

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-018

Submitted: March 14, 2007

PROJECT DESCRIPTION:

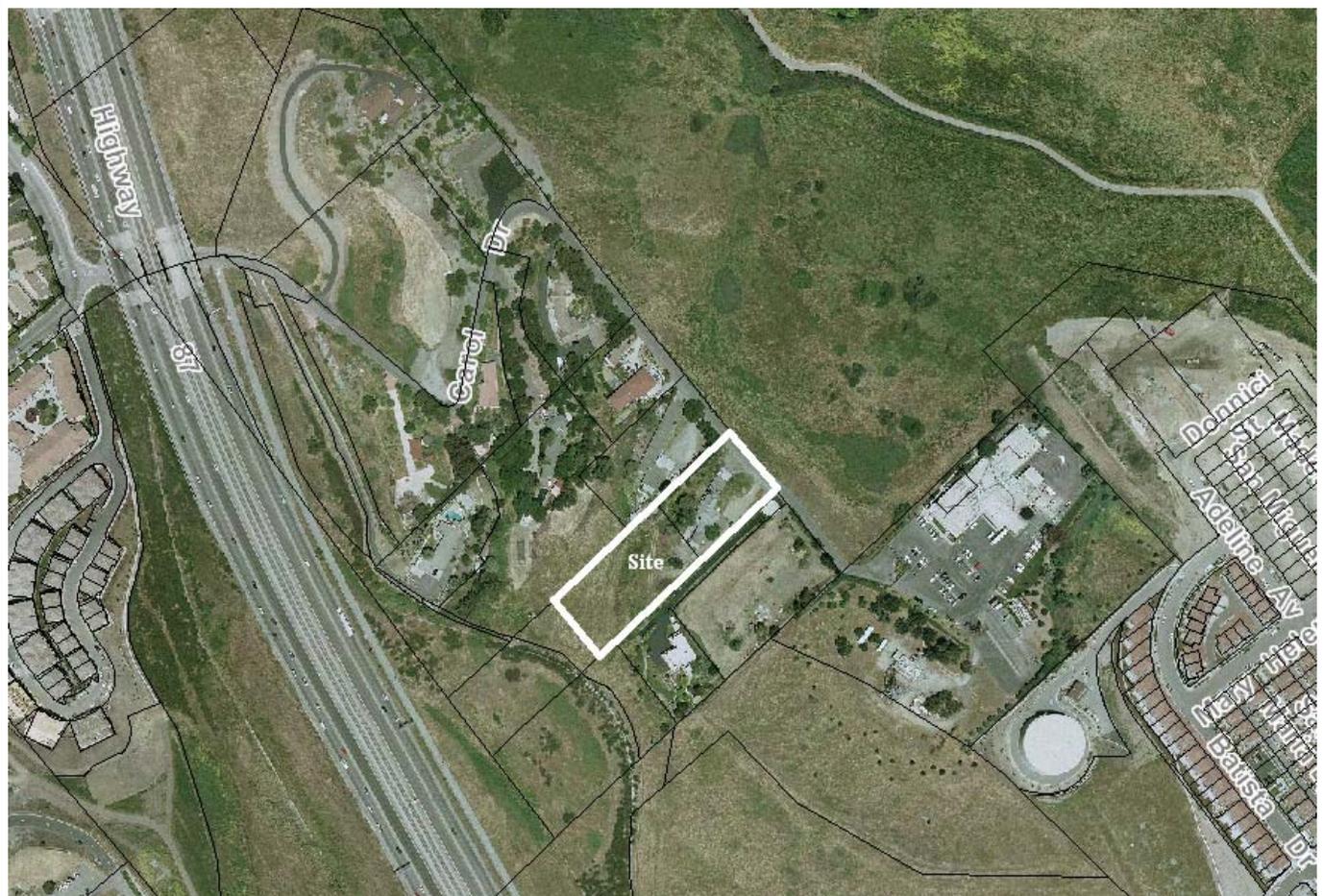
A Planned Development Rezoning from the R-1-1 Single-Family Residence District to A(PD) Planned Development District to allow the development of up to two (2) single-family detached residences on a 1.67 net acre site.

LOCATION:

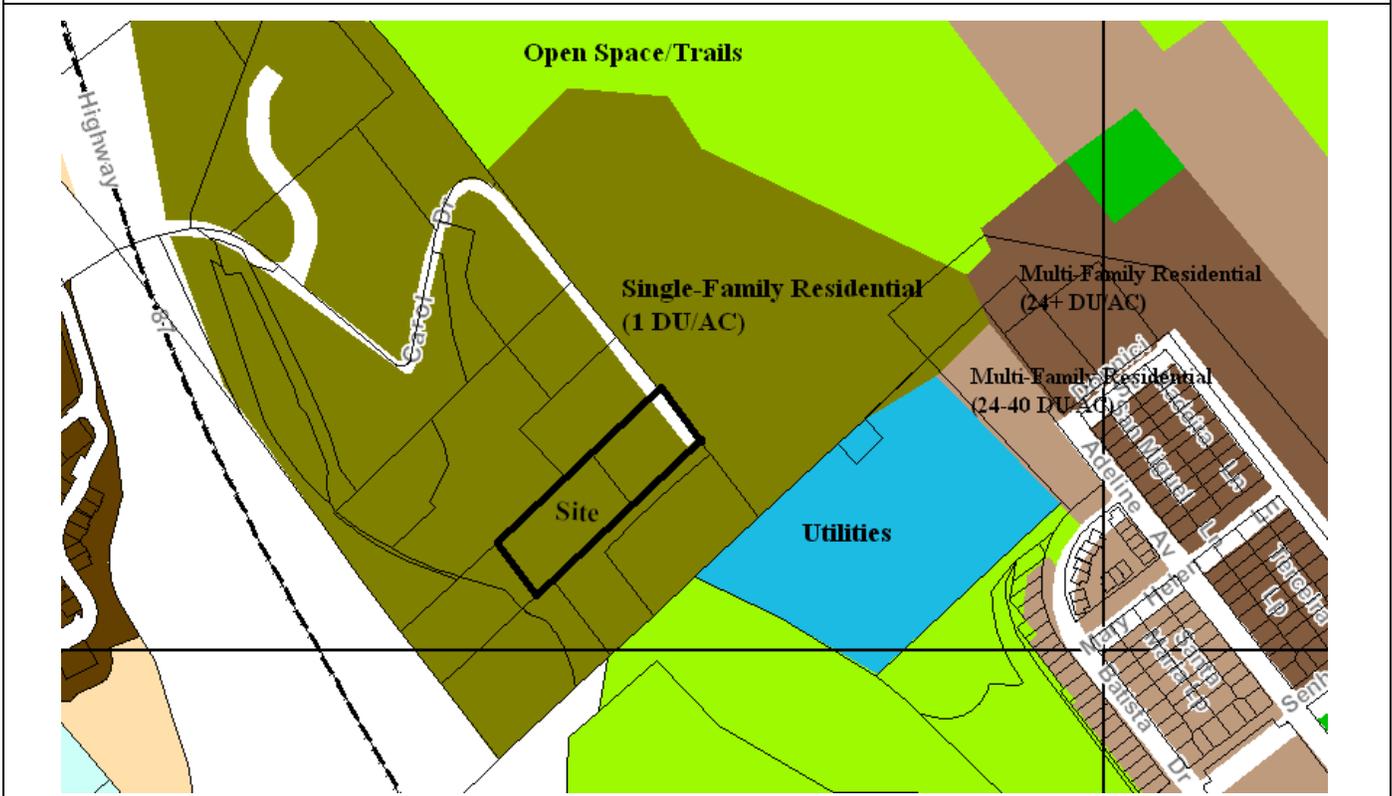
The southwest side of Carol Drive, approximately 900 feet west of Highway 87 (2661 Carol Drive).

Existing Zoning	R-1-1 Single-Family Residence District
Proposed Zoning	A(PD) Planned Development District
General Plan	Single-Family Residential (1 DU/AC) (<i>Communications Hill Planned Community</i>)
Council District	7
Annexation Date	June 25, 1987 (Canoas No. 26)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	Communications Hill

