

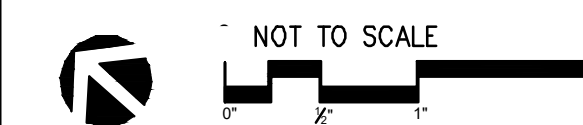


BUNKER HILL

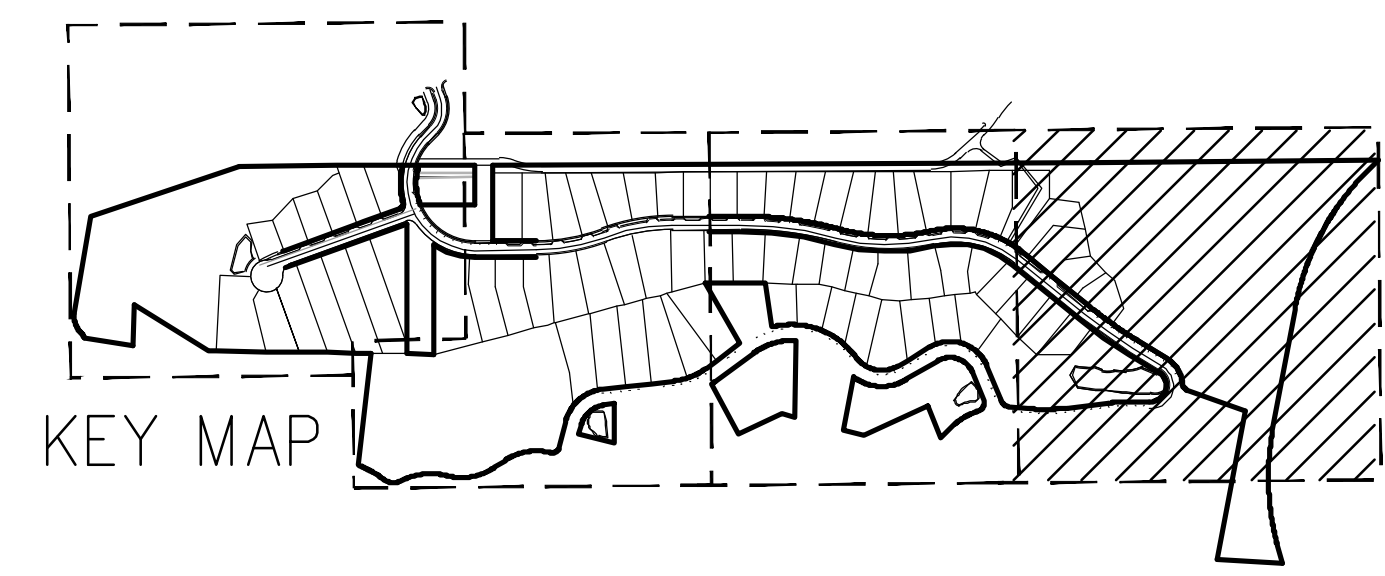
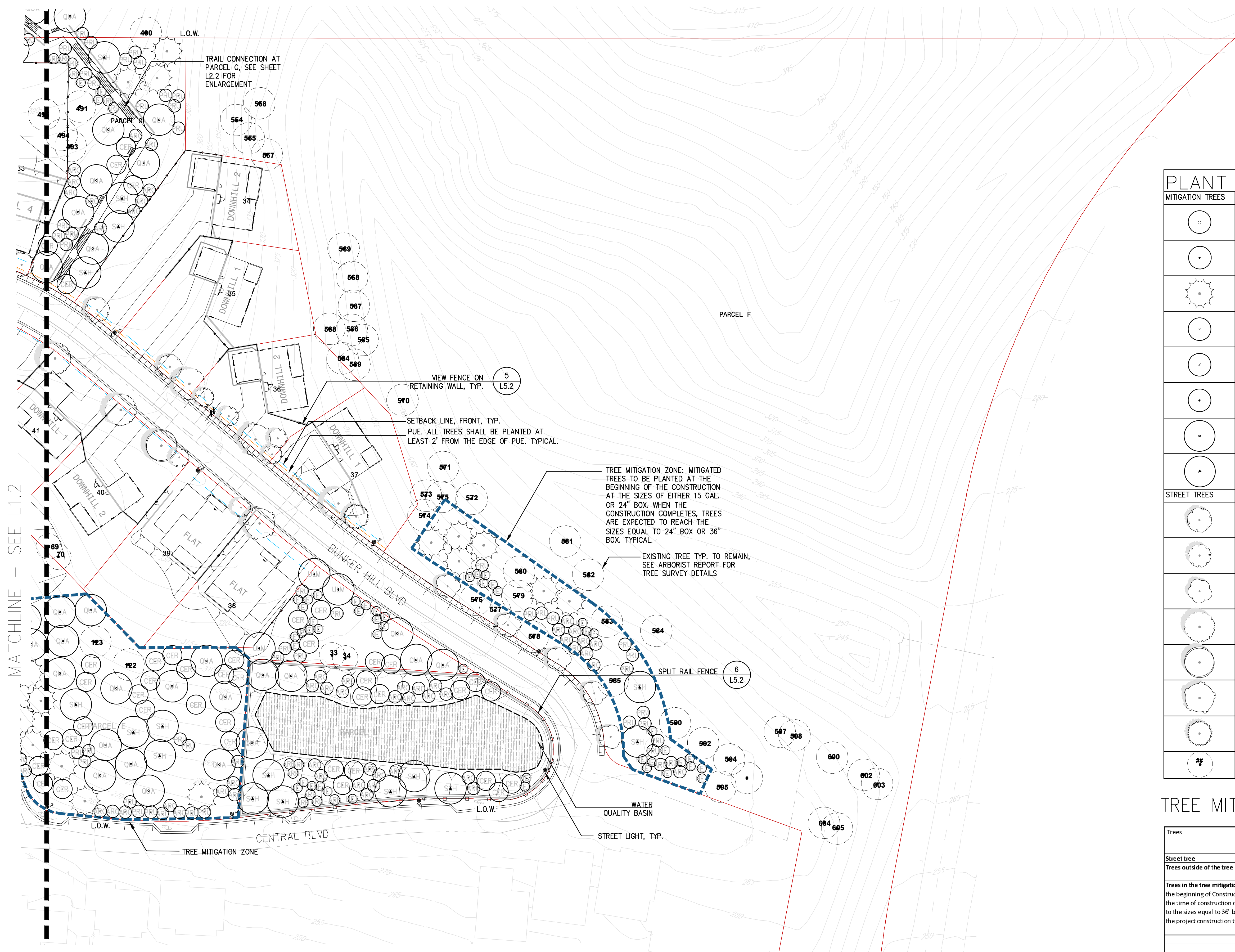
PLANNED DEVELOPMENT

OVERALL SITE PLAN

HAYWARD, CA
11/17/2021



L0.0



PLANT SCHEDULE							
MITIGATION TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE SIZE	QTY
	ARB	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	15 GAL.	L	10'	10'	94
	ARC	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' DR. HURD COMMON MANZANITA	24"BOX	L	10'	10'	151
	CED	CEDRUS DEODARA DEODAR CEDAR	24"BOX	L	50'	30'	46
	CER	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	VL	15'	15'	139
	HET	HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	L	10'	8'	177
	PRU	PRUNUS ILICIFOLIA HOLLY LEAF CHERRY	24"BOX	L	10'	10'	159
	QUA	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	24"BOX	VL	35'	30'	129
	SCH	SCHINUS MOLLE CALIFORNIA PEPPER	24"BOX	VL	30'	25'	63
STREET TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE SIZE	QTY
	ACE	ACER BUERGERIANUM TRIDENT MAPLE	36"BOX	M	20'	20'	22
	COR	CORNUS 'EDDIES WHITE WONDER' EDDIES WHITE WONDER DOGWOOD	36"BOX	M	15'	15'	14
	LAU	LAURUS NOBILIS SWEET BAY	36"BOX	L	35'	20'	10
	PLA	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36"BOX	M	35'	25'	22
	QUI	QUERCUS ILEX HOLLY OAK	36"BOX	L	30'	25'	10
	QUU	QUERCUS MACROCARPA 'JFS-KW3' TM URBAN PINNACLE OAK	36"BOX	L	35'	25'	25
	ULM	ULMUS X 'FRONTIER' FRONTIER HYBRID ELM	36"BOX	L	30'	20'	24
	#	EXISTING TREE TO REMAIN, SEE ARBORIST REPORT FOR TREE INFORMATION					

TREE MITIGATION SUMMARY

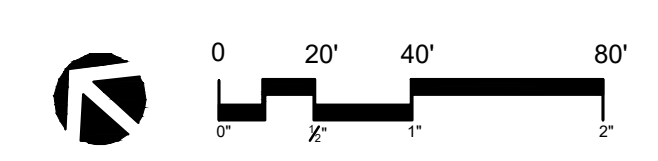
Trees	Quantity	Required trees		Proposed trees		Unit Cost Difference	Mitigation Value
		Installed Unit Cost*	Size	Installed Unit Cost*	Size		
Street tree	112	24" box \$ 200.00	36" box	\$ 550.00	\$ 350.00	\$ 39,200.00	
Trees outside of the tree mitigation zone - 24" Box or 15 Gal	278	n/a	24" box	\$ 200.00	\$ 200.00	\$ 55,600.00	
	181		15 gal	\$ 75.00	\$ 75.00	\$ 13,575.00	
Trees in the tree mitigation zones - these tree will be planted at the beginning of construction at the sizes of 24" box or 15 gal. At the time of construction completion, trees are expected to reach to the sizes equal to 36" box or 24" box. (Assuming the length of the project construction time: 2-3 years)	403	n/a	36" box (begin with 24" box)**	\$ 550.00	\$ 550.00	\$ 221,650.00	
	93		24" Box (begin with 15 gal)**	\$ 200.00	\$ 200.00	\$ 18,600.00	
			Total			\$ 348,625.00	
						Mitigation Goal \$ 662,000.00	
						Balance \$ (313,375.00)	

*Installed Unit Cost is an average price per Devil Mountain Nursery, Boething Treeland Farm, and Everde Growers.
 ** Due to the existing steep sloped land form, we recommend planting these trees in 15 Gal or 24" box to for better establishment.

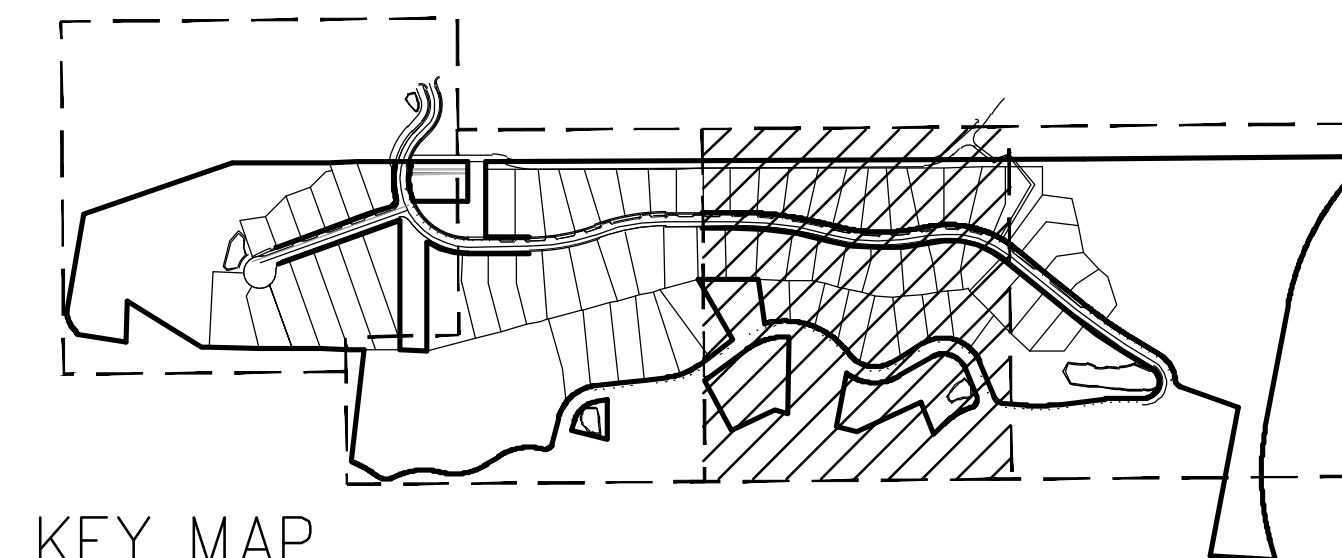
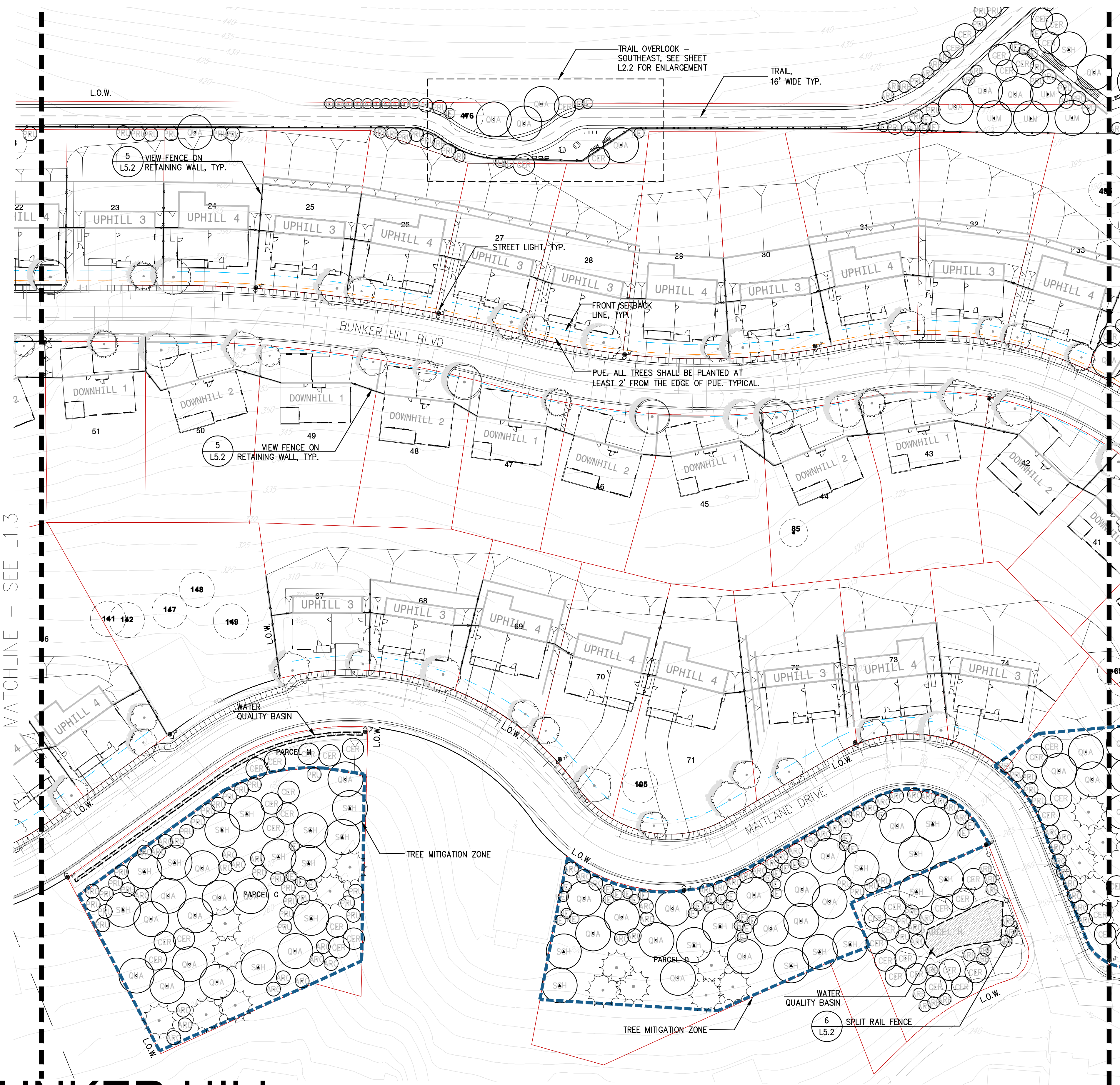
BUNKER HILL

PLANNED DEVELOPMENT

HAYWARD, CA
11/17/2021



L1.1

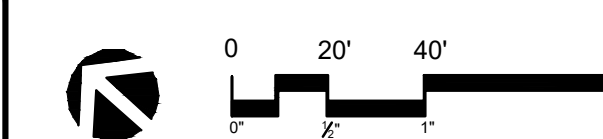


PLANT SCHEDULE							
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BUNKER HILL

