



CITY OF CAMPBELL
Community Development Department

November 1, 2019

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, **November 12, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Chick-fil-A / National Retail Properties LP for a Conditional Use Permit with Site and Architectural Review and Tree Removal Permit to allow construction of a new drive-through fast-food restaurant, associated site and landscaping improvements, and removal of protected trees (PLN2018-206; PLN2018-207) on property located at **2060 S Bascom Avenue**. A Mitigated Negative Declaration has been prepared for this project.

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: **2060 S Bascom Ave**



City of Campbell

Location Map

Chick-Fil-A



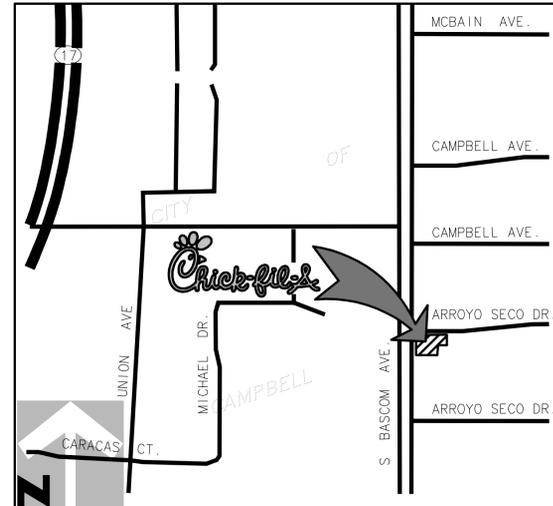
CODE INFORMATION

BUILDING CODE:
CALIFORNIA BUILDING CODE 2016
PLUMBING CODE:
CALIFORNIA PLUMBING CODE 2016
MECHANICAL CODE:
CALIFORNIA MECHANICAL CODE 2016
ELECTRICAL CODE:
CALIFORNIA ELECTRICAL CODE 2016
FIRE CODE:
CALIFORNIA FIRE CODE 2016
GREEN CODE:
CALGREEN 2016
ENERGY CODE:
CALIFORNIA ENERGY CODE 2016



5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349-2998
PHONE: (404) 765-8000
FAX: (404) 684-8550

2060 S. BASCOM AVE.
CAMPBELL, CA



Drawing Index

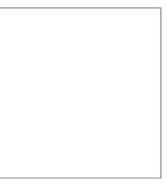
T-11	TITLE SHEET
SP-1	SITE PLAN
SHT-1	STORM WATER MANAGEMENT PLAN
SHT-2	DEMOLITION PLAN
SHT-3	GRADING PLAN
SHT-4	UTILITY PLAN
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-	TRASH MANAGEMENT PLAN
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A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



195 South C Street, Suite 200
Tustin, CA 92780
phone 714.832.1834



CHICK-FIL-A
S. BASCOM & ARROYO SECO
2060 S. BOSCOM AVE. CAMPBELL, CA

FSR# 4247

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08-29-18	AGENCY REV.
2	10-15-18	AGENCY REV.
3	10-24-18	AGENCY REV.
4	10-14-19	AGENCY REV.
5	11-4-19	AGENCY REV.

ARCHITECT'S PROJECT #	17-186
PRINTED FOR	PLANNING
DATE	05-28-18
DRAWN BY	AM

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SHEET COVER SHEET

SHEET NUMBER

T-1

Architect:

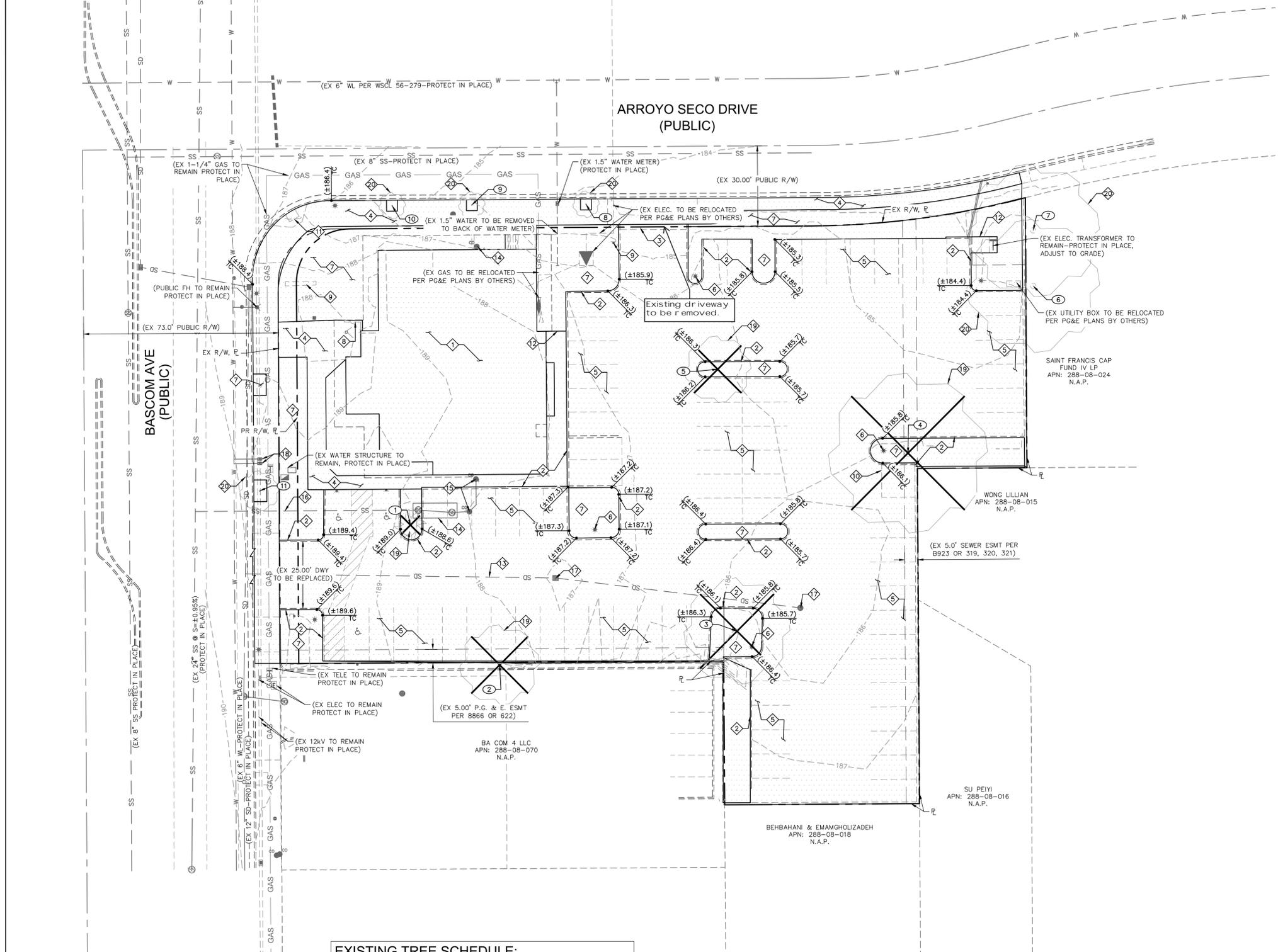
C.R.H.O.
195 SOUTH "C" STREET 200
TUSTIN, CA. 92780
PHONE: (714) 832-1834
FAX: (714) 832-1910
CONTACT: RUSSELL HATFIELD
E-MAIL: RUSSELL@CRHO.COM

Civil Engineer:

KIMLEY-HORN
6671 LAS VEGAS BLVD.
SUITE 320
LAS VEGAS, NV. 89119
PHONE: (702) 786-1840
CONTACT: TREASEA WOLF
E-MAIL: TREASEA.WOLF@KIMLEY-HORN.COM

Landscape Architect:

JOHN HOURIAN & ASSOC.
107 AVENIDA MIRAMAR, SUITE "D"
SAN CLEMENTE, CA 92672
PHONE: (949) 489-5623
FAX: (949) 489-5632
CONTACT: JOHN HOURIAN
E-MAIL: TEAM@HOURIANASSOCIATES.COM



DEMOLITION NOTES

- 1 EXISTING BUILDING TO BE DEMOLISHED
- 2 EXISTING CURB TO BE REMOVED
- 3 EXISTING GUTTER TO BE REMOVED
- 4 EXISTING CONCRETE SIDEWALK TO BE REMOVED AND/OR REPLACED
- 5 EXISTING PARKING STRIPING TO BE REMOVED
- 6 EXISTING SITE LITE TO BE REMOVED
- 7 EXISTING LANDSCAPING TO BE REMOVED
- 8 EXISTING WALL TO BE REMOVED
- 9 EXISTING SIGN TO BE REMOVED
- 10 EXISTING FENCE TO BE REMOVED
- 11 EXISTING ADA RAMP TO BE REMOVED & REPLACED
- 12 EXISTING CONCRETE TO BE REMOVED
- 13 EXISTING STORM DRAIN PIPE TO BE REMOVED
- 14 EXISTING GREASE INTERCEPTOR TO BE REMOVED
- 15 EXISTING SEWER CLEANOUT TO BE REMOVED
- 16 EXISTING SEWER LATERAL TO BE REMOVED
- 17 EXISTING STORM DRAIN INLET TO BE REMOVED
- 18 EXISTING WATER METERS TO BE REMOVED OR ABANDONED IN PLACE
- 19 EXISTING TREES TO BE REMOVED
- 20 EXISTING TREES TO REMAIN, PROTECT IN PLACE

DEMOLITION NOTE:

CONTRACTOR TO REMOVE ALL CURB & GUTTER, SIDEWALK, UTILITIES, STRIPING, AREA LIGHTS, BOLLARDS, FIRE HYDRANTS, CLEANOUTS, ETC WITHIN THE AREA DEPICTED AS THE DEMOLITION AREA WITH THE EXCEPTION OF ITEMS SPECIFICALLY NOTED TO REMAIN.

