



CITY OF CAMPBELL
Community Development Department

October 30, 2014

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 11, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Metrovation for a Conditional Use Permit with Site and Architectural Review (PLN2014-157) to allow the construction of a new 5,172 square foot, 113-seat quick service restaurant building with beer and wine service on property located at **2000 S. Bascom Avenue**. Staff is recommending that this project be deemed Categorical 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: **2000 S. Bascom Avenue**

Project Location Map

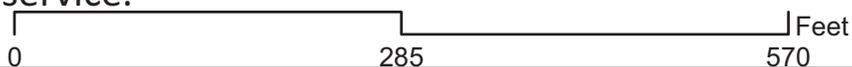


Project Location: 2000 S. Bascom Ave.

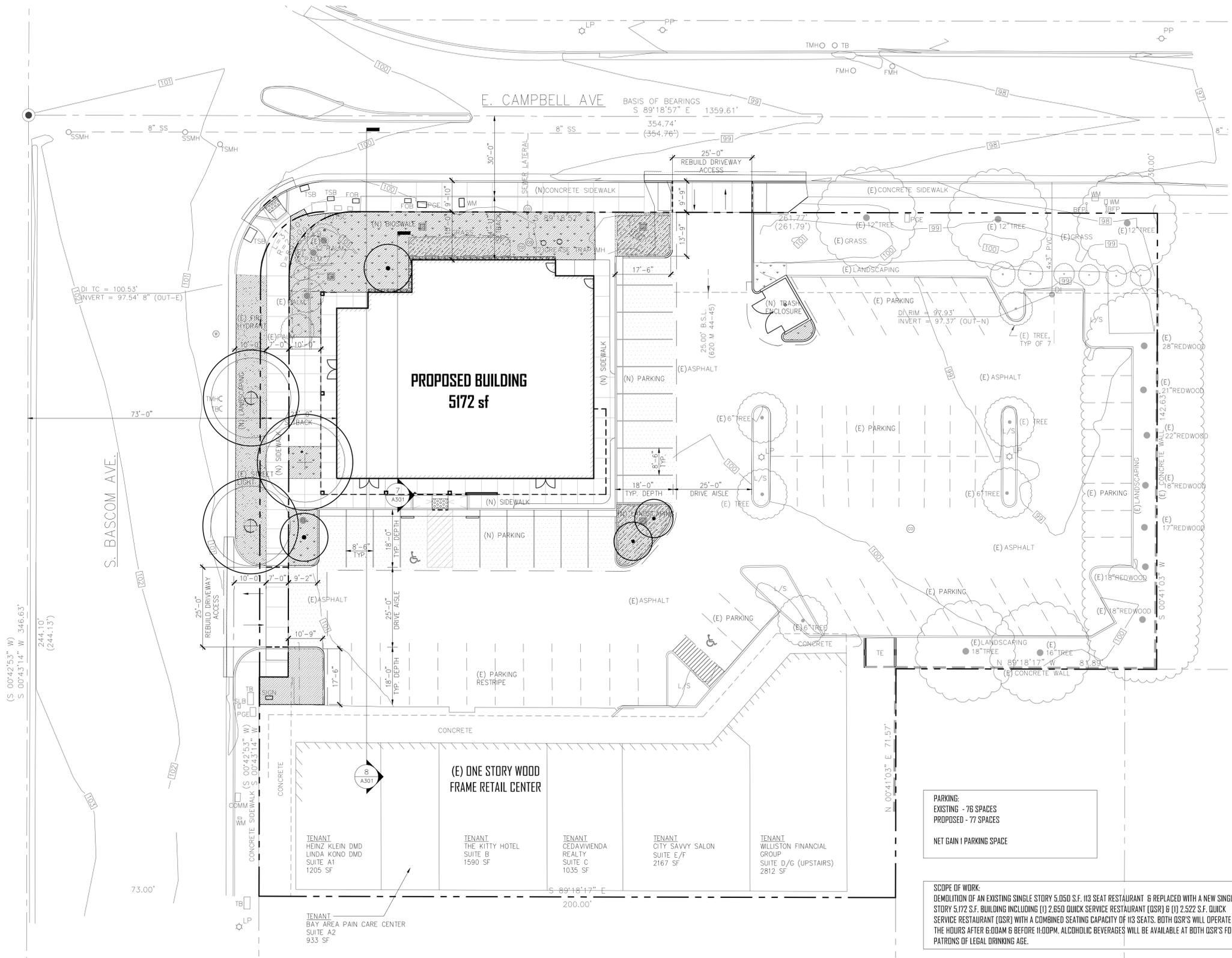
Application Type: Conditional Use w/ Arch. Review

Planning File No.: PLN2014-157

Description: Construction of a new two tenant, 5,172 sq. ft. restaurant bld. w/ beer and wine service.



Community Development Department
Planning Division



1 SITE PLAN
1/16"=1'-0"



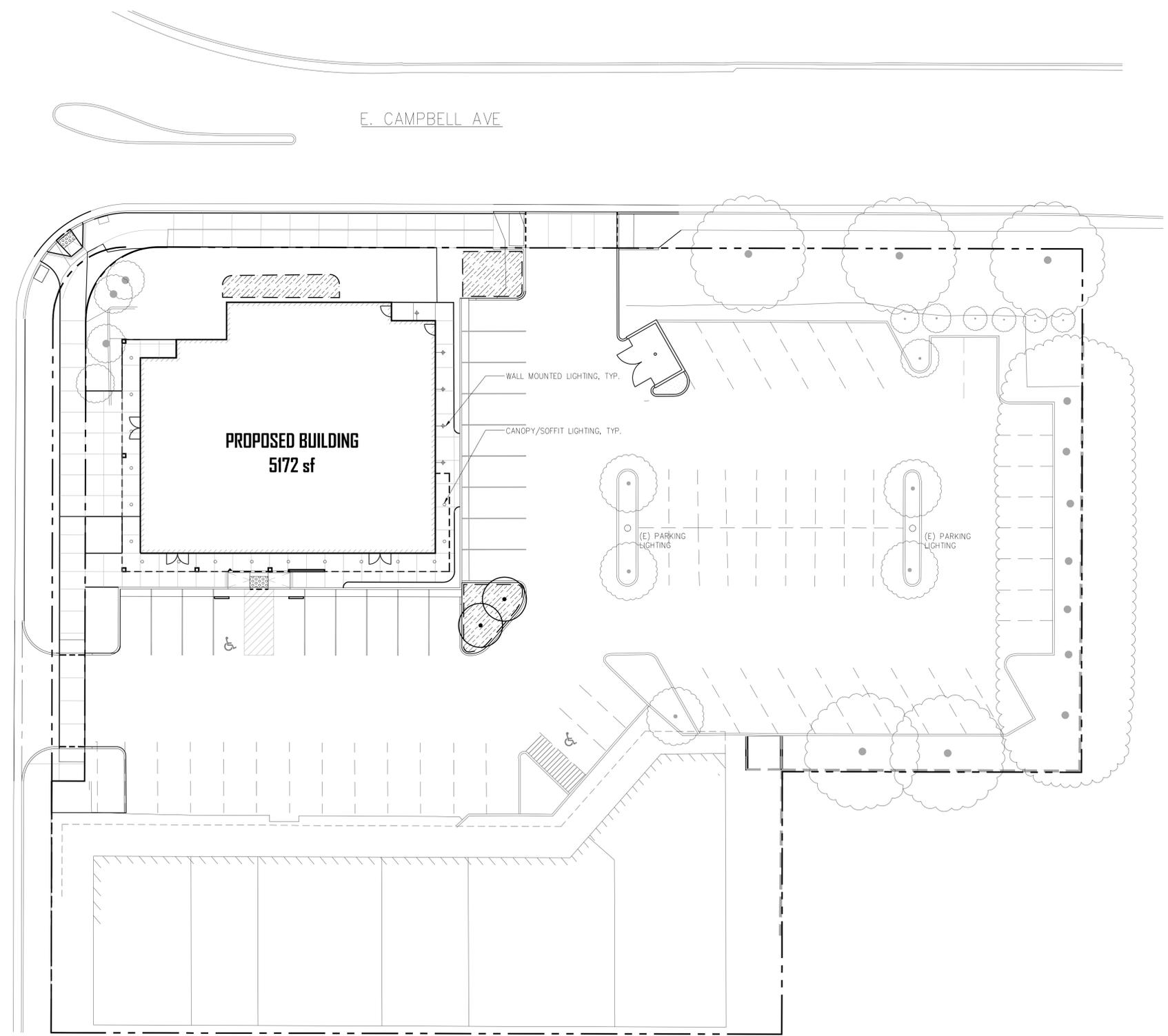
DRAWING REVISIONS

NO.	DATE	DESCRIPTION
1	07.11.2014	SITE REVIEW RESPONSE

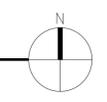


S. BASCOM AVE.

E. CAMPBELL AVE.



1 SITE LIGHTING PLAN
1/16" = 1'-0"



DRAWING REVISIONS

NO.	DATED
△	07.11.2014 SITE REVIEW RESPONSE



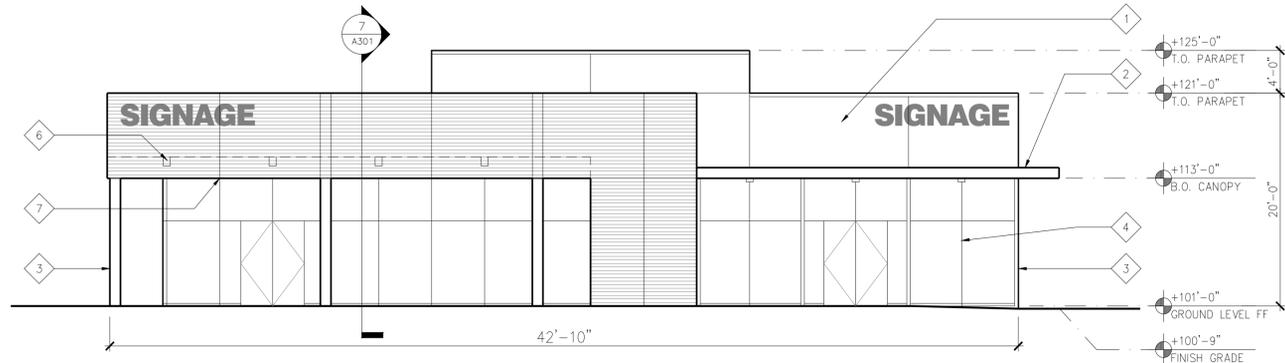
CAMPBELL date: 05.16.2014
CAMPBELL, CA phase: CONCEPT DESIGN
 drawn by: BF

Surround Architecture, Inc.
 150 S.W. Harrison, Suite 100
 Portland, OR 97201
 t 503.224.6484
 f 503.224.6485

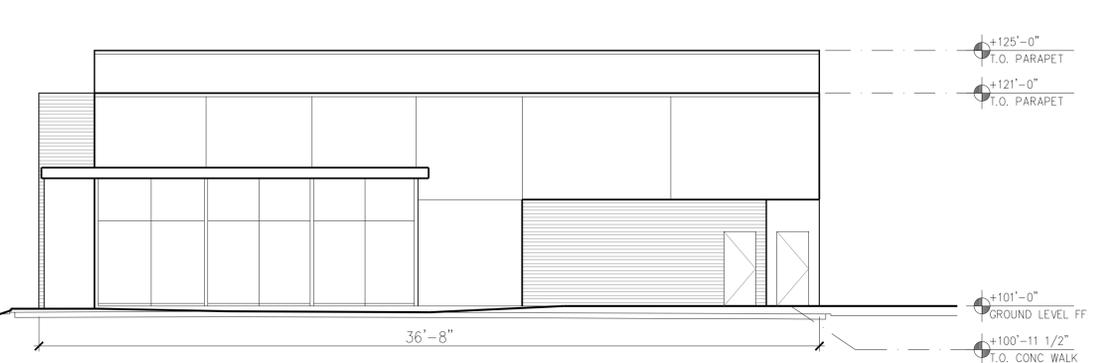
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ELEVATION KEYNOTES