PLANNED DEVELOPMENT

HAYWARD, CA
11/17/2021



L1.2

BAY FRIENDLY LANDSCAPE NOTES

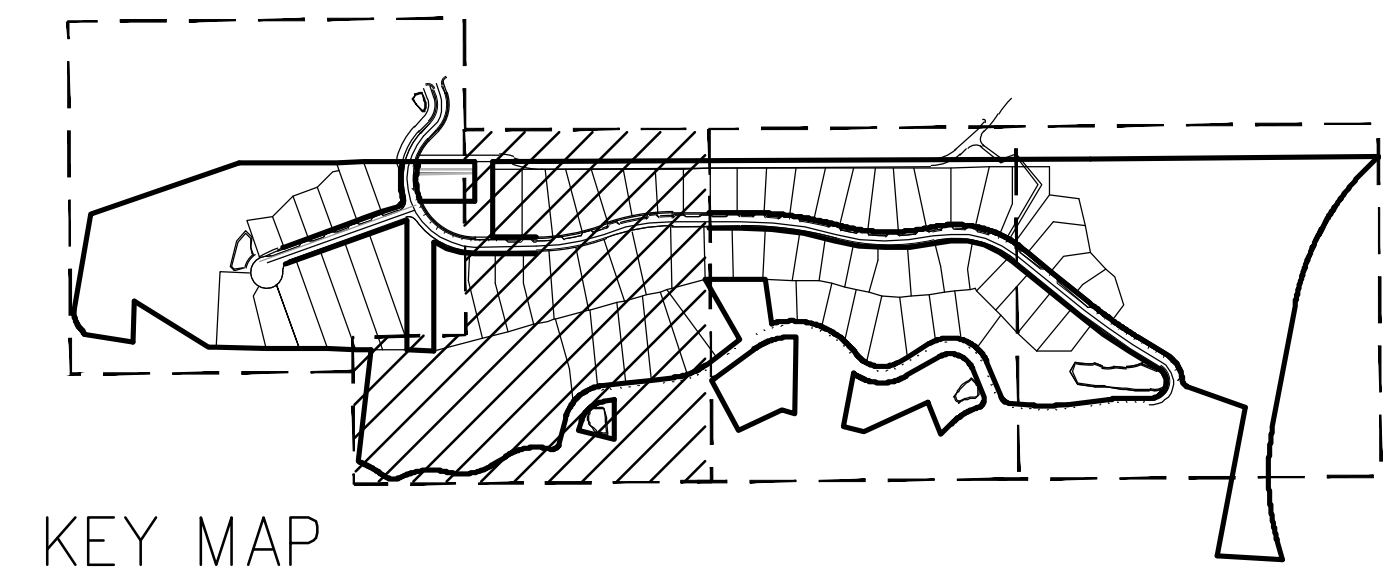
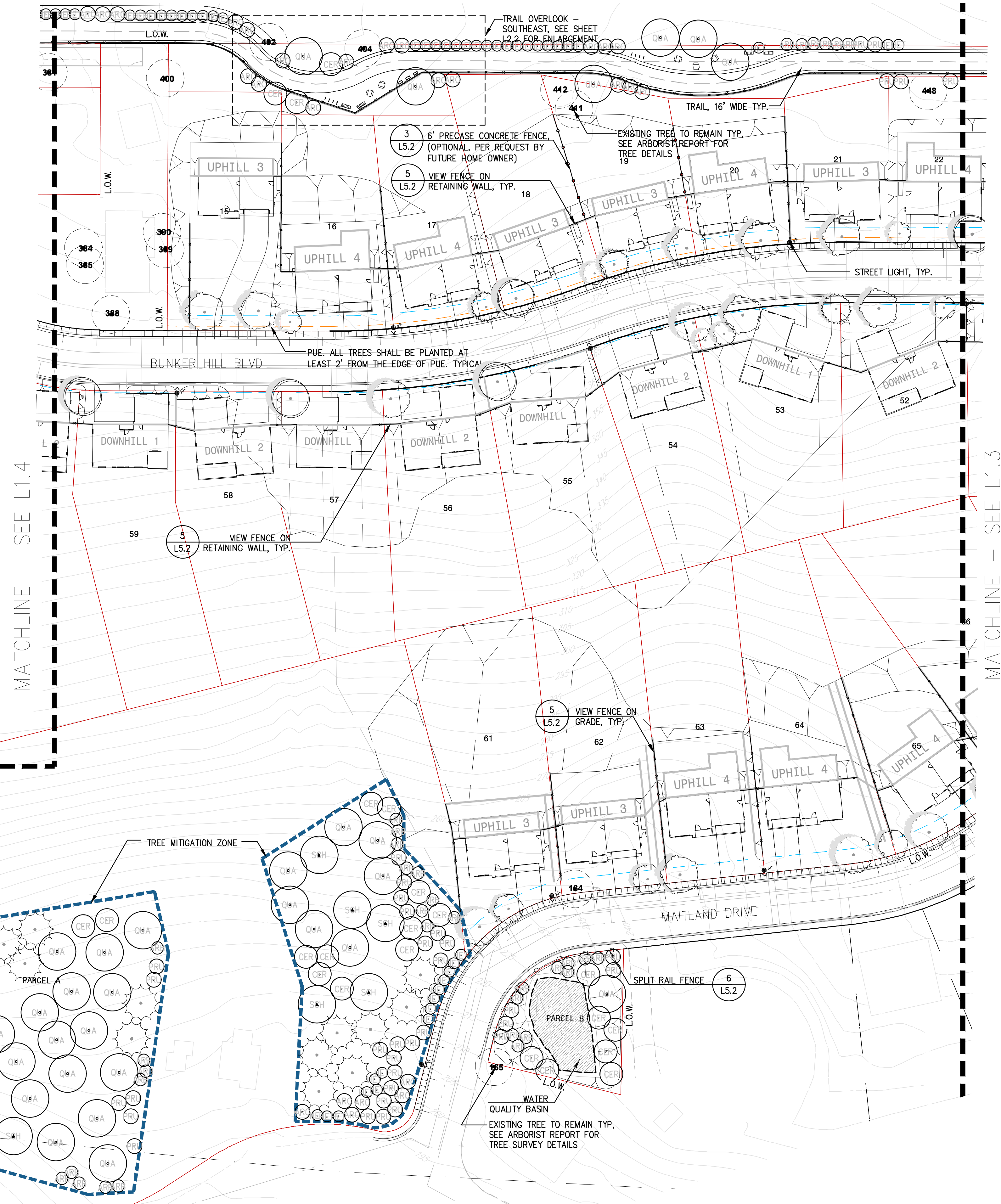
- ALL BAY FRIENDLY NOTES SHALL OVERRIDE ALL CITY OF DUBLIN STANDARD NOTES AND DETAILS.
- IF PLANT WASTE IS TO BE REMOVED FROM THE SITE, THEN IT SHALL BE SEPARATED FROM OTHER REFUSE AND SENT TO A FACILITY WHERE IT WILL BE USED TO CREATE COMPOST OR MULCH.
- A MINIMUM OF 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE IS TO BE DIVERTED FROM THE WASTE STREAM. CONTRACTOR SHALL REFER TO AND COMPLETE THE RESCAPE DEBRIS RECOVERY PLAN VER. 4, FOUND AT RESCAPECA.ORG.
- CONTRACTOR IS TO SEPARATE LANDSCAPE AND CONSTRUCTION WASTE STREAMS.
- CONTRACTOR TO USE ONLINE C&D WASTE MANAGEMENT TOOL TO TRACK WASTE DISPOSAL.
- AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL PROVIDE THE PROPERTY OWNER WITH 1. PRECIPITATION RATE FOR EACH VALVE ZONE, 2. AREA CALCULATIONS FOR EACH IRRIGATION ZONE AND 3. THE IRRIGATION PLANS, WHICH INCLUDE THE LOCATION OF THE IRRIGATION SUPPLY SHUT OFF, 3. INTERNET ADDRESS FOR WATERING INDEX INFORMATION.

WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
- THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

WATER USE RATING LEGEND:
 WUCOLS III CATEGORIES OF WATER NEEDS FROM:
 UNIVERSITY OF CALIF COOPERATIVE EXTENSION, CALIF
 DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF
 RECLAMATION

H = HIGH L = LOW
 M = MODERATE VL = VERY LOW

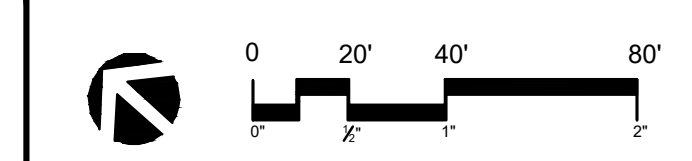


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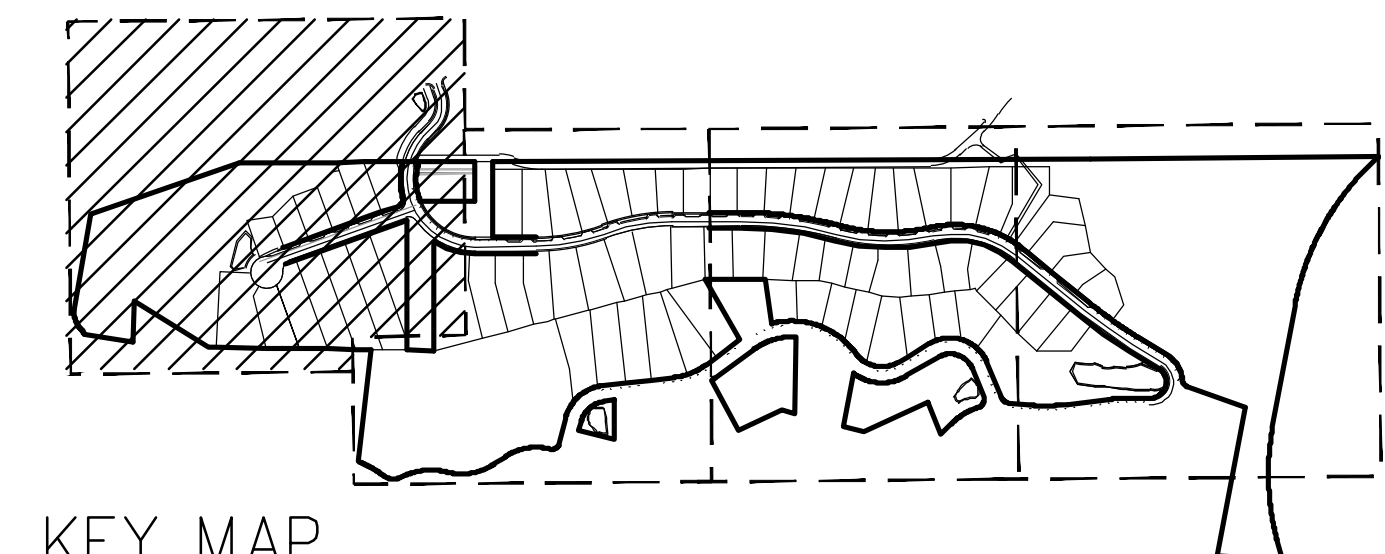
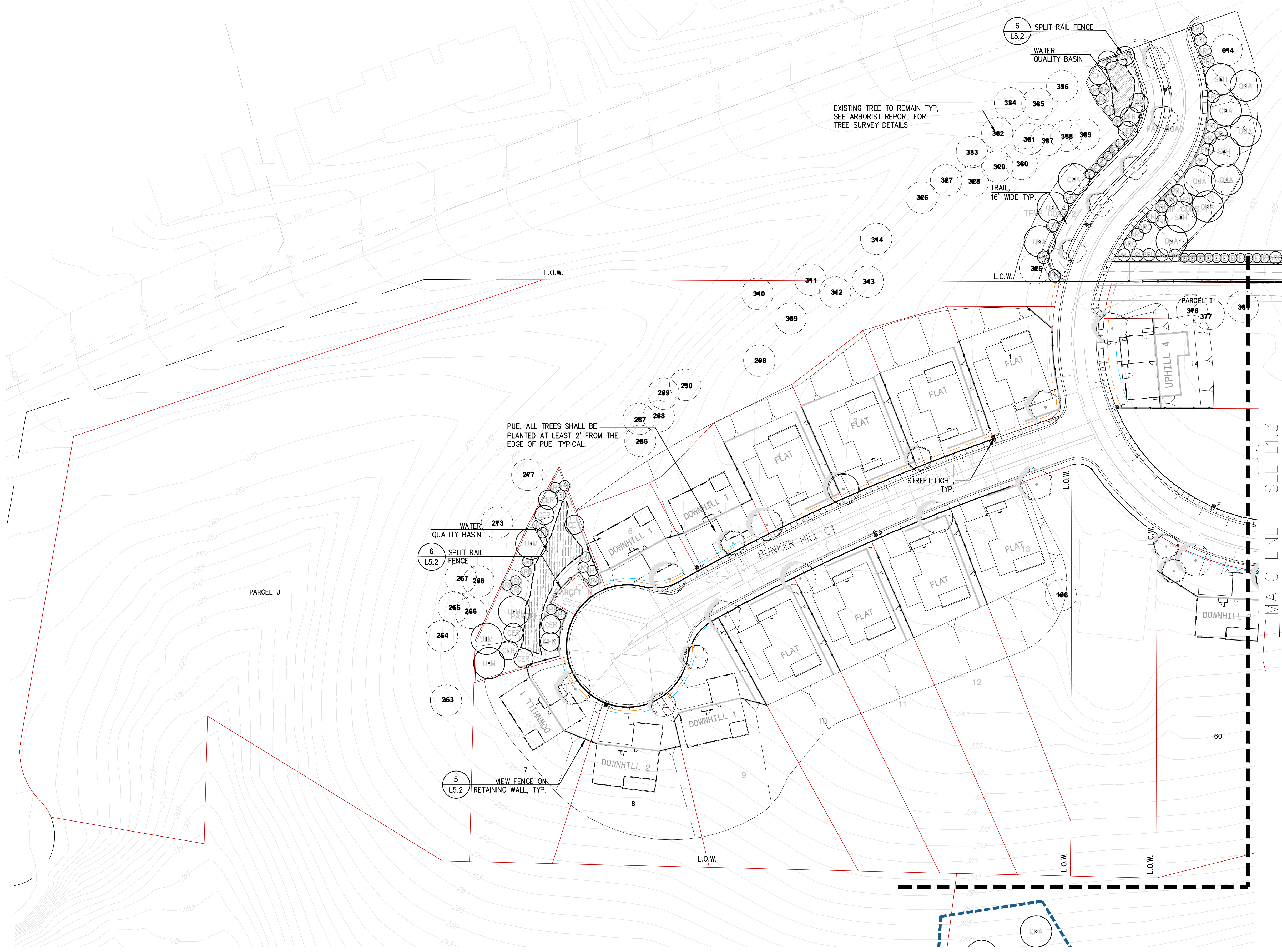
BUNKER HILL

PLANNED DEVELOPMENT

HAYWARD, CA
11/17/2021



L1.3



PLANT SCHEDULE

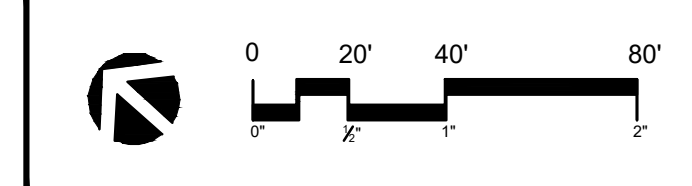
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	QUI	QUERCUS ILEX HOLLY OAK	36"BOX	L
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	ULM	ULMUS X 'FRONTIER' FRONTIER HYBRID ELM	36"BOX	L
	#	EXISTING TREE TO REMAIN, SEE ARBORIST REPORT FOR TREE INFORMATION		

SEE SHEET L1.1 FOR COMPLETE PLANT LIST

BUNKER HILL

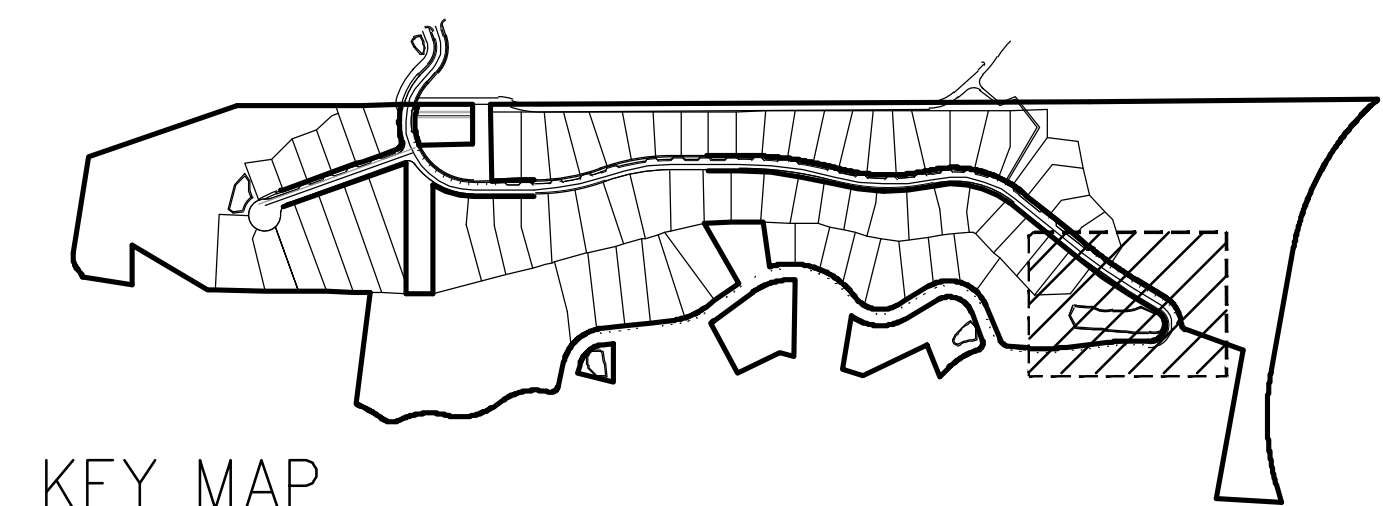
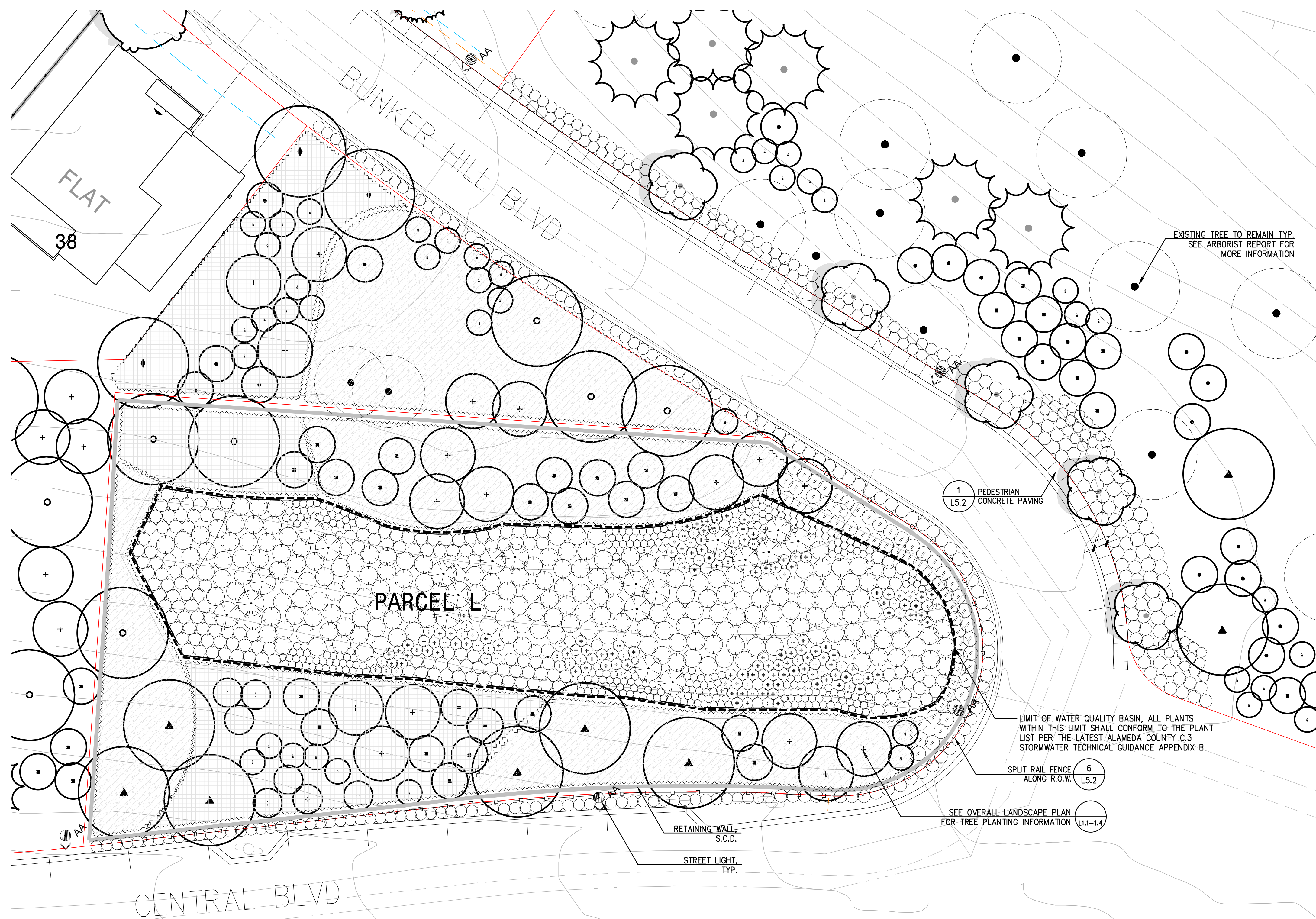
PLANNED DEVELOPMENT

HAYWARD, CA
11/17/2021



L1.4

PLANT SCHEDULE ENLARGEMENT							
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE SPREAD	SPACING	QTY
⊙	BACCHARIS PILULARIS 'PIGEON POINT' COYOTE BRUSH	5 GAL	L	2'	5'	60" o.c.	207
○	BULBINE FRUTESCENS 'HALLMARK' HALLMARK STALKED BULBINE	5 GAL	L	2'	4'	42" o.c.	125
○	DIETES BICOLOR FORTNIGHT LILY	5 GAL	L	4'	3'	36" o.c.	215
○	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	L	2'	2'	24" o.c.	304
⊗	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL	VL	3'	3'	36" o.c.	173
○	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	L	4'	4'	42" o.c.	168
⊙	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	L	2.5'	3'	36" o.c.	37
⊕	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	L	2'	4'	48" o.c.	82
○	TEUCRIUM FRUTICANS 'AZUREUM' AZURE BUSH GERMANDER	5 GAL	L	3'	4'	48" o.c.	29
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE HEIGHT	MATURE SPREAD	SPACING	QTY
▨	COTONEASTER DAMMERI 'LOWFAST' BEARBERRY COTONEASTER	1 GAL	L	1'	8'	96" o.c.	112
▨	MYOPORUM PARVIFOLIUM 'PINK' TRAILING MYOPORUM	1 GAL	L	1'	8'	96" o.c.	179



