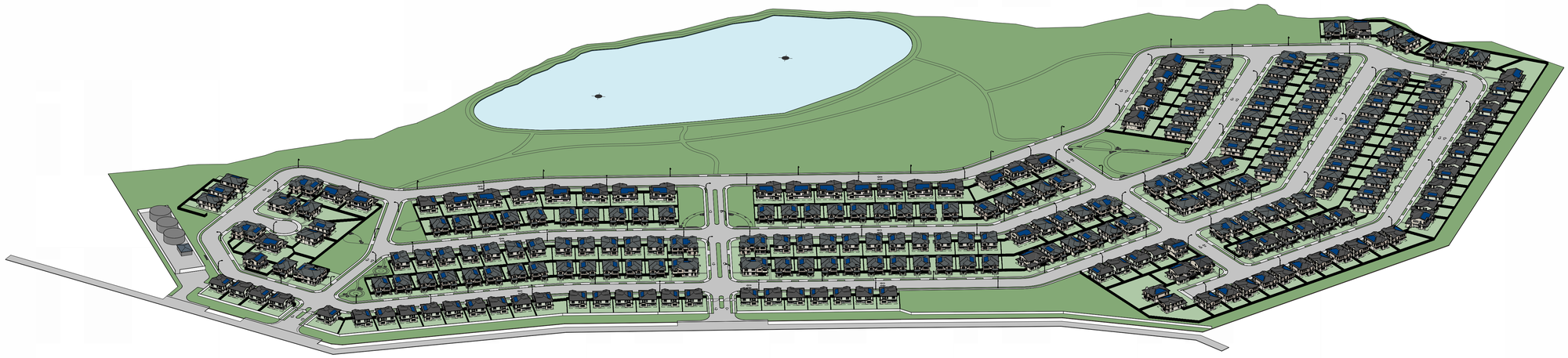
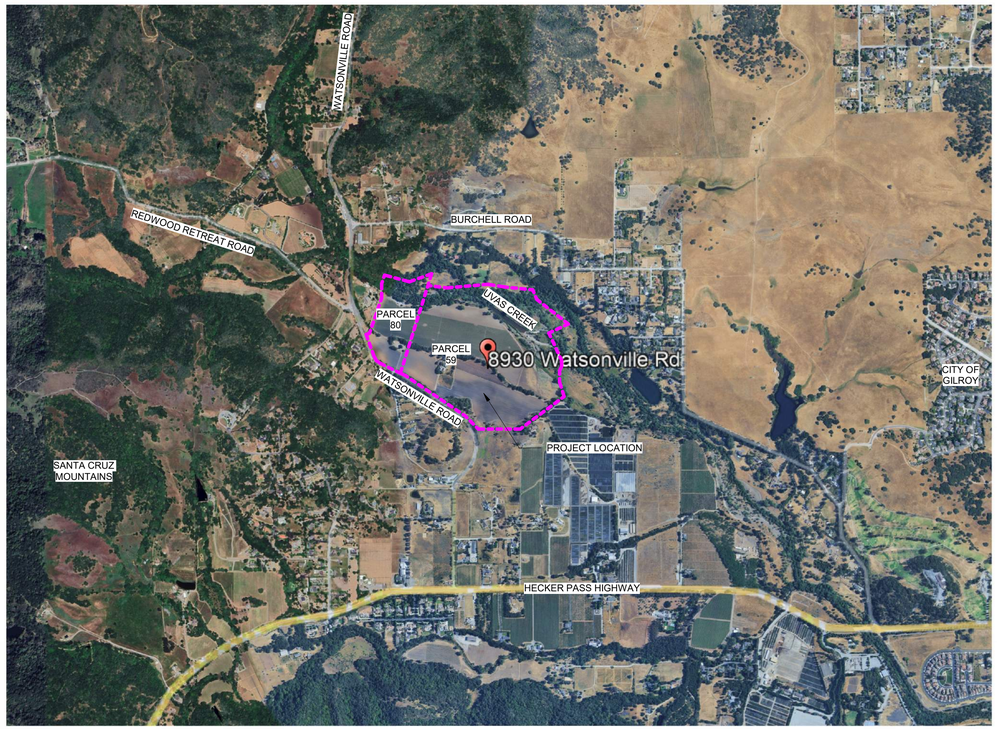


BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

VICINITY MAP



PROJECT DIRECTORY

DEVLOPER/OWNER
GREEN VALLEY CORPORATION
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SAN JOSE, CALIFORNIA 95112
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CIVIL ENGINEERING ASSOCIATES
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ARBORIST
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2550 NINTH STREET, SUITE 112
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T: (510) 236-6810
john.kunna@lsa.net

PROJECT DESCRIPTION

THE BELLA CREEK RESIDENTIAL COMMUNITY IS SITUATED ON A 135.93-ACRE SITE WITH 278 SINGLE-FAMILY HOMES WITH 2-CAR GARAGES, OF WHICH 38 WILL BE BELOW-MARKET RATE. THE NEIGHBORHOOD FEATURES THE AREA'S NATURAL SETTING WITH OVER 19 ACRES OF PARK LAND, A LARGE MAN-MADE POND, WALKING TRAILS, PICNIC AREAS, AND RECREATIONAL SPACES. THE COMMUNITY IS ALSO SERVED BY AN ON-SITE WATER AND WASTEWATER TREATMENT SYSTEM WITH LEACH FIELDS INTEGRATED INTO THE LANDSCAPE.

PROJECT ADDRESS:	8930 WATSONVILLE RD GILROY CA 95020		
APN:	783-08-059 & 783-08-080		
LOT SIZE:	135.93 ACRES (5,921,111 SF)		
ZONING:	A-20Ac-sr (99.8%) & A-20-Ac-sr (99.9%)		
CONSTRUCTION TYPE:	TYPE V-B, FULLY SPRINKLERED		
OCCUPANCY TYPE:	SINGLE FAMILY - R-3 / UTILITY - U		
EXISTING USE:	VACANT / FARMLAND		
EXISTING BUILDING AREA:	ONE-STORY SINGLE FAMILY HOME	2,550 SF	
	ONE-STORY DUPLEX	2,160 SF	
	BARN	1,600 SF	
	TOTAL	**6,310 SF**	
PROPOSED USE:	RESIDENTIAL		
PROPOSED BUILDING AREA:	SINGLE FAMILY HOMES	941,541 SF	
	TREATMENT PLANT PUMP HOUSE	909 SF	
	TOTAL	**942,450 SF**	
PARKING PROVIDED:	RESIDENTIAL	556	
	TREATMENT PLANT	2	
	TOTAL	**558**	
AFFORDABLE UNITS REQUIRED PER AB 1893:	TOTAL SINGLE FAMILY HOMES	278 UNITS	
	AFFORDABLE UNITS REQUIRED (13% OF 291 UNITS AT 60% AMI)	37 UNITS	
	AFFORDABLE UNITS PROVIDED	**38 UNITS**	
	AFFORDABLE HOUSING MIX:		
	DUET HOME TYPE SFH-E1	19	(50%)
	DUET HOME TYPE SFH-E2	19	(50%)
	TOTAL UNITS	**38**	**(100%)**
NUMBER OF DWELLING UNITS TO BE DEMOLISHED:	3 UNITS (MARKET-RATE)		

FIRE RESPONSIBILITY AREA:	SRA - MODERATE HAZARD (100%)
WILDLAND URBAN INTERFACE:	YES
FLOOD ZONE:	ZONE AE - SPECIAL FLOOD HAZARD AREA ZONE D - AREA WITH FLOOD RISK DUE TO LEVEE
SANTA CLARA VALLEY HABITAT PLAN:	COVERED
PROXIMITY TO MILITARY AIRSPACE OR INSTALLATION PER PRC SECTION 21098:	NO
URBANIZED AREA PER PRC SECTION 65944:	NO

NON-RESIDENTIAL USES/OPERATIONS:

THE WATER AND WASTEWATER TREATMENT SYSTEM WILL INCLUDE A SMALL PACKAGED STAINLESS STEEL MEMBRANE BIO-REACTOR TREATMENT SYSTEM LOCATED WITHIN A FENCED FACILITY. THERE WILL BE SEVERAL ANCILLARY HDPE TANKS THAT SUPPORT THE PROCESS, AS WELL AS AN EMERGENCY BACKUP GENERATOR. THE SITE INCLUDES ACCESS FOR VEHICLES FOR MAINTENANCE. THE SITE WILL BE MAINTAINED AND OPERATED BY A CONTRACT OPERATIONS FIRM AND WILL REQUIRE 1-2 HOURS OF ONSITE TIME PER DAY FOR ONE OPERATOR. THE SYSTEM INCLUDES REMOTE MONITORING WHICH CAN ALERT THE OPERATORS TO ANY PROCESS ALARMS AS WELL AS ALLOW THEM TO CONTROL THE SYSTEM FROM THEIR COMPUTER OR SMART PHONE.

HOURS OF OPERATION WOULD BE BETWEEN 8AM TO 5PM, UP TO 7 SEVEN DAYS A WEEK, DEPENDING ON UPCOMING MAINTENANCE OR PLANT OPERATION. THERE WILL BE A PAIL (5 GALLONS EACH) OF SODIUM HYPOCHLORITE (CHLORINE) AND CITRIC ACID, WHICH ARE USED ONCE PER WEEK IN AN AUTOMATIC CLEANING OF THE MEMBRANE WITHIN THE PACKAGED TREATMENT SYSTEM. THOSE CHEMICALS WILL BE STORED ON DOUBLE CONTAINMENT PALLETS FOR SPILL CONTROL.

THE SYSTEM WILL INCLUDE AN ODOR SCRUBBER THAT WILL MAINTAIN A NEGATIVE PRESSURE WITHIN THE LIFT STATION AND ANAEROBIC PORTIONS OF THE SYSTEM TO PREVENT ODORS TRAVELING BEYOND THE FENCE LINE OF THE FACILITY. THE TANKS WILL INCLUDE AERATION GRIDS TO MAINTAIN AEROBIC CONDITIONS TO MITIGATE ODORS.

THERE WILL BE LITTLE TO NO TRAFFIC IMPACTS. THE OPERATOR WILL VISIT THE SITE ONCE PER DAY AND A STRAIGHT BODY TANKER TRUCK (2,500 GALLONS) WILL VISIT THE SITE ONCE PER MONTH TO DISPOSE OF WASTE SLUDGE OFFSITE, WHICH IS PRODUCED BY THE MEMBRANE BIO-REACTOR SYSTEM DURING NORMAL OPERATION.

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
2022 CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
2022 CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE
COUNTY OF SANTA CLARA ORDINANCE CODE
HOUSING CRISIS ACT OF 2019 - SB 330 & AB 1893

DEFERRED SUBMITTALS

THE PURPOSE OF THIS SECTION IS TO DEFINE THE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. FIRE SPRINKLERS
2. FIRE ALARM SYSTEM

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408)938-6384 Contact: David Meads, Architect - CA 32905

Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

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SWENSON BUILDER

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020
COVER SHEET

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

Sheet
A0.00

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

SHEET NO.	SHEET TITLE	SCALE	SB330 PLANNING APPLICATION JULY 11, 2025	RESUBMITTAL #1 OCTOBER 17, 2025	RESUBMITTAL #2 FEBRUARY 12, 2026
GENERAL					
A0.00	COVER SHEET	N/A	0	1	2
A0.01	SHEET INDEX	N/A	0	1	2
A0.03	PROPOSED LOT AREA & TABLES	N/A	0	•	1
A0.04	PROJECT SITE AERIAL & PHOTOS	N/A		1	2
A1.00	EXISTING AND DEMOLITION PLAN	1" = 120'-0"		1	2
A1.00A	EXISTING FLOOR PLANS	1" = 20'-0"		1	•
A1.00B	EXISTING PROPERTY - ELEVATION PHOTOS	N/A		1	•
A1.00C	EXISTING PROPERTY - ELEVATION PHOTOS	N/A		1	•
A1.00D	EXISTING PROPERTY - ELEVATION PHOTOS	N/A		1	•
A1.01	SITE PLAN - PROPOSED	1" = 120'-0"	0	1	2
A1.01A	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.01B	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.01C	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.01D	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.01E	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.01F	ENLARGED SITE PLAN - PROPOSED	1"= 60'-0"		1	2
A1.02	SITE PLAN - LAND USE & LOT AREA	1" = 120'-0"	0	1	2
A1.03	SITE PLAN - BUILDING LOCATIONS	1" = 120'-0"	0	1	2
A1.04	SITE PLAN - TYPICAL HOME LOTS	1" = 20'-0"	0	1	•
A1.05A	SITE PLAN - ENERGY CONSERVATION	1" = 120'-0"	0	1	2
A1.05B	SITE PLAN - ENERGY CONSERVATION	1" = 120'-0"	0	1	2
A1.05C	SITE PLAN - ENERGY CONSERVATION	1" = 120'-0"	0	1	2
CIVIL					
C1.0	COVER SHEET	NTS	0	1	2
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	1" = 150'-0"	0	1	2
C3.0	SITE PLAN	1" = 120'-0"	0	1	2
C4.0	GRADING PLAN	1" = 50'-0"	0	1	2
C4.1	GRADING PLAN	1" = 50'-0"	0	1	2
C4.2	GRADING PLAN	1" = 50'-0"	0	1	2
C5.0	UTILITY PLAN	1" = 50'-0"	0	1	2
C5.1	UTILITY PLAN	1" = 50'-0"	0	1	2
C5.2	UTILITY PLAN	1" = 50'-0"	0	1	2
C6.0	SECTIONS	NTS	0	1	2
C6.1	CONSTRUCTION DETAILS	NTS		1	•
C7.0	STORMWATER MANAGEMENT PLAN	1" = 150'-0"	0	1	2
C7.1	STORMWATER CALCULATIONS	NTS	0	•	•
C8.0	FIRE ACCESS PLAN	1" = 120'-0"	0	1	2
C9.0	VESTING TENTATIVE MAP	1" = 200'-0"	0	1	2
C9.1	VESTING TENTATIVE MAP	1" = 50'-0"	0	1	2
C9.2	VESTING TENTATIVE MAP	1" = 50'-0"	0	1	2
C9.3	VESTING TENTATIVE MAP	1" = 50'-0"	0	1	2
LANDSCAPE					
L1	TREE MITIGATION PLAN	1" = 120'-0"	0	1	2
L2	TREE PROTECTION DETAIL AND NOTES	AS NOTED	0	•	•
L3	OVERALL LANDSCAPE PLAN	1" = 120'-0"	0	1	2
L4	LANDSCAPE PLAN TYPICALS - 'A' AND 'B'	1" = 10'-0"	0	•	•
L5	LANDSCAPE PLAN TYPICALS - 'C' AND 'D'	1" = 10'-0"	0	•	•
L6	LANDSCAPE PLAN TYPICALS - 'E1/E2' AND 'F'	1" = 10'-0"	0	•	•
L7	OPEN SPACE ENLARGEMENTS	1" = 10'-0"	0	1	•
L8	OPEN SPACE ENLARGEMENTS	1" = 10'-0"	0	1	•
L9	PLANTING LEGEND AND NOTES	N/A	0	•	•
L10	CONCEPT IMAGERY	N/A	0	•	•
ARCHITECTURAL					
A2.01	SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-A & B	1/8" = 1'-0"		1	•
A2.02	SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-C & D	1/8" = 1'-0"		1	•
A2.03	SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-E1/E2 & F	1/8" = 1'-0"		1	•
A2.11	SINGLE FAMILY HOMES FLOOR PLAN - TYPE SFH-A & B	1/8" = 1'-0"	0	•	•
A2.12	SINGLE FAMILY HOMES FLOOR PLAN - TYPE SFH-C & D	1/8" = 1'-0"	0	•	•
A2.13	SINGLE FAMILY HOMES FLOOR PLAN - TYPE SFH-E1/E2 & F	1/8" = 1'-0"	0	•	•
A3.11	SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-A & B	1/8" = 1'-0"	0	•	•
A3.12	SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-C & D	1/8" = 1'-0"	0	•	•
A3.13	SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-E1/E2 & F	1/8" = 1'-0"	0	•	•
A6.01	MATERIALS PALETTE	N/A	0	•	•
A6.02	COLORS PALETTE	N/A	0	•	•
WATER & WASTE WATER TREATMENT SYSTEMS					
W1.1	PROCESS FLOW DIAGRAM	N/A	0	•	•
W2.0	OVERALL SITE PLAN	1" = 100'-0"	0	1	2
W2.1	TREATMENT PLANT SITE PLAN	AS NOTED	0	•	1
W3.0	PRELIMINARY LEACH FIELD LAYOUT	AS NOTED	0	1	2
W3.1	LEACH FIELD DETAILS	AS NOTED	0	1	•
	NEW & UPDATED SHEETS		**50**	**48**	**38**
	TOTAL SHEET COUNT		**50**	**66**	**66**

