



PARCEL 1:
SITUATED IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND

BEING A PORTION OF THE LANDS CONVEYED TO OW FAMILY-CHLONE PARKWAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED OCTOBER 13, 2015 AT 11:28 AM IN DOCUMENT NO. 2015-0041365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED TO THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION BY QUILTAM DEED RECORDED OCTOBER 12, 2012 AT 8:36 AM IN DOCUMENT NO. 2012-0050154 OFFICIAL RECORDS OF SANTA CRUZ COUNTY FROM WHICH THE INTERSECTION OF SAID NORTHWESTERN BOUNDARY WITH THE EASTERN BOUNDARY OF CALIFORNIA STATE HIGHWAY ROUTE 101 IS SHOWN IN THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY - MANABE WETLANDS RESTORATION PROJECT" FILED FOR RECORD MAY 22, 2015 IN VOLUME 123 OF MAPS, PAGE 21, SANTA CRUZ COUNTY RECORDS BEARS SOUTH 51° 10' 29" WEST 455.11 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTHWEST AND LEAVING SAID NORTHWESTERN BOUNDARY OF THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION IN THE NORTH 28° 28' 42" EAST 190.98 FEET DISTANT TO THE INTERSECTION OF SAID ROAD, A CITY STREET 78 FEET WIDE; AS CONVEYED TO THE CITY OF WATSONVILLE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED SEPTEMBER 1, 2016 AT 7:47 AM IN DOCUMENT NO. 2016-0032795 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID SOUTHERN BOUNDARY THEREOF SOUTH 53° 27' 55" WEST 90.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 26° 55' 45" AND AN ARC LENGTH OF 14.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 52.00 FEET, THROUGH A CENTRAL ANGLE OF 152° 53' 17" AND AN ARC LENGTH OF 138.76 FEET TO THE END OF SAID TANGENT CURVE; THENCE ALONG A TANGENT CURVE TO THE RIGHT 36° 52' 52" WEST 4.47 FEET TO THE SOUTHERN BOUNDARY OF THE LANDS CONVEYED TO THE CITY OF WATSONVILLE, A MUNICIPAL CORPORATION, BY GRANT DEED RECORDED JANUARY 30, 2012 AT 8:07 AM IN DOCUMENT NO. 2012-0004808 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE LEAVING SAID MANABE OW ROAD AND ALONG THE SOUTHERN BOUNDARY OF THE LANDS CONVEYED TO THE CITY OF WATSONVILLE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED JANUARY 30, 2012 AT 8:07 AM IN DOCUMENT NO. 2012-0004808 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, THEREOF SOUTH 53° 27' 55" WEST 260.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERN BOUNDARY OF CALIFORNIA STATE HIGHWAY ROUTE NO. 1; THENCE LEAVING THE LANDS OF THE CITY OF WATSONVILLE AND ALONG SAID EASTERN BOUNDARY THEREOF SOUTH 28° 29' 28" 42" EAST 808.19 FEET AND SOUTH 24° 41' 19" EAST 38.38 FEET TO THE INTERSECTION OF THE NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED TO THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION; THENCE LEAVING CALIFORNIA STATE HIGHWAY ROUTE NO. 1 AND ALONG SAID NORTHWESTERN BOUNDARY THEREOF NORTH 51° 10' 29" EAST 455.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 24, 2018, AS INSTRUMENT NO. 2018-022647 OF OFFICIAL RECORDS.

BEING A PORTION OF THE LANDS CONVEYED TO OW FAMILY-OHLONE PARKWAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED OCTOBER 13, 2015 AT 11:28 AM IN DOCUMENT NO. 2015-0041365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED TO THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION BY OCTOUBAI DEED RECORDED OCTOBER 12, 2012 AT 8:36 AM IN DOCUMENT NO. 2012-0001564 OFFICIAL RECORDS OF SANTA CRUZ COUNTY FROM WHICH THE INTERSECTION OF SAID NORTHWESTERN BOUNDARY WITH THE EASTERN BOUNDARY OF CALIFORNIA STATE HIGHWAY ROUTE NO. 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY - MANABE WETLANDS RESTORATION PROJECT" FILED FOR RECORD MAY 22, 2015 IN VOLUME 123 OF MAPS, PAGE 21, SANTA CRUZ COUNTY RECORDS BEARS SOUTH 51° 10' 29" WEST 825.48 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID NORTHWESTERN BOUNDARY OF THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION NORTH 21° 38' 53" WEST 641.87 FEET TO THE SOUTHERN BOUNDARY OF MANABE OW ROAD, A CITY STREET 78 FEET WIDE, AS CONVEYED TO THE CITY OF WATSONVILLE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED SEPTEMBER 1, 2016 AT 7:47 AM IN DOCUMENT NO. 2016-0032795 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID SOUTHERN BOUNDARY THEREOF SOUTH 88° 21' 07" WEST 392.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 622.90 FEET, THROUGH A CENTRAL ANGLE OF 14° 53' 18" AND AN ARC LENGTH OF 162.93 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID MANABE OW ROAD SOUTH 28° 48' 42" EAST 768.69 FEET TO THE INTERSECTION WITH THE HEREINAFTER DESCRIBED NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED TO THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION; THENCE ALONG SAID NORTHWESTERN BOUNDARY THEREOF NORTH 51° 10' 29" EAST 470.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JULY 24, 2018, AS INSTRUMENT NO. 2018-022648 OF OFFICIAL RECORDS.

BEGIN A PORTION OF THE LANDS CONVEYED TO OW FAMILY-OHLONE PARKWAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED OCTOBER 13 2015 AT 01:28 AND INDEXED IN DOCUMENT NO. HYPERLINK "https://docs.clarityfirst.com/meta/index?m=bf1f8776-016d-4b55-bc91-a899e85a21a&mp=h=9be25b2c-1058-47ef-9044-e4de10995cf172015-0041365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED TO THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION BY QUITCLAIM DEED RECORDED OCTOBER 12, 2012 AT 8:36 AM IN DOCUMENT NO. HYPERLINK "https://docs.clarityfirst.com/meta/index?m=bf1f8776-016d-4b55-bc91-a899e85a21a&mp=q=7wmzVDH64n01ptZLgUgyYephT4GtJHqRyFskWkuXqCn3&h=9032971f-b699-4471-9edc-672eb77695652012-00501454 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERN BOUNDARY WITH THE EASTERN BOUNDARY OF CALIFORNIA STATE HIGHWAY ROUTE NO. 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY - MANABE WETLANDS RESTORATION PROJECT" FILED FOR RECORD MAY 21, 2015 IN HYPERLINK "https://docs.clarityfirst.com/meta/index?m=bf1f8776-016d-4b55-bc91-a899e85a21a&mp=q=7wmzVDH64n01ptZLgUgyYephT4GtJHqRyFskWkuXqCn3&h=9be25b2c-1058-47ef-9044-e4de10995cf172015-0041365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY BEARS SOUTH 51° 10' 29" WEST 925.48 FEET DISTANCE; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID NORTHWESTERN BOUNDARY OF THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION NORTH 21° 38' 53" WEST 641.87 FEET TO THE SOUTHERN BOUNDARY OF MANABE OW ROAD, A CITY STREET, AND ALONG SAID BOUNDARY OF SAID CITY STREET TO AN INTERSECTION CORNER CORPORATION BY GRANT DEED RECORDED SEPTEMBER 1, 2016 AT 7:47 AM IN DOCUMENT NO. HYPERLINK "https://docs.clarityfirst.com/meta/index?m=bf1f8776-016d-4b55-bc91-a899e85a21a&mp=q=7wmzVDH64n01ptZLgUgyYephT4GtJHqRyFskWkuXqCn3&h=9be25b2c-1058-47ef-9044-e4de10995cf172015-0041365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, THENCE ALONG SAID WESTERN BOUNDARY THEREOF NORTH 68° 21' EAST 832.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-CURVED LINE TO THE RIGHT WITH A RADIAL BEARING OF SOUTH 12° 47' 23" EAST, A RADIUS OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 37° 09' 23" AND AN ARC LENGTH OF 35.99 FEET TO THE END OF SAID CURVE; THENCE LEAVING SAID CURVE SOUTH 65° 38' 00" EAST 5.34 TO THE WESTERN BOUNDARY OF OHLONE PARKWAY, A CITY STREET 110 FEET TO THE WESTERN BOUNDARY OF SAID CITY STREET, AND ALONG SAID WESTERN BOUNDARY OF SAID CITY STREET 12° 12' 23" EAST 414.40 FEET TO THE INTERSECTION WITH THE HEREINAFOVE DESCRIBED NORTHWESTERN BOUNDARY OF THE LANDS CONVEYED

ARCHITECT OF RECORD	OWNER
RYAN A+E, INC. 4275 EXECUTIVE SQUARE, SUITE 370 LA JOLLA, CA PHONE: (858) 812-7910 LORI JOHNSON Lori.Johnson@RyanCompanies.com	LONE OAK-WATSONVILLE, L.L.C 8250 NORTH RIVER ROAD ROSEMONT, IL 60018 (847) 430-9766 PEHR PETERSON PAPERSON@reysesholdings.com
CIVIL ENGINEER	DESIGN/BUILDER
BOWMAN & WILLIAMS CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 PHONE: (831) 426-3560 JOEL RICCA joel@bowmanandwilliams.com	RYAN COMPANIES, INC. 4275 EXECUTIVE SQUARE, SUITE 370 LA JOLLA, CA PHONE: (858) 812-7910 MICHAEL BEADLE Michael.Beadle@RyanCompanies.com
LANDSCAPE ARCHITECT	PROJECT MANAGER
SSA LANDSCAPE ARCHITECTS, INC. 303 POTRERO ST., SUITE 40-C SANTA CRUZ, CA 95060 PHONE: (831) 459-1455 CHRISTIAN HARRIS christian@ssala.com	RYAN COMPANIES, INC. 533 SOUTH THIRD STREET, SUITE 100 MINNEAPOLIS, MN 55415 PHONE: (612) 492-4679 MARK SHEFCHIK Mark.Shefchik@RyanCompanies.com
ELECTRICAL	
KRAEMER CONSULTING ENGINEERS, P.L.L.C. 2050 WEST WHISPERING WIND DR., SUITE 158 PHOENIX, AZ 85085 PHONE: (602) 285-1659 JAMES JONES, JR. jj@kraemereng.com	

PROJECT MANAGER

ASSESSOR'S PARCEL NUMBER:		018-711-33
ZONING:		MANABE OW SPECIFIC PLAN IL -INDUSTRIAL
LEGAL DESCRIPTION:		REFER TO TITLE SHEET
PROJECT DESCRIPTION:		
<p>± 11.5 AC OF THE TOTAL SITE WILL BE DEVELOPED FOR A NEW DISTRIBUTION FACILITY. THE BUILDING IS ±155,847 SF. THERE WILL BE A ±7,950 SF MEZZANINE FOR THE OFFICE. NEW LANDSCAPING, NEW PARKING, NEW SITE LIGHTING, NEW STORM WATER DETENTION, 9' TALL SECURITY FENCING WILL BE PLACED AROUND THE TRUCK COURT.</p>		
CURRENT LAND USE:		VACANT COMMERCIAL LAND LOCATED IN THE MANABE OW SPECIFIC PLAN AREA. SITE IS DESIGNATED AS BUSINESS PARK WITH INDUSTRIAL USE.
PROPOSED LAND USE:		INDUSTRIAL USE WAREHOUSE AND DISTRIBUTION
LANDSCAPE AREA:		106,325 SQ.FT.
		106,325 SQ.FT. / 502,319 SQ.FT. = 21%
SITE SUMMARY:		
	GROSS SITE AREA:	+/- 502,319 SQ.FT. (11.5 ACRES)
	DETENTION AREA:	+/- 40,209 SQ.FT. (@ 8.5%)
	DRIVE AISLE AREA:	+/- 226,474 SQ.FT.
	HARDSCAPE AREA:	+/- 207,776 SQ.FT.

	BUILDING FOOTPRINT: +/- 147,380 SQ.FT. (@25.8%)
	MEZZANINE: +/- 8,467 SQ.FT.
	TOTAL BUILDING AREA: +/- 155,847 SQ.FT.
	FAR = G/B
	FAR = 502,319 / 155,847
	FAR = .32
BUILDING SUMMARY:	
	BUILDING TYPE: TYPE IIIB FULLY SPRINKLERED ESFR
	BUILDING OCCUPANCY: PRIMARY S-2 ACCESSORY S-1, B, A
	UNLIMITED BUILDING AREA PER CBC 507
PARKING SUMMARY:	
	AUTO STALLS REQUIRED:
	OFFICE: 0 TO 20,000 SQUARE FEET FLOOR AREA. 1 SPACE FOR EACH 300 SF FLOOR AREA, PLUS 1 SPACE FOR EACH 500 SF FLOOR AREA IN EXCESS OF 20,000 SQUARE FEET = 53 STALLS
	WAREHOUSE: 5 SPACES, PLUS 1 SPACE FOR EACH EMPLOYEE ON THE SHIFT WITH THE MAXIMUM NUMBER OF PERSONNEL = 40 STALLS

PARKING SUMMARY:

PARKING SUMMARY:	
	AUTO STALLS REQUIRED: OFFICE: 0 TO 20,000 SQUARE FEET FLOOR AREA, 1 SPACE FOR EACH 300 SF FLOOR AREA, PLUS 1 SPACE FOR EACH 500 SF FLOOR AREA IN EXCESS OF 20,000 SQUARE FEET = 53 STALLS WAREHOUSE: 5 SPACES, PLUS 1 SPACE FOR EACH EMPLOYEE ON THE SHIFT WITH THE MAXIMUM NUMBER OF PERSONNEL = 40 STALLS

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TRUCK DOCKS PROVIDED:

TRAILER STALL PROVIDED

	FLOWER DAY

AUTO STALLS PROVIDED:

BICYCLE STALLS PROVIDE

	LONG TERM LOCKERS

EV STALLS:

CLEAN AIR/VANPOOL/EV ST



WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



PROJECT INFORMATION

**Lone
Oak-Watsonville,
L.L.C.**

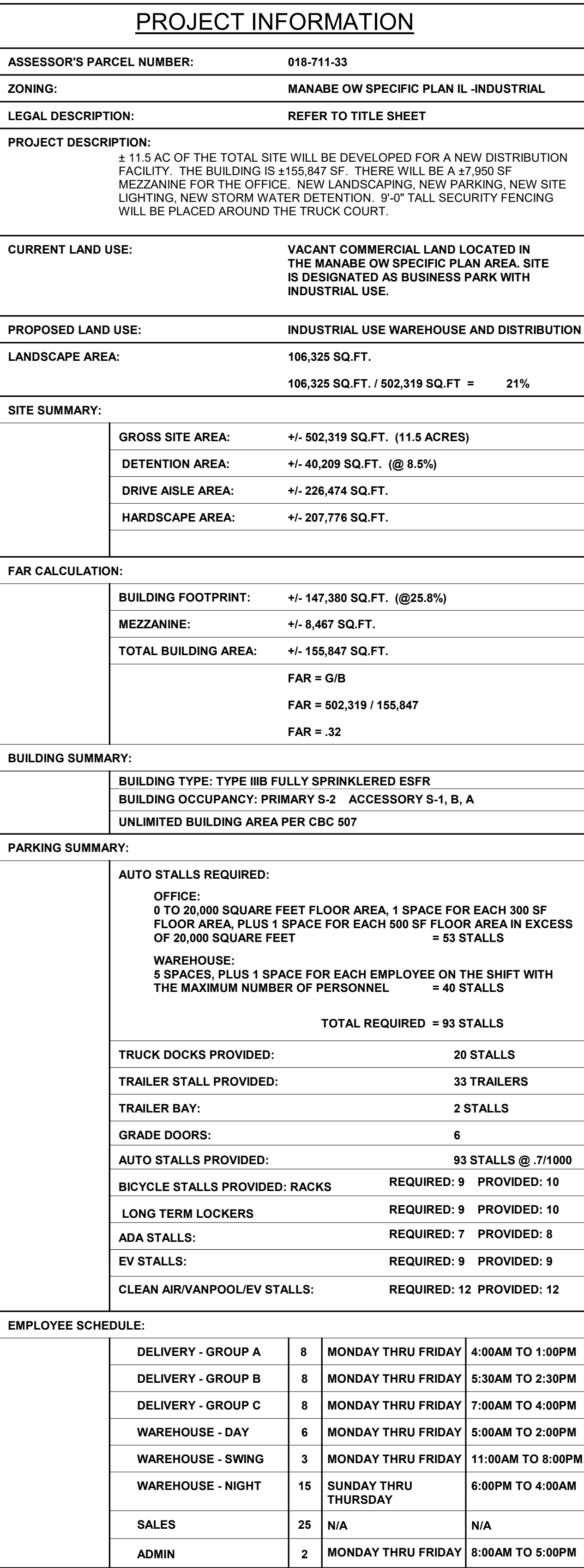
WATSONVILLE, CA 95076

1	07-27-21	DESIGN REVIEW SUBMITTAL
2	09-30-21	DESIGN REVIEW RESUBMITT
3	01-14-22	DESIGN REVIEW RESUBMITT
4	04-18-22	DESIGN REVIEW RESUBMITT
5	07-15-22	DESIGN REVIEW RESUBMITT

**DESIGN REVIEW
RESUBMITTAL**
2022.07.15

TITLE SHEET

G-1

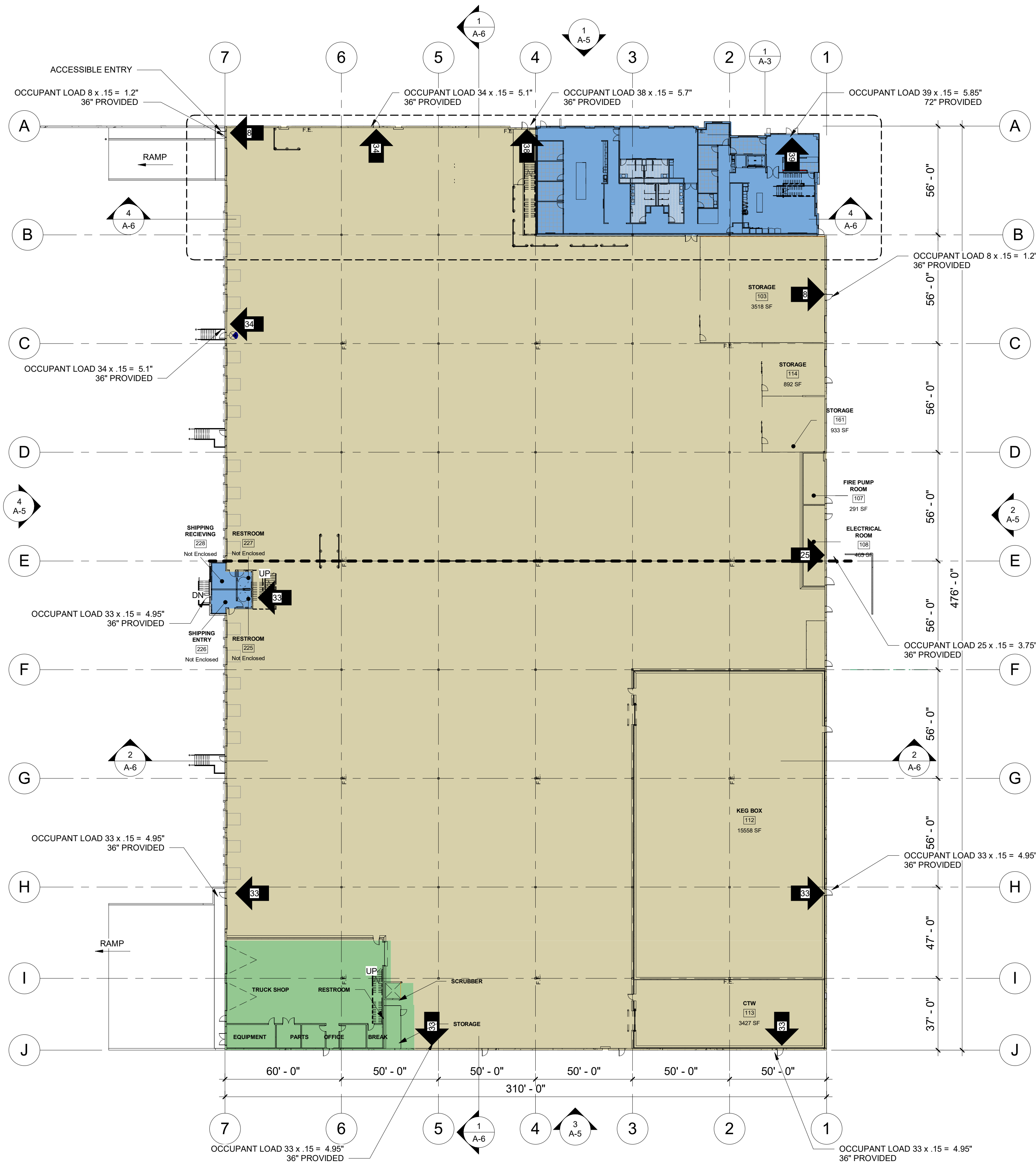


1. ALL GATES WILL REQUIRE THE INSTALLATION OF KNOX OVERRIDE SWITCHES.
2. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM WILL BE REQUIRED.
3. ALL FIRE HYDRANTS WILL BE PRIVATE HYDRANTS AND WILL BE PAINTED SAFETY RED AND MAINTAINED IN ACCORDANCE WITH NFPA 20 & 24.
4. CLASS I STANDPIPES SHALL BE INSTALLED.
5. NO TRUCK WASHING WILL BE PERFORMED ON SITE, NO SEWER ALLOWED IN TRUCK AREA.

1	07-27-21	DESIGN REVIEW SUBMITTAL
2	09-30-21	DESIGN REVIEW RESUBMITTAL
3	01-14-22	DESIGN REVIEW RESUBMITTAL
4	04-18-22	DESIGN REVIEW RESUBMITTAL
5	07-15-22	DESIGN REVIEW RESUBMITTAL

SITE PLAN

AS-1



DESIGN REVIEW - LEVEL 1 OVERALL FLOOR PLAN

1/32" = 1'-0"

1
A-1

OCCUPANCY

OCCUPANCY	FLOOR AREA
BUSINESS AREAS (B)	150 GROSS
ASSEMBLY (A-2)(A-3) - NO FIXED SEATING - CONCENTRATED (CHAIRS) - STANDING SPACE - UNCONCENTRATED	7 NET 5 NET 15 NET
ASSEMBLY (A-5) NO FIXED SEATING	15 NET
STORAGE (ACCESSORY) (S-1)	500 GROSS
STORAGE (S-2)	500 GROSS
CIRCULATION	N.O.
VERTICAL CIRCULATION	N.O.

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER:

WITH SPRINKLERS:

OCCUPANCY	MAX. TRAVEL DISTANCE
BUSINESS AREAS (B)	300'
ASSEMBLY: NO FIXED SEATING (A-2)	250'
STORAGE: ACCESSORY (S-1)	400'
STORAGE (S-2)	400'
UTILITY / MISC. SERVICES (U-1)	400'

EGRESS

- 1 NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL
- 50 COMBINED NUMBER OF OCCUPANTS EXITING FROM SMALLER SPACE INTO LARGER SPACE
- 50 NUMBER OF OCCUPANTS EXITING FROM SPACE
- 50 NUMBER OF OCCUPANTS UTILIZING EXITING FROM SPACE
- INDICATES EGRESS PATH
- INDICATES EGRESS EXIT

OCCUPANCY LOAD 1ST FLOOR

Rm. No.	Name	Occupancy Type	Area	S.F. Per Person	Persons
103	STORAGE		3518 SF		
106	RE-PACK		Not Placed		
107	FIRE PUMP ROOM		291 SF		
108	ELECTRICAL ROOM		463 SF		
112	KEG BOX		15558 SF		
113	CTW		3427 SF		
114	STORAGE		892 SF		
115	DRAFT		Not Placed		
116	TRUCK SHOP		4523 SF		
117	STORAGE		192 SF		
118	WAREHOUSE		Not Placed		
118	WAREHOUSE		114836 SF		
119	RESTROOM 01		68 SF		
120	WOMEN'S RESTROOM		Not Placed		
120	RESTROOM 02		68 SF		
121	SHIPPING & RECEIVING OFFICE		303 SF		
122	DRIVERS OFFICE		Not Placed		
127	WAREHOUSE	S-1	Not Placed	500	
139	FIRE RISER ROOM		Not Placed	100	
140	ELECTRICAL ROOM		Not Placed	100	
141	DRAFT	S-2	Not Placed	500	
142	RE-PACK	S-2	Not Placed	500	
153	ELEVATOR		Not Placed		
153	ELEVATOR		55 SF		
154	MECH.		Not Placed		
154	PANEL ROOM		29 SF		
155	MECH ROOM		Not Placed		
155	DRAFT		Not Placed		
156	FUTURE OFFICE		Not Placed		
156	BIKE LOCKER		Not Placed		
156	BIKE LOCKER		238 SF		
157	SCRUBBER		64 SF		
158	WAREHOUSE		Not Placed		
160	ELEVATOR		Not Placed		
160	ELEVATOR		55 SF		
161	STORAGE		933 SF		
162	SHIPPING & RECEIVING OFFICE		454 SF		
250	SCRUBBER	B	121534 SF	100	1215



RYAN A+E, INC.
4275 Executive Square, Suite 370
La Jolla, CA 92037
858-812-7910 tel
858-812-7930 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



BW BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS



PROJECT INFORMATION

Lone
Oak-Watsonville,
L.L.C.

WATSONVILLE, CA 95076

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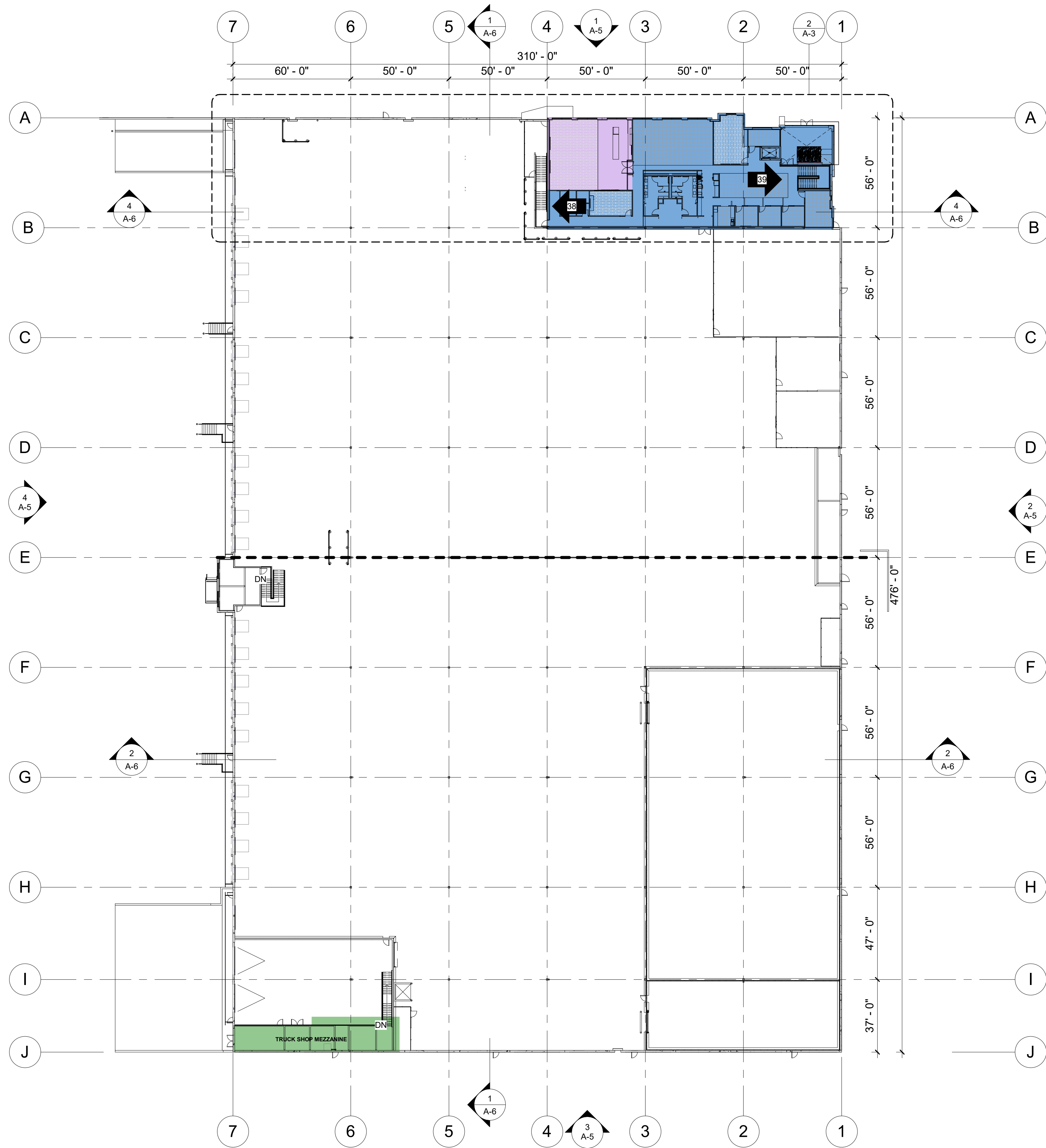
DRAWN BY
Author
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JOB NO.
701-048
DATE
2022-07-15

1	07-27-21	DESIGN REVIEW SUBMITTAL
2	09-30-21	DESIGN REVIEW RESUBMITTAL
3	01-14-22	DESIGN REVIEW RESUBMITTAL
4	04-18-22	DESIGN REVIEW RESUBMITTAL

DESIGN REVIEW
RESUBMITTAL
2022.07.15

FLOOR PLAN

A-1



1"=30'

0 15 30 60 150

DESIGN REVIEW - MEZZANINE PLAN
1/32" = 1'-0"

1
A-2



OCCUPANCY	
OCCUPANCY	FLOOR AREA
BUSINESS AREAS (B)	150 GROSS
ASSEMBLY (A-2)(A-3) NO FIXED SEATING - CONCENTRATED (CHAIRS) - STANDING SPACE - UNCONCENTRATED	7 NET 5 NET 15 NET
ASSEMBLY (A-5) NO FIXED SEATING	15 NET
STORAGE (ACCESSORY) (S-1)	500 GROSS
STORAGE (S-2)	500 GROSS
CIRCULATION	N.O.
VERTICAL CIRCULATION	N.O.

TRAVEL DISTANCE	
EXIT ACCESS TRAVEL DISTANCE PER: WITH SPRINKLERS:	
OCCUPANCY	MAX. TRAVEL DISTANCE
BUSINESS AREAS (B)	300'
ASSEMBLY: NO FIXED SEATING (A-2)	250'
STORAGE: ACCESSORY (S-1)	400'
STORAGE (S-2)	400'
UTILITY / MISC. SERVICES (U-1)	400'

EGRESS	
1	NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL
50	COMBINED NUMBER OF OCCUPANTS EXITING FROM SMALLER SPACE INTO LARGER SPACE
50	NUMBER OF OCCUPANTS EXITING FROM SPACE
50	NUMBER OF OCCUPANTS UTILIZING EXITING FROM SPACE
	INDICATES EGRESS PATH
	INDICATES EGRESS EXIT

Occupancy Tabulation Per 2003 IBC Table 1004.12 MEZZ LEVEL						
Rm. No.	Name	Room Occupancy	Occupancy Type	Area	S.F. Per Person	Persons
250	SCRUBBER	Business Areas	B	121534 SF	100	1215
						1215



RYAN A+E, INC.
4275 Executive Square, Suite 370
La Jolla, CA 92037
858-812-7910 tel
858-812-7930 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



PROJECT INFORMATION

Lone
Oak-Watsonville,
L.L.C.

WATSONVILLE, CA 95076

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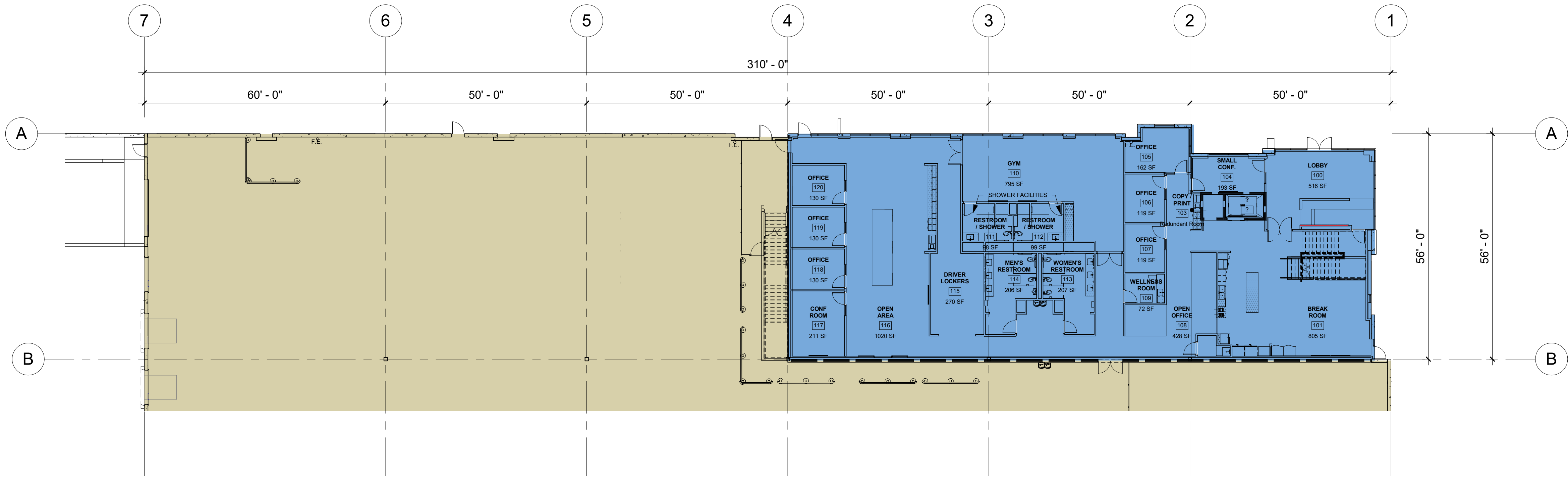
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MEZZANINE
PLAN

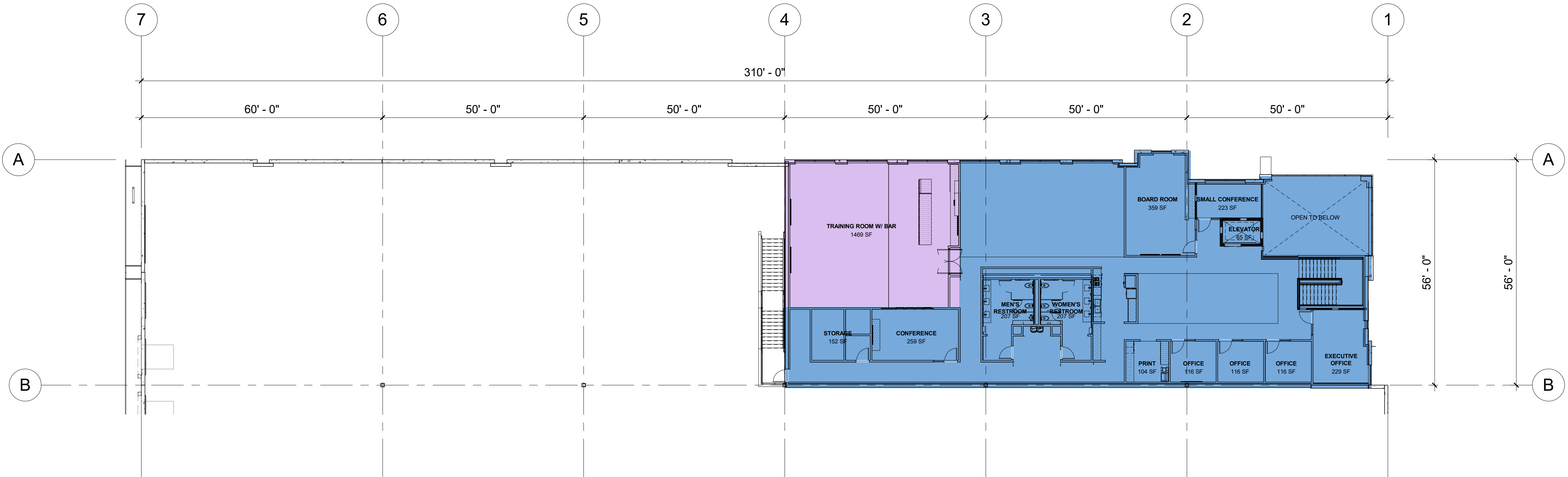
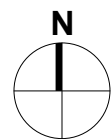
A-2



1/16"=1'-0"

0 8' 16' 32' 64'

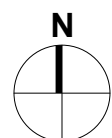
DESIGN REVIEW - LEVEL 1 ENLARGED PLAN 1/16" = 1'-0" 1 A-3



1/16"=1'-0"

0 8' 16' 32' 64'

DESIGN REVIEW - MEZZANINE ENLARGED PLAN 1/16" = 1'-0" 2 A-3



OCCUPANCY	
OCCUPANCY	FLOOR AREA
BUSINESS AREAS (B)	150 GROSS
ASSEMBLY (A-2)(A-3) - NO FIXED SEATING - CONCENTRATED (CHAIRS) - STANDING SPACE - UNCONCENTRATED	7 NET 5 NET 15 NET
ASSEMBLY (A-5) - NO FIXED SEATING	15 NET
STORAGE (ACCESSORY) (S-1)	500 GROSS
STORAGE (S-2)	500 GROSS
CIRCULATION	N.O.
VERTICAL CIRCULATION	N.O.



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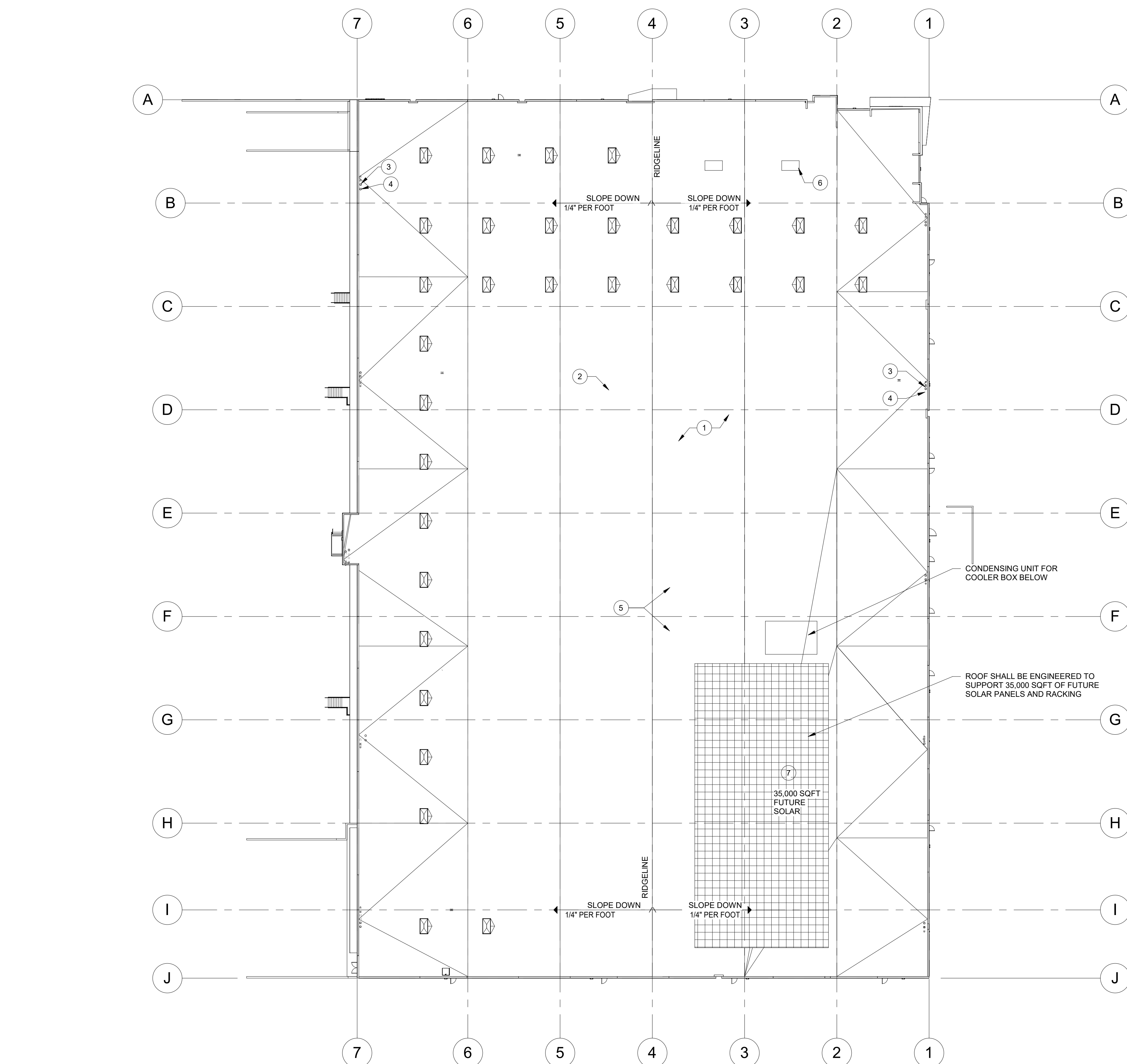
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ENLARGED
FLOOR PLANS

A-3



1"=30'
0 15 30 60 150
DESIGN REVIEW - ROOF PLAN 1/32" = 1'-0" 1 A-4

GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION, CONTROL AND ISOLATION JOINTS.
- COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES WITH RELEVANT TRADES PRIOR TO SLAB POUR. COORDINATE ALL SLEEVES THROUGH/UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
- ALL WALLS TO ROOF DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- STAIR SUPPLIER SHALL BE RESONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED.
- PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
- ROOFING SYSTEM TO BE 60-MIL TPO MECHANICALLY FASTENED ROOFING SYSTEM OVER 1/2" RETRO-FIT BOARD AND 2 LAYERS OF 2 1/4" POLY ISO INSULATION (R-30).
- ALL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT EQUIPMENT, SIZE AND LOCATION.

DIMENSIONS:

- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE DESIGN BUILD IMMEDIATELY.
- DIMENSIONS ARE AT 3'-0" ABOVE FINISHED FLOOR AND FROM FACE OF FINISHED PARTITION UNLESS NOTED OTHERWISE.
- DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF CONCRETE WALL OR TO EXTERIOR SIDE OF SHEATHING UNLESS NOTED OTHERWISE.
- DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO FACE OF GYP UNLESS NOTED OTHERWISE.

ROOF PLAN KEYNOTES

- SINGLE PLY ROOF WITH REFLECTIVE MEMBRANE
 - 4'-0" x 8'-0" SKYLIGHT
 - PRIMARY ROOF DRAIN
 - SECONDARY ROOF DRAIN
 - TAPERED INSULATION CRICKET
 - MECHANICAL UNIT
 - APPX LOCATION OF FUTURE SOLAR PANELS
- ADDITIONAL NOTES PER ROOF PLAN



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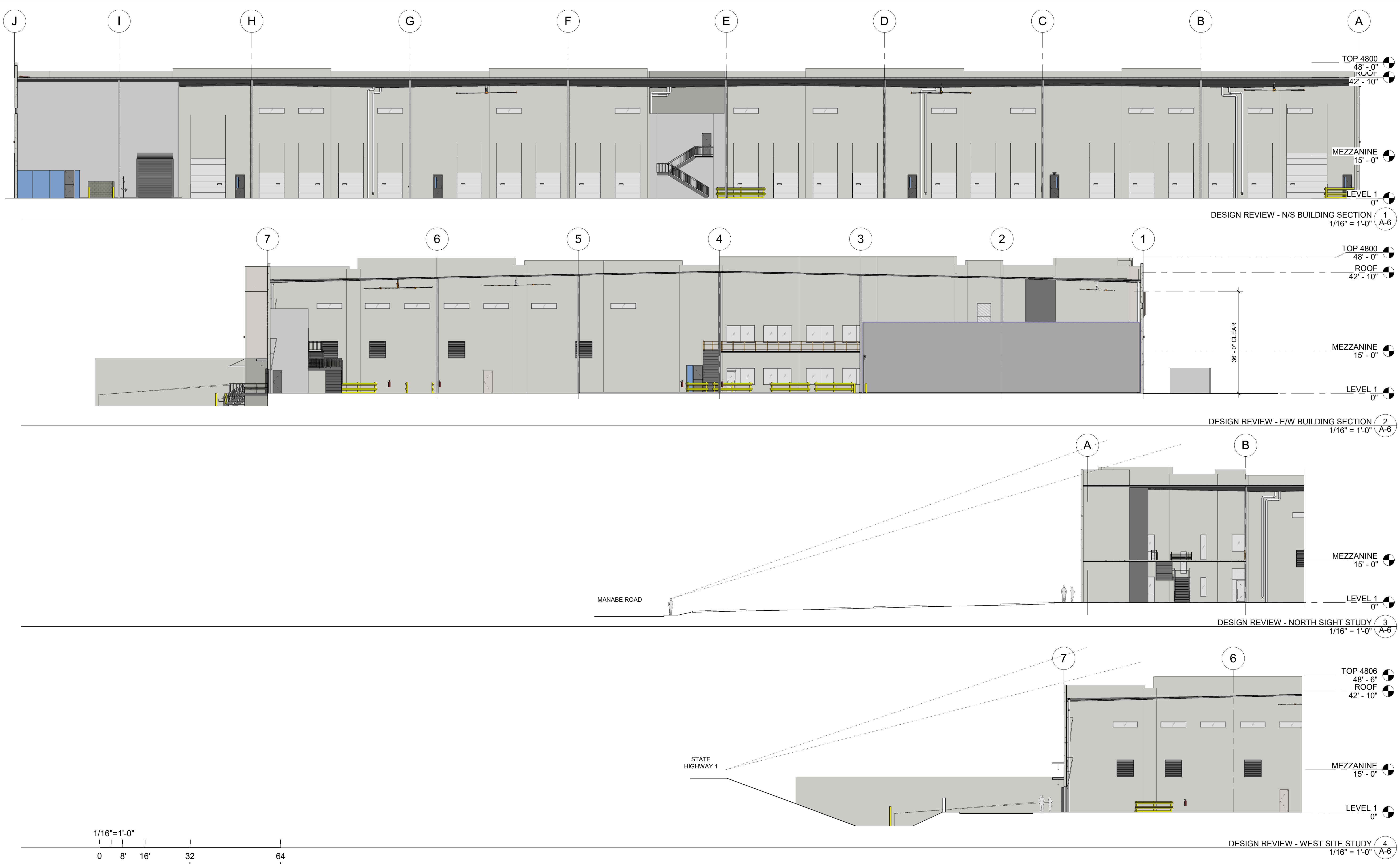
ROOF PLAN

A-4



COLOR LEGEND		
A	PT-1 SHERWIN WILLIAMS SNOWBOUND MATTE 7004	
B	PT-2 SHERWIN WILLIAMS ARGOS MATTE 7065	
C	PT-3 SHERWIN WILLIAMS WEB GRAY MATTE 7075	
D	KAWNEER CLEAR ANODIZED ALUMINUM	
E	ALPOLIC METAL COMPOSITE MATERIAL AZZ QUARTZ ZINC	
F	ALPOLIC TIMBER SERIES TEAK 4-QBB-30 LRV N/A	
G	VITRO GLASS SOLAR BAN 60 SOLARGRAY + CLEAR	

MATERIAL LEGEND	
1	TILT-UP CONCRETE
2	ALUMINUM STOREFRONT
3	1" INSULATED GLAZING
4	3/4" "V" REVEAL
5	ALUMINUM COMPOSITE PANEL METAL FINISH
6	ALUMINUM COMPOSITE PANEL WOOD FINISH



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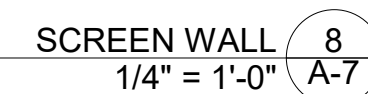
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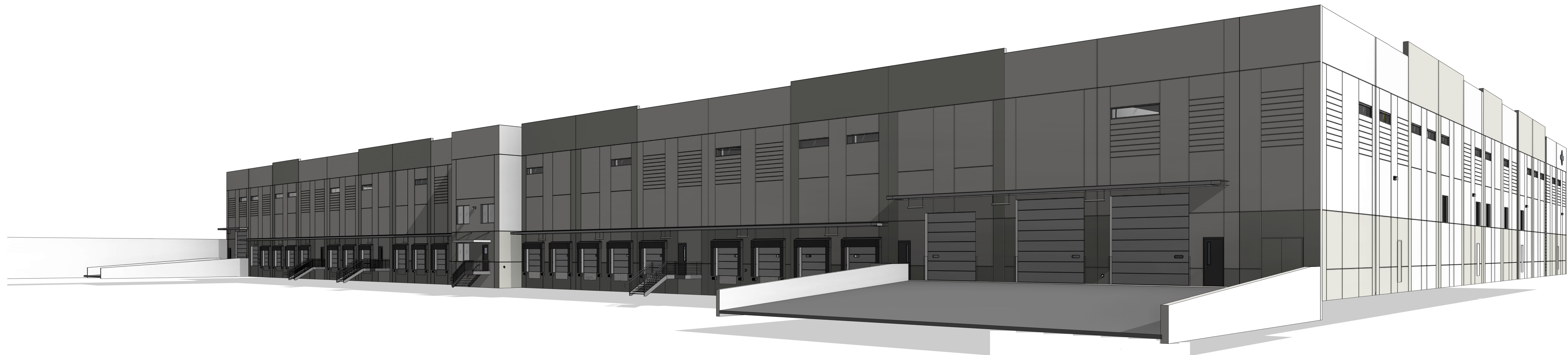
BUILDING
SECTIONS

A-6





NORTH-EAST CORNER BUILDING PERSPECTIVE 1
A-8



SOUTH-WEST CORNER BUILDING PERSPECTIVE 2
A-8



NORTH BUILDING PERSPECTIVE 3
A-8



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BUILDING 3D
VIEWS

A-8



40.0 SQFT

FABRICATE (1) NON-ILLUMINATED WALL SIGN.
.080 ALUMINUM FACE WITH 2" RETURNS.
RAIL-MOUNTED FLUSH WITH WALL SURFACE.
PRINTED VINYL GRAPHICS.
RETURNS PAINTED BLACK.

MOUNTED ON TOP OF NORTH AND SOUTH ELEVATION PANEL,
CENTERED VERTICALLY AT BETWEEN CONCRETE PANEL JOINTS.



EXAMPLE SIGNAGE FOR REFERENCE ON EXISTING BUILDING

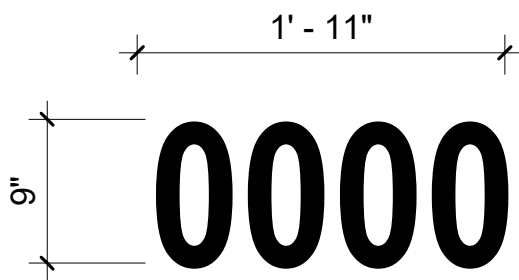


30.0 SQFT

FABRICATE (1) DOUBLE-FACED NON-ILLUMINATED MONUMENT SIGN.
.080 ALUMINUM FACE WITH 2" RETURNS.
STUD MOUNTED TO EXISTING MONUMENT.
PRINTED VINYL GRAPHICS.
RETURNS PAINTED BLACK.



EXAMPLE MONUMENT SIGNAGE FOR REFERENCE ON AN EXISTING BUILDING



1.4 SQFT

FABRICATE (1) SET OF ADDRESS NUMBERS.
.5" ACRYLIC PAINTED SATIN BLACK.
STUD MOUNTED TO EXISTING MONUMENT
ON STREET SIDE.

