GENERAL DEVELOPMENT PLANS
EXHIBIT C
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

OCTOBER 2006
REVISED MAY 2007
REVISED DECEMBER 2007

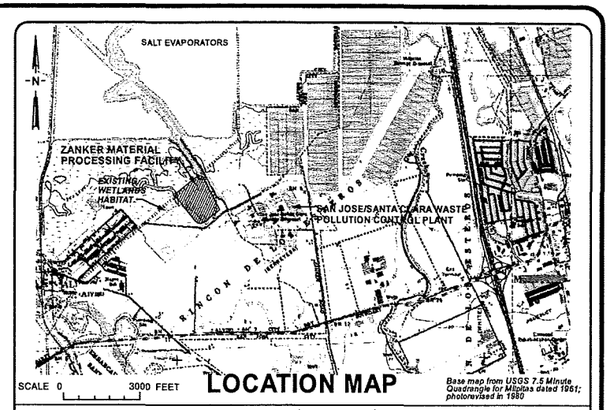
PROJECT DATA:

CODE:	2001 CALIFORNIA BUILDING CODE
OCCUPANCY GROUP:	F-2, B
ZONE:	A (PD)
CONSTRUCTION TYPE:	F-2 (V-N, FULLY SPRINKLERED). B (V-N)
BASIC ALLOWABLE AREA:	F-2 OCCUPANCY = 12,000 SF - 2 STORIES B OCCUPANCY - 8,000 SQ FT - 2 STORIES
ALLOWABLE INCREASE:	F-2 OCCUPANCY = UNLIMITED AREA BASED ON SECTION 505.2 B OCCUPANCY = N/A
ACTUAL BUILDING AREA:	F-2 OCCUPANCY = 194,400 SF B OCCUPANCY = 3,150 SF
OCCUPANT LOAD:	F-2 OCCUPANCY = 194,400 / 500 = 389 B OCCUPANCY = 3,150 / 100 = 32 TOTAL OCCUPANCY LOAD = 421
SITE COVERAGE:	8.7%
BLDG COVERAGE:	(N) OFFICE = 3,150 SF (N) MAINTENANCE / EMPLOYEE FACILITIES = 10,000 SF (N) WAREHOUSE = 194,400 SF TOTAL 207,550 SF
PARKING REQUIRED:	F-2= (AS PER CITY OF SAN JOSE 2001 ZONING ORD. 20-190, TRANSFER FACILITY: 1 PER EMPLOYEE FOR LARGEST SHIFT + 1 PER FACILITY VEHICLE) - LARGEST SHIFT = 40 SPACES + 20 SPACES(1/FAC VEHICLE) = 60 CAR SPACES - FACILITY VEHICLES - 20 TRUCK SPACES B = (1 / 250 SF)3,150 SF / 250 = 13 CAR SPACES (AS PER CITY OF SAN JOSE 2001 ZONING ORD. 20-230 / 250, GENERAL INDUSTRIAL: *1 BICYCLE AND MOTORCYCLE PER 50 CODE REQ. AUTO PARK SPACES* 73 AUTO PARK SPACES @ 1 / 50 = 2 BICYCLE SPACES AND MOTORCYCLE SPACES. (A.D.A ACCESSIBLE PARKING SPACES REQ'D: 3 SPACES, 1 SHALL BE VAN ACCESSIBLE) TOTAL REQ'D = 73 STANDARD SPACES, 2 BICYCLE SPACES AND 2 MOTORCYCLE SPACES
PARKING PROVIDED:	130 STANDARD SPACES 2 ADA H.C.ACCESSIBLE 1 ADA H.C. VAN ACCESSIBLE 80 TRUCK SPACES 213 TOTAL

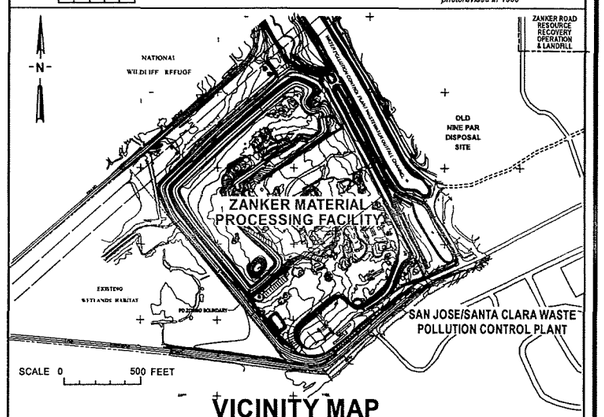
TOTAL ACRES OF PROPERTY: 52.5
TOTAL NO. OF DWELLING UNITS: 0
TOTAL FLOORSPACE FOR NON-RESIDENTIAL USE: 207,550 SF
MRF 204,400 SF
OFFICE 3,150 SF
GATE HOUSES 600 SF

PROPOSED USE	NET AREA (acres)	% TOTAL SITE AREA
TOTAL PROPOSED PARKING, LOADING, & MANEUVERING AREA:	11.7	24.1
MRF LOADING & MANEUVERING	6.2	14.6
HAUL TRUCK / EMPLOYEE PARKING	5.5	9.5
TOTAL BUILDING FOOTPRINT AREA	4.8	9.1
TOTAL LANDSCAPED AREA	10.0	19.0

DEVELOPMENT SCHEDULE: To be determined upon completion of CEQA clearance and Planned Development permitting processes.



LOCATION MAP
Base map from USGS 7.5 Minute Quadrangle for Milpitas dated 1961; photorevised in 1980



VICINITY MAP

DWG. NO.	TITLE	REVISION	DATE
1	Title Sheet	2	12/12/07
2	Final Land Use Plan	2	12/12/07
3	Conceptual Site Plan	1	12/12/07
3A	Current Site Plan and Resource Recovery Operations	1	5/11/07
4	Final Grading & Drainage and Resource Recovery Operations	2	12/12/07
4A	BMPs and TCMs Location Map	0	11/16/07
5	Sections	1	12/12/07
6	MRF Floor Plan	2	11/16/07
7	MRF Elevations	2	11/16/07
8	Landscaping Plan	1	5/11/07
9	Tree Inventory Plan	0	5/11/07
10	Tree Inventory Notes and Legends	0	5/11/07
11	Lighting Plan	0	5/11/07
12	MRF Equipment Layout	1	11/16/07

APPROVED: 10/27/06 DATE
APPROVED: 12/28/07 DATE:

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	3/16/07	Added Drawings 3, & 9-12; changed old #3 to 3A; updated project ch/ln	SER		RDH	RDH
2	12/12/07	Added Drawing 4A; UpdatedProposed Use table	SER		RDH	RDH

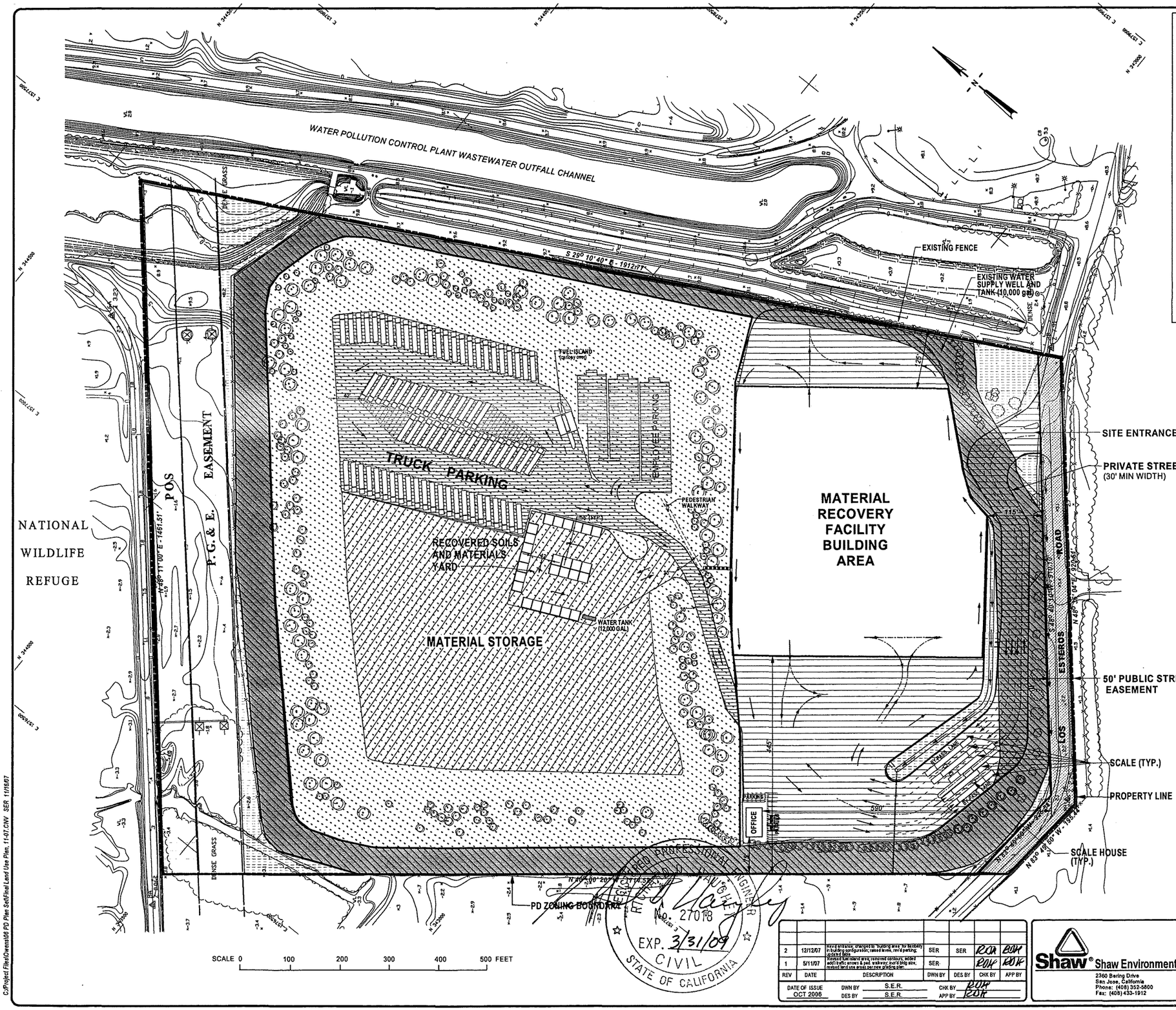
PREPARED FOR
ZANKER ROAD RESOURCE MANAGEMENT, LTD.