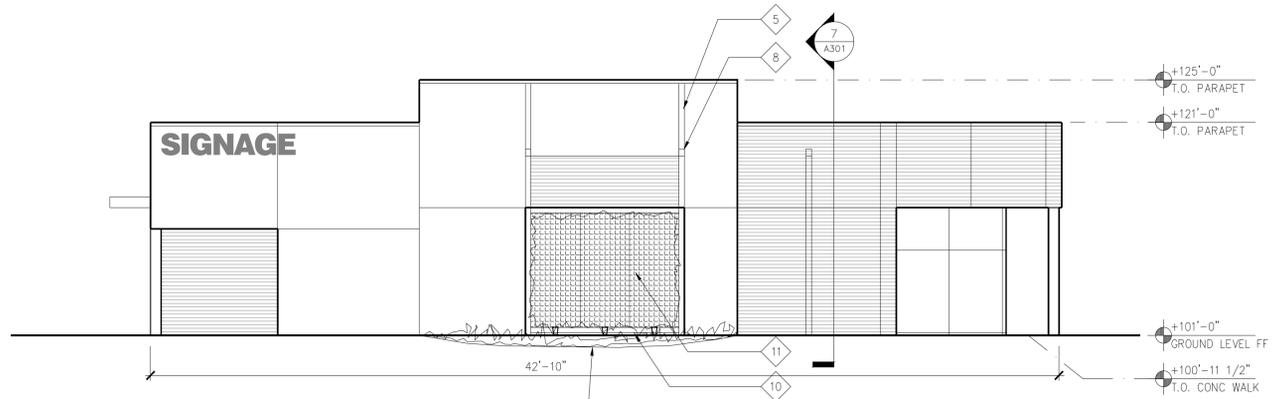
- 1 STUCCO
- 2 STEEL CANOPY
- 3 STEEL FRAME
- 4 ALUMINUM STOREFRONT
- 5 ALUMINUM REGLETS
- 6 LIGHTS IN SOFFIT
- 7 WOOD SOFFIT
- 8 SCUPPERS
- 9 BIOSWALE
- 10 GREENSCREEN WALL
- 11 LIGHTS
- 12 RAINWATER FEATURE
- 13 MECHANICAL EQUIPMENT BEYOND
- 14 ROOF STRUCTURE
- 15 STUCCO PARAPET SCREEN
- 16 PERFORATED METAL
- 17 STEEL PLATE



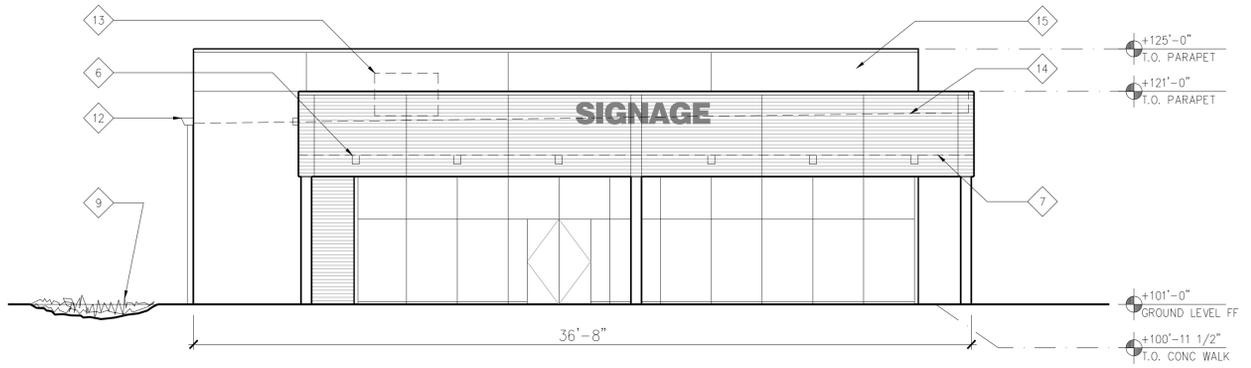
1 SOUTH ELEVATION
1/8"=1'-0"



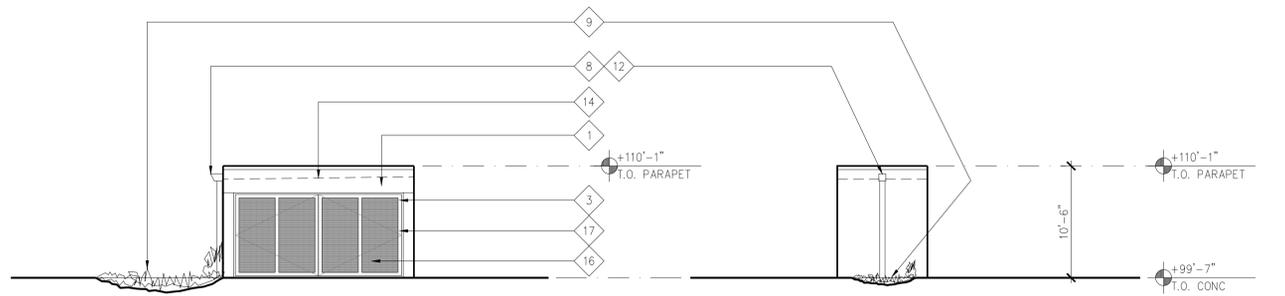
2 EAST ELEVATION
1/8"=1'-0"



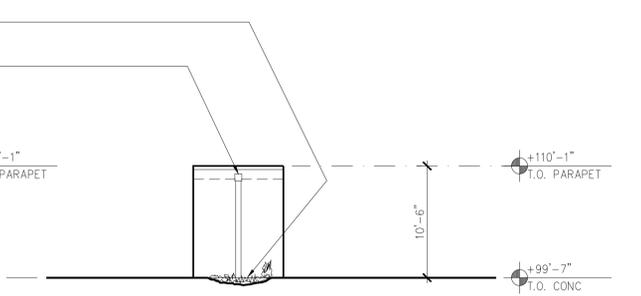
3 NORTH ELEVATION - CAMPBELL AVENUE
1/8"=1'-0"



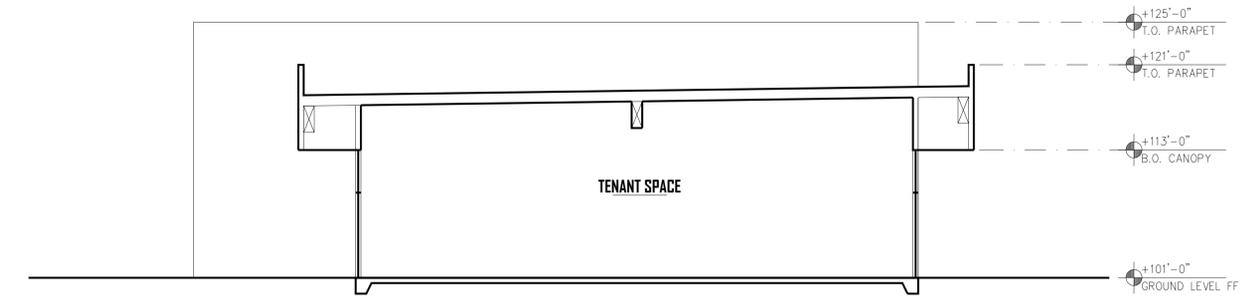
4 WEST ELEVATION - BASCOM AVENUE
1/8"=1'-0"



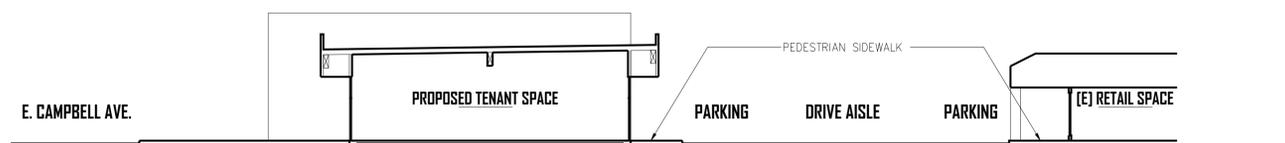
5 TRASH ENCLOSURE ELEVATION - FRONT
1/8"=1'-0"



6 TRASH ENCLOSURE ELEVATION - SIDE
1/8"=1'-0"



7 BUILDING SECTION
1/8"=1'-0"



8 BUILDING SECTION RELATIVE TO ADJOINING PROPERTIES
1/16"=1'-0"

DRAWING REVISIONS

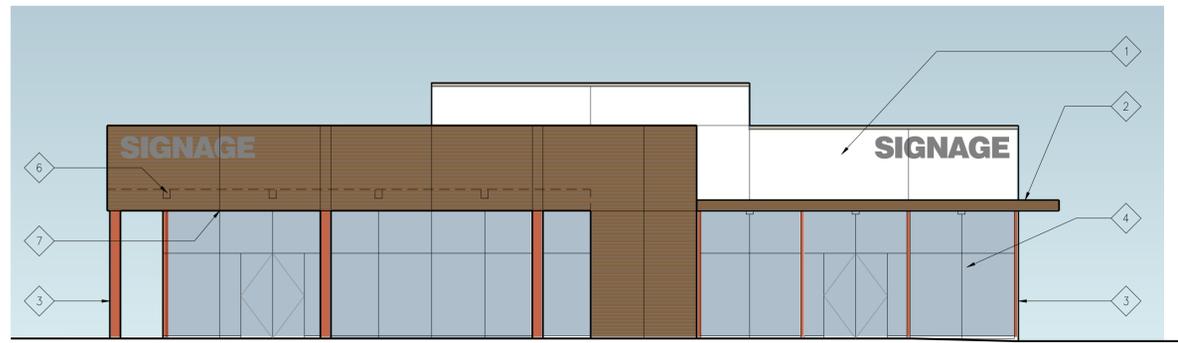
NO.	DATED	DESCRIPTION
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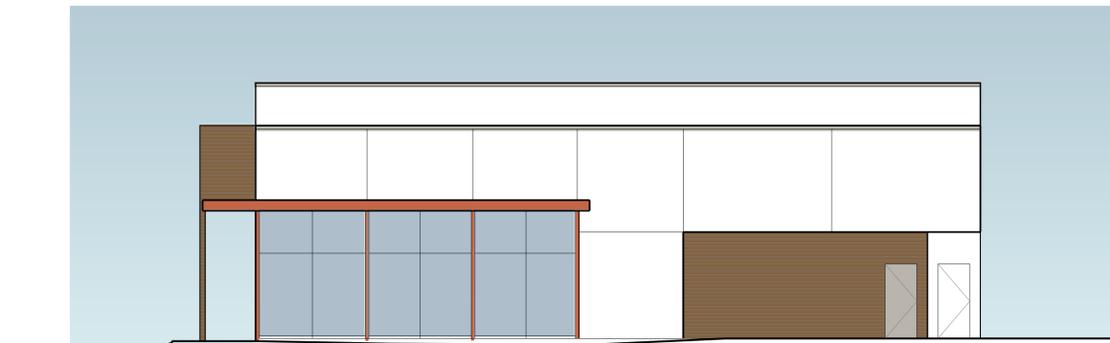
EXTERIOR ELEVATIONS

CAMPBELL date: 05.16.2014
 CAMPBELL, CA phase: CONCEPT DESIGN
 Surround Architecture, Inc. drawn by: XX
 150 s.w. harrison, suite 100
 portland, or 97201
 t 503.224.6484
 f 503.224.6485

A301



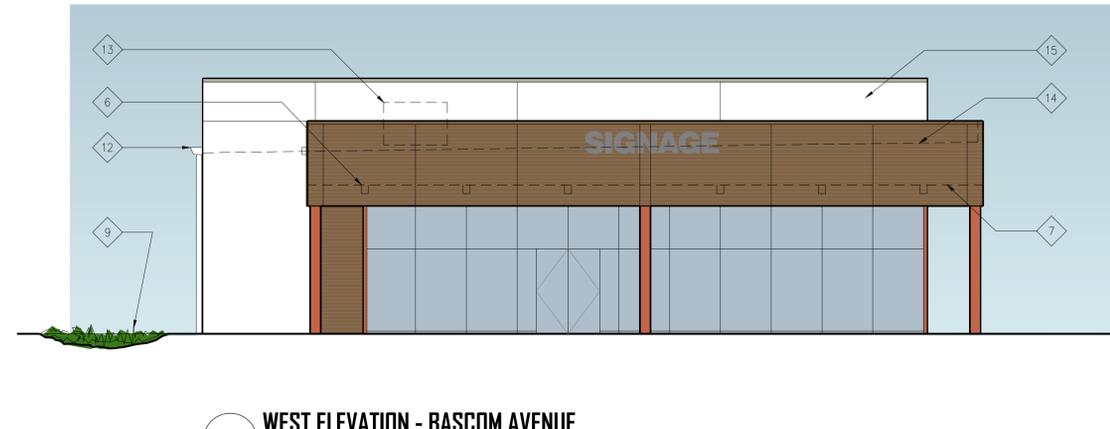
1 SOUTH ELEVATION
1/8"=1'-0"



