

Zoning



Map Legend

- Assessment
- Parcels
- Zoning
- ZONE_OVER
 - P-1 (Planned Unit)
 - Unincorporated
 - Board of Supervisors' Districts
 - Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map is maintained by Contra Costa County Department of Information Technology, County GIS. Data contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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Indicator Auxiliary Sphere

Page 10 of 10

Orthophotography



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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere

NOTES:
1. PARKING LOTS, AISLES AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT LIGHTING TO PROVIDE ADEQUATE ILLUMINATION FOR THE SAFETY AND SECURITY OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE HOURS OF DARKNESS AND DIMINISHED LIGHTING SUCH LIGHT SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT AREAS AND PUBLIC STREETS AND RIGHTS OF WAY, TO PREVENT GLARE (OVERWHELMING DIRECT LIGHT CREATING A POTENTIAL HAZARD), OR EXCESSIVE LIGHT SPILL OVER (UNREASONABLE AMOUNTS OF LIGHT BEING DROWNED OUT THE SURROUNDING PROPERTY LINE AS SEEN FROM THOSE AREAS, STREETS, OR RIGHTS OF WAY). TO PROVIDE FOR THE GENERAL SAFETY OF ADJACENT VEHICULAR TRAFFIC AND THE PRIVACY AND WELL BEING OF RESIDENTIAL AREAS, THE LIGHTING INTENSITY MAY NOT BE GREATER THAN IS REASONABLE. RESIDENTIAL AREAS SHALL BE SECURELY ILLUMINATED THE PARKING AREA. EACH LIGHTING FIXTURE MUST BE CONSISTENTLY MAINTAINED TO ENSURE BROKEN OR BURNT-OUT BULBS ARE REPLACED, FIXTURES REMAIN CLEAN AND GRAFFITI AND RUST FREE, AND PAINT COATURES NOT CHIP OR PEEL. WHEN NOT IN USE, LIGHTING FIXTURES MUST BE EQUIPPED WITH ENERGY EFFICIENT BULBS. PARKING LOT LIGHTING SHALL NOT BE OBSTRUCTED BY TREE'S OR OTHER LANDSCAPING.

2. PEDESTRIAN WALKWAYS SHALL HAVE SUFFICIENT DECORATIVE PATHWAY LIGHTING.

3. PROJECT IS WITHIN THE L-100 LIGHTING DISTRICT

OWNER

NAME: ALLIANT COMMUNITIES
CONTACT: ACHAL ADHIKARI
ADDRESS: 26050 MUREAU ROAD, SUITE 101
CALABASAS, CA 91302
PHONE: (818) 483-4499
FAX:
E-MAIL: ACHALA@ALLIANTCD.COM
WEB SITE: WWW.ALLIANTSTRATEGICDEV.COM

ENTITLEMENT CONSULTANT

NAME: ELEVATED ENTITLEMENTS
CONTACT: KEVIN KOHAN
MARK MOUVANGSOU
ADDRESS: 5716 CORSA AVE., #201
WESTLAKE VILLAGE, CA 91362
PHONE: (805) 232-4383
FAX:
E-MAIL: KEVIN@ELVTED.COM
MARK@ELVTED.COM
WEB SITE: WWW.ELEVATEDENTITLEMENTS.COM

ARCHITECT

NAME: YM ARCHITECTS
CONTACT: KEVIN MAFRIS, AIA
RYAN YANGTA, AIA
ADDRESS: 255 S. SANTA FE AVE., #103
LOS ANGELES, CA 90014
PHONE: (213) 623-2107
FAX:
E-MAIL: KMAFFRIS@YMARCH.COM
RYANAGATA@YMARCH.COM
WEB SITE: WWW.YMARCH.COM

CIVIL ENGINEER

NAME: KPFF
CONTACT: RYAN BEATON, PE
ADDRESS: 45 FREMONT ST., 28TH FLOOR
SAN FRANCISCO, CA 94105
PHONE: (415) 989-1004
FAX:
E-MAIL: RYAN.BEATON@KPFF.COM
WEB SITE: WWW.KPFF.COM

LANDSCAPE ARCHITECT

NAME: WILSON DAVIS ASSOCIATES
CONTACT: TIM DAVIS, ASLA
ADDRESS: 2825 LITCHFIELD DR.
RIVERSIDE, CA 92503
PHONE: (951) 353-2436
FAX:
E-MAIL: TIM@WILSONDAVISASSOCIATES.COM
WEB SITE: WWW.WILSONDAVISASSOCIATES.COM

AFFORDABILITY UNIT SUMMARY:

Bedroom Type	Size	Contra Costa County (110% AMI) Income Limits	Contra Costa County Median Income 120% AMI
Studio	408 NET SF	\$94,600	\$130,800
1 Bedroom	575 NET SF	\$96,650	\$149,500
2 Bedrooms	778 NET SF	\$108,750	\$168,150

Unit Type	Avg. Sq. Ft.	# of Units	% of AMI
Studio	408	9	80% Lower
1 Bdr	575	62	80% Lower
2 Bdr	778	29	80% Lower
Studio	408	2	120% Moderate
1 Bdr	575	15	120% Moderate
2 Bdr	778	7	120% Moderate
Total / Avg.	619	124	

PROJECT SUMMARY:
MIXED INCOME FAMILY UNITS: 100% PRIVATELY OWNED HOUSING MADE AVAILABLE FOR PUBLIC USE

USE: RESIDENTIAL APARTMENTS

SCOPE: PROPOSED FOUR STORY TYPE V-A, FULLY SPRINKLERED BUILDING NFPA 13

ADDRESS: 2867 & 3105 WILLOW PASS ROAD
(APN: 093-081-027,028)

ZONING: P-1, MUC

SITE AREA:
GROSS: 108,028 SF OR 2.48 ACRES
NET = GROSS (NO DEDICATIONS OR EASEMENTS)

UNIT SUMMARY:
11 - STUDIO UNITS @ 408 SF
77 - 1 BR UNITS @ 575 SF
36 - 2 BR UNITS @ 778 SF
124 TOTAL UNITS

DENSITY ALLOWED:
22-40 UNITS / NET ACRE = 99.2 (100) UNITS
2.48 NET ACRES X 40= 100 UNITS x 80% DENSITY BONUS 180 (180) UNITS

DENSITY PROVIDED: 124 UNITS

OPEN AREA PROVIDED:
LANDSCAPED COURTYARD = ±6,000 SF

PRIVATE OPEN AREA PROVIDED:
UNIT PATIO/BALCONIES @ 50 SF
29 UNITS X 50 SF BALCONY = 1,450 SF

BUILDING AREA:
1ST FLOOR = 31,000 SF
2ND FLOOR = 31,000 SF
3RD FLOOR = 31,000 SF
4TH FLOOR = 23,000 SF
TOTAL BUILDING AREA = 116,000 SF

LOT COVERAGE:
ALLOWED: 31,000 SF/108,028 SF = 35%
PROVIDED: 31,000 SF/108,028 SF = 28.7%

FLOOR AREA RATIO:
ALLOWED: 116,000 SF/108,028 SF = 1.75:1
PROVIDED: 116,000 SF/108,028 SF = 1.25:1

COMMON AREA:
TOTAL COMMON AREA = 3,000 SF

REQUIRED PARKING:
PARKING (COMMERCIAL DISTRICT MIXED-USE): MIN 1 SPACE PER UNIT = 124 SPACES

PARKING (P-1 DEVELOPMENT STANDARDS):
1 SPACE PER STUDIO UNIT (11) = 11 SPACES
1.5 SPACE PER 1BR UNIT (77) = 116 SPACES
2 SPACE PER 2BR UNIT (36) = 72 SPACES
.25 GUEST SPACE PER UNIT = 31 SPACES
TOTAL = 230 SPACES

PARKING (DENSITY BONUS):
1 SPACE PER STUDIO UNIT (11) = 11 SPACES
1 SPACE PER 1BR UNIT (77) = 77 SPACES
1.5 SPACE PER 2BR UNIT (36) = 54 SPACES
TOTAL = 142 SPACES

PROVIDED PARKING:
TOTAL RESIDENTIAL SPACES PROVIDED = 72 SPACES
1ST ACCESS SPACES PROVIDED: 31 SPACES (25%)
1ST ACCESS COMPACTS PROVIDED: 8 SPACES
ACCESSIBLE SPACES PROVIDED: 13 SPACES
EVCS PROVIDED: 124 SPACES
TOTAL 1ST ACCESS SPACES = 124 SPACES
TANDEM SPACES PROVIDED: 5 SPACES
TOTAL SPACES PROVIDED: 129 SPACES

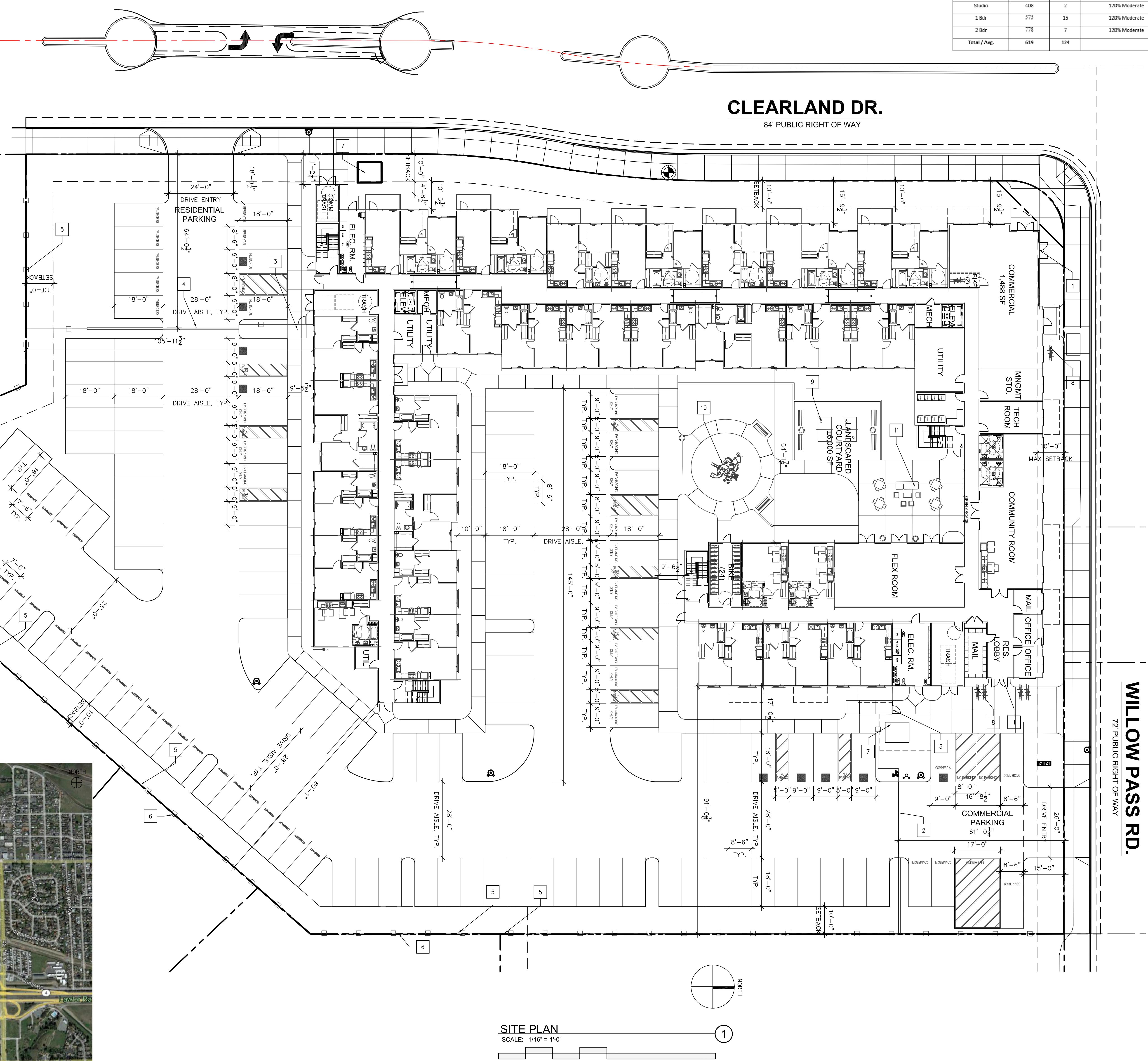
TOTAL COMMERCIAL SPACES PROVIDED =
3.3 SPACE/1000SF COMMERCIAL
.0033 x 1,488 SF = 5 SPACES
TOTAL SPACES PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED:
RESIDENTIAL SHORT TERM: 5% (160 BEDROOMS)=8
LONG TERM: 15% (160 BEDROOMS)=24
COMMERCIAL SHORT TERM: 2 SPACES
LONG TERM: 2 SPACES

DENSITY BONUS REQUESTS:
- STORY INCREASE (1 STORY)
- HEIGHT INCREASE (5')

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RECEIVED on 02/12/2025 CDDP24-03051
By Contra Costa County
Department of Conservation and Development



1. THE BUILDING AS PROPOSED SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE 2022 EDITION OF NFPA 13.

2. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. AN EMERGENCY RESPONDER RADIO CONGREGATION SYSTEM SHALL BE INSTALLED AND THE CONDITIONS OF THE CFC 510.4.1 ARE NOT MET, TESTING SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE FIRE DISTRICT PRIOR TO THE BUILDING FINAL (510.1) CFC

3. THE OWNER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT (21351) CFC.

4. THE OWNER SHALL MOW DOWN AND REMOVE ALL WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY. (304.1.2) CFC

5. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, IMPLEMENTATION AND MAINTENANCE OF A WRITTEN PLAN IN COMPLIANCE WITH NFPA 241, ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE APPLICABLE DURING THE CONSTRUCTION AND OPERATION OF THE PROJECT. THE PLAN SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON

REQUEST. (CH. 33) CFC

THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DETERMINE AND MAINTAIN AN APPROVED FIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS (CH. 33) CFC

6. FIRE APPARATUS ACCESS ROADS AND HYDRANTS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER AND INSPECTED PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE. (501.4) CFC

A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE DISTANCE FROM THE CONCRETE PAVING SHALL BE LISTED AS THE MINIMUM ROADWAY MATERIALS AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 37 TONS.

7. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, CONTRA COSTA COUNTY FIRE CODE.

8. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.2.1

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBER OR LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 805.1

10. GATE AND GATE CONTROL

10.1. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

10.2. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F289.

10.3. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

11. FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS

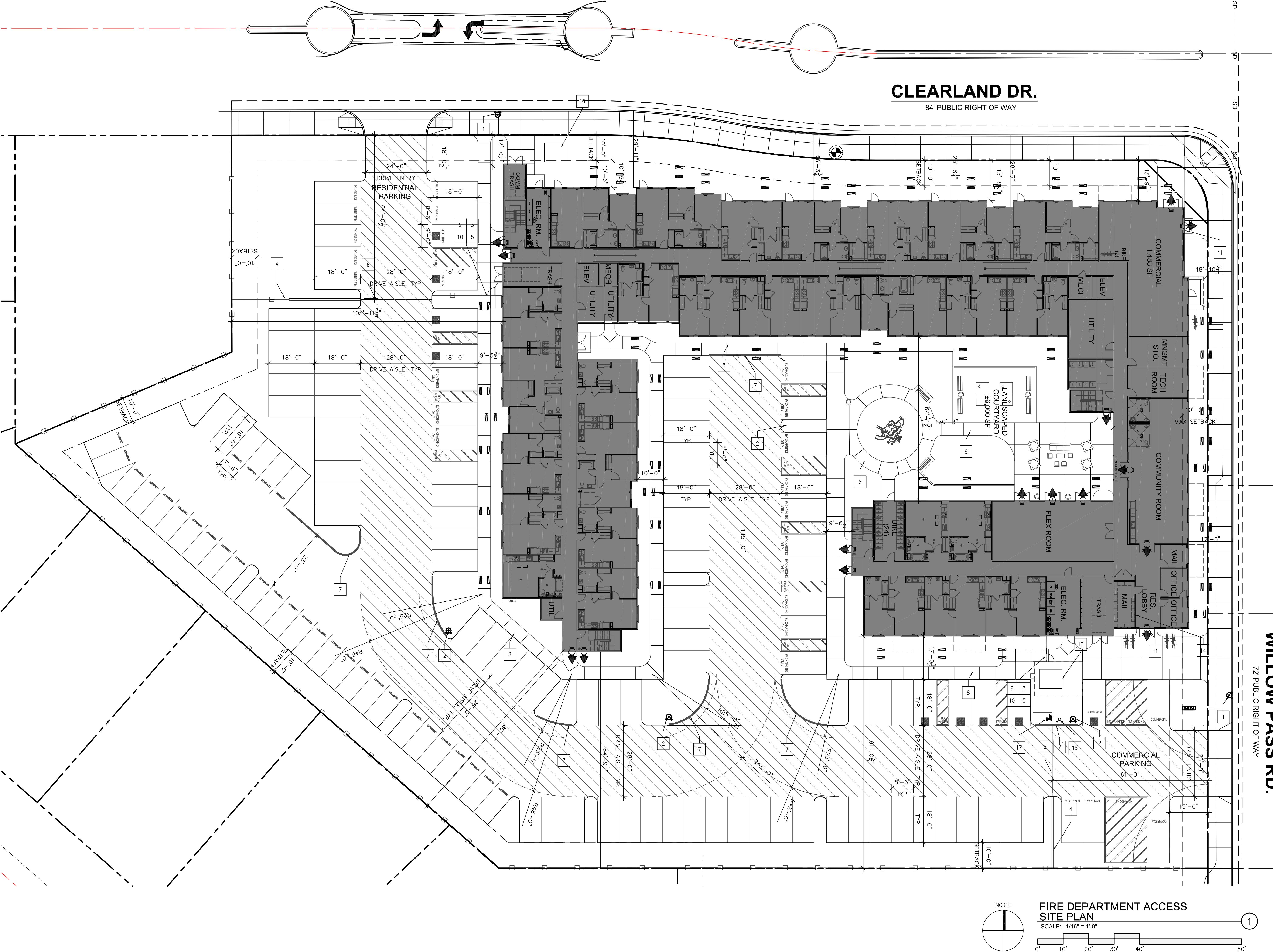
SHALL NOTE BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT (3401.4) CFC

NOTE:

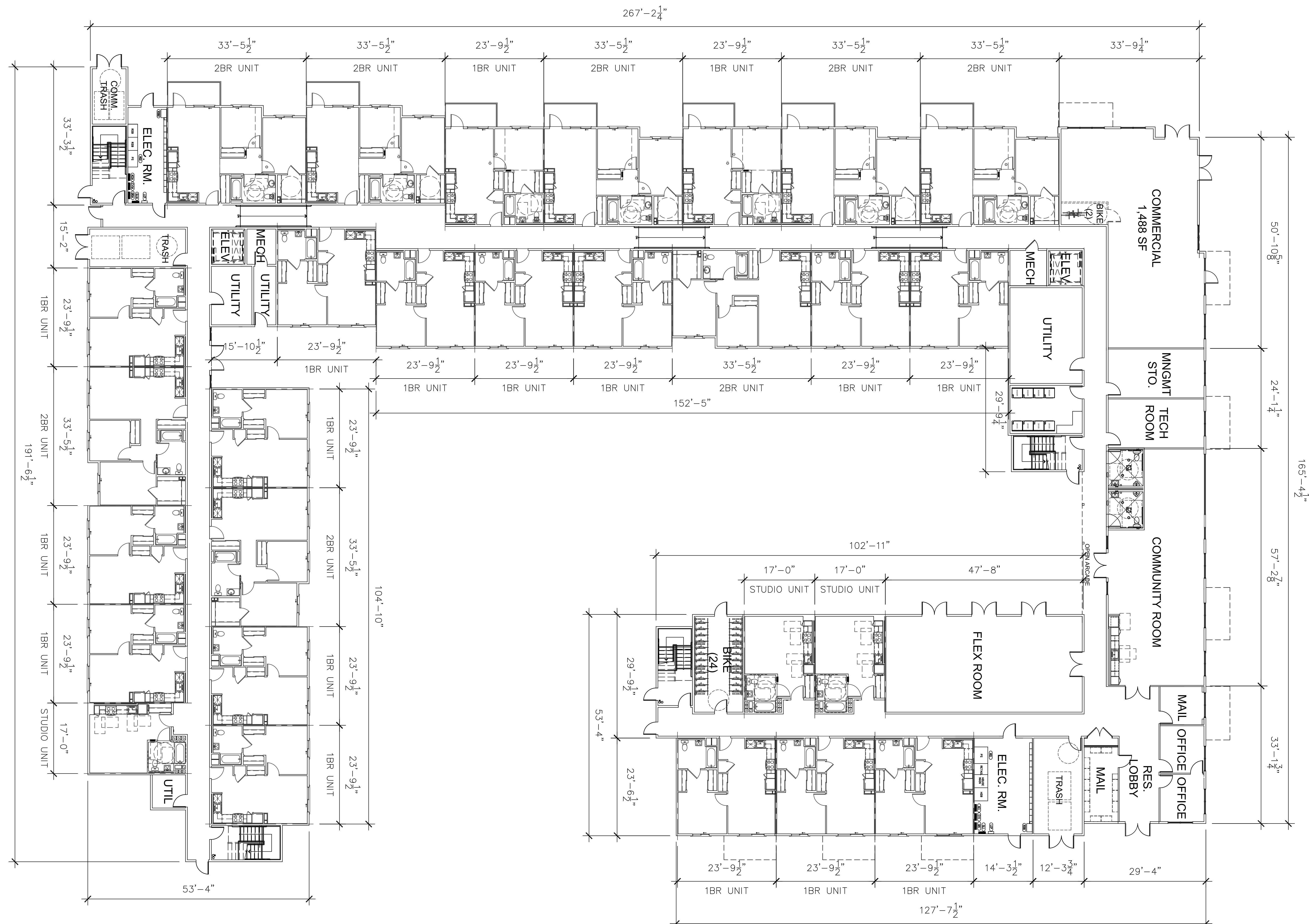
1. ALL LANDSCAPING AND TREES TO BE MAINTAINED TO PREVENT FUTURE OBSTRUCTION OR DAMAGE.
2. REFER TO CIVIL GRADING PLAN FOR ROAD TYPE AND CAPACITY IDENTIFICATION.
3. REFER TO CIVIL GRADING PLAN FOR ROAD GRADES

KEY NOTES:

- 1 (N) PUBLIC FIRE HYDRANT
- 2 (N) ON SITE FIRE HYDRANT
- 3 FIRE DEPARTMENT ACCESS GATE
- 4 (N) 6 FEET HIGH WROUGHT IRON FENCE
- 5 PEDESTRIAN ACCESS GATE
- 6 VEHICULAR SLIDING ACCESS GATE MIN. 20'-0" WIDE W/ KNOX KEY OPERATED SWITCH
- 7 FIRE LANE - CURB TO PAINTED RED W/ "NO PARKING - FIRE LANE"
- 8 FIREFIGHTER WALKWAY ACCESS ROUTE WIDTH: 5 FEET MINIMUM CROSS SLOPE: 2% MAX
- 9 KNOX BOX MODEL 3200 SERIES (LABELED KEY IN KNOX BOX) RECESSED KNOX BOX AT MASONRY WALLS, SURFACE MOUNTED KNOX BOX AT PEDESTRIAN ACCESS GATES KEYPAD (MINIMUM 50 FEET FROM PUBLIC RIGHT OF WAY)
- 10 BUILDING ENTRANCE
- 11 EXISTING FIRE HYDRANT
- 12 NOT USED
- 13 FIRE ANNUNCIATOR PANEL
- 14 FDC
- 15 8'-0" x 10'-0" TRANSFORMER PAD WITH LANDSCAPE SCREEN SEE LANDSCAPE DRAWINGS
- 16 POST INDICATOR VALVE
- LEGEND:
- SEE CIVIL DRAWINGS
- SEE CIVIL DRAWINGS
- REQUIRED LADDER PAD, MIN 3'-0" WIDTH RESCUE WINDOW AT 2ND AND 3RD LEVELS. LANDSCAPING AND OBSTRUCTIONS SHALL NOT HINDER THE POSITIONING OF LADDERS FROM ACCESS TO RESCUE WINDOWS.
- INDICATES REQUIRED EXITS
- PRIVATE DRIVEWAY AND FIRE LANE: MINIMUM UNOBSTRUCTED WIDTH OF 28', EXCLUDING SHOULDERs, AND AN UNOBSTRUCTED VERTICAL CLEARANCE NOT LESS THAN 13'-6"

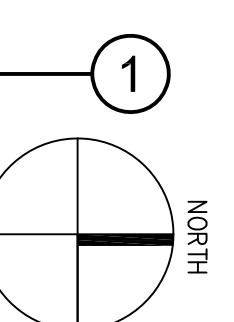


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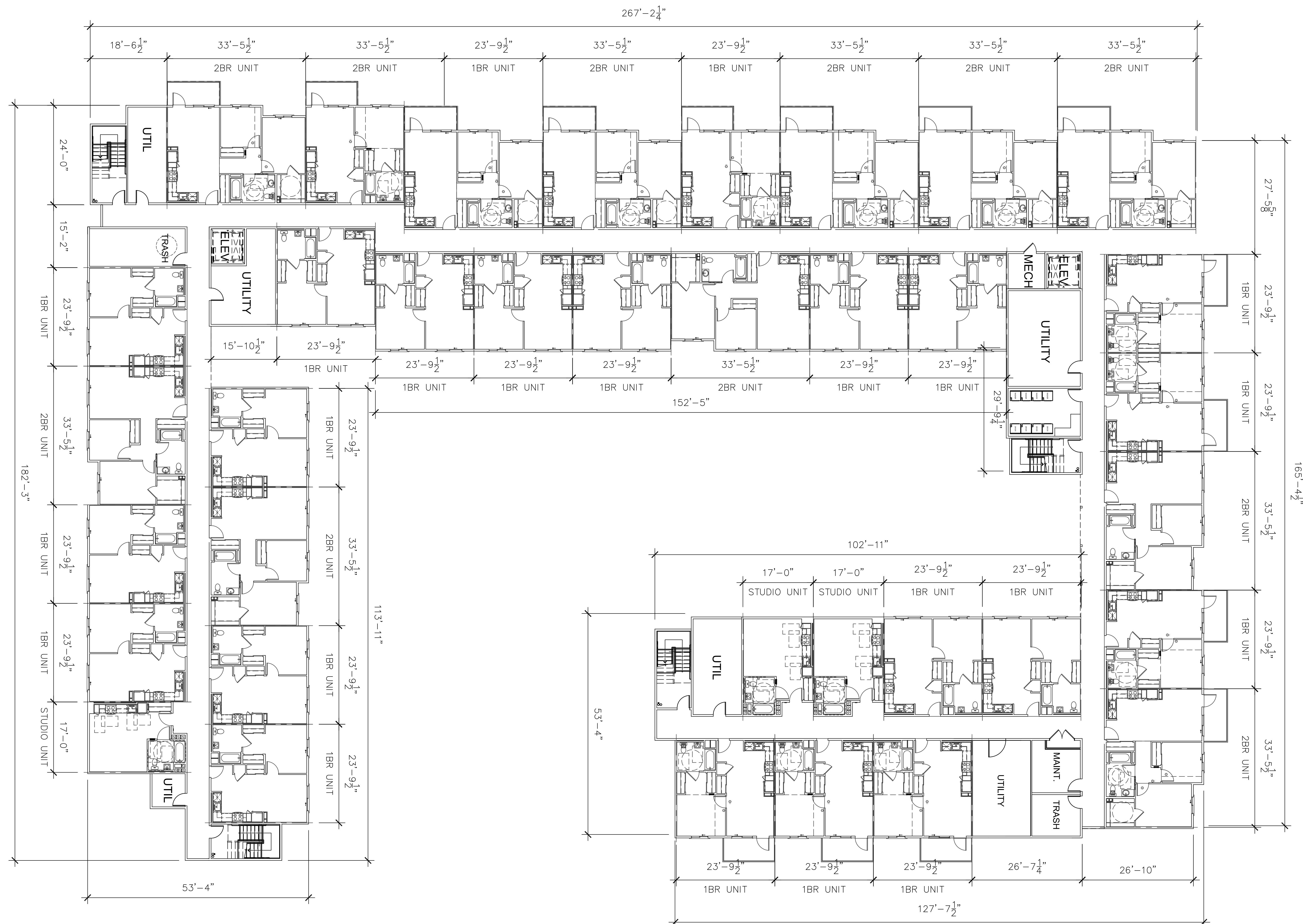