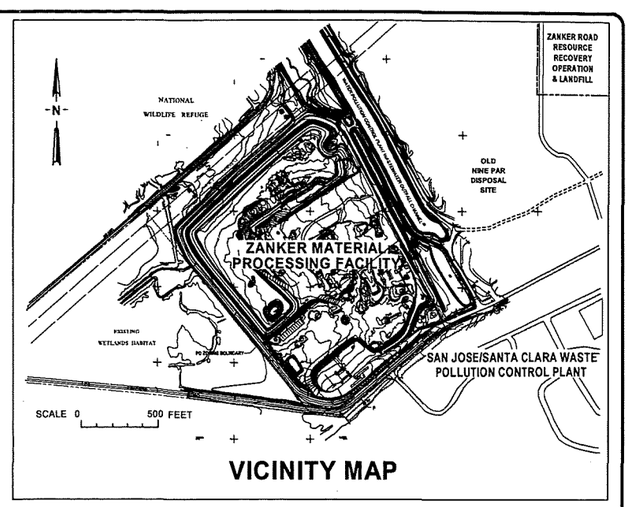
PREPARED BY:
Shaw® Shaw Environmental, Inc.
Formerly EMCON/OWT, INC

REGISTERED PROFESSIONAL ENGINEER
RICHARD D. HAUGHEY
No. 27018
EXP. 3/31/09
CIVIL
STATE OF CALIFORNIA

SetTitle Sheet, 11-07.CNV SER 11/16/07
C:/Project Files/Owens/

PDC 06-120





VICINITY MAP

LEGEND:

- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING

TRAFFIC FLOW PATTERNS

- FORWARD MOTION
- BACKWARD MOTION

NOTES:

DEVELOPMENT STANDARDS:

1. Setbacks dimensioned on plan
2. Material Recovery Facility is 63'-6" tall plus a 6' clearstory; office is two-story (25') (See Dwg. 7)
3. 73 standard parking spaces, plus 3 ADA (one van accessible), plus 2 motorcycle spaces and 20 facility truck spaces are required for 207,550 SF of floorspace; 128 standard spaces provided, plus 3 ADA (including one van accessible), 2 motorcycle spaces and 80 facility truck spaces
4. Closest building ~950' at the San Jose/Santa Clara Waste Pollution Control plant
5. Office building (at south corner of landfill) is the current office building relocated.

Topographic base map prepared by photogrammetric methods by Aero-Geodetic Corporation, San Jose, California
Date of photography: August 14, 2003
Property boundary dimensions were obtained from the Santa Clara County Assessor's Office, (APN 051-30-71). Map date: March 1, 1989
Property boundary bearings from survey by Louis M. Bini Assocolates, Inc. Santa Clara, California; Job No. 77-56, date of survey: 4/4/78

	PROPOSED USE	NET AREA (acres)	% TOTAL ZONING AREA
	LANDFILL (Surface also used for Resource Recovery Operations)	25.2	48.0
	SOIL LEVEE	7.2	13.7
	BUILDING AREA* (MRF, office, scale houses)	6.2	11.8
	PRIVATE ACCESS ROAD / MRF MANUEVERING AREA (overlaps levee)	6.2	11.8
	PUBLIC ACCESS ROAD EASEMENT	1.2	2.3
	PRIVATE OPEN SPACE/ OPERATIONS AREA	2.2	4.2
POS	PRIVATE OPEN SPACE/	2.0	3.8
PG&E	PACIFIC GAS & ELECTRIC EASEMENT	2.9	5.5
	TOTAL PARCEL / PD ZONING AREA	52.5	101.1**
OVERLAPPING USES: ***			
	MATERIAL STORAGE AREA	7.3	13.9
	HAUL TRUCK / EMPLOYEE PARKING	5.5	10.4

* Any portion of the building area not used for the building footprint will be used for traffic circulation

** Percentages total more than 100% due to road overlapping levee

*** Landscaping is also an overlapping use, overlapping the levee and the landfill. Levee around south end of site is already landscaped; screening berm on top of landfill will also be landscaped totaling ~10.0 acres or 19.0%

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
2	12/12/07	Merge entrance, changed to "building area" for flexibility in building configuration; raised levee, rev'd parking; updated data	SER	SER	RDK	RDK
1	5/11/07	Revised fuel island area; removed dentours, added add'l traffic arrows & ped. walkway; prof'd bldg area; revised land use areas per new grading plan	SER		RDK	RDK

DATE OF ISSUE	DWN BY	CHK BY
OCT 2006	S.E.R.	RDK
	DES BY S.E.R.	APP BY RDK

REGISTERED PROFESSIONAL ENGINEER — RICHARD D. KNUCHEL — No. 27018 — EXP. 3/31/09 — CIVIL — STATE OF CALIFORNIA

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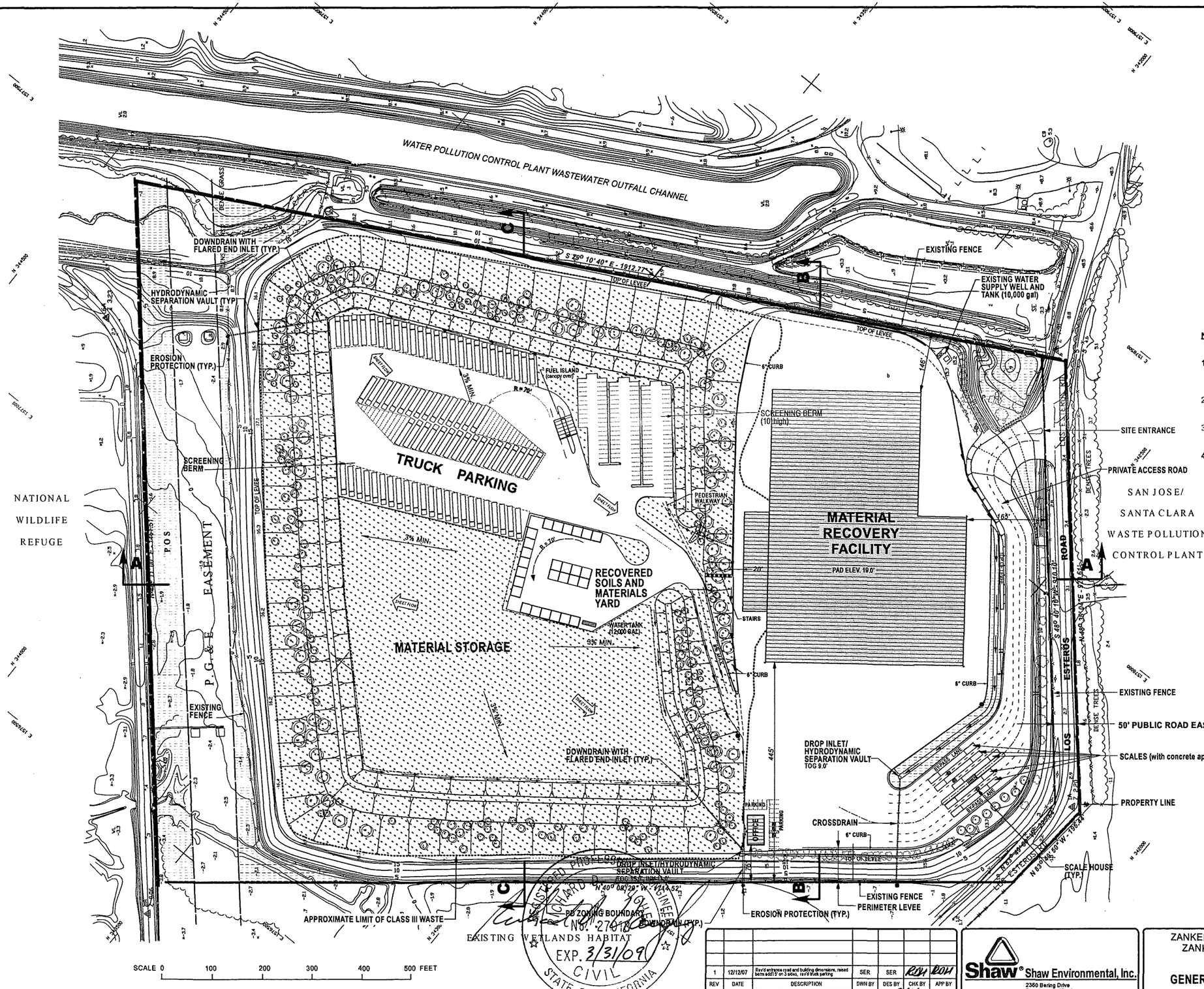
ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
LAND USE PLAN

DRAWING NO. **2**
PROJECT NO. 843819

C:/Project Files/Owens/06 PD Plan Set/Final Land Use Plan. 11-07.CNV SER 11/16/07

PDC 06-120



POS	PRIVATE OPEN SPACE
	LANDFILL
	PAVED AREAS (Asphaltic concrete)
	ROOFED AREAS

NOTES:

1. Topographic base map prepared by photogrammetric methods by Aero-Geodetic Corporation, San Jose, California Date of photography: August 14, 2003
2. Property boundary dimensions were obtained from the Santa Clara County Assessor's Office, (APN 051-30-71). Map date: March 1, 1989
3. Property boundary bearings from survey by Louis M. Bini Assocoiates, Inc. Santa Clara, California; Job No. 77-56, date of survey: 4/4/78
4. Parking Requirements: (As per City of San Jose 2001 Zoning Ord. 20-190, Transfer facility and Zoning Ord. 20-230/250, General Industrial)

ITEM	REQUIRED	PROVIDED	
Car spaces	73	130	☑
ADA Accessible Regular	2	2	☑
Van accessible	1	1	☑
Facility vehicles	20	80	☑
Motorcycles	2	2	☑
Bicycles	2	2	☑

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	12/12/07	Rev'd entrance road and building dimensions, raised berm add'l 5' on 3 sides, rev'd truck parking	SER	SER	RDH	RDH

DATE OF ISSUE MAY 2007 — DWN BY S.E.R. — DES BY S.E.R. — CHK BY RDH — APP BY RDH

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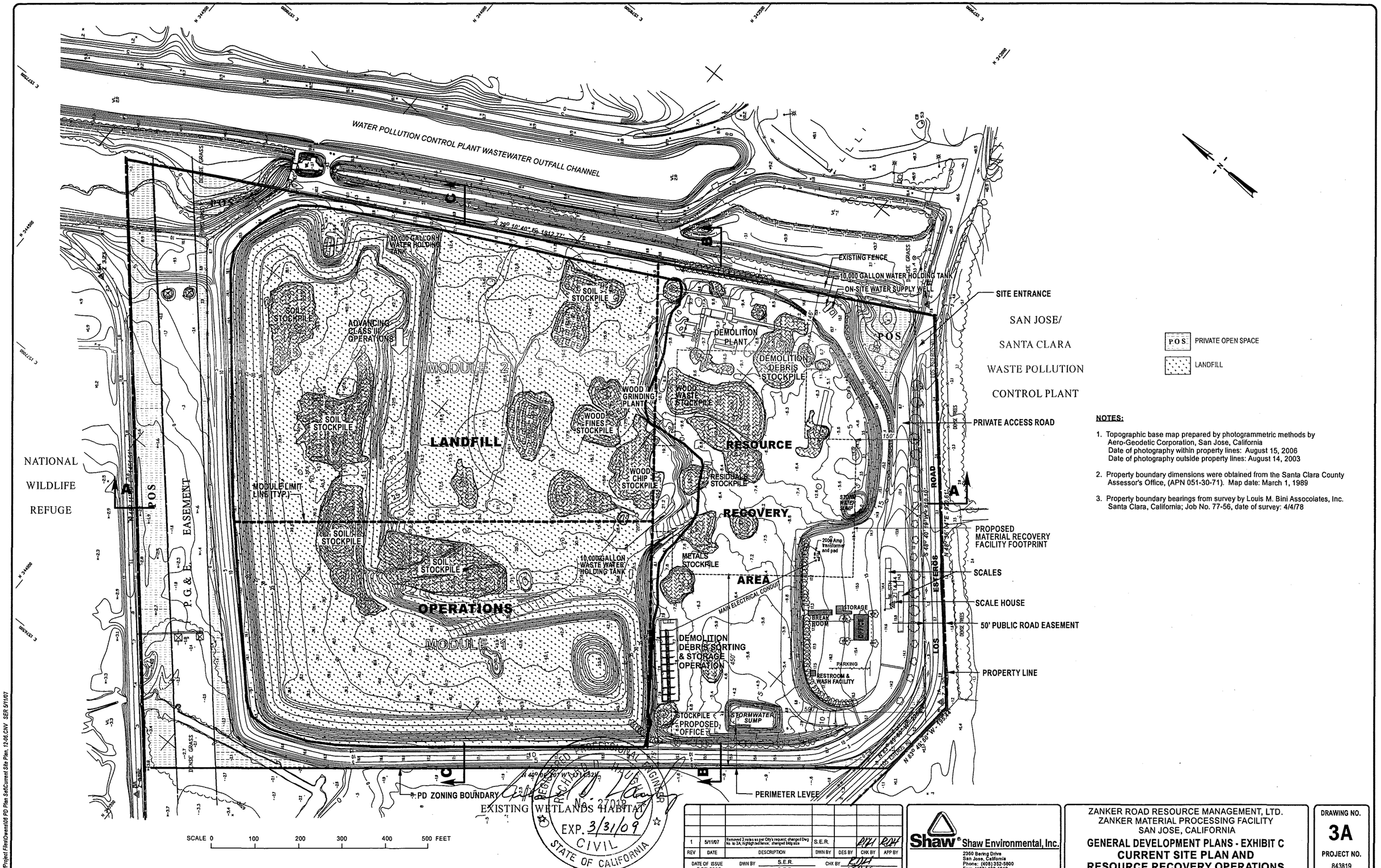
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
CONCEPTUAL SITE PLAN