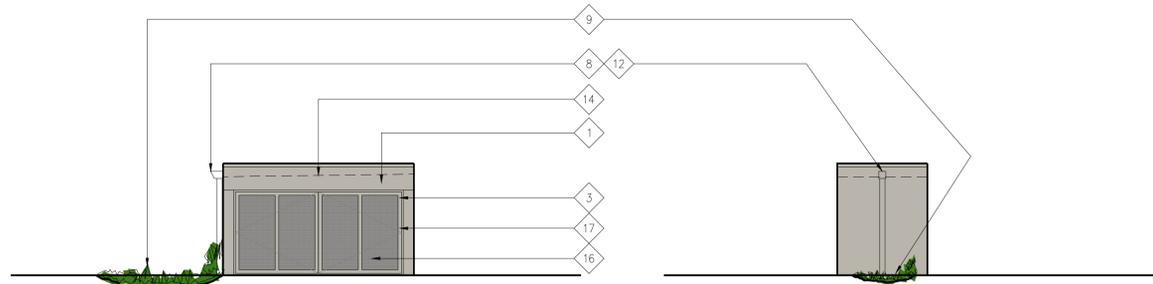
2 EAST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION - CAMPBELL AVENUE
1/8"=1'-0"



4 WEST ELEVATION - BASCOM AVENUE
1/8"=1'-0"



5 TRASH ENCLOSURE ELEVATION - FRONT
1/8"=1'-0"

6 TRASH ENCLOSURE ELEVATION - SIDE
1/8"=1'-0"



7 BASCOM STREETScape

ELEVATION KEYNOTES

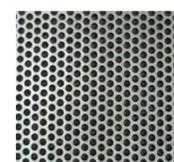
- 1 STUCCO
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NO.	DATED
1	07.11.2014 SITE REVIEW RESPONSE



STUCCO PERFORATED METAL COLOR STEEL & STOREFRONT COLOR IPE SIDING



PERFORATED METAL-TRASH ENCLOSURE



GREEN SCREEN WALL



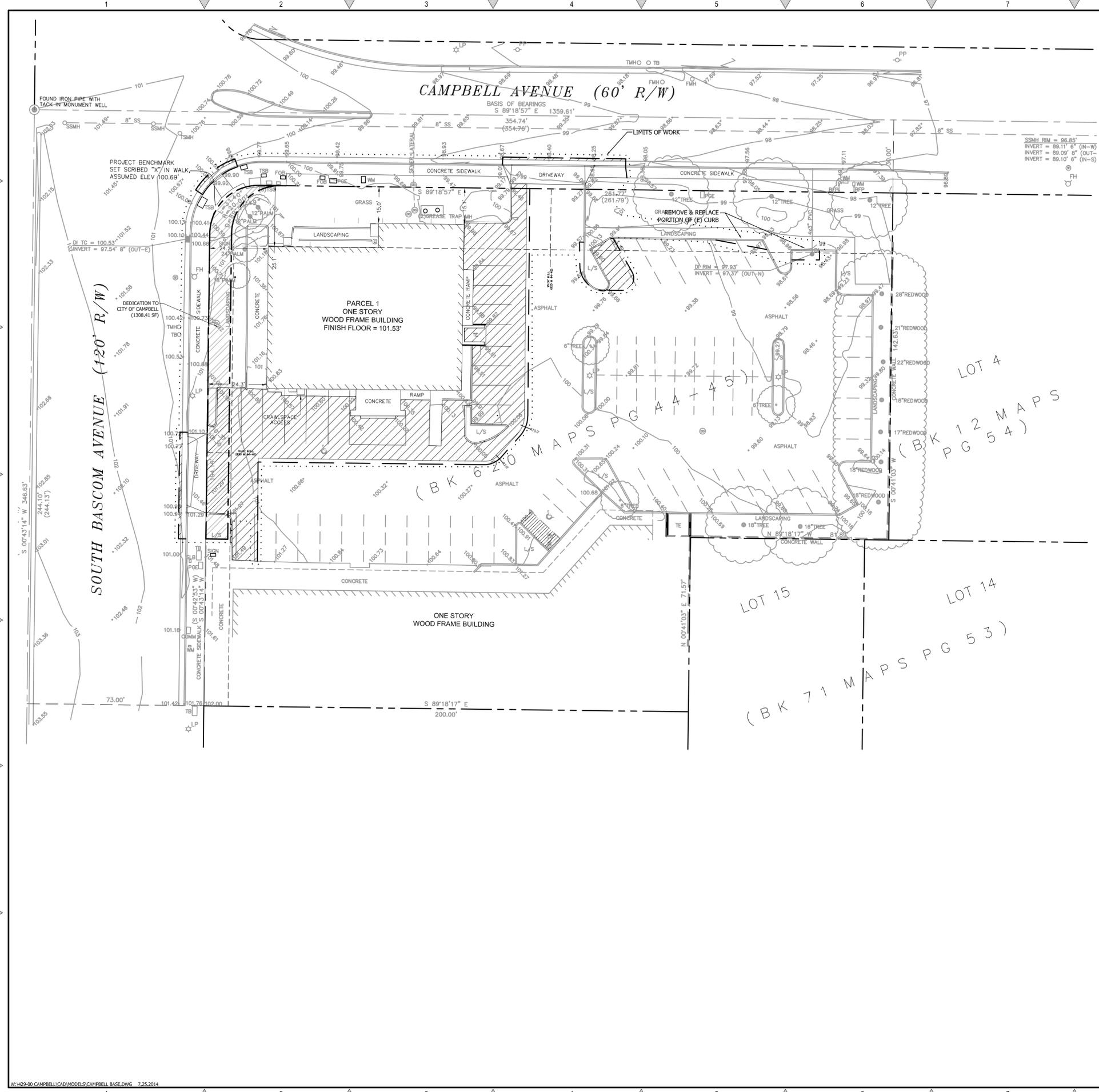
WALL MOUNTED LIGHTING

EXTERIOR ELEVATIONS - COLORS



CAMPBELL
CAMPBELL, CA
date: 05.16.2014
phase: CONCEPT DESIGN
drawn by: BF
Surround Architecture, Inc.
150 s.w. harrison, suite 100
portland, or 97201
t 503.224.6484
f 503.224.6485

A302



SHEET INDEX

- C1.1 - TITLE SHEET, EXISTING SITE & DEMOLITION PLAN
- C2.1 - HORIZONTAL CONTROL & PAVING PLAN
- C3.1 - GRADING PLAN
- C3.2 - STORMWATER CONTROL PLAN
- C4.1 - UTILITY PLAN
- C5.1 - CONSTRUCTION DETAILS
- C6.1 - EROSION CONTROL PLAN

SHEET NOTES

1. MATCHLINE @ SAWCUT
2. (N) CONCRETE CURB & GUTTER
3. (N) CONCRETE VERTICAL CURB
4. (N) CONCRETE SIDEWALK
5. (N) CONCRETE CURB RAMP
6. (N) ACCESSIBLE PARKING LOT SIGN

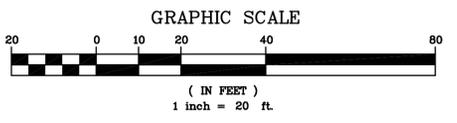
ABBREVIATIONS

12" T	12" DIAMETER TREE	LT	LIGHT
AC	ASPHALTIC CONCRETE	M	MAPS
ATT	AT&T	N	NORTH
BC	BACK OF CURB	NE	NORTHEAST
BLDG	BUILDING	NW	NORTHWEST
BOL	BOLLARD	OR	OFFICIAL RECORDS
BFP	BACKFLOW PREVENTOR	PGE	PACIFIC GAS & ELECTRIC
BW	BOTTOM OF WALL	PV	PAVEMENT
C, CONC	CONCRETE	RWL	RETAINING WALL
CATV	CABLE TV	S	SOUTH
CL	CENTERLINE	SD	STORM DRAIN
CLF	CHAIN-LINK FENCE	SDMH	STORM DRAIN MANHOLE
DWY	DRIVEWAY	SDOI	STORM DRAIN INLET
DYL	STRIPING - DOUBLE YELLOW LINE	SE	SOUTHEAST
E	ELECTRIC OR EAST	SL	STREET LIGHT
ELEC	ELECTRIC	SNF	SEARCHED-NOTHING FOUND
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
EVL	ELECTRIC VAULT	SW	SOUTHWEST
FCL	FENCE-CHAIN LINK	SWL	STRIPING - SOLID WHITE LINE
FDC	FIRE DEPARTMENT CONNECTION	T	TREE
FLV	FLOW LINE	TVLT	TELECOMMUNICATIONS VAULT
FLVG	FLOW LINE VALLEY GUTTER	TC	TOP OF CURB
FNC	FENCE	TOE	TOE OF SLOPE
G	GRADE BREAK	TOP	TOP OF SLOPE
GB	GRADE BREAK	TW	TOP OF WALL
GRN	GROUND	USA	UNDERGROUND SERVICE ALERT
HP	HIGH POINT	UV	UTILITY VALVE (UNKNOWN)
HV VLT	HIGH VOLTAGE VAULT	VG	VALLEY GUTTER
ICV	IRRIGATION CONTROL VALVE	W	WATER OR WEST
INV	INVERT	WM	WATER METER
JP	JOINT POLE	WTR	WATER
LIP	LIP OF GUTTER	WV	WATER VALVE
LP	LOW POINT		

LEGEND

	<u>BOUNDARY LINES</u>
CENTER LINE	---
EASEMENT LINE	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
	<u>MISCELLANEOUS LINES</u>
FENCE	- X - X - X -
BUILDING OUTLINE	///
	<u>UTILITY LINES</u>
ELECTRIC	---
GAS	---
OVERHEAD	OH
STORM DRAIN	SD
SANITARY SEWER	SS
TELEPHONE	T
WATER	W

Existing Impervious Area						
Description	To Remain		To Be Removed		Total	
	SqFt	Acres	SqFt	Acres	SqFt	Acres
Concrete	2,957	0.068	1,392	0.032	4,349	0.100
Buildings	9,179	0.211	5,050	0.116	14,229	0.327
Asphalt	19,829	0.455	5,108	0.117	24,937	0.572
Total	31,965	0.734	11,550	0.265	43,515	0.999



