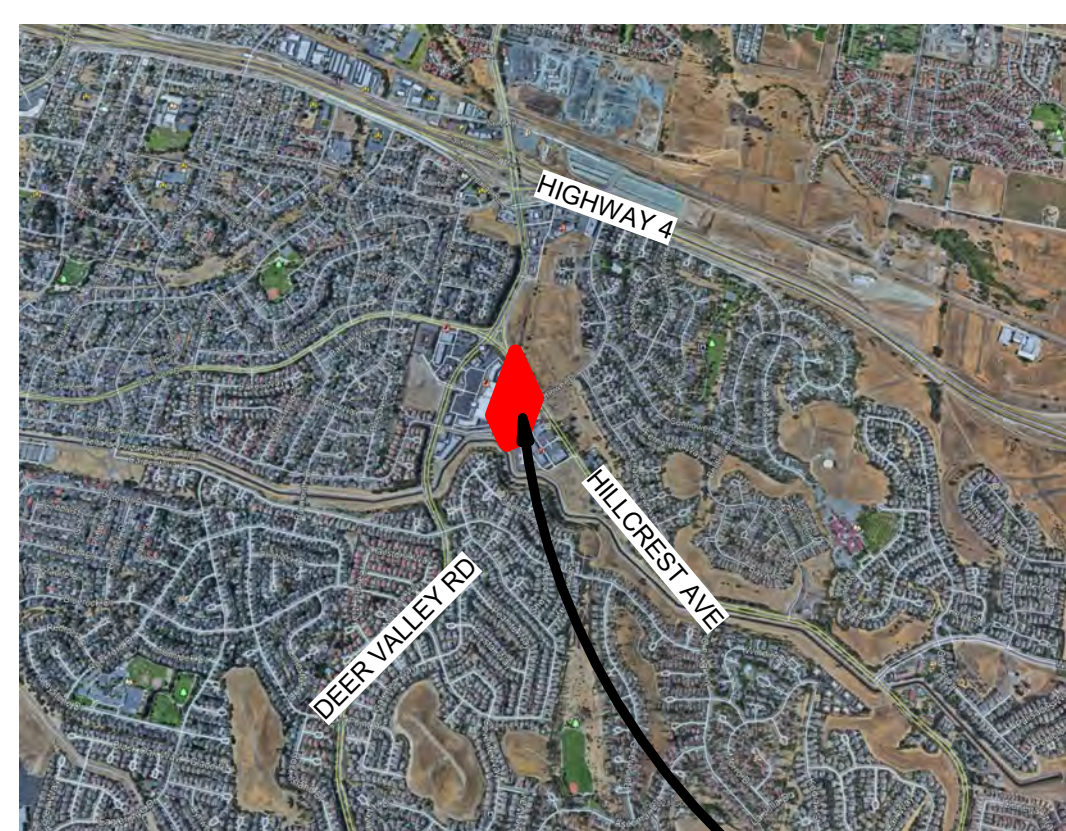


Hillcrest Avenue

Antioch

California

Vicinity Map



SITE

Project Summary

Project Info

Use	Area	Occupancy	Const	Allowable Area
Dutch Bros	1,133 sf	A-2	VB	6,000sf
Retail	1,400 sf	M	VB	9,000sf

Parking Summary

Parking Stalls	Req'd	Provided
Dutch Bros	4 (1 car/300sf)	
Retail	14 (1car/100)	
Total	18	21 stalls (2 accessible)

Bikes	Short Term	Long Term
	4 bikes	1 locker (2 bikes)

Project Team

Owner

Amar Sidhu
510-579-3326
amarssidhu@yahoo.com

Civil Engineer

Humann Company Inc.
Civil Engineers and
Land Surveyors
1021 Brown Avenue
Lafayette, CA 94549
925.283.5000

Electrical Engineer

Belden Consulting Engineers
5860 W. Las Positas Blvd #15
Pleasanton, CA 94588
925.621.5300

Architect

Johnson Lyman Architects
1375 Locust Street Suite 202
Walnut Creek, CA 94596
925.930.9690
Attn: Dave Johnson
Dave@JohnsonLyman.com

Landscape Architect

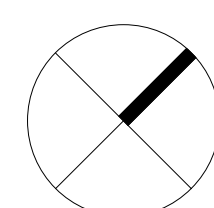
RW Stover & Associates, Inc.
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
925.933.2583
Attn: Rick Stover
rstover@rwsia.com

Sheet Index

A0	Cover Sheet	SP1	Photometric Plan
SW1	Site Plan	SP2	Site Lighting Plan
A1	Floor Plan	C01	Prelim Grading & Drainage
A3	Roof Plan	C02	Prelim Utility Plan
A4.1	Elevations	C03	Site Cross Sections
A4.2	Elevations	C04	Site Cross Sections
A4.3	Trash Enclosure	C05	Stormwater Control Plan
A5	Sections	C06	Existing Topo
CB	Color / Materials Bd		
L1	Preliminary Landscape Plan		
L2	Shading & Hydrozone Plans		
L3	Preliminary Plant Images		

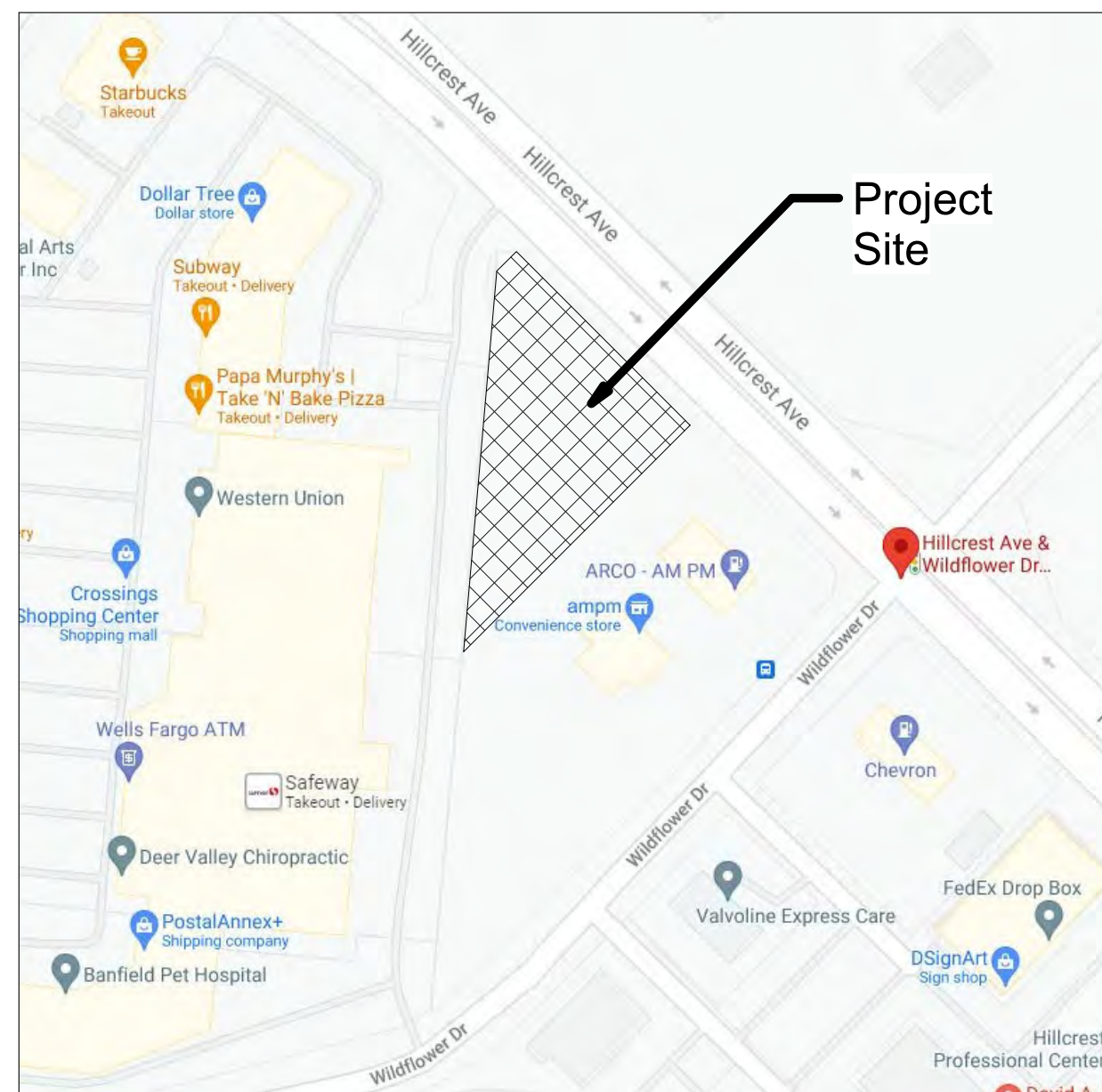
**JOHNSON
LYMAN
ARCHITECTS**

1375 LOCUST ST #202, WALNUT CREEK, CA 94596
PHONE: 925.930.9690
WWW: WWW.JOHNSONLYMAN.COM
EMAIL: STAFF@JOHNSONLYMAN.COM



A0

08/26/21



Vicinity Map

Project Info:
 General Plan and Zoning:
 C-2 Neighborhood / Community Commercial District

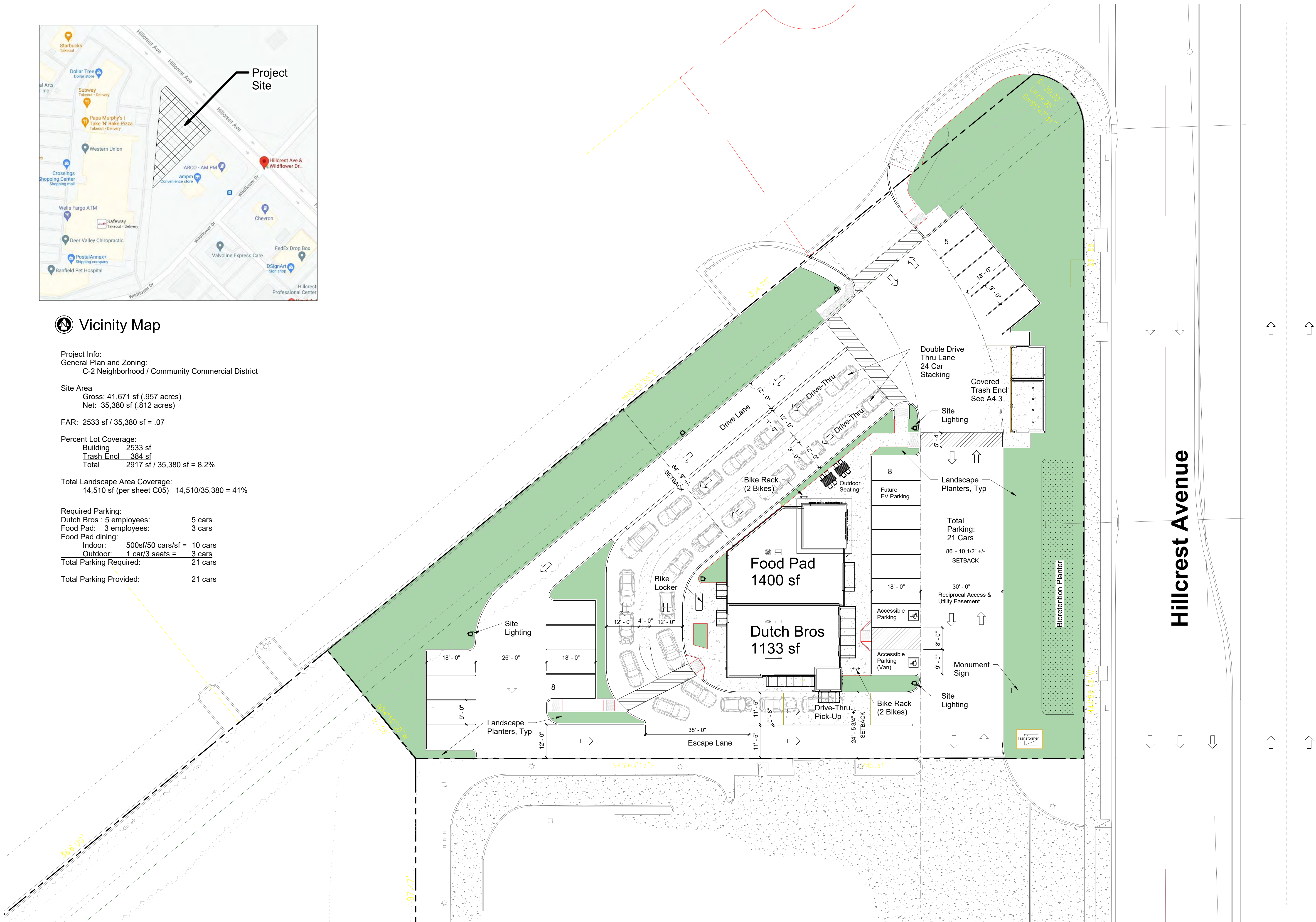
Site Area
 Gross: 41,671 sf (.957 acres)
 Net: 35,380 sf (.812 acres)

FAR: 2533 sf / 35,380 sf = .07

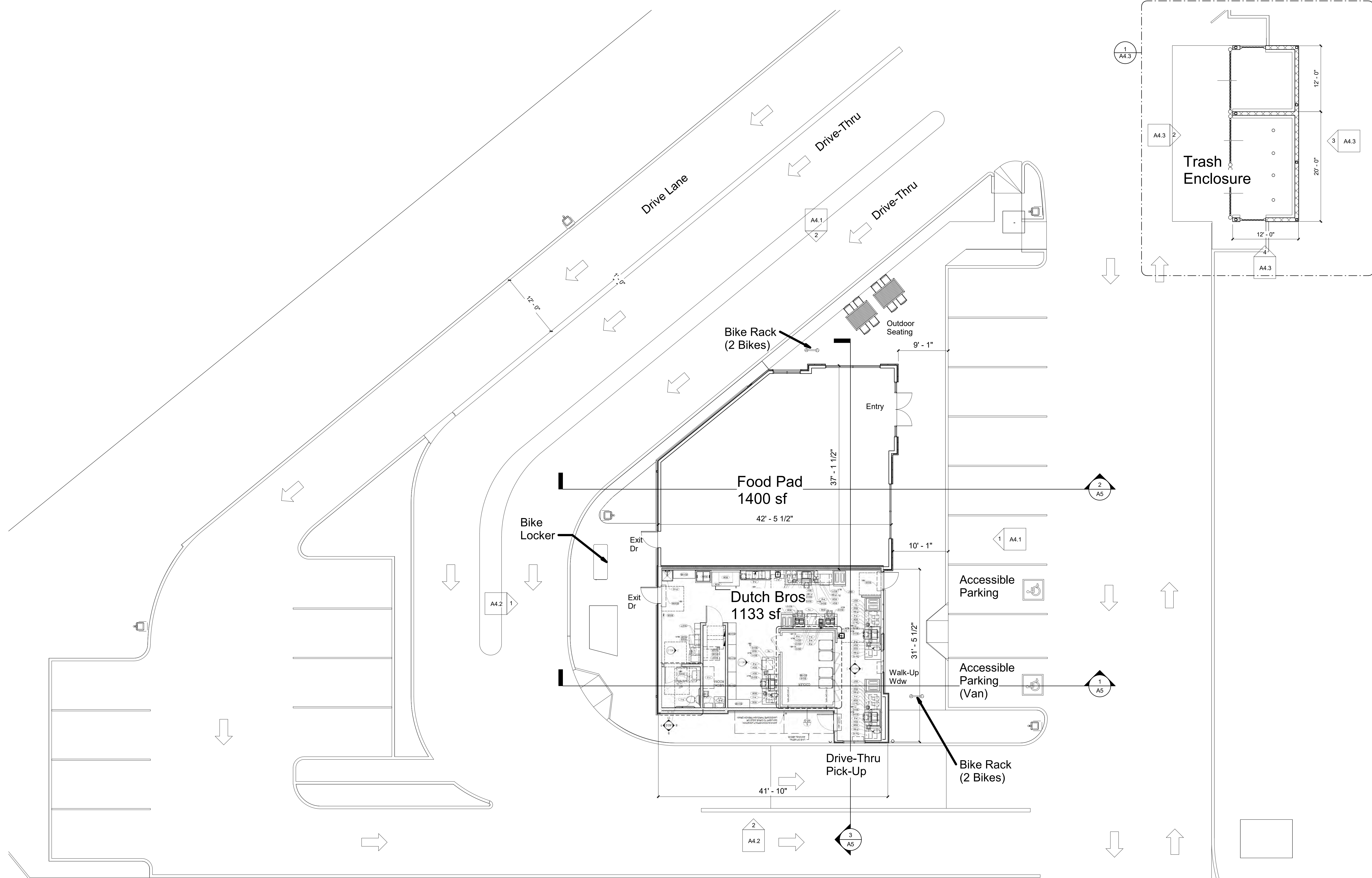
Percent Lot Coverage:
 Building 2533 sf
 Trash Encl 384 sf
 Total 2917 sf / 35,380 sf = 8.2%

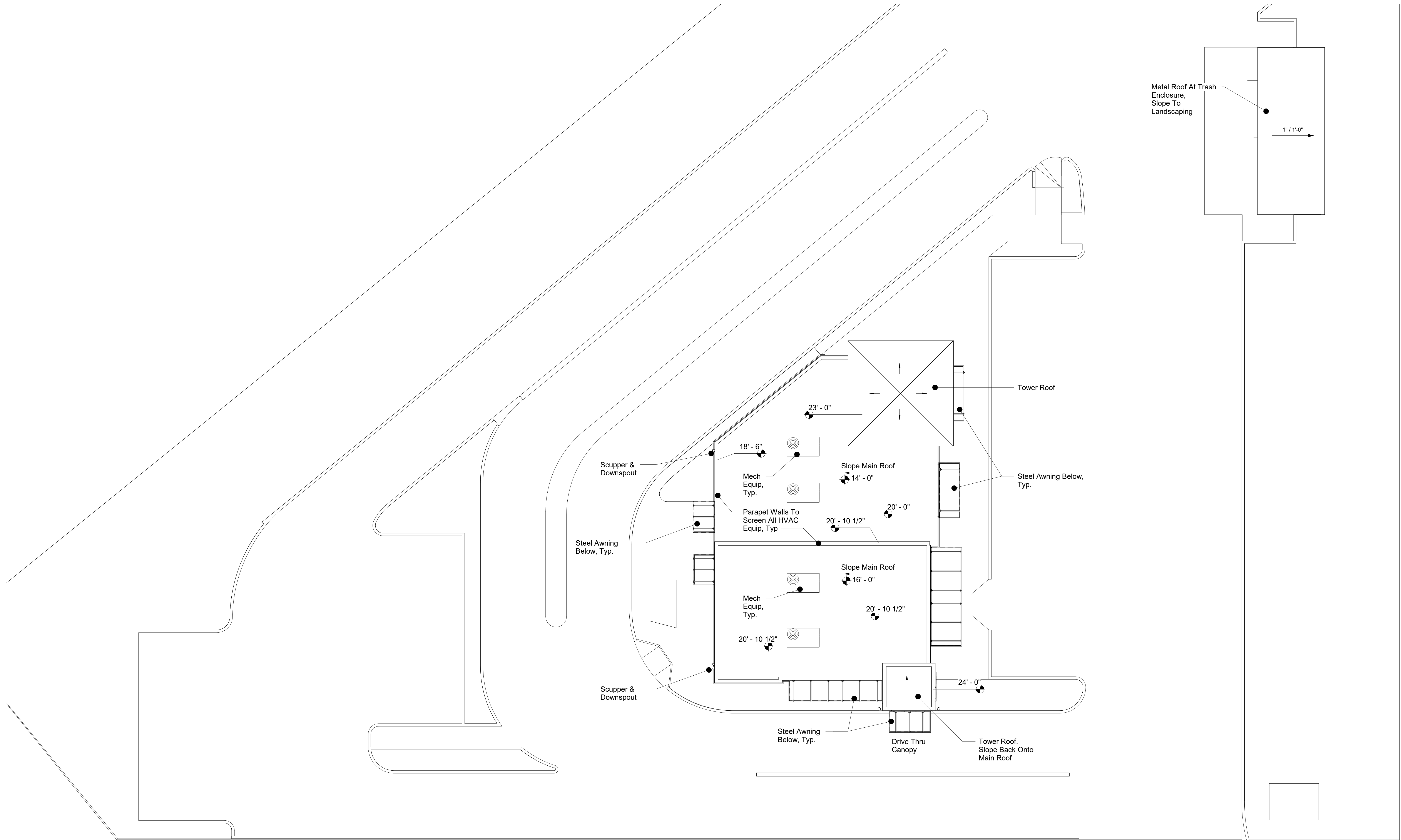
Total Landscape Area Coverage:
 14,510 sf (per sheet C05) 14,510/35,380 = 41%