DRAWING NO. 3
PROJECT NO. 843819

C:/Project Files\Owens\06 PD Plan Set\Conceptual Site Plan, 11-07.CNV SER 12/12/07

PDC 06-120



NOTES:

1. Topographic base map prepared by photogrammetric methods by Aero-Geodetic Corporation, San Jose, California
   Date of photography within property lines: August 15, 2006
   Date of photography outside property lines: August 14, 2003
2. Property boundary dimensions were obtained from the Santa Clara County Assessor's Office, (APN 051-30-71). Map date: March 1, 1989
3. Property boundary bearings from survey by Louis M. Bini Assocoiates, Inc. Santa Clara, California; Job No. 77-56, date of survey: 4/4/78

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	5/11/07	Removed 2 notes as per City's request; changed Dwg No. to 3A; highlighted fence; changed bldg size	S.E.R.		RDH	RDH

DATE OF ISSUE OCT 2006 — DWN BY S.E.R. — DES BY S.E.R. — CHK BY RDH — APP BY RDH

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SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
CURRENT SITE PLAN AND RESOURCE RECOVERY OPERATIONS

DRAWING NO. **3A**
PROJECT NO. 843819

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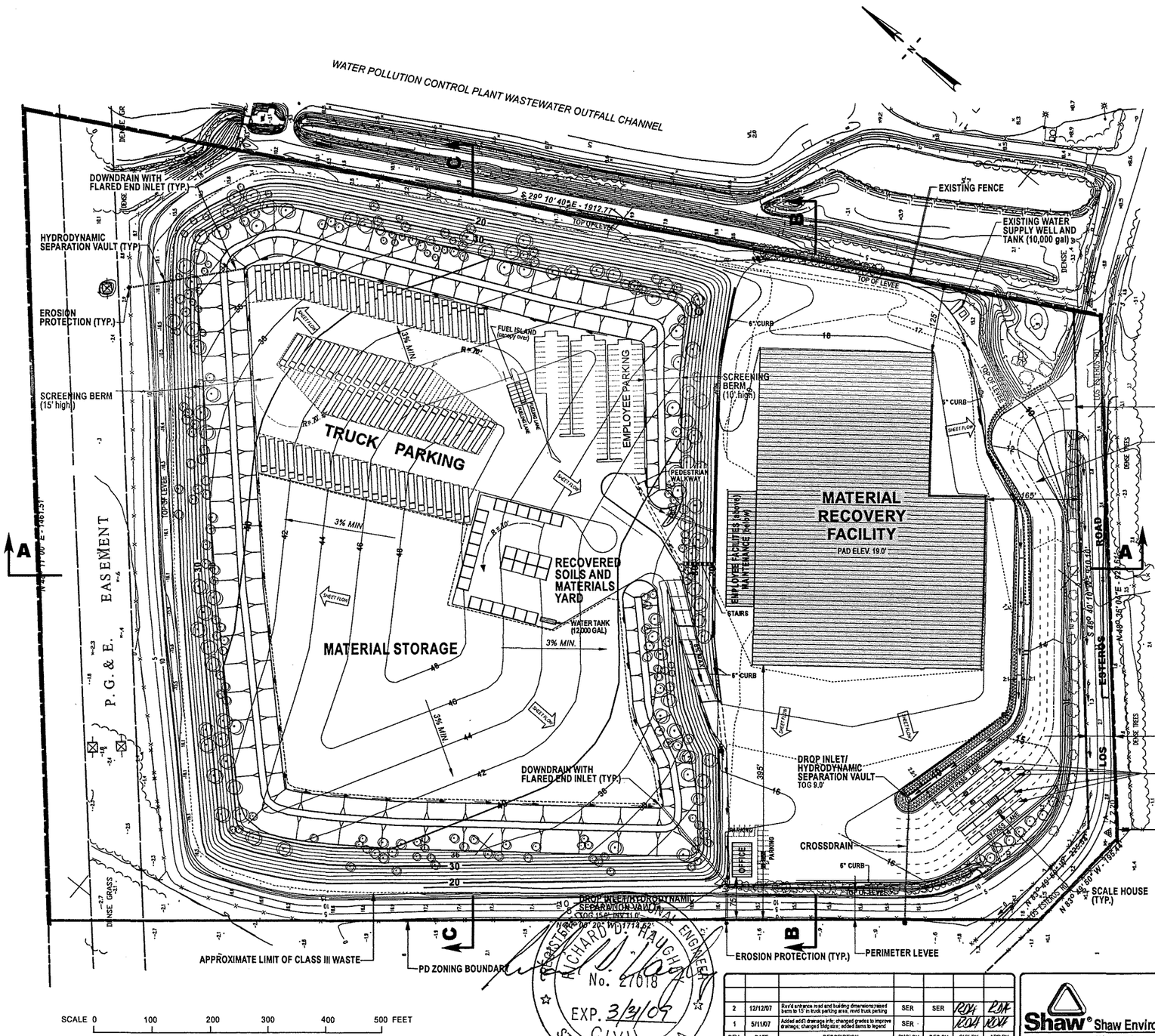

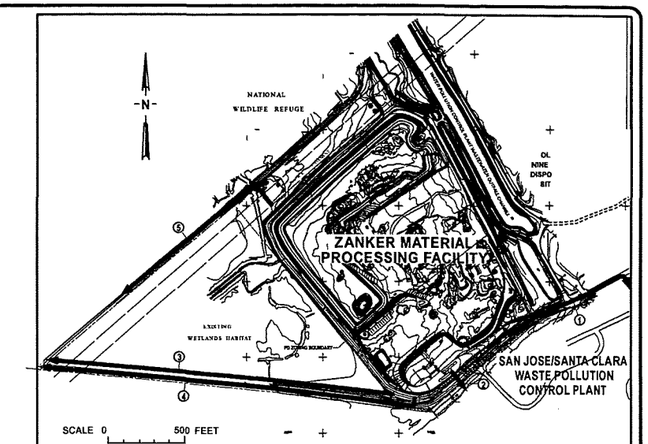

POSSIBLE SANITARY SEWER CONNECTIONS

1. Truck hauling of waste water to San Jose/Santa Clara Water Pollution Control Plant
2. Connection to existing 10-inch sanitary line located across Los Esteros Road from the ZMPF
3. Connect to sanitary sewer system in the Community of Alviso via new pipeline through designated openspace land owned by Zanker Road Resource Management, Ltd
4. Connect to sanitary sewer system in the Community of Alviso via new pipeline down Los Esteros Road right-of-way
5. Connect to sanitary sewer system in the Community of Alviso via new pipeline down federally-owned road located north of the ZMPF.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING GRADES
- PROPOSED FINAL GRADES
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- DRAINAGE SWALE
- SHEET FLOW DRAINAGE
- PAVED AREAS (asphaltic concrete)
- ROOFED AREAS

NOTES:

1. Topographic base map prepared by photogrammetric methods by Aero-Geodetic Corporation, San Jose, California Date of photography: August 13, 2007
2. Property boundary dimensions were obtained from the Santa Clara County Assessor's Office, (APN 051-30-71). Map date: March 1, 1989
3. Property boundary bearings from survey by Louis M. Bini Assocoiates, Inc. Santa Clara, California; Job No. 77-56, date of survey: 4/4/78
4. See Drawing 5 for Sections

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
2	12/12/07	Revised entrance road and building dimensions;raised berm to 15' in truck parking area, revised truck parking	SER	SER	RDH	RDH
1	5/11/07	Added and'l drainage info; changed grades to improve drainage; changed bldg size; added items to legend	SER		RDH	RDH

