

APPLICATION FOR TREE REMOVAL PERMIT

William Pollard
Owner: Satellite Healthcare, Inc. Address: 300 Santana Row, Suite 300 San Jose CA 95125

City: San Jose Phone: (650)404-3600

Applicant: Mickey Carney Address: 140 Charcot Avenue, San Jose CA 95131
Hillhouse Construction Company Inc.
City: San Jose Phone: (831)246-2029

Address of tree(s) to be removed: 2121 Alexain Drive San Jose CA 95131

Assessor's Parcel Number: San Jose Nearest cross street: _____

Company/Individual to remove tree(s): Red Roots Masonry

Address: 14445 Murphy Ave, San Martin CA 95046 Business License No.: 958386

Number of Trees to be removed: 3 Species: _____

Size of trees (circumference, measured 4.5' above ground): _____

Specific Reasons for removal of trees: Trees in conflict with PG&E joint trench at Satellite Healthcare Dialysis Clinic.

Statement from licensed Arborist or Forester? If yes, attach to application.

Location of Tree(s) on property: Provide a site plan (see reverse for requirements)

Include photos of all trees.

OFFICE USE ONLY

Permit #: _____

Zoning District: _____ Parcel Size: _____ 500' Scale Map #: _____

Heritage Tree on Historic Inventory List? ☐ Yes ☐ No If yes, project must be referred to the HHC and Board of Supervisors.

Located w/in County Road Right-of-Way? ☐ Yes ☐ No If yes, applicant must obtain encroachment permit from Roads & Airports and approval from Board of Supervisors.

Located w/in Los Gatos Specific Plan area? ☐ Yes ☐ No If yes, refer to Town of Los Gatos.

Previous CPO file #? _____ If yes, any previous conditions of approval to retain certain tree(s)? _____

PURSUANT TO SECTION C16 OF THE COUNTY ORDINANCE CODE, REMOVAL OF TREE(S) IS:

APPROVED: ☐ DENIED: ☐ By: _____

COUNTY OF SANTA CLARA – PLANNING OFFICE
70 W. HEDDING ST., SAN JOSE, CA 95110
(408) 299-5770 www.sccplanning.org

REASON FOR APPROVAL/DENIAL: _____

Site Plan Requirements for Tree Removal Permits

On the site plan show :

- ☐ all trees to be removed and replanted on the property
- ☐ the size of all trees to be removed (as measured 4.5' above grade), the species of each tree, approximate height of each tree, and age (if known)
- ☐ the number of trees that will remain on the property upon completion of the cutting
- ☐ the dimensions from property lines and existing structures (on site and closest neighbor) and show names of streets fronting the property, the edge of the any County road right-of-way
- ☐ any other pertinent information which may be useful to staff in reviewing your application

REQUEST FOR USE OF COUNTY SPACE**Space Request #**

Name: William Pollard

Organization: Satellite Healthcare, Inc.

501(c)(3) ☐

Title: RE & Facilities Manager

Phone: 408-499-3742

E-mail: pollardw@satellitehealth.com

1. What is the goal of this Program or Service?

Removal of three trees and temporary fence relocation within county parcel to perform construction on parcel located at 2121 Alexian Drive for development of new Satellite Healthcare Dialysis Services building.

• Is this a for profit or a not-for-profit activity?

Not for profit

• Who is the client population?

Rehabilitation patients, dialysis patients, and associated staff.

• What dates are being requested?

Start Date 09/15/2020

Termination Date 2020-11-30

Start Time 7am

Termination Time 3:30pm

2. What is the address or location of the space being requested?

2101 Alexian Drive , San Jose CA 95116

3. What is the type and amount of Space requested (office, parking lot, medical, etc.)?

Request the temporary relocation of 130' of fence line bisecting parcel from Alexian Drive north into adjacent parcel and request moving west into adjacent parcel 6' into the landscape area.

4. How many staff will be on site during use and how many client visits are expected daily?

There will be no impact to the parking of the rehabilitation services

5. Will you be charging a fee for your clients to use the service/program offered?YES ☐NO ☒**6. Does this request have any direct positive impact on Children or Youth?**

REQUEST FOR USE OF COUNTY SPACE

Yes, if necessary, we provide life sustaining therapy for affected children and youth within the local community.

7. Does this request have any direct positive impact on Seniors?

Yes, we provide life sustaining therapy for dialysis patients.

8. Does this request have any direct positive impact on the Sustainability efforts in the community?


Yes, we provide life sustaining therapy for dialysis patients within the local community.

9. Do you have any additional information that would be useful for the decision maker?

The removal of the selected trees will allow for the installation of the new utility service to the new building.

DocuSigned by:

William Pollard

Signature: 

Date: 8/28/2020

Name: William Pollard

Title: RE & Facilities Manager

Phone: 408-499-3742

E-mail: Pollardw@satellitehealth.com

Address: Satellite Healthcare, Inc.

BELOW FAIR MARKET JUSTIFICATION

1. Demonstrate that this proposed use is serving a public purpose (beneficial to the majority of the county population.)

2. Are there other viable alternatives to the proposed use?

No.

3. Demonstrate that the fee, rent or payment at fair market value is not economically feasible and the proposed below fair market fee, rent or payment is otherwise justified. Try to quantify the public benefit associated with the use.

**NON-COUNTY SPACE REQUEST OR VENDOR PERMIT:
REQUEST FOR USE OF COUNTY SPACE**

4. Can the party requesting use of County space demonstrate that it has the financial and operational ability or expertise to provide this program or perform the public service?

Upon completion of this form please scan and e-mail it to: space.request@faf.sccgov.org. If you have questions regarding this request, please contact us at 408-993-4600

For Administrative Use

Is CEQA Applicable?

YES ☐

NO ☐

If CEQA applicable but not satisfied, explain:

AUTHORIZATION OF FACILITIES DEPARTMENT:

☐ Approved as Requested

☐ Approved With Conditions

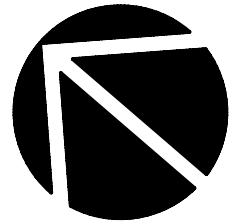
☐ Not Approved

☐ Return to Client for More Information; Resubmit

Comments:

Director, Facilities and Fleet

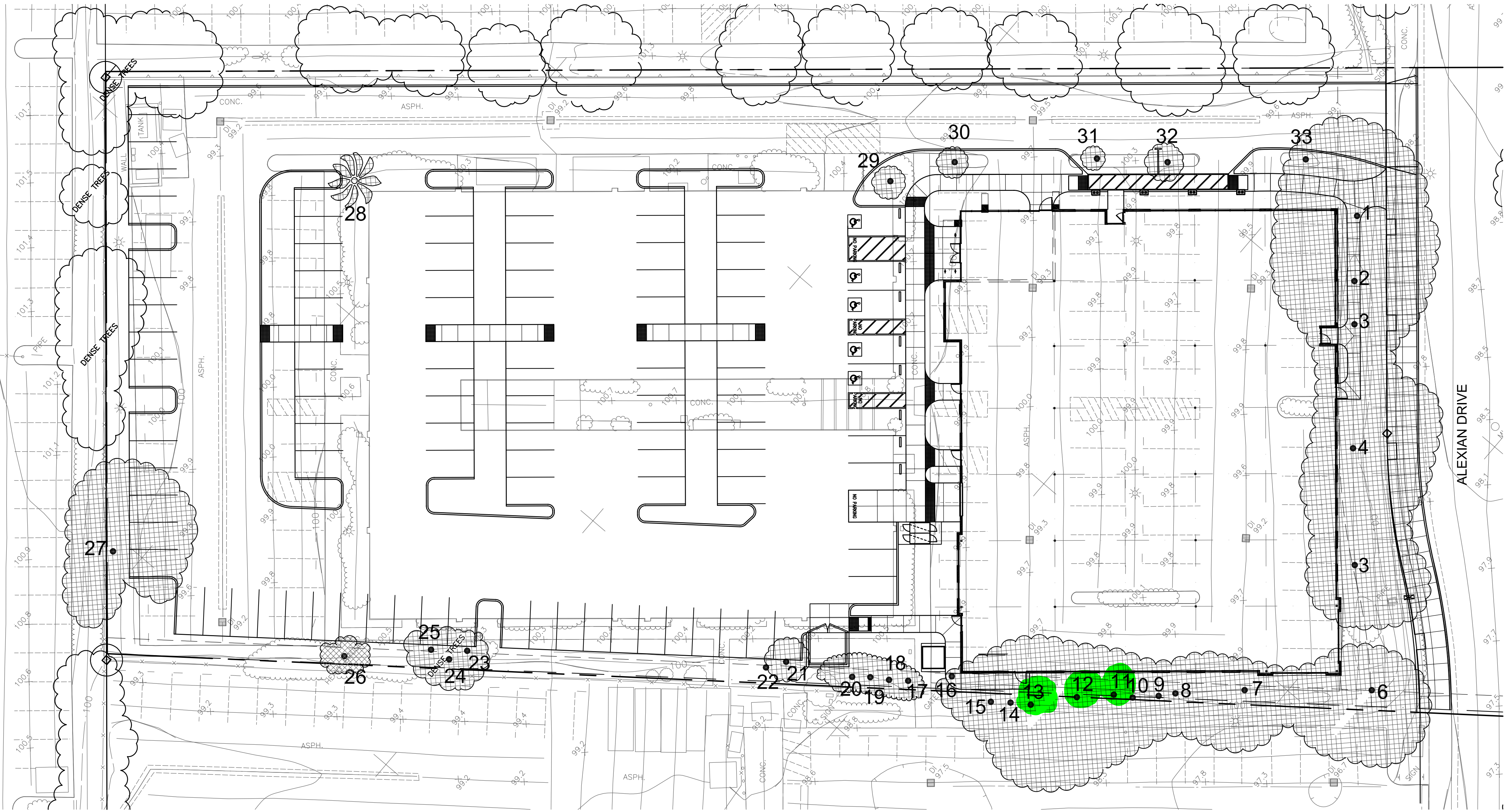
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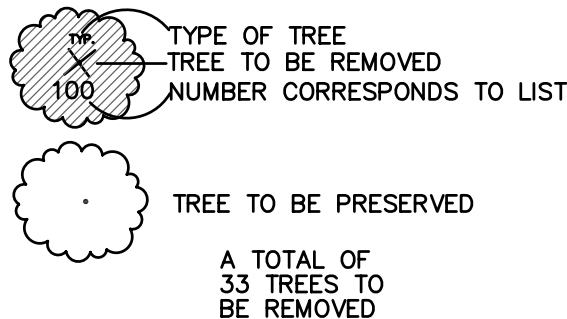
SCALE: 1"=20'

TREE REMOVAL MITIGATION CHART

DIAMETER OF TREE TO BE REMOVED		NO. OF TREES	REPLACEMENT RATIO	REPLACEMENT TREES REQUIRED
18 INCHES OR GREATER	NATIVE	0	5:1 24 INCH BOX	0
	NON-NATIVE	17	4:1 24 INCH BOX	68
12 TO 18 INCHES	NATIVE	0	3:1 24 INCH BOX	0
	NON-NATIVE	0	2:1 24 INCH BOX	0
LESS THAN 12 INCHES	NATIVE	0	1:1 15 GALLON	0
	NON-NATIVE	16	1:1 15 GALLON	16
TOTAL		33		84



SYMBOL LEGEND



TREE REMOVAL LEGEND

PLAN SYMBOL NUMBER		TRUNK DIAM (REFER TO ARBORIST REPORT)			
BOTANIC NAME	COMMON NAME			SAVE/REMOVE	REASON FOR REMOVAL
1. Eucalyptus sideroxylon	Red Ironbark	21"		Remove	Landscape Improvements
2. Eucalyptus sideroxylon	Red Ironbark	21"		Remove	Landscape Improvements
3. Eucalyptus sideroxylon	Red Ironbark	21"		Remove	Landscape Improvements
4. Eucalyptus sideroxylon	Red Ironbark	28"		Remove	Landscape Improvements
5. Eucalyptus sideroxylon	Red Ironbark	22"		Remove	Landscape Improvements
6. Eucalyptus sideroxylon	Red Ironbark	25"		Remove	Landscape Improvements
7. Melaleuca linariifolia	Caajuput Tree	25"		Remove	Landscape Improvements
8. Melaleuca linariifolia	Caajuput Tree	19"		Remove	Landscape Improvements
9. Melaleuca linariifolia	Caajuput Tree	11"		Remove	Landscape Improvements
10. Melaleuca linariifolia	Caajuput Tree	25"		Remove	Landscape Improvements
11. Pinus canariensis	Canary Island Pine	19"		Remove	Landscape Improvements
12. Pinus canariensis	Canary Island Pine	20"		Remove	Landscape Improvements
13. Pinus canariensis	Canary Island Pine	24"		Remove	Landscape Improvements
14. Melaleuca linariifolia	Caajuput Tree	30"		Remove	Landscape Improvements
15. Melaleuca linariifolia	Caajuput Tree	19"		Remove	Landscape Improvements
16. Celtis sinensis	Hackberry	21"		Remove	Landscape Improvements
17. Rhamnus alaternus	Italian Buckthorn	4"		Remove	Landscape Improvements
18. Rhamnus alaternus	Italian Buckthorn	5"		Remove	Landscape Improvements
19. Prunus caroliniana	Carolina Laurel Cherry	4"		Remove	Landscape Improvements
20. Celtis sinensis	Hackberry	11"		Remove	Landscape Improvements
21. Rhamnus alaternus	Italian Buckthorn	33"		Remove	Landscape Improvements
22. Rhamnus alaternus	Italian Buckthorn	45"		Remove	Landscape Improvements
23. Rhamnus alaternus	Italian Buckthorn	44"		Remove	Landscape Improvements
24. Rhamnus alaternus	Italian Buckthorn	6.4"		Remove	Landscape Improvements
25. Rhamnus alaternus	Italian Buckthorn	44"		Remove	Landscape Improvements
26. Olea europaea	Olive	3.4"		Remove	Municipal Ordinance
27. Olea europaea	Olive	19"		Remove	Municipal Ordinance
28. Phoenix canariensis	Canary Island Date Palm	20"		Remove	Municipal Ordinance
29. Lagostroemia hybrid	Grape Myrtle	21"		Remove	Landscape Improvements
30. Lagostroemia hybrid	Grape Myrtle	21"		Remove	Landscape Improvements
31. Lagostroemia hybrid	Grape Myrtle	21"		Remove	Landscape Improvements
32. Lagostroemia hybrid	Grape Myrtle	3"		Remove	Landscape Improvements
33. Lagostroemia hybrid	Grape Myrtle	1"		Remove	Landscape Improvements

GENERAL TREE PROTECTION NOTES

- PROTECTION FENCING IS REQUIRED FOR TREES LOCATED WITHIN THE PROJECT AREA AND PLANNED FOR RETENTION. THE FENCING SHALL CONSIST OF FIVE FEET HIGH CHAIN LINK MOUNTED ON TWO INCH POSTS THAT ARE DRIVEN TWO FEET INTO THE GROUND EVERY 10 TO 12 FEET. PLACE THE FENCE AT THE TREES' DRIPLINE (CANOPY EDGE) AS INDICATED ON SHEET L-1 AND KEEP IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PROJECT ACTIVITIES SHALL BE CONDUCTED OUTSIDE THE FENCED AREAS WITH NO MATERIALS BEING STORED OR VEHICLES PARKED WITHIN THEM.
- LANDSCAPE IRRIGATION TRENCHING SHALL BE LOCATED OUTSIDE THE CANOPY EDGE OF EACH TREE, IF POSSIBLE. IF THIS IS NOT POSSIBLE, IRRIGATION TRENCHES SHALL BE NO CLOSER THAN TEN TIMES THE TRUNK DIAMETER. TRENCHES BENEATH THE CANOPY SHALL BE NO LESS THAN FIFTEEN FEET FROM OTHER TRENCHES.
- DO NOT INSTALL IMPERIOUS MATERIALS, SUCH AS ROADS AND WALKWAYS, WHERE THEY WILL IMPACT MORE THAN TWENTY PERCENT OF THE GROUND BENEATH THE CANOPY.
- DO NOT DUMP ANY CONCRETE RESIDUE, CHEMICALS, SOLVENTS, ETC. BELOW THE CANOPIES OF PROTECTED TREES. IF ANY ARE ACCIDENTALLY SPILLED, THEY SHOULD BE REMOVED PROMPTLY AND PROPERLY DISPOSED OF AS SOON AS POSSIBLE.
- DO NOT USE TREE TRUNKS AS A WINCH SUPPORT IN DEMOLITION OPERATIONS OR FOR MOVING AND LIFTING LARGE LOADS.
- GRADE AND TRENCH IN LINES RADIAL TO TREES, NOT TANGENTIAL. IF ROOTS ARE ENCOUNTERED WHILE TRENCHING, FOLLOW ROOT SEVERANCE GUIDELINES.
- IN AREAS NEAR OR UNDER TREES WHERE SOIL COMPACTION HAS OCCURRED FROM OPERATION OF HEAVY EQUIPMENT, AERATE (FRACTURE) SOILS QUICKLY AS IS PRACTICAL.
- CONTRACTOR SHALL STORE LANDSCAPE MATERIALS BEFORE, DURING AND AFTER CONSTRUCTION IN THE NORTHWEST PARKING LOT OF THE PROJECT AREA.