BUILDING SIGNAGE 1
1" = 1'-0" A-9

MONUMENT SIGNAGE 2
1" = 1'-0" A-9



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EXAMPLE
SIGNAGE

A-9

DESIGN REVIEW - CIVIL IMPROVEMENT PLANS

GBxMB WATSONVILLE

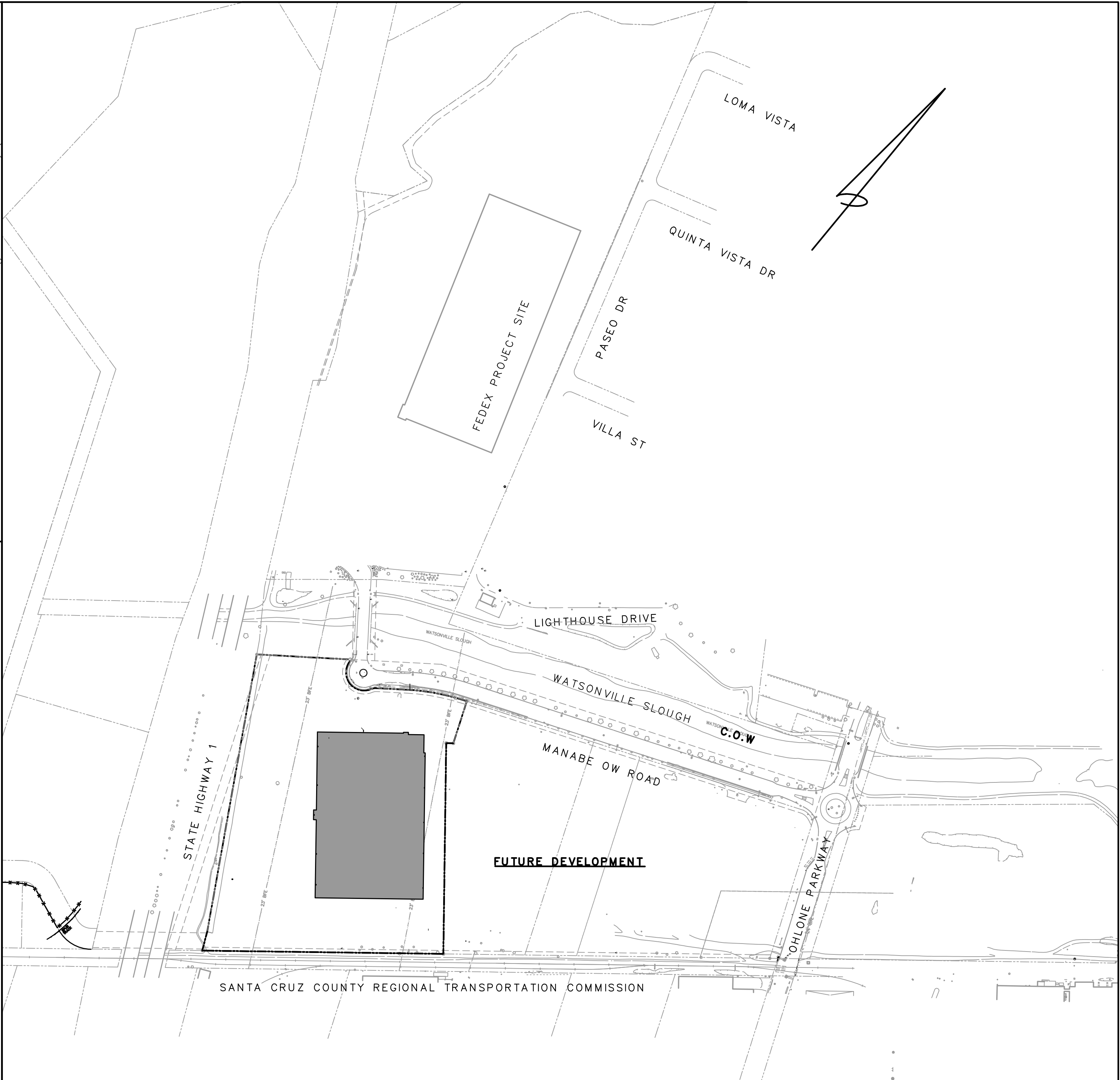
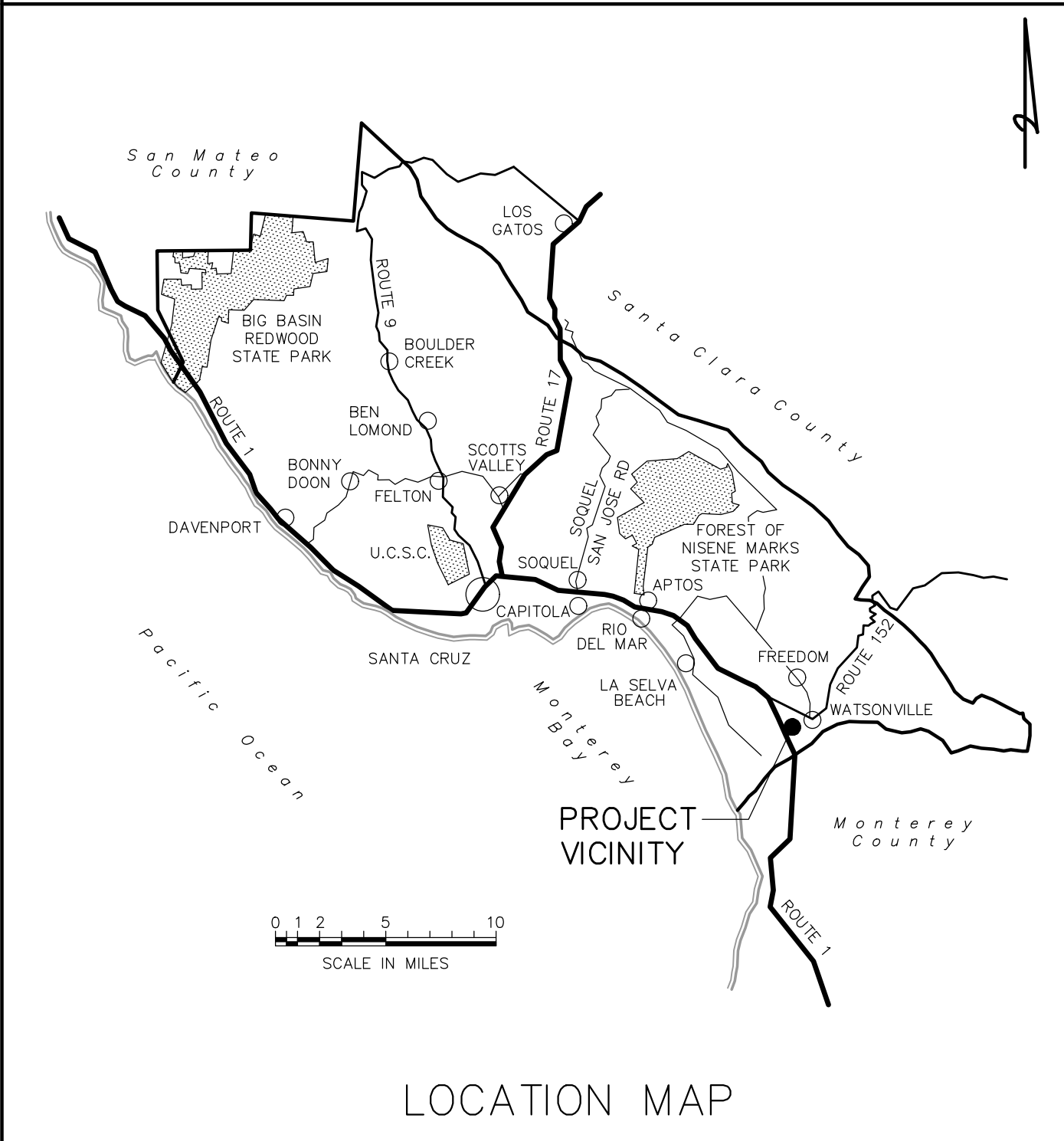
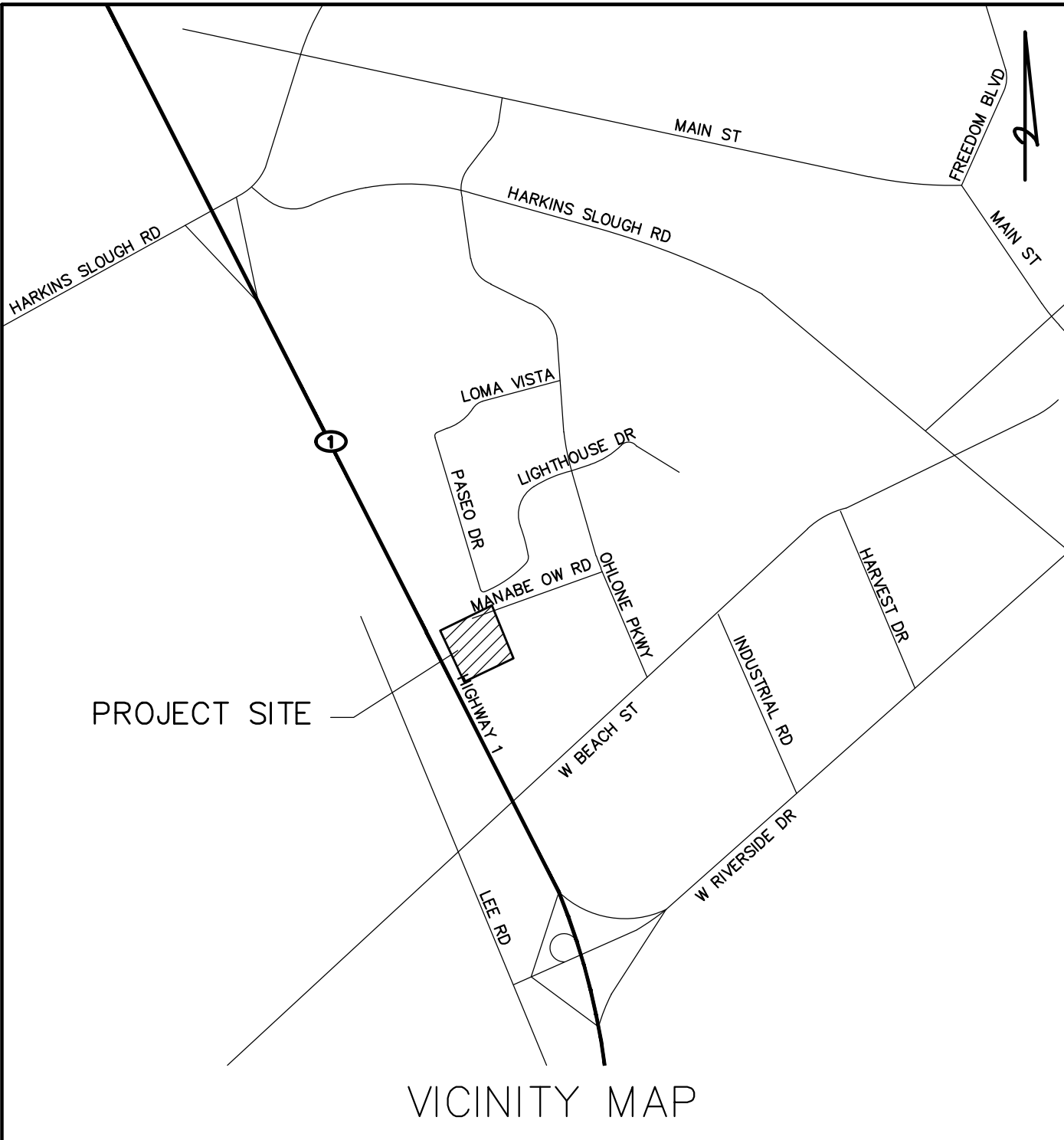
200 MANABE OW ROAD, WATSONVILLE, CALIFORNIA

THE INTENT OF THESE IMPROVEMENT PLANS IS TO SHOW:

- 1. THE DESIGN FOR REVIEW BY THE CITY OF WATSONVILLE.
- 2. TO ACCOMPANY PLANS BY RYAN COMPANIES.

NOTES ON TOPOGRAPHIC INFORMATION

- 1. ALL SURVEY INFORMATION HAS BEEN PROVIDED BY MID COAST ENGINEERS, CIVIL ENGINEERS AND LAND SURVEYORS, WATSONVILLE CA, (831) 724-2580. THEIR JOB NO. 20143Z3, DATED 12/30/20.
- 2. THE TOPOGRAPHIC BASE MAP WAS FROM AN AERIAL SURVEY. PRIOR TO FINAL DESIGN THE EXISTING UTILITY AND SITE IMPROVEMENT CONFORMS SHOULD BE SURVEYED TO CONFIRM A HIGHER LEVEL OF ACCURACY.
- 3. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM UTILITY COMPANIES AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- 4. CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.



ABBREVIATIONS

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BC	BEGIN CURVE
BW	BACK OF WALK
BS	BOTTOM OF STEP
B.P.R.N.	BUSINESS PARK ROAD NORTH
B.P.R.S.	BUSINESS PARK ROAD SOUTH
CB	CATCH BASIN
CL	CENTERLINE
C.O.W.	CITY OF WATSONVILLE
DTL	DETAIL
DS	DOWNSPOUT
EC	END CURVE
ELEV	ELEVATION
(E), EX	EXISTING
FD	FIRE DEPARTMENT
FG	FINISHED GRADE
FL	FLOWLINE
FS	FIRE SERVICE
FT	FEET
FW	FACE OF WALL
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
O.H.W.L.	ORDINARY HIGH WATER LEVEL
(P), P	PROPOSED
PERF	PERFORATED
PVMT	PAVEMENT
R=	RADIUS
RIM	RIM ELEVATION
RT	RIGHT
S	SLOPE
SCWD	SANTA CRUZ WATER DEPARTMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SLV	IRRIGATION SLEEVE
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
S.R.W.	SLOUGH ROAD WEST
TC	TOP OF CURB
TG	TOP OF GRAVEL
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WS	WATER SERVICE

LEGEND

FINISH GRADE SPOT ELEVATION	384.60 TP
(P) CATCH BASIN	
(P) CONC PAVEMENT	
(P) FIRE LANE ASPHALT PAVEMENT	
(P) ASPHALT PAVEMENT	
(P) LANDSCAPED AREAS	
(P) BIO-RETENTION AREAS	
(P) CONTOUR	474
(P) STORM DRAIN	SD
(P) PERFORATED PIPE	
(E) SEWER	SS
(P) SEWER	SS
(E) ELECTRICAL	E
(E) GAS	G
(E) WATER LINE	W
(P) WATER LINE	W
(P) BOUNDARY LINE	

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS MAP - BOUNDARIES AND EASEMENTS
C1.1	EXISTING CONDITIONS MAP - TOPOGRAPHY
C1.2	PRELIMINARY DEMOLITION PLAN
C2.0	OVERALL PRELIMINARY SITE PLAN
C2.1	PRELIMINARY SITE PLAN
C2.2	OFFSITE IMPROVEMENT PLAN & PROFILE
C2.3	STORM DRAIN & WATER LINE EASEMENT PLAN
C2.4	OFFSITE STRIPING PLAN
C3.0	OVERALL PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN
C3.2	PRELIMINARY CROSS SECTIONS
C3.3	PRELIMINARY CROSS SECTIONS
C3.4	PRELIMINARY RETAINING WALL PROFILES
C3.5	GEOTECHNICAL RECOMMENDATIONS
C4.0	PRELIMINARY DRAINAGE PLAN
C4.1	PRELIMINARY DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PHASE 1 PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN
C6.1	PHASE 2 PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN
C6.2	PHASE 1 PRELIMINARY SEDIMENT TRAPS SIZING & DETAILS
C6.3	PRELIMINARY EROSION CONTROL DETAILS
C7.1	STANDARD DETAILS
C7.2	STANDARD DETAILS
C7.3	STANDARD LID DETAILS
C7.4	STANDARD LID DETAILS
C7.5	STANDARD LID DETAILS

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL
	APRIL 29, 2022 - 3RD SUBMITTAL
	JANUARY 14, 2022 - 2ND SUBMITTAL



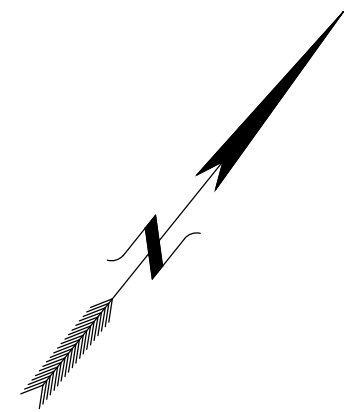
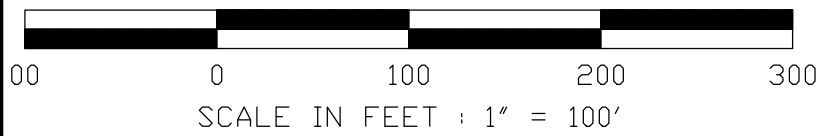
PRELIMINARY
NOT FOR
CONSTRUCTION

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

COVER SHEET

GBxMB WATSONVILLE
200 MANABE OW ROAD
WATSONVILLE, CALIFORNIA

SCALE AS SHOWN	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C0.0
DESIGN	DWG NAME	FILE NO. 28503	OF 27



WATSONVILLE SLOUGH

LEE ROAD (A CITY STREET)

OW FAMILY-OHLONE PARKWAY, LLC

(FORMERLY 2015-0018572)
CENTERLINE 26' EMERGENCY
ACCESS EASEMENT RESERVED
PARCEL 3
(PARCEL 5 PER 2018-0022647)

18 PM 45

OBSTRUCTIONS:
RAILROAD SPUR AND
GATED FENCE BLOCK
ACCESS TO LEE ROAD.

R/W UNDER FREEWAY
OW FAMILY-OHLONE PARKWAY, LLC
2015-0041365
(FORMERLY 1607 OR 358)
PARCEL 2
(PARCEL 4 PER 2018-0022647)

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING
C1	152°53'17"	138.76'	52.00'	S77°01'04"E
C2	26°55'45"	14.57'	31.00'	S40°00'03"W
C3	14°53'18"	162.93'	627.00'	S60°54'27"W
C5	57°28'04"	50.15'	50.00'	N81°36'37"E

LINE TABLE

NUM	BEARING	DISTANCE
L1	S53°27'55"W	90.14'
L2	S68°21'07"W	10.15'
L3	N21°52'14"W	126.75'
L4	N51°10'29"E	20.50'
L5	S24°48'19"E	56.38'
L6	N36°36'52"W	4.47'
L7	N26°26'55"W	5.25'
L8	N26°26'55"W	47.44'
L9	N51°10'29"E	317.28'
L10	S24°48'19"E	47.76'
L11	S51°10'29"W	315.88'
L12	S21°57'00"E	32.11'
L13	N50°25'15"E	134.83'
L14	N52°19'55"E	46.37'
L15	N68°08'44"E	59.21'
L16	S71°25'52"E	135.38'
L17	S69°39'21"E	39.45'
L18	N52°52'35"E	17.08'
L19	S26°26'55"E	33.10'

DISTANCES ARE IN FEET AND DECIMALS THEREOF. BASIS OF
BEARINGS IS NAD 1983 (2007.00), CCS ZONE 3, PER CITY OF
WATSONVILLE CONTROL SURVEY 115 M 7. DISTANCES SHOWN
ARE GROUND BASED.

UTILITIES PLOTTED PER WATSONVILLE CITY GIS DATA AND
VISIBLE EVIDENCE IN THE FIELD.

B.F.E. BASE FLOOD ELEVATION
DI DROP INLET
P.O.B. POINT OF BEGINNING
SP SERVICE POLE
WTR VLV WATER VALVE

- FOUND MONUMENT AS SHOWN
- SET 1/2" DIAMETER IRON PIPE WITH
PLASTIC CAP, STAMPED L.S. 6832

FEDEX GROUND FACILITY
300 MANABE OW ROAD

CITY OF WATSONVILLE

2012-0028549

MANABE OW ROAD

WATSONVILLE SLOUGH

OW FAMILY-OHLONE PARKWAY, LLC
2016-0032795 EASEMENT RESERVED
PARCEL 4
(PARCEL 7 PER 2018-0022647)

TRACT 1442
SEAVIEW RANCH
103 M 33

WATSONVILLE
WESTBRIDGE LTD.
1998-0022484

CITY OF WATSONVILLE

2012-0004808

MANABE OW ROAD

(A CITY STREET)

10' STREET LIGHTS AND
FIBER OPTICS EASEMENT
2016-0032796

2015-005784 MF FARMING TO CDV
POSSIBLE REMAINDER

APN 018-711-34

PROJECT BOUNDARY
PARCEL 2
2018-0022648

PARCEL 3
2018-0022649

APN 018-711-35

APN 018-711-33

PARCEL 1
2018-0022647

FIRM PANEL 06087C0394E
FEMA ZONE AE

WTR VLV

PARCEL 1 P.O.B.

PVWMA WELL NO. 26

SP

10' WATERLINE EASEMENT
1721 D.R. 137

GATE

DIRT ROAD

FOUND 1/2" DIAMETER IRON
PIPE, L.S. 6832, PER 123 M 31.

SANTA CRUZ COUNTY REGIONAL

TRANSPORTATION COMMISSION 2012-0050154

CENTERLINE 20' RIGHT OF WAY
TO BEACH ROAD

OW FAMILY-OHLONE PARKWAY, LLC
2015-0041365
(PARCEL 6 PER 2018-0022647)

R.O.W. OBSTRUCTION
NO RAILROAD CROSSING.
CHAIN LINK FENCE ON
SOUTH SIDE OF RAILROAD
R.O.W. IS GATED.

WEST BEACH ROAD (A CITY STREET)

ALL SURVEY INFORMATION HAS BEEN
PROVIDED BY MID COAST ENGINEERS,
CIVIL ENGINEERS AND LAND SURVEYORS,
WATSONVILLE CA, (831) 724-2580. THEIR
JOB NO. 20143Z3, DATED 12/30/20



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CONSTRUCTION

GRAPHIC SCALE



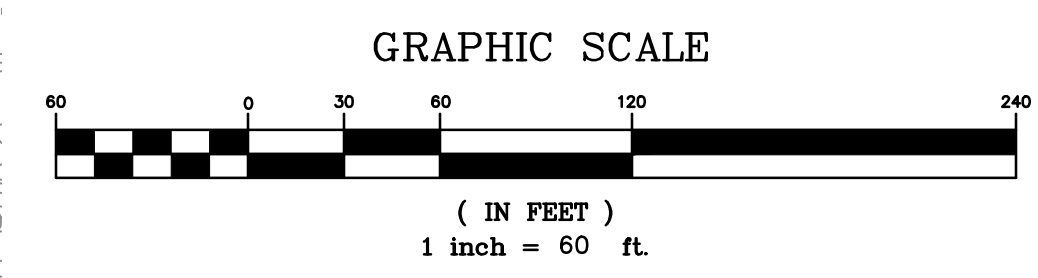
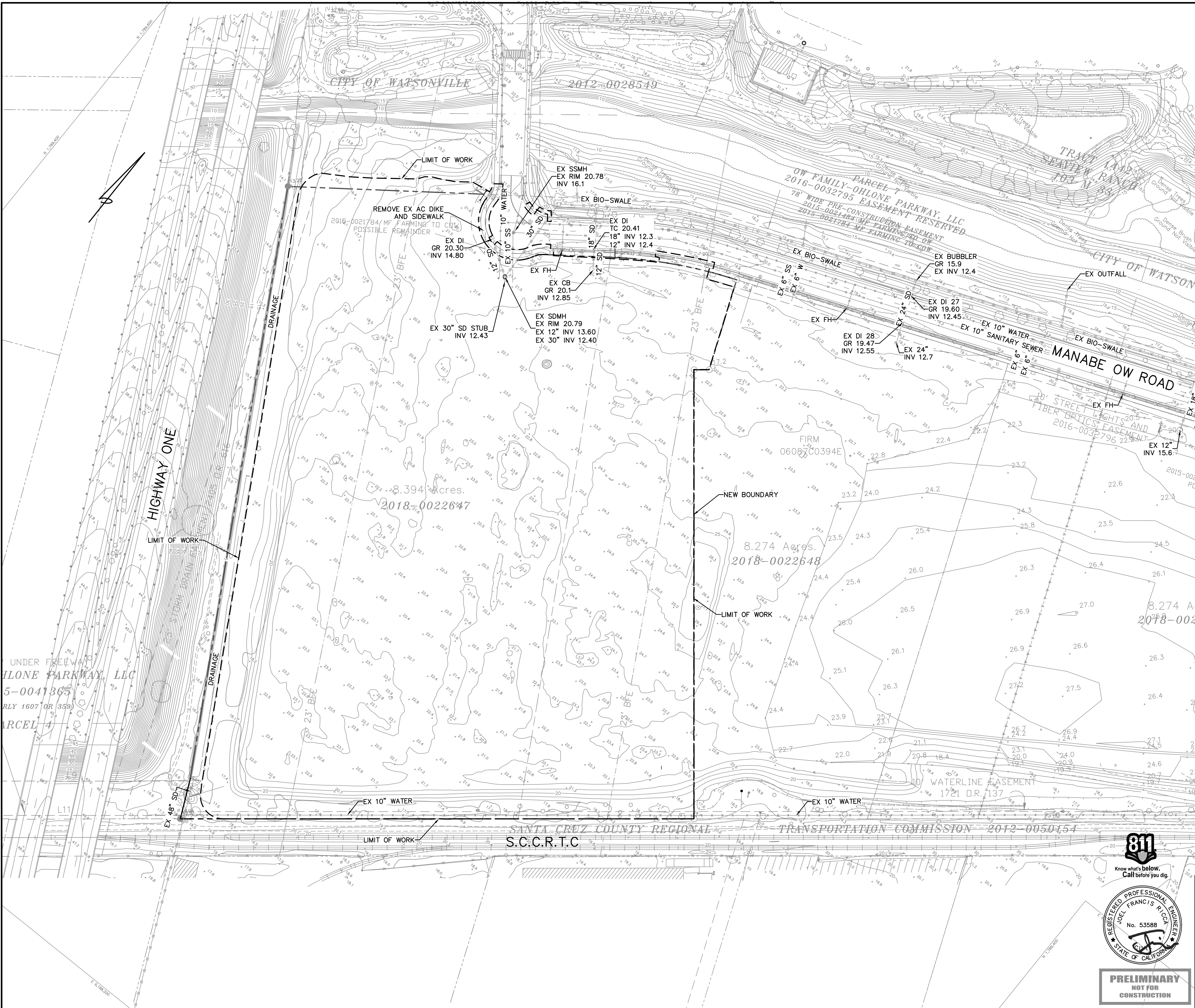
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APN 018-711-33 & -34 (PART)

APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL			
	APRIL 29, 2022 - 3RD SUBMITTAL			
	JANUARY 14, 2022 - 2ND SUBMITTAL			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560				EXISTING CONDITIONS MAP BOUNDARIES AND EASEMENTS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
SCALE 1" = 60'		DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021		CHECKED	INDEX PAJARO 2	C1.0
DESIGN		DWG NAME	FILE NO. 28503	OF



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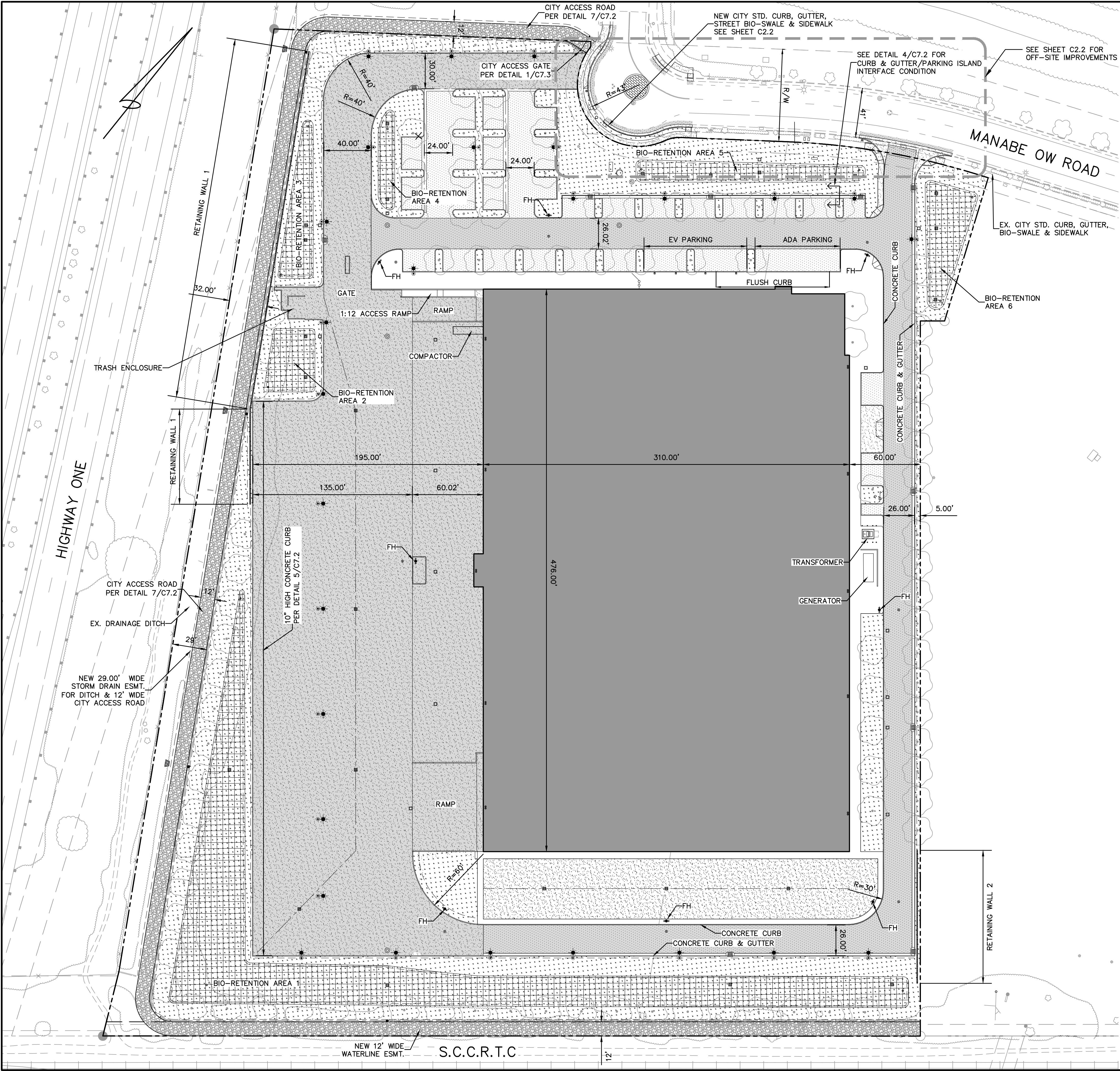
APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL
	APRIL 29, 2022 - 3RD SUBMITTAL
	JANUARY 14, 2022 - 2ND SUBMITTAL

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560	PRELIMINARY DEMOLITION PLAN GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE 1" = 60'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C1.2
DESIGN	DWG NAME	FILE NO. 28503	OF 27

K:\28503 - Ryan - 0 Monrovia On Road\dwg\c1.2.dwg, 2022 06 07 28503.dwg, C1.2, 7/15/2022 1:23:09 PM, DWG To PDF.pc3, 1:1



LEGEND

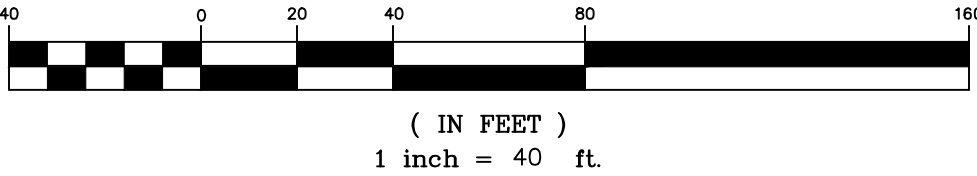
- (P) CONC PAVEMENT
- (P) FIRE LANE ASPHALT PAVEMENT
- (P) ASPHALT PAVEMENT
- (P) LANDSCAPED AREAS
- (P) BIO-RETENTION AREAS

PVMT TYPE	A.C. (MIN. THICK)	A.B. (MIN. THICK)
AUTOMOBILE PARKING	3.0"	8.0"
AUTO. DRIVE AISLES	3.0"	8.0"
FIRE ACCESS LANES	3.5"	14.0"
HEAVY DUTY CONCRETE PAVEMENT	6.5" (SEE NOTE 7.)	6.0"
MEDIUM DUTY CONCRETE PAVEMENT	6.0" (SEE NOTE 8.)	4.0"

NOTES:

- FOR ASPHALT CONCRETE (AC) PAVEMENT TYPICAL SECTION SEE DETAIL 1/C7.1.
- FOR CONCRETE CURB AND GUTTER SEE DETAIL 2/C7.2.
- FOR CONCRETE CURB SEE DETAIL 3/C7.2
- FOR CONCRETE SIDEWALK SEE DETAIL 1/C7.2
- SEE SHEET C7.4 FOR STREET BIO-SWALE DETAILS.
- SEE SHEET C7.5 FOR ON-SITE BIO-RETENTION DETAILS
- HEAVY DUTY CONCRETE PAVEMENT INCLUDES #4 REINF. BARS @ 18" GRID SPACING
- MEDIUM DUTY CONCRETE PAVEMENT INCLUDES 6X6 WWF.
- CONCRETE PAVEMENT CONSTRUCTION JOINTS SHALL HAVE PNA - DIAMOND DOWEL LOAD TRANSFER PLATES. MAXIMUM DISTANCE BETWEEN SAW CUTS IS 15'-0" EACH WAY. THE POURS SHALL BE NO MORE THAN 75' LONG CONTINUOUS.
- FOR WORK IN THE CITY R/W SEE SHEETS C7.1 AND C7.2 FOR CITY STANDARD DETAILS.
- SEE LANDSCAPE PLANS FOR FENCING.
- SEE SHEET C2.2 FOR MANABE OW ROAD PLAN & PROFILE
- NEW 12' WIDE WATERLINE EASEMENT SHOWN ON SHEETS C2.0, C2.1, C3.2, & C3.3 IS SUBJECT TO EXISTING 12" CIP WATER MAIN POTHOLES RESULTS AND CITY APPROVAL.

GRAPHIC SCALE



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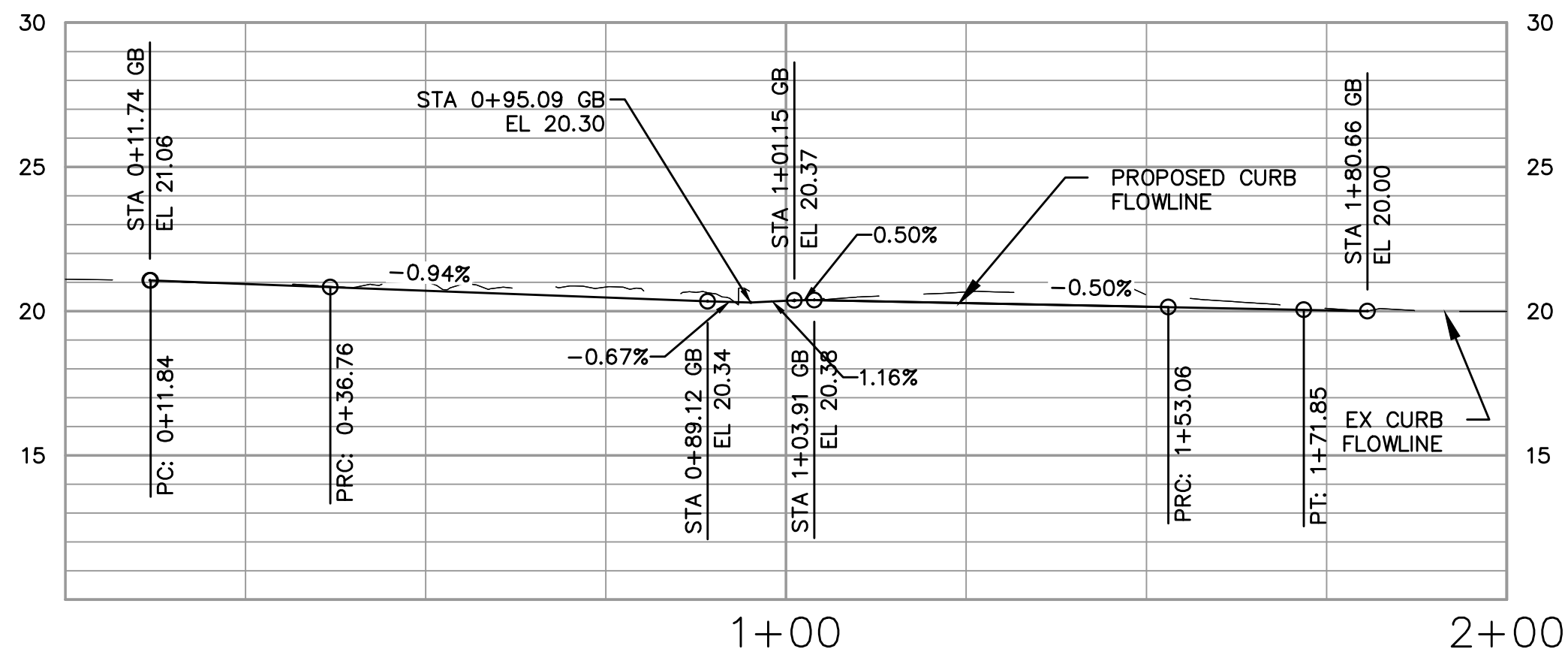
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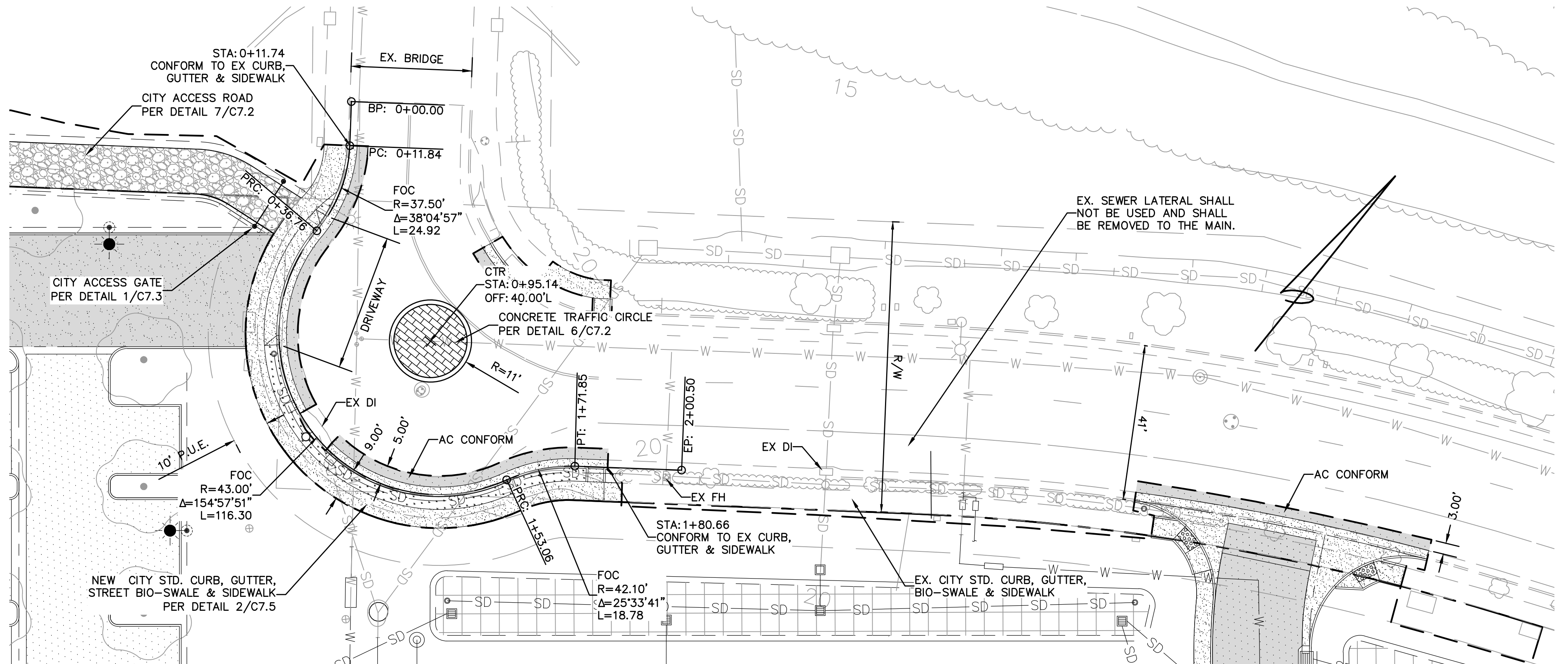
REVISED	JULY 15, 2022 - 4TH SUBMITTAL
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	JANUARY 14, 2022 - 2ND SUBMITTAL

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560	PRELIMINARY SITE PLAN GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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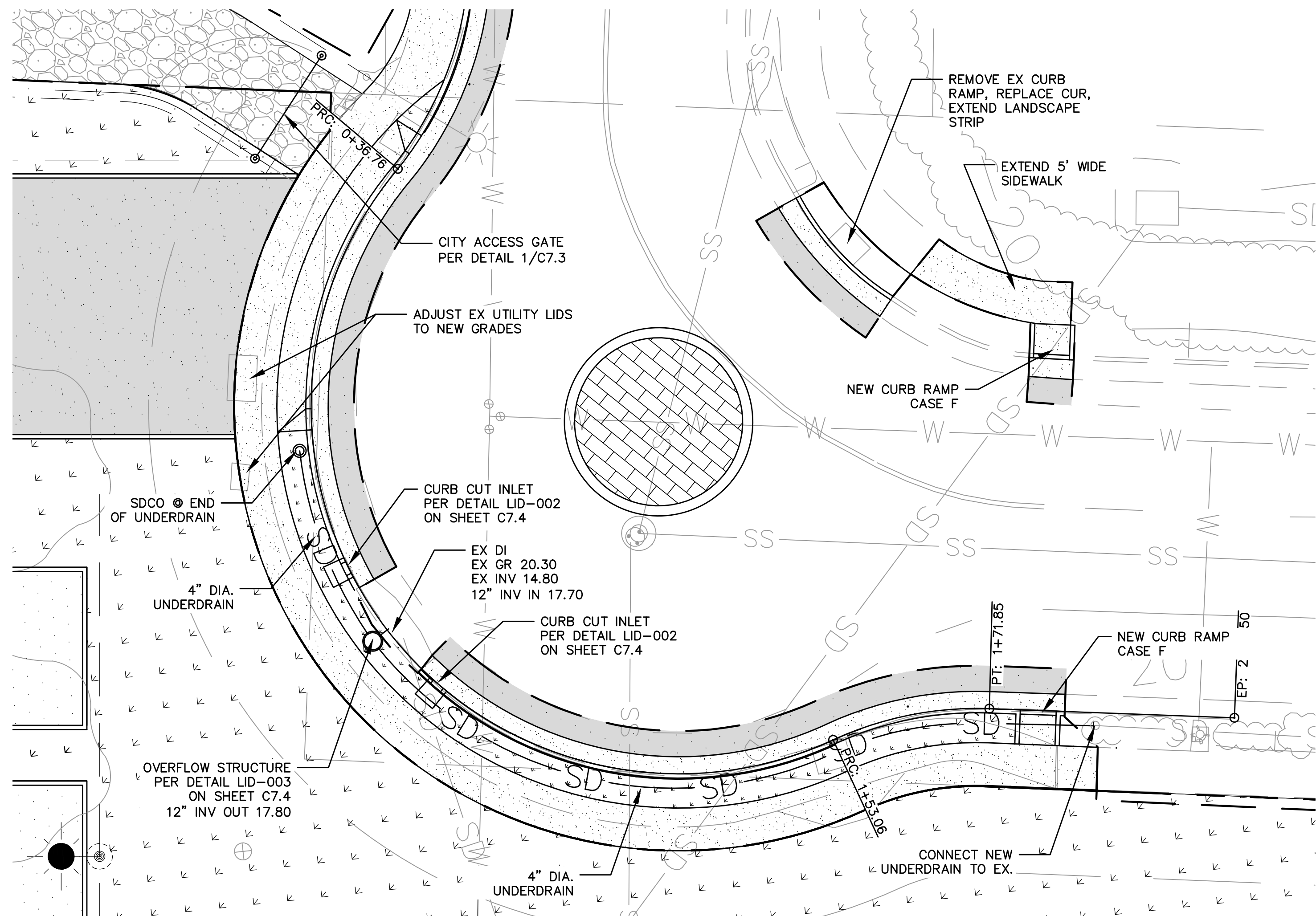
SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C2.1
DESIGN	DWG NAME	FILE NO. 28503	OF 27



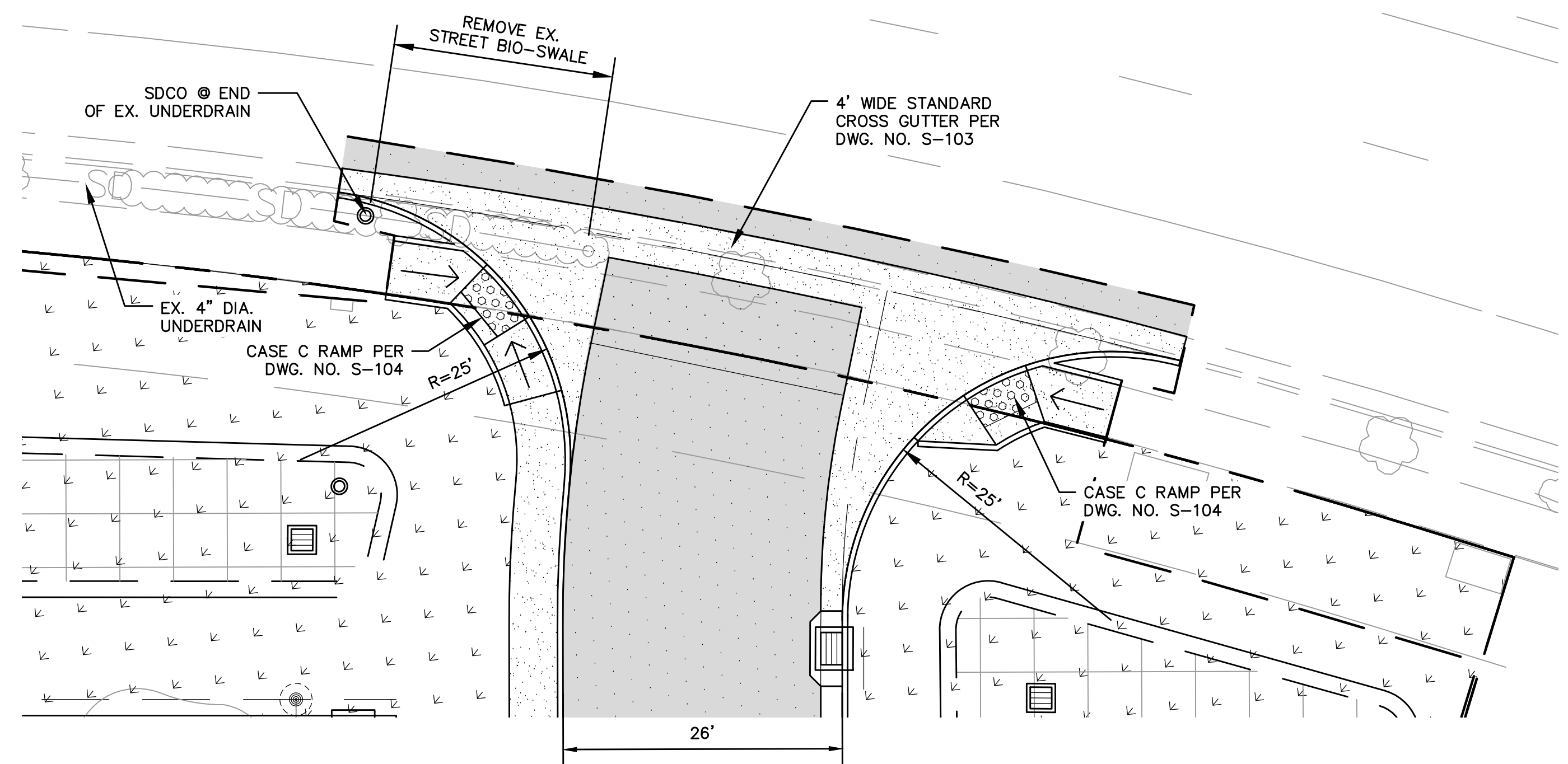
2 CURB FLOWLINE PROFILE
SCALE: 1" = 20' H. 1" = 5' V.



1 MANABE OW ROAD PLAN
SCALE: 1" = 20'



3 DETAIL PLAN
SCALE: 1" = 10'



4 DETAIL PLAN
SCALE: 1" = 10'

NOTES ON TRAFFIC CIRCLE

- 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY CONTACT ADOLFO GONZALEZ, TRAFFIC OPERATIONS MANAGER, 831-768-3140 OR ADOLFO.GONZALEZ@CITYOFWATSONVILLE.ORG TO HAVE CITY CREW'S REMOVE EXISTING DELINEATORS.
- TRAFFIC CIRCLE SHALL BE STAMPED CONCRETE. BRICK PATTERN, COLOR SHALL BE BRICK RED.



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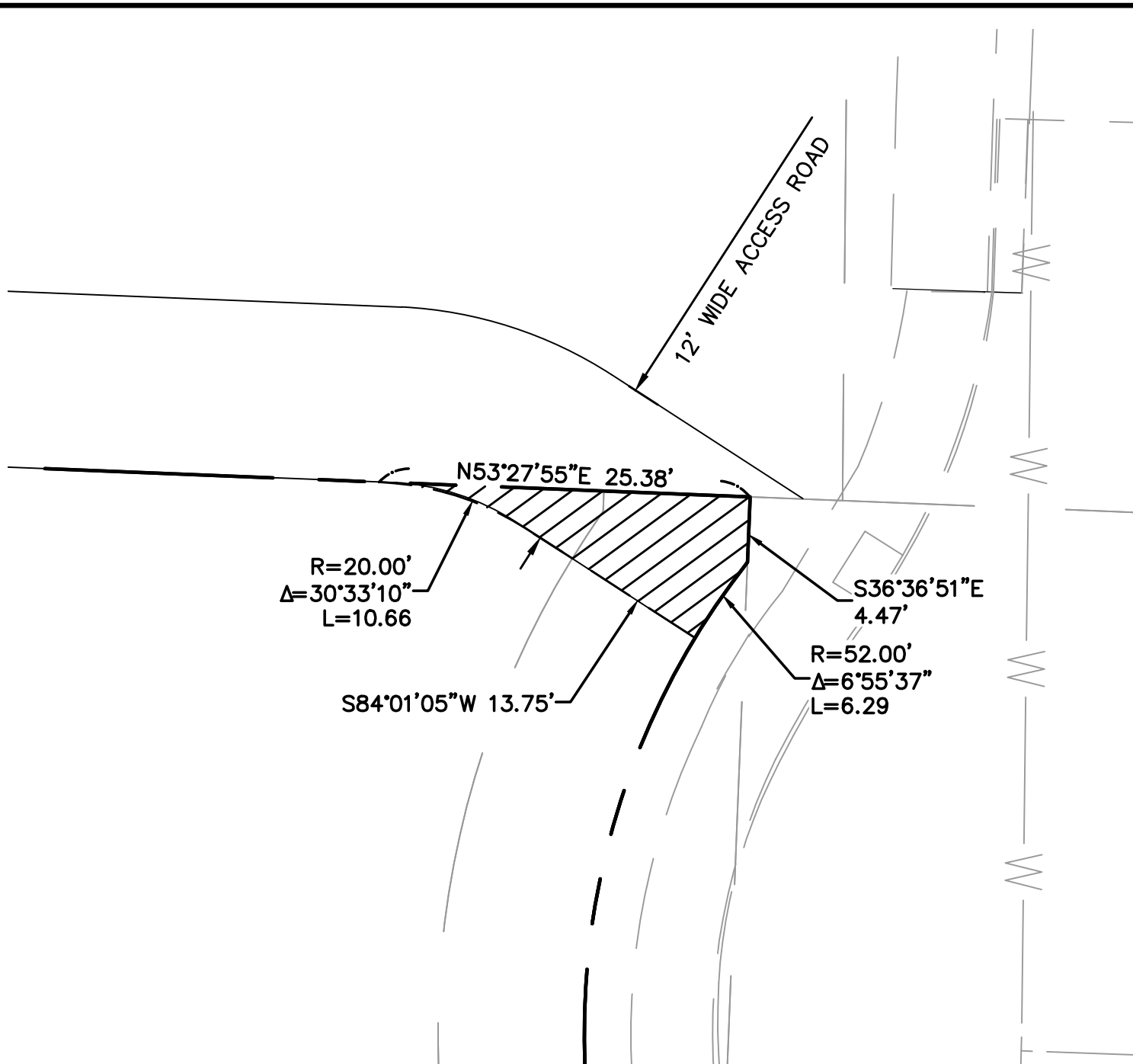
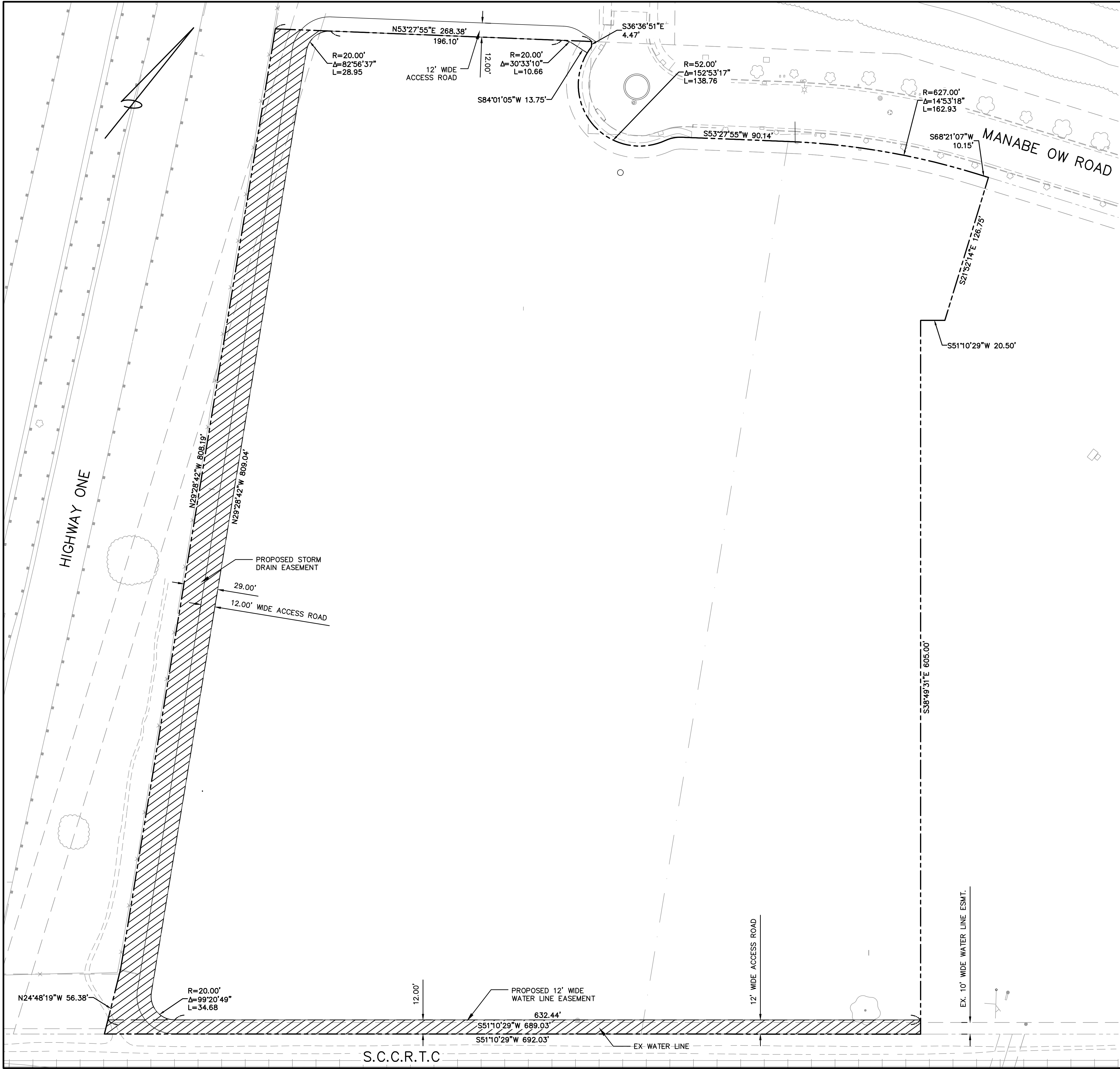
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APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL		OFFSITE IMPROVEMENT PLAN & PROFILE	
	APRIL 29, 2022 - 3RD SUBMITTAL			
	JANUARY 14, 2022 - 2ND SUBMITTAL			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA		
SCALE 1" = 20'		DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021		CHECKED	INDEX PAJARO 2	C2.2
DESIGN		DWG NAME	FILE NO. 28503	OF 27

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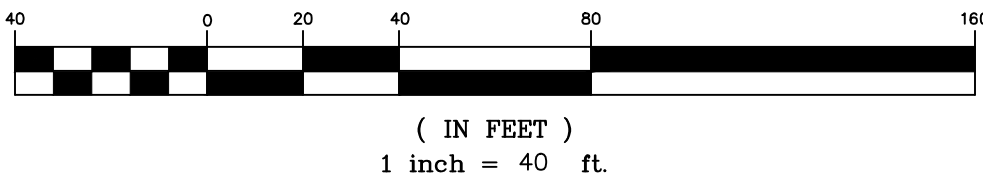


STORM DRAIN EASEMENT DETAIL PLAN
SCALE: 1" = 10'

LEGEND

PROPOSED EASEMENT AREAS

GRAPHIC SCALE



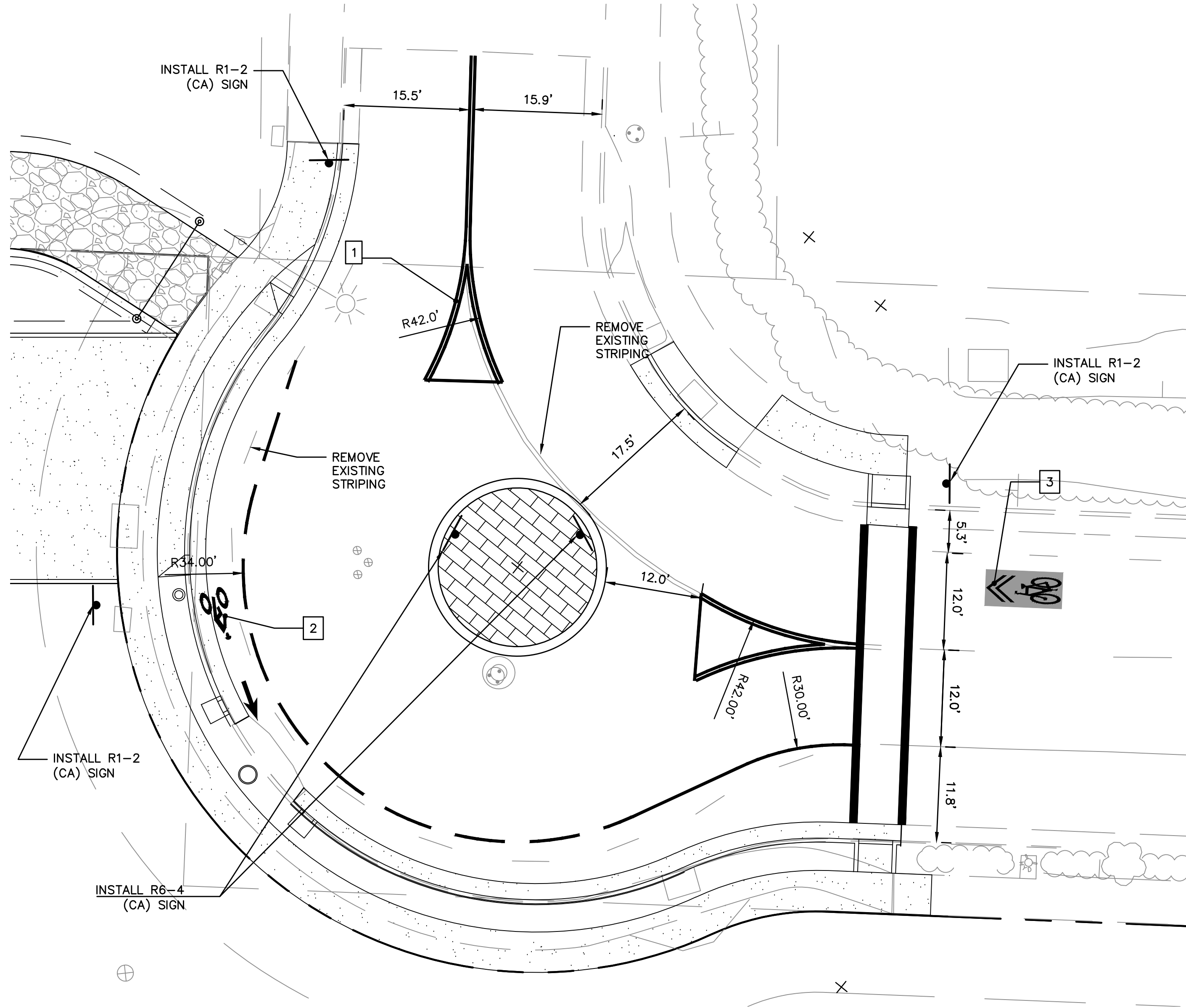
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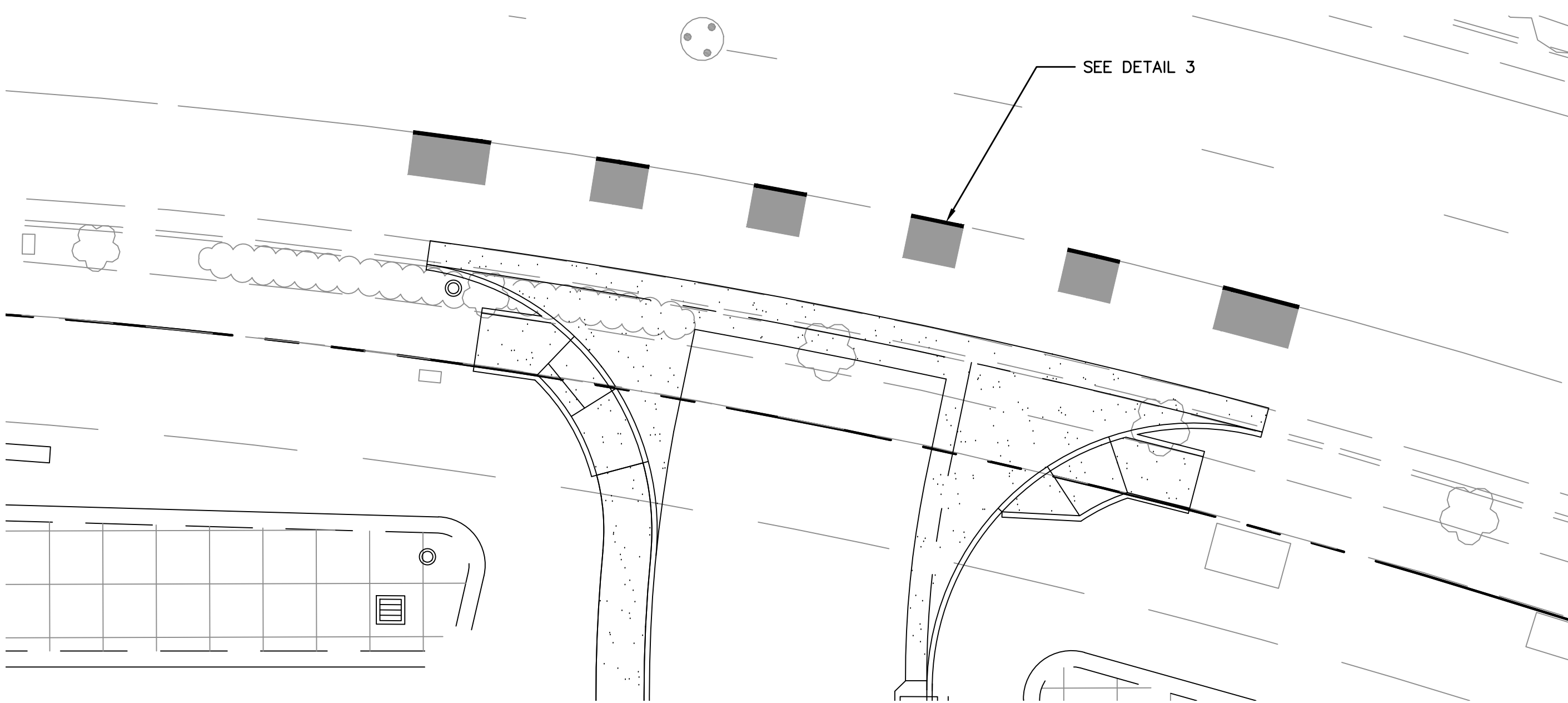
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		STORM DRAIN & WATER LINE EASEMENT PLAN		
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA		
SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET	
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C2.3	
DESIGN	DWG NAME	FILE NO. 28503	OF 27	





1 TRAFFIC CIRCLE PLAN
SCALE: 1" = 10'



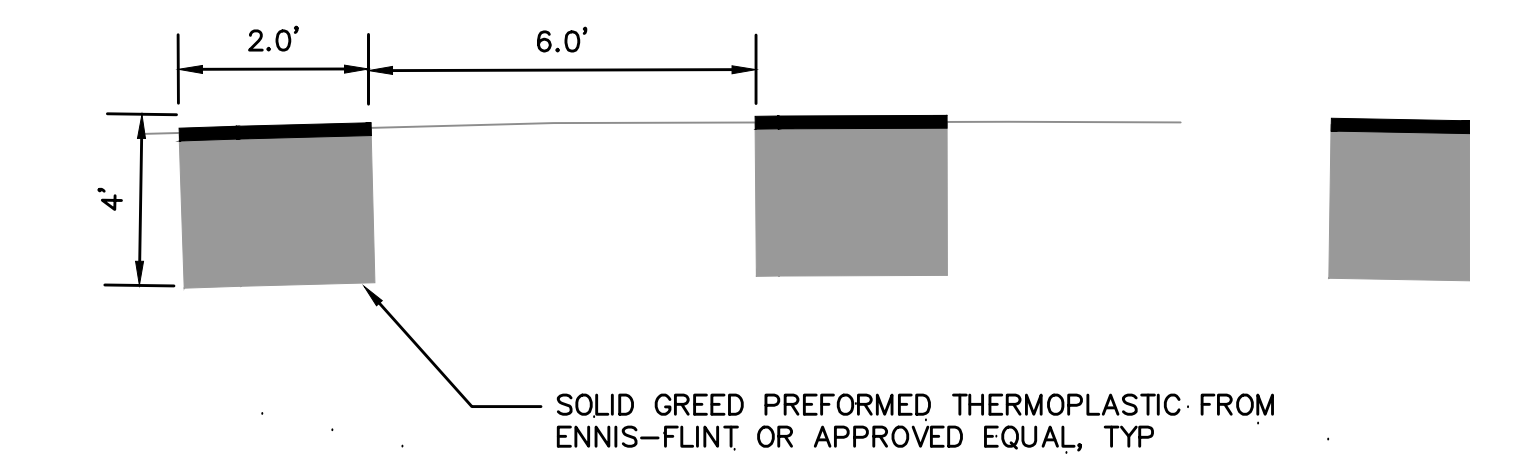
2 ENTRANCE PLAN
SCALE: 1" = 10'

MARKING NOTES

- 1 INSTALL CALTRANS STANDARD PLAN PAVEMENT MARKING
- 2 INSTALL GREEN COLORED THERMOPLASTIC BIKE LANE TREATMENT FROM ENNIS-FLINT OR APPROVED EQUAL, 20' LONG, TYP
- 3 INSTALL GREEN PREFORMED THERMOPLASTIC SHARROW FROM ENNIS-FLINT OR APPROVED EQUAL, TYP

STRIPING GENERAL NOTES

1. PROVIDE GRINDING AND SLURRY SEAL WHEREVER STRIPING IS CHANGED



GREEN-COLORED PAVEMENT FOR BIKE LANES

SCALE: N.T.S.

