**Parking Lot**
- Existing tree locations
- Existing street trees to remain
- Black vinyl fence to remain

**Utilities**
- Concrete curb, typ.
- Transformer
- Cable trellis
- Existing black vinyl fence to remain

**Lighting**
- Parking lot light, typ.
- Bike rack (2)

**Signs**
- Monument sign
- Backflow location
- Truncated domes at flush curb
- Concrete curb, typ.
- Enhanced paving-stamped asphalt

**Shrubs**
- Screening

**Existing Trees**
- Existing off-site trees
- Bike racks (2)

**Other Features**
- Proposed street tree monument sign
- Accessible path
- Existing black vinyl fence
- Second Avenue
- Landscape opening for solar panels
- Landscape plan
- Parking lot light, typ.

** acknowledges the following for their expertise:**

- SHERWIN-WILLIAMS
- CAM & CAMP

**Contact Information:**
- Amy's Drive Thru
- Shrewsbury, MA
- P: (508) 385-1234
- F: (508) 385-1235
- Email: info@aminvest.com

**Additional Information:**
- Leonhard Landscape Architects
- 2540 Camino Diablo
- Suite 201
- Walnut Creek, CA 94597
- P: (925) 941-6490
- F: (925) 941-6450
- Email: info@campandcamp.com

**Scale:**
1" = 20'

**Existing Black Vinyl Fence**
- Existing black vinyl fence to remain

**Existing Off-Site Trees**
- Existing off-site trees

**Concrete Curb**
- Concrete curb, typ.
- Existing street trees to remain

**Bike Racks**
- Bike rack (2)

**Transformers**
- Transformer

**Cable Trellis**
- Cable trellis

**Existing Street Trees**
- Existing street trees to remain

**Black Vinyl Fence**
- Black vinyl fence to remain

**Existing Black Vinyl Fence and Off-Site Trees**
- Existing black vinyl fence and off-site trees

**Bike Racks (2)**
- Bike racks (2)

**Concrete Curb**
- Concrete curb, typ.
- Existing black vinyl fence
- Existing off-site trees

**Parking Lot Light**
- Parking lot light, typ.

**Tree Sizing**
- Tree sizes are indicated on the plan.
PRECAST CONCRETE WALL

LIGHTING

BIKE RACK

PLANTS IN FRONT OF WEST WALL PARKING

PRENIALS

PARK TREES

Jersey Timberline by American Precast Concrete

D-SERIES LED PARKING LOT LIGHTING

RING STAINLESS STEEL BIKE RACK BY LANDSCAPE FUMPS

SHERWIN-WILLIAMS / Massés
GREENROOF IMAGERY

PRECAST CONCRETE WALL

PLANTS AT WEST WALL PARKING

Amy's Drive Thru

MATERIAL IMAGES & SECTION

AMY'S DRIVE THRU
SHERWIN-WILLIAMS
2ND AND N. MAIN
WALNUT CREEK, CA 94597
Amy's Drive Thru

PLANT IMAGES

Amy's Drive Thru

SHERWIN-WILLIAMS
2ND AND N. MAIN
MASSES
WALNUT CREEK, CA 94597

AMY'S DRIVE THRU
SHERWIN-WILLIAMS
2ND AND N. MAIN
MASSES
WALNUT CREEK, CA 94597

Planning & Landscape Architecture

2540 CAMINO DIABLO
SUITE 201
WALNUT CREEK, CA 94597
P. (925) 941-6490
F. (925) 941-6455
EMAIL: tc@campandcamp.com

TREES

Celtis occidentalis
Western Hackberry

Juniperus virginia
Blue Chip

Ligustrum ovalifolium
JapanesePrivet

Platanus occidentalis
Platanus occidentalis

SHEET SCALE:
JOB: 15-036
DATE:
REVISIONS:

C. FOE
REG.
ATS
G RIST R.
S TIE CHP
CE AR
09/30/2019

SHRUBS

African sumac
Staghorn Sumac

Aronoaphora 'Nanum' Pyramidal Rosebay

Carpobrotus capensis
Flecker's Carpet

Cotoneaster horizontalis
White Western

Crape myrtle
Flame Tree

Leucadendron argenteum
Silver Mist

LAUNERLIAE

Cotoneaster "Lena Rose" Hedgescape

Lavender "Hidcote终 Blue English Lavender"

Perennials

Allium rubellum

Campanula Portenschlagiana

Echinacea "Cheyenne Spirit"

Echinacea "Legacy" Flower Carpet

Erigeron "Helena"

Gaillardia "Arizona Sun"