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ARCHITECTURE
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Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

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SWENSON BUILDER

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SHEET INDEX

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

Sheet
A0.01

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

LAND USE & LOT AREAS:

LOT NUMBER / CODE	AREA
ACCESS DRIVEWAY	
AD-1	7,710 SF
AD-2	520,025 SF
	527,735 SF
LEACH FIELD	
LF-1	300,094 SF
LF-2	47,275 SF
	347,369 SF
MAN-MADE LINED POND	
PO-1	363,693 SF
	363,693 SF
PARK	
P-3	38,355 SF
P-4	12,028 SF
P-5	12,001 SF
P-6	10,206 SF
P-7	19,700 SF
P-8	10,184 SF
P-9	4,470 SF
P-10	38,303 SF
P-11	137,289 SF
	282,535 SF
SIDEWALK & PLANTER STRIP	
SP-2	17,010 SF
SP-3	581 SF
SP-4	10,945 SF
SP-5	20,810 SF
SP-6	18,531 SF
SP-7	581 SF
SP-8	1,681 SF
SP-9	1,681 SF
SP-10	24,167 SF
SP-11	20,972 SF
SP-12	16,134 SF
SP-13	21,371 SF
SP-14	24,190 SF
	178,651 SF
SINGLE FAMILY RESIDENTIAL	
SF-1	8,895 SF
SF-2	7,200 SF
SF-3	7,200 SF
SF-4	7,200 SF
SF-5	9,471 SF
SF-6	5,400 SF
SF-7	5,400 SF
SF-8	5,400 SF
SF-9	5,400 SF
SF-10	5,400 SF
SF-11	5,400 SF
SF-12	3,615 SF
SF-13	6,978 SF
SF-14	5,384 SF
SF-15	3,617 SF
SF-16	5,400 SF
SF-17	5,400 SF
SF-18	5,400 SF
SF-19	5,400 SF
SF-20	5,400 SF
SF-21	5,400 SF
SF-22	5,400 SF
SF-23	5,400 SF
SF-24	9,766 SF
SF-25	5,400 SF
SF-26	5,400 SF
SF-27	3,617 SF
SF-28	5,324 SF
SF-29	5,325 SF
SF-30	3,617 SF
SF-31	5,400 SF
SF-32	5,400 SF
SF-33	5,400 SF
SF-35	5,400 SF
SF-36	5,400 SF
SF-37	5,400 SF
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SF-39	5,400 SF
SF-40	5,400 SF
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SF-57	9,330 SF
SF-58	5,443 SF
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SF-60	5,400 SF
SF-61	5,400 SF
SF-62	3,617 SF
SF-63	5,324 SF
SF-64	6,181 SF
SF-65	5,400 SF
SF-66	5,400 SF
SF-67	5,400 SF
SF-68	5,400 SF
SF-69	5,400 SF
SF-70	7,769 SF
SF-71	5,400 SF
SF-72	5,400 SF
SF-73	5,400 SF
SF-74	5,400 SF
SF-75	5,400 SF
SF-76	5,400 SF
SF-77	5,400 SF

LOT NUMBER / CODE	AREA
SF-78	5,400 SF
SF-79	5,400 SF
SF-80	5,400 SF
SF-81	3,617 SF
SF-82	5,350 SF
SF-83	5,400 SF
SF-84	10,191 SF
SF-85	5,510 SF
SF-86	6,155 SF
SF-87	7,131 SF
SF-88	5,400 SF
SF-89	9,056 SF
SF-90	15,251 SF
SF-91	5,418 SF
SF-92	5,400 SF
SF-93	5,400 SF
SF-94	5,400 SF
SF-95	5,400 SF
SF-96	5,400 SF
SF-97	5,400 SF
SF-98	5,400 SF
SF-99	5,400 SF
SF-100	5,400 SF
SF-101	5,400 SF
SF-102	5,400 SF
SF-103	9,556 SF
SF-104	7,688 SF
SF-105	5,400 SF
SF-106	5,400 SF
SF-107	5,400 SF
SF-108	5,400 SF
SF-109	5,400 SF
SF-110	5,400 SF
SF-111	5,400 SF
SF-112	5,400 SF
SF-113	5,400 SF
SF-114	5,400 SF
SF-115	12,901 SF
SF-116	16,458 SF
SF-117	9,185 SF
SF-118	6,180 SF
SF-119	6,183 SF
SF-120	5,404 SF
SF-121	5,406 SF
SF-122	5,409 SF
SF-123	5,412 SF
SF-124	5,395 SF
SF-125	5,395 SF
SF-126	5,396 SF
SF-127	5,397 SF
SF-128	5,398 SF
SF-129	5,398 SF
SF-130	6,181 SF
SF-131	5,406 SF
SF-132	3,617 SF
SF-133	5,400 SF
SF-134	5,400 SF
SF-135	5,400 SF
SF-136	5,400 SF
SF-137	5,400 SF
SF-138	5,400 SF
SF-139	5,400 SF
SF-140	5,400 SF
SF-141	5,400 SF
SF-142	5,400 SF
SF-143	10,750 SF
SF-144	5,400 SF
SF-145	5,400 SF
SF-146	5,400 SF
SF-147	5,400 SF
SF-148	3,617 SF
SF-149	5,324 SF
SF-150	5,326 SF
SF-151	3,617 SF
SF-152	5,400 SF
SF-153	5,400 SF
SF-154	5,400 SF
SF-155	9,934 SF
SF-156	5,460 SF
SF-157	5,401 SF
SF-158	5,403 SF
SF-159	5,404 SF
SF-160	5,405 SF
SF-161	5,407 SF
SF-162	5,408 SF
SF-163	5,409 SF
SF-164	5,407 SF
SF-165	5,405 SF
SF-166	3,618 SF
SF-167	5,406 SF
SF-168	5,405 SF
SF-169	5,400 SF
SF-170	5,400 SF
SF-171	5,400 SF
SF-172	5,400 SF
SF-173	5,400 SF
SF-174	5,400 SF
SF-175	5,400 SF
SF-176	5,400 SF
SF-177	8,419 SF
SF-178	5,398 SF
SF-179	5,397 SF
SF-180	5,395 SF
SF-181	3,613 SF
SF-182	5,333 SF
SF-183	7,919 SF
SF-184	7,106 SF
SF-185	10,200 SF
SF-186	8,552 SF
SF-187	7,100 SF
SF-188	7,100 SF
SF-189	7,100 SF
SF-190	7,100 SF
SF-191	7,100 SF

LOT NUMBER / CODE	AREA
SF-192	7,105 SF
SF-193	7,912 SF
SF-194	7,900 SF
SF-195	7,900 SF
SF-196	8,353 SF
SF-197	8,146 SF
SF-198	7,883 SF
SF-199	7,883 SF
SF-200	5,930 SF
SF-201	6,363 SF
SF-202	5,800 SF
SF-203	5,800 SF
SF-204	5,804 SF
SF-205	7,543 SF
SF-206	5,804 SF
SF-207	5,800 SF
SF-208	5,800 SF
SF-209	5,800 SF
SF-210	5,906 SF
SF-211	5,305 SF
SF-212	3,612 SF
SF-213	5,391 SF
SF-214	5,388 SF
SF-215	5,386 SF
SF-216	5,383 SF
SF-217	5,360 SF
SF-218	6,092 SF
SF-219	5,400 SF
SF-220	5,400 SF
SF-221	5,400 SF
SF-222	5,400 SF
SF-223	5,400 SF
SF-224	5,396 SF
SF-225	5,400 SF
SF-226	5,400 SF
SF-227	5,400 SF
SF-228	5,400 SF
SF-229	5,400 SF
SF-230	5,400 SF
SF-231	5,403 SF
SF-232	6,318 SF
SF-233	5,504 SF
SF-234	5,414 SF
SF-235	5,410 SF
SF-236	5,407 SF
SF-237	5,405 SF
SF-238	3,618 SF
SF-239	5,318 SF
SF-240	6,186 SF
SF-241	5,407 SF
SF-242	5,402 SF
SF-243	5,398 SF
SF-244	5,393 SF
SF-245	5,362 SF
SF-246	7,939 SF
SF-247	5,400 SF
SF-248	5,400 SF
SF-249	5,400 SF
SF-250	5,400 SF
SF-251	5,400 SF
SF-252	5,400 SF
SF-253	5,400 SF
SF-254	7,689 SF
SF-255	7,912 SF
SF-256	6,181 SF
SF-257	5,400 SF
SF-258	5,400 SF
SF-259	5,458 SF
SF-260	5,324 SF
SF-261	3,617 SF
SF-262	7,103 SF
SF-263	6,218 SF
SF-264	6,014 SF
SF-265	4,798 SF
SF-266	11,482 SF
SF-267	8,746 SF
SF-268	9,068 SF
SF-269	9,233 SF
SF-270	3,448 SF
SF-271	5,329 SF
SF-272	5,322 SF
SF-273	3,617 SF
SF-274	7,367 SF
SF-275	7,916 SF
SF-276	5,400 SF
SF-277	5,400 SF
SF-278	620,032 SF
SF-304	7,144 SF
	2,259,737 SF
STORMWATER TREATMENT	
ST-1	50,447 SF
	50,447 SF
TREATMENT PLANT	
TP-1	22,989 SF
	22,989 SF
GRAND TOTAL	4,033,156 SF

BUILDINGS:

SINGLE FAMILY HOMES

UNIT TYPE	COUNT	TOTAL UNIT FLOOR AREA[2]	BUILDING GROSS FLOOR AREA[1]	# OF BEDS
SFH-A	141	3,361 SF	473,901 SF	4
SFH-B	49	3,180 SF	155,820 SF	4
SFH-C	4	3,285 SF	13,140 SF	4
SFH-D	33	4,454 SF	146,982 SF	4
SFH-E1	19	2,555 SF	48,545 SF	3
SFH-E2	19	2,890 SF	54,910 SF	4
SFH-F	13	3,711 SF	48,243 SF	4
TOTAL	**278**		**941,541 SF**	**1,089**

TREATMENT PLANT PUMP HOUSE

LEVEL	BUILDING GROSS FLOOR AREA[1]
LEVEL 1	909 SF

NOTES:
[1] BUILDING GROSS FLOOR AREA DOES NOT INCLUDE PORCHES, BALCONIES AND PATIOS THAT ARE UNCOVERED OR NOT ENCLOSED MORE THAN 50% BY PERIMETER WALLS.
[2] FLOOR AREA INCLUDES GARAGE AREA.

PARKING:

LOCATION	# STALLS	GARAGE AREA	TOTAL PARKING AREA
PUMP HOUSE	2	N/A	488 SF
SINGLE FAMILY HOME			
SFH-A	282	504 SF	71,064 SF
SFH-B	98	505 SF	24,745 SF
SFH-C	8	688 SF	1,984 SF
SFH-D	66	496 SF	16,434 SF
SFH-E1	38	551 SF	10,469 SF
SFH-E2	38	500 SF	9,500 SF
SFH-F	26	566 SF	7,358 SF
TOTAL	**558**		**142,042 SF**

PARKING STALLS

STALL TYPE	UNIT COUNT	REQ'D.	PROV.
PUMP HOUSE	2	2	2
STANDARD (9'-0" X 18'-0" STALL)		1	1
ACCESSIBLE (CBC 11B-208.2)		0	0
VAN ACCESSIBLE (CBC 11B-208.2.4)		1	1
SINGLE FAMILY HOME[1]	556	556	556
TOTAL		**558**	**558**

NOTES:
[1] SINGLE FAMILY HOME: AT LEAST 2 PARKING SPACES IS PROVIDED PER DWELLING UNIT PER SANTA CLARA COUNTY ZONING ORDINANCE.

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PROPOSED LOT AREA & TABLES

Date: 07-11-2025
Scale: AS NOTED
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Job #: 9003-8134

Sheet
A0.03

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



1 AERIAL SITE PHOTO
1" = 300'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- SOLAR-READY ZONE
- NEW WELL LOCATION
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

A SITE PHOTO - A



B SITE PHOTO - B



C SITE PHOTO - C



D SITE PHOTO - D



E SITE PHOTO - E



H SITE PHOTO - H



G SITE PHOTO - G



F SITE PHOTO - F

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ARCHITECTURE
777 N. 1st Street, Suite 410, San Jose, CA 95112 | (408) 287-7300 | Daniel Swenson, Architect - C26,5869

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PROJECT SITE AERIAL & PHOTOS

Date: 07-11-2025
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Drawn by: FL
Job #: 9003-8134

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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

PRIVATE RESIDENCES & FARMLAND

PARCEL LOT LINE

UTILITY EASEMENT, SEE CIVIL DRAWINGS

DIRECTION OF WATERCOURSE FLOW

UVAS CREEK (UNDEVELOPED LAND)

EXISTING SINGLE FAMILY HOME 2 TO BE DEMOLISHED 1,113 SF

EXISTING SHED 2B TO BE DEMOLISHED 170 SF

EXISTING SHED 2A TO BE DEMOLISHED 111 SF

150' - 0" BUFFER CATEGORY 1 STREAM

SEE CIVIL DRAWINGS FOR EXISTING UTILITIES, EASEMENTS, WELLS, POWER POLES, ETC.