1ST FLOOR PLAN

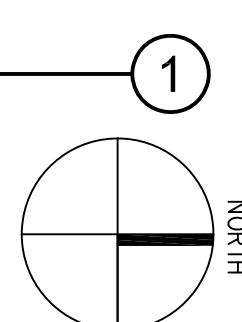
SCALE: 3/32" = 1'-0"



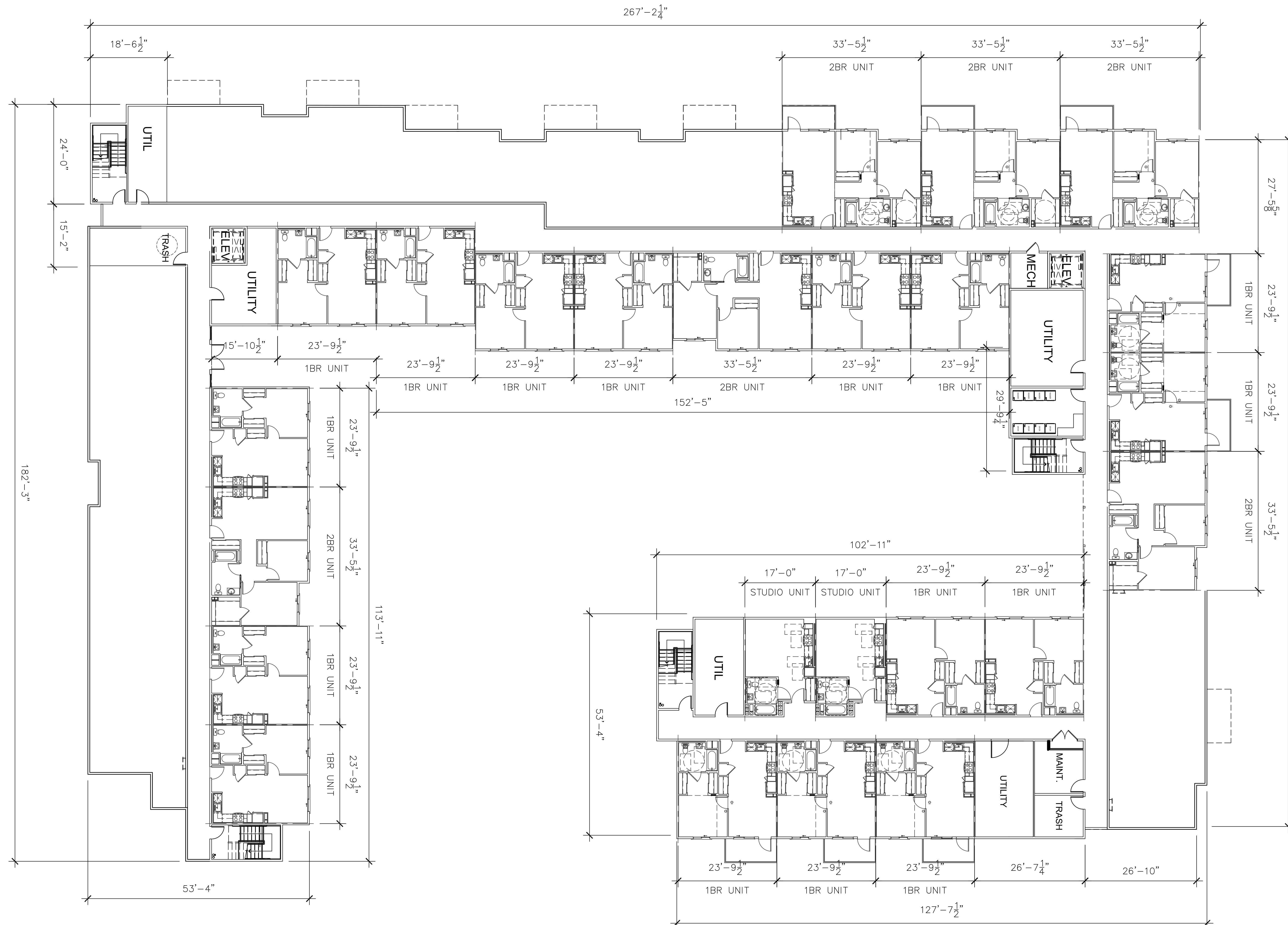
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2ND & 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

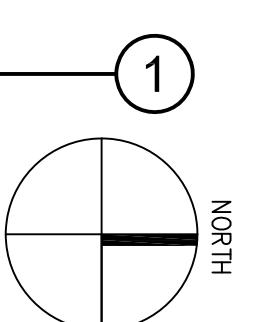


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4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"



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Y&M Architects

Y&M Architects
724 S. Spring Street #304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623
2108
www.ymarch.com

WILLOW PASS APARTMENTS

Project. 2867, & 3105 WILLOW PASS RD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91301

1.30.25 A-05

Date Page

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SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



**WEST ELEVATION
CLEARLAND DR.**

SCALE: 3/32" = 1'-0"



