

DOCKETED

Docket Number:	20-SPPE-03
Project Title:	Gilroy Backup Generating Facility
TN #:	236007
Document Title:	Appendix A (1 of 3)
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	12/17/2020 4:52:31 PM
Docketed Date:	12/17/2020

PROJECT TEAM

OWNER/DEVELOPER ANTUANY SMITH CAMINO ARROYO GILROY, CA 95054	GEOTECHNICAL CONSULTANT NOAH SMITH, PE, GE TERRACON 5075 COMMERCIAL CIRCLE, SUITE E CONCORD, CA 94520 (925) 609-7224 NOAH.SMITH@TERRACON.COM
ARCHITECT DUTCH WICKES HKS, INC. 350 N SAINT PAUL ST., SUITE 100 DALLAS, TX 75201-4240 (214) 969-5599	STRUCTURAL ENGINEER CLINT NASH HKS, INC. 350 N SAINT PAUL ST., SUITE 100 DALLAS, TX 75201-4240 (214) 969-3255
CIVIL ENGINEER MILES JOHNSON, PE KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588 (669) 800-4140 MILES.JOHNSON@KIMLEY-HORN.COM	ELECTRICAL ENGINEER RYAN FLEMING CAMINO ARROYO GILROY, CA 95020 (206) 295-7918
LANDSCAPE ARCHITECT MATTHEW MORGAN KIMLEY HORN AND ASSOCIATES, INC. 10 ALMADEN BLVD., SUITE 1250 SAN JOSE, CA 95113 (408) 785-3518	MECHANICAL/PLUMBING ENGINEER STEVEN GRAYSON CAMINO ARROYO GILROY, CA 95054 (206) 266-4002

GEOTECHNICAL REPORT

THE GEOTECHNICAL ENGINEERING REPORT DATED SEPTEMBER 16, 2020 PREPARED BY TERRACON AND ALL AGENDA SHALL BE CONSIDERED PART OF THESE SCHEMATIC DESIGN DOCUMENTS.

BASIS OF BEARINGS NOTE

THE BEARING OF THE MONUMENT LINE OF CAMINO ARROYO, SOUTH 31°22'50" EAST, AS SHOWN ON THE MAP OF TRACT NO. 7190 ENTITLED "LAS ANIMAS TECHNOLOGY PARK" FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 12, 1982 IN BOOK 498 OF MAPS, AT PAGES 47-49, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

FEMA FLOOD ZONE:

FLOOD ZONE: ZONE AE & ZONE X
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO: 06085C0643H
EFFECTIVE DATE: 05/18/2009

SITE INFORMATION

SITE ADDRESS:	CAMINO ARROYO GILROY, CA 95054
APN:	840-69-3-039 (PORTION) 841-69-028 (PORTION) 841-80-005 (PORTION)
TOTAL SITE AREA:	±56.3 AC
TOTAL BUILDING AREA:	±9.9 AC
F.A.R.:	0.18
ZONING CLASSIFICATION:	GENERAL INDUSTRIAL M-2
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	DATA CENTER
TOTAL LOTS:	1

BENCHMARK

BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK ID: "BMO12"

DESCRIPTION: BRASS DISK STAMPED "SV-23 RESET 1987", ALSO STAMPED WITH A SMALL SQUARE IN THE CENTER OF THE DISK. DISK IS LOCATED ON TOP OF CONCRETE HEADWALL, AT SOUTHEAST CORNER OF GILMAN ROAD OVER LLAGAS CREEK, 25 FEET SOUTHWEST FROM CENTERLINE OF HOLSOLAW ROAD, UNINCORPORATED SANTA CLARA COUNTY.

ELEVATION (NAVd88) = 201.53 FEET

PRELIMINARY EARTHWORK

CUT:	75,000 CY
FILL:	265,000 CY
NET:	190,000 CY (FILL)

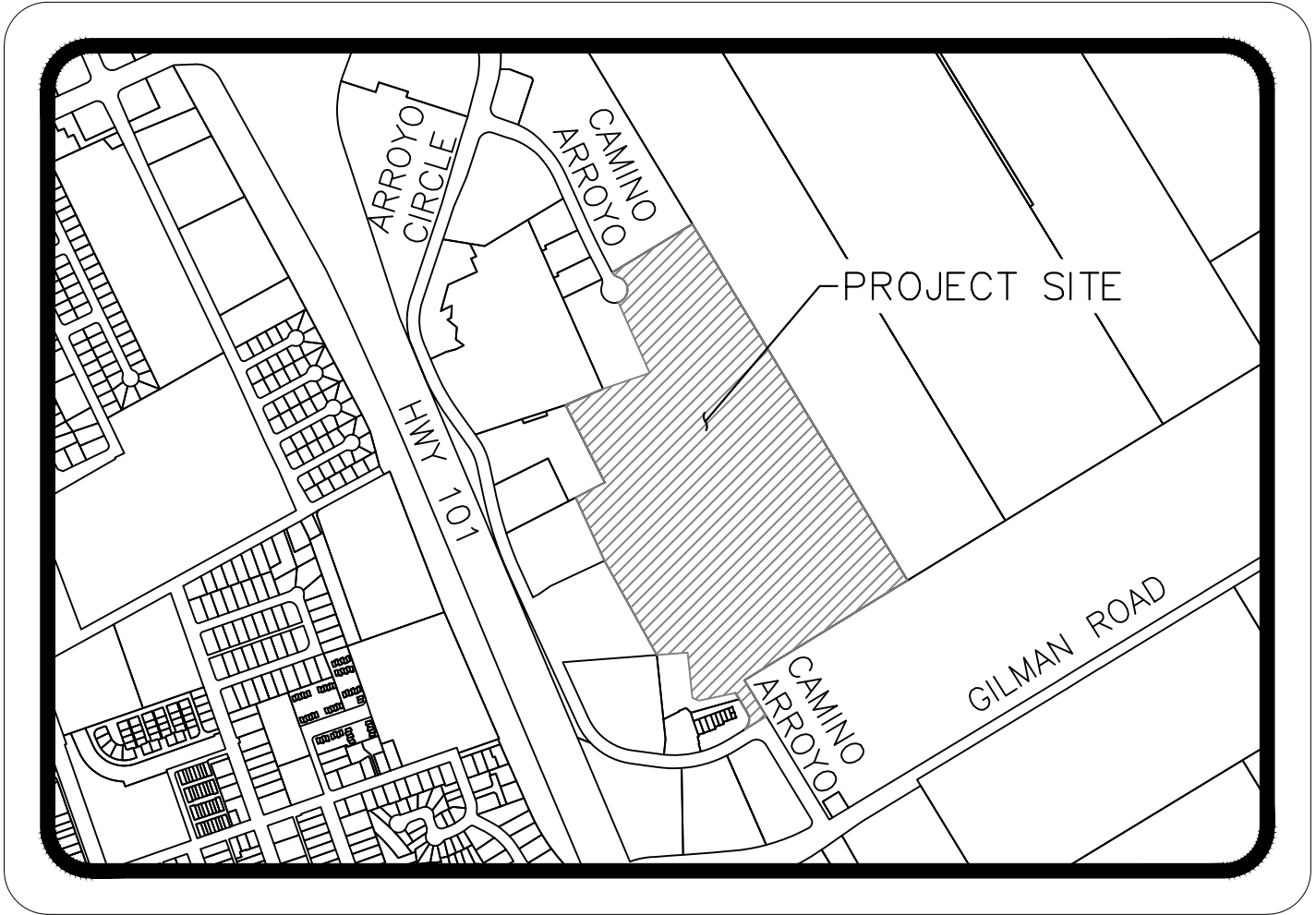
NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PRELIMINARY PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE INDICATED ON THE PRELIMINARY GRADING PLAN(S).

THE ABOVE QUANTITIES ARE APPROXIMATE IN NATURE AND BASED OFF PRELIMINARY DESIGN CONSIDERATIONS. THE ABOVE QUANTITIES ARE LISTED ON THIS SHEET FOR PERMITTING AND CITY PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN QUANTITY ESTIMATES FOR BIDDING PURPOSES.

