WEST HILLS COMMUNITY CHURCH

16695 DeWitt Ave
Morgan Hill, CA. 95037

PD APPLICATION - 03.13.24

PROPOSED 3D VIEW

EXISTING AERIAL VIEW OF SITE

GENERAL INFORMATION

SITE AREA:	250,470 SF
BUILDING AREA:	19,114 SF
ZONING:	OPEN SPACE (OS)
APN:	773-09-011

PROJECT DESCRIPTION

DEMOLITION OF EXISTING TEMPORARY STRUCTURES, REPLACED WITH NEW TWO-STORY COMMUNITY LIFE CENTER. THIS NEW BUILDING WILL HOUSE A FELLOWSHIP HALL, MULTIPLE CLASSROOMS, A SMALL (NON-COMMERCIAL) KITCHEN, AND (1) ELEVATOR.

INTERIOR AND EXTERIOR REMODEL OF EXISTING WORSHIP CENTER. FINISHES TO MATCH EXISTING.

ASSOCIATED SITE IMPROVEMENTS; INCLUDING, PARKING, LANDSCAPE/HARDSCAPE, LIGHTING, STORMWATER CONTROL, WET UTILITIES, JOINT TRENCH, TRASH ENCLOSURE, AND FIRE PUMP.

AS PART OF THIS PLANNED DEVELOPMENT, A NEW PUBLIC TRAIL EASEMENT AGREEMENT HAS BEEN ENTERED INTO BETWEEN WHCC, CITY AND OSA.

PROJECT TEAM

PROPERTY OWNER:
WEST HILL COMMUNITY CHURCH
16695 DEWITT AVE
MORGAN HILL, CA. 95037
DAVID FREDERICK
E: dfrederick@westhills.org

CM / OWNER REPRESENTATIVE:
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YVONNE SHEETS
P: (650) 575-9421
E: yvonne@twelve22ventures.com

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JEFFREY EATON, AIA
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BKF ENGINEERS
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REUEL CHAN, PE
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E: rchan@bkf.com

LANDSCAPE ARCHITECT:
HMH
1570 OAKLAND ROAD
SAN JOSE, CA 95131
JUSTIN HAUSER
P: (408) 487-2200
E: jhauser@hmhca.com
https://hmhca.com/

GEOTECHNICAL ENGINEER:
HARO, KASUNICH & ASSOCIATES, INC.
116 EAST LAKE AVE.
WATSONVILLE, CA 95076
P: (831) 722-4175
https://www.harokasunich.com/

JOINT TRENCH CONSULTANT:
GIACALONE DESIGN SERVICES, INC.
8080 SANTA TERESA BLVD STE 240
GILROY, CA 95020
MARK YOUNG
P: (925) 467-1740 X 323
E: MarkY@DryUtilityDesign.com
https://giacalonedesign.com/

SHEET INDEX

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PA11	CLC - PROPOSED EXTERIOR ELEVATIONS	■
PA12	WC - EAST & WEST EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS	■
PA13	WC - SOUTH & NORTH EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS	■
PA14	STREET VIEW SECTION	■
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L2	PLANTING LEGEND AND NOTES	■
L3	MATERIALS	■
L4	HYDROZONE PLAN	■
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CIVIL		
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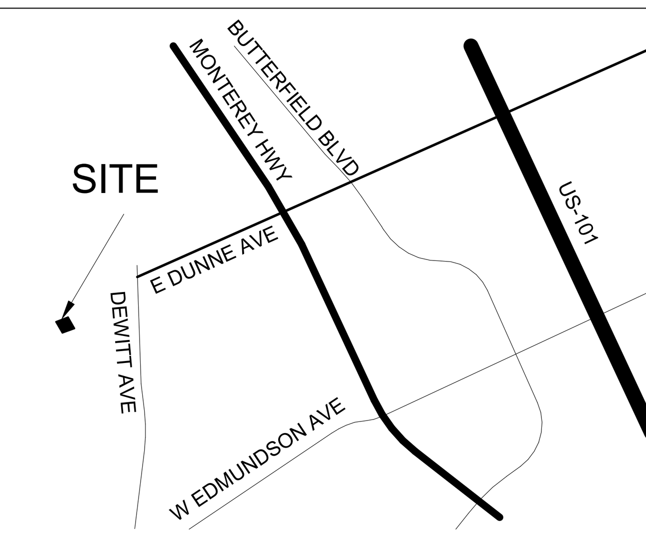
C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN	■
C3.0	CONCEPTUAL UTILITY PLAN	■
C4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN	■
C4.1	DETAILS	■
JOINT TRENCH		
INT1	JOINT TRENCH INTENT TITLE SHEET	■
INT2	JOINT TRENCH INTENT	■

VICINITY MAP



ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

WEST HILLS COMMUNITY CHURCH
16695 DeWitt Ave
Morgan Hill, CA. 95037
Client:
WHCC

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Sheet Title:
GENERAL INFORMATION

PA0

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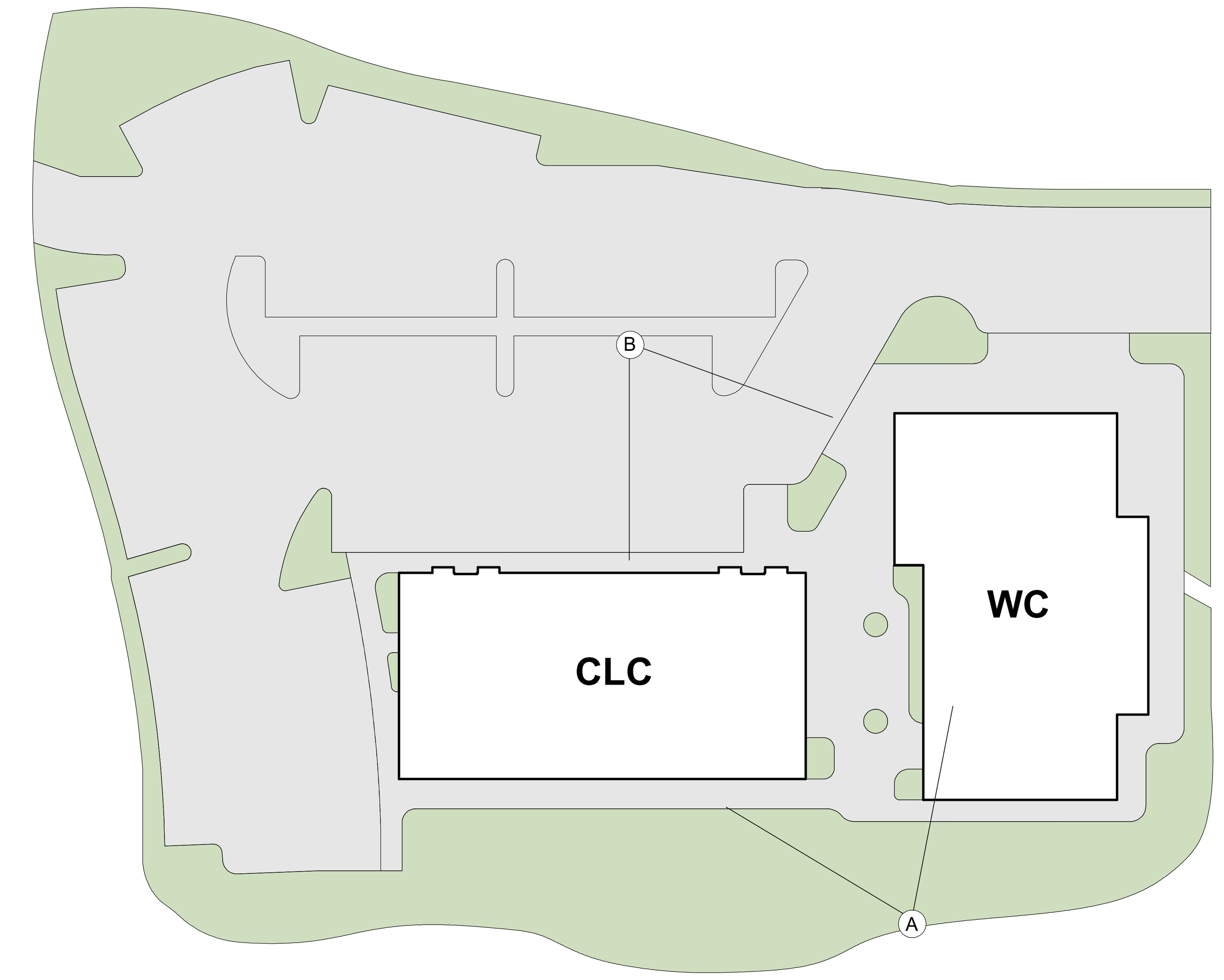
PERSPECTIVE A

PERSPECTIVE B



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PERSPECTIVES

PA1

3/29/2024 10:01:30 AM

VIEW L **L**
NS

VIEW I **I**
NS

VIEW F **F**
NS

VIEW C **C**
NS

VIEW K **K**
NS

VIEW H **H**
NS

VIEW E **E**
NS

VIEW B **B**
NS

VIEW J **J**
NS

VIEW G **G**
NS

VIEW D **D**
NS

VIEW A **A**
NS

KEY PLAN **1**
NS

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Sheet Title:
EXISTING SITE PHOTOGRAPHS

PA2

3/29/2024 10:01:36 AM

LEGEND

—·—·—·—	PROPERTY LINE
PL XX.XX'	LENGTH OF PROPERTY LINE

OVERALL EXISTING SITE PLAN 1
1" = 50'-0"

PLAN NORTH TRUE NORTH

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Sheet Title:
OVERALL EXISTING SITE PLAN

PA3

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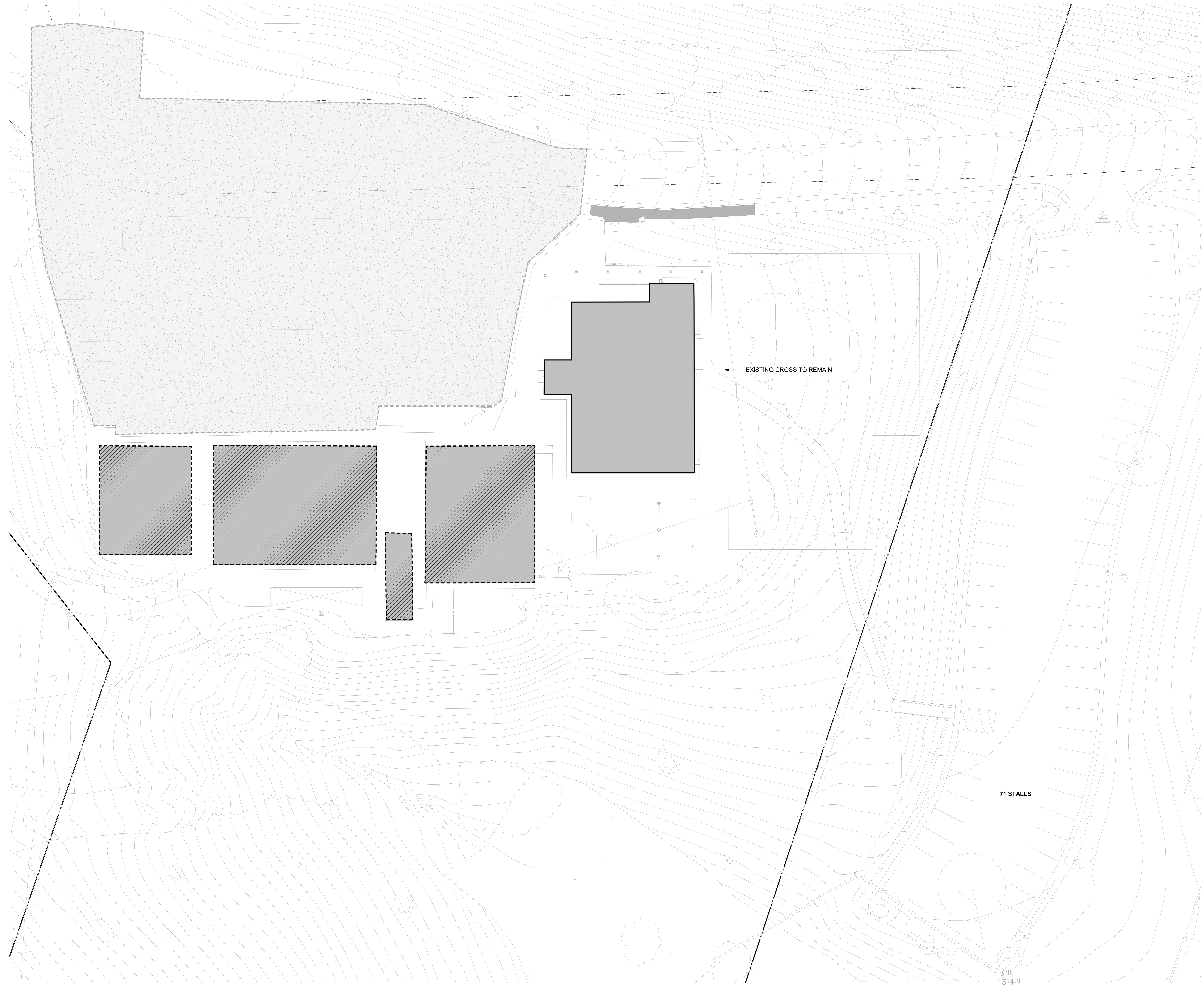

EXISTING/ DEMO SITE PLAN 1

1" = 20'-0"

LEGEND

- PROPERTY LINE
- (E) OSA'S EASEMENT
- (E) STRUCTURE TO BE REMOVED OR DEMOLISHED
- (E) STRUCTURE TO BE REMODELED
- (E) ASPHALT TO BE REMOVED

SITE TABULATION

EXISTING SITE AREA:	250,470 SF
EXISTING BUILDING AREA TO BE DEMOLISHED:	9,484 SF

PARKING TABULATION

EXISTING PARKING TOTAL:	**171 STALLS**
EAST LOT:	71 STALLS
WEST LOT:	100 STALLS
EXISTING PARKING TO BE DEMOLISHED (WEST LOT):	**100 STALLS**

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EXISTING/DEMO SITE PLAN

PA4

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PROPOSED SITE PLAN

1" = 20'-0"

1

LEGEND

- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- EXISTING BUILDING BOUNDARY
- EXISTING OSA EASEMENT
- PROPOSED OSA EASEMENT

SITE TABULATION

SITE AREA: 250,470 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED (E) + NEW	EXISTING	PROPOSED (E) + NEW
BUILDING COVERAGE TOTAL	14,064 SF	13,114 SF	5.6%	5.2 %
EDUCATION	9,484 SF	6,000 SF		
WORSHIP	4,580 SF	6,914 SF		
TRASH		200 SF		
LANDSCAPE COVERAGE	189,741 SF	197,270 SF	75.75 %	78.1 %
HARDSCAPE COVERAGE	46,665 SF	40,086 SF	18.63 %	16.0 %

F.A.R. TABULATION

SITE AREA: 250,470 SF	SQUARE FEET	
	EXISTING (PHASE 1)	PROPOSED (PHASE 1+2)
BUILDING AREA	14,064 SF	19,114 SF
F.A.R.	$\frac{19,114}{250,470} = 0.08$	

PARKING TABULATION

REQUIRED PARKING

	EXISTING AREA	TOTAL PROPOSED AREA	
EDUCATION (1 PER 2 EMPLOYEES)	9,484 SF	4,957 SF	10 EMPLOYEES = 5 STALLS
WORSHIP CENTER (1 / 35 SF)	3,212 SF	3,212 SF	$\frac{3,212 \text{ SF}}{35 \text{ SF}}$ =91.7 =92 STALLS
FELLOWSHIP HALL (1 / 35 SF)		2,692 SF	$\frac{2,692 \text{ SF}}{35 \text{ SF}}$ =76.9 =77 STALLS
TOTAL:	12,696 SF	**10,861 SF**	**174 STALLS REQUIRED**

PROPOSED PARKING

138 STALLS PROVIDED

NOTE: THE WORSHIP CENTER AND FELLOWSHIP HALL WILL NEVER BE IN USE AT THE SAME TIME

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Sheet Title:
PROPOSED SITE PLAN

PA5

LEGEND

- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- FIRE APPARATUS ACCESS
- HOSE REACH < 150'

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Sheet Title:
PROPOSED SITE PLAN - FIRE ACCESS

PROPOSED SITE PLAN 1
1" = 20'-0"