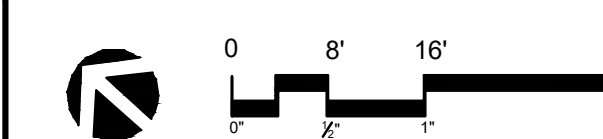
BUNKER HILL

PLANNED DEVELOPMENT

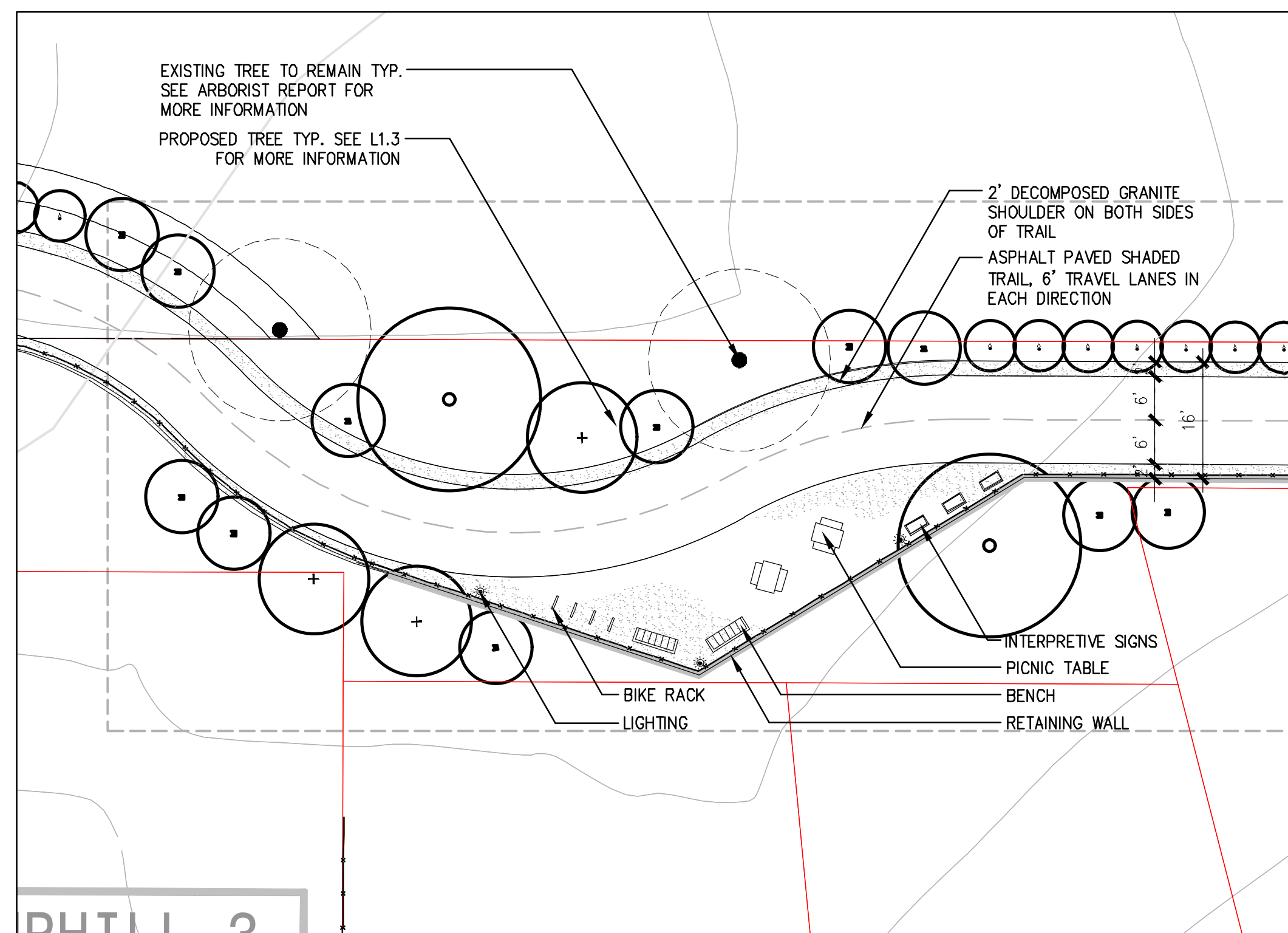
HAYWARD, CA
11/17/2021



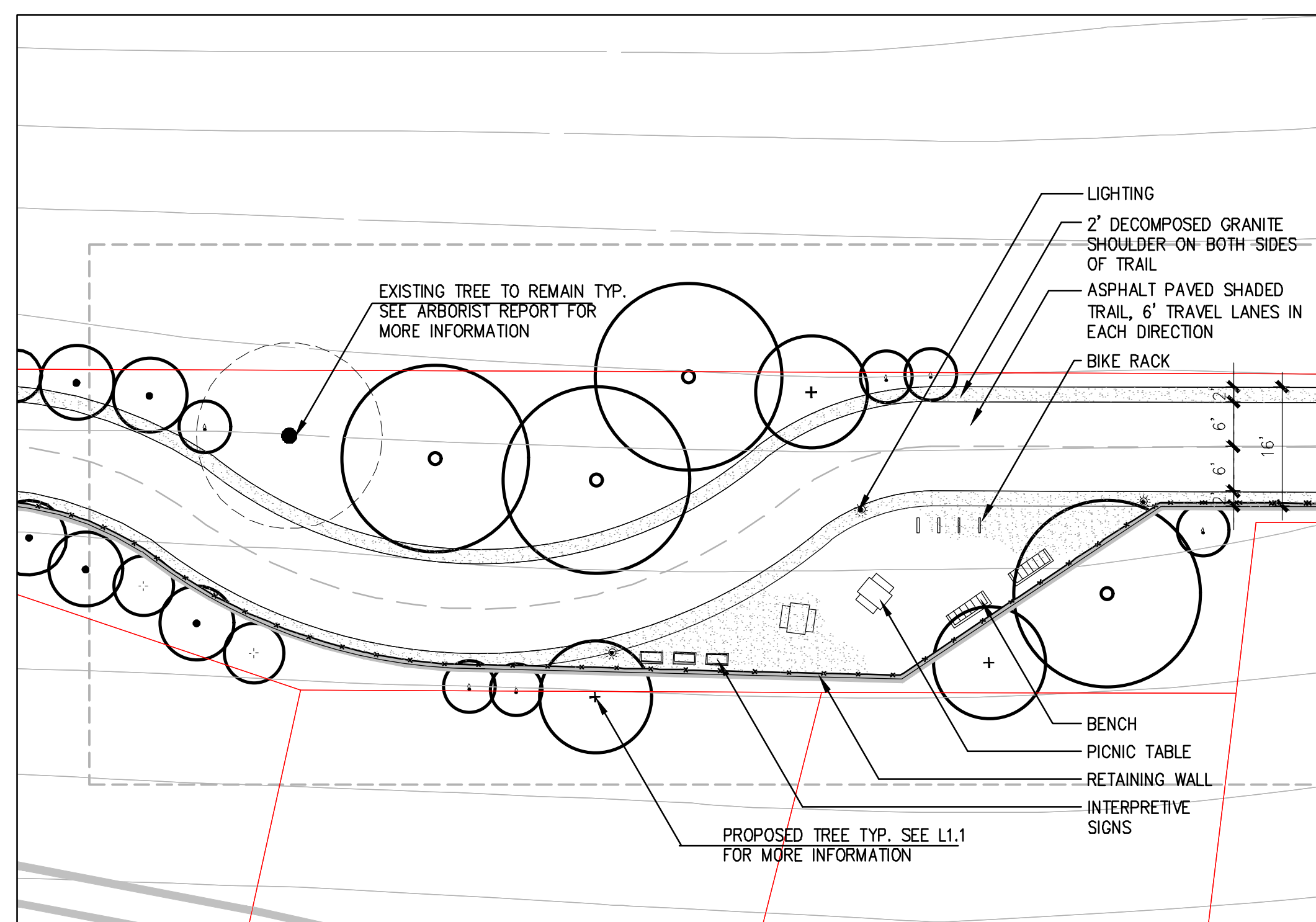
ENTRY ENLARGEMENT



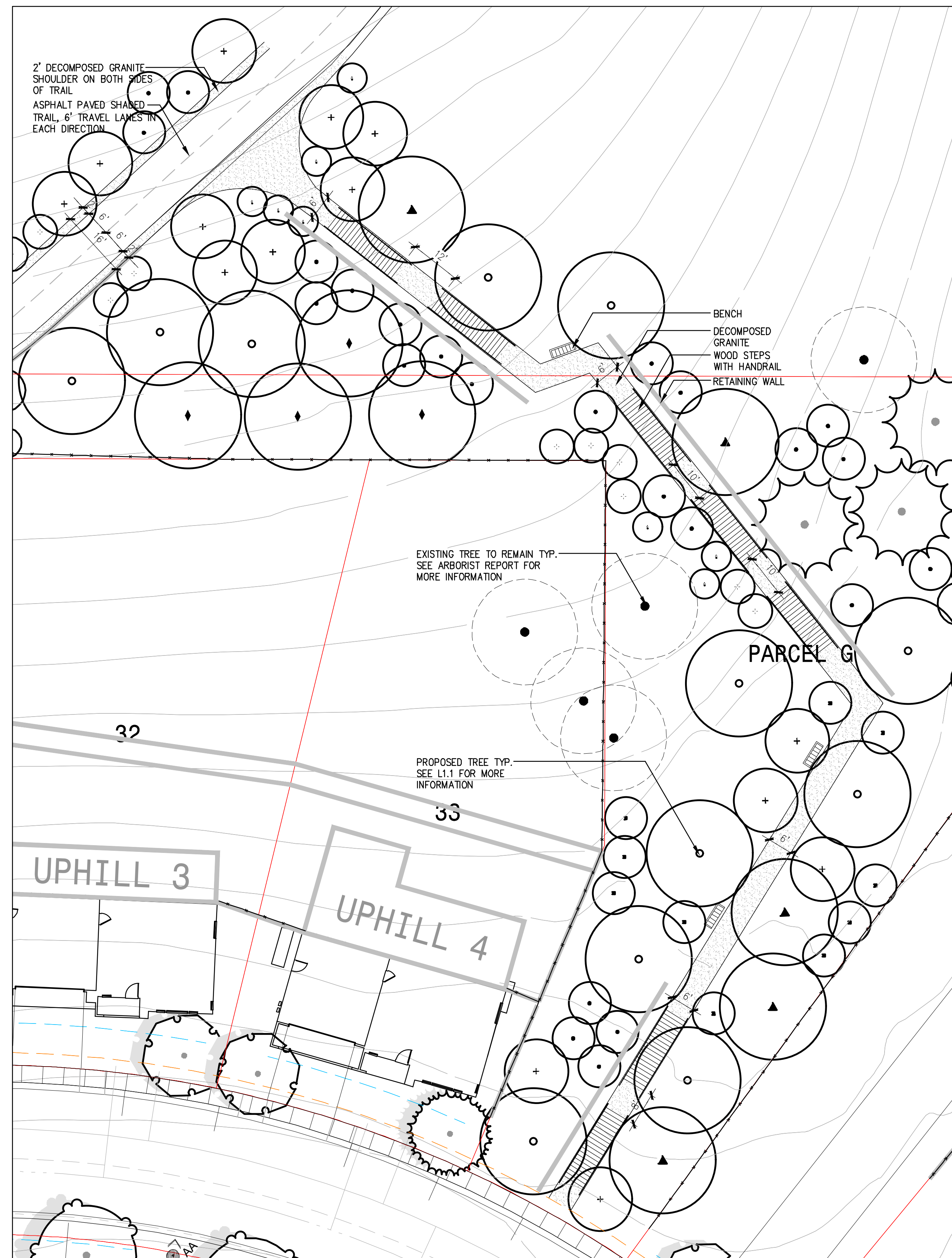
L2.1



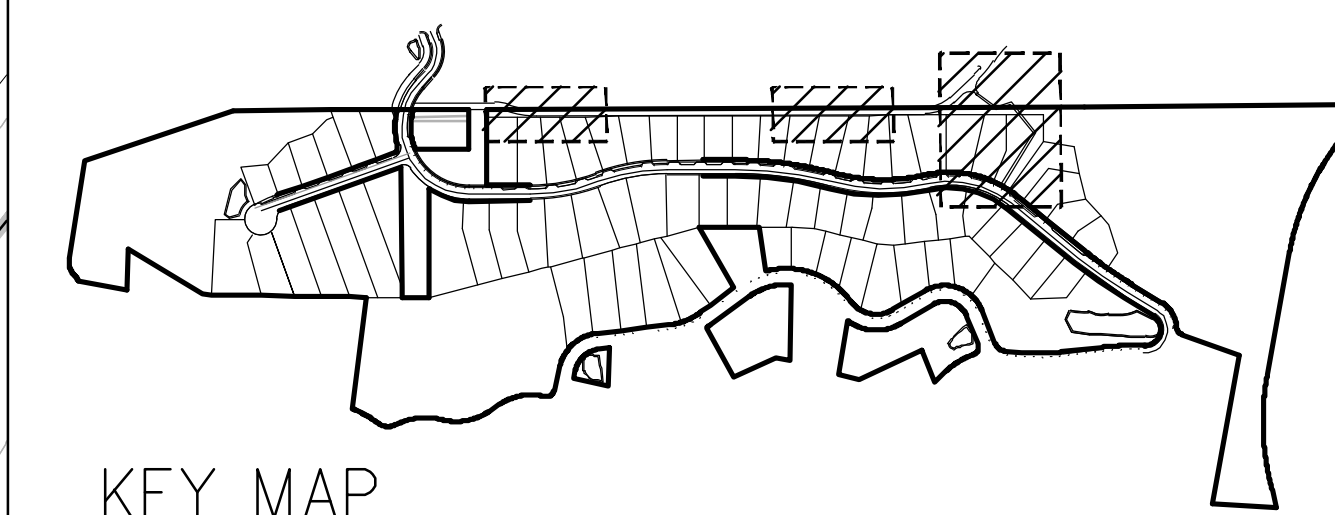
TRAIL OVERLOOK - NORTHWEST



TRAIL OVERLOOK - SOUTHEAST

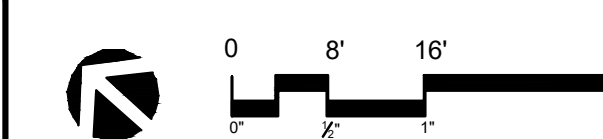


TRAIL CONNECTION AT PARCEL G



BUNKER HILL PLANNED DEVELOPMENT

HAYWARD, CA
 11/17/2021

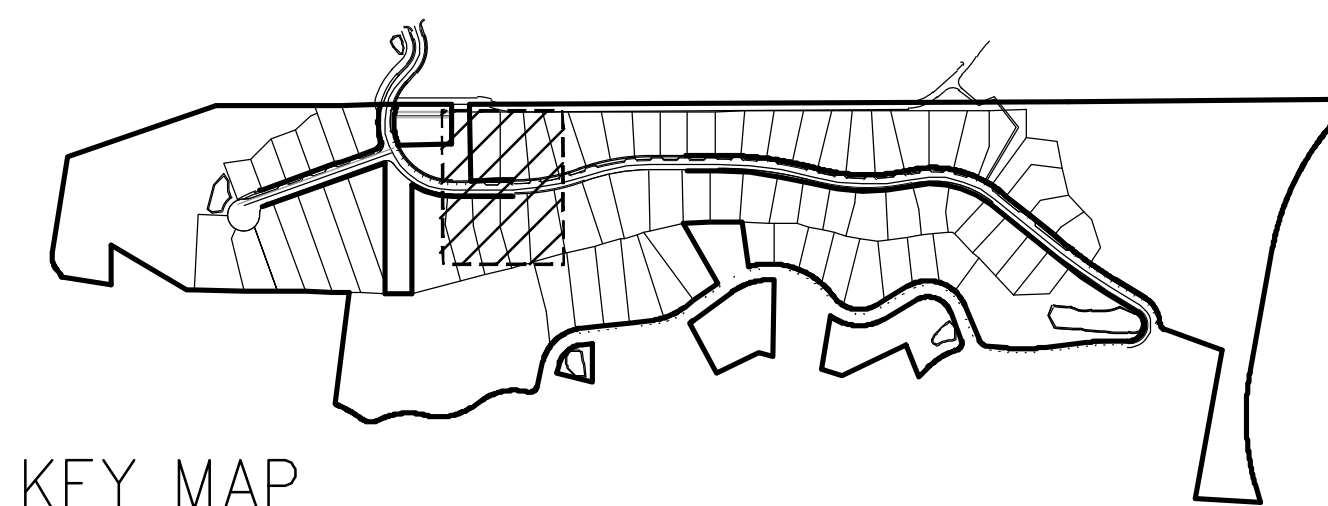
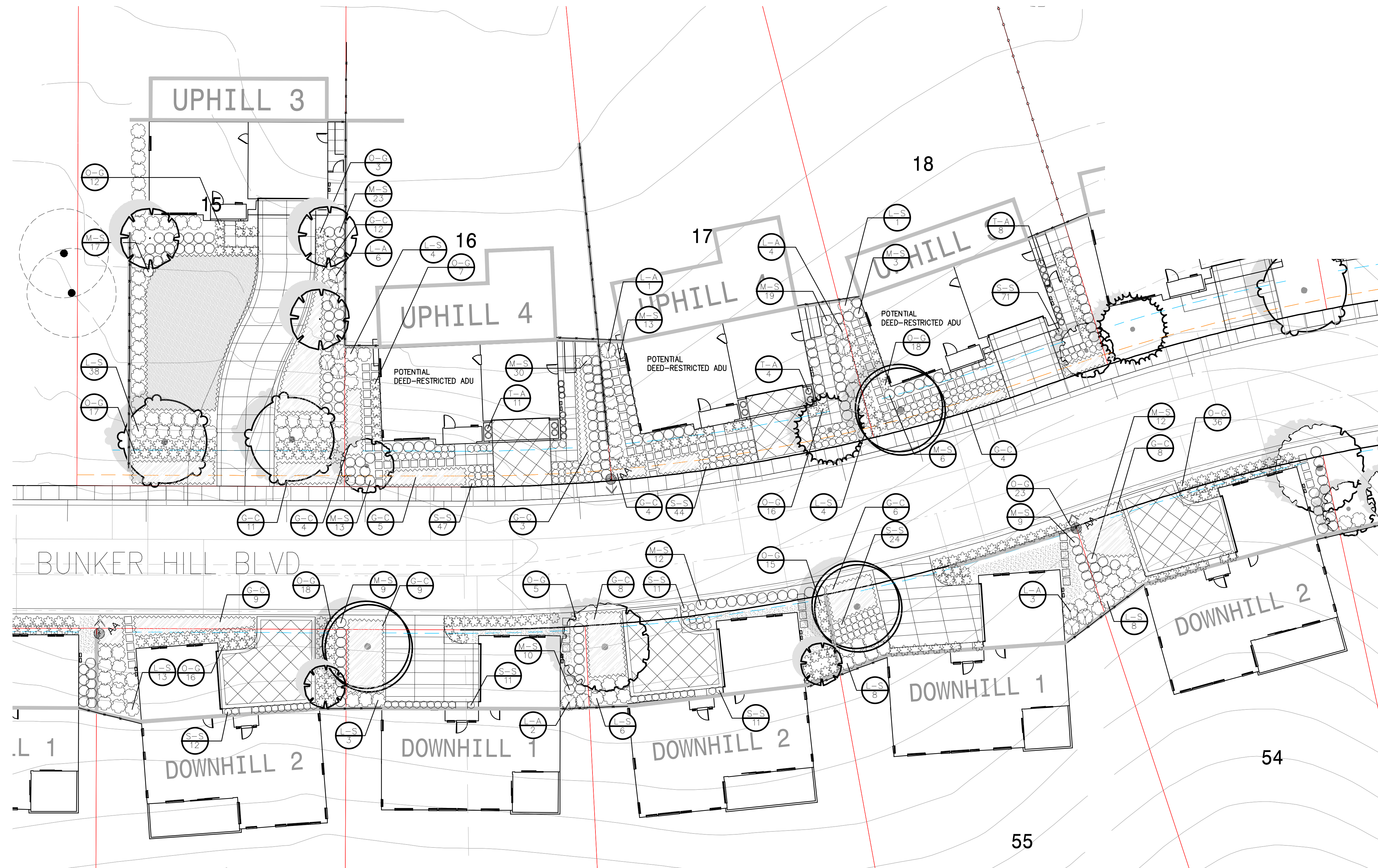