SOUTHERN TOP OF BANK AT UVAS CREEK

EDGE OF RIPARIAN CORRIDOR

EDGE OF WETLAND VEGETATION

EXISTING FEMA FLOODWAY ZONE AE

EXISTING BARN TO BE DEMOLISHED 2,122 SF

EXISTING SHED 1B TO BE DEMOLISHED 99 SF

EXISTING SHED 1A TO BE DEMOLISHED 586 SF

EXISTING GARAGE TO BE DEMOLISHED 1,556 SF

EXISTING DUPLEX TO BE DEMOLISHED 2,036 SF

EXISTING UNDERGROUND SEPTIC TANK TO BE DEMOLISHED

EXISTING SINGLE FAMILY HOME 1 TO BE DEMOLISHED 2,195 SF

EXISTING FEMA 100-YEAR FLOODPLAIN ZONE AE

EXISTING DIRT ROAD

EXISTING DIRT ROAD

OFFICIAL PLAN LINE (OPL)

CENTERLINE OF EXISTING DRAINGE DITCH TO BE REMOVED

EXISTING SHED 3 TO BE DEMOLISHED 252 SF

WATSONVILLE ROAD

PRIVATE RESIDENCES & FARMLAND

PRIVATE RESIDENCES & FARMLAND

PRIVATE RESIDENCES & FARMLAND

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- (E) STRUCTURES TO BE DEMOLISHED
- (E) TREE

NOTE:

1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

NORTH

1 EXISTING AND DEMOLITION PLAN
1" = 120'-0"

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 297-7000 Claudia Oswald Maretic, Architect - C26,5905

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EXISTING AND DEMOLITION PLAN

Date: 07-11-2025
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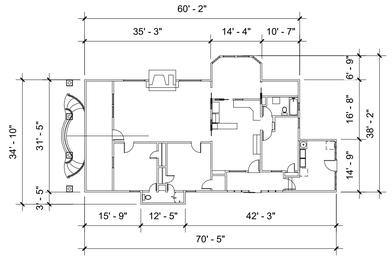
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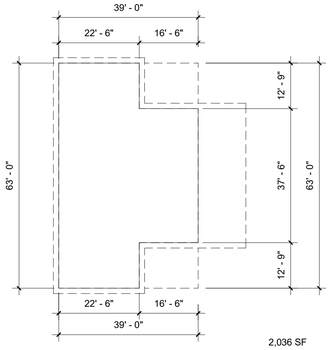






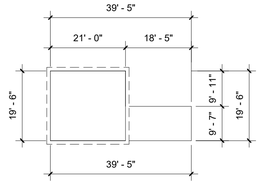
2,195 SF

4 EXISTING SINGLE FAMILY HOME 1 (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



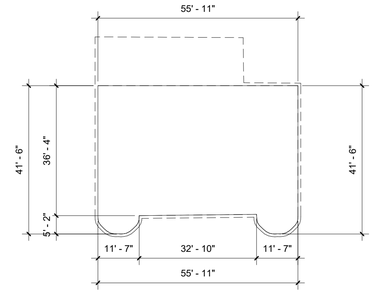
2,036 SF

5 EXISTING DUPLEX (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



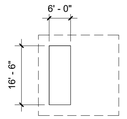
586 SF

6 EXISTING SHED 1A (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



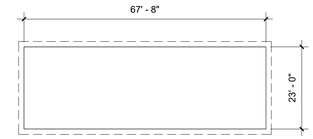
2,122 SF

7 EXISTING BARN (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



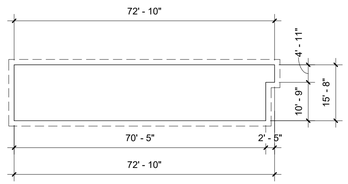
99 SF

8 EXISTING SHED 1B (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



1,556 SF

9 EXISTING GARAGE (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



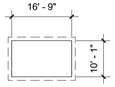
1,113 SF

10 EXISTING SINGLE FAMILY HOME 2(TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



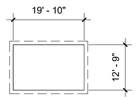
111 SF

12 EXISTING SHED 2A (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



170 SF

11 EXISTING SHED 2B (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"



252 SF

13 EXISTING SHED 3 (TO BE DEMOLISHED) FLOOR PLAN
1" = 20'-0"

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EXISTING FLOOR PLANS

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5 SINGLE FAMILY HOME 1 - SOUTH



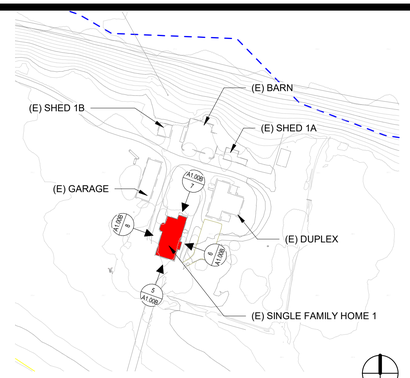
6 SINGLE FAMILY HOME 1 - EAST



7 SINGLE FAMILY HOME 1 - NORTH



8 SINGLE FAMILY HOME 1 - WEST



1 KEY PLAN - ENLARGED - SINGLE FAMILY HOME 1



9 DUPLEX - SOUTH



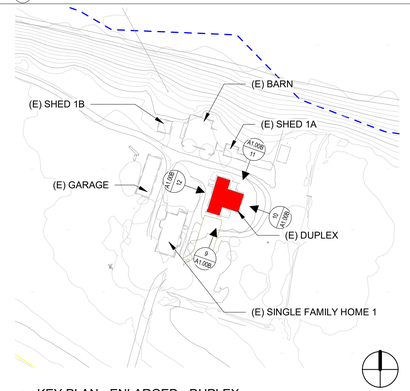
10 DUPLEX - EAST



11 DUPLEX - NORTH



12 DUPLEX - WEST



2 KEY PLAN - ENLARGED - DUPLEX



13 SHED 1A - SOUTH



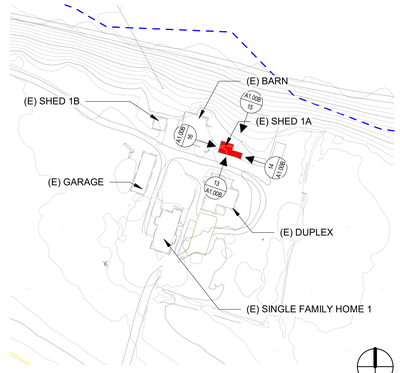
14 SHED 1A - EAST
12" = 1'-0"



15 SHED 1A - NORTH
12" = 1'-0"



16 SHED 1A - WEST
12" = 1'-0"



3 KEY PLAN - ENLARGED - SHED 1A



17 BARN - SOUTH
12" = 1'-0"



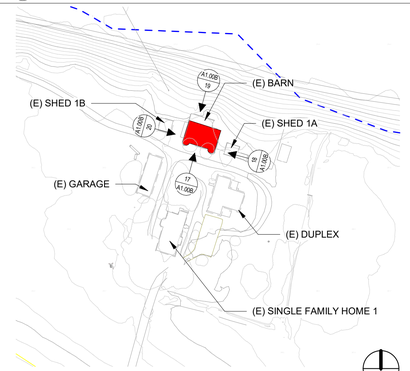
18 BARN - EAST
12" = 1'-0"



19 BARN - NORTH
12" = 1'-0"



20 BARN - WEST
12" = 1'-0"



4 KEY PLAN - ENLARGED - BARN

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EXISTING PROPERTY - ELEVATION PHOTOS

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5 SHED 1B - SOUTH
12" = 1'-0"



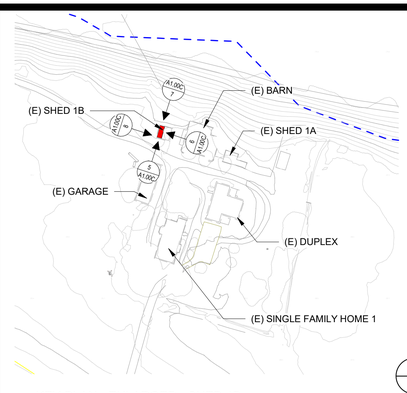
6 SHED 1B - EAST



7 SHED 1B - NORTH NORTH



8 SHED 1B - WEST
12" = 1'-0"



1 KEY PLAN - ENLARGED - SHED 1B



9 GARAGE - SOUTH
12" = 1'-0"



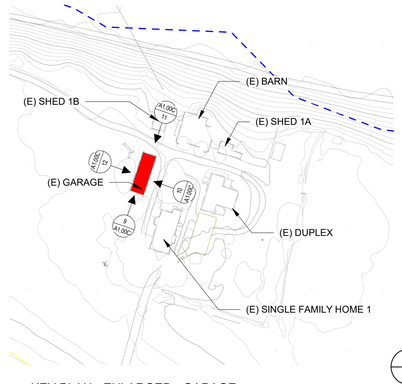
10 GARAGE - EAST
12" = 1'-0"



11 GARAGE - NORTH
12" = 1'-0"



12 GARAGE - WEST
12" = 1'-0"



2 KEY PLAN - ENLARGED - GARAGE

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5 SINGLE FAMILY HOME 2 - SOUTH
12" = 1'-0"



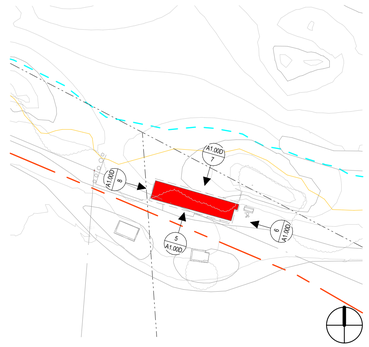
6 SINGLE FAMILY HOME 2 - EAST
12" = 1'-0"



7 SINGLE FAMILY HOME 2 - NORTH
12" = 1'-0"



8 SINGLE FAMILY HOME 2 - WEST
12" = 1'-0"



1 KEY PLAN - ENLARGED - SINGLE FAMILY HOME 2



9 SHED 2A - SOUTH
12" = 1'-0"



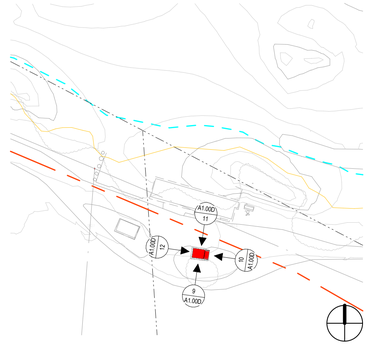
10 SHED 2A - EAST
12" = 1'-0"



11 SHED 2A - NORTH
12" = 1'-0"



12 SHED 2A - WEST
12" = 1'-0"



2 KEY PLAN - ENLARGED - SHED 2A



13 SHED 2B - SOUTH
12" = 1'-0"



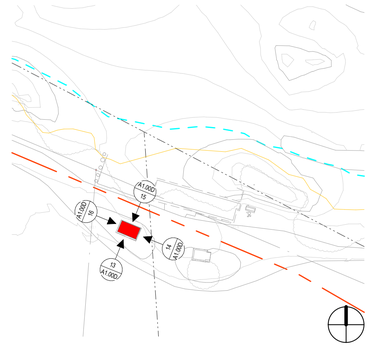
14 SHED 2B - EAST
12" = 1'-0"



15 SHED 2B - NORTH
12" = 1'-0"



16 SHED 2B - WEST
12" = 1'-0"



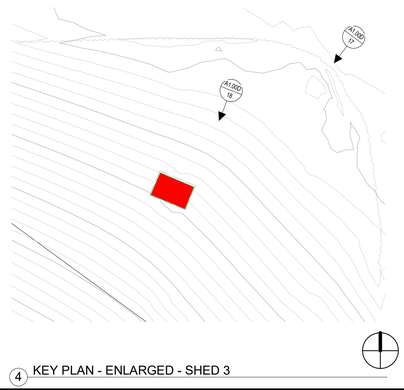
3 KEY PLAN - ENLARGED - SHED 2B



17 SHED 3 - NORTH - 1
12" = 1'-0"



18 SHED 3 - NORTH - 2
12" = 1'-0"



4 KEY PLAN - ENLARGED - SHED 3

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777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 Stuart Meeks, Architect - C26,590

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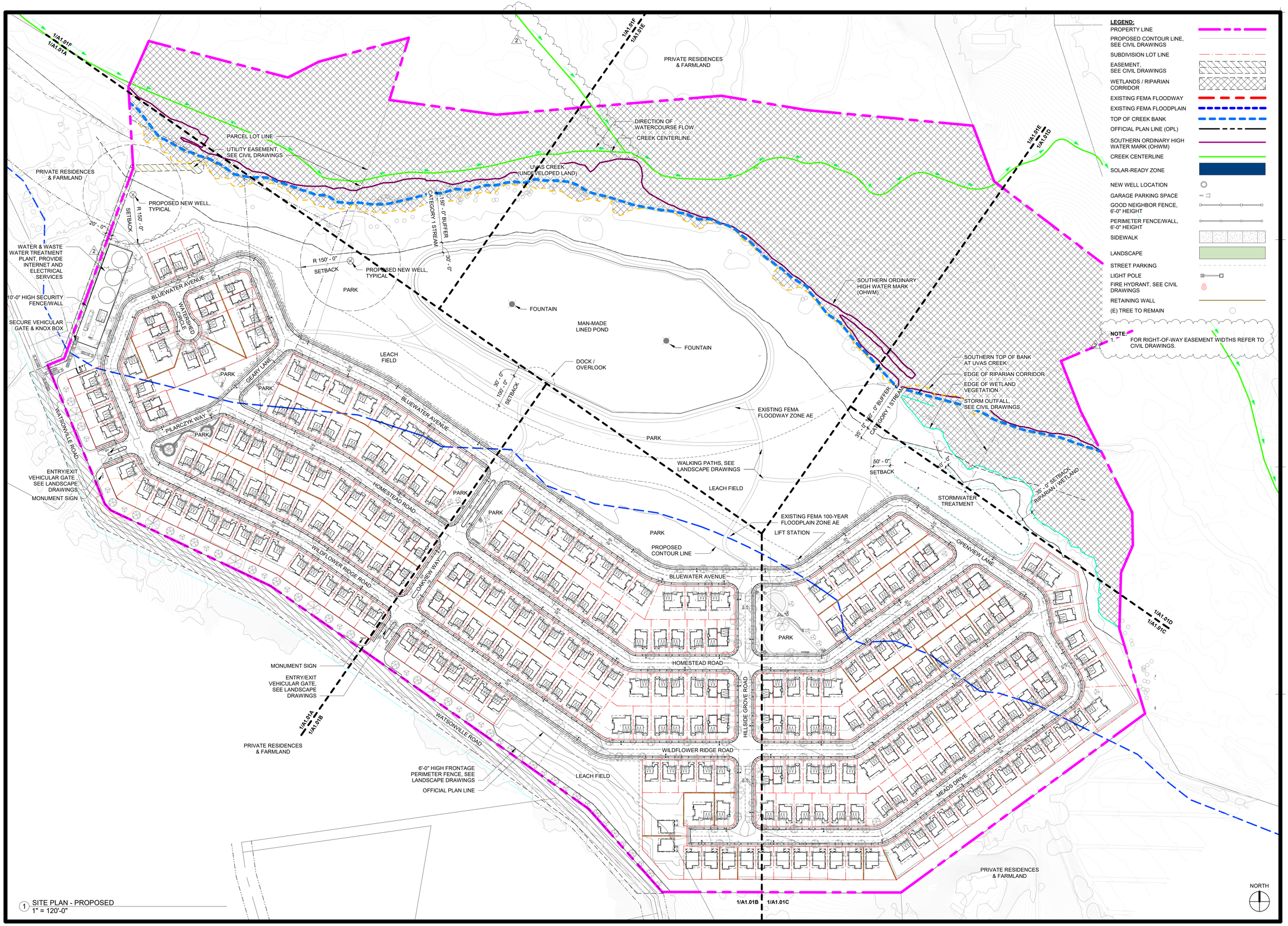
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EXISTING PROPERTY - ELEVATION PHOTOS