DATE OF ISSUE NOV 2007 — DWN BY S.E.R. — DES BY S.E.R. — CHK BY RDH — APP BY RDH

REGISTERED PROFESSIONAL ENGINEER RICHARD D. HAUGH No. 27018 EXP. 3/31/09 CIVIL STATE OF CALIFORNIA

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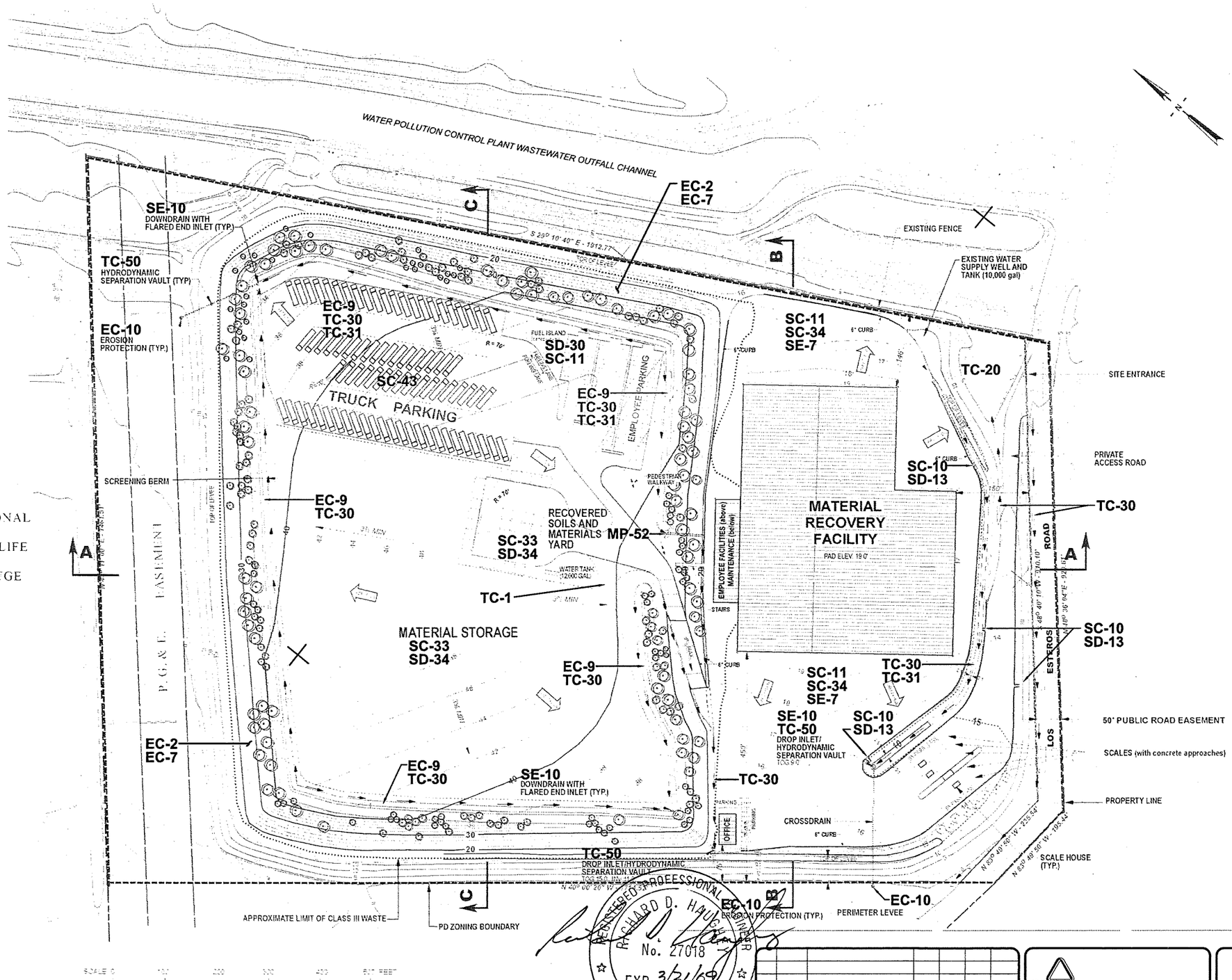
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
FINAL GRADING & DRAINAGE PLAN AND RESOURCE RECOVERY OPERATIONS

DRAWING NO. 4
PROJECT NO. 843819

C:/Project Files\Owens\06 PD Plan Set\Final G&D and ResRecov;12-07.CNV SER 12/12/07

PDC 06-120



SELECTED BMP FACT SHEETS:

From Construction Handbook

Number	Title
EC-2	Preservation of Existing Vegetation
EC-7	Geotextiles and Mats
EC-9	Earth Dikes and Drainage Swales
EC-10	Velocity Dissipation Devices
SE-7	Street Sweeping and Vacuuming
SE-10	Storm Drain Inlet Protection
TC-1	Stabilized Entrance/Exit

From New Development and Redevelopment Handbook

Number	Title
MP-52	Drain Insert (Catch Basin Screen)
SD-13	Storm Drain Signage
SD-21	Alternative Building Materials
SD-30	Fueling Areas
SD-34	Outdoor Material Storage Areas
TC-20	Wet Ponds
TC-30	Vegetated Swales
TC-31	Vegetated Buffer Strip
TC-50	Water Quality Inlet

From Industrial and Commercial Handbook

Number	Title
SC-10	Non-Stormwater Discharges
SC-11	Spill Prevention, Control and Cleanup
SC-33	Outdoor Storage of Raw Materials
SC-34	Waste Handling and Disposal
SC-43	Parking/Storage Area Maintenance

REFERENCE DRAWINGS:

(General Development Plans)

1. Drawing No. 4 - Final Grading and Drainage Plan
2. Drawing No. 8 - Landscaping Plan

REFERENCES:

1. *California Stormwater Best Management Practices (BMP) Handbook - New Development and Redevelopment,* California Storm Water Quality Association. January 2003.
2. *California Stormwater Best Management Practices (BMP) Handbook - Construction,* California Storm Water Quality Association. January 2003.
3. *California Stormwater Best Management Practices (BMP) Handbook - Industrial and Commercial,* California Storm Water Quality Association. January 2003.

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE MAR. 2007 — DWN BY S. REX/K. TROYER — DES BY E. SAN AGUSTIN — CHK BY R. HAUGHEY — APP BY R. HAUGHEY

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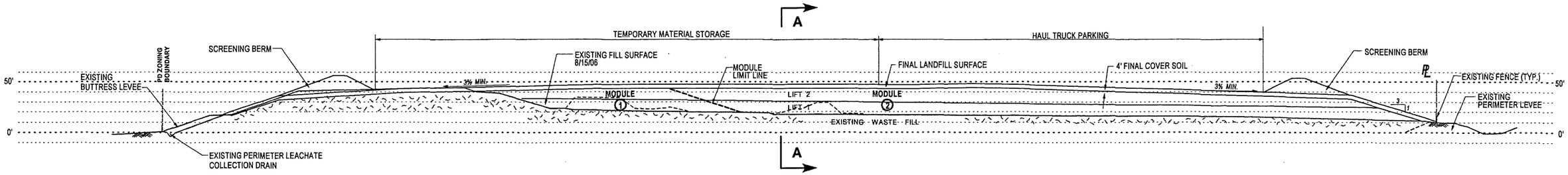
SAN JOSE, CALIFORNIA

BMPs and TCMs LOCATION MAP

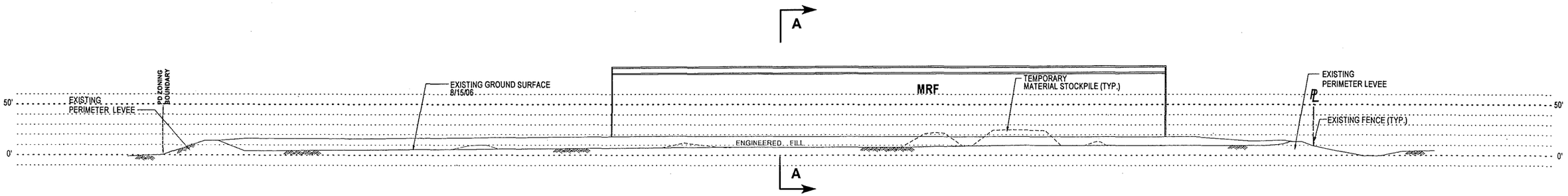
FIGURE NO. **4A**

PROJECT NO. 843819

PDC 06-120



SECTION C - C



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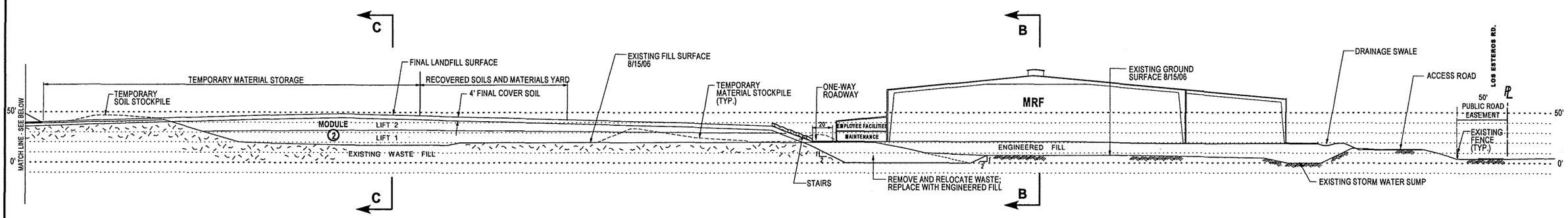
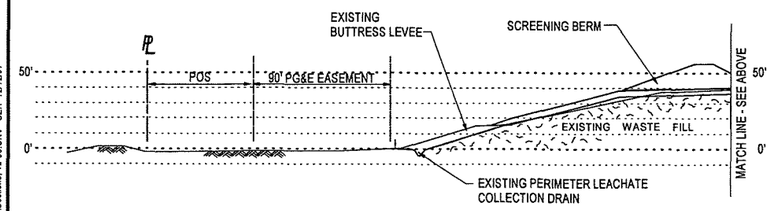


SECTION A - A



SCALE: 1" = 50'

REGISTERED PROFESSIONAL ENGINEER
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No. 27018
EXP. 3/31/09
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STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
2	12/12/07	Increased berm height, rev'd building configuration	S.E.R.		RDH	RDH
1	5/1/07	Extended sections beyond PL; added stairs, fences; updated to 2006 topo, revised grades, showed waste recovery	S.E.R.		RDH	RDH

DATE OF ISSUE OCT 2006 — DWN BY S.E.R. — DES BY S.E.R. — CHK BY RDH — APP BY RDH

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SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
SECTIONS

DRAWING NO. 5
PROJECT NO. 843819

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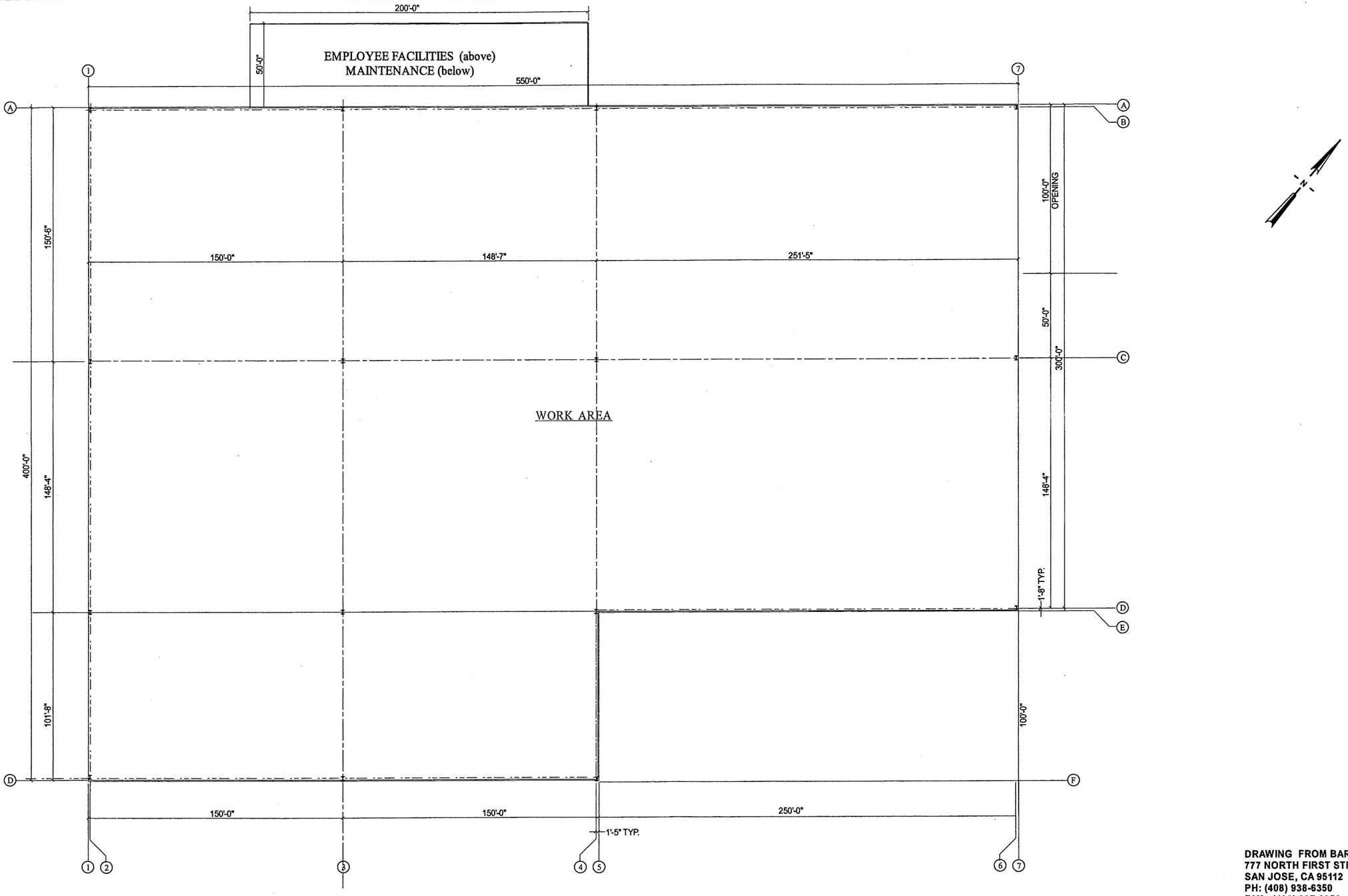
PDC 06-120