DEMOLITION AREA CONSISTING OF THE FOLLOWING:
 46,609 SF (1.07 ACRES) ON-SITE
 4,190 SF (0.10 ACRES) OFF-SITE (BASCOM & ARROYO SECO)
 56,799 SF (1.17 ACRES) TOTAL

TREE INVENTORY TABLE				
TREE/TAG No.	TREE NAME	TRUNK DIAMETER (in)	HEIGHT (ft)	CANOPY SPREAD (ft)
1	MEXICAN FAN PALM	22	75	15
2	FLOWERING PEAR	16	35	35
3	JACARANDA	18	35	35
4	JACARANDA	17	40	40
5	CARROTWOOD	16	30	30
6	COAST REDWOOD	~42	65	25
7	COAST REDWOOD	~42	85	25
8	NEW BRADFORD FLOWERING PEAR	3	10	6
9	NEW BRADFORD FLOWERING PEAR	2	8	3
10	NEW BRADFORD FLOWERING PEAR	2	9	5
11	AUSTRALIAN WILLOW	4	12	8

NOTE:
 REFER TO SHEET 3 FOR TREE PROTECTION MEASURES AS RECOMMENDED BY CONSULTING ARBORIST REPORT

CITY OF CAMPBELL TREE PROTECTION DURING CONSTRUCTION

- PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION OF A PROJECT BY USE OF THE FOLLOWING METHODS:
- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIFLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE A STURDY BUT OPEN MATERIAL (CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
- THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIFLINE OF THE TREE. ALTERNATE GRADE LEVELS AS DESCRIBED IN THE TREE PROTECTION PLAN MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
- PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- NEW LANDSCAPING INSTALLED WITHIN THE DRIFLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

EXISTING TREE SCHEDULE:

- | | | |
|-----|---|--------|
| 1. | MEXICAN FAN PALM - WASHINGTON ROBUSTA | REMOVE |
| 2. | FLOWERING PEAR - PYRUS CALLERYANA | REMOVE |
| 3. | JACARANDA - JACARANDA MIMOSIFOLIA | REMOVE |
| 4. | JACARANDA - JACARANDA MIMOSIFOLIA | REMOVE |
| 5. | CARROTWOOD - CUPANOPSIS ANACARDIODES | REMOVE |
| 6. | COAST REDWOOD - SEQUOIA SEMPERVIRENS | REMAIN |
| 7. | COAST REDWOOD - SEQUOIA SEMPERVIRENS | REMAIN |
| 8. | NEW BRADFORD FLOWERING PEAR - PYRUS C. NEW BRADFORD | REMAIN |
| 9. | NEW BRADFORD FLOWERING PEAR - PYRUS C. NEW BRADFORD | REMAIN |
| 10. | NEW BRADFORD FLOWERING PEAR - PYRUS C. NEW BRADFORD | REMAIN |
| 11. | AUSTRALIAN WILLOW - GEIJERA PARVIFLORA | REMAIN |

TREE TO BE REMOVED	TRUNK SIZE (DIA)	REQUIRED REPLACEMENT TREE
MEXICAN FAN PALM - WASHINGTON ROBUSTA	22"	1-24" BOX
FLOWERING PEAR - PYRUS CALLERYANA	16"	1-24" BOX
JACARANDA - JACARANDA MIMOSIFOLIA	18"	1-24" BOX
JACARANDA - JACARANDA MIMOSIFOLIA	17"	1-24" BOX
CARROTWOOD - CUPANOPSIS ANACARDIODES	16"	1-24" BOX
TOTAL TREES REMOVED - 5		
TOTAL REQUIRED REPLACEMENT TREES - 5 - 24" BOX		
NEW TREES PROVIDED - 23 - 24" BOX		
REFER TO PLANTING PLAN SHEET L1.0		

DRY UTILITY NOTE:

ALL DRY UTILITY EXISTING METERS AT EX. BUILDING TO BE REMOVED. ALL UNDERGROUND, DRY UTILITY LINES TO REMAIN PROTECTED IN PLACE TO 5' FROM FUTURE BUILDING PAD LOCATION AND AS-BUILT BY DEMOLITION CONTRACTOR. AS-BUILT TO BE PROVIDED UPON COMPLETION OF DEMOLITION. REFER TO DRY UTILITY PLANS BY OTHERS