9. THE GROUND SURFACE LOCATED BELOW THE CANOPY SHALL NOT BE DISTURBED, EXCEPT TO PERFORM THE WORK. WHEN ADDING FILL TO ANY ROOT ZONE, CARE WHILE BE TAKEN TO ASSURE THAT IT IS NO DEEPER THAN FOUR INCHES AND THAT THE WORK IS PERFORMED BY HAND. IF SOIL MUST BE REMOVED, NO MORE THAN FOUR INCHES MAY BE REMOVED AND THE WORK MUST BE DONE BY HAND.

10. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED WHENEVER DAMAGE TO ANY ROOT OVER TWO INCHES IN DIAMETER OCCURS:

A. IMMEDIATELY COVER THE ROOT WITH A BOARD OR BURLAP AND KEEP MOIST UNTIL STEP "B" CAN BE PERFORMED.

B. CUT THE DAMAGED ROOT(S) CLEAN WITH A HAND OR CHAIN SAW AND IMMEDIATELY WRAP THE ROOT END WITH A PLASTIC BAG SECURED WITH TAPE OR RUBBER BANDS. NEXT BACKFILL THE EXPOSED ROOT AREA WITH SOIL AS SOON AS POSSIBLE. WHENEVER POSSIBLE, CUT THE ROOT BACK TO A LATERAL (SIDE) ROOT.

TREE REMOVALS

1. WHEN REMOVING TREES THE CONTRACTOR SHALL TAKE GREAT CARE NOT TO DAMAGE SURROUNDING TREES PLANNED FOR RETENTION. A QUALIFIED COMPANY SHALL REMOVE AND GRIND THE STUMPS. TREES SHALL NOT BE PUSHED OVER WITH HEAVY EQUIPMENT.

2. TREE REMOVALS SHALL BE PERFORMED UNDER THE STANDARDS ESTABLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, NATIONAL ARBOR ASSOCIATION, AND THE AMERICAN NATIONAL STANDARDS INS. ACCIDENTAL DAMAGE TO TREES SHALL RECEIVE IMMEDIATE ATTENTION.

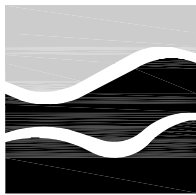
GENERAL LANDSCAPE GUIDELINES

1. IRRIGATION HEADS SHALL BE DIRECTED AWAY FROM EXISTING TREE TRUNKS, INCLUDING THOSE AREAS WHERE TURF IS INSTALLED.

2. LANDSCAPE IRRIGATION TRENCHING SHALL BE LOCATED OUTSIDE THE CANOPY EDGE OF EACH TREE, IF POSSIBLE. IF THIS IS NOT POSSIBLE, IRRIGATION TRENCHES SHALL BE NO CLOSER THAN TEN TIMES THE TRUNK DIAMETER. TRENCHES BENEATH THE CANOPY SHALL BE NO LESS THAN FIFTEEN FEET FROM OTHER TRENCHES.

3. DO NOT INSTALL IMPERIOUS MATERIALS, SUCH AS ROADS AND WALKWAYS, WHERE THEY WILL IMPACT MORE THAN TWENTY PERCENT OF THE GROUND BENEATH THE CANOPY.

4. REFER TO THE ARBORIST REPORT FOR THIS PROJECT PREPARED BY DAVID BABBY, ARBOR RESOURCES, DATED JULY 30, 2001 FOR ADDITIONAL INFORMATION.



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DIALYSIS CLINIC
BUILDING SHELL & SITE WORK
2121 ALEXIAN DRIVE.
SAN JOSE, CALIFORNIA

Job Number

Date

05/03/16

Drawn

Sheet Title

TREE SURVEY

PLAN

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1"=20'

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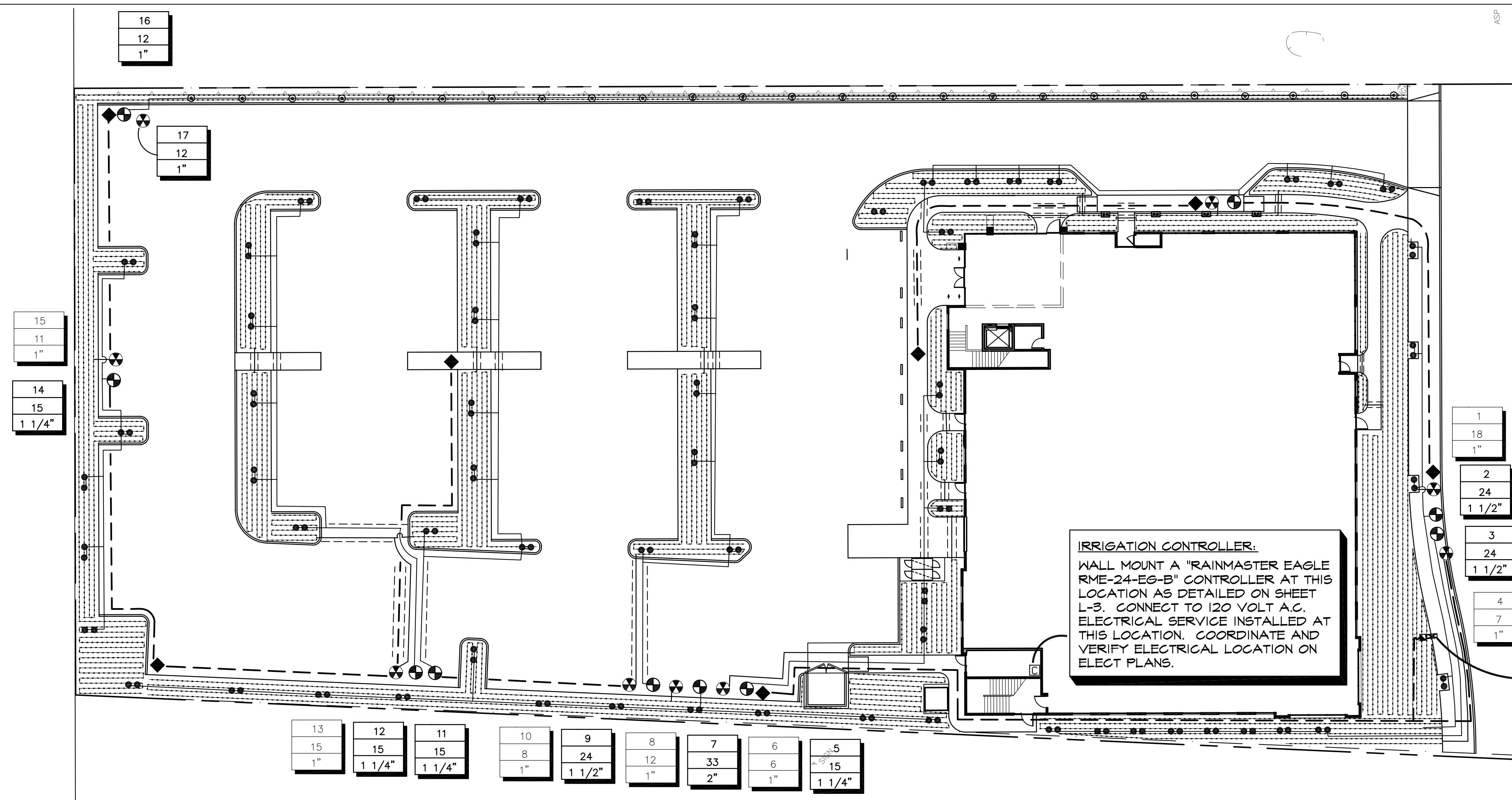
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SCALE: 1"=20'

GENERAL NOTE:
THE IRRIGATION PLAN AND THE PIPING DETAILS ARE DIAGRAMMATIC. PIPE LINES SHOWN PARALLEL IN THE DRAWINGS MAY BE PLACED IN A COMMON TRENCH, PROVIDED THAT A MINIMUM HORIZONTAL DISTANCE OF THREE INCHES (3") IS MAINTAINED BETWEEN BURIED LINES. VALVE LOCATIONS ARE SCHEMATIC AND SHOWN FOR GRAPHIC CLARITY. LOCATE ALL VALVES AND WIRING IN LANDSCAPED AREAS.