PA6

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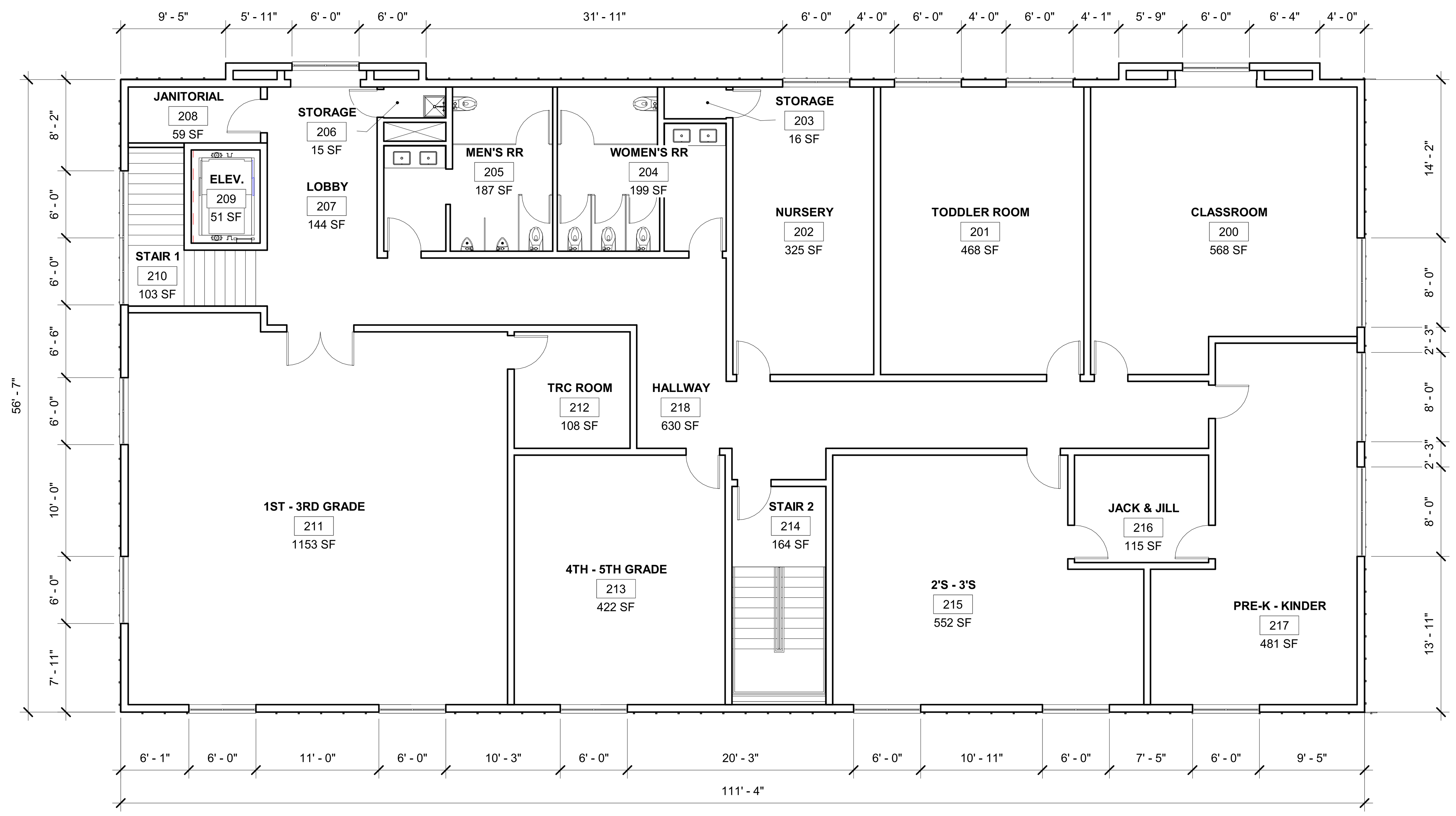
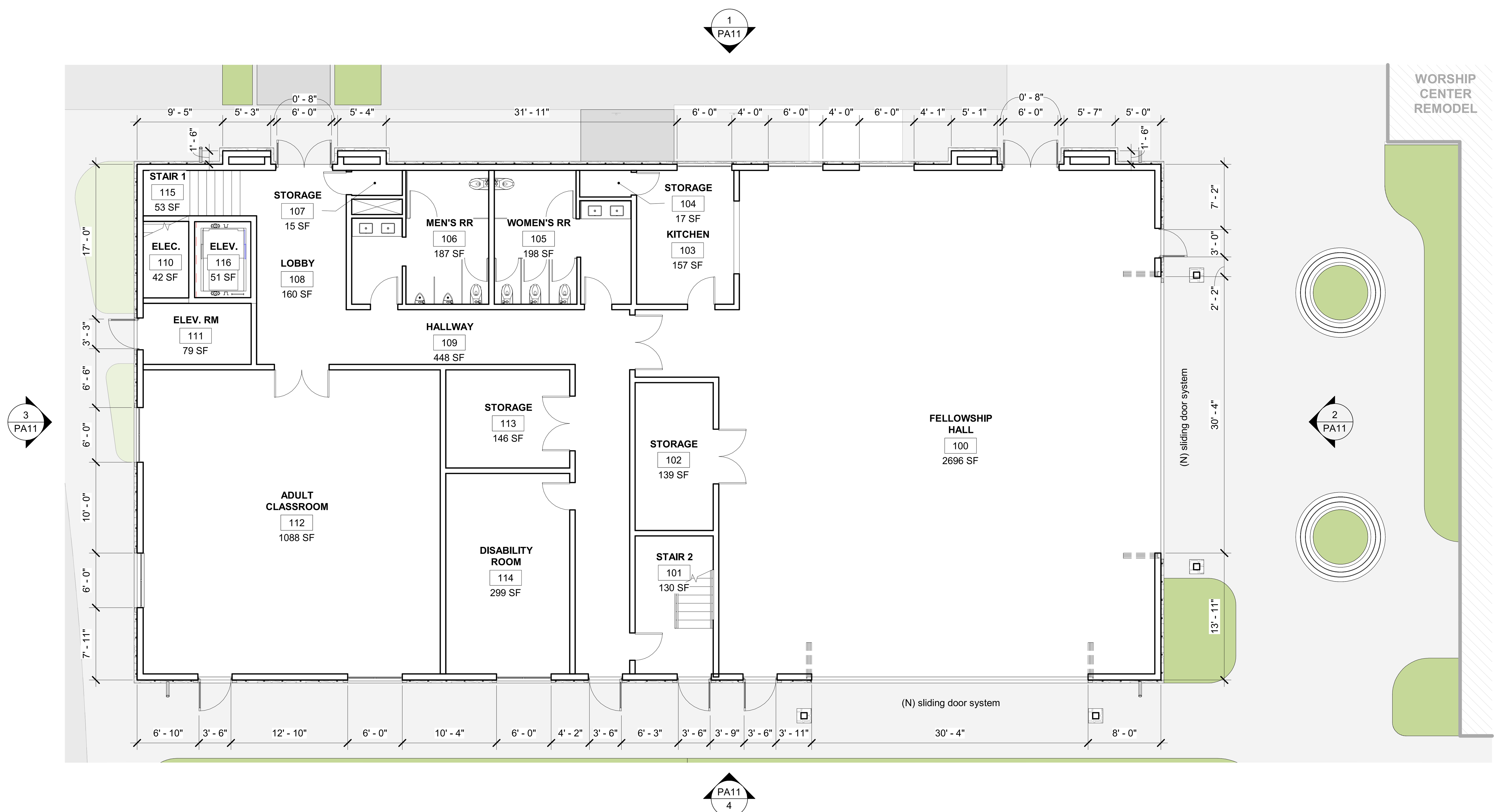


COMMUNITY LIFE CENTER - PROPOSED FLOOR PLAN - LEVEL 2 2

1/8" = 1'-0"



COMMUNITY LIFE CENTER - PROPOSED FLOOR PLAN - LEVEL 1 1

1/8" = 1'-0"

LEGEND

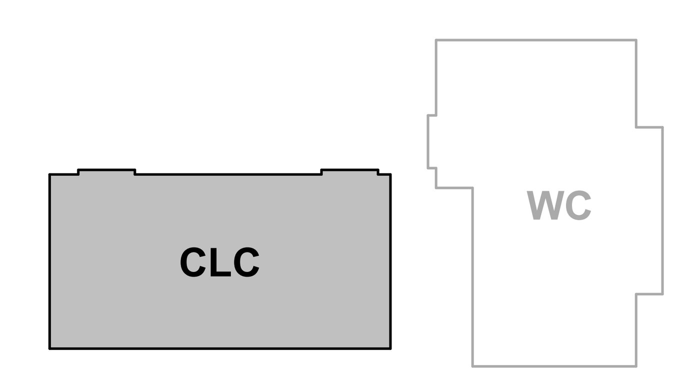
- EXISTING WALL
- NEW WALL , REFER TO WALL LEGEND TYPE
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING WINDOW
- PROPOSED WINDOW / STOREFRONT

PLAN NOTES

1. EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHE AND OR SCREENED
2. REFER TO FURNITURE PLAN FOR FURNITURE LAYOUT, DIMENSIONS, ETC.
3. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS DESCRIBING PARTIAL HEIGHT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS & PLENUM BARRIER LOCATIONS.
5. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

KEYNOTES

KEY PLAN



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CLC - PROPOSED FLOOR PLAN

PA7

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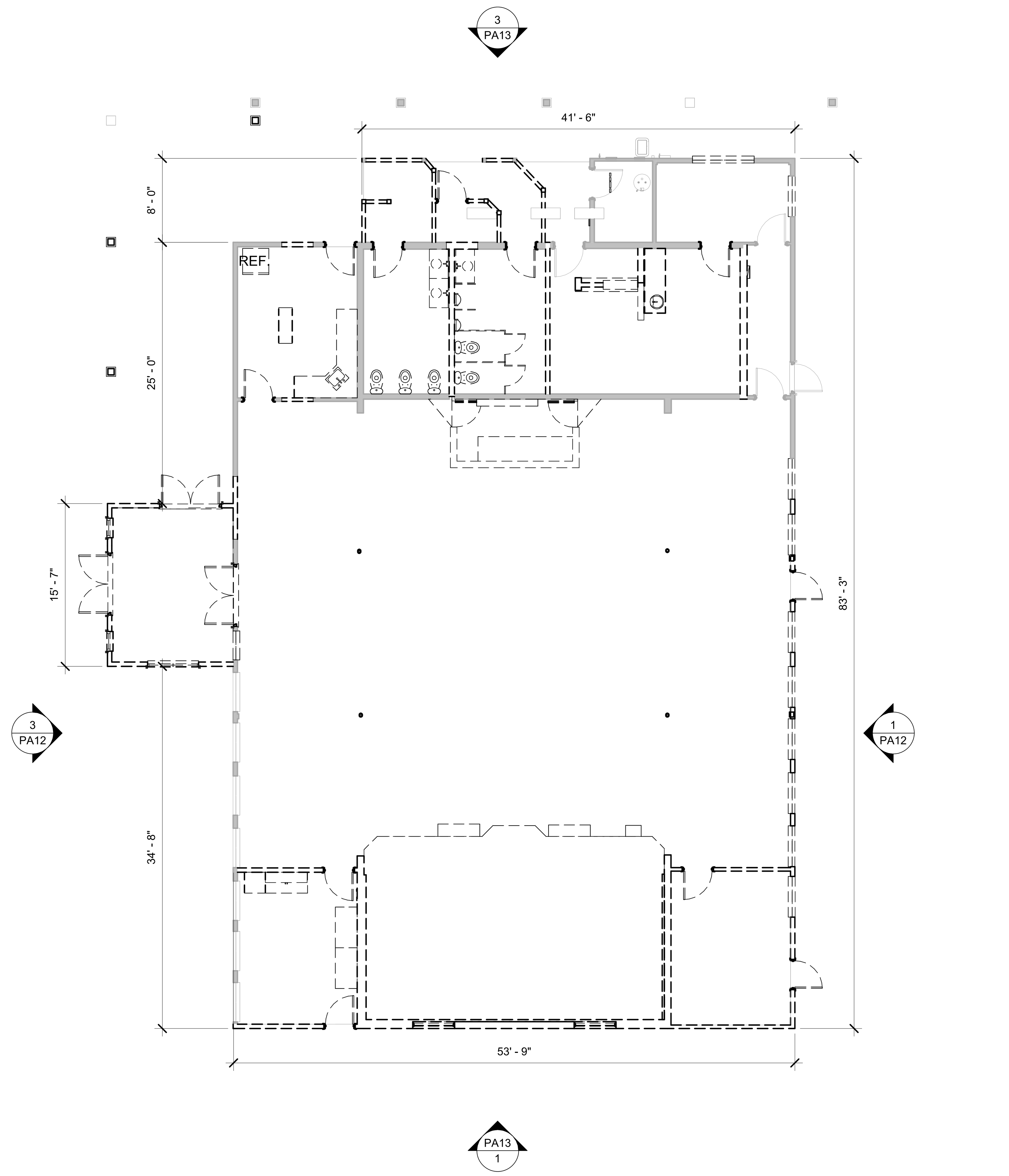
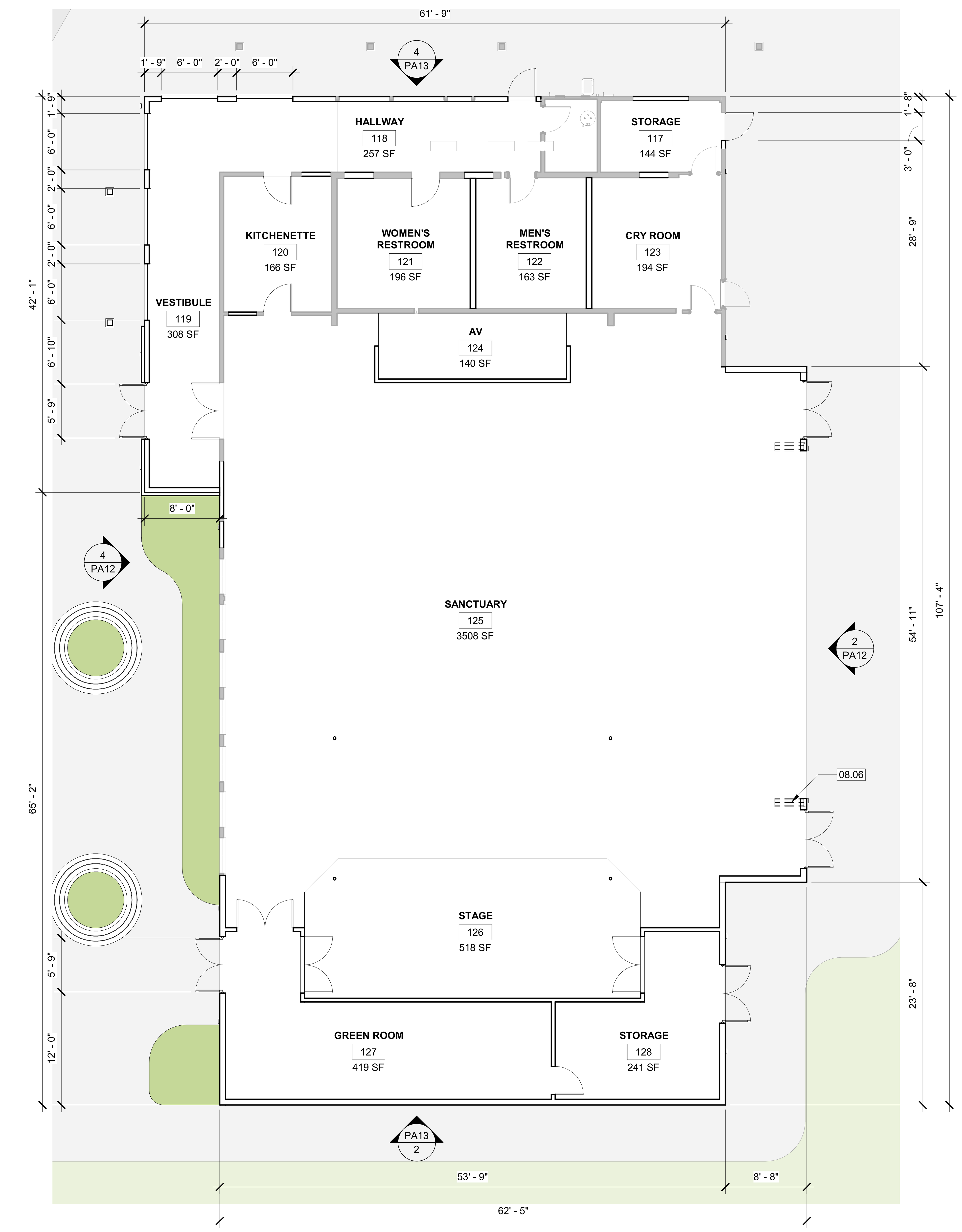


WORSHIP CENTER - EXISTING/ DEMO FLOOR PLAN 2

1/8" = 1'-0"



WORSHIP CENTER - PROPOSED FLOOR PLAN 1

1/8" = 1'-0"

LEGEND

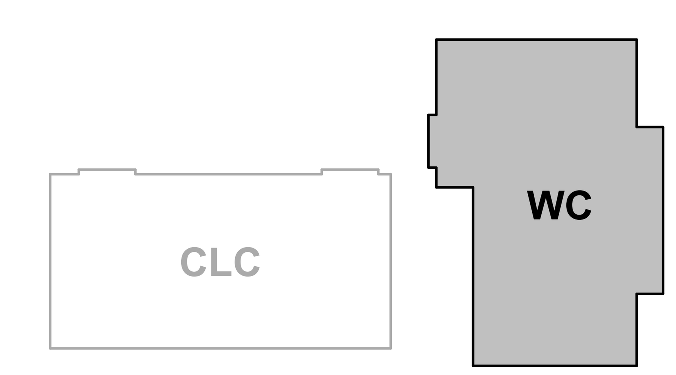
- EXISTING WALL
- NEW WALL , REFER TO WALL LEGEND TYPE
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING WINDOW
- PROPOSED WINDOW / STOREFRONT
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WINDOW TO BE DEMOLISHED

PLAN NOTES

KEYNOTES

08.06	(N) NANAWALL SYSTEM

KEY PLAN



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WEST HILLS COMMUNITY CHURCH

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WC - EXISTING/ DEMO & PROPOSED FLOOR PLAN

PA8

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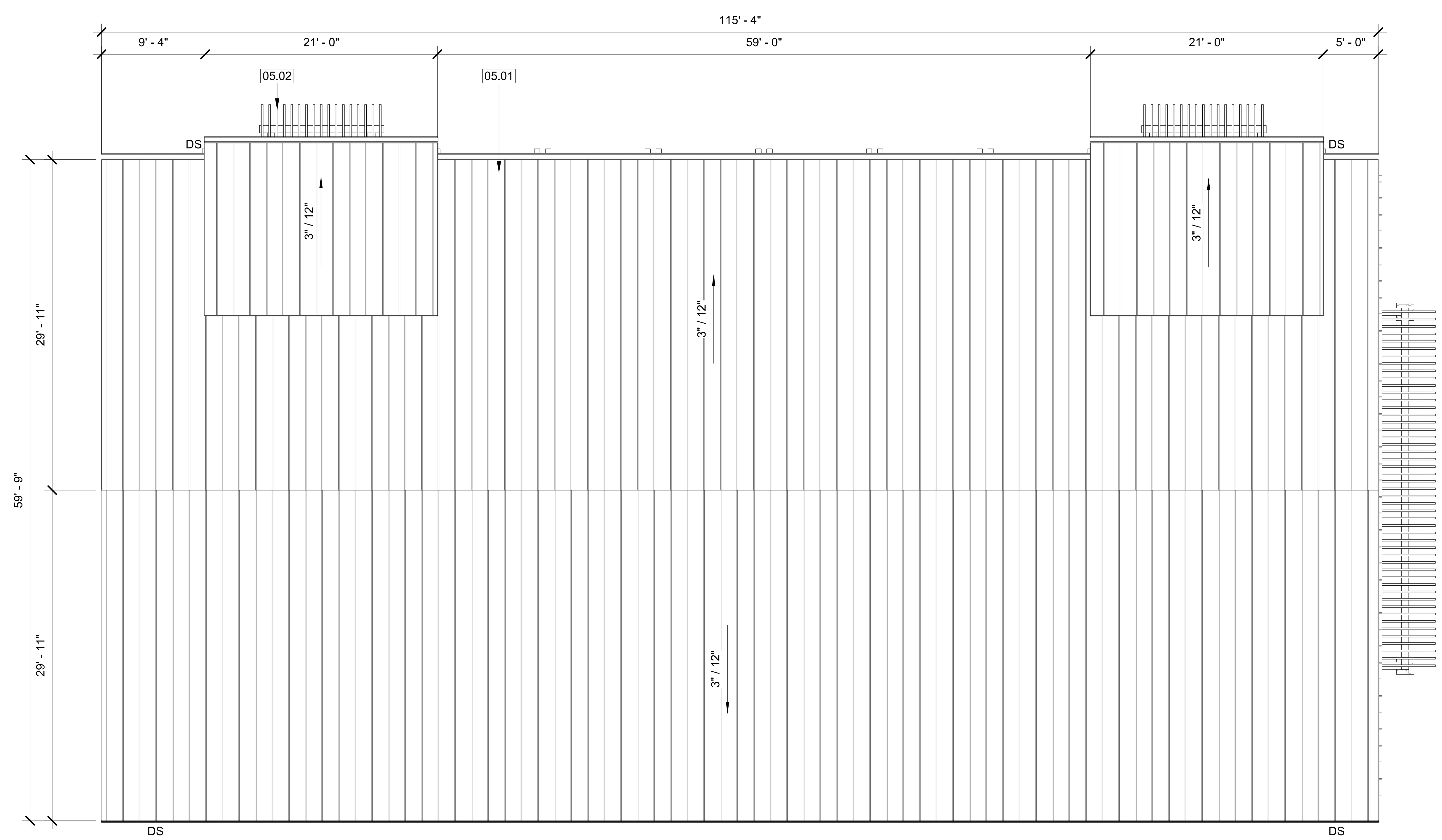
LEGEND

DS	(N) DOWNSPOUT

KEYNOTES

05.01	(N) STANDING SEAM METAL ROOFING, SEE MATERIAL LEGEND, TYP.
05.02	(N) TIMBER FRAME AWNING, SEE MATERIAL LEGEND, TYP.