Required Parking:
 Dutch Bros : 5 employees: 5 cars
 Food Pad: 3 employees: 3 cars
 Food Pad dining:
 Indoor: 500sf/50 cars/sf = 10 cars
 Outdoor: 1 car/3 seats = 3 cars
 Total Parking Required: 21 cars
 Total Parking Provided: 21 cars



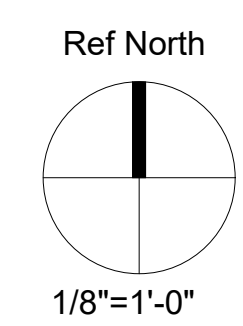
Hillcrest Avenue





Hillcrest Ave

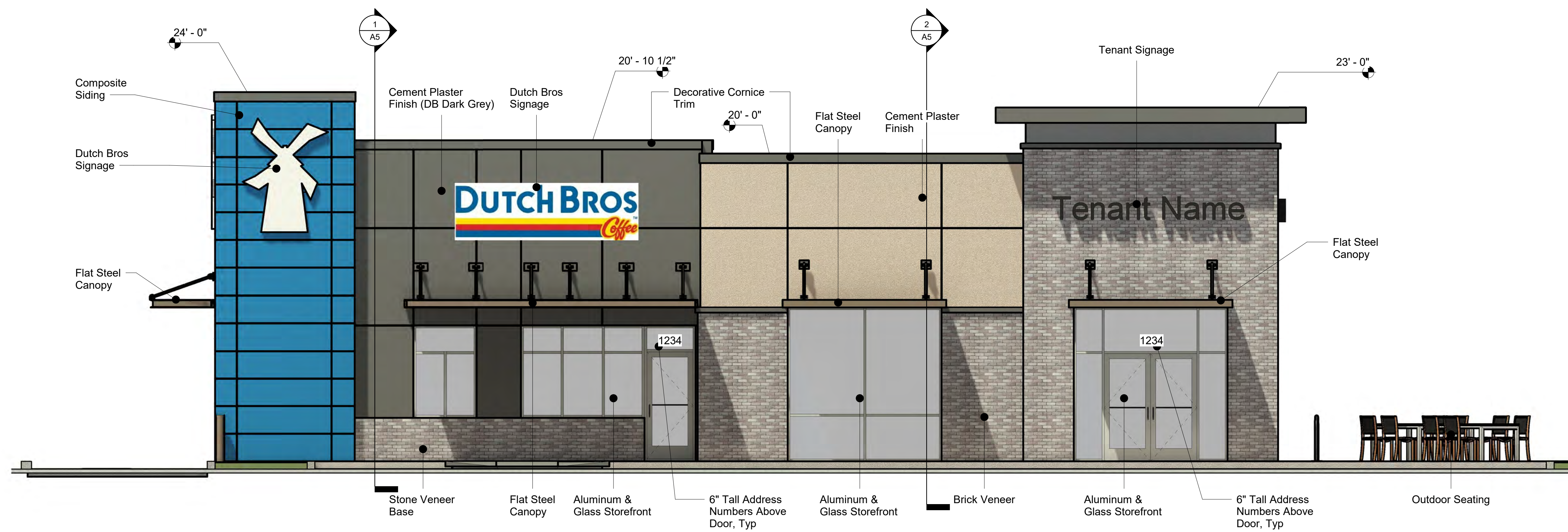
Antioch, CA



Roof Plan

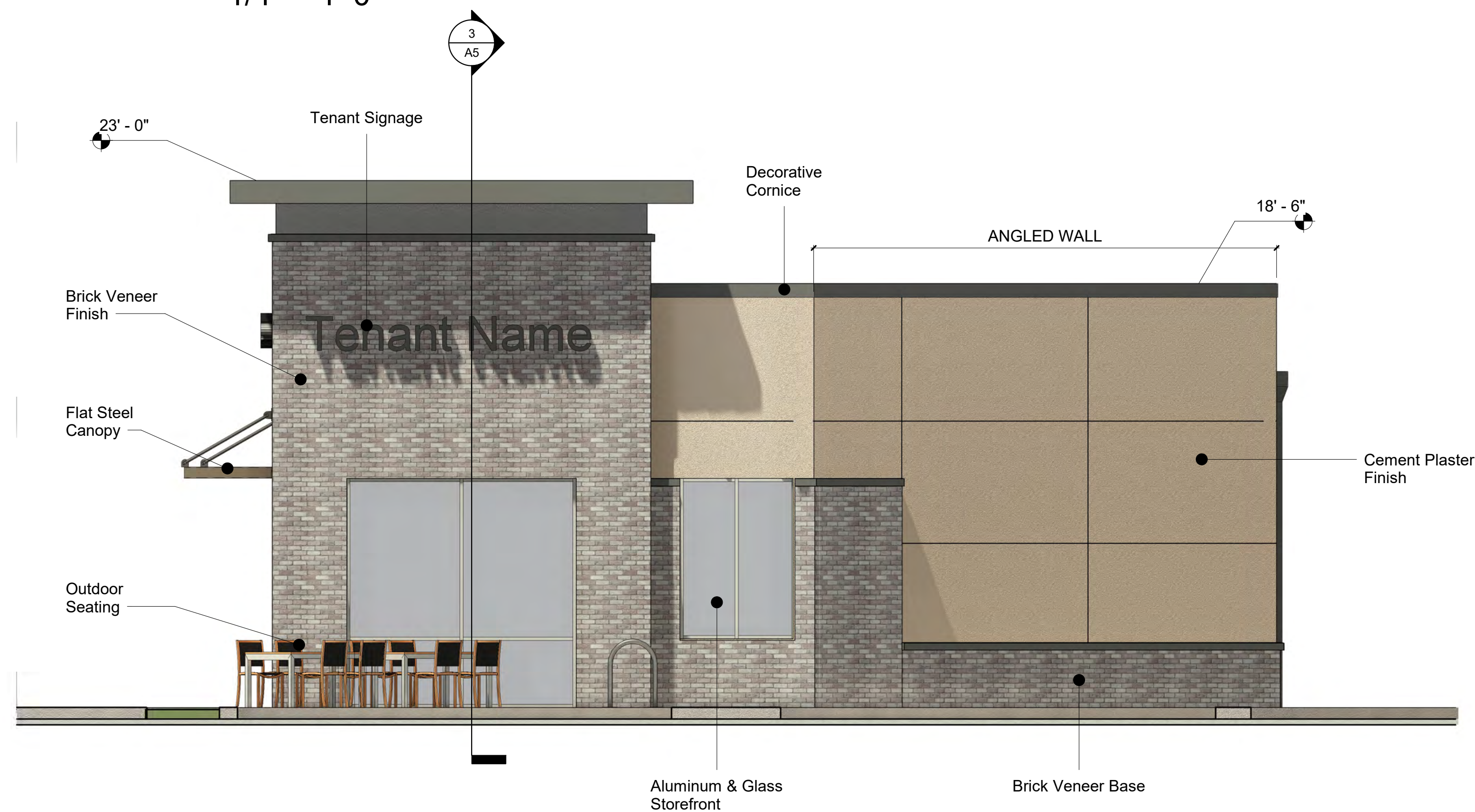
A3

08/26/21



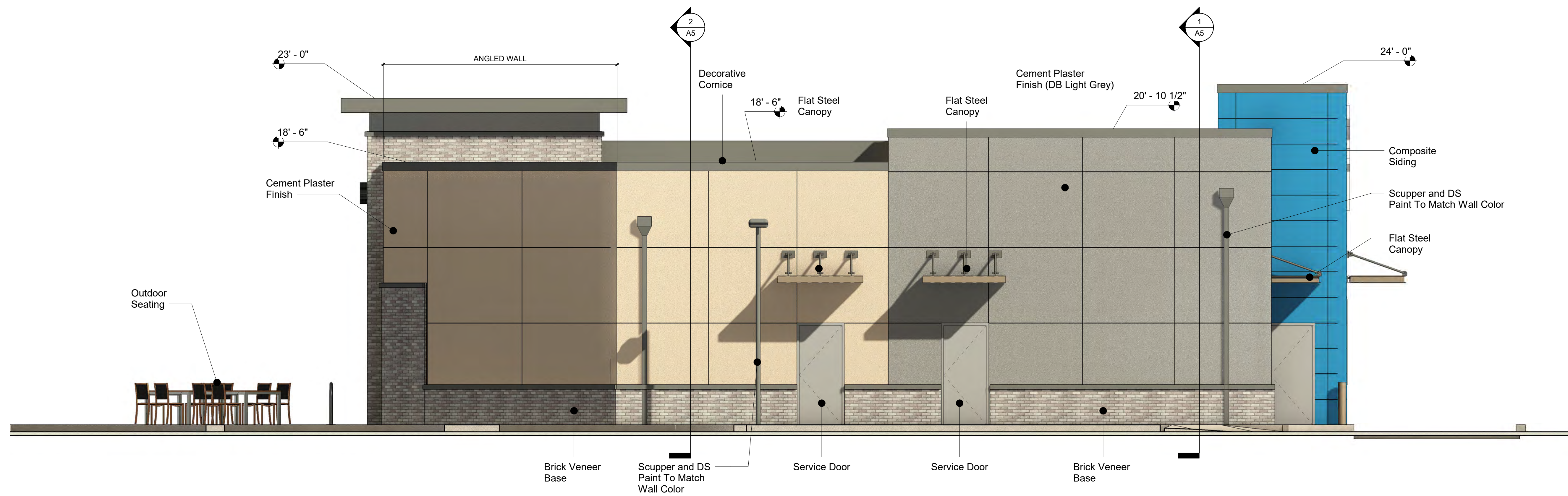
East Elevation

1/4" = 1'-0"



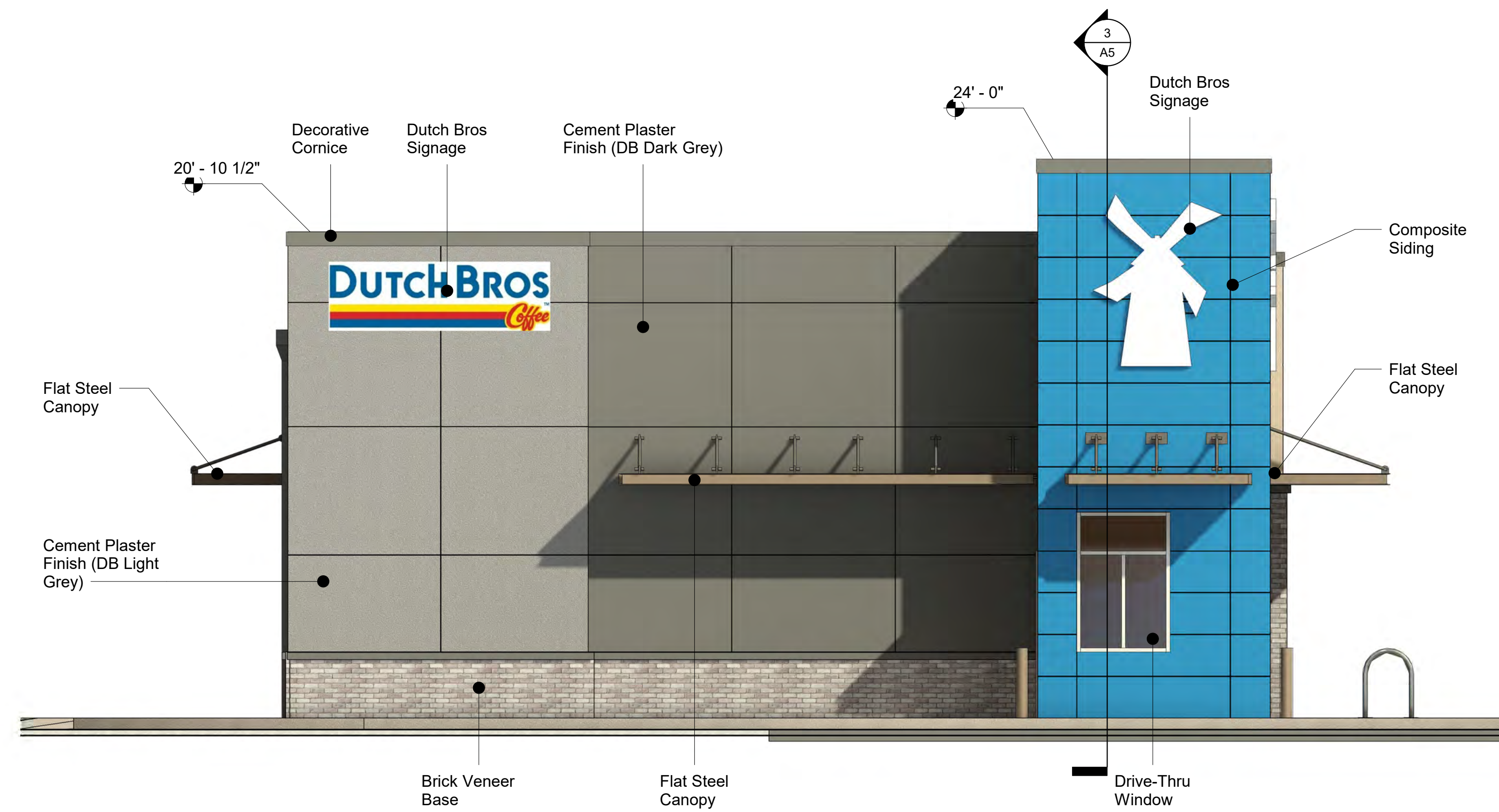
North Elevation

1/4" = 1'-0"



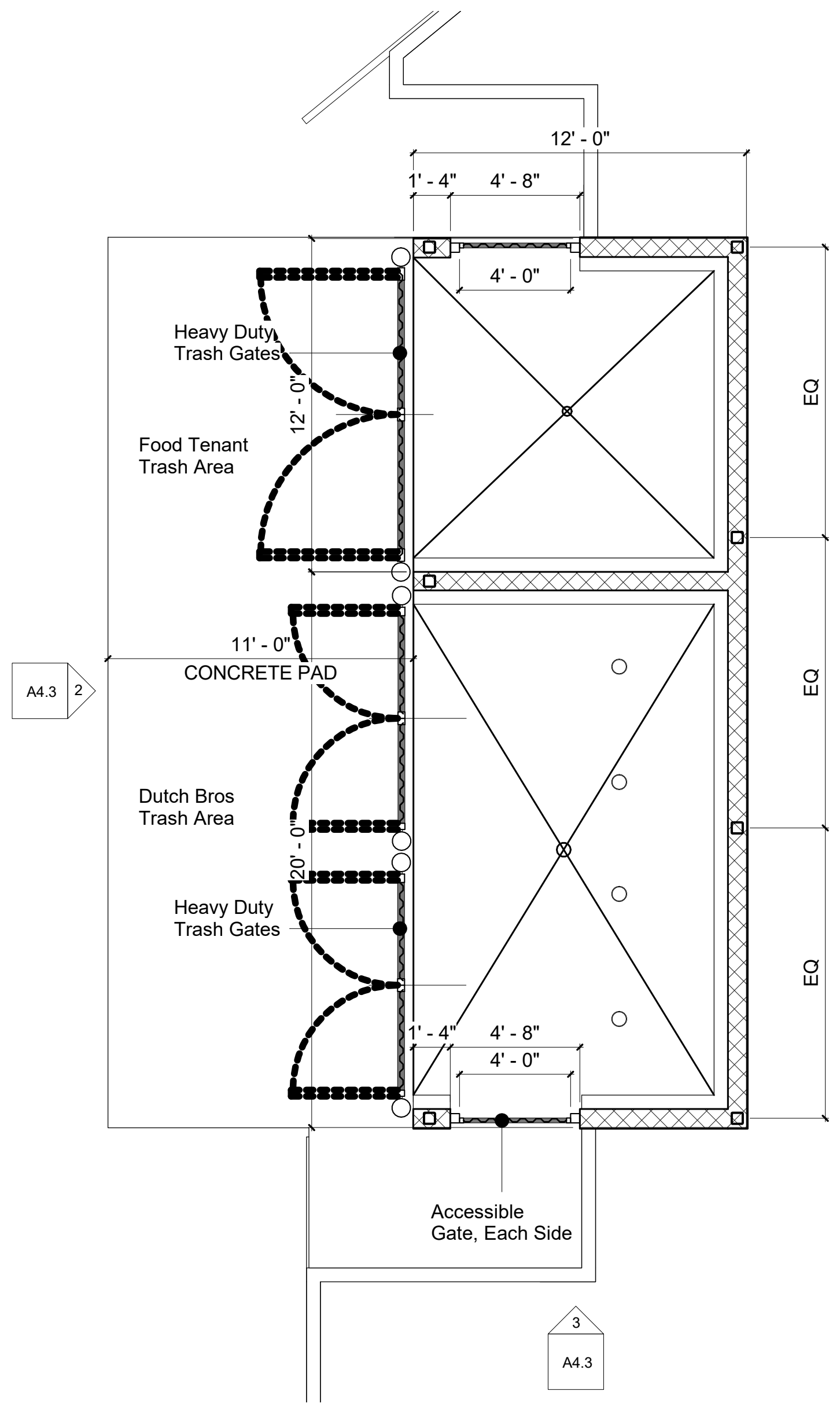
West Elevation

1/4" = 1'-0"