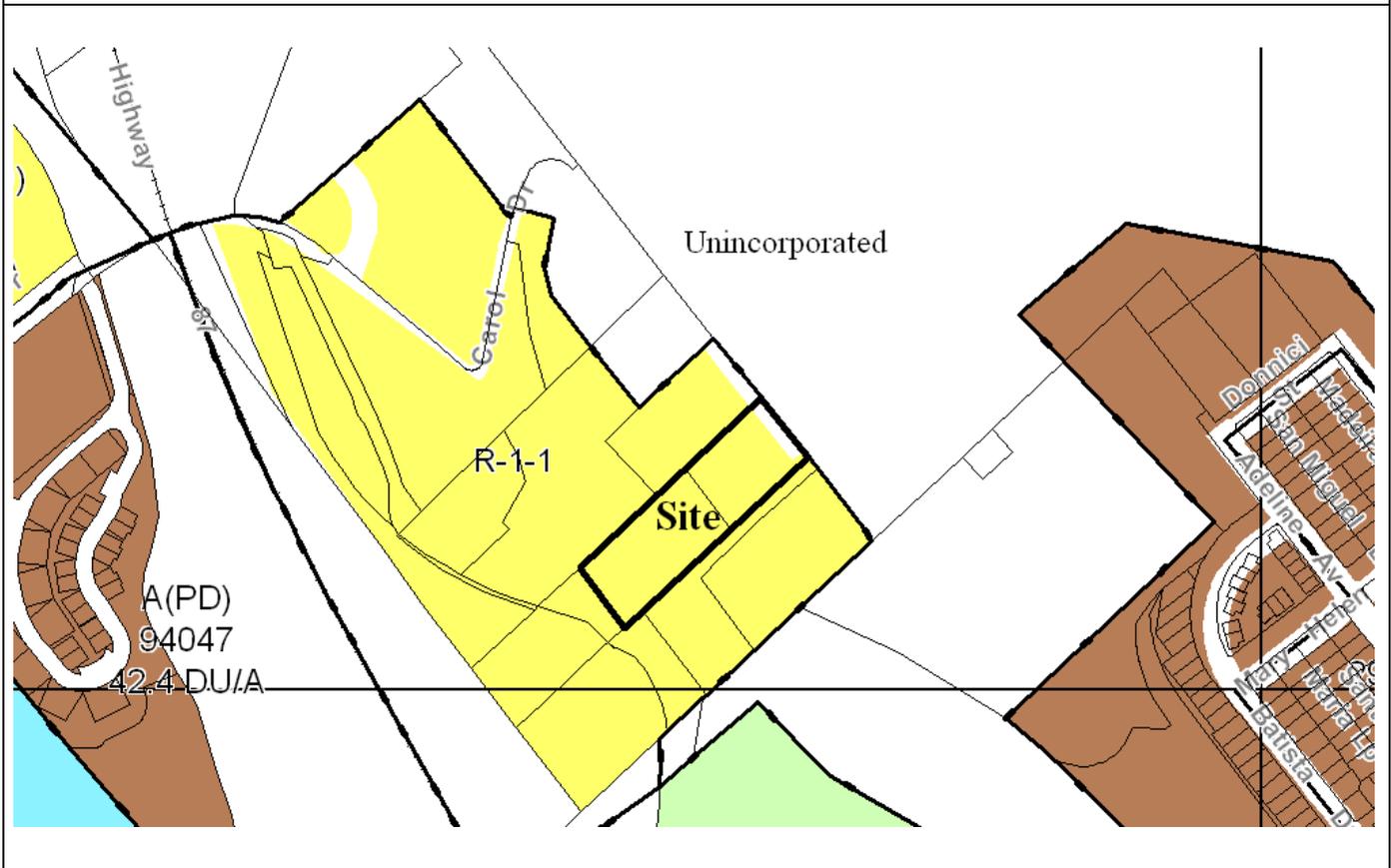
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed Planned Development Rezoning to allow for two (2) single-family detached residential units in a flag lot configuration on the subject site is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
 - a. Hillside Development Policy No. 5, as the project is a Planned Development Zoning that will allow for the clustering and/or limiting development to areas of the on areas of this hillside site that are not as steep by employing flexible design techniques such as varied lot sizes and setbacks to prevent development on minimize damage to the natural environment and protect more of the hillside.
 - b. Residential Land Use Policy No. 18, which notes that flag lots are appropriate for hillside settings as a way to reduce the grading impacts that would otherwise be caused by the creation of additional public streets which most typically serves single-family houses.
2. The project conforms to the intent of the Communications Hill Specific Plan.
3. The project conforms to the key principles of the City's Flag Lot Policy.

BACKGROUND & DESCRIPTION

The applicant is requesting to rezone the subject 1.67 net acre site located on the southwest side of Carol Drive, approximately 900 feet west of Highway 87 from R-1-1 Single-Family Residence District to A(PD) Planned Development District to allow for the development of two (2) single-family detached residences. The applicant is proposing a Planned Development Rezoning to employ development standards and setbacks that are different from the current R-1-1 regulations.

Site and Surrounding Uses

The subject site has slopes that range from 12 to 36 percent, with the steeper areas exiting at the western area of the site. Currently, the project site is developed with a one single-family detached residence, which is proposed for demolition. The project site includes two legal parcels. The western most parcel is vacant. Uses surrounding the subject site include single-family detached residences on flag lots to the north and south, undeveloped hillside area and Highway 87 to the west, and undeveloped hillside to the east.

ANALYSIS

The proposed rezoning was analyzed with respect to: 1) conformance with the San Jose 2020 General Plan, 2) conformance with the Communications Hill Specific Plan, 3) site plan and development standard considerations 4) conformance with the Flag Lot Policy, and 5) sustainability.

Conformance with the San Jose 2020 General Plan

The subject 1.67 net acre site has a San Jose 2020 General Plan Land Use/Transportation Diagram land use designation of Single-Family Residential (1 DU/AC)(Communications Hill Planned Community). While the proposed density of 1.2 DU/AC is slightly higher than the site's land use designation, the project, more importantly, conforms to the General Plan by virtue of compliance with the following key policies noted below.

In addition, the subject site could be developed under the existing zoning designation, however, to provide for a better site plan and require less grading, the applicant is requesting the Planned Development Rezoning to allow for a reduced rear setback for one lot and a reduced side setback for one lot. Development under a Planned Development Zoning would facilitate a project that would be in better compliance with many key General Plan policies than development under the existing zoning designation. The proposed project on the subject site is consistent with the following General Plan Policies as discussed in the following:

1. Hillside Development Policy #5: Planned Development zoning should be used to govern hillside developments since it allows flexible design techniques such as clustering, and varying lot sizes, and setbacks which can help to minimize damage to the natural environment and maximize resource preservation.

The proposed project is a Planned Development zoning that provides for the siting of the two homes away from the steeper area of the property and the area of the site that is most visible, which will minimize damage to the natural environment and preserve some of the hillside.

2. Hillside Development Policy #6: In general, grading on hillsides should be minimized. When grading or recontouring of the terrain is necessary, it should be designed to preserve the natural character of the hills and to minimize the removal of significant vegetation.

The site is designed so that it takes advantage of the existing graded areas and leaves the steepest portion of the site as natural hillside.

3. Residential Land Use Policy No. 18: New single-family flag lots are appropriate on hillside properties but otherwise, within flat land subdivisions, should be limited to the occasional large parcel, which is unique in its neighborhood. To strengthen the neighborhood preservation policies and objectives of the plan, the City Council has adopted a policy establishing criteria for the use of flag lots. See additional discussion under the section for "Flag Lot Policy".

The proposed project would continue the development pattern of the surrounding properties as there are existing flag lot configurations on both sides of the subject site and the Carol Drive neighborhood is on a hillside. The project will be in conformance with Council Policy 6-19 Flag Lot Policy. Therefore, the proposed project is consistent with this policy.

Communications Hill Specific Plan

The Communications Hill Specific Plan plans for the creation of a unique community that provides for a variety of new development as well as the existing uses around the base and lower slopes of the hill including existing single-family residences. Developed properties were included within the Specific Plan boundaries to ensure a careful integration of the existing uses with the new. The subject site is a part of the area that is considered already developed and was given a designation of Single-Family Residential (1 DU/AC). The specific plan indicates that only minimal additional single-family development should occur in this area. The proposed project limited to two single-family residences on two existing lots is consistent with this designation.

Site plan and development standard considerations

The development standards of the R-1-1 Zoning District require minimum lot sizes of one acre and allow front, side and rear setbacks 30, 20 and 25 feet respectively. The proposed project would allow the minimum lot size to be reduced to reflect the current lot sizes. Further, the front setbacks are side setbacks are proposed to be slightly reduced in order to accommodate a large, 100-foot rear setback for the rear parcel. The benefit of the proposed setbacks would be that new development would be limited to the gentler sloped areas of the site and which would preserve the continuity of the large open slope area on the east side of Highway 87 which extends beyond the boundary of the subject site. The current R-1-1 setbacks could otherwise allow development to sprawl across a greater area of the hillside.

It should be noted that the Residential Design Guidelines are technically not applicable to single-family development with lot sizes larger than 6,000 square feet. The project utilizes lot sizes, setbacks, and height limits that are comparable to other residential development along Carol Drive. The proposed project is for two custom lots, therefore there are no conceptual architectural or landscape plans at this time. The development standards include a provision that the architectural design of the houses conform to the standards of the Single-Family Design Guidelines.

Flag Lot Policy

The Flag Lot Policy specifically pertains to sites proposed for subdivision and that have a General Plan designation of Medium Low Density Residential (8.0 DU/AC) in established, predominantly single-family detached neighborhoods. Since the subject property does not have such a land use designation, and is already comprised of two lots, this policy is not technically applicable. That said, there are a few key elements of the policy that establish a good philosophical basis for any proposal that involves flag lots. These include provisions for sharing a common driveway so that landscaping on the existing street is not diminished to accommodate multiple driveways. Additionally, the policy encourages the placement of the rear house in a manner that will be visible from the existing street, rather than completely hidden behind another house for better visibility for guests and emergency vehicles. Further, the project should provide large setbacks from adjacent houses to protect the privacy of adjacent private open areas. In the case of the proposed project, this development will conform to the above elements.

Sustainability

This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to submit a green building checklist prior to issuance of a building permit. At this time, it is not known if the proposed project intends to include any green building measures.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was circulated on April 30, 2010, which ends circulation on May 20, 2010, and states that the proposed Planned Development Rezoning will not have a significant effect on the environment.

The primary issues addressed in the Initial Study include the potential impacts of the physical development of the site on; air quality, geology and soils, hazards and hazardous materials, and noise. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The mitigation measures will be included in the development standards of the

Planned Development Zoning. The entire MND and Initial Study are available for review on the Planning web site at: www.sanjoseca.gov/planning/eir/MND.asp.

PUBLIC OUTREACH/INTEREST

On July 30, 2008, a community meeting was held at the County Communications Center on Carol Drive, at which two area neighbors were present and expressed support for the proposal. The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Lesley Xavier

Approved by:



Date: 5-14-10

Owner/Applicant:	Attachments:
<p><u>Owner:</u> Ken Madhvani 19144 Bainter Avenue Los Gatos, CA 95030</p> <p><u>Applicant:</u> Jerry Strangis 3546 Steval Place San Jose, CA 95136</p>	

FILE NO. PDC07-018
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, the text takes precedence.

MINIMUM LOT SIZE: 30,000 square feet (+/- .6 Acres)

USE/MAXIMUM NUMBER OF UNITS: Up to two (2) single-family detached units

SETBACKS

Front – Lot 1 (adjacent to Carol Dr.): 25 feet from property line to living space
Lot 2 (rear lot): 25 feet from property line to living space

Side (North Property Line) – Lot 1: 25 feet from property line to living space
Lot 2: 25 feet from property line to living space

Side (South Property Line) – Lot 1: 30 feet from property line to living space
Lot 2: 10 feet from property line to living space

Rear – Lot 1: 15 feet from property line to living space
Lot 2: 100 feet from property line to living space (includes garages and accessory structures)

BUILDING HEIGHT:

- 2 stories/ 35 feet

PARKING REQUIREMENTS:

- Two covered parking spaces per unit.

