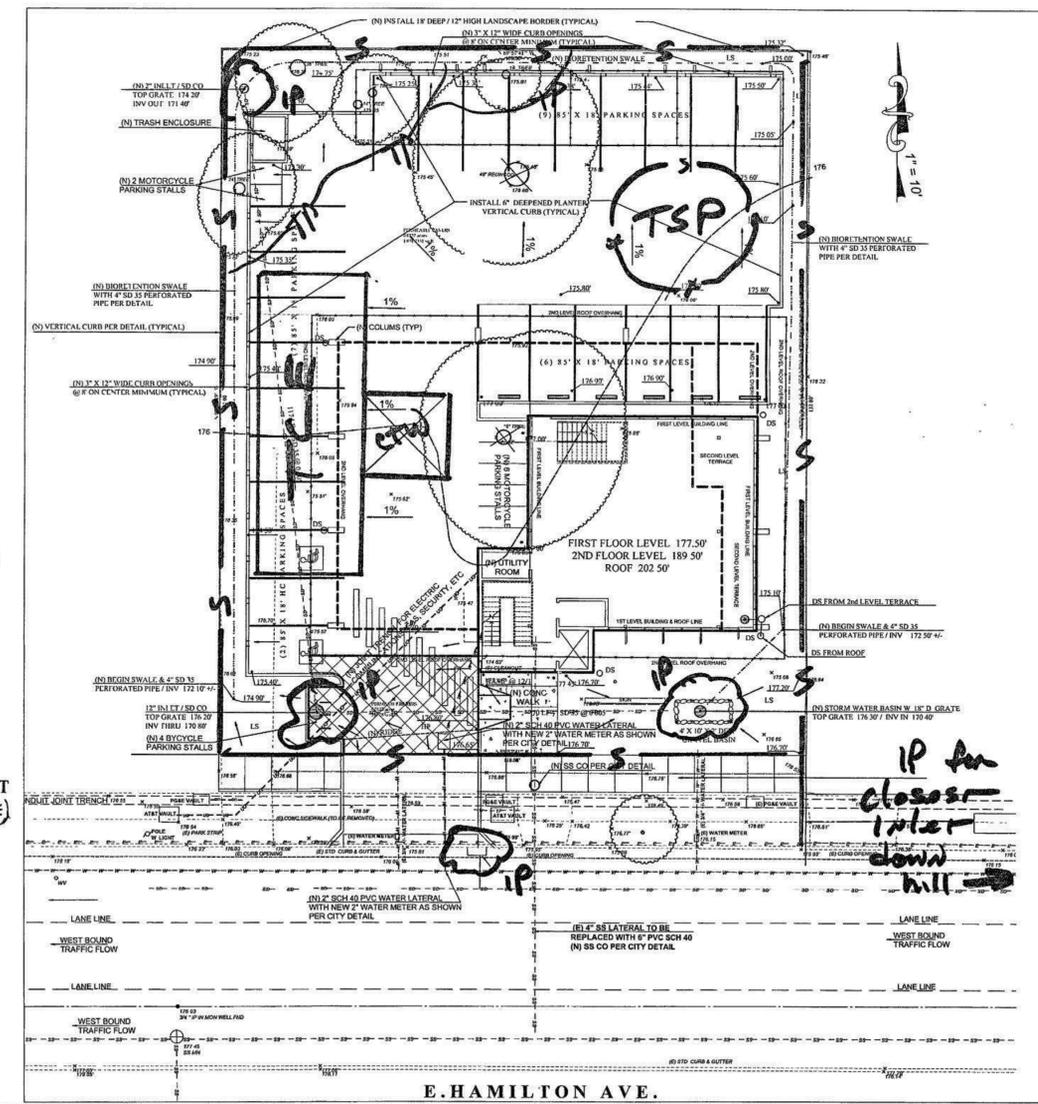
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
- If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

- Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

- Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction at the end of each working day.
 - Swales shall be inspected periodically and maintained as needed.
 - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - Rills and gullies must be repaired.
- All existing drainage inlets on Street within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



E. HAMILTON AVE.

SEDIMENT EROSION CONTROL PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED
SHEET: C-6 7 OF 8