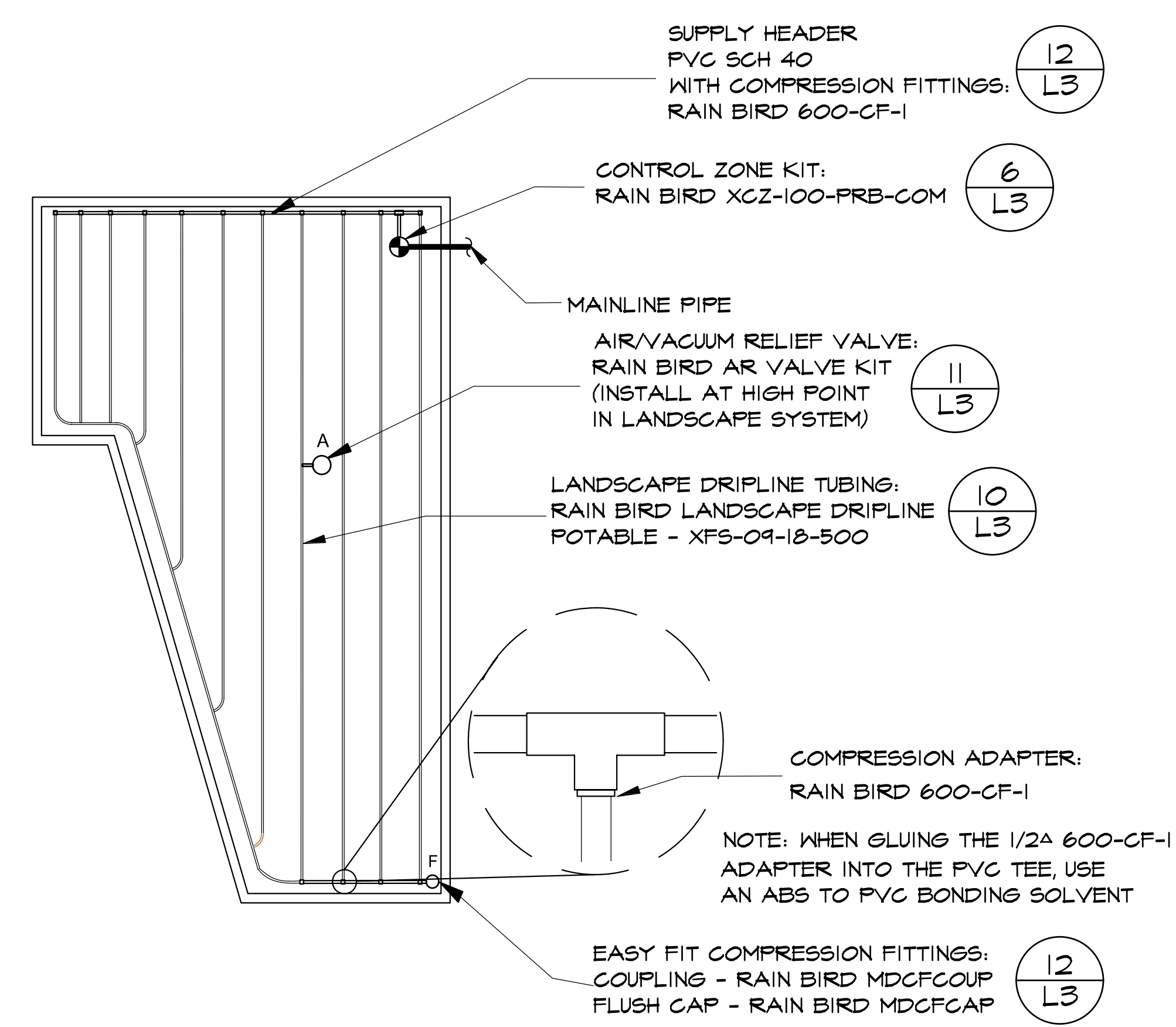
LOCATE MAINLINE IN LANDSCAPED AREAS.

IRRIGATION CONTROLLER:
WALL MOUNT A "RAINMASTER EAGLE RME-24-EG-B" CONTROLLER AT THIS LOCATION AS DETAILED ON SHEET L-3. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION. COORDINATE AND VERIFY ELECTRICAL LOCATION ON ELECT PLANS.

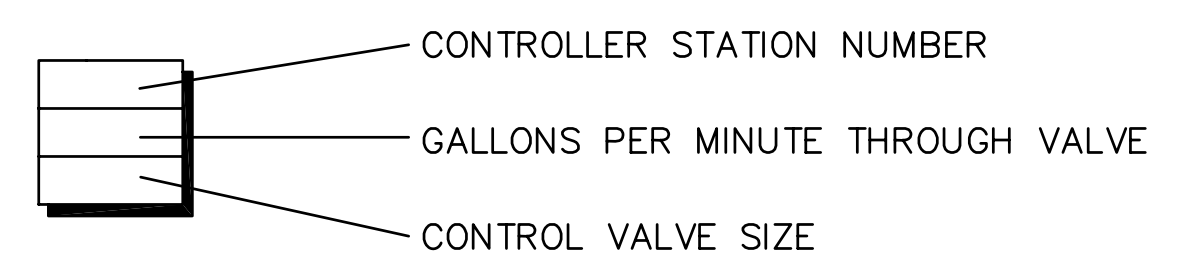
POINT OF CONNECTION:
PROVIDE AND INSTALL A "FEBCO" 825Y-BV-2" BACKFLOW PREVENTOR AT EXISTING 2" IRRIGATION WATER METER REFER TO CIVIL ENGR. PLANS FOR EXACT LOCATION. MAXIMUM IRRIGATION DEMAND: 33 G.P.M. AT 65 P.S.I. MINIMUM STATIC WATER PRESSURE AT WATER METER LOCATION.

IRRIGATION LEGEND

	WATER METER	EXISTING 2" DOMESTIC WATER METER
	BACKFLOW PREVENTOR	FEBCO 825YA
	GATE VALVE	AQUA - 2"
	REMOTE CONTROL VALVE	RAINBIRD EFB-CP SERIES
	QUICK COUPLER	RAINBIRD 33DRC
	CONTROLLER	RAINMASTER RME18EG-B
	CONTROL ZONE KIT	RAINBIRD XCZ-100-PRB-COM
	LOW FLOW CONTROL ZONE KIT	RAINBIRD XCZ-075-PRF
	PRESSURE COMPENSATING BUBBLERS-TREES	RAINBIRD-1300A-F (ADJUST TO 1.5 GPM EACH)
	PRESSURE COMPENSATING BUBBLERS-SHRUBS	RAINBIRD-1300A-F (ADJUST TO 0.5 GPM EACH)
	IRRIGATION MAINLINE	1120/SCHEDULE 40 PVC PIPE-18" COVER
	IRRIGATION LATERAL LINE	1120/SCHEDULE 40 PVC PIPE-12" COVER
	IRRIGATION DRIPLINE	RAINBIRD XFS-09-18-500
	IRRIGATION SLEEVE	1120/SCHEDULE 80 PVC PIPE-24" COVER SIZE AS NOTED
	1" ELECTRICAL CONDUIT	PVC SCHEDULE 80 - 24" COVER



