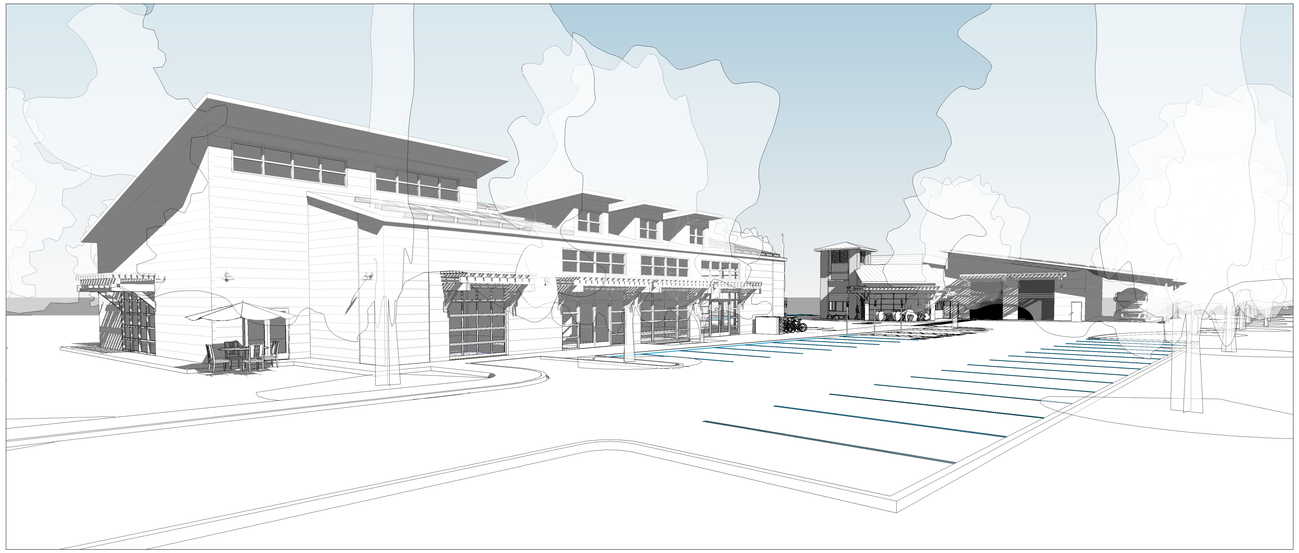
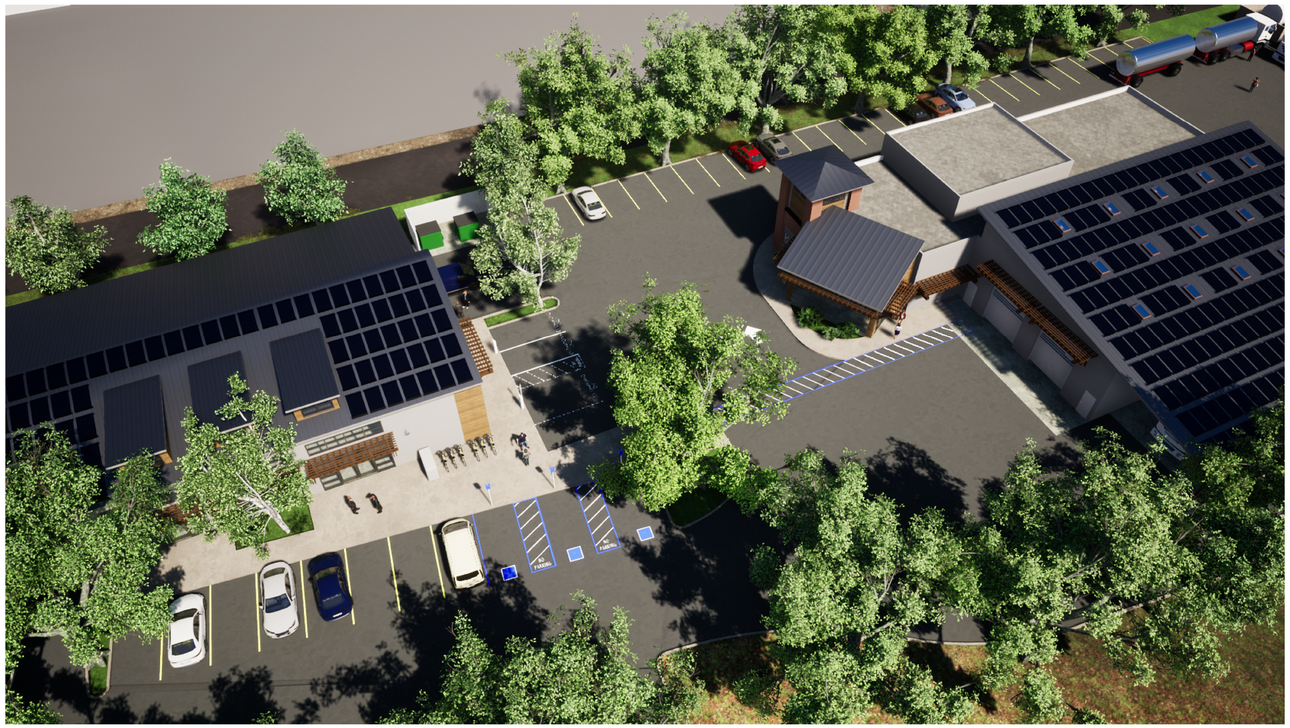




SHEET INDEX

ARCHITECTURAL -

SD0	CONCEPT DESIGN
SD1	SITE PLAN PHASE 1
SD2	SITE PLAN PHASE 2
SD3	RENDERING BLDG A
SD4	RENDERING BLDG B
SD5	BUILDING A DESIGN
SD6	BUILDING B DESIGN

CIVIL -

1	EXISTING CONDITIONS TOPOGRAPHIC SURVEY
2	PRELIMINARY GRADING AND GRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY STORMWATER CONTROL PLAN
5	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS
6	PRELIMINARY EROSION CONTROL PLAN
7	PRELIMINARY EROSION CONTORL NOTES AND DETAILS

LANDSCAPE -

L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	EXISTING TREE PLAN
L1.3	HYDROZONE PLAN
L1.4	PLANT IMAGES

SCOPE OF WORK

Construct two buildings on site in two phases. Demolish selected existing structures and removal of selected trees per arborist report. The first phase includes 2 Story Building A and related site parking for the site owner's use for freight terminal and transfer operations. The second phase includes the front Building B and remainder of site parking for light industrial tenant.

PROJECT INFORMATION

BUILDING A AREA	1ST FLOOR: 8,800 SF 2ND FLOOR: 991 SF COVERED TRUCK WASH: 2,600 SF TOTAL: 12,400 SF
BUILDING B AREA	8,000 SF
TOTAL BUILDING AREA	20,400 SF
SITE AREA	115, 728 SF (2.66 AC)
F.A.R	17.62%
MAX BUILDING HEIGHT	30' 10"
ZONE	IG - GENERAL INDUSTRIAL

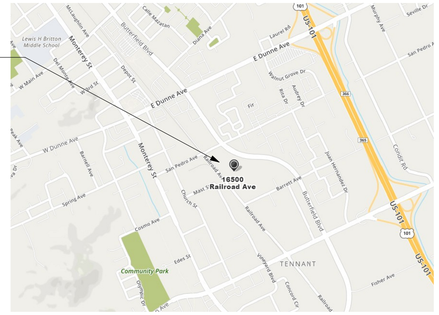
PROJECT REPRESENTATIVES

OWNER	Sunny Goyal Au Energy LLC 41805 Albrae street Fremont, CA 94538 (510) 270-3411
ARCHITECT	Jeremy Metz, AIA HPC Architecture, Inc. 2216 The Alameda Santa Clara, CA 95050 (408) 297-5454
CIVIL ENGINEER	Michael Donaldson R+G Engineering & Planning 2216 The Alameda Santa Clara, CA 95050 (408)236-2400
LANDSCAPE ARCHITECT	Rick Stover Thomas Baak & Associates, LLP 1620 North Main St, Suite 4 Walnut Creek, CA 94596 (925) 933-2583

PROJECT LOCATION

16500 Railroad Ave,
Morgan Hill, CA, 95037

VICINITY MAP



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CONCEPTUAL DESIGN

C.U.P. APPLICATION

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SD0

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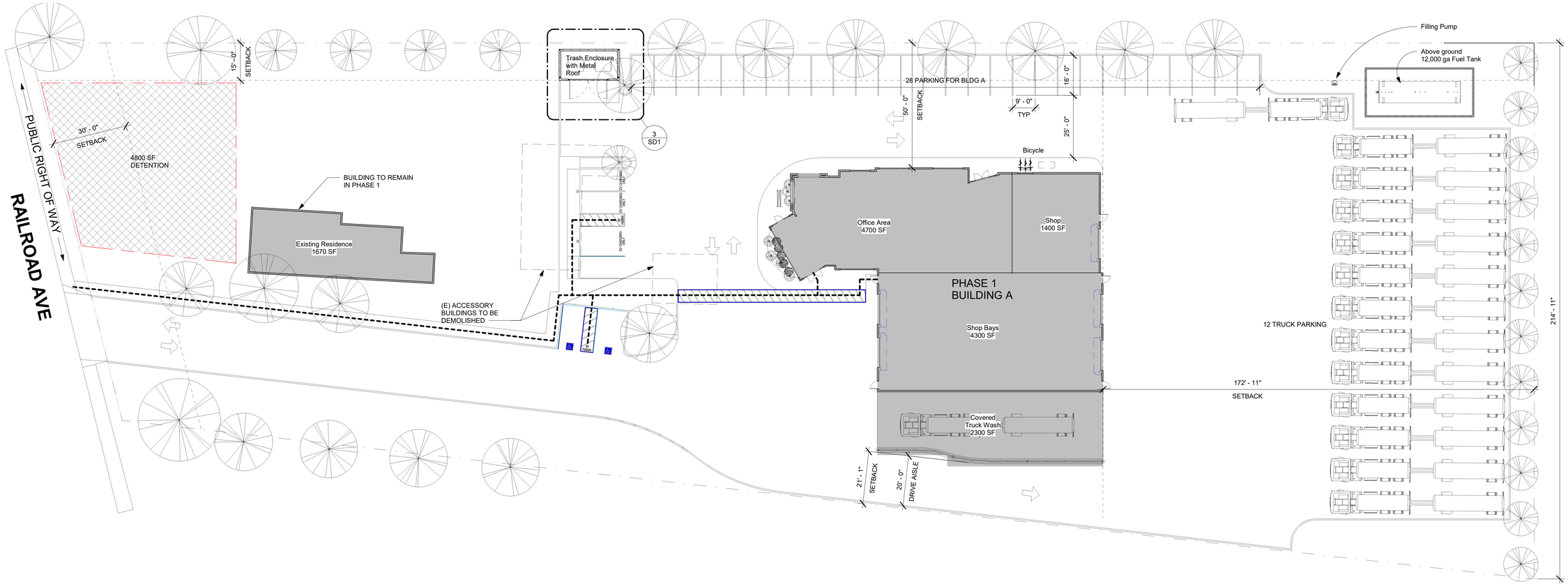