CLC PROPOSED ROOF PLAN 1

1/8" = 1'-0"

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WEST HILLS COMMUNITY CHURCH

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CLC - PROPOSED ROOF PLAN

PA9

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LEGEND

DS	(E) DOWNSPOUT TO REMAIN
DD	(E) DOWNSPOUT TO BE DEMOLISHED
DS	(N) DOWNSPOUT

KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.02	(E) FASCIA & GUTTER TO REMAIN, TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.13	(E) WOOD LATTICE EQUIPMENT SCREEN TO REMAIN
02.15	(E) FASCIA & GUTTER TO BE DEMOLISHED, TYP.
02.16	(E) MECHANICAL EQUIPMENT TO REMAIN, TYP.
05.01	(N) STANDING SEAM METAL ROOFING, SEE MATERIAL LEGEND, TYP.
21.01	(N) FASCIA & GUTTER, TYP.

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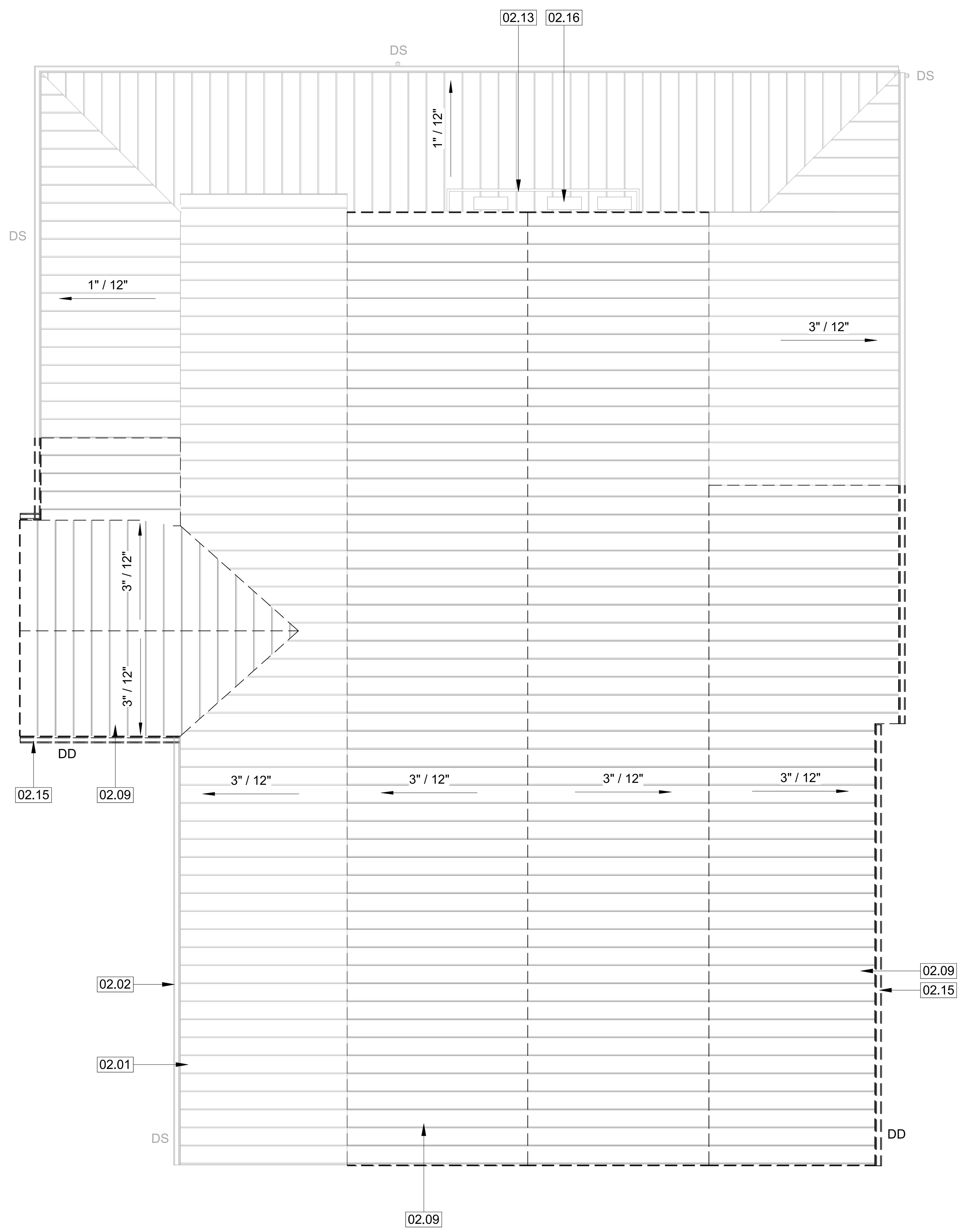
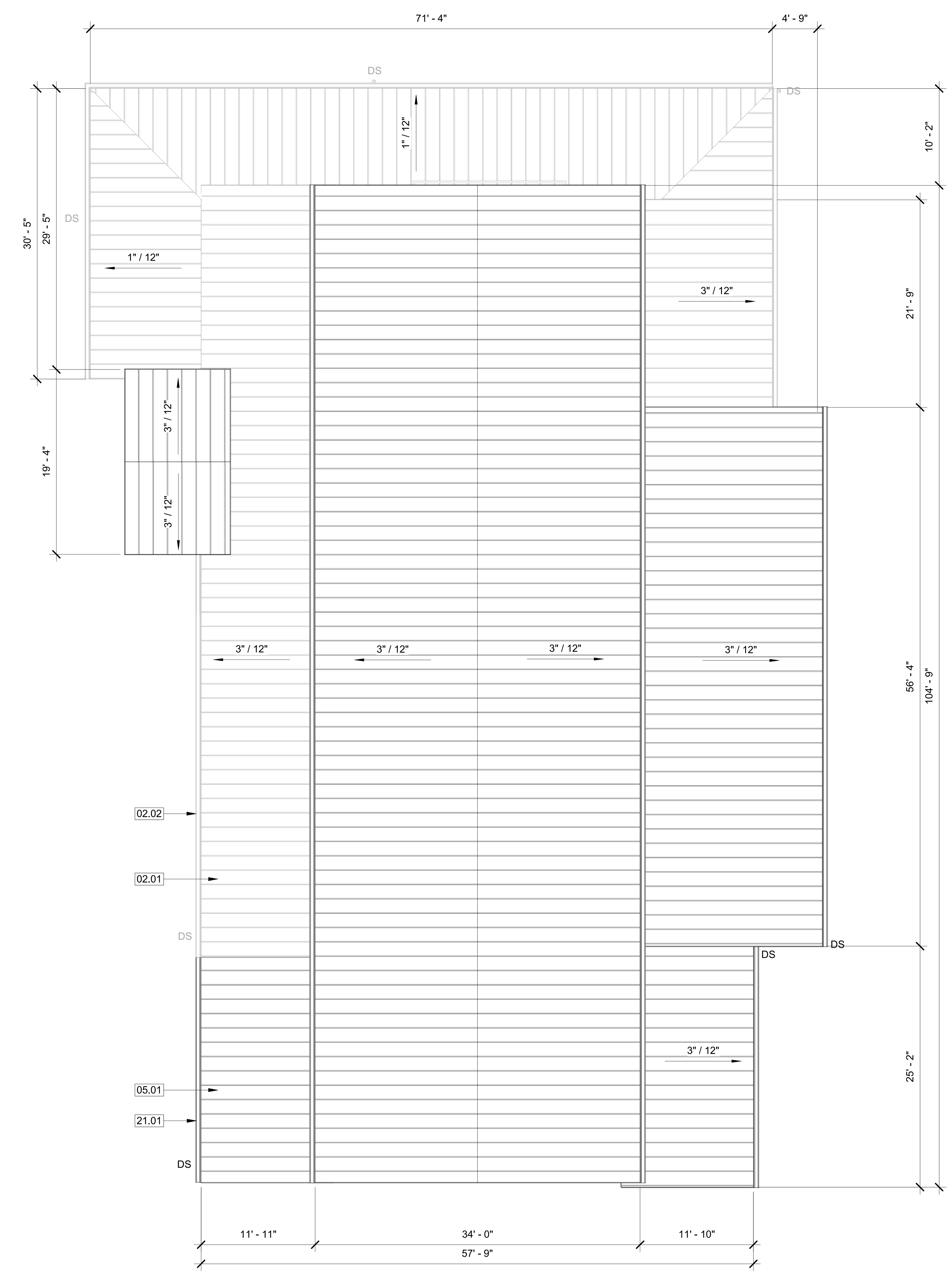


WC EXISTING/DEMO ROOF PLAN 2
1/8" = 1'-0"



WC PROPOSED ROOF PLAN 1
1/8" = 1'-0"

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Sheet Title:
WC - EXISTING/DEMO & PROPOSED ROOF PLAN

PA10

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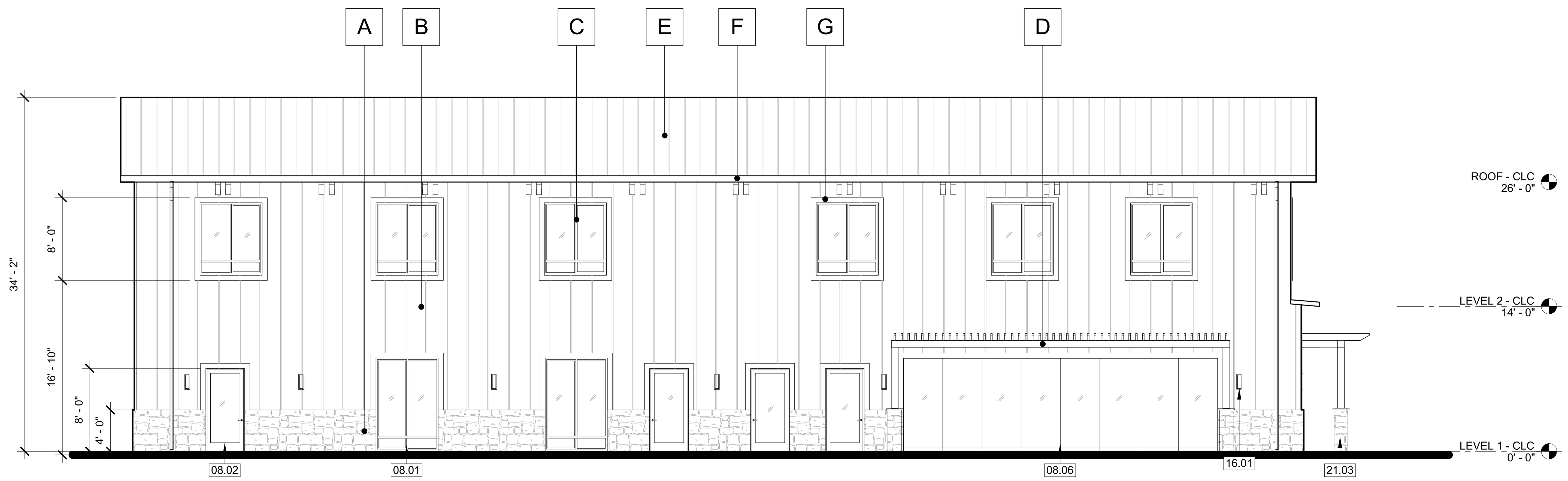
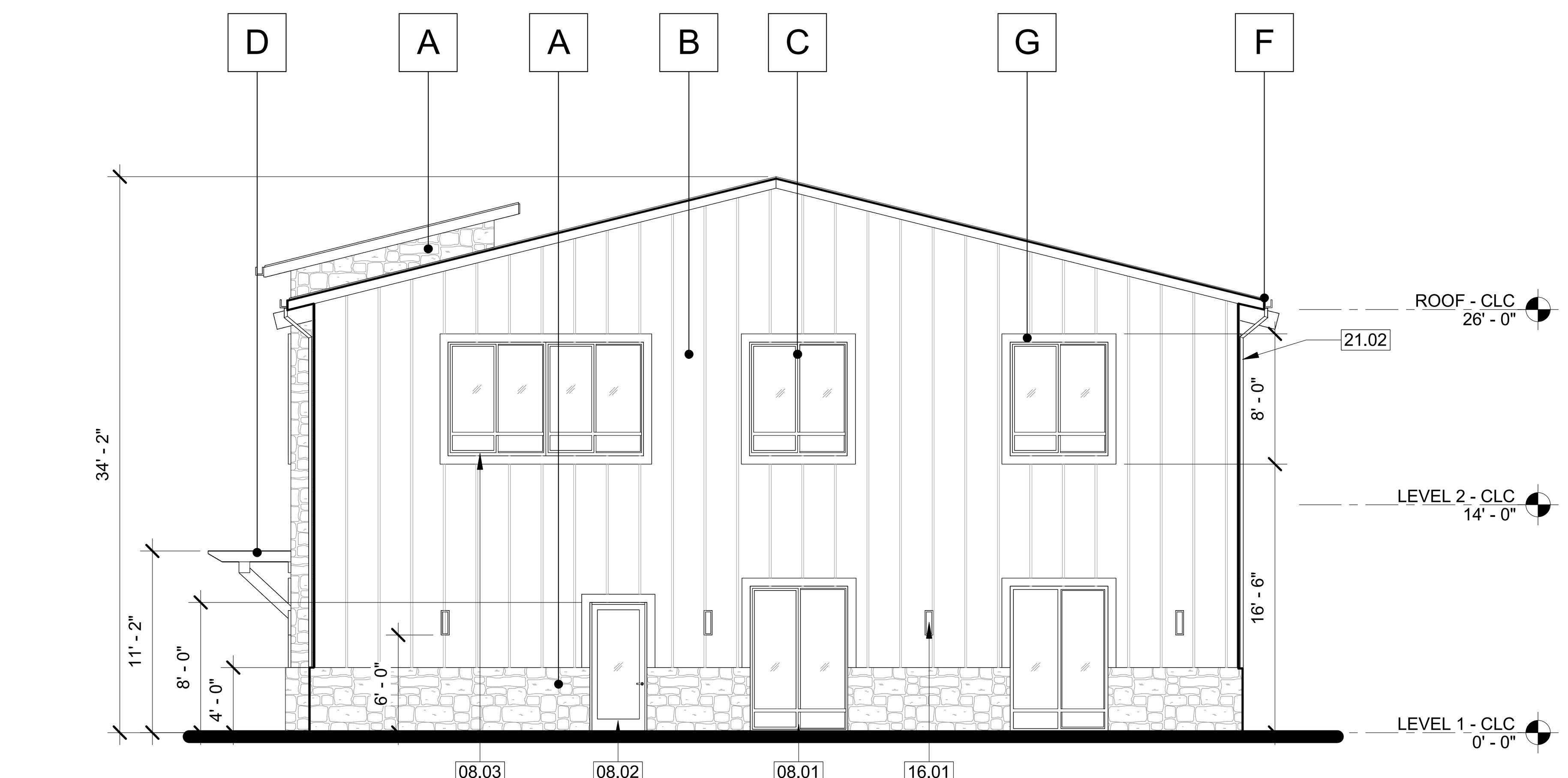
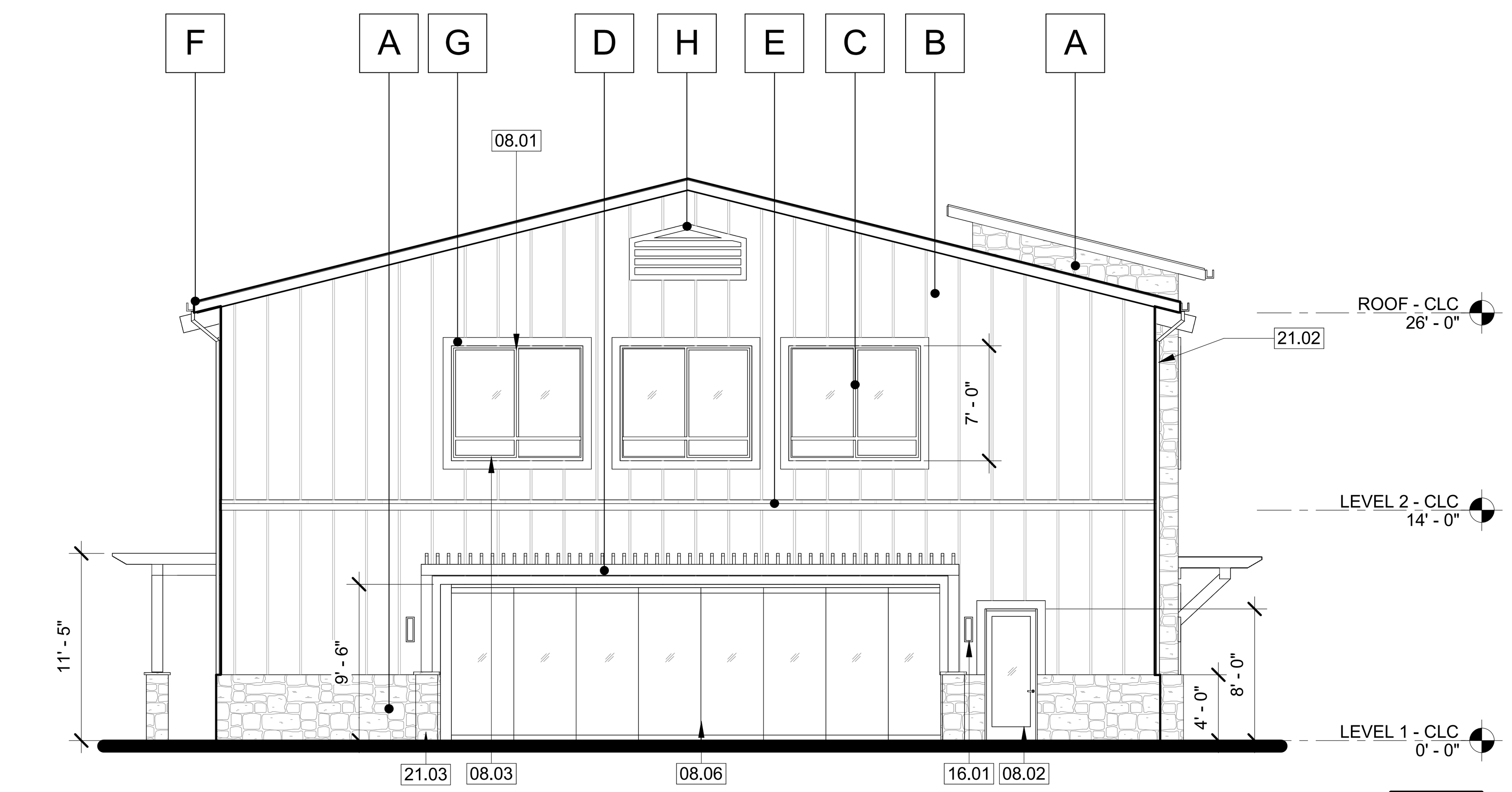