L2.2

PLANT SCHEDULE

SEE L3.1 FOR FULL SCHEDULE

- L-A LARGE ACCENT SHRUBS
 ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
 PHORMIUM X 'MAORI QUEEN'
 PHORMIUM X 'YELLOW WAVE'
 SALVIA LEUCANTHA 'SANTA BARBARA'
- L-S LARGE SHRUBS
 ARBUTUS UNEDO 'COMPACTA'
 RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
 RIBES SANGUINEUM
 XYLOSMA CONGESTUM 'COMPACTA'
- M-S MEDIUM SHRUBS
 DIETES GRANDIFLORA
 MYRTUS COMMUNIS 'COMPACTA'
 NANDINA DOMESTICA 'MOON BAY'
 PITTOSPORUM TOBIRA 'DWARF VARIEGATA'
 RHAPHIOLEPIS INDICA 'BALLERINA'
 WESTRINGIA FRUTICOSA
- O-G ORNAMENTAL GRASSES
 FESTUCA MAIREI
 LEYMUS CONDENSATUS 'CANYON PRINCE'
 LOMANDRA LONGIFOLIA 'BREEZE' TM
 MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM
 MUHLENBERGIA DUBIA
 PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
 PENNISETUM SETACEUM 'RUBRUM'
- S-S SMALL SHRUBS
 ACHILLEA MILLEFOLIUM
 ALOE STRIATA
 ANIGOZANTHOS X 'BUSH TANGO'
 ERIGERON GLAUCUS 'SEA BREEZE'
 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'
 NEPETA X FAASSENII 'WALKERS LOW'
 SANTOLINA CHAMAECYPARISSUS
 SEDUM X 'AUTUMN JOY'
 VERBENA LILACINA 'DE LA MINA'
- T-A TALL ACCENT SHRUBS
 DODONAEA VISCOSA 'PURPUREA'
 EUONYMUS JAPONICUS 'GREEN SPIRE'
 EUPHORBIA CHARACIAS WULFENII
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
- G-C GROUND COVERS
 ARCTOSTAPHYLOS X 'PACIFIC MIST'
 BACCHARIS PILULARIS 'PIGEON POINT'
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
 CORREA PULCHELLA 'CARMINE BELLS'
 LANTANA MONTEVIDENSIS 'ALBA'
 MYOPORUM PARVIFOLIUM
 SENECIO SERPENS

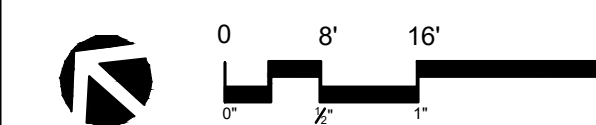


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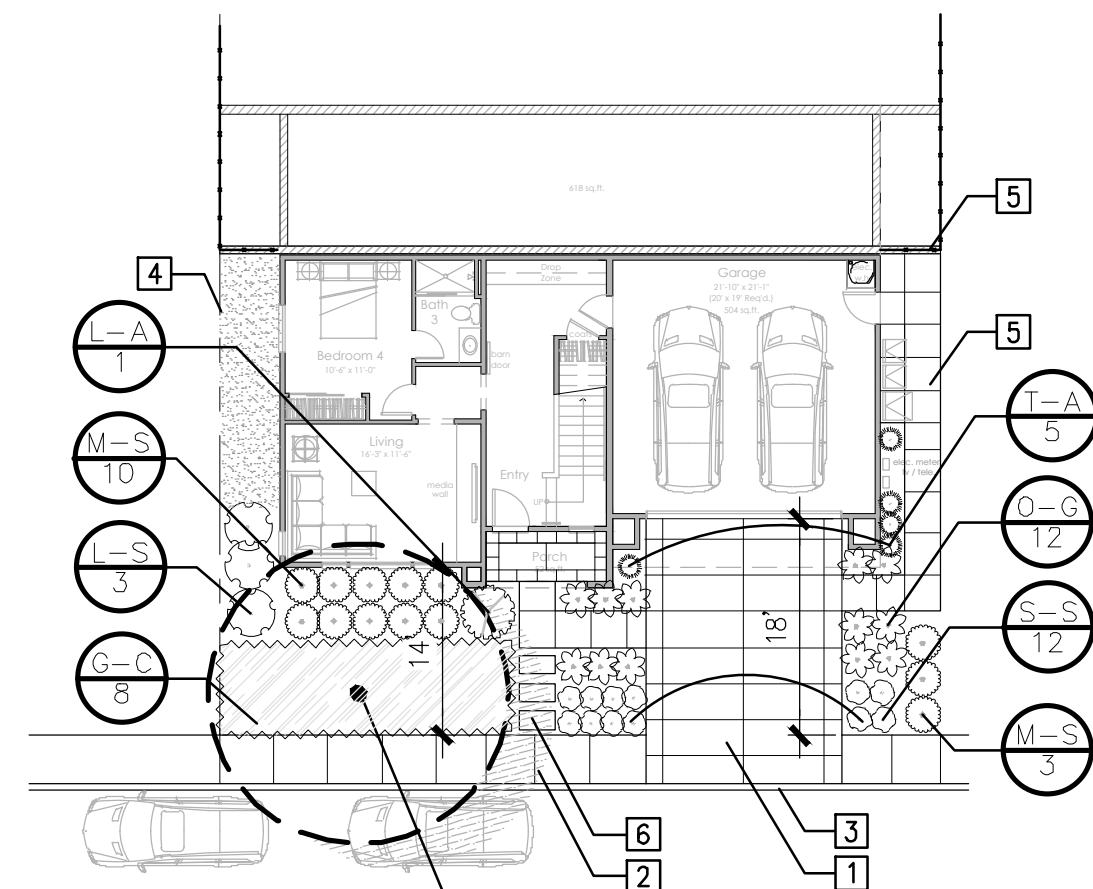
PLANNED DEVELOPMENT

RESIDENTIAL PLANTING CONCEPT

HAYWARD, CA
11/17/2021



L2.3

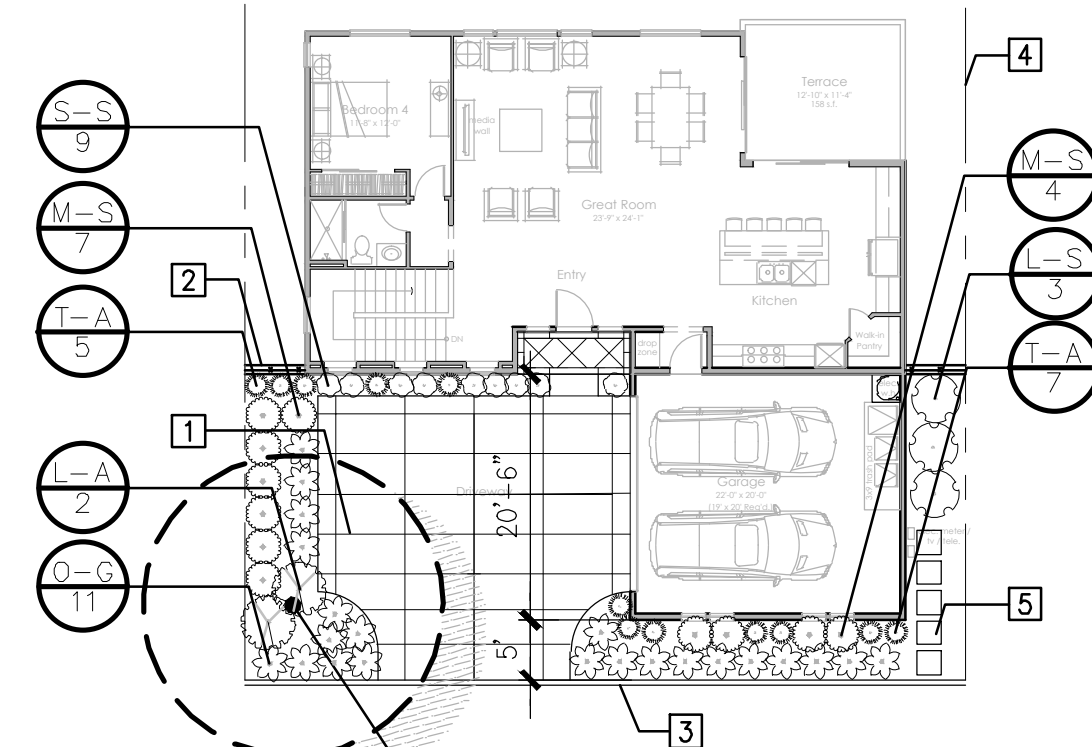


- KEY:
- 1 CONCRETE PAVING
 - 2 SIDEWALK
 - 3 ROAD CURB, S.C.D.
 - 4 LOT LINE
 - 5 VIEW FENCE ON RETAINING WALL
 - 6 CONCRETE STEPPERS

STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

UPHILL PLAN 3

LOT#: 15, 18, 19, 21, 23, 25, 27, 28, 30, 32

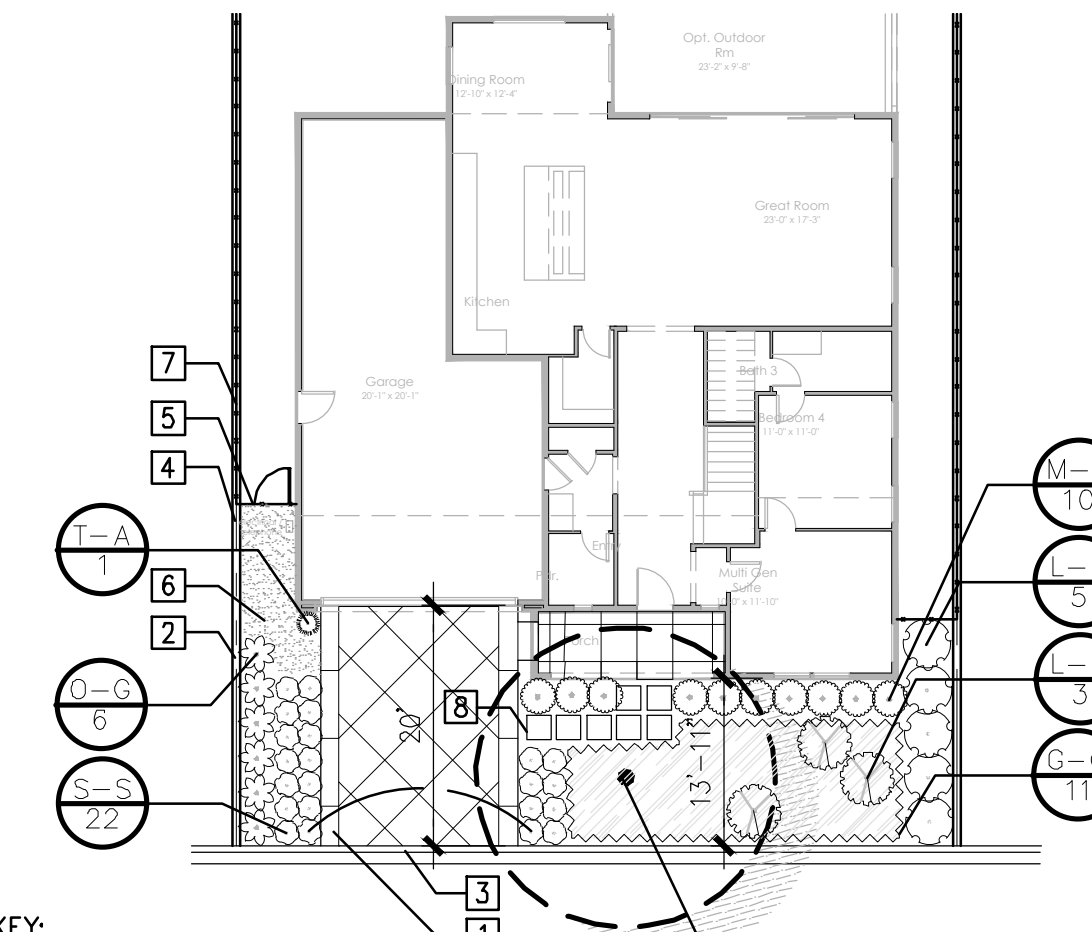


- KEY:
- 1 CONCRETE PAVING
 - 2 VIEW FENCE ON RETAINING WALL
 - 3 ROAD CURB, S.C.D.
 - 4 LOT LINE
 - 5 CONCRETE STEPPERS

STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

DOWNHILL PLAN 1

LOT#: 5, 6, 7, 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59



- KEY:
- 1 CONCRETE PAVING
 - 2 RETAINING WALL, S.C.D.
 - 3 ROAD CURB, S.C.D.
 - 4 LOT LINE
 - 5 METAL GATE - OPTIONAL
 - 6 MULCH PATH
 - 7 VIEW FENCE ON RETAINING WALL
 - 8 CONCRETE STEPPERS

STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

FLAT LOT PLAN

LOT#: 1, 2, 3, 4, 10, 11, 12, 13, 38, 39

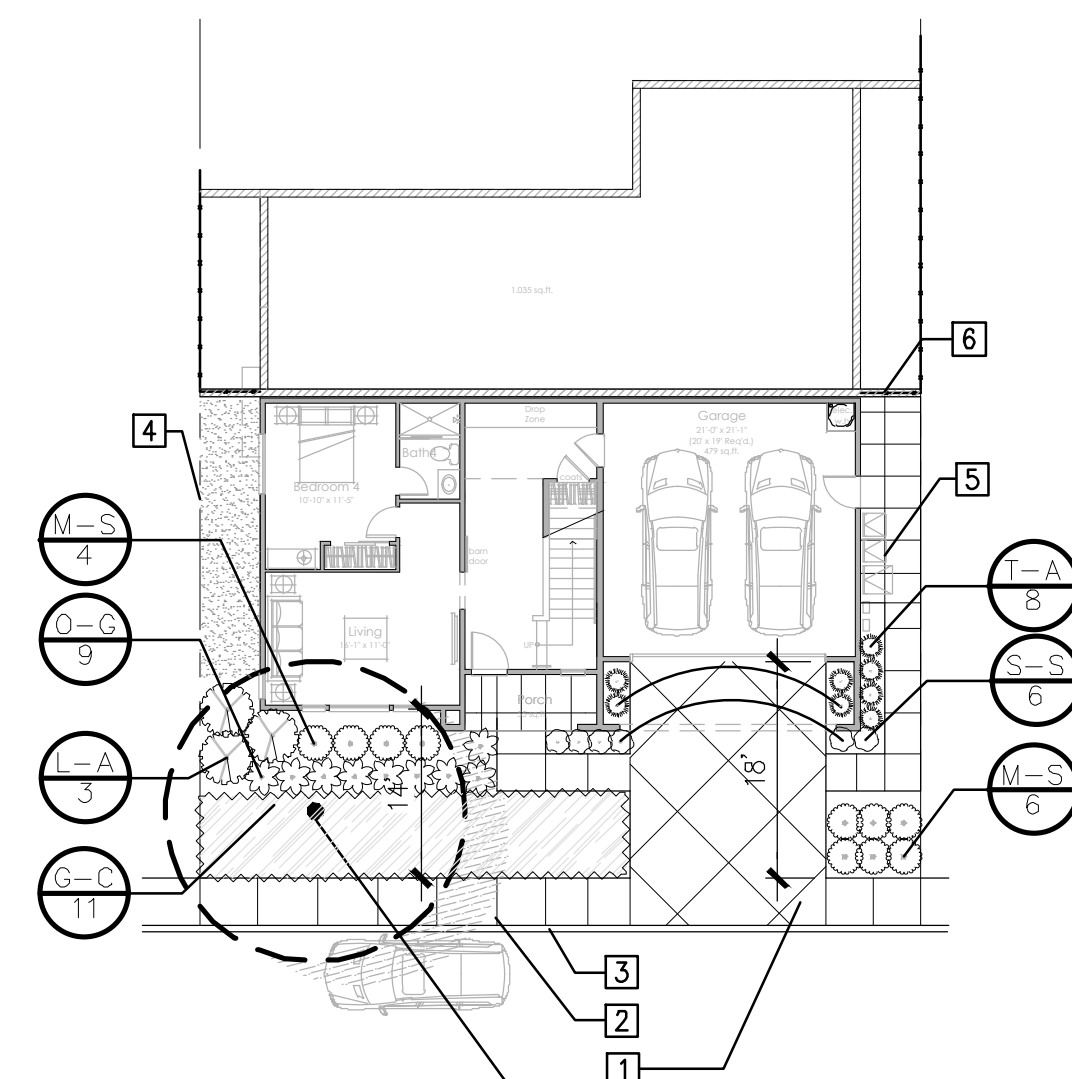
WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUND COVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

WATER USE RATING LEGEND:

WUCOLS III CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIF COOPERATIVE EXTENSION, CALIF DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF RECLAMATION

H = HIGH	L = LOW
M = MODERATE	VL = VERY LOW

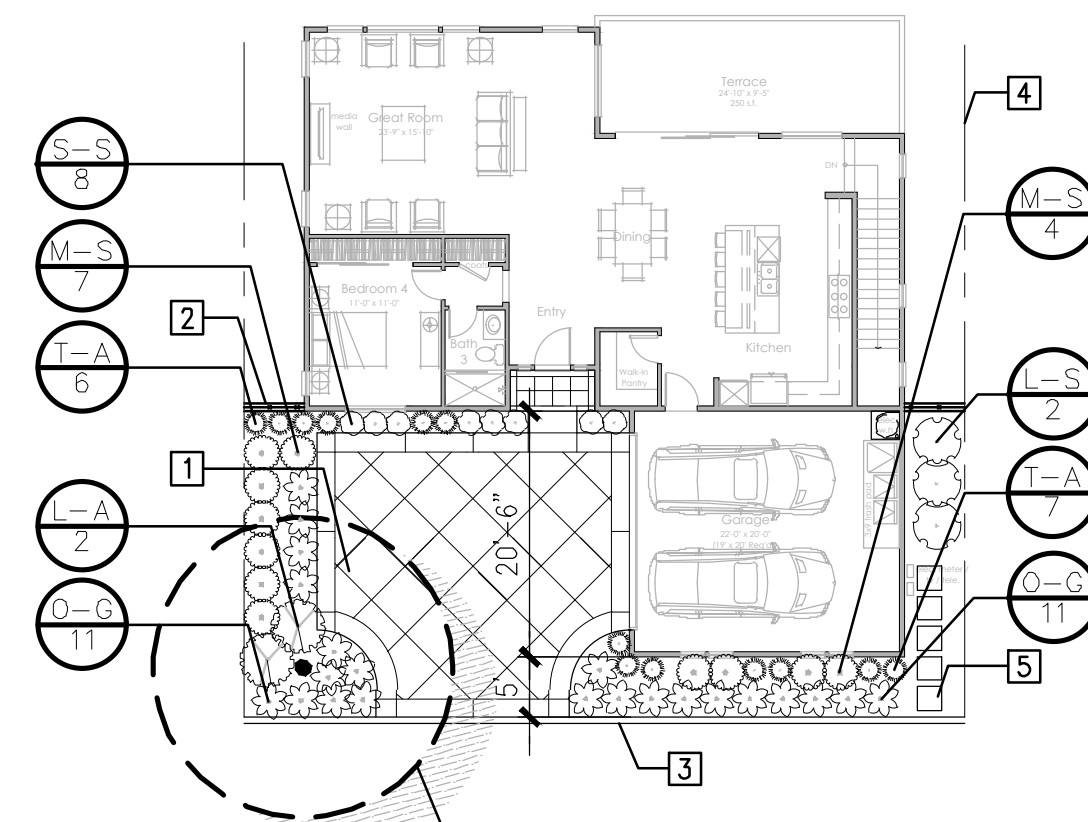


- KEY:
- 1 CONCRETE PAVING
 - 2 SIDEWALK
 - 3 ROAD CURB, S.C.D.
 - 4 LOT LINE
 - 5 TRASH CAN
 - 6 VIEW FENCE ON RETAINING WALL

STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

UPHILL PLAN 4

LOT#: 14, 16, 17, 20, 22, 24, 26, 29, 31, 33



- KEY:
- 1 CONCRETE PAVING
 - 2 VIEW FENCE ON RETAINING WALL
 - 3 ROAD CURB, S.C.D.
 - 4 LOT LINE
 - 5 CONCRETE STEPPERS

STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

DOWNHILL PLAN 2

LOT#: 8, 9, 34, 36, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60

PLANT SCHEDULE

NOTE: EACH LOT WILL HAVE AT LEAST ONE STREET TREE, SEE SHEET L1.1 - L1.4 FOR TREE SPECIES AND PLACEMENT.