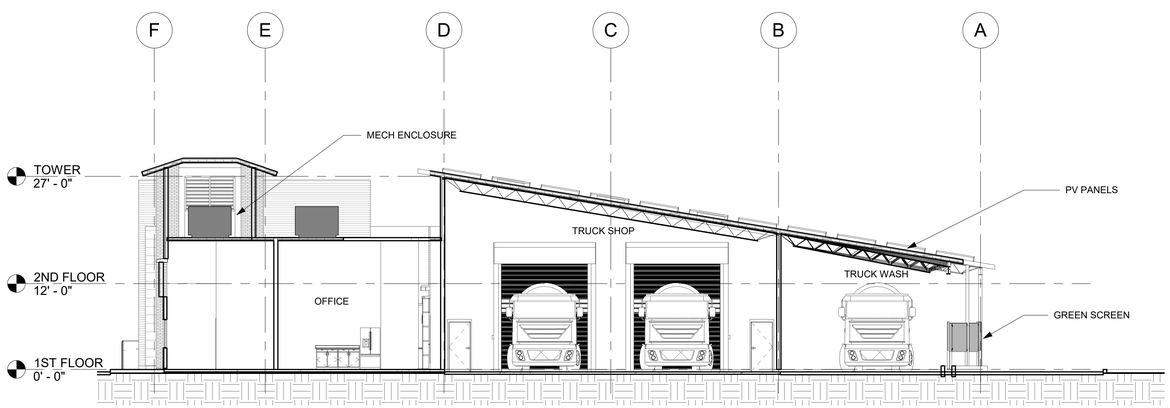

2 **Section 6**

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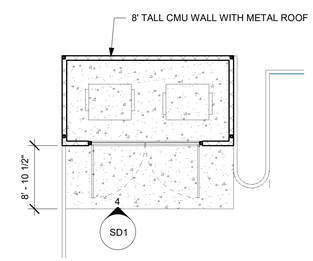
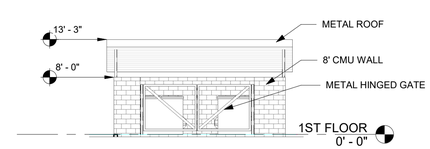


3 **TRASH ENCLOSURE PLAN**

SCALE: 1" = 10'-0"



4 **TRASH ENCLOSURE ELEVATION**

SCALE: 1" = 10'-0"

SITE LEGEND

ACCESSIBLE PATH OF TRAVEL

PARKING COUNTS PER MH 18.72.030

PARKING REQUIRED					PARKING PROVIDED - Phase 1	
BLDG	USE	RATIO	AREA	REQUIRED	Type	Count
A	TRUCK TERM.	1/1000	4300 SF	5	Accessible Space - Standard	1
	SHOP	1/300	1400 SF	5	Accessible Space - Van	1
	TRUCK OFFICE	1/300	4700 SF	16	EVCS - Standard	2
					EVCS - Van	1
					Parking Space	29
			TOTAL	26	TOTAL	34

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SITE PLAN - PHASE 1

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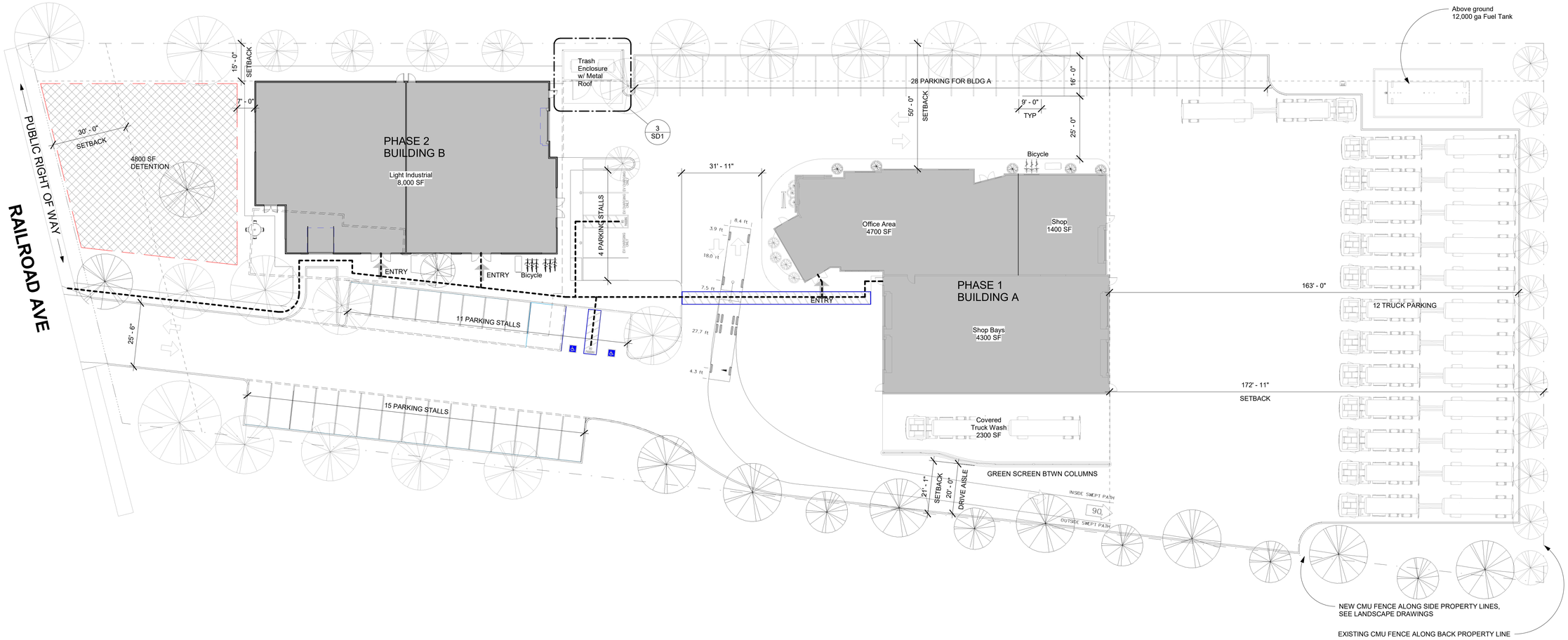

SEE LANDSCAPE DRAWINGS FOR ALL LANDSCAPING

PARKING COUNTS PER MH 18.72.030

PARKING REQUIRED					PARKING PROVIDED - Phase 2	
BLDG	USE	RATIO	AREA	REQUIRED	Type	Count
A	TRUCK TERM.	1/1000	4300 SF	5	Accessible Space - Standard	2
	SHOP	1/300	1400 SF	5	Accessible Space - Van	1
	TRUCK OFFICE	1/300	4700 SF	16	EVCS - Standard	2
B	BUSINESS	1/250	8000 SF	32	EVCS - Van	1
					Parking Space	52
			TOTAL	**58**	**TOTAL**	**58**

SITE LEGEND

ACCESSIBLE PATH OF TRAVEL

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SITE PLAN - PHASE 2

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RENDERING - BLDG A

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RENDERING - BLDG B

C.U.P. APPLICATION

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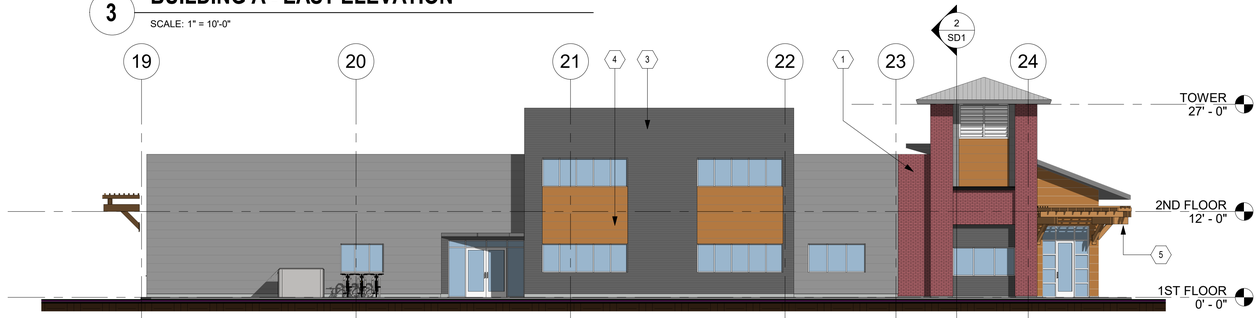
SD4

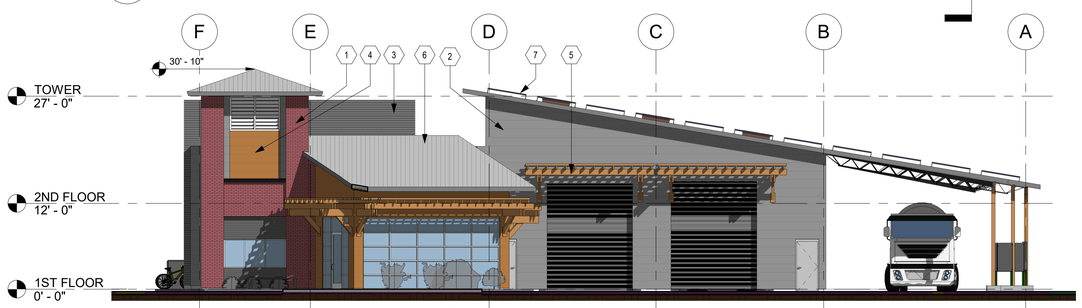
3 **BUILDING A - EAST ELEVATION**

SCALE: 1" = 10'-0"



4 **BUILDING A - NORTH ELEVATION**

SCALE: 1" = 10'-0"



5 **BUILDING A - WEST ELEVATION**

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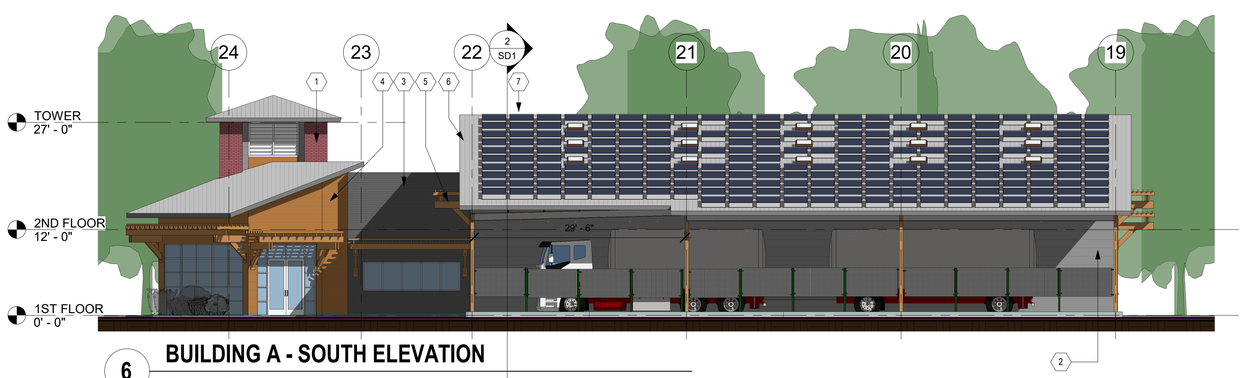
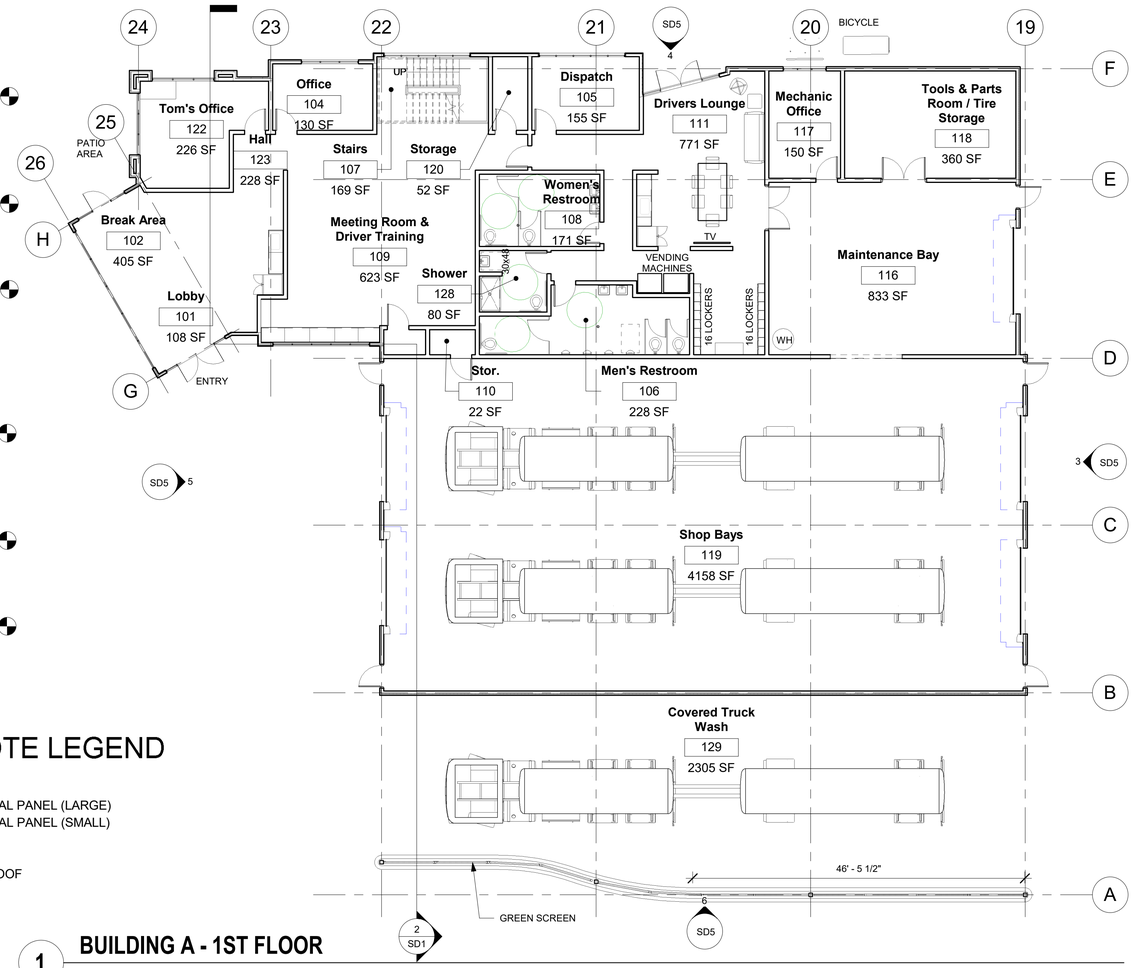