1. TYPICAL DRIPLINE INSTALLATION SCALE: 1"=1'-0"



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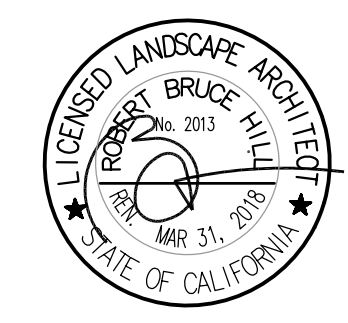
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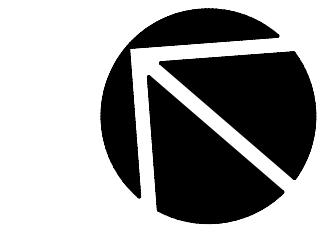
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IRRIGATION
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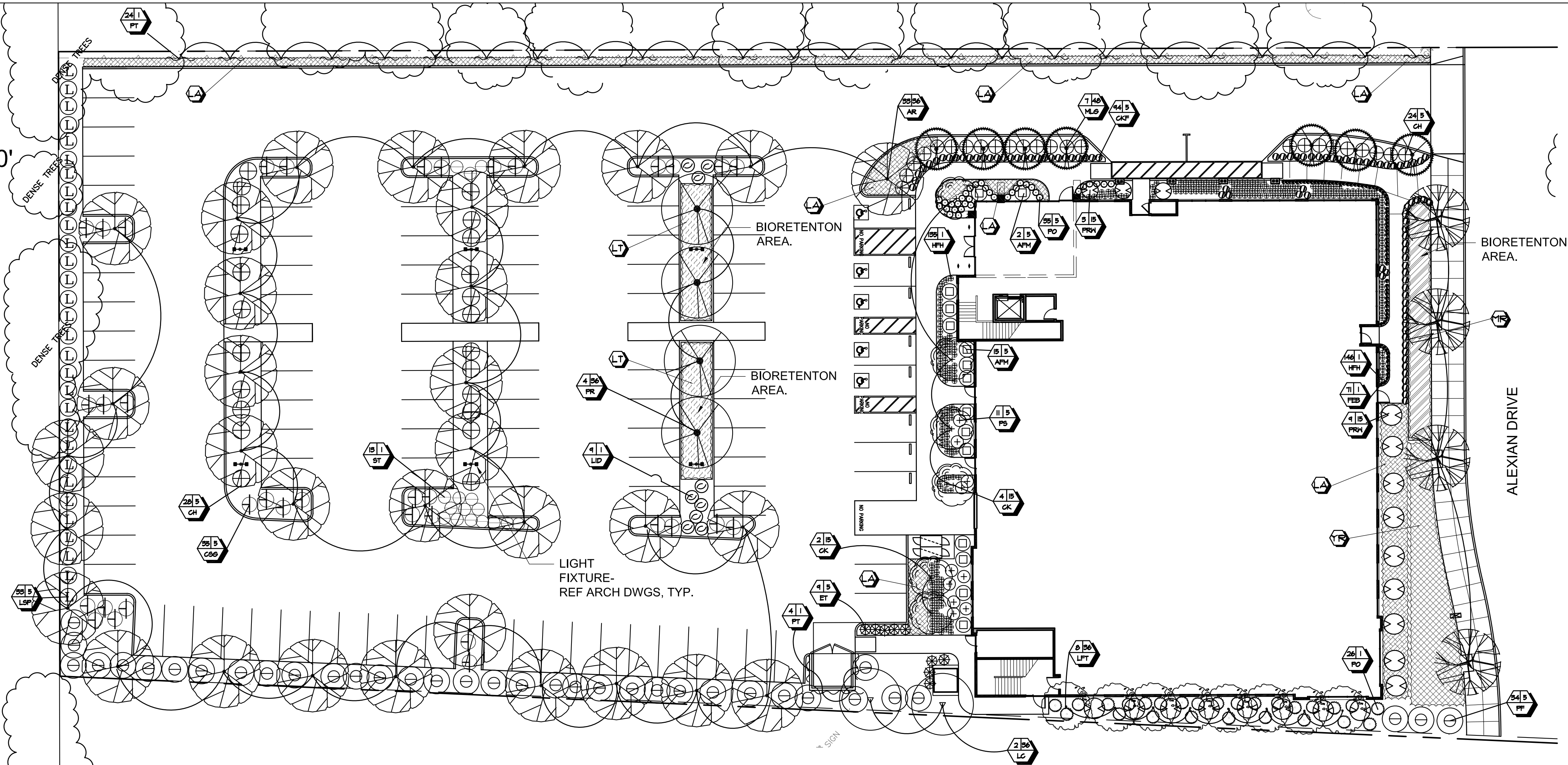
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SCALE: 1"=20'



1. PRELIMINARY PLANTING PLAN

SCALE: 1"=20'

PLANT LEGEND

TREES								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT AND SPREAD WHEN PLANTED	REMARKS	QUANTITY	WUCOLS WATER USE
	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	36" BOX	10-12' X 5-6'	DOUBLE STAKE	33	MOD
	CK	CORNUS KOUSA VAR. CHINENSIS 'MILKY WAY'	CHINESE DOGWOOD VAR. 'MILKY WAY'	36" BOX	10-12' X 5-6'	DOUBLE STAKE	6	MOD
	LC	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	10-12' X 5-6'	DOUBLE STAKE	2	MOD
	LFT	LAGERSTOEMIA FAURIEI 'TUCARORA'	CRAPPE MYRTLE VAR. 'TUSCARORA'	36" BOX	8' X 4'	DOUBLE STAKE	8	LOW
	MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA VAR. 'LITTLE GEM'	36" BOX	10-12' X 5-6'	DOUBLE STAKE	7	MOD
	PR	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	10-12' X 5-6'	DOUBLE STAKE	7	MOD
	STR	STREET TREE - SHOWN CONCEPTUALLY ONLY SPECIES AND PLACEMENT TO BE SHOWN ON THE OFF-SITE IMPROVEMENT PLANS			TBD		DOUBLE STAKE	TBD
SHRUBS								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT AND SPREAD WHEN PLANTED	REMARKS	QUANTITY	WUCOLS WATER USE
	AFM	ABELIA GRANDIFLORA VAR. 'FRANCIS MASON'	ABELIA GRANDIFLORA VAR. 'FRANCIS MASON'	5 GAL.	18" X 18"		15	MOD
	CH	CISTUS HYBRIDUS	ROCKROSE	5 GAL.	18" X 18"		28	LOW
	CSG	COLEONEMA VAR. 'SUNSET GOLD'	BREATH OF HEAVEN VAR. 'SUNSET GOLD'	5 GAL.	12" X 12"		35	MOD
	ET	ESCALLONIA VAR. 'TERRI'	ESCALLONIA VAR. 'TERRI'	5 GAL.	12" X 12"		9	LOW
	HFH	HEMEROCALLIS VAR. 'FRANS HALS'	DAY LILY VAR. 'FRANS HALS'	1 GAL.	12" X 12"		265	MOD
	LID	LAVENDULA ANGUSTIFOLIA IRENE DOWLE	TWO SEASON LAVENDER	1 GAL.	12" X 12"		9	LOW
	LSP	LOROPETALUM CHINENSIS 'SIZZLIN' PINK'	FRINGE FLOWER VAR. 'SIZZLIN' PINK'	5 GAL.	18" X 18"		33	LOW
	PHO	PHOTINIA FRASERI	PHOTINIA	5 GAL.	18" X 18"		36	MOD
	PRW	PHORMIUM TENAX VAR. 'RAINBOW WARRIOR'	NEW ZEALAND FLAX VAR. 'RAINBOW WARRIOR'	15 GAL.	24" X 24"		20	LOW
	PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL.	24" X 24"		10	MOD
VINES								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT AND SPREAD WHEN PLANTED	REMARKS	QUANTITY	WUCOLS WATER USE
	PT	PARTHENOCEISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MIN 3' 24" RUNNERS		29	LOW
GRASSES								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT AND SPREAD WHEN PLANTED	REMARKS	QUANTITY	WUCOLS WATER USE
	CKF	CALAMAGROSTIS ACUTIFLORA VAR. 'KARL FOERSTER'	FEATHER REED GRASS VAR. 'KARL FOERSTER'	5 GAL.	18" X 18"		94	MOD
	FEB	FESTUCA GLAUCA VAR. 'ELIJAH BLUE'	BLUE FESCUE VAR. 'ELIJAH BLUE'	1 GAL.	12" X 12"		71	LOW
	PO	PENNISETUM ORIENTAL	FOUNTAIN GRASS	1 GAL.	12" X 12"		31	MOD
	ST	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	12" X 12"		16	LOW
GROUNDCOVERS								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE		REMARKS	QUANTITY	WUCOLS WATER USE
	LA	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	36" O.C.	TRIANGULAR SPACING		LOW
	YR	ROSA VAR. 'YELLOW RIBBONS'	GROUNDCOVER ROSE VAR. 'YELLOW RIBBONS'	1 GAL.	24" O.C.	TRIANGULAR SPACING		MOD
BIORETENTION PLANTS								
SYMBOL	KEY	BOTANIC NAME	COMMON NAME	SIZE		REMARKS	QUANTITY	WUCOLS WATER USE
	LT	LEYMUS TRITICOIDES	BEARDLESS WILDRYE	FLAT PLUGS	12" O.C.	TRIANGULAR SPACING		LOW
	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	36" O.C.	TRIANGULAR SPACING		LOW
	PR	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	10-12' X 5-6'	DOUBLE STAKE	4	MOD