Gaura "Whirling Butterflies"

Hesperis matronalis "Linnaeus"

Helictotrichon sempervirens

Helichrysum petiolare "Yaipen"

Hieracium "Tiger Eye"

Kniphofia uvaria "Hot Hot Hot"

Leucanthemum "Bumble Bee"

Ligularia "Chinchilla"

Salvia afterlime "Burgundy"
Amy's Drive Thru
ENTITLEMENT 5/16/19
ENTITLEMENT
REVISIONS 8/12/19

SIGNAGE PLAN

AMY BUILDING SIGN ALLOWANCES
(1 SF PER EVERY LF OF FRONTAGE) (1 SF PER EVERY 200 SF AREA) ALLOWED SIGNAGE SF

BUILDING FRONTAGE PRIMARY 45'-3" 45.25
BUILDING FRONTAGE SECONDARY (60% OF PRIMARY SIGNAGE) 27.15
BUILDING SF 3,950 200 19.75

92.15

SIGN TYPE SIGN TYPE DESCRIPTION ILLUMINATION QTY. SQ. FT TOTAL SQ. FT.

AMY MONUMENT SIGN ALLOWANCES
(1 PER FRONTAGE, 25 SF MAX.)

DS DIRECTIONAL SIGN Y 1 2.64 2.64
FREESTANDING MONUMENT SIGN 25 25 DS-2 DIRECTIONAL SIGN Y 1 2.64 2.64
DS-3 DRIVE-THRU PULL AHEAD PARKING N 2 2.64 5.28

TOTAL ALLOWABLE SIGNAGE SQUARE FOOTAGE 117.15

C-P CLEARANCE POLE - W/ MESSAGE N 1 N/A N/A
ID-F WINDOW IDENTIFICATION FLAG N 3 0.84 2.52
MB-F MENU BOARD - FULL Y 2 23.4 46.8
CL-A CHANNEL LETTERS - ADDRESS Y 1 1.74 1.74
S-P SPEAKER POST N 1 N/A N/A

SIGN TYPE SIGN TYPE DESCRIPTION ILLUMINATION QTY. SQ. FT

PP-A POST & PANEL - ACCESSIBLE PARKING N 2 1.5 3
CL-DR CHANNEL LETTERS - DORMER Y 1 81.9

TOTAL PROPOSED SIGNAGE SQUARE FOOTAGE 106.9

PS-A PAINTED STRIPING ARROWS N 1 N/A N/A

PROPOSED MONUMENT & BUILDING SIGNS

ALLOWSABLE SF MATRIX

PROPOSED MONUMENT & BUILDING SIGNS

DIRECTIOAL, OPERATIONAL & INTERPRETIVE
1. CL-A: Channel Letters - Address
2. M-FS: Monument Sign - Freestanding
3. DS: Directional Sign
4. DS-2: Directional Sign
5. C-P: Clearance Pole w/ Message
6. ID-F: Window Identification Flag
7. MB-F: Menu Board - Full
8. CL-A: Channel Letters - Address
9. S-P: Speaker Post
10. PP-A: Post & Panel - Accessible Parking
11. PP-EV: Post & Panel - Charging Station
12. PS-A: Painted Striping Arrows
13. PK-F: Post & Panel - Idle Free Zone
14. US-3: Drive-Thru Full Ahead Parking (2 Numbered Signs)
15. PS-A: Painted Striping Arrows
16. PK-T: Post & Panel - Drive Thru Temporary Closed

**Signage Plan A10**

- **1510**
- **Amy's Drive Thru**
- **Profile of Sign to Mimic Mount Diablo**

**Dimensions:**
- 10'-0" (3.05m)
- 7'-0" (2.13m)
- 3'-0" (0.91m)
- 2'-6" (0.76m)
- 2'-0" (0.61m)
- 1'-6" (0.48m)
- 1'-0" (0.30m)
- 6'-0" (1.83m)
- 4'-0" (1.22m)
- 3'-6" (1.09m)
- 3'-0" (0.91m)
- 2'-6" (0.76m)
- 2'-0" (0.61m)
- 1'-6" (0.48m)

**Details:**
- **Electric Vehicle Charging Station**
- **Handicapped Parking Van Accessible**
- **Signs mimicking Mount Diablo**

**Location:**
- **CITY OF WALNUT CREEK**
- **ENTITLEMENT PACKAGE**
- **Aria Group**
- **Address:**
  - 2320 North Rd.
  - Oak Park, CA
  - 93301
- **Phone:**
  - 760-461-8600
  - www.aria-group.com
NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.
### IMP Calculator Results