Date: 07-11-2025
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1 SITE PLAN - PROPOSED
1" = 120'-0"

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777 N. 1st Street, San Jose, CA 95112 (408) 287-7337 (Cell) David Mackie, Architect - C26,590

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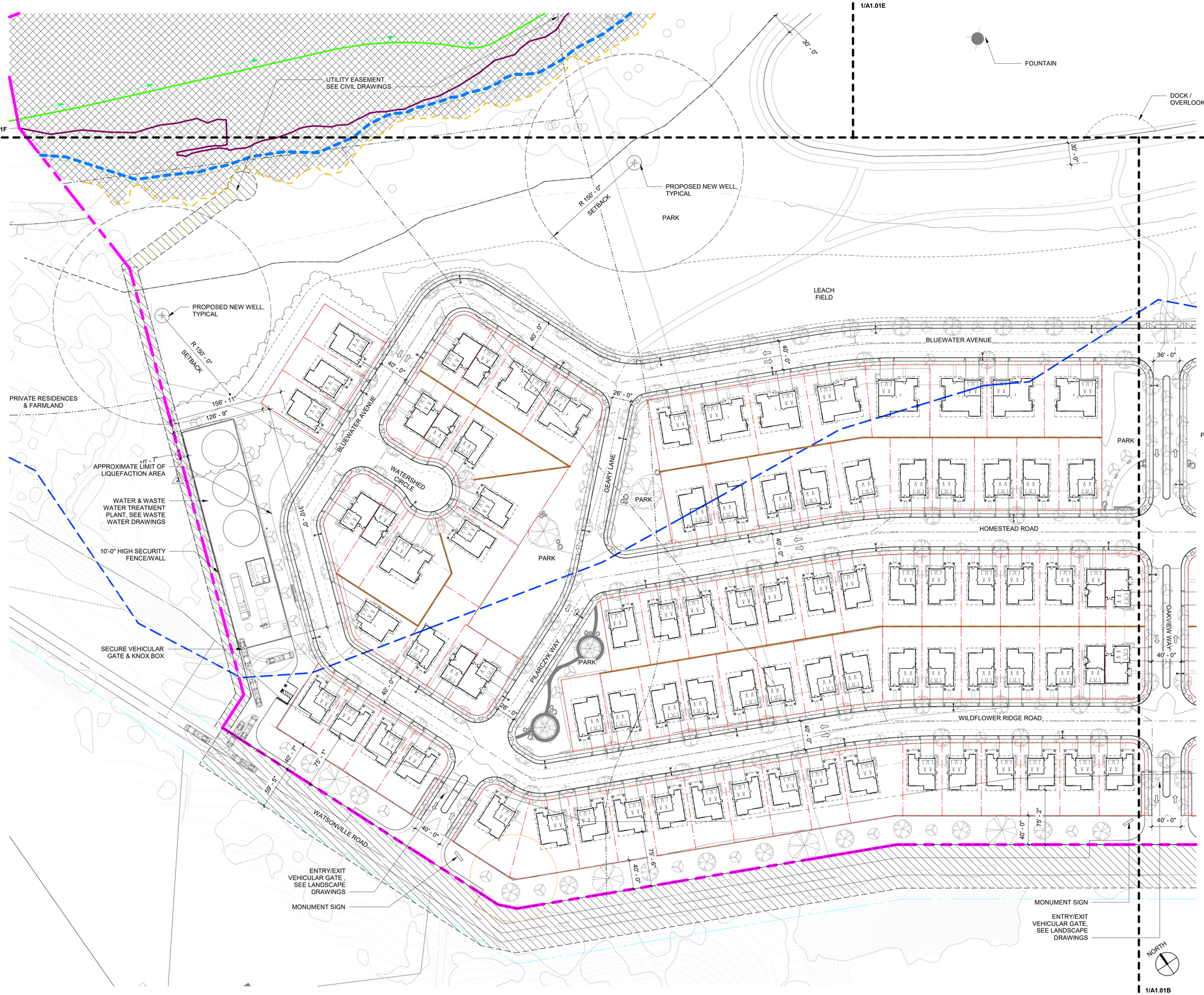
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SITE PLAN - PROPOSED

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

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A1.01

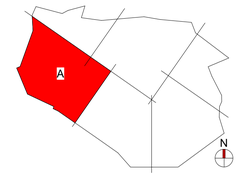


1 ENLARGED SITE PLAN A - PROPOSED
1/64" = 1'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- SOLAR-READY ZONE
- NEW WELL LOCATION
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 / Details, Drexel Meade, Architect - CA 24365

Consultant:

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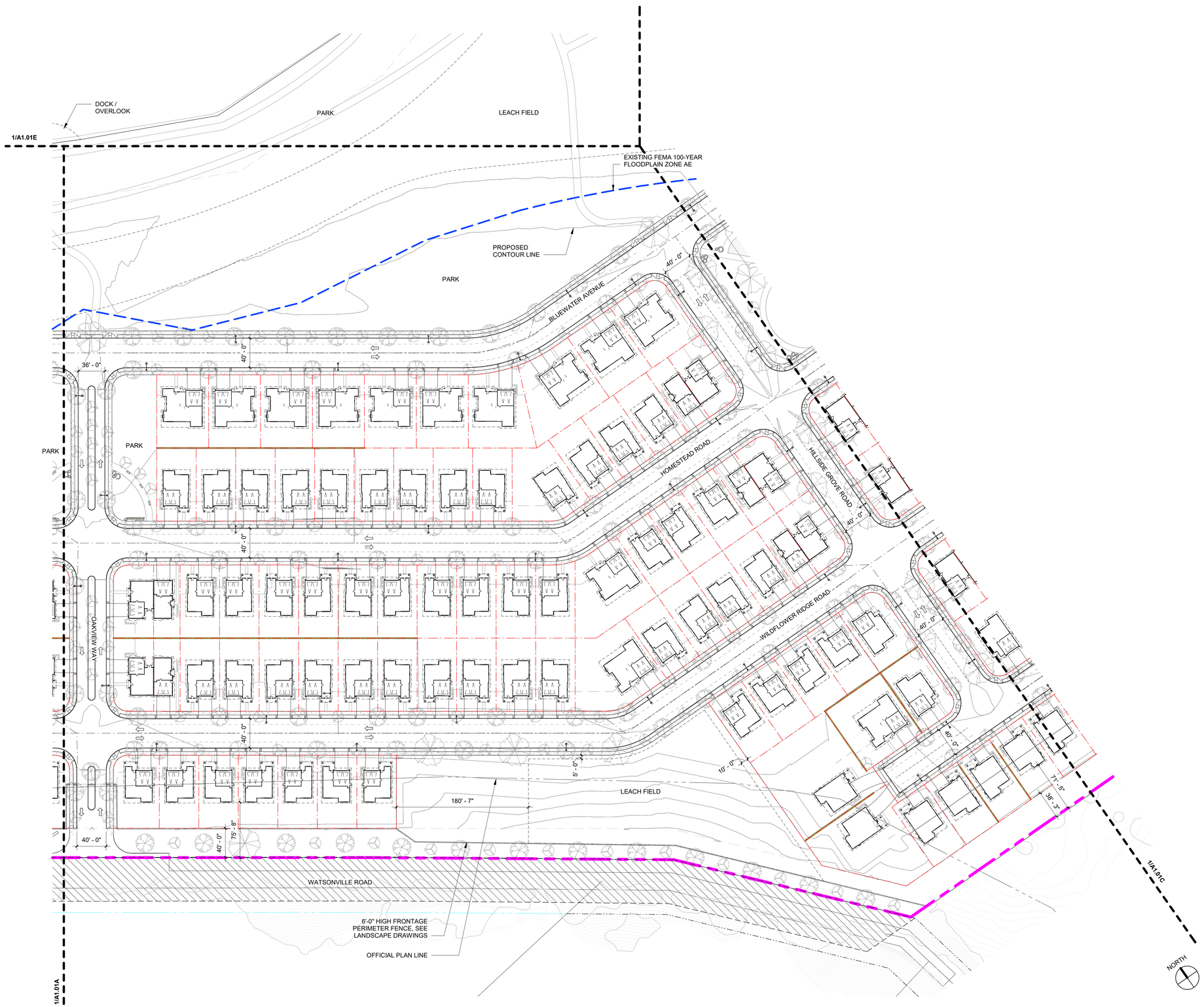
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

ENLARGED SITE PLAN - PROPOSED

Date: 07-11-2025
Scale: AS NOTED
Drawn by: FL
Job #: 9003-8134

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A1.01A

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



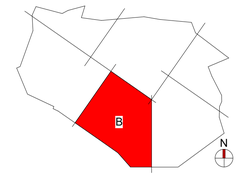
1 ENLARGED SITE PLAN B - PROPOSED
1/64" = 1'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- SOLAR-READY ZONE
- NEW WELL LOCATION
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
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2



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 Daniel Mantz, Architect - C26,590

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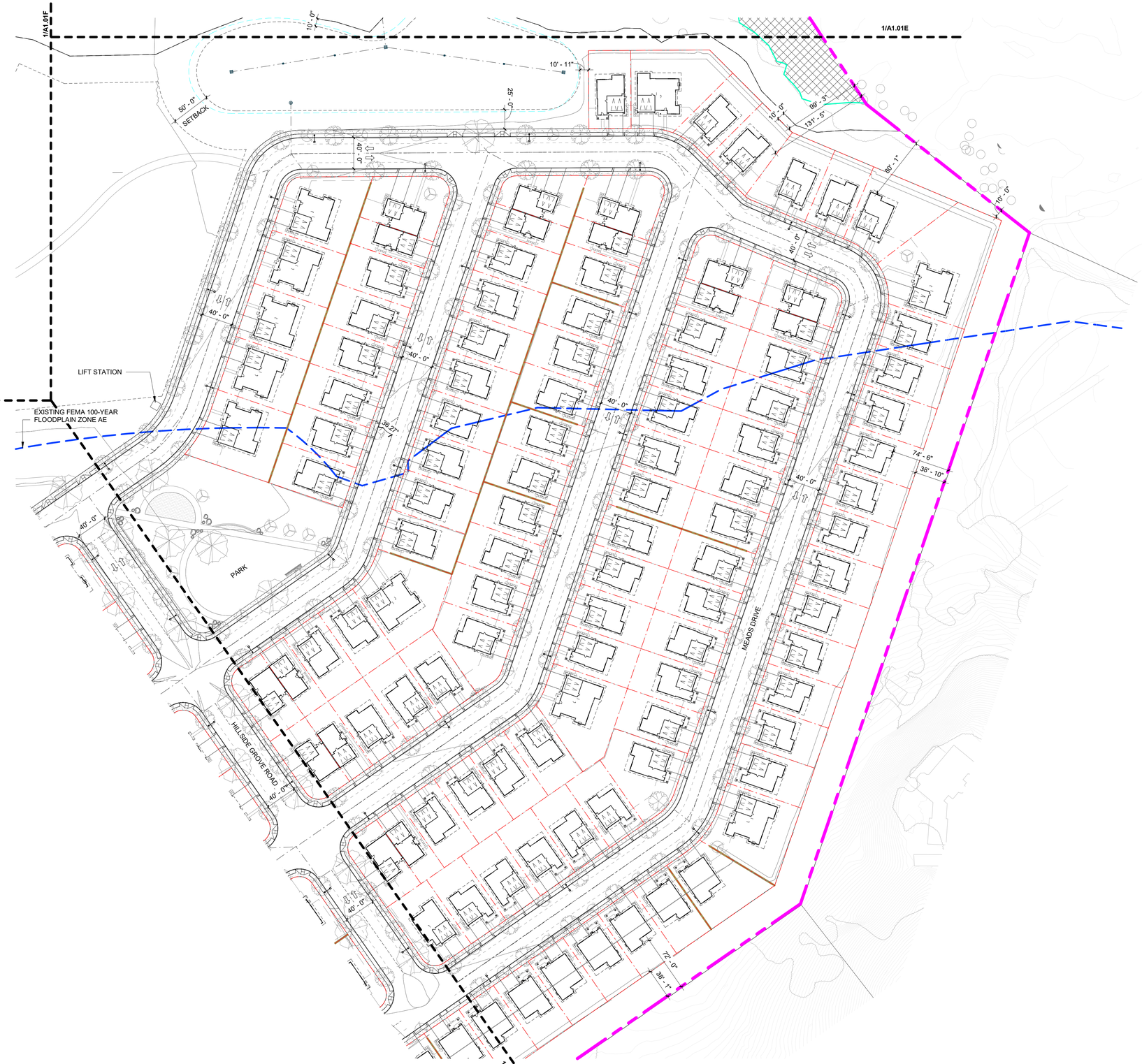
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Job #: 9003-8134

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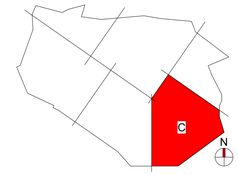
1 ENLARGED SITE PLAN C - PROPOSED
1/64" = 1'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
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- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
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2



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ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 297-7000 Daniel Mandic, Architect - C26,590