DRAWING FROM BARRY SWENSON BUILDER
777 NORTH FIRST STREET, 5TH FLOOR
SAN JOSE, CA 95112
PH: (408) 938-6350
FAX: (408) 287-2356
JEFF CURRENT - ARCHITECT
EMAIL: CURRENTDESIGN@MSN.CON

SCALE 0 30 60 90 120 150 FEET

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
2	11/16/07	Changed bldg size,	SER			
1	5/11/07	Added Maintenance area & changed bldg size,	SER			

DATE OF ISSUE SEPT 2006 DWN BY ____ DES BY ____ CHK BY ____ APP BY ____

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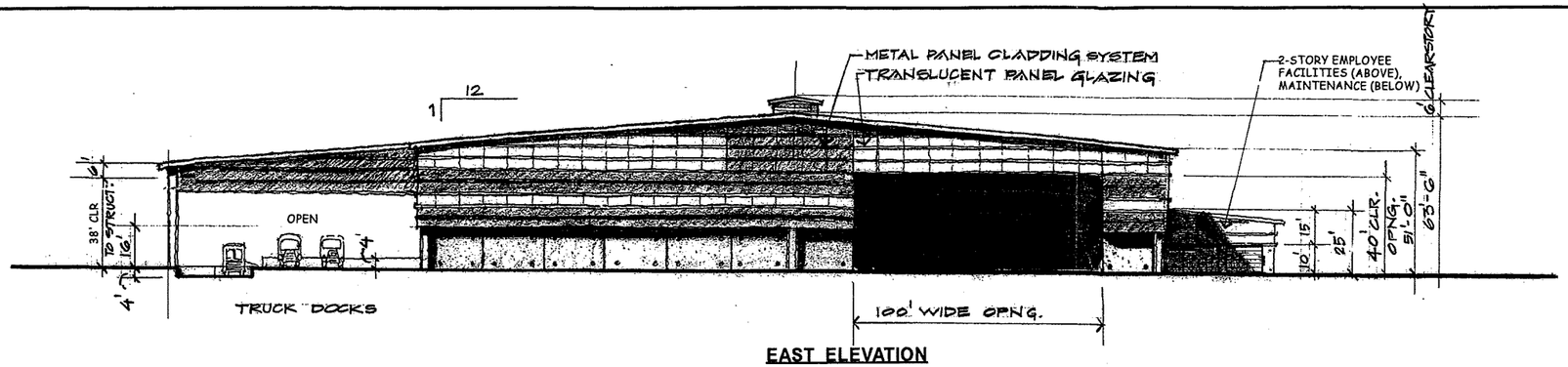
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

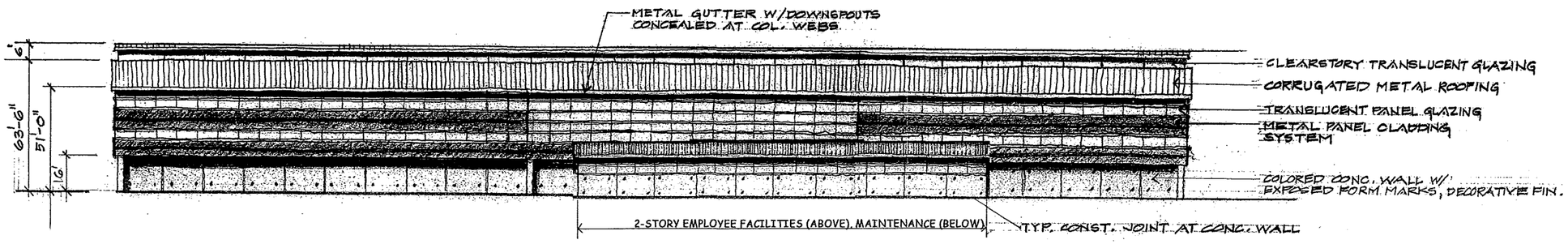
GENERAL DEVELOPMENT PLANS - EXHIBIT C
MRF FLOOR PLAN

DRAWING NO. **6**
PROJECT NO. 843819

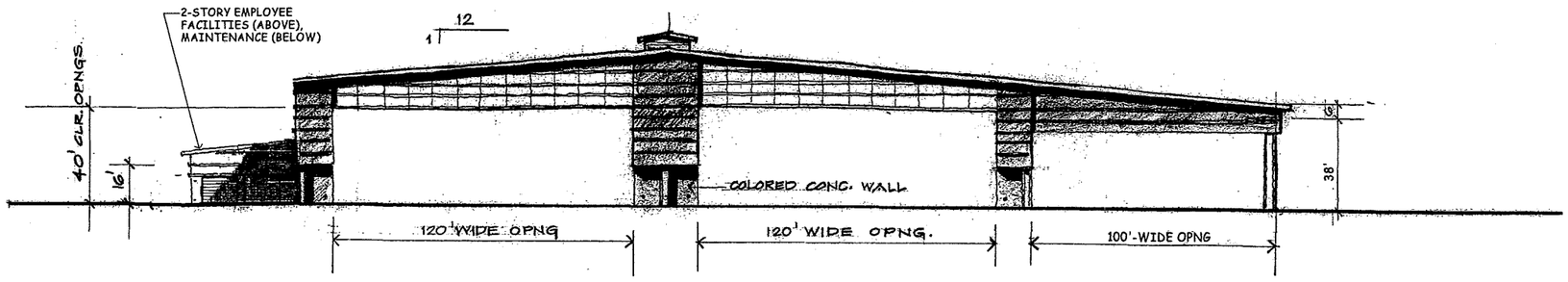
C:/Project Files/Owens/06 PD Plan Set/MRF Floor Plan, 11-07.CNV SER 11/16/07



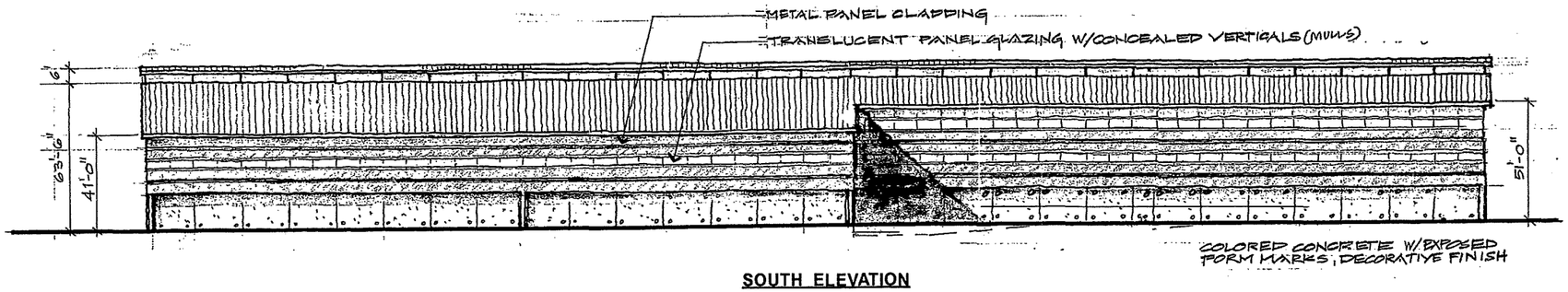
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SCALE 0 30 60 90 120 150 FEET

DRAWING FROM BARRY SWENSON BUILDER
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JEFF CURRENT - ARCHITECT
EMAIL: CURRENTDESIGN@MSN.COM

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
2	11/16/07	Changed bldg dimensions	SER			
1	5/11/07	Added maintenance area & south elevation, changed bldg size,	SER			

DATE OF ISSUE SEPT 2006 DWN BY ____ DES BY ____ CHK BY ____ APP BY ____

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ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
MRF ELEVATIONS

DRAWING NO. 7
PROJECT NO. 843819

C:/Project Files/Overall/05 PD Plan Set/MRF Elevations, 11-07.CNV SER 11/16/07

CONCEPTUAL PLANT LEGEND

SEED MIX:

SPECIES	MIN. GERM	LBS/ACRE
BROMUS CARINATUS	45	7.5
ELYMUS GLAUCUS	45	6.0
HORDEUM CALIFORNICUM	45	6.0
NASSELLA PULCHRA	40	3.75
POA SECUNDA	40	3.0
TRIFOLIUM WILDENOVII	40	2.0
BACCHARIS DOUGLAII	15	0.1
ATRIPLEX LENTIFORMIS	30	4.0
ARTEMISIA DOUGLASIANA	25	0.5
GRINDELIA HIRSUTULA VAR HIRTUTULA	20	0.5
ESCHSCHOLZIA CALIFORNICA	45	1.5
LASTHENIA CALIFORNICA	40	1.0
ACHILLEA LANULOSA	40	0.5
		35.35

LOW SHRUBS	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	COMMENTS
	ARC HOO	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARFET' MANZANITA	1 GAL	6'	
	BAC PIL	BACCHARIS PILULARIS 'PIGEON FOOT' COYOTE BRUSH	1 GAL	5'	
	CIS INC	CISTUS INCANUS 'LASCA SELECT' ROCKROSE	1 GAL	5'	
	LUP ARB	LUPINUS ARBOREUS TREE LUPINE	1 GAL	4'	

TALL SHRUBS	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	COMMENTS
	CEA SIE	CEANOTHUS 'SIERRA BLUE' WILD LILAC	1 GAL	8'	
	CEA SIE	CEANOTHUS 'RAY HARTMAN' CEANOTHUS	1 GAL	10'	
	DEN HAR	DENDROMECON HARFORDII ISLAND BUSH POPPY	1 GAL	8'	
	ELA PUN	ELAEGNUS PUNGENS SILVERBERRY	5 GAL	10'	
	FRE CAL	FREMONTODENDRON CALIFORNICUM FLANNEL BUSH	1 GAL	8'	
	HET ARB	HETEROMELES ARBUTIFOLIA TOYON	5 GAL	10'	
	MYR CAL	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL	15'	
	PRU ILI	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	10'	
	RHA CAL	RHAMNUS CALIFORNICA COFFEEBERRY	1 GAL	6'	
	RHU INT	RHUS INTEGRIFOLIA LEMONADE BERRY	1 GAL	6'	