1	2	3
04-05-15		
05-19-16		
Drawn By: JAK		

FRESH CONCRETE AND MORTAR APPLICATION
BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE
BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or dry cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
 - Paperhangers
 - Plasterers
 - Graphic artists
 - Dry wall crews
 - Floor covering installers
 - General contractors
 - Home builders
 - Developers
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and -spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bayslands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

- Dial 911
 - Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
 - Governor's Office of Emergency Services Warning Center (800) 832-7550 (24 hours).
- Local Pollution Control Agencies
- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
 - Santa Clara Valley Water District (408) 927-0710
 - San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
 - Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
 - Sunnyvale Water Pollution Control Plant (408) 730-7270
 - Palo Alto Regional Water Quality Control Plant (415) 329-2598
 - Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

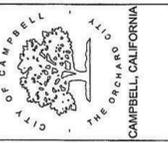
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Date: 04-05-15
Drawn By: JJK

MFA ENGINEERS & ASSOCIATES

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SAN JOSE CA 95136
408-509-3461
alabram@sfglobal.net

BLUE PRINT FOR CLEAN BAY
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.



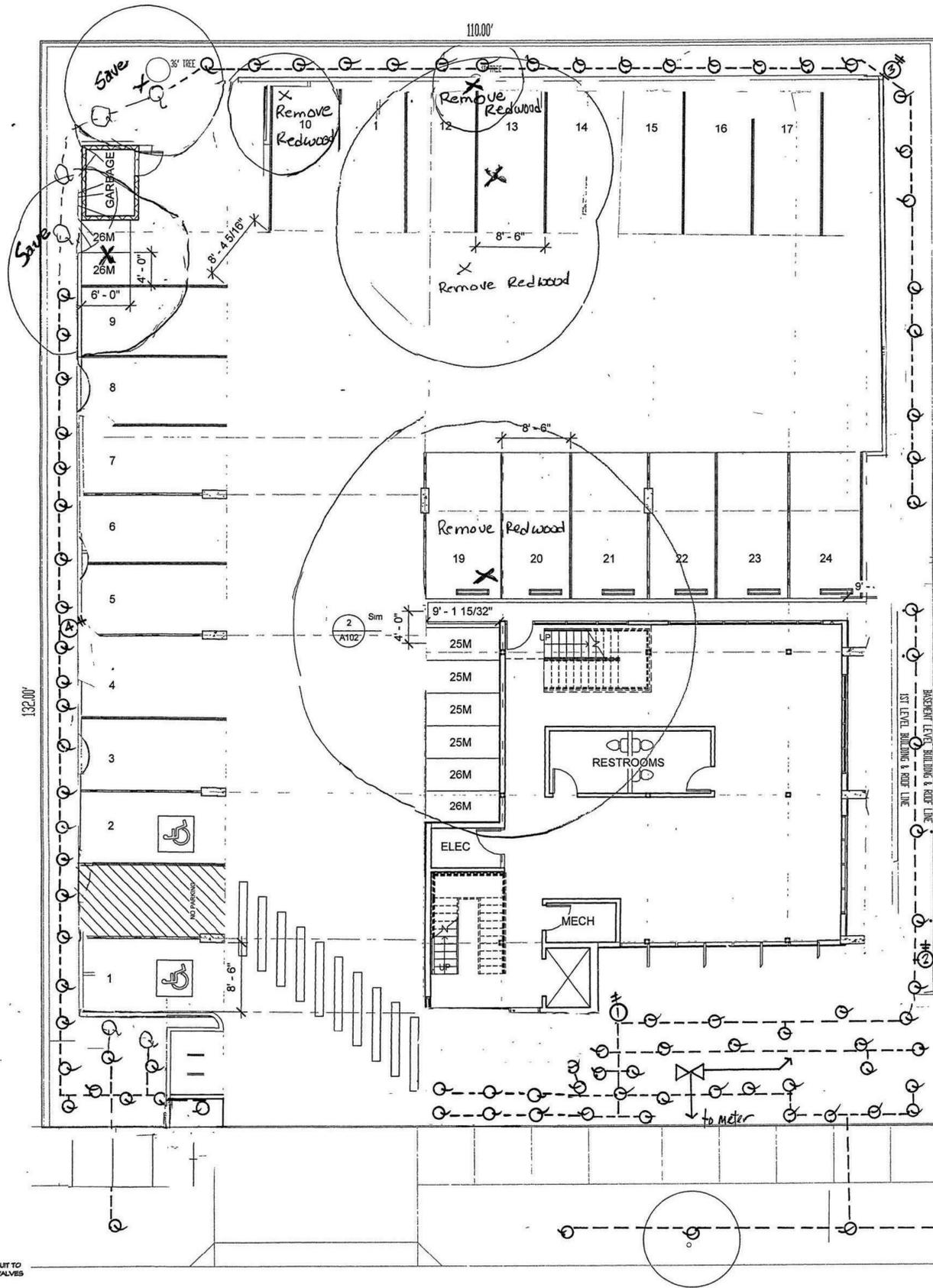
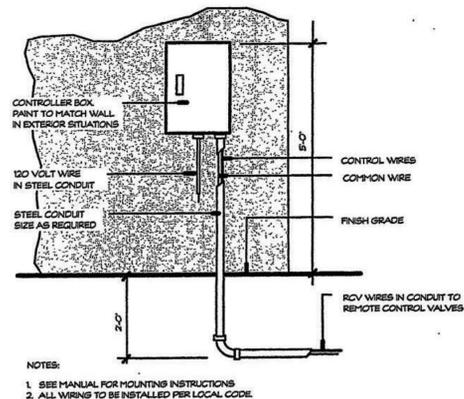
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1" = 10'
SHEET:
C - 8
8 of 8