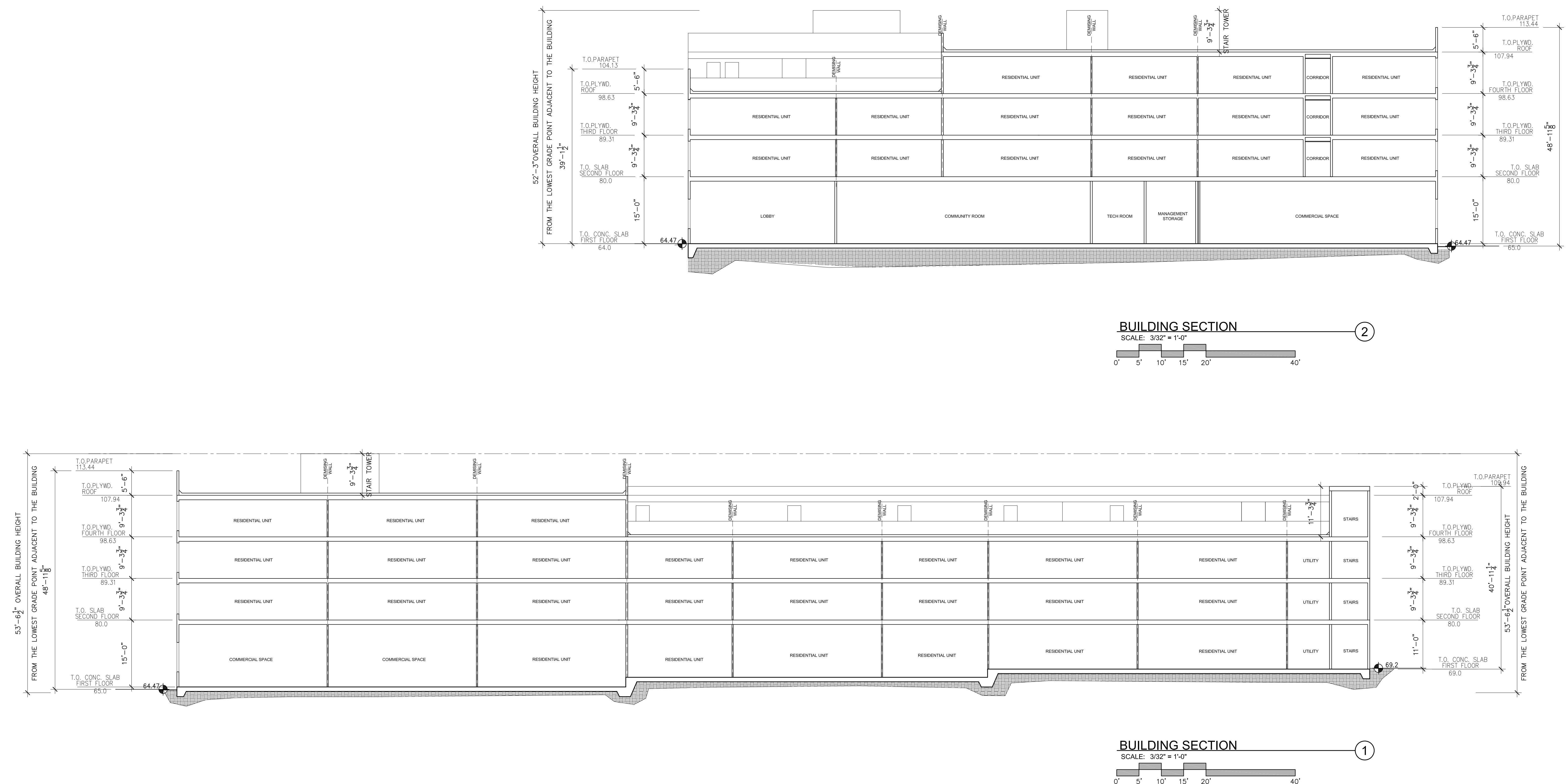
**NORTH ELEVATION
WILLOW PASS RD.**

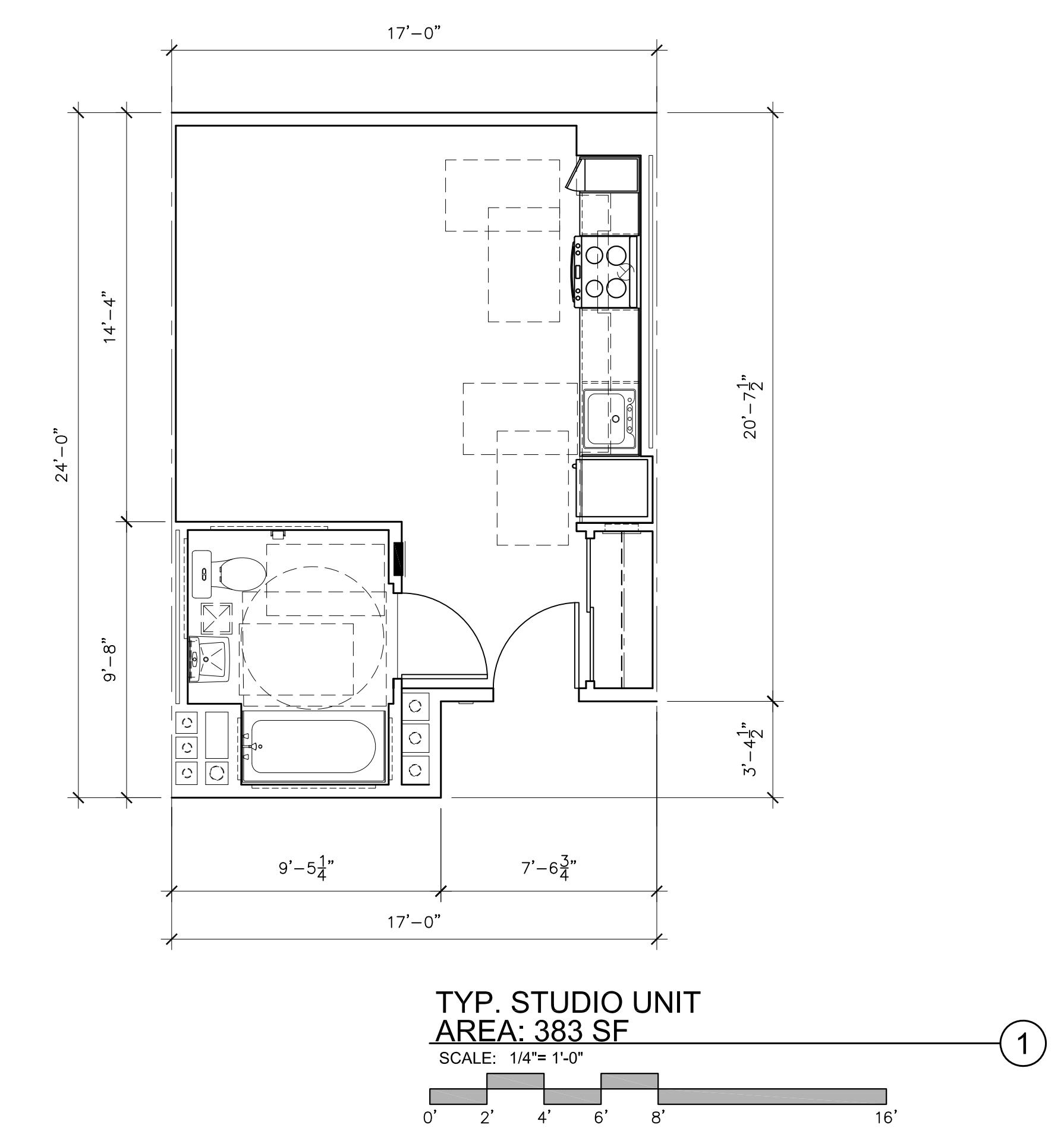
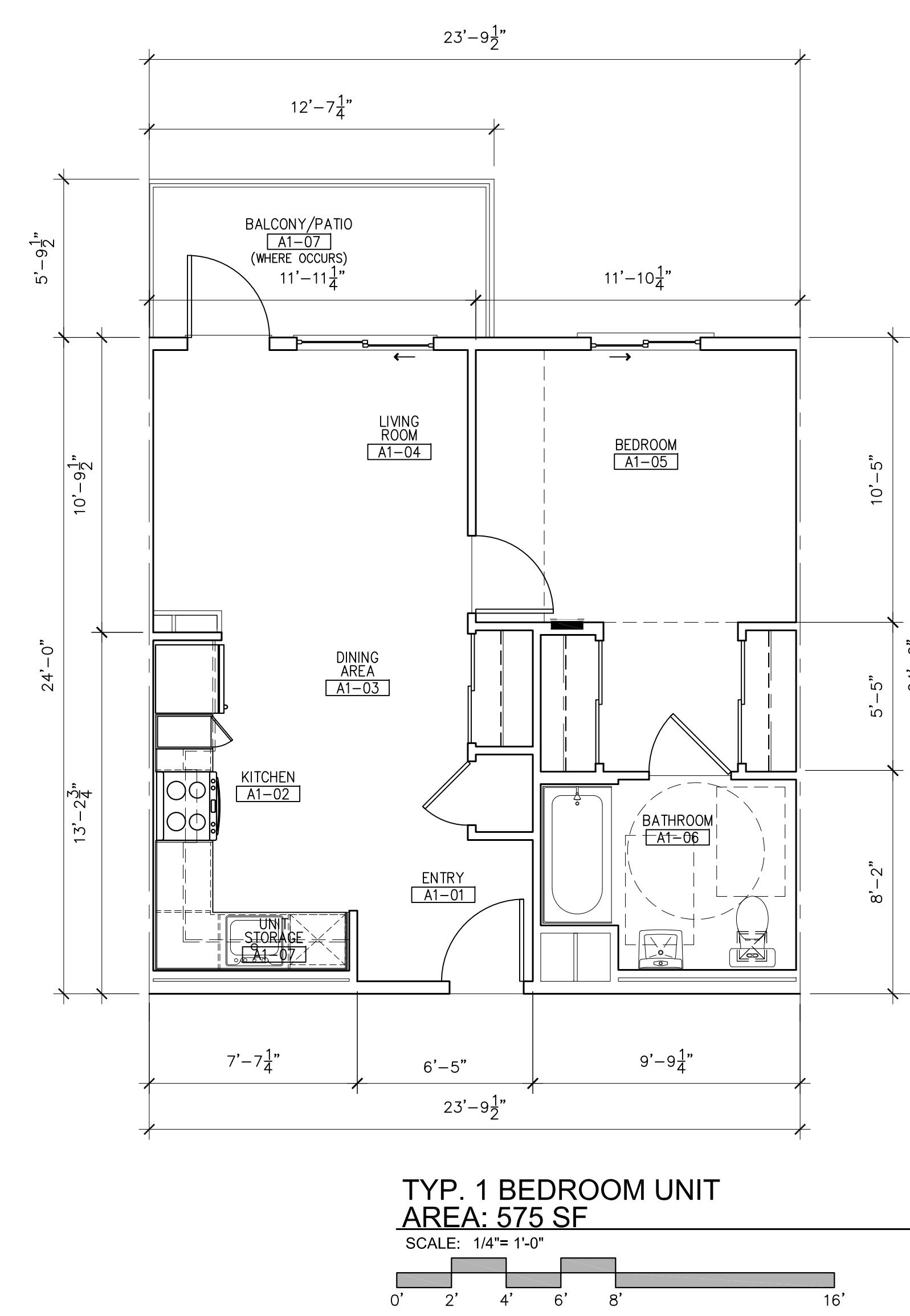
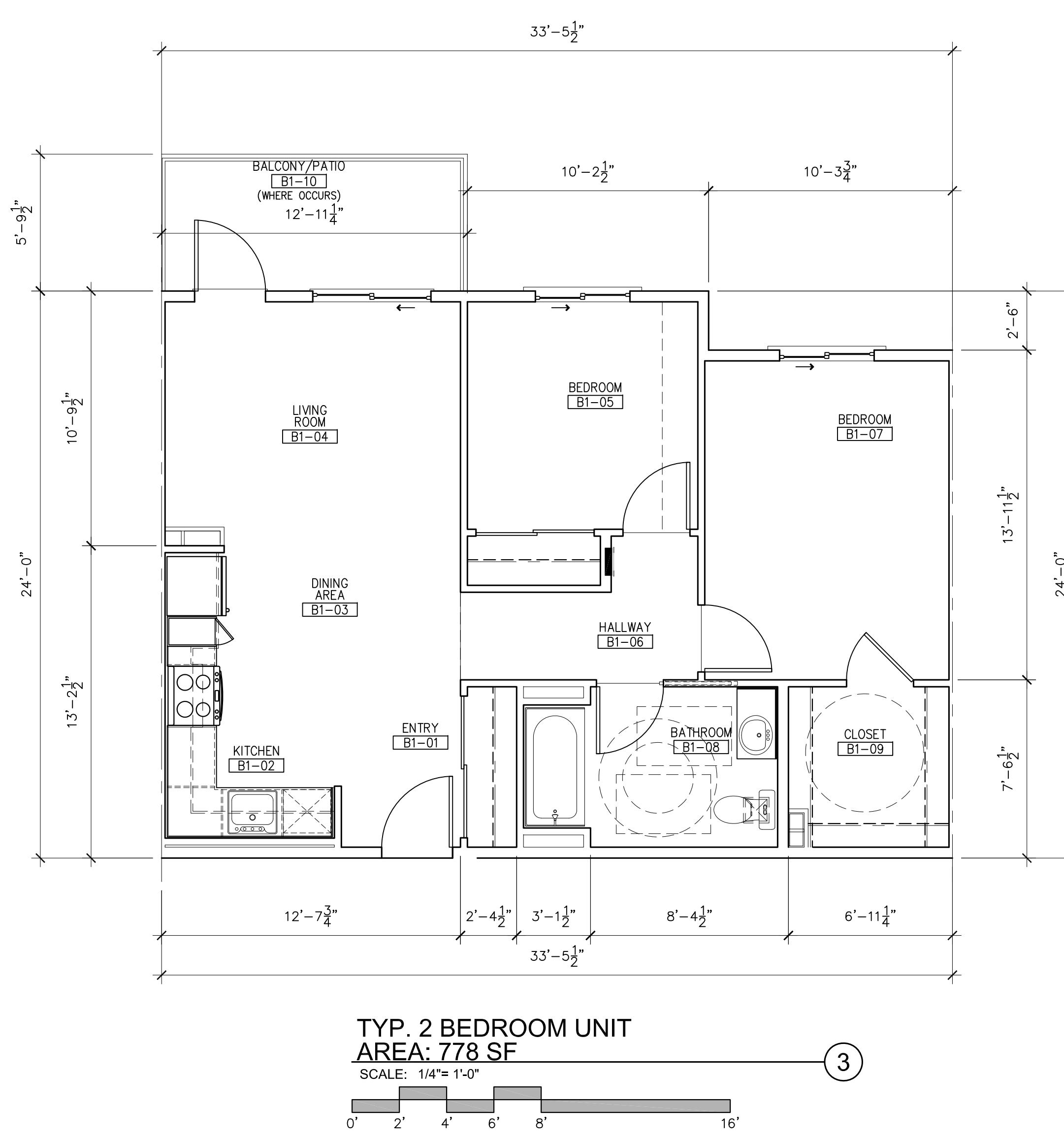
SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"





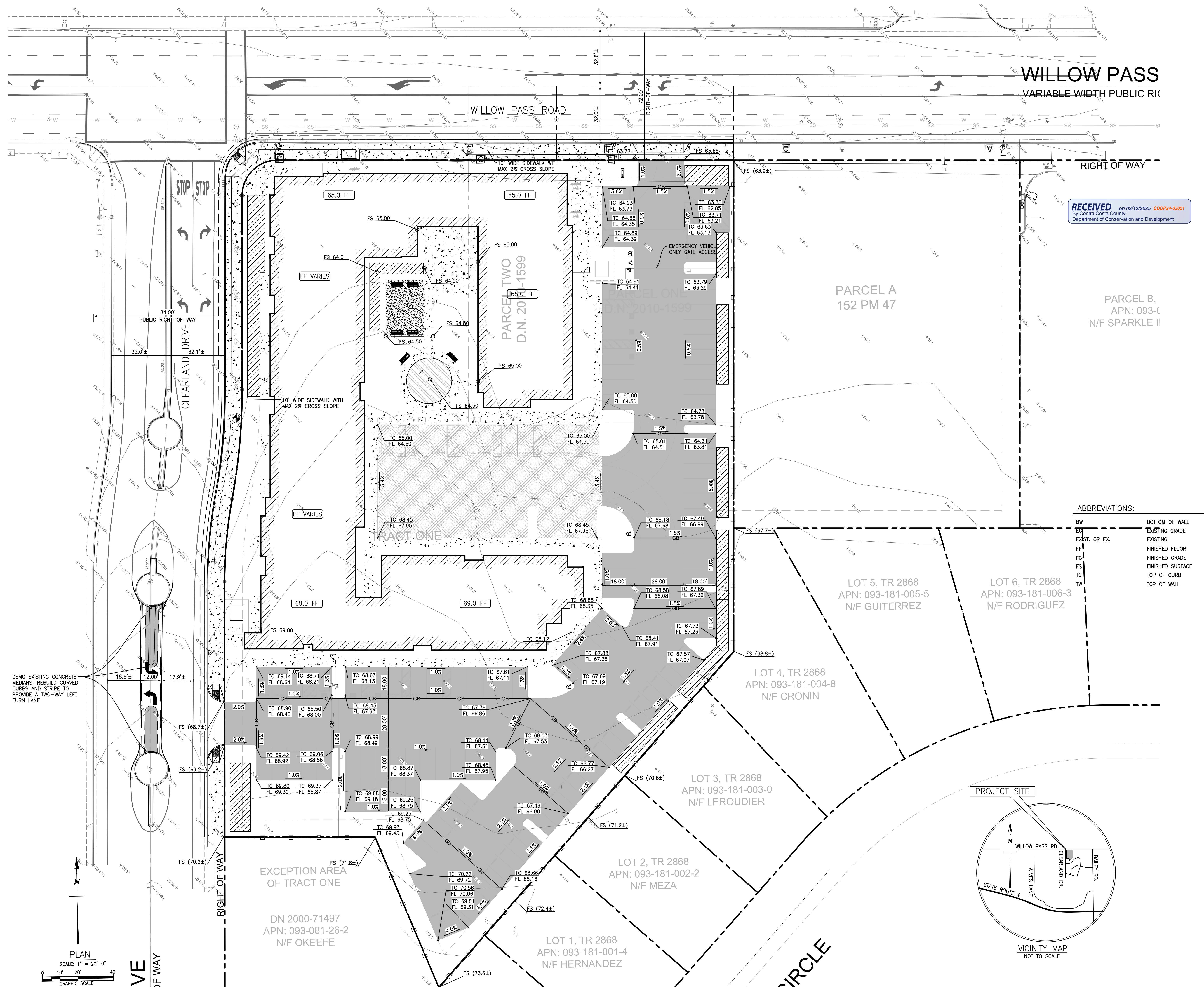
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2108
www.vmarch.com

WILLOW PASS APARTMENTS

ALLIANT COMMUNITIES

1.30.25 A-08



LEGEND:

<u>FS 12.00</u>	PROPOSED ELEVATION
<u>EG (12.0±)</u>	EXISTING ELEVATION
<u>1.0%</u>	PROPOSED SLOPE
<u>(1.0%)</u>	EXISTING SLOPE
127.0 FF	FINISH FLOOR ELEVATION
	ASPHALT PAVEMENT
	BUILDING FOOTPRINT
	BIORETENTION AREA – SEE DETAIL 6 – SHEET C1.4
	CONCRETE PAVEMENT – SEE DETAIL 8 – SHEET C1.4
	PERVIOUS ASPHALT PAVEMENT – SEE DETAIL 7 – SHEET C1.4
— — — —	GRADE BREAK
	PROPERTY LINE
	EASEMENT LINE
	6" CURB
	6" CURB & GUTTER

SITE INFORMATION:

APN: 093-081-027, 028
ADDRESS: 2867 WILLOW PASS ROAD, BAY POINT, CA 94565

AREA: TOTAL AREA: 2.480 AC

BUILDINGS: 29,554 SF
VEHICULAR PAVING (IMPERVIOUS): 36,078 SF
VEHICULAR PAVING (Pervious): 8,013 SF
PEDESTRIAN PAVING: 7,464 SF
LANDSCAPING: 26,906 SF