PRELIMINARY CIVIL AND LANDSCAPE PLANS

FOR

CAMINO ARROYO
GILROY, CA 95054



VICINITY MAP
SCALE: NTS



ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
BRS	- BIORETENTION SYSTEM
CONC.	- CONCRETE
DI	- DRAIN INLET
EX	- EXISTING
FG	- FINISHED GRADE
FH	- FIRE HYDRANT
FL	- FLOW LINE
FS	- FINISHED SURFACE
FTP	- FLOW THROUGH PLANTER
FW	- FIRE WATER
GB	- GRADE BREAK
MH	- MANHOLE
SD	- STORM DRAIN
SDCB	- STORM DRAIN CATCH BASIN
SS	- SANITARY SEWER
TC	- TOP OF CURB
TW	- TOP OF WALL
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION


LEGEND

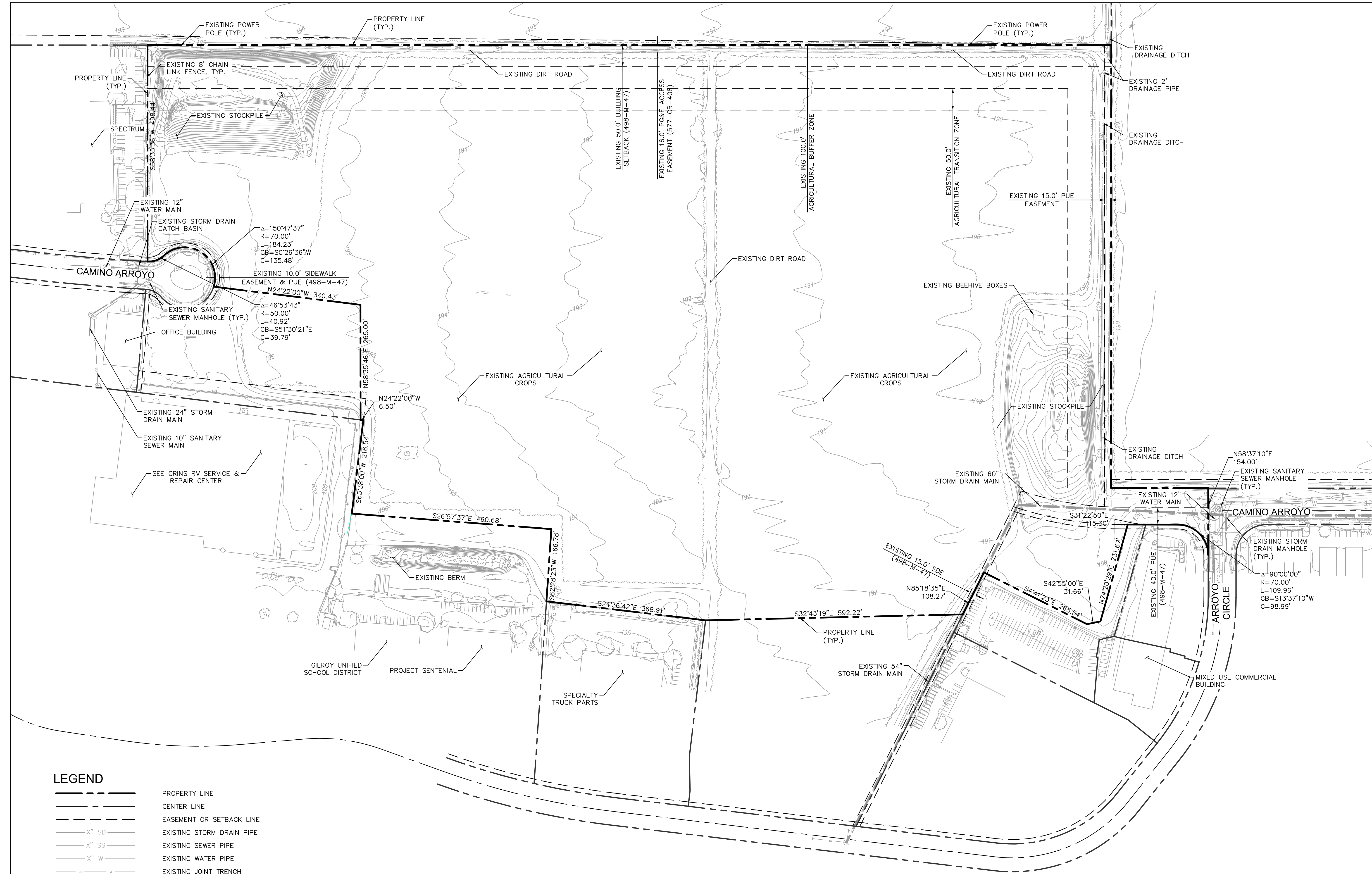
	PROPERTY LINE
	CENTER LINE
	EASEMENT OR SETBACK LINE
	CIVIL LIMIT OF WORK LINE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED FIRE WATER PIPE
	PROPOSED RECYCLED WATER PIPE
	EXISTING STORM DRAIN PIPE
	EXISTING SEWER PIPE
	EXISTING ELECTRICAL DUCT BANK
	EXISTING WATER PIPE
	EXISTING RECYCLED WATER PIPE
	SILT FENCE
	GRADE BREAK LINE
	RIDGE LINE
	SAWCUT AND JOIN
	TEMPORARY CHAIN LINK FENCE WITH MESH
	DIRECTION OF FLOW
	3:1 SLOPE (MAX)
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	PROPOSED FLOW (DIRECTION AND SLOPE)

CIVIL AND LANDSCAPE SHEET LIST TABLE	
SHEET NUMBER	SHEET NAME
C000	COVER SHEET
C100	EXISTING CONDITIONS
C200	CIVIL SITE IMPROVEMENT PLAN AND PHASING PLAN
C201	SECURITY BUILDING SITE IMPROVEMENT PLAN
C300	PRELIMINARY COMPOSITE UTILITY PLAN
C301	PRELIMINARY UTILITY SECTIONS
C400	PRELIMINARY GRADING AND DRAINAGE PLAN
C401	PRELIMINARY STORMDRAIN PLAN
C500	PRELIMINARY STORMWATER CONTROL PLAN
C600	PRELIMINARY FIRE DEPARTMENT WATER SUPPLY PLAN
C601	FIRE TRUCK CIRCULATION PLAN
C700	SITE DESIGN VEHICLES CIRCULATION PLAN
E100	PHOTOMETRIC PLAN
E101	LIGHTING DETAILS AND TITLE 24
L100	PRELIMINARY LANDSCAPE PLAN
L101	PRELIMINARY LANDSCAPE PALETTE AND ENLARGEMENTS
L102	PRELIMINARY LANDSCAPE DETAILS

PROJECT ADDRESS CAMINO ARROYO GILROY, CA 95020
ARCHITECTURAL CONSULTANT HKS, INC. DUTCH WICKES (214) 969-5599 350 N SAINT PAUL ST., SUITE 100 DALLAS, TX 75201-4240
STRUCTURAL ENGINEER HKS, INC. CLINT NASH (214) 969-3255 350 N SAINT PAUL ST., SUITE 100 DALLAS TX 75201-4240
ELECTRICAL ENGINEER ELECTRICAL ENGINEER RYAN FLEMING (206) 295-7918 CAMINO ARROYO GILROY, CA 95020
MECHANICAL/ PLUMBING ENGINEER MECHANICAL ENGINEER STEVE GRAYSON, PE (206) 266-4002 CAMINO ARROYO GILROY, CA 95020
CIVIL ENGINEER KIMLEY HORN MILES R. JOHNSON, PE (669) 800-4140 4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588
LANDSCAPE ARCHITECT KIMLEY HORN MATTHEW MORGAN, PLA (408) 785-3518 10 ALMADEN BLVD., SUITE 1250 SAN JOSE, CA 95113
PROJECT DELIVERY PACKAGE
PLANNING/ENTITLE.

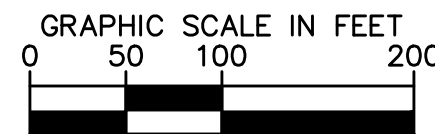
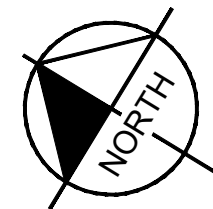
PROJECT:	CAMINO ARROYO - BUILDING 1
SHEET TITLE:	COVER SHEET
CONFIDENTIAL	

REVISIONS		
MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT
SEAL/SIGNATURE		
		
The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.		
ISSUE DATE: 30OCT2020		KH PROJECT NO:197315002
DESIGNED: JAK		ENGINEER: MRLJ
DRAWING NUMBER:		C000
CONFIDENTIAL INFORMATION. This drawing/document and all designs, details, inventions or developments covered or derived thereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.		



LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT OR SETBACK LINE
---X" SD---	EXISTING STORM DRAIN PIPE
---X" SS---	EXISTING SEWER PIPE
---X" W---	EXISTING WATER PIPE
---JT---	EXISTING JOINT TRENCH
---OHE---	EXISTING OVERHEAD ELECTRICAL LINE



PROJECT ADDRESS
CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT

HKS, INC.
DUTCH WICKES
(214) 969-5599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER

HKS, INC.
CLINT NASH
(214) 969-3255
350 N SAINT PAUL ST., SUITE 100
DALLAS TX 75201-4240

ELECTRICAL ENGINEER

ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL/ PLUMBING ENGINEER

MECHANICAL ENGINEER
STEVE GRAYSON, PE
(206) 268-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER

KIMLEY HORN
MILES R. JOHNSON, PE
(669) 800-4140
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT

KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 785-3518
10 ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE

PLANNING/ENTITLE.