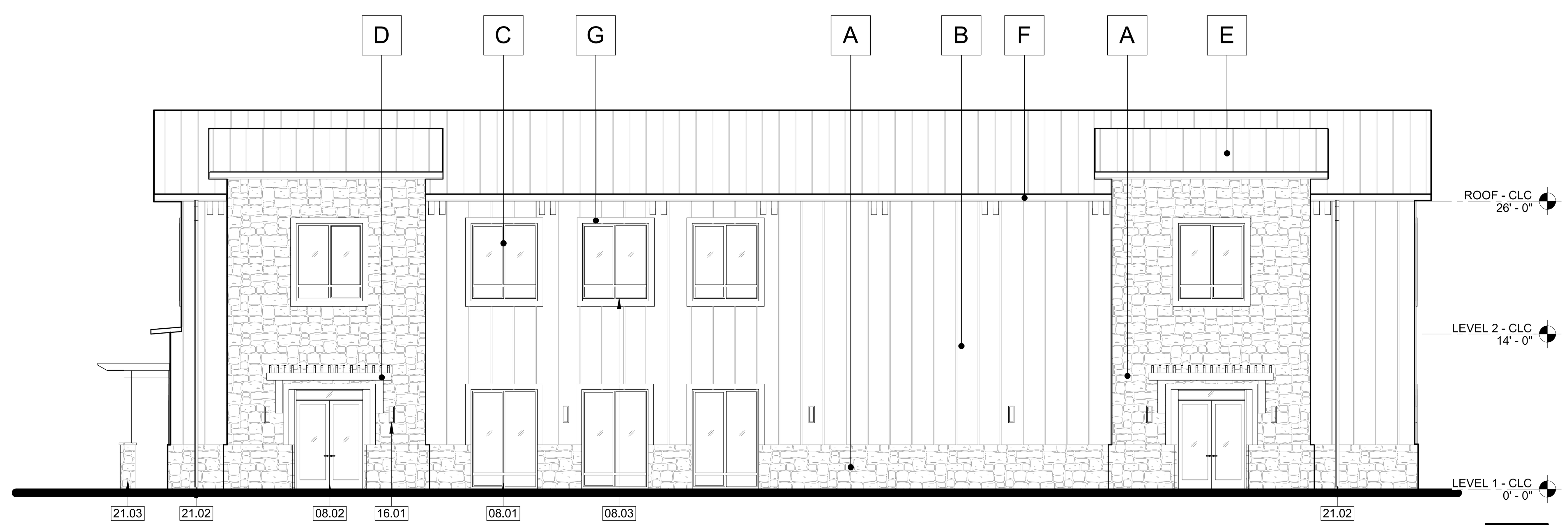
PROPOSED CLC - SOUTH 4
1/8" = 1'-0"



PROPOSED CLC - WEST 3
1/8" = 1'-0"



PROPOSED CLC - EAST 2
1/8" = 1'-0"



PROPOSED CLC - NORTH 1
1/8" = 1'-0"

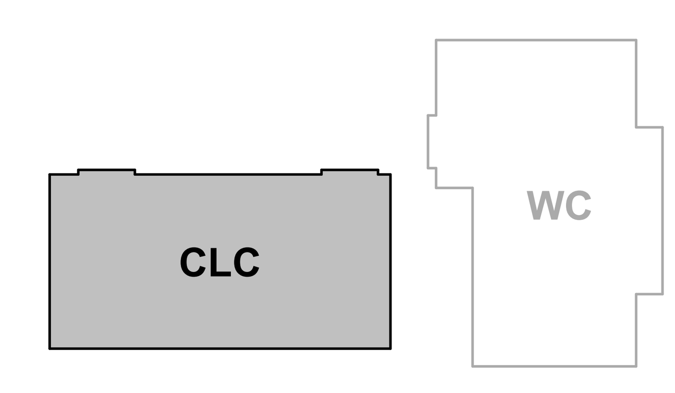
MATERIAL LEGEND

A	**(N) STONE SIDING**	COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) PAINTED BOARD & BATTEN FIBER CEMENT SIDING**	COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) TIMBER FRAME AWNING**	COLOR: TBD MANUFACTURER: TBD
E	**(N) STANDING SEAM METAL ROOFING**	COLOR: ASH GREY SRI-58 OR SIMILAR MANUFACTURER: TBD
F	**(N) ANODIZED ALUMINUM FASCIA & GUTTER**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
G	**(N) PAINTED WOOD TRIM**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD
H	**(N) PAINTED LOUVERED VENT**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

08.01	(N) STOREFRONT WINDOW SYSTEM, TYP.
08.02	(N) STOREFRONT DOOR, TYP.
08.03	(N) WINDOW, TYP.
08.06	(N) NANAWALL SYSTEM
16.01	(N) WALL MOUNT EXTERIOR LIGHTING, TYP.
21.02	(N) DOWNSPOUT, TYP.
21.03	(N) WOOD COLUMN W/ STONE SIDING, TYP.

KEY PLAN



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CLC - PROPOSED EXTERIOR ELEVATIONS

PA11

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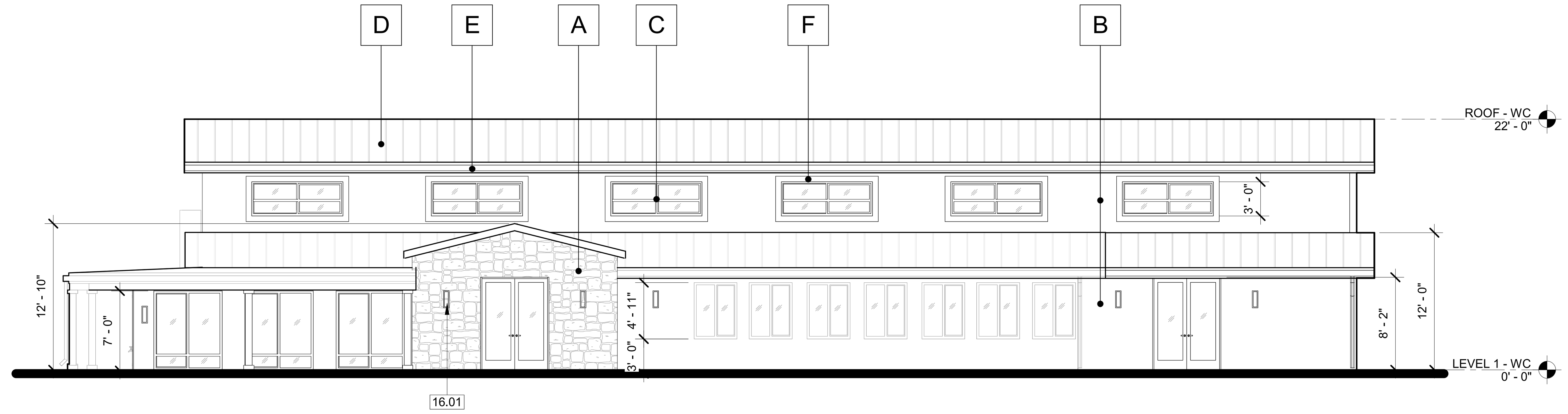
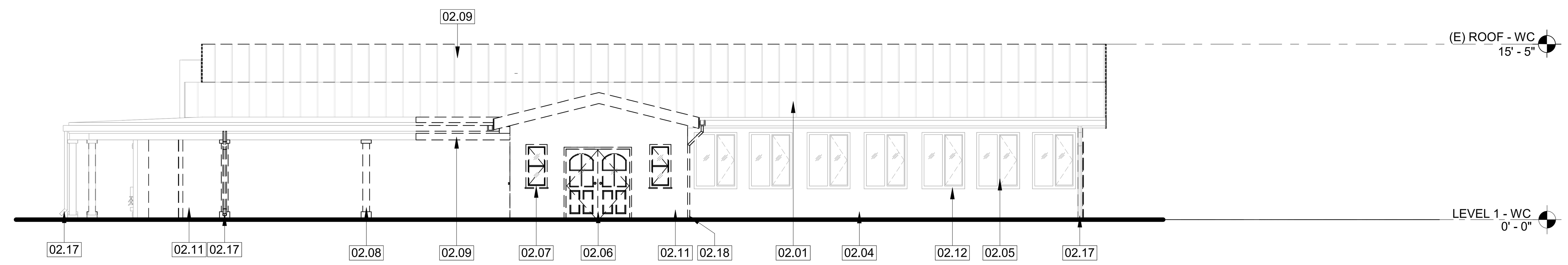
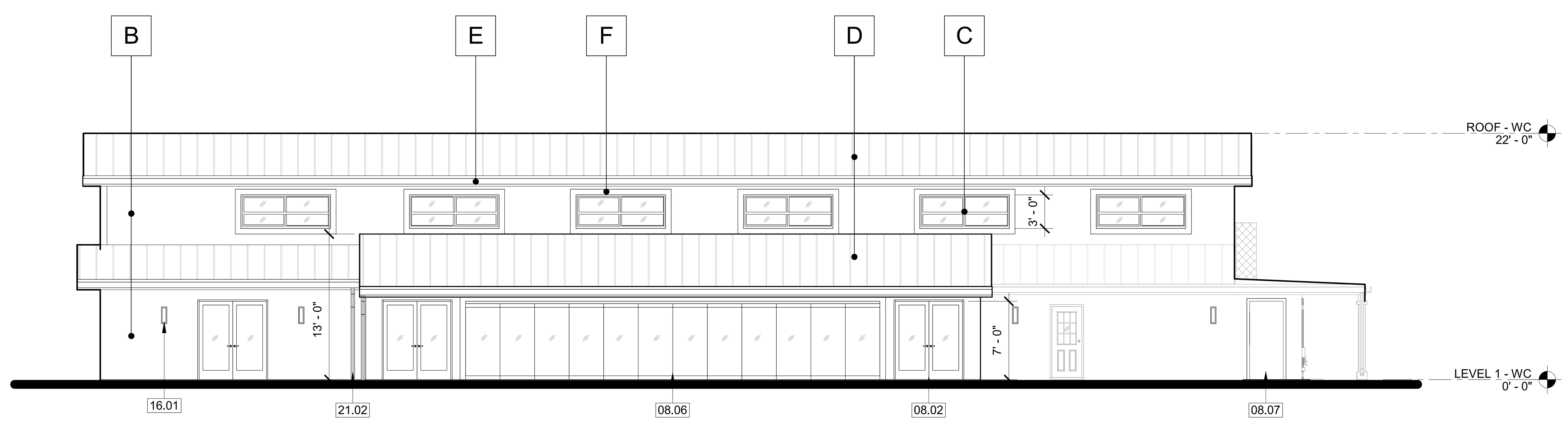


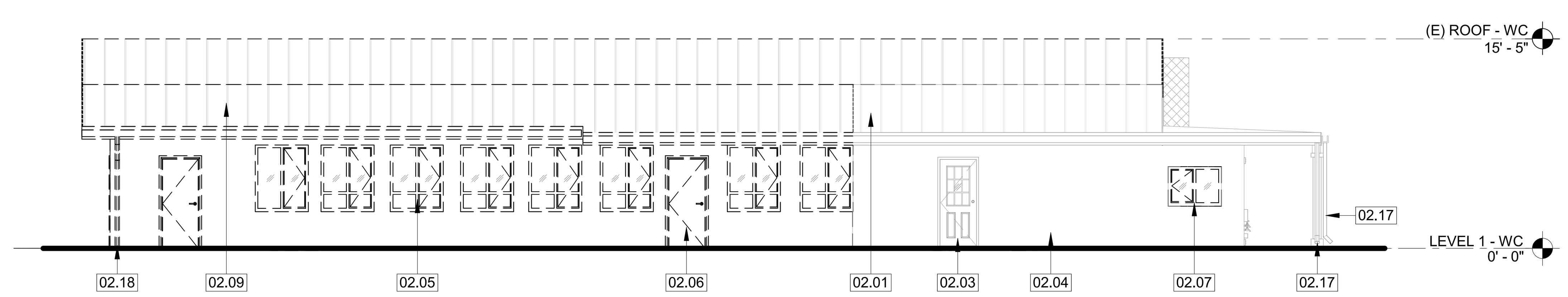
PROPOSED WORSHIP CENTER - WEST 4
1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - WEST 3
1/8" = 1'-0"



PROPOSED WORSHIP CENTER - EAST 2
1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - EAST 1
1/8" = 1'-0"

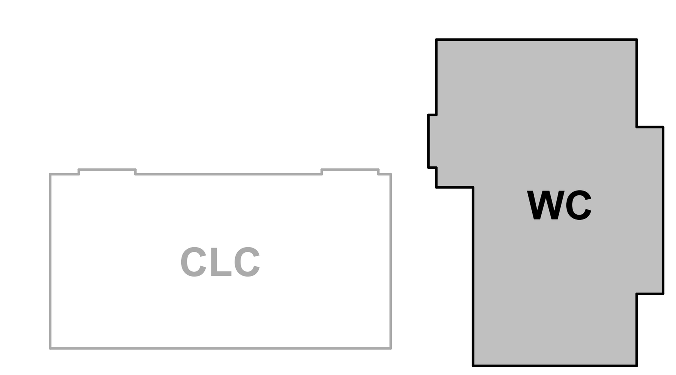
MATERIAL LEGEND

A	**(N) STONE SIDING** COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) STUCCO** COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION** COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) STANDING SEAM METAL ROOFING TO MATCH EXISTING**
E	**(N) ANODIZED ALUMINUM FASCIA & GUTTER TO MATCH EXISTING**
F	**(N) PAINTED WOOD TRIM** COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.03	(E) DOOR TO REMAIN, TYP.
02.04	(E) STUCCO TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.05	(E) WINDOW MULLION TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.06	(E) DOOR TO BE DEMOLISHED, TYP.
02.07	(E) WINDOW TO BE DEMOLISHED,TYP.
02.08	(E) COLUMN TO BE DEMOLISHED, TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.11	(E) WALL TO BE DEMOLISHED, TYP.
02.12	(E) TRIM TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.17	(E) DOWNSPOUT TO REMAIN, TYP.
02.18	(E) DOWNSPOUT TO BE DEMOLISHED, TYP.
08.02	(N) STOREFRONT DOOR, TYP.
08.06	(N) NANAWALL SYSTEM
08.07	(N) DOOR, TYP.
16.01	(N) WALL MOUNT EXTERIOR LIGHTING, TYP.
21.02	(N) DOWNSPOUT, TYP.

KEY PLAN



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Campbell, CA 95008
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JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

WEST HILLS COMMUNITY CHURCH

16695 DeWitt Ave
Morgan Hill, CA. 95037

Client:
WHCC

Rev. #	Description	Date
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Sheet Title:
WC - EAST & WEST EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS

PA12

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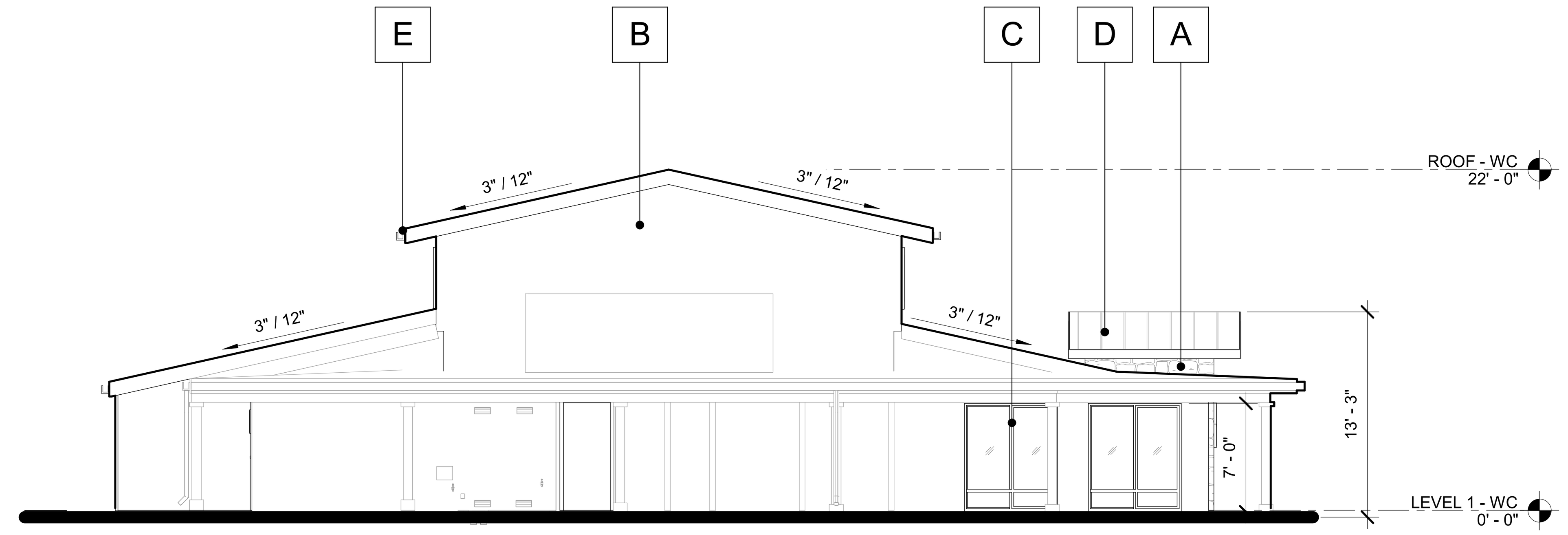
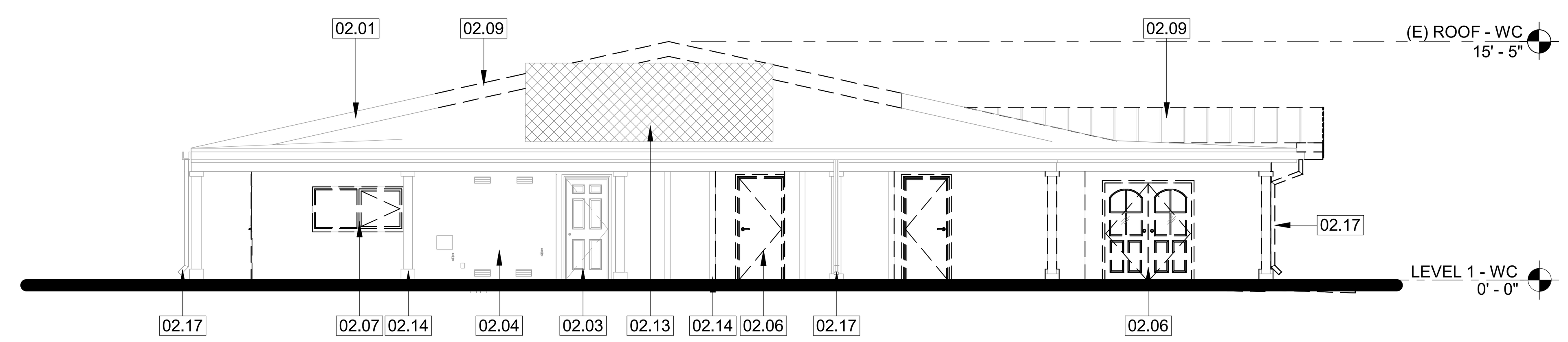
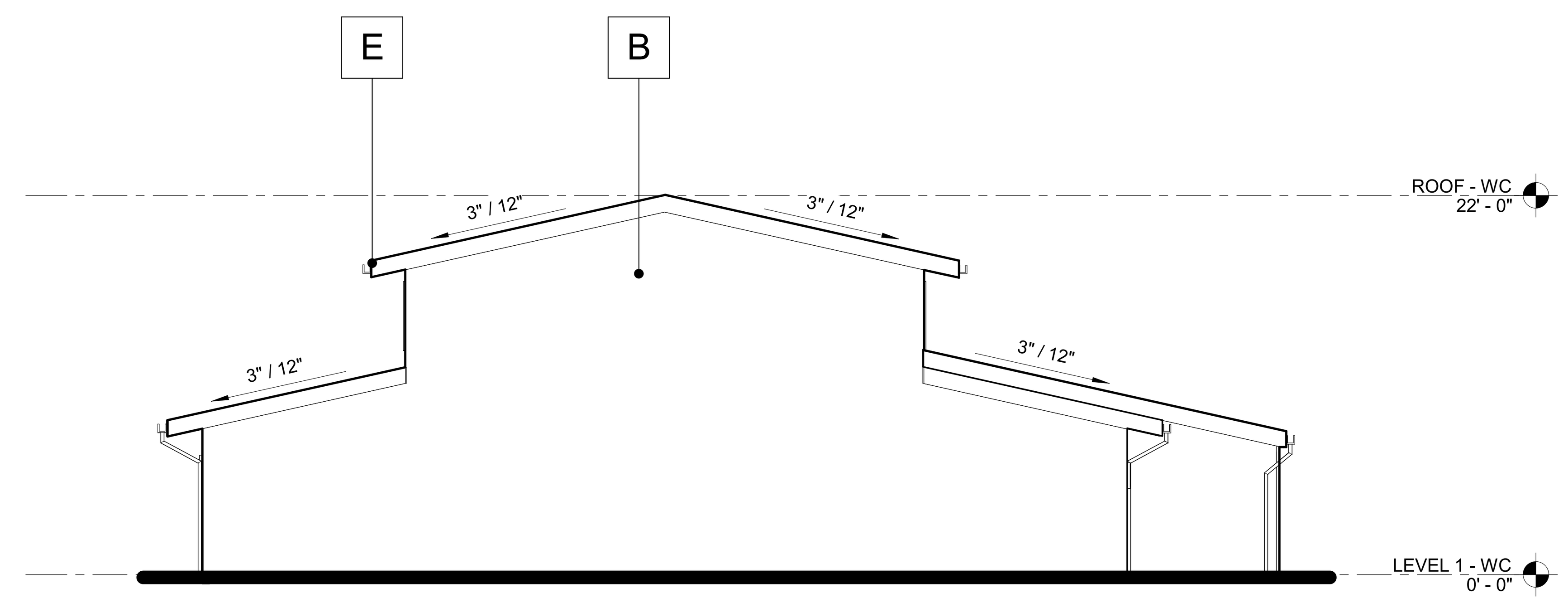


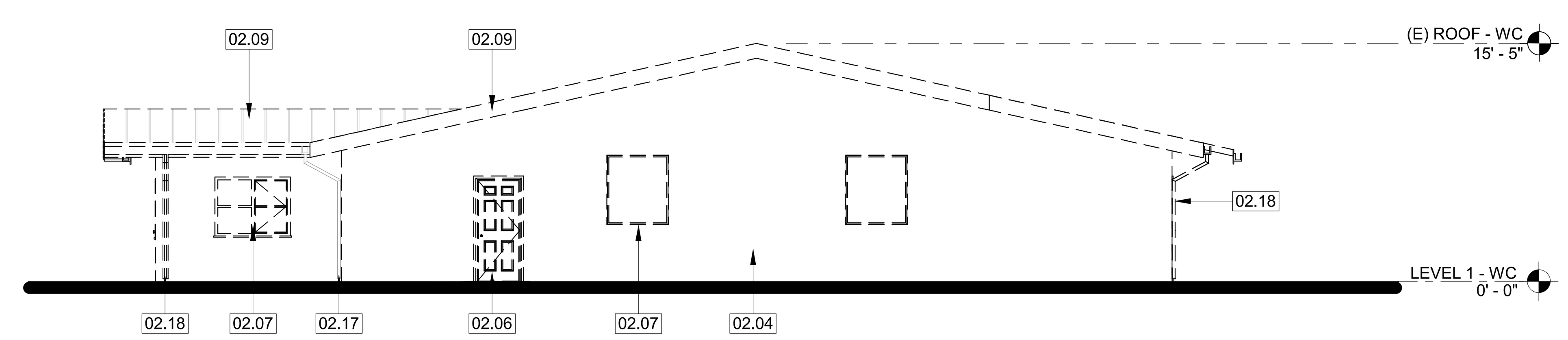
PROPOSED WORSHIP CENTER - NORTH 4
1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - NORTH 3
1/8" = 1'-0"



PROPOSED WORSHIP CENTER - SOUTH 2
1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - SOUTH 1
1/8" = 1'-0"

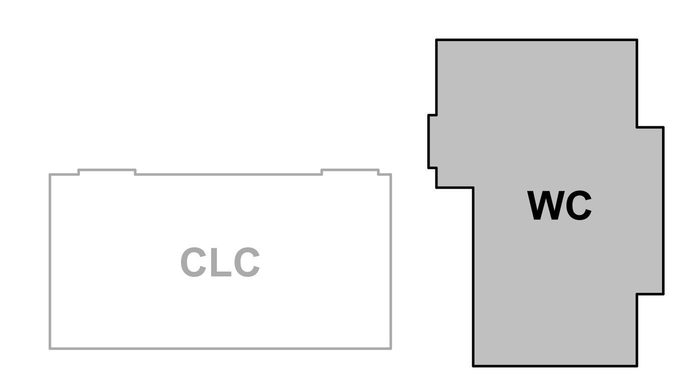
MATERIAL LEGEND

A	**(N) STONE SIDING** COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) STUCCO** COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION** COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) STANDING SEAM METAL ROOFING TO MATCH EXISTING**
E	**(N) ANODIZED ALUMINUM FASCIA & GUTTER TO MATCH EXISTING**
F	**(N) PAINTED WOOD TRIM** COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.03	(E) DOOR TO REMAIN, TYP.
02.04	(E) STUCCO TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.06	(E) DOOR TO BE DEMOLISHED, TYP.
02.07	(E) WINDOW TO BE DEMOLISHED,TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.13	(E) WOOD LATTICE EQUIPMENT SCREEN TO REMAIN
02.14	(E) COLUMN TO REMAIN, TYP.
02.17	(E) DOWNSPOUT TO REMAIN, TYP.
02.18	(E) DOWNSPOUT TO BE DEMOLISHED, TYP.

KEY PLAN



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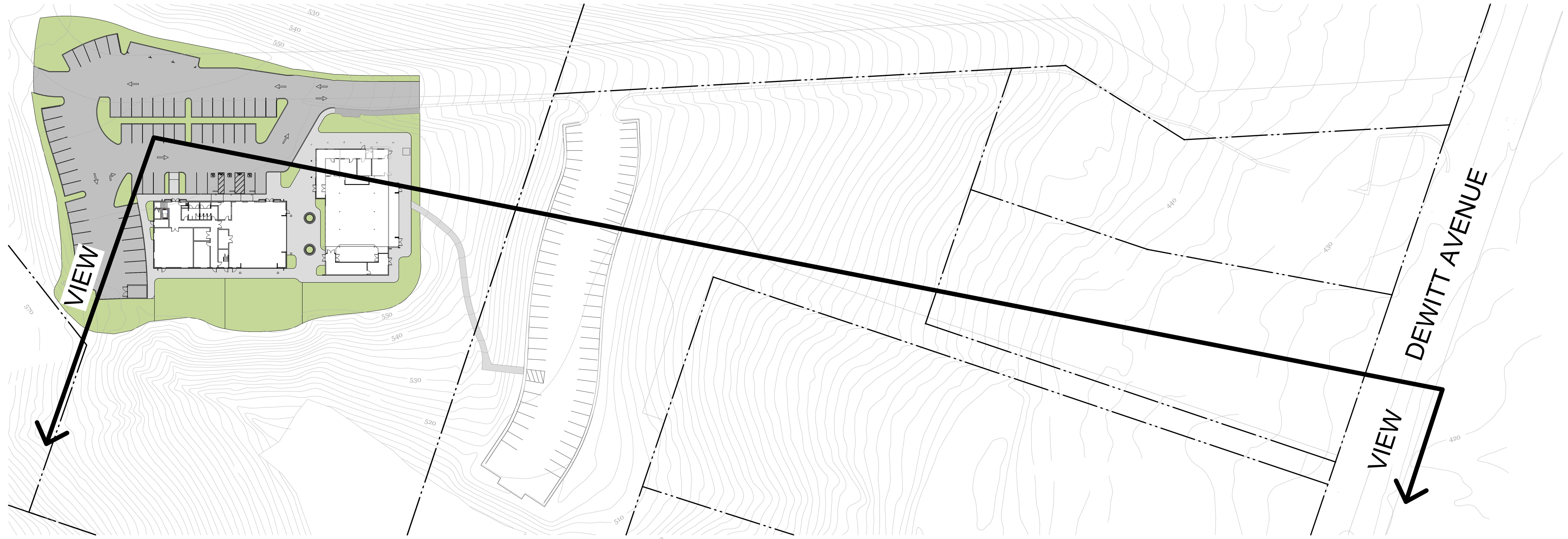
Sheet Title:
WC - SOUTH & NORTH EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS

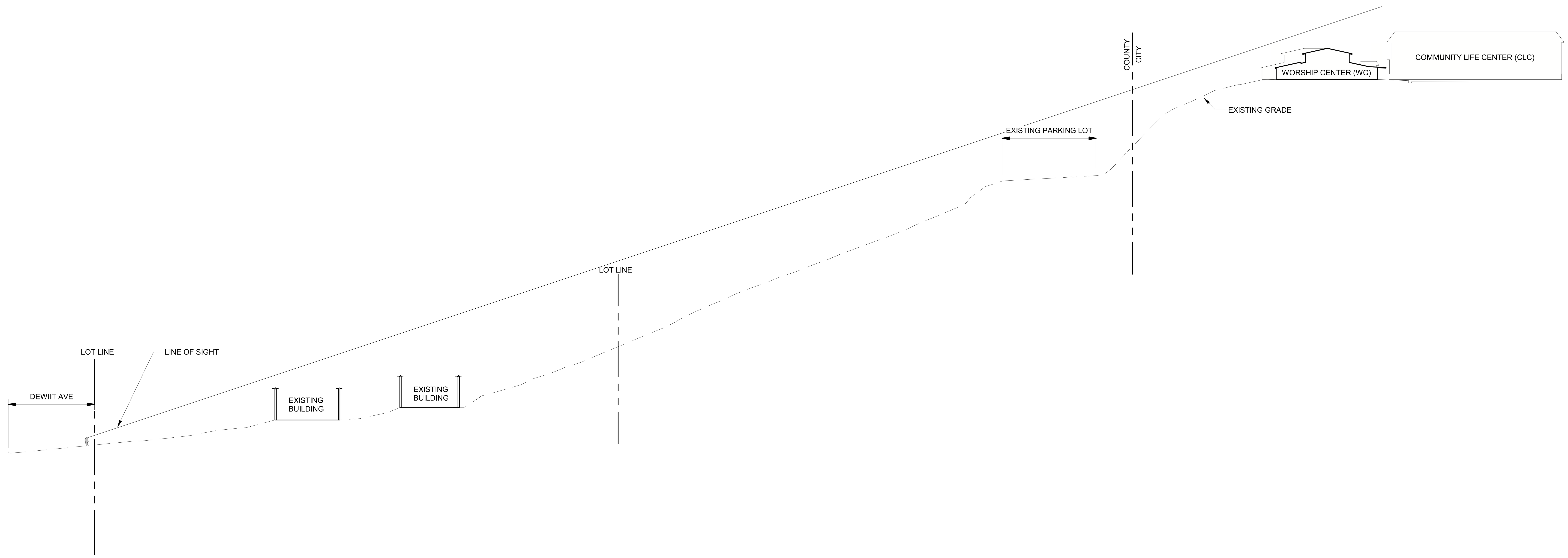
PA13

3/29/2024 10:02:20 AM



PROPOSED SITE KEY PLAN 2

1" = 60'-0"



STREET VIEW SECTION 1

1" = 40'-0"

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Sheet Title:
STREET VIEW SECTION

PA14

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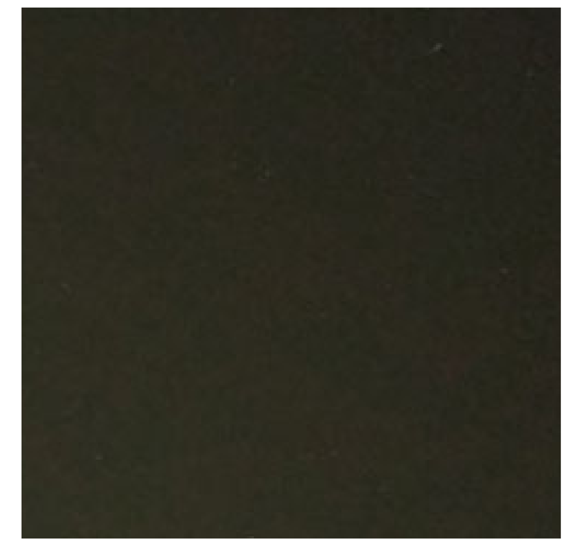


TIMBER FRAME AWNING

- COLOR: TBD
- MANUFACTURER: TBD

STANDING SEAM METAL ROOFING

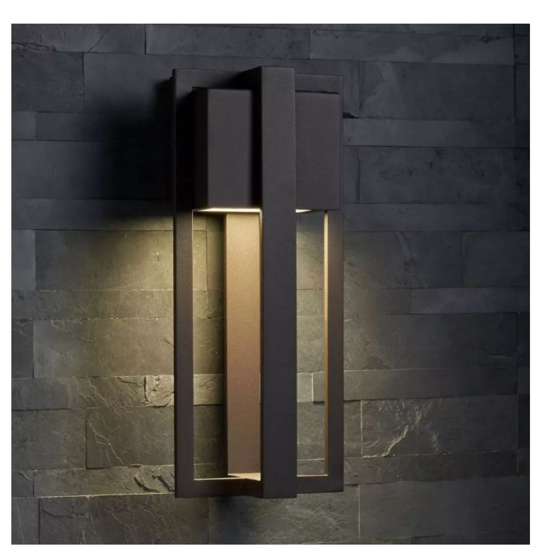
- COLOR: ASH GREY SRI-58 OR SIMILAR
- MANUFACTURER: TBD

ANODIZED ALUMINUM FASCIA & MULLION

- COLOR: ANODIZED BRONZE
- MANUFACTURER: TBD

PAINTED WOOD TRIM

- COLOR: COCOA OR SIMILAR
- MANUFACTURER: TBD



EXTERIOR LIGHT FIXTURE

- COLOR: TBD
- MANUFACTURER: TBD

PAINTED BOARD & BATTEN FIBER CEMENT SIDING

- COLOR: FOGGY DAY OR SIMILAR
- MANUFACTURER: TBD

STONE SIDING

- COLOR: MADRONA OR SIMILAR
- MANUFACTURER: TBD

e2 ARCHITECTURE
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Sheet Title:
CLC - COLOR AND MATERIAL BOARD

PA 00

3/29/2024 10:02:25 AM

STANDING SEAM METAL ROOFING

- COLOR: ASH GREY SRI-58 OR SIMILAR
- MANUFACTURER: TBD

STONE SIDING

- COLOR: MADRONA OR SIMILAR
- MANUFACTURER: TBD

ANODIZED ALUMINUM FASCIA & MULLION

- COLOR: ANODIZED BRONZE
- MANUFACTURER: TBD

PAINTED WOOD TRIM

- COLOR: COCOA OR SIMILAR
- MANUFACTURER: TBD

STUCCO

- COLOR: FOGGY DAY OR SIMILAR
- MANUFACTURER: TBD

EXTERIOR LIGHT FIXTURE

- COLOR: TBD
- MANUFACTURER: TBD

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Sheet Title:

WC - COLOR AND MATERIAL BOARD

PA 01

3/29/2024 10:02:26 AM


QUERCUS AGRIFOLIA

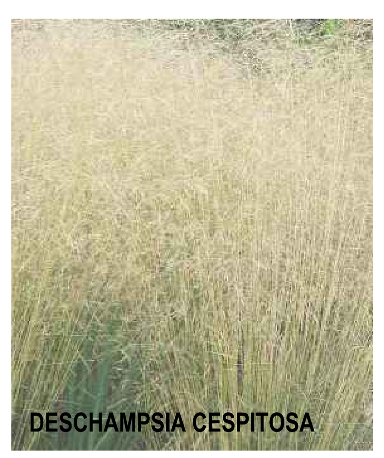

PRUNUS ILICIFOLIA

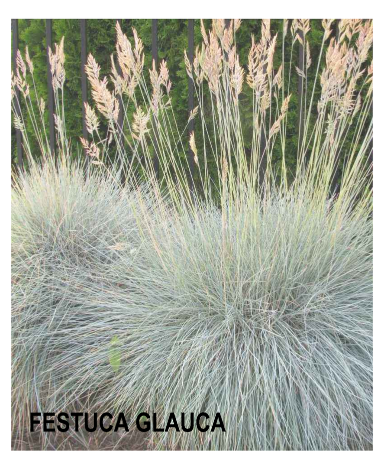

ACHILLEA MILLEFOLIUM


CAREX DIVULSA


CHONDROPETALUM TECTORUM


LOMANDRA LONGIFOLIA 'BREEZE'