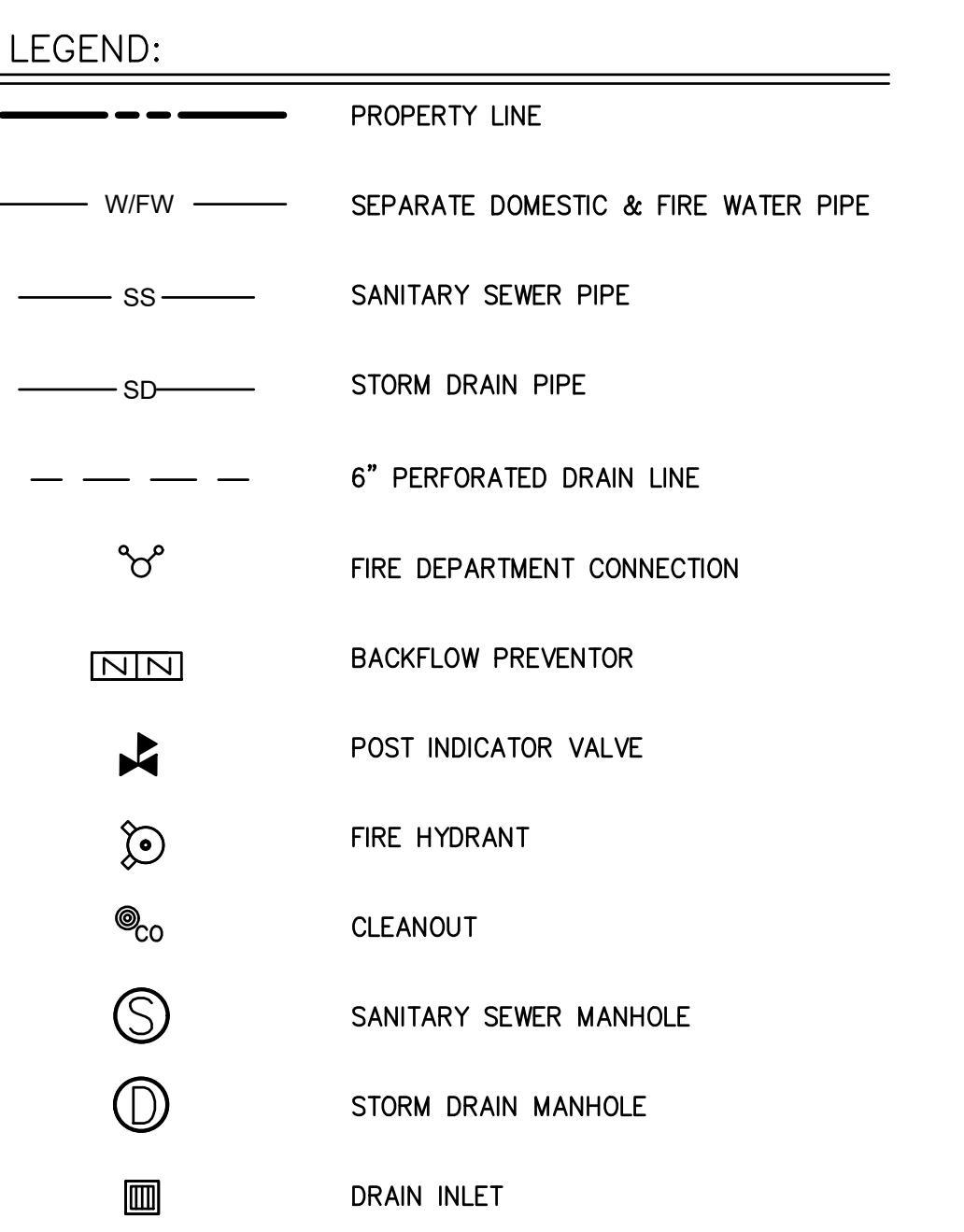
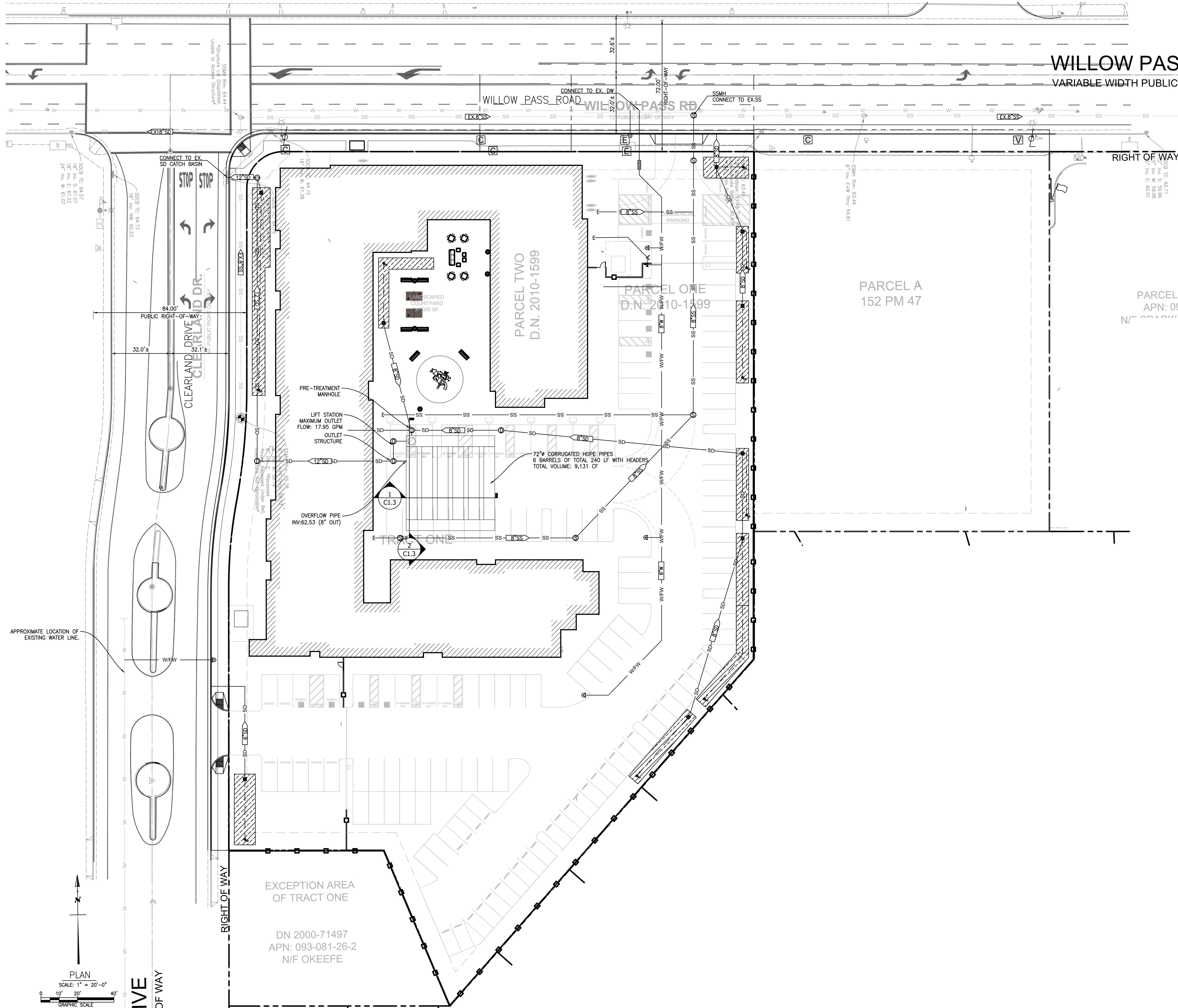
PARKING COUNT		
TYPE	DIMENSIONS	NUMBER
1ST ACCESS SPACES	8.5'X18'	73
1ST ACCESS COMPACTS	7.5'X16'	31
EVCS	9'X18'	11
ACCESSIBLE	9'X18'	9
TANDEM	8.5'X18'	5
TOTAL		129

NOTES:

1. SITE ACCESS IS DESIGNED TO MEET THE MINIMUM REQUIREMENTS SET BY THE 2022 CALIFORNIA FIRE CODE, APPENDIX D, AS AMENDED BY COUNTY ORDINANCE.
2. AERIAL FIRE APPARATUS ROADS PER 2022 CALIFORNIA FIRE CODE, APPENDIX D, SECTION 105 PROVIDED ALONG EAST, SOUTH AND WEST FACE OF BUILDING.
3. EXISTING TWO PARCELS TO BE MERGED.
4. FIRE ACCESS ROAD WILL PROVIDE MINIMUM OUTSIDE TURNING RADIUS PROVIDED AS PER DETAIL 4, SHEET C1.5 AND WILL SUPPORT THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS. FIRE ACCESS ROAD GRADES DO NOT EXCEED 20%.

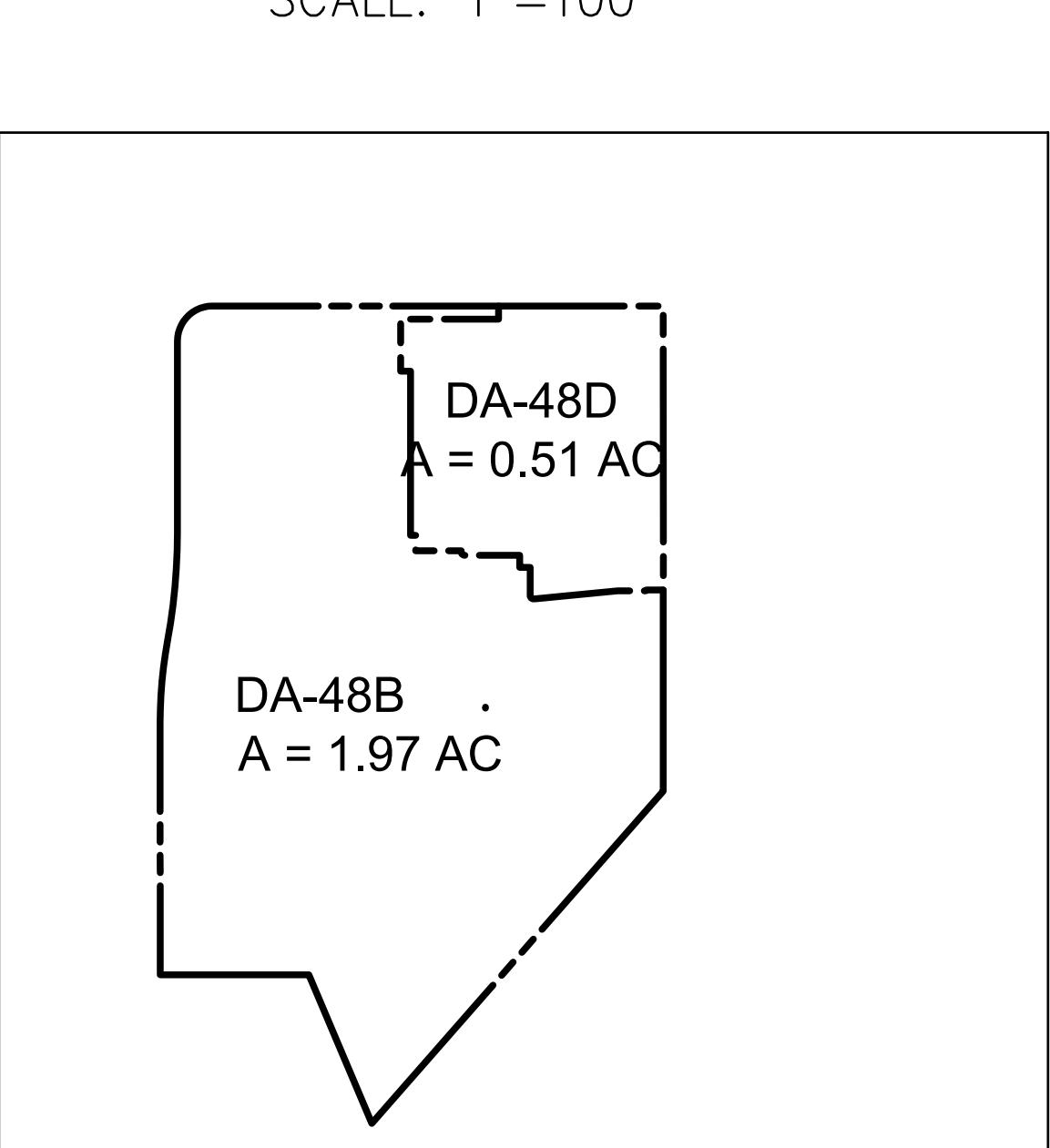
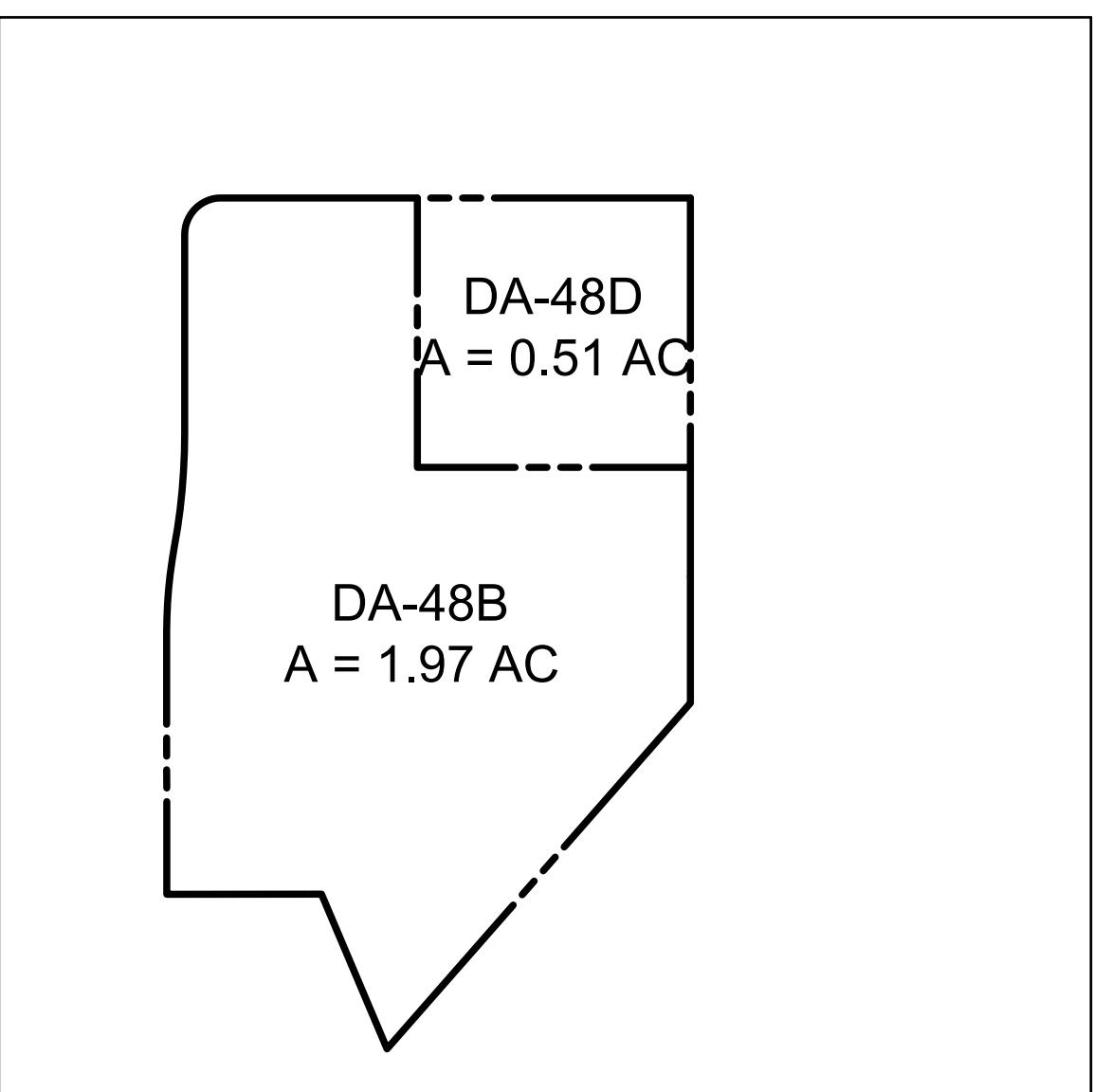
PRELIMINARY SITE AND GRADING PLAN