	COMMON NAME	SIZE	WATER USE	MATURE HEIGHT	MATURE SPREAD	SPACING	
L-A	LARGE ACCENT SHRUBS						
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	5 GAL	L	6'	6'	60" o.c.	
	PHORMIUM X 'MAORI QUEEN'	5 GAL	L	5'	5'	60" o.c.	
	PHORMIUM X 'YELLOW WAVE'	5 GAL	L	3'	3'	36" o.c.	
	SALVIA LEUCANTHA 'SANTA BARBARA'	5 GAL	L	3'	4'	54" o.c.	
L-S	LARGE SHRUBS						
	ARBUTUS UNEDO 'COMPACTA'	5 GAL	L	6'	5'	48" o.c.	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	5 GAL	L	3'	6'	60" o.c.	
	RIBES SANGUINEUM	5 GAL	L	6'	7'	864" o.c.	
	XYLOSMA 'CONGESTUM' 'COMPACTA'	5 GAL	L	5'	5'	60" o.c.	
M-S	MEDIUM SHRUBS						
	DIETES GRANDIFLORA	5 GAL	L	3'	3'	36" o.c.	
	MYRTUS COMMUNIS 'COMPACTA'	5 GAL	L	3'	3'	36" o.c.	
	NANDINA DOMESTICA 'MOON BAY'	5 GAL	L	3'	3'	36" o.c.	
	PITTIOSPORUM TOBIRA 'DWARF VARIEGATA'	5 GAL	L	3'	4'	48" o.c.	
	RHAPHIOLEPIS INDICA 'BALLERINA'	5 GAL	L	3'	3'	36" o.c.	
	WESTRINGIA FRUTICOSA	5 GAL	L	4'	6'	60" o.c.	
	O-G	ORNAMENTAL GRASSES					
		FESTUCA MAIREI	5 GAL	L	2'	3'	36" o.c.
		LEYMUS CONDENSATUS 'CANYON PRINCE'	5 GAL	L	2'	3'	36" o.c.
LOMANDRA LONGIFOLIA 'BREEZE' TM		5 GAL	L	2'	3'	36" o.c.	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM		5 GAL	L	4'	3'	36" o.c.	
MUHLENBERGIA DUBIA		5 GAL	L	2'	3'	36" o.c.	
PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'		1 GAL	L	1'	1'	12" o.c.	
PENNISSETUM SETACEUM 'RUBRUM'	5 GAL	L	3'	3'	36" o.c.		
S-S	SMALL SHRUBS						
	ACHILLEA MILLEFOLIUM	5 GAL	L	2'	2'	24" o.c.	
	ALOE STRIATA	5 GAL	L	2'	1'	12" o.c.	
	ANIGOZANTHOS X 'BUSH TANGO'	5 GAL	L	2'	2'	24" o.c.	
	ERIGERON GLAUCUS 'SEA BREEZE'	1 GAL	L	1'	1'	12" o.c.	
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	5 GAL	L	1'	1'	12" o.c.	
	NEPETA X FAASSENII 'WALKERS LOW'	1 GAL	L	1'	2'	18" o.c.	
	SANTOLINA CHAMAECYPARISSUS	1 GAL	L	1'	2'	24" o.c.	
	SEDUM X 'AUTUMN JOY'	5 GAL	L	2'	2'	24" o.c.	
	VERBENA LILACINA 'DE LA MINA'	1 GAL	L	1'	3'	36" o.c.	
T-A	TALL ACCENT SHRUBS						
	DODONAEA VISCOSA 'PURPUREA'	5 GAL	L	12'	8'	84" o.c.	
	EUONYMUS JAPONICUS 'GREEN SPIRE'	5 GAL	L	6'	1'	12" o.c.	
	EUPHORBIA CHARACIAS WULFENII	5 GAL	L	2'	2'	24" o.c.	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	5 GAL	L	6'	2'	24" o.c.	
G-C	GROUND COVERS						
	ARCTOSTAPHYLOS X 'PACIFIC MIST'	1 GAL	L	2'	6'	60" o.c.	
	BACCHARIS PILULARIS 'PIGEON POINT'	1 GAL	L	1'	8'	84" o.c.	
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	1 GAL	L	2'	8'	84" o.c.	
	CORREA PULCHELLA 'CARMINE BELLS'	1 GAL	L	1'	2'	24" o.c.	
	LANTANA MONTEVIDENSIS 'ALBA'	1 GAL	L	1'	8'	84" o.c.	
	MYOPORUM PARVIFOLIUM	1 GAL	L	1'	6'	60" o.c.	
	SENECIO SERPENS	1 GAL	L	1'	2'	24" o.c.	