ACCESSORY STRUCTURES/BUILDINGS:

- Permitted as of right, per Chapter 20.30, Part 5 Accessory Buildings and Structures, of the Zoning Ordinance, as amended and noted in setback limitations above.

SECONDARY UNITS:

- As allowed under the R-1-1 Zoning regulations

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as, fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.
- Minor additions which conform to the above setbacks do not require approval of the Director of Planning, Building, and Code Enforcement.

ARCHITECTURAL DESIGN:

- The architectural design of the houses shall conform to the standards of the Single-Family Design Guidelines.

ENVIRONMENTAL MITIGATION

I. AESTHETICS –

- Design of the project shall conform to the City's *Single-Family House Design Guidelines*
- Grading shall conform to the Hillside and Grading policies of the Residential Design Guidelines

II. AIR QUALITY – The following construction practices shall be implemented during all phases of construction for the proposed project to prevent visible dust emissions from leaving the site.

- In conformance with State and Local Laws, a visual inspection/pre-demolition survey, and possible sampling, will be conducted prior to the demolition of the building to determine the presence of asbestos-containing materials and/or lead-based paint.
- All potentially friable asbestos- containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to BAAQMD regulations.
- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from the leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and
- Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

- The planned disturbance at the site exceeds one acre in size, and the presence of NOA has been confirmed on the site at a content level that exceeds .25%. In conformance with BAAQMD regulations, the project shall therefore follow Asbestos Airborne Toxic Control Measure standards, which include the preparation of an Asbestos Dust Mitigation Plan, submittal of a permit application to the BAAQMD, and implementation of a stabilization measures to reduce the release of asbestos fibers. The stabilization measures may include capping of disturbed areas with structured, hardscape, NOA-free soils, or establishment of a vegetative cover.

III. BIOLOGICAL RESOURCES –

- All trees that are to be removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio
Note: Trees greater than 18” diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:
- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Jaime Ruiz, PRNS Landscape Maintenance Manager, at 975-7214 or Jaime.Ruiz@sanjoseca.gov for specific park locations in need of trees.
- A donation of \$300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to issuance of a development permit.

- **Raptors.** If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.
- **Burrowing Owls.** The developer shall have a qualified biologist conduct a survey and prepare a report not more than one month prior to construction activities to determine the presence of burrowing owls on the site. If owls are present on the site, a mitigation program shall be developed in conformance with the requirements of the California Department of Fish and Game and the U.S. Wildlife Service. If mitigation includes relocation, owls shall not be relocated during the nesting season (March through August). Prior to the issuance of any grading or building permits, the developer shall submit a biologist's report to the City's Environmental Principal Planner to the satisfaction of the Director of Planning indicating that no owls were found on the site or that owls were present and that mitigation has been implemented in conformance with the requirements of the above regulatory agencies.
- **Bats.** Surveys for roosting bats shall be conducted by a qualified biologist no more than thirty (30) days prior to any building demolition or removal, construction activities or Oak tree relocation and/or removal. If a female or maternity colony of bats is found on the project site, and the project can be constructed without disturbance to the roosting colony, a bat biologist shall designate buffer zones (both physical and temporal) as necessary to ensure the continued success of the colony. Buffer zones may include a 200-foot buffer zone from the roost and/or timing of the construction activities outside the maternity roosting season (after July 31 and before March 1). If an active nursery roost is known to occur on the site and the project cannot be conducted outside of the maternity roosting season, bats may be excluded after July 31 and before March 1 to prevent the formation of maternity colonies. Such exclusion shall occur under the direction of a bat biologist, by sealing openings and providing bats with one-way exclusion doors. In order to avoid excluding all potential maternity roosting habitat simultaneously, alternative roosting habitat, as determined by the bat biologist, should be in place at least one summer season prior to the exclusion. Adjacent Oaks and Oak Woodland areas should be preserved to the maximum extent feasible as potential bat roosting habitat. Bat roosts should be monitored as determined necessary by a qualified bat biologist, and the removal or

displacement of bats shall be performed in conformance with the requirements of the CDFG. A biologist report outlining the results of pre-construction surveys and any recommended buffer zones or other mitigation shall be submitted to the satisfaction of the City's Environmental Principal Planner prior to the issuance of any grading, building, or tree removal permit.

IV. CULTURAL RESOURCES –

- Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Environmental Principal Planner.
- As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

V. GEOLOGY AND SOILS –

- The project shall incorporate all recommendations set forth in the geotechnical investigation prepared for the development by TRC, dated April 15, 2009, and in the report entitled Geologic Hazards Assessment, 2661 Carol Drive, San Jose, California prepared by Strategic Engineering & Science, Inc., dated June 11, 2008. From a geotechnical engineering viewpoint the proposed two single family residential structures and new sewer line may be constructed as planned, provided the design is performed in accordance with the recommendations presented in the report produced by TRC.
- A Certificate of Geologic Hazard Clearance was issued for the project by the Director of Public Works on December 16, 2009. Any Conditions of Clearance contained therein shall be implemented as specified.
- The proposed structures on the site would be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.

VI. HAZARDS AND HAZARDOUS MATERIALS –

- The planned disturbance at the site exceeds one acre in size, and the presence of NOA has been confirmed on the site at a content level that exceeds .25%. In conformance with BAAQMD regulations, the project shall therefore follow ATCM standards, which include the preparation of an Asbestos Dust Mitigation Plan, submittal of a permit application to the BAAQMD, and implementation of stabilization measures to reduce the release of asbestos fibers. The stabilization measures may include capping of disturbed areas with structures, hardscape, NOA-free soils, or establishment of a vegetative cover.
- In conformance with State and Local laws, a visual inspection/pre-demolition survey, and possible sampling, will be conducted prior to the demolition of the building to determine the presence of asbestos-containing materials and/or lead-based paint.

All potentially friable asbestos-containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employees training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed.

VII. HYDROLOGY AND WATER QUALITY –

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
 1. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities;
 2. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication *Blueprint*

for a Clean Bay. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's *Manual of Standards Erosion & Sediment Control Measures* for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.

- The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 1. Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season.
 2. Utilize on-site sediment control BMPs to retain sediment on the project site;
 3. Utilize stabilized construction entrances and/or wash racks;
 4. Implement damp street sweeping;
 5. Provide temporary cover of disturbed surfaces to help control erosion during construction;
 6. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific Best Management Practices (BMPs), including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.
- The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which provides enhanced performance standards for the management of stormwater of new development.
- The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for all projects and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs.

VIII. NOISE –

- All units shall be equipped with forced air ventilation systems to allow the occupants the option of maintaining the windows closed to control noise, and maintain an interior noise level of 45 DNL. Prior to issuance of building permits, the developer shall retain a qualified acoustical consultant to check the building plans for all units to

ensure that interior noise levels can be sufficiently attenuated to 45 DNL to the satisfaction of the Director of Planning, Building and Code Enforcement.

- All first and second story windows and glass doors of living spaces of the home closest to Highway 87 with a direct or side view of Highway 87 shall be maintained closed at all times. Mechanical ventilation must also be provided. Windows and glass doors behind the recommended noise barrier shall not be included.
- Install windows and glass doors so that the sliding window and glass door panels form an air-tight seal when in the closed position and the window and glass door frames are caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration.
- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.
- The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.

IX. PUBLIC SERVICES –

- In accordance with California Government Code Section 65996, the developer shall pay a school impact fee, to the School District, to offset the increased demands on school facilities caused by the proposed project.
- The project shall conform to the City’s *Park Impact Ordinance (PIO)* and *Parkland Dedication Ordinance (PDO)* (Municipal Code Chapter 19.38).

X. RECREATION –

- The project shall conform to the City’s *Park Impact Ordinance (PIO)* and *Parkland Dedication Ordinance (PDO)* (Municipal Code Chapter 19.38).

PUBLIC WORKS CLEARANCE

Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 2 Single Family detached units.
3. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.
 - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
 - c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - d) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
 - a) The project's preliminary Stormwater Control Plan and numeric sizing calculations are still under review. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
 - c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs

and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

5. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
6. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.
7. **Storm:** A private surface drainage easement may be required for the increase in storm runoff from pre-development condition.
8. **Sanitary:** The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

PLANNED DEVELOPMENT REZONING

FOR

2661 CAROL DRIVE

A RESIDENTIAL DEVELOPMENT BY BBSKM FAMILY, LLC. in SAN JOSE, CALIFORNIA
As established in ordinance _____, establishing a Planned Development Rezoning District

AERIAL VIEW



AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO LIABILITY AS A RESULT OF THE SOLE NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.