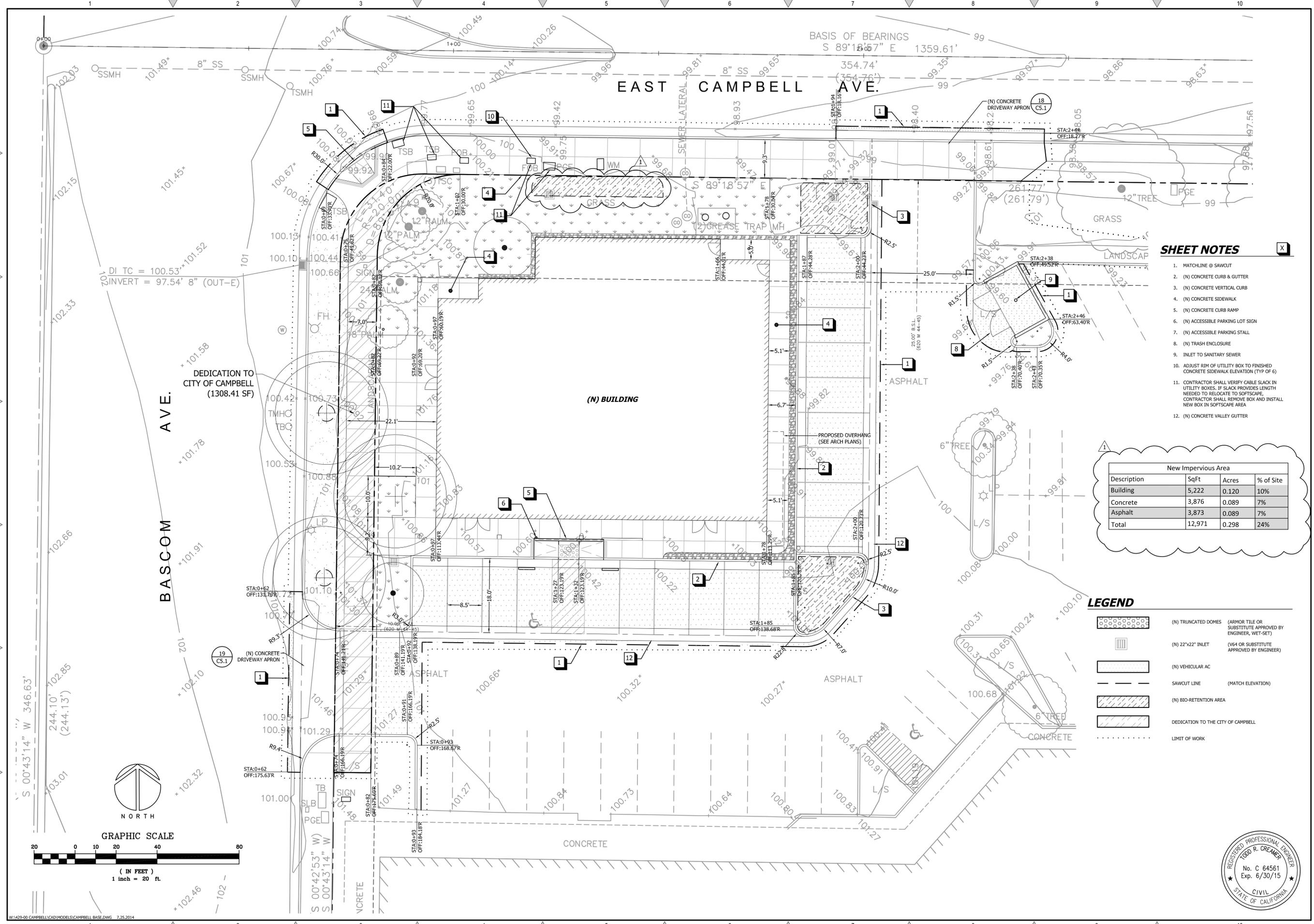
REVISIONS	BY
1	WS

**TITLE SHEET
EXISTING SITE &
DEMOLITION PLAN**

C2G / CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scotts Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (831) 438-4420 F (831) 438-4420

CAMPBELL
2000 SOUTH BASCOM AVE.
CAMPBELL, CA

Date: 05/16/14
 Scale: nts
 Drawn: DD
 Job: 429-00
 Sheet:
C1.1
 Of 7 Sheets



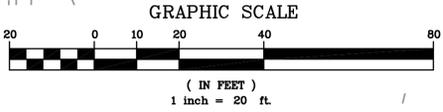
SHEET NOTES

1. MATCHLINE @ SAWCUT
2. (N) CONCRETE CURB & GUTTER
3. (N) CONCRETE VERTICAL CURB
4. (N) CONCRETE SIDEWALK
5. (N) CONCRETE CURB RAMP
6. (N) ACCESSIBLE PARKING LOT SIGN
7. (N) ACCESSIBLE PARKING STALL
8. (N) TRASH ENCLOSURE
9. INLET TO SANITARY SEWER
10. ADJUST RIM OF UTILITY BOX TO FINISHED CONCRETE SIDEWALK ELEVATION (TYP OF 6)
11. CONTRACTOR SHALL VERIFY CABLE SLACK IN UTILITY BOXES. IF SLACK PROVIDES LENGTH NEEDED TO RELOCATE TO SOFTSCAPE. CONTRACTOR SHALL REMOVE BOX AND INSTALL NEW BOX IN SOFTSCAPE AREA
12. (N) CONCRETE VALLEY GUTTER

New Impervious Area			
Description	SqFt	Acres	% of Site
Building	5,222	0.120	10%
Concrete	3,876	0.089	7%
Asphalt	3,873	0.089	7%
Total	12,971	0.298	24%

LEGEND

- (N) TRUNCATED DOMES (ARMOR TILE OR SUBSTITUTE APPROVED BY ENGINEER, WET-SET)
- (N) 22"x22" INLET (V64 OR SUBSTITUTE APPROVED BY ENGINEER)
- (N) VEHICULAR AC
- SAWCUT LINE (MATCH ELEVATION)
- (N) BIO-RETENTION AREA
- DEDICATION TO THE CITY OF CAMPBELL
- LIMIT OF WORK



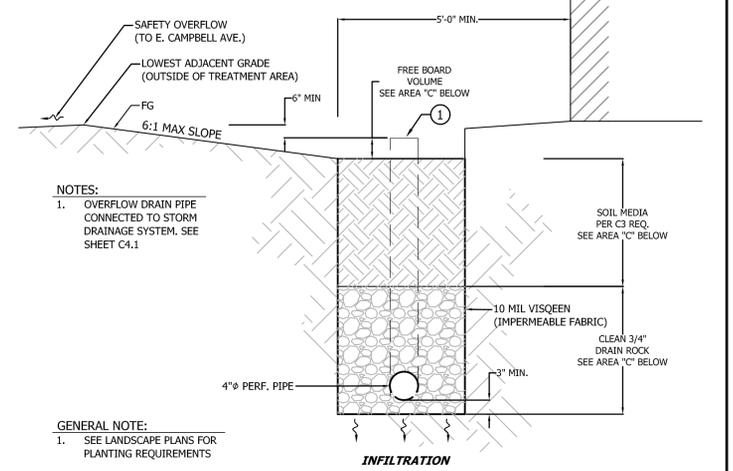
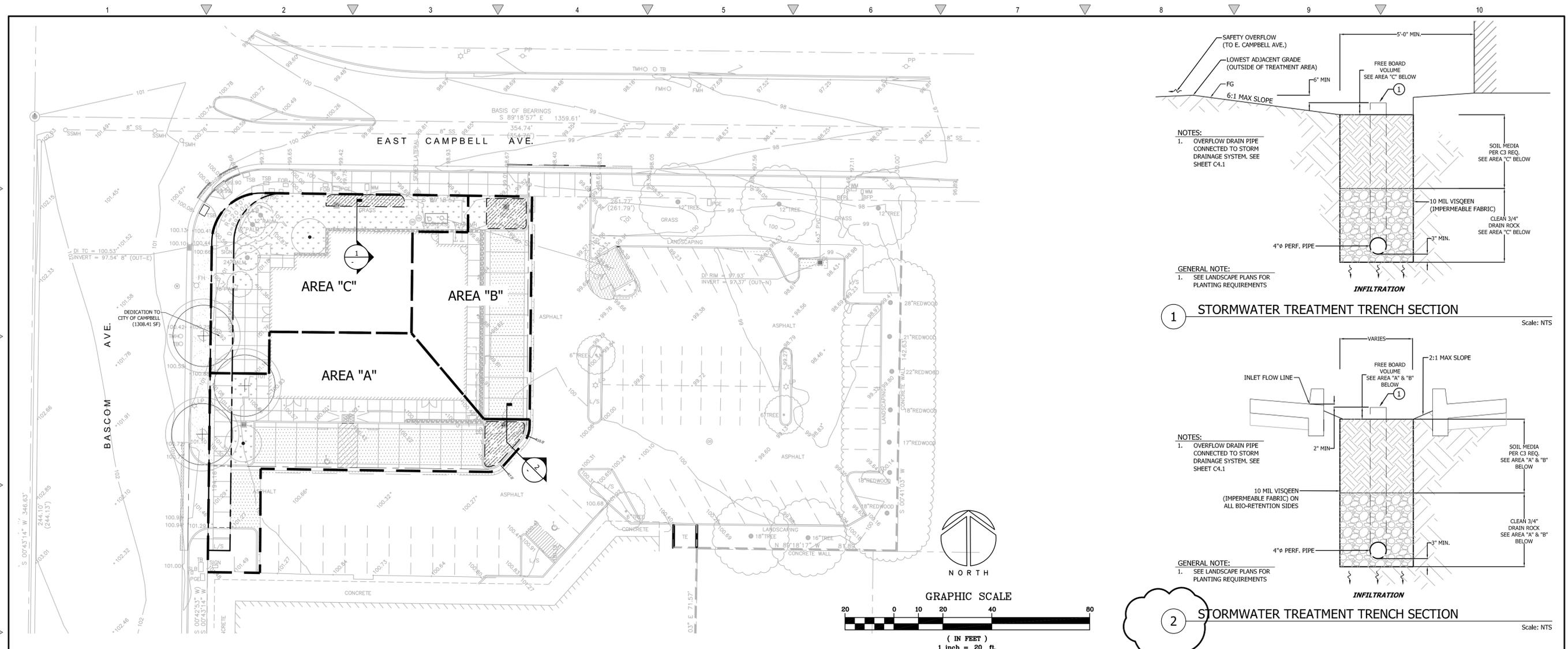
REVISIONS	BY
1	WS
CITY COMMENTS	
07/07/2014	

HORIZONTAL CONTROL & PAVING PLAN

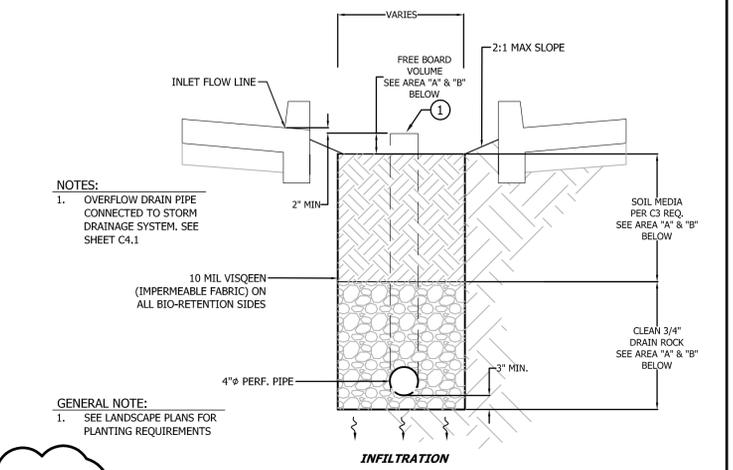
C2G / CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scotts Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (831) 438-4420 F (831) 438-4420

CAMPBELL
2000 SOUTH BASCOM AVE.
CAMPBELL, CA.