3

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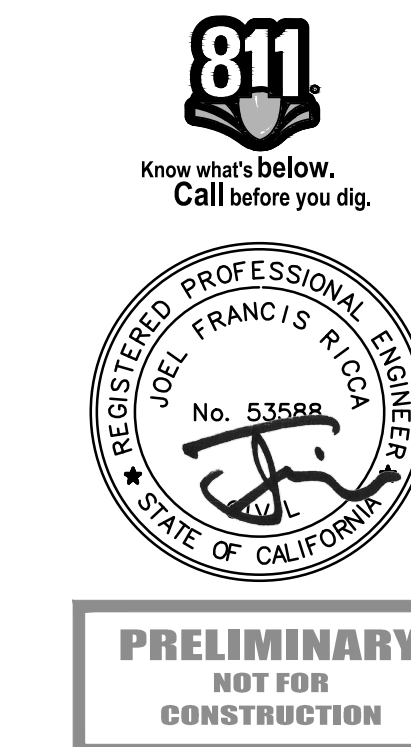
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SCALE 1" = 20'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C2.4
DESIGN	DWG NAME	FILE NO. 28503	OF 27



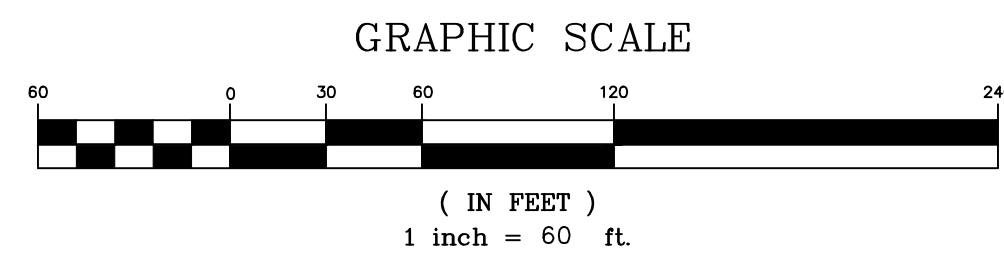
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APPLICATION NO. 2138

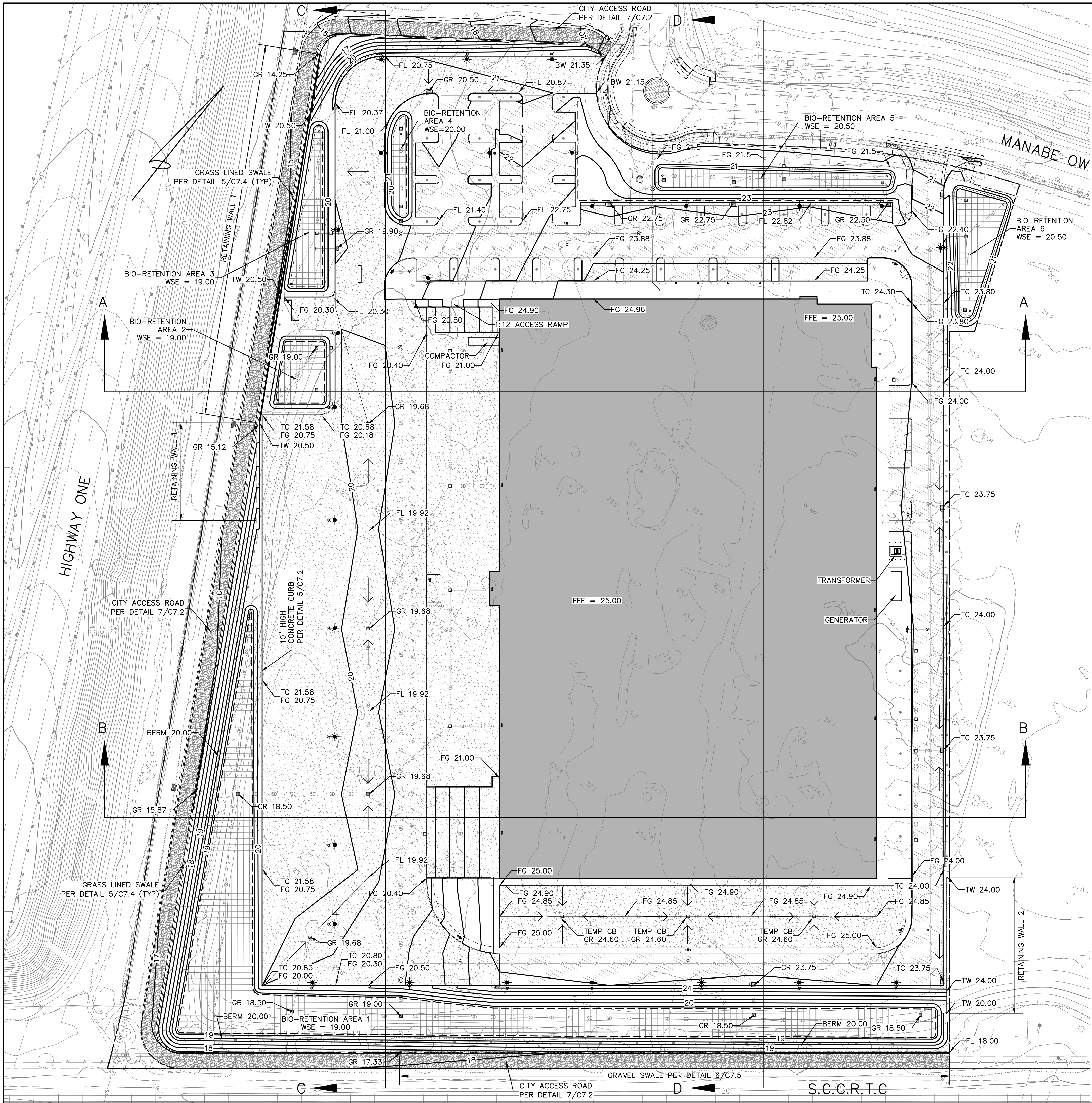
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BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

OVERALL PRELIMINARY
GRADING PLAN

GBxMB WATSONVILLE
200 MANABE OW ROAD
WATSONVILLE, CALIFORNIA

SCALE 1" = 60'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C3.0
DESIGN	DWG NAME	FILE NO. 28503	OF 27



NOTES:

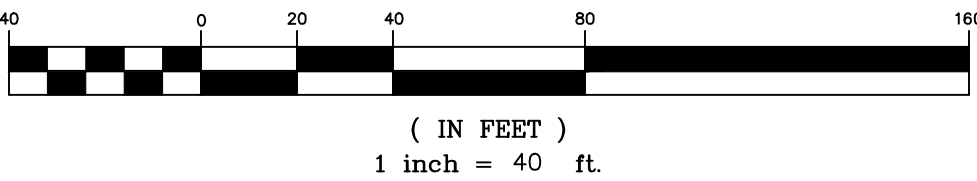
- SEE SHEET C7.4 FOR STREET BIO-SWALE DETAILS.
- SEE SHEET C7.5 FOR ON-SITE BIO-RETENTION DETAILS.
- SEE SHEET C7.2 FOR RETAINING WALL DETAILS.
- SEE SHEET C3.2 AND C3.3 FOR SITE SECTIONS
- SEE SHEET C3.4 FOR RETAINING WALL PROFILES.
- REFERENCE IS MADE TO THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE PROPOSED INDUSTRIAL PARK DEVELOPMENT (WEST PARCEL) SWC OHOLNE PARKWAY AND MANABE OW ROAD WATSONVILLE, CA PREPARED FOR FOUR STONES REAL ESTATE, LLC BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI) PSI PROJECT NO. 575-1751-1 MARCH 23, 2021, AND THE SUPPLEMENTAL REPORT FOR GROUND IMPROVEMENT AND PILE FOUNDATIONS PROPOSED GBXMB AT WATSONVILLE SWC OHOLNE PARKWAY AND SLOUGH ROAD W. WATSONVILLE, CA PSI PROJECT NUMBER: 0587-679, DATED OCTOBER 13, 2021. SEE SHEET C3.5.
- THE PAVING AREAS SHALL MEET THE FOLLOWING SLOPE REQUIREMENTS:
 - DOCK APRONS = MINIMUM OF 1% AND MAXIMUM OF 1.5% (STRAIGHT AWAY FROM BUILDING).
 - TRUCK AREAS = MINIMUM OF 1% AND MAXIMUM 6%.
 - CAR AREAS = MINIMUM OF 1% AND MAXIMUM 6% (MUST MEET ALL ADA REQUIREMENTS).
 - CANOPY SLABS = MINIMUM OF 1% AND MAXIMUM OF 1.5% (STRAIGHT AWAY FROM BUILDING).
- PERMANENT CUT OR FILL SLOPES SHALL NOT EXCEED 3 HORIZONTAL UNITS TO 1 VERTICAL UNIT (3:1).

ESTIMATED GRADING QUANTITIES (c.y.)

CUT	10,800
FILL	24,800 (15% SHRINKAGE)
IMPORT	14,000

QUANTITIES FROM EXISTING GRADE TO FINISH GRADE. BUILDING SLAB AND PAVEMENT ARE INCLUDED IN THE IMPORT.

GRAPHIC SCALE



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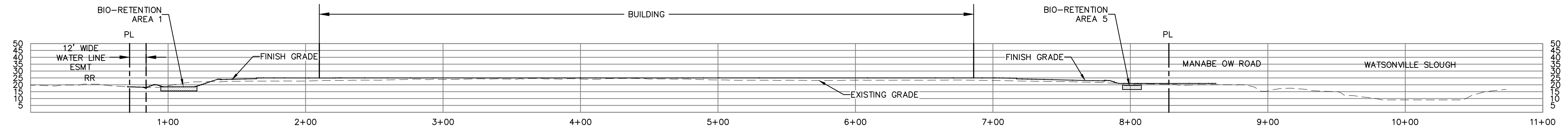
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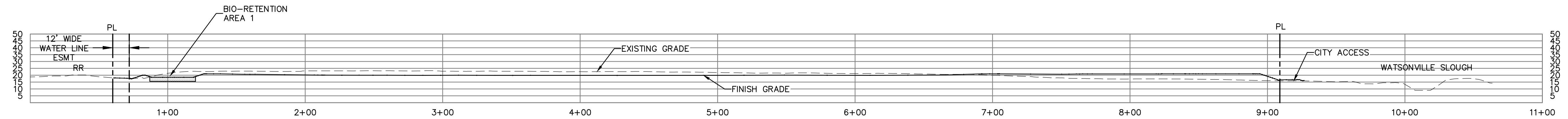
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	PRELIMINARY GRADING PLAN GBXMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET
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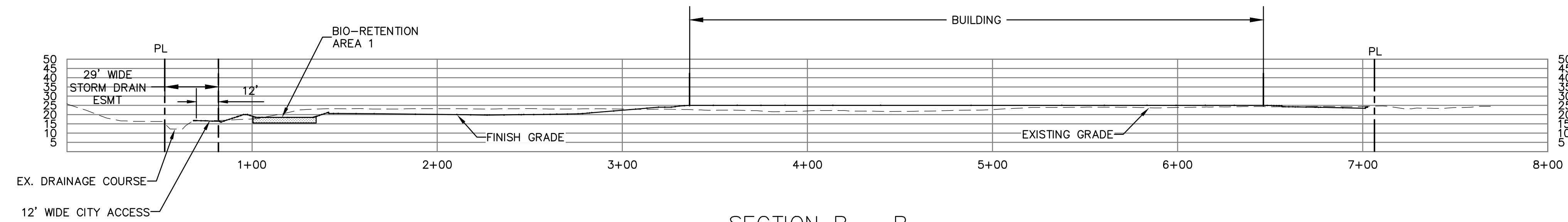




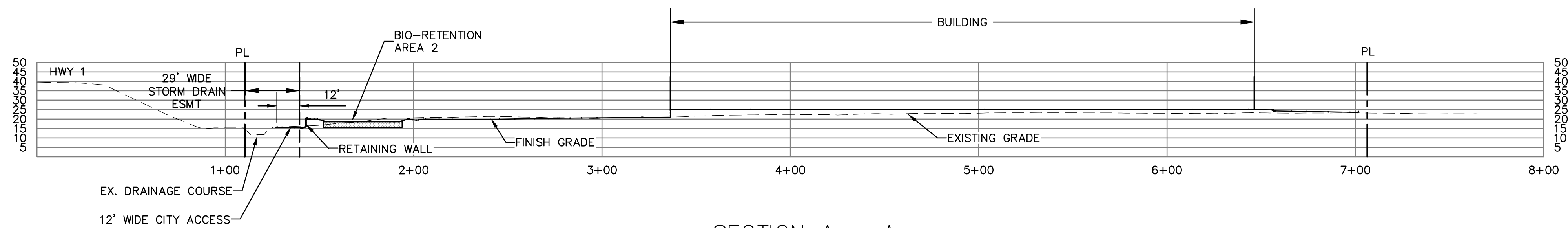
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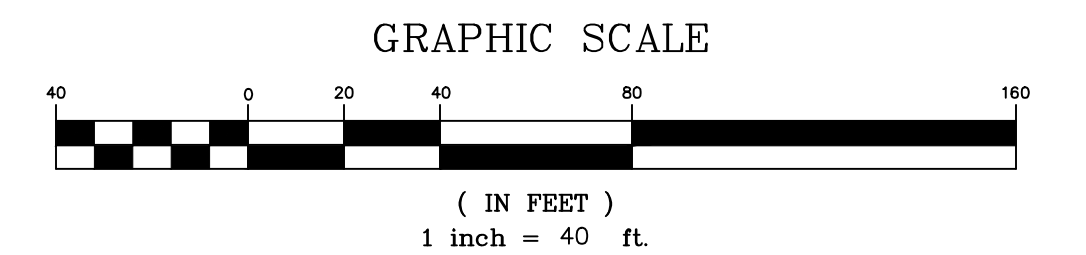
SECTION C - C



SECTION B - B



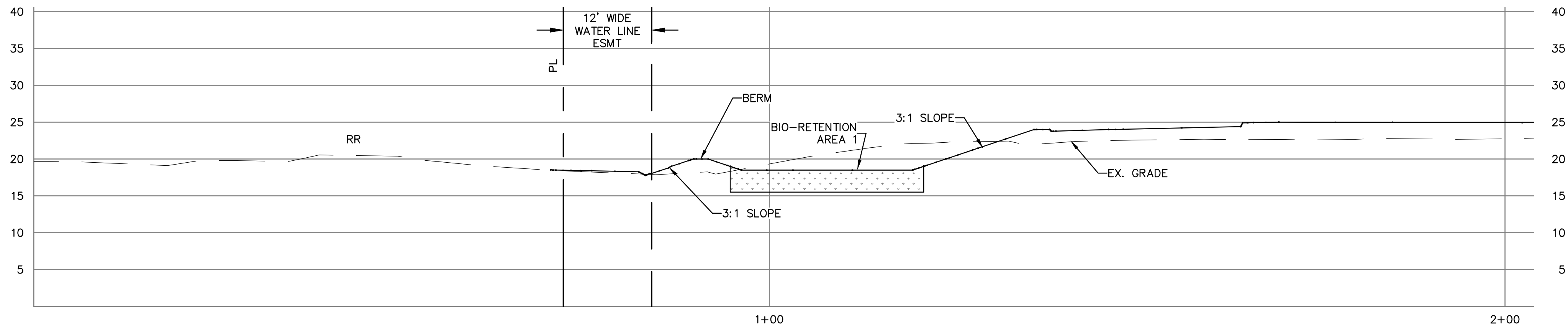
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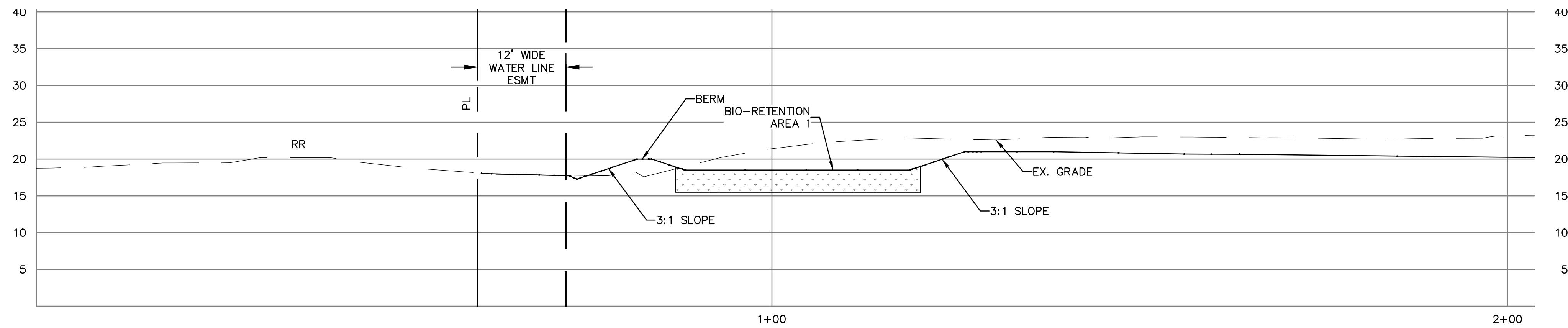
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY CROSS SECTIONS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA	
SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C3.2
DESIGN	DWG NAME	FILE NO. 28503	OF 27

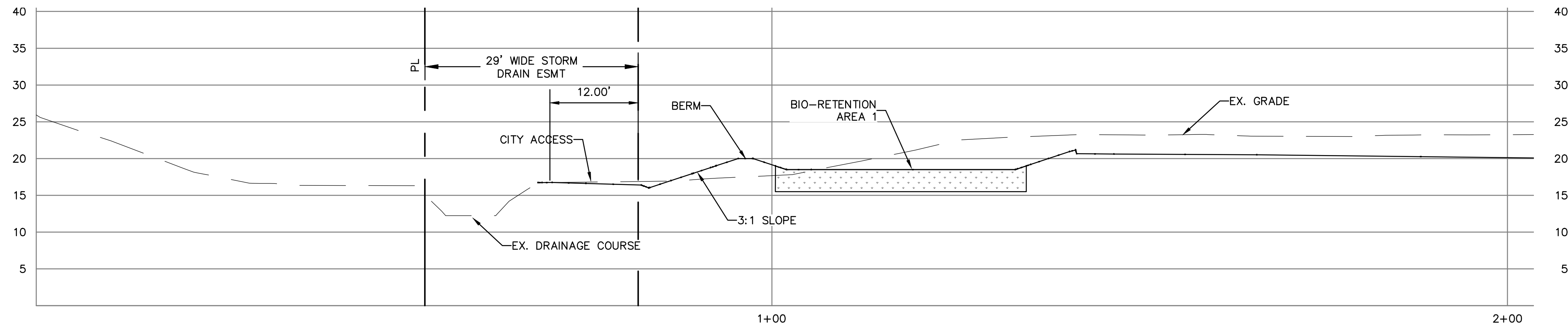
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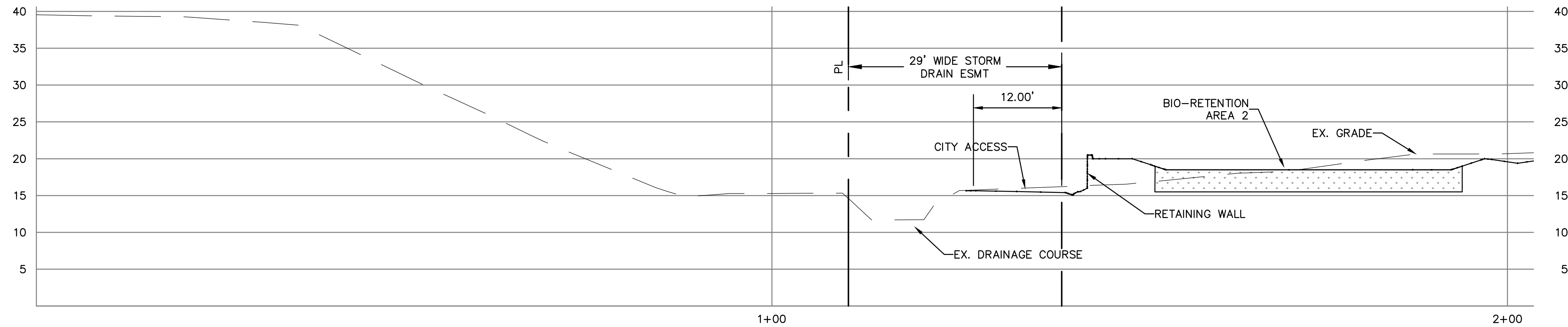
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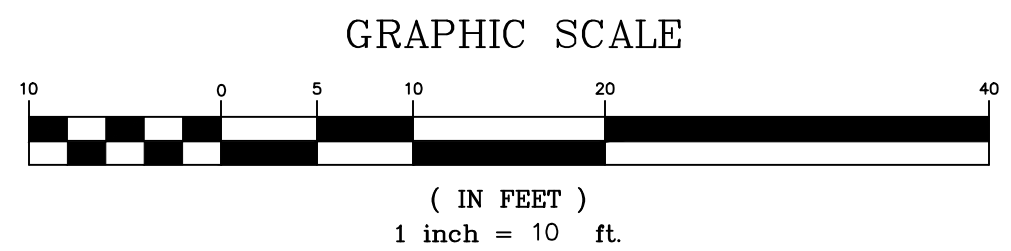
SECTION C - C



SECTION B - B



SECTION A - A



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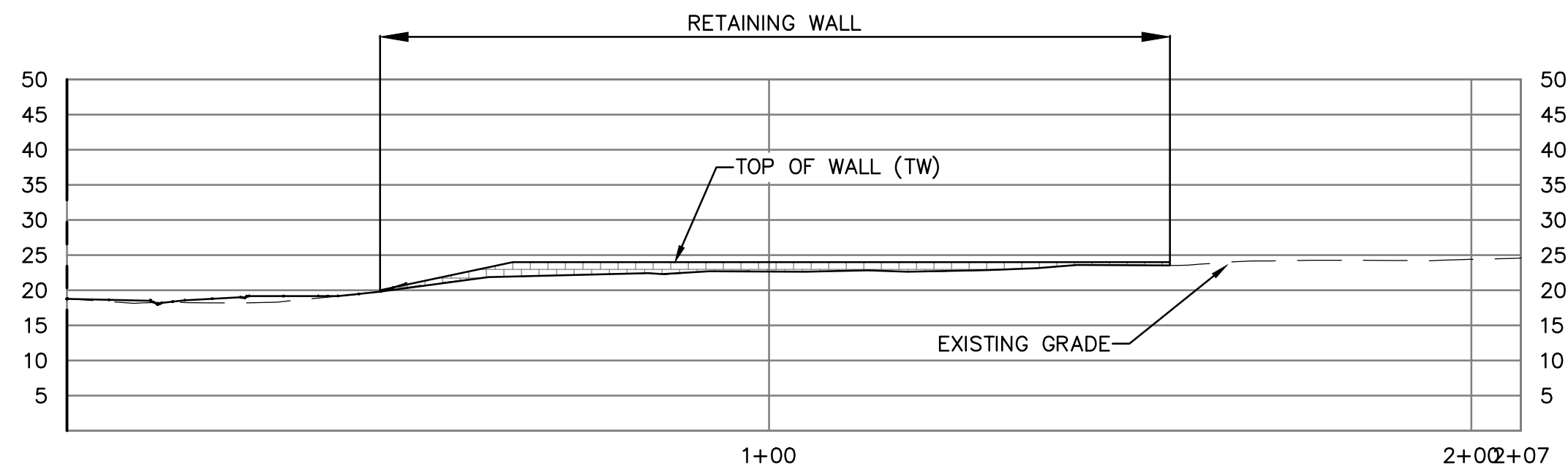
APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL
	APRIL 29, 2022 - 3RD SUBMITTAL
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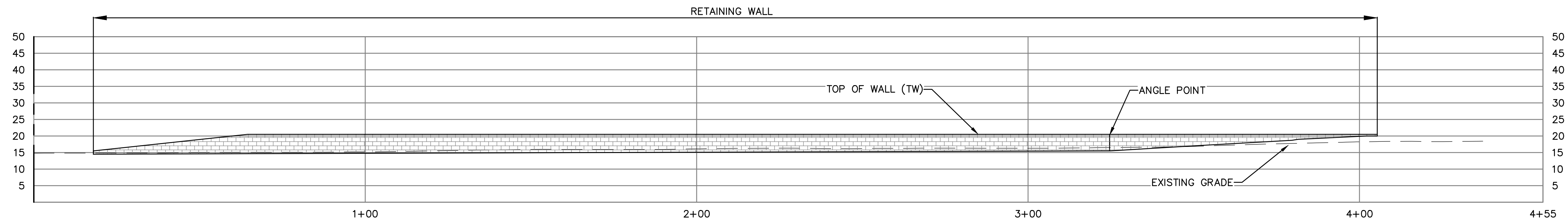
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	PRELIMINARY CROSS SECTIONS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE 1" = 10'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C3.3
DESIGN	DWG NAME	FILE NO. 28503	OF 27

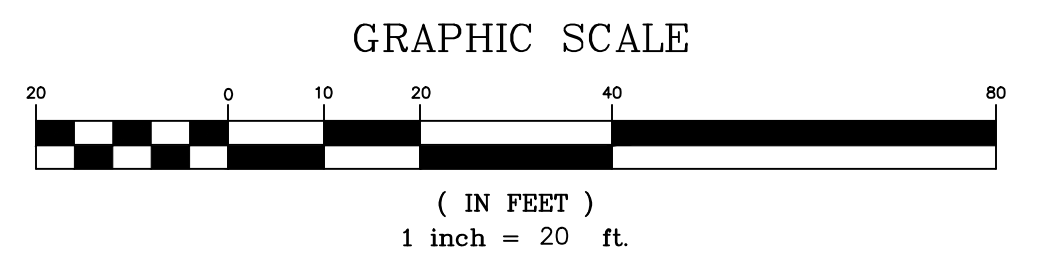
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RETAINING WALL 1



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APN 018-711-33 & -34 (PART)		APPLICATION NO. 2138	
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY RETAINING WALL PROFILES	
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'		DRAWN	JOB NO. 28503
DATE SEPTEMBER 30, 2021		CHECKED	INDEX PAJARO 2
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EXCERPTED FROM THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE PROPOSED INDUSTRIAL PARK DEVELOPMENT (WEST PARCEL) SWC OHOLNE PARKWAY AND MANABE OW ROAD WASTONVILLE, CA PREPARED FOR FOUR STONES REAL ESTATE, LLC BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI) PSI PROJECT NO. 575-1751-1 MARCH 23, 2021

SITE PREPARATION

PRIOR TO CONSTRUCTION, ANY EXISTING UNDERGROUND UTILITIES SHOULD BE PROPERLY CAPPED OFF AT THE PROPERTY BOUNDARY AND REMOVED OR BE RE ROUTED AROUND THE NEW DEVELOPMENT. THE SITE SHOULD ALSO BE CLEARED OF SURFACE VEGETATION. AS A MINIMUM, IT IS RECOMMENDED THE CLEARING OPERATIONS EXTEND AT LEAST FIVE FEET BEYOND THE DEVELOPMENT PERIMETERS, WHERE POSSIBLE. PSI RECOMMENDS THAT AT THE TIME OF INITIAL SITE STRIPPING AND GRADING, THAT PSI BE RETAINED TO OBSERVE THE SUBGRADE CONDITIONS TO VERIFY THAT NO POTENTIALLY DELETERIOUS SOILS ARE PRESENT WITHIN SITE SUBGRADES PRIOR TO FILLING ABOVE.

FOLLOWING SITE CLEARING AND LOWERING OF SITE GRADES, WHERE NECESSARY, WE RECOMMEND THAT THAT THE EXPOSED SUBGRADE SOILS BE PROOF ROLLED WITH A HEAVY RUBBER TIERED PIECE OF CONSTRUCTION EQUIPMENT (MINIMUM 15 TON) APPROVED BY AND IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER. ANY SOIL THAT EXCESSIVELY YIELDS OR RUTS DURING THE PROOF ROLL OPERATION SHOULD BE REMOVED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. FOLLOWING PROOF ROLLING, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 12 INCHES, MOISTURE CONDITIONED TO 0 TO +4 PERCENT (FINE GRAINED SOILS) ABOVE THE SOIL'S OPTIMUM MOISTURE CONTENT AND THEN BE COMPACTED TO AT LEAST 90% OF THE SOIL'S MAXIMUM DRY DENSITY PER ASTM D1557.

GRADING OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH OUR RECOMMENDATIONS, THE REQUIREMENTS OF THE CURRENT EDITION OF THE CBC, AND LOCAL GOVERNMENTAL STANDARDS WHICH HAVE JURISDICTION OVER THIS PROJECT.

EXCAVATIONS

EXCAVATION AND CONSTRUCTION OPERATIONS MAY EXPOSE THE ON SITE NEAR SURFACE SOILS TO INCLEMENT WEATHER CONDITIONS. THE STABILITY OF EXPOSED SOILS WILL RAPIDLY DETERIORATE DUE TO DRYING OR WETTING OR THE ACTION OF HEAVY OR REPEATED CONSTRUCTION TRAFFIC. ACCORDINGLY, FOUNDATION AREA EXCAVATIONS AND PAVEMENT SUBGRADE AREAS SHOULD BE ADEQUATELY PROTECTED FROM THE ELEMENTS, AND FROM THE ACTION OF REPETITIVE OR HEAVY CONSTRUCTION LOADING.

EXCAVATIONS/SLOPES

PERMANENT CUT OR FILL SLOPES SHOULD NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3H:1V). EXCAVATIONS EXTENDING BELOW A 1H:1V PLANE EXTENDING DOWN FROM ANY ADJACENT FOOTINGS SHOULD BE SHORED FOR SAFETY. ALL EXCAVATIONS SHOULD BE INSPECTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO ALLOW MODIFICATIONS TO BE MADE DUE TO VARIATION IN THE SOIL TYPES. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE PROJECT CONTRACTOR.

IN FEDERAL REGISTER, VOLUME 54, NO. 209 (OCTOBER 1989), THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AMENDED ITS "CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR, PART 1926, SUBPART P". THIS DOCUMENT WAS ISSUED TO PROTECT THE SAFETY OF PERSONNEL ENTERING TRENCHES OR EXCAVATIONS. IT IS MANDATED BY THIS FEDERAL REGULATION THAT EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW OSHA GUIDELINES.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS AND SHOULD SHORE, SLOPE, OR BENCH THE SIDES OF THE EXCAVATIONS AS REQUIRED TO MAINTAIN STABILITY OF BOTH THE EXCAVATION SIDES AND BOTTOM. THE CONTRACTOR'S "RESPONSIBLE PERSON," AS DEFINED IN 29 CFR PART 1926, SHOULD EVALUATE THE SOIL EXPOSED IN THE EXCAVATIONS AS PART OF THE CONTRACTOR'S SAFETY PROCEDURES. IN NO CASE SHOULD SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING UTILITY TRENCH EXCAVATION DEPTH, EXCEED THOSE SPECIFIED IN LOCAL, STATE, AND FEDERAL STATE REGULATIONS.

WE ARE PROVIDING THIS INFORMATION SOLELY AS A SERVICE TO OUR CLIENT. PSI DOES NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S OR OTHER PARTIES' COMPLIANCE WITH LOCAL, STATE, AND FEDERAL SAFETY OR OTHER REGULATIONS.

UTILITY TRENCH BACKFILL

EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS. UTILITY TRENCHES IN THE SOILS AT THE SITE BELOW A DEPTH OF ABOUT 4

FEET WILL NEED TO BE SLOPED OR SHORED FROM THE GROUND SURFACE DUE TO THE POTENTIAL FOR CAVING. ACTUAL INCLINATIONS WILL ULTIMATELY DEPEND ON THE SOIL CONDITIONS ENCOUNTERED DURING EARTHWORK. WHILE WE MAY PROVIDE CERTAIN APPROACHES FOR TRENCH EXCAVATIONS, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR SELECTING THE EXCAVATION TECHNIQUE, MONITORING THE TRENCH EXCAVATIONS FOR SAFETY, AND PROVIDING SHORING, AS REQUIRED, TO PROTECT PERSONNEL AND ADJACENT IMPROVEMENTS. THE INFORMATION PROVIDED BELOW IS FOR USE BY THE OWNER AND ENGINEER AND SHOULD NOT BE INTERPRETED TO MEAN THAT PSI IS ASSUMING RESPONSIBILITY FOR THE CONTRACTOR'S ACTIONS OR SITE SAFETY. THE SOILS ENCOUNTERED IN OUR SUBSURFACE EXPLORATIONS SHOULD BE CLASSIFIED AS TYPE B SOIL FOR TEMPORARY SLOPES, PROVIDED GROUNDWATER IS NOT OBSERVED; HOWEVER, A COMPETENT PERSON AS DEFINED BY OSHA SHOULD MAKE THE APPROPRIATE EVALUATION AND CLASSIFICATION DURING CONSTRUCTION. ACCORDING TO THE MOST RECENT OSHA REGULATIONS TEMPORARY EXCAVATIONS MAY BE SLOPED, WITHOUT SHORING AT NO STEEPER THAN 1H:1V (FOR TYPE B CONDITIONS) TO A MAXIMUM HEIGHT OF 20 FEET.

THOUGH NOT ANTICIPATED, IF GROUNDWATER IS OBSERVED IN EXCAVATION AREAS PSI SHOULD BE NOTIFIED AND ALLOWED TO REASSESS OUR TEMPORARY SLOPING RECOMMENDATIONS. IN OUR OPINION, EXCAVATIONS SHOULD BE SAFELY SLOPED OR SHORED. THE CONTRACTOR SHOULD BE AWARE THAT EXCAVATION AND SHORING SHOULD CONFORM TO THE REQUIREMENTS SPECIFIED IN THE APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS, SUCH AS OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, OR SUCCESSOR REGULATIONS. WE UNDERSTAND THAT SUCH REGULATIONS ARE BEING STRICTLY ENFORCED, AND IF NOT FOLLOWED, THE CONTRACTOR MAY BE LIABLE FOR SUBSTANTIAL PENALTIES.

UTILITY TRENCHES BELOW THE SLAB, FOOTINGS AND PAVEMENT AREAS SHOULD BE BACKFILLED WITH PROPERLY COMPACTED ENGINEERED FILL ABOVE BEDDING AND SHADING FILL. BEDDING AND SHADING FILL AROUND UTILITIES IS TYPICALLY PERFORMED WITH GRANULAR SOIL ACCORDING TO LOCAL REQUIREMENTS. WHERE UTILITIES CROSS BUILDING PERIMETERS, SLURRY OR CONCRETE SHOULD BE USED FOR BACKFILL AROUND THE UTILITY TO PREVENT MOISTURE FROM MIGRATING ALONG THE UTILITY TRENCH AND ENTERING THE BUILDING ENVELOPE.

CONCRETE SLABS-ON-GRADE

CONCRETE SLAB-ON-GRADE WILL LIKELY SETTLE DUE TO CONSOLIDATION OF DEEP-SEATED SOIL STRATA UNDER THE PROPOSED FILL AND SURCHARGE FILL LOAD IF CONSTRUCTED PRIOR TO COMPLETING THE SETTLEMENT MONITORING PROGRAM. POTENTIAL CRACKING AND MOVEMENTS OF SLAB SHOULD BE EXPECTED IF THE SETTLEMENT MONITORING PROGRAM IS NOT COMPLETED. CONCRETE SLAB-ON-GRADE FLOOR SLABS FOR THE BUILDING SHOULD BE SUPPORTED ON SUITABLE FIRM AND UNYIELDING ENGINEERED FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THIS REPORT.

FOR THE SUBGRADE PREPARED AS RECOMMENDED OR FOR PROPERLY COMPACTED FILL, A MODULUS OF SUBGRADE REACTION (K) OF 225 POUNDS PER CUBIC INCH (PCI) MAY BE USED IN THE GRADE SLAB DESIGN BASED ON VALUES TYPICALLY OBTAINED FROM 1-FOOT BY 1-FOOT PLATE LOAD TESTS. HOWEVER, DEPENDING ON HOW THE SLAB LOAD IS APPLIED, THE VALUE WILL HAVE TO BE GEOMETRICALLY MODIFIED.

SLAB THICKNESS AND REINFORCEMENT DESIGN SHOULD BE PROVIDED BY THE STRUCTURAL ENGINEER. CARE SHOULD BE TAKEN BY THE CONTRACTOR TO ENSURE THAT THE REINFORCEMENT IS PLACED AND MAINTAINED AT SLAB MID-HEIGHT. FLOOR SLABS SHOULD BE SUITABLY REINFORCED AND JOINTED SO THAT A SMALL AMOUNT OF INDEPENDENT MOVEMENT CAN OCCUR WITHOUT CAUSING DAMAGE.

INTERIOR FLOOR SLABS SHOULD BE UNDERLAIN BY CAPILLARY BREAK MATERIAL THAT IS AT LEAST 4 INCHES THICK, CONSISTING OF CLEAN SAND. GRAVEL MAY BE USED FOR CAPILLARY BREAK MATERIAL SUCH THAT IT DOES NOT PUNCTURE THE VAPOR BARRIER (ROUNDED GRAVEL). IF THE STRUCTURAL ENGINEER DESIRES TO PLACE THE VAPOR BARRIER DIRECTLY BENEATH CONCRETE SLABS, THE CONCRETE MIX MUST BE DESIGNED TO ADDRESS BLEEDING, SHRINKAGE, AND CURLING PER AMERICAN CONCRETE INSTITUTE (ACI) 302.1R-15. IN MOISTURE-SENSITIVE FLOORING AREAS OR AREAS USED TO STORE MOISTURE-SENSITIVE MATERIALS, SUCH AS CARPETED OR LINOLEUM COVERED AREAS, A MOISTURE RETARDER SHOULD BE PLACED BENEATH THE SLAB. THE MOISTURE RETARDER SHEET SHOULD BE SEALED ALONG THE EDGES TO PREVENT LATERAL MIGRATION OF SOIL MOISTURE FROM ADJACENT NON-VISQUEEN AREAS. PRIOR TO PLACEMENT OF CLEAN SAND AND SLAB-ON-GRADE, THE MOISTURE RETARDER SHOULD BE THOROUGHLY INSPECTED FOR CRACKS, PUNCTURES, TEARS, AND HOLES. IF NECESSARY, THE MOISTURE RETARDER SHOULD BE REPLACED OR PATCHED TO ASSURE A FULLY FUNCTIONAL ENTITY.

SOME MINOR CRACKING OF SLABS CAN BE EXPECTED DUE TO SHRINKAGE. THE POTENTIAL FOR THIS SLAB CRACKING CAN BE REDUCED BY CAREFUL CONTROL OF WATER/CEMENT RATIOS IN THE CONCRETE. THE CONTRACTOR SHOULD TAKE APPROPRIATE CURING PRECAUTIONS DURING THE POURING OF CONCRETE IN HOT WEATHER TO REDUCE CRACKING OF SLABS. WE RECOMMEND THAT A SLIPSHEET (OR EQUIVALENT) BE UTILIZED IF GROUTED FILL, TILE, OR OTHER MOISTURE-SENSITIVE FLOOR COVERING IS PLANNED DIRECTLY ON CONCRETE SLABS. ALL SLABS SHOULD BE DESIGNED IN ACCORDANCE WITH STRUCTURAL CONSIDERATIONS. THE FLOOR SLAB SHOULD BE LIBERALLY JOINTED IN ACCORDANCE WITH ACI GUIDELINES TO HELP CONTROL CRACKING, RESULTING FROM DIFFERENTIAL MOVEMENT AND CONCRETE SHRINKAGE.

CONSTRUCTION CONSIDERATIONS

WE RECOMMEND THAT PSI BE RETAINED TO PROVIDE OBSERVATION AND TESTING DURING CONSTRUCTION, AND DURING EARTHWORK, PAVEMENT, AND OTHER GEOTECHNICAL RELATED CONSTRUCTION ACTIVITIES OF THIS PROJECT. PSI CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY CONDITIONS WHICH DEVIATE FROM THOSE DESCRIBED IN THIS REPORT IF NOT ENGAGED TO ALSO PROVIDE CONSTRUCTION OBSERVATION AND TESTING FOR THIS PROJECT.

DRAINAGE AND LANDSCAPE CONSIDERATIONS

SURFACE WATER MUST NOT BE ALLOWED TO POND ADJACENT TO THE PROPOSED FUTURE FOUNDATIONS. TO PRECLUDE DRAINAGE PROBLEMS, WE RECOMMEND CONTINUOUS ROOF GUTTERS FOR THE PROPOSED STRUCTURE. WE RECOMMEND THAT ROOF DRAINS BE CONNECTED TO A TIGHT-LINE PIPE LEADING TO STORM DRAIN FACILITIES OR OTHER SUITABLE DISCHARGE LOCATIONS. PAVEMENT SURFACES AND OPEN SPACE AREAS SHOULD BE SLOPED SUCH THAT SURFACE WATER RUNOFF IS COLLECTED AND ROUTED TO SUITABLE DISCHARGE POINTS. WE ALSO RECOMMEND THAT GROUND SURFACES ADJACENT TO BUILDINGS BE SLOPED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.

A POSITIVE SLOPE GRADIENT OF 5 PERCENT DOWN AND AWAY FROM THE BUILDING PERIMETERS SHOULD BE APPLIED TO THE FINISHED SUBGRADE (INCLUSIVE OF TOPSOL). THIS SLOPE SHOULD EXTEND NO LESS THAN 10 FEET AWAY FROM THE OUTSIDE BUILDING PERIMETER, WITH DRAINAGE SWALES PROVIDED TO REMOVE RUNOFF FROM AROUND THE STRUCTURE. ANY UTILITY TRENCH THAT ENTERS THE PERIMETER OF A STRUCTURE SHOULD BE EXCAVATED WITH A SLIGHT SLOPE DOWN AND AWAY FROM THE PERIMETER OF THE STRUCTURE.

LANDSCAPING AND IRRIGATION SHOULD NOT BE PLACED WITHIN 5 FEET OF PROPOSED STRUCTURE. TREES AND SHRUBS SHOULD BE POSITIONED A DISTANCE AWAY FROM THE STRUCTURE EQUAL TO HALF OF THEIR MATURE HEIGHT. WHERE CONCRETE FLATWORK SUCH AS SIDEWALKS ARE PLACED NEXT TO THE STRUCTURE, CONCRETE SHOULD BE PLACED ADJACENT TO THE FOUNDATION TO PREVENT A PLANTER STRIP THAT WOULD TRAP SURFACE WATER BETWEEN THE FOUNDATION AND THE SIDEWALK. IF VEGETATION IS PLANTED NEAR THE BUILDINGS, PLANTS THAT REQUIRE VERY LITTLE MOISTURE SHOULD BE USED. IRRIGATION SYSTEMS (DRIP AND/OR SPRINKLER HEADS) SHOULD NOT DIRECT WATER WHERE IT COULD SATURATE FOUNDATION SOIL. IF LANDSCAPING IS DESIRED CLOSER TO BUILDINGS, MOISTURE BARRIERS MAY BE CONSTRUCTED ADJACENT TO THE FOUNDATIONS TO MINIMIZE INFILTRATION BELOW. DETAILS CAN BE PROVIDED IF DESIRED.

PAVEMENT RECOMMENDATIONS

SUBGRADE SOILS FOR NEW PAVEMENTS SHOULD BE PREPARED IN GENERAL ACCORDANCE WITH THE SITE PREPARATION RECOMMENDATIONS (SECTION 4.2), TOGETHER WITH LIME-TREATMENT (SECTION 4.3) AND ENGINEERED FILL AND SURCHARGE FILL (SECTION 4.4) RECOMMENDATIONS.

PAVING WILL LIKELY CRACK DUE TO CONSOLIDATION OF DEEP-SEATED SOIL STRATA UNDER THE PROPOSED FILL AND SURCHARGE FILL LOAD IF THE SETTLEMENT MONITORING PROGRAM IS NOT COMPLETED. MAINTENANCE AND REPLACEMENT OF SITE PAVING SHOULD BE EXPECTED.

WHILE SPECIFIC TRAFFIC LOADS AND VOLUMES FOR THE PROJECT HAVE NOT BEEN PROVIDED, WE ARE PROVIDING RECOMMENDED LIGHT-DUTY AND MEDIUM TO HEAVY-DUTY PAVEMENT SECTIONS, WHICH HAVE BEEN SUCCESSFULLY UTILIZED FOR THIS TYPE OF DEVELOPMENT IN THE PROJECT AREA WITH SIMILAR TRAFFIC LOADING. FOR THESE PAVEMENT SECTIONS, WE HAVE ASSUMED AN R-VALUE OF 25 FOR THE SITE SUBGRADE SOILS AND A TRAFFIC INDEX OF 5.0 AND 7.0 FOR THE LIGHT DUTY AND MEDIUM TO HEAVY-DUTY SECTIONS, RESPECTIVELY.

ASPHALTIC CONCRETE (AC):

LIGHT DUTY (AUTOMOBILE PARKING: TI=5.0)

3 INCHES ASPHALT CONCRETE (CALTRANS STANDARD SPECS. SECTION 39)
8 INCHES CLASS II AGGREGATE BASE (CALTRANS STANDARD SPECS. SECTION 26)
12 INCHES COMPACTED SOIL SUBGRADE

MEDIUM TO HEAVY DUTY (ENTRANCE AND DRIVE LANES: TI=7.0)

3½ INCHES ASPHALT CONCRETE (CALTRANS STANDARD SPECS. SECTION 39)
14 INCHES CLASS II AGGREGATE BASE (CALTRANS STANDARD SPECS. SECTION 26)
12 INCHES COMPACTED SOIL SUBGRADE

R-VALUE TESTING SHOULD BE PERFORMED ON THE ACTUAL PAVEMENT SUBGRADE MATERIAL AT THE TIME OF SITE GRADING.

AS AN ALTERNATE, CONCRETE PAVEMENT COULD ALSO BE USED AT THE SITE. BASED ON THIS, WE OFFER THE FOLLOWING CONCRETE PAVEMENT RECOMMENDATIONS:

PORTLAND CEMENT CONCRETE (PCC):

LIGHT DUTY SECTION (TI=5.0)

6 INCHES PORTLAND CEMENT CONCRETE
4 INCHES CLASS II AGGREGATE BASE (CALTRANS STANDARD SPECS. SECTION 26)
12 INCHES COMPACTED SOIL SUBGRADE

MEDIUM TO HEAVY DUTY SECTION (TI=7.0)

6½ INCHES PORTLAND CEMENT CONCRETE
6 INCHES CLASS II AGGREGATE BASE (CALTRANS STANDARD SPECS. SECTION 26)
12 INCHES COMPACTED SOIL SUBGRADE

THE MEDIUM TO HEAVY-DUTY RIGID PAVEMENT SECTION PRESENTED ABOVE MERITS CONSIDERATION FOR AREAS TO RECEIVE RELATIVELY HIGH CONCENTRATED SUSTAINED LOADS AND BRAKING, SUCH AS AT TRASH DUMPSTER ENCLOSURES, DRIVEWAY ENTRANCES, AND LOADING/STORAGE AREAS.

BASED ON THE NEAR SURFACE SOIL ENCOUNTERED IN THE BORINGS, IT IS OUR OPINION THAT A MODULUS OF SUBGRADE REACTION (K) OF 125 POUNDS PER SQUARE INCH PER INCH (PSI/IN) IS SUITABLE FOR CONCRETE PAVEMENT SECTIONS, GIVEN THE PRESENCE OF THE UNDERLYING BASE COURSE.

BASED ON OUR LOCAL EXPERIENCE, RIGID CONCRETE PAVEMENTS ARE CONSIDERED A PART OF THE CIVIL SITE WORK PACKAGE AND THE CONCRETE MIX DESIGN SPECIFICATIONS AND REBAR REINFORCEMENT DETAILING IS DEVELOPED AS PART OF THE PROJECT SPECIFICATIONS, TYPICALLY BY THE CIVIL ENGINEER. MINIMUM CEMENT CONTENTS AND CEMENTITIOUS MATERIAL REPLACEMENT SPECIFICATIONS SHOULD CONSIDER THE TIME OF YEAR FOR CONCRETE PLACEMENT FOR OPTIMAL MATERIAL PERFORMANCE. THE DESIGN PROJECT ENGINEER OF RECORD IS BEST QUALIFIED TO BE FAMILIAR WITH THE PROJECT SCHEDULE AND TO ESTABLISH THOSE PARAMETERS. MAKING SOME TYPICAL ASSUMPTIONS, HOWEVER, PSI PROVIDES THE FOLLOWING RECOMMENDATIONS.

PSI RECOMMENDS THAT THE CONCRETE SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. THE CONCRETE PAVEMENTS SHOULD BE PROPERLY REINFORCED AND JOINTED (PER ACI REQUIREMENTS).

SAW CUT CONTROL JOINTS SHOULD BE PLACED AT MAXIMUM 15-FOOT INTERVALS AND SHOULD BE CUT AT A DEPTH OF AT LEAST ONE-QUARTER OF THE PAVEMENT THICKNESS. SAW CUT CONTROL JOINTS SPACED AT 10 FEET USUALLY CONTROL CRACKING BETTER THAN THE 15-FOOT INTERVAL. JOINTS SHOULD BE SAWED WITHIN 12 HOURS OF CONCRETE PLACEMENT, AND PREFERABLY SOONER. ALL JOINT SPACING IN LARGE PAVEMENT AREAS SHOULD BE SPACED IN ACCORDANCE WITH THE ACI STANDARD OR OTHER LOCAL REQUIREMENTS, IF STRICTER THAN THOSE SET BY ACI.

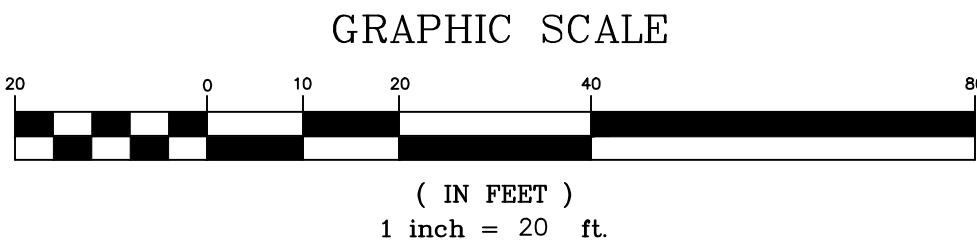
EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO A DIFFERENT MAGNITUDE OF MOVEMENT, SUCH AS: LIGHT POLES, CANOPIES, RETAINING WALLS, OR MANHOLES. EXPANSION JOINTS SHOULD BE SEALED WITH A POLYURETHANE SEALANT SO THAT MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED.