ENGINEER'S NOTES

- ALL WORK SHALL CONFORM TO THE SOILS REPORT PREPARED BY TERRACON, DATED DECEMBER 14, 2017, PROJECT NO. 64175087.
- ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA" LATEST EDITION.
- FINAL ASPHALTIC CONCRETE (AC PAVEMENT SURFACES SHALL BE FLUSH WITH THE LIP OF GUTTER (INCLUDING OPEN GRADE).
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- THIS PLAN SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY ALL APPLICABLE GOVERNMENT AGENCIES.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- MATCH ELEVATIONS SHOWN TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PROJECT IS PART OF AN EXISTING COMMERCIAL SUBDIVISION.

CITY OF CAMPBELL PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

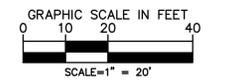
DATE: _____

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT CLEARANCE

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA, PROJECT NO. _____ DATED _____ PREPARED BY _____

(NAME) _____ DATE _____

G.E. # _____



BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 51
 2-1/4" BRASS DISK IN TOP OF CURB SW OF CORNER BASCOM AND APRICOT
 ELEVATION= 193.417'

NOTES:

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE _____ P.E. _____

JODY WALKER BELSICK, PE No. 15107
 83854
 Exp. 9-30-19
 CIVIL
 STATE OF CALIFORNIA

KIMLEY-HORN
 8671 LAS VEGAS BLVD. SOUTH #320
 LAS VEGAS, NV 89119
 702-862-3600

TOPOGRAPHIC SURVEY & DEMOLITION PLAN
ON-SITE GRADING & DRAINAGE PLANS
CHICK-FIL-A #04247, S BASCOM AVE
BUILDING PERMIT NO. _____

5200 Buffington Rd. Atlanta GA, 30349-2998

By	Chkd
Date	
Revision	
No.	
Date:	08/21/2018
Drawn By:	JZ
Designed By:	CT

SCALE:
 1"=20'
SHEET:
 2 OF 09 SHEETS

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to trees being retained. They are subject to revision upon design changes, and I (hereinafter, 'project arborist') should be consulted in the event any cannot be feasibly implemented.

5.1 Design Guidelines

- 1. Designate a Tree Protection Zone (TPZ) for each retained tree, and setbacks prescribed for the TPZs are recommended as follows (all distances intended to be obtained from the closest edge, face of, their outer perimeter at soil grade):
- #6: All ground within 20 feet from its trunk, to include both unpaved and where underlying existing pavement.
- #7: All ground within 25 feet from its trunk, to include both unpaved and where underlying existing pavement.
- #8 thru 11: Unpaved ground beneath their canopies.

A TPZ is intended to restrict or highly limit the following activities within specified distances: overexcavation, subexcavation, trenching, compaction, mass and finish-grading, soil scraping, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

- 2. All site-related plans should contain notes referring to this report for tree protection measures.
3. Show trunk locations, assigned numbers and diameters (shown as a circle to-scale) of existing trees on all site-related plans.
4. On the demolition plan, specify to abandon all existing, underground lines or pipes within a TPZ, and any above-ground section shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).

- 5. Retain the existing wall and its footing along the eastern boundary where within the TPZs of #6 and 7.
6. Bioswales or flow-thru planters, whether comprised of concrete and/or contained within walls, should be at least 36 inches from a TPZ to accommodate overexcavation and ground disturbance to build the feature.
7. Overexcavation to build, form and pour the drive-thru lane shall be restricted to 12 inches beyond the curb/gutter where within 30 feet from the trunks of #6 and 7.
8. Design and route utilities, irrigation, storm drains, dissipaters and swales beyond TPZs. On both the utility and landscape irrigation plans, specify that all tentative routes should be reviewed with the project arborist beforehand, and any authorized digging within a TPZ shall only be performed under arborist supervision.
9. On the erosion control design, either by note and/or callout(s), specify any straw wattle or rolls shall require a maximum vertical soil cut of 2 inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).
10. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.
11. Show the future staging area and route(s) of access on the final site plan, striving to avoid unpaved areas beneath or near canopies.
12. Adhere to the following additional landscape guidelines:
a. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid any trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The routes and overall layout should be reviewed with the project arborist prior to any trenching or excavation occurring.
b. Design any new site fencing or fence posts to be at least 3 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).