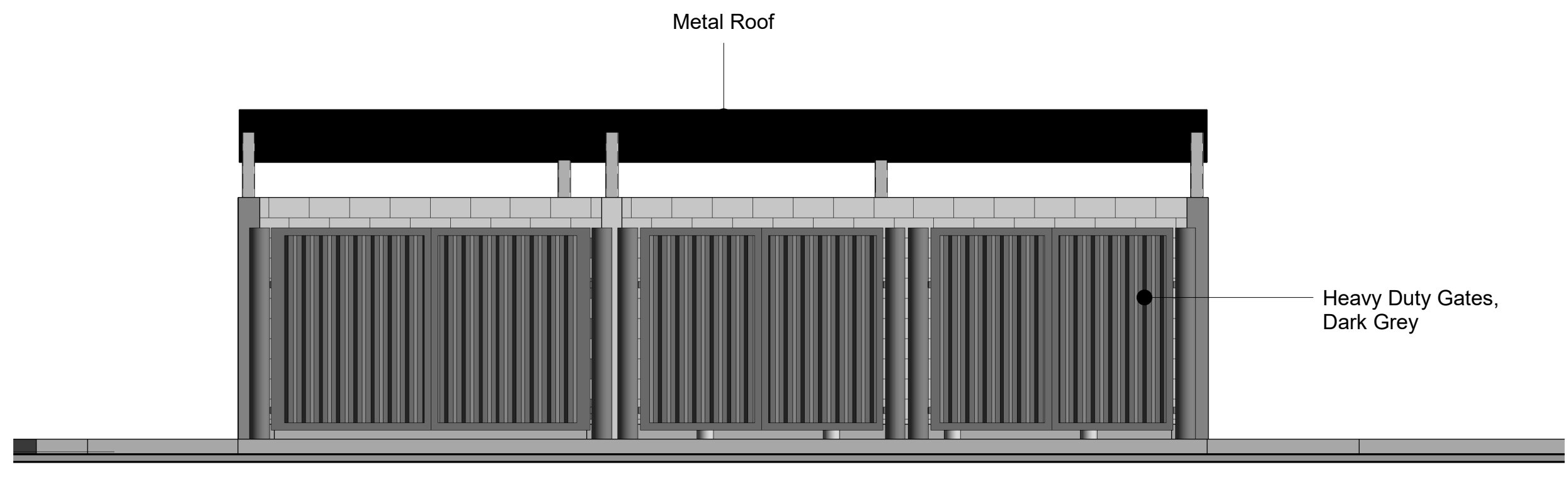


South Elevation

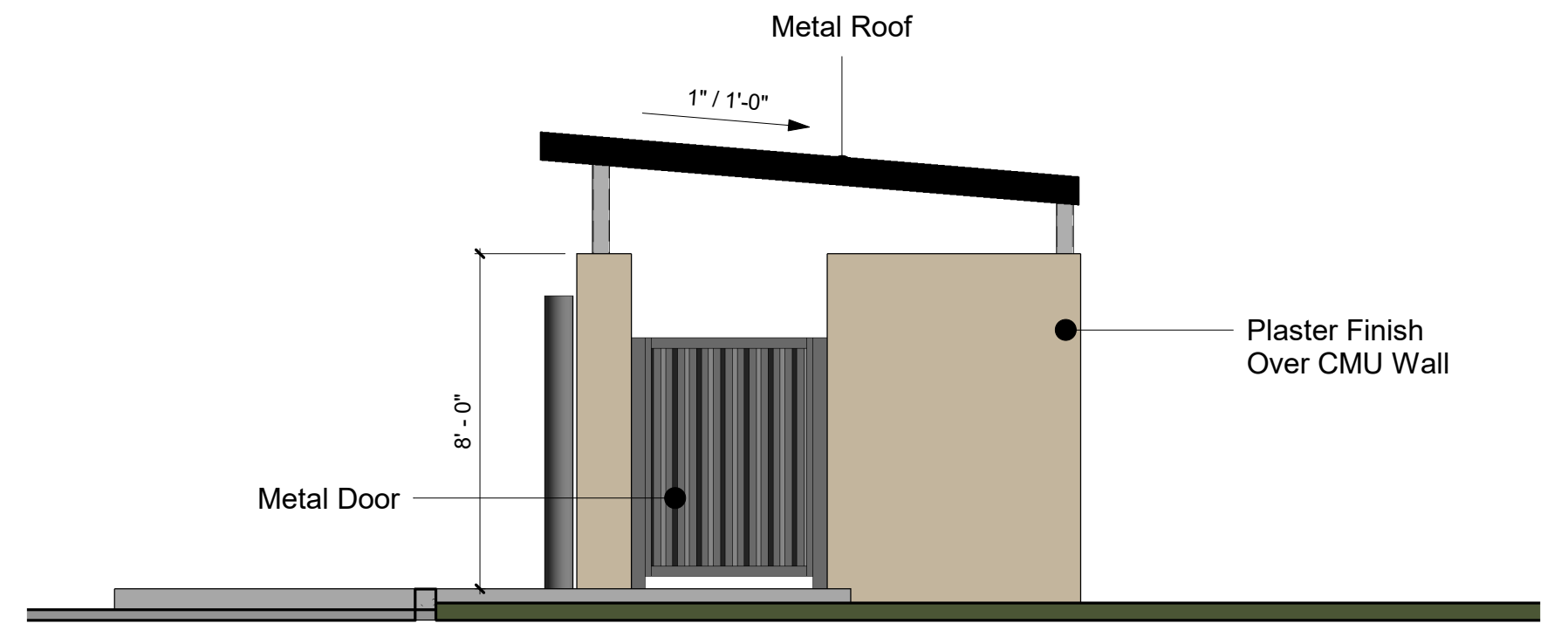
1/4" = 1'-0"



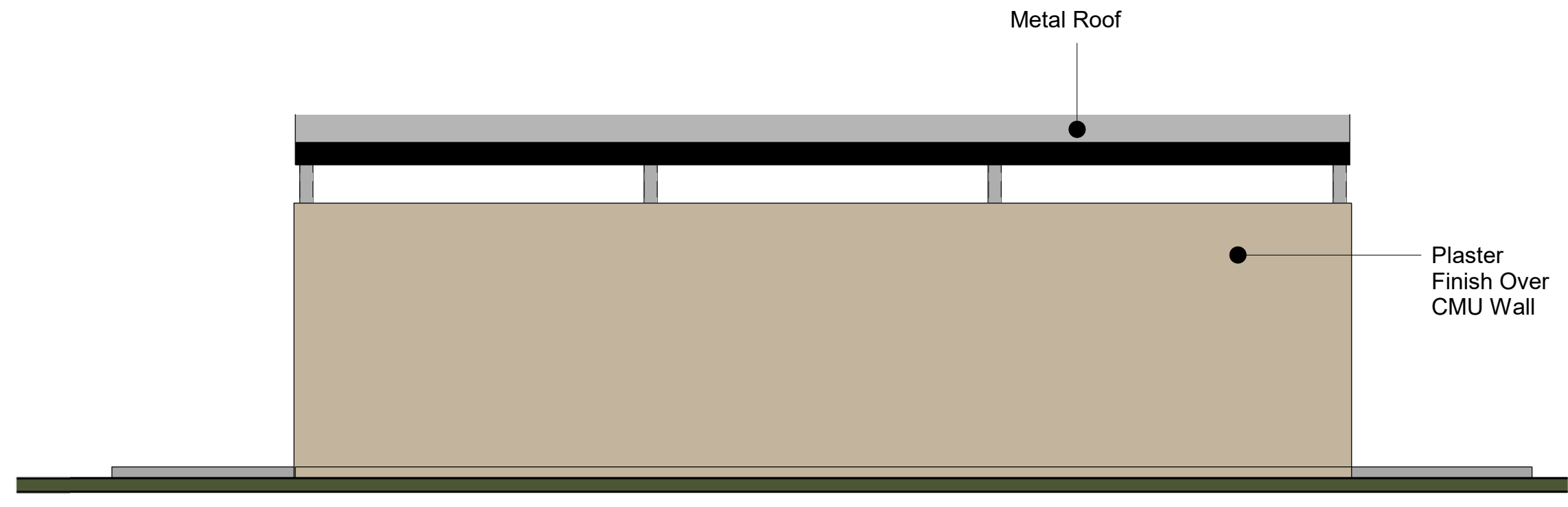
1 Trash Enclosure Plan
1/4" = 1'-0"



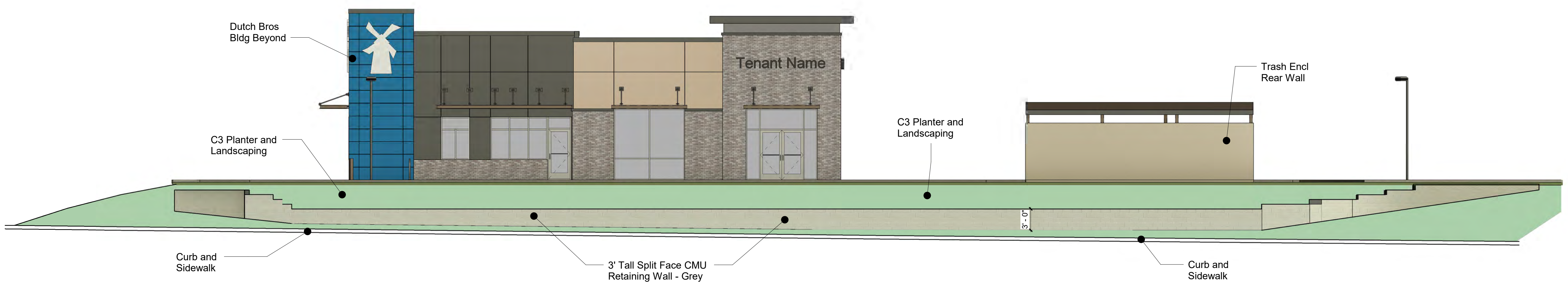
2 Front Elevation
1/4" = 1'-0"



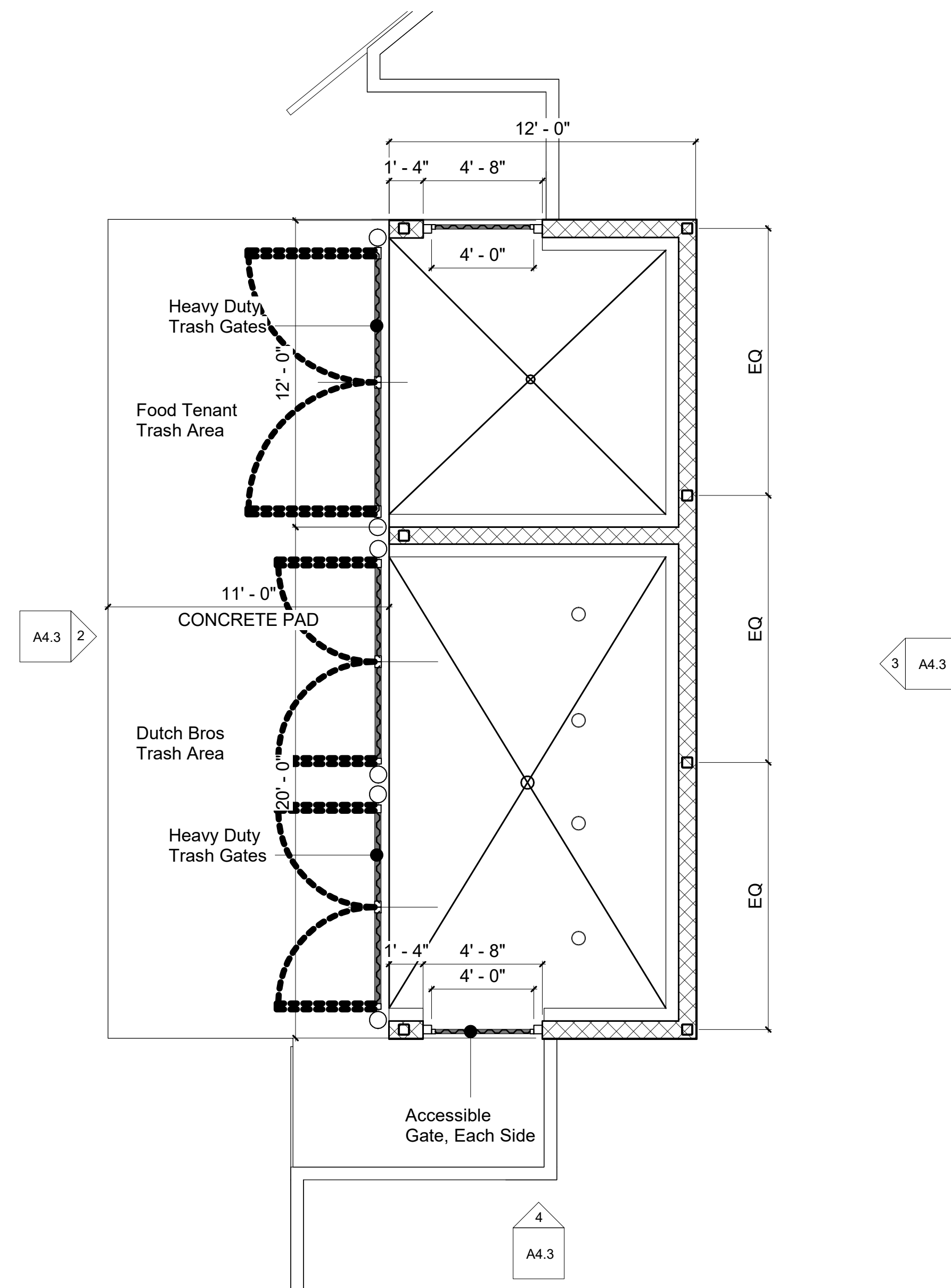
3 Side Elevation
1/4" = 1'-0"



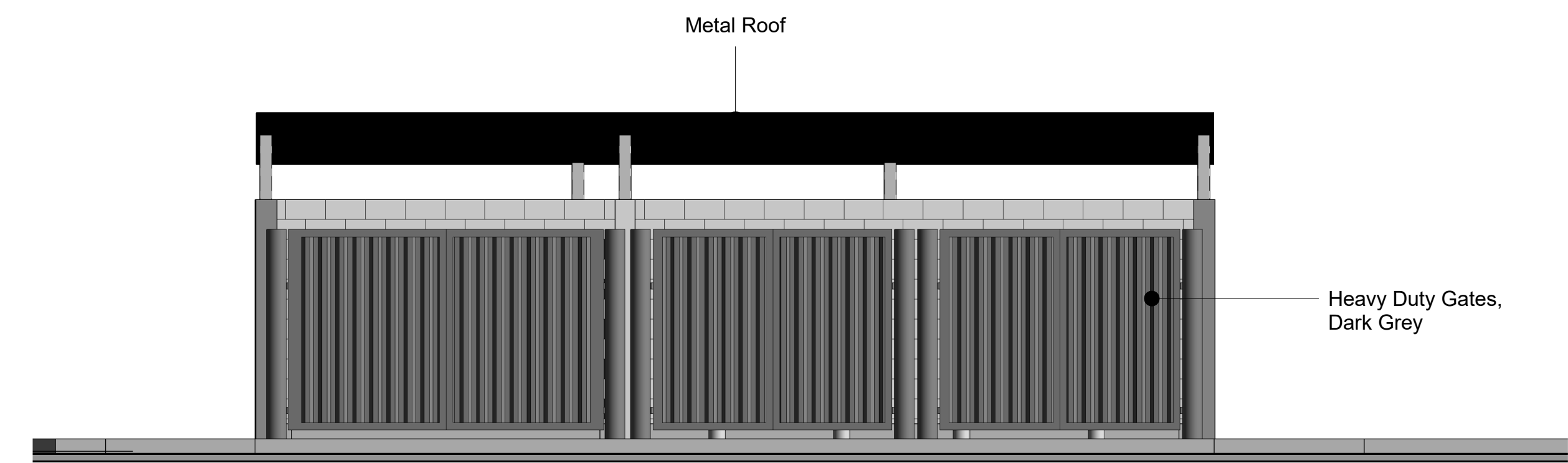
4 Rear Elevation
1/4" = 1'-0"



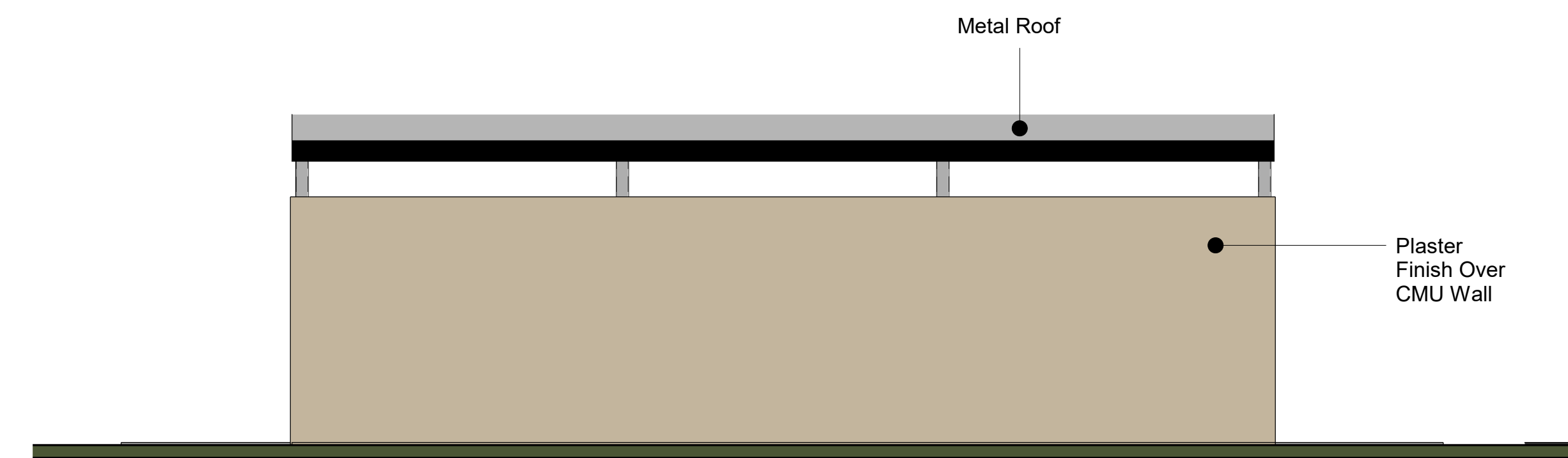
6 Block Wall Elevation
1/8" = 1'-0"



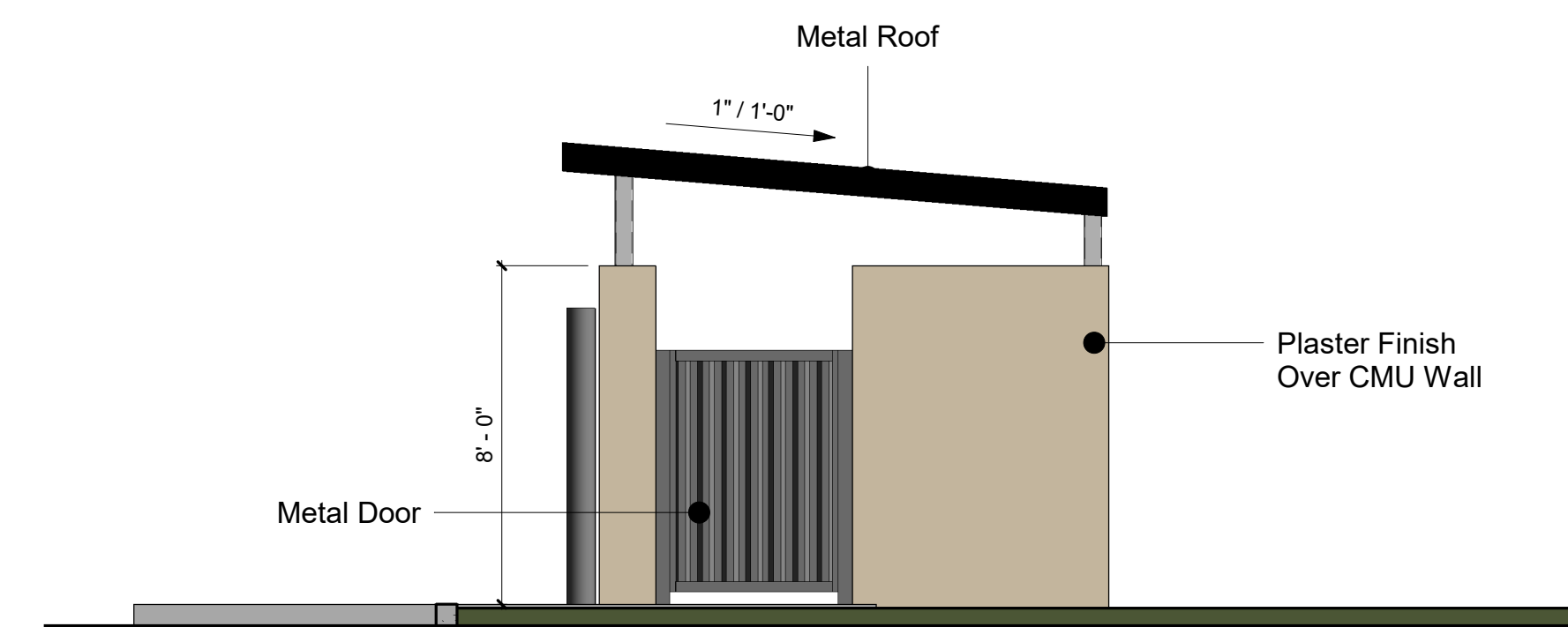
1 Trash Enclosure Plan
1/4" = 1'-0"