6 **BUILDING A - SOUTH ELEVATION**

SCALE: 1" = 10'-0"

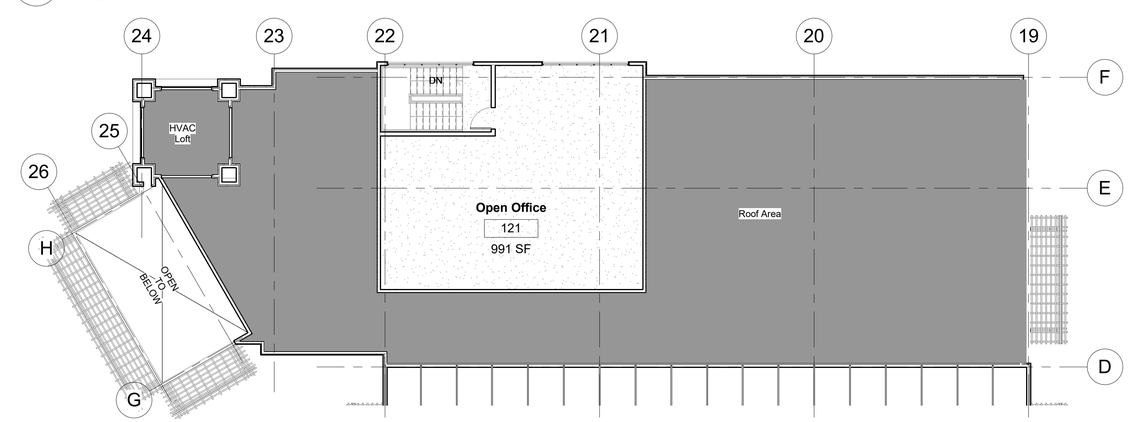
KEYNOTE LEGEND

1 RUSTIC BRICK
2 CORRUGATED METAL PANEL (LARGE)
3 CORRUGATED METAL PANEL (SMALL)
4 WOOD SLATS
5 WOOD TRELLIS
6 STANDING SEAM ROOF
7 SOLAR PANELS



1 **BUILDING A - 1ST FLOOR**

SCALE: 1" = 10'-0"



2 **BUILDING A - 2ND FLOOR**

SCALE: 1" = 10'-0"

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BLDG A

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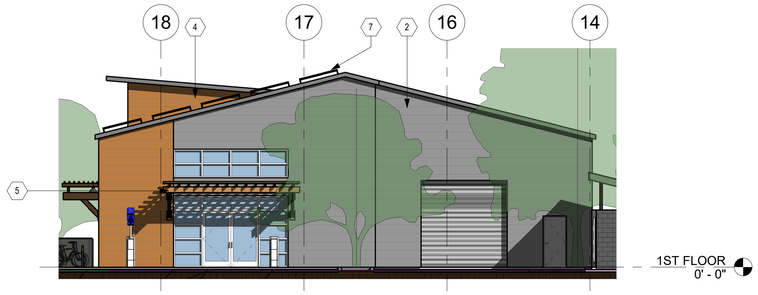

1 **BUILDING B - EAST ELEVATION**

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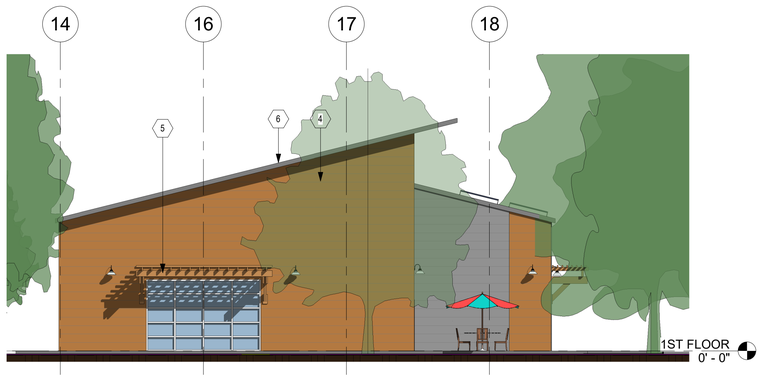

2 **BUILDING B - WEST ELEVATION**

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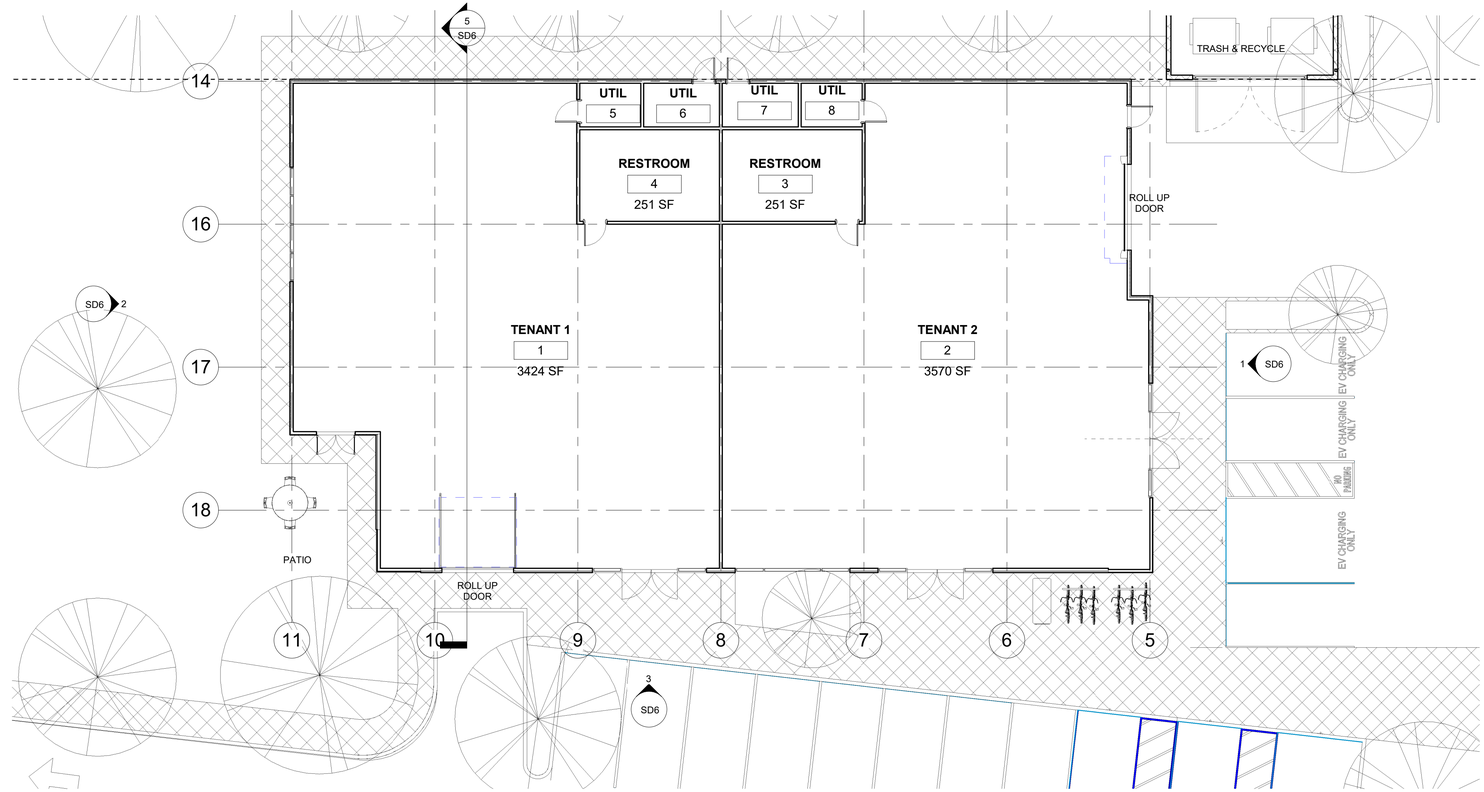
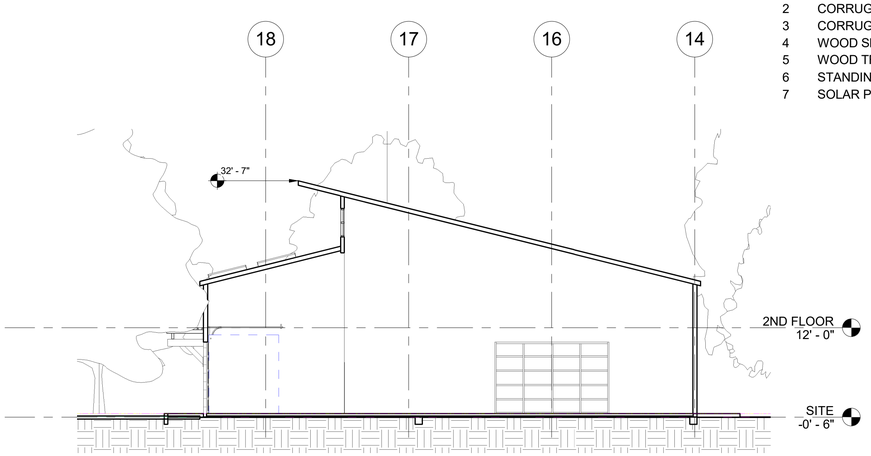


4 **BUILDING B - 1ST FLOOR**

SCALE: 1" = 10'-0"

KEYNOTE LEGEND

1 RUSTIC BRICK
2 CORRUGATED METAL PANEL (LARGE)
3 CORRUGATED METAL PANEL (SMALL)
4 WOOD SLATS
5 WOOD TRELLIS
6 STANDING SEAM ROOF
7 SOLAR PANELS