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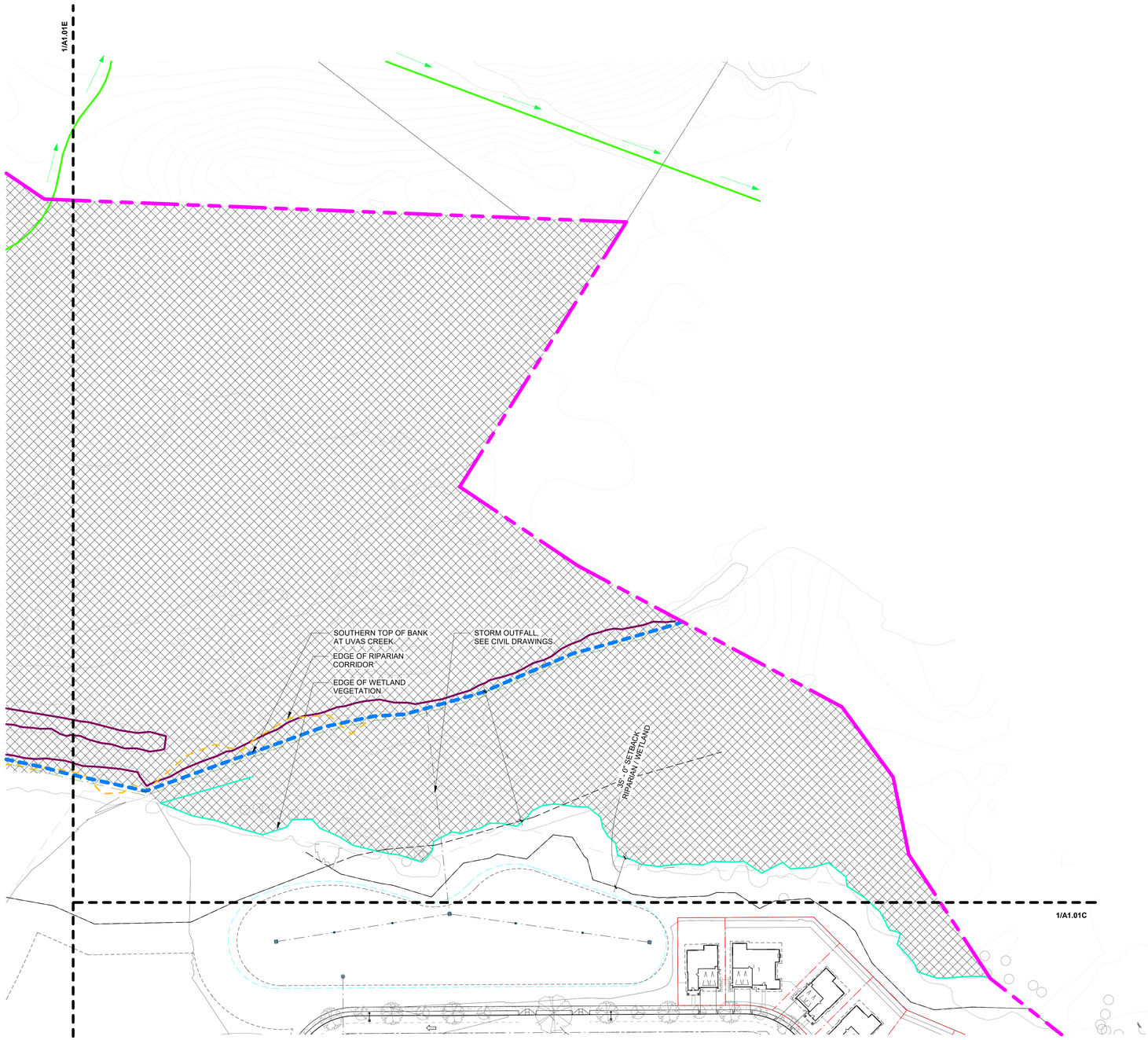
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ENLARGED SITE PLAN - PROPOSED

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1 ENLARGED SITE PLAN D - PROPOSED
1/64" = 1'-0"

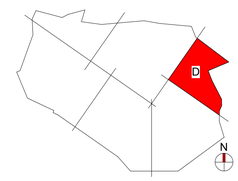
LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
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- RETAINING WALL
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NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

2

NORTH



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-2087 (Studio, David Mueller, Architect - CSL1360)

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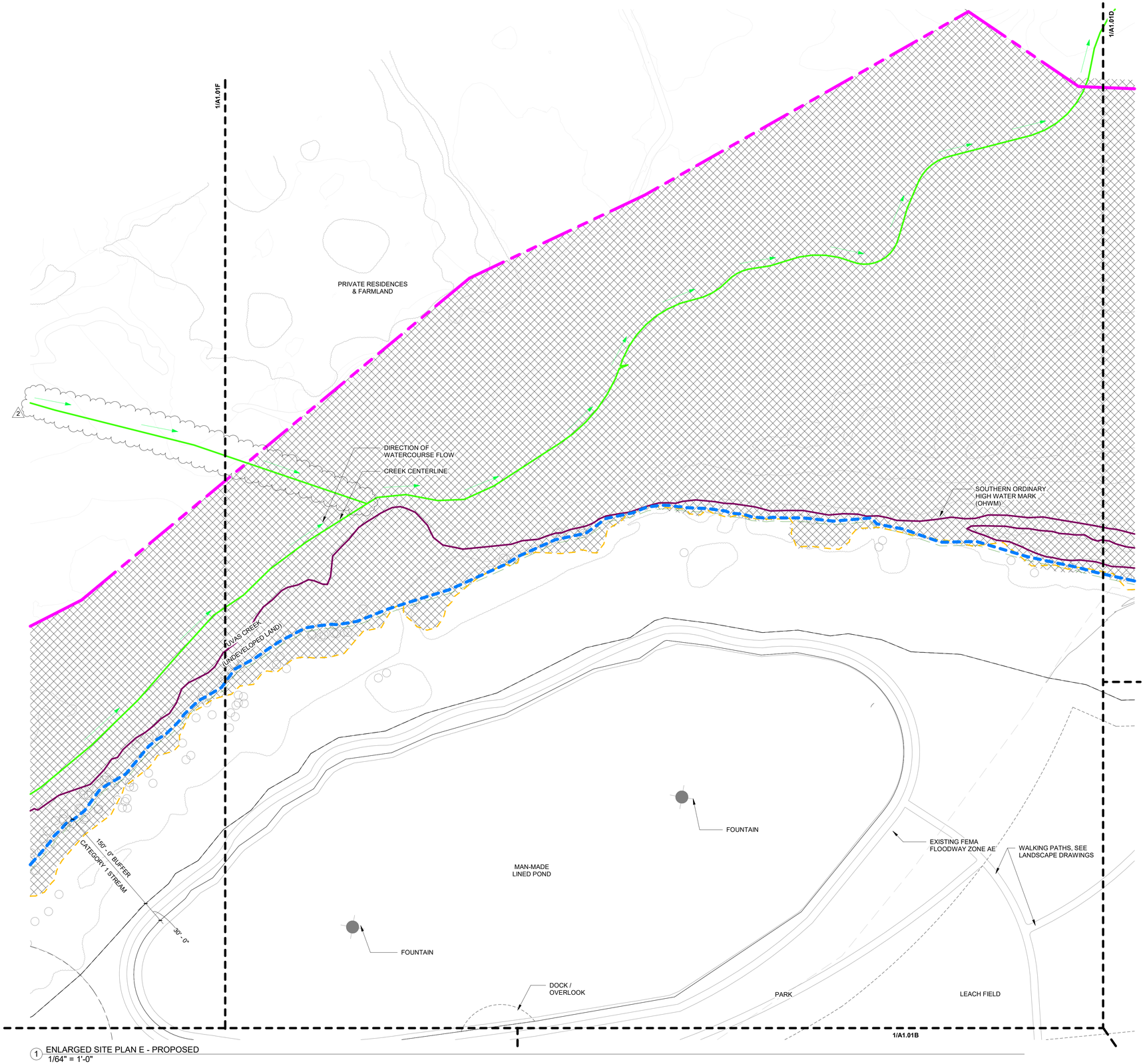
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ENLARGED SITE PLAN - PROPOSED

Date: 07-11-2025
Scale: AS NOTED
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Job #: 9003-8134

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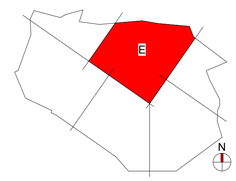


1 ENLARGED SITE PLAN E - PROPOSED
1/64" = 1'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
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- NEW WELL LOCATION
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SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 (Client) Daniel Mandic, Architect - C26,5800

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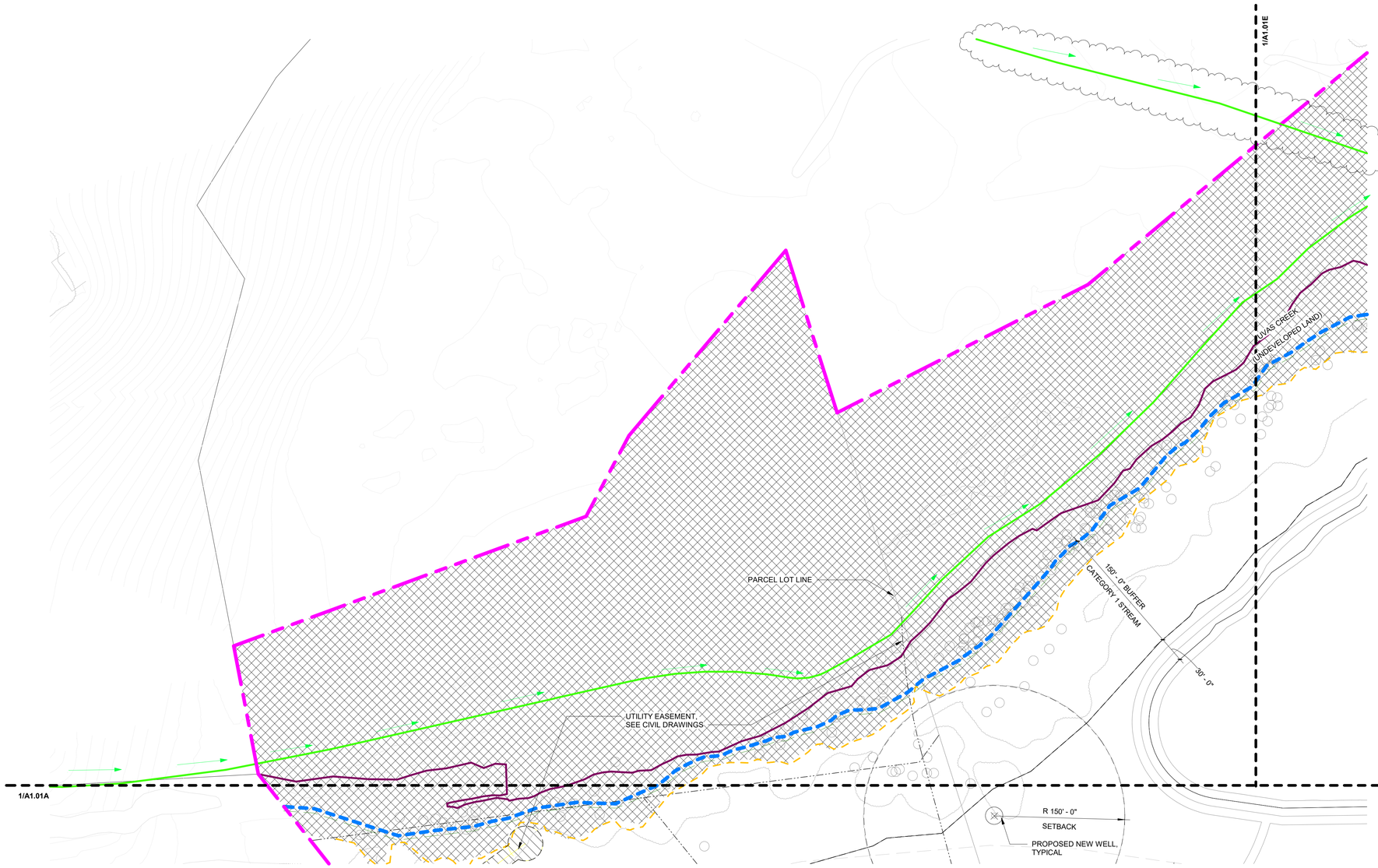
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ENLARGED SITE PLAN - PROPOSED

Date: 07-11-2025
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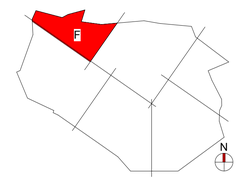


1 ENLARGED SITE PLAN F - PROPOSED
1/64" = 1'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
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- SOLAR-READY ZONE
- NEW WELL LOCATION
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- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.



SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 / Details, Details Make, Architecture - Click Swenson

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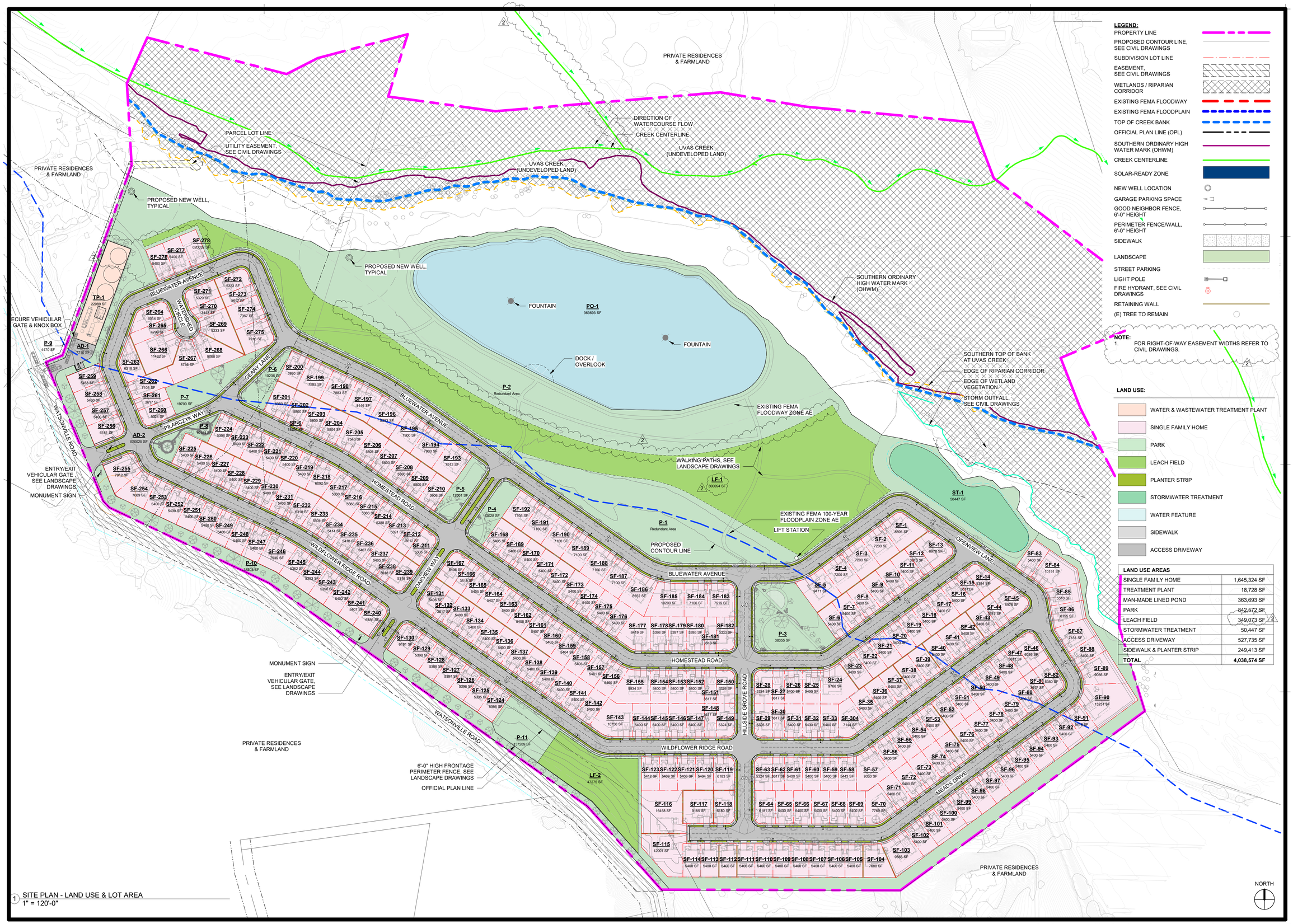
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Date: 07-11-2025
Scale: AS NOTED
Drawn by: FL
Job #: 9003-8134