TREES:

TREES:		SIZE:	SPACING	COMMENTS:
CER OCC	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	12'	
HET ARB	HETEROMELES ARBUTIFOLIA TOYON	15 GAL	15'	
PIN SAB	PINUS SABINIANA GREY PINE	15 GAL	30'	
PRU ILI	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	15. GAL	15'	
QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	30'	

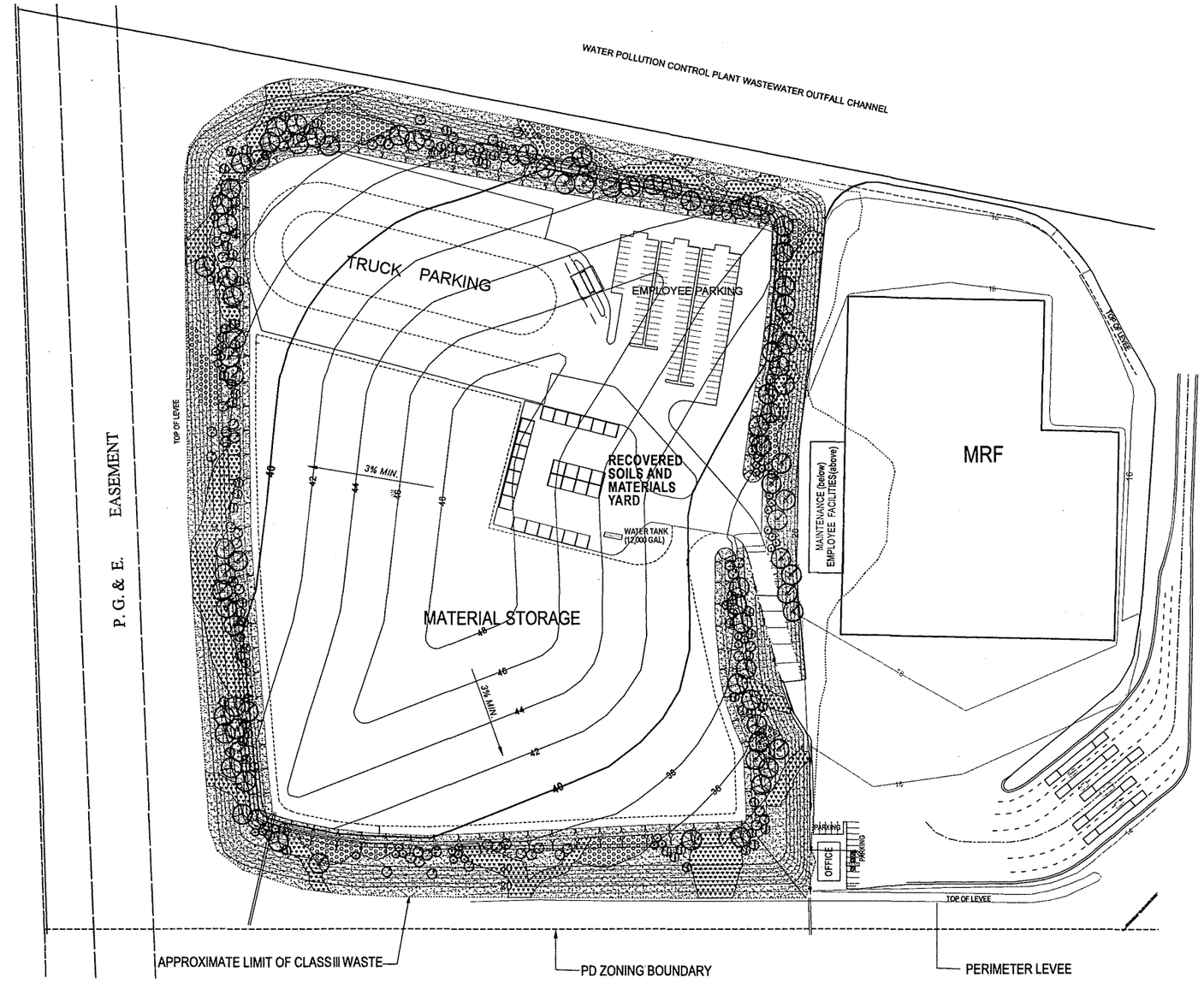
TWO-STEP HYDORSEEDING

STEP 1:

LBS/ACRE	KG/HECTARE	HYDROSEED MIX
2,000		HYDRO STRAW - STRAW & TACK MULCH
1,250		7-2-3 BIOSOL
AS SPECIFIED	AS SPECIFIED	NATIVE RESTORATION/EROSION SEED MIX (1)
60		AM 120 MYCORRHIZAL INOCULANT

STEP 2:

LBS/ACRE	KG/HECTARE	HYDROSEED MIX
2,000		HYDRO STRAW - STRAW & TACK MULCH
100		M-BINDER



LICENSED LANDSCAPE ARCHITECT
SCOTT T. FORNACIARI
Cert. No. 3480
Signature
9/30/2008
Renewal Date
10/16/2006
Date
STATE OF CALIFORNIA

NORTH

SCALE: 1" = 20'-0"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DRAWING PREPARED BY:

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San Jose, CA 95125
RLA # 3980
t: 408.292.2196 f: 408.292.4542
www.landarcassociates.com

JOB NUMBER: 0652

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	5/11/07	Added Maintenance area & changed bldg size;	SER			

DATE OF ISSUE OCT 16, 2006 | DWN BY SBW | DES BY | CHK BY STF | APP BY STF

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ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
LANDSCAPING PLAN

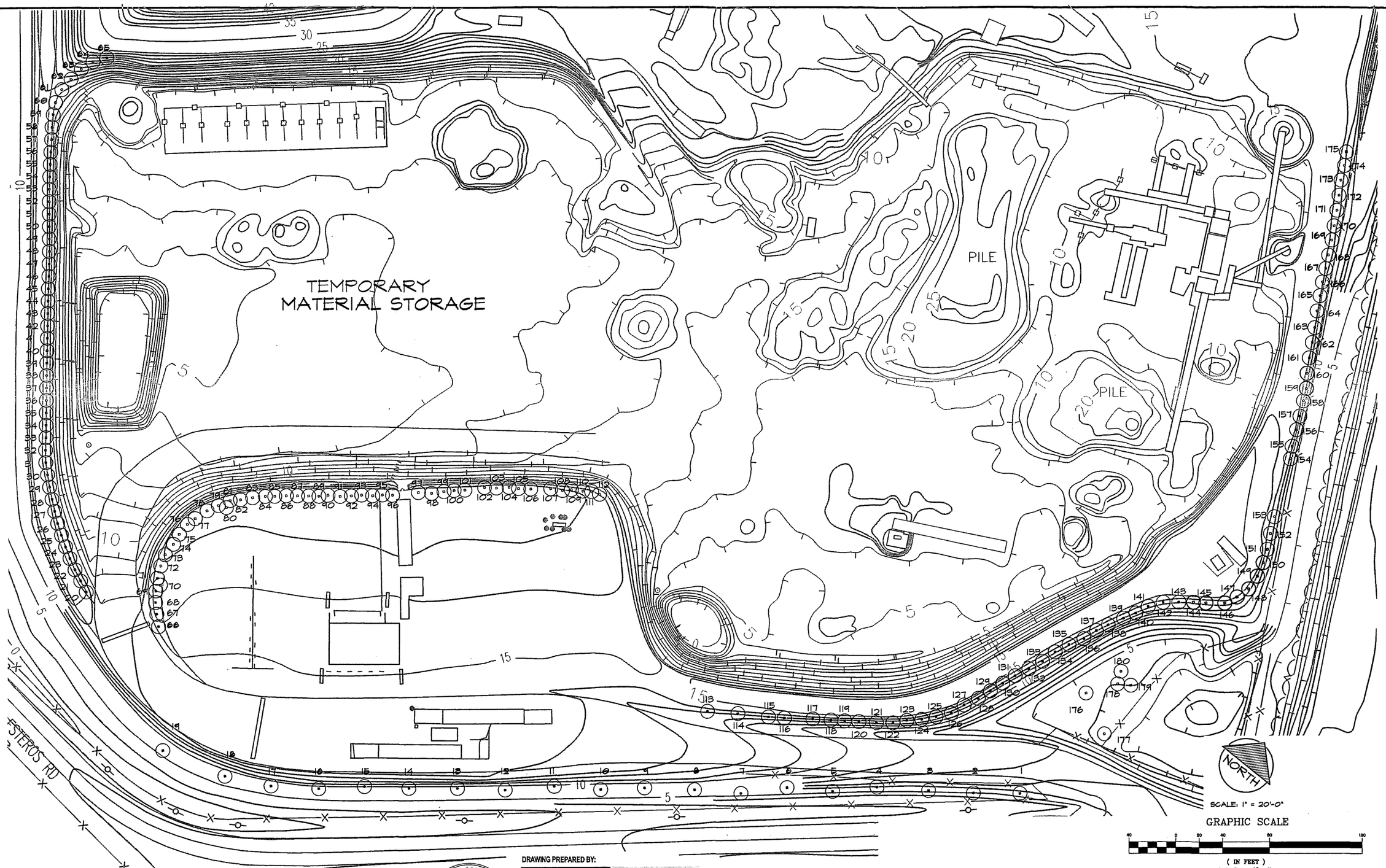
DRAWING NO. 8
PROJECT NO. 843819

LANDSCAPE NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. IRRIGATION SYSTEM WILL BE DESIGNED USING DRIP AND BUBBLER IRRIGATION.
3. TEMPORARY IRRIGATION SYSTEM WILL BE AUTOMATICALLY CONTROLLED.
4. CONTRACTOR TO USE 1,250 LBS. OF BIO SOL 7-2-3 ORGANIC FERTILIZER AND 60 LBS. OF AM 120 MICORRHIZAL INOCULANT AT TIME OF HYDROSEEDING.
5. SEED MIX MUST BE PURCHASED FROM PACIFIC COAST SEED. NO SUBSTITUTION PERMITTED UNLESS APPROVED BY LANDSCAPE ARCHITECT. SEED MIX TO BE DETERMINED BY PACIFIC COAST SEED UPON FINDINGS FROM SOIL REPORT.

C:/Project Files/Owens/06 PD Plan Set/Landscaping Plan.CNV SER 5/11/07

PDC 06-120



NOTE:
SEE SHEET 10 FOR TREE INVENTORY LEGEND AND TREE PRESERVATION NOTES.