5 **Section 7**

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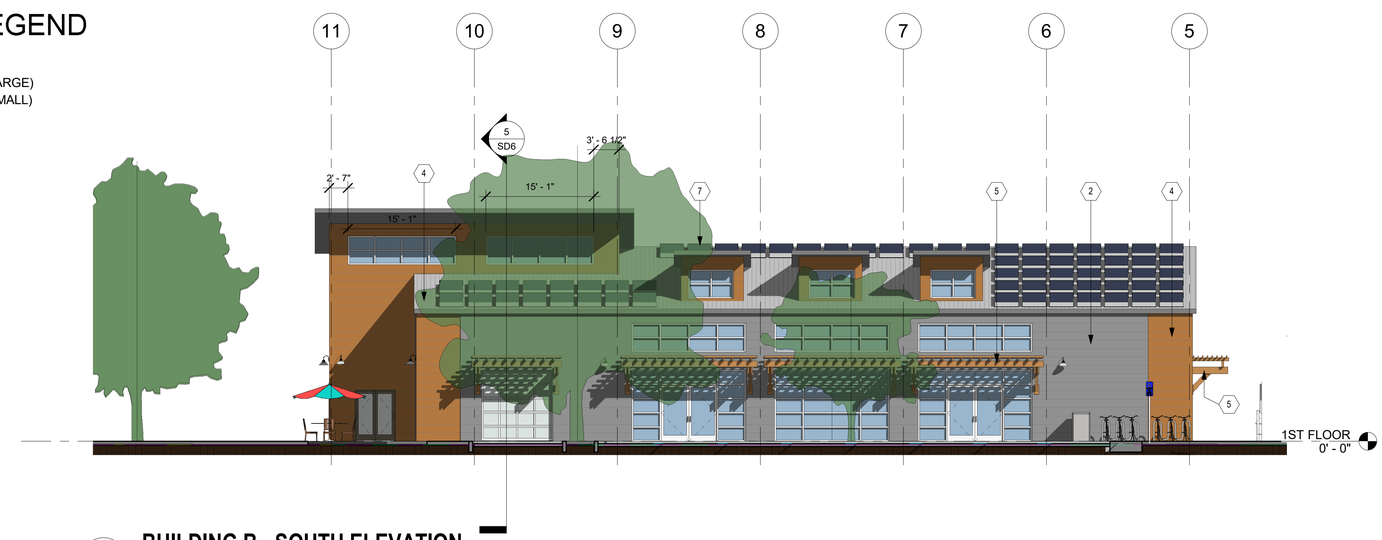

3 **BUILDING B - SOUTH ELEVATION**

SCALE: 1" = 10'-0"

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BLDG B

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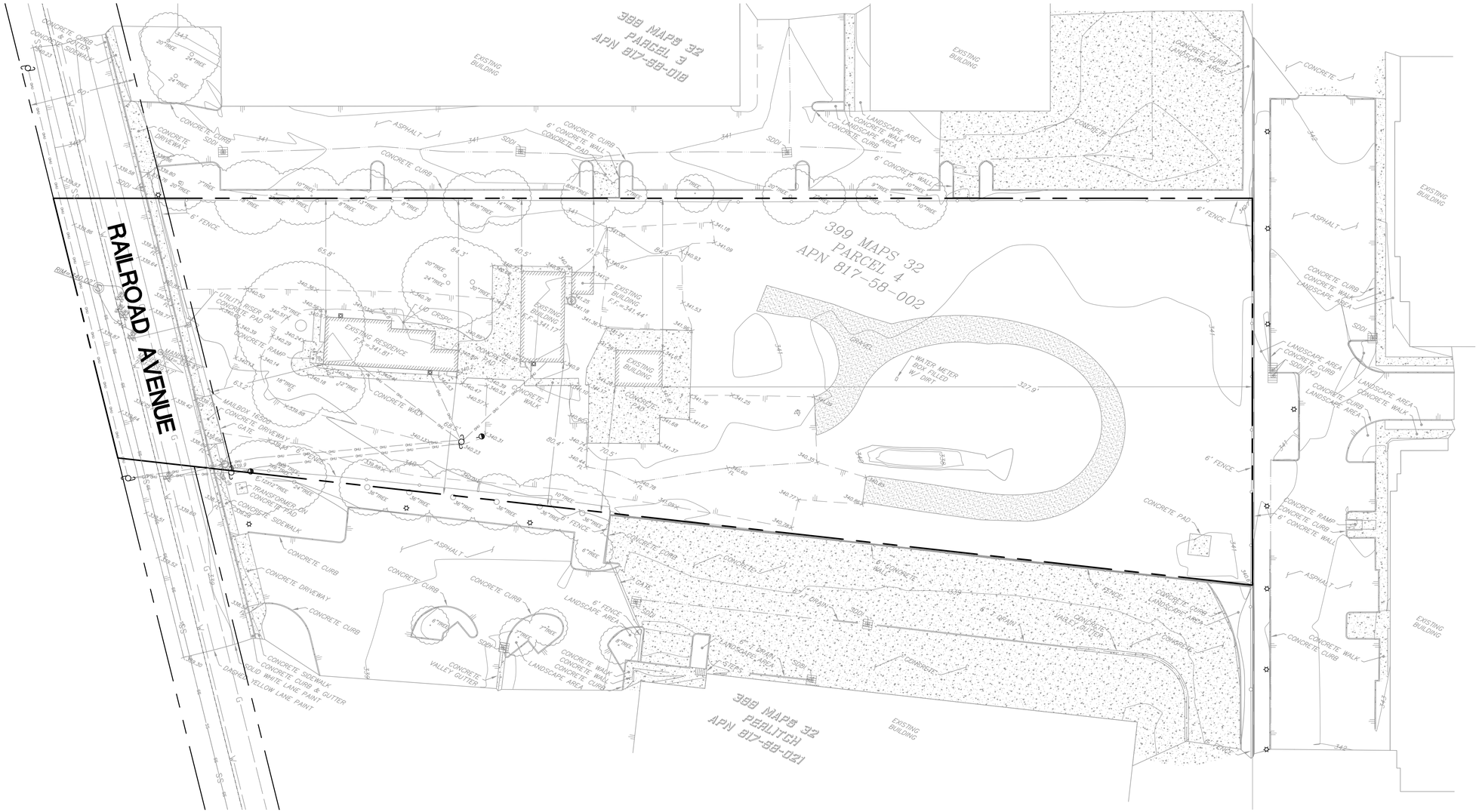

LEGEND

R.O.W. RIGHT OF WAY
F.F. FINISHED FLOOR

- G — EXISTING GAS
- W — EXISTING WATER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- FLOWLINE
- EDGE OF PAVEMENT
- FENCE
- OHU — OVERHEAD UTILITIES
- 340 — EXISTING GROUND CONTOUR & ELEVATION
- ×341.18 — EXISTING GROUND SPOT ELEVATION
- 12"TREE — TREE SIZE WITH DRIPLINE
  NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.
- GM — GAS METER
- LIGHT POST
- GUY WIRE
- POWER POLE
- FIRE HYDRANT
- WV — WATER VALVE BOX
- S — SEWER MANHOLE
- W — WELL HEAD

N

30' 0 15' 30' 60'
GRAPHIC SCALE 1" = 30'

Mark	Description	Date	By

Revisions

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Drawn SNM
Checked MKD

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EXISTING CONDITIONS TOPOGRAPHIC SURVEY
CONDITIONAL USE PERMIT
16500 RAILROAD AVE

MORGAN HILL CALIFORNIA

Scale AS SHOWN

Date 04-16-2020

C1 of 7 Sheets

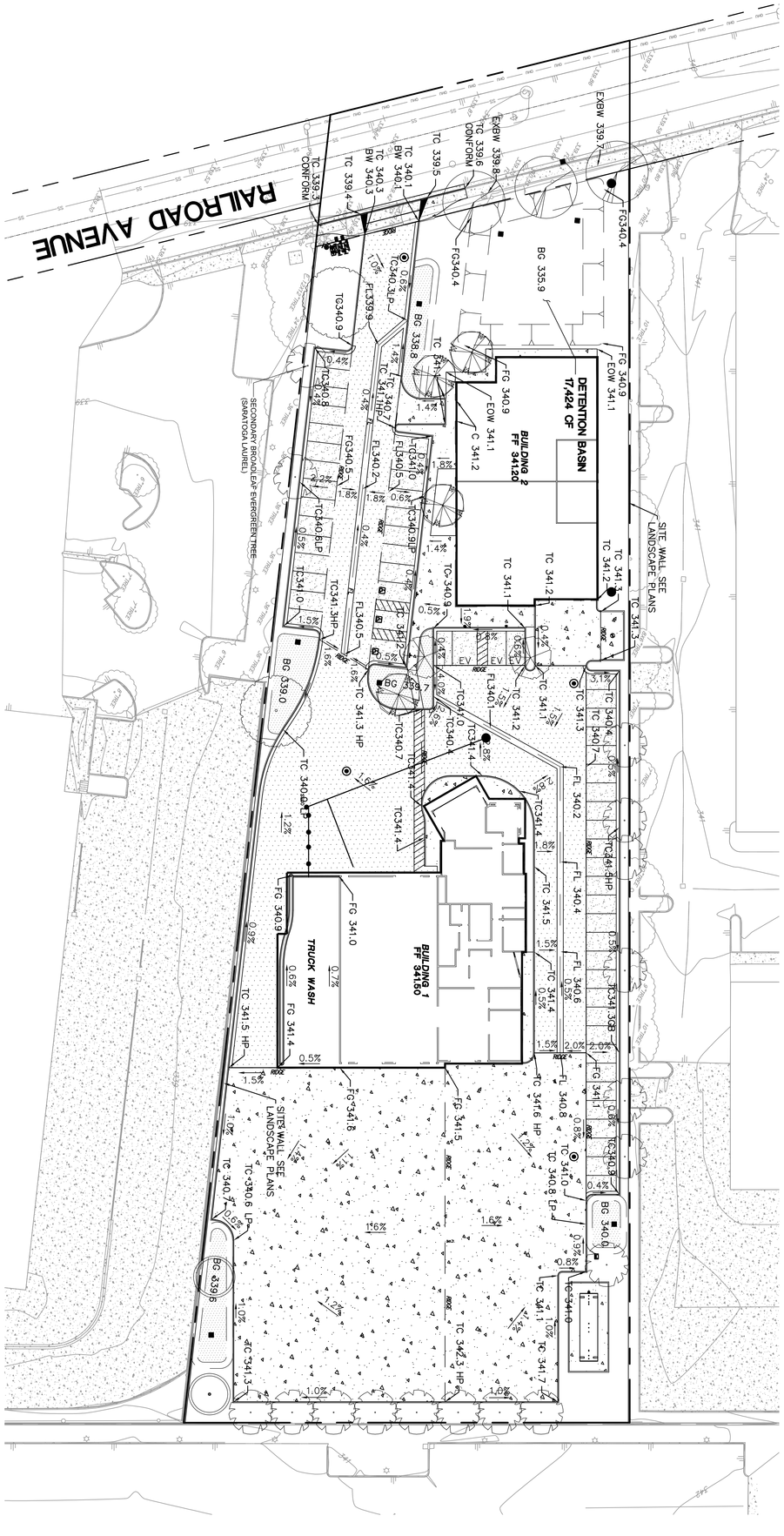
Job No. 19025A

Drawing

NOTICE Contractor contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: O:\Civil\19025A\Dwg\Cond. Use Permit\ Sh01-Existing Conditions.dwg
Apr 17, 2020 - 1:35pm

Drawing file: Q:\Civil\19025A\Dwg\Cond. Use Permit\ Sh02-Preliminary Grading & Drainage Plan.dwg
Apr 17, 2020 - 1:59pm



GRAPHIC SCALE
1" = 30'
30' 0 15' 30' 60'