DESCHAMPSIA CESPITOSA


FESTUCA GLAUCA


MUHLENBERGIA CAPILLARIS


MUHLENBERGIA RIGENS

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING
	BARK MULCH
	PAVERS
	LAWN AREA
	PLANTING AREA
	BIOTREATMENT AREA

NOTES:
1. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L3 FOR MATERIALS.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH.
5. SEE ARBORIST REPORT BY WILLIAM SOWA, CERTIFIED ARBORIST WE-12270A, DATED: DECEMBER 14, 2023.
6. SITE LIGHTING BY OTHERS.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

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Drawn by: JW
Checked by: JH,CM

Sheet Title:
LANDSCAPE PLAN

L1

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	16	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	60' x 40'	VL	STANDARD TRUNK
	2	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	15 GALLON	20' x 20'	L	STANDARD TRUNK

SHRUB LEGEND SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
	ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GALLON	2' x 2'	L	
	FESTUCA GLAUCA	COMMON BLUE FESCUE	1 GALLON	2' x 2'	L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	3' x 3'	L	

BIOTREATMENT AREA LEGEND SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	BASIN, BANKS, AND UPLAND
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	3' x 3'	L	BASIN, BANKS, AND UPLAND
	CISTUS HYBRIDUS	WHITE ROCKROSE	1 GALLON	3' x 7'	L	BANKS AND UPLAND
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GALLON	2' x 2'	L	BANKS AND UPLAND

PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. TO MAXIMIZE DISPERSAL OF RUNOFF THROUGHOUT THE STORMWATER TREATMENT SYSTEMS, THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURBS, OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.)
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
9. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
10. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
13. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LIKE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OF 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

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Project Number: 6719.00
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Drawn by: JW
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Sheet Title:
PLANTING LEGEND AND NOTES

L2

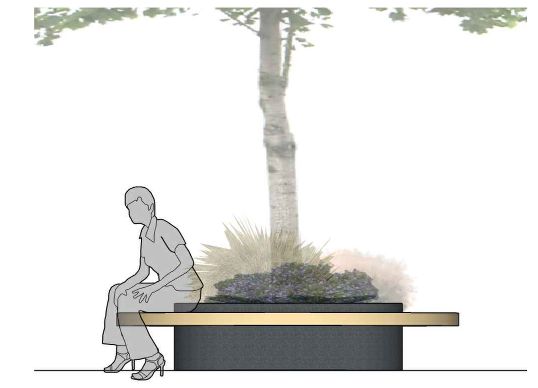
MATERIALS:

CONCRETE PAVING:

- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL

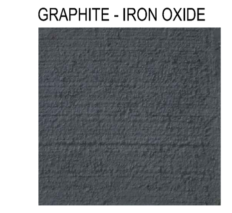
RAISED PLANTER WITH BUILT-IN BENCH:

- RAISED PLANTER SHALL BE POURED-IN-PLACE CONCRETE
- COLOR: GRAPHITE - IRON OXIDE, INTEGRATED INTO CONCRETE MIX
- FINISH: MEDIUM BROOM
- BUILT-IN BENCH SHALL BE WOOD AND MOUNTED TO RAISED PLANTER



ELEVATION
1/4" = 1' - 0"

GRAPHITE - IRON OXIDE



PAVERS:

- HYDRA PAVERS
- SIZE: $7\frac{7}{8}$ x $11\frac{13}{16}$
- COLOR: SHALE GREY
- TEXTURE: SMOOTH
- PATTERN: RUNNING BOND

BARK MULCH:

- WOOD PLAYGROUND MULCH

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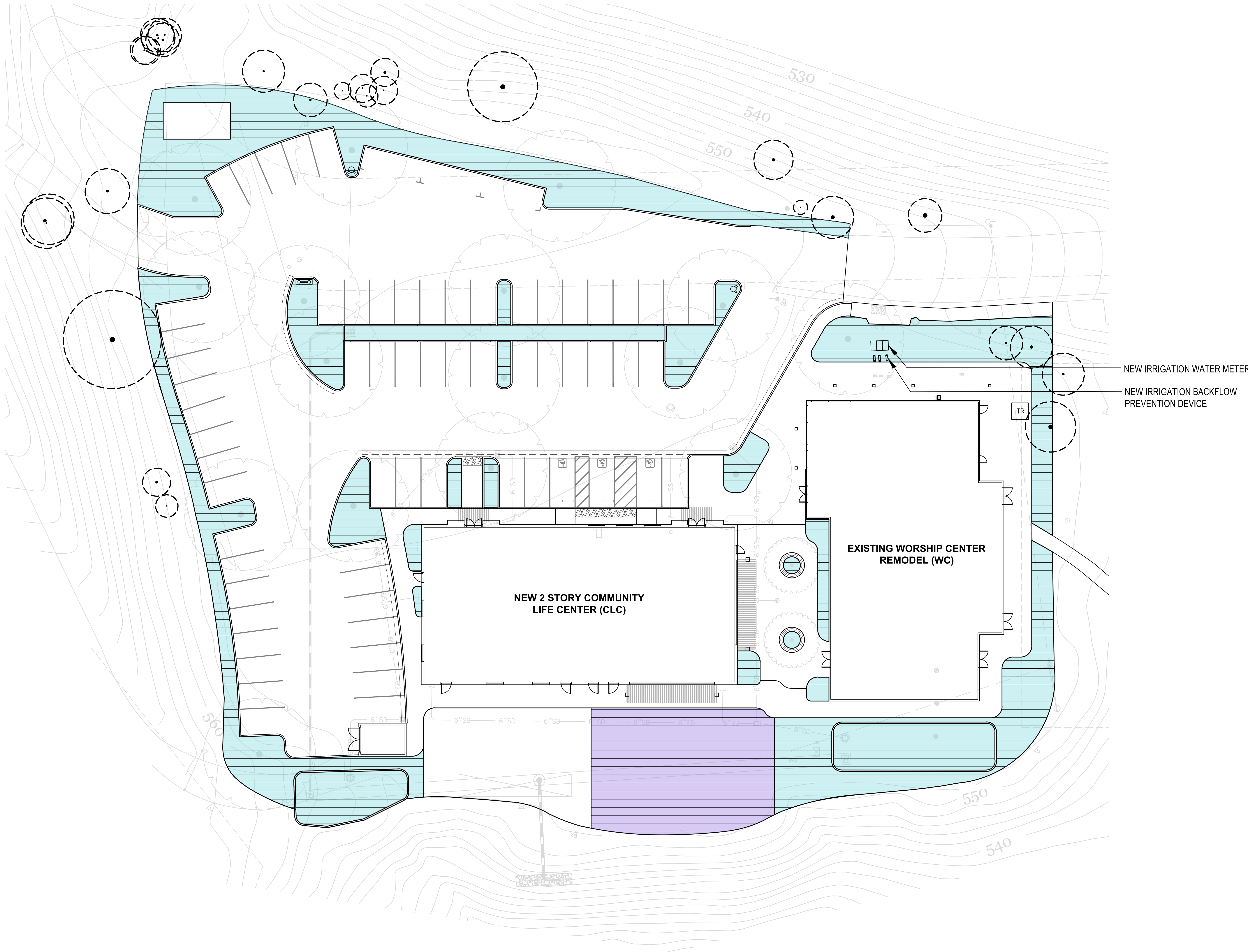
Sheet Title:
MATERIALS

L3



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR SHRUBS, BUBBLERS FOR TREES	
SPRAY IRRIGATION FOR LAWN	

NOTES:
1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

Land Use Entitlements
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Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 6719.00
Date: MAR. 13, 2024
Drawn by: JW
Checked by: JH,CM

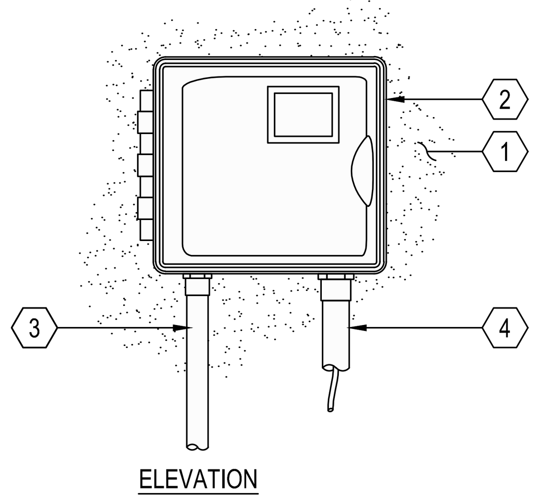
Sheet Title:
HYDROZONE PLAN

L4

K WALL MOUNT CONTROLLER
SCALE: 2" = 1'-0"

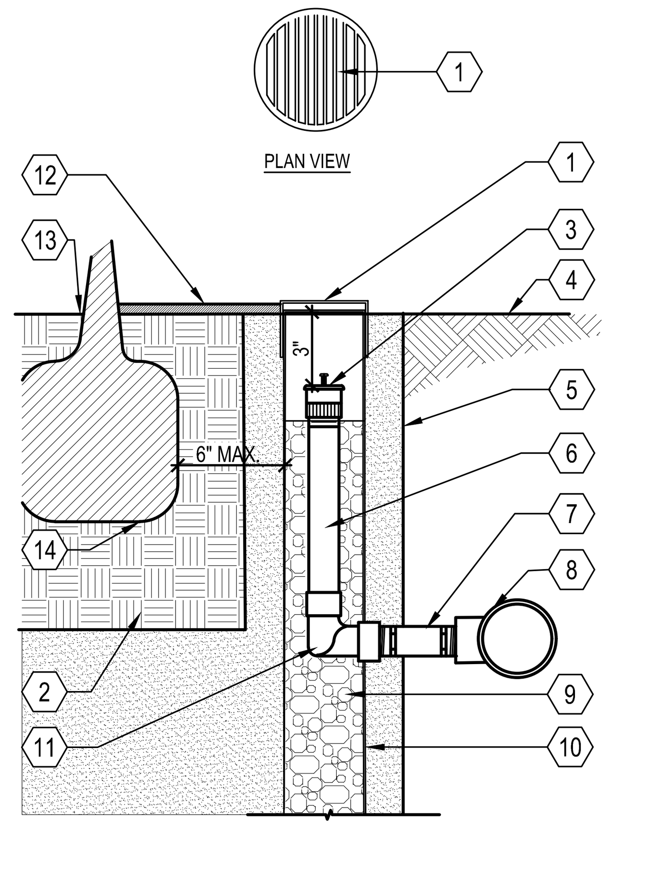
NOTES:
1. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.
2. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.
3. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
4. VERIFY CONTROLLER LOCATION WITH PROJECT ELECTRICIAN.
5. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

1. WALL SURFACE
2. WALL MOUNT CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
3. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. IRRIGATION CONTROL WIRE IN CONDUIT, SIZE AND TYPE PER LOCAL CODES



H BELOW GRADE TREE BUBBLER
N.T.S.

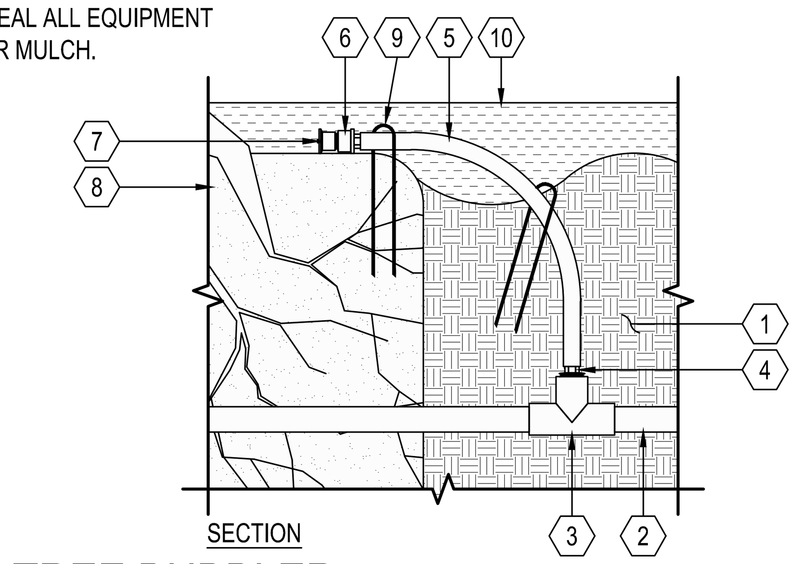
1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL



E TREE BUBBLER
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
4. IF APPLICABLE, PLACE ALL BUBBLERS ON UPHILL SIDE OF TRUNK.
5. CONCEAL ALL EQUIPMENT UNDER MULCH.

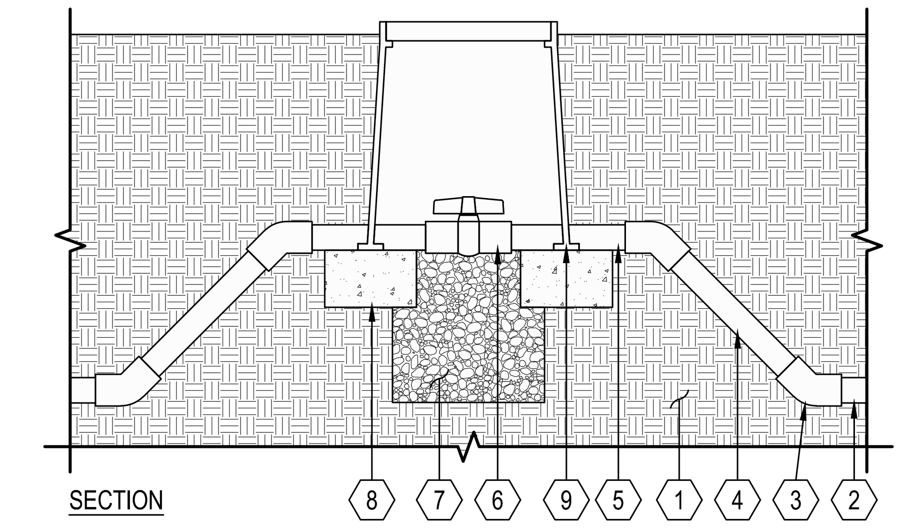
1. NATIVE SOIL
2. IRRIGATION LATERAL
3. PVC TEE, SxSxT, WITH 3/4" THREADED OUTLET
4. SUPER FUNNY PIPE ADAPTER, MALE THREADS, 3/4" x 3/8"
5. SUPPER FUNNY PIPE, 3/8"
6. SUPER FUNNY PIPE ADAPTER, FEMALE THREADS, 1/2" x 3/8"
7. BUBBLER
8. ROOT BALL
9. SOIL STAPLE, SEE SOIL STAPLE DETAIL
10. MULCH



B BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

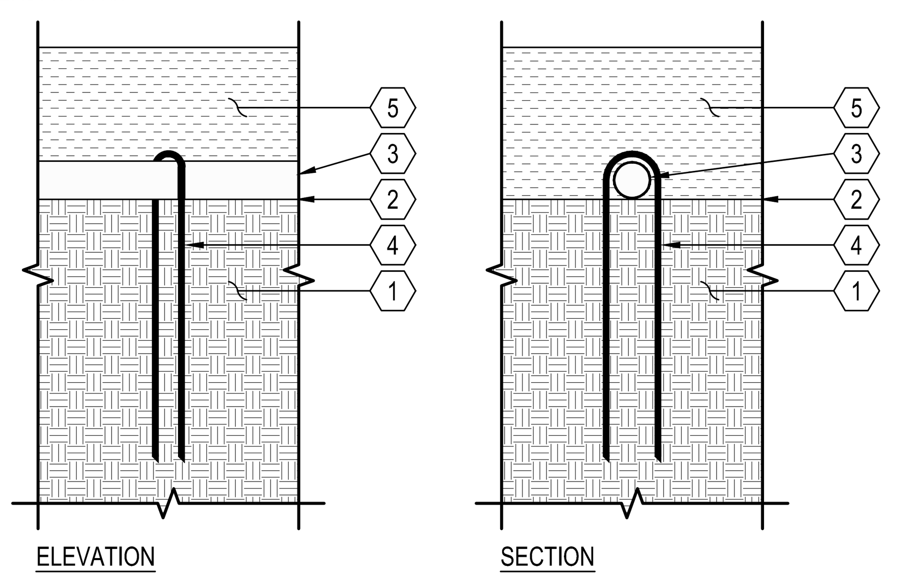
1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS



J DRIPLINE SOIL STAPLE
SCALE: 4" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE STAPLES ALONG TUBING PER MANUFACTURERS RECOMMENDATIONS.