PROJECT:
CAMINO ARROYO - BUILDING 1

SHEET TITLE:
EXISTING CONDITIONS

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

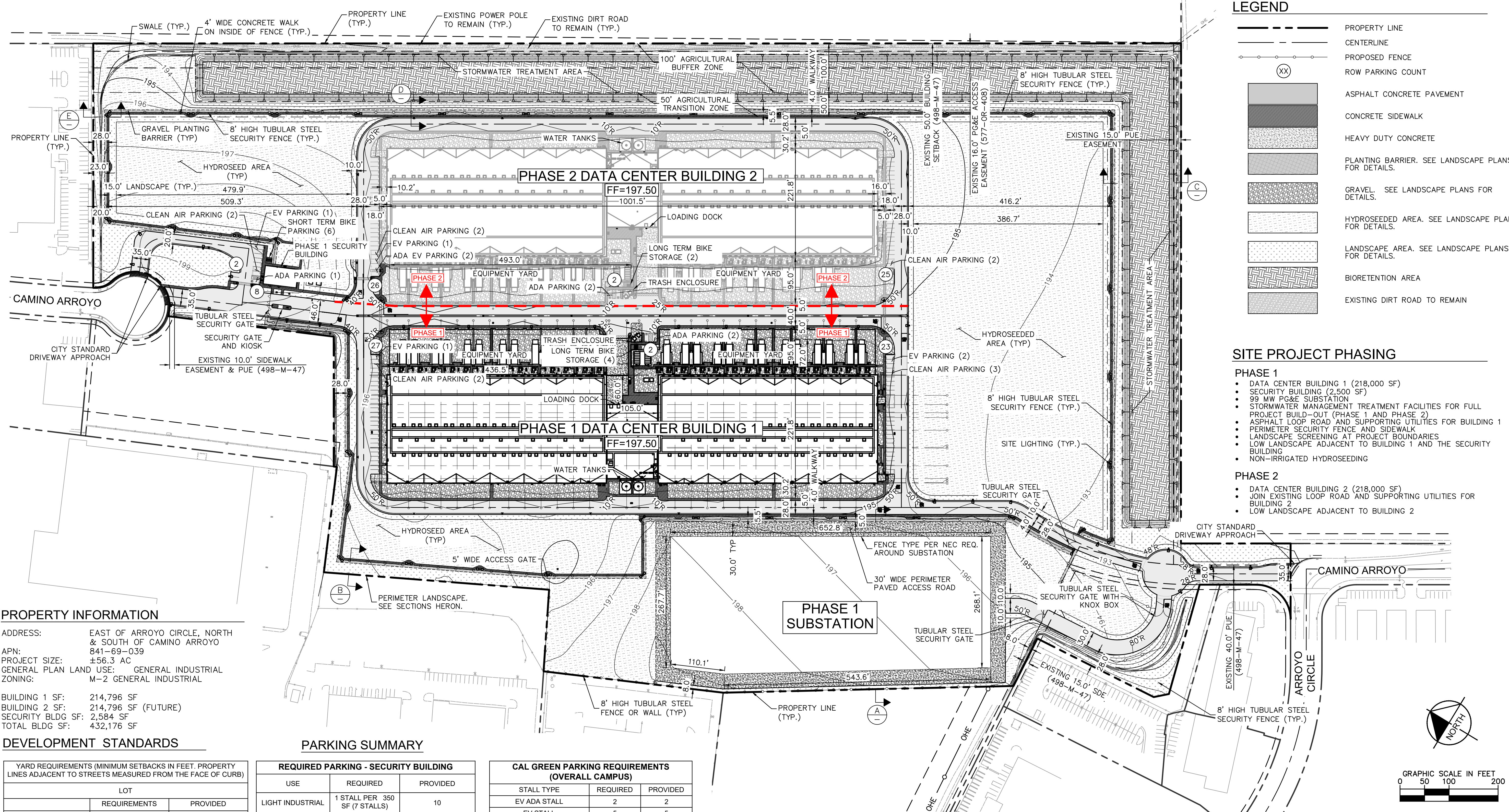
SEAL/SIGNATURE



The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

ISSUE DATE: 30OCT2020 KH PROJECT NO:197315002
DESIGNED: JAK ENGINEER: MRJ
DRAWING NUMBER: **C100**

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.



PROPERTY INFORMATION

ADDRESS: EAST OF ARROYO CIRCLE, NORTH & SOUTH OF CAMINO ARROYO
APN: 841-69-039
PROJECT SIZE: ±56.3 AC
GENERAL PLAN LAND USE: GENERAL INDUSTRIAL
ZONING: M-2 GENERAL INDUSTRIAL

BUILDING 1 SF: 214,796 SF
BUILDING 2 SF: 214,796 SF (FUTURE)
SECURITY BLDG SF: 2,584 SF
TOTAL BLDG SF: 432,176 SF

DEVELOPMENT STANDARDS

YARD REQUIREMENTS (MINIMUM SETBACKS IN FEET. PROPERTY LINES ADJACENT TO STREETS MEASURED FROM THE FACE OF CURB)		
LOT	REQUIREMENTS	PROVIDED
BUILDING COVERAGE	60% MAX	18% (BLDG 1, BLDG 2 & SECURITY BLDG)
YARD		
FRONT	REQUIREMENTS	PROVIDED
FRONT	26'	SITE SECURITY BLDG IS 195' FROM CAMINO ARROYO. SUBSTATION IS 38' FROM WESTERN PL. BLDG 1 IS 90' FROM NEAREST PL. BLDG 2 IS 213' FROM EASTERN PL.
SIDE ADJACENT TO STREET	31'	
SIDE	NONE	
REAR	NONE	
HEIGHT		
REQUIREMENTS	PROVIDED	
BUILDING HEIGHT	75'	42'
NUMBER OF STORIES	6 MAX	1

YARD REQUIREMENTS (MINIMUM SETBACKS IN FEET. PROPERTY LINES ADJACENT TO STREETS MEASURED FROM THE FACE OF CURB)		
LOT	REQUIREMENTS	PROVIDED
BUILDING COVERAGE	60% MAX	18% (BLDG 1, BLDG 2 & SECURITY BLDG)
YARD		
FRONT	REQUIREMENTS	PROVIDED
FRONT	26'	SITE SECURITY BLDG IS 195' FROM CAMINO ARROYO. SUBSTATION IS 38' FROM WESTERN PL. BLDG 1 IS 90' FROM NEAREST PL. BLDG 2 IS 213' FROM EASTERN PL.
SIDE ADJACENT TO STREET	31'	
SIDE	NONE	
REAR	NONE	
HEIGHT		
REQUIREMENTS	PROVIDED	
BUILDING HEIGHT	75'	42'
NUMBER OF STORIES	6 MAX	1

PARKING SUMMARY

REQUIRED PARKING - SECURITY BUILDING			
USE	REQUIRED	PROVIDED	
LIGHT INDUSTRIAL	1 STALL PER 350 SF (7 STALLS)	10	
ADA	1 VAN	1 VAN	

REQUIRED PARKING - BUILDING 1			
USE	REQUIRED	PROVIDED	
WAREHOUSE OVER 10,000 SF	1 STALL PER 5000 (43 STALLS)	52	
ADA	2 TOTAL (1 VAN)	2 TOTAL (1 VAN)	