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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



LAND USE AREAS	
SINGLE FAMILY HOME	1,645,324 SF
TREATMENT PLANT	18,728 SF
MAN-MADE LINED POND	363,693 SF
PARK	842,672 SF
LEACH FIELD	349,073 SF
STORMWATER TREATMENT	50,447 SF
ACCESS DRIVEWAY	527,735 SF
SIDEWALK & PLANTER STRIP	249,413 SF
TOTAL	**4,038,574 SF**

1 SITE PLAN - LAND USE & LOT AREA
1" = 120'-0"

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 297-1004 Mark, Architect - CA 5365

Consultant:

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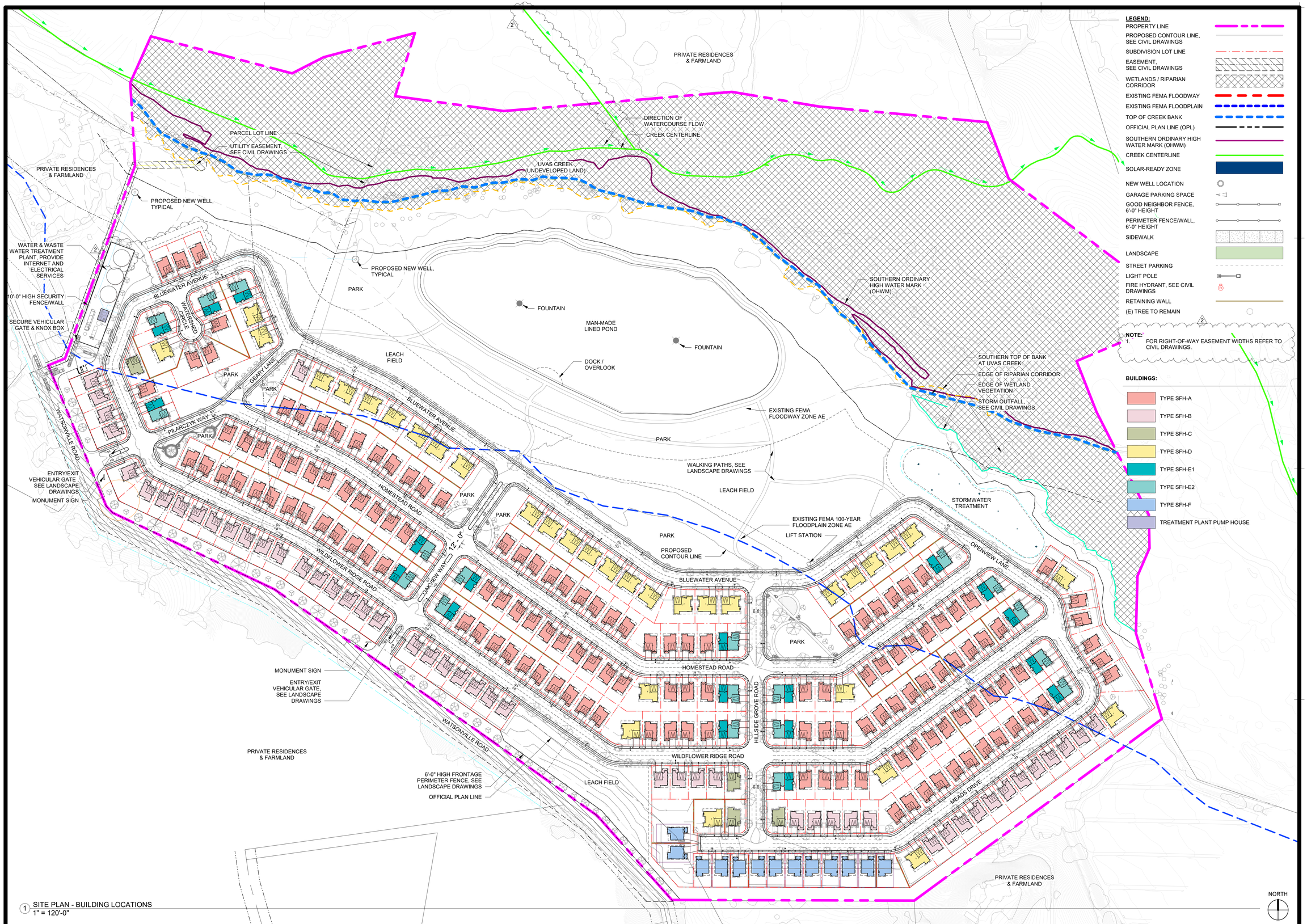
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SITE PLAN - LAND USE & LOT AREA

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

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A1.02



1 SITE PLAN - BUILDING LOCATIONS
1" = 120'-0"

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-2087 (Cell) David Mackie, Architect - CA 32905

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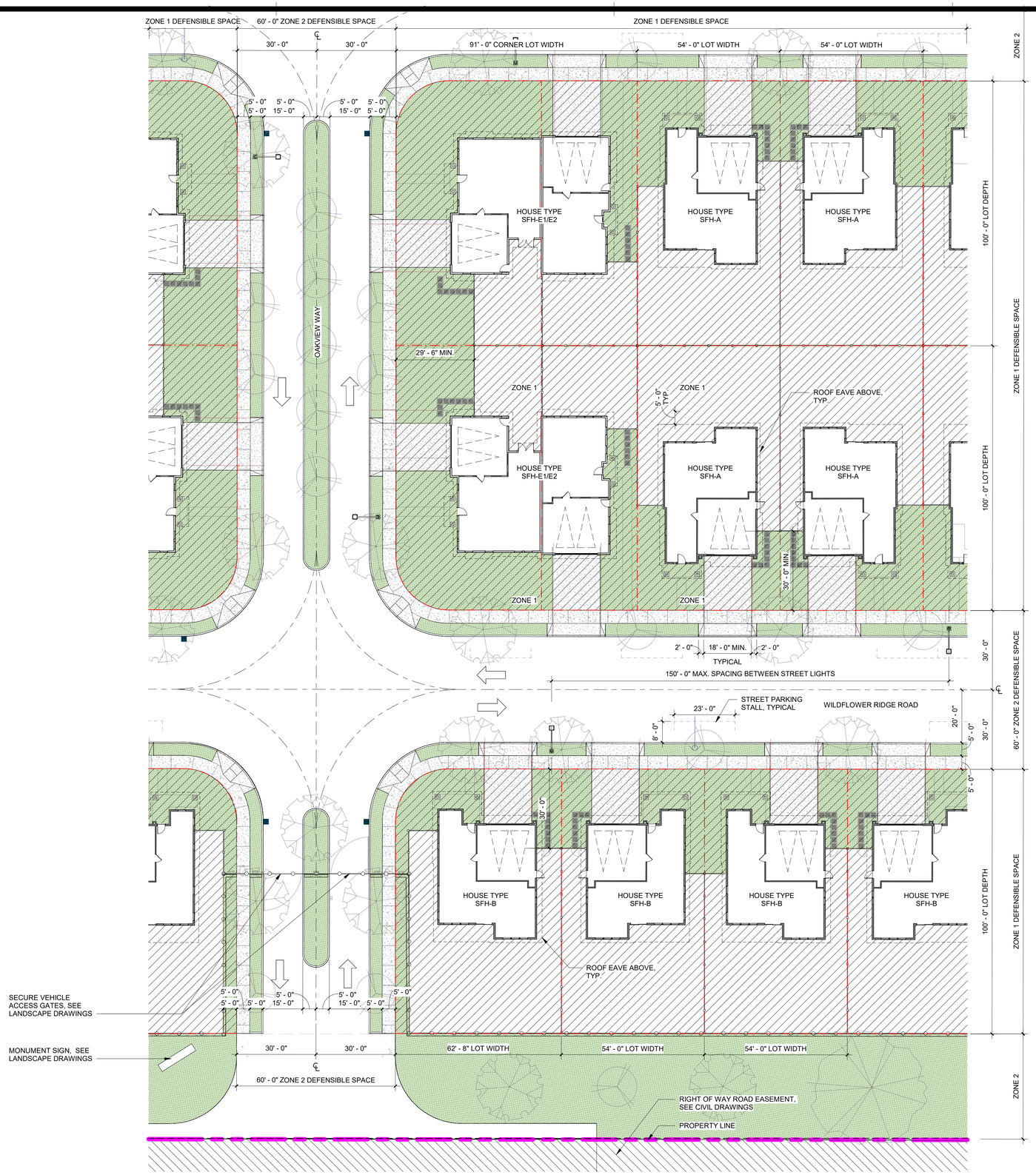
8930 WATSONVILLE ROAD, GILROY, CA 95020

SITE PLAN - BUILDING LOCATIONS

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

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A1.03



1 ENLARGED SITE PLAN - TYPICAL LOTS
1" = 20'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- SOLAR-READY ZONE
- NEW WELL LOCATION
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:

1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

WILDLAND URBAN INTERFACE NOTES:

1. HAZARDOUS VEGETATION AND FUELS AROUND ALL BUILDING AND STRUCTURES SHALL BE MAINTAINED PER 2022 CFC SECTION 4906.

2. PROVIDE DEFENSIBLE SPACE AROUND EACH BUILDING OR STRUCTURE PER CCR TITLE 14 SECTION 1299.03 AS FOLLOWS: "ZONE 1" EXTENDS 30 FEET OUT FROM EACH BUILDING OR STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER COMES FIRST; "ZONE 2" EXTENDS 30 FEET TO 100 FEET FROM EACH BUILDING OR STRUCTURE, BUT NOT BEYOND THE PROPERTY LINE.

3. IN "ZONE 1", REMOVE ALL DEAD OR DYING VEGETATION IN THE YARD, GUTTERS; REMOVE DEAD TREE OR SHRUB BRANCHES THAT OVERHANG ROOFS, BELOW OR ADJACENT TO WINDOWS, OR WHICH ARE ADJACENT TO WALL STRUCTURES, AND KEEP ALL BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS; RELOCATE EXPOSED FIREWOOD PILES OUTSIZE ZONE 1 UNLESS THEY ARE COMPLETELY COVERED IN FIRE RESISTANT MATERIAL; REMOVE FLAMMABLE VEGETATION AND ITEMS THAT COULD CATCH FIRE WHICH ARE ADJACENT TO OR UNDER COMBUSTIBLE DECKS, BALCONIES, AND STAIRS.

4. IN "ZONE 2", CREATE HORIZONTAL AND VERTICAL SPACING AMONG SHRUBS AND TREES USING THE "FUEL SEPARATION" METHOD, THE "CONTINUOUS TREE CANOPY" METHOD OR A COMBINATION OF BOTH TO ACHIEVE DEFENSIBLE SPACE CLEARANCE REQUIREMENTS. IN BOTH THE "FUEL SEPARATION" AND "CONTINUOUS TREE CANOPY" METHODS, THE FOLLOWING STANDARDS APPLY: (1) DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES, SHALL BE PERMITTED TO A MAXIMUM DEPTH OF 3 INCHES; (2) CUT ANNUAL GRASSES AND FORBS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES; AND (3) ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

5. ALL OUTBUILDINGS AND LIQUID PROPANE GAS STORAGE TANKS SHALL HAVE THE FOLLOWING MINIMUM CLEARANCE: 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

6. PROTECT WATER QUALITY BY NOT CLEARING VEGETATION TO BARE MINERAL SOIL AND AVOID USING HEAVY EQUIPMENT IN AND AROUND STREAMS AND SEASONAL DRAINAGES. VEGETATION REMOVAL CAN CAUSE SOIL EROSION, ESPECIALLY ON STEEP SLOPES. KEEP SOIL DISTURBANCE TO A MINIMUM ON STEEP SLOPES.

7. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO ANY FIREPLACE, STOVE, OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL WITH OPENING OF NOT MORE THAN 1/2 INCH IN SIZE.

8. PROVIDE EMBER-RESISTANT ZONE WITHIN FIRST 5 FEET OF BUILDING OR STRUCTURE PER PUBLIC RESOURCES CODE 4291.

9. ALL BUILDING ROOFS, ATTIC VENTS, SIDING, EXTERIOR DOORS, DECKING, WINDOWS, EAVES, WALL VENTS AND ENCLOSED OVERHANGING DECKS TO BE CONSTRUCTED PER 2022 CBC CHAPTER 7A REQUIREMENTS.

