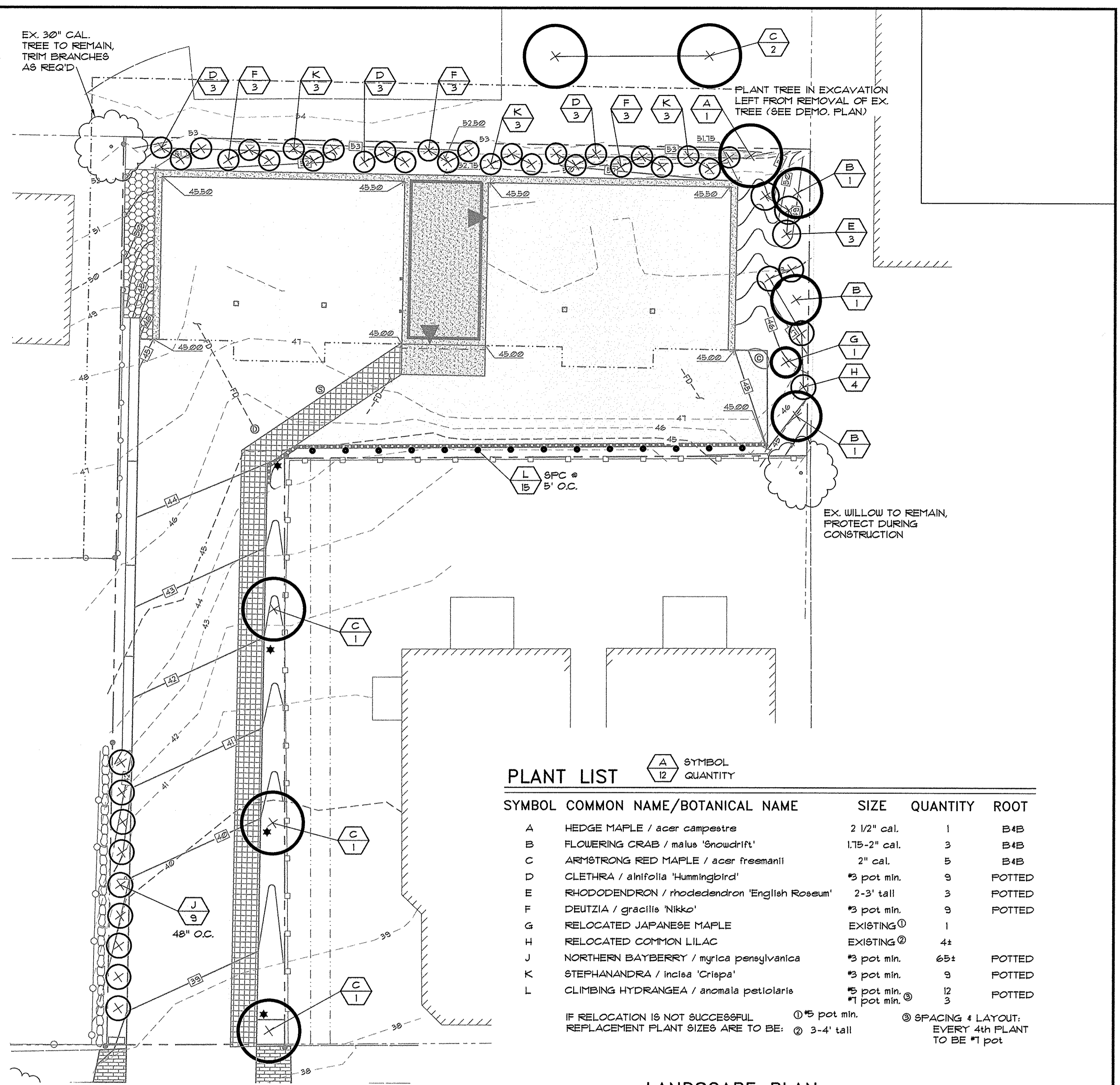
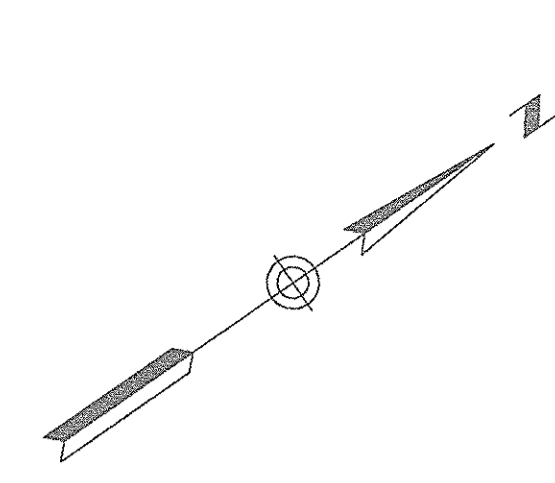