PLANTING NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL COORDINATE WITH ALL APPLICABLE TRACES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANTING PLAN AND VERIFY LOCATIONS AND SPACING OF PLANTS AND SHALL SUPPLY SUFFICIENT QUANTITY TO FILL THE INTENT OF THE PLANS. PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
- EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND THEIR ROOT SYSTEMS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED AT HIS EXPENSE.
- RIP EXISTING SOIL TO A DEPTH OF 12" IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL.
- CONTRACTOR SHALL PROVIDE A SUFFICIENT AMOUNT OF IMPORTED CLASS A TOPSOIL TO BRING THE GRADE OF THE PLANTING AREAS UP TO THE PROPOSED GRADE ON THE CIVIL DRAWINGS AND PER THESE SPECIFICATIONS CONTRACTOR SHALL PROVIDE CERTIFICATION THAT IMPORTED TOPSOIL IS CLASS A.
- SOIL AMENDMENT SHALL BE GROVERS WONDER GROW COMPOST SOIL, ORGANIC COMPOST OR EQUAL. CONTRACTOR SHALL SUBMIT ANALYSIS AND SAMPLE OF MATERIAL FOR APPROVAL PRIOR TO COMMENCEMENT OF SOIL PREPARATION OPERATIONS.
- AMEND ALL PLANTING AREAS WITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET.
- ADD ADDITIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS REPORT.
- ROTOILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
- AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., MAKE SMOOTH ALL PLANTING AREAS TO CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS FROM THE SITE.
- LEVEL OF PLANTING AREAS SHALL BE THREE INCHES (3") BELOW TOP OF HEADERS, PAVEMENTS, CURBS, WALKS, ETC. AND TO THE FINISH GRADE OF ADJACENT EXISTING PLANTING AREAS WITHOUT ABRUPT CHANGE IN GRADIENT EITHER IN THE PLANTING AREA OR WHERE THE SOIL MEETS SUCH FEATURES. MINIMUM SLOPE FOR FINISHED SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS, SHALL BE TWO PERCENT (2%). PARTICULAR ATTENTION SHALL BE GIVEN TO THE CORRECT GRADING OF SURFACE DRAINAGE SWALES AND AREAS ADJACENT TO DRAINAGE CURBS, DRAIN TO PAVING OR CATCH BASINS, DIRECT DRAINAGE AWAY FROM BUILDINGS, WALLS, ADJACENT PROPERTY, ETC. AT THE COMPLETION OF THE FINISH GRADING, NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED AND THE SITE SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION CONFORMING TO THE PLANS.
- CONTRACTOR SHALL DIG A 12" X 12" DEEP PERCOLATION HOLE AND FILL IT WITH WATER. IF WATER HAS NOT PERCOLATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCOLATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12" INTO UNDISTURBED PVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
- ALL PLANTS SHALL BE NURSERY GROWN, SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, MICROBIAL, AND OF NORMAL HAST OF GROWTH. FREE FROM DISEASE, INSECT, NEMATODES, INJURIES, ABRASIONS, BROKEN LIMBS, DISFIGUREMENTS AND SHALL HAVE HEALTHY, NORMAL, WELL ROOTED SYSTEMS. PLANTS IN CONTAINERS SHALL NOT BE ROOT BOUND. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 3 MONTHS, BUT NOT OVER 2 YEARS.