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2.0	LAND USE PLAN
2.1	LAND USE NOTES
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6.0	CONCEPTUAL SANITARY SEWER PLAN
7.0	CONCEPTUAL STORMWATER CONTROL PLAN
8.0	CONCEPTUAL STORMWATER TECHNICAL REPORT
9.0	CONCEPTUAL LANDSCAPE PLAN
10.0	CONCEPTUAL PLANT PALETTE AND DETAILS

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS 455-19-082 & 097	PROJECT ADDRESS: 2661 CAROL DRIVE
EXISTING GENERAL PLAN DESIGNATION SINGLE FAMILY RESIDENTIAL 1.0 DU/AC	PROPOSED ZONING DESIGNATION SINGLE FAMILY RESIDENTIAL 1.2 DU/AC
GROSS SITE AREA +/- 1.67 AC	NET SITE AREA +/- 1.67 AC
PROPOSED USE	2 SINGLE-FAMILY RESIDENTIAL DU'S W/PRIVATE ROAD, PRIVATE CIRCULATION
PROPOSED DENSITY	1.2 DU/ACRE
PROPOSED PARKING PROVIDED:	MINIMUM 4 COVERED SPACES (2 PER UNIT) AND 4 UNCOVERED SPACES (2 PER UNIT)

DEVELOPMENT TEAM

CONTACT
JERRY STRANGIS
3546 STEVAL PLACE, SAN JOSE CA. 95136
(408) 723-2177
EMAIL: STRANGIS@AOL.COM

LAND DEVELOPMENT DESIGN TEAM
VER CONSULTANTS
1625 THE ALAMEDA, SAN JOSE CA. 95126
OFFICE: (408) 852-4339

NO.	DATE	BY	REVISIONS



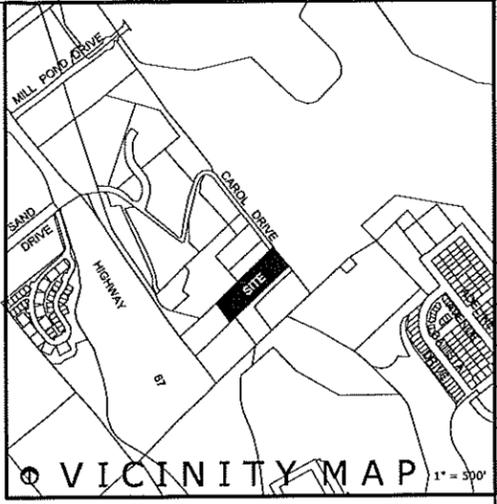
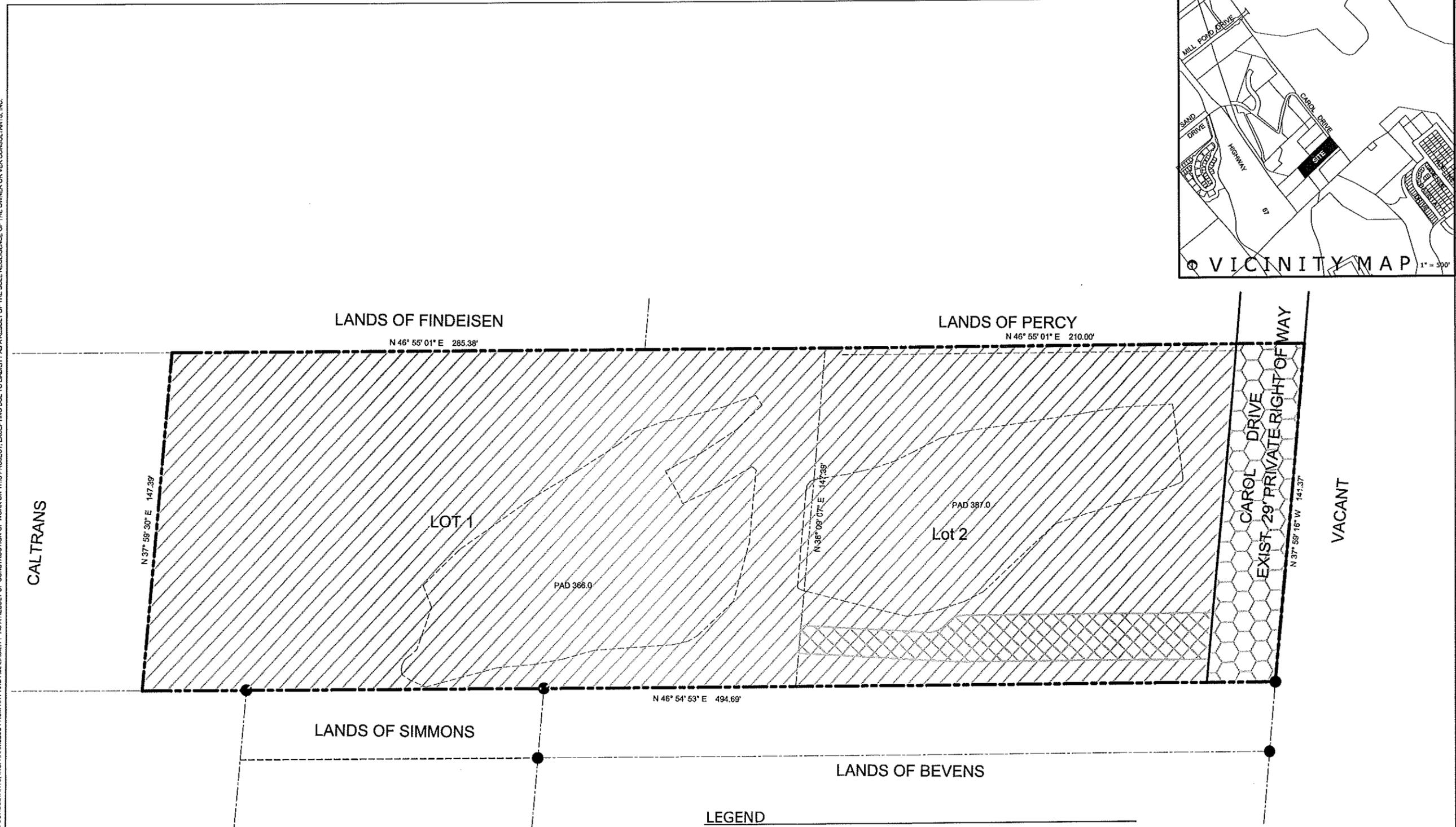
BBSKM FAMILY LLC
19144 BAINTER AVENUE
LOS GATOS, CALIFORNIA 95126
TELEPHONE: (408) 350-4200

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GENERAL DEVELOPMENT PLAN
PDC 07-018
2661 CAROL DRIVE
COVER SHEET
SAN JOSE CALIFORNIA
2009.02 [Date] [Time] [User] [Date] 01/22/09

SHEET
1
OF 11 SHEETS
PW PROJECT #
3-

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.



NO.	DATE	BY	CSJ	REVISIONS



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GENERAL DEVELOPMENT PLAN
 PDC 07-018
 2661 CAROL DRIVE
 LAND USE PLAN
 SAN JOSE CALIFORNIA
 Project No: 2006.103 Date: 01/22/09

LEGEND

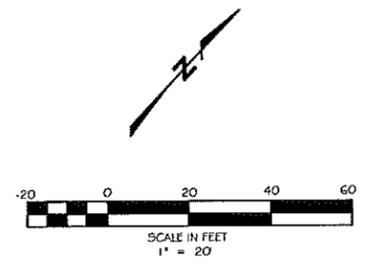
Project Boundary

Adjacent Property Line

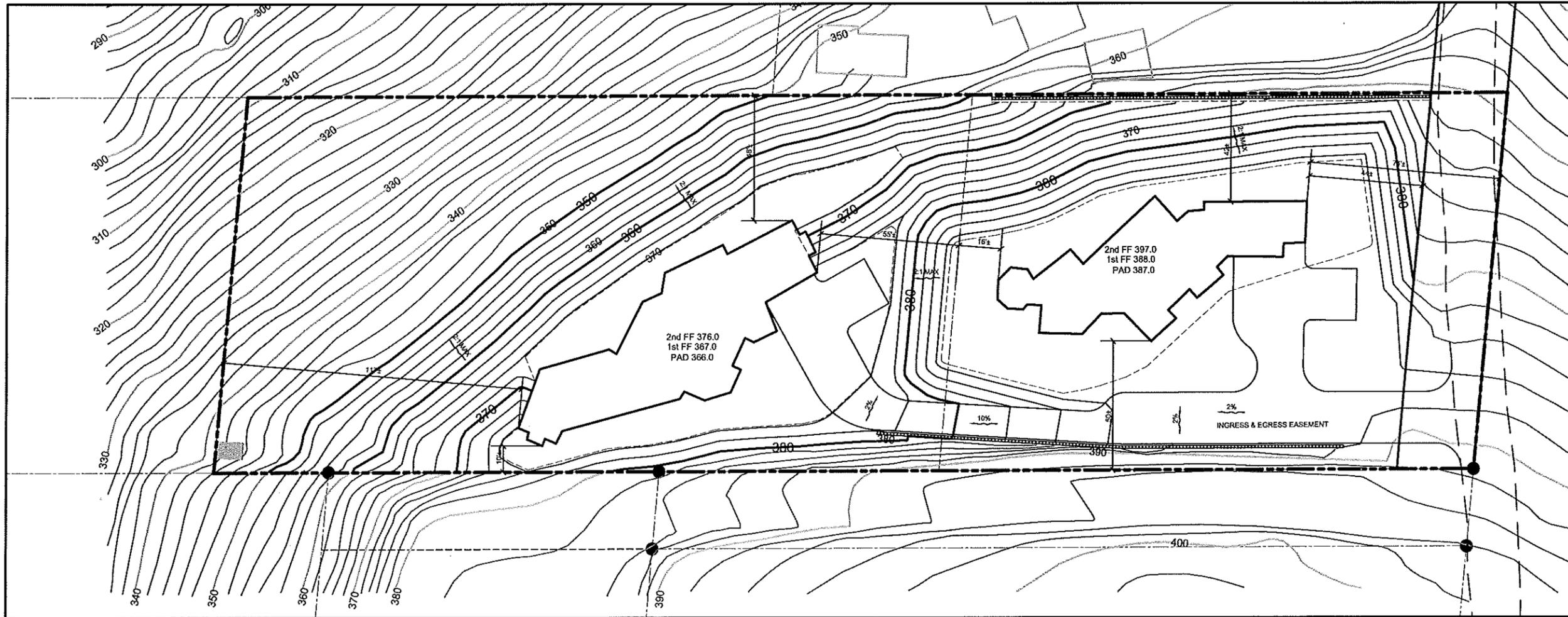
Right-of-Way

PERMITTED USES:

USE	AREA	PERCENTAGE
Single Family Residential (with private circulation)	+/- 1.46 Acres	90%
Private Ingress - Egress Easement	+/- 0.10 Acres	6%
Private Right-of-Way Existing	+/- 0.07 Acres	4%
TOTAL SITE AREA:	+/- 2.5 Acres	

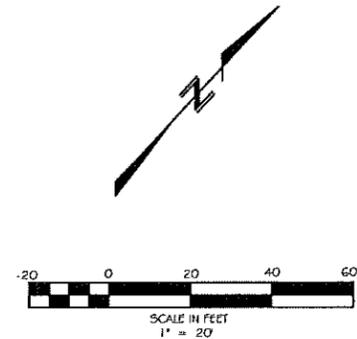


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LEGEND

- Project Boundary
- Adjacent Property Line
- Right-of-Way



GENERAL DEVELOPMENT PLAN
PDC 07-018
2661 CAROL DRIVE
CONCEPTUAL SITE PLAN

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SHEET
3
Of 11 SHEETS
PW PROJECT #
3-



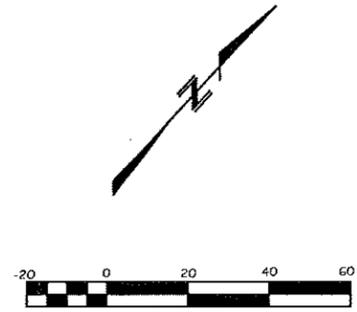
NO.	REVISIONS	BY	CSJ	DATE

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NOTE
The exact limits of the undocumented fill will have to be determined in the field at the time of grading by the soils engineer.