N

Drawing	C2 of 7 Sheets
Job No. 19025A	
Date 04-16-2020	
Scale AS SHOWN	

PRELIMINARY GRADING AND DRAINAGE PLAN

CONDITIONAL USE PERMIT
16500 RAILROAD AVE

MORGAN HILL CALIFORNIA

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PRELIMINARY UTILITY PLAN

CONDITIONAL USE PERMIT
16500 RAILROAD AVE

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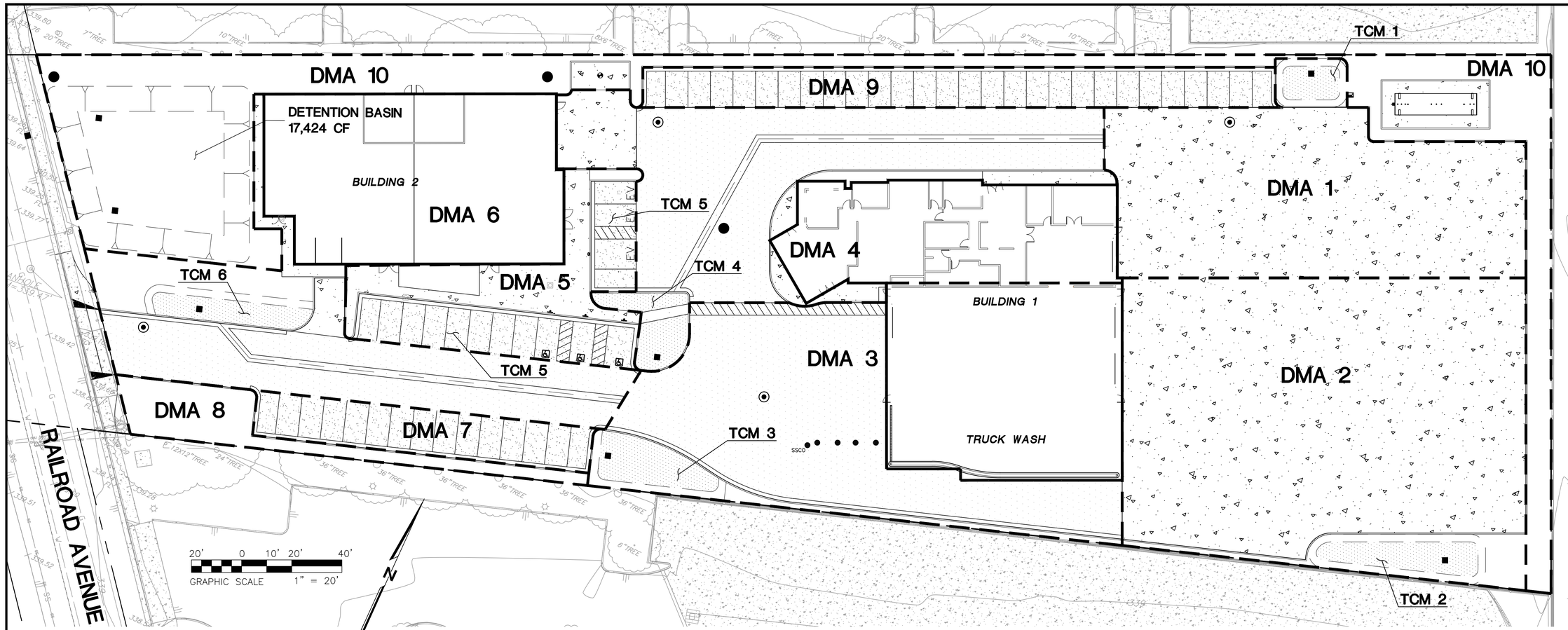

LEGEND

DRAINAGE MANAGEMENT AREA LIMITS

CONCRETE SIDEWALK/STRESS PAD

PERVIOUS PAVEMENT

ASPHALT PAVEMENT

BIORETENTION

DMA # DRAINAGE MANAGEMENT AREA #

TCM # TREATMENT CONTROL MEASURE #

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type*	LID or Non-LID	Sizing Method**	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	Comments
1	1	Onsite	Bioretention unlined w/ underdrain	LID	3. Flow-Volume Combo	10,912	10,361	0	551	10.30%	298	298	0.93	0.83	0.83	Storage depth needed for combo flow calculation.
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	18,640	16,891	0	1,749	17.59%	676	679	6	0	0	
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	17,403	15,958	0	1,445	16.42%	638	718	6	0	0	
4	4	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	15,708	15,170	0	538	14.82%	607	591	6	0	0	
5	5	Onsite	Self-retaining areas	LID	N/A	5,131	1,799	2,585	747	4.84%	0	0	0	0	0	Self Retaining (2:1)
6	6	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	15,812	13,528	0	2,284	14.92%	541	560	6	0	0	
7		Onsite	Pervious pavement w/ underdrain	LID	N/A	2,179	0	2,179	0	2.06%	0	0	0	0	0	Self Treating
8		Onsite	Self-treating areas	LID	N/A	1,884	0	0	1,884	1.78%	0	0	0	0	0	Self Treating
9		Onsite	Pervious pavement w/ underdrain	LID	N/A	4,038	0	4,038	0	3.81%	0	0	0	0	0	Self Treating
10		Onsite	Self-retaining areas	LID	N/A	14,264	1,130	0	13,134	13.46%	0	0	0	0	0	Self Retaining (2:1) TE Roof & Fuel Pad
					Totals:	105,971	74,837	8,802	22,332	100.00%						

Footnotes:

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04) unless noted otherwise.

*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

Mark	Date	Description	By

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PRELIMINARY STORMWATER CONTROL PLAN

CONDITIONAL USE PERMIT

16500 RAILROAD AVE

MORGAN HILL CALIFORNIA

Scale AS SHOWN

Date 04-16-2020

C4 of 7 Sheets

Job No. 19025A

Drawing

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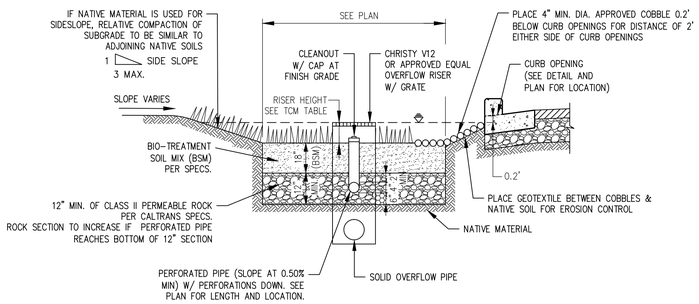
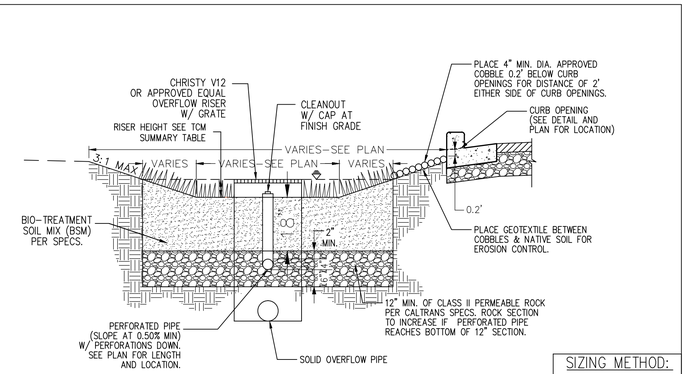
Drawing file: Q:\Civil\19025A\Dwg\Cond. Use Permit_Sh04-Preliminary Stormwater Management Plan.dwg
Apr 17, 2020 - 2:06pm



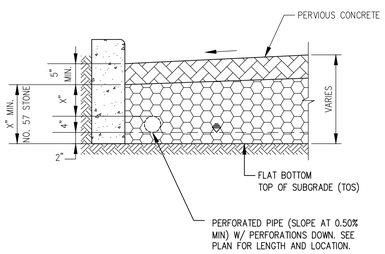
SIZING METHOD: FLOW-COMBO

1 BIORETENTION BASIN W/O LINER N.T.S.

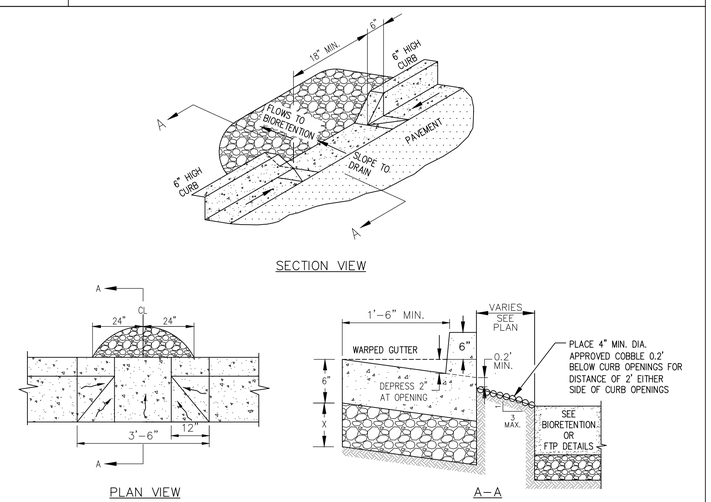


SIZING METHOD: 4%

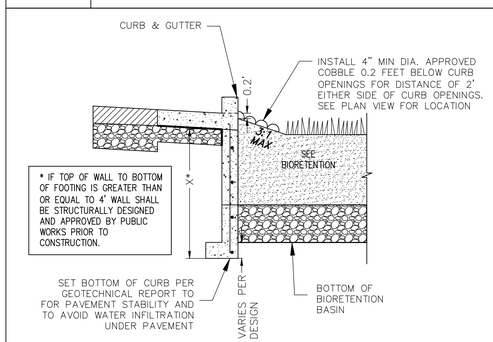
2 BIORETENTION BASIN W/O LINER N.T.S.



3 PERVIOUS PAVEMENT (SELF TREATING)



4 CURB OPENING N.T.S.



5 CURB ADJACENT TO BIORETENTION N.T.S.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** TBD
2. **GROUND WATER DEPTH:** TBD
3. **NAME OF RECEIVING BODY:** TBD
4. **FLOOD ZONE:** TBD
5. **FLOOD ELEVATION (IF APPLICABLE):** TBD

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://SCVURPPP-W2K.COM/C3_HANDBOOK.SHTML
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS CONCRETE REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE CONCRETE MANUFACTURER THAT THE CONCRETE MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION FROM THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMA) SHALL INSTALL THE CONRETE AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOB SITE AT ALL TIMES DURING CONCRETE INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
16500 RAILROAD AVE
MORGAN HILL, CA 95037
APN 817-58-002

I.B. PROPERTY OWNER:
SUNNY GOYAL

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
SUNNY GOYAL

II.B. PHONE NUMBER OF CONTACT:
CELL: (650) 799-2949
OFFICE/FAX: (510) 270-3411

II.C. EMAIL:
sunny@loopneighborhood.com

II.D. ADDRESS:
41805 ALBRAE ST.
FREMONT, CA 94538

SOURCE CONTROL MEASURES:

1. WASH AREA/RACKS, DRAIN TO SANITARY SEWER.
2. COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER.
3. ~~SANITARY SEWER CONNECTION OR ACCESSIBLE CLEANOUT FOR SWIMMING POOL/SPA/FOUNTAIN.~~
4. ~~PARKING GARAGE FLOOR DRAINS PLUMBED TO SANITARY SEWER.~~
5. FIRE SPRINKLER TEST WATER/CONDENSATE DRAIN LINES DRAIN TO LANDSCAPE/SANITARY SEWER.
6. INTERIOR FLOOR DRAINS/BOILER DRAIN LINES PLUMBED TO SANITARY SEWER.
7. BENEFICIAL LANDSCAPING/IPM (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT).
8. OUTDOOR MATERIAL STORAGE PROTECTION.
9. COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS.
10. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
11. STORM DRAIN LABELING.
12. OTHER: _____

SITE DESIGN MEASURES:

1. ~~PROTECT EXISTING TREES, VEGETATION, AND SOIL.~~
2. ~~PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.~~
3. ~~REDUCE EXISTING IMPERVIOUS SURFACES.~~
4. CREATE NEW PERVIOUS AREAS:
5. LANDSCAPING
   a. PARKING STALLS.
   b. ~~WALKWAYS AND PATIOS.~~
   c. ~~EMERGENCY VEHICLE ACCESS.~~
   d. ~~PRIVATE STREETS AND SIDEWALKS.~~
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. ~~CLUSTER STRUCTURES/PAVEMENT.~~
8. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
9. PARKING:
   a. ~~ON TOP OF OR UNDER BUILDINGS.~~
   b. ~~NOT PROVIDED IN EXCESS OF CODE.~~
10. ~~RAINWATER HARVESTING AND USE (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS)~~
11. ~~INSTALL A GREEN ROOF ON ALL OR A PORTION OF THE ROOF.~~
12. ~~PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.~~

OTHER: _____

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

Mark	Description	Date	By

Revisions

Designed MKD/SNM
Drawn SNM
Checked MKD

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RUTH AND GOING, INC.
Civil Engineering Land Surveying Planning
2216 THE ALAMEDA SANTA CLARA, CA 95050
TEL. (408) 236-2400 FAX (408) 236-2410

PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS
CONDITIONAL USE PERMIT
16500 RAILROAD AVE
MORGAN HILL CALIFORNIA

Scale AS SHOWN

Date 04-16-2020

C5 of 7 Sheets

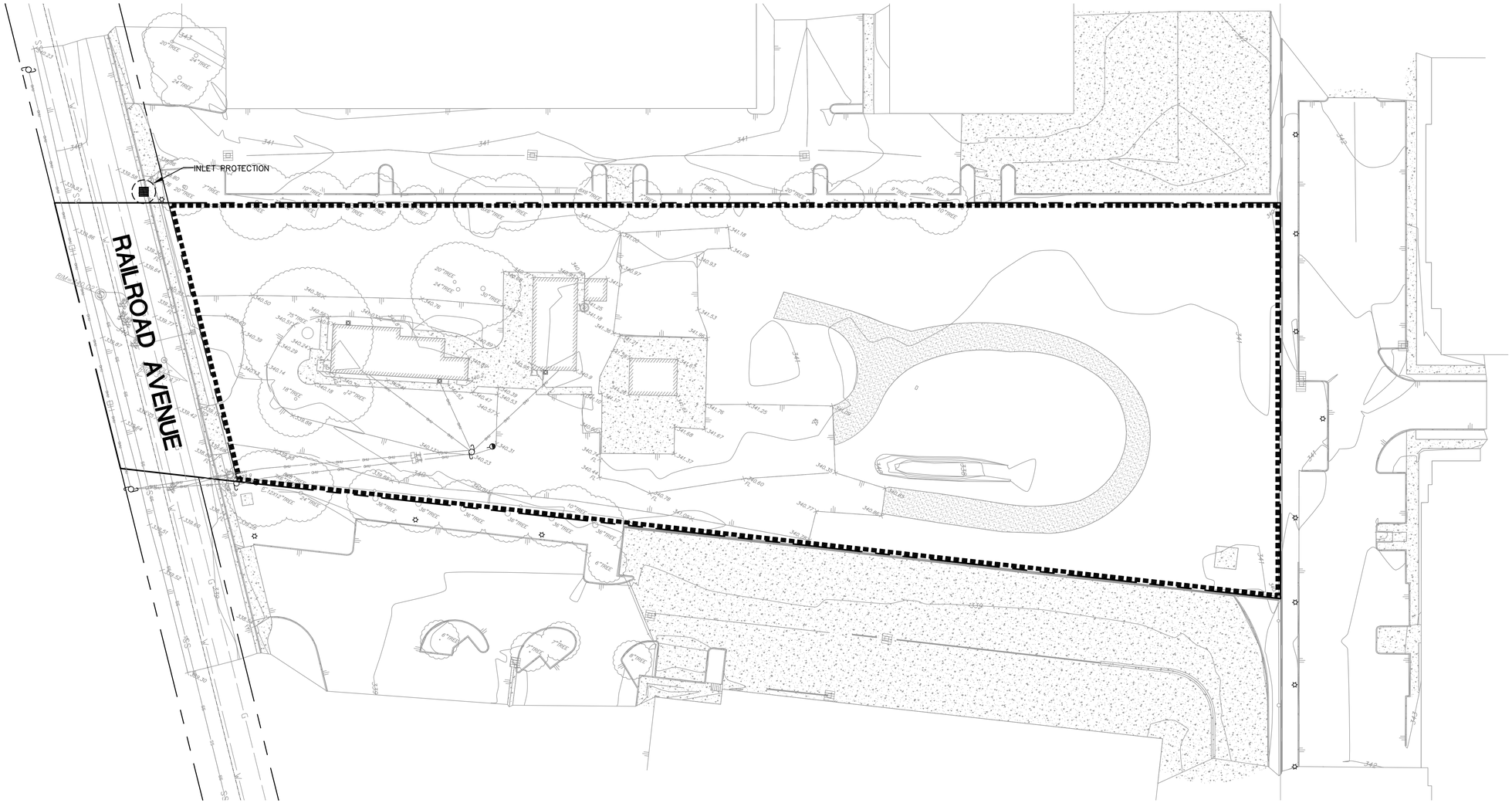
Job No. 19025A

Drawing

NOTICE Construction contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of this project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: Q:\Civil\19025A\Dwg\Cond. Use Permit\ Sh05-Preliminary Stormwater Management Details.dwg
Apr 17, 2020 - 2:08pm

REV. DATE SEPTEMBER 2018



LEGEND:

(Symbol Size May Vary)

2/C7 FIBER ROLLS

5/C7 INLET PROTECTION

NOTE:

PROTECT INLETS WITHIN 150' OF PROJECT SITE

NOTES:

1. SEE SHEET C7 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. SINCE CONSTRUCTION ENTRANCE FOR PROJECT IS PAVED, CONTRACTOR SHALL COORDINATE WITH CITY PROJECT INSPECTOR ON NEED FOR 'STABILIZED CONSTRUCTION ENTRANCE' (DETAIL 1/C7)

N

30' 0 15' 30' 60'

GRAPHIC SCALE 1" = 30'

Revisions			
Mark	Description	Date	By

Designed MKD/SNM
Drawn SNM
Checked MKD

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Civil Engineering Land Surveying
Planning
2216 THE ALAMEDA SANTA CLARA, CA 95050
TEL. (408) 236-2400 FAX (408) 236-2410

PRELIMINARY EROSION CONTROL PLAN

CONDITIONAL USE PERMIT
16500 RAILROAD AVE

MORGAN HILL CALIFORNIA

Scale AS SHOWN

Date 04-16-2020

C6 of 7 Sheets

Job No. 19025A

Drawing

NOTICE Contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: Q:\Civil\19025A\Dwg\Cond. Use Permit_Sh06-Preliminary Erosion Control Plan.dwg
Apr 17, 2020 - 2:10pm

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. Owner: AU ENERGY LLC
   41805 ALBRAE STREET
   FREMONT, CA 94538
   Contact: SUNNY GOYAL
   Construction Superintendent (408) XXX-XXXX
   It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control plan.
2. Civil Engineer: Ruth and Going, Inc.
   2216 The Alameda
   Santa Clara, CA 95050
   (408) 236-2400
3. Construction Superintendent: Name: TBD
   24-hour phone number: (408) XXX-XXXX (CELL)
   Contractor: Name: XXX XXX XXX XXX, Inc.
   Address: XXXXXXXXX, San Jose, CA XXXXX
   24-hour phone number: (XXX) XXX-XXX
4. 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.
5. Developer will submit to the City monthly (at the first of each month between Oct 1st and April 30th) certifications that all erosion/sediment measures identified on the approved erosion control plan are in place. If measures are not in place, Developer shall provide the City with a written explanation of why the measure is not in place and what will be done to remedy this situation.
6. Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
7. 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, immediate remedy shall occur.
8. Sanitary facilities shall be maintained on the site.
9. 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 system, including existing drainage swales and water courses.
10. 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.
11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL MEASURES

1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 1 to April 30. Facilities are to be operable prior to September 15 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.During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
2. 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.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
4. 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.
5. If hydroseeding is not used or is not effective by 09/23, 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.
6. 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.
7. 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.

Maintenance Notes

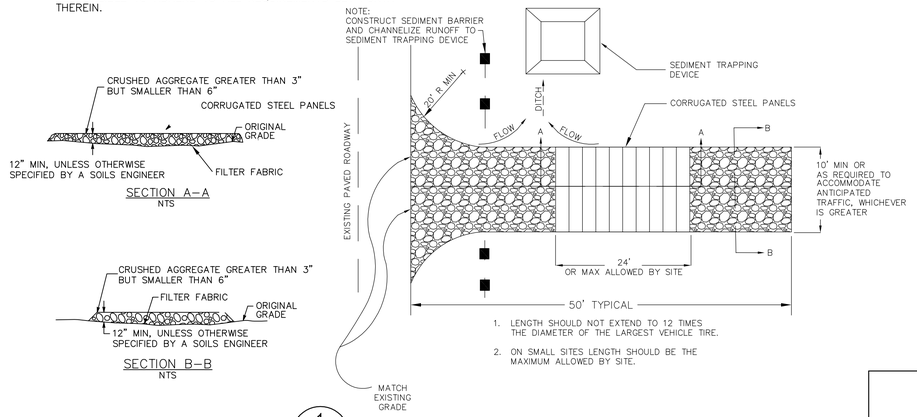
1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

SUPPLEMENTAL NOTES:

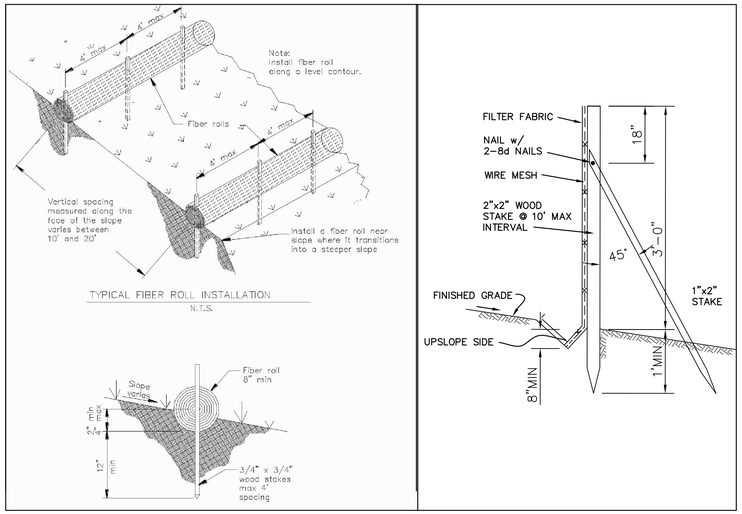
1. CONTRACTOR SHALL CONTINUALLY ADJUST LOCATIONS OF CONSTRUCTION ENTRANCES AND RELATED ITEMS AS CONSTRUCTION PROCEEDS AND AREAS ARE CONSTRUCTED.
2. THE CONCRETE WASHOUT MUST BE WATER TIGHT SO THAT NO WASHOUT WATER COMES INTO CONTACT WITH SOIL.
3. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR 14 DAYS SHALL BE TEMPORARILY COVERED OR STABILIZED. SOME OPTIONS ARE: TARPS, HYDROSEEDING OR HYDRAULIC MULCH.
4. THIS PROJECT IS SUBJECT TO A SWPPP. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL REQUIREMENTS SET FORTH THEREIN.