Date: 05/16/14
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 Job: 429-00
 Sheet:
C2.1
 Of 7 Sheets



1 STORMWATER TREATMENT TRENCH SECTION
Scale: NTS



2 STORMWATER TREATMENT TRENCH SECTION
Scale: NTS

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.15
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.129
WATERSHED RUNOFF COEFFICIENT Cw = .8583-.7812+.774+.04 = watershed impervious ratio	I.r.	0.860
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages M.A.P at San Jose Airport Mean Storm Event at San Jose Airport M.A.P at Site (Use figure 1, SCVURPPP) Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	MAPgage(inches) P6gage(inches) MAPsite(inches) P6site(inches)	13.9 0.512 14.5 0.534
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.707
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-inch) V(ft3)	0.106 385.05
DESIGN VOLUME PROVIDED Approximate Length Bottom Width of Swale Freeboard Depth of Swale Freeboard Volume (V=L x A) Treatment Soil Section (Void Ratio = .42) Drain Rock Section (Void Ratio = .3)	Length(ft) Width(ft) Depth(ft) Vfree(ft3) Vsoil(ft3) Vrock(ft3) Vtotal(ft3)	15.36 15.36 0.37 87.3 148.64 155.7135 391.643
Bio Retention is Adequate for Treatment Event		

AREA "A"
URBAN RUNOFF QUALITY MANAGEMENT

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.15
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.129
WATERSHED RUNOFF COEFFICIENT Cw = .8583-.7812+.774+.04 = watershed impervious ratio	I.r.	0.860
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REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
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Bio Retention is Adequate for Treatment Event		

AREA "B"
URBAN RUNOFF QUALITY MANAGEMENT

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.15
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.129
WATERSHED RUNOFF COEFFICIENT Cw = .8583-.7812+.774+.04 = watershed impervious ratio	I.r.	0.860
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages M.A.P at San Jose Airport Mean Storm Event at San Jose Airport M.A.P at Site (Use figure 1, SCVURPPP) Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	MAPgage(inches) P6gage(inches) MAPsite(inches) P6site(inches)	13.9 0.512 14.5 0.534
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.707
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-inch) V(ft3)	0.106 385.05
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Bio Retention is Adequate for Treatment Event		

AREA "C"
URBAN RUNOFF QUALITY MANAGEMENT

Tributary Area A (total area = 0.15 ac)		
Description	Square Feet	Acres
Asphalt	1,920	0.044
Building	1,888	0.043
Concrete	1,824	0.042
Total	5,632	0.129

Tributary Area B (total area = 0.84 ac)		
Description	Square Feet	Acres
Asphalt	1,541	0.035
Building	1,174	0.027
Concrete	878	0.020
Total	3,593	0.082

Tributary Area C (total area = 0.121 ac)		
Description	Square Feet	Acres
Concrete	1,174	0.027
Building	2,110	0.048
Total	3,284	0.075



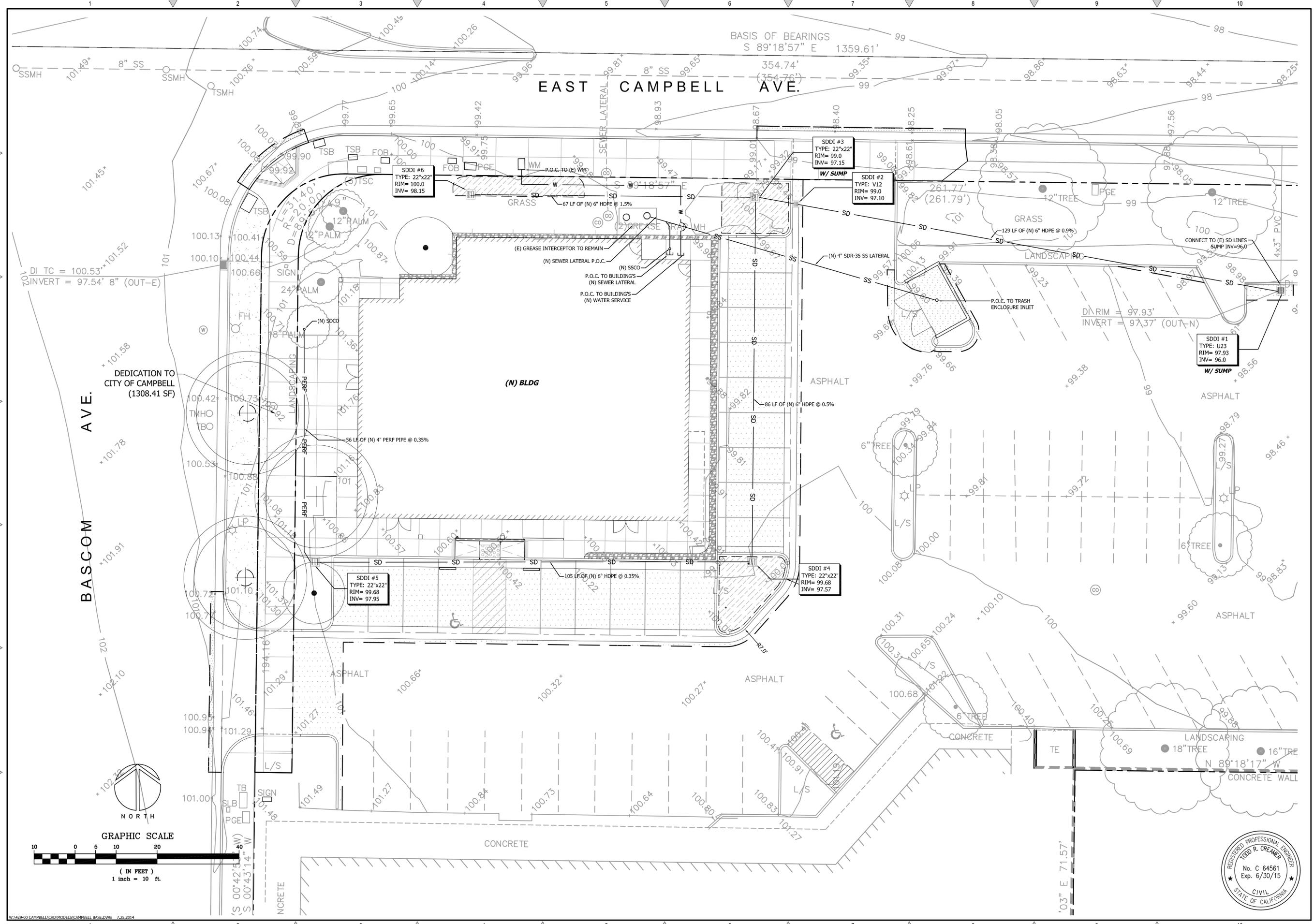
REVISIONS	BY
1 CITY COMMENTS	WS
07/07/2014	

STORM WATER CONTROL PLAN

CAMPBELL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scots Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

CAMPBELL
2000 SOUTH BASCOM AVE.
CAMPBELL, CA.

Date: 05/16/14
Scale: nts
Drawn: DD
Job: 429-00
Sheet: **C3.2**
Of 7 Sheets



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1	WS
CITY COMMENTS	
07/07/2014	

UTILITY PLAN

C2G
C2G / CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scotts Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (831) 438-4420 F (831) 438-4420

CAMPBELL
2000 SOUTH BASCOM AVE.
CAMPBELL, CA.

Date: 05/16/14
Scale: 1"=10'
Drawn: DD
Job: 429-00
Sheet: C4.1
Of 7 Sheets



BASIS OF BEARINGS
 S 89°18'57" E 1359.61'
 354.74'
 (354.76')

EAST CAMPBELL AVE.

BASCOM AVE.

DEDICATION TO
 CITY OF CAMPBELL
 (1308.41 SF)

(N) BLDG

ASPHALT

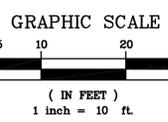
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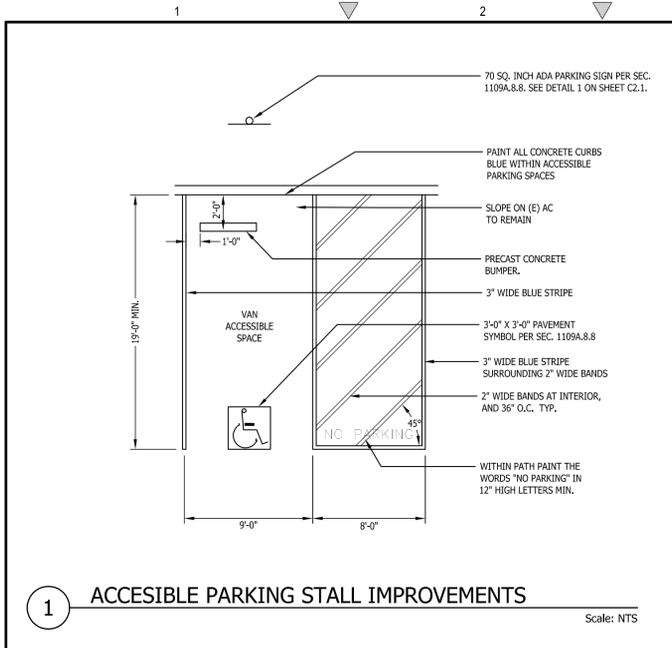
CONCRETE

CONCRETE WALL

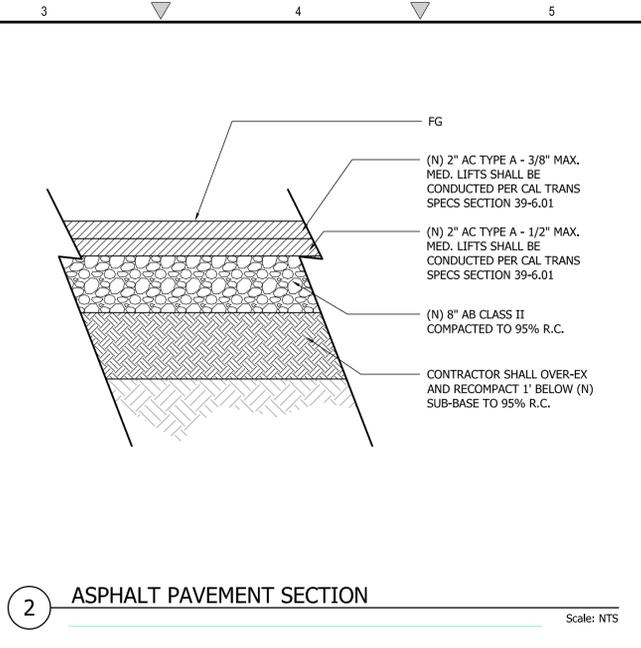


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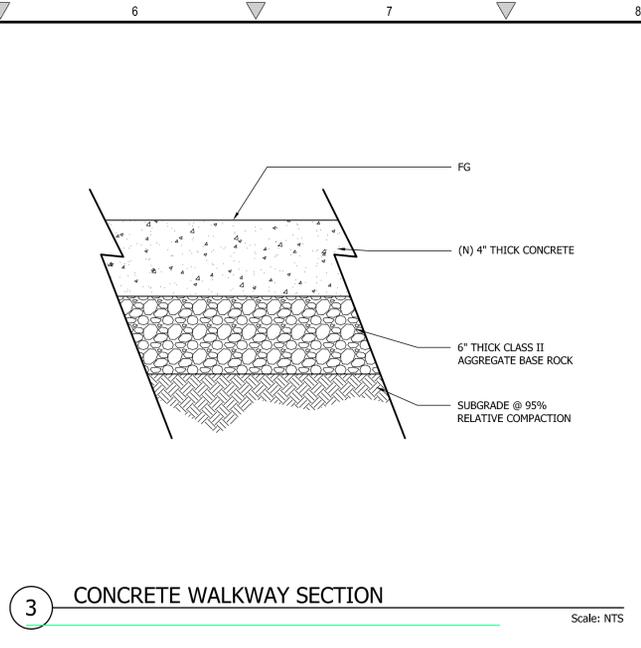
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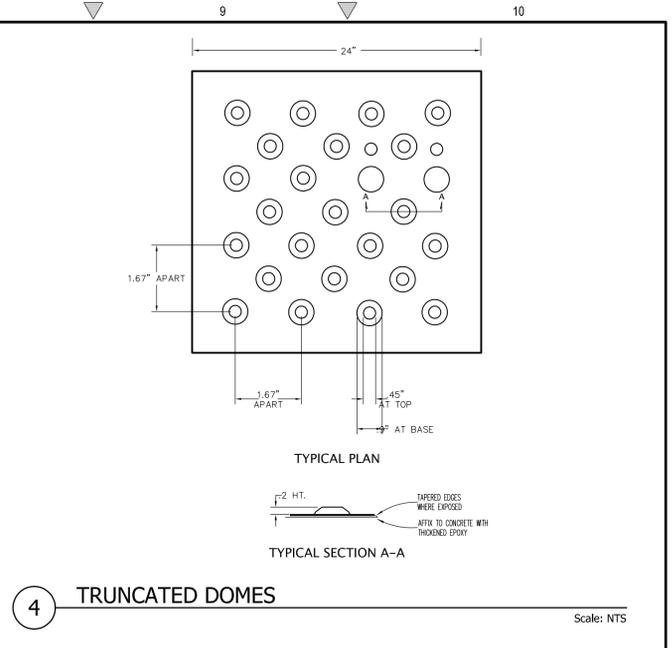
1 ACCESSIBLE PARKING STALL IMPROVEMENTS Scale: NTS