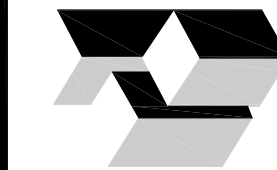
GENERAL PLANTING NOTES

- REFER TO SPECIFICATIONS FOR MATERIAL AND WORKMANSHIP REQUIREMENTS, SOIL AMENDMENTS, INSPECTION SCHEDULES AND GENERAL CONDITIONS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PLANTED AREAS WILL BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- THE FINAL LOCATION OF ALL TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO ACCOMMODATE EXISTING SITE CONDITIONS. CONTACT THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO PLANT LAYOUT FOR APPROVAL.
- ALL PLANTED AREAS, EXCEPT BIORETENTION AREAS SHALL RECEIVE A 2" LAYER FIR OR REDWOOD BARK CHIPS APPLIED AFTER THE COMPLETION OF PLANTING OPERATIONS, 'PRO-CHIP' WITH COLORANT OR APPROVED EQUIVALENT. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACING BARK MULCH. REJECTED MATERIAL WILL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONTRACTOR. BIORETENTION AREAS SHALL RECIEVE A 3" LAYER OF ORGANIC COMPOST ONLY (NO BARK MULCH).
- ALL SHRUBS SHALL BE PLANTED 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
- ALL LANDSCAPING, IRRIGATION AND MAINTENANCE OF SAME SHALL CONFORM TO THE CITY OF SAN JOSE LANDSCAPE GUIDELINES.
- STANDARD CITY TREE REPLACEMENT RATIOS REQUIRE FOUR 24-INCH BOX TREES FOR EACH REMOVED ORDINANCE-SIZE TREE, TWO 24-INCH BOX TREES FOR EACH REMOVED TREE BETWEEN 12 AND 18 INCHES IN DIAMETER, AND ONE 15-GALLON TREE FOR EACH REMOVED TREE LESS THAN 12 INCHES IN DIAMETER.

TREE MITIGATION TABLE

DIAMETER OF TREE TO BE REMOVED		NO. OF TREES	REPLACEMENT RATIO	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
18 INCHES OR GREATER	NATIVE	0	5:1 24 INCH BOX	0	0
	NON-NATIVE	17	4:1 24 INCH BOX	68	68 36 INCH BOX
12 TO 18 INCHES	NATIVE	0	3:1 24 INCH BOX	0	0
	NON-NATIVE	0	2:1 24 INCH BOX	0	0
LESS THAN 12 INCHES	NATIVE	0	1:1 15 GALLON	0	0
	NON-NATIVE	16	1:1 15 GALLON	16	0
TOTAL		33		84	68 36" BOX

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DIALYSIS CLINIC
BUILDING SHELL & SITE WORK
2121 ALEXIAN DRIVE.
SAN JOSE, CALIFORNIA

Job Number

Date

05/03/16

Drawn

Sheet Title

PLANTING PLAN

Scale

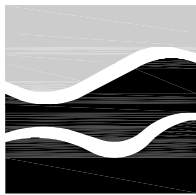
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Revisions

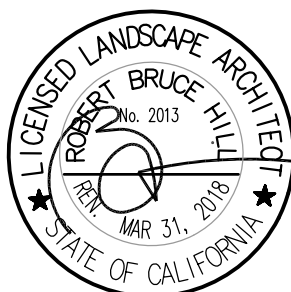
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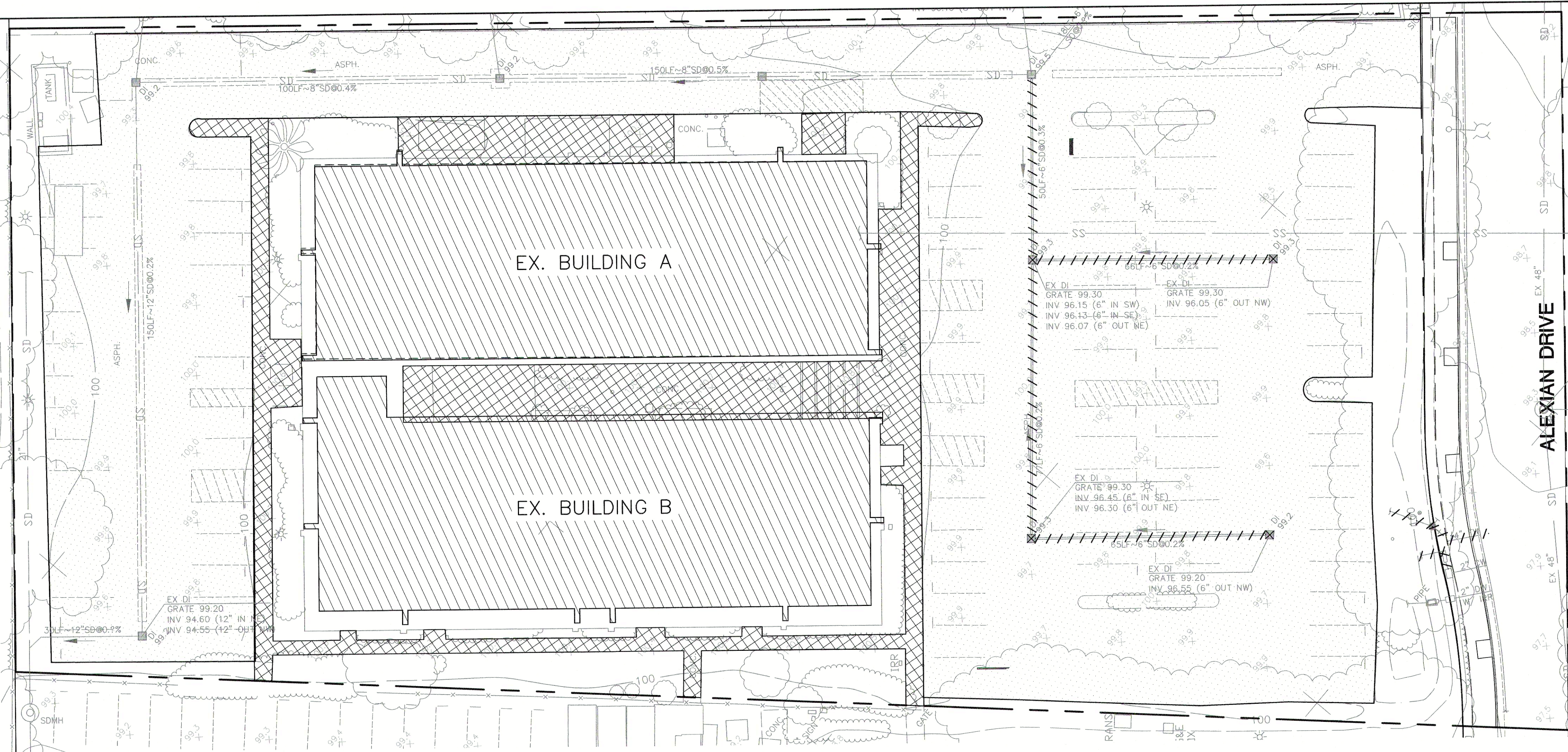