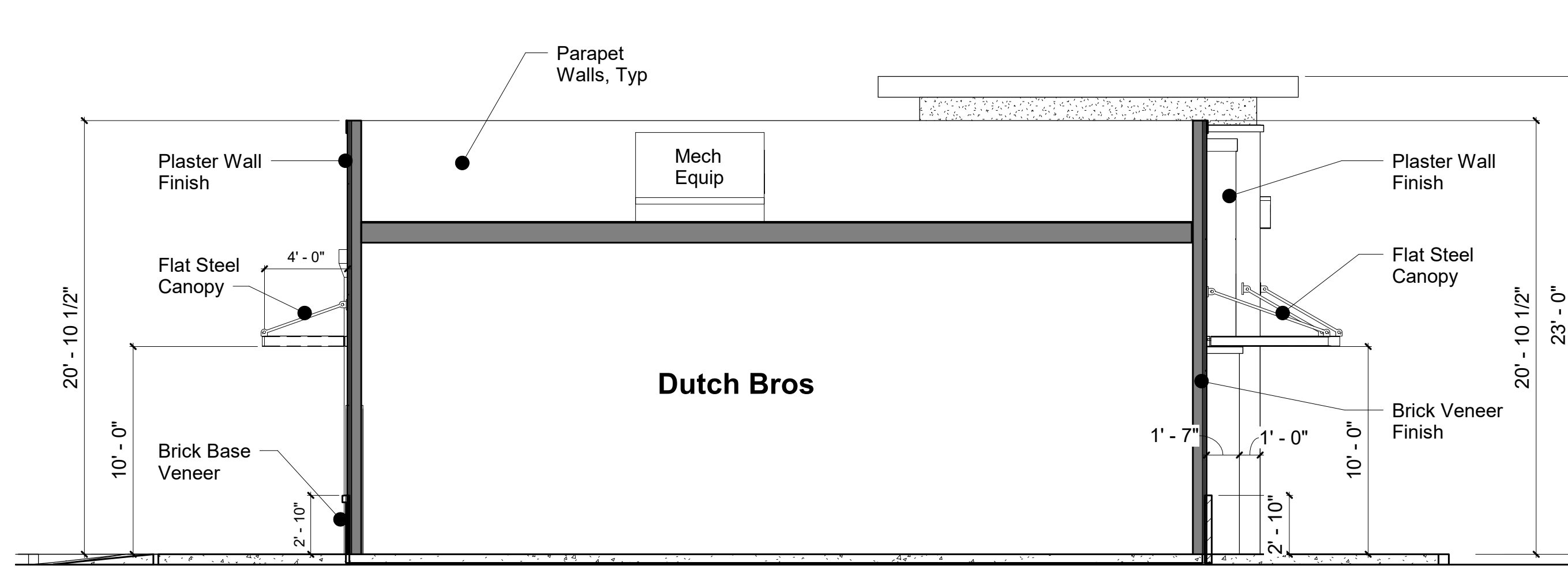
2 Front Elevation
1/4" = 1'-0"



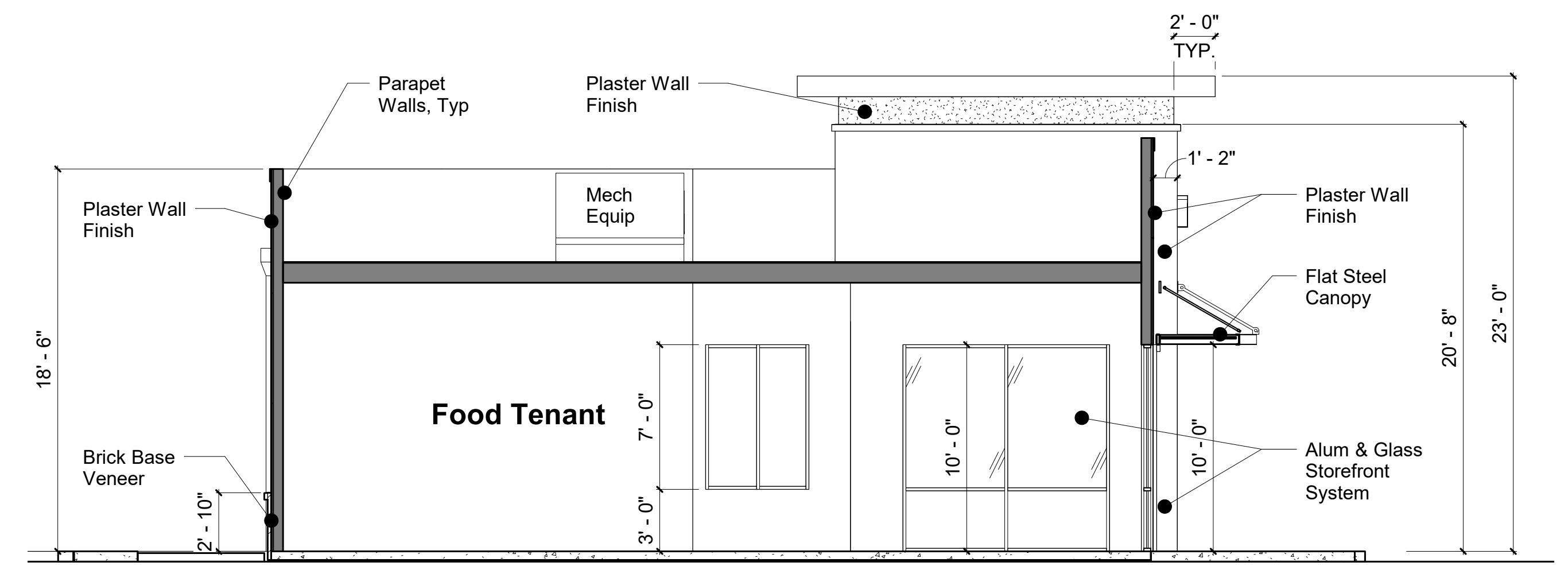
3 Rear Elevation
1/4" = 1'-0"



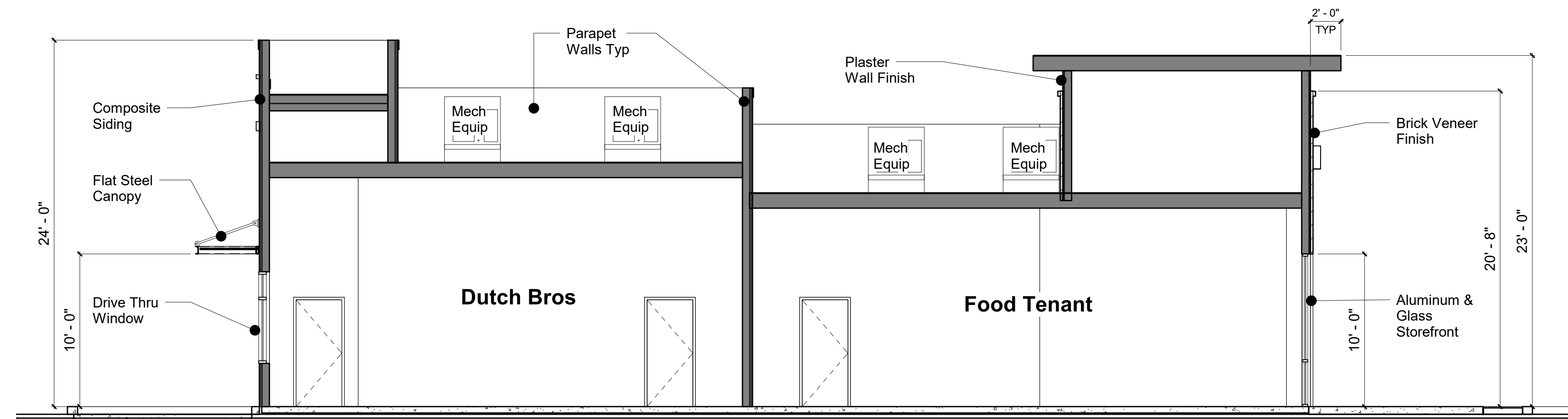
4 Side Elevation
1/4" = 1'-0"



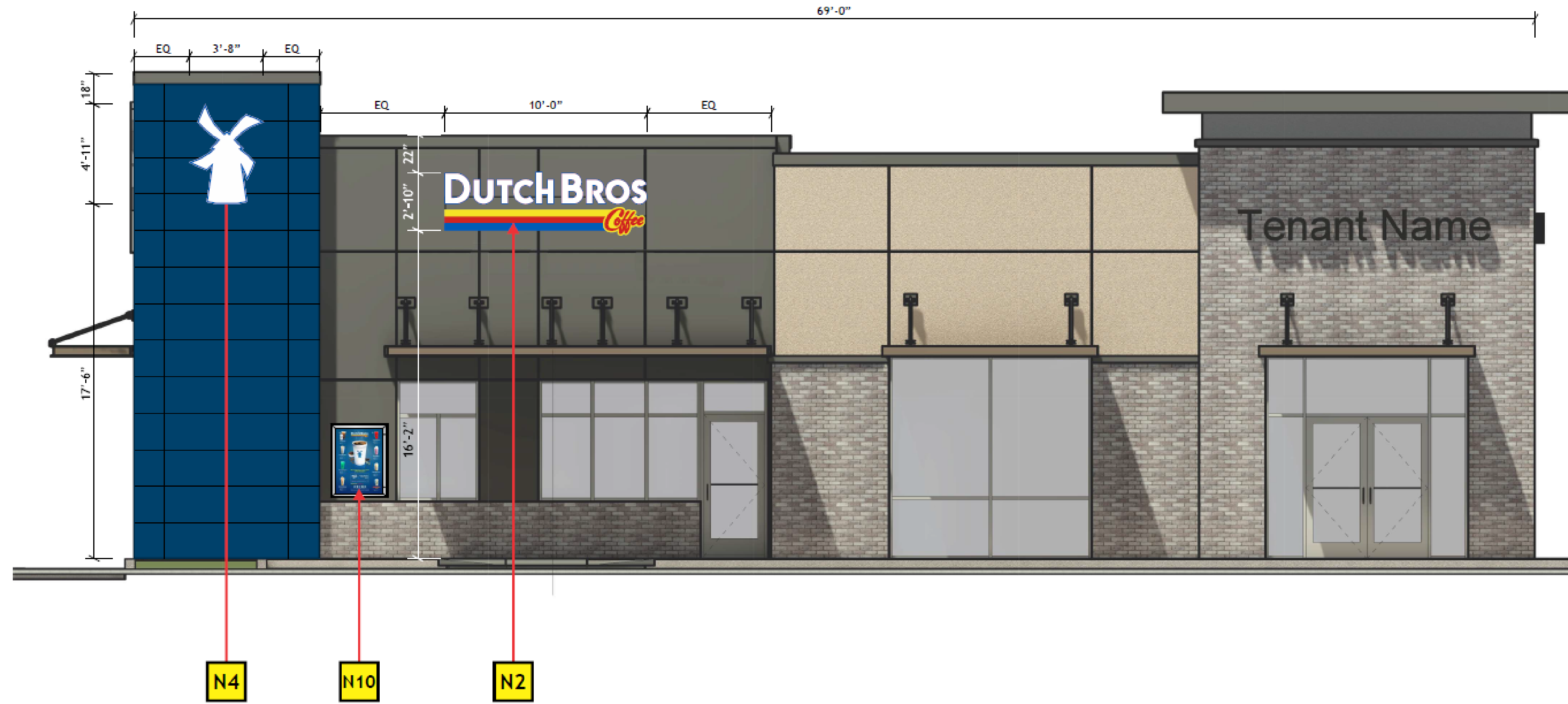
1 Building Section 1
3/16" = 1'-0"



2 Building Section 2
3/16" = 1'-0"



3 Building Section 3
3/16" = 1'-0"



N4

N10

N2



N10

N1

N10

N3

N10



Stucco Wall Finish
Sherwin Williams
DB Dark Grey



Stucco Wall Finish
Sherwin Williams
DB Light Grey



Composite Siding
Nichiha Illumination Series
Custom DB Blue



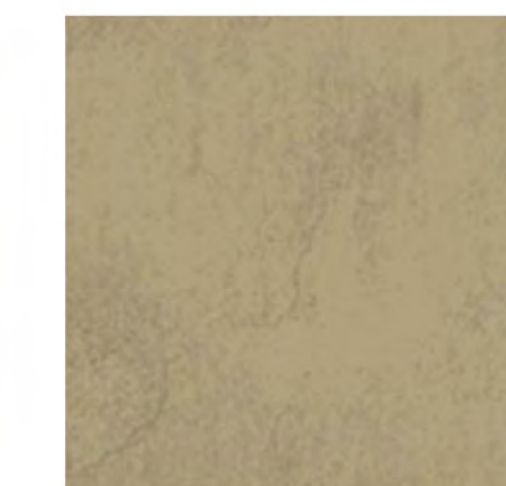
Stone Veneer
McNear Brick Veneer
Berkshire



Trim & Canopy
Dunn Edwards DE6356
Sheet Metal



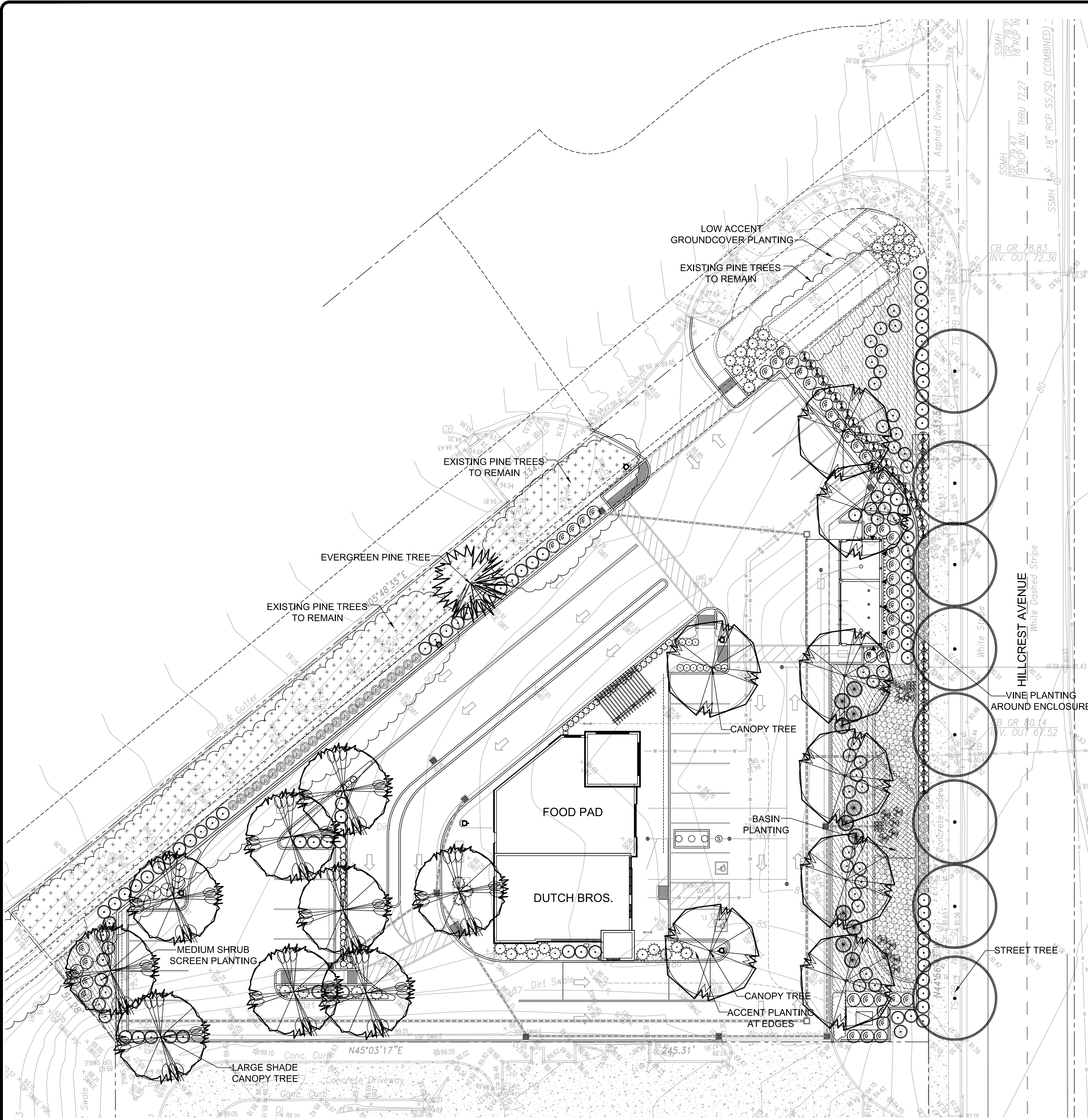
Bike Rack
Timberform



Stucco Wall Finish
Dunn Edwards DEC760
Desert Gray

N2

Signage Call-Outs
See Sign Drawings
by Others

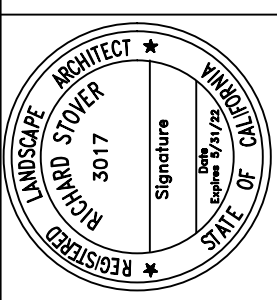


CONCEPTUAL PLANT MATERIALS LIST:

BOTANICAL NAME	COMMON NAME	MATURE	WATER	SIZE
TREES:				
PARKING LOT CANOPY TREE: ACER RUBRUM	RED MAPLE	60'x40'	MED	15 GAL.
SITE EVERGREEN TREE: PINUS PINEA	ITALIAN STONE PINE	40'x40'	LOW	15 GAL.
STREET TREE: PLATANUS ACERIFOLIA 'COLUMBIA' PLANE TREE		70'x40'	MED	24" BOX
PARKING LOT LARGE CANOPY TREE: ULMUS PARVIFOLIA	CHINESE ELM	50'x60'	MED	15 GAL.
LARGE PERIMETER SHRUBS:				
ARCTOST. 'HOWARD MCMINN'	MCMINN MANZANITA	6'x8'	LOW	5 GAL.
FRAGULA CALIFOR. 'EVE CASE'	COFFEEBERRY	5'x8'	LOW	5 GAL.
HETEROMELES ARBUTIFOLIA	TOYON	5'x8'	LOW	5 GAL.
NERIUM OLEAN. 'PETITE SALMON'	DWARF OLEANDER	5'x6'	LOW	5 GAL.
MEDIUM SHRUBS:				
ROSMARINUS 'TUSCAN BLUE'	TUSCAN ROSMARINUS	4'x4'	LOW	5 GAL.
TEUCRIUM FRU. 'COMPACTUM'	BUSH GERMANDER	4'x4'	LOW	5 GAL.
WESTRINGIA FRUTICOSA	COAST ROSEMARY	4'x5'	LOW	5 GAL.
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	3'x3'	LOW	5 GAL.
SMALL ACCENT SHRUBS:				
DIETES IRIDIODES	FORTNIGHT LILY	2'x2'	LOW	1 GAL.
MUHLENBERGIA RIGIDA	PURPLE MUHLY	2'x2'	LOW	1 GAL.
VINES:				
PARTHENOCISSUS TRICUSPIDATA BOSTON IVY		W 15'	MED	5 GAL.
GROUND COVERS: ONE GALLON CANS SET AT SPACING NOTED				
ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	2'x10'	LOW	48" O.C.
LANTANA MONTEVIDENSIS	TRAILING LANTANA	2'x6'	LOW	36" O.C.
ROSMARINUS 'HUNTINGTON BLUE'	ROSEMARY	2'x8'	LOW	36" O.C.
INFILTRATION/DETENTION BASIN GROUND COVERS:				
CAREX BUCHANANII	LEATHER LEAF SEDGE	2'x2'	LOW	1 GAL.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	2'x2'	LOW	1 GAL.