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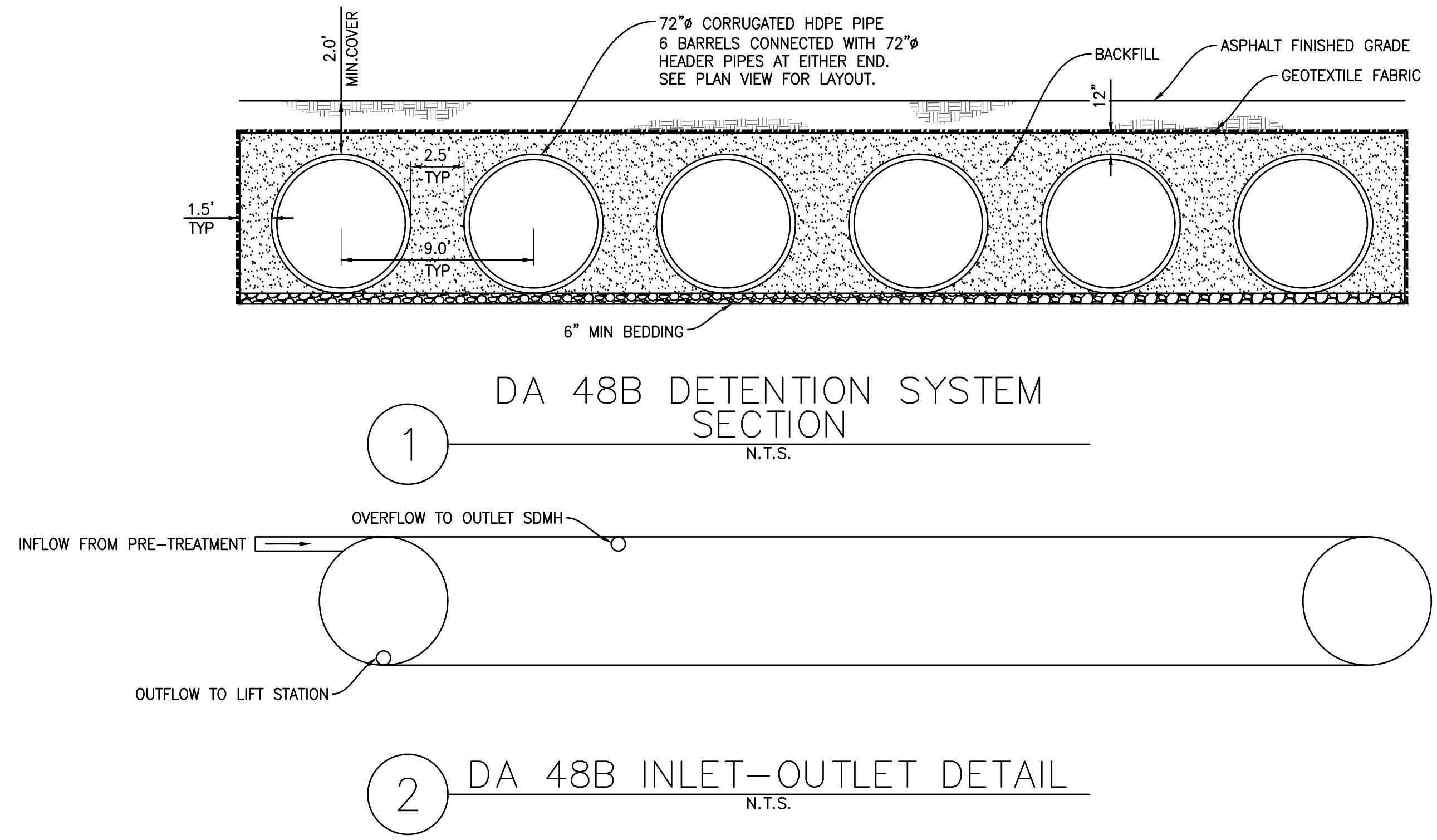
1. PROVIDE TRASH CAPTURE DEVICES AT EACH CATCH BASIN PER COUNTY'S NPDES PERMIT AND APPROVED BY PUBLIC WORKS DEPARTMENT.
2. DOMESTIC WATER SYSTEM WILL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 3,250 GPM AS SET FORTH IN THE CALIFORNIA FIRE CODE (507.1) CFC.



PROPOSED DRAINAGE AREAS
SCALE: 1"=100'

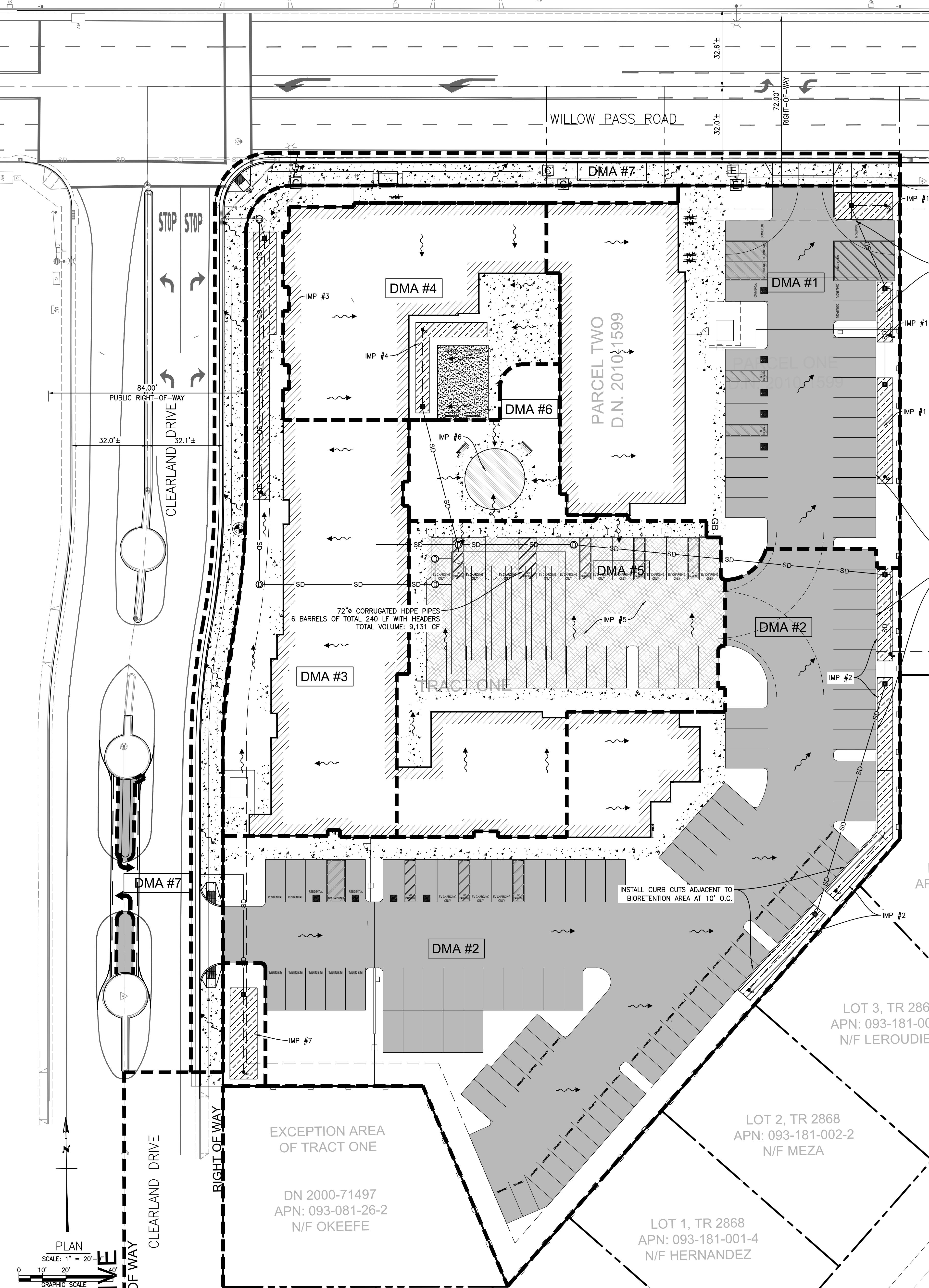
PRELIMINARY UTILITY PLAN

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance or adoption. Written documents or other drawings shall have precedence over these dimensions. Contractors shall verify and be responsible for all dimensions on the job, and this office must be notified of any variations from the dimensions and specifications shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.



PRELIMINARY UTILITY DETAILS

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Y&M Architects

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Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623
2108
Y&MArch@compuserve.com

WILLOW PASS APARTMENTS

**Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565**

ALLIANT STRATEGIC DEVELOPMENT

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

01.31.25 C1.4

Date **Page**

STORMWATER DRAINAGE MANAGEMENT SUMMARY

DMA NAME	DMA AREA (SF)	POST PROJECT SURFACE TYPE
1A	17217	ROOF/PAVEMENT
1B	3547	LANDSCAPE
2A	31158	ROOF/PAVEMENT
2B	9458	LANDSCAPE
3A	10716	ROOF/PAVEMENT
3B	3958	LANDSCAPE
4A	8369	ROOF/PAVEMENT
4B	1211	LANDSCAPE
5A	5559	ROOF/PAVEMENT
5B	1132	LANDSCAPE
5C	8004	PERM PAVEMENT
6A	647	PAVEMENT
6B	2265	LANDSCAPE
6C	518	PERM PAVEMENT
7A	1187	PAVEMENT
7B	7819	LANDSCAPE
7X	11813	PAVEMENT

STORMWATER SELF RETAINING AREAS	
DMA NAME	DMA AREA (SF)
5C	8004
6C	518
STORMWATER SELF-TREATING AREAS	
DMA NAME	DMA AREA (SF)
1B	3547
2B	9458
3B	3958
4B	1211
5B	1132
6B	2265
7B	7819

STORMWATER IMP TREATMENT AREA SUMMARY					
IMP NAME	DMA ^s DRAINING TO IMP	TOTAL AREA DRAINING TO IMP (SF)	IMP SIZING FACTOR	MIN IMP SIZE (SF)	IMP SIZE PROVIDED (SF)
IMP 1	1A	17572	0.04	703	755
IMP 2	2A	32104	0.04	1284	1266
IMP 3	3A	11112	0.04	444	920
IMP 4	4A	8490	0.04	340	372
IMP 7	7X	11813	0.04	472	447

STORMWATER DETENTION PIPE SYSTEM SUMMARY				
IMP NAME	MINIMUM DETENTION VOLUME (CF)	PROVIDED DETENTION VOLUME (CF)	MAXIMUM UNDERDRAIN FLOW (CFS)	MAXIMUM UNDERDRAIN FLOW (GPM)
DA 48B	8302	9131	0.04	17.95

NOTES:

1. CALCULATIONS ASSUME THE PROJECT IS IN A WATERSHED THAT DRAINS TO PIPES OR HARDENED CHANNELS, AND IS THEREFORE EXEMPT FROM HYDROMODIFICATION MANAGEMENT REQUIREMENTS. IF ASSUMPTION IS INCORRECT, IMP'S WILL BE DESIGN AS BIORETENTION + VAULT.
2. DMAS DRAINING TO DA 48B INCLUDE: 2 THRU 7.
3. DMAS DRAINING TO DA 48D INCLUDE: 1.
4. DMA #7A IS NOT COLLECTED. DMA #7X IS RUNOFF FROM THE STREET ON CLEARLAND AVE AND CLEARLAND CIRCLE. DMA #7X IS CAPTURED AS A SWAP AREA FOR DMA #7A.