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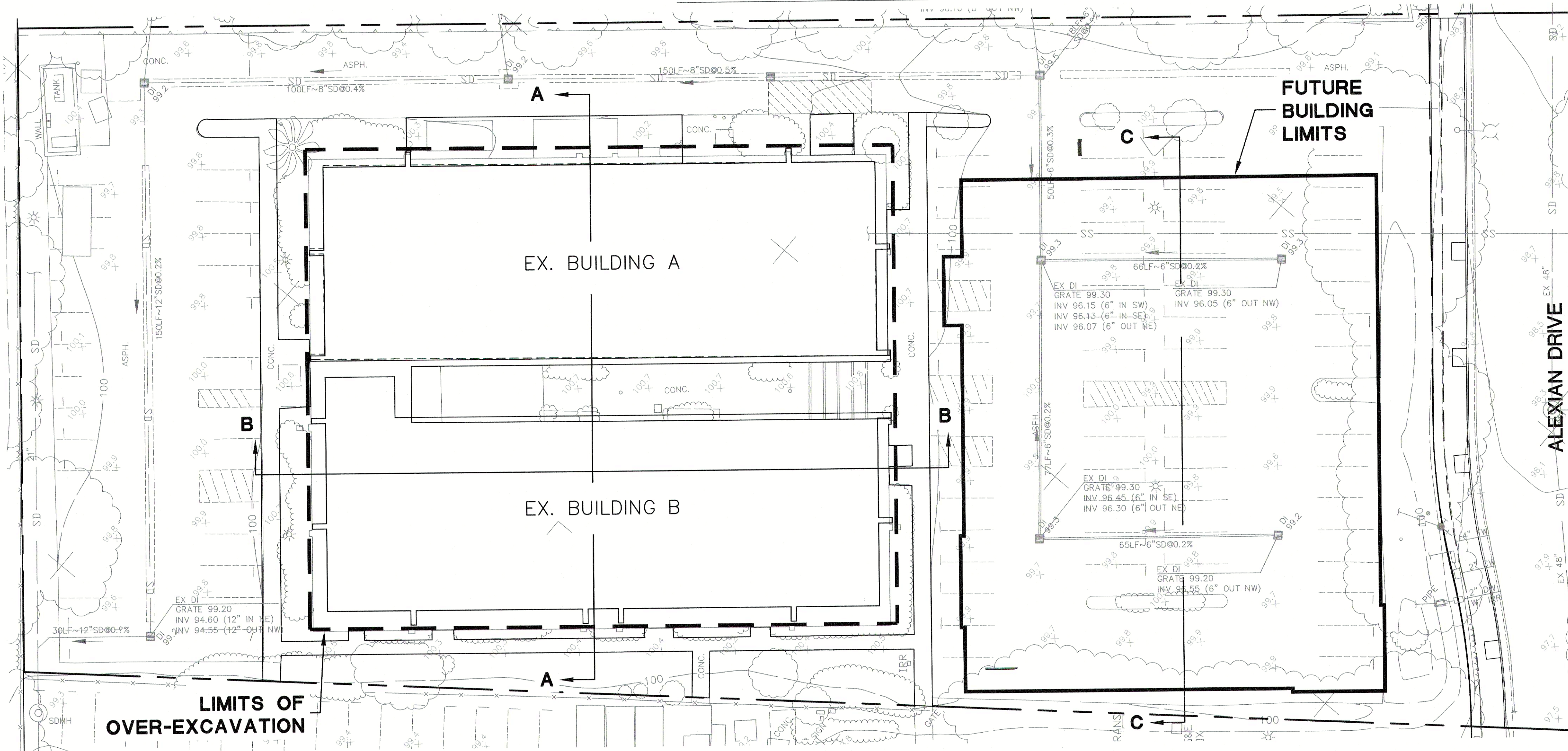


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Jan 18, 2019 - 2:02pm

REV. DATE JUNE 2018



DEMOLITION PLAN



OVER EXCAVATION PLAN

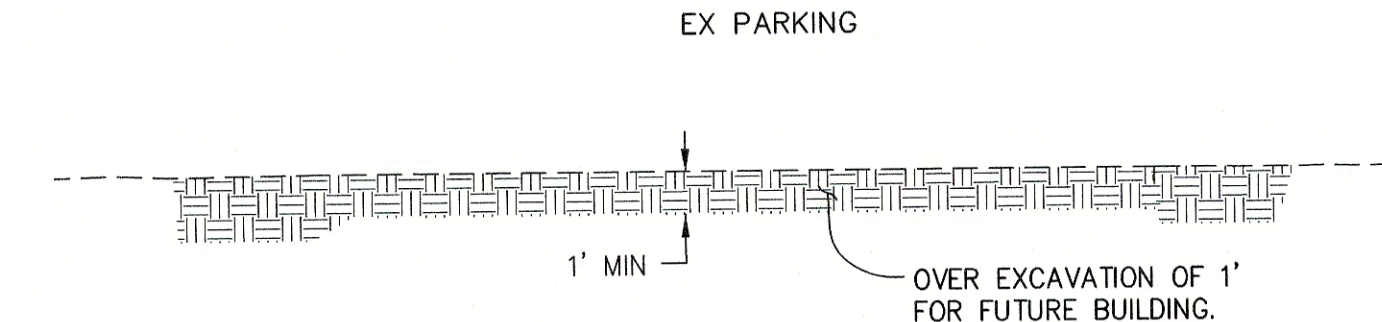
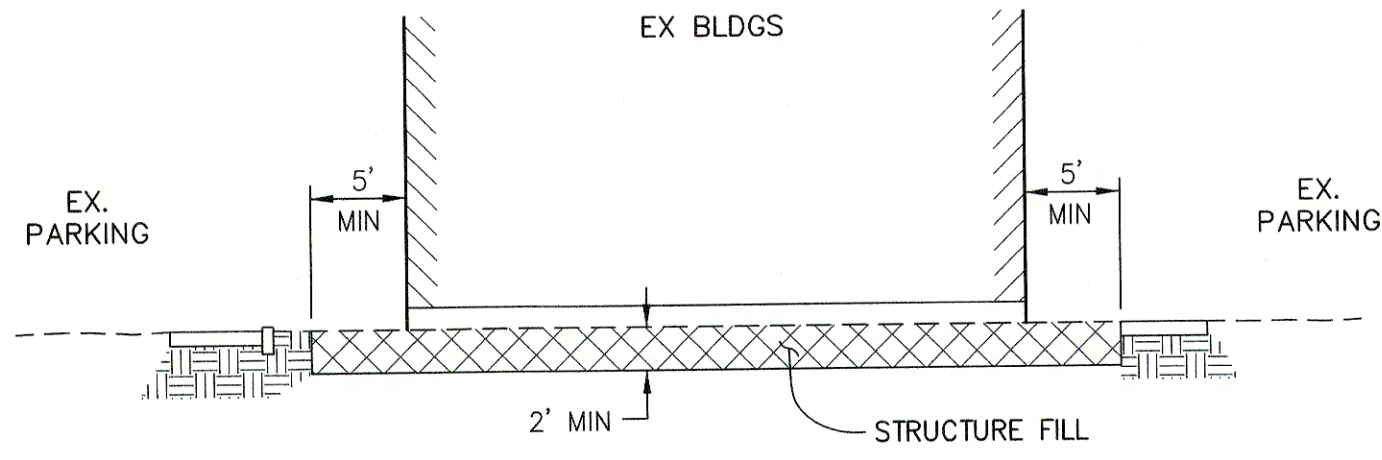
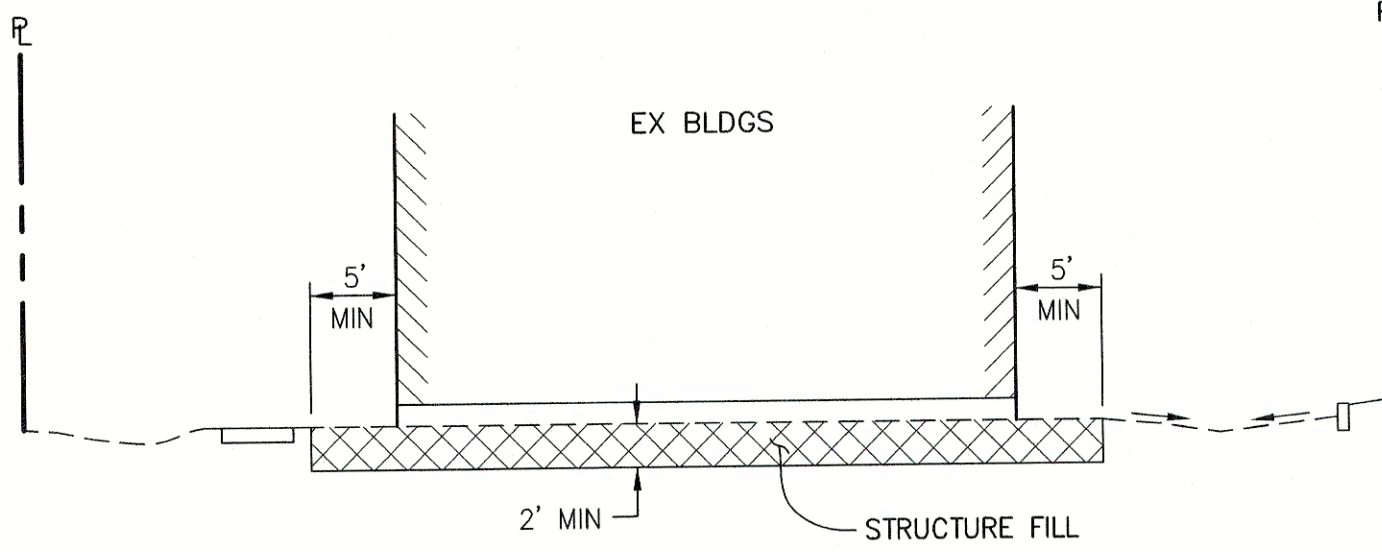
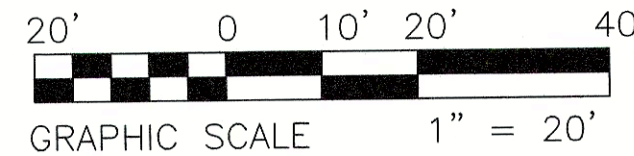
LEGEND