SUGGESTED SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:

- THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.
1. INSTALL ALL PERIMETER SILT FENCE.
 2. INSTALL SILTATION BASINS. (PRIOR TO ANY STRIPPING OF TOPSOIL OR OTHER EARTHWORK)
 3. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
 4. STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX.
 5. BEGIN EARTHWORK FOR PARKING AND BUILDING FOUNDATION.
 6. STABILIZE AREAS DRAINING TO UNDERDRAINED SOIL FILTER.
 7. CONSTRUCT UNDERDRAINED SOIL FILTER AND STORM DRAIN SYSTEM.
 8. INSTALL AND PROTECT STORM DRAINAGE SYSTEM.
 9. BEGIN BUILDING CONSTRUCTION.
 10. ROUGH GRADE PARKING AREAS, AND ROADWAY SIDE SLOPES.
 11. FINE GRADE ALL PARKING LOTS AND DRIVEWAY SIDE SLOPES AND ROUGH GRADE REMAINDER OF SITE.
 12. RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
 13. COMPLETE FINE GRADING AND PAVING OF SIDEWALKS AND PARKING AREAS.
 14. CLEAN UNDERDRAINED SOIL FILTER AND STORM DRAIN SYSTEM OF CONSTRUCTION SEDIMENTATION.
 15. FINE GRADE, LOAM, SEED AND FERTILIZE REMAINDER OF SITE.
 16. REMOVE TEMPORARY SOIL EROSION MEASURES.

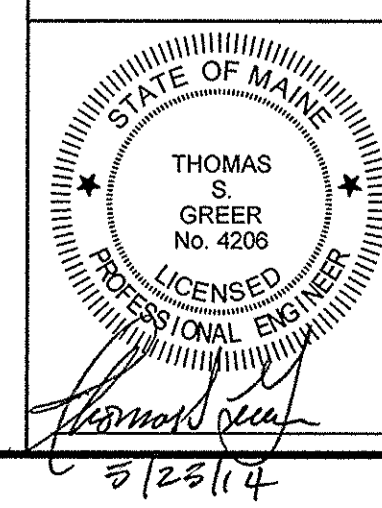


LANDSCAPE NOTES

1. SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE. THE PROJECT PROPOSES TO SAVE OR MINIMALLY EFFECT THE CONDITION OF TWO SHADE TREES CLOSE TO THE PROJECT PROPERTY LINE ON PRIVATE PROPERTY. FROM SITE INSPECTION SOME ROOT ZONE IMPACT IS EXPECTED AND HOPEFULLY CAN BE MINIMIZED WITH GOOD TREE PROTECTION PRACTICES. THIS WOULD INCLUDE FOLLOWING STEPS IN THE ISA TREES 4 CONSTRUCTION RECOMMENDATIONS: PHYSICAL TRUNK PROTECTION AND CONSTRUCTION FENCE, NO STORAGE OF MATERIALS OR EQUIPMENT IN THE ROOT ZONE AREA, INSPECTION OF TRENCHING WHEN ROOTS ARE EXPOSED, CUTTING DAMAGED ROOTS CLEANLY WITH SAW VS LEAVING THEM DAMAGED BY EARTH EQUIPMENT. IF TREES CAN NOT BE SAVED OR ARE DAMAGED, REPLACEMENT TREES SHALL BE INSTALLED. THIS WOULD FOLLOW SITE SPECIFICATION STANDARDS.
2. ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
3. ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
4. PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
5. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
6. FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
7. ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.

LANDSCAPE PLAN

REV.	DATE	DESCRIPTION
6	7/16/14	ISSUED FOR FINAL APPROVAL
5	12/9/13	REV'D PER CONDITIONS OF APPROVAL & STAFF COMMENTS
4	10/21/13	REV'D PER CITY REVIEW
3	10/1/13	SUBMITTED FOR FINAL APPROVAL
2	9/3/13	REV'D PER STAFF REVIEW COMMENTS
1	8/21/13	EX. TREE TO REMAIN PER CITY REVIEW



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EROSION CONTROL AND LANDSCAPE PLAN

SCALE: AS SHOWN DRN BY: JDC
DATE: JULY 24, 2013 DESG BY: TSG
PROJECT: 13105 CHK BY: TSG

C1.4