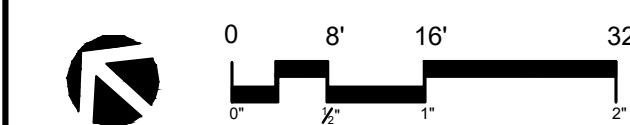
BUNKER HILL

PLANNED DEVELOPMENT

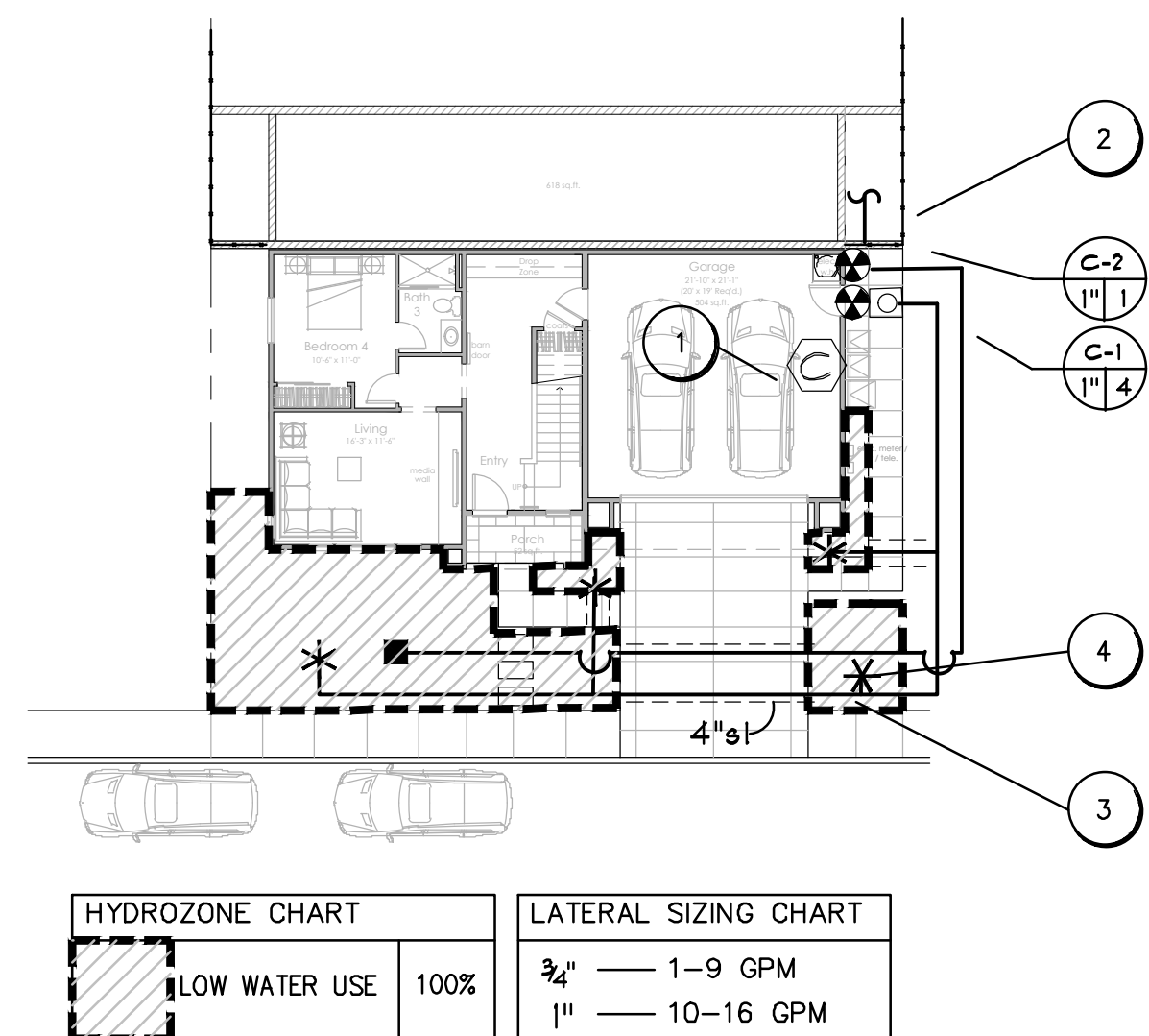
HAYWARD, CA
11/17/2021



TYPICAL PLANTING PLAN

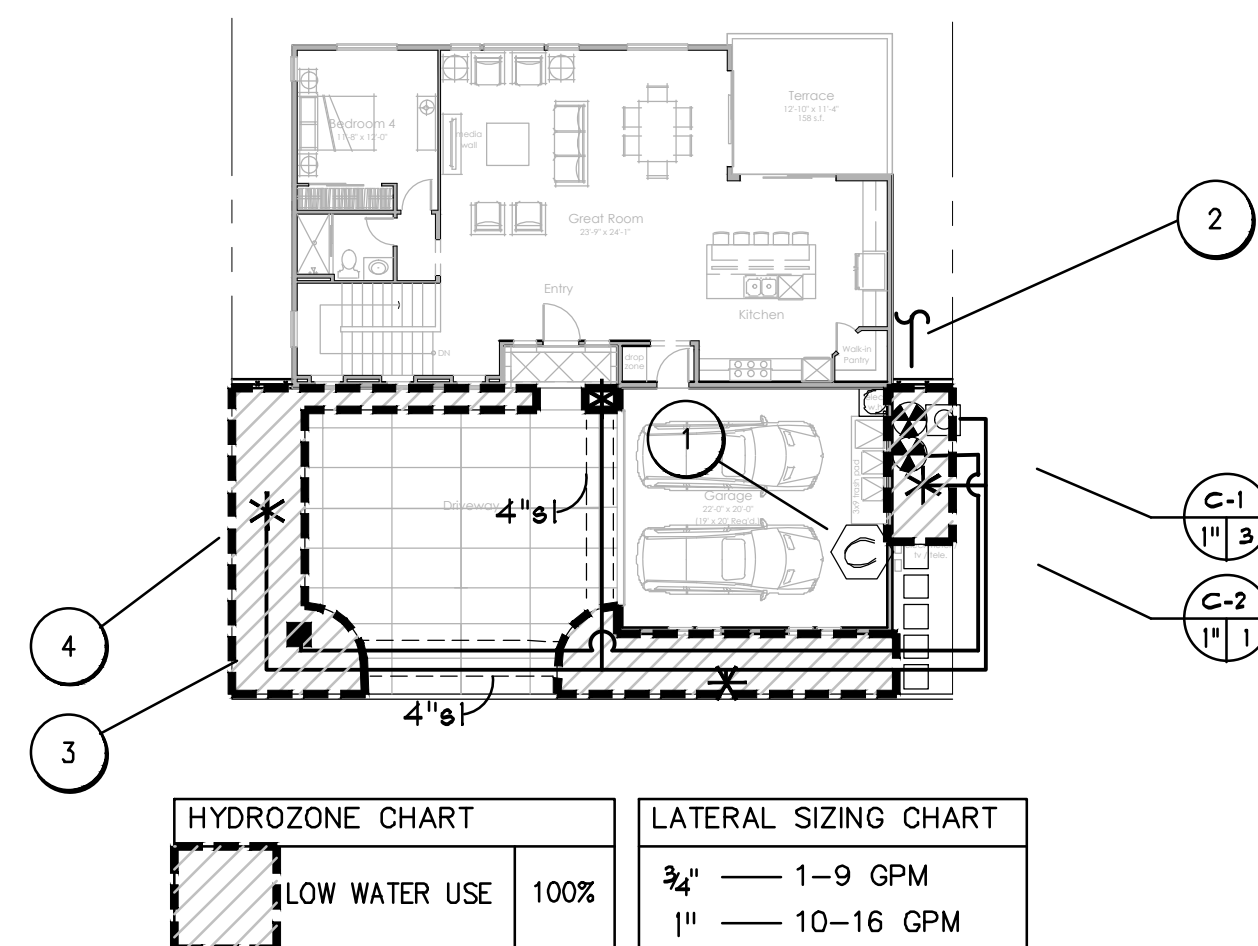


L3.1



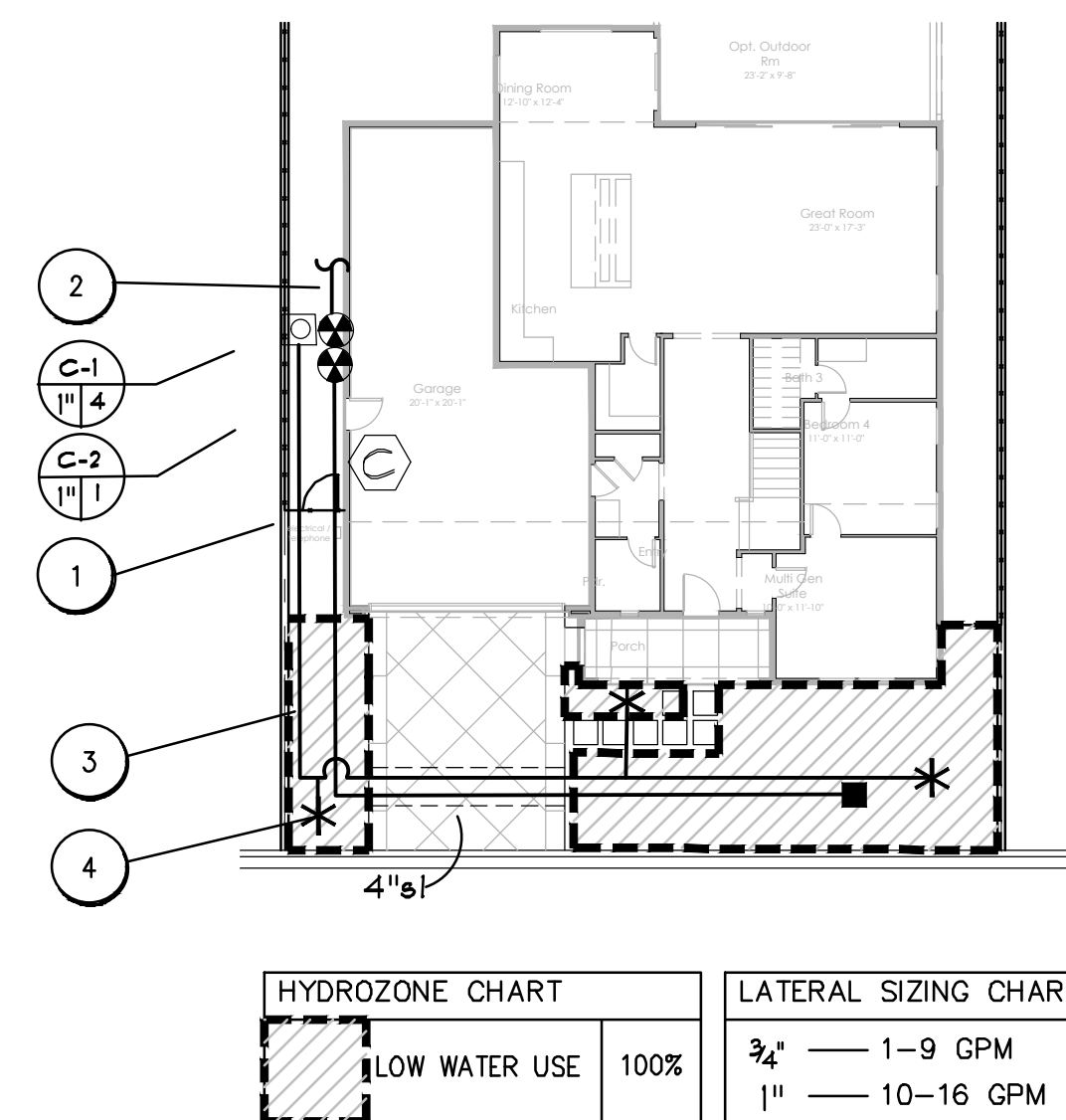
UPHILL PLAN 3

LOT#: 15, 18, 19, 21, 23, 25, 27, 28, 30, 32



DOWNHILL PLAN 1

LOT#: 5, 6, 7, 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59

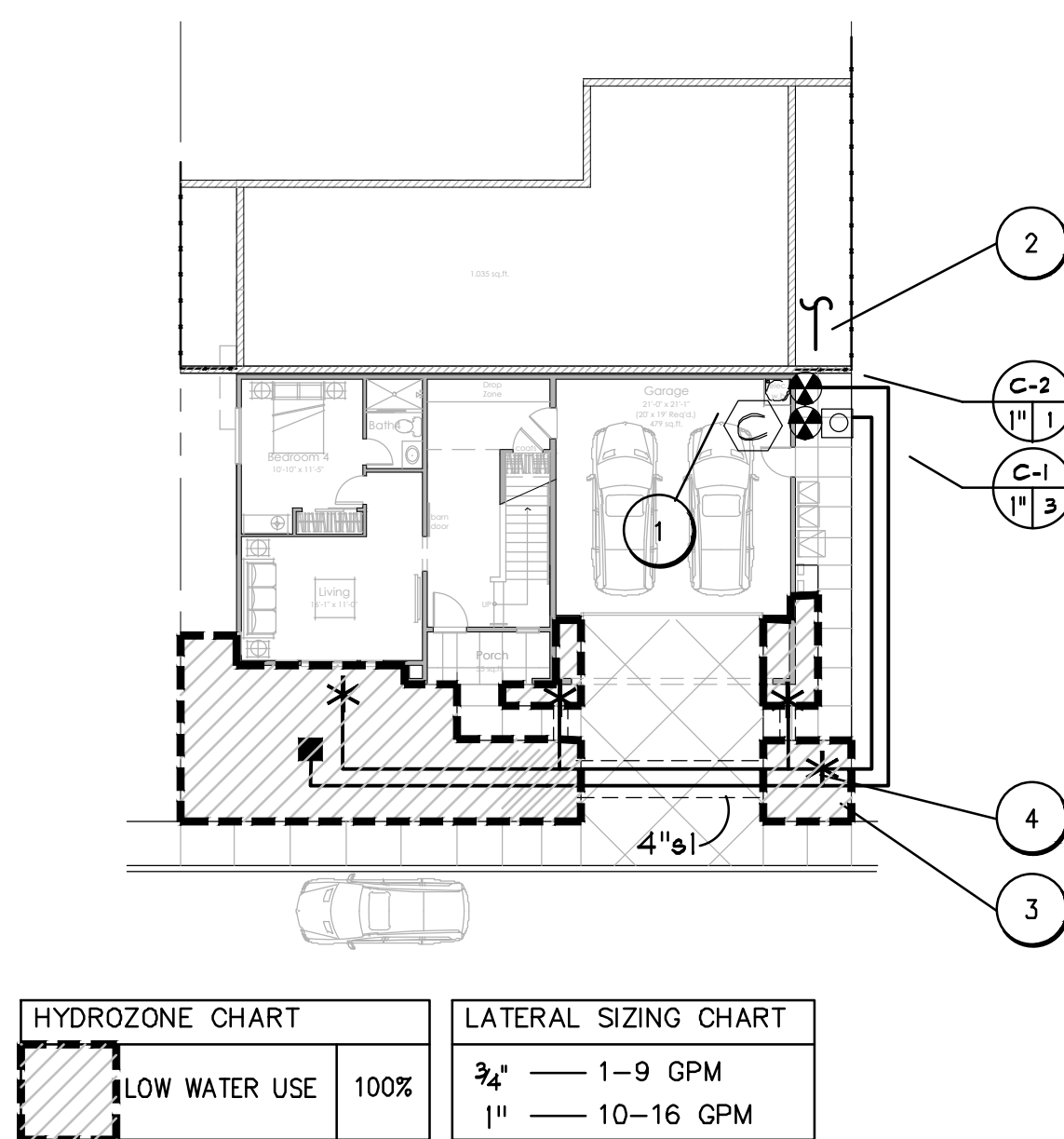


FLAT LOT PLAN

LOT#: 1, 2, 3, 4, 10, 11, 12, 13, 38, 39

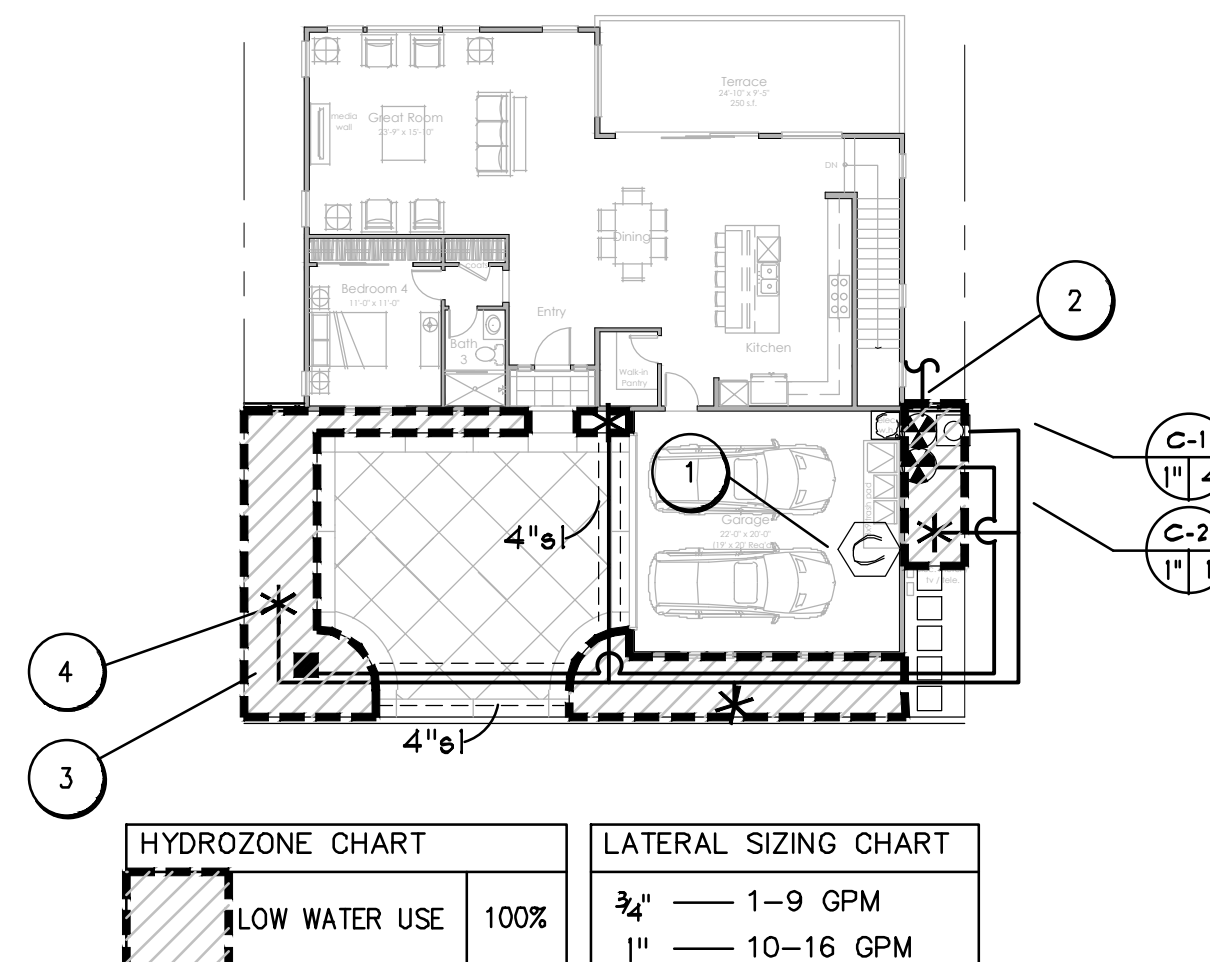
IRRIGATION NOTES & LEGEND

- 1 WALL MOUNT IRRIGATION CONTROLLER "C" INSIDE GARAGE AS DETAILED. SERVICE WITH 120 VAC ELECTRICAL PROVIDED BY ELECTRICAL CONTRACTOR. TYPICAL
 - 2 NOTE: IRRIGATION POINT OF CONNECTION FROM WATER METER.
 - 3 IRRIGATION INSIDE DASHED OUTLINE AREA: PEPCO OCTA BUBBLER WITH 1/2" PE TUBING AND DRIP EMITTERS TO SHRUBS. INSTALL ONE OUTLET PER SHRUB PER INSTALLATION DETAILS
 - 4 PIPE CONTINUATION SYMBOL AFTER CONTROL VALVE AND FILTER ASSEMBLY FOR PEPCO DRIP BUBBLER, TYPICAL. REFER TO DRIP BUBBLER INSTALLATION DETAILS.
 - 5 SEE TREE PLANTING PLAN FOR EXACT TREE LOCATIONS. IF THE LOT HAS TREES IN BACK YARD, EXTEND LATERAL AND ADD BUBBLERS ON TREE VALVE.
- MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. FITTINGS SHALL BE SCHEDULE 80 PVC SOLVENT WELD. 18" COVER.
- LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 SOLVENT WELD FITTINGS. 12" COVER
- SLEEVE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER
- C-1 STATION NUMBER
- ← GALLONS PER MINUTE
- ┌ VALVE SIZE
- RAINBIRD 1400 SERIES BUBBLER ON FLEX RISER- TWO PER TREE, MODEL 1401
 - RAINBIRD 1" MEDIUM CAPACITY PRESSURE REGULATING FILTER WITH STAINLESS STEEL 200 MESH SCREEN. REGULATES PRESSURE TO 40 PSI. MODEL PRF-100-RBY
 - ⊕ IRRITROL SYSTEMS 2700 SERIES ANTI-SIPHON CONTROL VALVES



UPHILL PLAN 4

LOT#: 14, 16, 17, 20, 22, 24, 26, 29, 31, 33



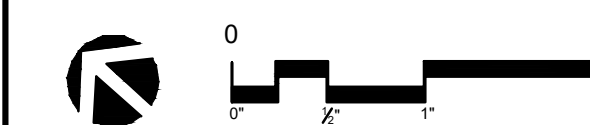
DOWNHILL PLAN 2

LOT#: 8, 9, 34, 36, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60

BUNKER HILL
PLANNED DEVELOPMENT

TYPICAL IRRIGATION PLAN

HAYWARD, CA
11/17/2021



L4.1

UPHILL PLAN 3 TYPICAL LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
1	Shrub	LOW	0.2	DRIP	0.81	0.25	550	136	3,722	0.01	4.98	96%
2	Tree	LOW	0.2	BUBBLER	0.81	0.25	20	5	135	0.00	0.18	4%
TOTALS							570	141	3,857	0.01	5.16	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	0.991
		ACRE FEET/YR	0.03
		HCF/YR	15.69

ETWU		GALLONS/YR	3.857
		ACRE FEET/YR	0.01
		HCF/YR	5.16

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.8%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	141
TOTAL AREA	570
AVG. ETAF	24.69%

UPHILL PLAN 3

LOT#: 15, 18, 19, 21, 23, 25, 27, 28, 30, 32

DOWNHILL PLAN 1 TYPICAL LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
1	Shrub	LOW	0.2	DRIP	0.81	0.25	600	148	4,050	0.01	5.43	97%
2	Tree	LOW	0.2	BUBBLER	0.81	0.25	20	5	135	0.00	0.18	3%
TOTALS							620	153	4,185	0.01	5.61	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	9.345
		ACRE FEET/YR	0.03
		HCF/YR	12.49

ETWU		GALLONS/YR	4.195
		ACRE FEET/YR	0.01
		HCF/YR	5.61

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.8%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	153
TOTAL AREA	620
AVG. ETAF	24.69%

DOWNHILL PLAN 1

LOT#: 5, 6, 7, 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59

FLAT LOT TYPICAL LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
1	Shrub	LOW	0.2	DRIP	0.81	0.25	600	148	4,050	0.01	5.43	97%
2	Tree	LOW	0.2	BUBBLER	0.81	0.25	20	5	135	0.00	0.18	3%
TOTALS							620	153	4,185	0.01	5.61	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	9.345
		ACRE FEET/YR	0.03
		HCF/YR	12.49

ETWU		GALLONS/YR	4.195
		ACRE FEET/YR	0.01
		HCF/YR	5.61

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.8%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	153
TOTAL AREA	620
AVG. ETAF	24.69%

FLAT LOT PLAN

LOT#: 1, 2, 3, 4, 10, 11, 12, 13, 38, 39

UPHILL PLAN 4 TYPICAL LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
1	Shrub	LOW	0.2	DRIP	0.81	0.25	550	136	3,722	0.01	4.98	96%
2	Tree	LOW	0.2	BUBBLER	0.81	0.25	20	5	135	0.00	0.18	4%
TOTALS							570	141	3,857	0.01	5.16	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	0.991
		ACRE FEET/YR	0.03
		HCF/YR	15.69

ETWU		GALLONS/YR	3.857
		ACRE FEET/YR	0.01
		HCF/YR	5.16

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.8%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	141
TOTAL AREA	570
AVG. ETAF	24.69%

UPHILL PLAN 4

LOT#: 14, 16, 17, 20, 22, 24, 26, 29, 31, 33

DOWNHILL PLAN 2 TYPICAL LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
1	Shrub	LOW	0.2	DRIP	0.81	0.25	243	60	1,644	0.01	2.20	92%
2	Tree	LOW	0.2	BUBBLER	0.81	0.25	20	5	135	0.00	0.18	8%
TOTALS							263	65	1,779	0.01	2.38	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	3.964
		ACRE FEET/YR	0.01
		HCF/YR	5.30

ETWU		GALLONS/YR	1.700
		ACRE FEET/YR	0.01
		HCF/YR	2.38

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.8%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	65
TOTAL AREA	263
AVG. ETAF	24.69%

DOWNHILL PLAN 2

LOT#: 8, 9, 34, 36, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60

COMMON AREA LANDSCAPE WATER USE ESTIMATION

WATER TYPE		POTABLE	
SITE ETO#		44.2	

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF x IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
Basin 1	Shrub	LOW	0.2	DRIP	0.75	0.27	10,684	2,841	77,930	0.24	104.18	20%
Basin 2	Shrub	LOW	0.2	DRIP	0.75	0.27	1,260	342	9,415	0.03	12.72	3%
Basin 3	Shrub	LOW	0.2	DRIP	0.75	0.27	2,651	547	14,988	0.05	20.04	4%
Basin 4	Shrub	LOW	0.2	DRIP	0.75	0.27	788	197	5,115	0.02	6.84	1%
Basin 5	Shrub	LOW	0.2	DRIP	0.75	0.27	12,867	3,492	97,334	0.27	116.78	25%
Typical planting around basin 1	Shrub	LOW	0.2	DRIP	0.81	0.25	8,563	2,154	57,941	0.18	77.46	16%
Typical planting around basin 2	Shrub	LOW	0.2	DRIP	0.81	0.25	4,175	1,031	28,250	0.09	37.77	8%
Typical planting around basin 3	Shrub	LOW	0.2	DRIP	0.81	0.25	4,248	1,059	28,744	0.09	38.43	8%
Typical planting around basin 4	Shrub	LOW	0.2	DRIP	0.81	0.25	1,263	312	8,548	0.03	11.43	2%
Tree mitigation 1	Tree	LOW	0.1	BUBBLER	0.81	0.12	540	67	1,927	0.01	2.44	1%
Tree mitigation 2	Tree	LOW	0.1	BUBBLER	0.81	0.12	600	72	2,096	0.01	2.80	1%
Tree mitigation 3	Tree	LOW	0.1	BUBBLER	0.81	0.12	600	74	2,030	0.01	2.71	1%
Tree mitigation 4	Tree	LOW	0.1	BUBBLER	0.81	0.12	890	99	2,707	0.01	3.52	1%
Tree mitigation 5	Tree	LOW	0.1	BUBBLER	0.81	0.12	1,420	225	6,157	0.02	8.23	2%
TOTALS							52,442	12,742	348,178	1.07	466.81	100%

SPECIAL LANDSCAPE AREAS		HYDROZONE #		HYDROZONE NAME		1	0	0%
TOTALS		0		0		0	0	0%

MAWA		GALLONS/YR	646,708
		ACRE FEET/YR	1.98
		HCF/YR	866.68

ETWU		GALLONS/YR	348,178
		ACRE FEET/YR	1.07
		HCF/YR	466.81

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
75.1%	0.19	YES

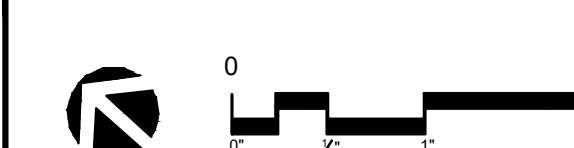
ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	12,742
TOTAL AREA	52,442
AVG. ETAF	24.30%