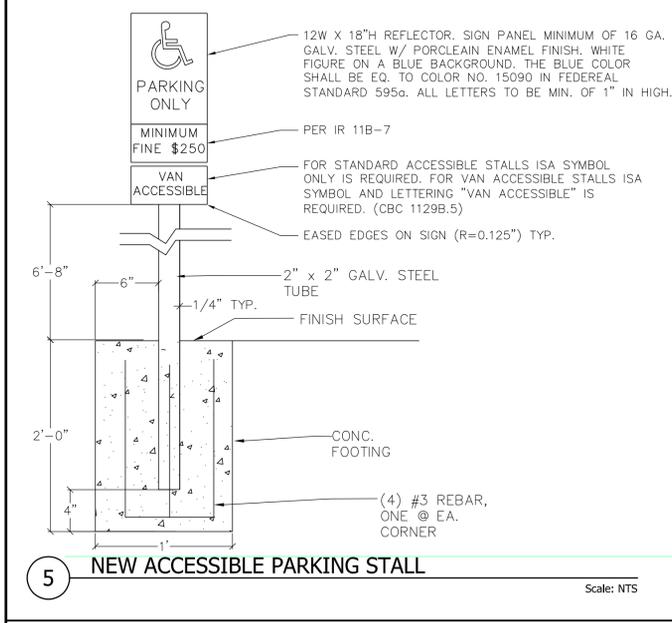
2 ASPHALT PAVEMENT SECTION Scale: NTS



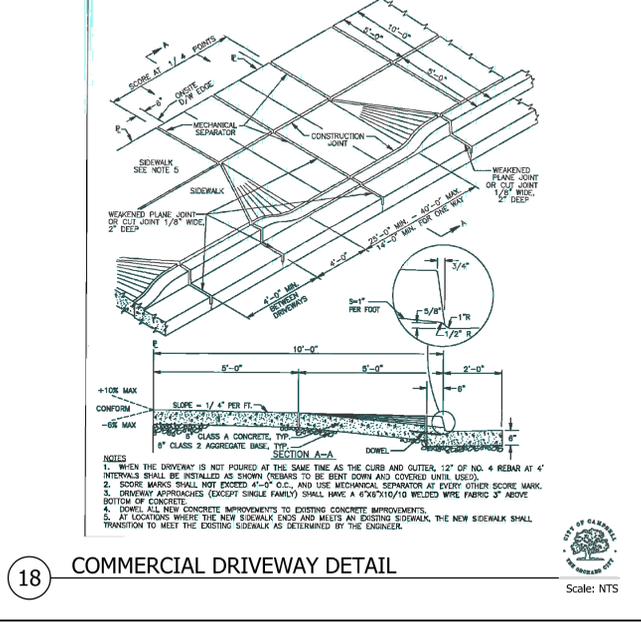
3 CONCRETE WALKWAY SECTION Scale: NTS



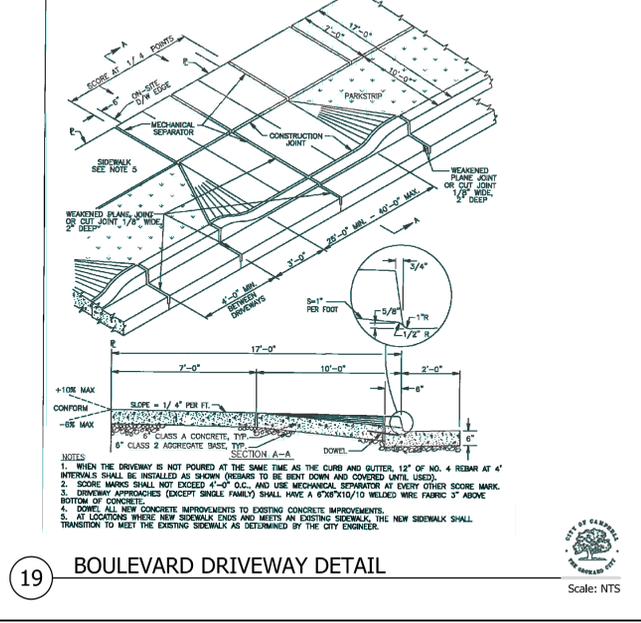
4 TRUNCATED DOMES Scale: NTS



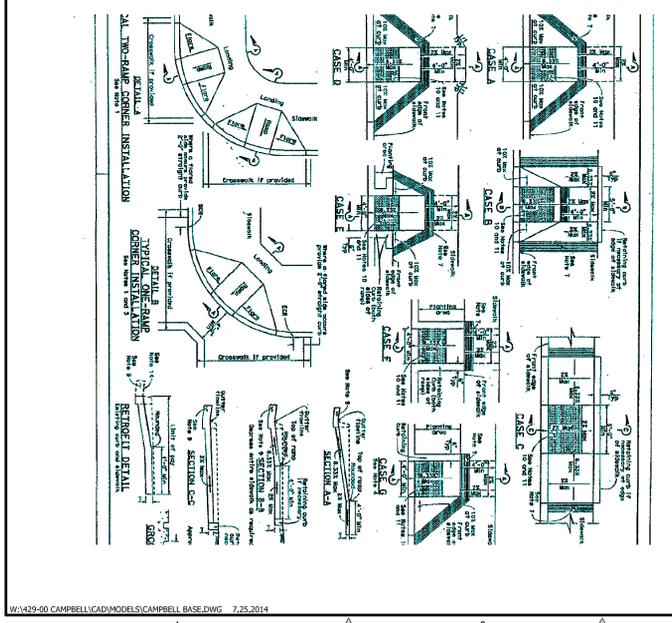
5 NEW ACCESSIBLE PARKING STALL Scale: NTS



18 COMMERCIAL DRIVEWAY DETAIL Scale: NTS



19 BOULEVARD DRIVEWAY DETAIL Scale: NTS



REVISIONS	BY
1 CITY COMMENTS	WS
07/07/2014	

CONSTRUCTION DETAILS

C2G / CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scots Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (831) 438-4420 F (831) 438-4420

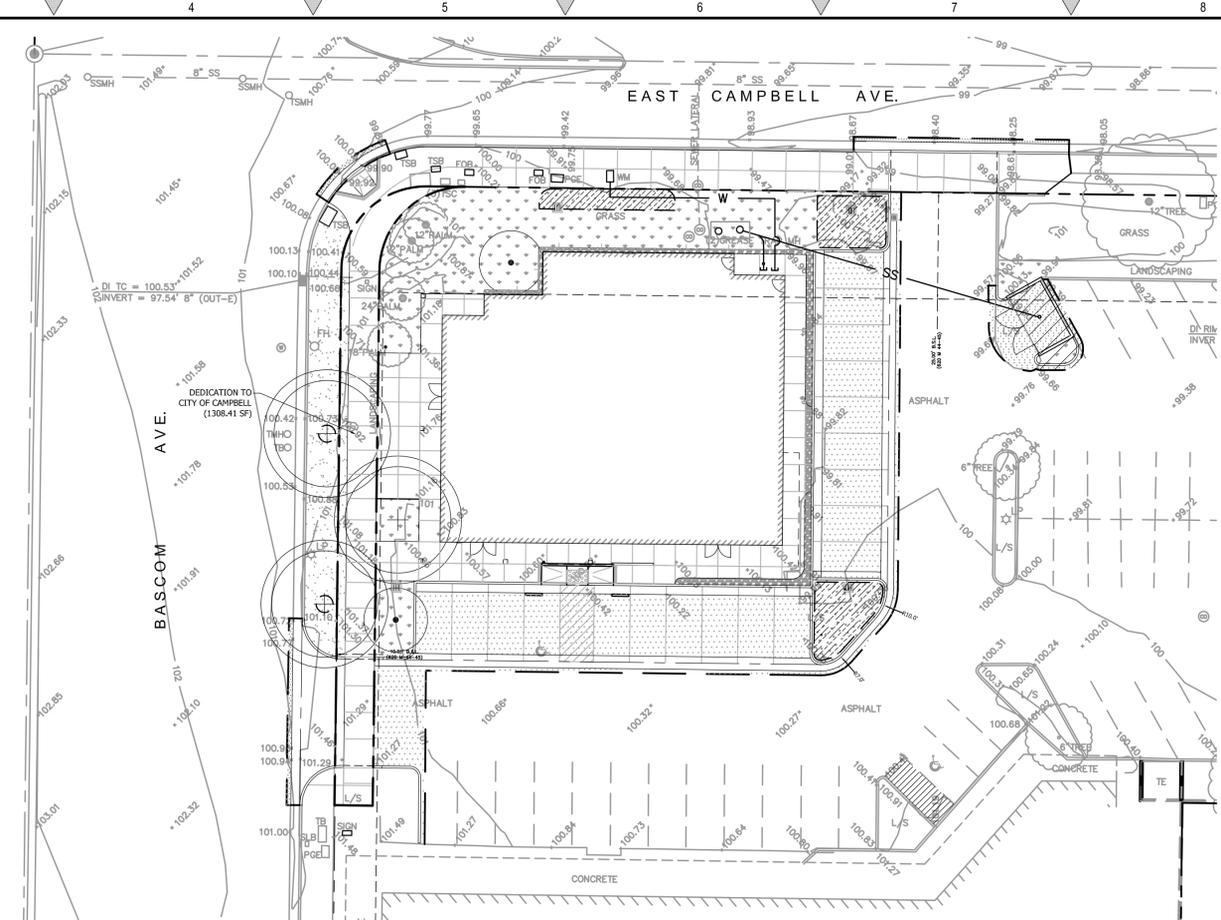
CAMPBELL
 2000 SOUTH BASCOM AVE.
 CAMPBELL, CA.



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GENERAL EROSION CONTROL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF CAMPBELL.
- CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
- SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
- UNNECESSARY GRADING AND DISTURBING OR SOIL SHALL BE AVOIDED.
- ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY RE-VEGETATED PER LANDSCAPE PLANS.
- ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.
- CONTRACTOR SHALL NOTIFY DSA 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.
- ALL CONSTRUCTION SHALL CONFORM "EXCAVATION, GRADING, EROSION AND SEDIMENT CONTROL REGULATIONS" PER DSA. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15, AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.



EROSION CONTROL BMPs

- ALL CONSTRUCTION SITES**
- DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
 - IDENTIFY ALL STORM DRAIN, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
 - PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
 - PHASE GRADING OPERATIONS TO THE EXTENT POSSIBLE TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE.
 - AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
 - IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
 - ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE COURSES.
 - WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR THIS PURPOSE.
 - USE WASH WATER TO PREVENT POLLUTANTS FROM ENTERING STORM DRAINS.
 - DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.
- MINIMIZE SOIL MOVEMENT**
- STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
 - CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFF-SITE.
 - USE CAMPUS STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
 - USE OTHER SOIL STABILIZERS AS APPROVED BY THE ENGINEER.
- STRUCTURES TO CONTROL AND CONVEY RUNOFF**
- CONVEY RUNOFF BY USE OF EARTH Dikes, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
 - USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
 - USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.
- CAPTURE SEDIMENT**
- USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMPs ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER IMPERMEABLE DISBURS FOR THIS PURPOSE.
 - PROTECT STORM DRAIN INLETS FROM SEDIMENT-LOADED RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.
- OTHER RUNOFF CONTROLS**
- TEMPORARY SEDIMENT BASIN
 - SEDIMENT TRAP
 - BRUSH OR ROCK FILTER
 - SILT FENCE
 - SAND OR GRAVEL BAG BARRIER
- TRACKING CONTROL**
- IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
 - USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.
- PAINT WORK**
- DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
 - FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
 - FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLURRIES AND RESIDUE AS HAZARDOUS WASTE.
 - NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SHRETT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
 - WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
 - RECYCLE RETURN TO SUPPLIER OR DONATE UNWANTED MATERIALS (WATER-BASED LATEX PAINT).
 - DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.
- CEMENT AND CONCRETE WORK**
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
 - STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FROM RAINFALL AND RUNOFF.
 - WASH OUT CONCRETE TRANSPORT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
 - WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.
- ROADWORK/PAVEMENT**
- APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
 - COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
 - ALWAYS PAVE PAVING MACHINES OVER DRAINS OR ABSORBENT MATERIALS SINCE THEY TEND TO DRIP CONTINUOUSLY.
 - WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE PAVING OPERATION AND CONTAIN THE SURFACE BY WET-VACUUMING OR BY FLYING STRAW BALES, SANDBAGS, OR GRAVEL DINGS AROUND THE CUT BASINS. AFTER THE LAYOUT DRONES, OR VACUUM THE SURFACE RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
 - WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
 - ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE.
 - STOCKPILE, OR DISPOSE WITH TRASH.
 - RECYCLE BROKEN CONCRETE AND ASPHALT.
- HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE**
- ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
 - MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
 - SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
 - VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
 - APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
 - SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE UNIVERSITY'S REPRESENTATIVE AND UCSC'S PROJECT INSPECTOR.
 - SPILLS SHALL BE DIXED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
 - SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM CAMPUS AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
 - SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF UCSC'S OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
 - ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
 - RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.
- GOOD HOUSEKEEPING PRACTICES**
- DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
 - AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
 - COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
 - PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
 - COVER OPEN DUMPSTERS PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
 - COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
 - TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.