NO.	REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1600 S. Bascom Avenue, Suite 4
Wahat Creek, CA 94596
Ph: 925.938.2383

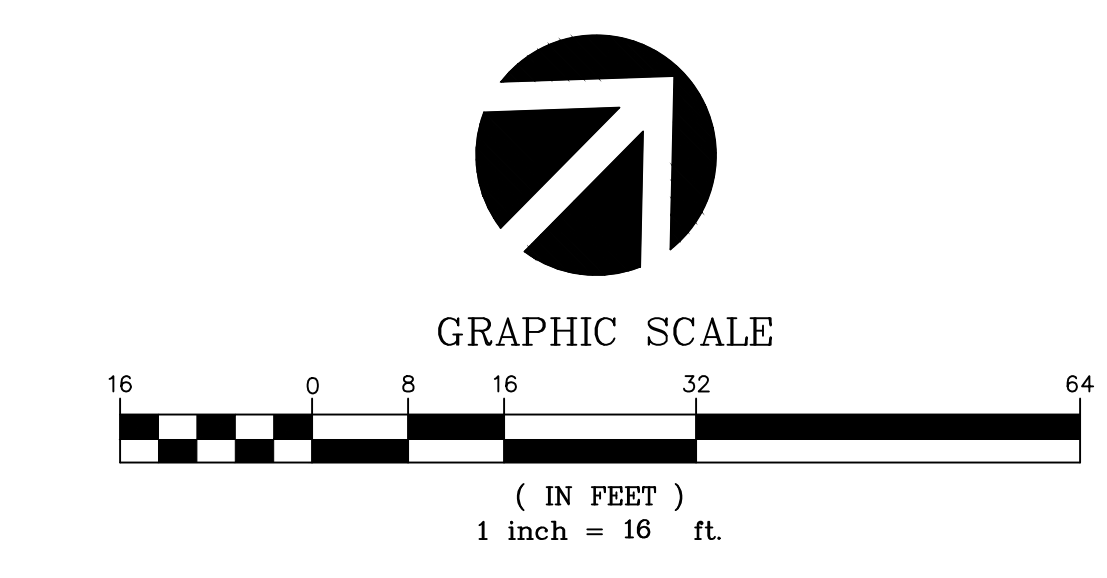


DUTCH BROS
HILLCREST AVE & WILDFLOWER DR
ANTIOCH, CALIFORNIA

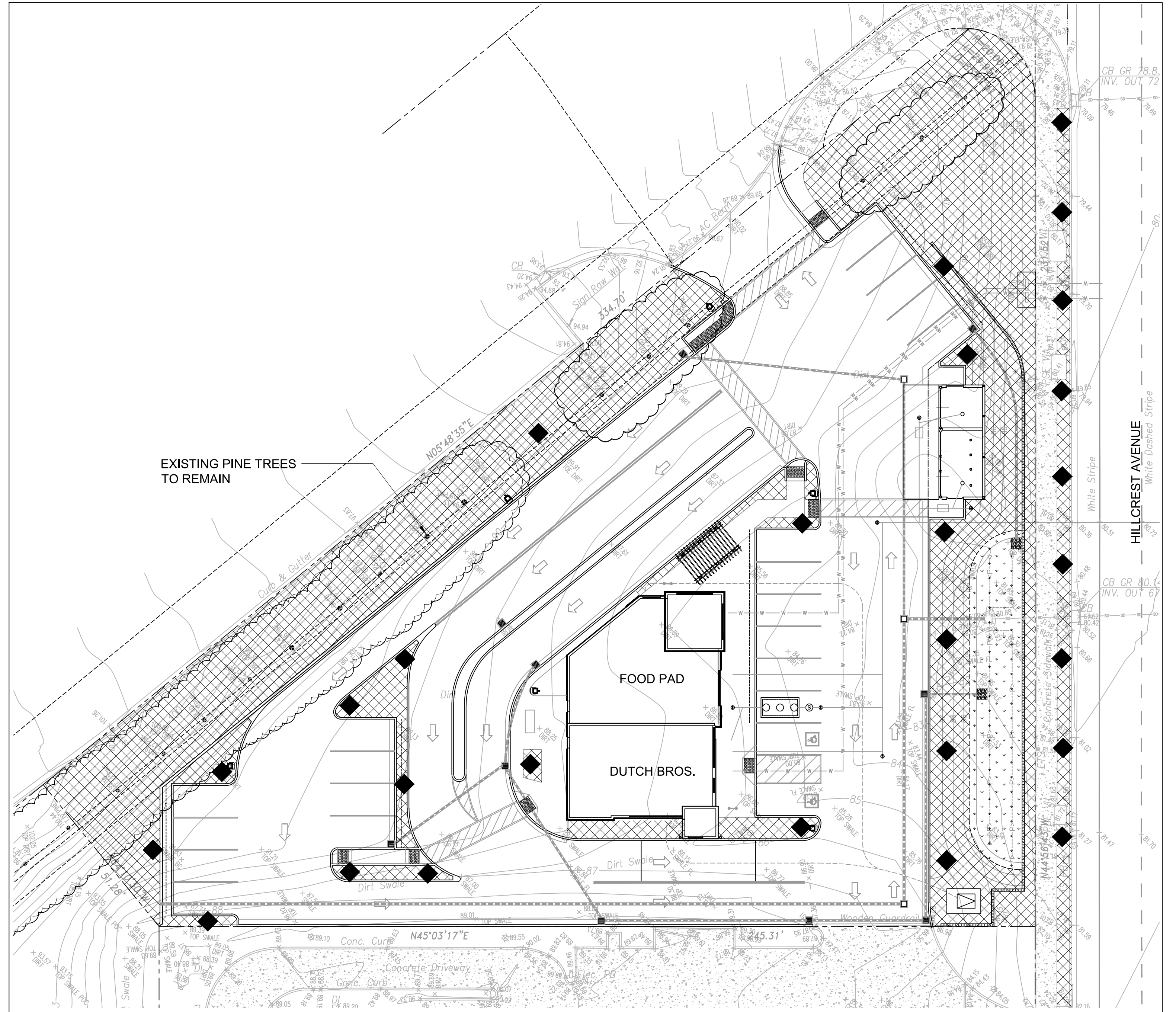
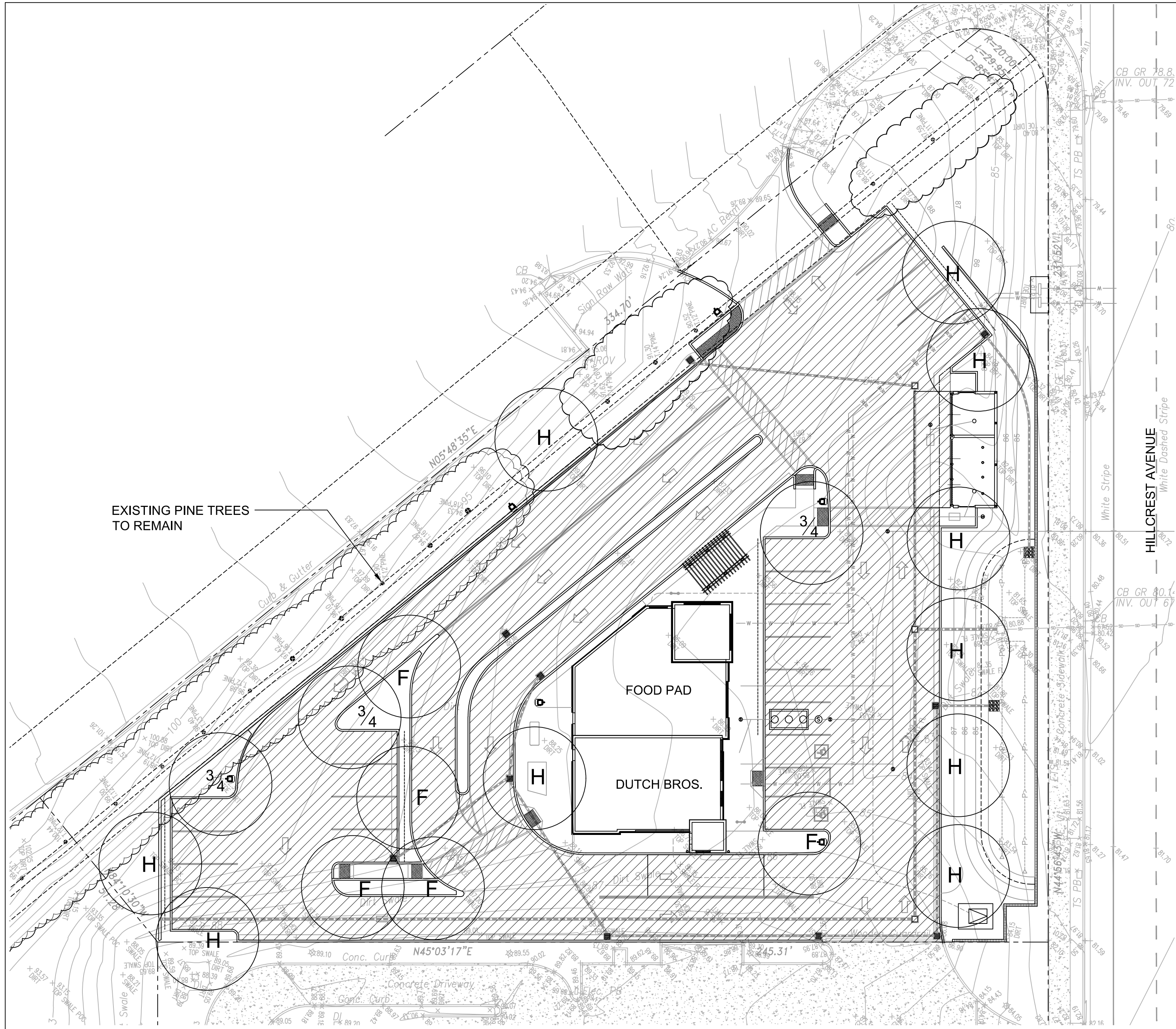
PRELIMINARY LANDSCAPE PLAN

DESIGNED: RS	DRAWN: KD
CHECKED: []	JOB NO: []
DATE: 8-23-21	
SCALE: NOTED	

SHEET
L1
OF SHEETS





REFER TO L2 FOR SHADING CALCULATIONS AND SHEET L3 FOR TREE IMAGES

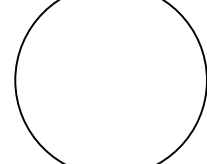


SHADING PLAN

SHADE CALCULATIONS:
 REQUIRES 50% SHADE COVERAGE OF HATCHED PARKING LOT AREA IN 15 YEARS
 TOTAL PAVING AREA (PARKING STALLS AND BACK-UP AREA): 20,328 SF

 TOTAL PAVING AREA (SHADED AREA) = 20,328 SF
 MINIMUM REQUIRED SHADE AREA (50%) = 10,164 SF

LARGE TREES (35"Ø):	FULL CANOPY (COUNT)	¾ CANOPY (COUNT)	½ CANOPY (COUNT)	TOTAL
ACER RUBRUM (RED MAPLE)	962 SF (1)	722 SF (1)	481 SF (6)	4,570 SF
ULMUS PARVIFOLIA (CORNISE ELM)	962 SF (4)	722 SF (2)	481 SF (3)	6,735 SF
PRINUS PINEA (STONE PINE)	962 SF (0)	722 SF (0)	481 SF (1)	481 SF
SHADE PROVIDED:				11,786 SF
SHADE REQUIRED:				10,164 SF
PERCENT SHADED:				58.0%

 PROPOSED TREE CANOPY LOCATION (ALL TREES RATED AT LARGE CANOPY)
 NOTE: (F = FULL CANOPY, ¾ = THREE QUARTERS CANOPY, H = HALF CANOPY)

HYDROZONE PLAN

WATER EFFICIENT LANDSCAPE WORKSHEET




REFERENCE EVAPOTRANSPIRATION (ET₀): 45.4

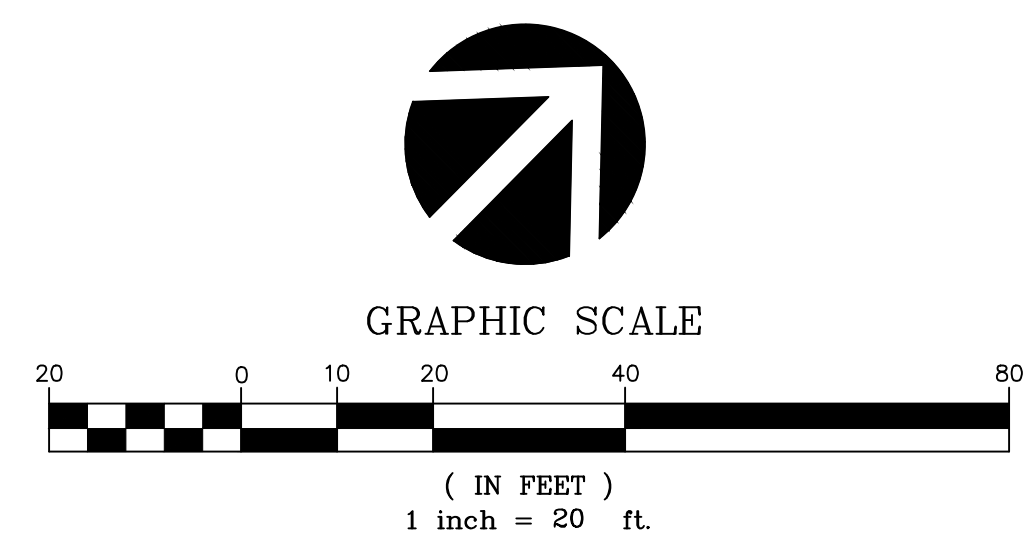
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	13,400	4962.96202	139897.9
LOW WATER USE	0.3	SPRAY	0.75	0.4	1,320	528	14862.1
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	243	149.999977	422.2
TOTALS:					14963	5641	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
TOTALS:					0	0	0
ETWU TOTAL:						158,782	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						189,530	
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA	5,641						
TOTAL LANDSCAPE AREA	14,963						
AVERAGE ETAF	0.38						
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA	5,641						
TOTAL LANDSCAPE AREA	14,963						
SITEWIDE ETAF	0.38						

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

HYDROZONE LEGEND

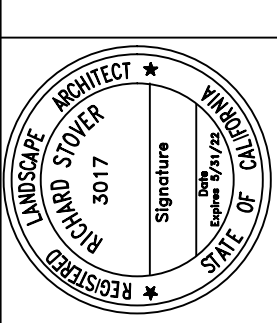
SYMBOL

	LOW WATER USE - DRIP APPLICATION ZONES (GENERAL PLANTING AREAS)
	LOW WATER USE - SPRAY APPLICATION ZONE (STORMWATER TREATMENT AREA)
	MEDIUM WATER USE - BUBBLER APPLICATION ZONE (TREE BUBBLER AREAS)



REVISIONS

RW Stover & Associates, Inc.
 Landscape Architecture
 1600 Walnut Creek, CA 94596
 Ph: 925.938.2383



DUTCH BROS
 HILLCREST AVE & WILDFLOWER DR
 ANTIPOCHI, CALIFORNIA

SHADING PLAN AND HYDROZONE PLAN

DESIGNED: RS	DRAWN: KD
CHECKED: []	JOB NO: []
DATE: 8-23-21	
SCALE: NOTED	

SHEET
L2
 OF SHEETS

TREES:



ACER RUBRUM



PINUS PINEA



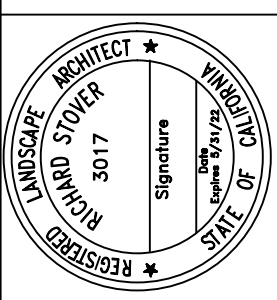
PLATANUS ACERIFOLIA 'COLUMBIA'



ULMUS PARVIFOLIA

REVISIONS	

RW Stover & Associates, Inc.
 Landscape Architecture
 1600
 Walnut Creek, CA 94596
 PH: 925.933.2383



DUTCH BROS
 HILLCHREST AVE & WILDFLOWER DR
 ANTIOCH, CALIFORNIA

TREE IMAGES

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO:
DATE 8-23-21	
SCALE NOTED	

SHEET
L3
 OF SHEETS

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
	3	A	SINGLE	13038	13038	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-3-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-3-his.ies	114.2447
	1	A1	SINGLE	13599	13599	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-4-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-4-his.ies	114.2447
	1	A2	SINGLE	13039	13039	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-2-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-2-his.ies	114.2447
	1	A3	BACK-BACK	16069	32138	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-3-VOLT-XX-(TWIN) - 20' L.C.	p26-64l-600-nw-g2-3.ies	114.2447

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
DRIVEWAY & MAIN PARKING LOT	Illuminance	Fc	3.95	9.03	0.73	5.41	12.37	102
SW PARKING LOT	Illuminance	Fc	4.17	7.53	2.09	2.00	3.60	44

Site & Area

PureForm
P26 medium area light

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

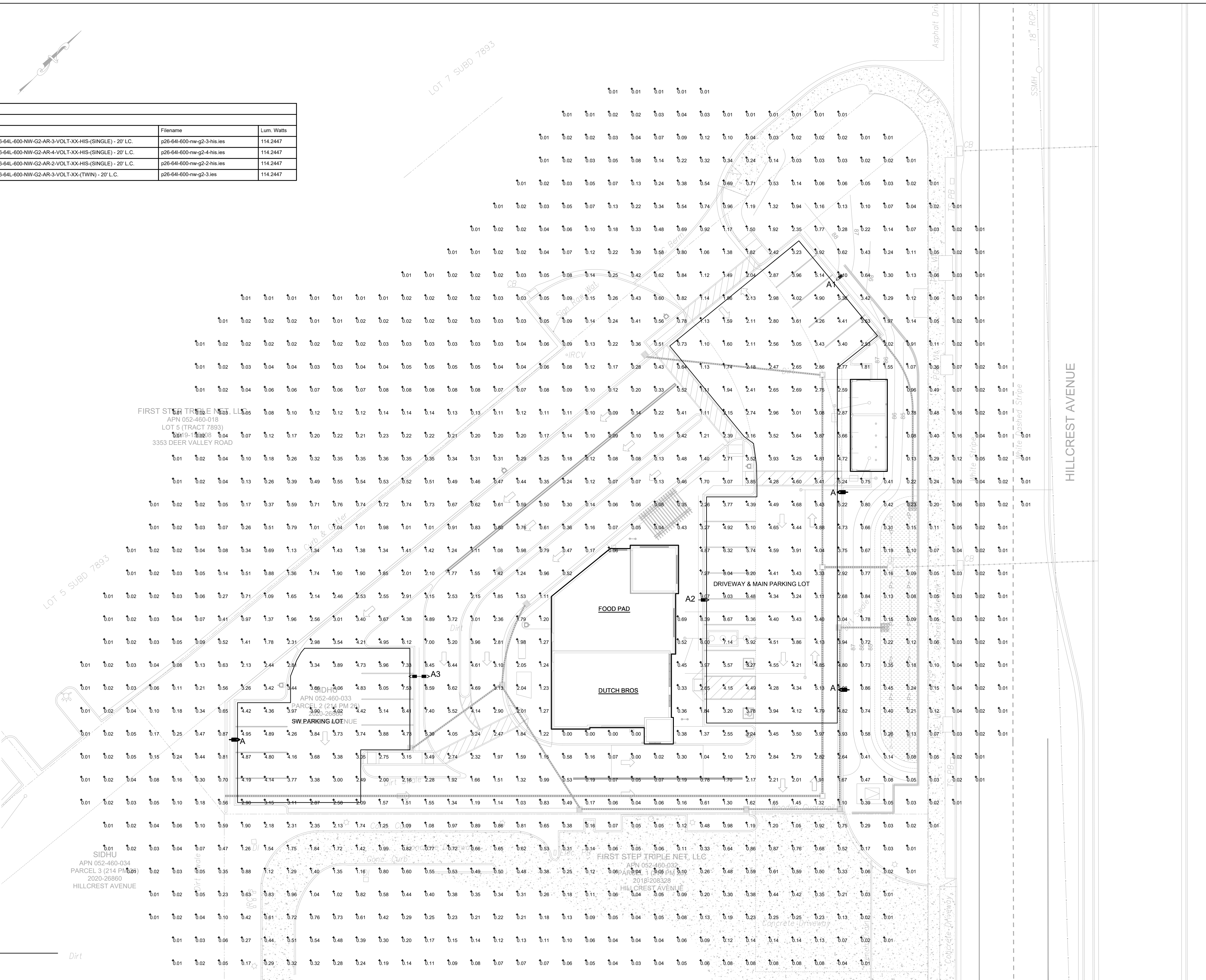
A - Type 2 Distribution
A1 - Type 2 Distribution
A2 - Type 3 Distribution
A3 - Type 3 Distribution