COMMON LANDSCAPE AREA

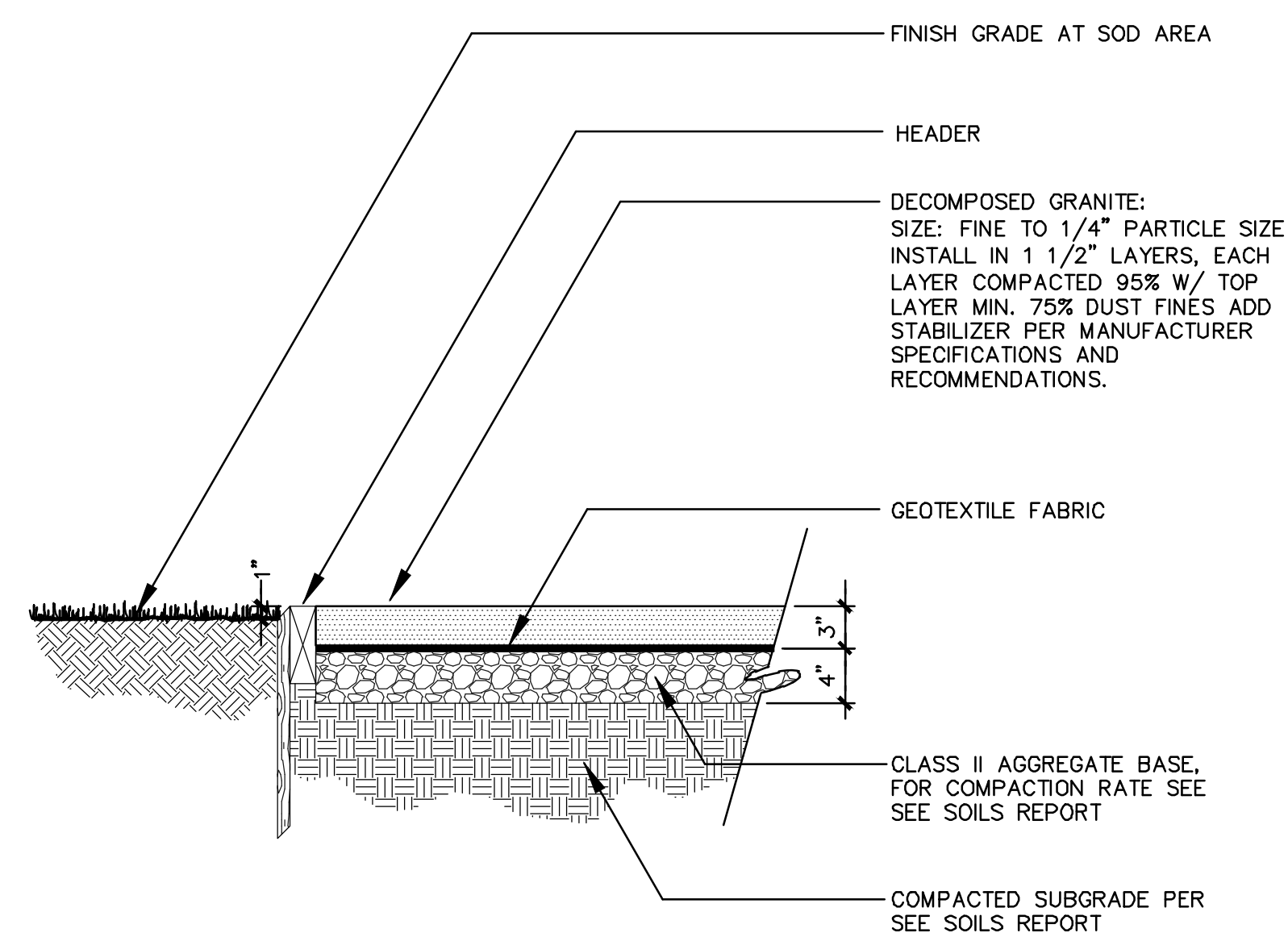
BUNKER HILL

PLANNED DEVELOPMENT

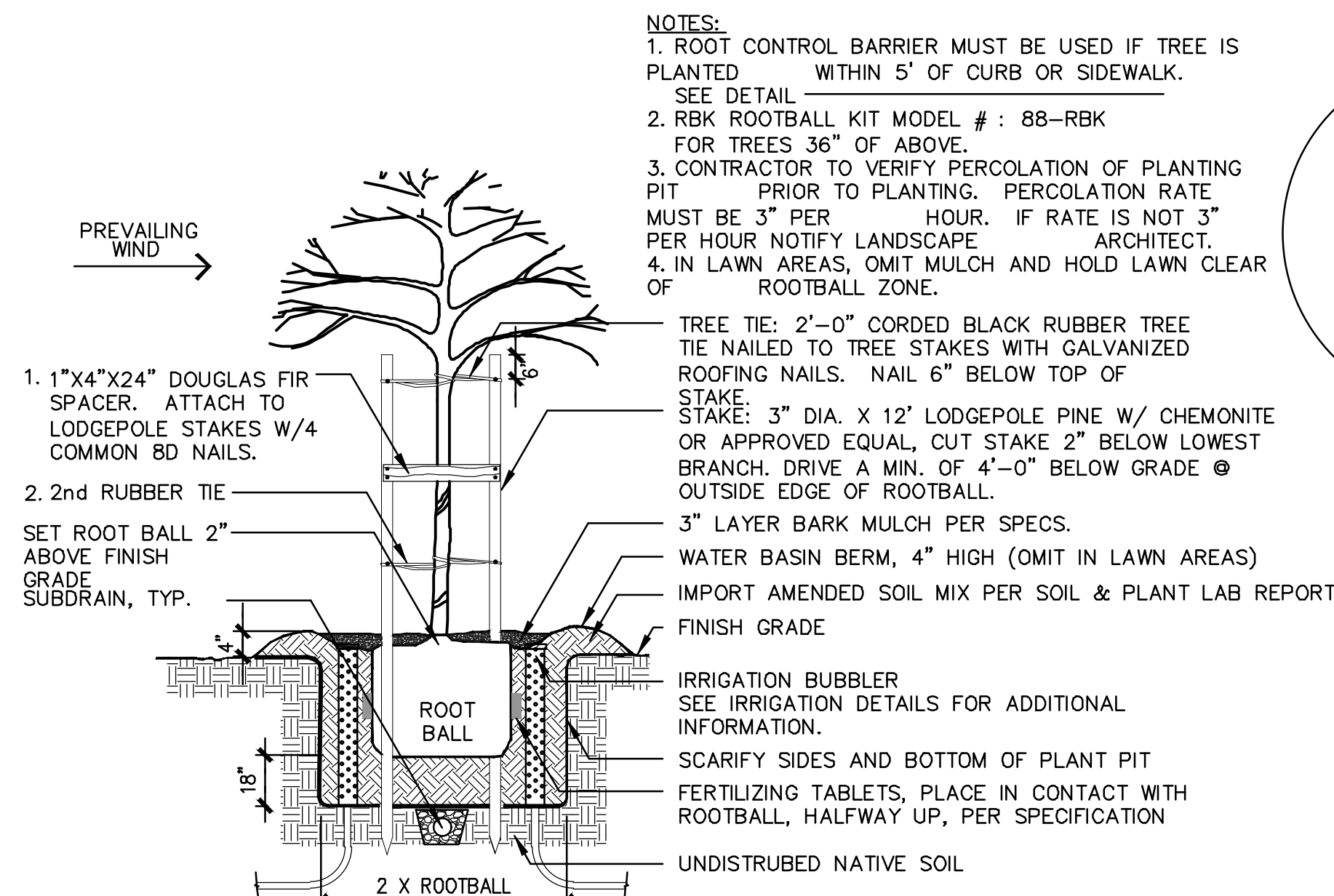
HAYWARD, CA
11/17/2021



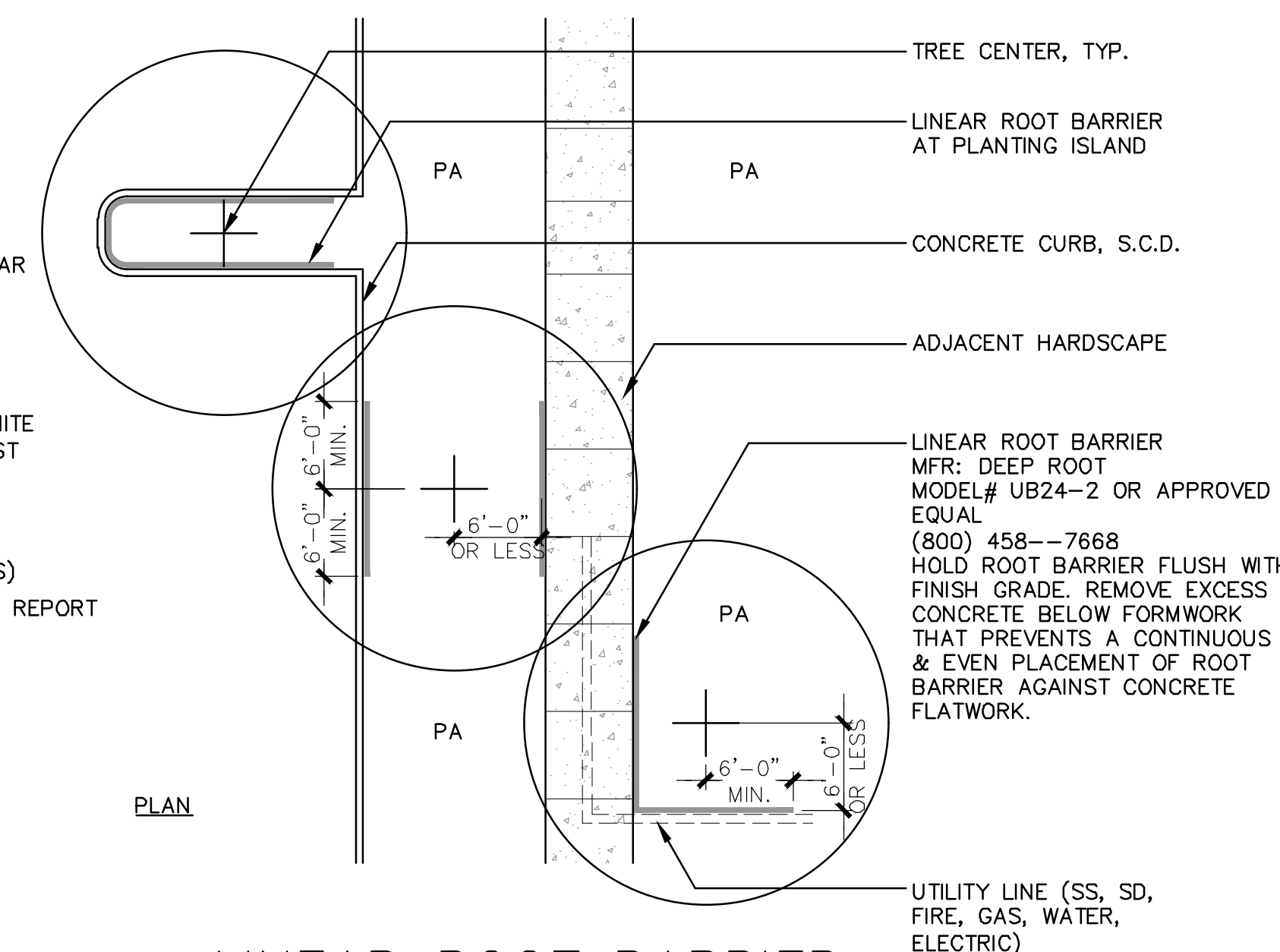
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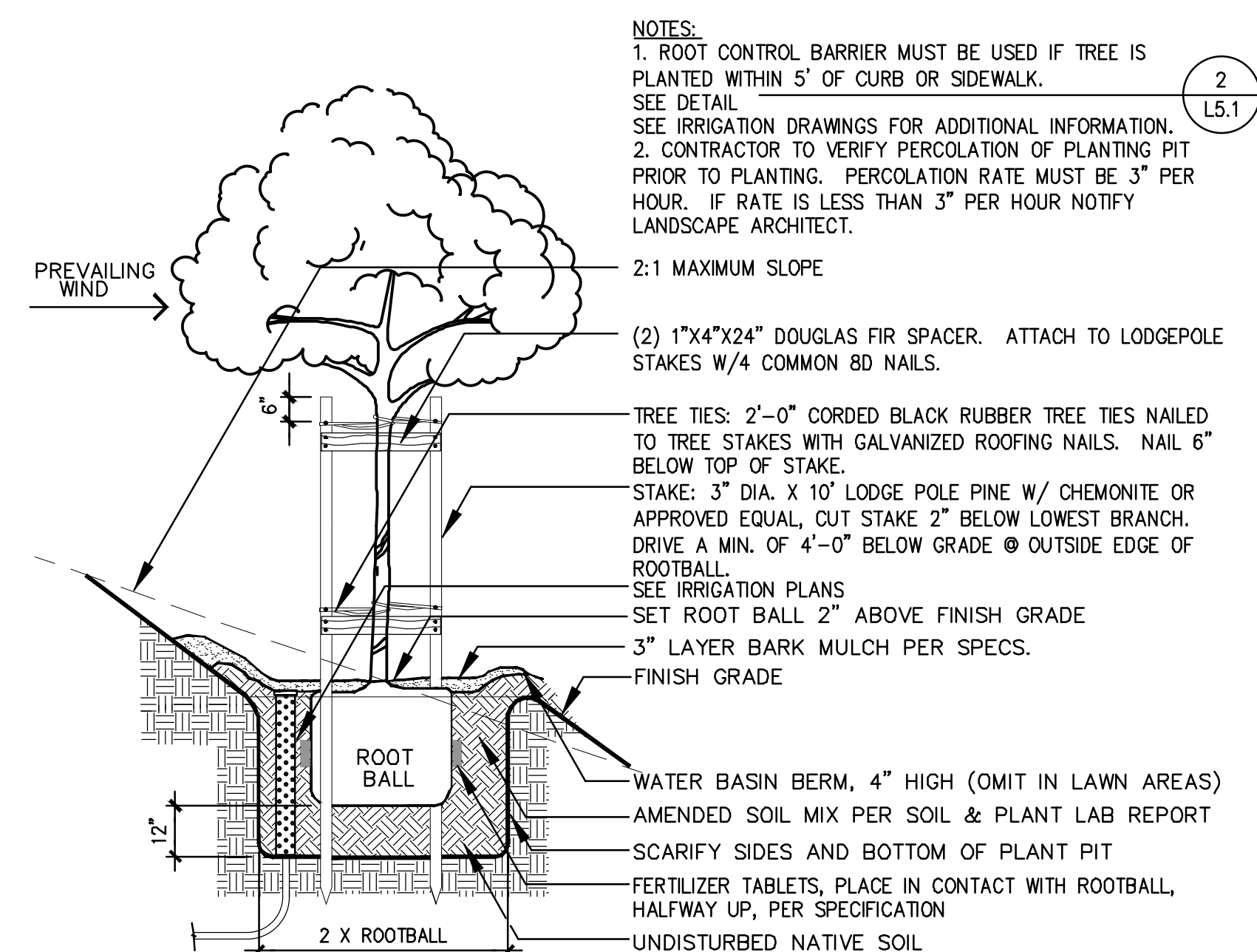
6 DECOMPOSED GRANITE PAVING
SCALE: 1" = 1'-0"



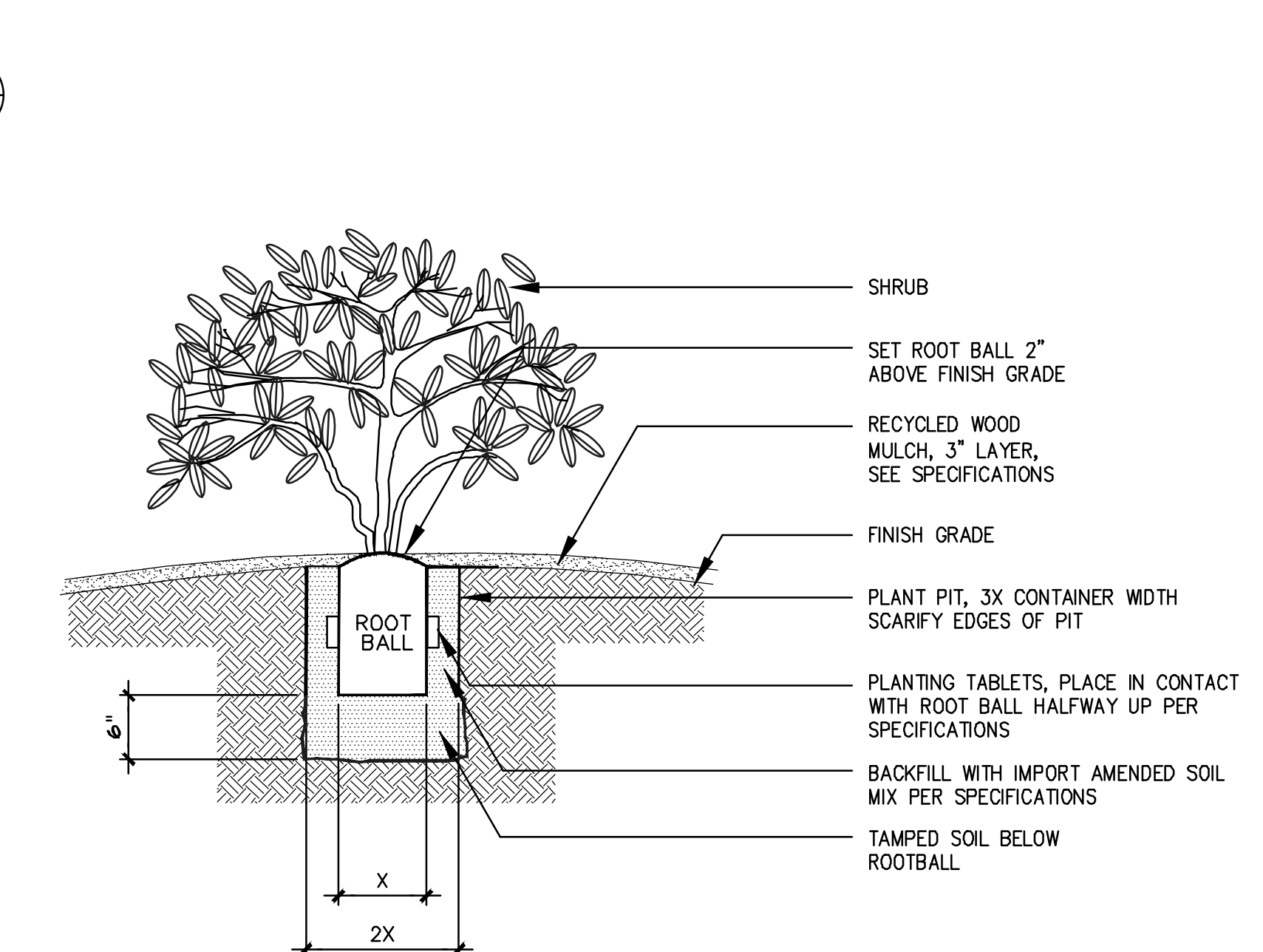
4 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"



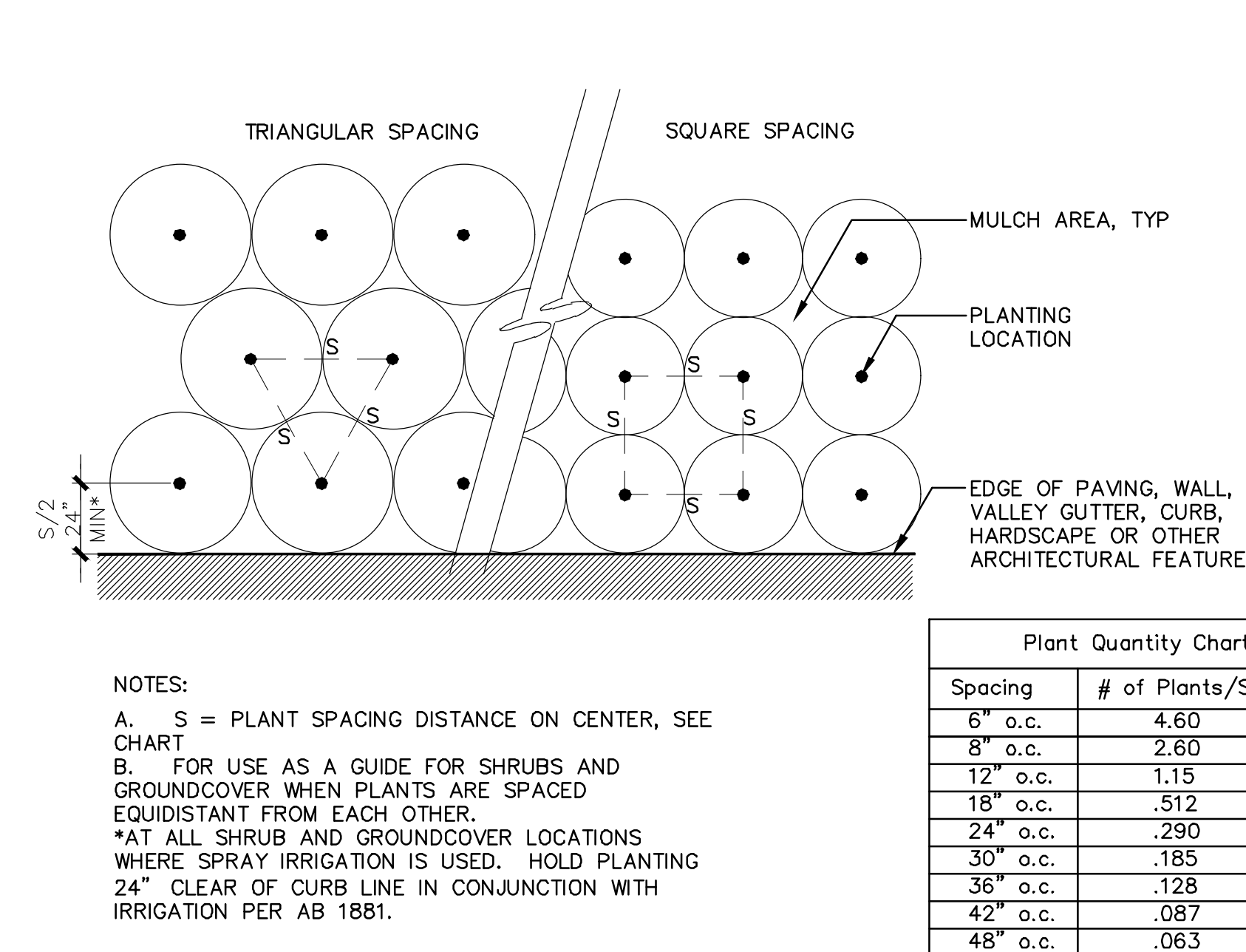
2 LINEAR ROOT BARRIER
SCALE: 1" = 10'-0"