- ALL PLANTS DELIVERED TO THE SITE MUST BE TAGGED WITH NURSERY TAGS LISTING GENUS, SPECIES, CULTIVAR, IF ANY, COMMON NAME, AND SIZE. PLANTS DELIVERED TO THE SITE WITHOUT TAGS WILL BE REJECTED.
- NO TREES WILL BE ACCEPTED THAT WILL NOT STAND ON THEIR OWN TRUNKS AFTER THE NURSERY STAKE HAS BEEN REMOVED. TREES SHALL HAVE STRAIGHT TRUNKS, UNLESS OTHERWISE SPECIFIED, WITH THE LEADER INTACT, UNDAUNAGED AND UNLIFT.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE OWNER'S REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GRIDLING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING. IT IS THE LANDSCAPE ARCHITECT'S RESPONSIBILITY TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLANS. GROUND COVER TO EXTEND UNDER ALL SHRUB AREAS.
- PLANTING LOCATIONS WHICH INTERFERE WITH LINE OF SITE FOR VEHICULAR TRAFFIC, UNDERGROUND CONSTRUCTION, OR WHERE OBSTRUCTION CANNOT BE REMOVED, SHALL BE ADJUSTED AND THE NEW LOCATION APPROVED BY THE LANDSCAPE ARCHITECT.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- TREES SHALL BE PLANTED AT LEAST 5' FROM ANY BUILDING, DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS AND UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES AND GAS LINES.
- PLANTS SHALL BE PLANTED GREEN SIDE UP. SET VERTICALLY AND SOIL MIX FILLED IN TO HALF THE DEPTH OF THE BALL, TAMPED AND THOROUGHLY WATERED. REMAINDER OF PIT THEN SHALL BE FILLED WITH SOIL MIX, THOROUGHLY TAMPED AND WATERED. ALL WITHIN SAME DAY OF PLANTING.
- EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT FOR PLANT. THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY. THE TOP 12 INCHES OF BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS MAY CONSIST OF THE ABOVE AMENDED SOIL. BACKFILL BELOW 12 INCHES REQUIRED FOR 24 INCH BOX OR LARGER SHOULD NOT CONTAIN AN ORGANIC AMENDMENT.
- PLANTING BACKFILL MIX SHALL CONSIST OF THOROUGHLY MIXED 1 PART SOIL AMENDMENT, 3 PARTS NATIVE ON-SITE SOIL AND TERRAZOLIN POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ. 5 GALLON - 1 1/2 OZ. 15 GALLON - 4 OZ. 24" BOX - 8 OZ. 36" BOX - 1 LB. 48" BOX - 2 LB. 60" BOX - 3 LB. 72" BOX - 4 LB. 84" BOX - 5 LB. 96" BOX - 6 LB. 108" BOX - 7 LB. 120" BOX - 8 LB. 144" BOX - 10 LB. 168" BOX - 12 LB. 192" BOX - 14 LB. 216" BOX - 16 LB. 240" BOX - 18 LB. 264" BOX - 20 LB. 288" BOX - 22 LB. 312" BOX - 24 LB. 336" BOX - 26 LB. 360" BOX - 28 LB. 384" BOX - 30 LB. 408" BOX - 32 LB. 432" BOX - 34 LB. 456" BOX - 36 LB. 480" BOX - 38 LB. 504" BOX - 40 LB. 528" BOX - 42 LB. 552" BOX - 44 LB. 576" BOX - 46 LB. 600" BOX - 48 LB. 624" BOX - 50 LB. 648" BOX - 52 LB. 672" BOX - 54 LB. 696" BOX - 56 LB. 720" BOX - 58 LB. 744" BOX - 60 LB. 768" BOX - 62 LB. 792" BOX - 64 LB. 816" BOX - 66 LB. 840" BOX - 68 LB. 864" BOX - 70 LB. 888" BOX - 72 LB. 912" BOX - 74 LB. 936" BOX - 76 LB. 960" BOX - 78 LB. 984" BOX - 80 LB. 1008" BOX - 82 LB. 1032" BOX - 84 LB. 