Ordering guide example: P26-64L-600-NW-G2-AR-3-120-HIS-MOY

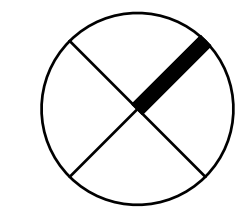
Part	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
P26	3	A	SINGLE	13038	13038	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-3-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-3-his.ies	114.2447
A1	1	A1	SINGLE	13599	13599	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-4-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-4-his.ies	114.2447
A2	1	A2	SINGLE	13039	13039	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-2-VOLT-XX-HIS-(SINGLE) - 20' L.C.	p26-64l-600-nw-g2-2-his.ies	114.2447
A3	1	A3	BACK-BACK	16069	32138	0.900	0.900	1.000	SIGNIFY GARDCO P26-64L-600-NW-G2-AR-3-VOLT-XX-(TWIN) - 20' L.C.	p26-64l-600-nw-g2-3.ies	114.2447

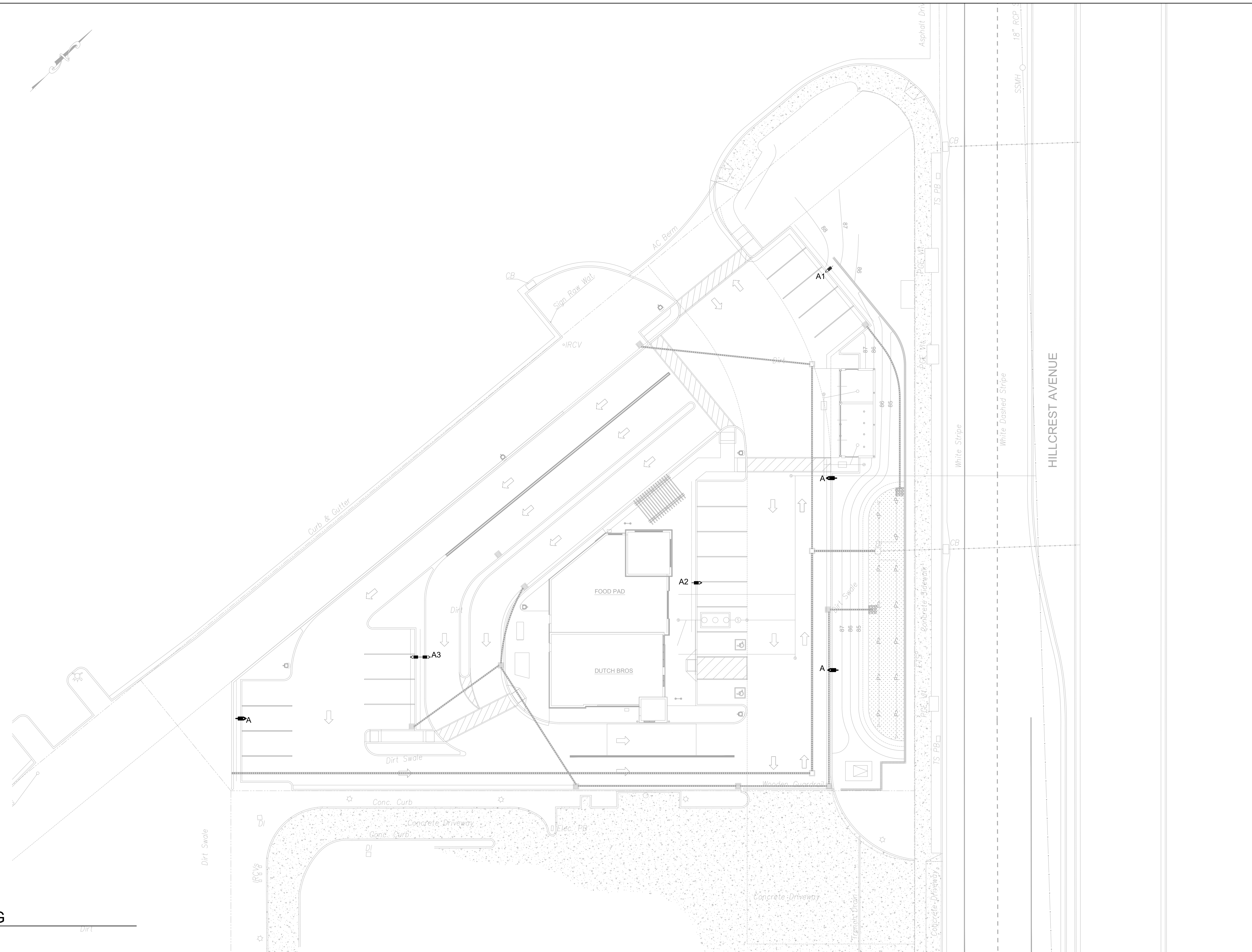
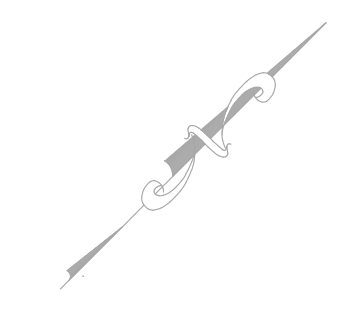
1. Extended lead times apply. Contact factory for details.
2. Mount to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocell.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.

9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if not using other control options.
11. Not available in 480V. Order photocell separately with TLRS07.
12. Not available with motion sensor.
13. Not available with DCC.
14. Not available with SF and WFL BPLs provided with black finish standard.
15. Must specify a motion sensor lens.
16. Limited to max. 600mA configurations.
17. Not available with DCC, DCC, and FRMS dimming control options.
18. Not available with DCC, FRMS and L.C. dimming control options.
19. Not available with DCC, FRMS, L.C. and dimming control options (DIM or Dimmable required).
20. Must specify a motion sensor lens.



1 SITE PLAN - PHOTOMETRIC
1/16" = 1'-0"





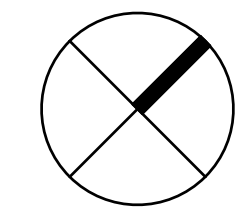
1 SITE PLAN - LIGHTING
1/16" = 1'-0"

BELDEN
CONSULTING ENGINEERS
4457 Willow Road, Suite 100
Pleasanton, California 94588
phone: (925) 621-5300 fax: (925) 474-2159
belden@beldeninc.com
21061/NL



Hillcrest Ave

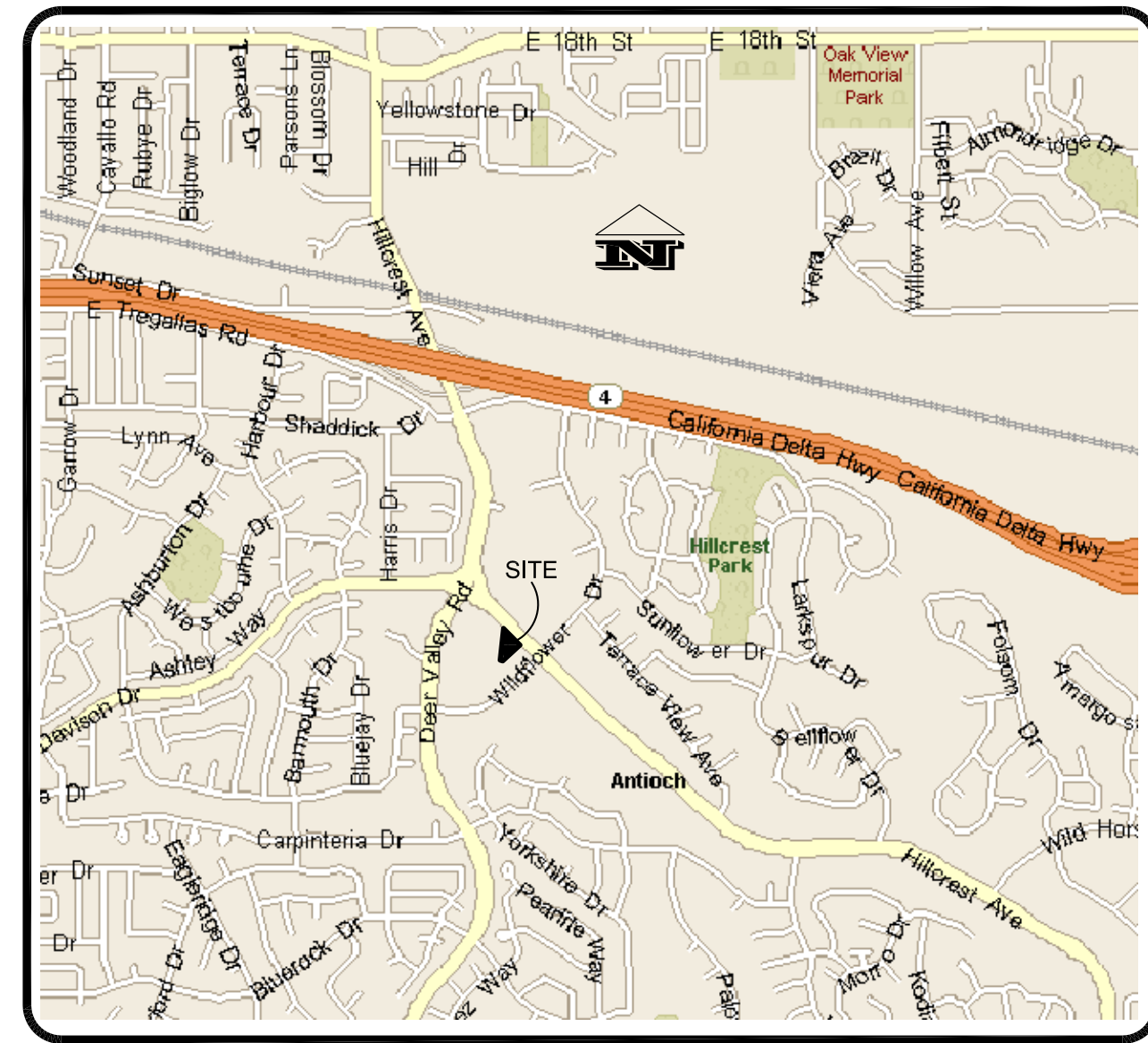
Antioch, CA



SITE PLAN

SP2

FILE: N:\Projects\21061\Drawings\Antioch\SP2 SITE PLAN.dwg, July 26, 2023, 8:55am
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VICINITY MAP N.T.S.

AREA:
41,671± SF (0.957± ACRES) GROSS
35,380± SF (0.812± ACRES) NET

AVERAGE SLOPE:
11.88%

EARTH QUANTITIES
EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR
Approximate FILL 2,200± CU. YDS.
CUT 150± CU. YDS.

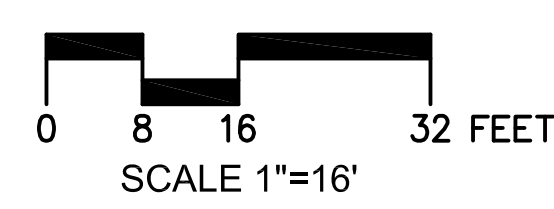
FIRST STEP TRIPLE NET, LLC
APN 052-460-018
LOT 5 (TRACT 7893)
2019-156408
3353 DEER VALLEY ROAD

LOT 5 SUBD 7893
SEE C03 & C04 FOR SECTIONS

SIDHU
APN 052-460-034
PARCEL 3 (214 PM 26)
2020-26860
HILLCREST AVENUE

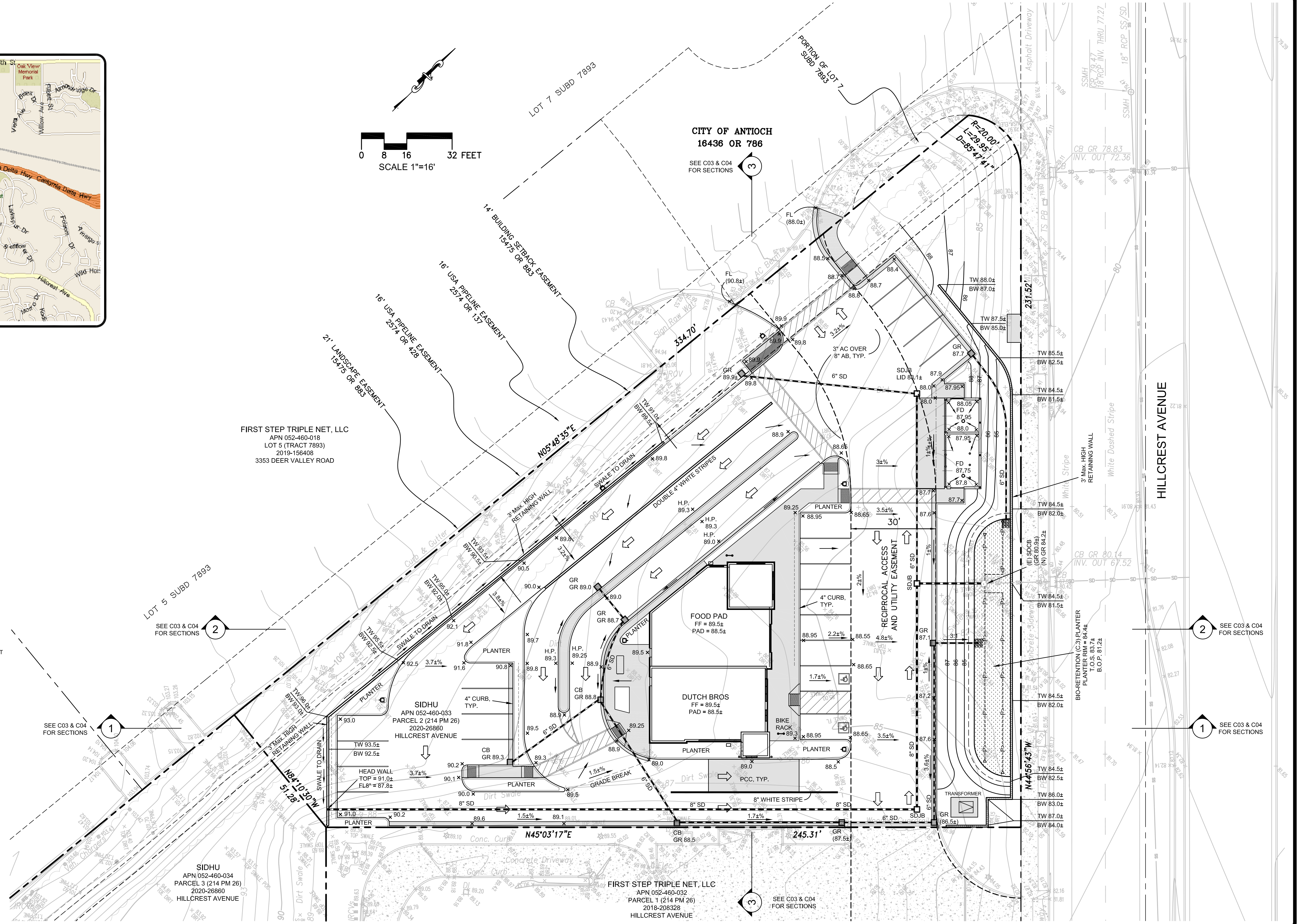
FIRST STEP TRIPLE NET, LLC
APN 052-460-032
PARCEL 1 (214 PM 26)
2018-208328
HILLCREST AVENUE

CITY OF ANTIOCH
16436 OR 786
SEE C03 & C04 FOR SECTIONS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	JOINT POLE
---	---	SANITARY SEWER & MANHOLE
---	---	STORM SEWER & MANHOLE
---	---	DRAIN INLET/CATCH BASIN
---	---	PERFORATED SUBDRAIN & CLEANOUT
---	---	AREA DRAIN
---	---	FIRE HYDRANT
---	---	FORCED MAIN
---	---	COMMUNICATION
---	---	WATER MAIN & GATE VALVE
---	---	SPOT ELEVATION
---	---	OVERHANG UTILITY
---	---	SIGN
---	---	EXISTING TREE
---	---	STANDARD CITY MONUMENT
---	---	WATER SERVICES & METER
---	---	ELECTRIC BOX
---	---	STREET LIGHT
---	---	PG&E BOX
---	---	CABLE TELEVISION BOX
---	---	TRAFFIC SIGNAL BOX