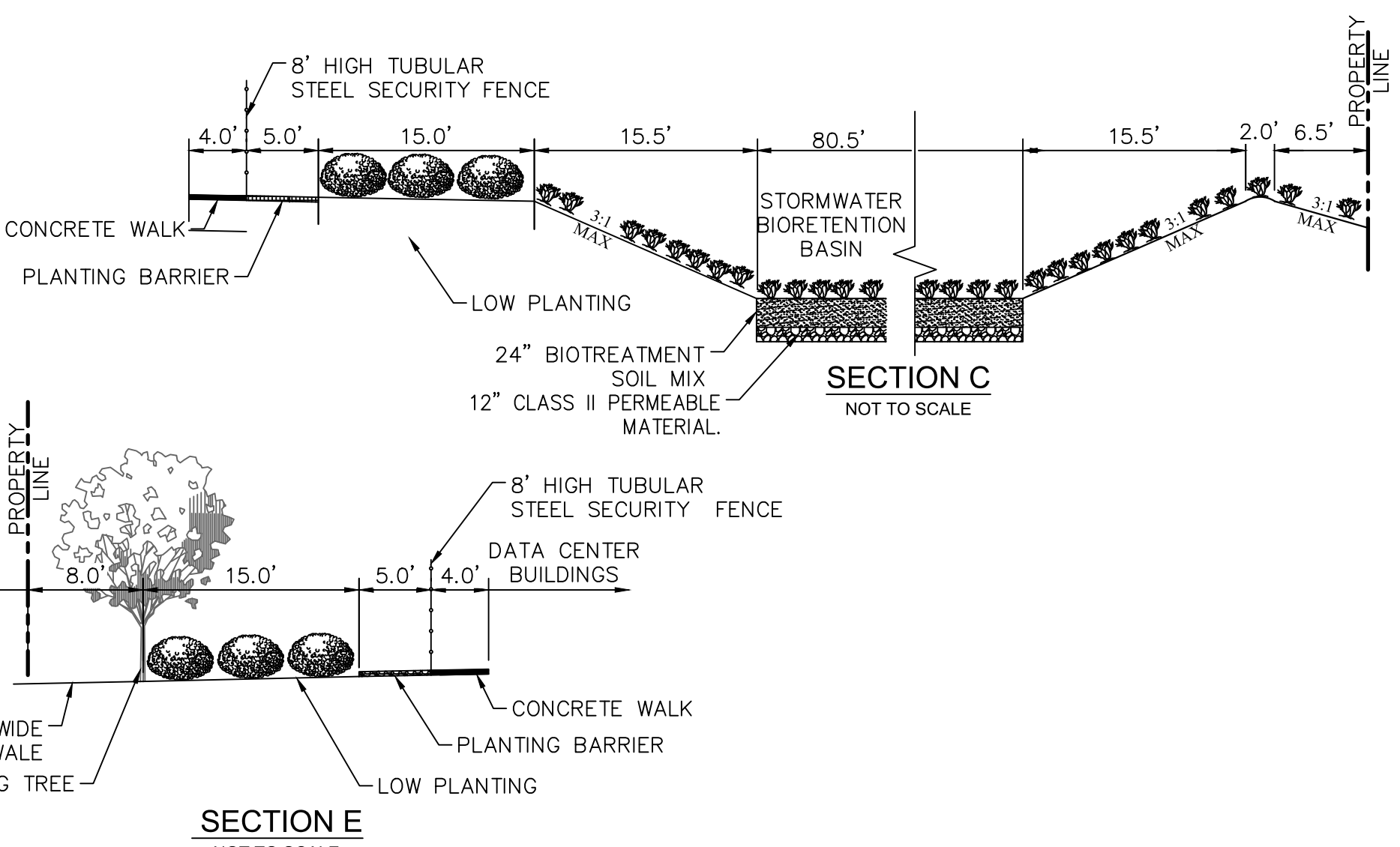
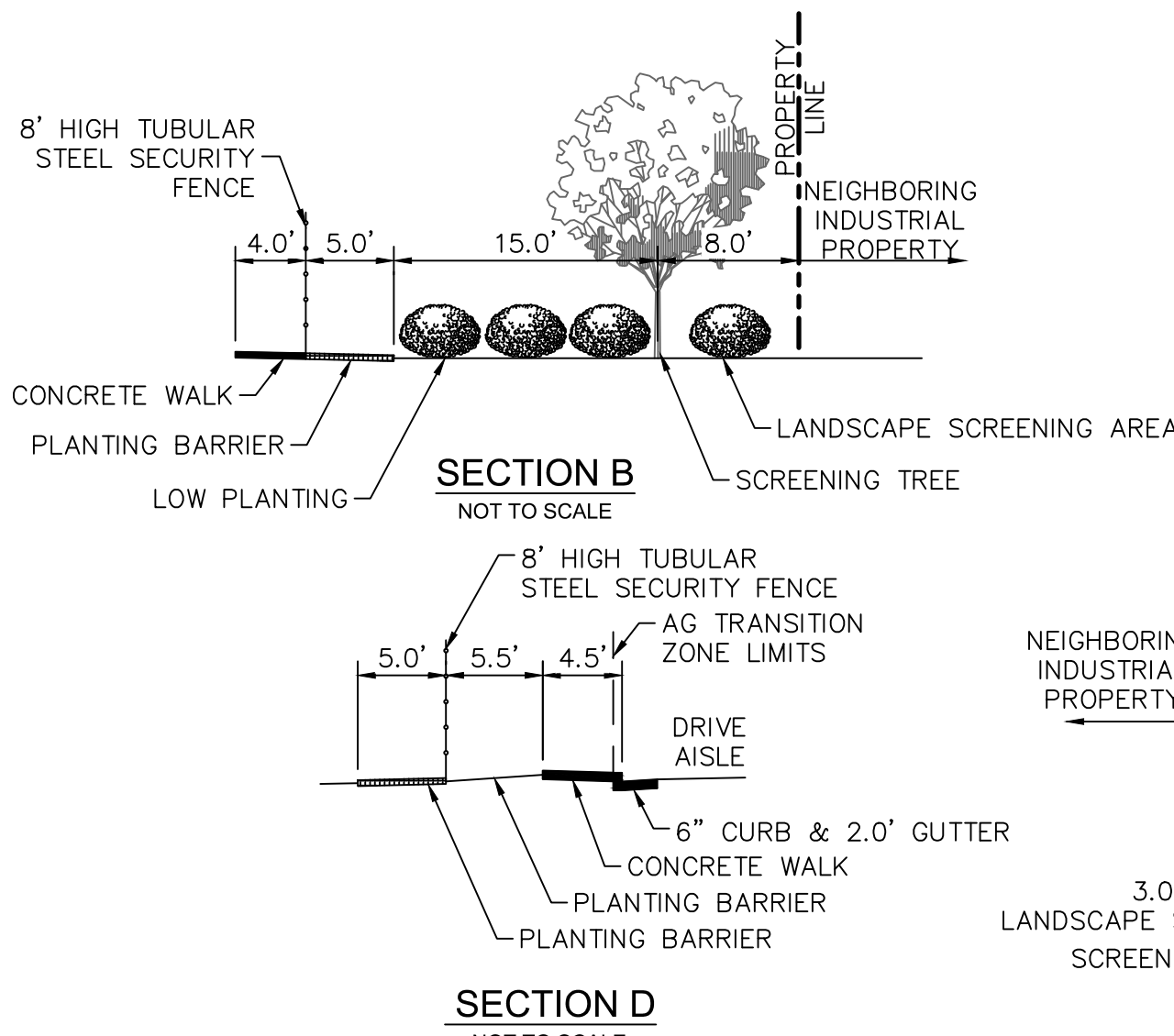
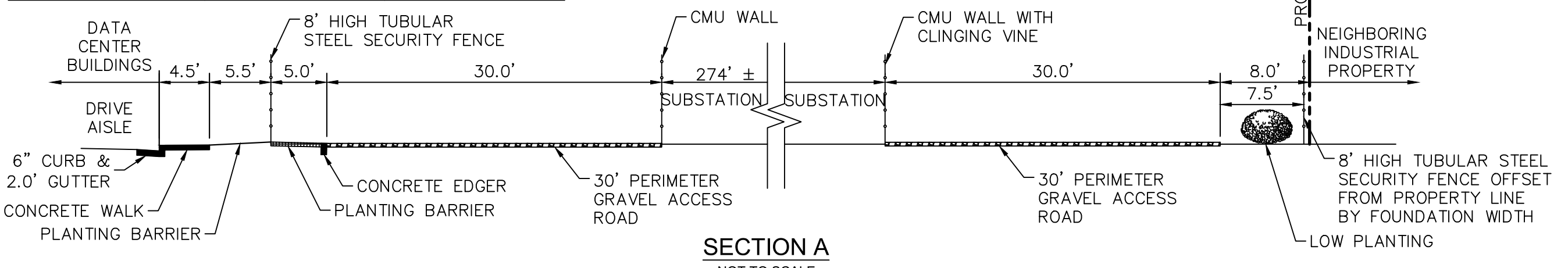
REQUIRED PARKING - BUILDING 2			
USE	REQUIRED	PROVIDED	
WAREHOUSE OVER 10,000 SF	1 STALL PER 5000 (43 STALLS)	53	
ADA	2 TOTAL (1 VAN)	2 TOTAL (1 VAN)	

CAL GREEN PARKING REQUIREMENTS (OVERALL CAMPUS)

STALL TYPE	REQUIRED	PROVIDED
EV ADA STALL	2	2
EV STALL	5	5
CLEAN AIR/VANPOOL STALL	11	11
SHORT TERM BIKE PARKING	6	6
LONG TERM BIKE PARKING	6	6

OVERALL CAMPUS PARKING SUMMARY

STALL TYPE	REQUIRED	PROVIDED
STANDARD PARKING STALL (9'x18')	90	110
ADA PARKING	5 (3 VAN)	5 (3 VAN)
TOTAL	95	115



LEGEND

- PROPERTY LINE
- CENTERLINE
- PROPOSED FENCE
- ROW PARKING COUNT
- ASPHALT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL. SEE LANDSCAPE PLANS FOR DETAILS.
- HYDROSEEDING AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- BIORETENTION AREA
- EXISTING DIRT ROAD TO REMAIN