5 TREE PLANTING ON SLOPE
SCALE: 3/8" = 1'-0"



3 SHRUB PLANTING
SCALE: N.T.S.

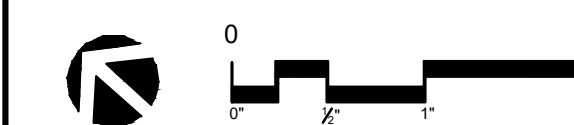


1 PLANT SPACING
SCALE: N.T.S.

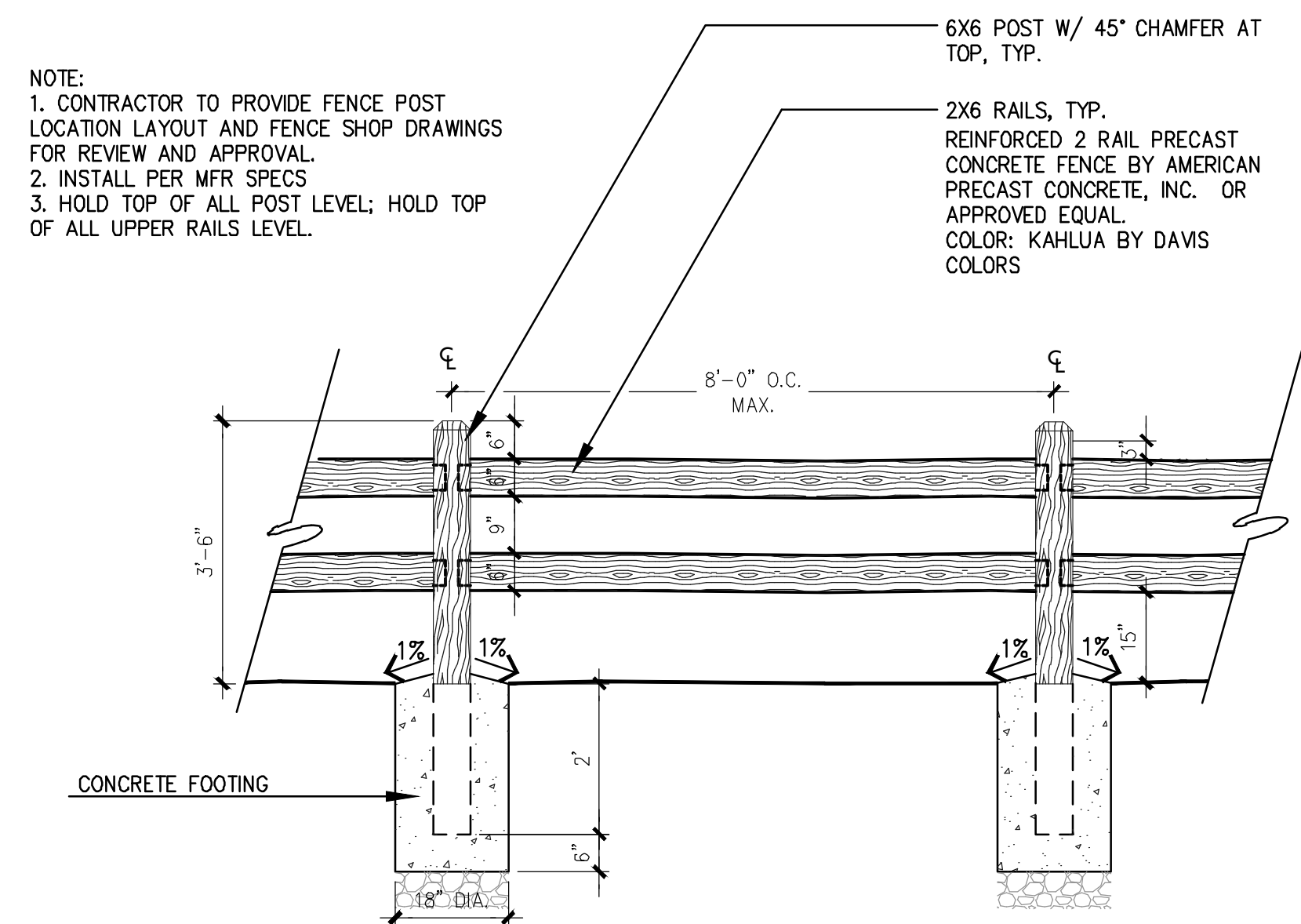
BUNKER HILL

PLANNED DEVELOPMENT

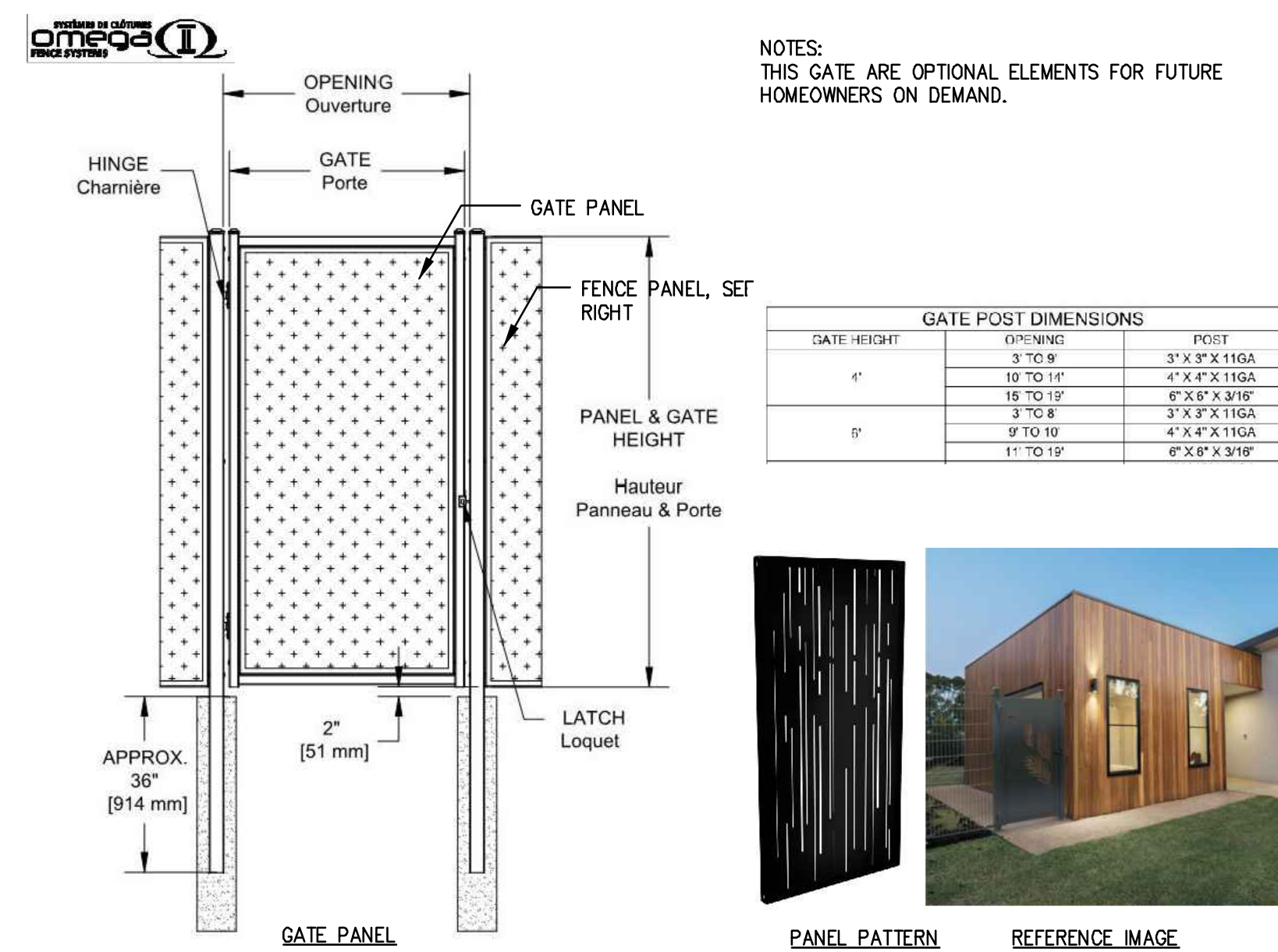
HAYWARD, CA
11/17/2021



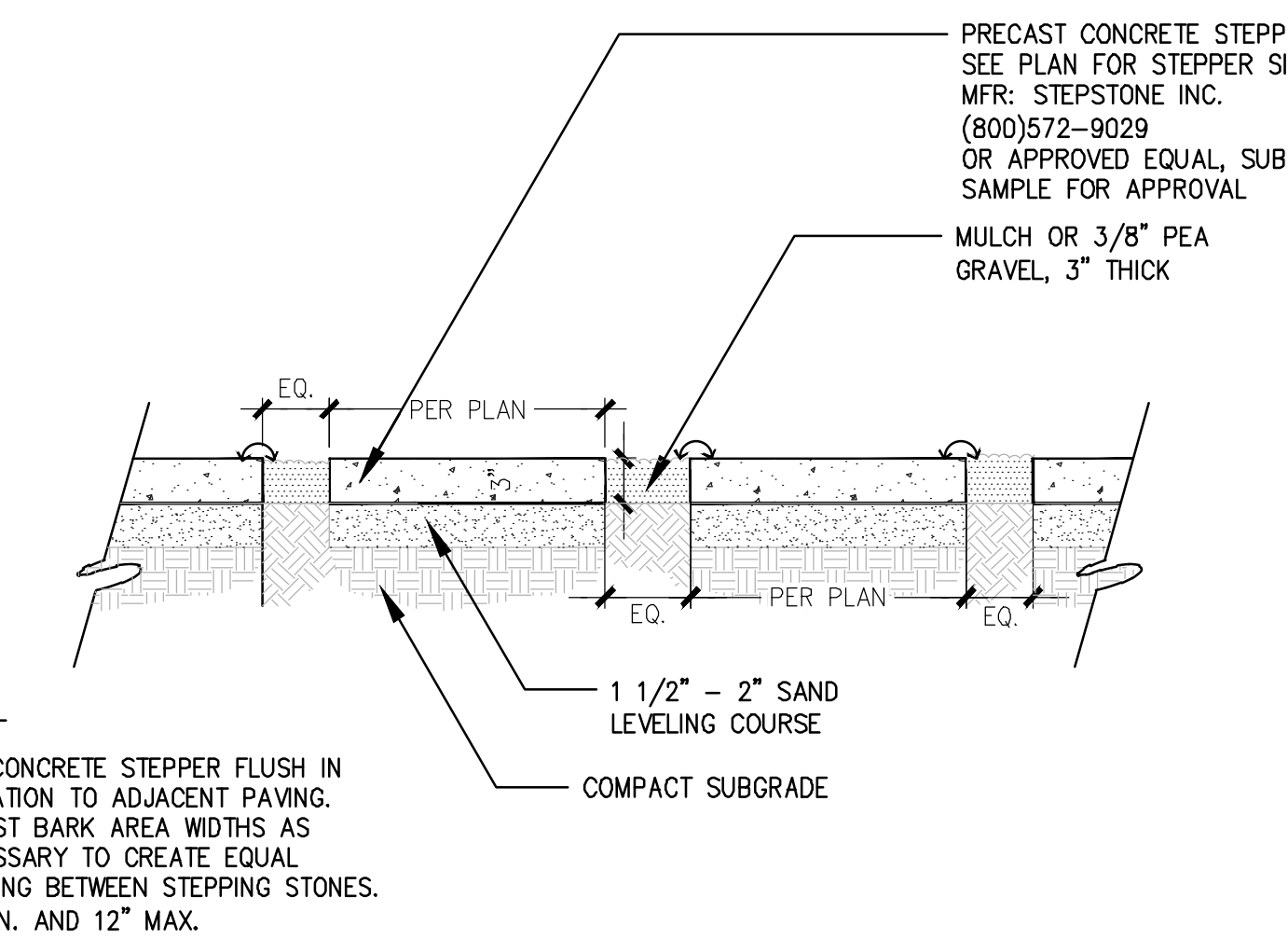
L5.1



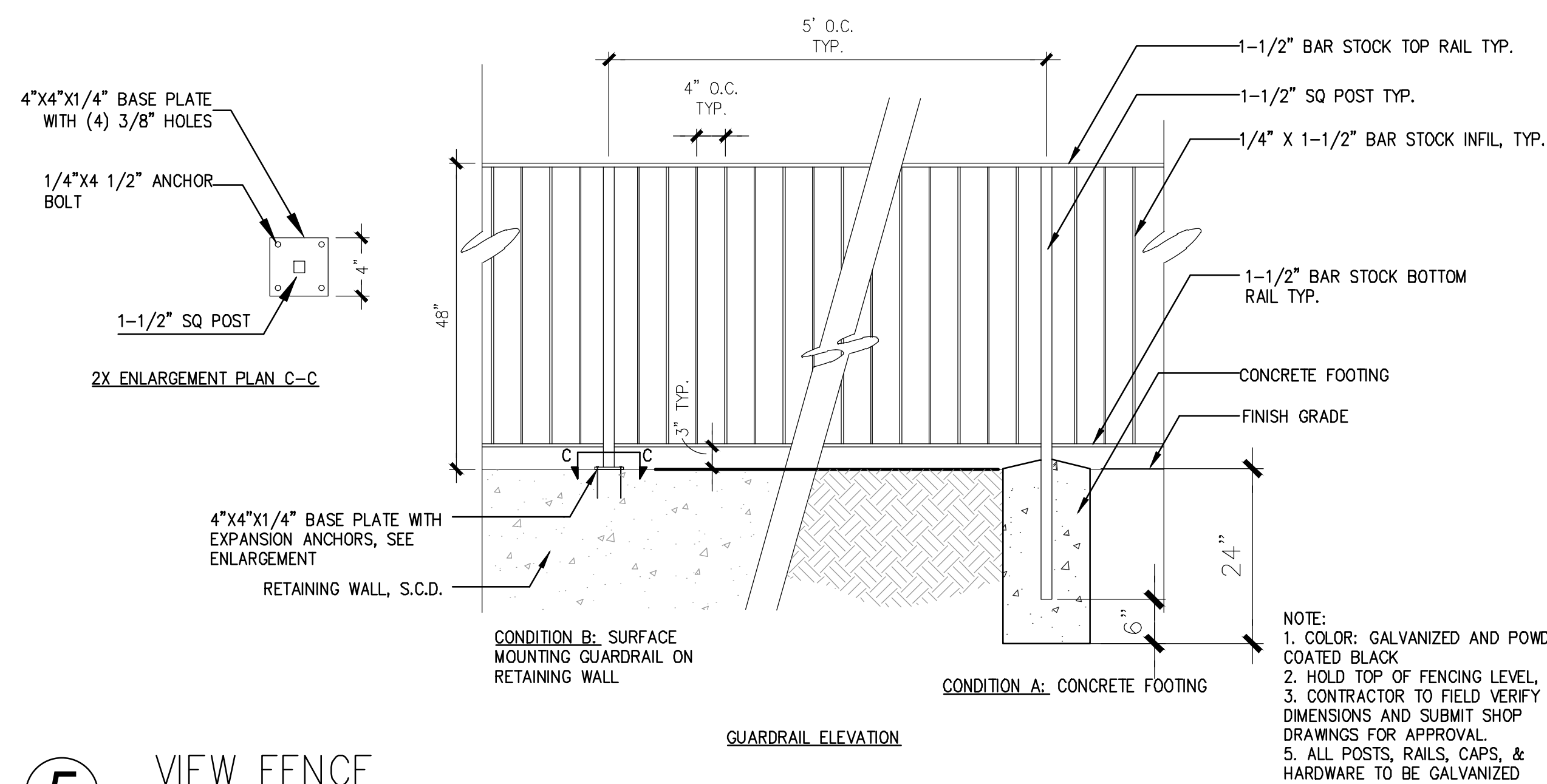
6 SPLIT RAIL FENCE
SCALE: 1/2" = 1'-0"



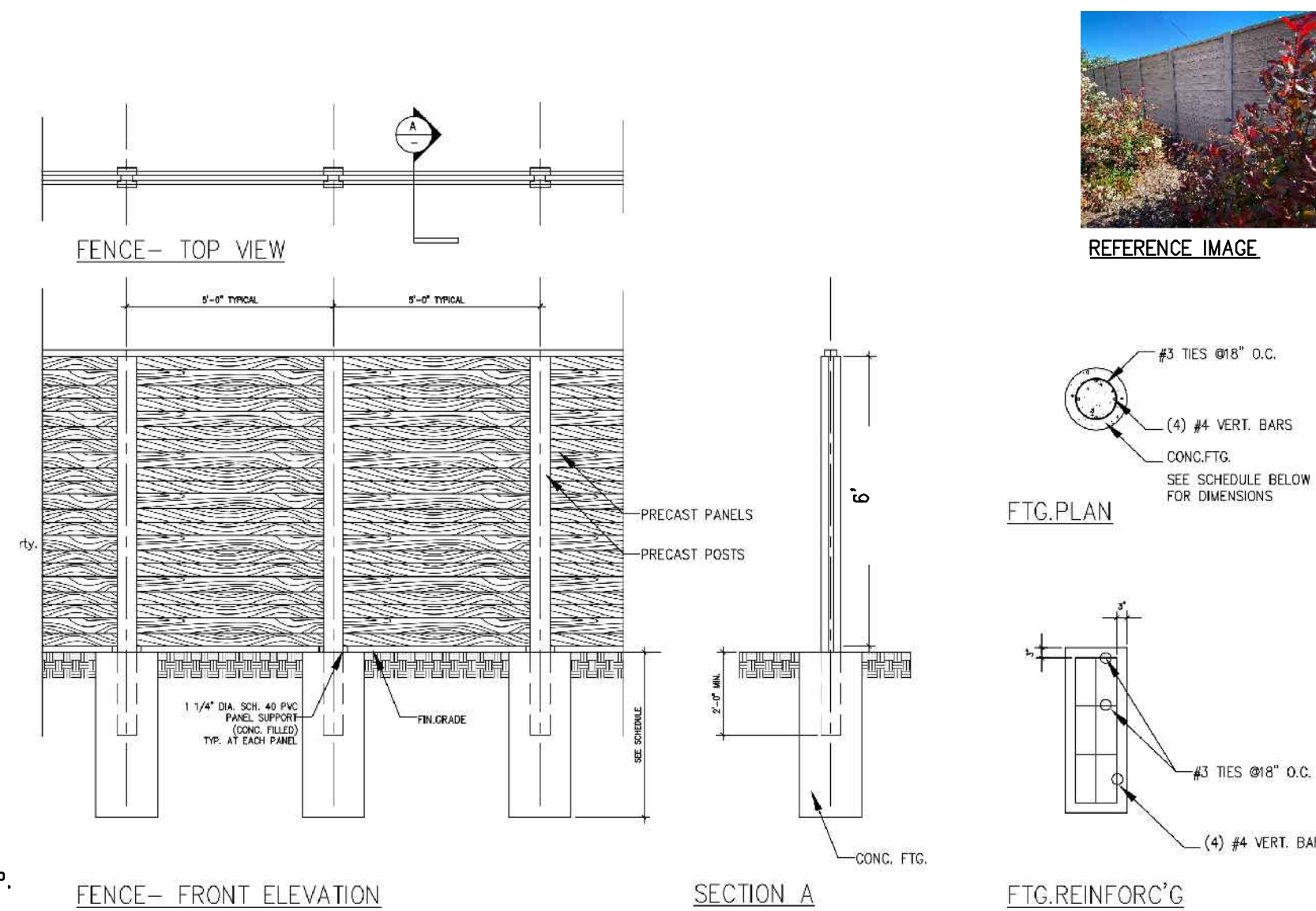
4 METAL GATE AT FLAT LOT – OPTIONAL
N.T.S.



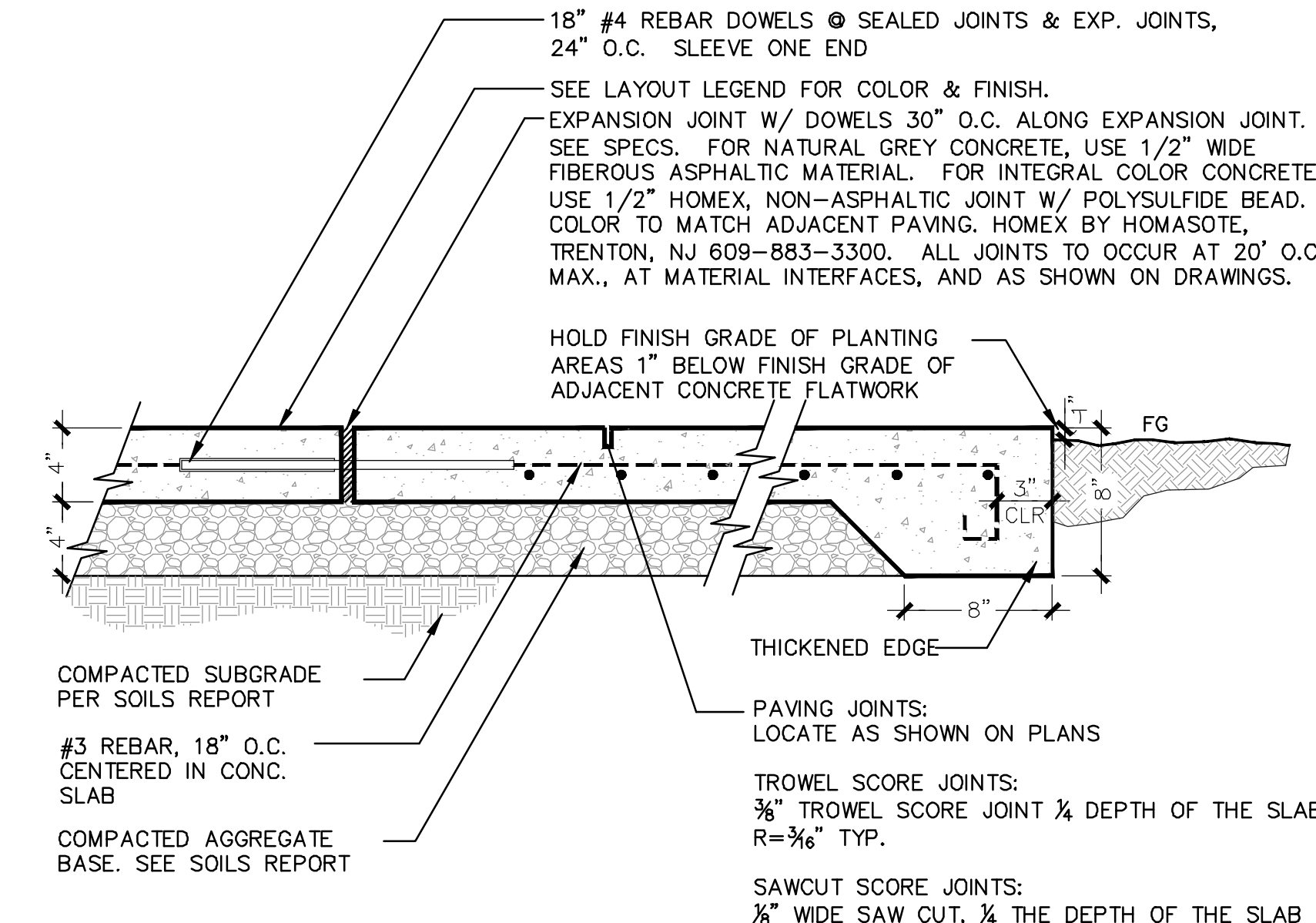
2 PRECAST CONCRETE STEPPERS
SCALE: N.T.S.



5 VIEW FENCE
SCALE: 3/4" = 1'-0"



3 6' PRECAST CONCRETE FENCE, OPTIONAL
N.T.S.

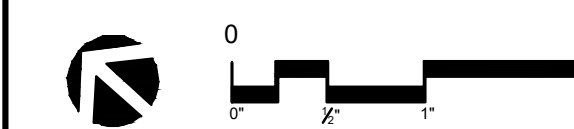


1 PEDESTRIAN CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

BUNKER HILL

PLANNED DEVELOPMENT

HAYWARD, CA
11/17/2021



L5.2