NO.	DATE	BY	REVISIONS

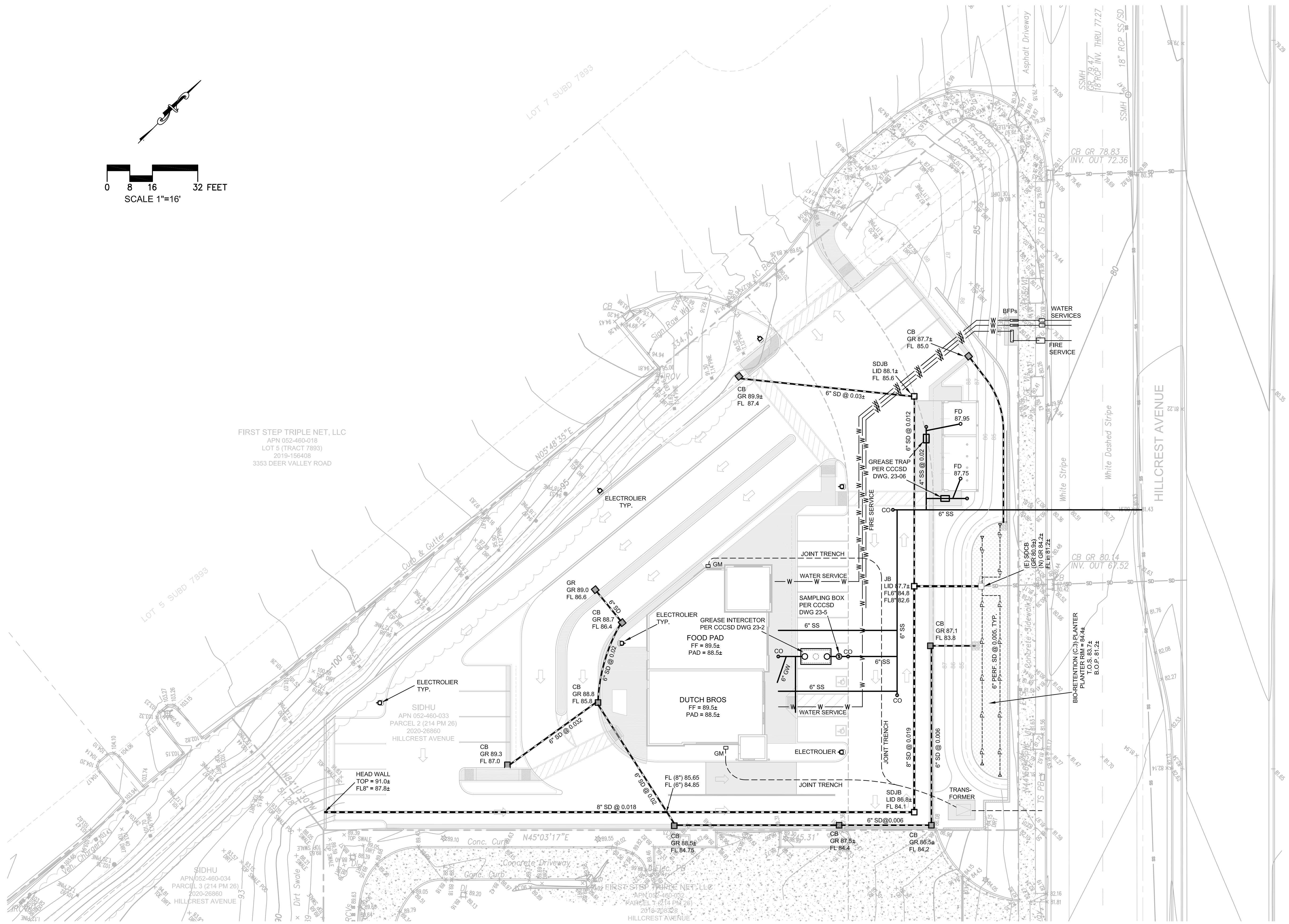
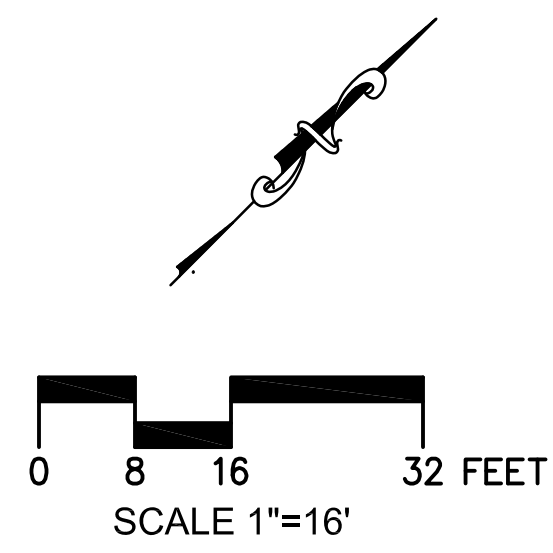
SCALE	1"=16'
DATE	08/26/2021
ENGINEER	H. N.
JOB NO.	20-177

REGISTERED PROFESSIONAL ENGINEER
TREAT & WASHINGTON
No. 29528
H. N.
CIVIL
STATE OF CALIFORNIA
IZZAT J. NASHASHIBI R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE PLAN
DUTCH BROS
HILLCREST AVENUE
APN 052-460-033
ANTIOCH CALIFORNIA


HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET	C01
OF 6 SHEETS	
JOB NO.	20-177




NO.	DATE	BY	REVISIONS

SCALE	1"=16'
DATE	08/26/2021
ENGINEER	H. N.
JOB NO.	20-177

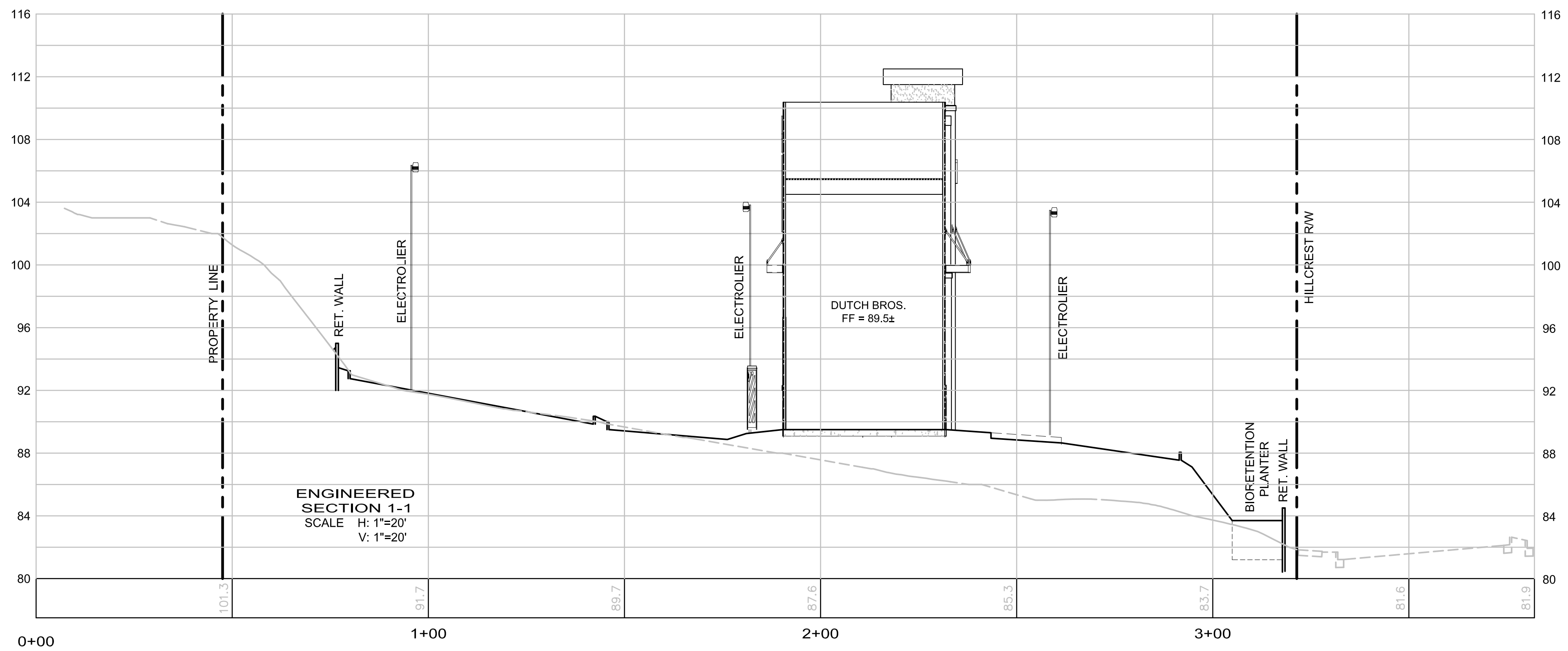
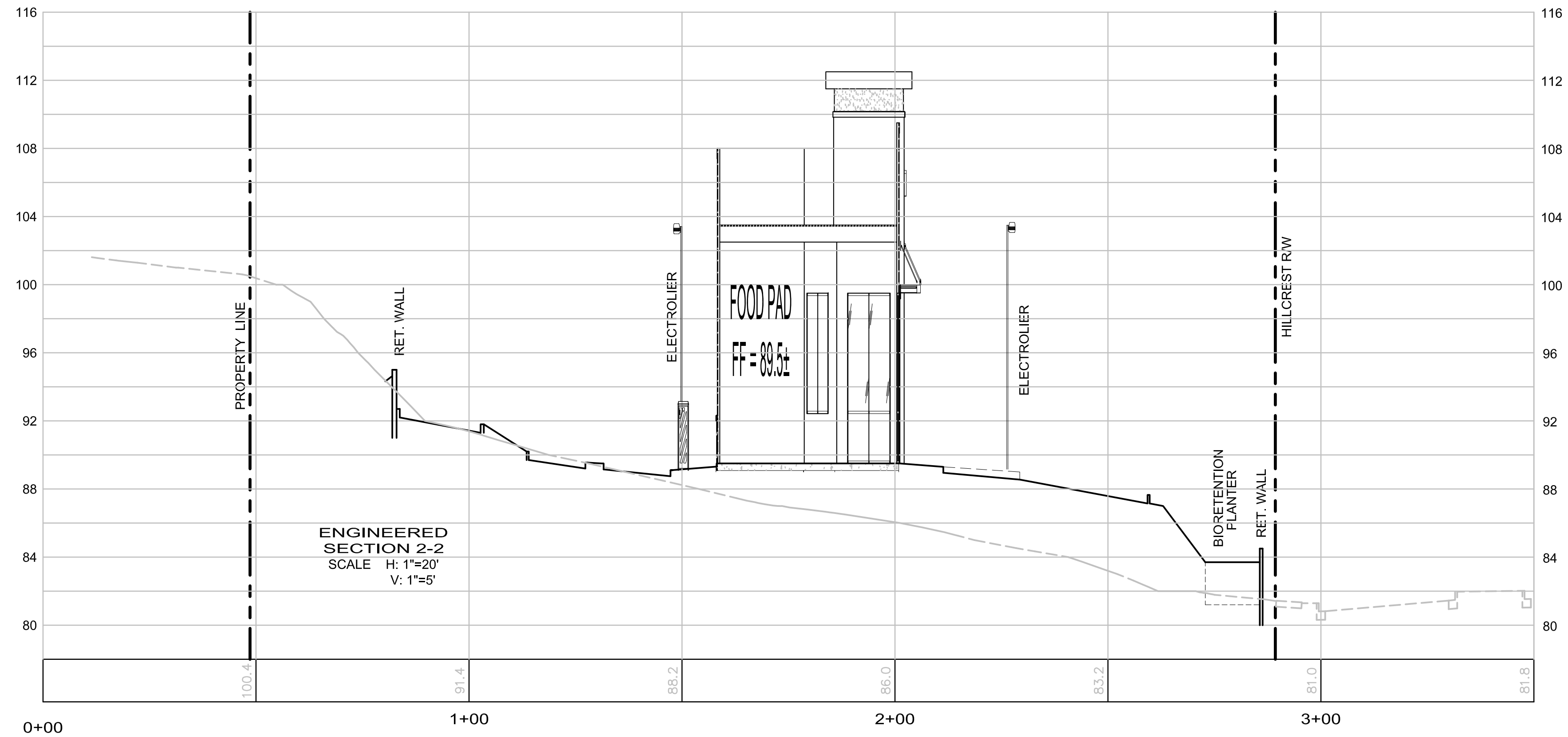


 IZZAT J. NASHASHIBI R.C.E. 29528

PRELIMINARY UTILITY PLAN
DUTCH BROS
 HILLCREST AVENUE
 APN 052-460-033
 ANTIOCH CALIFORNIA


HUMANN COMPANY INC.
 ENGINEERING - SURVEYING
 1021 BROWN AVE. LAFAYETTE, CA 94549
 PH (925)283-5000 FAX (925)283-3578

SHEET	C02
OF 6 SHEETS	
JOB NO.	20-177



NO.	DATE	BY	REVISIONS

SCALE	1"=16'
DATE	08/26/2021
ENGINEER	H. N.
JOB NO.	20-177

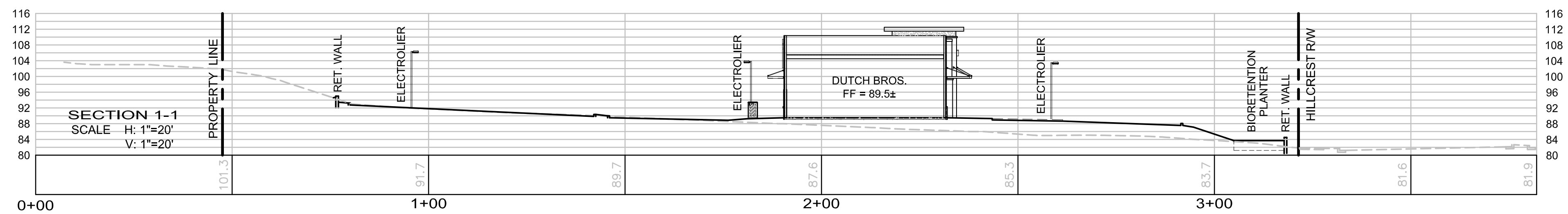
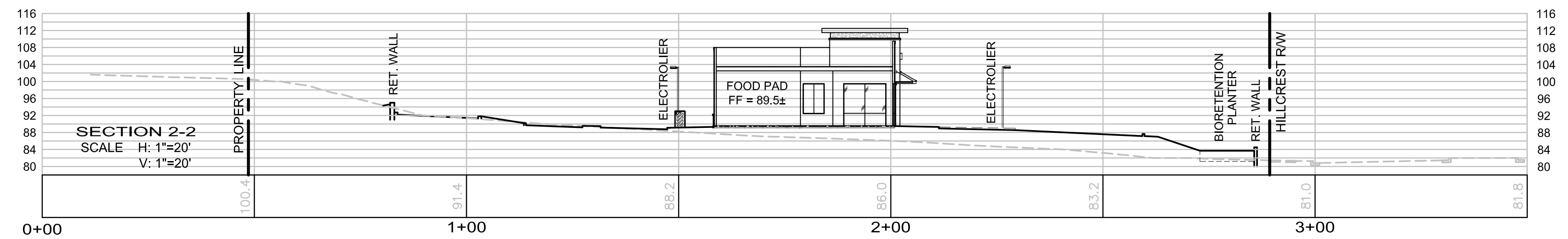
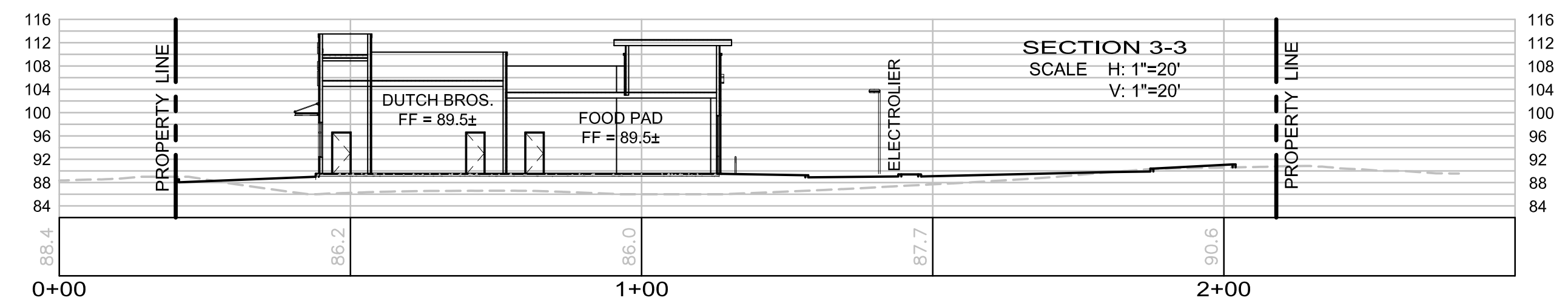
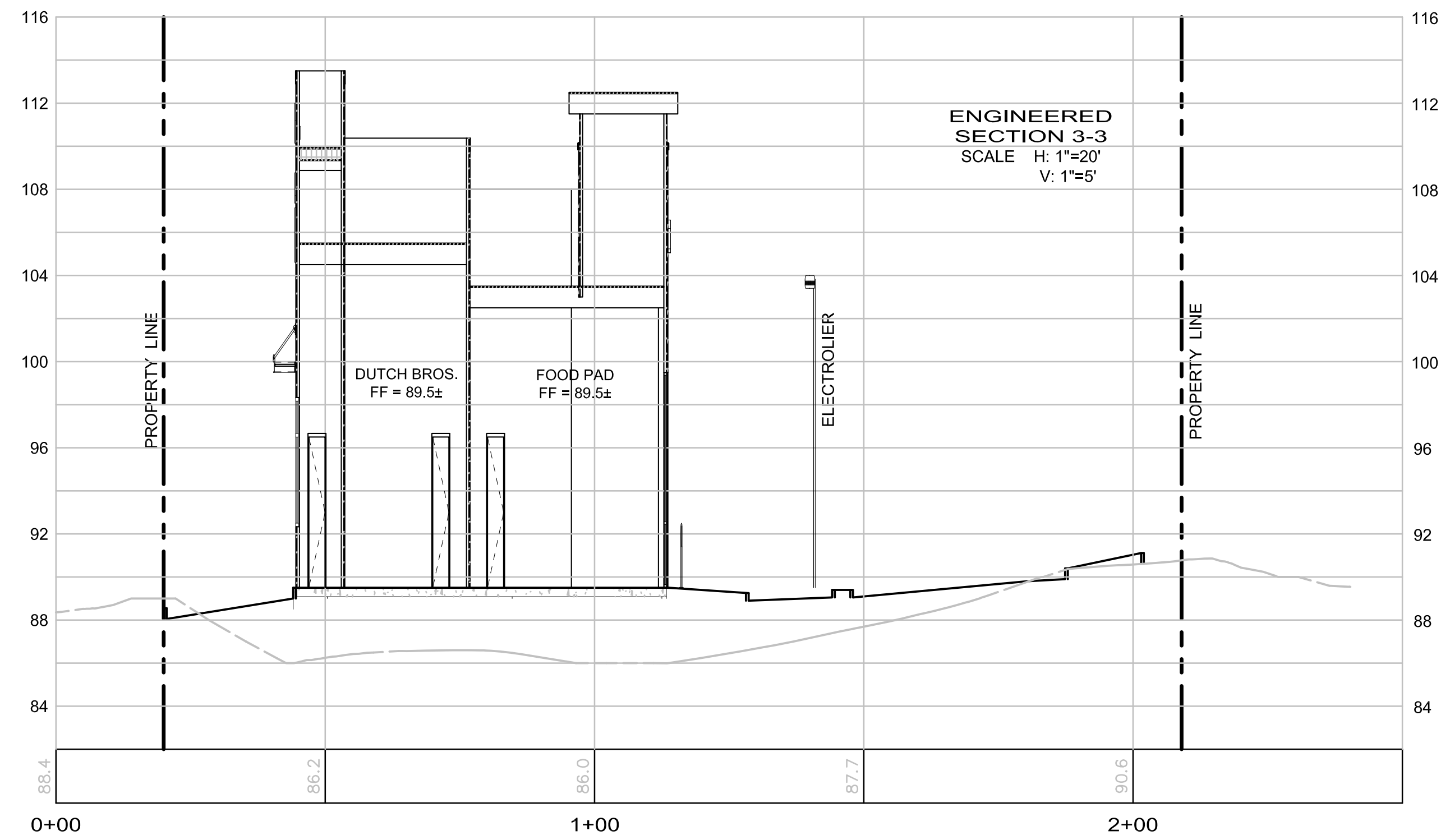