LICENSED LANDSCAPE ARCHITECT
SCOTT T. FORNACIARI
Cert. No. 3980
Registered
9/30/2008
Renewal Date
02/08/2007
Date
STATE OF CALIFORNIA

DRAWING PREPARED BY:

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REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE MAY 2007 — DWN BY SBW — DES BY — CHK BY STF — APP BY STF

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ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
TREE INVENTORY PLAN

DRAWING NO. 9
PROJECT NO. 843819

JOB NUMBER: 0652

C:/Project Files\Owens\06 PD Plan Set\Landscaping Plan.CNV SER 5/11/07

PDC 06-120

ZANKER ROAD - TREE INVENTORY LEGEND

TREE #	CIRCUMFERENCE	TREE SPECIES	STATUS:
1	18.84	POPULUS FREMONTII	TO REMAIN
2	18.84	POPULUS FREMONTII	TO REMAIN
3	18.84	POPULUS FREMONTII	TO REMAIN
4	15.70	SCHINUS MOLLE	TO REMAIN
5	15.70	SCHINUS MOLLE	TO REMAIN
6	18.84	SCHINUS MOLLE	TO REMAIN
7	9.42	POPULUS FREMONTII	TO REMAIN
8	6.28	POPULUS FREMONTII	TO REMAIN
9	6.28	POPULUS FREMONTII	TO REMAIN
10	6.28	POPULUS FREMONTII	TO REMAIN
11	9.42	POPULUS FREMONTII	TO REMAIN
12	21.98	SCHINUS MOLLE	TO REMAIN
13	18.84	SCHINUS MOLLE	TO REMAIN
14	18.84	SCHINUS MOLLE	TO REMAIN
15	25.12	SCHINUS MOLLE	TO REMAIN
16	6.28	POPULUS FREMONTII	TO REMAIN
17	6.28	POPULUS FREMONTII	TO REMAIN
18	6.28	POPULUS FREMONTII	TO REMAIN
19	18.84	SCHINUS MOLLE	TO REMAIN
20	9.42	SCHINUS MOLLE	TO REMAIN
21	6.28	SCHINUS MOLLE	TO REMAIN
22	9.42	SCHINUS MOLLE	TO REMAIN
23	6.28	SCHINUS MOLLE	TO REMAIN
24	9.42	SCHINUS MOLLE	TO REMAIN
25	3.14	POPULUS FREMONTII	TO REMAIN
26	3.14	POPULUS FREMONTII	TO REMAIN
27	12.56	SCHINUS MOLLE	TO REMAIN
28	12.56	SCHINUS MOLLE	TO REMAIN
29	18.84	SCHINUS MOLLE	TO REMAIN
30	3.14	POPULUS FREMONTII	TO REMAIN
31	3.14	POPULUS FREMONTII	TO REMAIN
32	3.14	POPULUS FREMONTII	TO REMAIN
33	12.56	SCHINUS MOLLE	TO REMAIN
34	12.56	SCHINUS MOLLE	TO REMAIN
35	12.56	SCHINUS MOLLE	TO REMAIN
36	3.14	POPULUS FREMONTII	TO REMAIN
37	3.14	POPULUS FREMONTII	TO REMAIN
38	3.14	POPULUS FREMONTII	TO REMAIN
39	12.56	SCHINUS MOLLE	TO REMAIN
40	9.42	SCHINUS MOLLE	TO REMAIN
41	18.84	SCHINUS MOLLE	TO REMAIN
42	15.70	SCHINUS MOLLE	TO REMAIN
43	3.14	POPULUS FREMONTII	TO REMAIN
44	3.14	POPULUS FREMONTII	TO REMAIN
45	6.28	POPULUS FREMONTII	TO REMAIN
46	3.14	POPULUS FREMONTII	TO REMAIN
47	15.70	SCHINUS MOLLE	TO REMAIN
48	6.28	SCHINUS MOLLE	TO REMAIN
49	6.28	SCHINUS MOLLE	TO REMAIN
50	3.14	SCHINUS MOLLE	TO REMAIN
51	3.14	SCHINUS MOLLE	TO REMAIN
52	15.70	SCHINUS MOLLE	TO REMAIN
53	12.56	SCHINUS MOLLE	TO REMAIN
54	6.28	SCHINUS MOLLE	TO REMAIN
55	3.14	SCHINUS MOLLE	TO REMAIN
56	6.28	SCHINUS MOLLE	TO REMAIN
57	6.28	SCHINUS MOLLE	TO REMAIN
58	6.28	SCHINUS MOLLE	TO REMAIN
59	6.28	SCHINUS MOLLE	TO REMAIN
60	6.28	SCHINUS MOLLE	TO REMAIN
61	3.14	SCHINUS MOLLE	TO REMAIN
62	6.28	SCHINUS MOLLE	TO REMAIN
63	6.28	SCHINUS MOLLE	TO REMAIN
64	3.14	SCHINUS MOLLE	TO REMAIN
65	3.14	SCHINUS MOLLE	TO REMAIN
66	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
67	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
68	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
69	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
70	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
71	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
72	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
73	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
74	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
75	12.56	LIGUSTRUM LUCIDUM	TO REMAIN

TREE #	CIRCUMFERENCE	TREE SPECIES	STATUS:
76	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
77	6.28	LIGUSTRUM LUCIDUM	TO REMAIN
78	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
79	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
80	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
81	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
82	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
83	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
84	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
85	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
86	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
87	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
88	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
89	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
90	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
91	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
92	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
93	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
94	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
95	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
96	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
97	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
98	9.42	MELALEUCA QUINQUENERVIA	TO REMAIN
99	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
100	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
101	18.84	LIGUSTRUM LUCIDUM	TO REMAIN
102	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
103	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
104	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
105	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
106	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
107	12.56	LIGUSTRUM LUCIDUM	TO REMAIN
108	12.56	MELALEUCA QUINQUENERVIA	TO REMAIN
109	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
110	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
111	15.70	LIGUSTRUM LUCIDUM	TO REMAIN
112	9.42	LIGUSTRUM LUCIDUM	TO REMAIN
113	50.24	EUCALYPTUS GLOBULUS	TO REMAIN
114	87.92	EUCALYPTUS GLOBULUS	TO REMAIN
115	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
116	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
117	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
118	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
119	25.12	EUCALYPTUS GLOBULUS	TO REMAIN
120	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
121	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
122	47.10	EUCALYPTUS GLOBULUS	TO REMAIN
123	12.56	EUCALYPTUS GLOBULUS	TO REMAIN
124	47.10	EUCALYPTUS GLOBULUS	TO REMAIN
125	47.10	EUCALYPTUS GLOBULUS	TO REMAIN
126	47.10	EUCALYPTUS GLOBULUS	TO REMAIN
127	47.10	EUCALYPTUS GLOBULUS	TO REMAIN
128	12.56	EUCALYPTUS GLOBULUS	TO REMAIN
129	21.98	EUCALYPTUS GLOBULUS	TO REMAIN
130	12.56	EUCALYPTUS GLOBULUS	TO REMAIN
131	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
132	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
133	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
134	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
135	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
136	91.06	EUCALYPTUS GLOBULUS	TO REMAIN
137	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
138	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
139	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
140	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
141	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
142	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
143	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
144	62.80	EUCALYPTUS GLOBULUS	TO REMAIN
145	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
146	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
147	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
148	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
149	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
150	113.04	EUCALYPTUS GLOBULUS	TO REMAIN

TREE #	CIRCUMFERENCE	TREE SPECIES	STATUS:
151	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
152	15.70	EUCALYPTUS GLOBULUS	TO REMAIN
153	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
154	18.84	EUCALYPTUS GLOBULUS	TO REMAIN
155	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
156	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
157	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
158	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
159	21.98	EUCALYPTUS GLOBULUS	TO REMAIN
160	84.78	EUCALYPTUS GLOBULUS	TO REMAIN
161	100.48	EUCALYPTUS GLOBULUS	TO REMAIN
162	18.84	EUCALYPTUS GLOBULUS	TO REMAIN
163	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
164	91.06	EUCALYPTUS GLOBULUS	TO REMAIN
165	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
166	94.20	EUCALYPTUS GLOBULUS	TO REMAIN
167	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
168	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
169	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
170	125.60	EUCALYPTUS GLOBULUS	TO REMAIN
171	87.82	EUCALYPTUS GLOBULUS	TO REMAIN
172	75.36	EUCALYPTUS GLOBULUS	TO REMAIN
173	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
174	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
175	113.04	EUCALYPTUS GLOBULUS	TO REMAIN
176	18.84	POPULUS FREMONTII	TO REMAIN
177	15.70	POPULUS FREMONTII	TO REMAIN
178	6.28	SCHINUS MOLLE	TO REMAIN
179	6.28	SCHINUS MOLLE	TO REMAIN
180	6.28	SCHINUS MOLLE	TO REMAIN

CITY PROTECTION NOTES FOR TREES TO BE RETAINED:

1. TO MITIGATE POTENTIAL DAMAGE TO RETAINED TREES, TREES SHALL BE SAFEGUARDED DURING CONSTRUCTION THROUGH IMPLEMENTATION OF THE FOLLOWING MEASURES (sjmc 19.32.150, ORDS. 21362, 26545):
2. PRIOR TO THE ISSUANCE OF ANY APPROVAL OR PERMIT, ALL TREES ON THE SITE SHALL BE INVENTORIED BY A CERTIFIED ARBORIST AS TO SIZE, SPECIES AND LOCATION ON THE LOT AND THE INVENTORY SHALL BE SUBMITTED ON A TOPOGRAPHICAL MAP TO THE DIRECTOR.
3. DAMAGE TO ANY TREE DURING CONSTRUCTION SHALL BE REPORTED TO THE CITY'S ENVIRONMENTAL PRINCIPAL PLANNER, AND THE CONTRACTOR OR OWNER SHALL TREAT THE TREE FOR DAMAGE IN THE MANNER SPECIFIED BY THE ENVIRONMENTAL PRINCIPAL PLANNER.
4. NO CONSTRUCTION EQUIPMENT, VEHICLES OR MATERIALS SHALL BE STORED, PARKED OR STANDING WITHIN THE TREE DRIPLINE.
5. DRAINS SHALL BE INSTALLED ACCORDING TO CITY SPECIFICATIONS SO AS TO AVOID HARM TO TREES DUE TO EXCESS WATERING.
6. WIRES, SIGNS AND OTHER SIMILAR ITEMS SHALL NOT BE ATTACHED TO TREES.
7. CUTTING AND FILLING AROUND THE BASE OF TREES SHALL BE DONE ONLY AFTER CONSULTATION WITH THE CITY ARBORIST.
8. NO PAINT THINNER, PAINT, PLASTER OR OTHER LIQUID OR SOLID EXCESS OR WASTE CONSTRUCTION MATERIALS OR WASTEWATER SHALL BE DUMPED ON THE GROUND OR INTO ANY GRATE BETWEEN THE DRIPLINE AND THE BASE OF THE TREE OR UPHILL FROM ANY TREE WHERE CERTAIN SUBSTANCES MIGHT REACH THE ROOTS THROUGH A LEACHING PROCESS.
9. BARRICADES SHALL BE CONSTRUCTED AROUND THE TRUNKS OF TREES AS SPECIFIED BY A QUALIFIED ARBORIST SO AS TO PREVENT INJURY TO TREES MAKING THEM SUSCEPTIBLE TO DISEASE CAUSING ORGANISMS.
10. WHEREVER CUTS ARE MADE IN THE GROUND NEAR THE ROOTS OF TREES, APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT EXPOSED SOIL FROM DRYING OUT AND CAUSING DAMAGE TO TREE ROOTS.