GENERAL PAVEMENT NOTES

ALL AGGREGATE BASE AND THE UPPER 12 INCHES OF SUBGRADE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR. MOISTURE CONTENTS SHOULD BE KEPT WITHIN +2 PERCENT FOR BASE MATERIALS AND 0 TO 4 PERCENT FOR FINE GRAINED MATERIALS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHOULD CONFORM TO GOOD ENGINEERING PRACTICES AND BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.

THE ABOVE RECOMMENDED PAVEMENT SECTIONS REPRESENT MINIMUM DESIGN THICKNESSES AND, AS SUCH, PERIODIC MAINTENANCE SHOULD BE ANTICIPATED. ALSO, THESE RECOMMENDED PAVEMENT SECTIONS SHOULD BE CONFIRMED OR MODIFIED BY YOUR CIVIL ENGINEER, BASED ON ACTUAL TRAFFIC AND THE OWNER'S REQUIREMENTS. THE PAVEMENT SECTION MATERIALS AND CONSTRUCTION SHOULD COMPLY WITH THE CALTRANS STANDARD SPECIFICATIONS AND LOCAL MUNICIPALITY REQUIREMENTS.

WHERE PAVEMENT AREAS ARE ADJACENT TO HEAVILY WATERED LANDSCAPING AREAS, WE RECOMMEND SOME MEASURE OF MOISTURE CONTROL BE TAKEN TO PREVENT THE SUBGRADE SOILS FROM BECOMING SATURATED. IT IS RECOMMENDED THAT THE CONCRETE CURBING ADJACENT TO THE LANDSCAPE AREAS EXTEND INTO THE PREPARED SUBGRADE TO REDUCE THE POTENTIAL FOR IRRIGATION WATER TO SATURATE SUBGRADE SOILS.

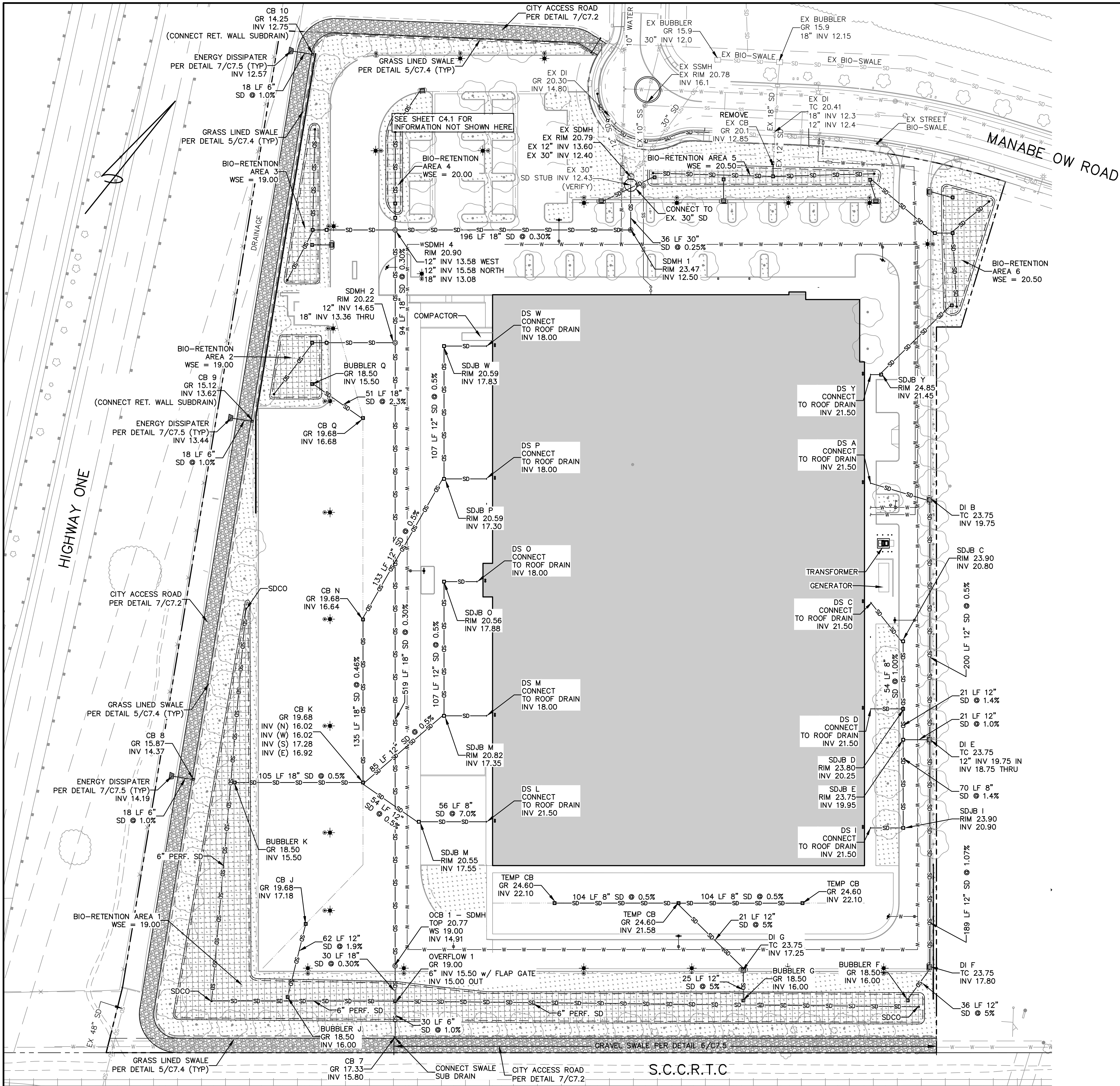


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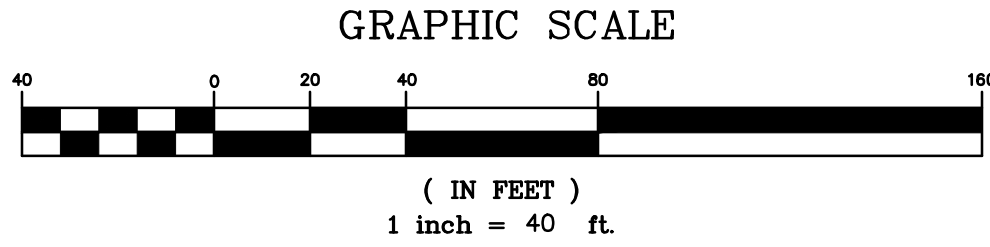
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NOTES:

1. SEE SHEET C7.4 FOR STREET BIO-SWALE DETAILS.
2. FOR BUBBLER STRUCTURE SEE DETAIL 4/C7.5
3. FOR OVERFLOW STRUCTURE SEE DETAIL 3/C7.5
4. FOR OCB SEE DETAIL 5/C7.5
5. FOR BIO-RETENTION SEE DETAIL 1/7.5
6. FOR DI SEE DWG. NO. S-204 ON SHEET C7.4
7. FOR CB SEE DETAIL 3 ON SHEET C7.4
8. FOR SDCO SEE DETAIL 2 ON SHEET C7.4
9. FOR SDMH SEE DWG. NO. S-202 ON SHEET C7.1
10. ALL DRAINAGE INLETS SHALL BE MARKED PER STORM DRAIN MARKER INSTALLATION DWG. NO. S-208 ON SHEET C7.1.

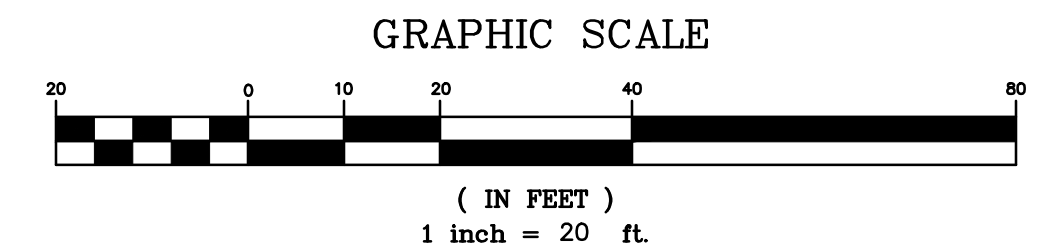
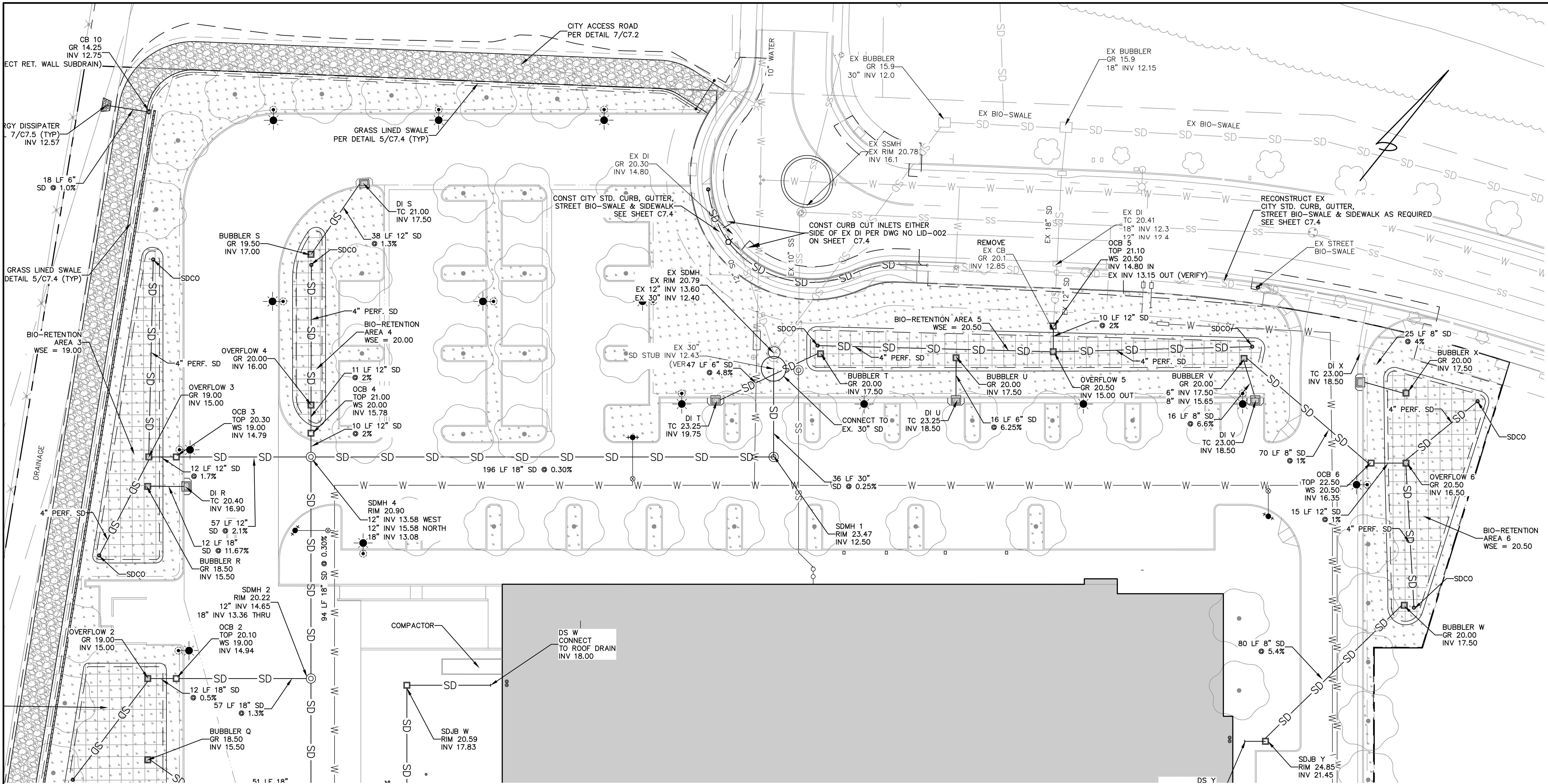


811
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REGISTERED PROFESSIONAL ENGINEER
JOEL FRANCIS RUCKA
No. 53588
STATE OF CALIFORNIA

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APN 018-711-33 & -34 (PART)		APPLICATION NO. 2138		
REVISED	JULY 15, 2022 - 4TH SUBMITTAL			
	APRIL 29, 2022 - 3RD SUBMITTAL			
	JANUARY 14, 2022 - 2ND SUBMITTAL			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY DRAINAGE PLAN		
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA		
SCALE 1" = 40'		DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021		CHECKED	INDEX PAJARO 2	C4.0
DESIGN	DWG NAME	FILE NO. 28503	OF 27	



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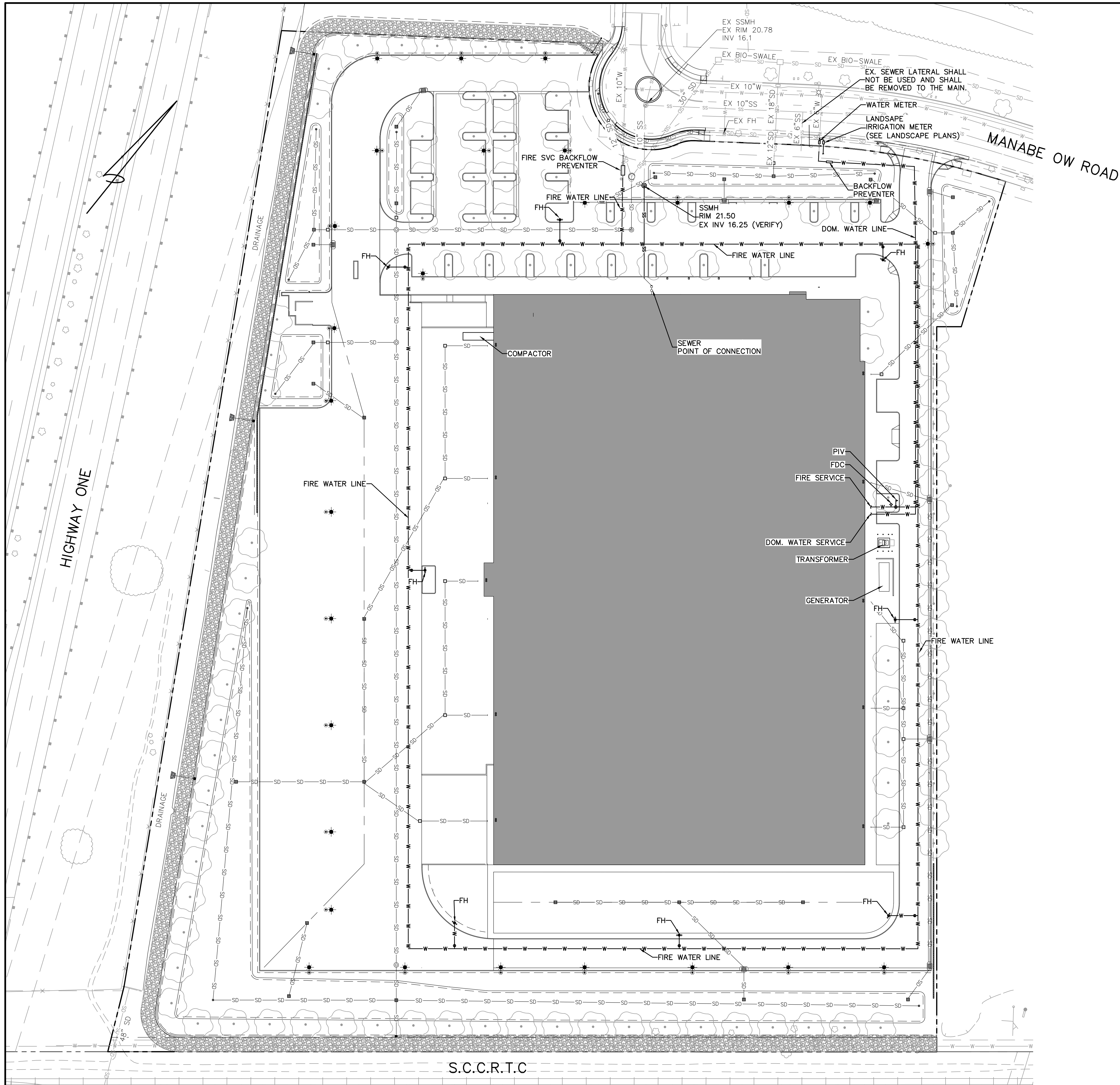
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APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

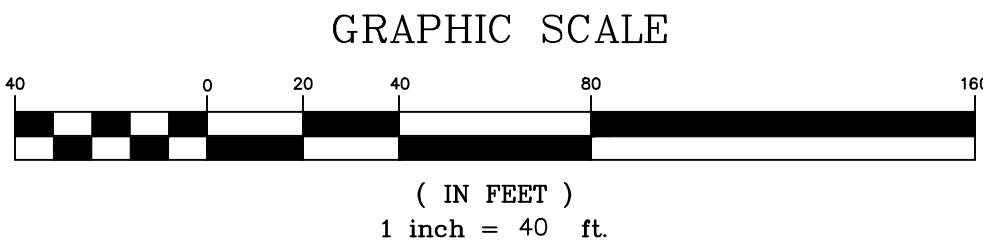
REVISED	JULY 15, 2022 - 4TH SUBMITTAL			
	APRIL 29, 2022 - 3RD SUBMITTAL			
	JANUARY 14, 2022 - 2ND SUBMITTAL			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY DRAINAGE PLAN		
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA		
SCALE 1" = 20'	DRAWN	JOB NO. 28503	SHEET	
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C4.1	
DESIGN	DWG NAME	FILE NO. 28503	OF 27	

K:\28503 - Ryan - 0 Manabe On Road\dwg\eta\2022 06 07\28503 utility.dwg, C5.0, 7/15/2022 1:04:32 PM,
DWG To PDF.pc3, 1:1



NOTES:

1. FOR WATER, SANITARY SEWER & STORM SEWER PIPING SEE DWG. NO. S-201 ON SHEET C7.1.
2. FOR STANDARD MANHOLE SEE DWG. NO. S-202 ON SHEET C7.1.
3. FOR SEWER LATERAL SEE DWG. NO. S-208a ON SHEET C7.2.
4. FOR STANDARD TRENCH BACKFILL SECTION SEE DWG. NO. S-401 ON SHEET C7.2.
5. FIRE SPRINKLER DESIGNER TO DETERMINE SIZE OF FDC.
5. ALL FIRE HYDRANTS WILL BE PRIVATE HYDRANTS AND WILL BE PAINTED SAFETY RED AND MAINTAINED IN ACCORDANCE WITH NFPA 20 & 24.



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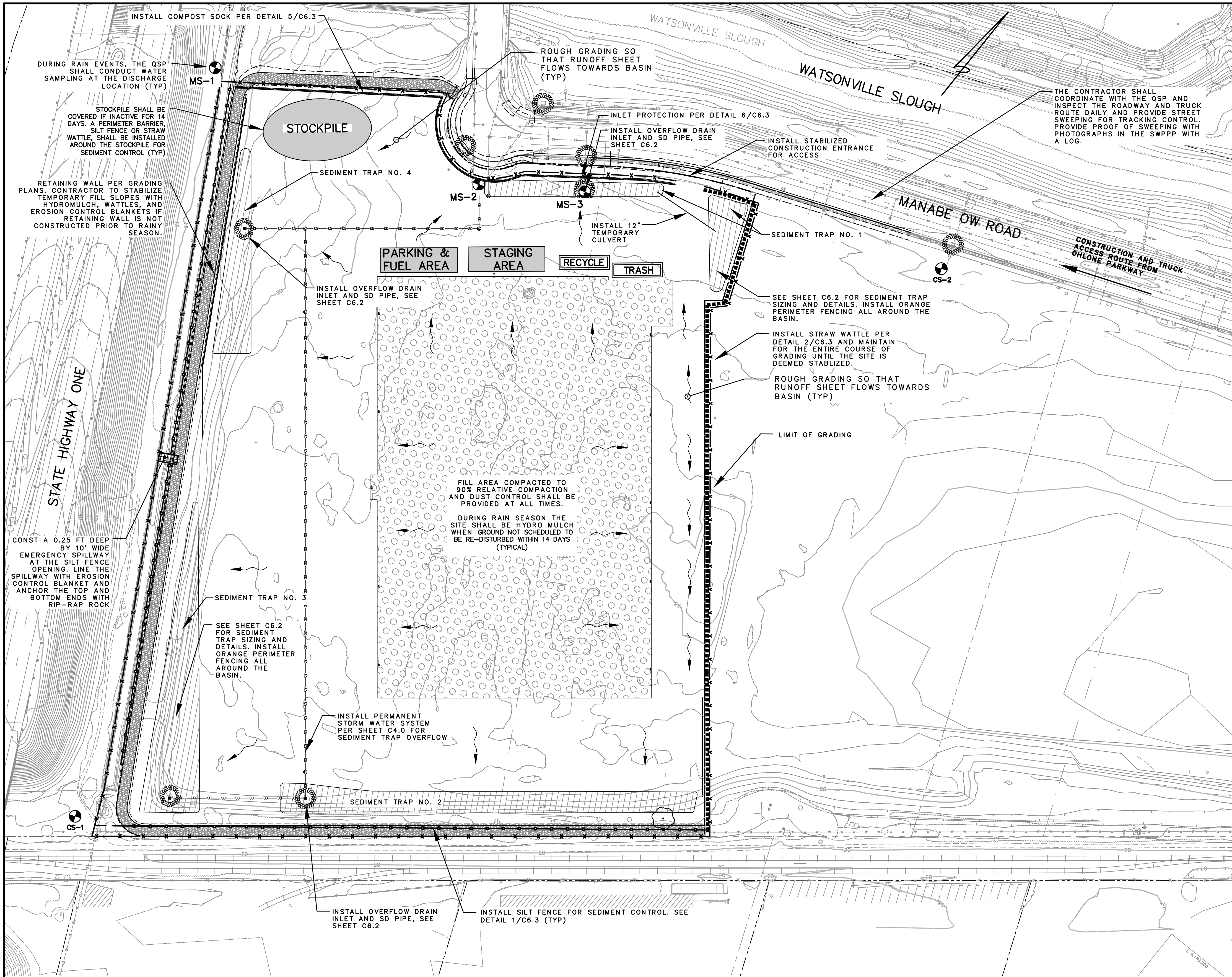
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APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	PRELIMINARY UTILITY PLAN GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
--	---

SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C5.0
DESIGN	DWG NAME	FILE NO. 28503	OF 27



CALTRANS BMP#	CALTRANS STD. PLAN	DESCRIPTION
SC-1, SC-5 SC-6	T51, T56 T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
SC-7	-	STREET SWEEPING
SC-10	-	INLET PROTECTION
WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
SS-3	-	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLAN
SS-7	T54	PERMANENT STABILIZATION PER LANDSCAPE DWGS
TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR RUMBLE STRIP (IF EXISTING PAVEMENT IS REMOVED)
WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	T53	TEMPORARY STAGING AND STOCKPILES
WM-9	-	SANITARY FACILITIES

BMP NOTES:

THE FOLLOWING CALTRANS BMPs SHALL BE IN PLACE ON SITE AS DESCRIBED IN THE BMP FACT SHEET UNLESS OTHERWISE DIRECTED BY THE PROJECT PLANS. CALTRANS BMP FACT SHEETS CAN BE FOUND AT THE FOLLOWING WEBSITE: (NOTE THAT THE URL BELOW IS CASE SENSITIVE AND MUST BE TYPED EXACTLY)

HTTPS://www.dot.ca.gov/hq/construc/stormwater/factsheets.htm

- SS-1 SCHEDULING
- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3 HYDRAULIC MULCH
- SS-7 GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS
- SS-9 EARTH DIKES/ DRAINAGE SWALES & LINED DITCHES
- SC-1 SILT FENCE
- SC-3 SEDIMENT TRAP
- SC-5 FIBER ROLLS
- SC-7 STREET SWEEPING & VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- WE-1 WIND EROSION CONTROL
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/ EXIT (IF NEEDED)
- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING & GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION/ ILLEGAL DISCHARGE DETECTION AND REPORTING
- NS-7 POTABLE WATER/ IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 PILE DRIVING OPERATIONS (SHEET PILE)
- NS-12 CONCRETE CURING
- NS-14 CONCRETE FINISHING
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SEPTIC/ SANITARY WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

NOTE:

THE PROJECT QSP, MAY USE THE BMP DETAILS SHOWN ON SHEET C8.1 IN LIEU OF THE CALTRANS STANDARD BMP DETAILS AT HIS/HER DISCRETION.

LEGEND

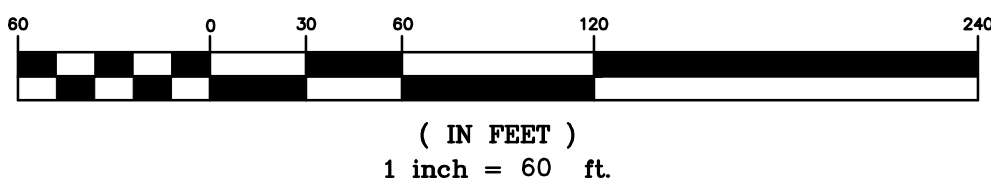
STRAW WATTLE/FIBER ROLL	SITE GRADING & EXCAVATION	[Pattern]
INLET PROTECTION DEVICE	[Symbol]	CONSTRUCTION ENTRANCE & EXIT	[Pattern]
FILTREXX COMPOST SOCK	=====	BUILDING PAD	[Pattern]
PROPERTY LINE	-----		
CONSTRUCTION FENCE	-x-x-x-		
GRADING LIMITS	----		
CONTROL OR UPSTREAM (UNCONTAMINATED) SAMPLING LOCATION FOR NON-VISIBLE POLLUTANTS IN THE EVENT OF A SPILL OR UNPLANNED DISCHARGE.	[Symbol]	POLLUTANT MONITORING SAMPLING LOCATION FOR NON-VISIBLE POLLUTANTS IN THE EVENT OF A SPILL OR UNPLANNED DISCHARGE. ALSO SERVES AS TURBIDITY AND PH TESTING LOCATION.	[Symbol]

PHASE 1 OPERATIONS

1. MAINTAIN PERIMETER SEDIMENT AND EROSION CONTROL MEASURES.
2. CONSTRUCT AND/OR PROVIDE ADDITIONAL BMPs FOR DISTURBED AREAS NOT UNDER CONSTRUCTION.
3. STABILIZE DISTURBED GROUND NOT SCHEDULED TO BE RE-DISTURBED WITHIN 14 DAYS.
4. USE SOIL BINDER OR HYDRO MULCH AS TEMPORARY BMP TO STABILIZE DISTURBED SOILS PRIOR TO OCCASIONAL LIGHT STORM EVENTS.
5. THE QSP SHALL MONITOR AND EVALUATE THE SOIL CONDITION AT THE PROJECT SITE AND DIRECT THE CONTRACTOR TO INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED TO PREVENT FURTHER EROSION.
6. ALL DISTURBED AREAS NOT TO BE RE-DISTURBED SHALL BE HYDROSEEDING WITH NATIVE MIX AND MULCH PER THE CITY OF WATSONVILLE MIX ON SHEET 6.3
7. PROVIDE WASTE MANAGEMENT BMPs.
8. EARTHWORK INVOLVING >1,000 CY SHALL BE SUPERVISED BY THE PROJECT SOILS ENGINEER.

TOTAL AREA OF DISTURBANCE = 490,616 SF (11.26 AC)

GRAPHIC SCALE



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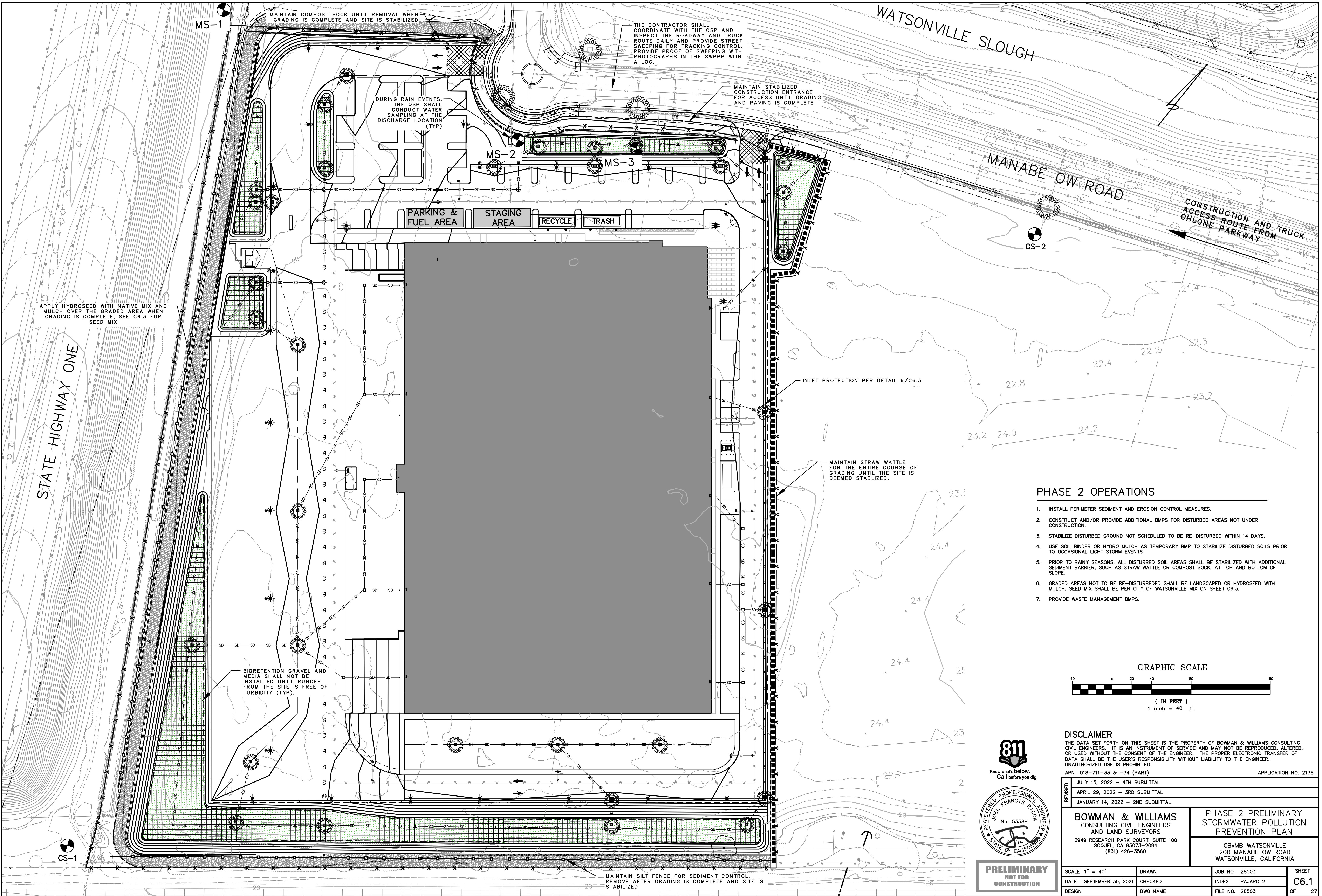
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APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL
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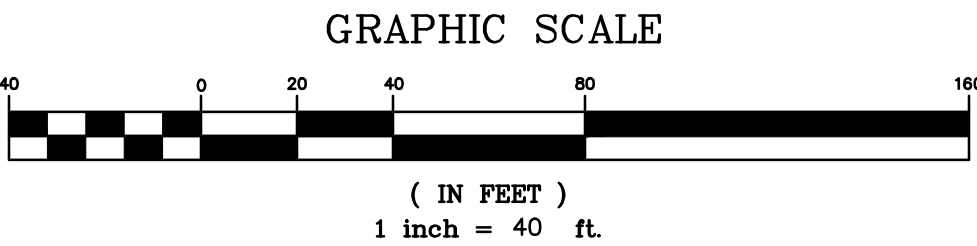
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560	PHASE 1 PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE 1" = 60'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C6.0
DESIGN	DWG NAME	FILE NO. 28503	OF 27



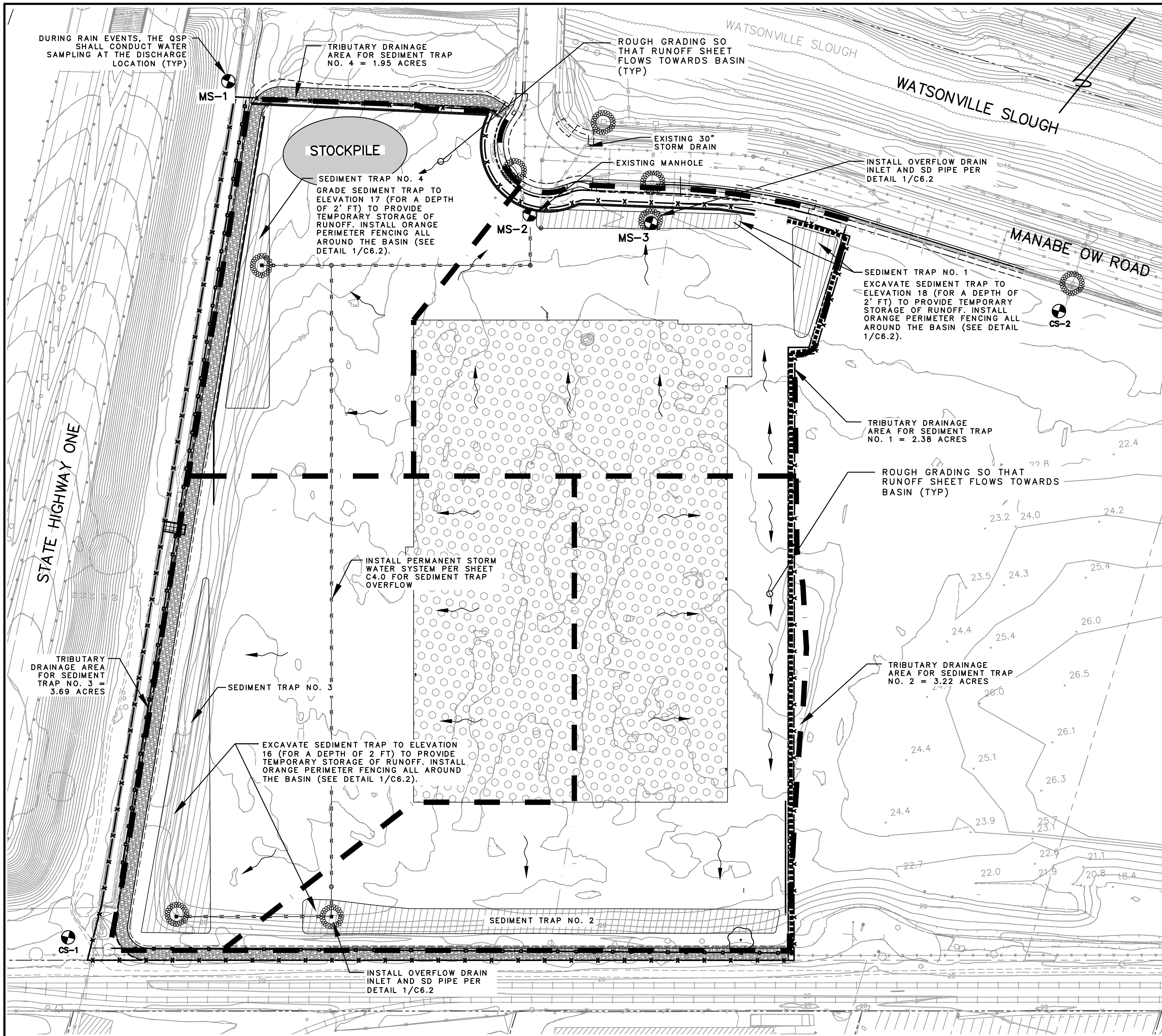
PHASE 2 OPERATIONS

- 1. INSTALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES.
- 2. CONSTRUCT AND/OR PROVIDE ADDITIONAL BMPs FOR DISTURBED AREAS NOT UNDER CONSTRUCTION.
- 3. STABILIZE DISTURBED GROUND NOT SCHEDULED TO BE RE-DISTURBED WITHIN 14 DAYS.
- 4. USE SOIL BINDER OR HYDRO MULCH AS TEMPORARY BMP TO STABILIZE DISTURBED SOILS PRIOR TO OCCASIONAL LIGHT STORM EVENTS.
- 5. PRIOR TO RAINY SEASONS, ALL DISTURBED SOIL AREAS SHALL BE STABILIZED WITH ADDITIONAL SEDIMENT BARRIER, SUCH AS STRAW WATTLE OR COMPOST SOCK, AT TOP AND BOTTOM OF SLOPE.
- 6. GRADED AREAS NOT TO BE RE-DISTURBED SHALL BE LANDSCAPED OR HYDROSEED WITH MULCH. SEED MIX SHALL BE PER CITY OF WATSONVILLE MIX ON SHEET C6.3.
- 7. PROVIDE WASTE MANAGEMENT BMPs.



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APN 018-711-33 & -34 (PART)		APPLICATION NO. 2138	
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	JANUARY 14, 2022 - 2ND SUBMITTAL		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		PHASE 2 PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN	
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA	
SCALE 1" = 40'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C6.1
DESIGN	DWG NAME	FILE NO. 28503	OF 27



Flow Rate Calculations for Sediment Trap No. 1 - 100 Year Event

Weighted C Calculations for Post Development Surfaces

Area Description	Area (ft2)	Area (AC)	C	A*C
Rough Graded Areas	103,586	2.38	0.60	1.426804
Total:	2.38		1.43	
Weighted C=	0.60			

Notation

Q_{Post} = Post Development Flow Rate For Project Area

Basis of Calculation

$$I = ((4.29112)^{(1.1952^{(0.60)})}) / (L^{((0.60924) * (0.78522^{(0.60)}))}) * I_a$$

$$Q = C * C_a * I * A$$

Intensity for Storm

Return Period =	100	Years
P60 Isopeleth =	1.33	(Based on Location - See County Map)
I _a =	1.5	(Based on Return Period - See Above Right)

Runoff Flow Calculations

Description	Area (ac)	C	C _a	T _c (min)	I (in/hr)	Q (cfs)
Post Development - 100 Year Return	2.38	0.600	1.25	10	2.951	5.28

Pipe Size Calculations

Pipe Size (in)	n (unitless)	A (sf)	P (ft)	R (ft)	S (ft/ft)	Qt (cfs)
18	0.012	1.77	4.71	0.38	0.010	11.38

Flow Rate Calculations for Sediment Trap No. 3 - 100 Year Event

Weighted C Calculations for Post Development Surfaces

Area Description	Area (ft2)	Area (AC)	C	A*C
Rough Graded Areas	160,732	3.69	0.60	2.213939
Total:	3.69		2.21	
Weighted C=	0.60			

Notation

Q_{Post} = Post Development Flow Rate For Project Area

Basis of Calculation

$$I = ((4.29112)^{(1.1952^{(0.60)})}) / (L^{((0.60924) * (0.78522^{(0.60)}))}) * I_a$$

$$Q = C * C_a * I * A$$

Intensity for Storm

Return Period =	100	Years
P60 Isopeleth =	1.33	(Based on Location - See County Map)
I _a =	1.5	(Based on Return Period - See Above Right)

Runoff Flow Calculations

Description	Area (ac)	C	C _a	T _c (min)	I (in/hr)	Q (cfs)
Post Development - 100 Year Return	3.69	0.600	1.25	10	2.951	8.17

Pipe Size Calculations

Pipe Size (in)	n (unitless)	A (sf)	P (ft)	R (ft)	S (ft/ft)	Qt (cfs)
18	0.012	1.77	4.71	0.38	0.020	16.09

Flow Rate Calculations for Sediment Trap No. 2 - 100 Year Event

Weighted C Calculations for Post Development Surfaces

Area Description	Area (ft2)	Area (AC)	C	A*C
Rough Graded Areas	140,131	3.22	0.60	1.930179
Total:	3.22		1.93	
Weighted C=	0.60			

Notation

Q_{Post} = Post Development Flow Rate For Project Area

Basis of Calculation

$$I = ((4.29112)^{(1.1952^{(0.60)})}) / (L^{((0.60924) * (0.78522^{(0.60)}))}) * I_a$$

$$Q = C * C_a * I * A$$

Intensity for Storm

Return Period =	100	Years
P60 Isopeleth =	1.33	(Based on Location - See County Map)
I _a =	1.5	(Based on Return Period - See Above Right)

Runoff Flow Calculations

Description	Area (ac)	C	C _a	T _c (min)	I (in/hr)	Q (cfs)
Post Development - 100 Year Return	3.22	0.600	1.25	10	2.951	7.12

Pipe Size Calculations

Pipe Size (in)	n (unitless)	A (sf)	P (ft)	R (ft)	S (ft/ft)	Qt (cfs)
18	0.012	1.77	4.71	0.38	0.020	16.09

Flow Rate Calculations for Sediment Trap No. 4 - 100 Year Event

Weighted C Calculations for Post Development Surfaces

Area Description	Area (ft2)	Area (AC)	C	A*C
Rough Graded Areas	84,885	1.95	0.60	1.169215
Total:	1.95		1.17	
Weighted C=	0.60			

Notation

Q_{Post} = Post Development Flow Rate For Project Area

Basis of Calculation

$$I = ((4.29112)^{(1.1952^{(0.60)})}) / (L^{((0.60924) * (0.78522^{(0.60)}))}) * I_a$$

$$Q = C * C_a * I * A$$

Intensity for Storm

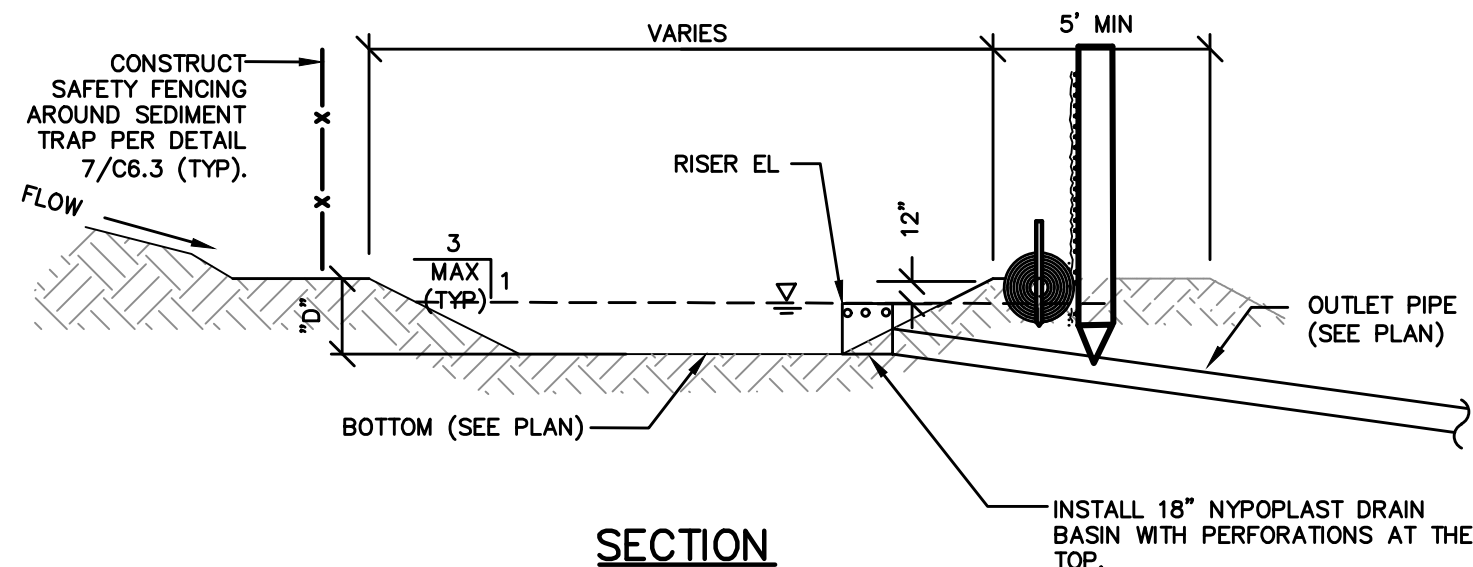
Return Period =	100	Years
P60 Isopeleth =	1.33	(Based on Location - See County Map)
I _a =	1.5	(Based on Return Period - See Above Right)

Runoff Flow Calculations

Description	Area (ac)	C	C _a	T _c (min)	I (in/hr)	Q (cfs)
Post Development - 100 Year Return	1.95	0.600	1.25	10	2.951	4.31

Pipe Size Calculations

Pipe Size (in)	n (unitless)	A (sf)	P (ft)	R (ft)	S (ft/ft)	Qt (cfs)
18	0.012	1.77	4.71	0.38	0.020	16.09



NOTE:

- TRAP LAYOUT MAY BE MODIFIED AS REQUIRED FOR SITE CONSTRUCTION AND ACCESS AS DIRECTED BY THE PROJECT ENGINEER
- REQUIRED SEDIMENT TRAP VOLUME = 67 CY/ACRE SETTLING + 33 CY/ACRE STORAGE = 100 CY /ACRE TOTAL

SEDIMENT TRAP NO. 1

- TRIBUTARY AREA = 2.38 ACRES, TRAP NO. 1 AVERAGE SURFACE AREA FOR 2' DEPTH 1' FREEBOARD WITH 3:1 SIDE SLOPES = 6,460 S.F.
- STORAGE & SETTLING VOLUME REQUIRED= 2.38 ACRES X 100 CY/ACRE = 238 CY (6,426 CF)
STORAGE & SETTLING VOLUME PROVIDED = 6,460 S.F. X 1 FT = 6,460 CF
TOTAL SEDIMENT TRAP DEPTH "D" = 1' (FREEBOARD) + 1' = 2'

SEDIMENT TRAP NO. 2

- TRIBUTARY AREA = 3.22 ACRES, TRAP NO. 2 AVERAGE SURFACE AREA FOR 1' DEPTH 1' FREEBOARD WITH 3:1 SIDE SLOPES = 11,957 S.F.
- STORAGE & SETTLING VOLUME REQUIRED= 3.22 ACRES X 100 CY/ACRE = 322 CY (8,694 CF)
STORAGE & SETTLING VOLUME PROVIDED = 11,957 S.F. X 1.0 FT = 11,957 CF
TOTAL SEDIMENT TRAP DEPTH "D" = 1' (FREEBOARD) + 1' = 2'

SEDIMENT TRAP NO. 3

- TRIBUTARY AREA = 3.69 ACRES, TRAP NO. 3 AVERAGE SURFACE AREA FOR 2' DEPTH 1' FREEBOARD WITH 3:1 SIDE SLOPES = 12,992 S.F.
- STORAGE & SETTLING VOLUME REQUIRED= 3.69 ACRES X 100 CY/ACRE = 369 CY (9,963 CF)
STORAGE & SETTLING VOLUME PROVIDED = 12,992 S.F. X 1.0 FT = 12,992 CF
TOTAL SEDIMENT TRAP DEPTH "D" = 1' (FREEBOARD) + 1' = 2'

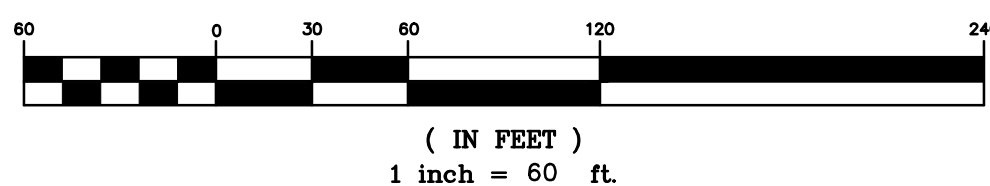
SEDIMENT TRAP NO. 4

- TRIBUTARY AREA = 1.95 ACRES, TRAP NO. 4 AVERAGE SURFACE AREA FOR 2' DEPTH 1' FREEBOARD WITH 3:1 SIDE SLOPES = 6,323 S.F.
- STORAGE & SETTLING VOLUME REQUIRED= 1.95 ACRES X 100 CY/ACRE = 195 CY (5,265 CF)
STORAGE & SETTLING VOLUME PROVIDED = 6,323 S.F. X 1.0 FT = 6,323 CF
TOTAL SEDIMENT TRAP DEPTH "D" = 1' (FREEBOARD) + 1' = 2'

SEDIMENT TRAP DETAIL

SCALE: NTS

GRAPHIC SCALE



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REVISED	JULY 15, 2022 - 4TH SUBMITTAL
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560	PHASE 1 PRELIMINARY SEDIMENT TRAPS SIZING & DETAILS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE 1" = 60'	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C6.2
DESIGN	DWG NAME	FILE NO. 28503	OF 27

City of Watsonville
Erosion Control Standards

Temporary erosion control measures are effective during the rainy season
(October 15 to April 15).

General Requirements

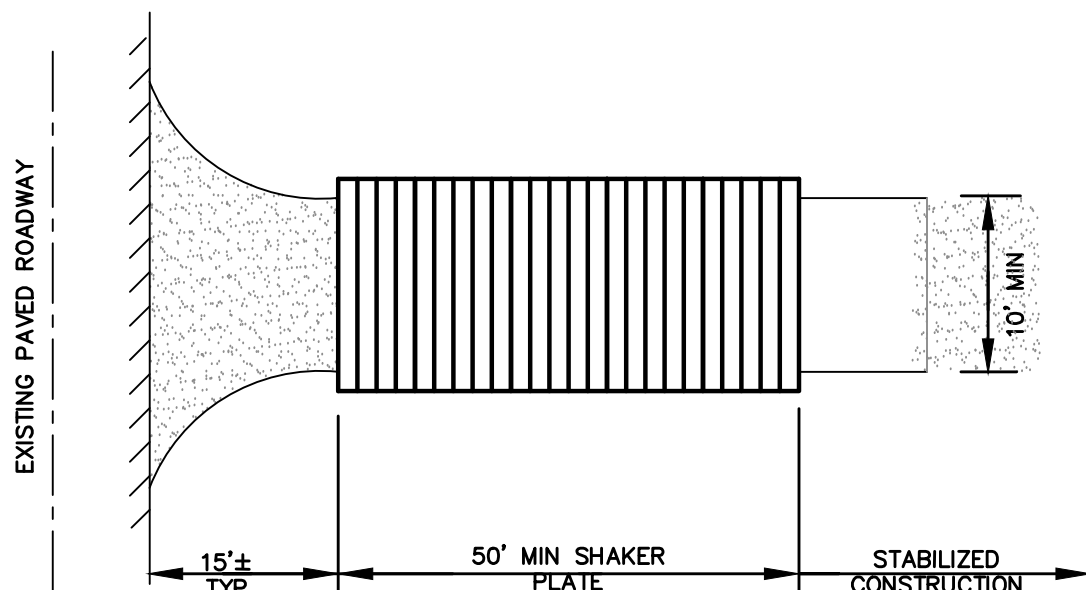
- If any grading operations, other than lot finish grading, are to be performed during the rainy season, October 15 through April 15, an **Erosion Control Plan must be submitted by August 15** and the plan must be approved by the City of Watsonville prior to the commencement of any such grading operations.
- All erosion and sediment control measures shall be constructed and maintained in accordance with the *Erosion and Sediment Control Field Manual*, published by the California Regional Water Quality Control Board, Region 2, unless otherwise stated within these Standards. Recommended practices cited in these standards come from the Third Edition, July 1999. Control measures are subject to the inspection and approval of the City. Schedule an initial site inspection by calling 831-728-6018 at least 48 hours prior to the start of any work.
- Except as otherwise directed by the Inspector, **all devices shown on the Erosion Control Plan shall be in place at the end of each day**. All erosion control facilities must be inspected and repaired by the owner/contractor at the end of each working day during the rainy season and maintained during the rainy season (October 15 to April 15). Any erosion control facilities that are disturbed during the work day must be in place and functional by the end of each day.
- Temporary erosion control devices and Best Management Practices (BMPs) shall be relocated or modified only with approval of the Inspector.**
- The Permittee or Contractor shall be responsible for any and all emergency work during rainstorms.
- Borrow areas and temporary stockpiles shall be protected with appropriate erosion control measures to the satisfaction of the Inspector. (Recommended Practices: *Temporary seeding and mulching*, p. 31; *Hydromulching - hydroseeding*, p. 35; *Erosion control blankets and geotextiles*, p. 45; *Fiber rolls*, p. 47).
- Sufficient erosion control materials shall be stored on site and placed at intervals shown on erosion control plans.

Inspections

- After October 15, all erosion control measures will be **inspected by the City daily and after each storm**. After October 15, damage to BMPs must be repaired at the close of each day and whenever rain is forecast.

Hydroseeding and Mulching

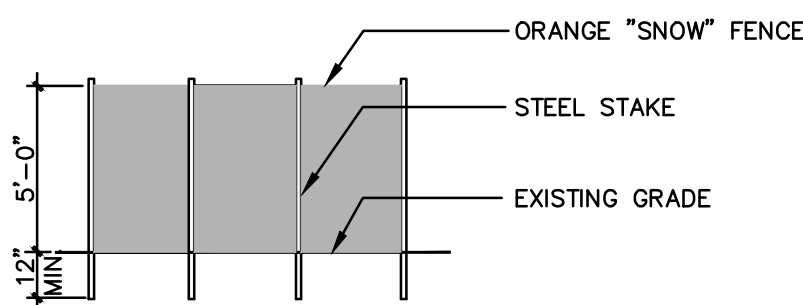
- All graded areas with slopes in excess of 5% shall be hydroseeded per the *Erosion and Sediment Control Field Manual*, p. 35**. In addition to hydroseeding, application of **straw with a tackifier or mulch may be required** by the City. Graded areas with slopes less than 5% shall be protected from erosion with straw and a tackifier. An approved mic design follows:



NOTES:

- THE CONTRACTOR SHALL EMPLOY A MONITORING STATION TO OBSERVE AND ASSESS THE DUST AND TRACKING CONDITIONS.
- AT THE DIRECTION OF THE GSP, THE CONTRACTOR MAY DEPLOY A STREET SWEEPER TO CONTROL TRACKING.

4 CONSTRUCTION ENTRANCE/EXIT
C6.2 SCALE: NTS



7 SAFETY FENCE DETAIL
C6.2 SCALE: NTS

Blando Drome	BROMUS CARINATUS	30 lbs./acre 25 LBS./ACRE
Zorro Feseta	ELYMUS GLAUCUS	10 lbs./acre 10 LBS./ACRE
Hykon Rose Clover	VULPIA MICROSTACHYS	12 lbs./acre 6 LBS./ACRE
California Native Wildflower	TRIFOLIUM CLUTUM	8 lbs./acre 4 LBS./ACRE
Fertilizer (ammonium phosphate with sulfur, 16-20-0)		200 lbs./acre
Organic Binder		100 lbs./acre
Straw Mulch		4000 lbs./acre (about 45 bales/acre)

Note: Santa Cruz County Erosion Control Mix (used at 60 lbs./acre) may be used for the seed portion of the above mix.

Stormwater Conveyance

- If the permanent storm drain system is not installed by October 1, **temporary ditches shall be constructed** to contain the storm water and direct it to sediment control facilities. Temporary ditches shall be lined with a suitable material that prevents erosion of the ditch.