- SITE PROJECT PHASING**
- PHASE 1**
- DATA CENTER BUILDING 1 (218,000 SF)
 - SECURITY BUILDING (2,500 SF)
 - 99 MW PG&E SUBSTATION
 - STORMWATER MANAGEMENT TREATMENT FACILITIES FOR FULL PROJECT BUILD-OUT (PHASE 1 AND PHASE 2)
 - ASPHALT LOOP ROAD AND SUPPORTING UTILITIES FOR BUILDING 1
 - PERIMETER SECURITY FENCE AND SIDEWALK FOR BUILDING 1
 - LANDSCAPE SCREENING AT PROJECT BOUNDARIES
 - LOW LANDSCAPE ADJACENT TO BUILDING 1 AND THE SECURITY BUILDING
 - NON-IRRIGATED HYDROSEEDING
- PHASE 2**
- DATA CENTER BUILDING 2 (218,000 SF)
 - JOIN EXISTING LOOP ROAD AND SUPPORTING UTILITIES FOR BUILDING 2
 - LOW LANDSCAPE ADJACENT TO BUILDING 2

PROJECT ADDRESS
CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT
HKS, INC.
DUTCH WICKES
(214) 969-5599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER
HKS, INC.
CLINT NASH
(214) 969-5255
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL PLUMBING ENGINEER
STEVE GRAYSON, PE
(206) 268-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER
KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 785-3518
10 ALMA DEN BLVD., SUITE 1250
SAN JOSE, CA 95113

LANDSCAPE ARCHITECT
KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 785-3518
10 ALMA DEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE
PLANNING/ENTITLE.

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: CIVIL SITE IMPROVEMENT PLAN AND PHASING PLAN

CONFIDENTIAL

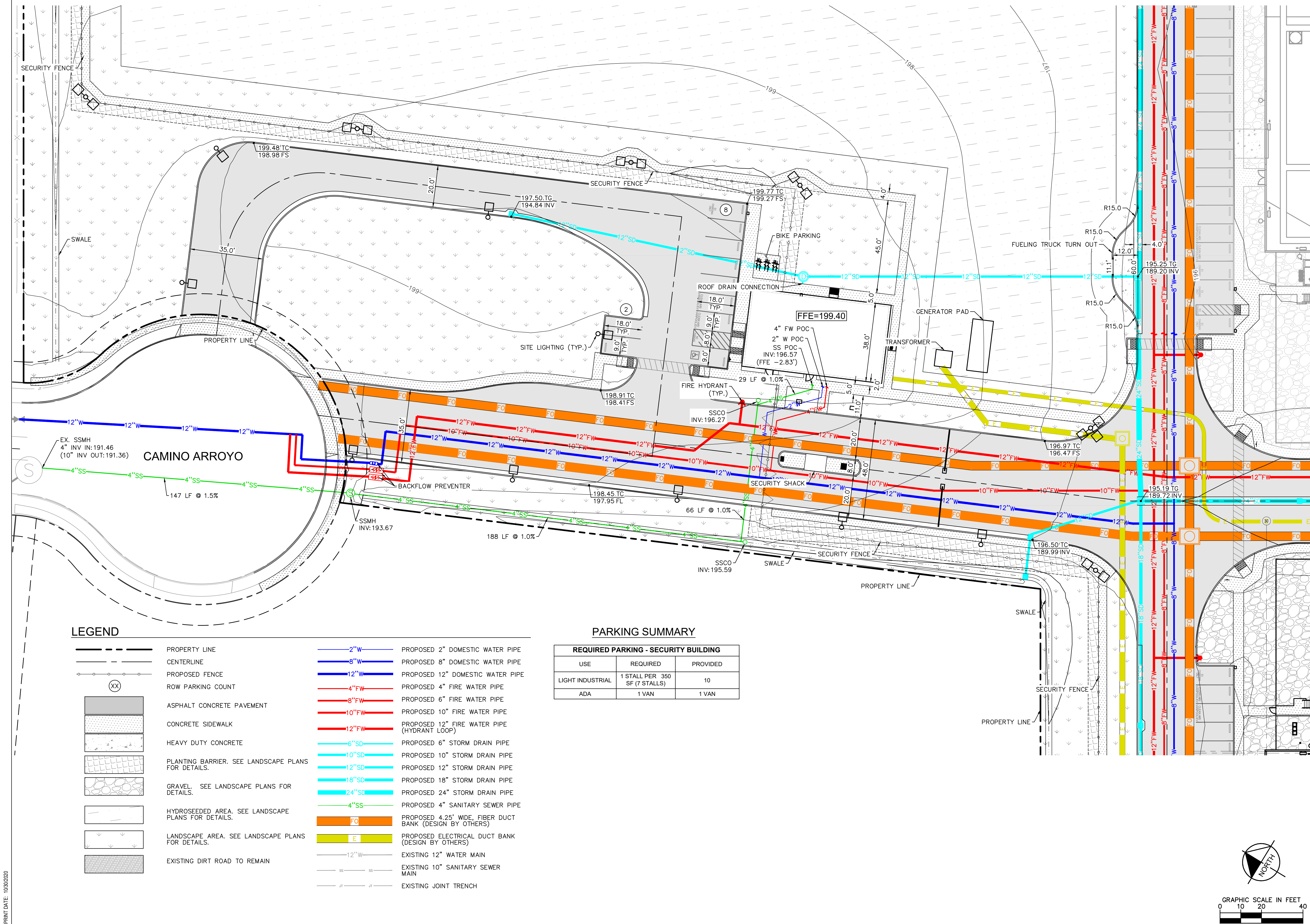
REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

SEAL/SIGNATURE

ISSUE DATE: 30OCT2020 **KH PROJECT NO:** 197315002
DESIGNED: JAK **ENGINEER:** MRJ
DRAWING NUMBER: C200

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.



PROJECT ADDRESS
CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT

HKS, INC.
DUTCH WICKES
(214) 969-6599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER

HKS, INC.
CLINT NASH
(214) 969-3255
350 N SAINT PAUL ST., SUITE 100
DALLAS TX 75201-4240

ELECTRICAL ENGINEER

ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL/PLUMBING ENGINEER

MECHANICAL ENGINEER
STEVE GRAYSON, PE
(206) 266-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER

KIMLEY HORN
MILES R. JOHNSON, PE
(669) 800-4140
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT

KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 765-3516
10 ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE

PLANNING/ENTITLE.