LICENSED LANDSCAPE ARCHITECT
SCOTT T. TORQUATO
Lic. Cert. No. 3480
9/30/2008
Renewal Date
02/08/2007
Date
STATE OF CALIFORNIA

DRAWING PREPARED BY:

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JOB NUMBER: 0652

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DATE OF ISSUE MAY 2007 | DWN BY SBW | DES BY | CHK BY STF | APP BY STF

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ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

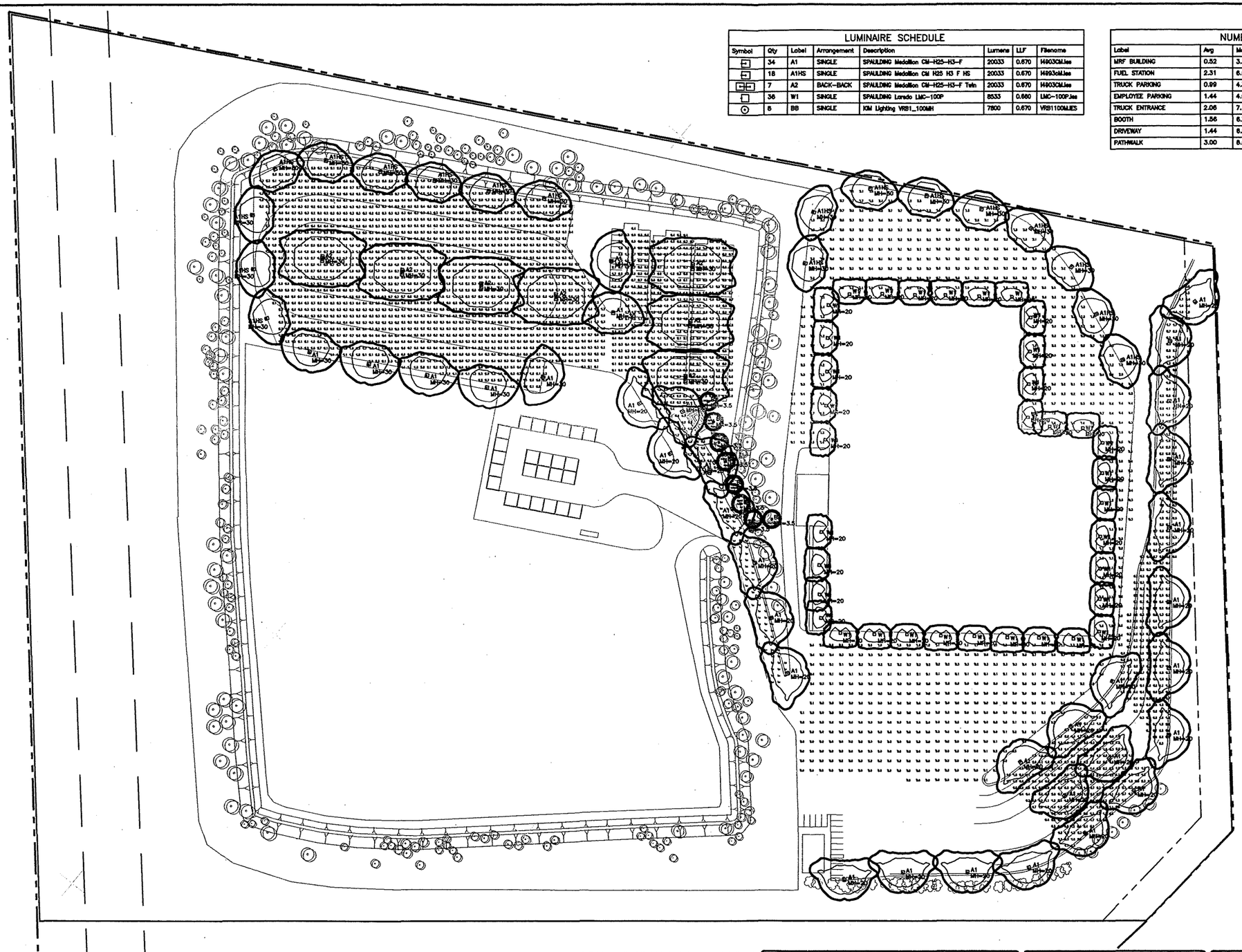
GENERAL DEVELOPMENT PLANS - EXHIBIT C
TREE INVENTORY NOTES AND LEGENDS

DRAWING NO. 10
PROJECT NO. 843819

C:/Project Files/Owens/06 PD Plan Set/Landscaping Plan.CIV SER 5/11/07

LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Arrangement	Description	Lumens	LLF	Filename
	34	A1	SINGLE	SPAULDING Medallion CM-H25-H3-F	20033	0.670	I4903CM.ies
	18	A1HS	SINGLE	SPAULDING Medallion CM H25 H3 F HS	20033	0.670	I4993cM.ies
	7	A2	BACK-BACK	SPAULDING Medallion CM-H25-H3-F Twin	20033	0.670	I4903CM.ies
	36	W1	SINGLE	SPAULDING Laredo LMC-100P	8533	0.660	LMC-100P.ies
	8	BB	SINGLE	KIM Lighting VRB1_100MH	7800	0.670	VRB1100M.IES

NUMERIC SUMMARY						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
MRF BUILDING	0.52	3.3	0.0	N.A.	N.A.	Fc
FUEL STATION	2.31	6.6	0.8	2.89	8.25	Fc
TRUCK PARKING	0.99	4.3	0.1	9.90	43.00	Fc
EMPLOYEE PARKING	1.44	4.6	0.1	14.40	46.00	Fc
TRUCK ENTRANCE	2.06	7.1	0.6	3.43	11.83	Fc
BOOTH	1.56	6.7	0.3	5.20	22.33	Fc
DRIVEWAY	1.44	6.5	0.2	7.20	32.50	Fc
PATHWALK	3.00	8.6	0.0	N.A.	N.A.	Fc



THE LIGHTING CALCULATIONS PROVIDED IN THIS REPORT APPROXIMATE THE LIGHT LEVELS EXPECTED WITHIN THE SPACE AS DEFINED AND ARE BASED ON THE INFORMATION PROVIDED TO LIGHTING SYSTEMS. PLEASE VERIFY THE DATA TO ASSURE THE ACCURACY OF THE REPORT. LIGHTING SYSTEMS IS NOT RESPONSIBLE FOR LIGHT OUTPUT OF LAMPS AND BALLASTS, OR DESIGN VARIABLES.

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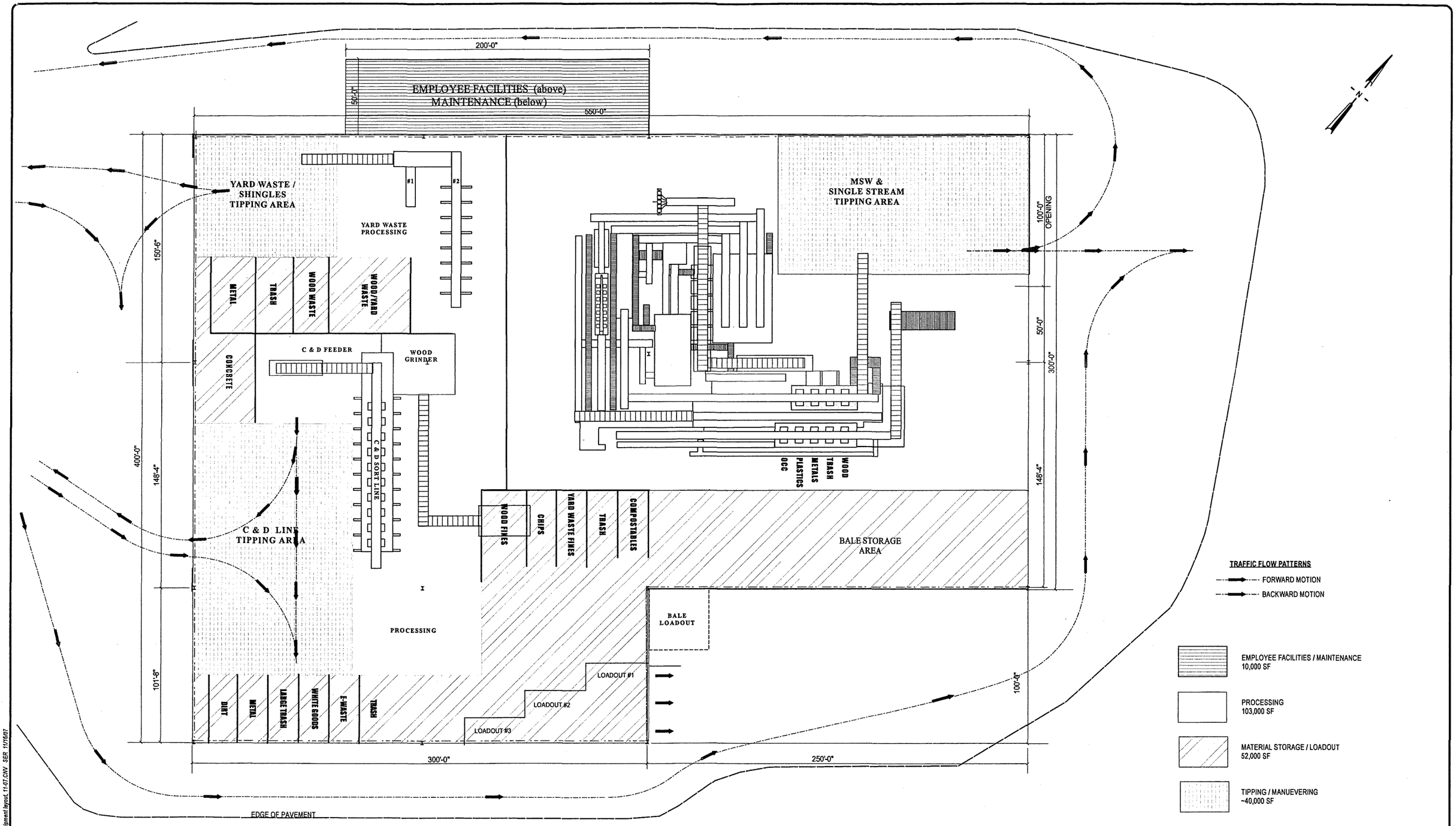
DATE OF ISSUE MAY 2007 DRAWN BY PA

Shaw Environmental, Inc.

ZANKER ROAD RESOURCE MANAGEMENT, LTD.
ZANKER MATERIAL PROCESSING FACILITY
SAN JOSE, CALIFORNIA

GENERAL DEVELOPMENT PLANS - EXHIBIT C
LIGHTING PLAN

DRAWING NO. 11
PROJECT NO. 643819



C:\Project Files\Owens\08 PD Plan Set\Equipment layout, 11-07.DWG SER 11/16/07

BHS BulkHandling SYSTEMS

DRAWING FROM:
BULK HANDLING SYSTEMS
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REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	11/16/07	Rev'd bldg dimensions and equipment layout	SER			

DATE OF ISSUE MAY 2007 DWN BY RRM DES BY CHK BY APP BY

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GENERAL DEVELOPMENT PLANS - EXHIBIT C
MRF EQUIPMENT LAYOUT

DRAWING NO. **12**
PROJECT NO. 843819

PDC 06-120