- c. Avoid tilling, ripping and compaction within TPZs.
d. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
e. Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

5.2 Before Demolition, Grading and Construction

- 13. Continue or begin supplying water to the root zones of all trees being retained, including across unpaved ground within TPZs of the neighboring redwoods (trees #6 and 7). The methodology, frequency and amounts can be reviewed with the project arborist, and will likely require greater frequency and/or volume provided to help offset root loss to occur during grading and construction (possible methodologies includes flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection). Note in the event dewatering is required for this site, the watering program should be more intensive than otherwise needed.
14. Prior to grading, excavation and utility installation, stake the limits of grading for the drive-thru lane and any nearby drainage features for review by the project arborist (whether all at once or various phases).
15. Conduct a site meeting between the general contractor and project arborist several weeks prior to demolition for the purpose of reviewing staked locations, tree fencing, routes of access, staging and protection measures presented in this report.
16. Prior to demolition, install tree protection fencing to enclose entire sections of, or beyond, TPZs occupying unpaved areas for #6, 7 and 11. This shall consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts driven into the ground, kept vertical and in place throughout construction, and be removed or modified only under the knowledge and direct consent of the project arborist. Following demolition, and prior to executing ground work, fencing will likely require being expanded into or beyond existing hardscape surfaces, and/or along TPZs adjoining the underground garage. Fencing is not needed where sections of existing pavement are retained, only immediately after the pavement becomes removed; in effect, the pavement optimizes access beneath canopies while serving as a root zone buffer.

- 17. Protection for small street trees #8 thru 10 can be achieved through construction fencing aligning the site perimeter, and placed beyond the canopies (and in a manner which maintains the existing sidewalk width).
18. Spread a 3- to 4-inch layer of coarse wood chips (1/4- to 3/8-inch in size) from a tree-service company over unpaved areas within the TPZs of #6 and 7.
19. Any future pruning should be highly selective, targeted, and performed under direction of the project arborist. All work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.
20. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

5.3 During Demolition, Grading and Construction

- 21. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.
22. Take great care during demolition of existing hardscape (e.g. curb, gutter, walkway, parking lot, other hardscape, footings, etc.) and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ. The removal of existing base material and roots ≥2 inches in diameter within a TPZ should only be performed under supervision of the project arborist. Additionally, where within a TPZ, base material being removed should be performed only under direction of the project arborist; in some instances, it may need to remain in place and utilized as the future base course to avoid significant root loss.

- 23. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.
24. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.
25. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size be encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severed at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.
26. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.
27. Digging holes for fence posts within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.
28. Dust accumulating on trunks and canopies during dry weather periods may need to be periodically washed away if directed by the project arborist (e.g. every three to four months).
29. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming should not occur within 50 feet of a tree's canopy.

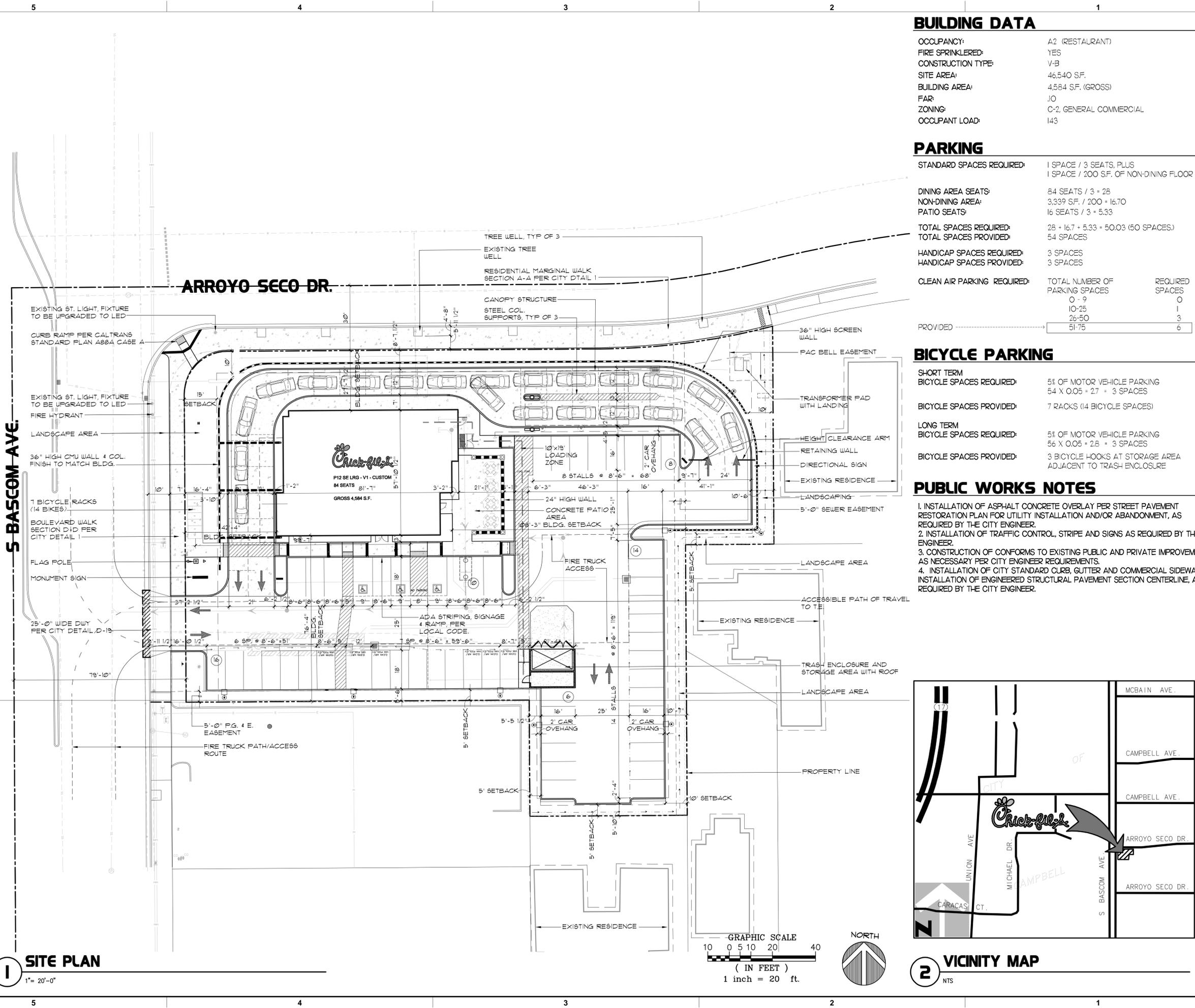
CITY OF CAMPBELL PLANNING DIVISION CLEARANCE
PLAN CHECK #
APPROVED BY:
DATE:

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON... IN CAMPBELL, CALIFORNIA, PROJECT NO... DATED... PREPARED BY...
(NAME) DATE
G.E. #

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT CLEARANCE
THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.
BY: DATE:

SEAL OF ENGINEER OF WORK:
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
SIGNATURE P.E.
JODY WALKER BELSICK, PE No. 15107
KIMLEY-HORN
8671 LAS VEGAS BLVD. SOUTH #320
LAS VEGAS, NV 89119
702-862-3600

Revision table with columns: No., Date, By, Chkd.
Date: 08/21/2018
Drawn By: JZ
Designed By: CT
Chick-fil-A logo
5200 Buffington Rd. Atlanta, GA, 30349-2998
TREE PROTECTION PLAN
ON-SITE GRADING & DRAINAGE PLANS
CHICK-FIL-A #04247, S BASCOM AVE
BUILDING PERMIT NO.
SCALE: 1"=20'
SHEET: 3 OF 09 SHEETS



1 SITE PLAN
1" = 20'-0"

BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	46,540 S.F.
BUILDING AREA:	4,584 S.F. (GROSS)
FAR:	.10
ZONING:	C-2, GENERAL COMMERCIAL
OCCUPANT LOAD:	143

PARKING

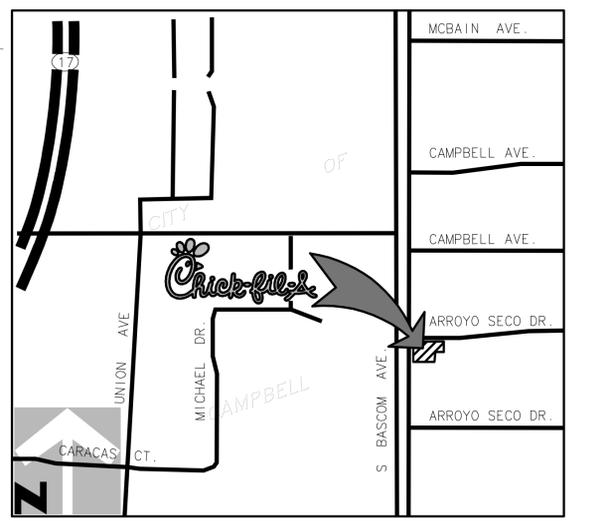
STANDARD SPACES REQUIRED:	1 SPACE / 3 SEATS, PLUS 1 SPACE / 200 S.F. OF NON-DINING FLOOR AREA	
DINING AREA SEATS:	84 SEATS / 3 = 28	
NON-DINING AREA:	3,339 S.F. / 200 = 16.70	
PATIO SEATS:	16 SEATS / 3 = 5.33	
TOTAL SPACES REQUIRED:	28 + 16.7 + 5.33 = 50.03 (50 SPACES)	
TOTAL SPACES PROVIDED:	54 SPACES	
HANDICAP SPACES REQUIRED:	3 SPACES	
HANDICAP SPACES PROVIDED:	3 SPACES	
CLEAN AIR PARKING REQUIRED:	TOTAL NUMBER OF PARKING SPACES	REQUIRED SPACES
PROVIDED	0 - 9 10 - 25 26 - 50 51 - 75	0 1 3 6