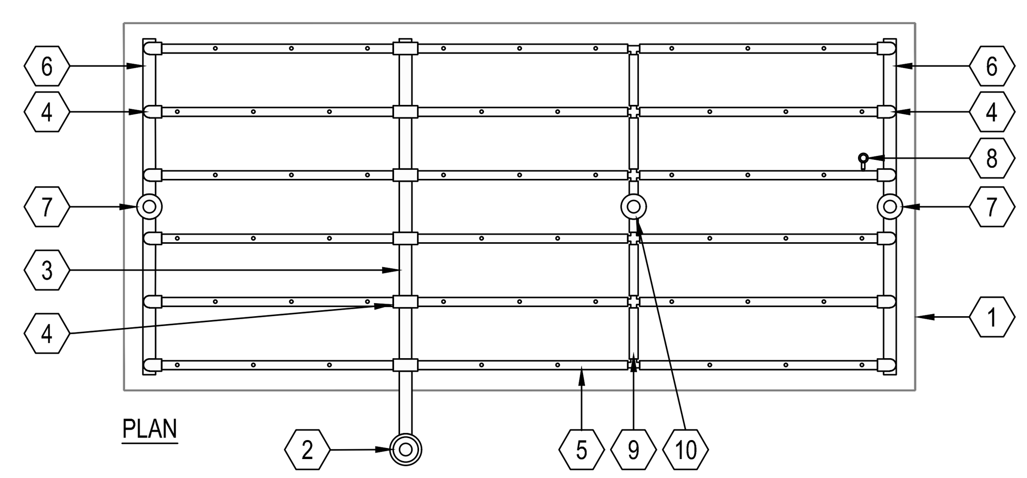
1. NATIVE SOIL
2. FINISHED GRADE
3. DRIPLINE
4. SOIL STAPLE
5. MULCH, DEPTH PER SPECIFICATIONS AND PLANTING PLAN



G DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

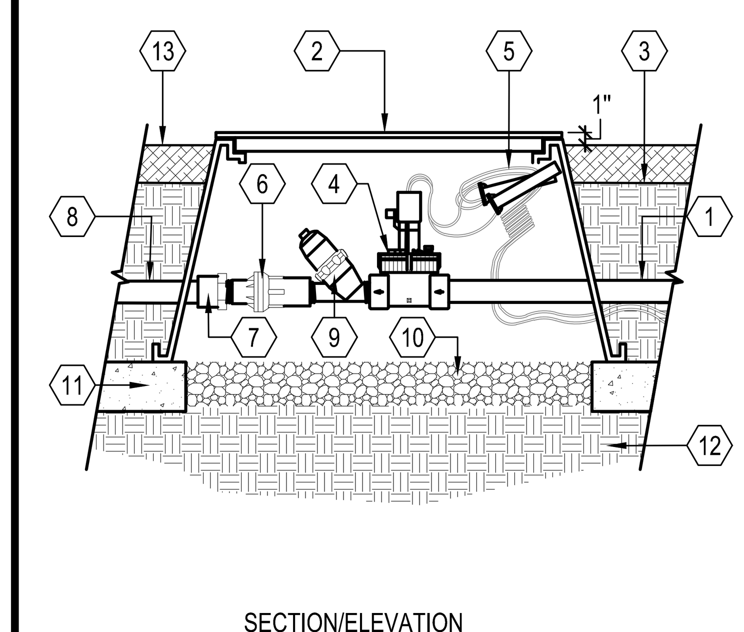
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



D DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

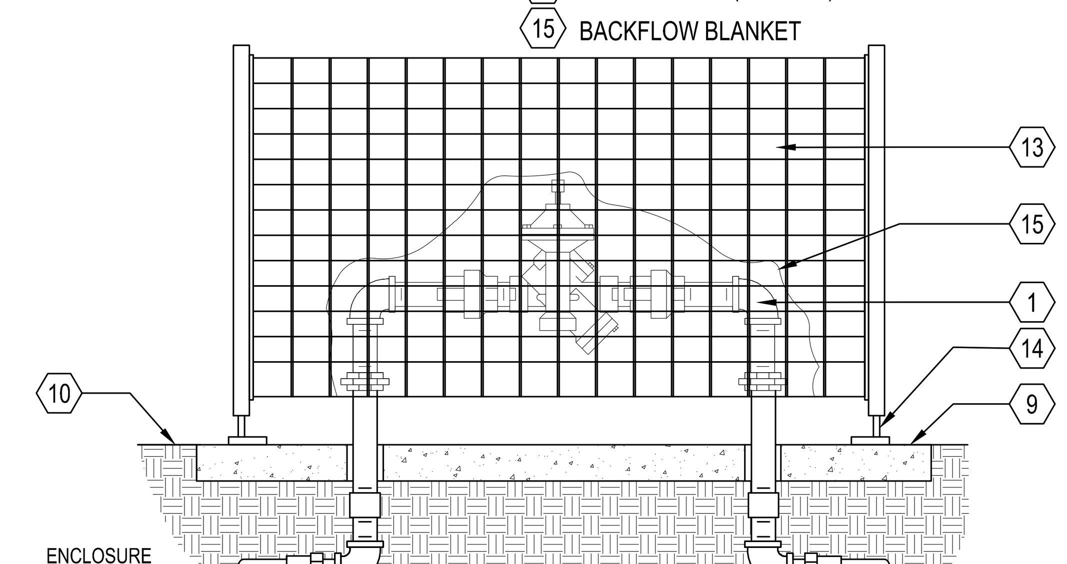
1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

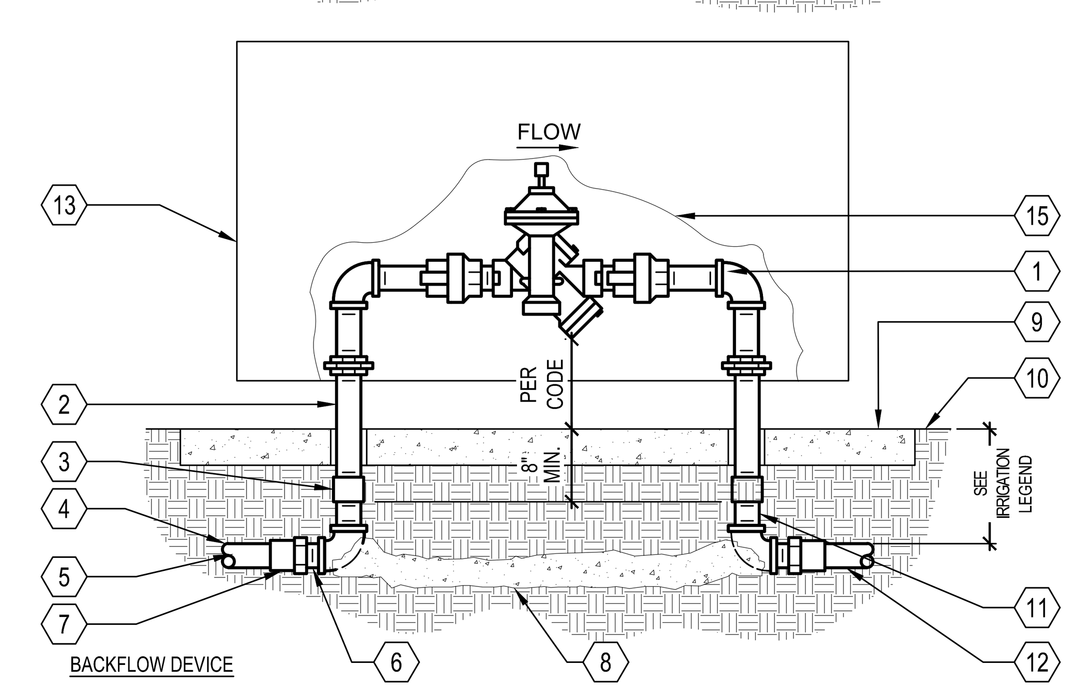


A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

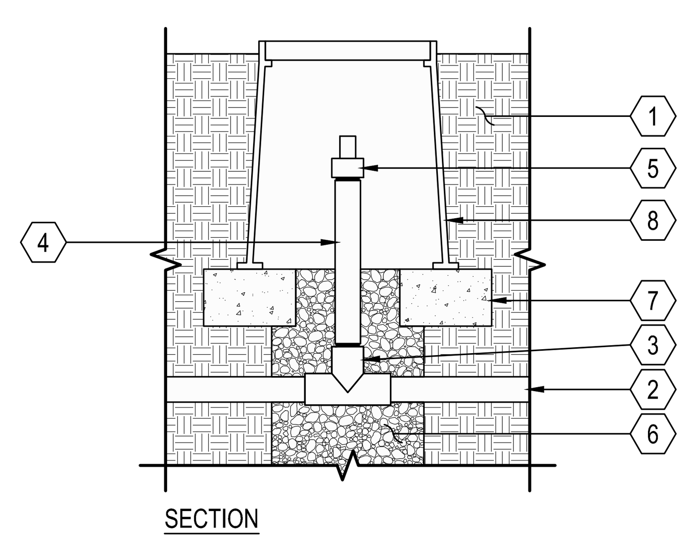




I DRIPLINE FLUSH VALVE
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ONE FLUSH VALVE SHALL BE PLACED FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

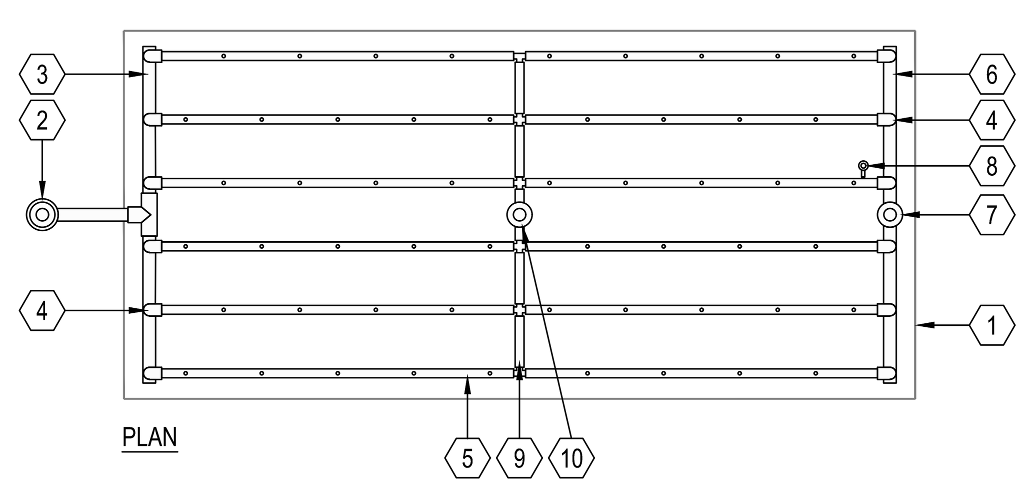
1. NATIVE SOIL
2. PVC FLUSH MANIFOLD, SEE DRIPLINE LAYOUT DETAILS
3. PCV TEE, SxSxT, WITH 3/4" THREADED OUTLET
4. 3/4" PVC NIPPLE, SCH 80
5. DRIPLINE FLUSH VALVE
6. PEA GRAVEL SUMP, 6" WIDE, 18" DEEP
7. BRICK SUPPORTS
8. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "FV" ON LID IN 1" LETTERS



F DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

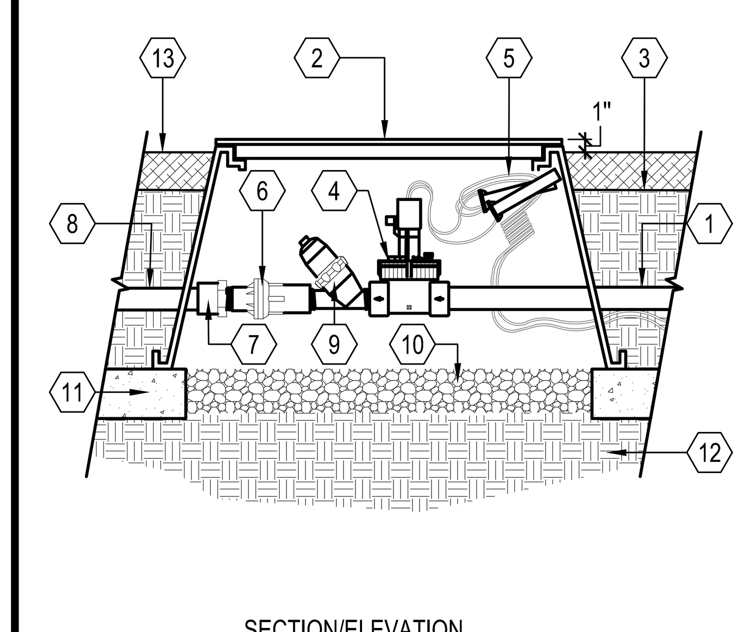
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



C BUBBLER REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)



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Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 6719.00
Date: MAR. 13, 2024
Drawn by: JW
Checked by: JH,CM

Sheet Title:
IRRIGATION DETAILS

L5

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- CITY LIMIT LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE
- BIORETENTION BASIN
- FIRE HYDRANT
- BACK FLOW PRVENTER
- JUNCTION BOX
- CATCH BASIN / OVERFLOW DRAIN
- AREA DRAIN
- BUBBLER BOX
- STORM GATE VAULT

KEYNOTE

1. NEW 6" CURB
2. NEW 6" CURB WITH GUTTER
3. NEW VALLEY GUTTER
4. NEW ADA PARKING
5. NEW BIORETENTION BASIN
6. NEW CURB CUT

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Project Number: 20181371
Date: MAR 13, 2024
Drawn by: SW
Checked by: RC

Sheet Title:

CONCEPTUAL SITE PLAN

C1.0

DRAWING NAME: K:\2018\181371_WHCC\ENG\PLANNING\SHEETS\01-WHCC-SP.dwg
PLOT DATE: 03-12-24 PLOTTED BY: wans

LEGEND

PROPERTY LINE	
CITY LIMIT LINE	
GRADE BREAK	
LIMIT OF WORK	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
DETECTABLE WARNING SURFACE	
BIORETENTION BASIN	
ROCK DISSIPATOR	
FIRE HYDRANT	
BACK FLOW PRVENTER	BFP
JUNCTION BOX	
CATCH BASIN / OVERFLOW DRAIN	
AREA DRAIN	
BUBBLER BOX	
STORM GATE VAULT	
PROPOSED GRADE ELEVATION	PV XX.XX
EXISTING GRADE ELEVATION	(PV XX.XX)
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	2.0%

ABBREVIATIONS

FINISH FLOOR ELEVATION	FF
GRADE BREAK	GB
TOP OF CURB ELEVATION	TC
FLOW LINE ELEVATION ELEVATION	FL
HIGH POINT	HP
LOW POINT	LP
PAVEMENT	PV

NOTES

1. ESTIMATE EARTHWORK:
   CUT 3,800 CY
   FILL 0 CY
   EXPORT 3,800 CY

1" = 20'

GRAPHIC SCALE: 1" = 20'
20 0 20 40

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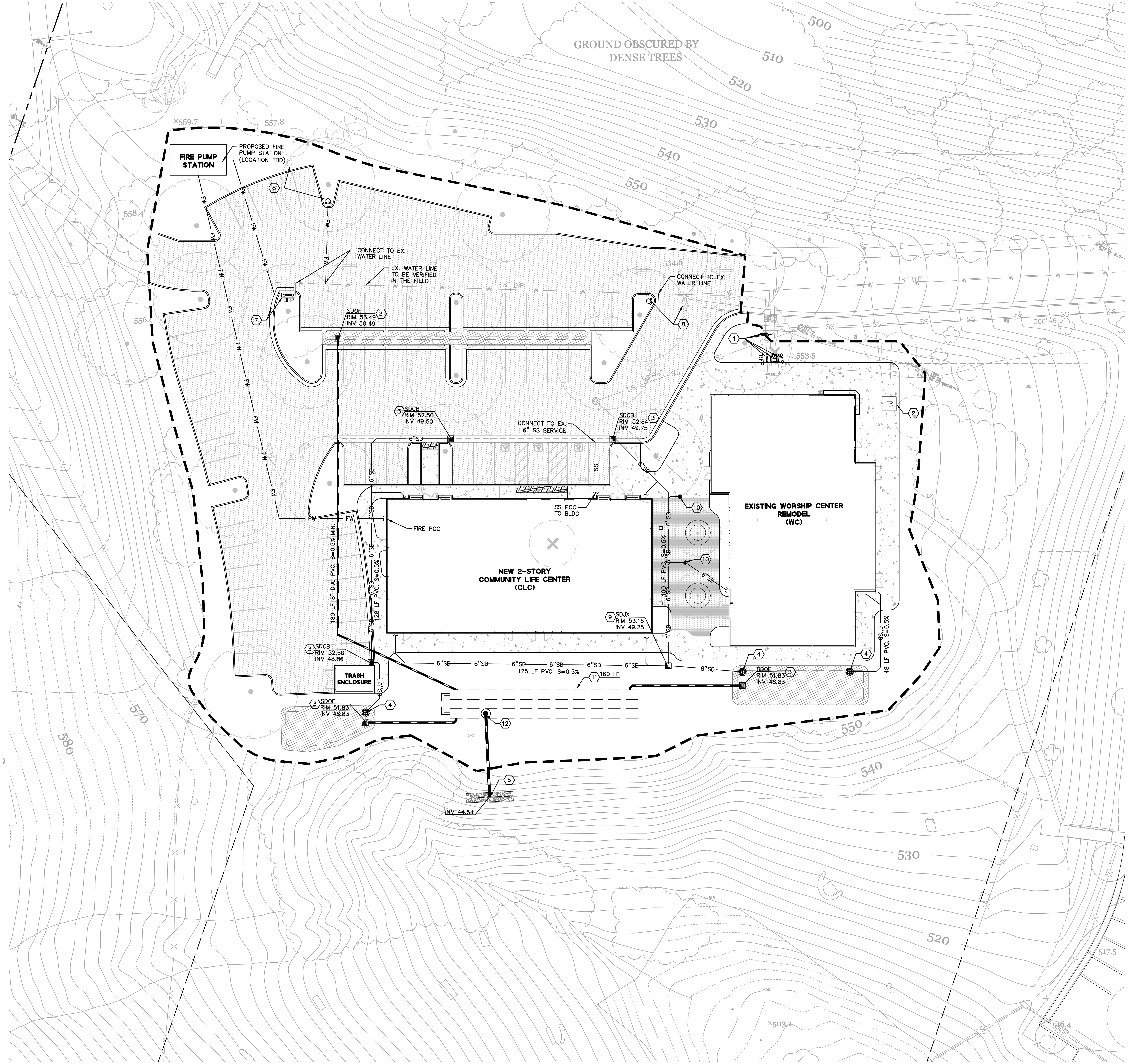
Sheet Title:
CONCEPTUAL GRADING AND DRAINAGE PLAN

C2.0

DRAWING NAME: K:\2018\181371_WHCC\ENG\PLANNING\SHEETS\02-WHCC-GD.dwg
PLOT DATE: 03-12-24 PLOTTED BY: wans



LEGEND

PROPERTY LINE	
LIMIT OF WORK	
CITY LIMIT LINE	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
DETECTABLE WARNING SURFACE	
BIORETENTION BASIN	
ROCK DISSIPATOR	
STORM DRAIN (UNTREATED)	SD
STORM DRAIN (TREATED)	
JOINT TRENCH (FOR REFERENCE ONLY)	JT
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM DRAIN LINE	SD
EXISTING WATER LINE	W
EXISTING ELECTRICAL LINE	E
FIRE WATER	SS
SEWER	FW
FIRE HYDRANT	
BACK FLOW PRVENTER	BFP
JUNCTION BOX	
CATCH BASIN / OVERFLOW DRAIN	
AREA DRAIN	
BUBBLER BOX	
STORM GATE VAULT	

KEYNOTE

1. RELOCATED EXISTING BACKFLOW PREVENTER(S)
2. NEW PAD MOUNTED TRANSFORMER
3. NEW CATCH BASIN
4. NEW STORM DRAIN BUBBLER
5. NEW WIDE ROCK DISSIPATOR
6. PROTECT EX FIRE HYDRANT IN PLACE
7. RELOCATE EX BACK FLOW PREVENTER
8. RELOCATE EX FIRE HYDRANT
9. NEW STORM DRAIN JUNCTION BOX
10. NEW AREA DRAIN
11. NEW 48" DIA. DETENTION PIPE, SEE DETAIL 3, SHEET C4.1
12. NEW STORM GATE VAULT WITH WEIR, SEE DETAIL 2, SHEET C4.1

GRAPHIC SCALE: 1" = 20'

20 0 20 40

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Sheet Title:
CONCEPTUAL UTILITY PLAN