EXISTING	LEGEND	PROPOSED
	(Symbol Size May Vary)	
---	Property Boundary	=====
---	Cut/Fill Transition	=====
---	Curb	=====
---	Lip of Gutter	=====
---	Limit of Grading	-----
---	Road Drain	-----
---	Rain Water Collector	-----
---	Lot Line	-----
---	Major Contour	-----
---	Minor Contour	-----
---	Right-of-Way	-----
---	Direction/Slope of Surface Drainage	-----
---	Straw Roofs	-----
---	Structure Outline (By Others)	-----
---	Storm Drain	-----
---	Stabilized Construction Entrance	-----
---	Swale (Concrete)	-----
---	Wall (By Others)	-----
---	Subdrain	-----
---	Overland Release	-----
	Cross-Section Label	▲
	Spot Elevation Label	○
	Grade Elevation Label	TC



NO.	DATE	BY	CSJ	DATE	REVISIONS



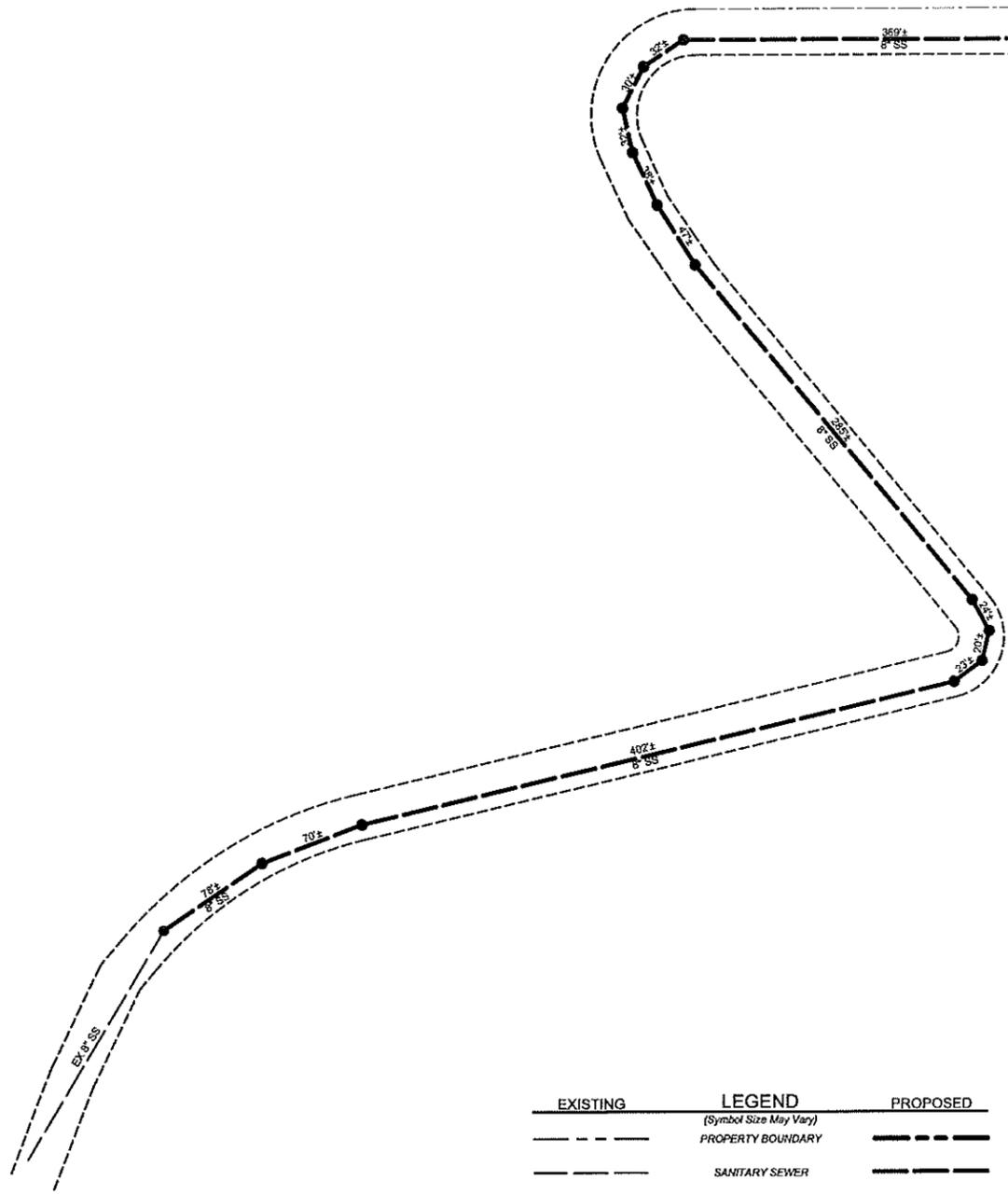
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GENERAL DEVELOPMENT PLAN
PDC 07-018
2661 CAROL DRIVE
CONCEPTUAL GRADING PLAN
SAN JOSE CALIFORNIA
Project No.: 2661-12 | Date: 01/12/09

SHEET
4
Of 11 SHEETS
PW PROJECT #
3-

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.



EXISTING	LEGEND	PROPOSED
---	(Symbol Size May Vary) PROPERTY BOUNDARY	---
---	SANITARY SEWER	---
○	SANITARY SEWER MANHOLE	●

NOTE:
THE SANITARY SEWER SHALL BE PRIVATE
AND WILL BE APPROVED BY THE BUILDING DEPARTMENT.

SANTA CLARA COUNTY
COMMUNICATIONS CENTER

NO.	REVISIONS	DATE	BY	CSJ

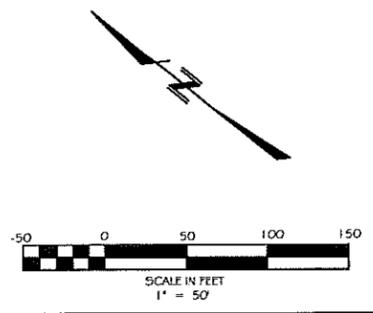


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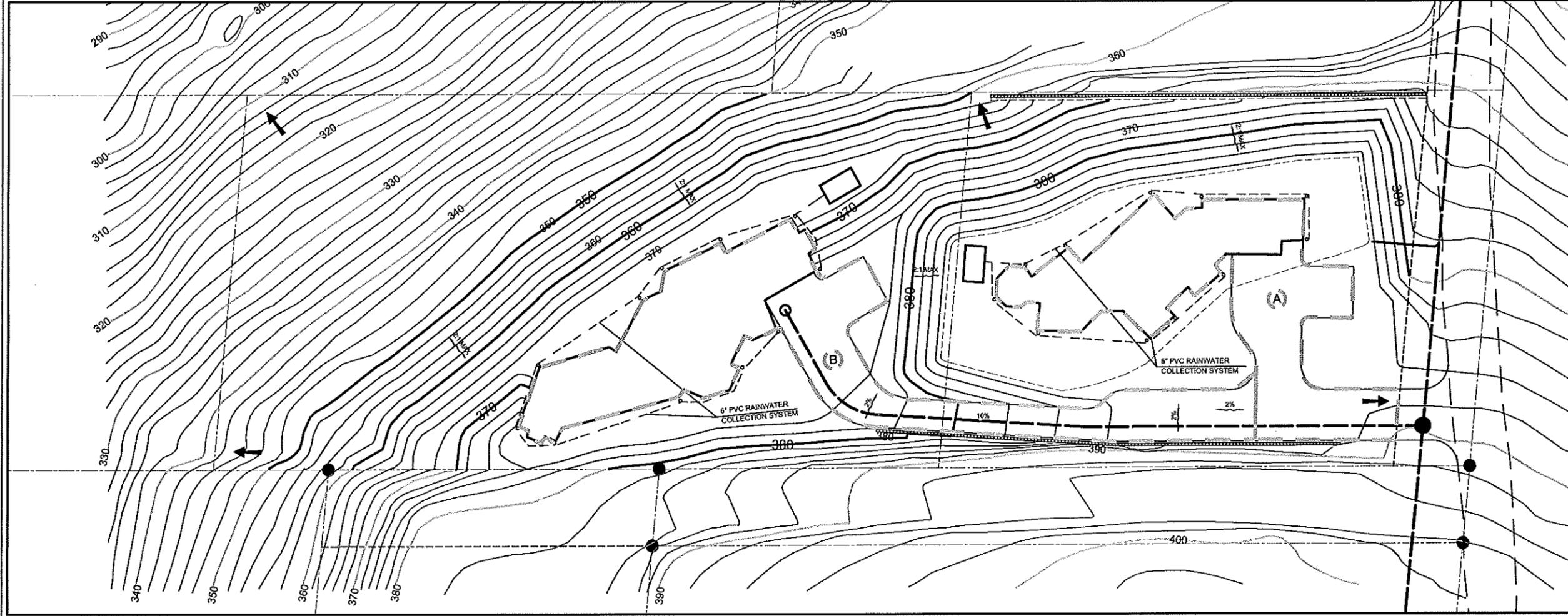
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GENERAL DEVELOPMENT PLAN
PDC 07-018
2661 CAROL DRIVE
CONCEPTUAL SEWER PLAN
SAN JOSE CALIFORNIA
Project No.: 2009.132 (Design) (Check) (Bid) Date: 05/12/2010