LEGEND:

ASPHALT PAVEMENT

PERVIOUS ASPHALT PAVEMENT

CONCRETE PAVEMENT

BIORETENTION AREA

DRAINAGE DIRECTION

GB GRADE BREAK

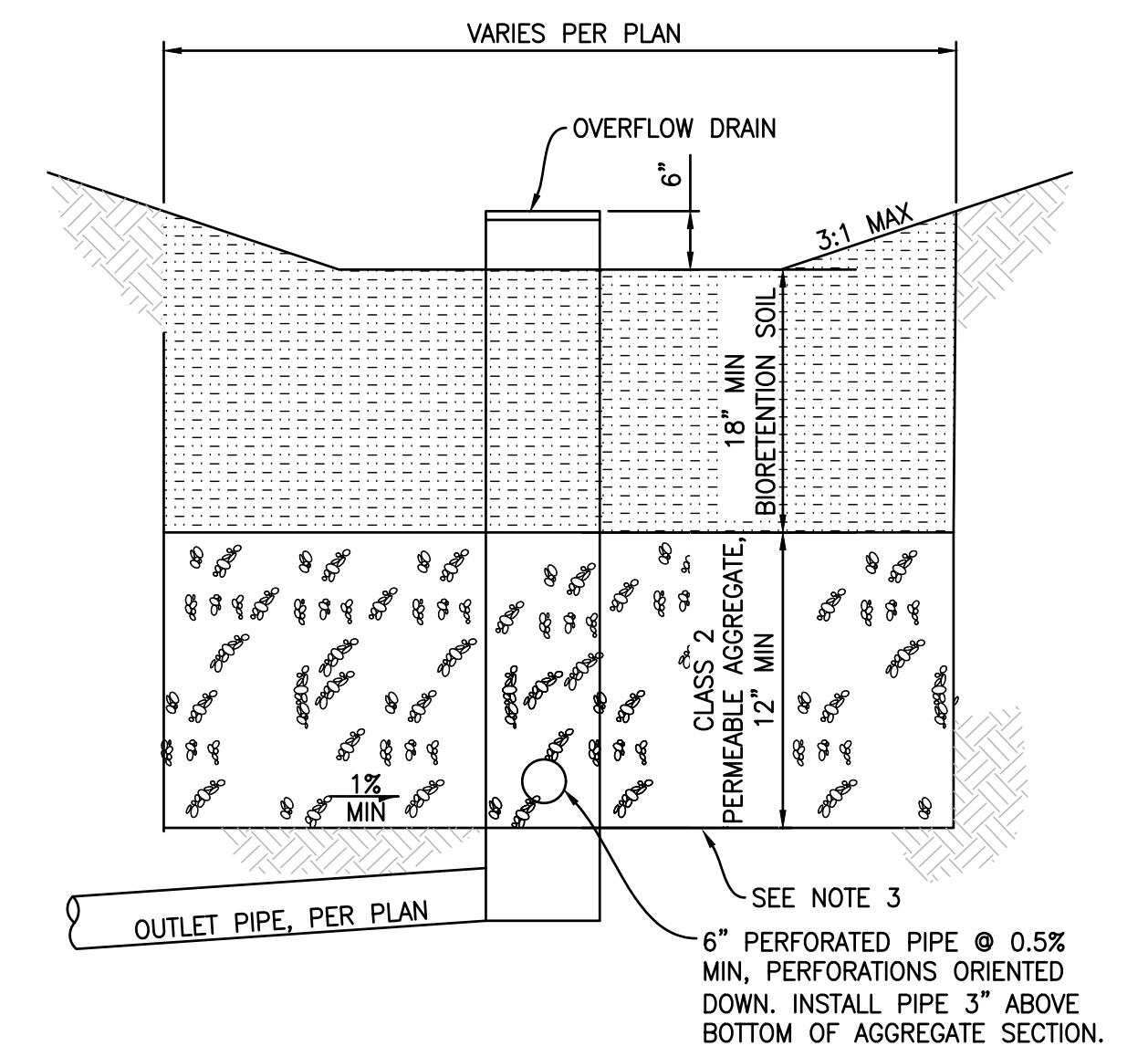
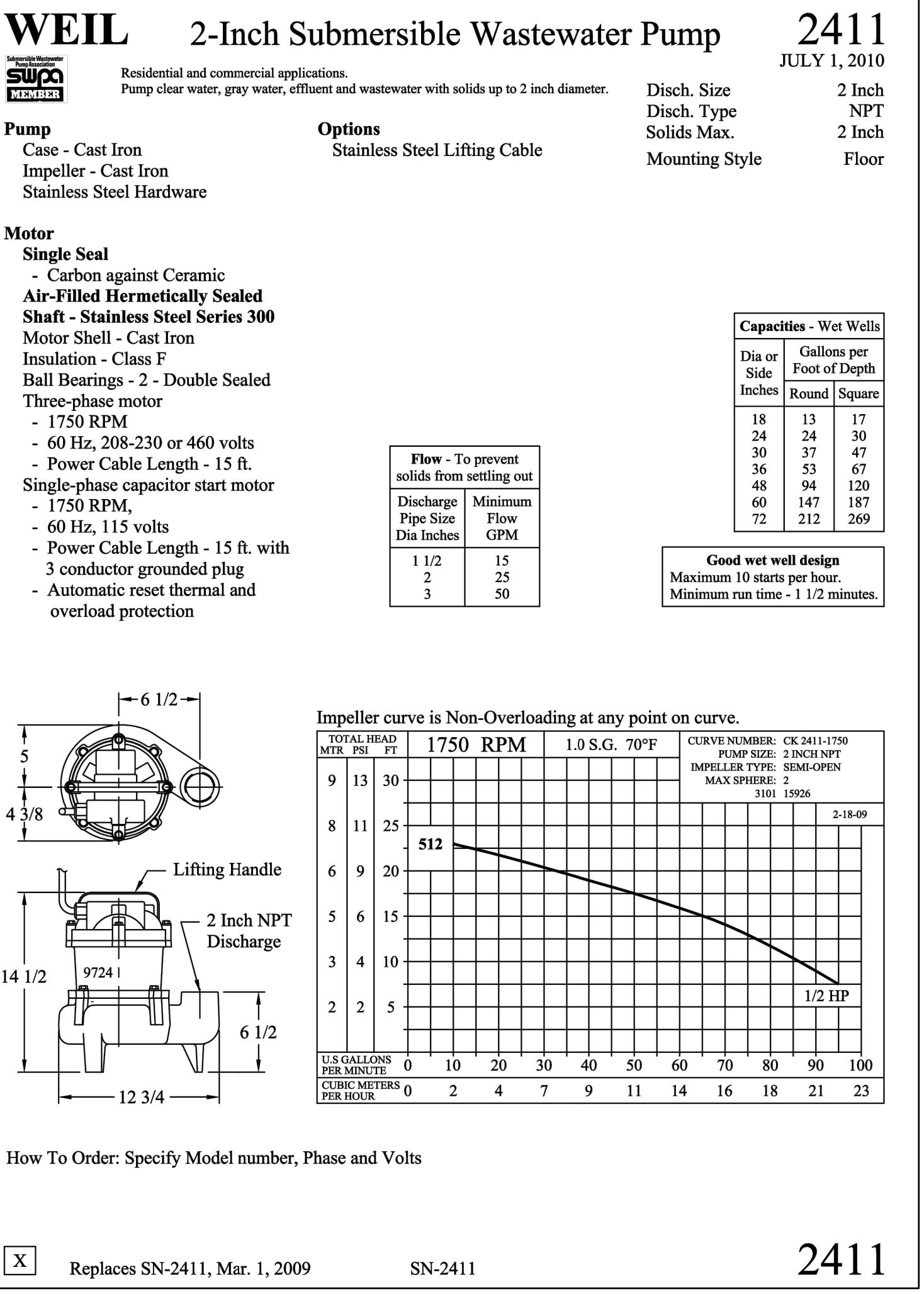
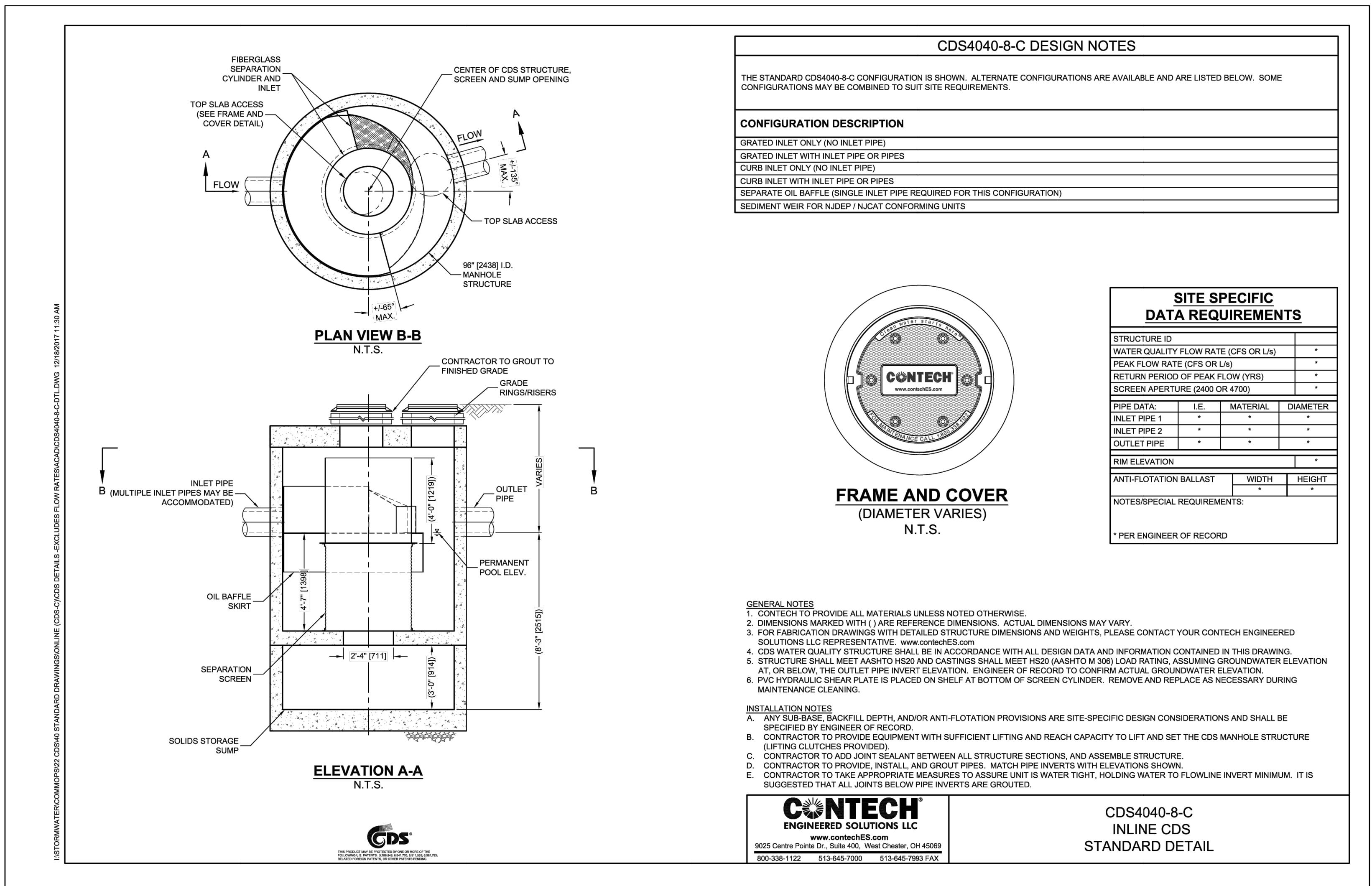
DRAINAGE MANAGEMENT AREA LIMIT