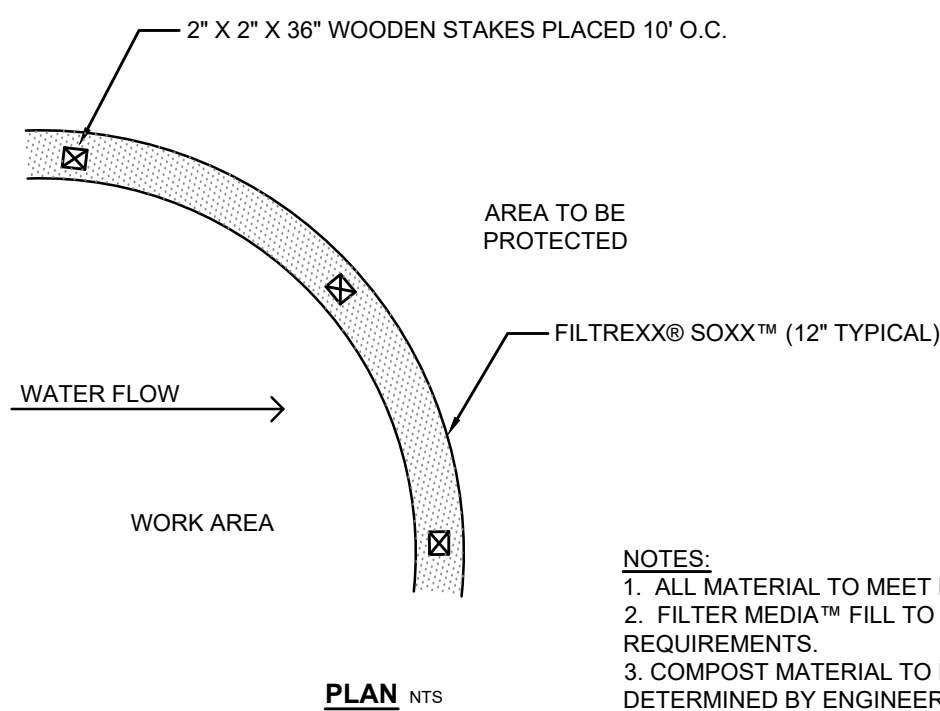
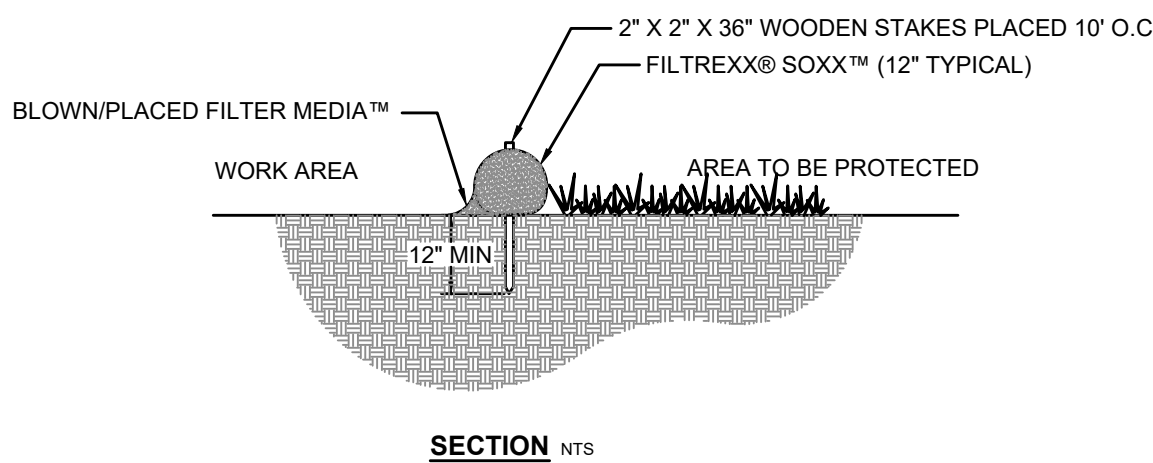
Provide **velocity check dams in all unpaved graded channels** at the intervals indicated below. (Recommended Practices: *Check dams*, p. 57; *Temporary straw bale dike*, p. 65; *Sand/gravel bag barrier*, p. 69).

Grade of Channel	Interval
Less than 3%	100 feet
3% to 6%	50 feet
Over 6%	25 feet

- All cut and fill slopes are to be protected to prevent overbank flow** using 4" earth berms or sand bags. When directed by the Inspector, a 12-inch berm shall be maintained along the top of the slope of those fills on which grading is not in progress. (Recommended Practice: *Sand/gravel bag barrier*, p. 69).

- Provide **velocity check dams in all unpaved streets** at the intervals indicated below. Velocity check dams may be constructed of straw bales, sandbags or other erosion resistant materials approved by the Inspector, and shall extend completely across the street or channel at right angles to the centerline. Earth dikes may not be used as velocity check dams. (Recommended Practices: *Check dams*, p. 57; *Temporary straw bale dike*, p. 65; *Sand/gravel bag barrier*, p. 69).

Grade of the Street	Interval
Less than 2%	As required
2% to 4%	100 feet
4% to 10%	50 feet
Over 10%	25 feet



- NOTES:
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

5 FILTREXX® SEDIMENT CONTROL
C6.2 NTS

Construction Entrances

- The Contractor shall place drain rock as a gravel roadway (6" minimum thickness for the full width and 50 feet long) at each road entrance to the site. Any mud that is tracked onto public streets shall be removed the same day. (Recommended Practices: *Stabilized construction entrance*, p. 51; *Entrance/exit tire wash*, p. 53).

- All soil and debris shall be removed from any street areas impacted by construction on a daily basis, or more frequently as directed by the Inspector. The site shall be maintained so as to minimize sediment laden runoff to any storm drain or natural drainage system.

Miscellaneous

- Utility or storm drain trenches that are cut through basin dikes or basin inlet dikes, shall be plugged with sandbags from top of pipe to top of dike. Utility lines shall first be encased in concrete before sandbags are placed.

- All open utility trenches shall be blocked at the prescribed intervals from the bottom to top with a double row of sandbags prior to backfill. Utility trenches shall be blocked at the prescribed intervals with a double row of sandbags extending two sandbags from the graded surface of the street. Sandbags are to be placed with alternate header and stretcher courses. The intervals prescribed between sandbag locking shall depend on the slope of the ground surface, but not exceed the following:

Grade of the Trench	Interval
Less than 2%	As required
2% to 4%	100 feet
4% to 10%	50 feet
Over 10%	25 feet

- After utility trenches are backfilled and compacted, the surfaces over such trenches shall be mounded slightly to prevent channeling of water in the trench area. Care should be exercised to provide for cross flow at frequent intervals where trenches are not on the center line of a crowned street.

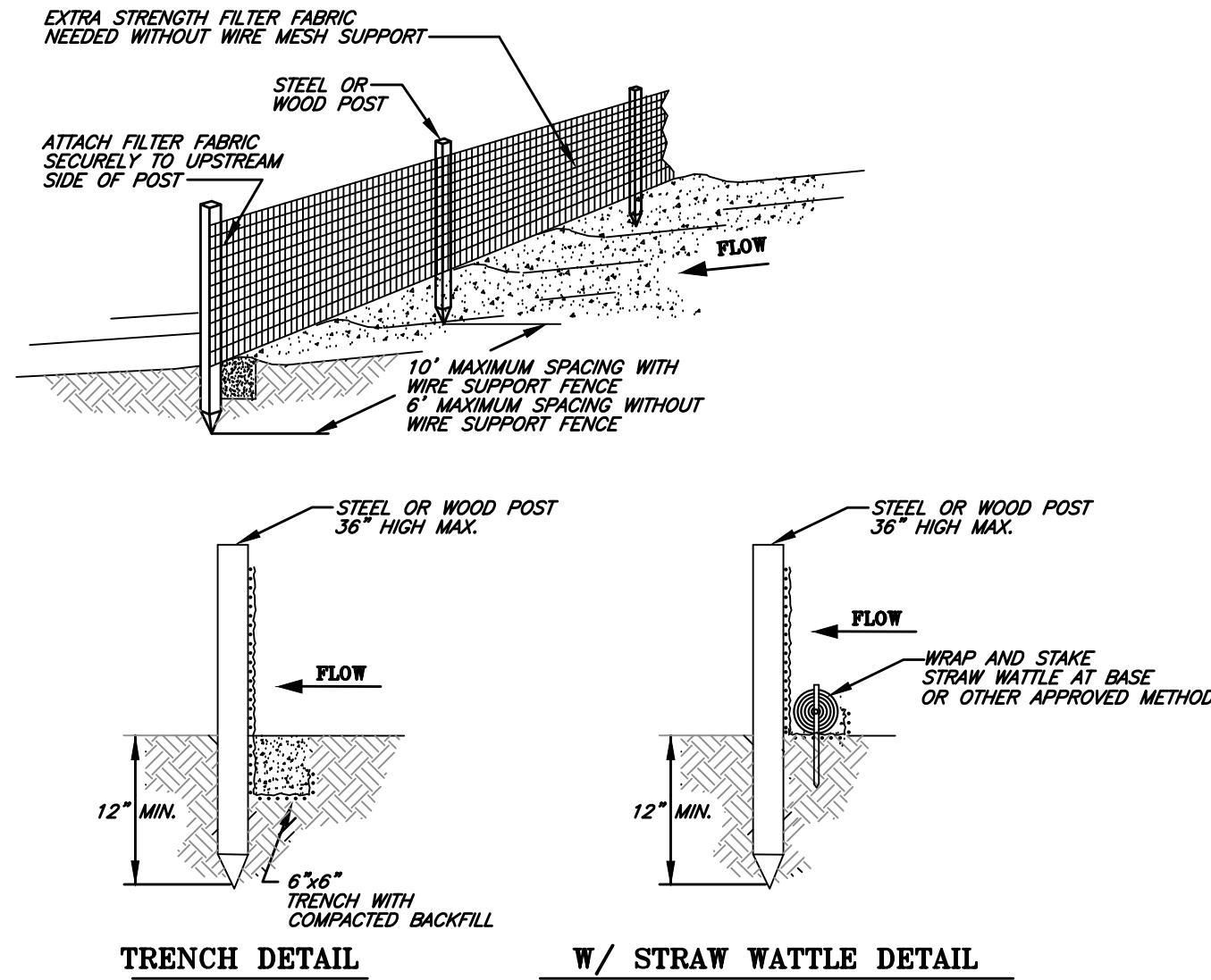
- Hazardous materials and wastes**, including petroleum products, asphalt products, pesticides, paints, stains, solvents, and concrete curing compounds must be properly stored and handled, as per the *Erosion and Sediment Control Field Manual*, p. 97-106.

- Concrete mixing equipment and trucks must be cleaned in a properly constructed **Concrete Washout Area** as per the *Erosion and Sediment Control Field Manual*, p. 107. Concrete wash-out is not allowed to flow into streets, storm drains, or off of the construction site.

Erosion and Sediment Control Field Manual

Third Edition, 1999

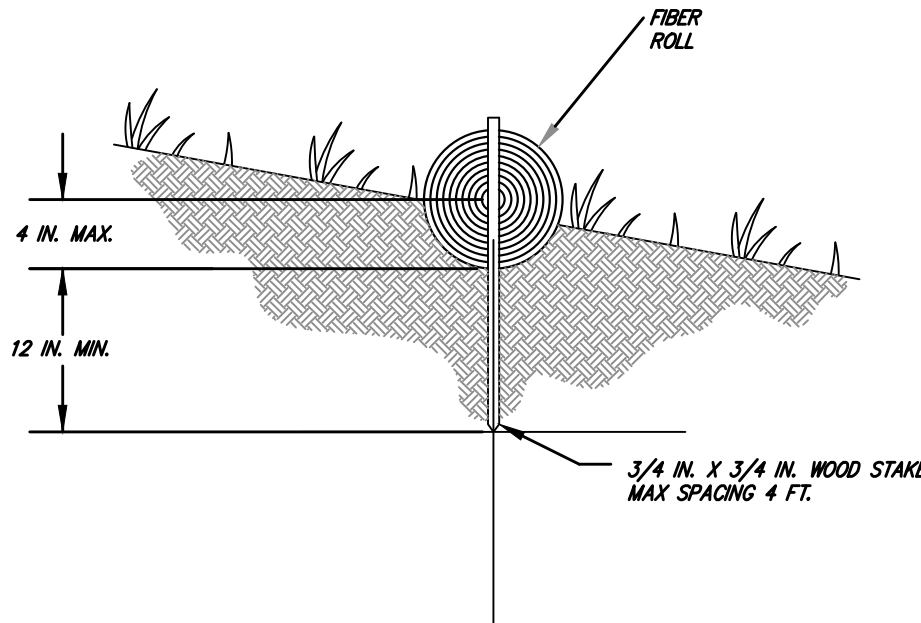
To order a copy of this Manual, contact
Friends of the San Francisco Estuary, P.O. Box 791, Oakland, CA 94604-0791,
call (510) 622-2419, or go to <http://store.abag.ca.gov/construction.asp>



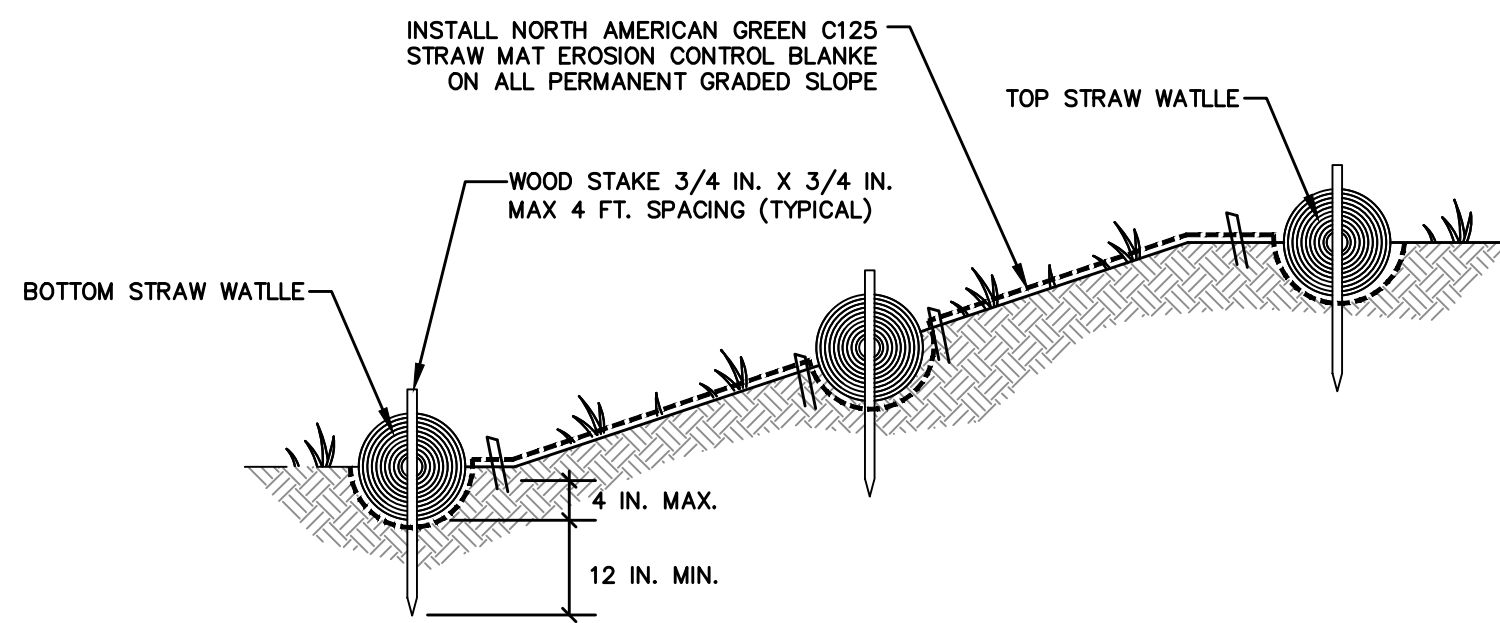
NOTES:

- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 SILT FENCE
C6.2 SCALE: NTS



2 STRAW WATTLES/FIBER ROLLS
C6.2 SCALE: NTS



3 TYPICAL SLOPE EROSION CONTROL
C6.2 SCALE: NTS

DISCLAIMER

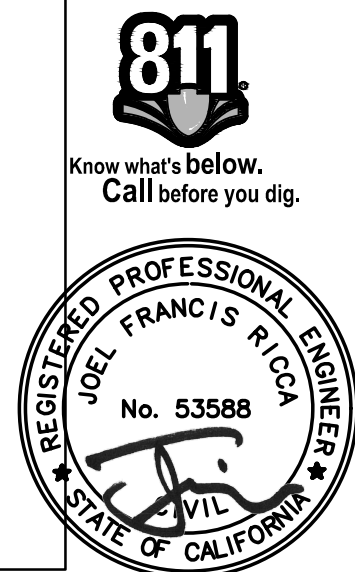
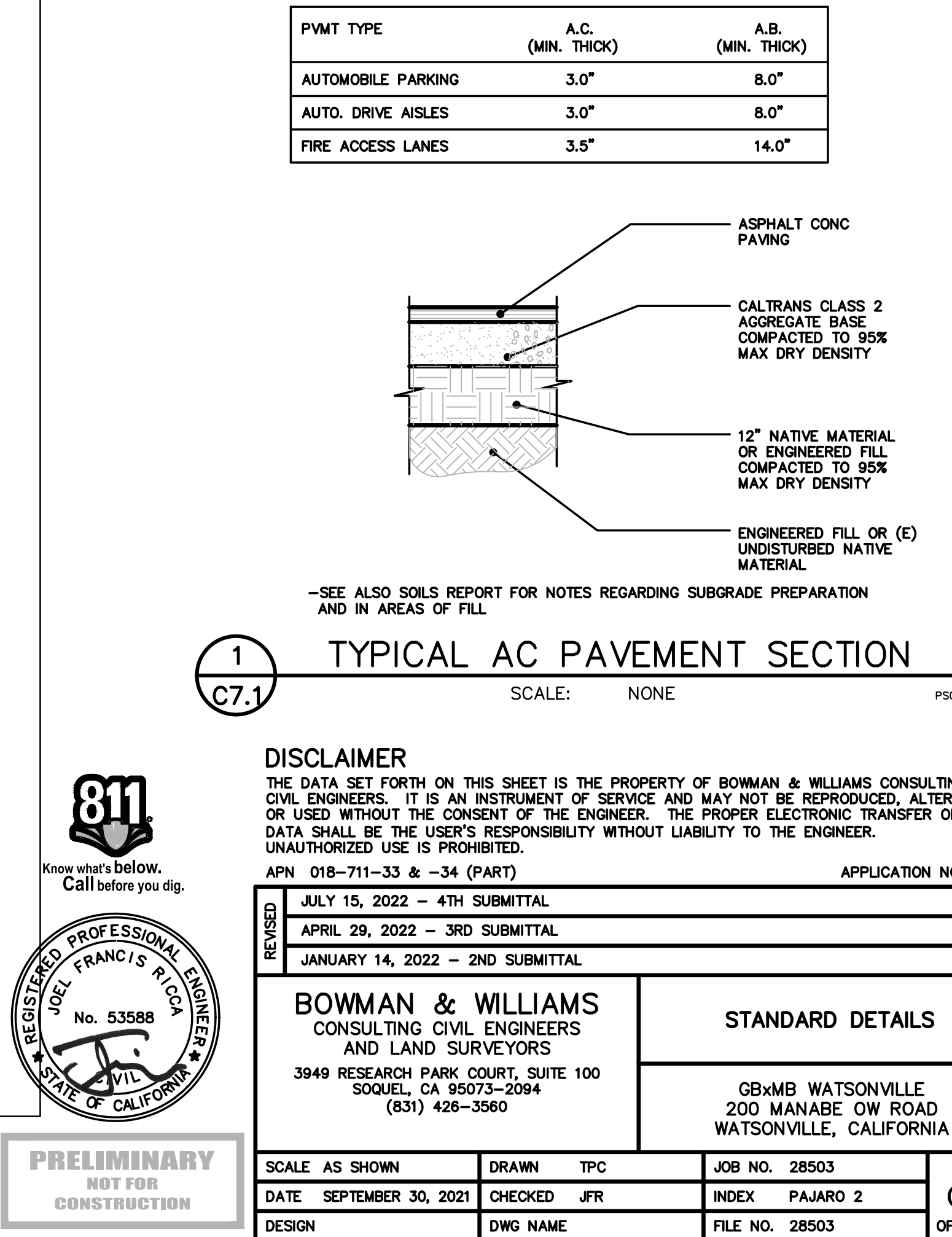
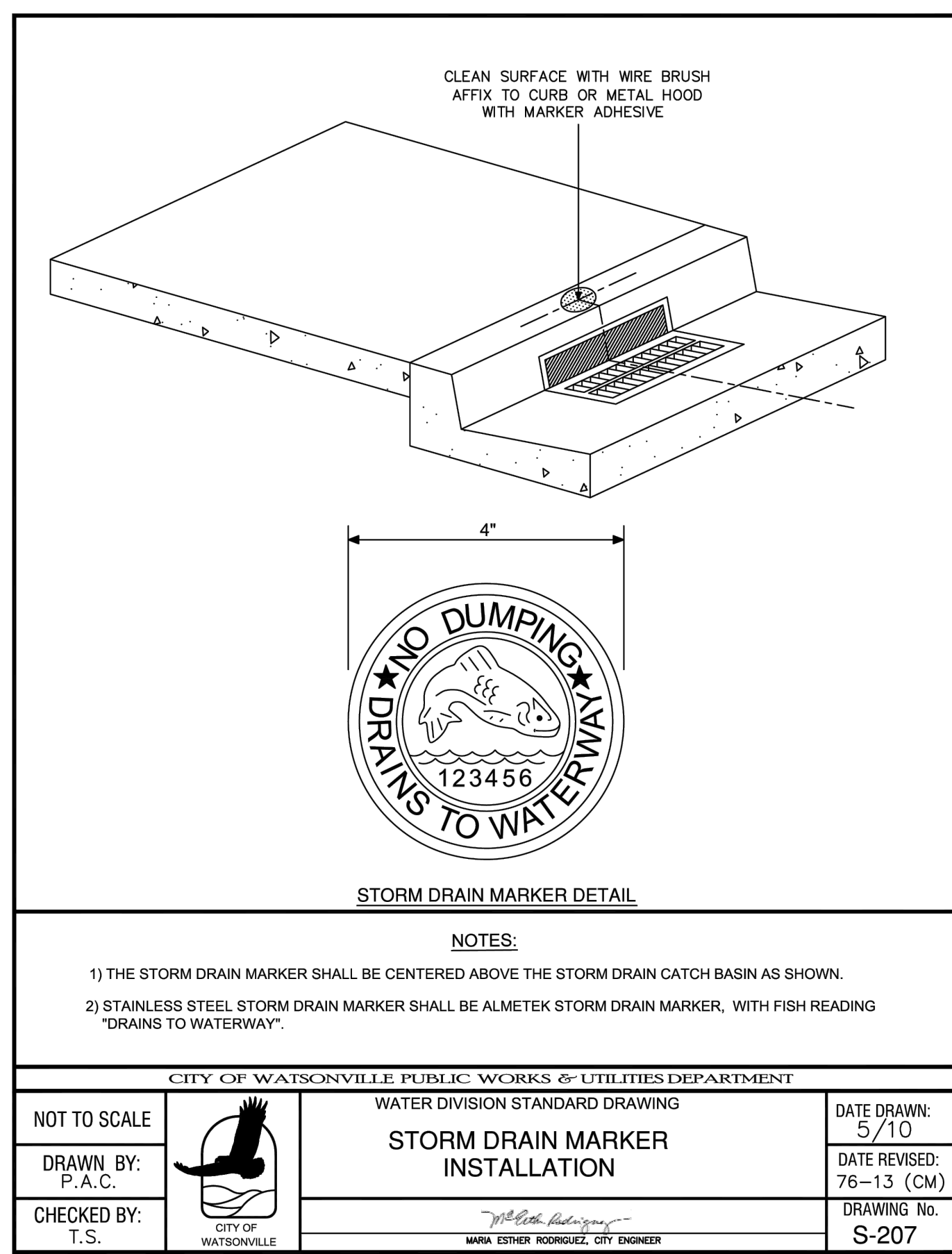
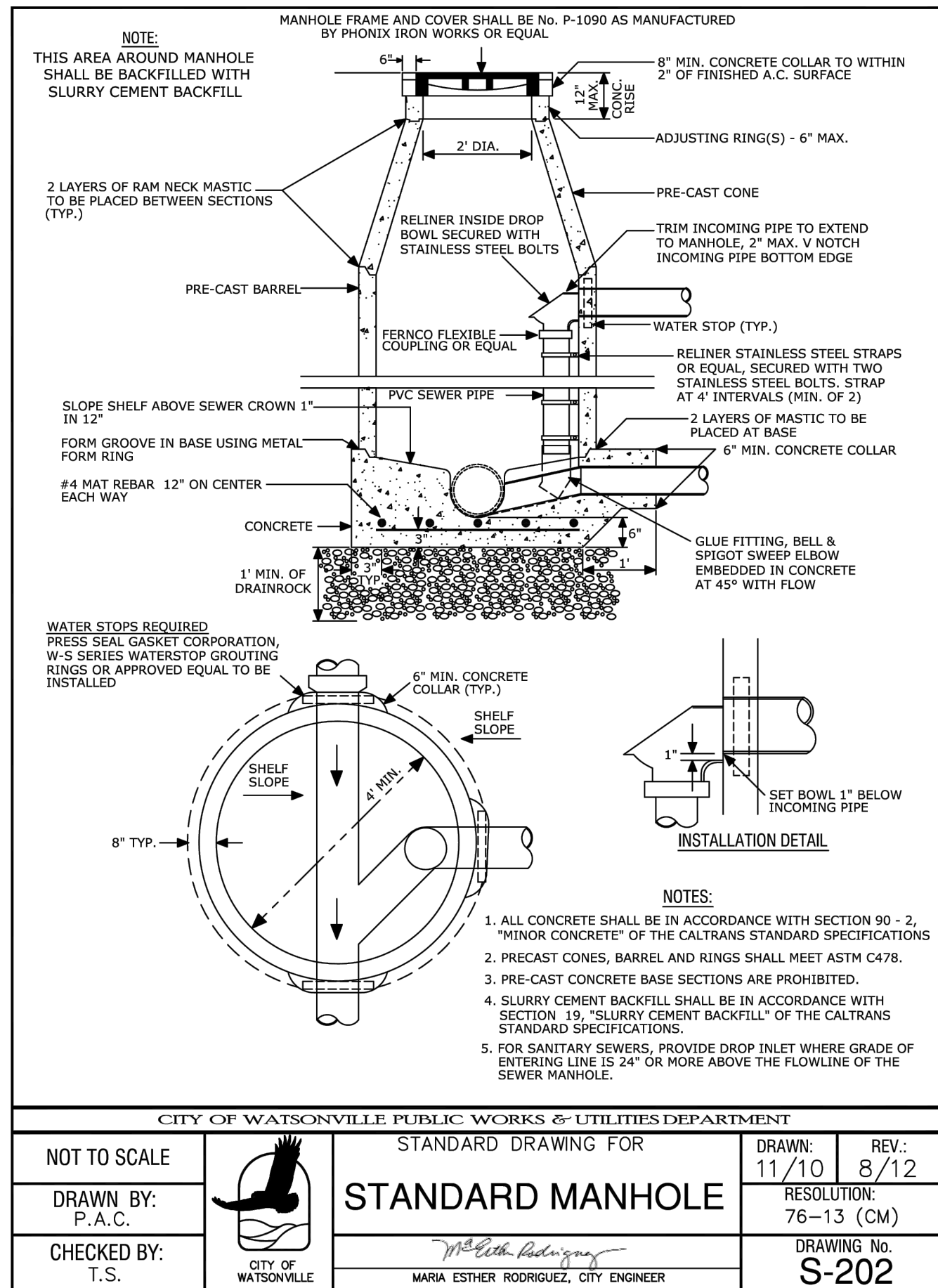
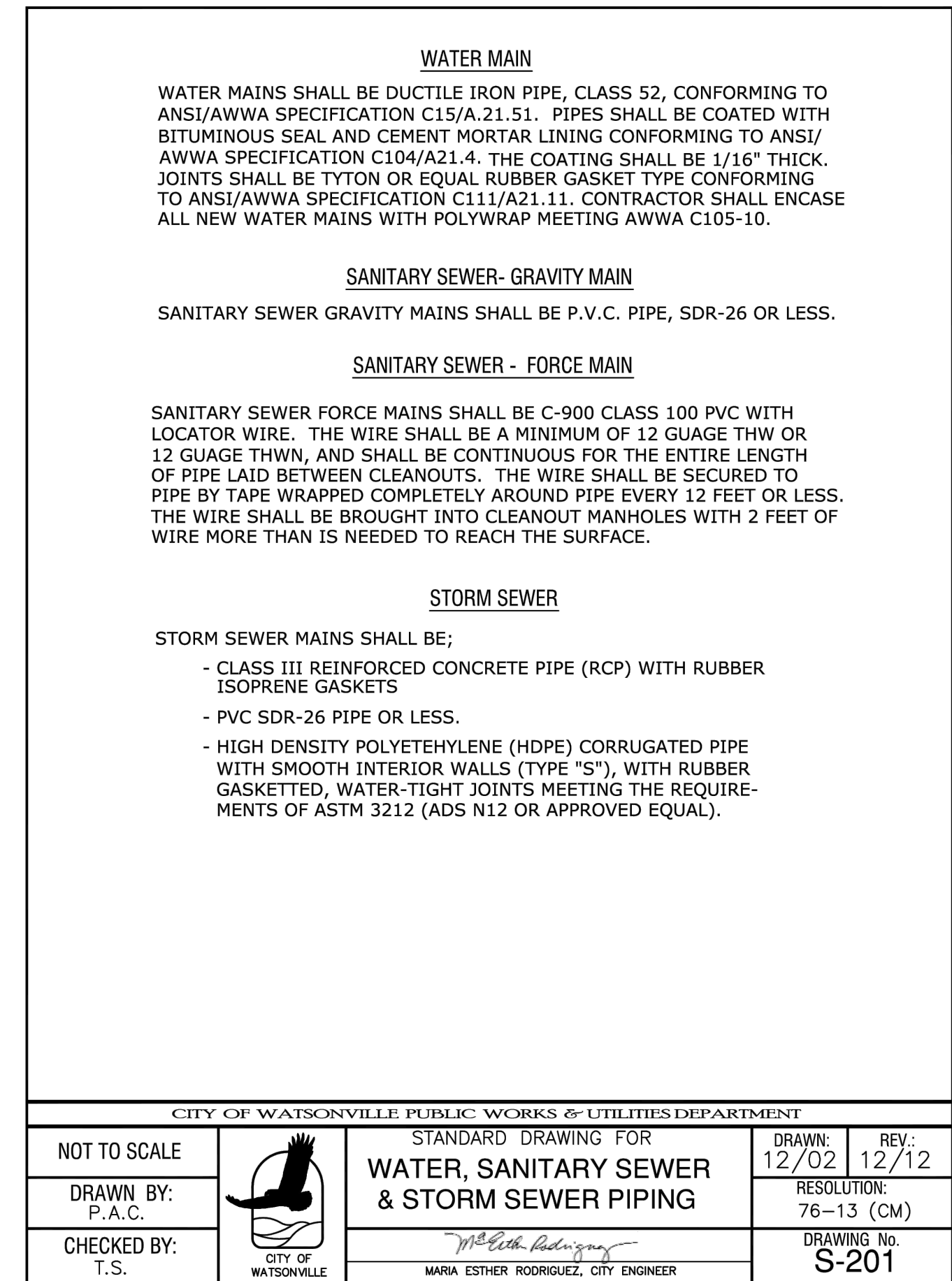
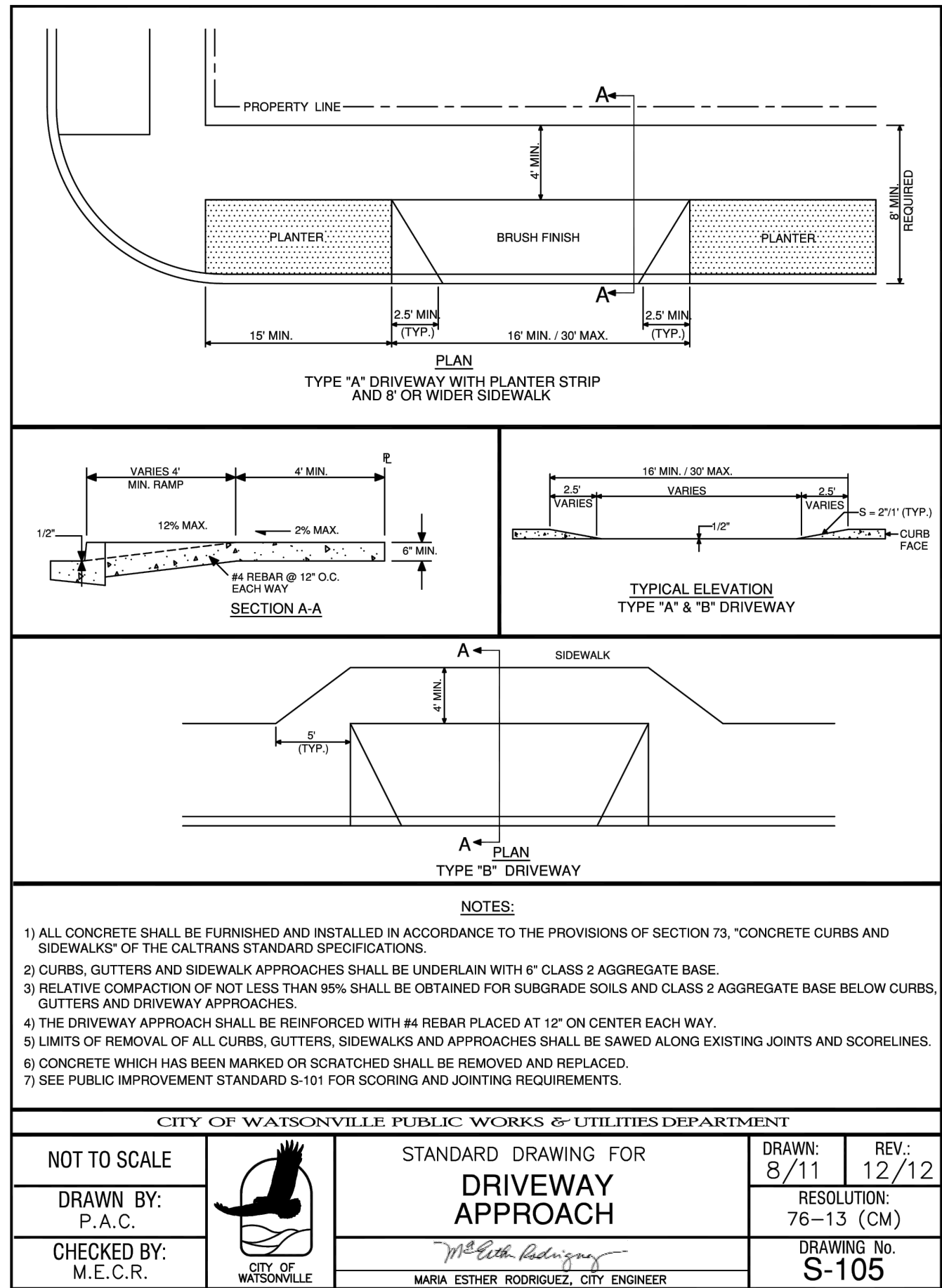
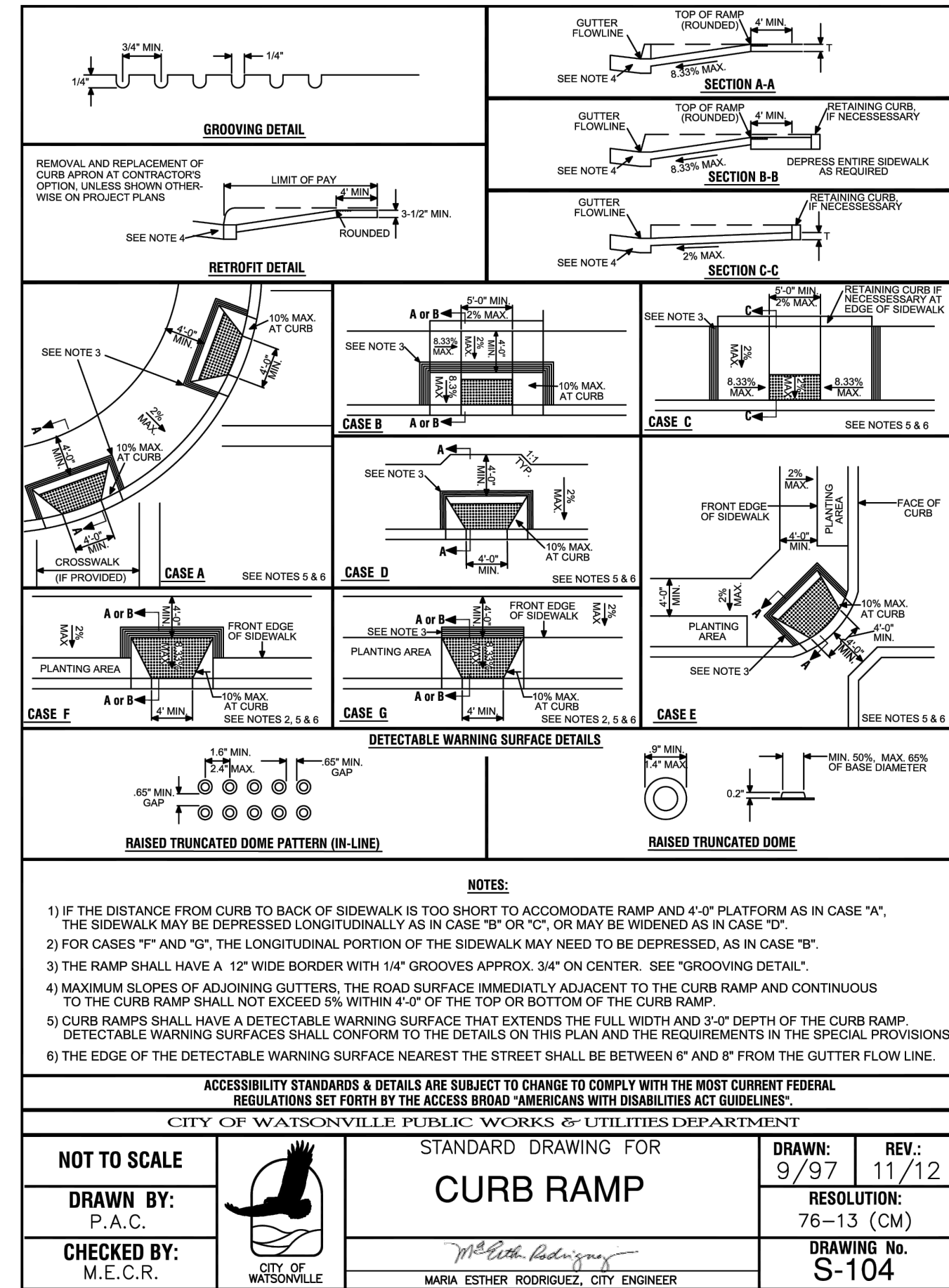
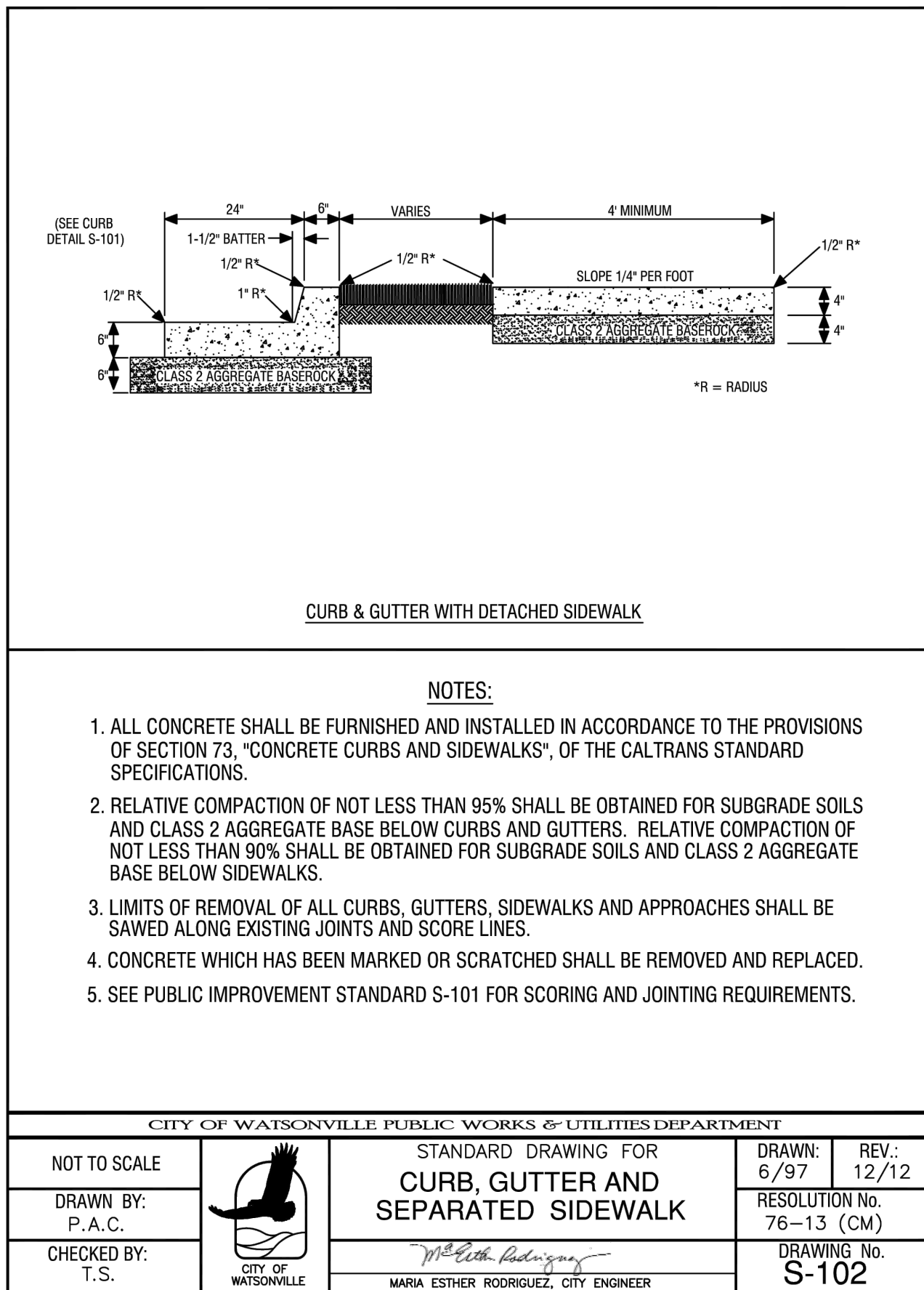
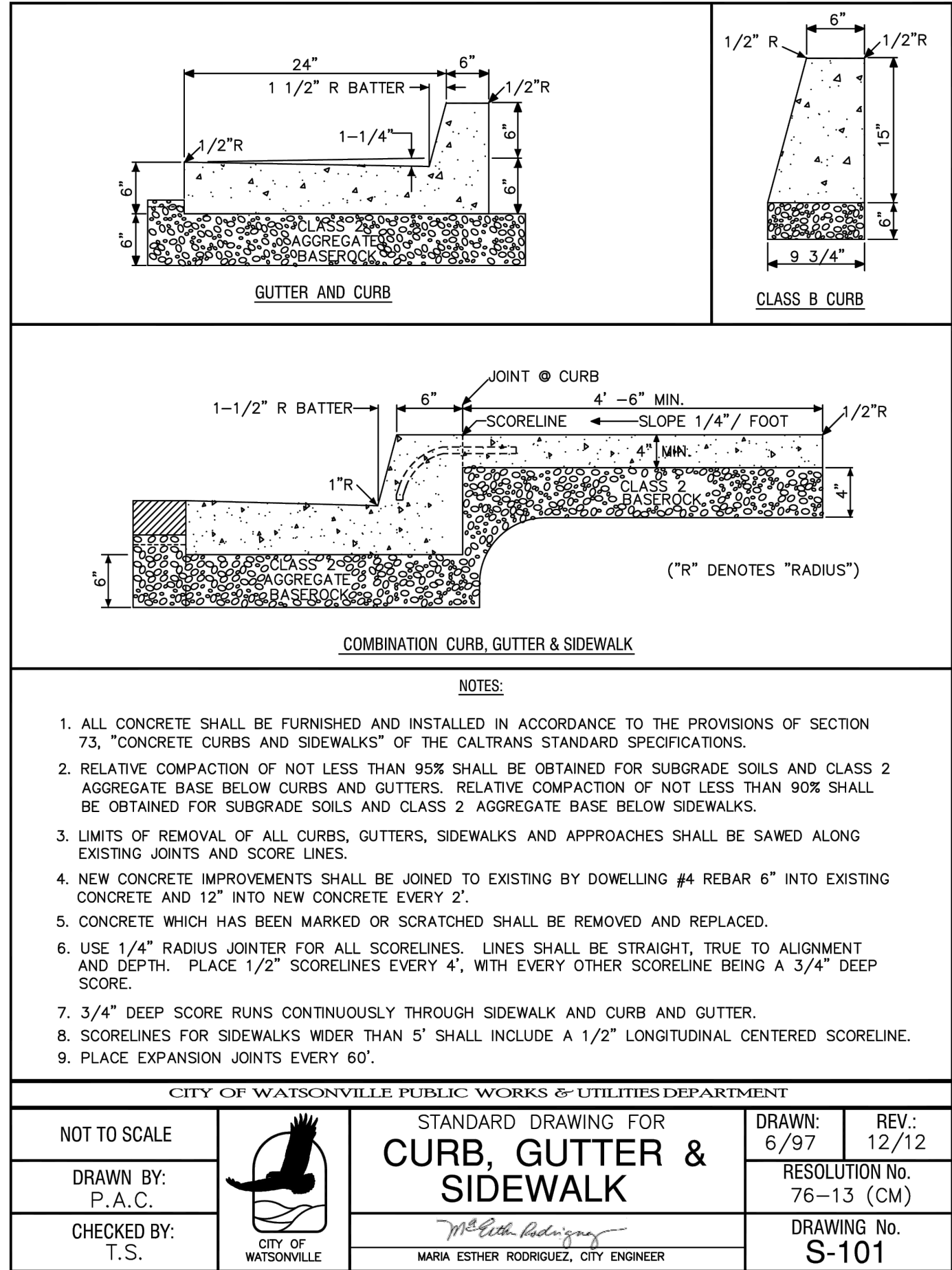
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APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL		
	APRIL 29, 2022 - 3RD SUBMITTAL		
	JANUARY 14, 2022 - 2ND SUBMITTAL		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY EROSION CONTROL DETAILS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA	
SCALE AS SHOWN	DRAWN	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED	INDEX PAJARO 2	C6.3
DESIGN	DWG NAME	FILE NO. 28503	OF 27



**PRELIMINARY
NOT FOR
CONSTRUCTION**



PRELIMINARY
NOT FOR
CONSTRUCTION

PWMT TYPE		A.C. (MIN. THICK)	A.B. (MIN. THICK)
AUTOMOBILE PARKING		3.0"	8.0"
AUTO. DRIVE AISLES		3.0"	8.0"
FIRE ACCESS LANES		3.5"	14.0"