PROJECT:
CAMINO ARROYO - BUILDING 1

SHEET TITLE:
**SECURITY BUILDING SITE
IMPROVEMENT PLAN**

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

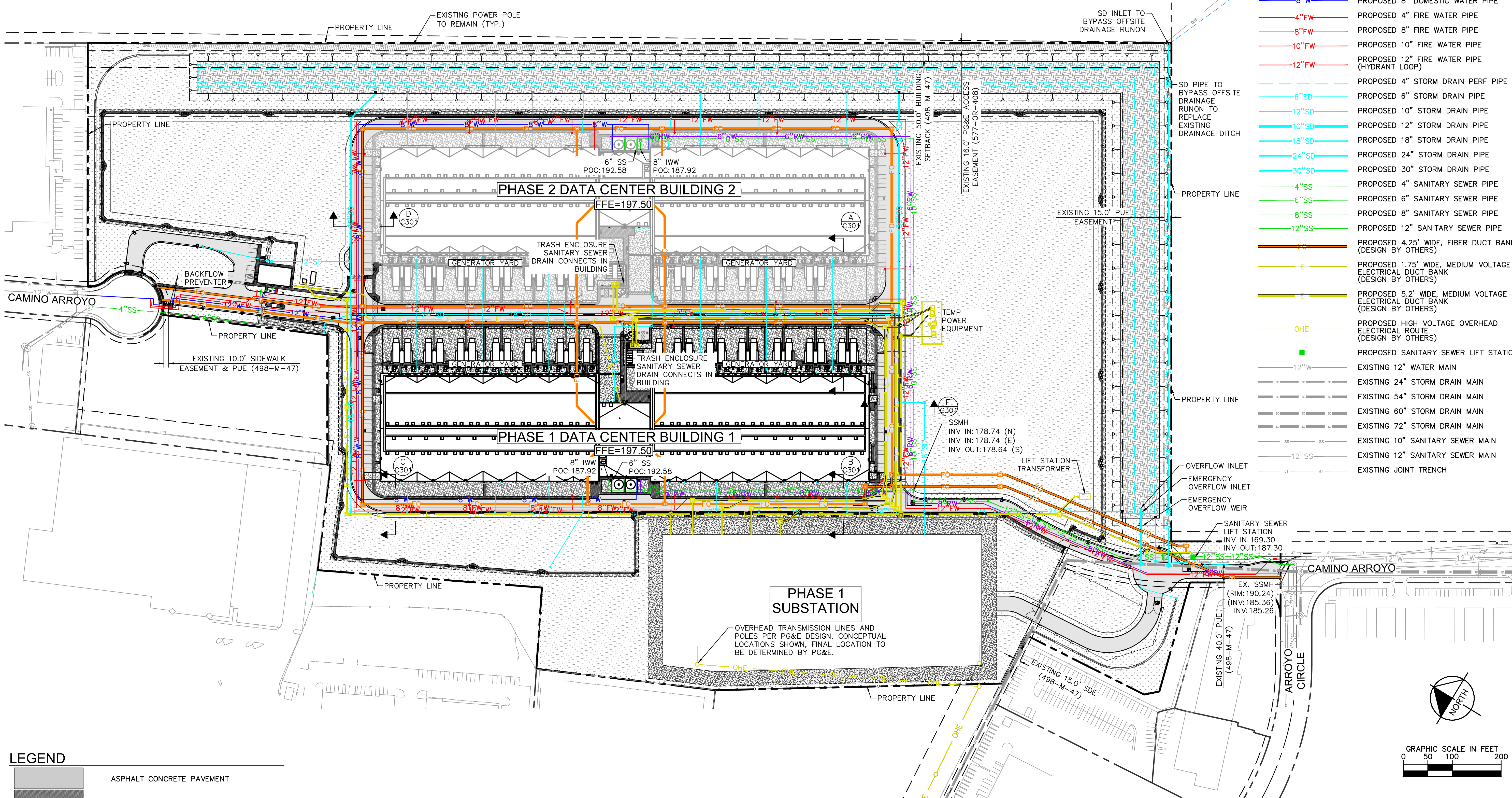
SEAL/SIGNATURE



The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

ISSUE DATE: 30OCT2020 KH PROJECT NO:197315002
DESIGNED: JAK ENGINEER: MRJ
DRAWING NUMBER: **C201**

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.

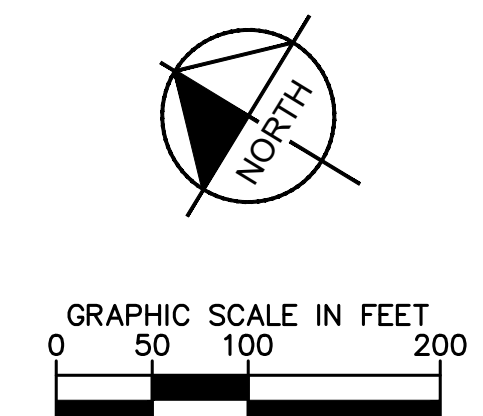


LEGEND

[Pattern]	ASPHALT CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
[Pattern]	GRAVEL. SEE LANDSCAPE PLANS FOR DETAILS.
[Pattern]	HYDROSEEDDED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
[Pattern]	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
[Pattern]	BIORETENTION AREA
[Pattern]	EXISTING DIRT ROAD TO REMAIN

LEGEND

---	PROPERTY LINE
6"RW	FUTURE 6" RECYCLED WATER PIPE
8"RW	FUTURE 8" RECYCLED WATER PIPE
2"W	PROPOSED 2" DOMESTIC WATER PIPE
6"W	PROPOSED 6" INDUSTRIAL WATER PIPE
8"W	PROPOSED 8" DOMESTIC WATER PIPE
4"FW	PROPOSED 4" FIRE WATER PIPE
8"FW	PROPOSED 8" FIRE WATER PIPE
10"FW	PROPOSED 10" FIRE WATER PIPE
12"FW	PROPOSED 12" FIRE WATER PIPE (HYDRANT LOOP)
4"SD	PROPOSED 4" STORM DRAIN PERF PIPE
6"SD	PROPOSED 6" STORM DRAIN PIPE
12"SD	PROPOSED 10" STORM DRAIN PIPE
10"SD	PROPOSED 12" STORM DRAIN PIPE
18"SD	PROPOSED 18" STORM DRAIN PIPE
24"SD	PROPOSED 24" STORM DRAIN PIPE
30"SD	PROPOSED 30" STORM DRAIN PIPE
4"SS	PROPOSED 4" SANITARY SEWER PIPE
6"SS	PROPOSED 6" SANITARY SEWER PIPE
8"SS	PROPOSED 8" SANITARY SEWER PIPE
12"SS	PROPOSED 12" SANITARY SEWER PIPE
FO	PROPOSED 4.25' WIDE, FIBER DUCT BANK (DESIGN BY OTHERS)
E	PROPOSED 1.75' WIDE, MEDIUM VOLTAGE ELECTRICAL DUCT BANK (DESIGN BY OTHERS)
E	PROPOSED 5.2' WIDE, MEDIUM VOLTAGE ELECTRICAL DUCT BANK (DESIGN BY OTHERS)
OHE	PROPOSED HIGH VOLTAGE OVERHEAD ELECTRICAL ROUTE (DESIGN BY OTHERS)
■	PROPOSED SANITARY SEWER LIFT STATION
12"W	EXISTING 12" WATER MAIN
24"SD	EXISTING 24" STORM DRAIN MAIN
54"SD	EXISTING 54" STORM DRAIN MAIN
60"SD	EXISTING 60" STORM DRAIN MAIN
72"SD	EXISTING 72" STORM DRAIN MAIN
10"SS	EXISTING 10" SANITARY SEWER MAIN
12"SS	EXISTING 12" SANITARY SEWER MAIN
JT	EXISTING JOINT TRENCH



PROJECT ADDRESS

CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT

HKS, INC.
DUTCH WICKES
(214) 969-6599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER

HKS, INC.
CLINT NASH
(214) 969-2525
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

ELECTRICAL ENGINEER

ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL/PLUMBING ENGINEER

MECHANICAL ENGINEER
STEVE GRAYSON, PE
(206) 266-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER

KIMLEY HORN
MILES R. JOHNSON, PE
(669) 800-4140
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT

KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 785-3516
10 ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE

PLANNING/ENTITLE.

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: PRELIMINARY COMPOSITE UTILITY PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

SEAL/SIGNATURE

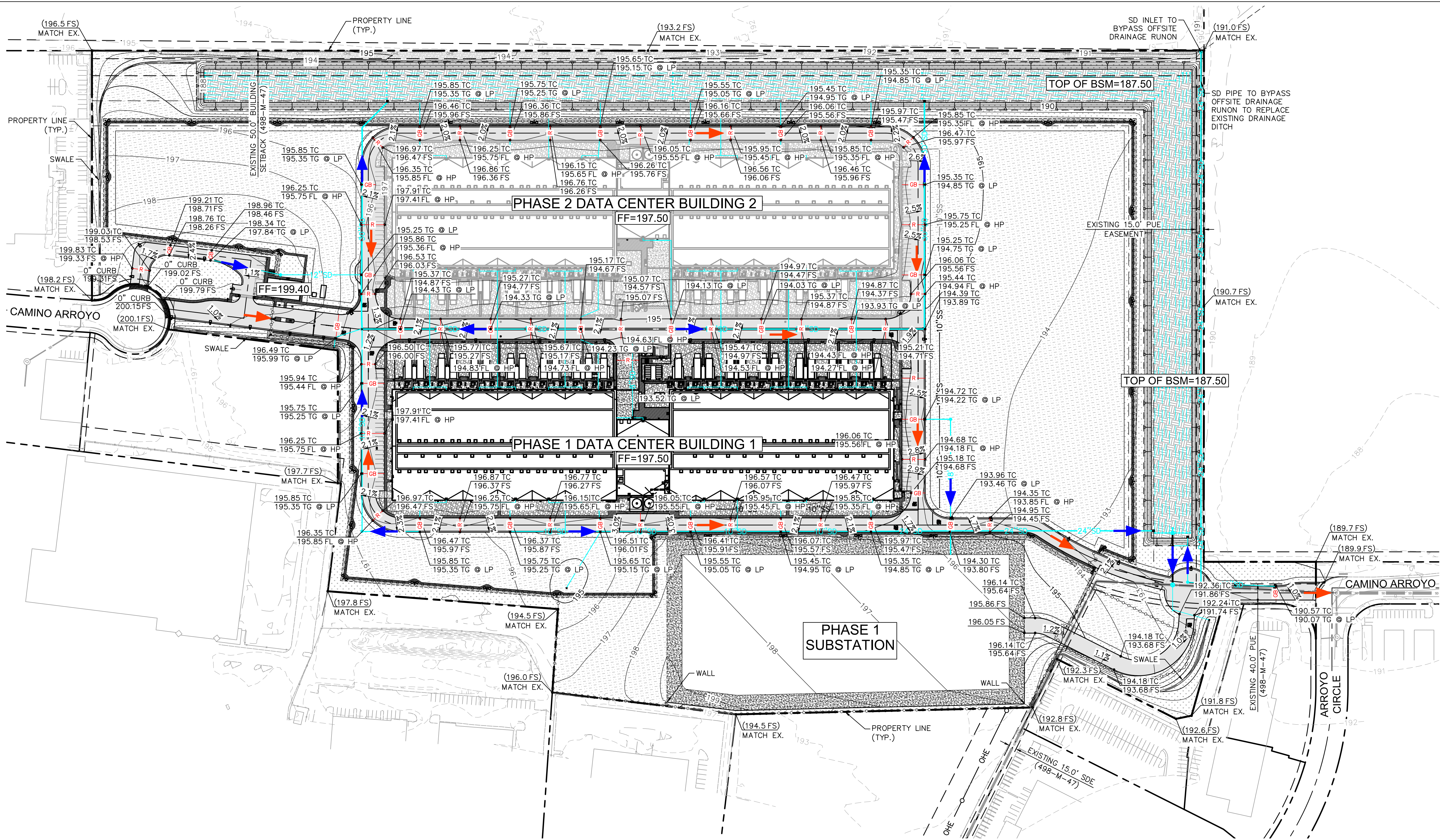
The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