<table>
<thead>
<tr>
<th>Date: APR. 9, 2019</th>
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</table>

#### IV. Areas Draining to IMPs

<table>
<thead>
<tr>
<th>IMP Name</th>
<th>IMP Type: Drainage Facility</th>
<th>Soil Group: IMP</th>
</tr>
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<tbody>
<tr>
<td>IMP 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IMP 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IMP 3</td>
<td></td>
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<tr>
<td>IMP 4</td>
<td></td>
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<tr>
<td>IMP 5</td>
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</tbody>
</table>

#### Additional Description of Project

The proposed project is phased. The numbers above apply to phase 1 only. Phase 1 consists of development over Lot 1 and Lot 2 as depicted on these plans, together with the access driveway over Lot 3 (DMA 8). For DMA 8, stormwater treatment is proposed to account for the access driveway, but will be re-designed, together with stormwater treatment for DMA 10, with phase 2 future development. Therefore, the comparison of existing and proposed impervious for Lot 3 is not included at this time.

### C.3 Stormwater Management Exhibit Notes


2. The project total site area is __________ acres and the total area of land disturbed is __________ acres.

3. This project proposes to create __________ square feet of new impervious surface and will replace __________ square feet of existing impervious surface area. The total pre-project impervious surface area is __________ square feet. The total post-project impervious surface area is __________ square feet.

   **Note:** see additional description below.

4. Provision C.3 project requirements include:
   a) New / Redevelopment Area subject to Stormwater Treatment Only.

5. Compliance with Flow Control Requirements are met through:
   a) Not Repeated / Treatment Only.

6. Design Criteria
   a) Annual Average Precipitation = 19.5 inches per CMCPRID Mean Seasonal Isolization, Figure B-166
   b) Soil Group: D
   c) Hydraulic Design Criteria: 0.2 inches per hour rainfall intensity
   d) Bioretention Soil Loading Rate: 3 inches per hour
   e) Bioretention Soil Mix per Appendix B of the Guidebook

7. The Project Site is Delineated into 12 Drainage Management Areas (DMAs) as shown on this sheet. Data output from the Contra Costa Clean Water Program IMP Sizing Calculator is included on this sheet.

### IMP Calculator Results

#### Additional description of project:

The IMP Calculator results are as follows:

- IMP 1:...
- IMP 2:...
- IMP 3:...
- IMP 4:...
- IMP 5:...


### Additional Notes:

- IMP 1:
- IMP 2:
- IMP 3:
- IMP 4:
- IMP 5:
### C.3 Stormwater Management Exhibit Notes


2. The project total site area is _1.08_ acres and the total area of land disturbed is _1.08_ acres.

3. This project proposes to create _0_ square feet of new impervious surface and will replace _34,259_ square feet of existing impervious surface area. The total pre-project impervious surface area is _37.560_ square feet. The total post-project impervious surface area is _34,259_ square feet.

4. Provision C.3 project requirements include:
   a. New Redevelopment Area subject to Stormwater Treatment Only.

5. Compliance with Flow Control Requirements are met through:
   a. Not Required / Treatment Only

6. **Design Criteria**
   a. Mean Annual Precipitation = _19.5_ inches per CCCPWO Mean Seasonal Isohyets, Figure B-10.0
   b. Soil Group
   c. Hydraulic Design Criterion: 0.2 inches per hour rainfall intensity
   d. Bioretention Soil loading Rate: 5 inches per hour
   e. Bioretention Soil Mix per Appendix B of the Guidebook

7. The Project Site is Deemed into _12_ Drainage Management Areas (DMAs) as shown on this sheet. Data output from the Contra Costa Green Water Program IMP Staging Calculator is included on this sheet.

---

**Report generated on 4/22/2011 12:00:00 AM by the Contra Costa Green Water Program IMP Staging Tool utility (version 1.1.0).**
TRUCK TURN - INTO SITE FROM SECOND AVENUE

TRUCK TURN - EXITING SITE ONTO N. MAIN
KEY:
- STANDARD DRIVE-THRU STACKING (14 cars)
- PEAK DRIVE-THRU STACKING (21 cars) (triggers "DRIVE-THRU TEMPORARY CLOSED, USE 15 MINUTE PARKING SPACES" sign)
- MAX SITE CAPACITY DRIVE-THRU STACKING (38 cars)

EXHIBIT B - DRIVE-THRU STACKING PLAN

N. MAIN STREET

EXHIBIT B - DRIVE-THRU STACKING PLAN

3/32" = 1'-0"