ASPHALT CONC PAVING

CALTRANS CLASS 2 AGGREGATE BASE COMPACTED TO 95% MAX DRY DENSITY

12" NATIVE MATERIAL OR ENGINEERED FILL COMPACTED TO 95% MAX DRY DENSITY

ENGINEERED FILL OR (E) UNDISTURBED NATIVE MATERIAL

—SEE ALSO SOILS REPORT FOR NOTES REGARDING SUBGRADE PREPARATION AND IN AREAS OF FILL

1
C7.1

TYPICAL AC PAVEMENT SECTION

SCALE: NONE

DISCLAIMER

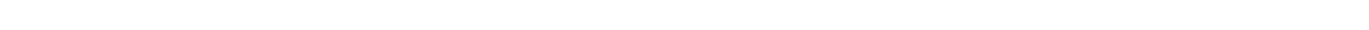
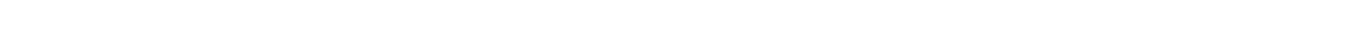
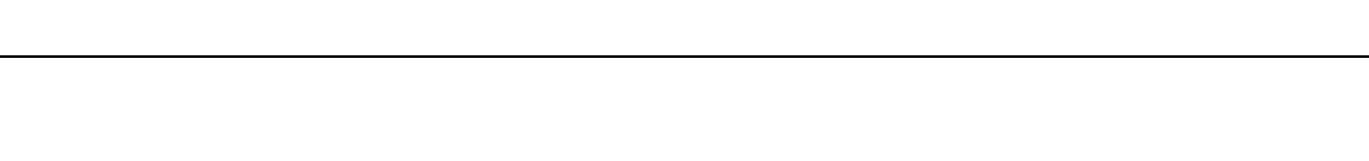
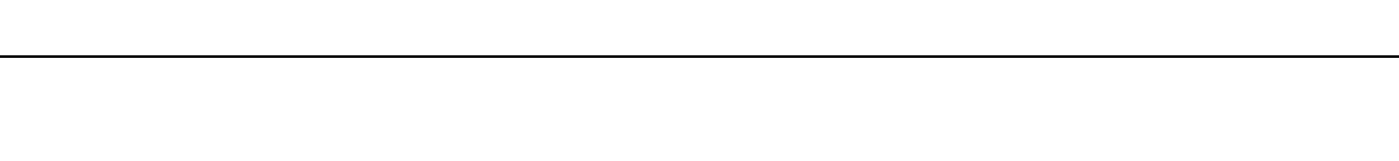
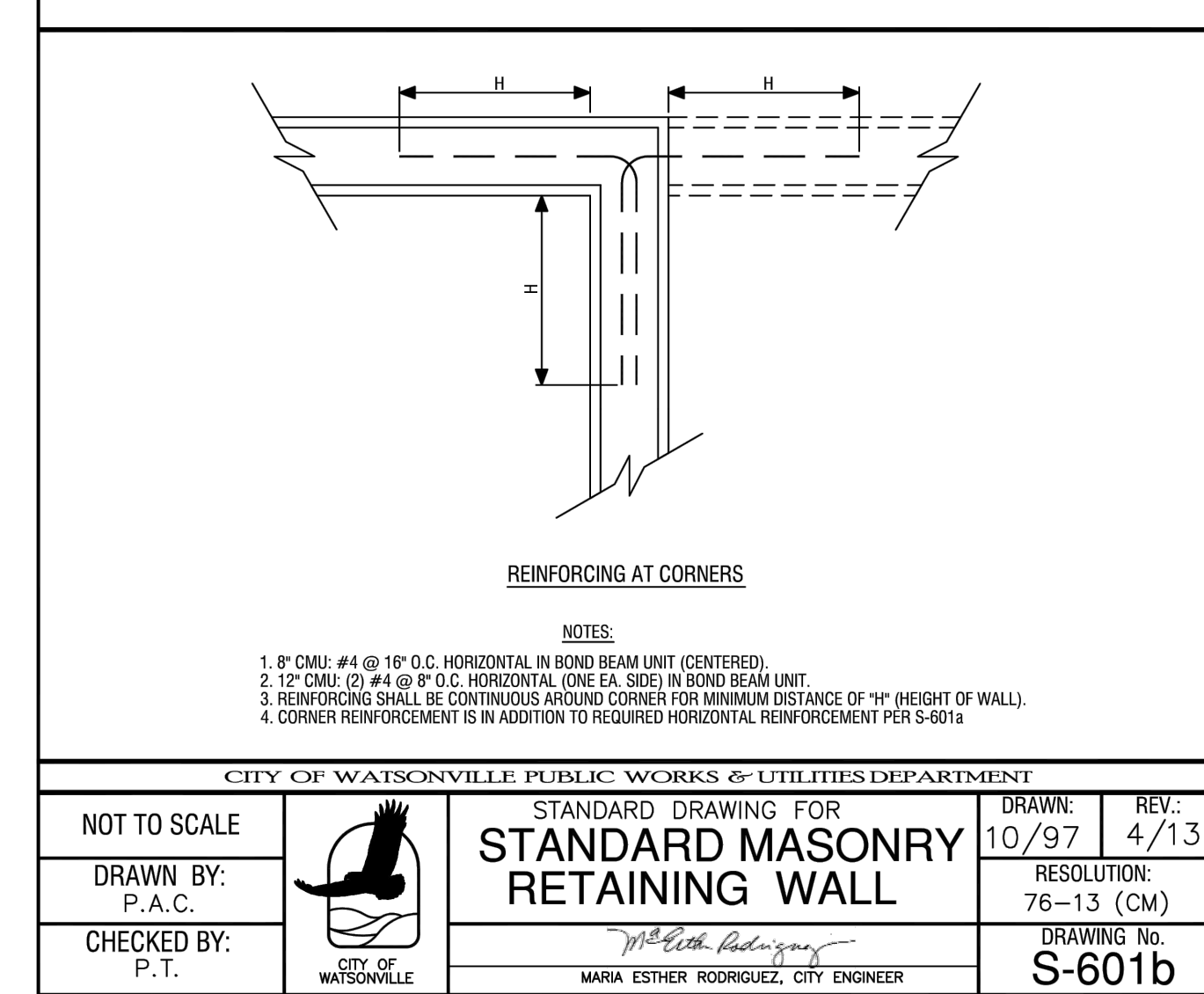
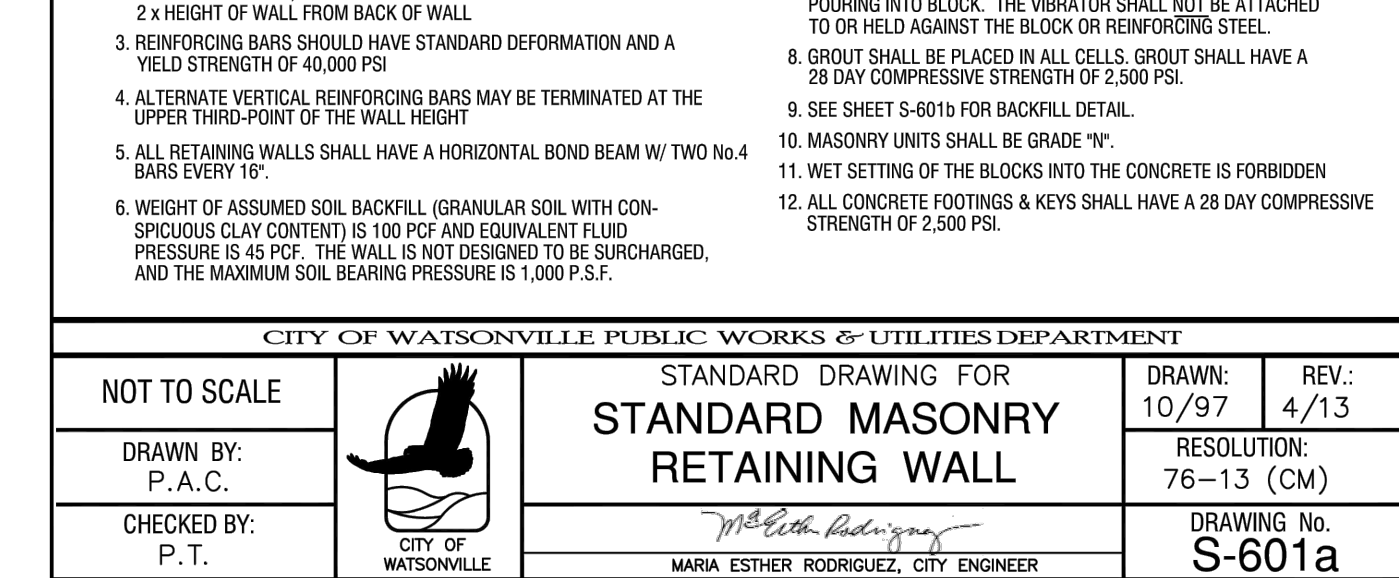
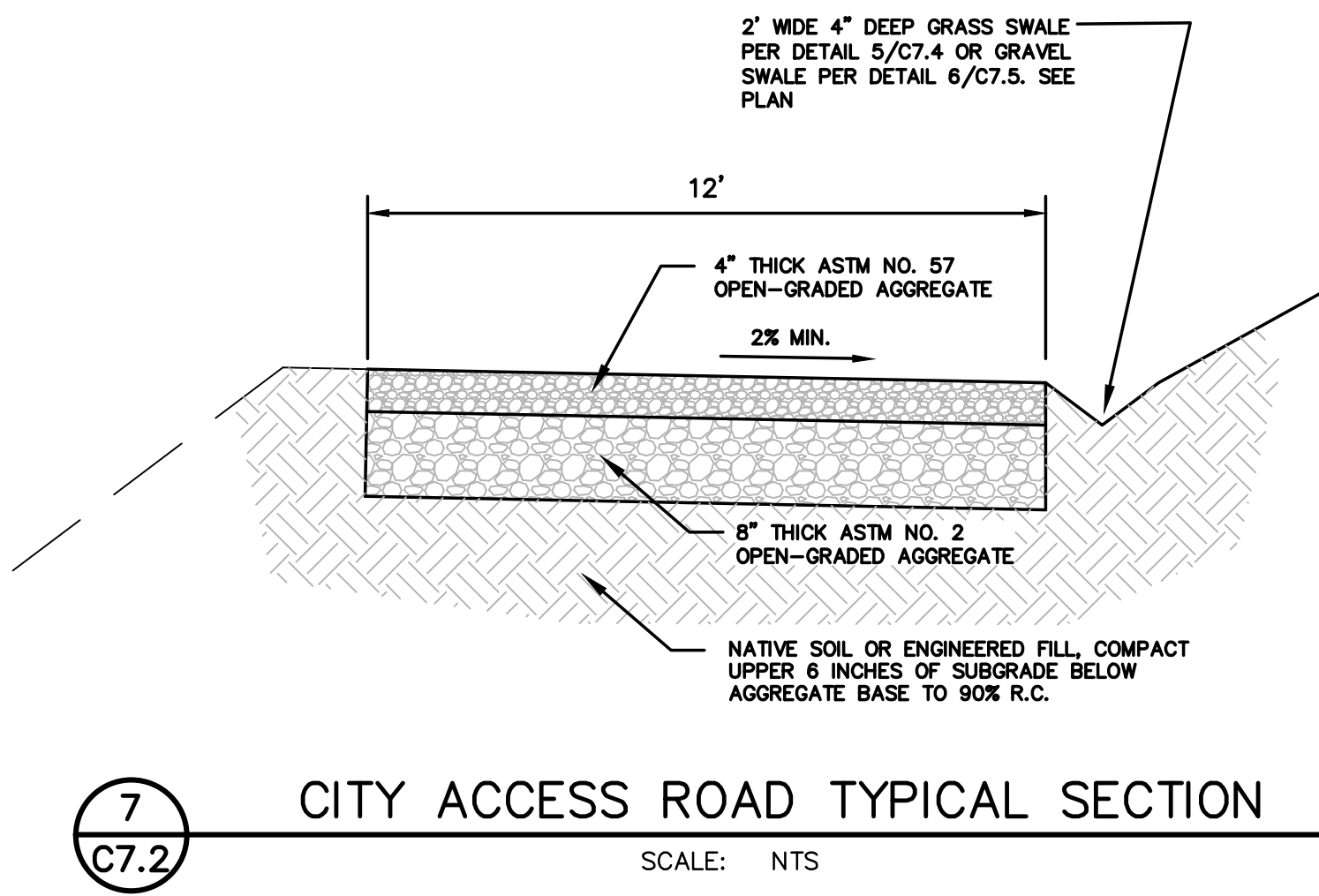
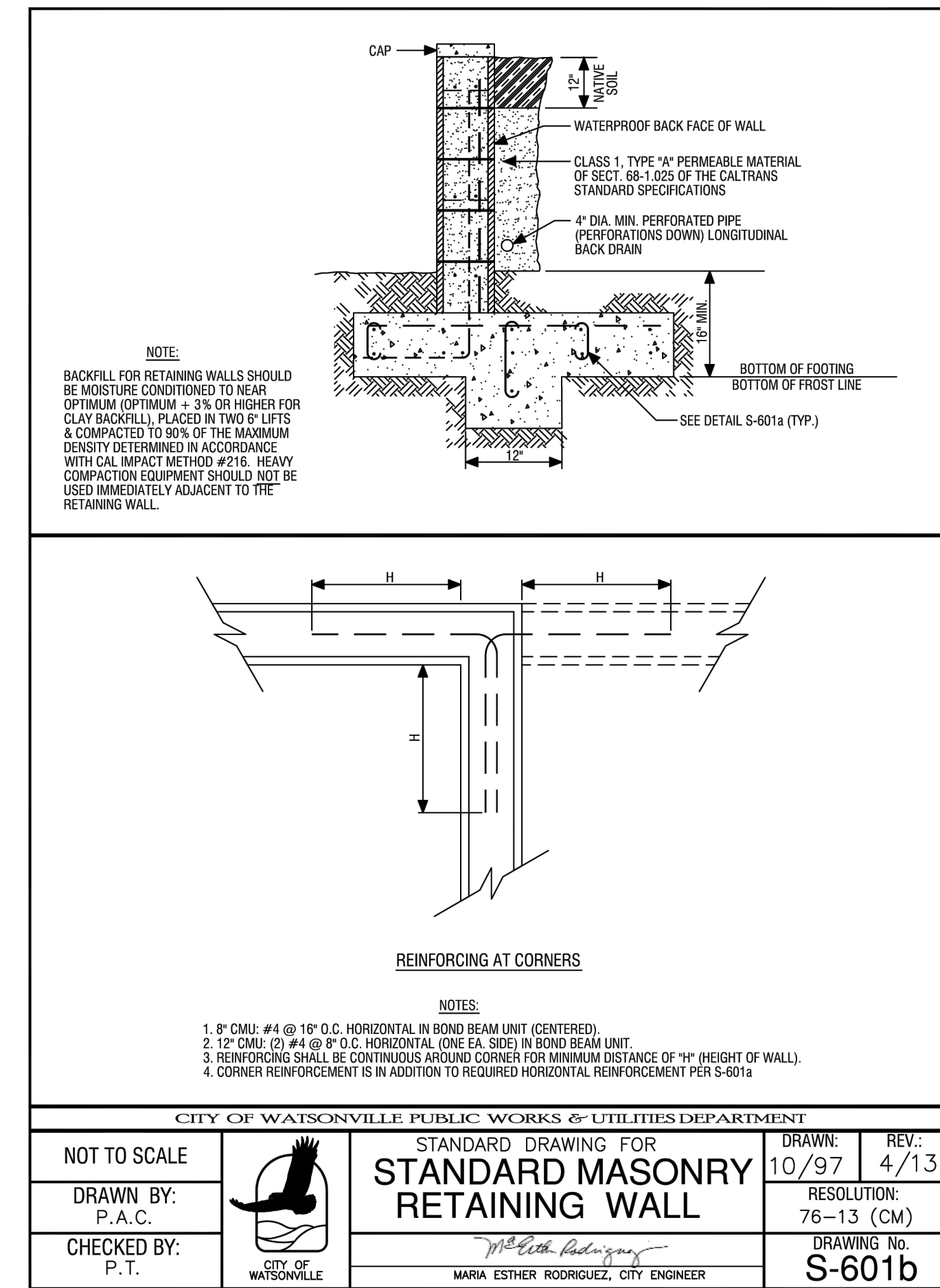
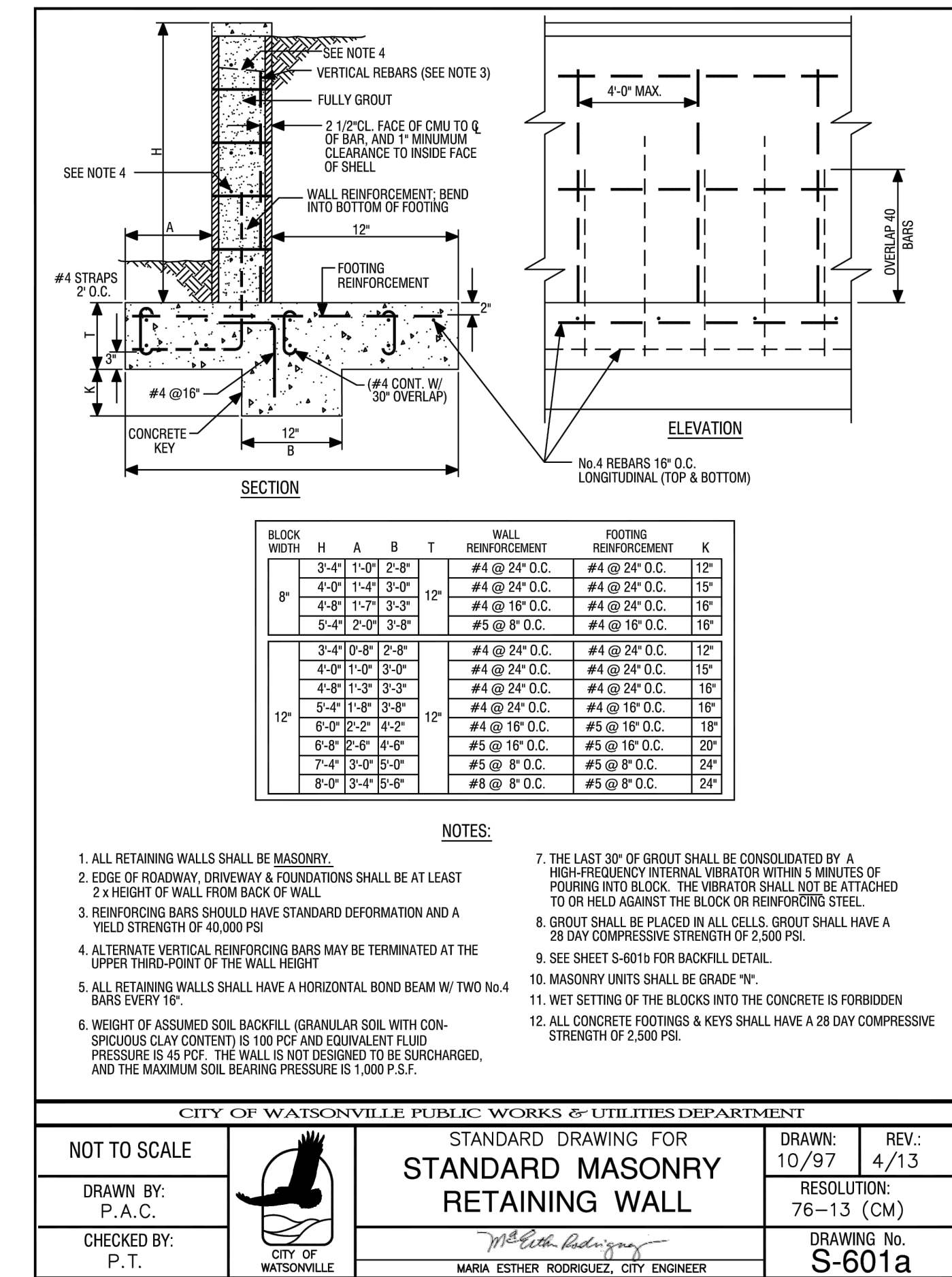
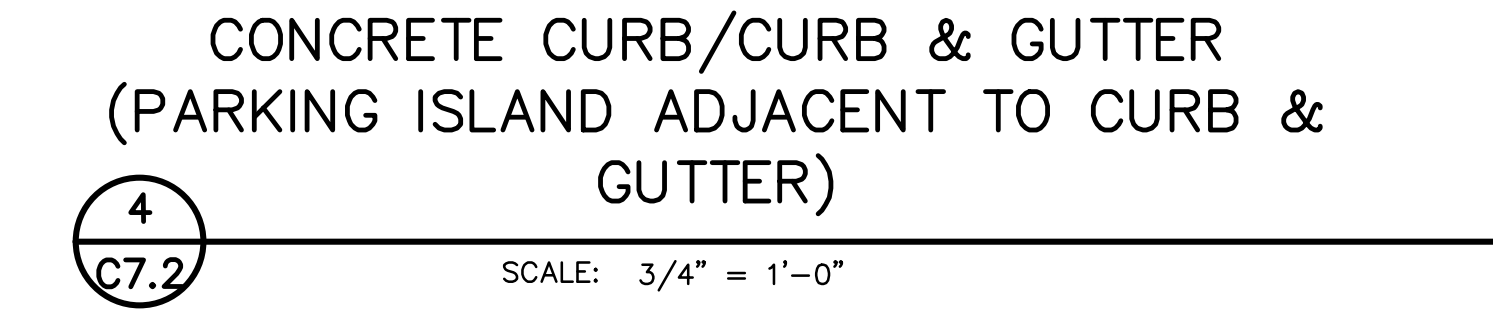
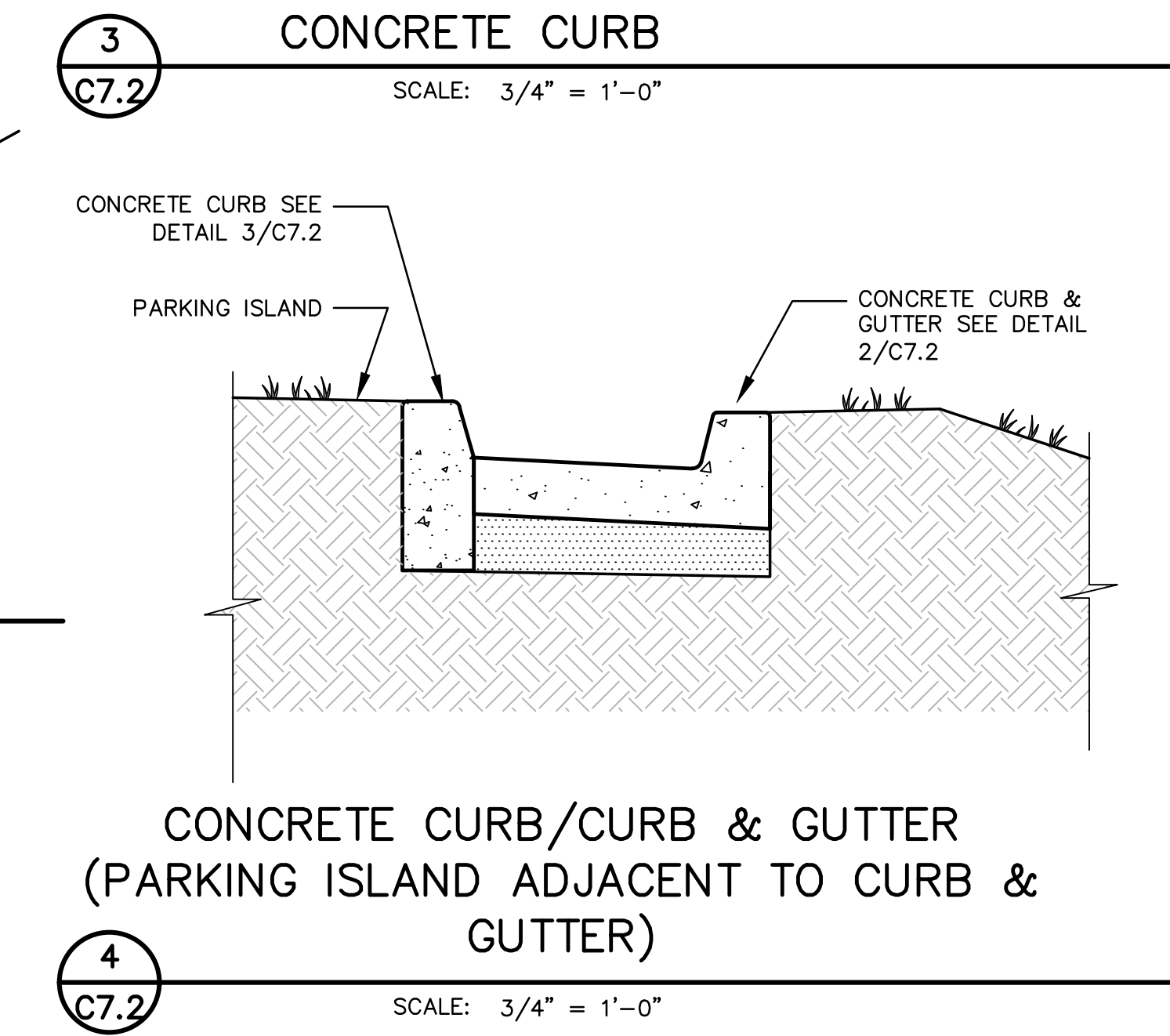
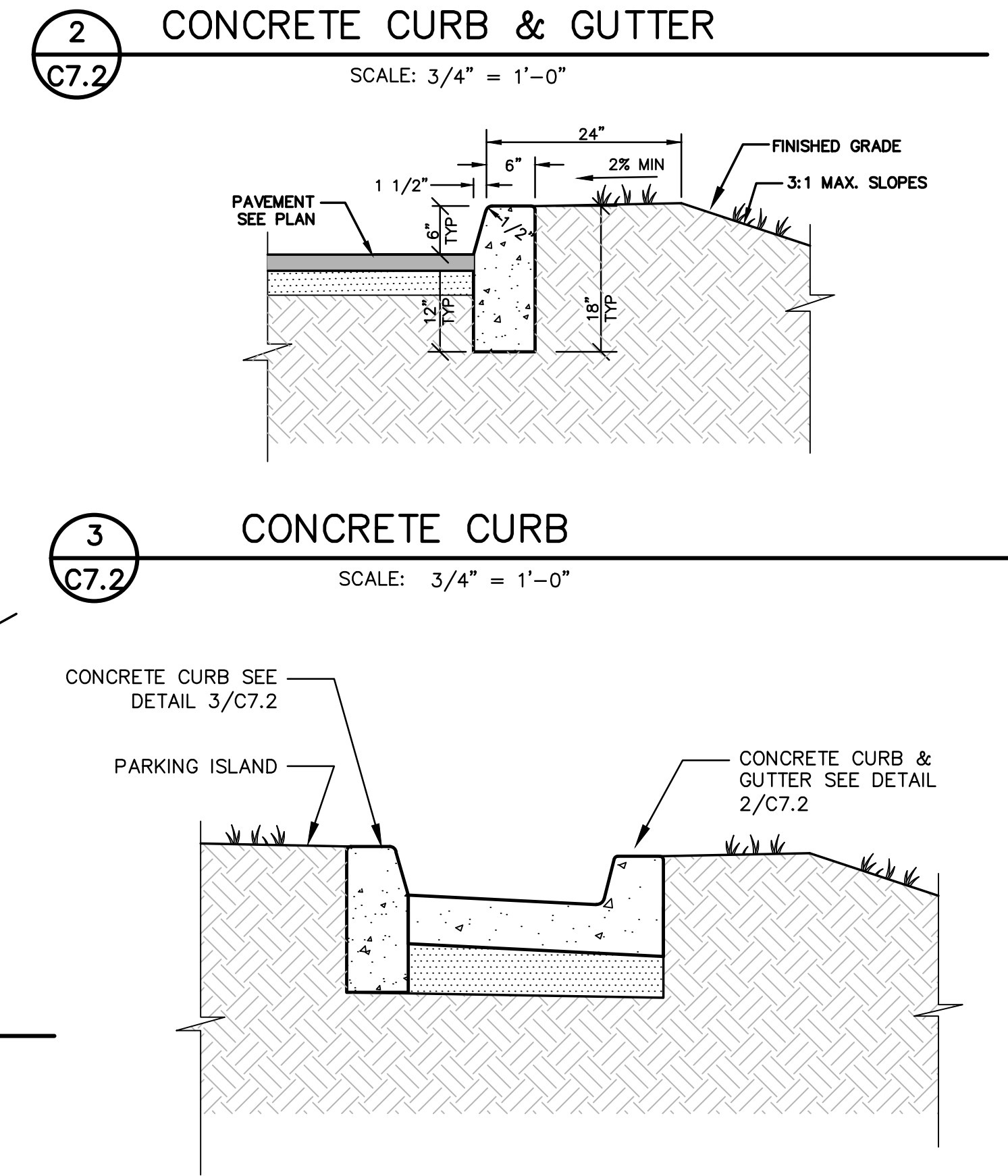
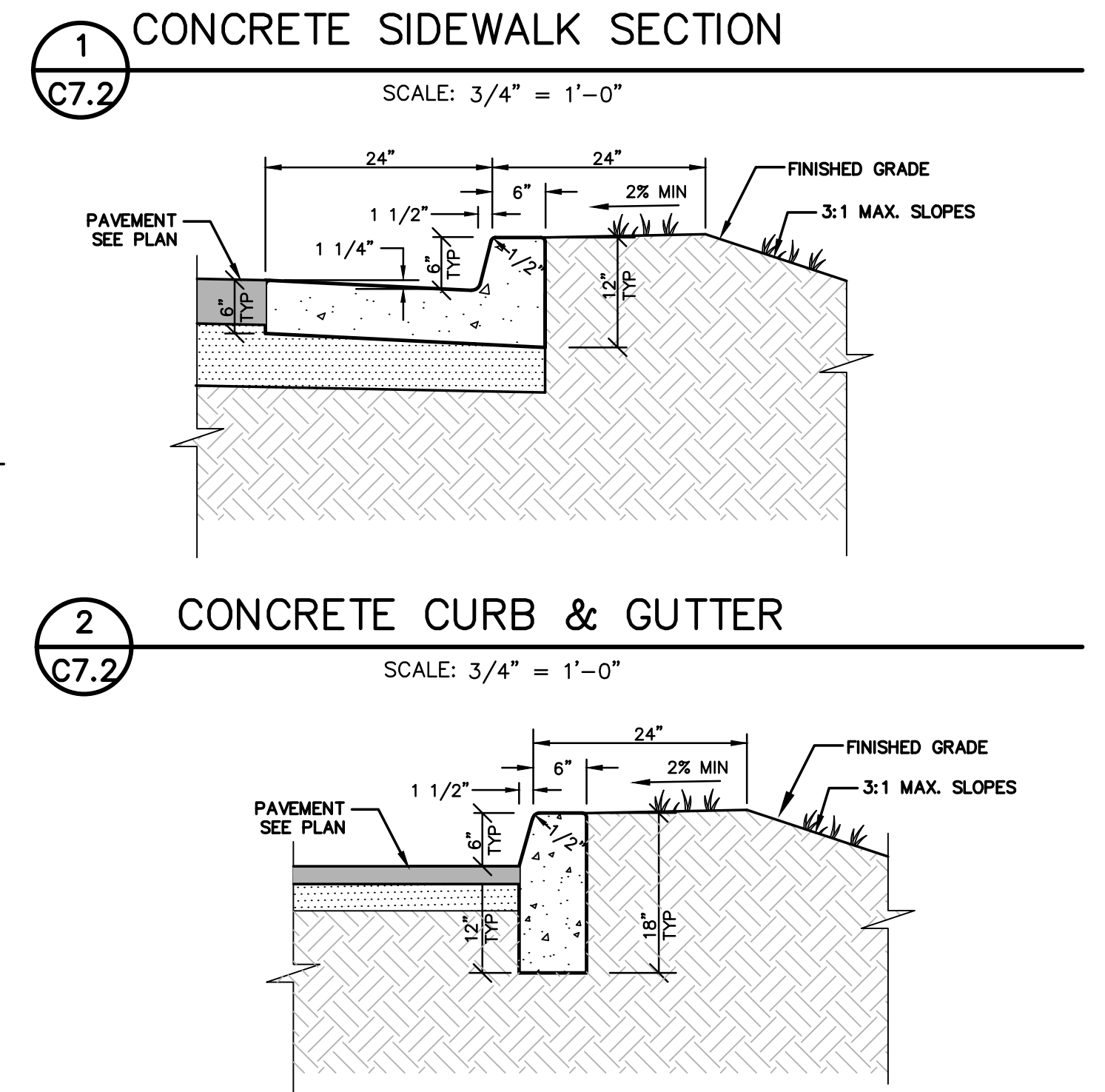
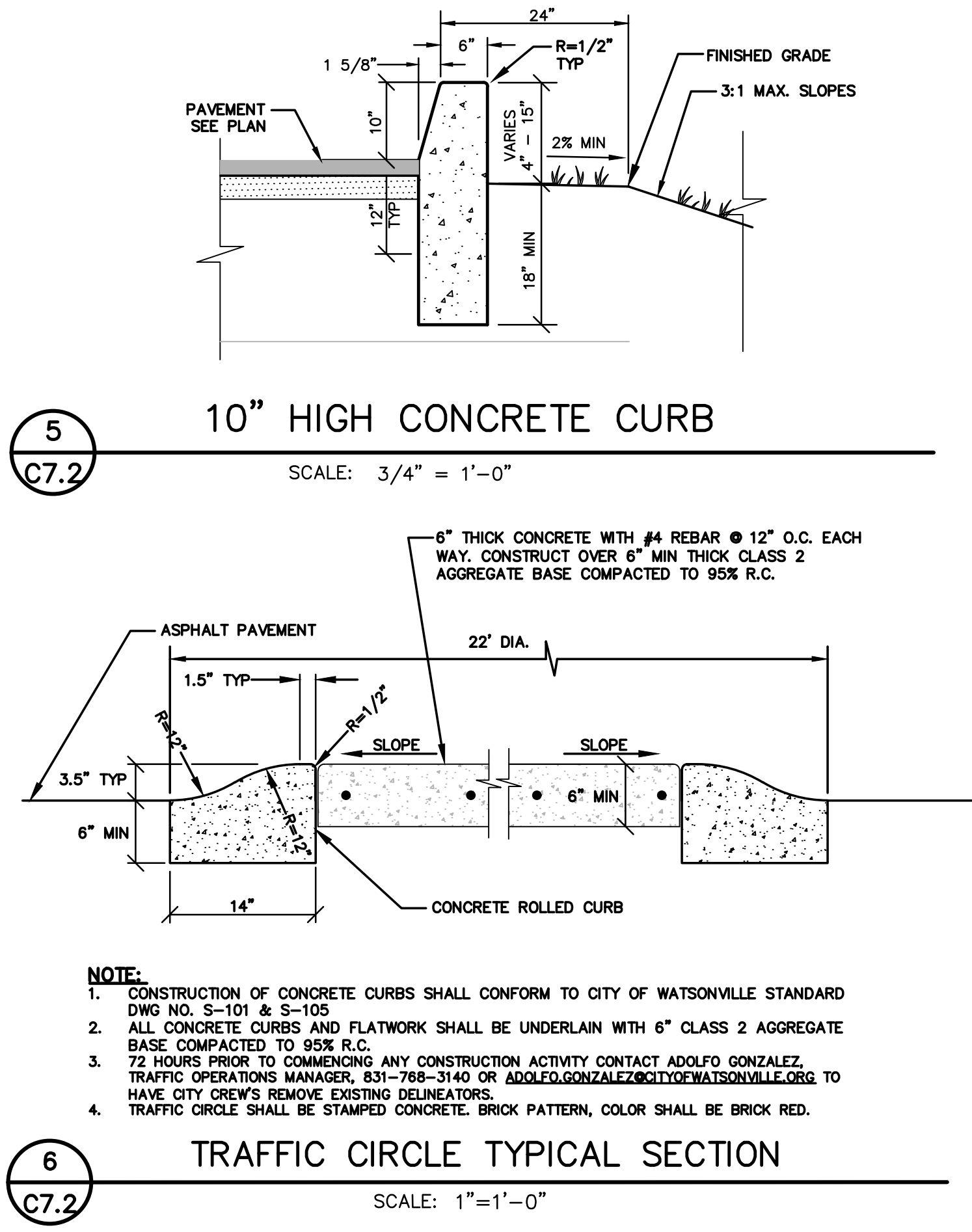
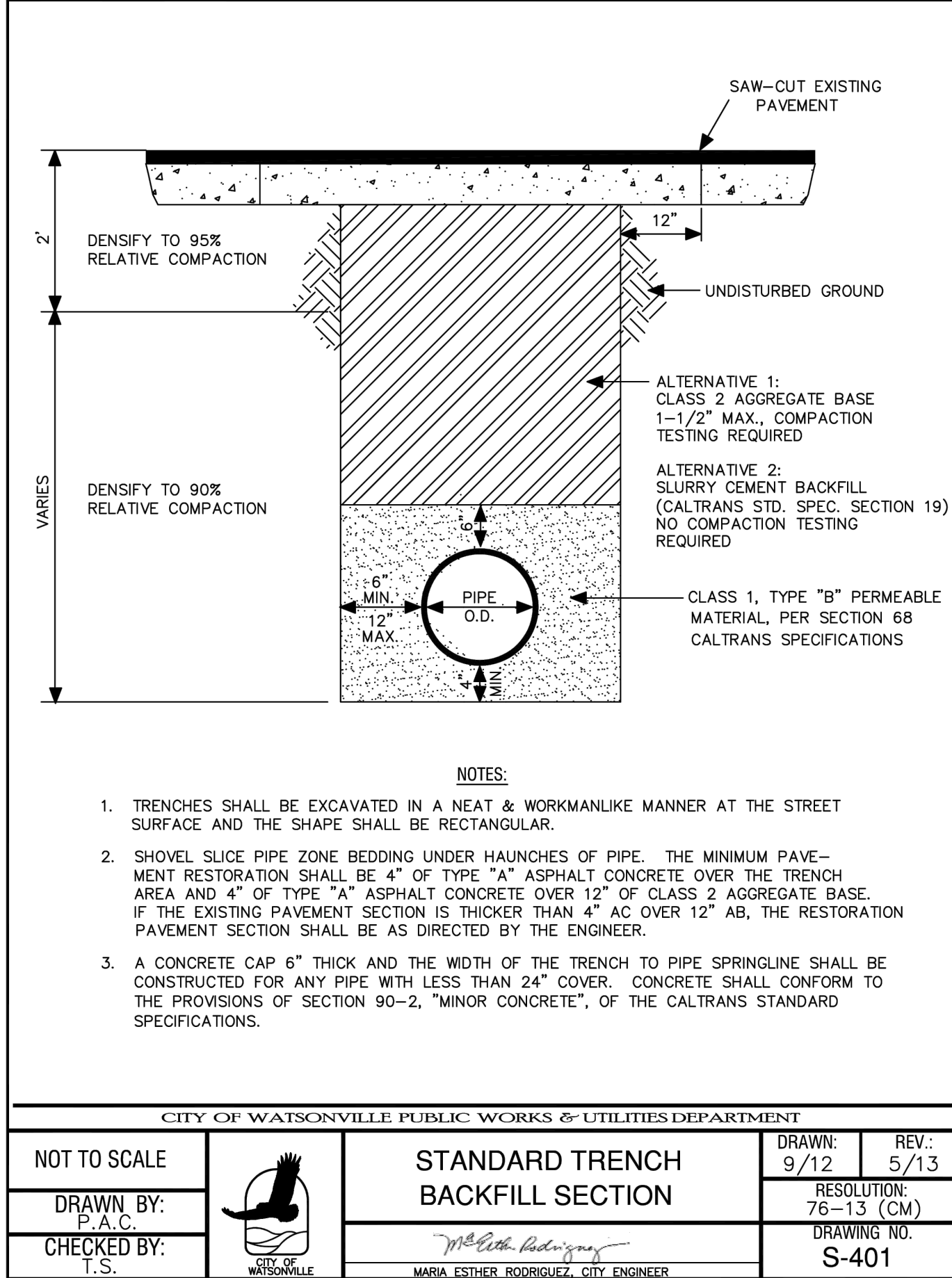
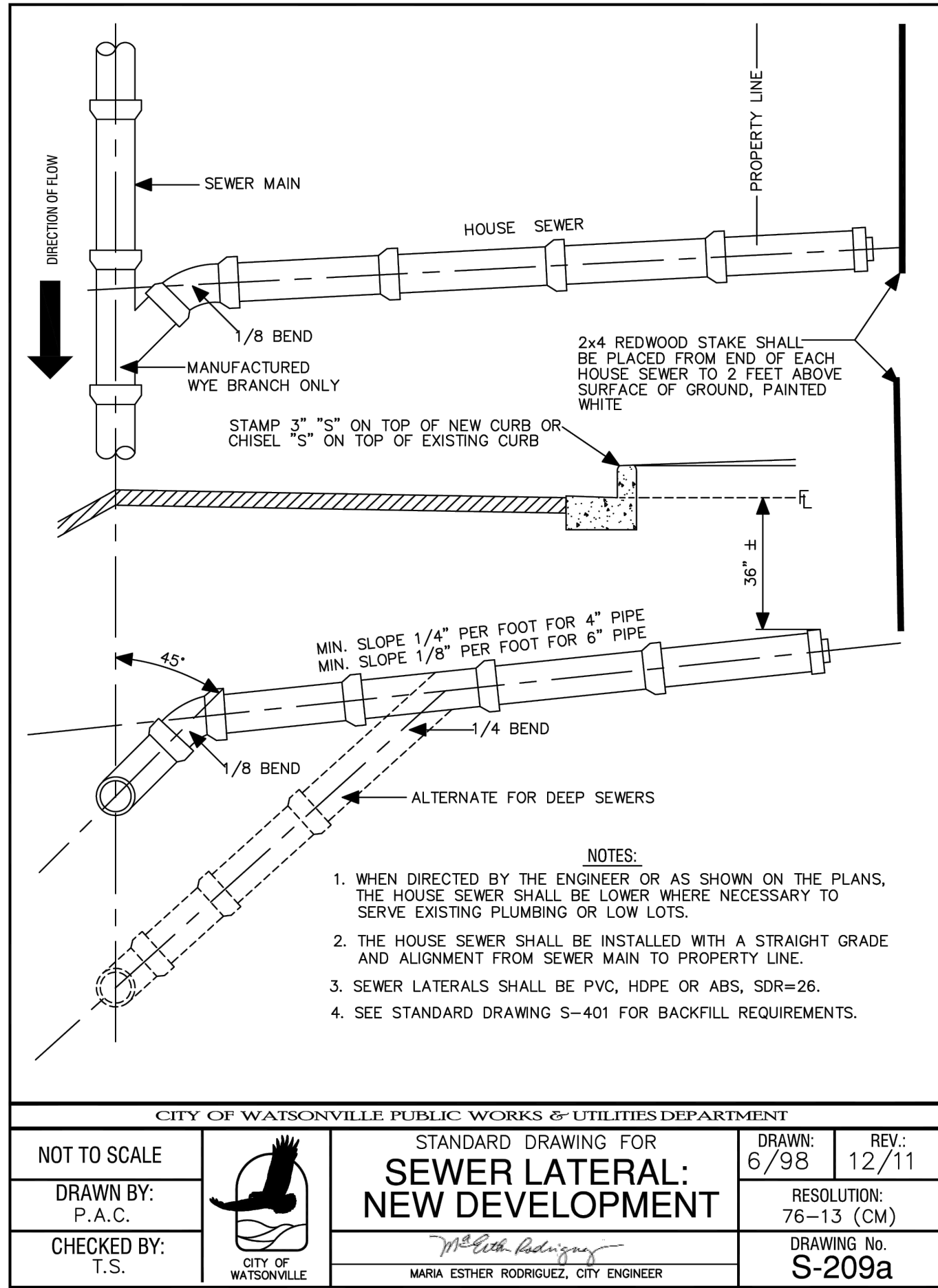
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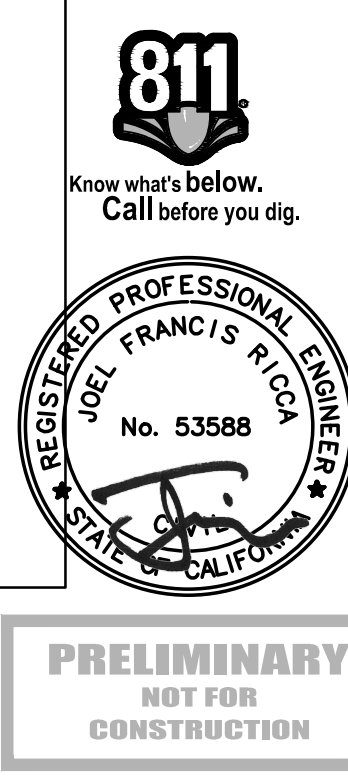
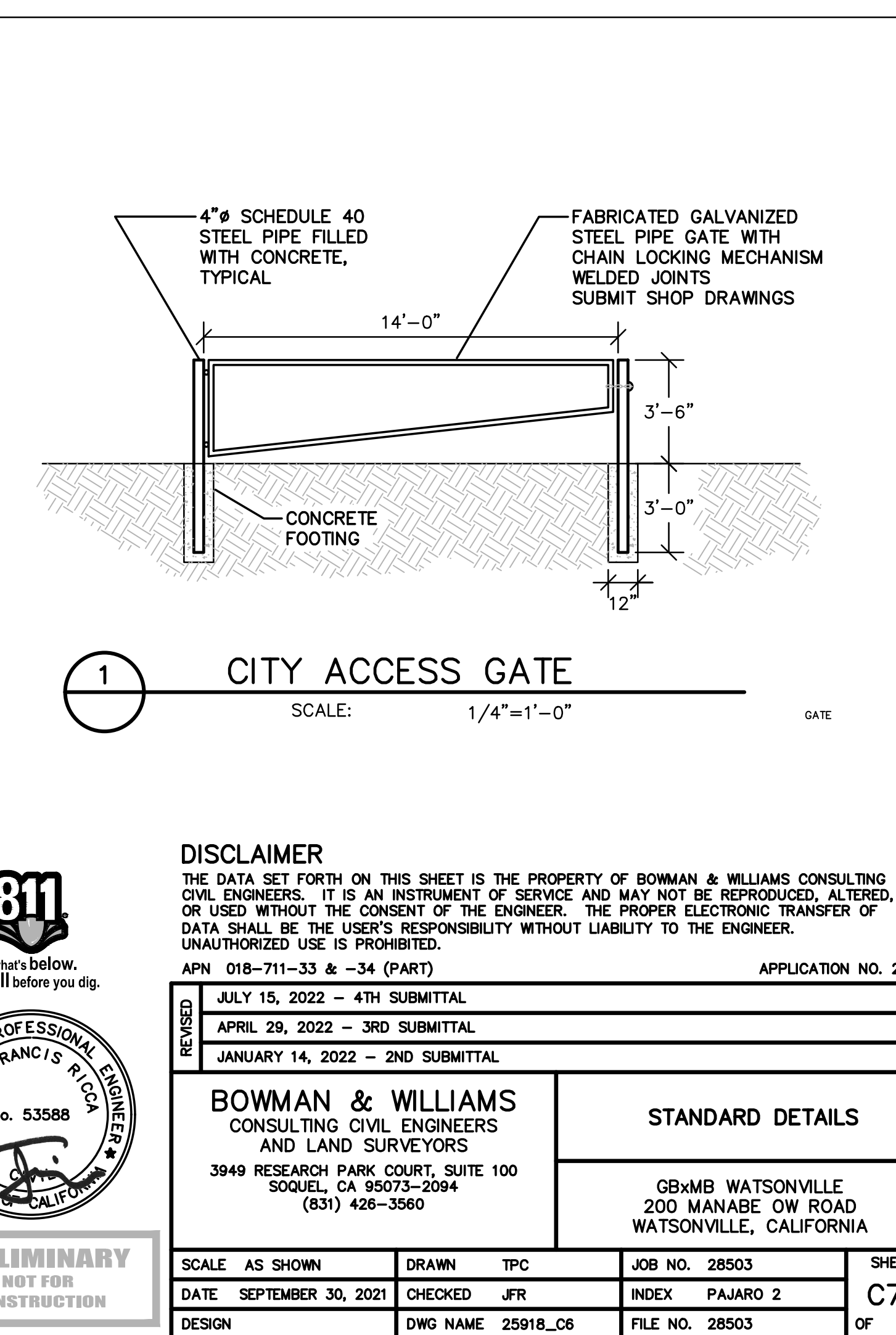
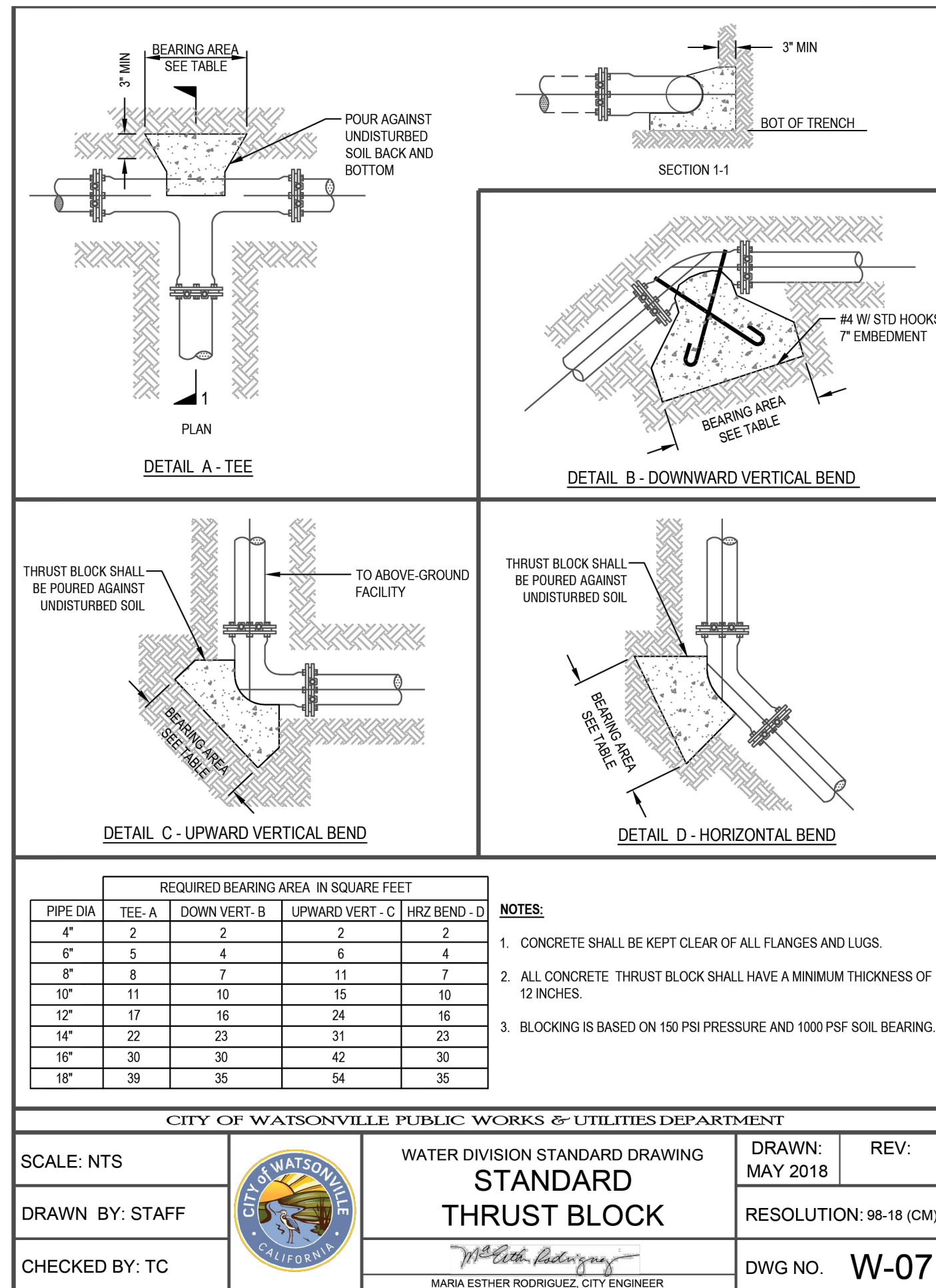
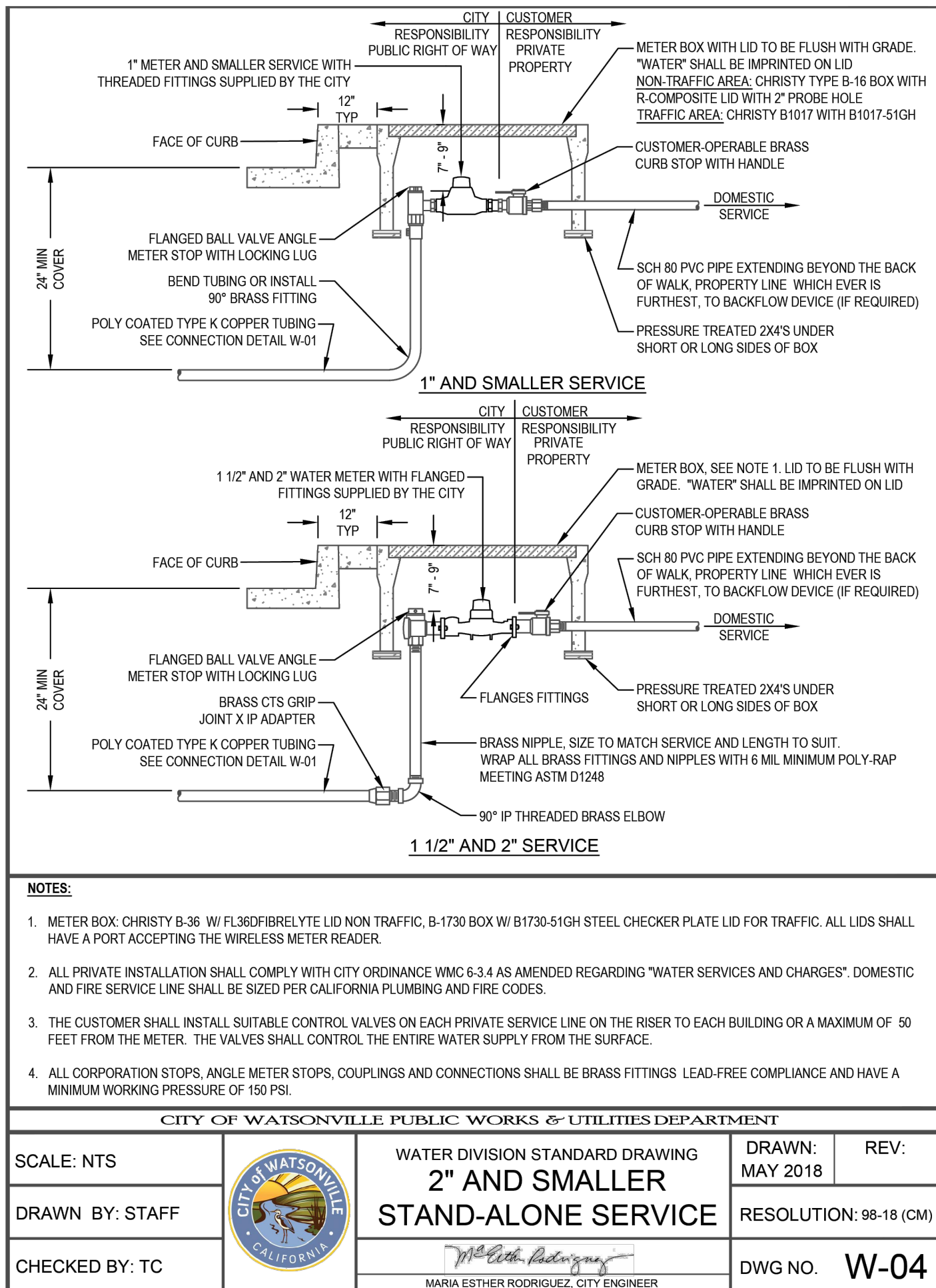
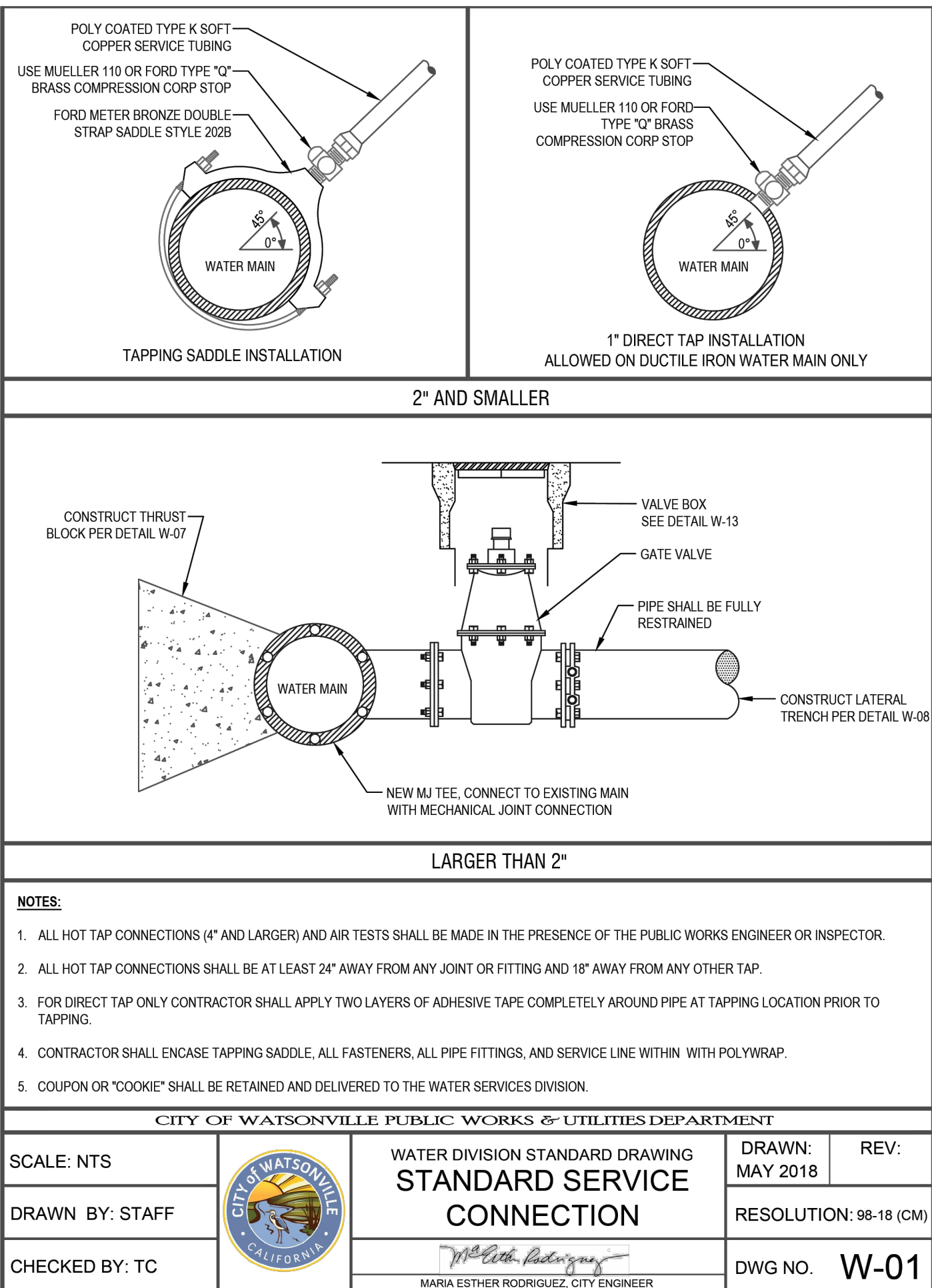
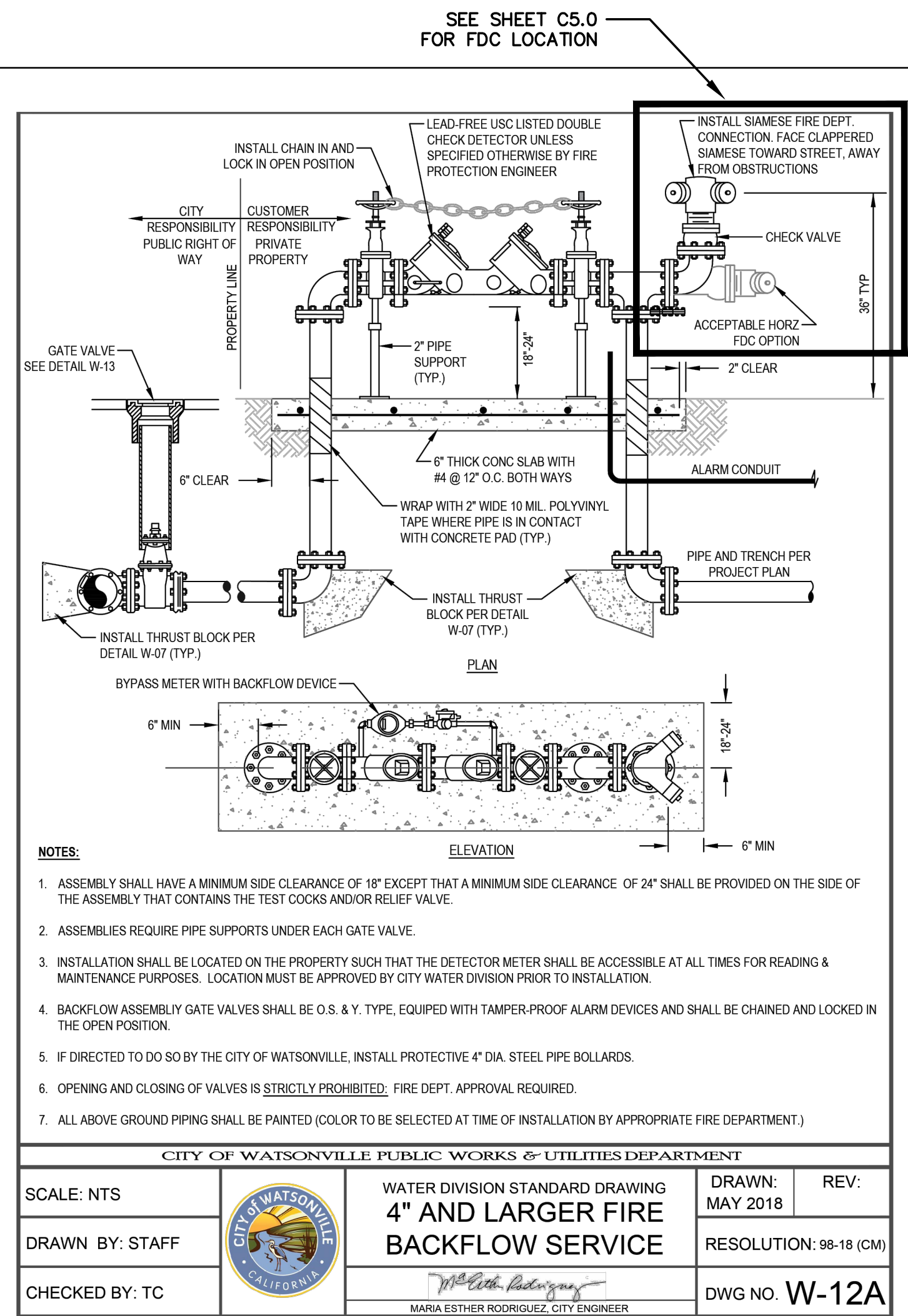
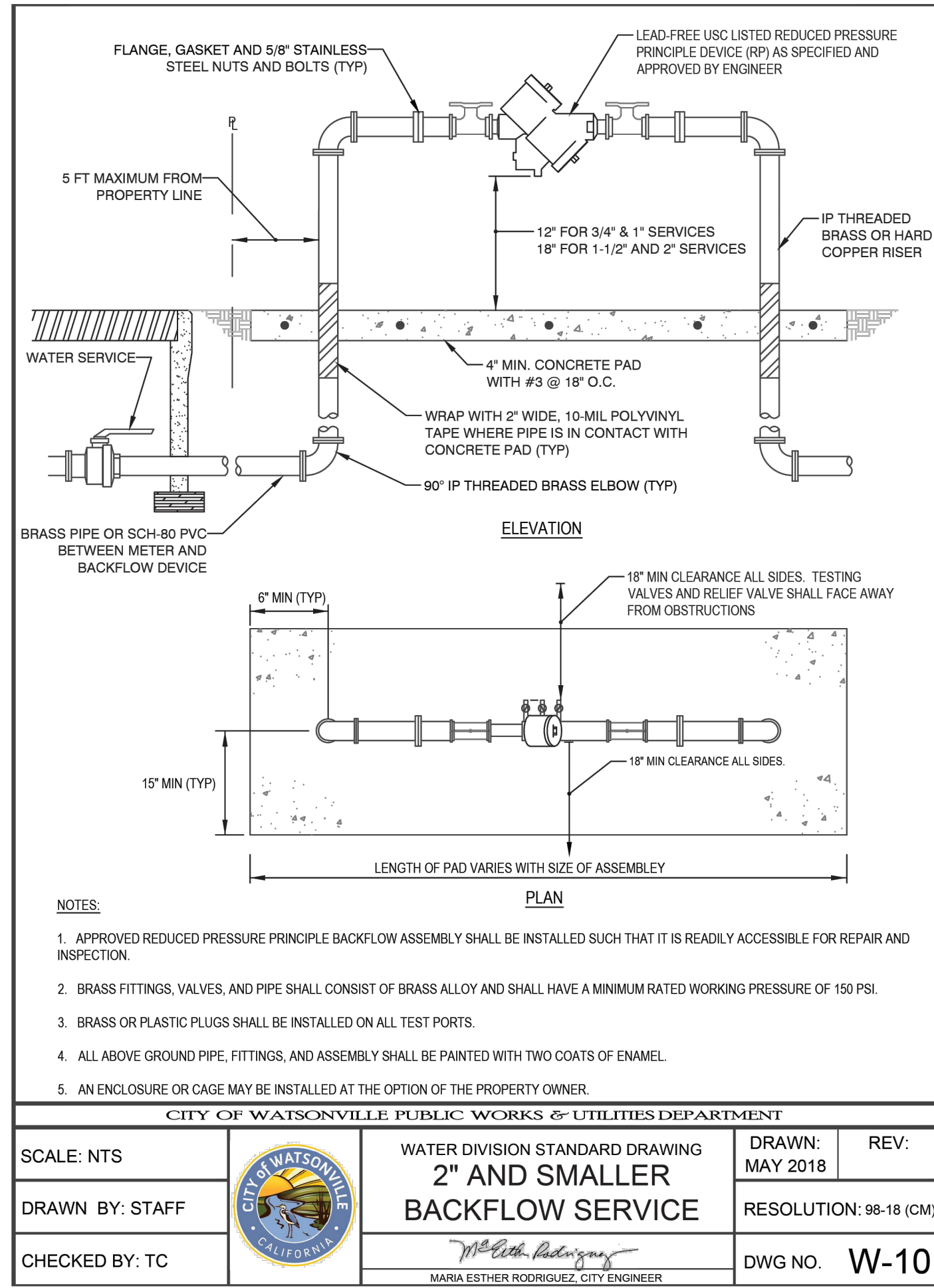
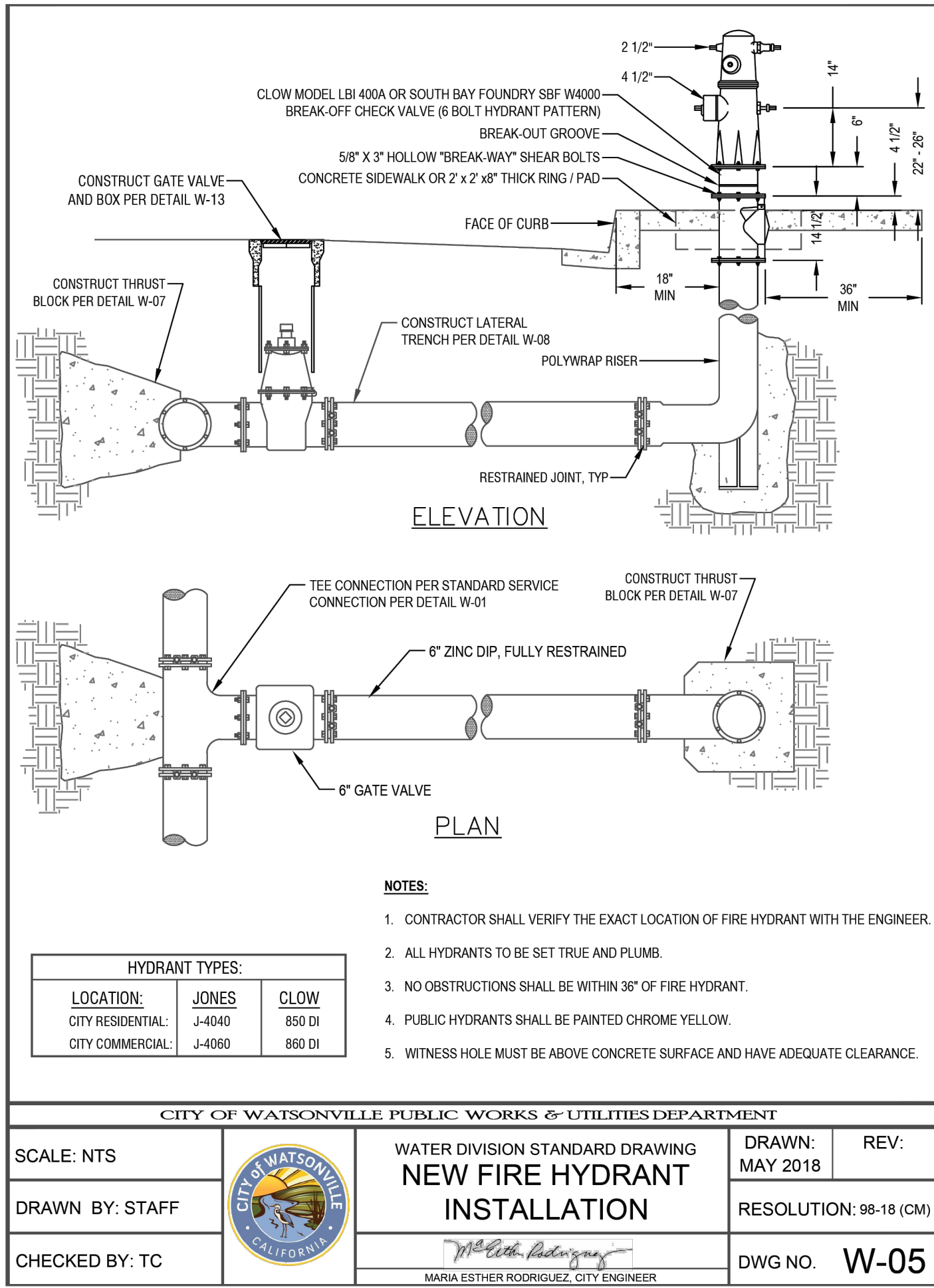
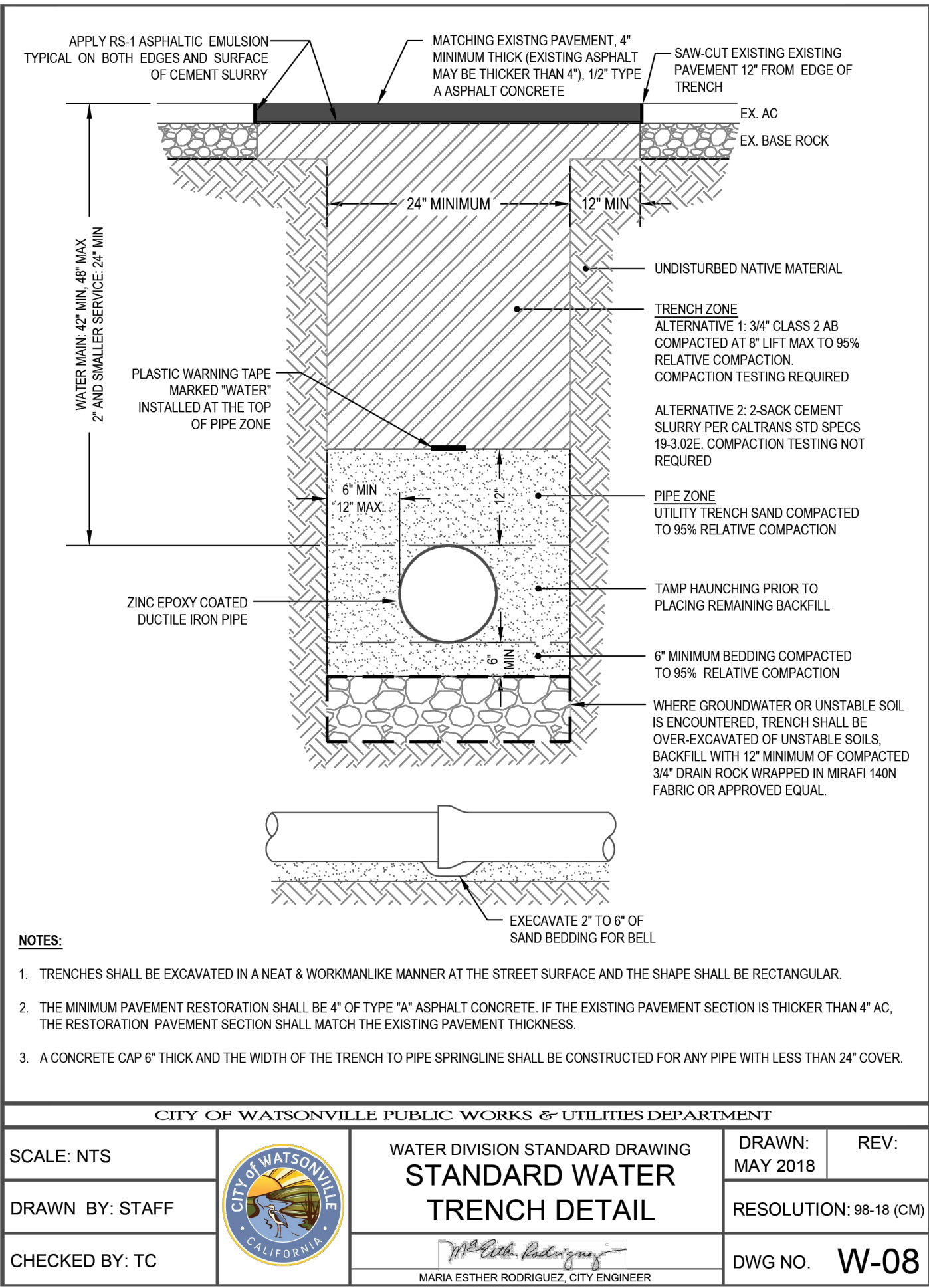
APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