BICYCLE PARKING

SHORT TERM BICYCLE SPACES REQUIRED:	5% OF MOTOR VEHICLE PARKING 54 X 0.05 = 2.7 = 3 SPACES
BICYCLE SPACES PROVIDED:	7 RACKS (14 BICYCLE SPACES)
LONG TERM BICYCLE SPACES REQUIRED:	5% OF MOTOR VEHICLE PARKING 56 X 0.05 = 2.8 = 3 SPACES
BICYCLE SPACES PROVIDED:	3 BICYCLE HOOKS AT STORAGE AREA ADJACENT TO TRASH ENCLOSURE

PUBLIC WORKS NOTES

1. INSTALLATION OF ASPHALT CONCRETE OVERLAY PER STREET PAVEMENT RESTORATION PLAN FOR UTILITY INSTALLATION AND/OR ABANDONMENT, AS REQUIRED BY THE CITY ENGINEER.
2. INSTALLATION OF TRAFFIC CONTROL, STRIPE AND SIGNS AS REQUIRED BY THE CITY ENGINEER.
3. CONSTRUCTION OF CONFORMS TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS, AS NECESSARY PER CITY ENGINEER REQUIREMENTS.
4. INSTALLATION OF CITY STANDARD CURB, GUTTER AND COMMERCIAL SIDEWALK, INSTALLATION OF ENGINEERED STRUCTURAL PAVEMENT SECTION CENTERLINE, AS REQUIRED BY THE CITY ENGINEER.



2 VICINITY MAP
NTS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



195 South C Street, Suite 200
Tustin, CA 92780
phone 714.832.1834

CHICK-FIL-A
S. BASCOM & ARROYO SECO
2060 S. BOSCOM AVE. CAMPBELL, CA

FSR# 4247

REVISION SCHEDULE

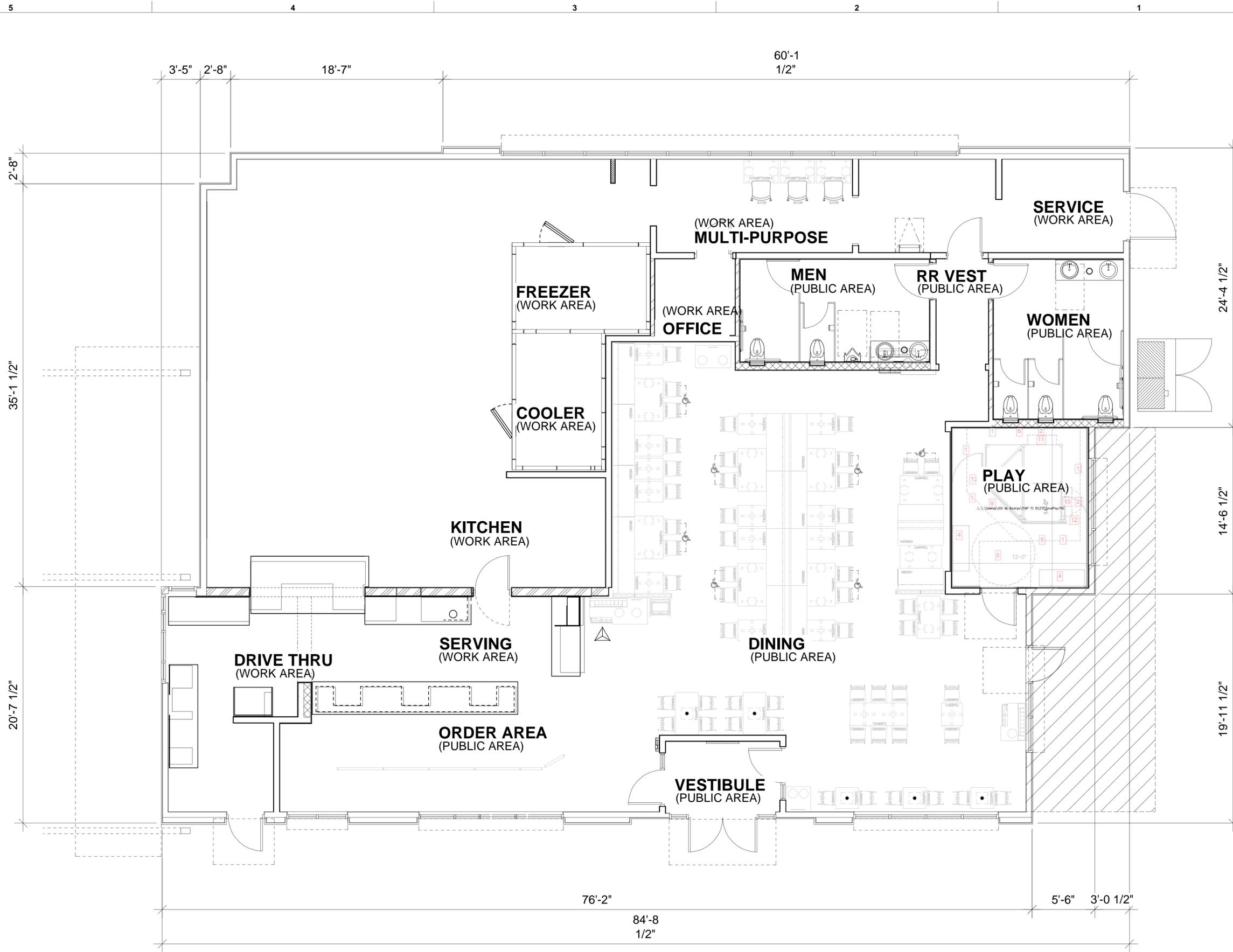
NO.	DATE	DESCRIPTION
1	08-29-18	AGENCY REV.
2	10-15-18	AGENCY REV.
3	10-24-18	AGENCY REV.
4	10-24-18	AGENCY REV.
5	11-4-19	AGENCY REV.