ISSUE DATE: 30OCT2020 **KH PROJECT NO:**197315002

DESIGNED: JAK **ENGINEER:** MRJ

DRAWING NUMBER: **C300**

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.



LEGEND

- | | | | |
|--|-----------------------|--|--|
| | PROPERTY LINE | | ASPHALT CONCRETE PAVEMENT |
| | CENTERLINE | | CONCRETE SIDEWALK |
| | PROPOSED FENCE | | HEAVY DUTY CONCRETE |
| | RIDGE LINE | | PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS. |
| | GRADE BREAK LINE | | GRAVEL. SEE LANDSCAPE PLANS FOR DETAILS. |
| | FLOW LINE | | HYDROSEEDED AREA. SEE LANDSCAPE PLANS FOR DETAILS. |
| | STORM DRAIN LINE | | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS. |
| | PERFORATED PIPE | | BIORETENTION AREA |
| | LOW POINT | | EXISTING DIRT ROAD TO REMAIN |
| | HIGH POINT | | |
| | DROP INLET | | |
| | OVERLAND RELEASE PATH | | |
| | PIPE SLOPE DIRECTION | | |

PROJECT ADDRESS
CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT

HKS, INC.
DUTCH WICKES
(214) 969-6599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER

HKS, INC.
CLINT NASH
(214) 969-2626
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

ELECTRICAL ENGINEER

ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL PLUMBING ENGINEER

MECHANICAL ENGINEER
STEVE GRAYSON, PE
(206) 268-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER

KIMLEY HORN
MATTHEW MORGAN, PE
(408) 785-3518
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT

KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 785-3518
10 ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE

PLANNING/ENTITLE.

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE:
PRELIMINARY GRADING AND
DRAINAGE PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

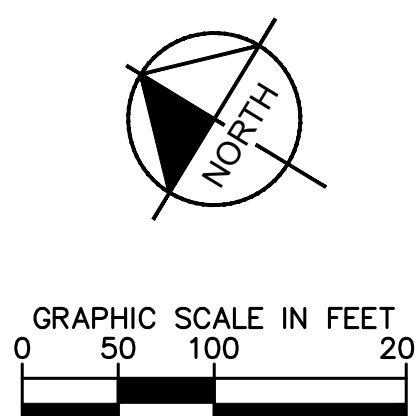
SEAL/SIGNATURE

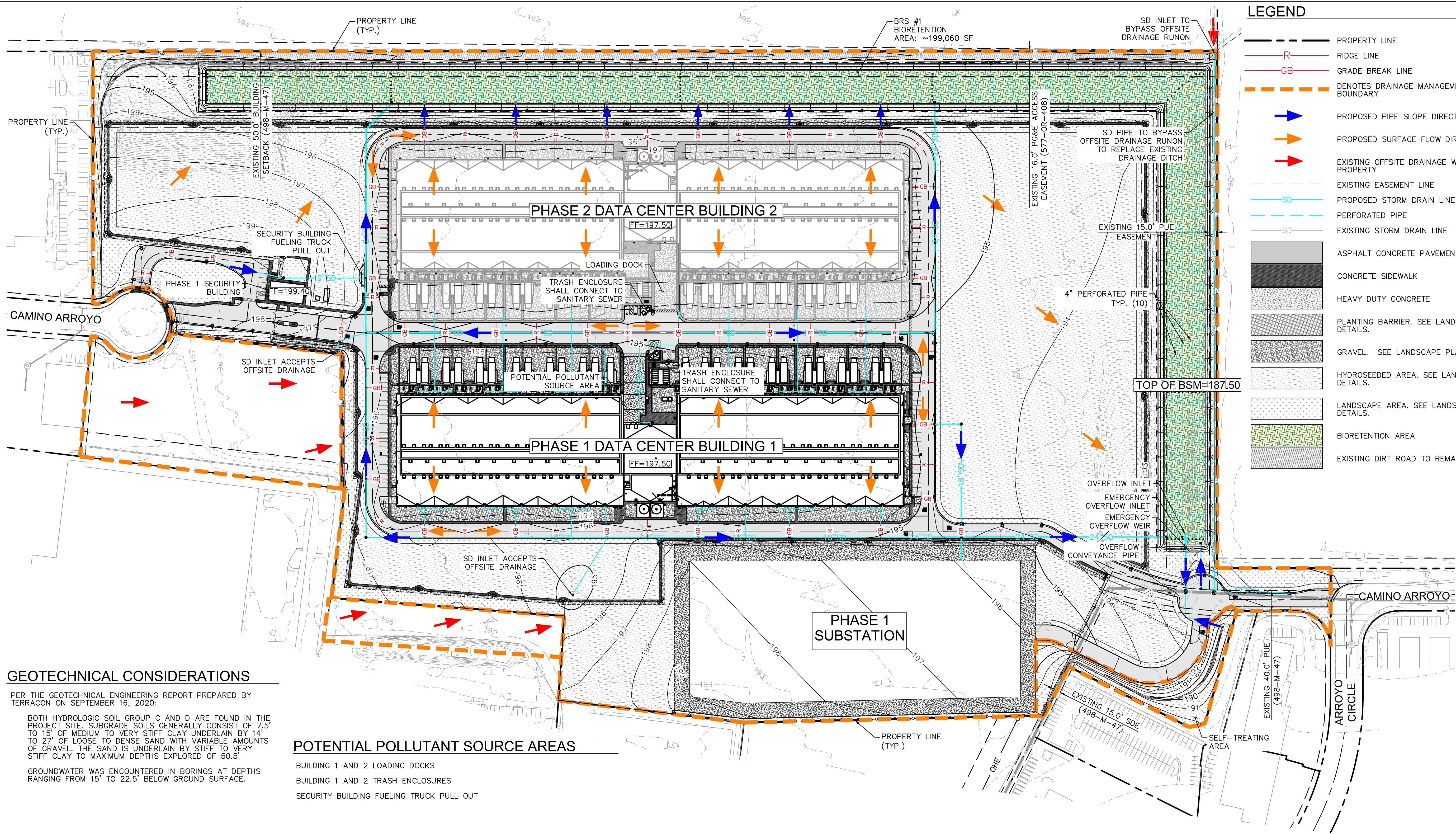


The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

ISSUE DATE: 30OCT2020 KH PROJECT NO:197315002
DESIGNED: JAK ENGINEER: MRJ
DRAWING NUMBER: C400

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.





LEGEND

- PROPERTY LINE
- RIDGE LINE
- GRADE BREAK LINE
- DENOTES DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED PIPE SLOPE DIRECTION
- PROPOSED SURFACE FLOW DIRECTION
- EXISTING OFFSITE DRAINAGE WHICH RUNS ONTO THE PROPERTY
- EXISTING EASEMENT LINE
- PROPOSED STORM DRAIN LINE
- PERFORATED PIPE
- EXISTING STORM DRAIN LINE
- ASPHALT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- PLANTING BARRIER. SEE LANDSCAPE PLANS FOR DETAILS.
- GRAVEL. SEE LANDSCAPE PLANS FOR DETAILS.
- HYDROSEEDING AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- BIORETENTION AREA
- EXISTING DIRT ROAD TO REMAIN

GEOTECHNICAL CONSIDERATIONS

PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON ON SEPTEMBER 16, 2020:

BOTH HYDROLOGIC SOIL GROUP C AND D ARE FOUND IN THE PROJECT SITE. SUBGRADE SOILS GENERALLY CONSIST OF 7.5' TO 15' OF MEDIUM TO VERY STIFF CLAY UNDERLAIN BY 14' TO 27' OF LOOSE TO DENSE SAND WITH VARIABLE AMOUNTS OF GRAVEL. THE SAND IS UNDERLAIN BY STIFF TO VERY STIFF CLAY TO MAXIMUM DEPTHS EXPLORED OF 50.5'

GROUNDWATER WAS ENCOUNTERED IN BORINGS AT DEPTHS RANGING FROM 15' TO 22.5' BELOW GROUND SURFACE.