1056" BOX - 86 LB. 1080" BOX - 88 LB. 1104" BOX - 90 LB. 1128" BOX - 92 LB. 1152" BOX - 94 LB. 1176" BOX - 96 LB. 1200" BOX - 98 LB. 1224" BOX - 100 LB. 1248" BOX - 102 LB. 1272" BOX - 104 LB. 1296" BOX - 106 LB. 1320" BOX - 108 LB. 1344" BOX - 110 LB. 1368" BOX - 112 LB. 1392" BOX - 114 LB. 1416" BOX - 116 LB. 1440" BOX - 118 LB. 1464" BOX - 120 LB. 1488" BOX - 122 LB. 1512" BOX - 124 LB. 1536" BOX - 126 LB. 1560" BOX - 128 LB. 1584" BOX - 130 LB. 1608" BOX - 132 LB. 1632" BOX - 134 LB. 1656" BOX - 136 LB. 1680" BOX - 138 LB. 1704" BOX - 140 LB. 1728" BOX - 142 LB. 1752" BOX - 144 LB. 1776" BOX - 146 LB. 1800" BOX - 148 LB. 1824" BOX - 150 LB. 1848" BOX - 152 LB. 1872" BOX - 154 LB. 1896" BOX - 156 LB. 1920" BOX - 158 LB. 1944" BOX - 160 LB. 1968" BOX - 162 LB. 1992" BOX - 164 LB. 2016" BOX - 166 LB. 2040" BOX - 168 LB. 2064" BOX - 170 LB. 2088" BOX - 172 LB. 2112" BOX - 174 LB. 2136" BOX - 176 LB. 2160" BOX - 178 LB. 2184" BOX - 180 LB. 2208" BOX - 182 LB. 2232" BOX - 184 LB. 2256" BOX - 186 LB. 2280" BOX - 188 LB. 2304" BOX - 190 LB. 2328" BOX - 192 LB. 2352" BOX - 194 LB. 2376" BOX - 196 LB. 2400" BOX - 198 LB. 2424" BOX - 200 LB. 2448" BOX - 202 LB. 2472" BOX - 204 LB. 2496" BOX - 206 LB. 2520" BOX - 208 LB. 2544" BOX - 210 LB. 2568" BOX - 212 LB. 2592" BOX - 214 LB. 2616" BOX - 216 LB. 2640" BOX - 218 LB. 2664" BOX - 220 LB. 2688" BOX - 222 LB. 2712" BOX - 224 LB. 2736" BOX - 226 LB. 2760" BOX - 228 LB. 2784" BOX - 230 LB. 2808" BOX - 232 LB. 2832" BOX - 234 LB. 2856" BOX - 236 LB. 2880" BOX - 238 LB. 2904" BOX - 240 LB. 2928" BOX - 242 LB. 2952" BOX - 244 LB. 2976" BOX - 246 LB. 3000" BOX - 248 LB. 3024" BOX - 250 LB. 3048" BOX - 252 LB. 3072" BOX - 254 LB. 3096" BOX - 256 LB. 3120" BOX - 258 LB. 3144" BOX - 260 LB. 3168" BOX - 262 LB. 3192" BOX - 264 LB. 3216" BOX - 266 LB. 3240" BOX - 268 LB. 3264" BOX - 270 LB. 3288" BOX - 272 LB. 3312" BOX - 274 LB. 3336" BOX - 276 LB. 3360" BOX - 278 LB. 3384" BOX - 280 LB. 3408" BOX - 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1344 LB. 16176" BOX - 1346 LB. 16200" BOX - 1348 LB. 16224" BOX - 1350 LB. 16248" BOX - 1352 LB. 16272" BOX - 1354 LB. 16296" BOX - 1356 LB. 16320" BOX - 1358 LB. 16344" BOX - 1360 LB. 16368" BOX - 1362 LB. 16392" BOX - 1364 LB. 16416" BOX - 1366 LB. 16440" BOX - 1368 LB. 16464" BOX - 1370 LB. 16488" BOX - 1372 LB. 16512" BOX - 1374 LB. 16536" BOX - 1376 LB. 16560" BOX - 1378 LB. 16584" BOX - 1380 LB. 16608" BOX - 1382 LB. 16632" BOX - 1384 LB. 16656" BOX - 1386 LB. 16680" BOX - 1388 LB. 16704" BOX - 1390 LB. 16728" BOX - 1392 LB. 16752" BOX - 1394 LB. 16776" BOX - 1396 LB. 16800" BOX - 1398 LB. 16824" BOX - 1400 LB. 16848" BOX - 1402 LB. 16872" BOX - 1404 LB. 16896" BOX - 1406 LB. 16920" BOX - 1408 LB. 16944" BOX - 1410 LB. 16968" BOX - 1412 LB. 16992" BOX - 1414 LB. 17016" BOX - 1416 LB. 17040" BOX - 1418 LB. 17064" BOX - 1420 LB. 17088" BOX - 1422 LB. 17112" BOX - 1424