MAINTENANCE

– The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
– All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
– When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

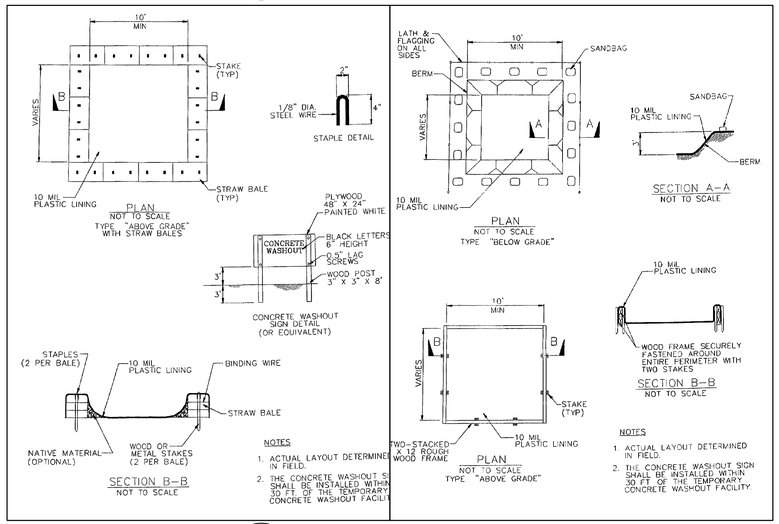


1 STABILIZED CONSTRUCTION ENTRANCE
N.T.S. (TO BE MAINTAINED)

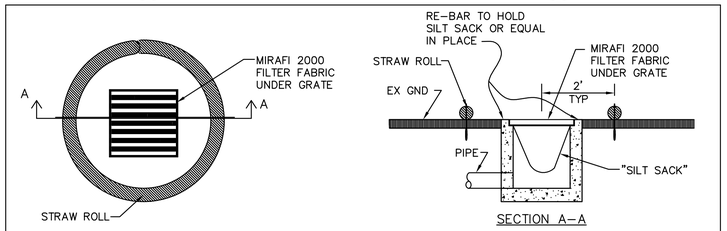


2 FIBER ROLL DETAIL
N.T.S

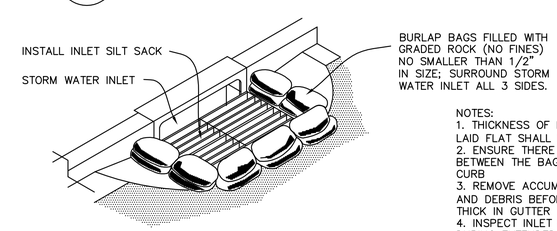
3 SILT FENCE DETAIL
N.T.S



4 CONCRETE WASHOUT
N.T.S. (SEE NOTES THIS SHEET)



5A INLET PROTECTION
SEDIMENT CONTROL FOR UNPAVED AREA N.T.S.



NOTES:
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4"
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB
3. REMOVE ACCUMULATED SILT, DIRT AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN GUTTER
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVEN

5B INLET PROTECTION
SEDIMENT CONTROL FOR PAVED STREETS N.T.S.

BMP SUMMARY TABLE

BMP CATEGORY	BMP USED
EROSION CONTROL	SCHEDULING, HYDRAULIC MULCH, HYDROSEED, SOIL BINDERS, GEOTEXTILES AND MATS, NON-VEGETATIVE STABILIZATION, WIND EROSION CONTROL
SEDIMENT CONTROL	SILT FENCE, FIBER ROLLS, GRAVEL BAG BERM, STREET SWEEPING AND VACUUMING, STORM DRAIN INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE AND EXIT, ENTRANCE OUTLET TIRE WASH
GOOD SITE MANAGEMENT	STREET SWEEPING AND VACUUMING, WATER CONSERVATION PRACTICES, PAVING AND GRINDING OPERATIONS, ILLICIT CONNECTION/DISCHARGE, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT FUELING, VEHICLE AND EQUIPMENT MAINTENANCE, CONCRETE CURING, CONCRETE FINISHING, MATERIAL AND DELIVERY STORAGE, MATERIAL USE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY/SEPTIC WASTE MANAGEMENT
NON-STORMWATER MANAGEMENT	WATER CONSERVATION PRACTICES, PAVING AND GRINDING OPERATIONS, ILLICIT CONNECTION/DISCHARGE, POTABLE WATER IRRIGATION DISCHARGE DETECTION, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT FUELING, VEHICLE AND EQUIPMENT MAINTENANCE, CONCRETE CURING, CONCRETE FINISHING
RUN-ON AND RUN-OFF CONTROL	SILT FENCE, FIBER ROLLS, GRAVEL BAG BERM, STORM DRAIN INLET PROTECTION
ACTIVE TREATMENT SYSTEMS	NOT USED

MAINTENANCE MEASURES*

CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Stabilized Construction Entrance	Monthly and After Each Rainfall	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours Remove gravel at completion of construction
Storm Drain Inlet Protection	Weekly and after each rain	Replace clogged filter fabric immediately Remove sediment when the depth exceeds 2/3 the height of the filter

5 INLET PROTECTION
N.T.S. (TO BE MAINTAINED)

CONCRETE WASHOUT NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAW CUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

Mark	Description	Date	By

Revisions

Designed MKD/SNM
Drawn SNM
Checked MKD

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RUTH AND GOING, INC.
Civil Engineering Land Surveying
Planning
2216 THE ALAMEDA SANTA CLARA, CA 95050
TEL. (408) 236-2400 FAX (408) 236-2410

PRELIMINARY EROSION CONTROL NOTES AND DETAILS

CONDITIONAL USE PERMIT
16500 RAILROAD AVE

MORGAN HILL CALIFORNIA

Scale AS SHOWN

Date 04-16-2020

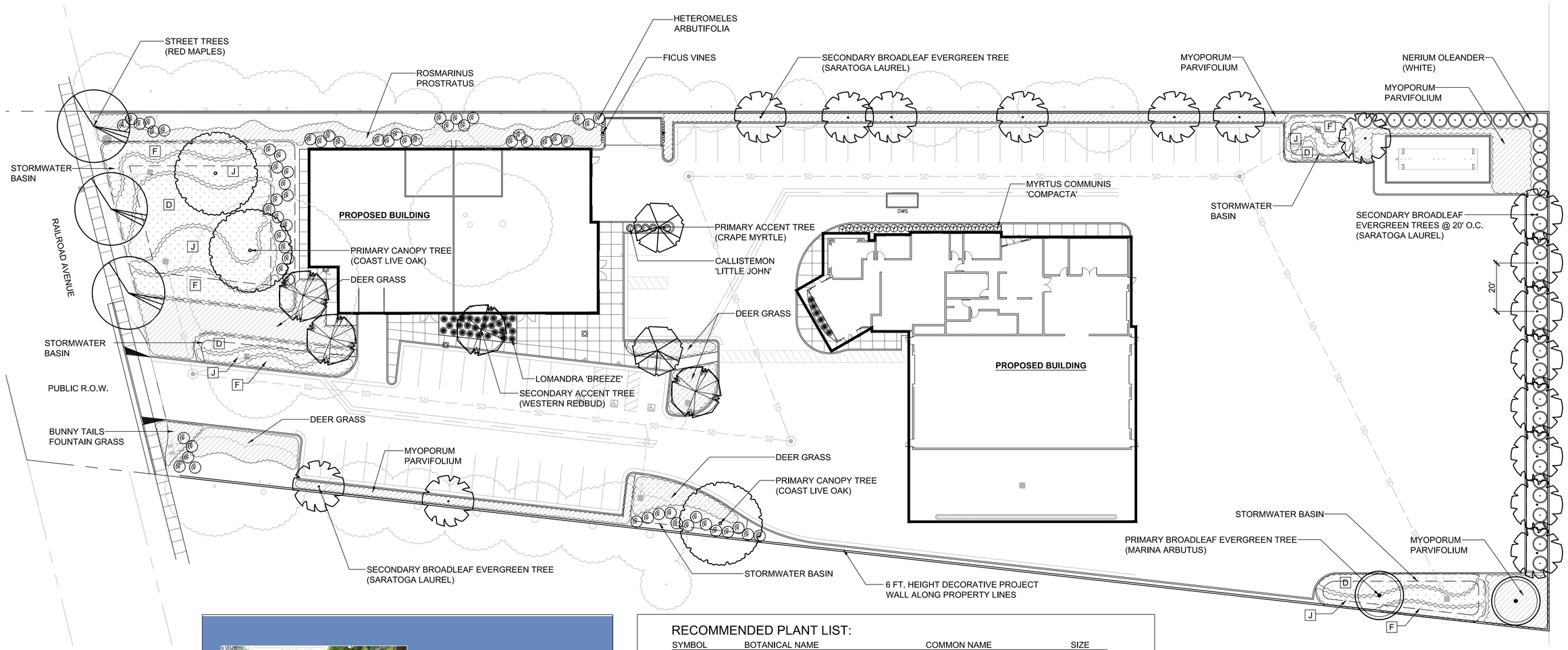
C7 of 7 Sheets

Job No. 19025A

Drawing

NOTICE Construction contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: Q:\Civil\19025A\Dwg\Cond. Use Permit\ Sh07-Preliminary Erosion Control Details.dwg
Apr 17, 2020 - 2:38pm



6 FT. HEIGHT PROJECT PERIMETER PRECAST WALL
(AMERICAN PRECAST 'CHISLESTONE' DESIGN, GRAY COLOR)

RECOMMENDED PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES:			
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX
	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX
	CERCIS OCCIDENTALIS (STD.)	WESTERN REDBUD	24" BOX
	LAGERSTROEMIA INDICA (STD.)	CRAPE MYRTLE	24" BOX
	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
SHRUBS AND PERENNIALS:			
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL
VINES:			
	FICUS PUMILA	CREEPING FIG VINE	5 GAL
GROUNDCOVERS:			
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 4' O.C.
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	PENNISETUM 'BUNNY TAILS'	FOUNTAIN GRASS	1 GAL @ 3' O.C.
	ROSMARINUS O. 'PROSTRATUS'	ROSEMARY	1 GAL @ 3' O.C.
STORMWATER BASIN PLANTING:			
D	DESCHAMPSIA SPP.	BUNCHGRASS	1 GAL @ 3' O.C.
F	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL @ 3' O.C.
J	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL @ 3' O.C.

GENERAL NOTES:

1. ALL PLANTING AREAS, EXCEPT STORMWATER PLANTERS, SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF FIR BARK DRESSING.
2. ALL STORMWATER PLANTER BASINS SHALL RECEIVE A 2" LAYER DEEP LAYER OF 3/8" DIAMETER PEBBLES.
3. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.