C3.0

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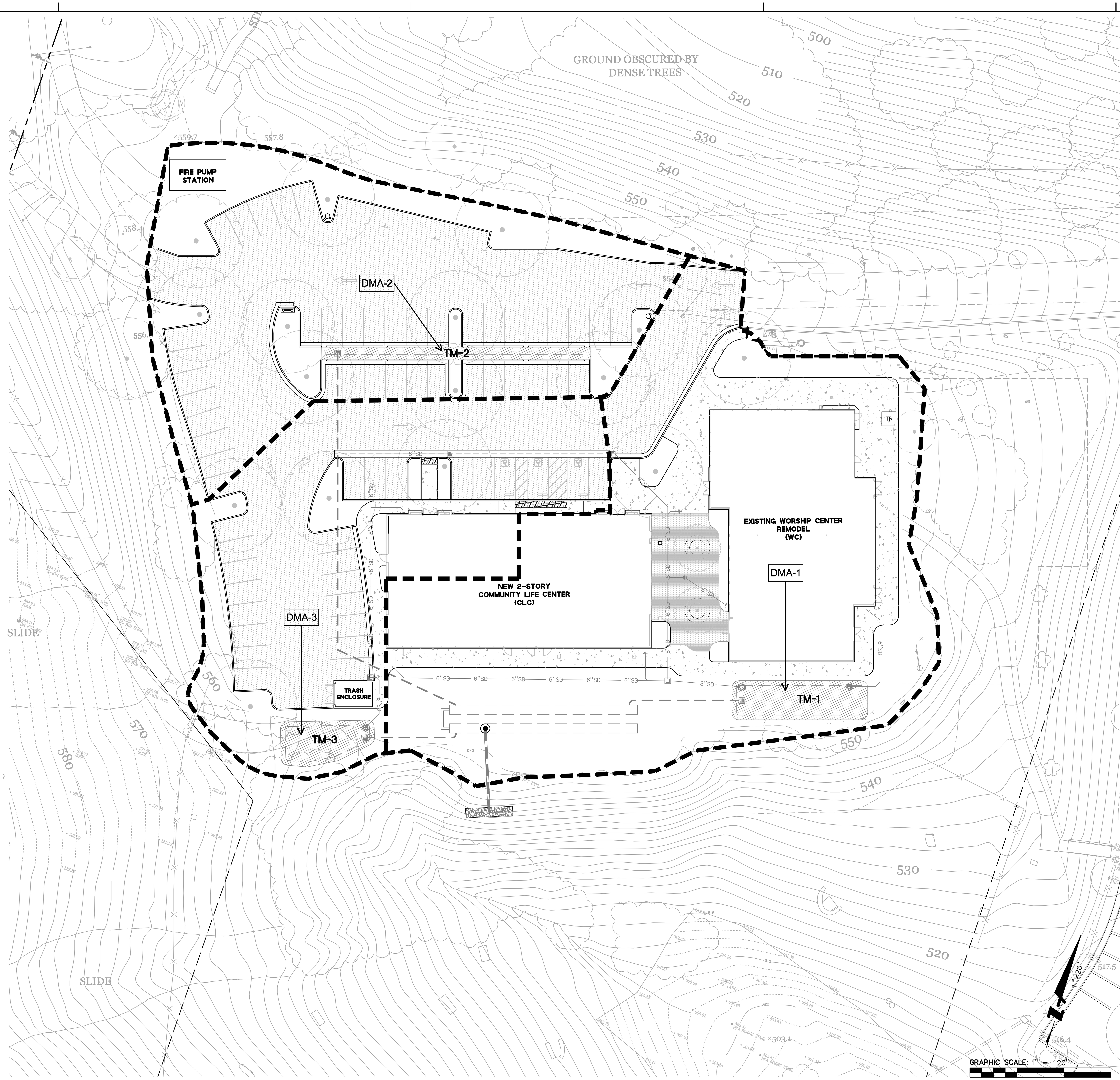
PLOT DATE: 03-12-24 PLOTTED BY: wans



LEGEND

PROPERTY LINE
DMA
CITY LIMIT LINE
STORM DRAIN (UNTREATED)
STORM DRAIN (TREATED)
DRAINAGE MANAGEMENT AREA — DMA-X

NOTES

CALCULATIONS AND DESIGN CRITERIA CONTAINED WITHIN THIS REPORT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE FOLLOWING SUMMARIZES THE BASIS OF THE PROPOSED DESIGN.

PR NO. 1 – SITE DESIGN AND RUNOFF REDUCTION

IN ORDER TO ACCOMMODATE LANDSCAPE/SURFACE–BASED STORMWATER TREATMENT SYSTEMS, THE SITE IS DESIGNED TO PROVIDE FOR OVERLAND FLOW TO BIORETENTION BASINS SITUATED WITHIN LANDSCAPED AREAS.

PR NO. 2 – WATER QUALITY TREATMENT

A STORMWATER QUALITY PLAN WAS DEVELOPED AND INTEGRATED INTO THE GRADING DESIGN OF THE SITE. THE STORMWATER QUALITY PLAN SHEET TABULATES THE PROPOSED PERVIOUS AND IMPERVIOUS SURFACES AREAS FOR EACH DRAINAGE MANAGEMENT AREA (DMA). EACH DMA IS FITTED WITH A STORMWATER CONTROL MEASURE (SCM) THAT WAS SIZED USING THE SIMPLIFIED 4% METHOD FOR BIORETENTION FACILITIES.

PR NO. 3 – RUNOFF RETENTION

FOR THE PURPOSES OF PR 3, THE SITE IS TAKEN TO BE WITHIN WMZ 1 (WATERSHED MANAGEMENT ZONE 1) WITH A REQUIREMENT FOR OPTIMIZED INFILTRATION, PREVENTING RUNOFF FROM STORM EVENTS UP TO THE 95TH PERCENTILE 24–HOUR RAINFALL EVENT. AS WITH PR NO. 2, THE WATER QUALITY STORAGE VOLUME REQUIREMENT WAS CALCULATED USING THE SIMPLE METHOD PER CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE PROJECTS 95TH PERCENTILE 24–HOUR RAINFALL EVENT IS 1.9 INCHES.

PR NO. 4 – PEAK MANAGEMENT

RATIONAL METHOD WAS USED TO CALCULATE THE PEAK DISCHARGE. THE PR NO. 4 PEAK CONTROL REQUIRES THAT THE POST PROJECT PEAK FLOWS DO NOT EXCEED PRE–PROJECT PEAK FLOWS FOR THE 2, 5 AND 10YEAR STORM EVENTS. THE PROJECT MEETS THE PR NO.4 REQUIREMENT.

Performance Requirement No. 2 - Water Quality Treatment

DMA Name	DMA Area (SF)	Pervious DMA	Impervious DMA Area	Effective Impervious	Facility Name	Sizing Factor	Minimum Facility	Proposed Facility
DMA-1	32,257	10,306	21,951	22,982	TM-1	0.04	919	953
DMA-2	20,727	7,086	13,641	14,350	TM-2	0.04	574	596
DMA-3	17,380	3,799	13,581	13,961	TM-3	0.04	558	650
Total	70,364	21,191	49,173	-			2,052	2,199

Total New Impervious Area	0	-
Total Replaced Impervious	44,776	
Detention Reduction (SF)	22,388	
Retention Tributary Area (SF)	22,388	

rformance Requirement No. 3 - Runoff Retention (Simple Metho

Retention Volume = C x Rainfall Depth x Retention Tributary Area

$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

i= 0.70
C = 0.49
Rainfall Depth = 1.9 inches
Retention Tributary Area = 22,388 sqft

Retention Volume = 1747 cuft

Retention Pipe Dia 48 inches

Hydraulic Storage per Linear Foot 12.6 cf

Required Length of Retention Pipe 139 ft

Provide Length of Retention Pipe : 160 ft

Performance Requirement No. 4 - Peak Management

Frequency	Cpre	Cpost	I (in/hr)	Area (ft)	Qpre (cfs)	Qpost (cfs)
2-yr, 10 min	0.52	0.49	1.3	70,364	1.1	1.0
5-yr, 10 min	0.52	0.49	1.8	70,364	1.5	1.4
10-yr, 10 min	0.52	0.49	2	70,364	1.7	1.6

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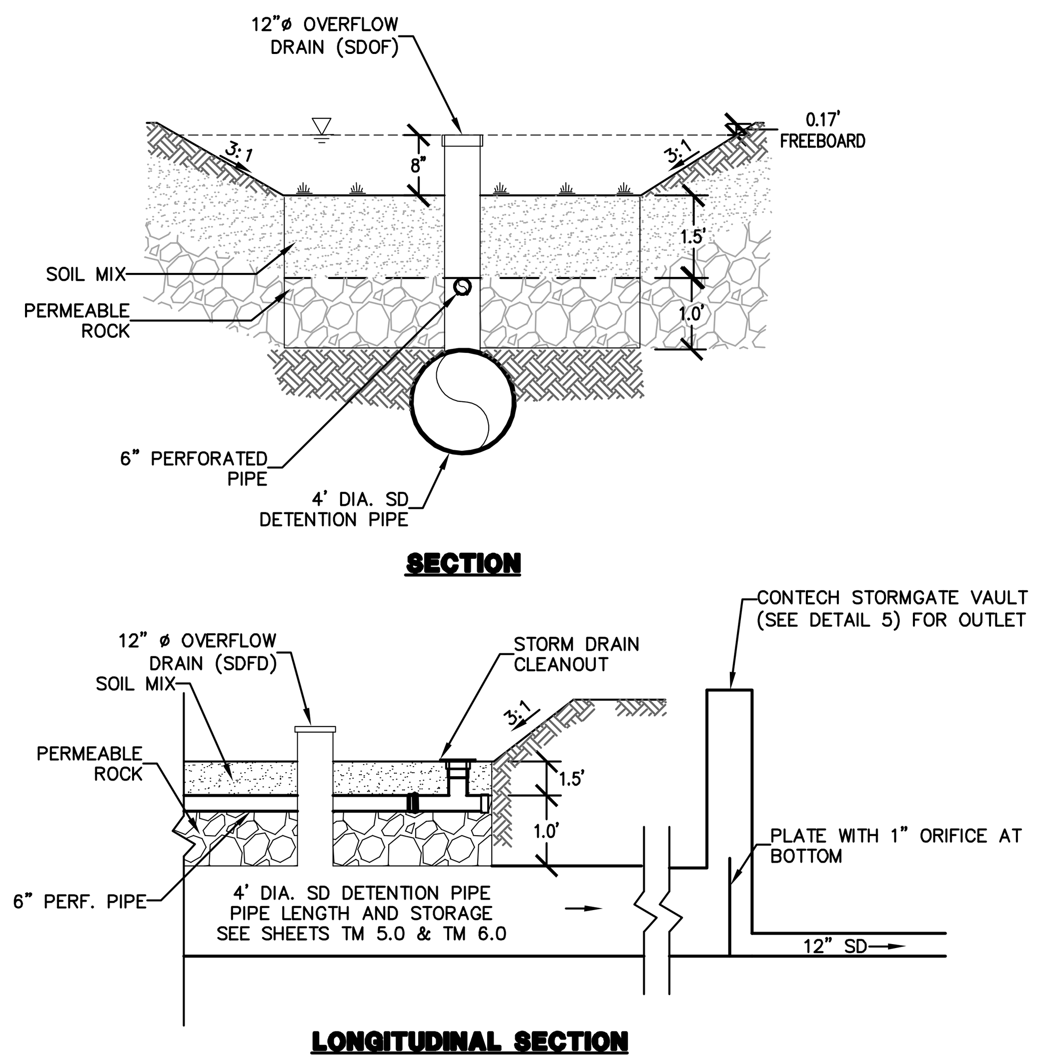
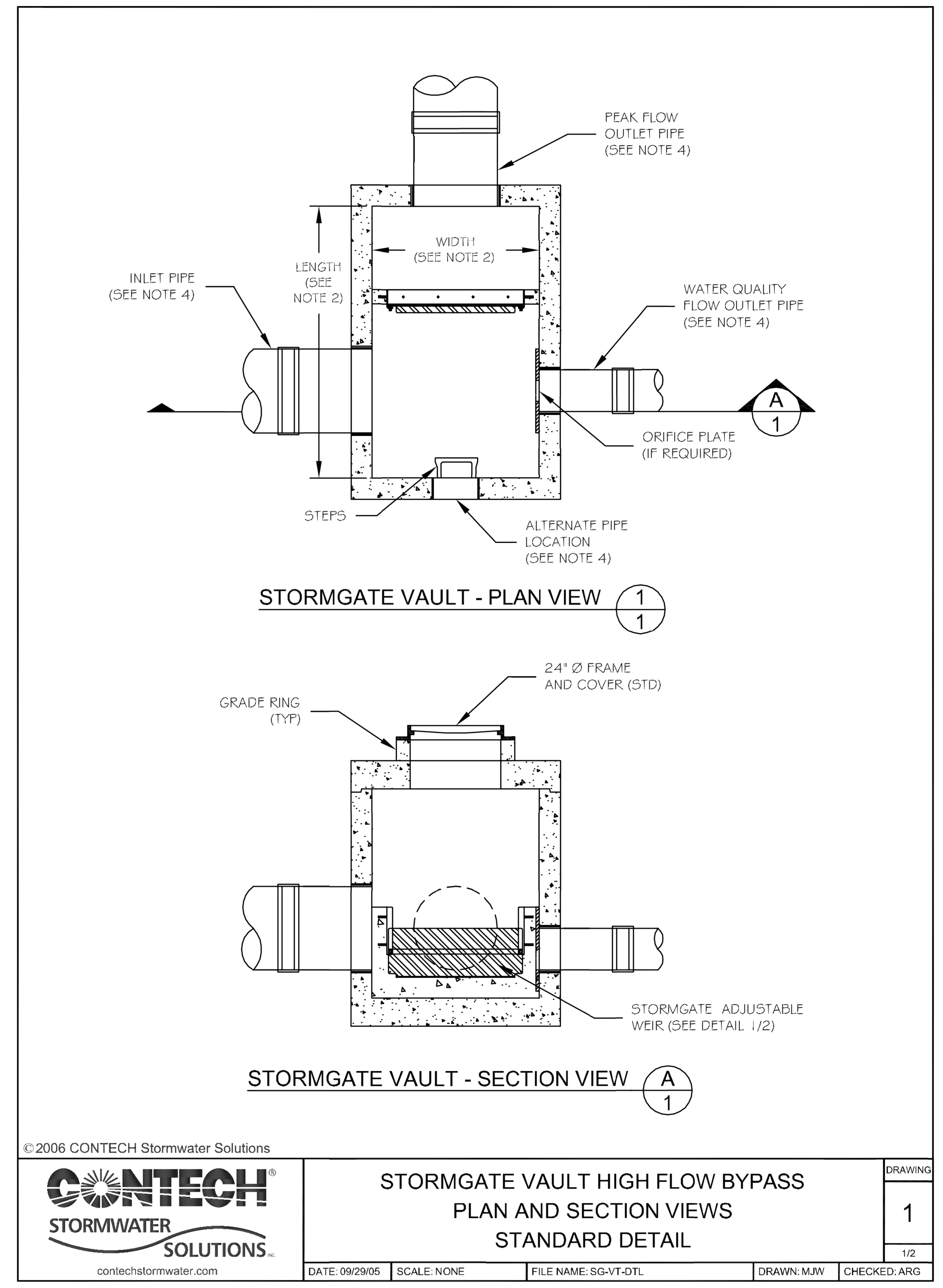
CONCEPTUAL STORMWATER MANAGEMENT PLAN

C4.0



1 BIORETENTION BASIN AND OVERSIZE DETENTION PIPE

SCALE: NTS



2 STORM GATE VAULT WITH WEIR

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CMP for Subsurface Infiltration

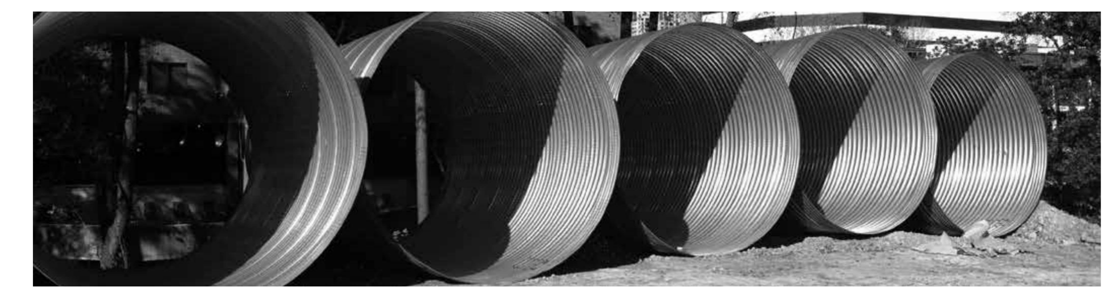
- CMP infiltration systems can be designed to meet HS 20 or greater load requirements with proper depths of cover.
- Protective pipe coatings such as Aluminized Type 2 (ALT2), Galvanized, and Polymer-Coated are matched to the pH and resistivity of the surrounding soil. See table 3 for additional information.
- CMP infiltration systems need to be surrounded by clean crushed stone to provide increased capacity utilizing storage in the void space. The system is then wrapped with fabric on the sides and top. The fabric is primarily used to keep native soils from filling stone voids and reducing long term storage capacity.

Storage Volumes for Corrugated Steel Pipe

Round Pipe - Hydraulic Storage per Linear Foot	
Diameter (Inches)	Hydraulic Storage (CF per FT)
12	0.8
15	1.2
18	1.8
21	2.4
24	3.1
30	4.9
36	7.1
42	9.6
48	12.6
54	15.9
60	19.6
66	23.8
72	28.3
78	33.2
84	38.5
90	44.2
96	50.3
102	56.7
108	63.6
114	70.9
120	78.5
126	86.6
132	95.0
138	103.9
144	113.1

Pipe Arch - Hydraulic Storage per Linear Foot		
2 2/3" x 1/2" Corrugated Steel Pipe		
Diameter (Inches)	Pipe Arch Equivalent Size (Inches)	Hydraulic Storage (CF per FT)
15	17 x 13	1.1
18	21 x 15	1.6
21	24 x 18	2.2
24	28 x 20	2.4
30	35 x 24	4.5
36	42 x 29	6.5
42	49 x 33	8.9
48	57 x 38	11.6
54	64 x 43	14.7
60	71 x 47	18.1
66	77 x 52	21.9
72	83 x 57	26.0

Pipe Arch - Hydraulic Storage per Linear Foot		
3" x 1" or 5" x 1" Corrugated Steel Pipe		
Diameter (Inches)	Pipe Arch Equivalent Size (Inches)	Hydraulic Storage (CF per FT)
54	60 x 46	15.6
60	66 x 51	19.3
66	73 x 55	23.2
72	81 x 59	27.4
78	87 x 63	32.1
84	95 x 67	37.0
90	103 x 71	42.4
96	112 x 75	48.0
102	117 x 79	54.2
108	128 x 83	60.5
114	137 x 87	67.4
120	142 x 91	74.5



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3 DETENTION PIPE

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