IRRIGATION NOTES

- CALL IRRIGATION ELEMENTS AS SHOWN DIAGRAMMATICALLY. PIPES SHOWN WITHOUT SLEEVES SHALL BE LOCATED IN PLANTING AREAS. UNLESS OTHERWISE SHOWN, LOCATE ALL QUICK COUPLERS, REMOTE CONTROL VALVES, GATE VALVES AND FLUSH VALVES IN PLANTING AREAS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES AND TRANSPORTATION NECESSARY FOR AND PROPERLY INCIDENTAL TO THE INSTALLATION OF A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, MAIN LINES, VALVES, ETC. PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THIS WORK.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL DISCUSS WITH LANDSCAPE ARCHITECT EXISTING WATER PRESSURE AND WHETHER PRESSURE REGULATOR SHALL BE INSTALLED. IF REQUIRED, PRESSURE REGULATOR SHALL BE SET FOR IRRIGATION DESIGN PRESSURE AS INDICATED IN THE IRRIGATION PLANS.
- THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES AND SHALL COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER PAVING, ETC.
- ALL EXCAVATIONS AND IRRIGATION RENOVATION OPERATIONS PERFORMED DURING EACH DAY SHALL BE COMPLETED. ALL HOLES SHALL BE FILLED, HEADS SET TO GRADE AND EXCAVATED TRENCHES BACKFILLED AND COMPACTED.
- ALL HEADS SHALL BE STAKED BY CONTRACTOR TO DETERMINE WHICH HEADS WILL NEED TO BE MOVED INTO LATERAL ALIGNMENT. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS.
- PRIME AND SOLVENT WELD ALL PVC PIPE CONNECTIONS AND CAP ALL OPEN PIPE ENDS.
- 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- CONTROLLER SHALL BE PROGRAMMED SO THAT ONLY ONE VALVE OPERATES AT ONE TIME.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL AS SHOWN IN THE DETAIL PERPENDICULAR TO ADJACENT ELEMENTS AS SHOWN.
- PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN THEM IS MAINTAINED.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COL. OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG THE RUN.
- INSTALL PULL BOXES EVERY 50' OR LESS FOR IRRIGATION CONTROL WIRE CONDUIT.
- INSTALL 6" CLEAN SAND BED AND COVER AROUND ALL CONDUIT AND MAINLINE.
- INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
- NITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" SIZE.
- THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES AND LATERAL LINES BEFORE INSTALLING SPRINKLERS. INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. ADJUST ALL SPRINKLER HEADS FOR OPTIMAL PERFORMANCE AND TO MINIMIZE OVERSPRAY ONTO ADJACENT PROPERTY, PAVING AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMAL OPERATING PRESSURE FOR EACH SYSTEM.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- INSTALL A SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER.
- FOR MAINLINE PIPING INSIDE SLEEVES USE SCHEDULE 40 PVC PLASTIC PIPE.
- EXTEND ALL SLEEVES 12" MINIMUM BEYOND EDGE OF PAVING INTO PLANTING AREAS.
- ALL EMPTY IRRIGATION CONTROL WIRE SLEEVES/CONDUITS SHALL HAVE PULL ROPES INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND SIZE OF SLEEVES FOR IRRIGATION CONTROL WIRES SIZES SHOWN ARE FOR PIPE. SIZE SLEEVES PER CHART.
- PIPE MAY NOT SHARE A SLEEVE WRINS MUST BE IN A SEPARATE SLEEVE.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES AND SHRUBS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND SHRUBS AND THEIR ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES AND SHRUBS SHALL BE CLOSED WITH TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND/OR SHRUBS SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT A PROPOSAL DRAWING SHOWING PROPOSED MOUNTING OF CONTROLLER WITH CONDUITS. INSTALLATION SHALL BE COMPLETED AFTER APPROVAL OF PROPOSAL DRAWINGS BY LANDSCAPE ARCHITECT.
- A COMPLETE SET OF REPRODUCIBLE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF CONSTRUCTION.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM WHICH IS INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
- THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE. THE CONTRACTOR SHALL BE LIABLE FOR LABOR AND MATERIALS TO REPAIR THE SYSTEM AND RESTORE ANY OTHER ELEMENTS DAMAGED BY FAILURE OF IRRIGATION SYSTEM.