- DISTINCTIVE SITE BOUNDARY
- INTERIOR LOT LINE
- ASSESSOR PARCEL LIMITS
- ADJACENT LOT LINE
- CENTER LINE
- EASEMENT LINE
- TIE LINE
- EXISTING FENCE
- EXISTING TREE
- LIMITS OF EX BUILDINGS
DEMOLISHED UNDER SEPARATE
PERMIT (13-121419-CI)
- LIMITS OF EX AC
TO BE REMOVED
- LIMITS OF EX CONCRETE
TO BE REMOVED
- UTILITIES TO BE ABANDONED

FOR INFORMATION ONLY
NOT REVIEWED OR APPROVED BY PUBLIC WORKS.
CONTRACTOR TO OBTAIN SEPARATE DEMOLITION
PERMIT FROM BUILDING DEPARTMENT PRIOR TO
DEMOLITION OF ANY ONSITE STRUCTURES.

TREE NOTE:
ALL TREES TO BE REMOVED.

OVER EXCAVATION NOTE:
FOR PARTICULARS OF OVER EXCAVATION &
STRUCTURAL FILL SEE GEOTECHNICAL
REPORT (SEE SH 1, NOTE 13)



REVISIONS		DATE	BY	CSJ

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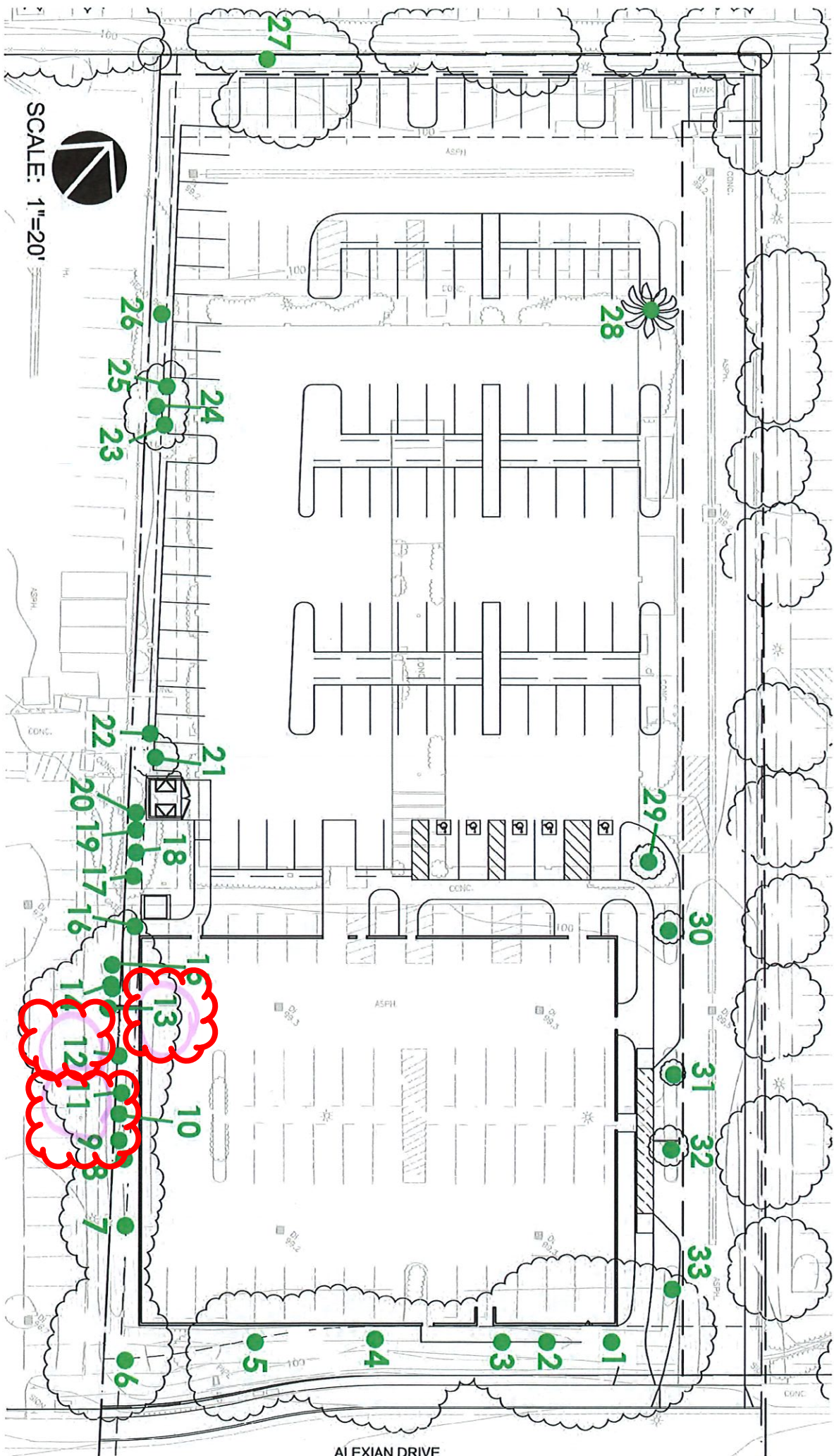
GRADING & DRAINAGE PLAN
SATELLITE-ALEXIAN
DEMOLITION PLAN &
OVER-EXCAVATION PLAN
SAN JOSE, CALIFORNIA

Project No: 15023B
Designed: SNU
Checked: SPS
Date: 2019-01-18

SHEET
3
Of 12 SHEETS

PW PROJECT #
3-22066

2/1/19



SCALE: 1"=20'



AI FXIAN DRIVE