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7727 / CSlatt, DLund Mweitz, Architects - CSA/SMS

Consultant:

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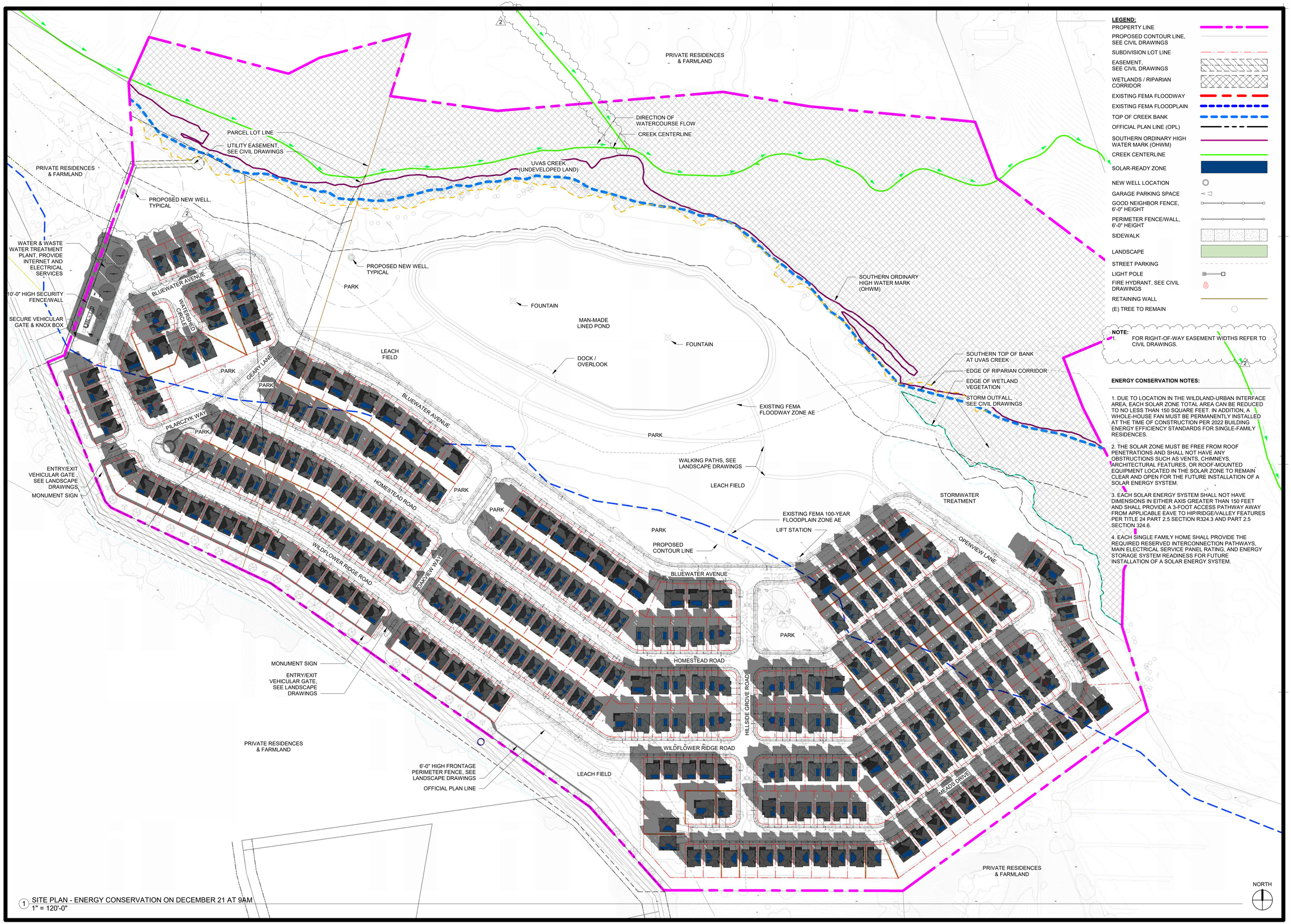
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SITE PLAN - TYPICAL HOME LOTS

Date: 07-11-2025
Scale: AS NOTED
Drawn by: MC
Job #: 9003-8134

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A1.04

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



1 SITE PLAN - ENERGY CONSERVATION ON DECEMBER 21 AT 9AM
1" = 120'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
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- SOLAR-READY ZONE
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- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
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- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

ENERGY CONSERVATION NOTES:

1. DUE TO LOCATION IN THE WILDLAND-URBAN INTERFACE AREA, EACH SOLAR ZONE TOTAL AREA CAN BE REDUCED TO NO LESS THAN 150 SQUARE FEET. IN ADDITION, A WHOLE-HOUSE FAN MUST BE PERMANENTLY INSTALLED AT THE TIME OF CONSTRUCTION PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE-FAMILY RESIDENCES.

2. THE SOLAR ZONE MUST BE FREE FROM ROOF PENETRATIONS AND SHALL NOT HAVE ANY OBSTRUCTIONS SUCH AS VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, OR ROOF-MOUNTED EQUIPMENT LOCATED IN THE SOLAR ZONE TO REMAIN CLEAR AND OPEN FOR THE FUTURE INSTALLATION OF A SOLAR ENERGY SYSTEM.

3. EACH SOLAR ENERGY SYSTEM SHALL NOT HAVE DIMENSIONS IN EITHER AXIS GREATER THAN 150 FEET AND SHALL PROVIDE A 3-FOOT ACCESS PATHWAY AWAY FROM APPLICABLE EAVE TO HIP/RIDGE/VALLEY FEATURES PER TITLE 24 PART 2.5 SECTION R324.3 AND PART 2.5 SECTION 324.6.

4. EACH SINGLE FAMILY HOME SHALL PROVIDE THE REQUIRED RESERVED INTERCONNECTION PATHWAYS, MAIN ELECTRICAL SERVICE PANEL RATING, AND ENERGY STORAGE SYSTEM READINESS FOR FUTURE INSTALLATION OF A SOLAR ENERGY SYSTEM.

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 297-7000 Claudia Oswald, Architect - C26,5905

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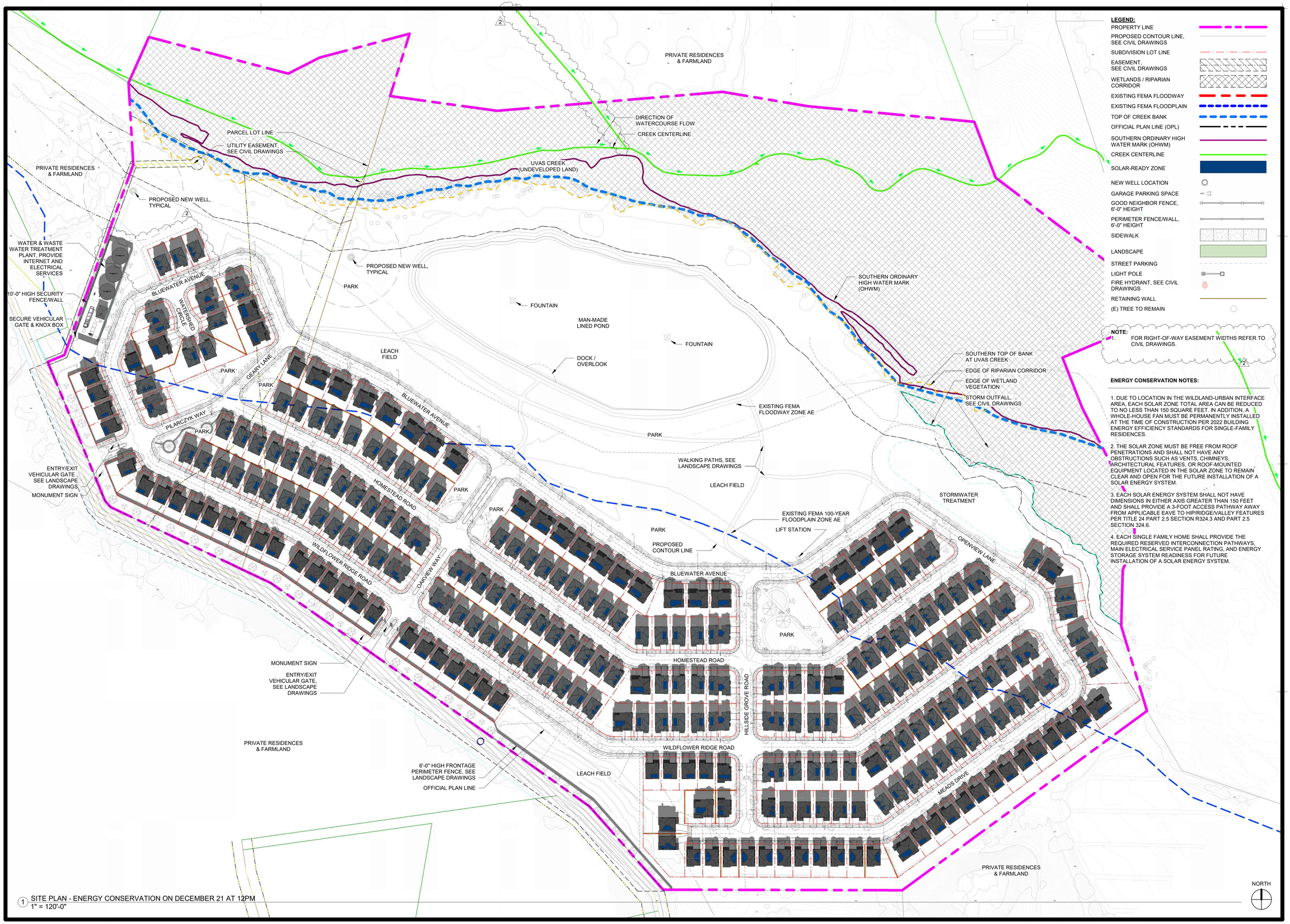
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SITE PLAN - ENERGY CONSERVATION

Date: 07-11-2025
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Job #: 9003-8134

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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



1 SITE PLAN - ENERGY CONSERVATION ON DECEMBER 21 AT 12PM
1" = 120'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
- SOUTHERN ORDINARY HIGH WATER MARK (OHWM)
- CREEK CENTERLINE
- SOLAR-READY ZONE
- NEW WELL LOCATION
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RETAINING WALL
- (E) TREE TO REMAIN

NOTE:
1. FOR RIGHT-OF-WAY EASEMENT WIDTHS REFER TO CIVIL DRAWINGS.

ENERGY CONSERVATION NOTES:

1. DUE TO LOCATION IN THE WILDLAND-URBAN INTERFACE AREA, EACH SOLAR ZONE TOTAL AREA CAN BE REDUCED TO NO LESS THAN 150 SQUARE FEET. IN ADDITION, A WHOLE-HOUSE FAN MUST BE PERMANENTLY INSTALLED AT THE TIME OF CONSTRUCTION PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS FOR SINGLE-FAMILY RESIDENCES.

2. THE SOLAR ZONE MUST BE FREE FROM ROOF PENETRATIONS AND SHALL NOT HAVE ANY OBSTRUCTIONS SUCH AS VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, OR ROOF-MOUNTED EQUIPMENT LOCATED IN THE SOLAR ZONE TO REMAIN CLEAR AND OPEN FOR THE FUTURE INSTALLATION OF A SOLAR ENERGY SYSTEM.

3. EACH SOLAR ENERGY SYSTEM SHALL NOT HAVE DIMENSIONS IN EITHER AXIS GREATER THAN 150 FEET AND SHALL PROVIDE A 3-FOOT ACCESS PATHWAY AWAY FROM APPLICABLE EAVE TO HIP/RIDGE/VALLEY FEATURES PER TITLE 24 PART 2.5 SECTION R324.3 AND PART 2.5 SECTION 324.6.

4. EACH SINGLE FAMILY HOME SHALL PROVIDE THE REQUIRED RESERVED INTERCONNECTION PATHWAYS, MAIN ELECTRICAL SERVICE PANEL RATING, AND ENERGY STORAGE SYSTEM READINESS FOR FUTURE INSTALLATION OF A SOLAR ENERGY SYSTEM.

SWENSON ARCHITECTURE
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Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

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BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

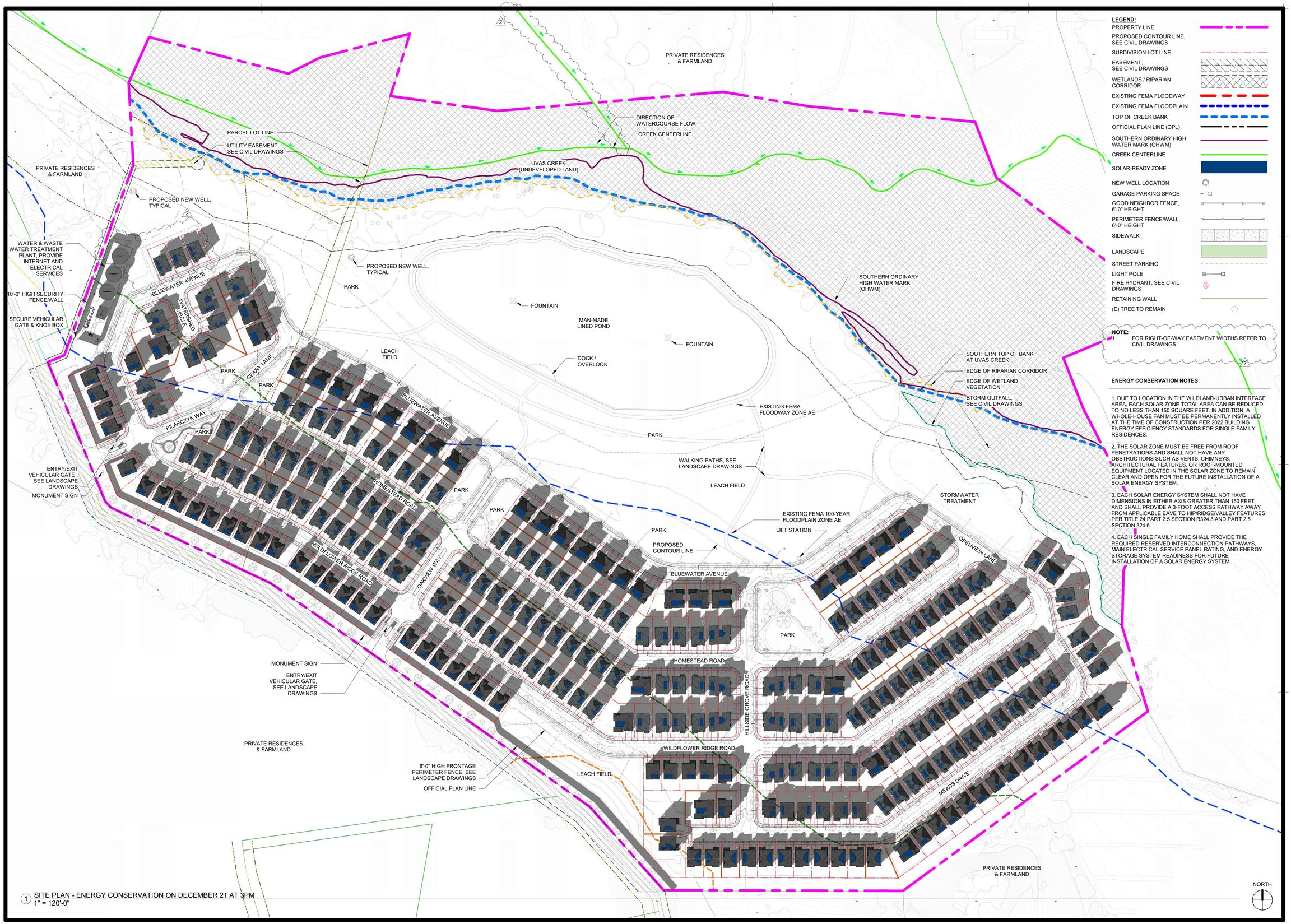
SITE PLAN - ENERGY CONSERVATION

Date: 07-11-2025
Scale: As indicated
Drawn by: Author
Job #: 9003-8134

Sheet

A1.05B

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



1 SITE PLAN - ENERGY CONSERVATION ON DECEMBER 21 AT 3PM
1" = 120'-0"

LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR LINE, SEE CIVIL DRAWINGS
- SUBDIVISION LOT LINE
- EASEMENT, SEE CIVIL DRAWINGS
- WETLANDS / RIPARIAN CORRIDOR
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODPLAIN
- TOP OF CREEK BANK
- OFFICIAL PLAN LINE (OPL)
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SITE PLAN - ENERGY CONSERVATION