Izzat S. Nashashibi
 IZZAT S. NASHASHIBI R.C.E. 29528

ENGINEERED CROSS-SECTIONS
DUTCH BROS
 HILLCREST AVENUE
 APN 052-460-033
ANTIOCH CALIFORNIA


HUMANN COMPANY INC.
 ENGINEERING - SURVEYING
 1021 BROWN AVE. LAFAYETTE, CA 94549
 PH (925)283-5000 FAX (925)283-3578

SHEET	C03
OF 6 SHEETS	
JOB NO.	20-177



NO.	DATE	BY	REVISIONS

SCALE	1"=16'
DATE	08/26/2021
ENGINEER	H. N.
JOB NO.	20-177



Izzat S. Nashashibi

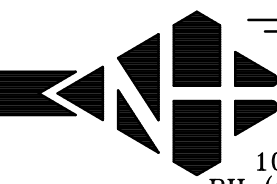
IZZAT S. NASHASHIBI R.C.E. 29528

TRUE CROSS-SECTIONS & ENGINEERED SECTION 3-3

DUTCH BROS

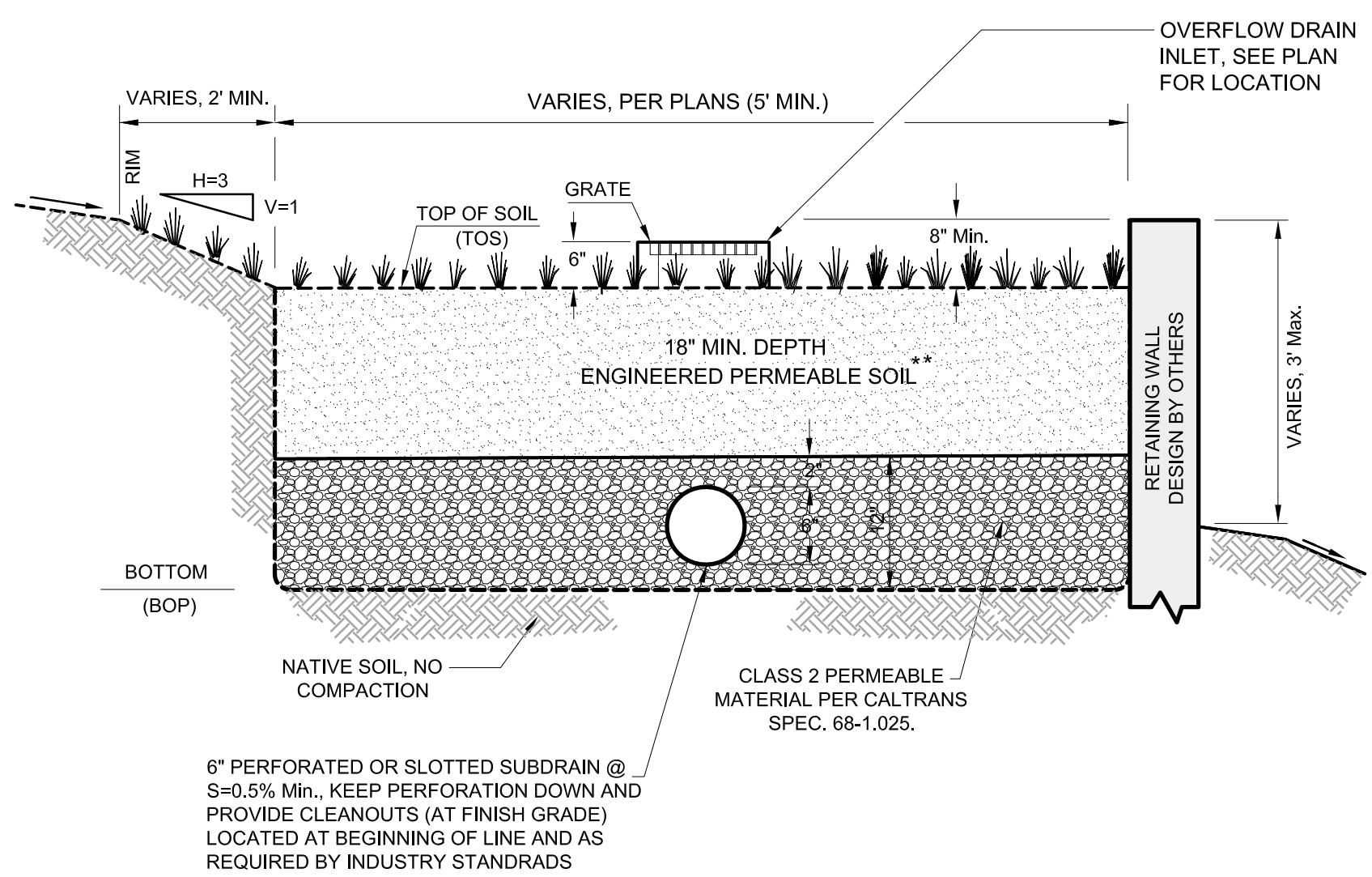
HILLCREST AVENUE
APN 052-460-033

ANTIOCH CALIFORNIA



HUMANN COMPANY INC.

ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

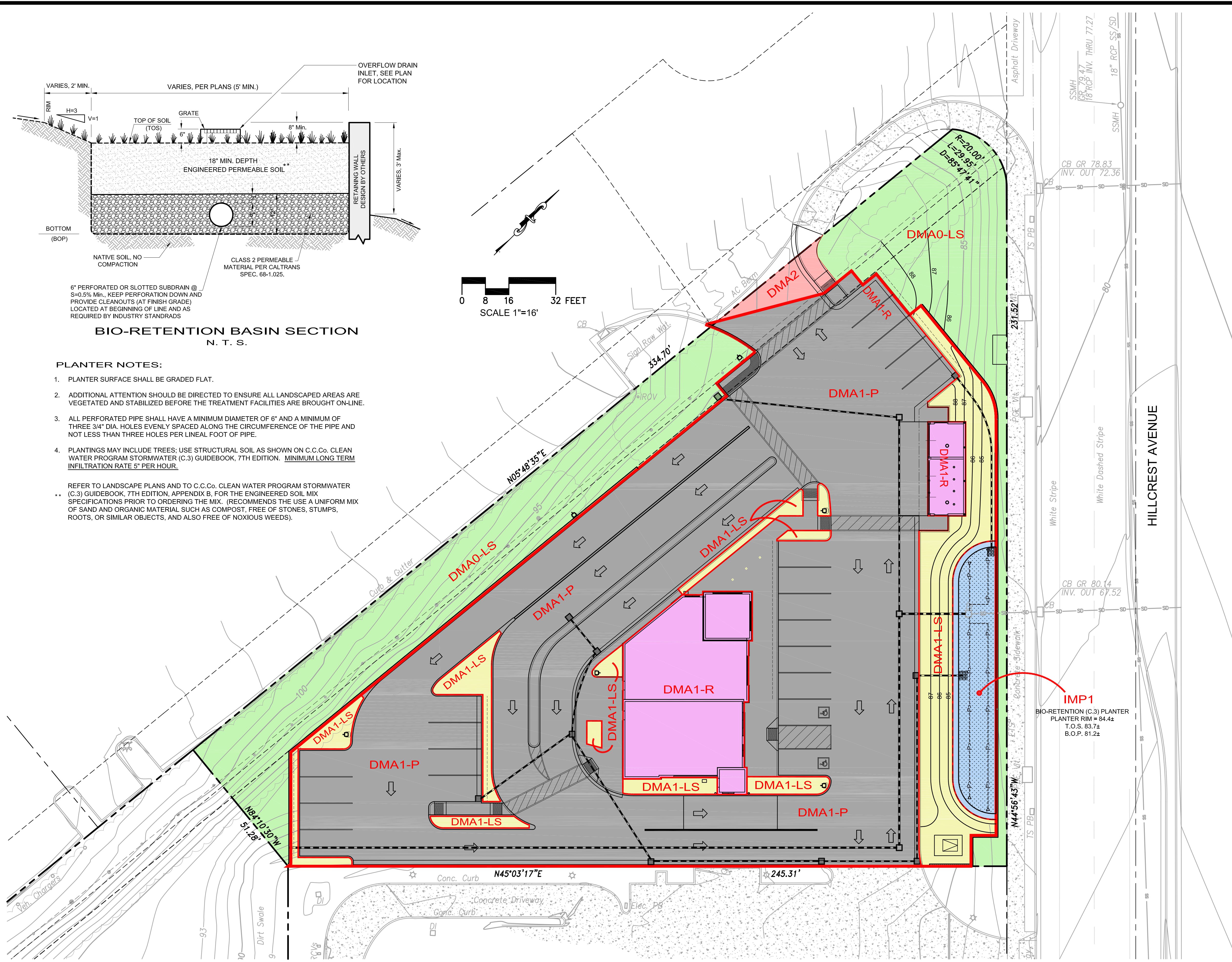
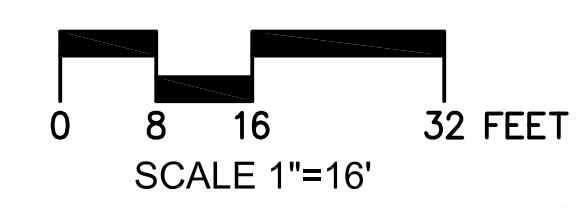


6\"/>

BIO-RETENTION BASIN SECTION
N. T. S.

PLANTER NOTES:

1. PLANTER SURFACE SHALL BE GRADED FLAT.
 2. ADDITIONAL ATTENTION SHOULD BE DIRECTED TO ENSURE ALL LANDSCAPED AREAS ARE VEGETATED AND STABILIZED BEFORE THE TREATMENT FACILITIES ARE BROUGHT ON-LINE.
 3. ALL PERFORATED PIPE SHALL HAVE A MINIMUM DIAMETER OF 6\"/>
- REFER TO LANDSCAPE PLANS AND TO C.C.C. CLEAN WATER PROGRAM STORMWATER (C.3) GUIDEBOOK, 7TH EDITION, APPENDIX B, FOR THE ENGINEERED SOIL MIX SPECIFICATIONS PRIOR TO ORDERING THE MIX. (RECOMMENDS THE USE A UNIFORM MIX OF SAND AND ORGANIC MATERIAL SUCH AS COMPOST, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS).



SITE STATISTICS:

GROSS SITE AREA	= 41,671± SF (0.957± ACRES)
NET SITE AREA	= 35,380± SF (0.812± ACRES)
EXISTING IMPERVIOUS SURFACE AREA	= 0,000± SF
NEW IMPERVIOUS SURFACE AREA	= 27,161± SF
TOTAL NEW AND REPLACED IMPERVIOUS SURFACE	= 27,161± SF
LANDSCAPE AND UNDISTURBED AREA	= 14,510± SF
TOTAL DISTURBED SITE AREA	= 32,050± SF (0.74± ACRES)

LEGEND

- (DMA1-R) IMPERVIOUS ROOFS DRAIN TO C.3 FACILITY
- (DMA1-P) IMPERVIOUS PAVEMENT DRAIN TO C.3 FACILITY
- (DMA1-LS) LANDSCAPE AREAS DRAIN TO C.3 FACILITY
- (IMP1) C.3 BIO-RETENTION TREATMENT FACILITY
- (DMA0-LS) UNDISTURBED SELF TREATING LANDSCAPE DRAIN DIRECTLY OFFSITE
- (DMA2) CONSTRAINT AREA DRAIN DIRECTLY OFFSITE

DMA DRAINAGE MANAGEMENT AREA
IMP INTEGRATED MANAGEMENT PRACTICE "C.3 FACILITY"

STORMWATER C.3 CALCULATIONS:

DRAINAGE AREA: **DMA 0**
SELF TREATING LANDSCAPE / UNDISTURBED AREA (DMA0-LS) = 19,253± SF

DRAINAGE AREA: **DMA 1**
IMPERVIOUS ROOFS (DMA1-R) 2,982 X 1.0 = 2,982
IMPERVIOUS PAVING (DMA1-PAV) 23,811 X 1.0 = 23,811
LANDSCAPE (DMA1-LS) 4,155 X 0.1 = 416
REQUIRED AREA = 27,209 X 0.04 = 1,088 SF
PROPOSED **IMP 1** AREA = 1,102 SF

DRAINAGE AREA: **DMA 2**
CONSTRAINT AREA (DMA2) = 368± SF

Contra Costa IMP Calculator Summary Report

Project Name: Dutch Bros
Project Type: Treatment Only
Location: Hillcrest Avenue, Antioch
APN: 052-460-033
Drainage Area: 41671 sf
Mean Annual Precipitation: 14 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
DMA0	9253
DMA2 Constraint	368

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: C)
IMP Type: Bioretention Facility
Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1-P	23,811	Concrete or Asphalt	1.00	23,811	0.040	1.000	1,083	1,102
DMA1-LS	4,155	Landscape	0.10	416				
DMA1-R	2,982	Conventional Roof	1.00	2,982				
Total					27,209			

NO.	DATE	BY	REVISIONS

SCALE 1"=16'

DATE 08/26/2021

ENGINEER H. N.

JOB NO. 20-177

IZZAT J. NASHASHIBI R.C.E. 29528

STORM WATER CONTROL PLAN EXHIBIT

DUTCH BROS

HILLCREST AVENUE
APN 052-460-033

ANTIOCH CALIFORNIA

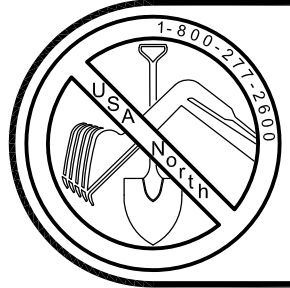
HUMANN COMPANY INC.

ENGINEERING SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET **C05**
(C.3-1)

OF 6 SHEETS

JOB NO. 20-177



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

AREA:
41,671± SF (0.957± ACRES) GROSS
35,380± SF (0.812± ACRES) NET

AVERAGE SLOPE:
11.88%

BASIS OF BEARINGS:

BASED UPON THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF HILLCREST AVENUE AS SHOWN ON PARCEL MAP 357-303-17, BOOK 214 OF MAPS AT PAGES 26-27. SAID BEARING IS TAKEN AS NORTH 44°56'43" WEST.

DATUM:

ELEVATIONS SHOWN HEREON ARE BASED UPON TOP OF DISK IN WELL MONUMENT AT THE INTERSECTION OF HILLCREST AVENUE AND WILDFLOWER DRIVE, AS SHOWN ON CITY OF ANTIOCH RECORDS PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED MAY 25, 2017, JOB NO. 05186. ELEVATION = 83.78'

GENERAL NOTES

THE SCOPE AND LIMIT OF THIS SURVEY WAS DEFINED IN DECEMBER 2020 BY JOHNSON LYMAN ARCHITECTS. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

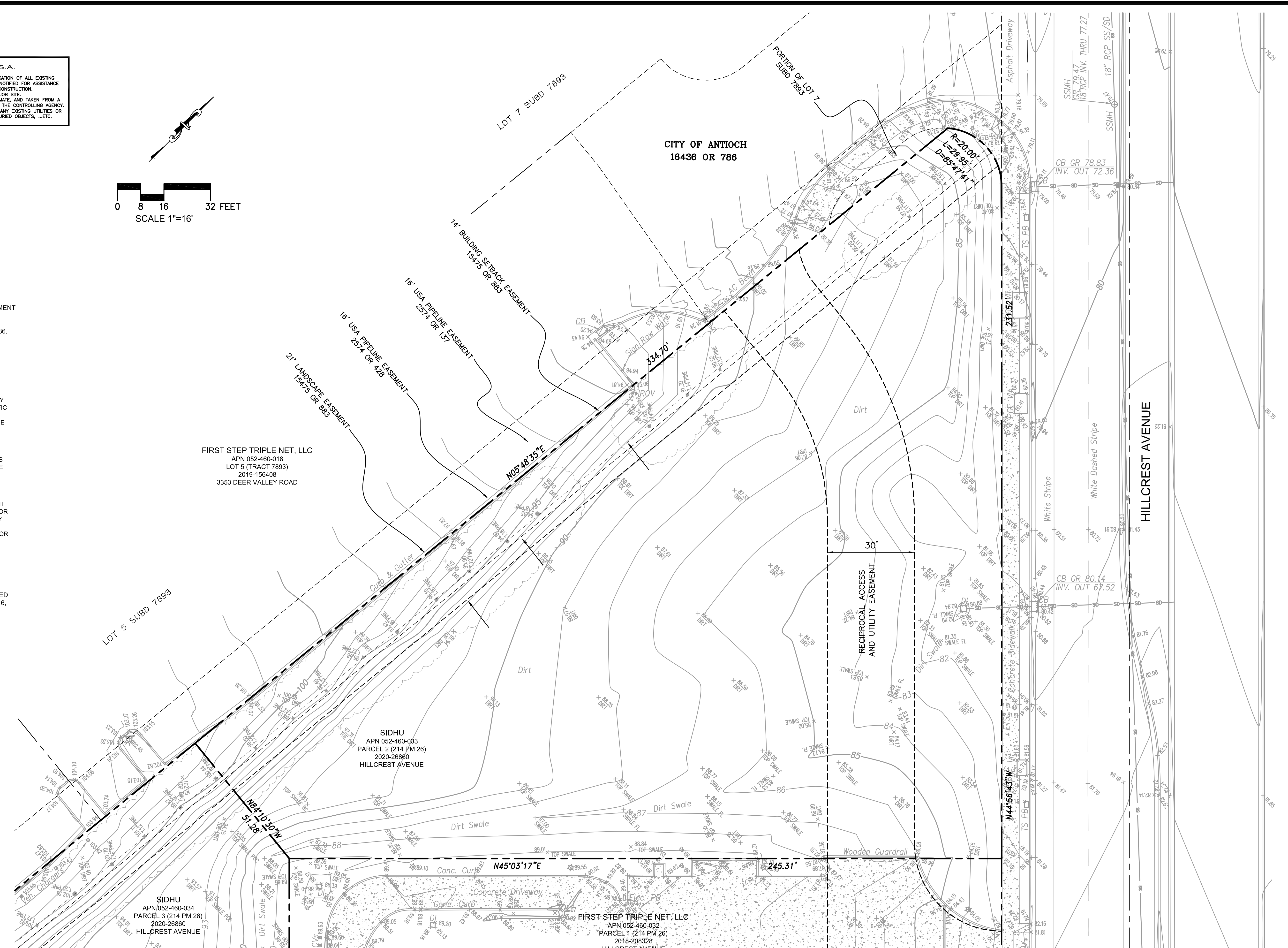
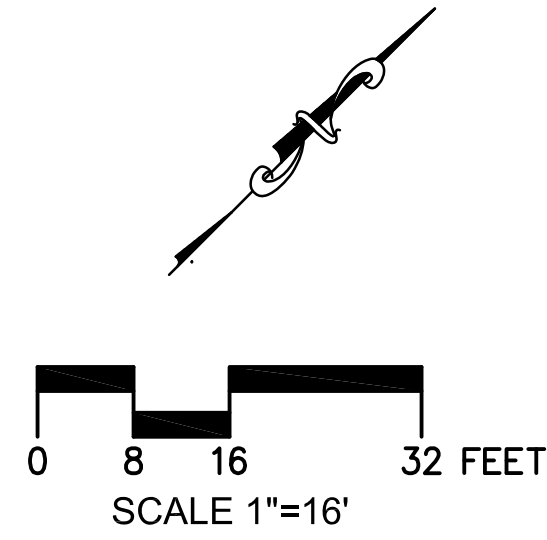
TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

SURVEY NOTE:

THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED UPON SURVEY PREPARED BY STERLING CONSULTANTS, DATED SEPTEMBER 16, 2020, JOB NO. 2020-485.

FLOOD ZONE:

THE PROPERTY LIES WITHIN ZONE X AS SHOWN ON MAP 06013C0331F.



FIRST STEP TRIPLE NET, LLC
APN 052-460-018
LOT 5 (TRACT 7893)
2019-156408
3353 DEER VALLEY ROAD

SIDHU
APN 052-460-033
PARCEL 2 (214 PM 26)
2020-26860
HILLCREST AVENUE

SIDHU
APN 052-460-034
PARCEL 3 (214 PM 26)
2020-26860
HILLCREST AVENUE

FIRST STEP TRIPLE NET, LLC
APN 052-460-032
PARCEL 1 (214 PM 26)
2018-208328
HILLCREST AVENUE

NO.	DATE	BY	REVISIONS

SCALE	1"=16'
DATE	09/16/2020
ENGINEER	H. N.
JOB NO.	20-177

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL & MECHANICAL
No. 29528
Izzat S. Nashashibi
No. 29528
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS
DUTCH BROS
HILLCREST AVENUE
APN 052-460-033
ANTIOCH CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1024 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET	C06
OF 6 SHEETS	
JOB NO.	20-177