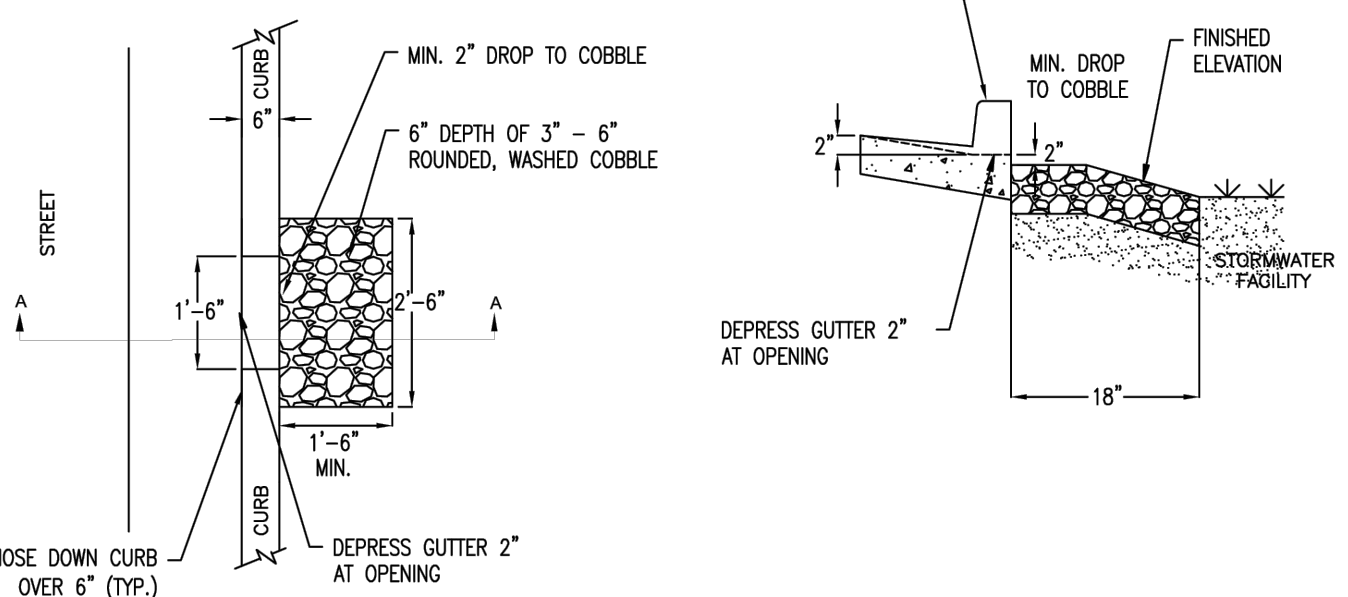
REVISED	JULY 15, 2022 - 4TH SUBMITTAL
	APRIL 29, 2022 - 3RD SUBMITTAL
	JANUARY 14, 2022 - 2ND SUBMITTAL

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	STANDARD DETAILS GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA
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SCALE AS SHOWN	DRAWN TPC	JOB NO. 28503	SHEET
DATE SEPTEMBER 30, 2021	CHECKED JFR	INDEX PAJARO 2	C7.1
DESIGN	DWG NAME	FILE NO. 28503	OF 27





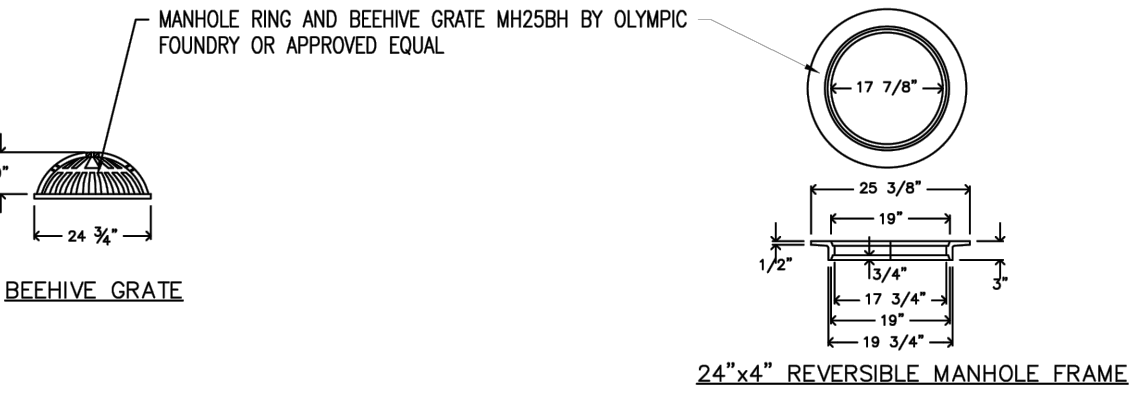
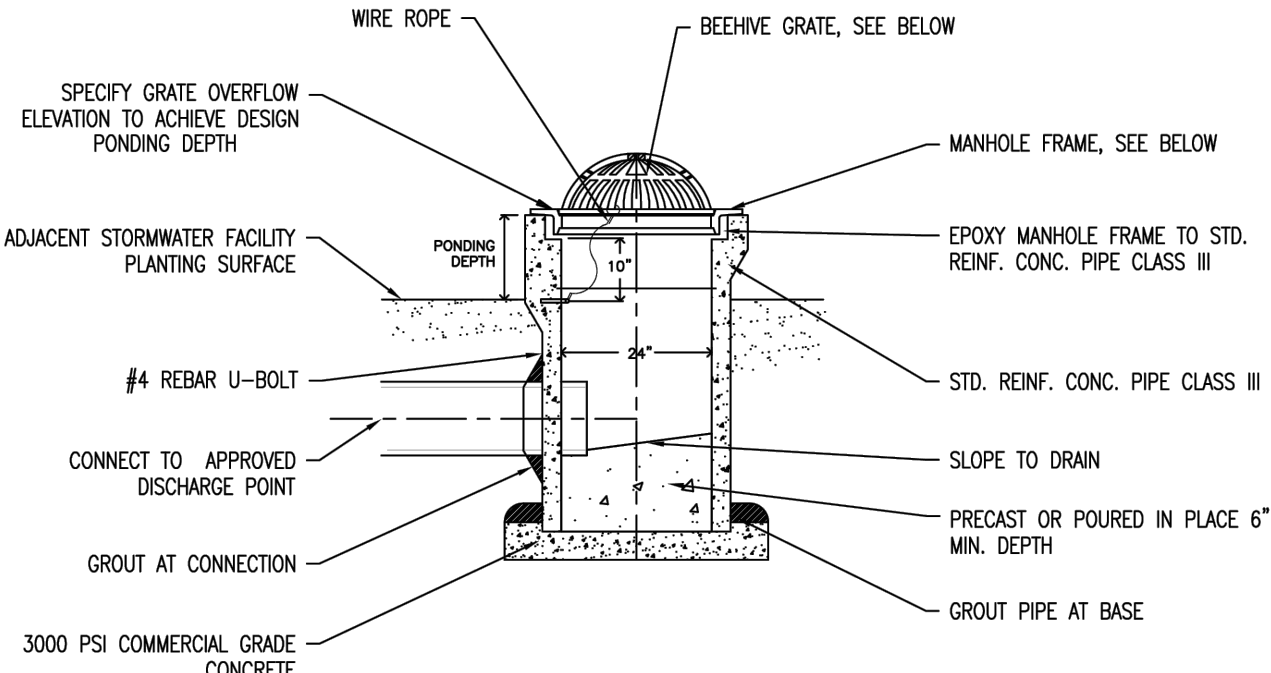


NOTES

1. FOR USE WITH STORMWATER FACILITIES WITH SLOPED SIDES OR FLAT BOTTOMS.
2. WHERE INLET FLOW VELOCITY IS HIGH, EXTEND COBBLE INTO FACILITY, BUT AVOID EXCESSIVE USE.
3. CURB CUT INLET SPACING SHALL BE 20 FEET. CURB CUT INLET SPACING FOR GUTTERS WITH A LONGITUDINAL SLOPE GREATER THAN 4% MUST BE APPROVED BY ENGINEER.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STANDARD DETAILS	DRAWN: 4/13	REV.:
DRAWN BY: MP		CURB CUT INLET WITH GRAVEL ENERGY DISSIPATION	RESOLUTION No. 76-13 (CM)	
CHECKED BY: TS		Maria Esther Rodriguez, City Engineer	DRAWING No. LID-002	



CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STANDARD DETAILS	DRAWN: 4/13	REV.:
DRAWN BY: MP		OVERFLOW STRUCTURE WITH BEEHIVE GRATE	RESOLUTION No. 76-13 (CM)	
CHECKED BY: TS		Maria Esther Rodriguez, City Engineer	DRAWING No. LID-003	

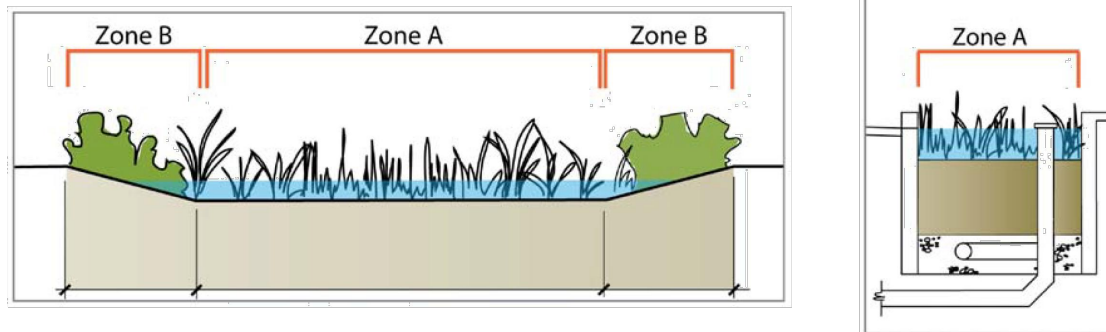
TREES										Biorotation Characteristics									
Name	Scientific Name	Common Name	Height	Spread	Exposure	Type	Plant Foundation Zone A	Plant Foundation Zone B	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)
X	Cercis occidentalis	Western Redbud	Small	30'	30'	Full Sun	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X
X	Chilopsis linearis	Desert Willow	Small	20'	30'	Full Sun	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X
X	Platanus racemosa	California Sycamore	Large	40'-80'	40'-70'	Full Sun	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X
X	Quercus agrifolia	Coast Live Oak	Medium	20'-60'	40'-70'	Full Sun- Shade	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X

SHRUBS										Biorotation Characteristics									
Name	Scientific Name	Common Name	Height	Spread	Exposure	Type	Plant Foundation Zone A	Plant Foundation Zone B	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)
X	Baccharis pilularis conspicua	Coyote Brush	3'-6'	3'	Sun	Evergreen	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Plectrocarpum arborescens	Toyon, Christmas Berry	6'-10'	4'-5'	Sun	Evergreen	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Iris douglasiana	Douglas Iris	3'	1'-2'	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Myrica californica	Pacific Wax Myrtle	15'	15'	Sun	Evergreen	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Rosa californica	California Rose	3'-6'	3'-5'	Sun-Partial Shade	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Sambucus mexicana	Mexican Elderberry	6'-12'	8'	Sun-Partial Shade	Deciduous	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Solidago californica	California Goldenrod	1'-4'	1'-4'	Full Sun- Partial Shade	Herbaceous Perennial	X	X	X	X	X	X	X	X	X	X	X	X	X

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

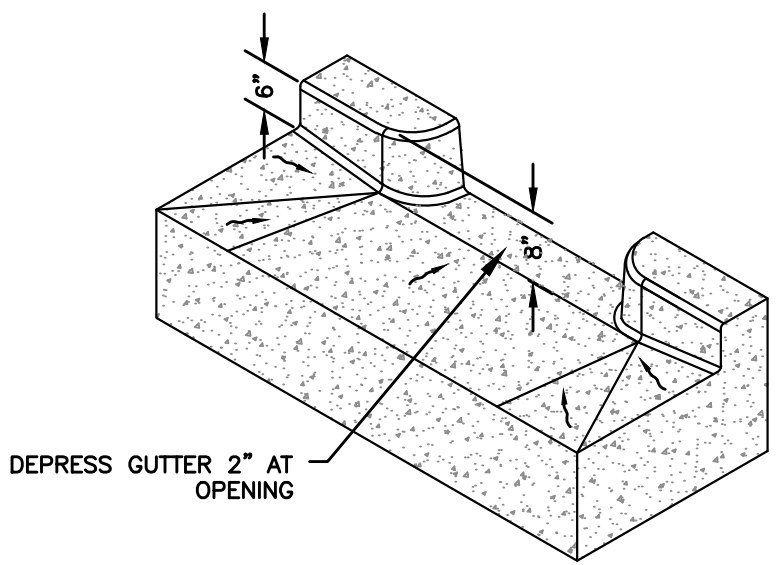
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DRAWN BY: MP		LID RECOMMENDED PLANT LIST (TREES AND SHRUBS)	RESOLUTION No. 76-13 (CM)	
CHECKED BY: TS		Maria Esther Rodriguez, City Engineer	DRAWING No. LID-004A	

GROUNDCOVER AND VINES										Biorotation Characteristics									
Name	Scientific Name	Common Name	Height	Spread	Exposure	Type	Plant Foundation Zone A	Plant Foundation Zone B	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)	Plant Foundation Edge (15' wide)
X	Carex diandra	Berkley Sedge, Grey Sedge	12"-18"	12"-18"	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Carex pansa	California Meadow Sedge	6"-8"	N/A	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Carex praeacutis	Clustered Field Sedge	3'-4'	2'-3'	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Carex spicata	San Diego Sedge	6"-8"	N/A	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Chondropetalum tectum	Small Cape Rush	2'-3'	3'-4'	Full Sun- Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Festuca rubra 'Isolate'	Molate Red Fescue	Up to 10"	4'-40"	Full Sun- Partial Shade	Evergreen Perennial	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Juncus effusus	Soft Rush	1'-2'	1'-2'	Full Sun	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Juncus patens	Wire Grass, Blue Rush	2'-3'	Running	Full Sun	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Leymus condensatus	Canyon Prince Wild Rye	1'-2'	N/A	Partial Shade	Grass	X	X	X	X	X	X	X	X	X	X	X	X	X
X	Muhlenbergia rigens	Deer Grass	6'-8'	6'-8'	Full Sun- Partial Shade	Evergreen Shrub	X	X	X	X	X	X	X	X	X	X	X	X	X

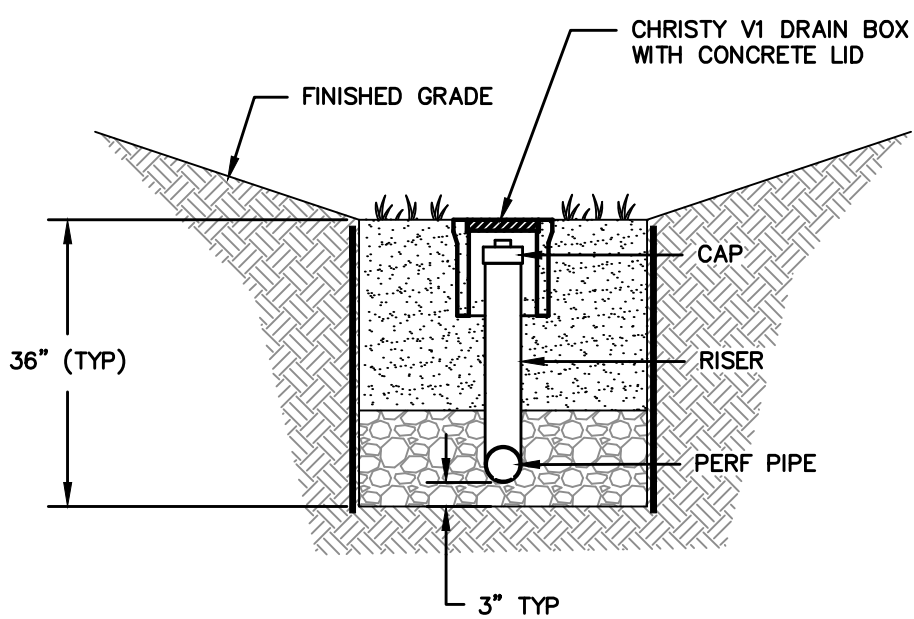


CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

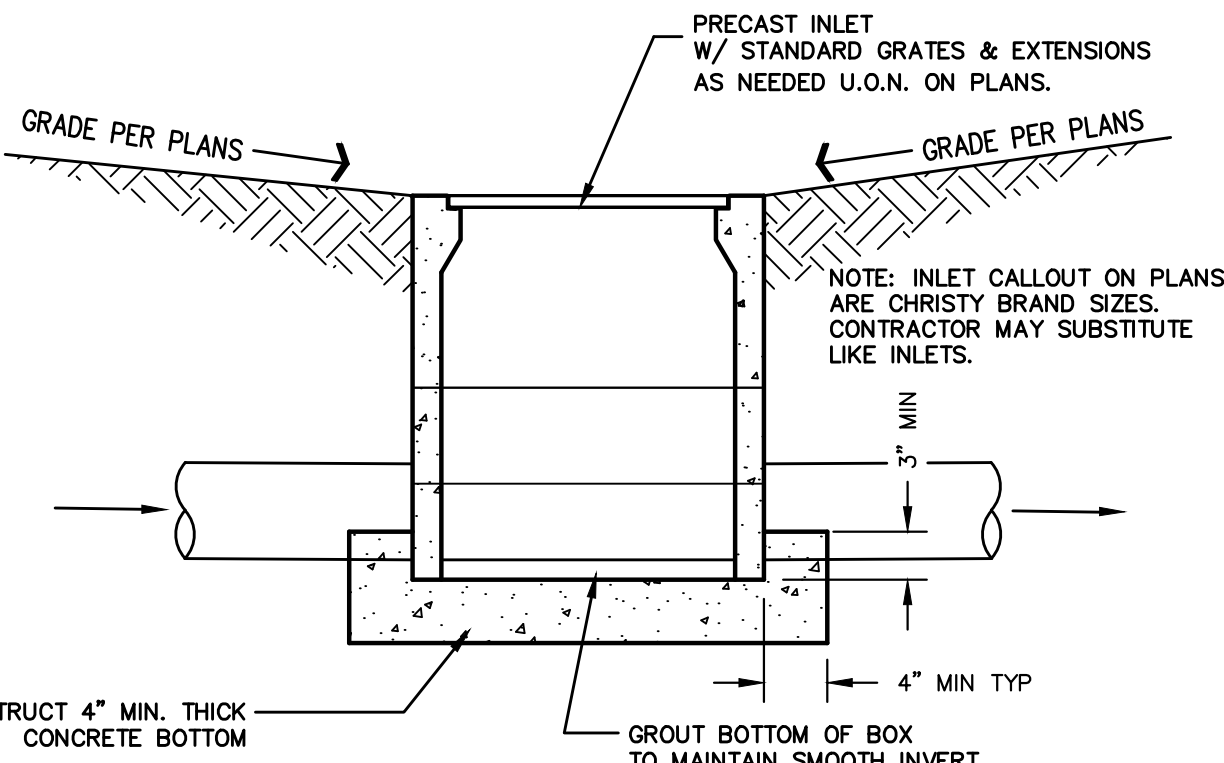
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DRAWN BY: MP		LID RECOMMENDED PLANT LIST (GROUNDCOVER AND VINES)	RESOLUTION No. 76-13 (CM)	
CHECKED BY: TS		Maria Esther Rodriguez, City Engineer	DRAWING No. LID-004B	



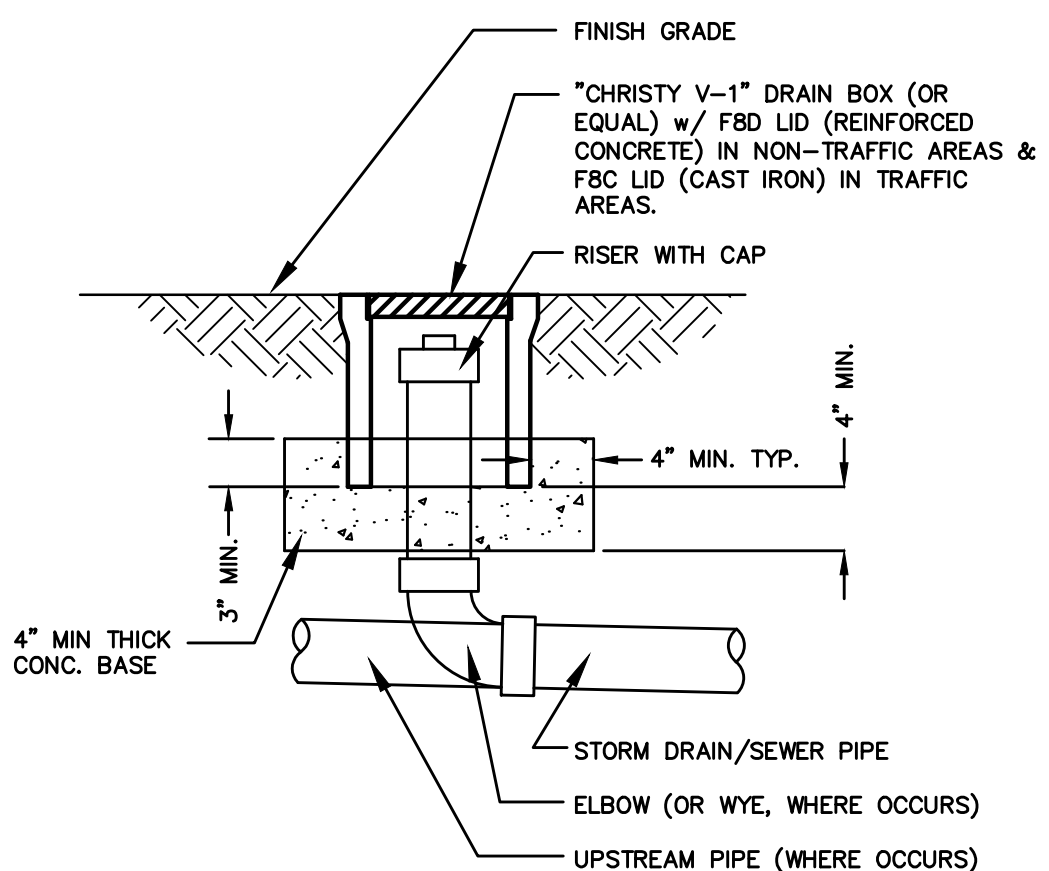
1 CURB CUT INLET PERSPECTIVE VIEW
SCALE: NTS



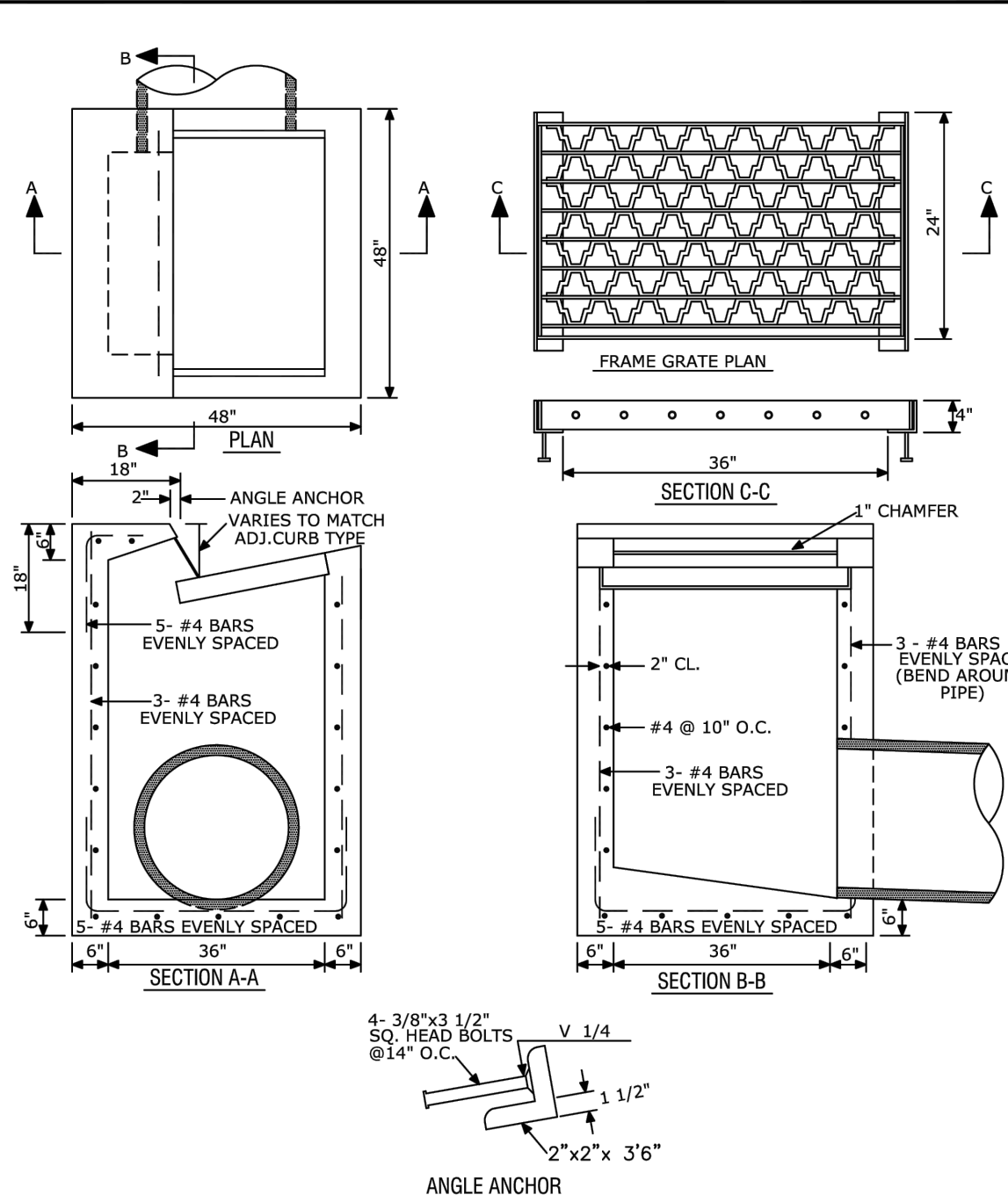
2 TYPICAL SDCO IN BIORETENTION
SCALE: 1/2" = 1'-0"



3 TYPICAL CATCH BASIN
SCALE: NTS



4 CLEANOUT (SDCO/SSCO) DETAIL
SCALE: 1"=1'-0"



- NOTES:
- 1) GRATE SHALL BE GRADE TYPE 24-105 AS DETAILED BY CALTRANS STANDARD PLAN D77B.
 - 2) FRAME SHALL BE AS DETAILED BY CALTRANS STANDARD PLAN D77A.
 - 3) CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 90-2, "MINOR CONCRETE", OF THE CALTRANS STANDARD SPECIFICATIONS.
 - 4) PRE-CAST BASES ARE PROHIBITED.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT				
NOT TO SCALE		STANDARD DRAWING FOR DROP INLET TYPE "D"	DRAWN: 9/11	REV.:
DRAWN BY: P.A.C.			RESOLUTION: 76-13 (CM)	
CHECKED BY: T.S.		Maria Esther Rodriguez, City Engineer	DRAWING No. S-205	



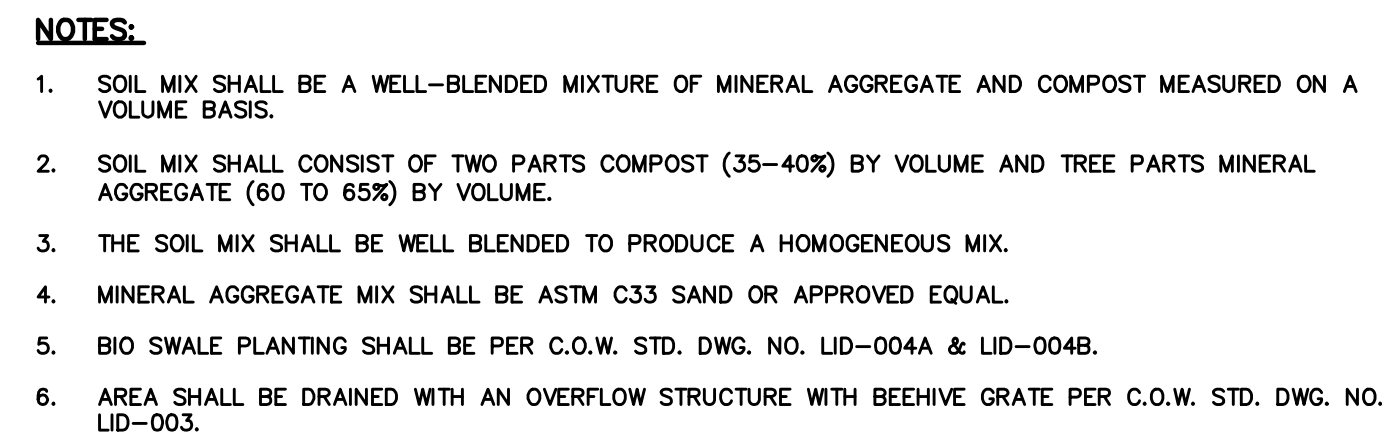
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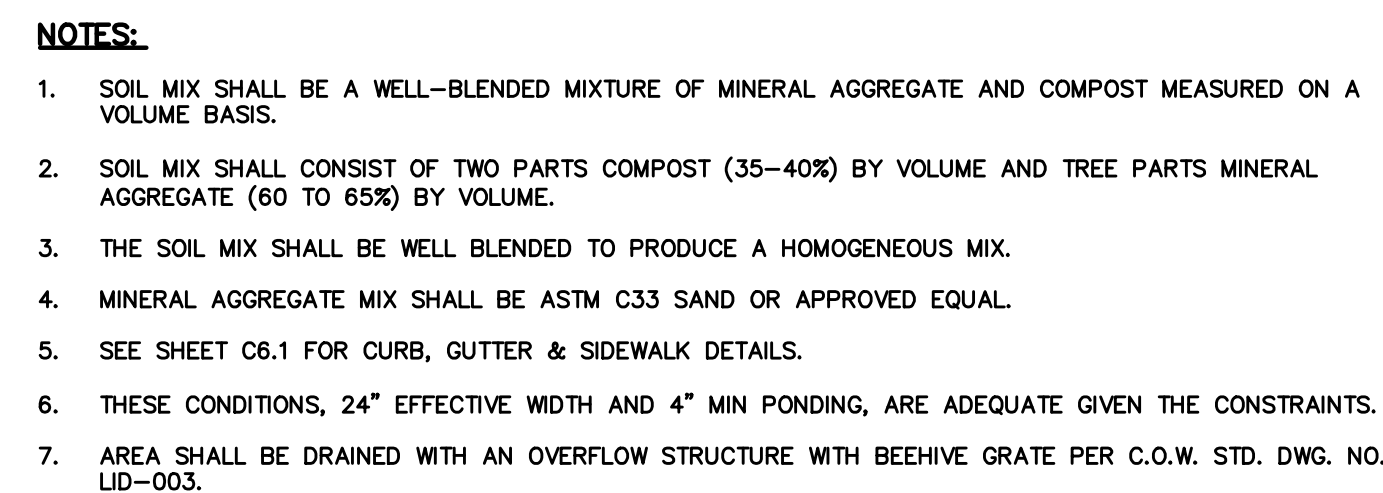
APN 018-711-33 & -34 (PART) APPLICATION NO. 2138

REVISED	JULY 15, 2022 - 4TH SUBMITTAL			
	APRIL 29, 2022 - 3RD SUBMITTAL			
	JANUARY 14, 2022 - 2ND SUBMITTAL			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		STANDARD LID DETAILS		
		GBxMB WATSONVILLE 200 MANABE OW ROAD WATSONVILLE, CALIFORNIA		
SCALE	AS SHOWN	DRAWN	TPC	JOB NO. 28503
DATE	SEPTEMBER 30, 2021	CHECKED	JFR	INDEX PAJARO 2
DESIGN		DWG NAME		FILE NO. 28503
				SHEET C7.4 OF 27

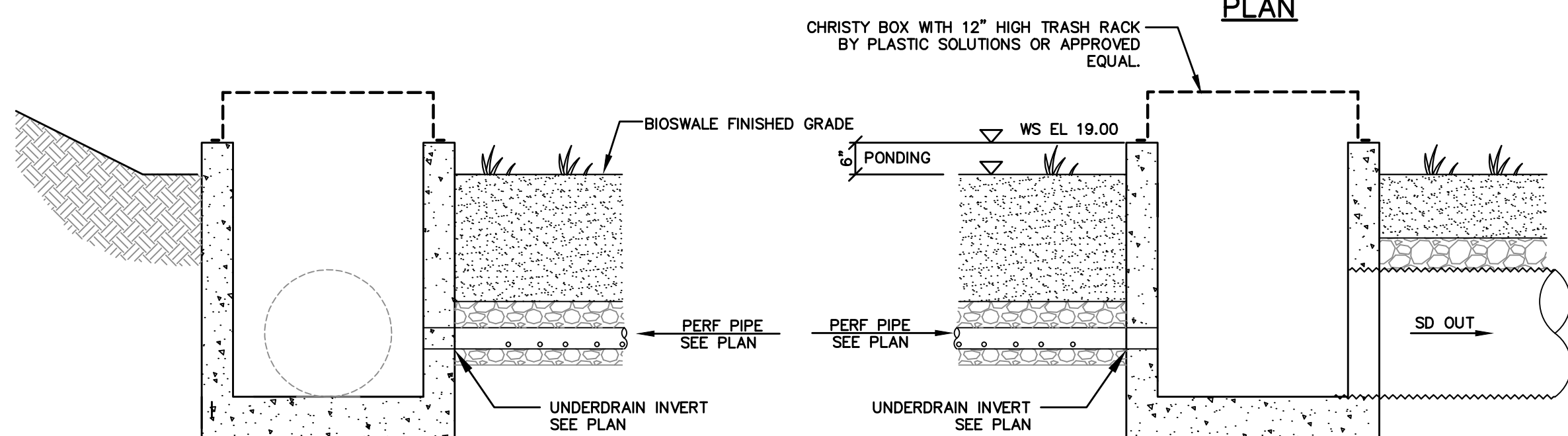
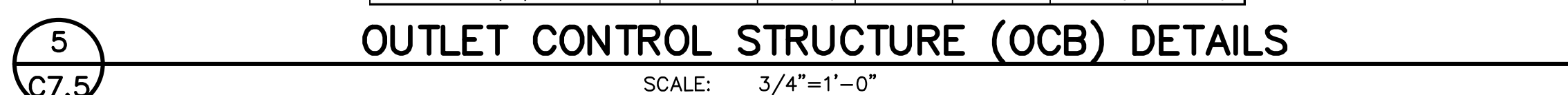


TYPICAL BIORETENTION SECTION
IN OPEN SPACE

SCALE: 1/2" = 1'-0"



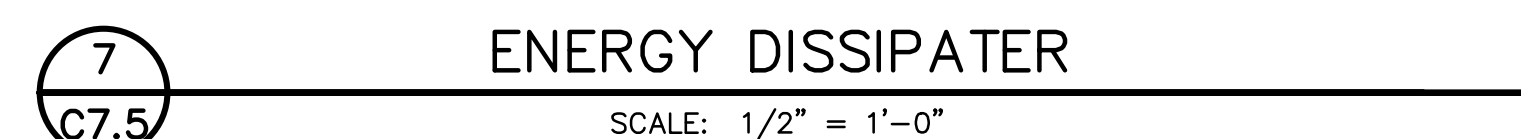
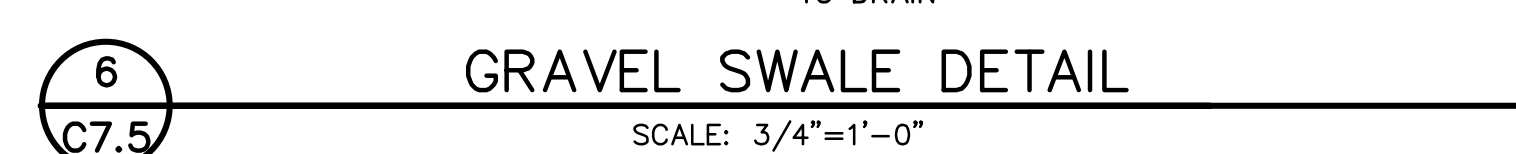
2 TYPICAL SECTION - STREET BIO-SWALE
C7.5 SCALE: 1/2" = 1'-0"



C7.5

DETENTION OVERFLOW STRUCTURE

SCALE: 1/2" = 1'-0"



APN 018-711-33 & -34 (PART) APPLICATION NO. 2

<p>BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS</p> <p>3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560</p>	<p>STANDARD LID DETAILS</p>
	<p>GBxMB WATSONVILLE 200 MANABE OW ROAD</p>

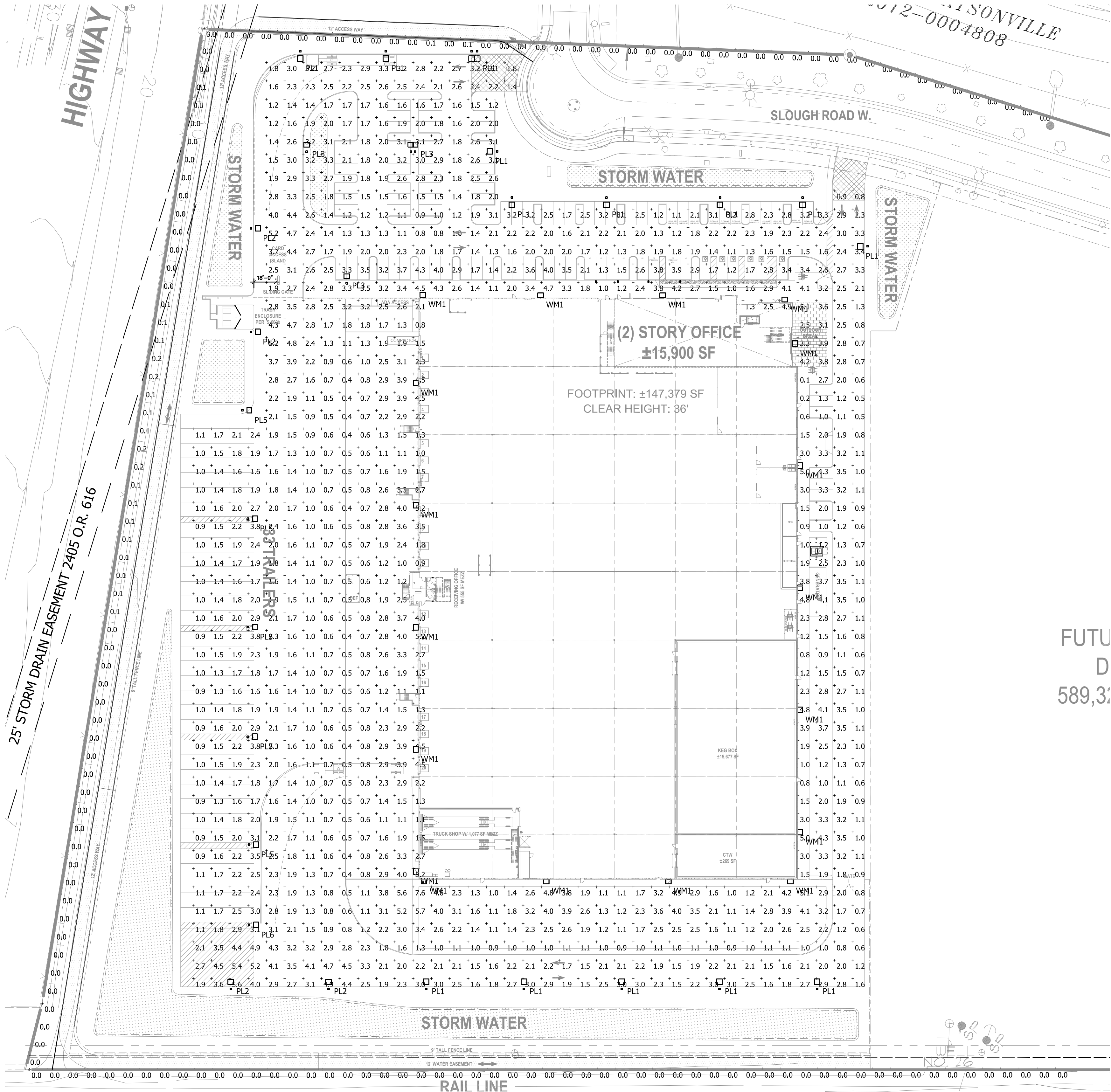
SCALE AS SHOWN	DRAWN TPC	JOB NO. 28503	SHEET C7 OF
DATE SEPTEMBER 30, 2021	CHECKED JFR	INDEX PAJARO 2	
DESIGN	DWG NAME 24735_C7.1	FILE NO. 28503	

811

Know what's **below**.
Call **before** you dig.

REGISTERED PROFESSIONAL ENGINEER
JOEL FRANCIS RICA
No. 53588
CIVIL
STATE OF CALIFORNIA

**PRELIMINARY
NOT FOR
CONSTRUCTION**



FUTU
D
589,3'

Schedule													
Symbol	Label	Image	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	Light Loss Factor	Wattage	Efficiency
	WM1		Lithonia Lighting	DSXL LED P6 40K TTFM MVOLT HS	WALL LIGHT AT 20' WITH HOUSE SIDE SHIELD	LED	1	DSXL_LED_P6_40K_TTFM_H_VOLT_HS.asx	14863	1	0.85	163	100%
	PL1		Lithonia Lighting	DSXL LED P2 40K BLC MVOLT	2'-4" BASE, 17'-6" POLE, 20' MOUNTING WITH BACK LIGHT CONTROL	LED	1	DSXL_LED_P2_40K_BLC_3W_OLT.asx	7393	1	0.85	70	100%
	PL2		Lithonia Lighting	DSXL LED P7 40K TTFM MVOLT HS	2'-4" BASE, 17'-6" POLE, 20' MOUNTING WITH HOUSE SIDE SHIELD	LED	1	DSXL_LED_P7_40K_TTFM_H_VOLT_HS.asx	16188	1	0.85	183	100%
	PL3		Lithonia Lighting	DSXL LED P6 40K TSM MVOLT	2'-4" BASE, 17'-6" POLE, 20' MOUNTING	LED	1	DSXL_LED_P6_40K_TSM_MV_OLT.asx	19765	1	0.85	163	100%
	PL5		Lithonia Lighting	DSXL LED P7 40K TSM MVOLT	2'-4" BASE, 17'-6" POLE, 20' MOUNTING	LED	1	DSXL_LED_P7_40K_TSM_MV_OLT.asx	21384	1	0.85	183	100%
	PL6		Lithonia Lighting	DSXL LED P4 40K TSM MVOLT	2'-4" BASE, 17'-6" POLE, 20' MOUNTING	LED	1	DSXL_LED_P4_40K_TSM_MV_OLT.asx	15042	1	0.85	125	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.0 fc	7.6 fc	0.1 fc	76.0:1	20.0:1
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A



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La Jolla, CA 92037
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858-812-7930 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



PROJECT INFORMATION

GBxMB
Watsonville

WATSONVILLE, CA 95076

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DRAWN BY	CHECKED BY
Author	Checker
JOB NO.	DATE
701-048	2021-11-22

1	07-27-21	DESIGN REVIEW SUBMITTAL
2	09-30-21	DESIGN REVIEW RESUBMITTAL
3	01-14-22	DESIGN REVIEW RESUBMITTAL
4	04-18-22	DESIGN REVIEW RESUBMITTAL
5	07-15-22	DESIGN REVIEW RESUBMITTAL

DESIGN REVIEW
RESUBMITTAL
2021.12.28

PHOTOMETRIC
SITE PLAN

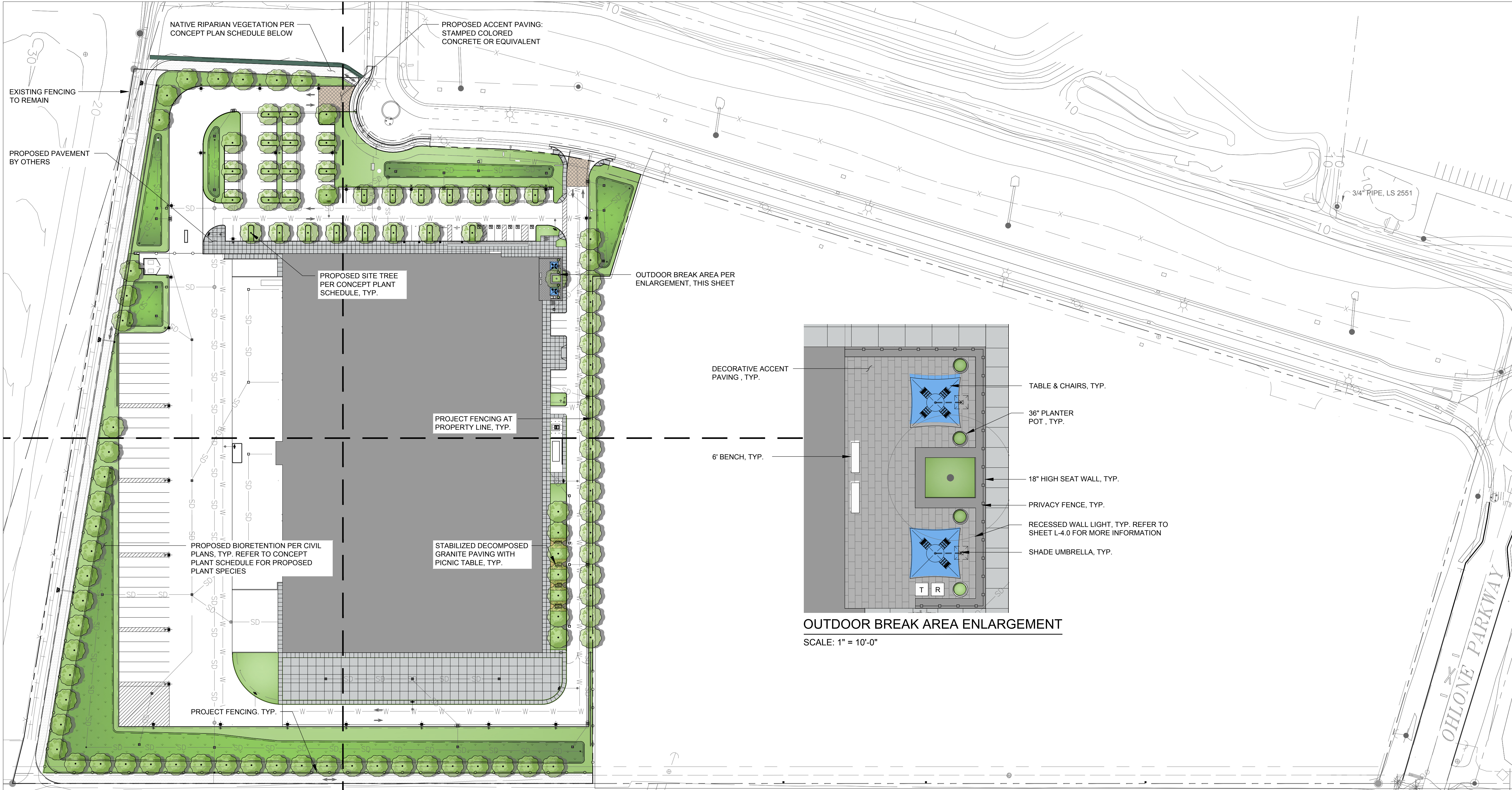
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5	07-15-22	DESIGN REVIEW RESUBMITTAL

DESIGN REVIEW RESUBMITTAL 2022.06.28

CONCEPTUAL LANDSCAPE PLAN

L-1.0



CONCEPT PLANT SCHEDULE

SITE TREES		SIZE	QTY	WUCOLS
ACER RUBRUM / RED MAPLE	24\" BOX	102	MED	LOW
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE			LOW	MED
JACARANDA MIMOSIFOLIA / JACARANDA			LOW	LOW
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE			LOW	LOW
PISTACIA CHINENSIS / CHINESE PISTACHE			MED	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA' / COLUMBIA LONDON PLANE TREE			LOW	LOW
QUERCUS AGRIFOLIA / COAST LIVE OAK			LOW	LOW
PLANTING AREAS		61,898 SF		
AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	VERY LOW		
AGAVE PARRYI HUACHUCENSIS / ARTICHOKE PARRY'S AGAVE	5 GAL	LOW		
ANIGOZANTHOS X 'BUSH DAWN' / BUSH DAWN KANGAROO PAW	5 GAL	LOW		
ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL	LOW		
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1 GAL	LOW		
DIETES BICOLOR / FORTNIGHT LILY	1 GAL	LOW		
LANTANA MONTEVIDENSIS / TRAILING LANTANA	1 GAL	LOW		
LOMANDORA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	1 GAL	LOW		
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	LOW		
SENECIO MANDRALISCAE / BLUE FINGERS	1 GAL	LOW		
BIOSWALE		40,150 SF		
ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	LOW		
CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	LOW		
CAREX PANSA / SANDDUNE SEDGE	FLATS	MED		
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL	VERY LOW		
JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	LOW		
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	LOW		
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL	LOW		
NATIVE RIPARIAN VEGETATION		1,286		
BACCHARIS PILULARIS / COYOTE BUSH	5 GAL	LOW		
JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	LOW		
MIMULUS GUTTATUS / YELLOW MONKEYFLOWER	1 GAL	LOW		
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	LOW		
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL	LOW		
SISYRINCHIUM BELLUM / BLUE EYED GRASS	1 GAL	VERY LOW		

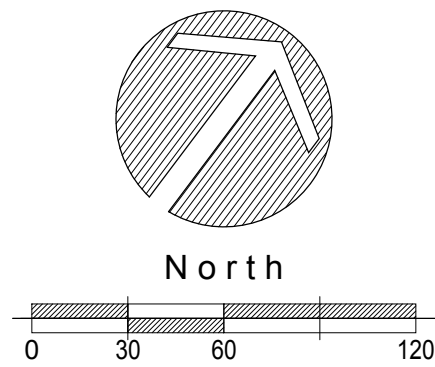
PLANTING NOTES

1. PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN. ADDITIONALLY, IF A GROUNDCOVER SYMBOL OR PATTERN IS SHOWN STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE.
2. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
3. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN IS NOT ALTERED SIGNIFICANTLY. CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AS SHOWN AND RECEIVE ACCEPTANCE FROM PROJECT MANAGER WITH RESPECT TO PLANT HEALTH/APPEARANCE AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/OBSERVATION AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME.
4. ALL NON-TURF PLANTING AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE TREATMENT AND A 3\" LAYER OF MAHOGANY COOLOR PRO CHIP MULCH TOP DRESS (1-3\" PIECES-SUBMIT SAMPLES) AVAILABLE AT SOUTH BAY MATERIALS, SAN JOSE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.
6. PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

WELO NOTES

1. A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF (3) LOCATIONS THROUGHOUT THE PROJECT SITE. IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS.
 2. SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF. INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
 3. A MINIMUM (3\") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING PLAN FOR MULCH SPECIFICATION.
 4. REFER TO CIVIL IMPROVEMENT PLANS FOR PLANTING AREA GRADING.
 5. A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY EIEHR A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY LANDSCAPE IRRIGATION AUDITOR PER SECTION 492.12 OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCE.
 6. LANDSCAPE CONTRACT TO INSTALL THIS IRRIGATION SYSTEM PER PLAN AND PER ALL REQUIREMENTS OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCE.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

X _____

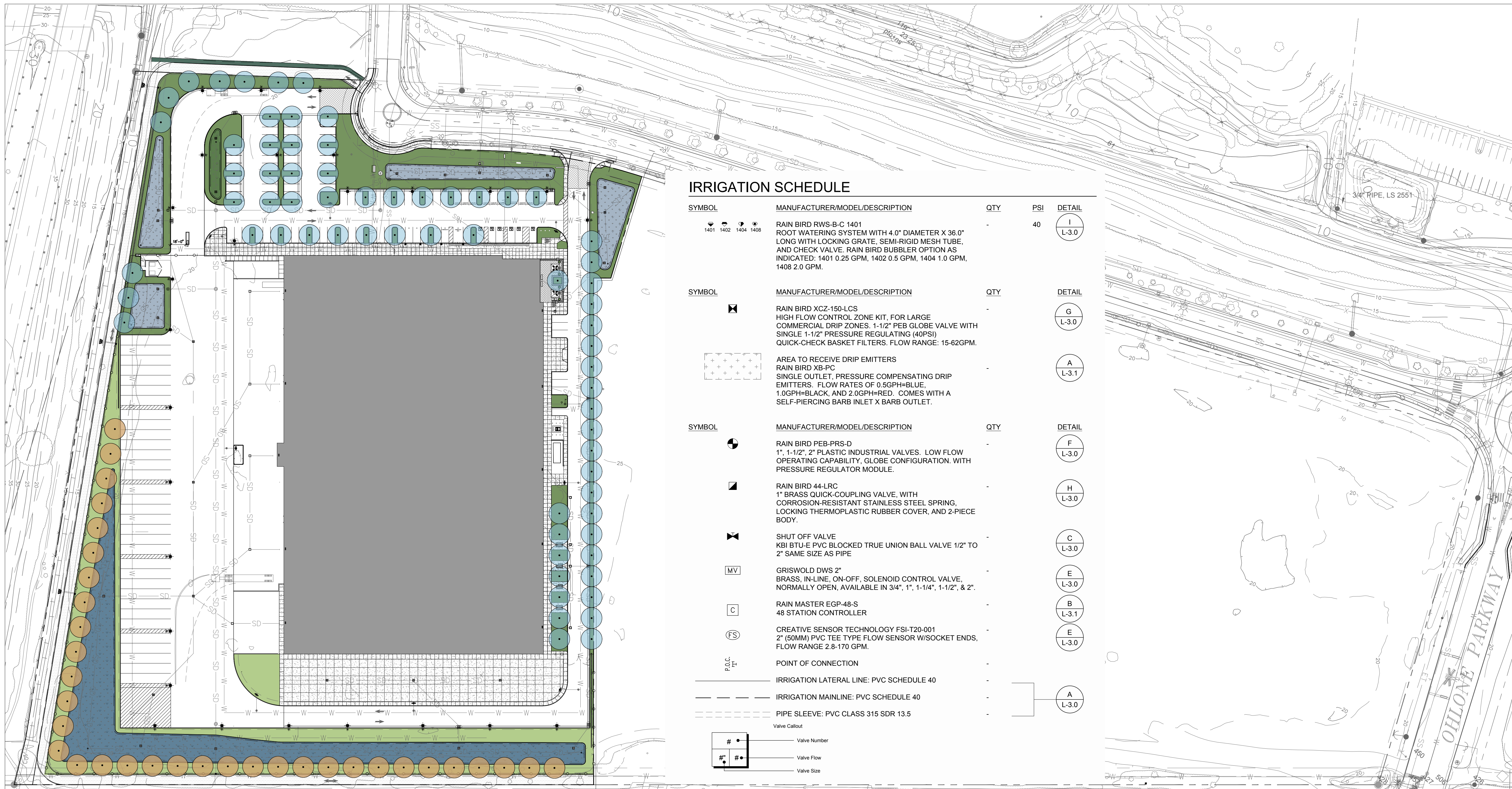


ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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5	07-15-22	DESIGN REVIEW RESUBMITT.