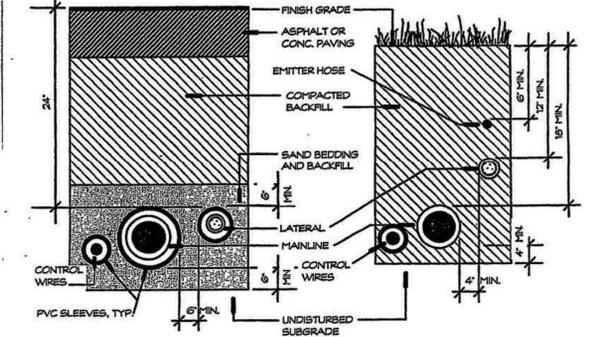


IRRIGATION LEGEND

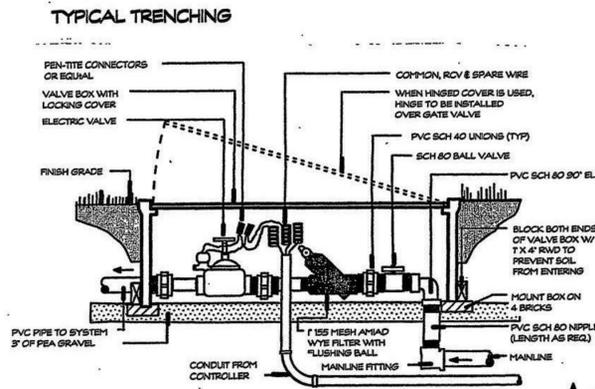
- 3/4 INCH SCHEDULE 40 PVC MAIN
- 3/4 INCH CLASS 200 PVC LATERAL
- PEPCO QUADRA CLUSTER RED DRIP HEAD (4 PORTS) 10 GPH PER PORT
- ☒ IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT
- 3/4 INCH HOSE BIB
- △ 3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED
- IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4 INCH SIZE

NOTES

- BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN APPROPRIATE LOCATION FOR IRRIGATION SYSTEM
- THE CALIFORNIA GREEN STANDARDS CODE REQUIRES A WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER, SWAT TESTED AND APPROVED SUCH AS IRRITROL SD 600 OR APPROVED EQUAL.



- SCHED. 40 PVC SLEEVES, TYP. SEE CHARTS FOR SIZES.
- BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING.
- BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.



- NOTES**
- INSTALL ALL WIRE PER LOCAL CODE.
 - INSTALL REMOTE CONTROL WIRES IN SCHEDULE 40 CONDUIT.
 - ALL THREADED CONNECTIONS TO BE COATED WITH 3/4" TEFLON TAPE OR EQUAL.
 - CONTRACTOR SHALL INSTALL ALL ELEMENTS IN A SINGLE VALVE BOX.
 - ALIGN WYE FILTER TO PERMIT PERIODIC INSERTION OF 35 GRAM 15-15-15 SOLUBLE FERTILIZER TABLETS.

**GROUND ZERO
CONSTRUCTION
&
DEVELOPMENT
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NO.	REVISION	DATE	BY	CHKD

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ISA ARBORIST-LANDSCAPE ARCHITECT
 MARK BEAUDOIN
 OWNER
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 408-656-3580

scale 1" = 8'0"
IRRIGATION PLAN
 SHEET: L2
 DATE: OCT. 2016