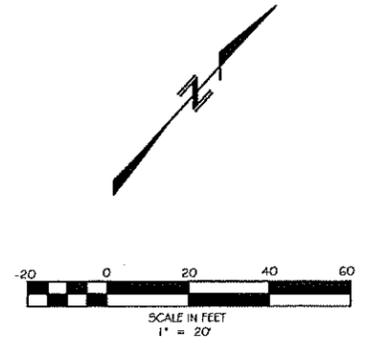
SHEET
6
Of 14 SHEETS
PW PROJECT #
3-



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EXISTING	LEGEND	PROPOSED
---	(Symbol Size May Vary) Property Boundary	---
---	Curb	---
---	Lip of Gutter	---
---	Drainage Area Boundary	[A]
---	Lot Line	---
---	Major Contour	---
---	Minor Contour	---
---	Right-of-Way	---
---	Direction/Slope of Surface Drainage	10%
---	Straw Rolls	---
---	Structure Outline (By Others)	---
---	Storm Drain	---
---	Swale (Concrete)	---
---	Road Drain	---
---	Overland Release	---



NO.	REVISIONS	BY	DATE
1			
2			
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GENERAL DEVELOPMENT PLAN
 PDC 07-018
 2661 CAROL DRIVE
 CONCEPTUAL STORMWATER
 CONTROL PLAN
 SAN JOSE CALIFORNIA
 Project No.: 2009-132 | Designed: [initials] | Drawn: [initials] | Date: 03/27/2009

SHEET
7
 Of 11 SHEETS
 PW PROJECT #
 3-

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.

WATER QUALITY VOLUME RUNOFF CALCULATIONS			
THE FOLLOWING SIZING CALCULATIONS ARE CONSISTANT WITH THE METHODOLOGIES AND PARAMETERS FOR VOLUME-BASED TREATMENT CONTROLS CONTAINED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAMS C-3 STORMWATER HANDBOOK.			
	DRAINAGE AREA A	DRAINAGE AREA B	
STEP 1	DETERMINE DRAINAGE AREA FOR THE BMP TOTAL DRAINAGE AREA TO BMP = 6,170 SF	TOTAL DRAINAGE AREA TO BMP = 8,150 SF	
STEP 2	DETERMINE THE PERCENT IMPERVIOUSNESS OF THE DRAINAGE AREA 100% (ESTIMATED)	100% (ESTIMATED)	
STEP 3	DETERMINE THE MEAN ANNUAL PRECIPITATION 14.9 INCHES	14.9 INCHES	
STEP 4	IDENTIFY NEAREST RAIN GAUGE SAN JOSE AIRPORT MAPpage = 13.9 INCHES	SAN JOSE AIRPORT MAPpage = 13.9 INCHES	
STEP 5	DETERMINE RAIN GAUGE CORRECTION FACTOR 14.9 INCHES/13.9 INCHES = 1.07	14.9 INCHES/13.9 INCHES = 1.07	
STEP 6	IDENTIFY REPRESENTATIVE SOL TYPE FOR THE DRAINAGE AREA CLAY LOAM	CLAY LOAM	
STEP 7	DETERMINE THE AVERAGE SLOPE FOR THE DRAINAGE AREA 0.01 = 1%	0.01 = 1%	
STEP 8	DETERMINE UNIT BASIN STORAGE FROM SIZING CURVES (% IMPERVIOUSNESS VS SOL TYPE) 0.58 INCHES	0.58 INCHES	
STEP 9	SIZE THE BMP - REQUIRED STORAGE VOLUME = RAIN GAUGE CORRECTION FACTOR X UNIT BASIN STORAGE VOLUME X DRAINAGE AREA 1.00 X 0.58 X 6,170 SF (1 FT/12 INCH) = 298 CF	1.00 X 0.58 X 8,150 SF (1 FT/12 INCH) = 394 CF	

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
	EXISTING CONDITION (SQ. FT)		PROPOSED CONDITION (SQ. FT)		DIFFERENCE (SQ. FT)	
	EXISTING	%	PROPOSED	%	DIFFERENCE	%
SITE - 1.67 ACRES	72,745		72,745			
BUILDING FOOTPRINTS	5,524	0.08	7,415	0.10	1,891	2.6
STREETS & PARKING	0	0.00	6,910	0.09	6,910	9.5
SIDEWALKS, ETC.	0	0.00	0	0.00	0	0.0
LANDSCAPING	67,221	0.92	58,420	0.80	-8,801	-12.1
TOTAL	72,745	100	72,745	100		
IMPERVIOUS SURFACES	5,524	0.08	14,325	0.20	8,801	12.1
PERVIOUS SURFACES	67,221	0.92	58,420	0.80	-8,801	-12.1
TOTAL	72,745	100	72,745	100	0	

SITE CONDITIONS	
SOL TYPE	CLAY LOAM (D)
DEPTH TO GROUNDWATER	50 FEET +
100 YEAR FLOOD ELEVATION	UNDETERMINED
RECEIVING WATER BODY	GUADALUPE RIVER
POLLUTANTS	SEDIMENT, GREASE, OIL, HEAVY METALS, HYDROCARBONS, TRASH, NUTRIENTS, PESTICIDES, BACTERIA
POLLUTANT SOURCE AREAS	ROADS, DRIVEWAYS, TRASH CONTAINERS, LANDSCAPING, PET WASTE

SOL TYPE INFORMATION FROM C-3 STORMWATER HANDBOOK SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM, MAY 2004.

DEPTH TO GROUNDWATER INFORMATION FROM GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION, 2661 CAROL DRIVE, SAN JOSE, CALIFORNIA, REPORT NO. 2340-1A/163607, DATED APRIL 15, 2009.

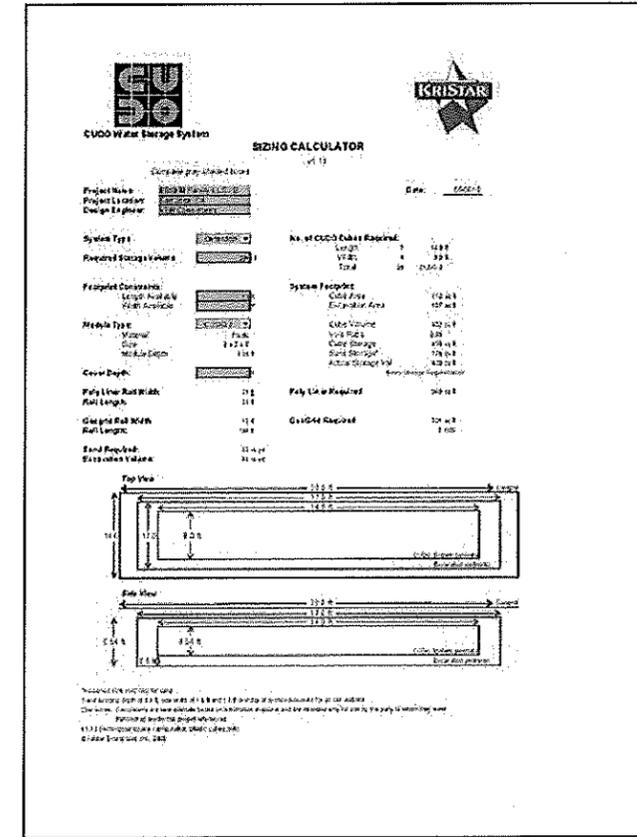
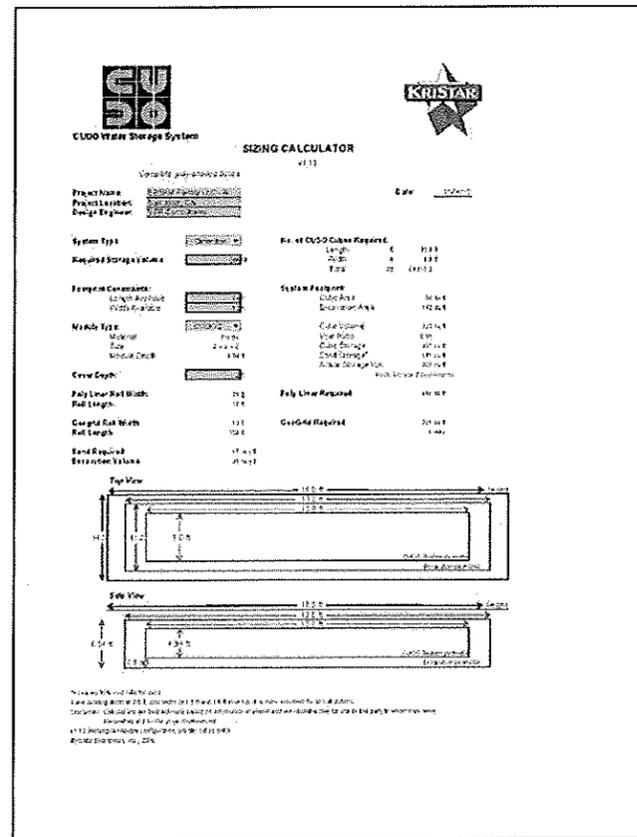
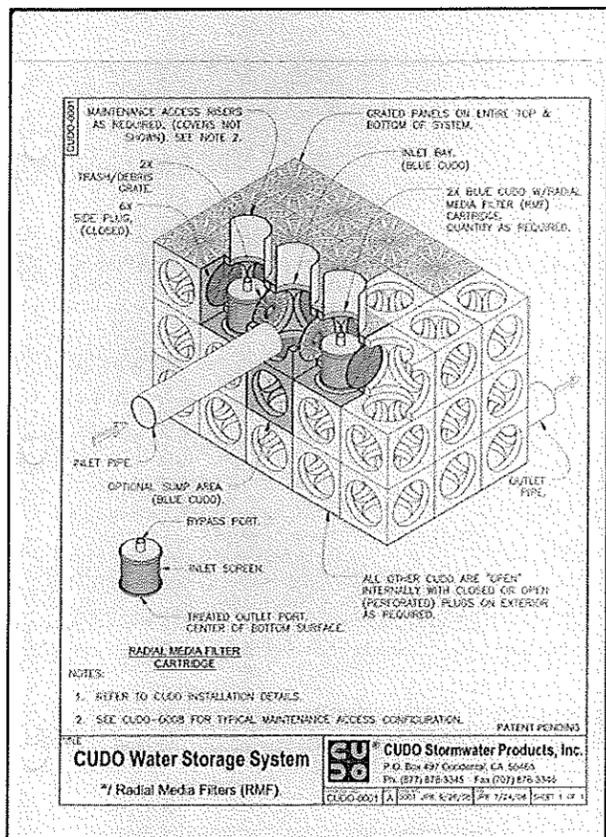
FLOOD ELEVATION INFORMATION PER FEMA FLOOD INSURANCE RATE MAPS, AUGUST 1982.