GRAPHIC SCALE

20 0 10 20 40 40

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L1.2 FOR EXISTING TREE PLAN
REFER TO SHEET L1.3 FOR HYDROZONE PLAN
REFER TO SHEET L1.4 FOR PLANT IMAGES

REVISIONS
1 4-16-20 City Comment
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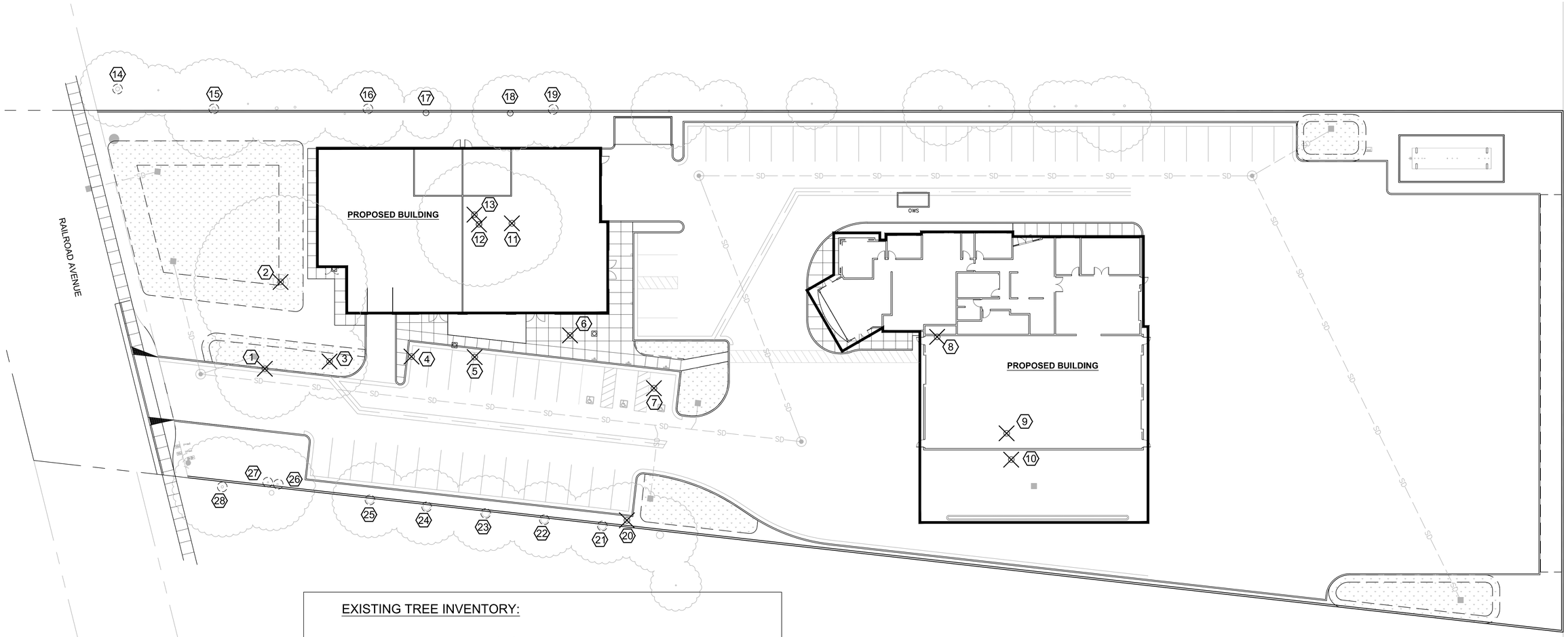
AU ENERGY
15600 RAILROAD AVENUE
MORGAN HILL, CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 3-19-20	
SCALE	

SHEET
L1.1
OF SHEETS



EXISTING TREE INVENTORY:

TREES TO BE REMOVED SYMBOL = ⊗ TREES TO REMAIN SYMBOL = ◌

CITY ORDINANCE TREE = ANY INDIGENOUS TREE WITH A CIRCUMFERENCE OF 18 INCHES (5.8 INCH DIAMETER) OR GREATER; AND ANY NON-INDIGENOUS TREE WITH A CIRCUMFERENCE OF 40 INCHES (12.8 INCH DIAMETER) OR GREATER.

TREE #	SPECIES	DIAMETER AT BREAST HEIGHT (INCHES)	STATUS
1 ★	ITALIAN STONE PINE	18.8	REMOVE
2 ★	COAST LIVE OAK	72	REMOVE
3 ★	COAST LIVE OAK	12.8	REMOVE
4	HOLLYWOOD JUNIPER	6.5	REMOVE
5	POMEGRANATE	7.2	REMOVE
6	PERSIMMON	4.8	REMOVE
7	ORANGE	2-2	REMOVE
8 ★	BLACK WALNUT	24	REMOVE
9 ★	COAST LIVE OAK	3-2	REMOVE
10	COAST LIVE OAK	4	REMOVE
11 ★	COAST LIVE OAK	36.5	REMOVE
12 ★	COAST LIVE OAK	27.6	REMOVE
13 ★	COAST LIVE OAK	22.9	REMOVE
*14 ★	COAST LIVE OAK	8-6-2	REMAIN
*15 ★	COAST LIVE OAK	20est	REMAIN
*16 ★	ASH	14	REMAIN
*17 ★	COAST LIVE OAK	10	REMOVE
*18 ★	COAST LIVE OAK	8-6	REMOVE
*19 ★	COAST LIVE OAK	14	REMAIN
*20 ★	COAST LIVE OAK	8	REMOVE
21	LEYLAND CYPRESS	8-10	REMAIN
22	PRIVET	4-6	REMAIN
23	ENGLISH WALNUT	6.2	REMAIN
24 ★	COAST LIVE OAK	6.9	REMAIN
*25 ★	COAST LIVE OAK	8-6-4	REMAIN
*26 ★	COAST LIVE OAK	6	REMOVE
*27 ★	COAST LIVE OAK	6	REMOVE
*28 ★	COAST LIVE OAK	12-14	REMAIN

* INDICATES NEIGHBOR'S OR SHARED TREE.
★INDICATES CITY ORDINANCE SIZE TREE.

CITY PARKING LOT TREE REQUIREMENT:

(ONE) 24" BOX TREE REQUIRED PER (FIVE) PARKING STALLS

58 = TOTAL # OF PARKING STALLS
12 PARKING LOT TREES REQUIRED
12 PARKING LOT TREES PROVIDED

CITY ORDINANCE TREE REMOVAL MITIGATION REQUIREMENT:

(2) NEW TREES REQUIRED FOR EVERY (1) ORDINANCE TREE REMOVED

14 EXISTING ORDINANCE TREES REMOVED
28 NEW TREES REQUIRED
30 NEW TREES PROVIDED

GRAPHIC SCALE
20 0 10 20 40 40
(IN FEET)
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REVISIONS
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EXISTING TREE PLAN

DESIGNED: DRAWN:
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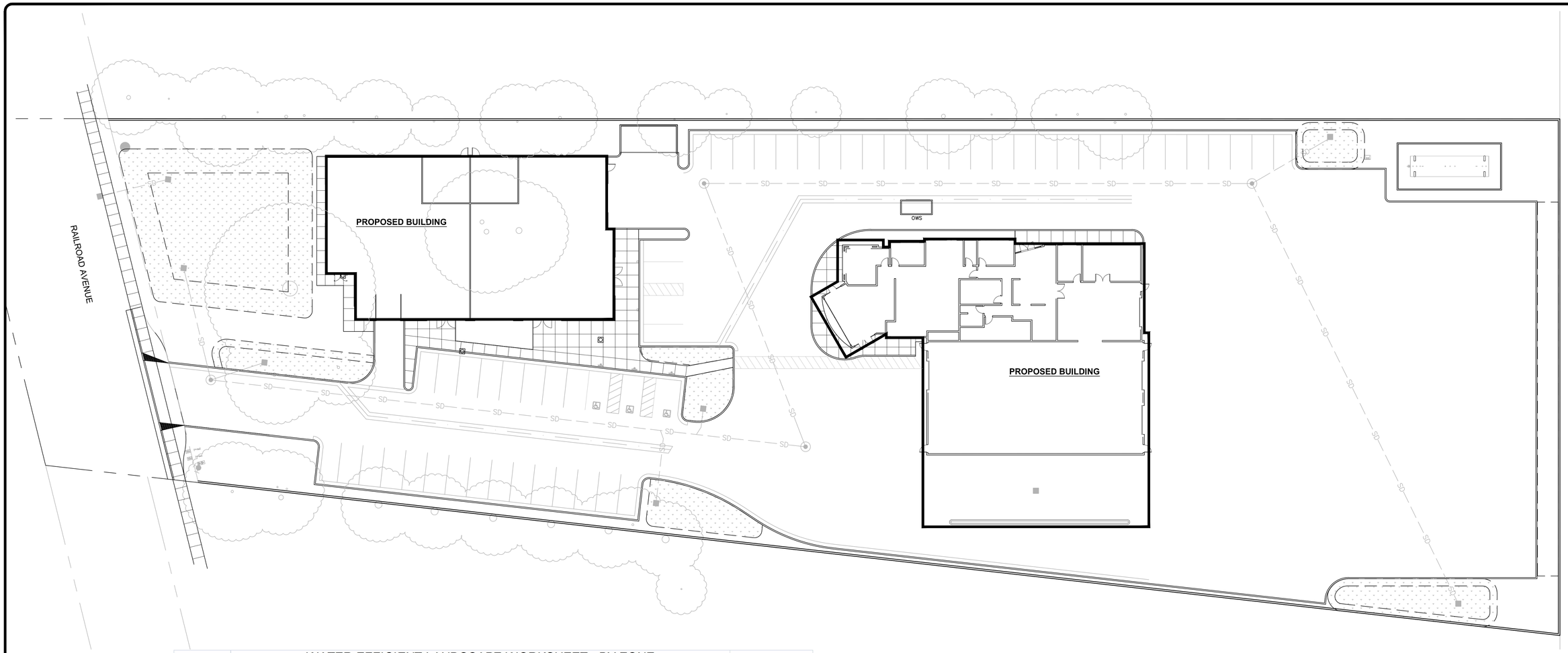
SHEET L1.2
OF SHEETS



WATER EFFICIENT LANDSCAPE WORKSHEET - BY ZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 49.5

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	BUBBLER/DRIP	0.81	0.37037037	11,302	4185.925926	128466.1	56%
2	LOW WATER USE	SHRUBS	0.3	SPRAY	0.81	0.37037037	8628	3195.555556	98071.6	43%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.75	0.66666667	291	194	5953.9	1%
						TOTALS:	20221	7575		100%
	SPECIAL LANDSCAPE AREAS:									
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	232,492	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	341,320	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	7,575
TOTAL LANDSCAPE AREA	20,221
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	7,575
TOTAL LANDSCAPE AREA	20,221
SITEWIDE ETAF	0.37

HYDRZONE LEGEND:

- HYDROZONE 1: (LOW WATER USE SHRUBS)
- HYDROZONE 2: (LOW WATER USE STORMWATER PLANTING)
- HYDROZONE 3: (MEDIUM WATER USE TREES + VINES)

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L1.1 FOR PRELIMINARY PLAN
REFER TO SHEET L1.2 FOR EXISTING TREE PLAN
REFER TO SHEET L1.4 FOR PLANT IMAGES

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HYDROZONE PLAN

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SHEET L1.3 OF SHEETS

PRIMARY BROADLEAF EVERGREEN TREE
Arbutus 'Marina'
(MARINA ARBUTUS)

PRIMARY ACCENT TREE
Lagerstroemia indica
(CRAPE MYRTLE)

SECONDARY ACCENT TREE
Cercis occidentalis
(WESTERN REDBUD)

SECONDARY BROADLEAF EVERGREEN TREE
Laurus 'Saratoga'
(SARATOGA LAUREL)

STREET TREE
Acer rubrum 'October Glory'
(RED MAPLE)

PRIMARY CANOPY TREE
Quercus agrifolia
(COAST LIVE OAK)

Callistemon 'Little John'
(LITTLE JOHN BOTTLEBRUSH)

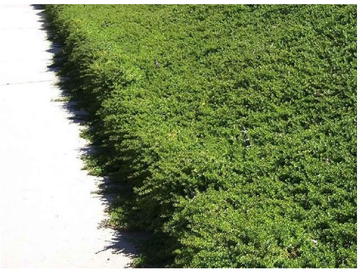
Heteromeles arbutifolia
(TOYON)

Lomandra longifolia 'Breeze'
(DWARF MAT RUSH)

Myrtus communis 'Compacta'
(DWARF MYRTLE)

Ficus pumila
(CREEPING FIG)

Muhlenbergia rigens
(DEER GRASS)



Myoporum parvifolium
(CREEPING MYOPORUM)

Pennisetum 'Bunny tails'
(FOUNTAIN GRASS)

Rosmarinus 'Prostratus'
(ROSEMARY)

Deschampsia spp.
(BUNCHGRASS)

Festuca californica
(CALIFORNIA FESCUE)

Juncus patens
(CALIFORNIA GRAY RUSH)

REFER TO SHEET L1.1 FOR PRELIMINARY PLAN
REFER TO SHEET L1.2 FOR EXISTING TREE PLAN
REFER TO SHEET L1.3 FOR HYDROZONE PLAN

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PLANT IMAGES

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SHEET
L1.4
OF SHEETS