POTENTIAL POLLUTANT SOURCE AREAS

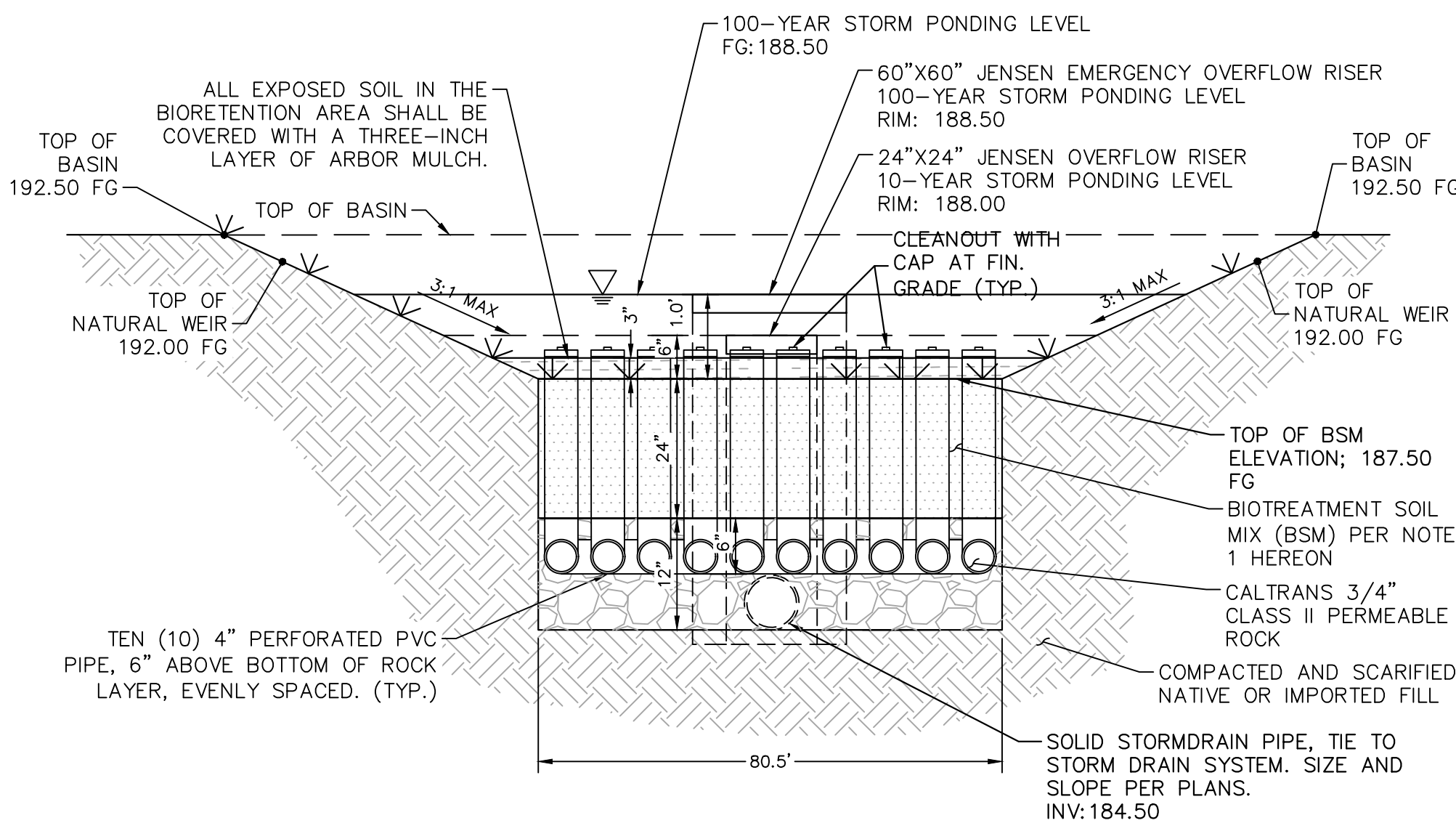
- BUILDING 1 AND 2 LOADING DOCKS
- BUILDING 1 AND 2 TRASH ENCLOSURES
- SECURITY BUILDING FUELING TRUCK PULL OUT

IMPERVIOUS VS PERVIOUS AREA					
	TOTAL PROPERTY AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT PERVIOUS	PERCENT IMPERVIOUS
EXISTING	2,453,948	2,453,948	0	100%	0%
PROPOSED	2,453,948	1,370,167	1,083,781	56%	44%

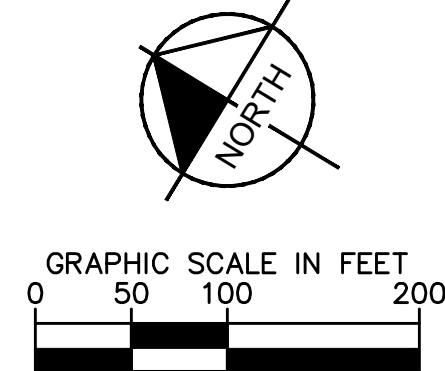
Impervious Tributary Surface Area	
Surface Type	Area (SF)
Sidewalk - BLDG 1/Phase 1	27,200
Sidewalk - BLDG 2/Phase 2	25,850
Sidewalk - Campus	28,225
Asphalt	228,000
Curb	8,510
Gutter	14,410
BLDG 1	214,796
BLDG 2	214,796
Security BLDG	2,584
Equipment Pads	70,100
Loading Docks	11,420
Substation	179,090
Substation Access Road	58,800
Total	1,083,781

Pervious Tributary Surface Area			
Pervious Surface Type	Area (SF)	Correction Factor	Equivalent Impervious Area
Landscape - Campus	324,000	0.1	32,400
Hydroseed	597,777	0.22	131,511
Bioretention	199,060	0	-
Crushed Stone - BLDG 1	84,715	0.6	50,829
Crushed Stone - BLDG 2	86,615	0.6	51,969
Rock Planting Barrier	44,000	0.6	26,400
Existing Dirt Road	34,000		
Offsite Existing Landscape (Offsite Runon)	168,230	0.1	16,823
Total Onsite	1,370,167		293,109
Total	1,538,397		309,932

Equivalent Impervious Surface Area	
Surface Type	Area
Impervious Tributary Surface Area	1,083,781
Equivalent Impervious Area	309,932
Total	1,393,713
10% Adjustment	
Equivalent Impervious Surface Area	1,393,713
10%	139,371
Required Bioretention Area	139,371
Provided Bioretention Area	199,060



BIORETENTION AREA SYSTEM
N.T.S.



PROJECT ADDRESS
CAMINO ARROYO
GILROY, CA 95020

ARCHITECTURAL CONSULTANT
HKS, INC.
DUTCH WICKES
(214) 969-5599
350 N SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

STRUCTURAL ENGINEER
HKS, INC.
CLINT NASH
(214) 969-2255
350 N SAINT PAUL ST., SUITE 100
DALLAS TX 75201-4240

ELECTRICAL ENGINEER
ELECTRICAL ENGINEER
RYAN FLEMING
(206) 295-7918
CAMINO ARROYO
GILROY, CA 95020

MECHANICAL/PLUMBING ENGINEER
MECHANICAL ENGINEER
STEVE GRAYSON, PE
(206) 268-4002
CAMINO ARROYO
GILROY, CA 95020

CIVIL ENGINEER
KIMLEY HORN
MILES R. JOHNSON, PE
(669) 800-4140
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT
KIMLEY HORN
MATTHEW MORGAN, PLA
(408) 765-3518
10 ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113

PROJECT DELIVERY PACKAGE

PLANNING/ENTITLE.

PROJECT: CAMINO ARROYO - BUILDING 1

SHEET TITLE: PRELIMINARY STORMWATER CONTROL PLAN

CONFIDENTIAL

REVISIONS

MARK	DATE	DESCRIPTION
	30OCT2020	PLANNING AND ENTITLEMENT

SEAL/SIGNATURE



The licensed professional seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this professional, and this professional expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

ISSUE DATE: 30OCT2020 KH PROJECT NO:197315002
DESIGNED: JAK ENGINEER: MRJ
DRAWING NUMBER: C500

CONFIDENTIAL INFORMATION: This drawing/document and all designs, details, inventions or developments covered or derived hereby are confidential and the exclusive property of the owner (or its affiliates), which reserve all rights in this drawing/document. Copying, reproduction, duplication, or distribution to a third party, in whole or in part, is forbidden unless expressly authorized in writing.