**DESIGN REVIEW
RESUBMITTAL**
2022.06.28

CONCEPTUAL IRRIGATION PLAN

L-2.0


$$\begin{aligned} \text{MAWA} &= (\text{ETo}) (0.62) [(0.45 \times \text{LA}) + (0.3 \times \text{SLA})] \\ &= (37.7) (0.62) [(0.45 \times 105,884) + (0.3 \times 0)] \\ &= (23.37)(47,647.80) \\ &= 1,113,529.09 \end{aligned}$$

$$\begin{aligned} \text{ETWU} &= (\text{ETo}) (0.62) [(\text{PF} \times \text{HA})/\text{IE} + \text{SLA}] \\ &= (37.7) (0.62) [44,802 + 0] \\ &= (23.37)(44,802) \\ &= 1,047,022.74 \end{aligned}$$








MAWA = 1,113,529.09 GAL/YEAR

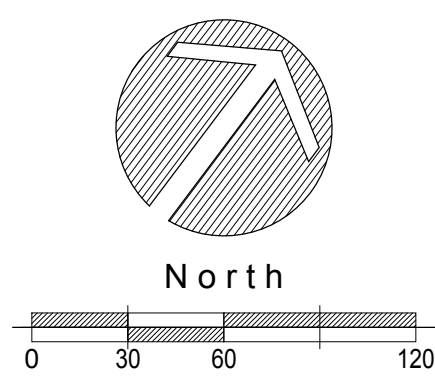
ETWU = 1,047,022.74 GAL/YEAR

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	PLANT FACTOR (PF)	HYDROZONE AREA (SQ. FT.) (HA)	PF X HA (SQ.FT)	IRRIGATION EFFICIENCY (IE)	PF X HA / (IE)
1	LOW	DRIP	0.3	33,757	10,127	0.81	12,502
2	LOW	BUBBLERS	0.5	1,700	850	0.81	1,049
3	LOW	DRIP	0.4	12,218	4,887	0.81	6,033
4	LOW	DRIP	0.3	28,141	8,442	0.81	10,422
5	LOW	BUBBLERS	0.5	850	425	0.81	525
6	LOW	DRIP	0.4	27,932	11,173	0.81	13,794
7	LOW	DRIP	0.3	1,286	386	0.81	477
TOTALS				105,884			44,802

CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTS SHOWN ON LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION IMPROVEMENTS SHALL CONSIST OF DRIP IRRIGATION AND LOW FLOW ROTARY NOZZLES THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL. IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881 AND CITY OF WATSONVILLE REQUIREMENTS, HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER REQUIREMENTS, SOIL TYPE, AND MICROCLIMATES.

HYDROZONE LEGEND

HYDROZONE #	SYMBOL	DESCRIPTION	LANDSCAPE AREA
HYDROZONE 1		NORTH EASTERN ASPECT - SHRUBS & GROUNDCOVERS	33,757
HYDROZONE 2		NORTH EASTERN ASPECT - TREES	1,700
HYDROZONE 3		NORTHERN ASPECT - BIORETENTION	12,218
HYDROZONE 4		SOUTH WESTERN ASPECT - SHRUBS & GROUNDCOVERS	28,141
HYDROZONE 5		SOUTH WESTERN ASPECT - TREES	850
HYDROZONE 6		SOUTHERN ASPECT - BIORETENTION	27,932
HYDROZONE 7		NATIVE RIPARIAN VEGETATION	1,286



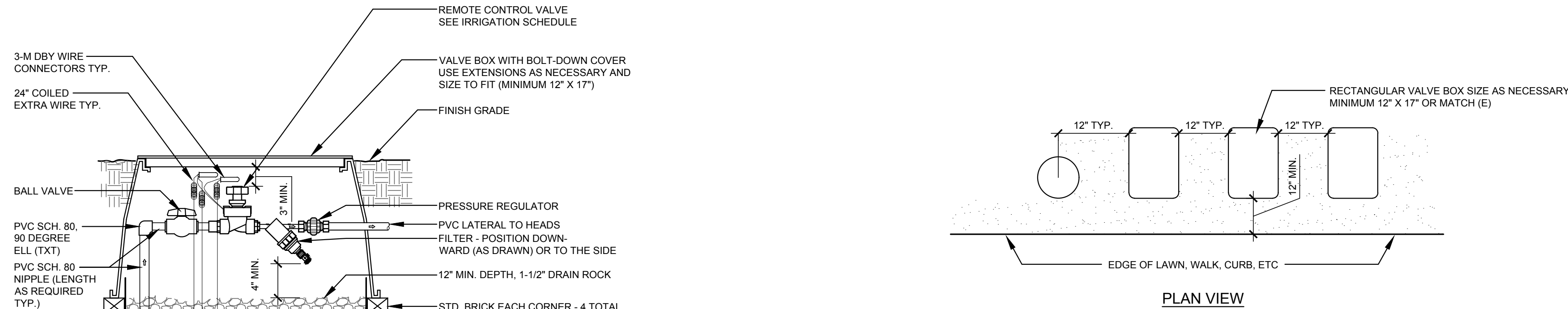
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DESIGN REVIEW RESUBMITTAL

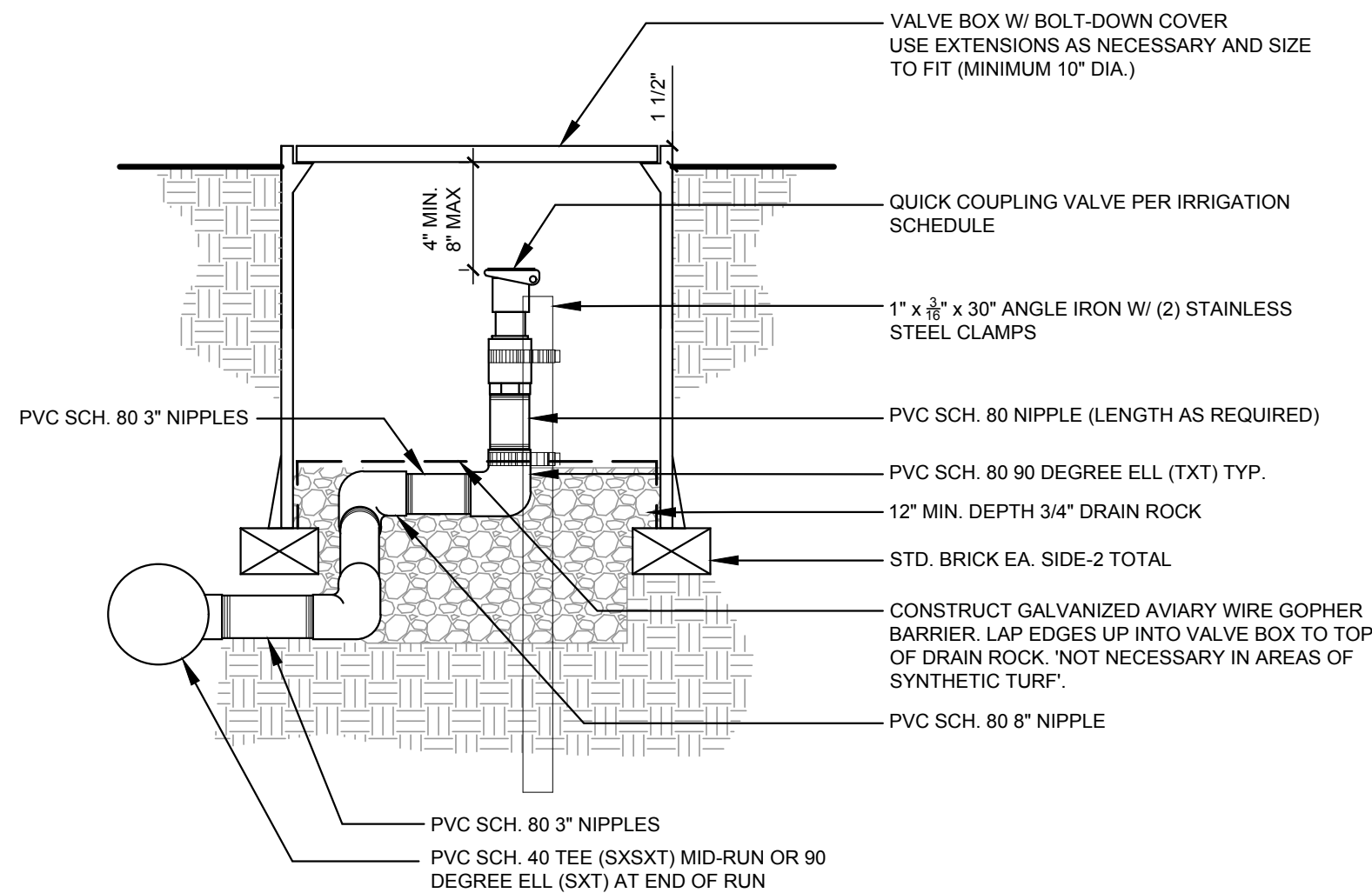
2022.06.28

CONCEPTUAL LANDSCAPE DETAILS

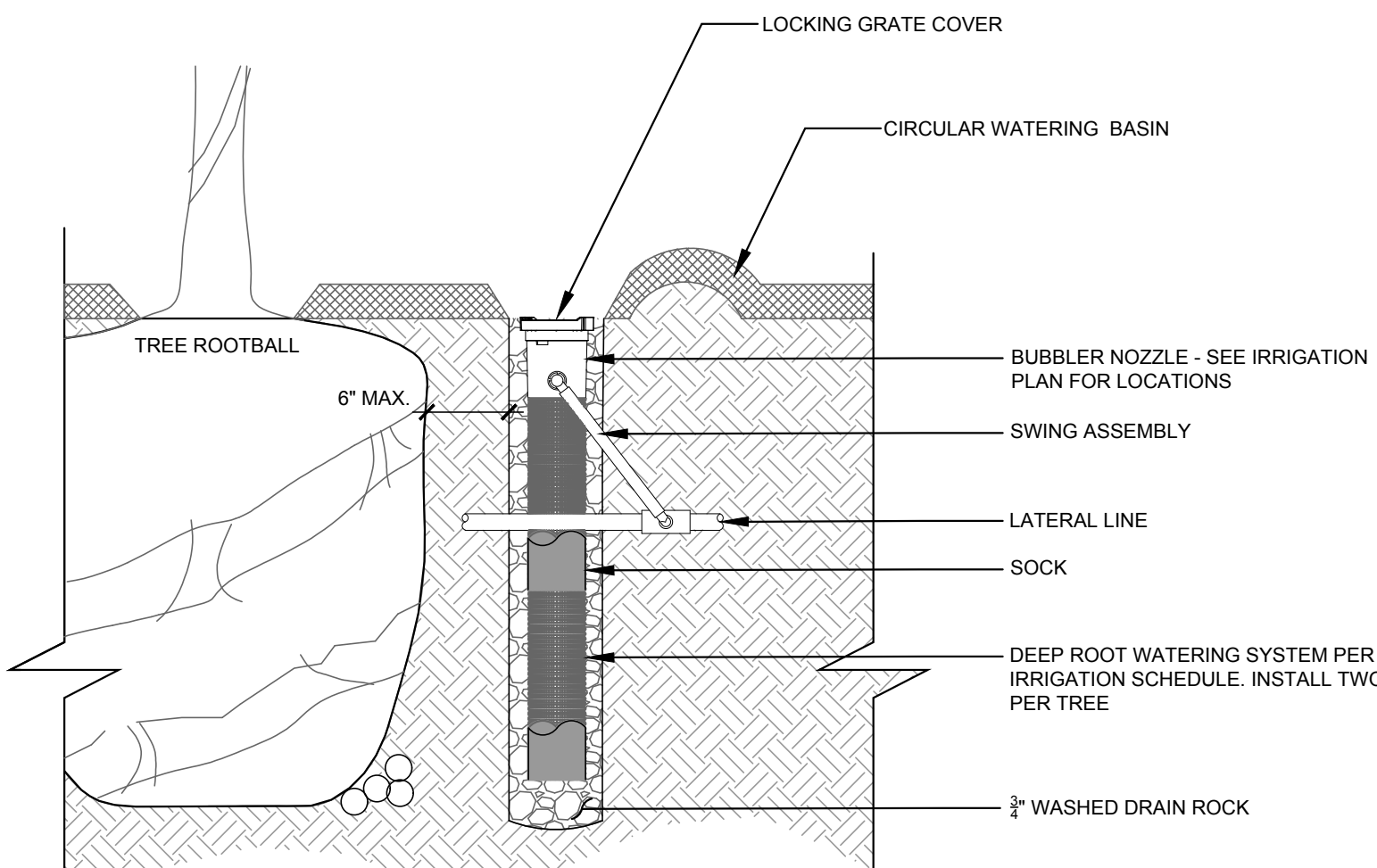
L-3.0



G DRIP ZONE REMOTE CONTROL VALVE KIT
SCALE: 1/2" = 1'-0"

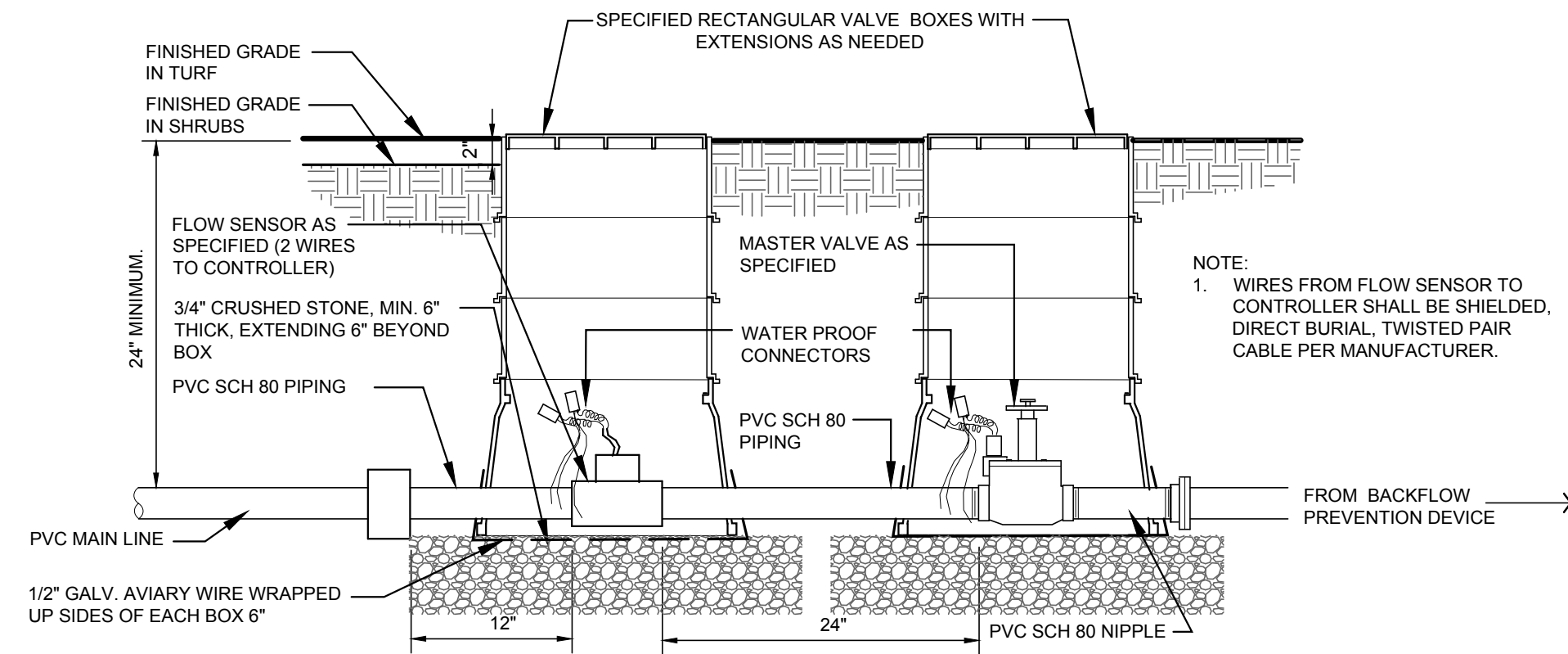


H QUICK COUPLING
SCALE: N.T.S.

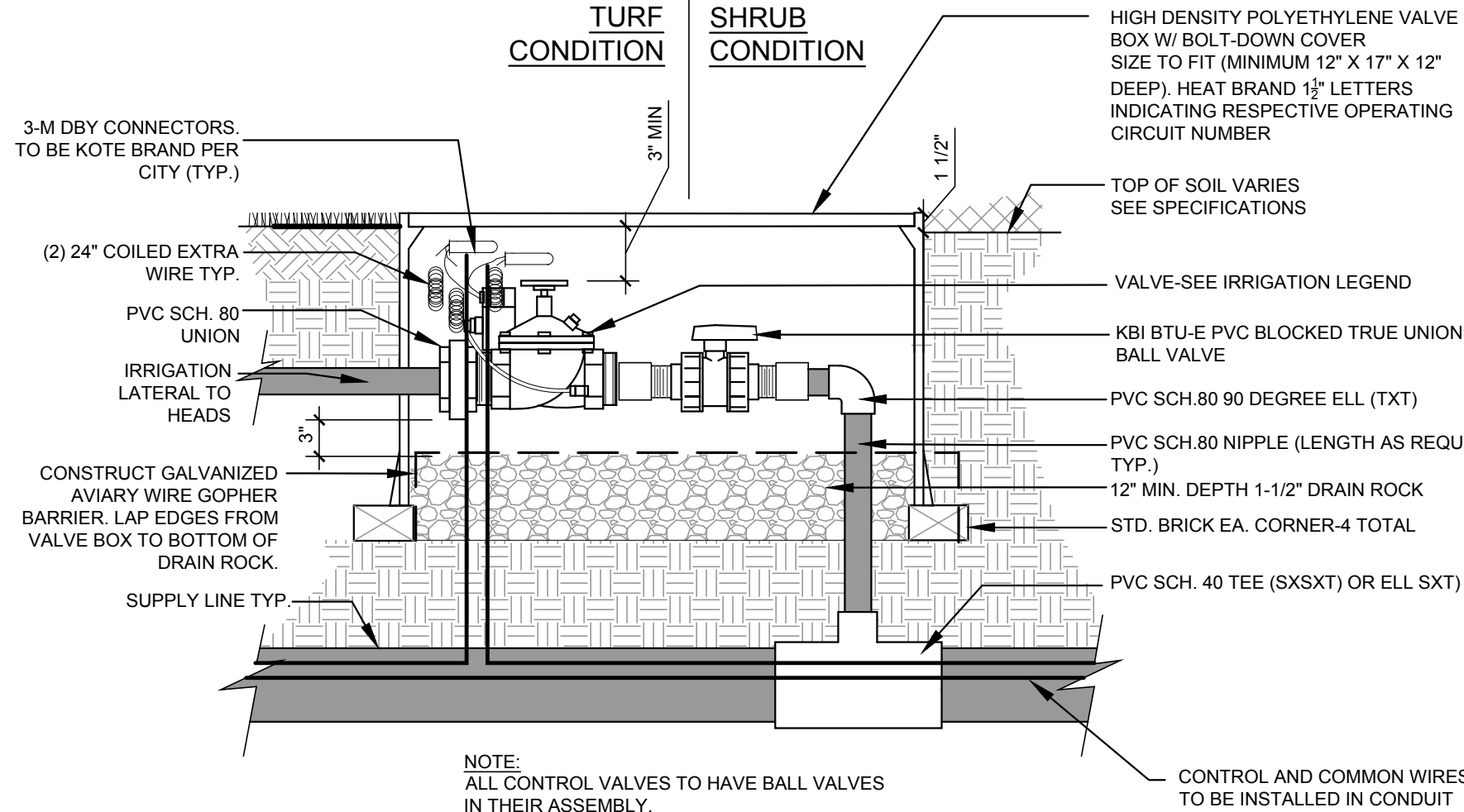


I TREE BUBBLER
SCALE: N.T.S.

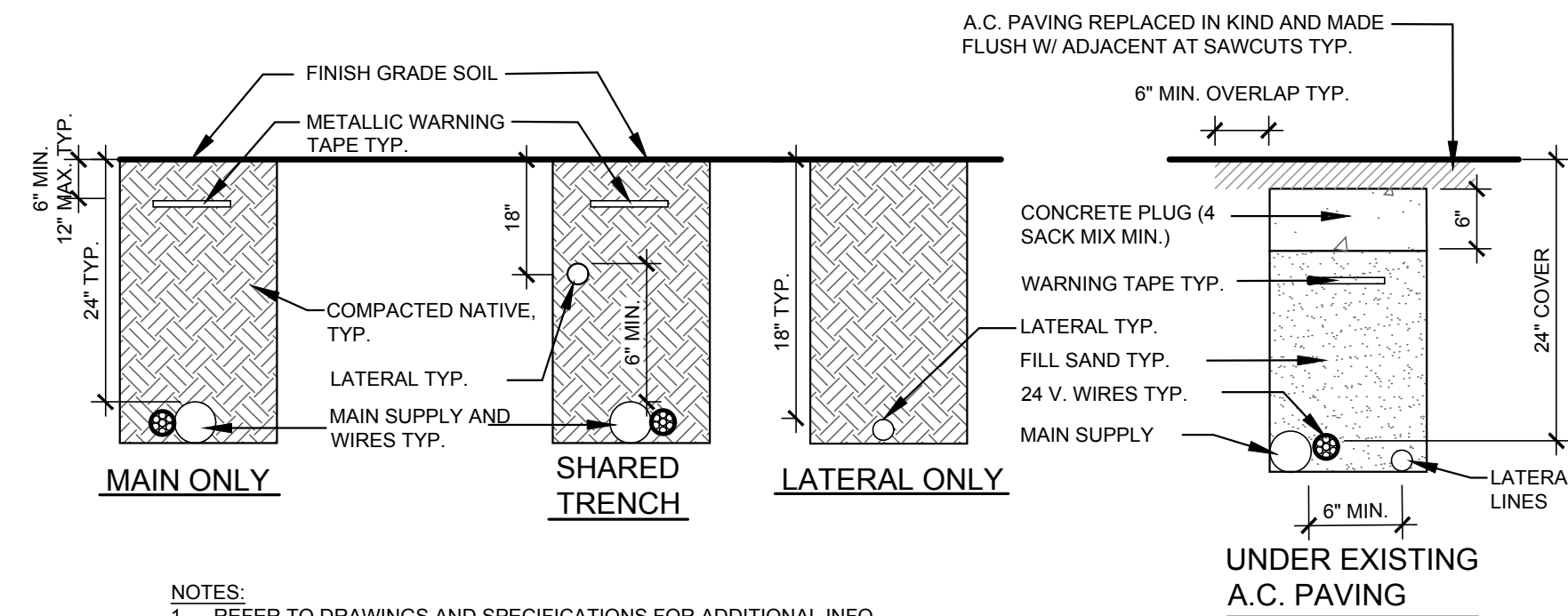
D VALVE BOX LAYOUT
SCALE: N.T.S.



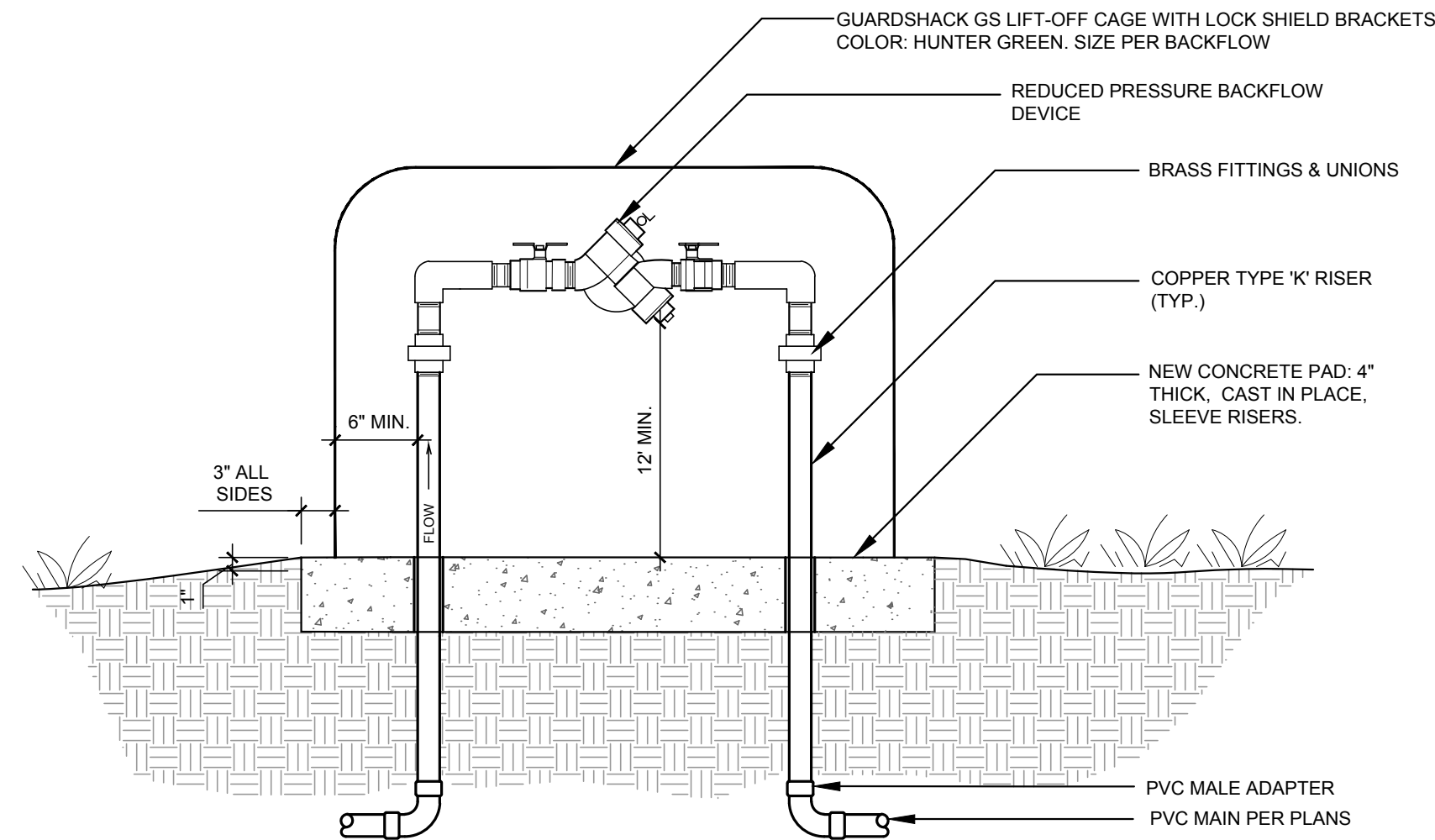
E MASTER CONTROL VALVE & FLOW SENSOR ASSEMBLY
SCALE: N.T.S.



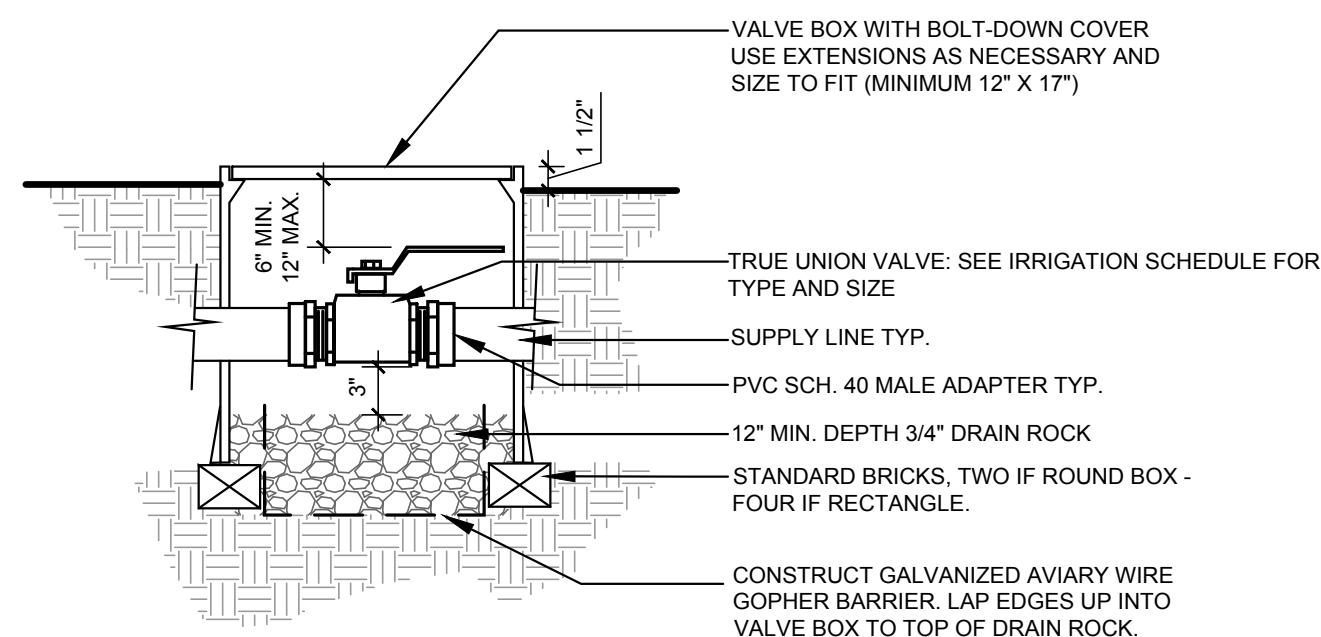
F REMOTE CONTROL VALVE
SCALE: N.T.S.



A TRENCHING
SCALE: N.T.S.



B BACKFLOW PREVENTER
SCALE: N.T.S.



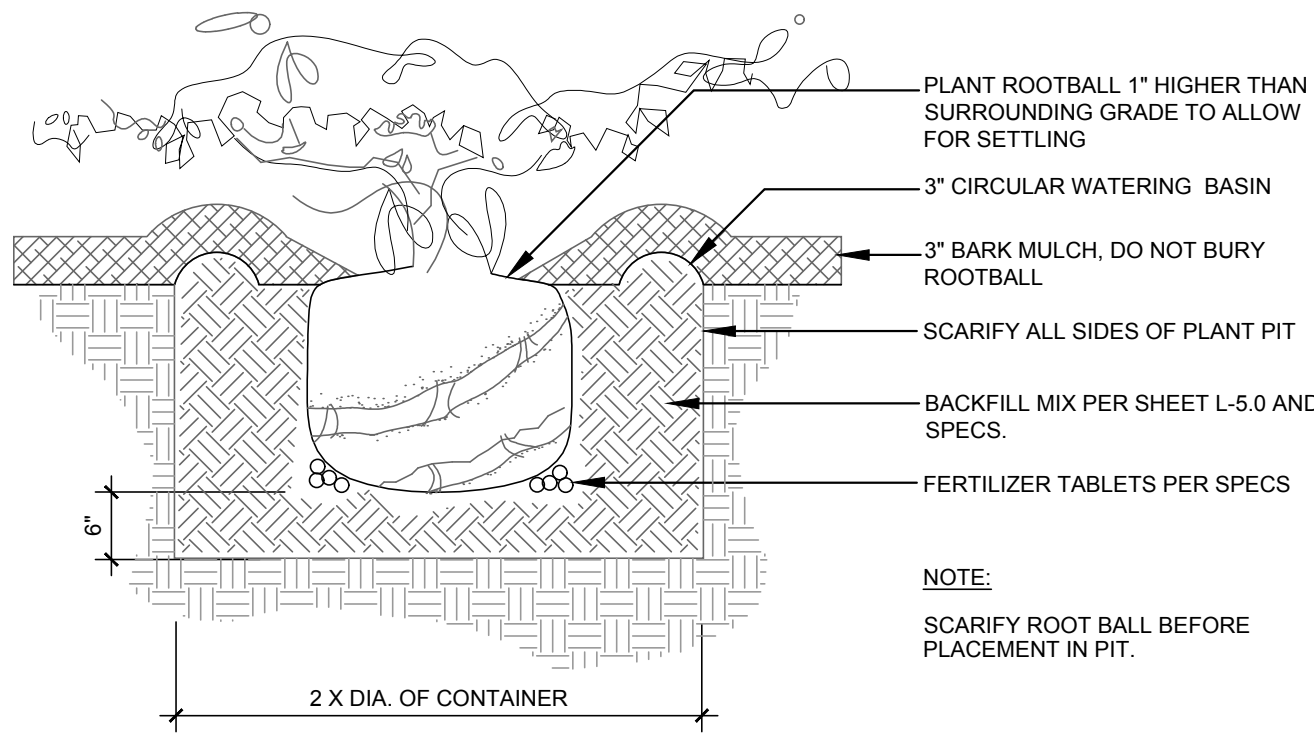
C BALL VALVE
SCALE: N.T.S.

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	07-27-21	DESIGN REVIEW SUBMITTAL
2	09-30-21	DESIGN REVIEW RESUBMITTAL
3	01-14-22	DESIGN REVIEW RESUBMITTAL
4	04-15-22	DESIGN REVIEW RESUBMITTAL
5	07-15-22	DESIGN REVIEW RESUBMITTAL

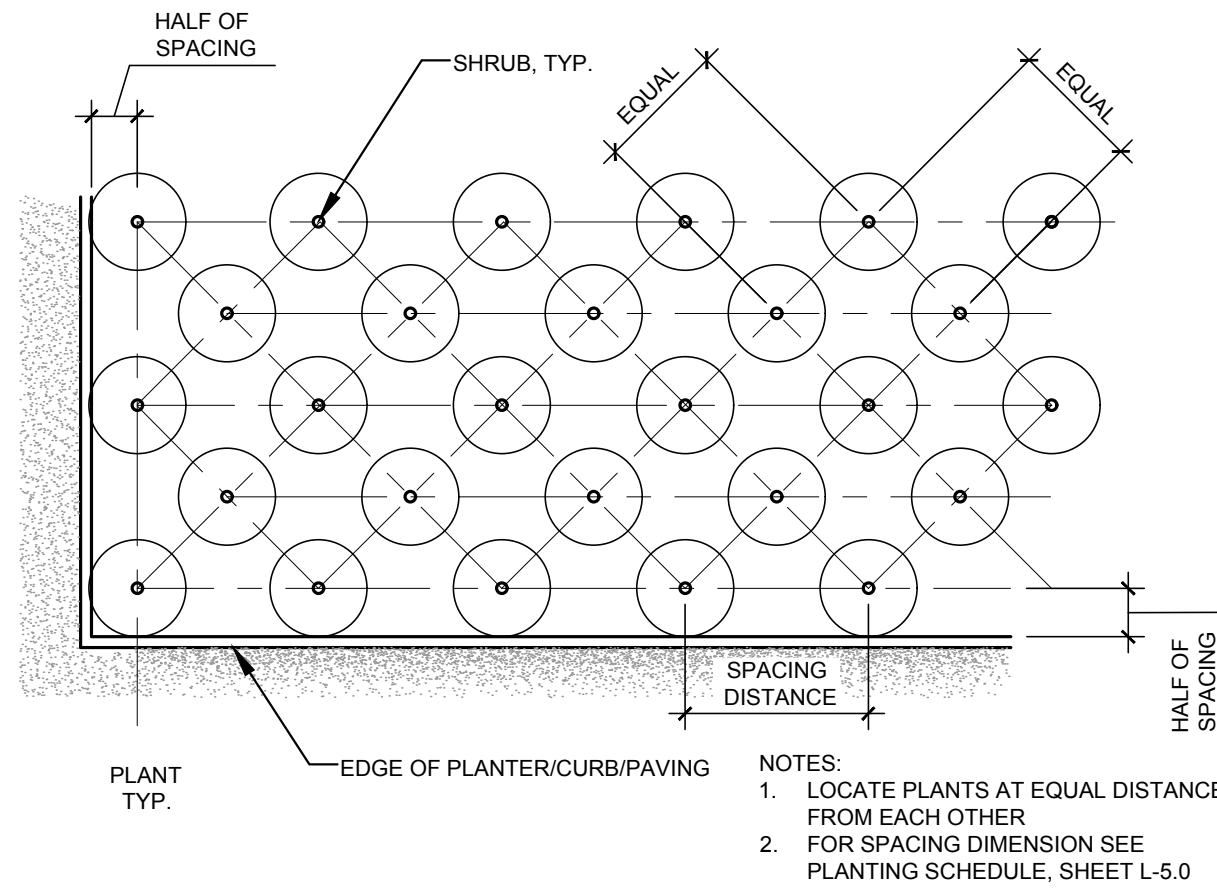
DESIGN REVIEW RESUBMITTAL 2022.06.28

CONCEPTUAL LANDSCAPE DETAILS

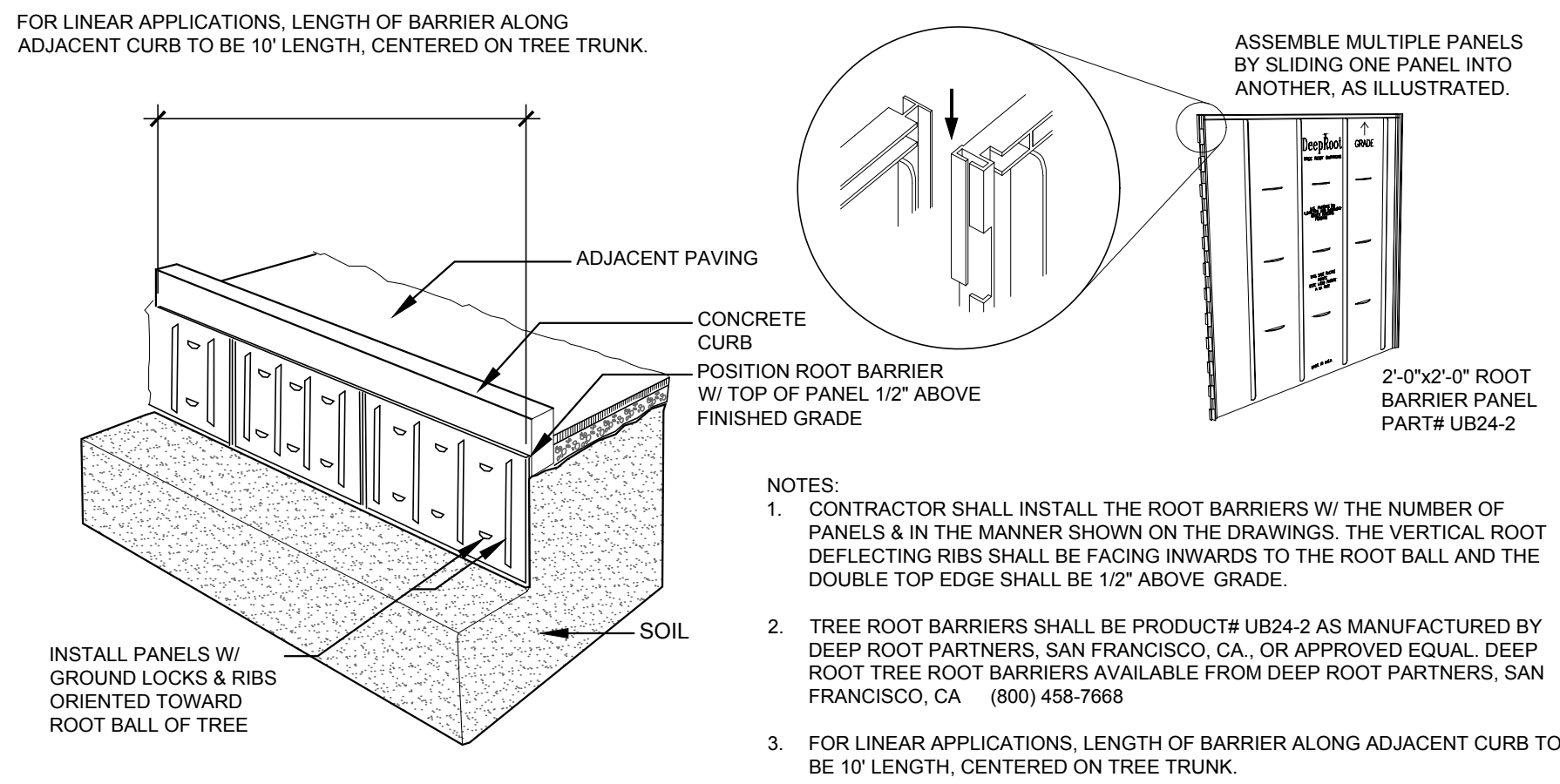
L-3.1



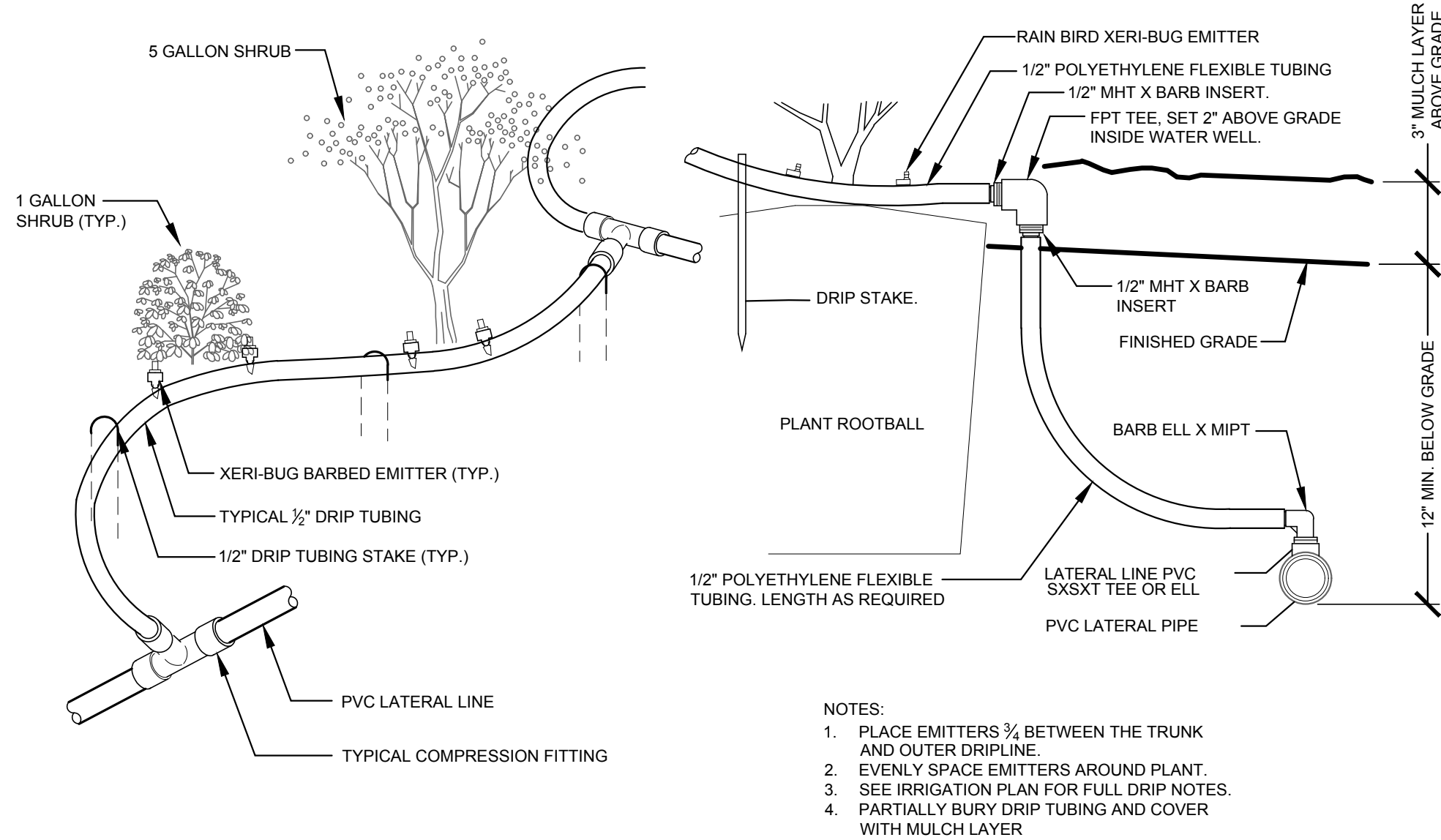
D SHRUB PLANTING
SCALE: N.T.S.



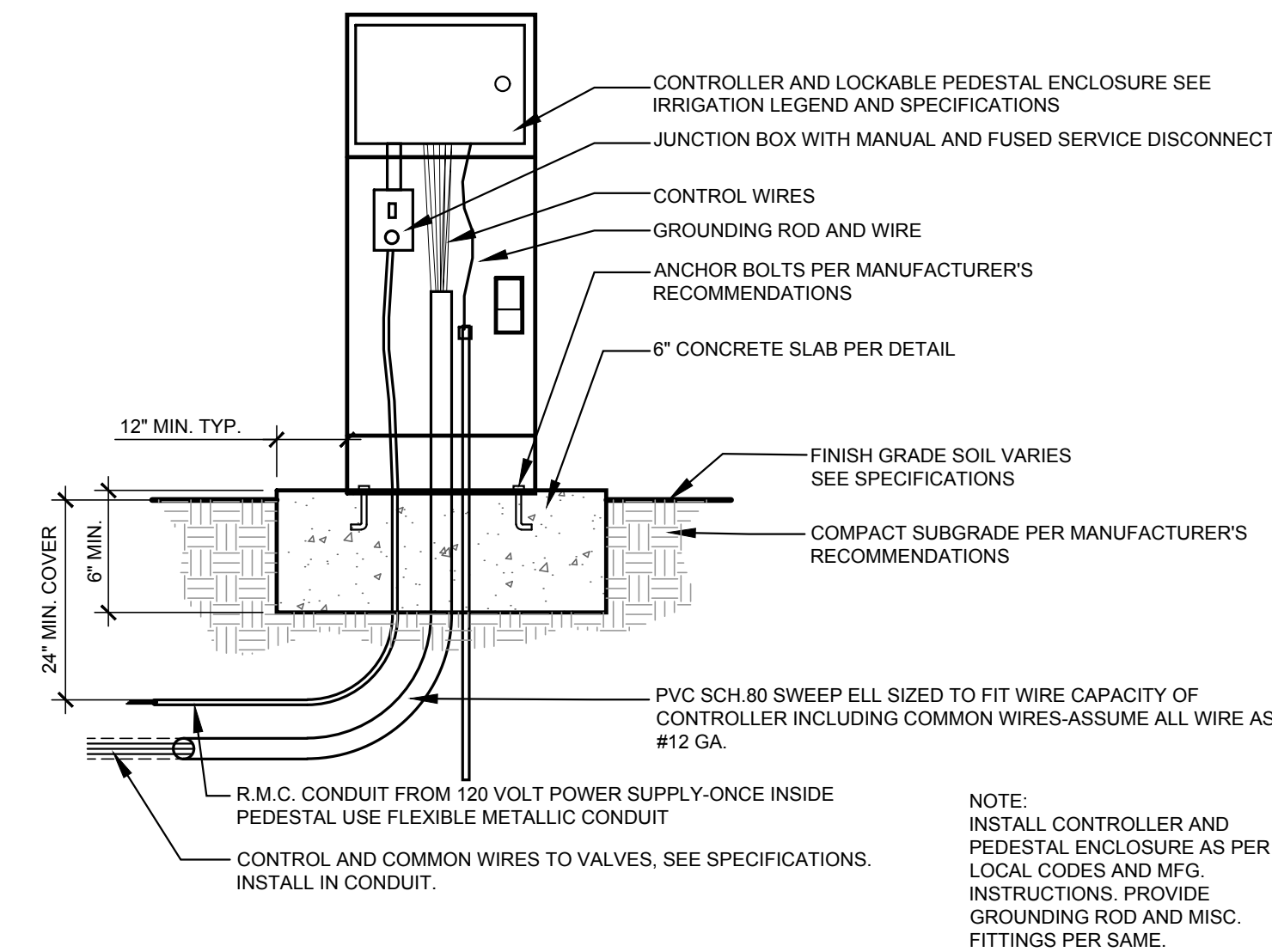
E GROUNDCOVER AND SHRUB SPACING
SCALE: N.T.S.



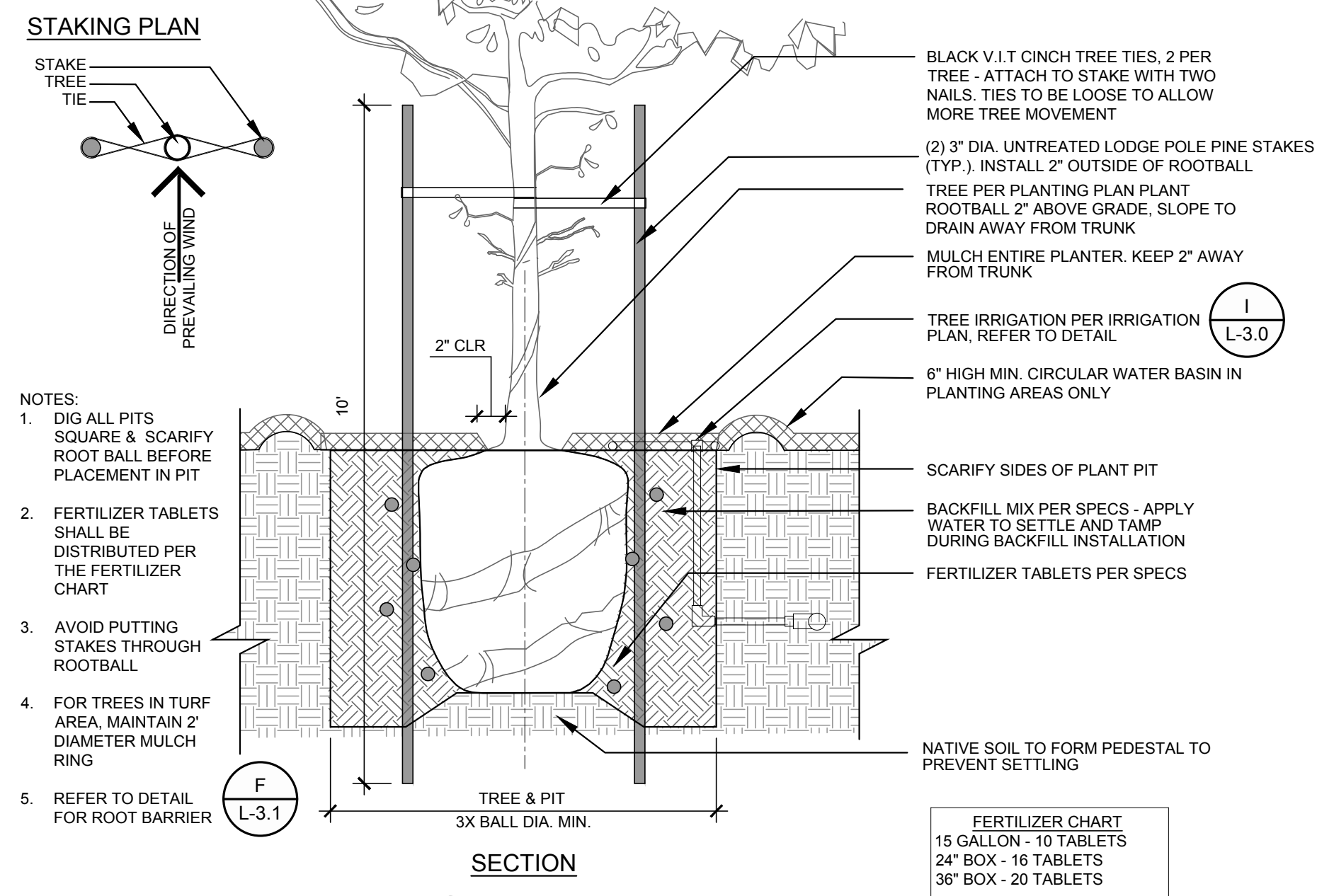
F ROOT BARRIER
SCALE: 1/2\" = 1'-0"



A TYPICAL DRIP TUBING LAYOUT
SCALE: 1/2\" = 1'-0"



B PEDESTAL CONTROLLER
SCALE: N.T.S.



C TREE PLANTING
SCALE: N.T.S.