CONSTRUCTION SPECIFICATIONS

- Locate fiber rolls on level contours spaced as follows:
- Slope inclination of 4:1 (4V):1 (1H) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
 - Slope inclination between 4:1 and 2:1 (4V):1 (1H): Fiber rolls should be placed at a maximum interval of 15 ft. (a closer spacing is more effective).
 - Slope inclination of 2:1 (4V):1 (1H) or greater: Fiber rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).

Turn the ends of the fiber roll up slope to prevent runoff from going around the roll.

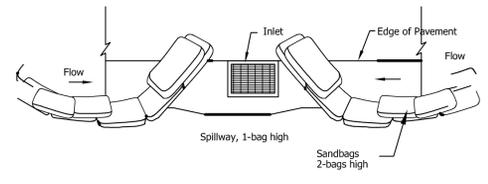
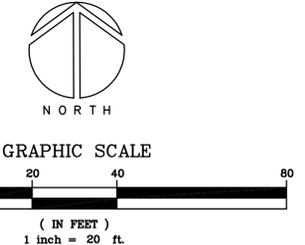
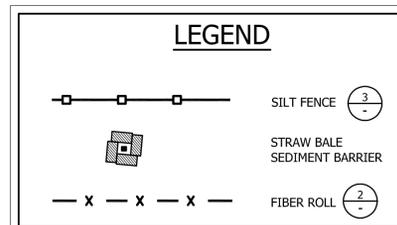
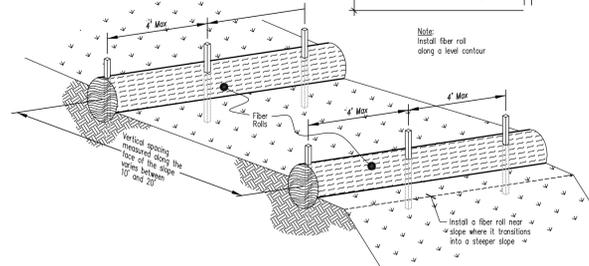
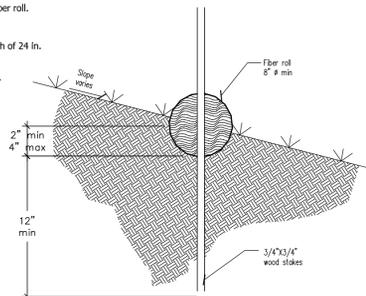
Stake fiber rolls into a 2 to 4 in. deep trench with a width equal to the diameter of the fiber roll.

- Drive stakes at the end of each fiber roll and spaced 4 ft maximum on center.
- Use wood stakes with a nominal classification of 0.75 by 0.75 in. and a minimum length of 24 in.

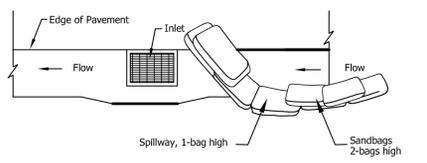
If more than one fiber roll is placed in a row, the rolls should be overlapped, not abutted.

Repair or replace split, torn, unraveling or slumping fiber rolls.

If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flows, sediment that accumulates in the BMP must be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when sediment accumulation reaches one-half the designated sediment storage depth, usually one-half the distance between the top of the fiber roll and the adjacent ground surface. Sediment removed during the maintenance may be incorporated into earthwork on the site or disposed of at an appropriate location.



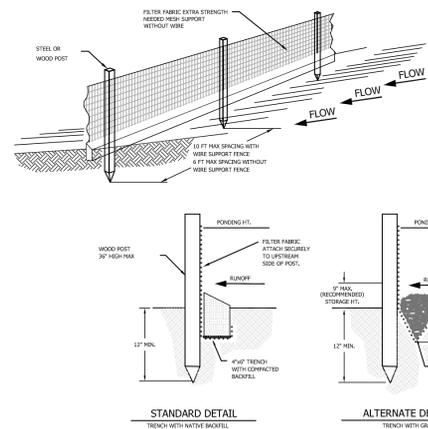
TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:**
- Intended for short-term use.
 - Use to inhibit non-storm water flow.
 - Allow for proper maintenance and cleanup.
 - Bags must be removed after adjacent operation is completed.
 - Not applicable in areas with high silts and clays without filter fabric.

- NOTE:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



3 SILT FENCE

1 FIBER ROLLS

2 INLET PROTECTION DETAIL



EROSION CONTROL PLAN

C2G/CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scotts Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (831) 438-4420 F (831) 438-4420

CAMPBELL
 2000 SOUTH BASCOM AVE.
 CAMPBELL, CA.

REVISIONS	BY
1	WS
CITY COMMENTS	
07/07/2014	

Date: 05/16/14
 Scale: nts
 Drawn: DD
 Job: 429-00
 Sheet: C6.1
 Of 7 Sheets

EXISTING TREE LEGEND

I.D.	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER	STATUS
01	ZELKOVA SERRATA	JAPANESE ZELKOVA	12"	REMAIN
02	ZELKOVA SERRATA	JAPANESE ZELKOVA	12"	REMAIN
03	ZELKOVA SERRATA	JAPANESE ZELKOVA	12"	REMAIN
04	SEQUOIA SEMPERVIRENS	COAST REDWOOD	28"	REMAIN
05	SEQUOIA SEMPERVIRENS	COAST REDWOOD	21"	REMAIN
06	SEQUOIA SEMPERVIRENS	COAST REDWOOD	22"	REMAIN
07	SEQUOIA SEMPERVIRENS	COAST REDWOOD	18"	REMAIN
08	SEQUOIA SEMPERVIRENS	COAST REDWOOD	17"	REMAIN
09	SEQUOIA SEMPERVIRENS	COAST REDWOOD	18"	REMAIN
10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	18"	REMAIN
11	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	REMAIN
12	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12"	REMAIN
13	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	24"	REMAIN
14	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	24"	REMAIN

IRRIGATION NOTES:

1. PLANTING AREAS SHALL BE IRRIGATED WITH A NETAFIM DRIP SYSTEM, BURIED 4" BENEATH FINISH GRADE OR A SPRAY IRRIGATION SYSTEM.
2. SPRAY IRRIGATION SHALL USE HIGH-EFFICIENCY SPRAY NOZZLES SUCH AS TORO PRECISION SPRAY NOZZLES AND BE OFFSET 12" FROM THE EDGE OF ADJACENT PAVING.
3. TREES SHALL BE IRRIGATED BY (2) TREE BUBBLERS IN DRAIN TUBES.
4. AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH A SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE INSTALLED AND CONTROL THE ENTIRE IRRIGATION SYSTEM.
5. IRRIGATION SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH CALIFORNIA STATE LAW AB 1881.

PLANTING NOTES

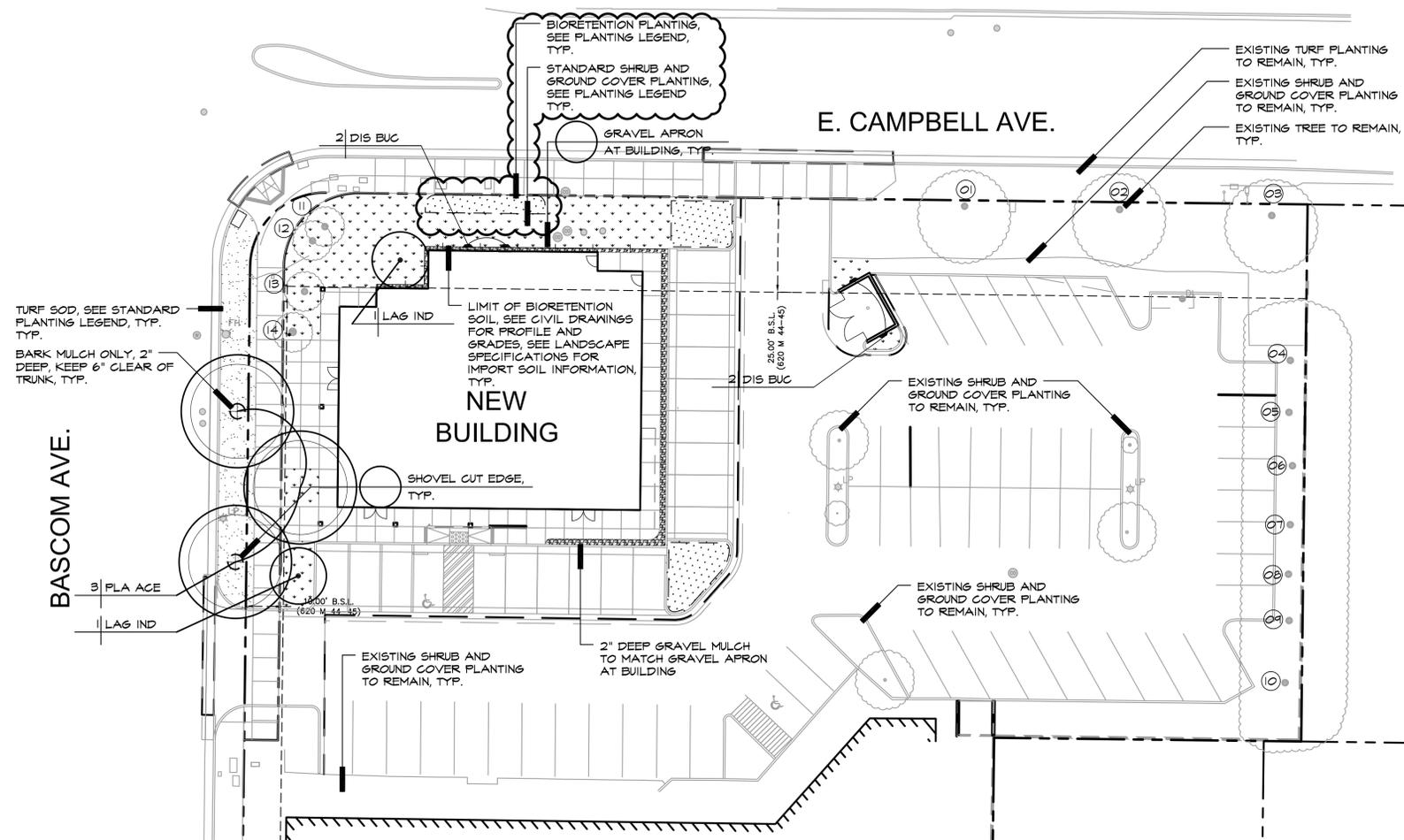
1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.
3. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
4. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER SHOULD CONFLICTS ARISE.
6. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING.
8. PLANTING AREAS SHALL RECEIVE A 2" MIN. DEPTH BARK MULCH TOP DRESSING. BARK MULCH TO BE BFI ORGANICS "PRO-CHIP" OR EQUAL IN NON-BIORETENTION PLANTING AREAS. BARK MULCH TO BE SUNGRO SHREDDED CEDAR IN BIORRETENTION PLANTING AREAS.
9. NEARLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
10. EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
11. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
12. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO SOIL AND PLANT LAB FOR SOIL AMENDING AND PREPARATION RECOMMENDATION.