ARCHITECT'S PROJECT #	17-186
PRINTED FOR	PLANNING
DATE	05-28-18
DRAWN BY	AM

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SHEET
SITE PLAN

SHEET NUMBER
SP-1



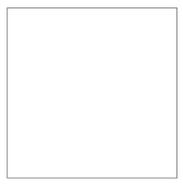
I FLOOR PLAN
1/4" = 1'-0"

I:\Chick-fil-A\2018\11-16-2018\Boscom Ave. Campus\CAD\Approved\3D\Custom Design\3D\3D\Boscom Ave. Campus.dwg
 Sheet No: FLOOR PLAN - Boscom Ave. - Thursday, October 31, 2018 4:59 PM
 Plotted by: John Wang - October 31, 2018 5:14 PM



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SHEET FLOOR PLAN

SHEET NUMBER

A-1



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PRELIMINARY ELEVATIONS
Bascom Ave & Arroyo Seco - Campbell, CA

File Name: 17-186-Campbell, CA Color Elevations

2-5-18
 Revised: 2-7-18
 Revised: 2-13-18
 Revised: 4-30-18
 Revised: 8-7-18
 Revised: 8-27-18
 Revised: 10-22-18
 Revised: 10-21-19

Note:
 All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- STC-1 Stucco - Paint "Lily White"
- STC-2 Stucco - Paint "Galvestone Gray"
- EC-1 Parapet Wall Coping - Durolast/Exceptional Metals - Dark Bronze (Matte)
- T-1 Wood Trim - JamesHardie 4/4 Rustic Paint to match SW7033 "Brainstorm Bronze"
- A-1 Aluminum Awning - Color: Dark Bronze





SOUTHWEST VIEW



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NORTHWEST VIEW



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Revised: 8-7-18

Revised: 8-27-18
Revised: 10-22-18
Revised: 10-21-19





SOUTHEAST VIEW



PRELIMINARY RENDERINGS
Bascom Ave & Arroyo Seco - Campbell, CA

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Revised: 2-13-18
Revised: 4-30-18
Revised: 8-7-18

Revised: 8-27-18
Revised: 10-22-18
Revised: 10-21-19

crho
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1833 E 17th Street, Suite 301
Santa Ana, CA. 92705
phone 714.832.1834



EAST VIEW



PRELIMINARY RENDERINGS
Bascom Ave & Arroyo Seco - Campbell, CA

File Name: 17-186-Campbell, CA Color Elevations

2-5-18

Revised: 2-7-18
Revised: 2-13-18
Revised: 4-30-18
Revised: 8-7-18

Revised: 8-27-18
Revised: 10-22-18
Revised: 10-21-19





NORTHEAST VIEW



PRELIMINARY RENDERINGS
Bascom Ave & Arroyo Seco - Campbell, CA

File Name: 17-186-Campbell, CA Color Elevations

2-5-18

Revised: 2-7-18
Revised: 2-13-18
Revised: 4-30-18
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Revised: 10-21-19



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NORTHWEST BIRD'S EYE VIEW



PRELIMINARY RENDERINGS
Bascom Ave & Arroyo Seco - Campbell, CA

File Name: 17-186-Campbell, CA Color Elevations

2-5-18

Revised: 2-7-18
Revised: 2-13-18
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Revised: 8-27-18
Revised: 10-22-18
Revised: 10-21-19



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SOUTHEAST BIRD'S EYE VIEW



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Revised: 8-7-18

Revised: 8-27-18
Revised: 10-22-18
Revised: 10-21-19