NO.	DATE	BY	REVISIONS
1			
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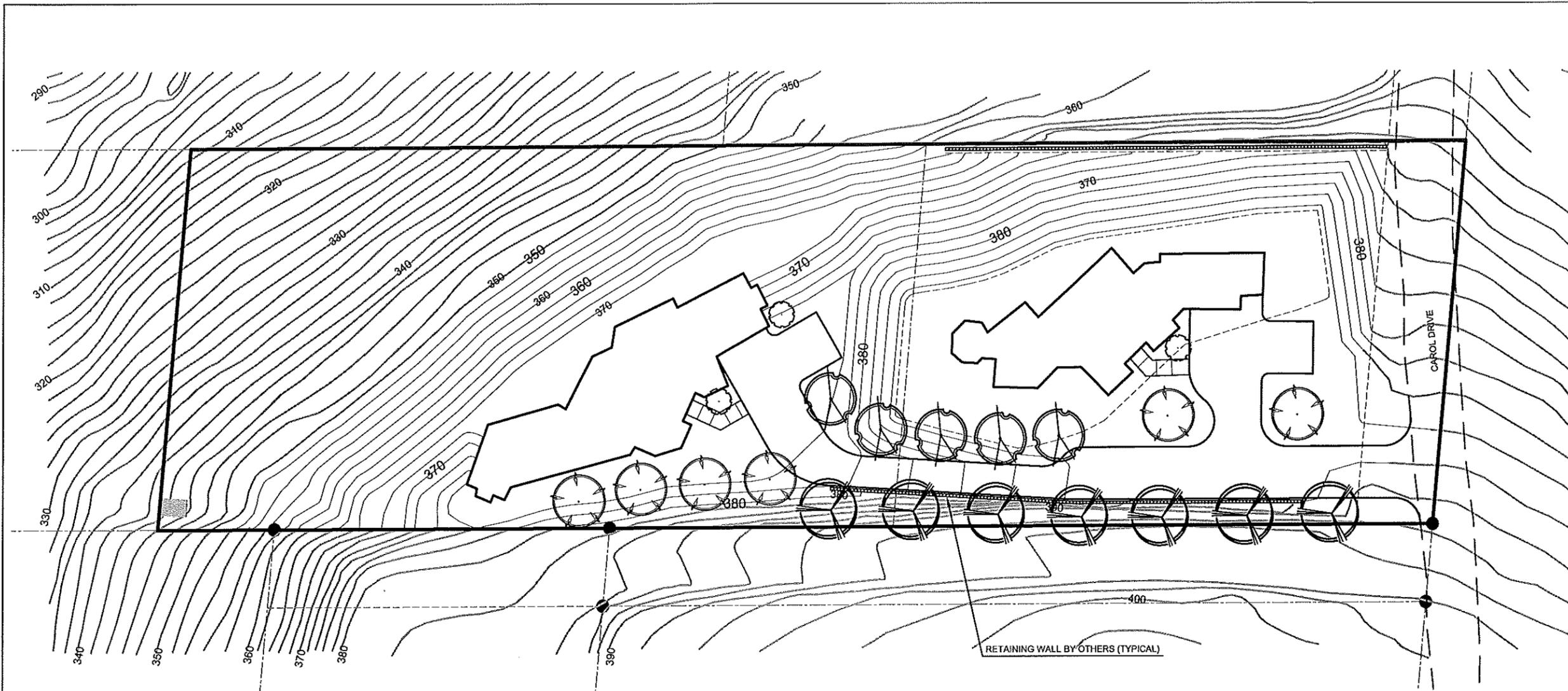
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GENERAL DEVELOPMENT PLAN
PDC 07-018
2661 CAROL DRIVE
CONCEPTUAL STORMWATER
TECHNICAL REPORT
SAN JOSE, CALIFORNIA

SHEET 8 OF 11 SHEETS
PW PROJECT # 3-



IRRIGATION NOTE
 ALL TURF AND SHRUB AREAS SHALL BE IRRIGATED USING A FULLY AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRESSURE IRRIGATION HEADS. ALL IRRIGATION SHALL CONFORM TO THE LANDSCAPE GUIDELINES OF THE CITY OF SAN JOSE.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME/ COMMON NAME	MINIMUM CONTAINER SIZE
TREES		
	QUERCUS AGRIFOLIA COAST LIVE OAK 40' TALL x 40' WIDE OR GREATER	24" BOX
	SEQUOIA SEMPERVIRENS COAST REDWOOD	24" BOX
	LAGERSTROEMIA x TUSCARORA CRAPE MYRTLE 22' TALL x 12' WIDE	24" BOX
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	24" BOX

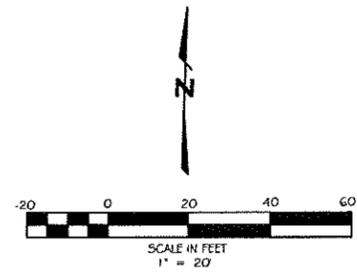
PROPOSED PLANT PALETTE

BOTANICAL NAME/Common Name	MINIMUM CONTAINER SIZE
LARGE SHRUBS (BACKGROUND PLANTING)	
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GALLON
CAMELLIA SASANQUA / CAMELLIA	15 GALLON
LOROPETALUM CHINENSE 'RASSLEBERRI' / LOROPETALUM	5 GALLON
CEANOTHUS THYRSIFLORUS / BLUE BLOSSOM CEANOTHUS	5 GALLON
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	15 GALLON
SAMBUCUS NIGRA MEXICANA / BLUE ELDERBERRY	15 GALLON
ROSMARINUS 'BLUE SPIRES' / BLUE SPIRES ROSEMARY	5 GALLON
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GALLON
MEDIUM SHRUBS (MID GROUND PLANTING)	
COLEONEMA PULCHELLUM 'SUNSET GOLD' / BREATH OF HEAVEN	5 GALLON
CONVULVULUS CNEORUM / BUSH MORNING GLORY	5 GALLON
DIETES 'LEMON DROPS' / FORTNIGHT LILY	5 GALLON
ESCALLONIA 'NEWPORT DWARF' / DWARF ESCALLONIA	5 GALLON
PHORMIUM HYBRID 'DUET' / NEW ZEALAND FLAX	5 GALLON
ROSA HYBRIDS / ROSE	5 GALLON

SMALL SIZE SHRUBS (FOREGROUND PLANTING)

ACHILLEA 'MOONSHINE' / YARROW	1 GALLON
COREOPSIS GRANDIFLORA / COREOPSIS	1 GALLON
EUONYMUS 'HARLEQUIN' / EUONYMUS	1 GALLON
HEMEROCALLIS HYBRIDS / DAY LILY	1 GALLON
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GALLON
NANDINA DOMESTICA 'FIREPOWER' / HEAVENLY BAMBOO	1 GALLON
VINES	
CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	15 GALLON
HARDENBERGIA COMPTONIANA / LILAC VINE	15 GALLON
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	15 GALLON
GROUND COVER	
ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	1 GALLON
ERIGERON KARVINSIANUS / SANTA BARBARA DAISY	1 GALLON
FRAGERIA CHILOENSIS / BEACH STRAWBERRY	1 GALLON
GAZANIA 'SUNRISE YELLOW' / GAZANIA	1 GALLON
HEUCHERA MAXIMA / ISLAND ALUM ROOT	1 GALLON
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	1 GALLON
SISYRINCHIUM CALIFORNICUM / YELLOW EYED GRASS	1 GALLON

NOTE:
 SEE SHEET 10 FOR CONCEPTUAL PLANTING DETAILS

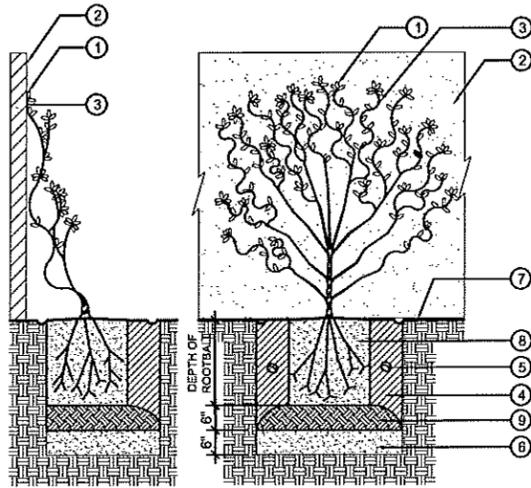


BBSKM FAMILY LLC 19144 BANTER AVENUE LOS GATOS, CALIFORNIA 95126 TELEPHONE: (408) 350-4200	
GENERAL DEVELOPMENT PLAN PDC 07-018 2661 CAROL DRIVE CONCEPTUAL LANDSCAPE PLAN SAN JOSE, CALIFORNIA	
SHEET 9 OF 11 SHEETS PW PROJECT # 3-	