STANDARD PLANTING LEGEND

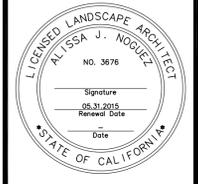
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
LAG IND	15 GAL	LAGERSTROEMIA INDICA 'DYNAMITE'	GRAPE MYRTLE, MULTI-TRUNK
PLA ACE	15 GAL	PLATANUS ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE, STANDARD
SHRUBS			
GRE NOE	5 GAL	GREVILLEA NOELLII	NO COMMON NAME
MIM AUR	5 GAL	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
PHO HYB	5 GAL	PHORMIUM MAOIRI 'QUEEN'	NEW ZEALAND FLAX
VINES			
DIS BUC	15 GAL	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE
GROUND COVERS			
SOD		TIFWAY 419 HYBRID BERMUDA	AVAILABLE THROUGH DELTA BLUEGRASS (209) 467-1919
HEL SEM	6 GAL	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS
JUN PAT	6 GAL	JUNCUS PATENS	CALIFORNIA GREY RUSH
SEN MAN	6 GAL	SENEGIO MANDRALISCAE	BLUE CHALK STICKS
ZAU CAL	6 GAL	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA

BIORETENTION PLANTING LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
SHRUBS			
MIM AUR	5 GAL	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER
GROUND COVERS			
JUN PAT	6 GAL	JUNCUS PATENS	CALIFORNIA GREY RUSH
ZAU CAL	6 GAL	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA



913 Willow Street, Suite 101
San Jose, CA 95125
T: 408.292.2196
www.anla-associates.com



CONSULTANT:

PROJECT: METRO CAMPBELL LANDSCAPE IMPROVEMENTS
2000 SOUTH BASCOM AVENUE, CAMPBELL, CA 95008

OWNER: MV CAMPBELL, LLC
580 2ND STREET, #260
OAKLAND, CA 94607

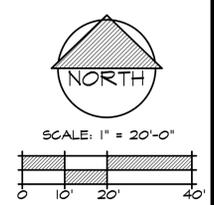
REVISIONS:

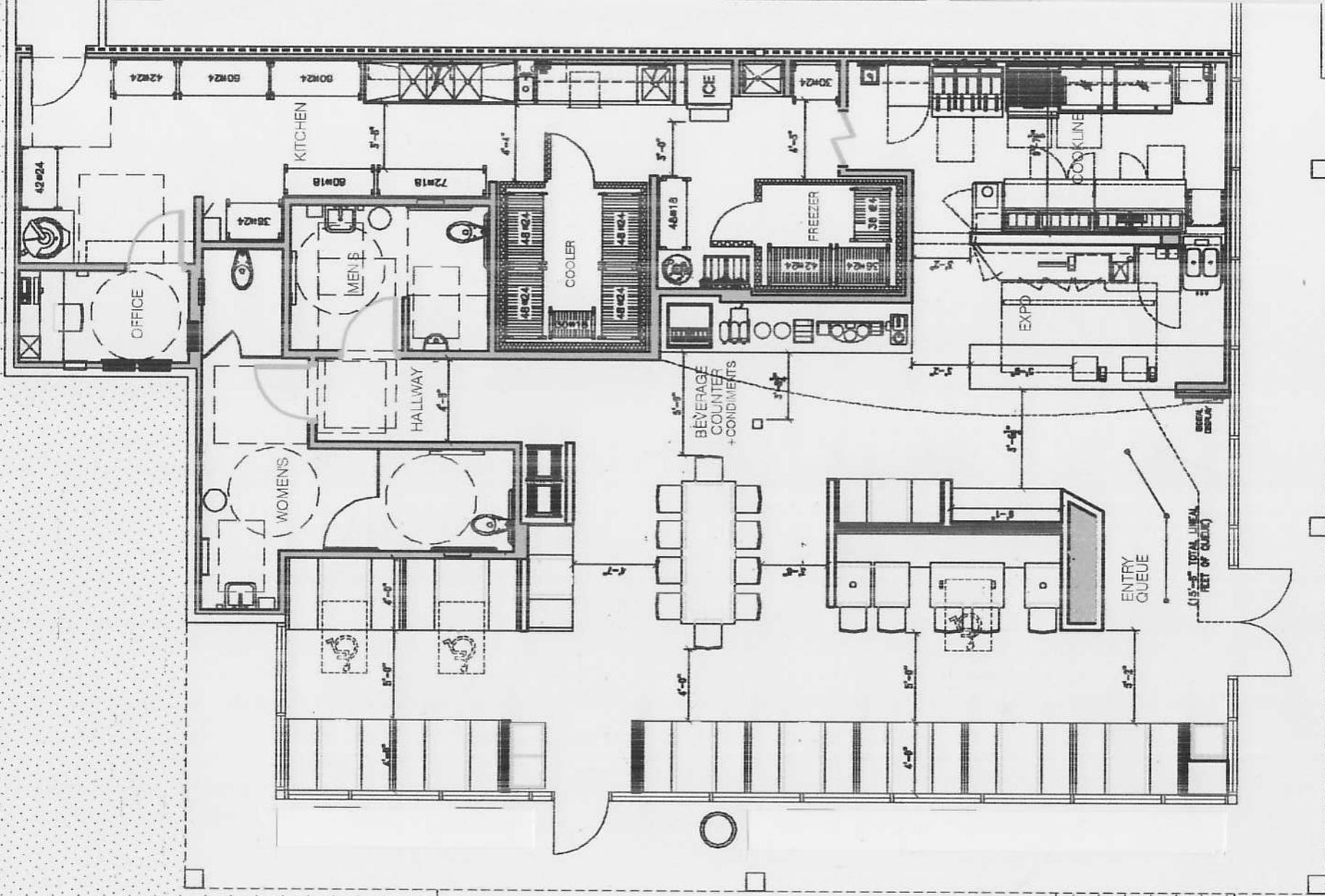
MARK	DATE	DESCRIPTION
01	07/25/14	CITY COMMENTS

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 05.15.2014
JOB NUMBER: 1409
DRAWN: EP **CHECKED:** AN
SCALE: AS NOTED

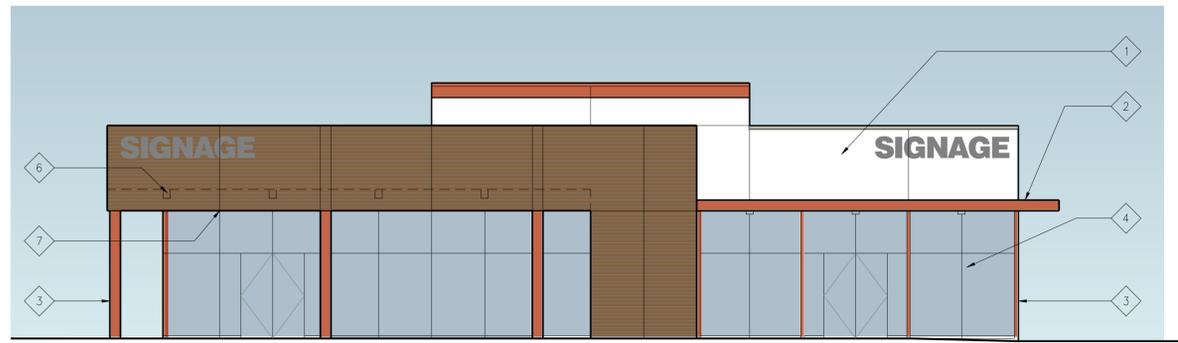
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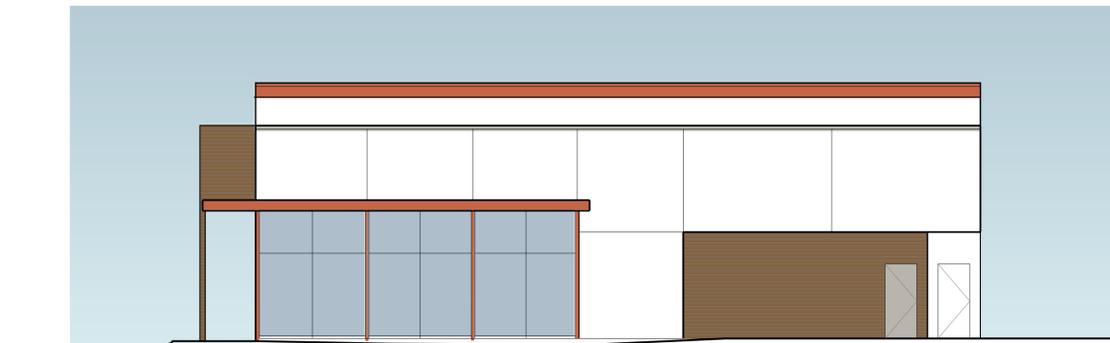


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TEST FIT PLAN - VERSION 1
SCALE: 1/4"=1'-0"



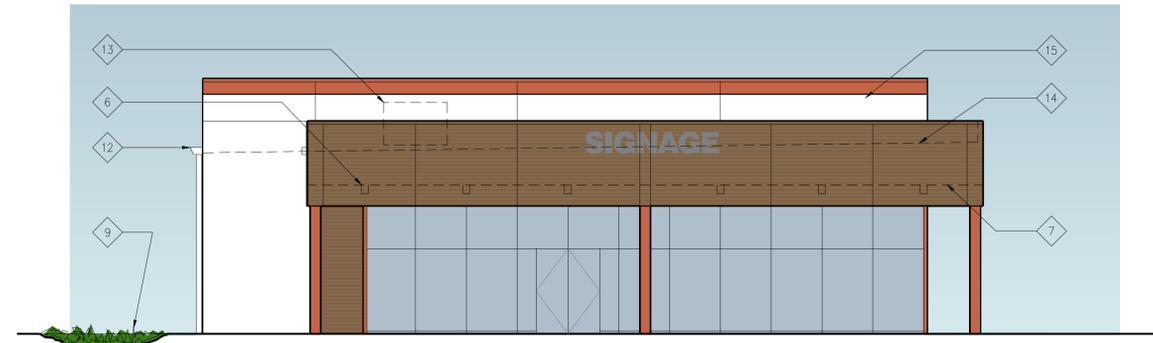
1 SOUTH ELEVATION
1/8"=1'-0"



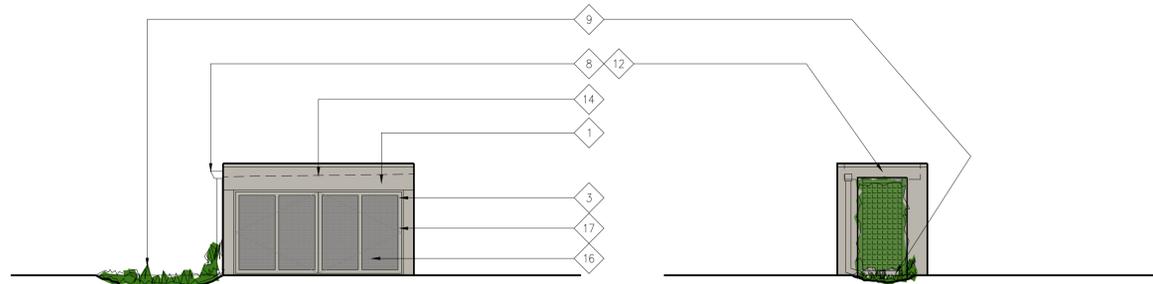
2 EAST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION - CAMPBELL AVENUE
1/8"=1'-0"



4 WEST ELEVATION - BASCOM AVENUE
1/8"=1'-0"



5 TRASH ENCLOSURE ELEVATION - FRONT
1/8"=1'-0"

6 TRASH ENCLOSURE ELEVATION - SIDE
1/8"=1'-0"



7 BASCOM STREETSCAPE

ELEVATION KEYNOTES

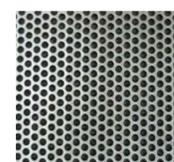
- 1 STUCCO
- 2 STEEL CANOPY
- 3 STEEL FRAME
- 4 ALUMINUM STOREFRONT
- 5 ALUMINUM REGLETS
- 6 LIGHTS IN SOFFIT
- 7 WOOD SOFFIT
- 8 SCUPPERS
- 9 BIOSWALE
- 10 GREENSCREEN WALL
- 11 LIGHTS
- 12 RAINWATER FEATURE
- 13 MECHANICAL EQUIPMENT BEYOND
- 14 ROOF STRUCTURE
- 15 STUCCO PARAPET SCREEN
- 16 PERFORATED METAL
- 17 STEEL PLATE

DRAWING REVISIONS

NO.	DATED



STUCCO PERFORATED METAL COLOR STEEL & STOREFRONT COLOR IPE SIDING



PERFORATED METAL-TRASH ENCLOSURE



GREEN SCREEN WALL



WALL MOUNTED LIGHTING

EXTERIOR ELEVATIONS - COLORS



METROVATION CAMPBELL
CAMPBELL, CA

date: 11.10.2014
phase: CONTRACT DOCUMENTS

drawn by: BF

Surround Architecture, Inc.
150 s.w. harrison, suite 100
portland, or 97201
t 503.224.6484
f 503.224.6485

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