BUILDING FOOTPRINT

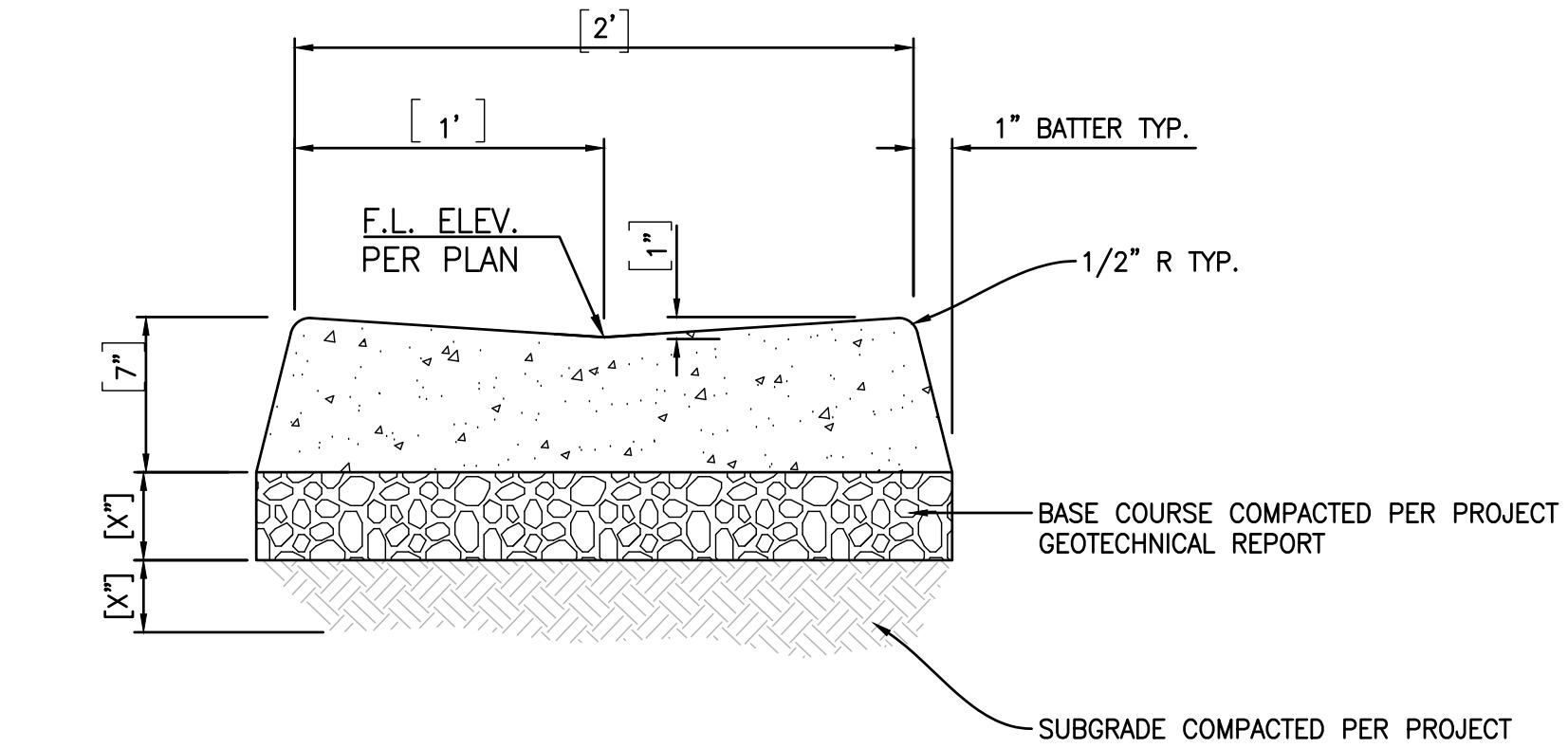
PROPERTY LINE

PRELIMINARY STORMWATER CONTROL PLAN

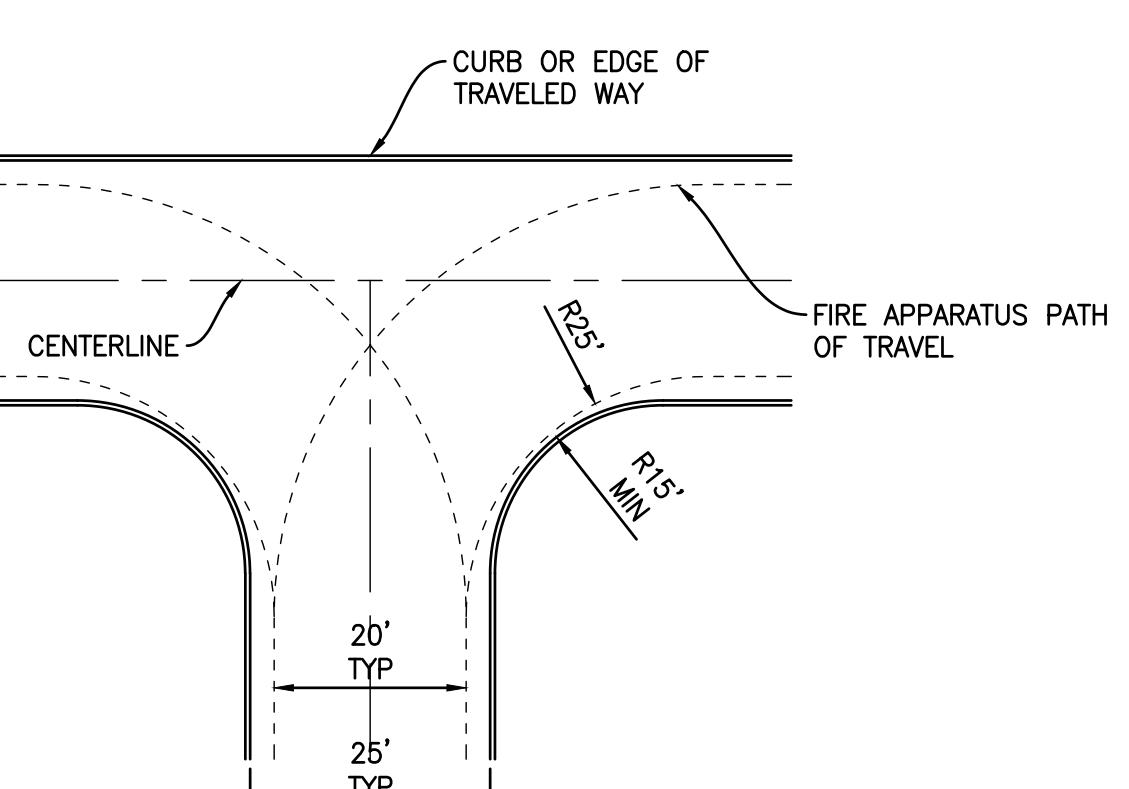
The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.



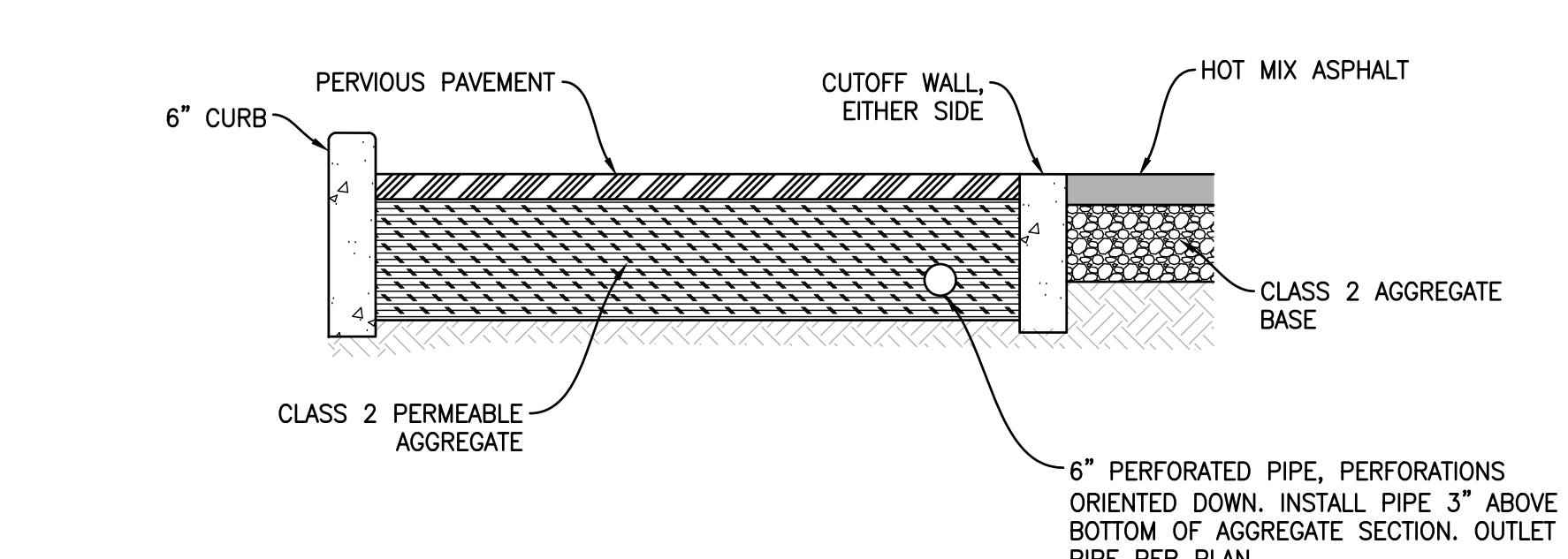
3 **TYP. BIORETENTION AREA**
N.T.S.



2 **CONCRETE VALLEY GUTTER**
N.T.S.



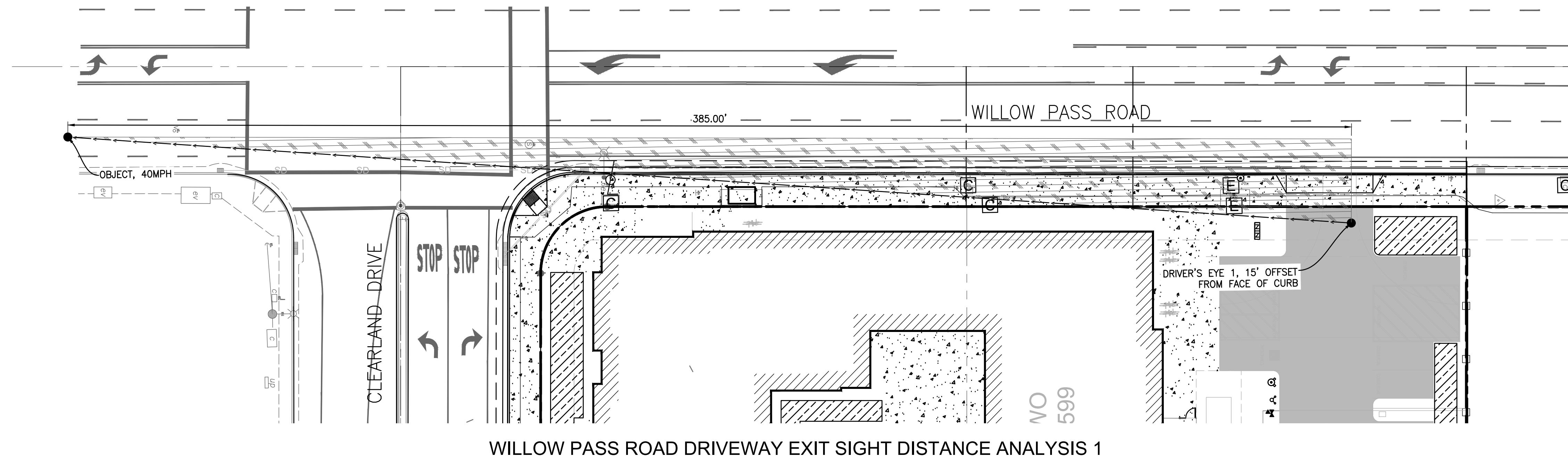
4 **FIRE ACCESS**
N.T.S.



1 **PERVIOUS PAVEMENT**
N.T.S.

PRELIMINARY DETAILS

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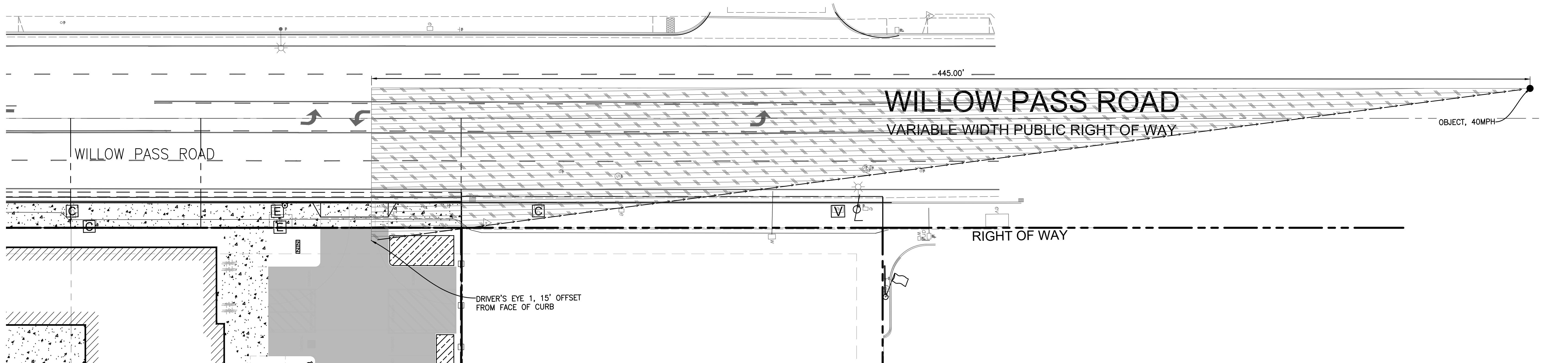
LEGEND:

- CLEAR SIGHT TRIANGLE
- PROPERTY LINE
- DRIVER LINE OF SIGHT

SITE INFORMATION:

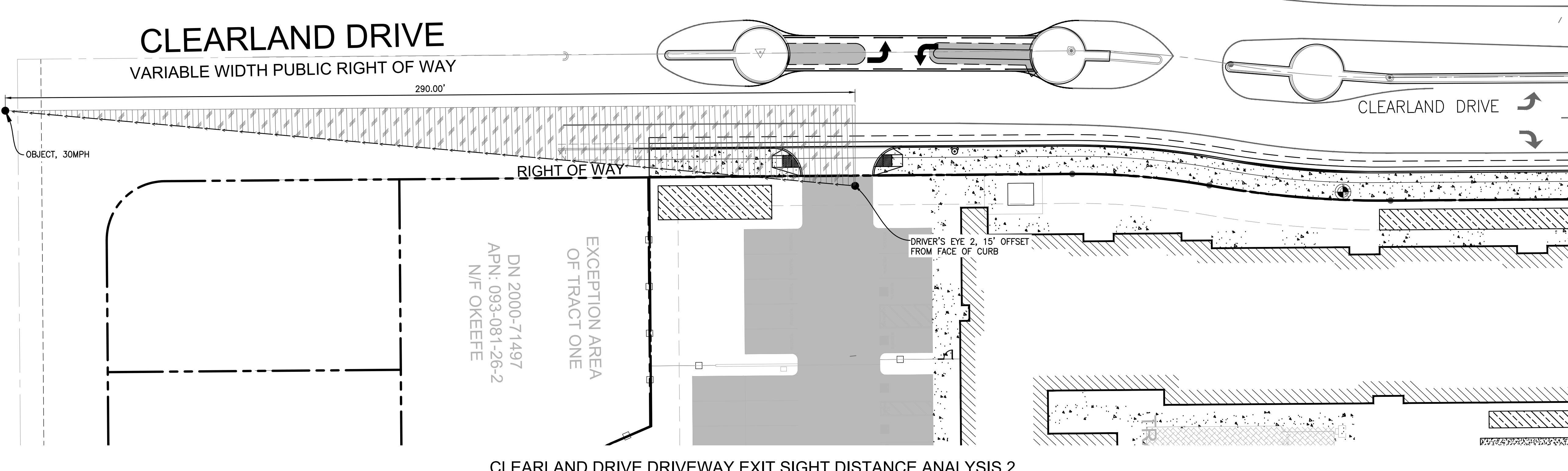
- CORNER SIGHT DISTANCE ANALYSIS BASED ON SECTION 405.1 OF THE CALIFORNIA HIGHWAY DESIGN MANUAL (HDM, 7TH EDITION).
- LEFT TURN AND RIGHT TURN TIME GAPS USED FOR THE CALCULATION OF THE CORNER SIGHT DISTANCES ARE BASED ON TABLE 4015A OF THE HDM.
- VEGETATION WILL BE TRIMMED/CLEARED IN THE AREAS WHERE EXISTING VEGETATION IS IDENTIFIED TO OBSTRUCT SIGHT DISTANCE.

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE



PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

WILLOW PASS ROAD DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 2



PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

SIGHT DISTANCE ANALYSIS

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