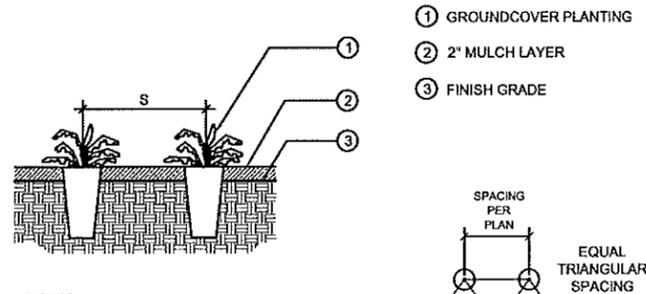
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- 1 VINE - SEE PLANTING PLANS FOR SPECIES AND SIZE
- 2 FENCE OR WALL
- 3 VINE TYING DISCS - EPOXY TO WALL OR FENCE AND USE PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
- 4 APPROVED BACKFILL - THOROUGHLY MIX PRIOR TO PLACEMENT
- 5 AGRIFORM PLANT TABLETS - USE 2 FOR ONE GALLON, AND 3 OR 5 OR 15 GALLON
- 6 SCARIFY SOIL TO 6" DEPTH - THOROUGHLY MIX WITH EQUAL AMOUNT OF PREPARED SOIL
- 7 FINISH GRADE
- 8 ROOTBALL
- 9 TAMP BASE

NOTES:
 1. REMOVE NURSERY STAKES AT TIME OF PLANTING
 2. CROWN OF ROOT BALL SHALL BE 1" ABOVE FINISH GRADE
 3. SEE PLANTING SPECIFICATIONS BEFORE INSTALLING VINES



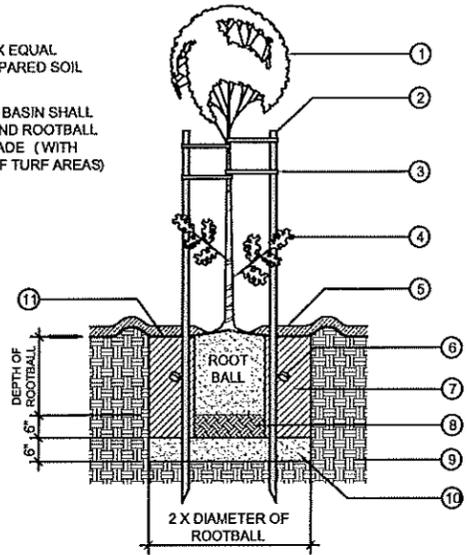
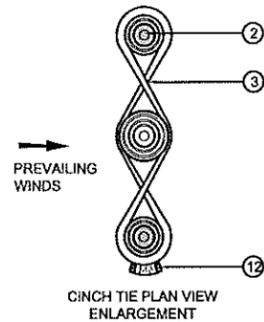
E VINE PLANTING (WALL OR FENCE)
NOT TO SCALE



NOTES:
 1. GROUND COVER TO BE PLANTED IN CONTAINERS AS INDICATED IN THE PLAN.
 2. REFER TO PLANTING SPECS AND AGRONOMIC SOIL REPORT FOR SOIL PREPARATION
 3. ALL PLANTS TO BE PLANTED IN TRIANGULATED SPACING UNLESS OTHERWISE INDICATED IN PLANS.
 4. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

F GROUNDCOVER (1 GALLON AND SMALLER)
NOT TO SCALE

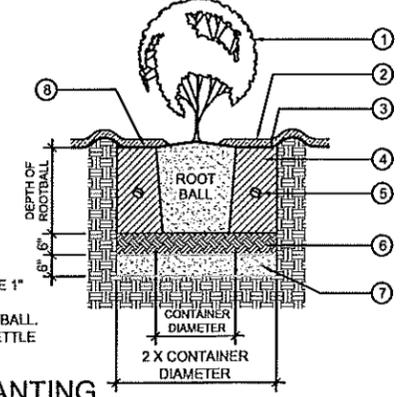
- 1 TREE CROWN - SEE PLANS FOR TREE SPECIES AND SIZE
- 2 2" DIAMETER TREATED LODGEPOLE PINE TREE STAKE
- 3 CINCH TIE OR EQUAL
- 4 LOWER SCAFFOLD BRANCHES - RETAIN IF PRESENT ON TREE
- 5 2" MULCH LAYER - TAPER 6" FROM TRUNK
- 6 AGRIFORM PLANT TABLETS: 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 PER 36" BOX
- 7 APPROVED BACKFILL - THOROUGHLY MIX PRIOR TO INSTALLATION. MOISTEN AND SETTLE PRIOR TO PLANTING TREE
- 8 FOOT TAMP SOIL
- 9 NATIVE SOIL
- 10 SCARIFY SOIL - MIX EQUAL AMOUNTS OF PREPARED SOIL AND NATIVE SOIL
- 11 2" DEEP SHALLOW BASIN SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE (WITH THE EXCEPTION OF TURF AREAS)
- 12 TIE AND TACK



NOTES:
 1. REMOVE NURSERY STAKES AT TIME OF PLANTING
 2. CROWN OF ROOT BALL TO BE 1" ABOVE FINISH GRADE. ALLOW ROOT BALL TO SETTLE TO FINISH GRADE.
 3. TREES INSTALLED IN TURF AREA SHALL HAVE 'ARBOR GUARD' PLACED AROUND TRUNK BASE
 4. SEE PLANTING SPECIFICATIONS BEFORE INSTALLING TREES
 5. DOUBLE STAKING FOR 15 GALLON AND 24" BOX TREES
 6. PLACE STAKES ON WINDWARD SIDE OF TREE AS INDICATED

C TREE STAKING (DOUBLE)
NOT TO SCALE

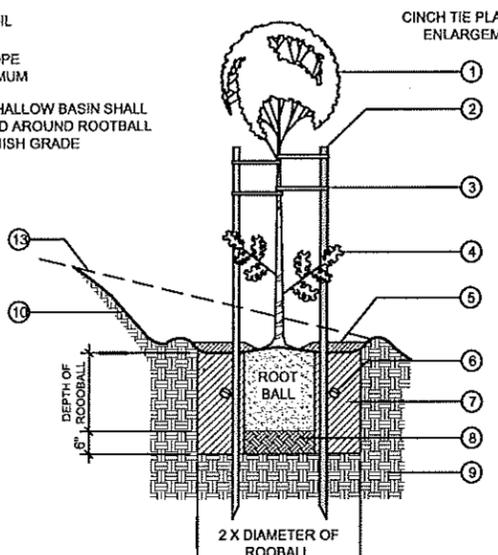
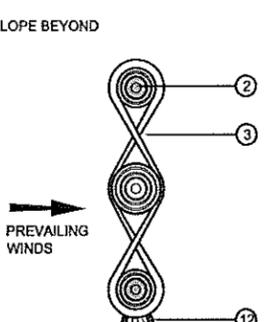
- 1 SHRUB - SPECIES PER PLANS
- 2 2" MULCH LAYER - TAPER 6" FROM SHRUB
- 3 SHALLOW 2" BASIN - FORM AROUND ROOTBALL BELOW FINISH GRADE
- 4 PLANTING BACKFILL - THOROUGHLY MIXED PRIOR TO INSTALLATION
- 5 PLANTING TABLET - PLACE 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- 6 TAMPED BASE
- 7 SOIL - SCARIFY 6" BELOW ROOTBALL AND MIX EQUAL AMOUNT OF PREPARED SOIL
- 8 FINISH GRADE



NOTES:
 1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE
 2. DO NOT COMPACT ROOTBALL. ALLOW ROOTBALL TO SETTLE TO FINISH GRADE.

D SHRUB PLANTING
NOT TO SCALE

- 1 TREE CROWN - SEE PLANS FOR TREE SPECIES AND SIZE
- 2 2" DIAMETER TREATED LODGEPOLE PINE TREE STAKE
- 3 CINCH TIE OR EQUAL
- 4 LOWER SCAFFOLD BRANCHES - RETAIN IF PRESENT ON TREE
- 5 2" MULCH LAYER - TAPER 6" FROM TRUNK
- 6 AGRIFORM PLANT TABLETS: 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 PER 36" BOX
- 7 APPROVED BACKFILL - THOROUGHLY MIX PRIOR TO INSTALLATION. MOISTEN AND SETTLE PRIOR TO PLANTING TREE
- 8 FOOT TAMP SOIL
- 9 NATIVE SOIL
- 10 FORM SLOPE 2:1 MAXIMUM
- 11 4" DEEP SHALLOW BASIN SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
- 12 TIE AND TACK
- 13 EDGE OF SLOPE BEYOND



NOTES:
 1. REMOVE NURSERY STAKES AT TIME OF PLANTING
 2. CROWN OF ROOT BALL TO BE 1" ABOVE FINISH GRADE. ALLOW ROOT BALL TO SETTLE TO FINISH GRADE.
 3. TREES INSTALLED IN TURF AREA SHALL HAVE 'ARBOR GUARD' PLACED AROUND TRUNK BASE
 4. SEE PLANTING SPECIFICATIONS BEFORE INSTALLING TREES
 5. DOUBLE STAKING FOR 15 GALLON AND 24" BOX TREES
 6. PLACE STAKES ON WINDWARD SIDE OF TREE AS INDICATED

A TREE STAKING SLOPE (DOUBLE)
NOT TO SCALE

- 1 SHRUB - SPECIES PER PLANS
- 2 2" MULCH LAYER - TAPER 6" FROM SHRUB
- 3 SHALLOW 4" WATERING BASIN - FORM AROUND ROOTBALL BELOW FINISH GRADE
- 4 PLANTING BACKFILL - THOROUGHLY MIXED PRIOR TO INSTALLATION
- 5 FORM SLOPE 2:1 MAXIMUM
- 6 PLANTING TABLET - PLACE 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- 7 TAMPED BASE
- 8 EDGE OF SLOPE BEYOND

NOTES:
 1. DO NOT COMPACT ROOTBALL. ALLOW ROOT BALL TO SETTLE TO FINISH GRADE.

B SHRUB PLANTING ON SLOPE
NOT TO SCALE

	REVISIONS DATE BY CSI
BBSKM FAMILY LLC 19144 BAINTER AVENUE LOS GATOS, CALIFORNIA 95126 TELEPHONE: (408) 350-4200	
GENERAL DEVELOPMENT PLAN PDC 07-018 2661 CAROL DRIVE CONCEPTUAL LANDSCAPE DETAILS SAN JOSE CALIFORNIA Project No.: 20081123 Date: 08/27/2009	
SHEET 10 OF 11 SHEETS PW PROJECT # 3-	