Date: 07-11-2025
Scale: As indicated
Drawn by: Author
Job #: 9003-8134

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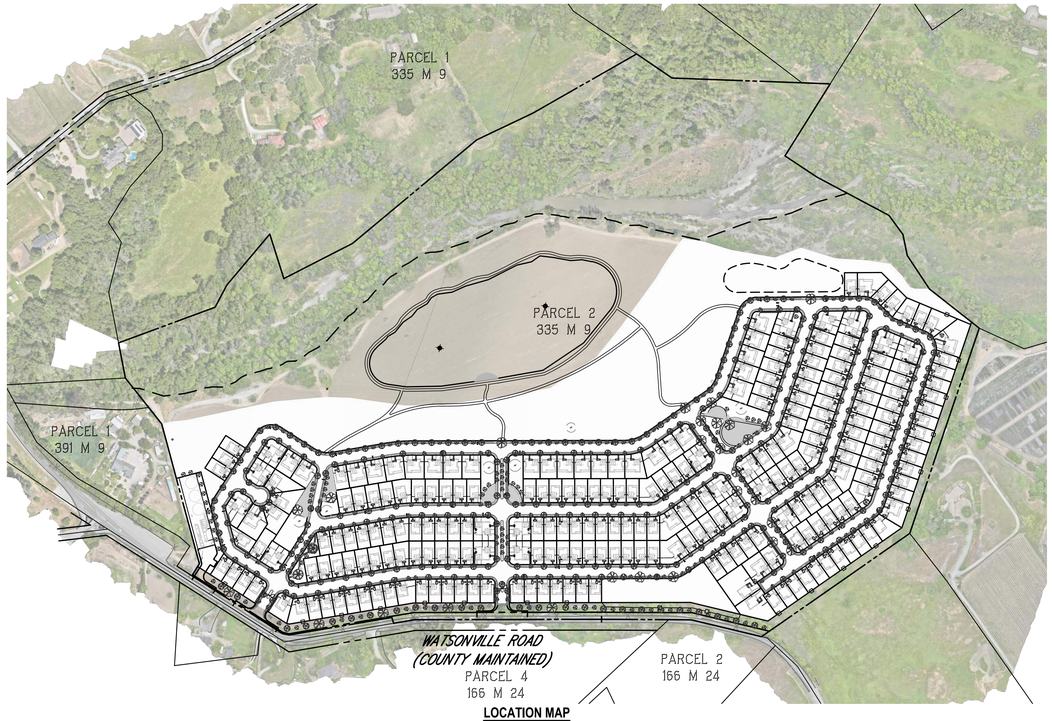
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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

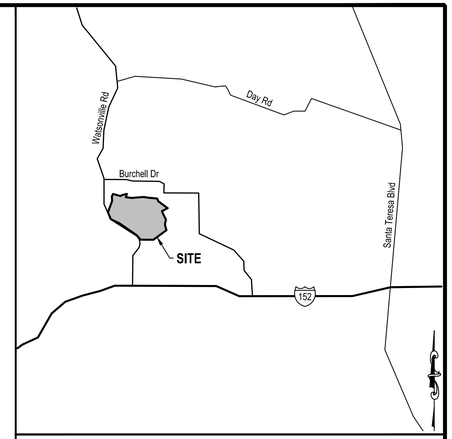
TENTATIVE MAP PACKAGE

8930 WATSONVILLE ROAD

SANTA CLARA COUNTY GILROY CALIFORNIA



LOCATION MAP
NTS



VICINITY MAP
NOT TO SCALE

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS SS	EXSS SS	SANITARY SEWER PIPE & MANHOLE
SSFM		SANITARY SEWER FORCE MAIN
SD	EXSD	STORM DRAIN PIPE & MANHOLE
WT W	EXWT W	WATER MAIN & VALVE
OH	OH	OVERHEAD LINE
		CURB INLET
		FIELD INLET
SD SD	SD SD	AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		CURB RAMP
		STORMWATER TREATMENT PLANTER
T5 6 5 T7 C1 3 3E 2E 2	T5 6 5 T7 C1 3 3E 2E 2	UTILITY BOXES & VAULTS
		CURB TRANSITION

BASIS OF BEARINGS

THE BEARING OF N06°53'36"W RESULTING BETWEEN TWO FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN CORNER RECORD DOCUMENT NUMBER 3844, RECORDED MARCH 23, 2021, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS BASIS OF ALL BEARINGS FOR THIS MAP.

BENCHMARK

BRASS DISK MONUMENT AT THE SOUTHEAST END OF UVAS CREEK BRIDGE ON SANTA TERESA ROAD.
ELEVATION(NGVD29) = 222.51 FEET

STATEMENT OF IMPROVEMENTS

THE BELLA CREEK RESIDENTIAL COMMUNITY IS SITUATED ON A 135.93-ACRE SITE WITH 278 SINGLE FAMILY HOMES WITH 2-CAR GARAGES, OF WHICH 38 WILL BE BELOW-MARKET RATE. THE NEIGHBORHOOD FEATURES THE AREA'S NATURAL SETTING WITH OVER 19 ACRES OF PARK LAND, A LARGE MAN-MADE POND, WALKING TRAILS, PICNIC AREAS, AND RECREATIONAL SPACES. THE COMMUNITY IS ALSO SERVED BY AN ON-SITE WATER AND WASTEWATER SYSTEM WITH LEACH FIELDS INTEGRATED INTO THE LANDSCAPE.

PUBLIC ROADWAY DEDICATIONS (WATSONVILLE ROAD) AND PRIVATE ROADWAYS AND ASSOCIATED EASEMENTS WILL BE CREATED AND DEDICATED PER THE TRACT MAP.

SHEET INDEX

CIVIL

1	C1.0	COVER SHEET
2	C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
3	C3.0	SITE PLAN
4	C4.0	GRADING PLAN
5	C4.1	GRADING PLAN
6	C4.2	GRADING PLAN
7	C5.0	UTILITY PLAN
8	C5.1	UTILITY PLAN
9	C5.2	UTILITY PLAN
10	C6.0	SECTIONS
11	C6.1	CONSTRUCTION DETAILS
12	C7.0	STORMWATER MANAGEMENT PLAN
13	C7.1	STORMWATER CALCULATIONS
14	C8.0	FIRE ACCESS PLAN
15	C9.0	VESTING TENTATIVE MAP
16	C9.1	VESTING TENTATIVE MAP
17	C9.2	VESTING TENTATIVE MAP
18	C9.3	VESTING TENTATIVE MAP

EARTHWORK SUMMARY

OVERALL ROUGH GRADING EARTHWORK						
	CUT (CY)	MAX CUT (FT)	FILL (CY)	MAX FILL (FT)	NET (CY)	
ROUGH GRADING	99,232	-16	261,815	12	162,583	FILL
POND	416,924	-44	0	0	416,924	CUT
STORMWATER BASIN	6,107	-4	0	0	6,107	CUT
TOTAL ROUGH GRADING EARTHWORK					260448	EXPORT

RETAINING WALL NOTE

RETAINING WALLS TO BE PLACED ON LOTS WHERE THE LOT PAD DIFFERENTIAL IS GREATER THEN 1'. SEE DETAIL ON SHEET C6.0 FOR TYPICAL DETAIL. THE MAXIMUM WALL HEIGHT TO BE 3'.

ABBREVIATIONS

AB	AGGREGATE BASE	HP	HIGH POINT
ABND	ABANDON	IM	IMAGE
AC	ASPHALT CONCRETE	INT	INTERSECTION
AD	AREA DRAIN	INV	INVERT
AP	ANGLE POINT	IP	IRON PIPE
APN	ASSESSORS PARCEL NUMBER	JP	JOINT POLE
ARV	AIR RELEASE VALVE	JT	JOINT TRENCH
ASB	AGGREGATE SUBBASE	LAT	LATERAL
AU	ACCESSIBLE UNIT	LP	LOW POINT
BC	BEGIN CURVE	LS	LANDSCAPE
BK	BOOK	MH	MANHOLE
BW	BOTTOM OF WALL	M	MAPS
B/W	BACK OF WALK	MEAS	MEASURED
BFP	BACK FLOW PREVENTOR	MON	MONUMENT
BOL	BOLLARD	OR	OFFICIAL RECORDS
BLDG	BUILDING	P	PAD
BRK	BRICK	PG	PAGE
BS	BOTTOM OF STEP	PLNT	PLANTER
C&G	CURB & GUTTER	PT	POINT
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CEN	CENTER	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PS	PROTECTIVE SLOPE
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	RC	ROLLED CURB
CONST	CONSTRUCT	RCE	REGISTERED CIVIL ENGINEER
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CR	CURB RAMP	RE	REEL
DC	DEPRESSED CURB	R&R	REMOVE AND REPLACE
DI	DRAINAGE INLET	RW	RECYCLED WATER
DIA	DIAMETER	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DBL	DOUBLE	SER	SERVICE
DS	DOWNSPOUT	SS	SANITARY SEWER
DW	DRIVEWAY	SLB	STREET LIGHT BOX
EC	END CURVE	STD	STANDARD
ESMT	EASEMENT	SQ	SQUARE
ELEC	ELECTRICAL	S/W	SIDEWALK
ELECT	ELECTROLIER	TC	TOP OF CURB
ENCL	ENCLOSURE	TDC	TOP OF DEPRESSED CURB
ENCR	ENCROACHING	TEL	TELEPHONE
EP	EDGE OF PAVEMENT	TG	TOP OF GUTTER
ER	END OF RETURN	TRC	TOP OF ROLLED CURB
EX	EXISTING	TS	TOP STEP
FB	FLUSH BAND	TSB	TRAFFIC SIGNAL BOX
FD	FOUND	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FC	FACE OF CURB	UB	UTILITY BOX
FEN	FENCE	UTIL	UTILITY
FF	FINISH FLOOR	VCP	VITRIFIED CLAY PIPE
FFG	FINISH FLOOR GARAGE	VLT	VAULT
FG	FINISH GRADE	WB	WATER BOX
FH	FIRE HYDRANT	WM	WATER METER
FI	FIELD INLET	WT	WATER
FL	FLOWLINE	WV	WATER VALVE
FS	FIRE SERVICE	WD	WOOD
F/W	FRONT OF WALK	XING	CROSSING
GB	GRADE BREAK		
GFF	GARAGE FINISH FLOOR		
GL	GARAGE LIP		
GRT	GRATE		
GV	GAS VALVE		

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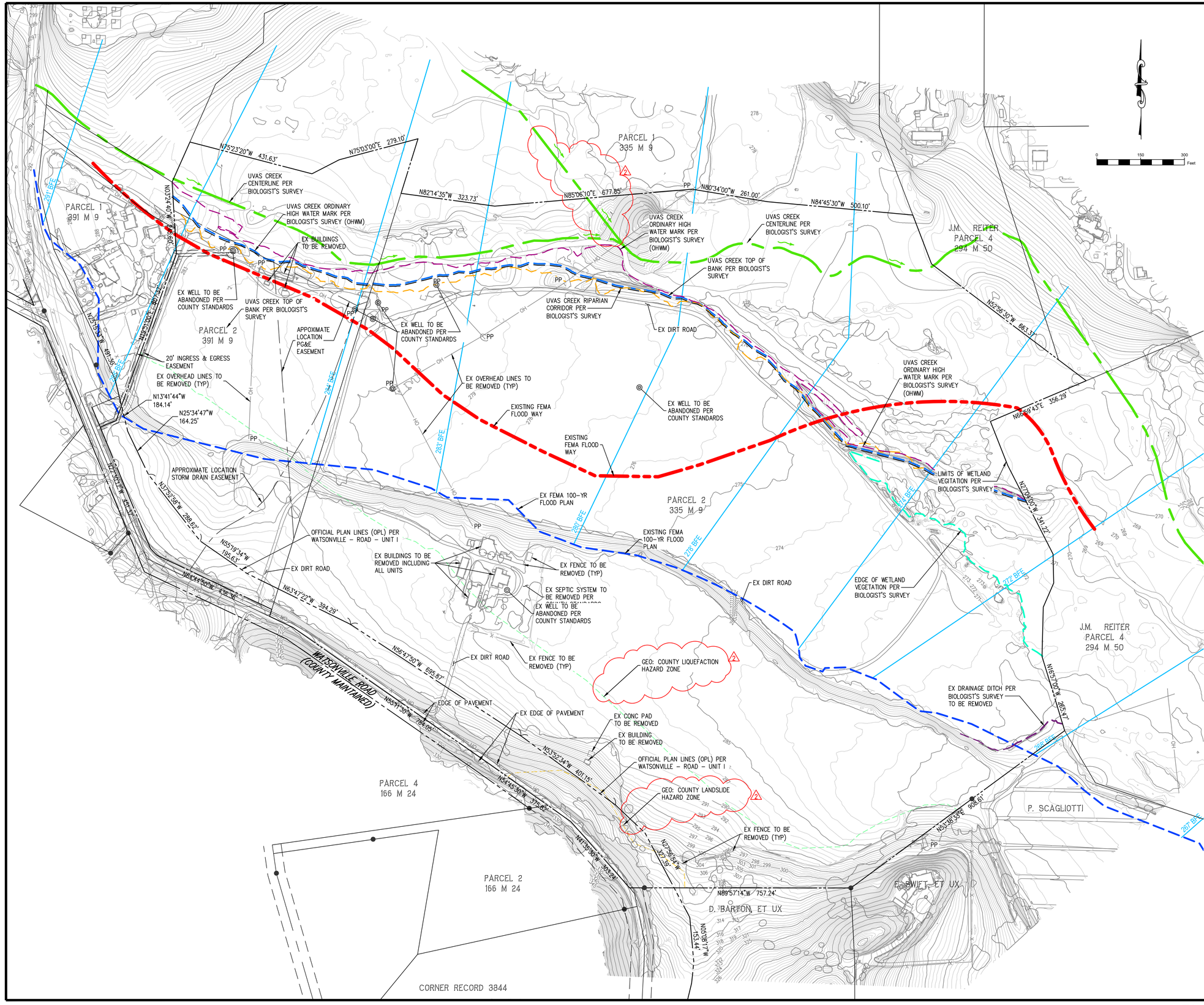
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

COVER SHEET

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C1.0

PLANNING RESUBMITTAL DATE: FEB 12, 2026



DEMOLITION NOTES

1. ALL DEMOLITION OF THE SITE INCLUDING PROJECT UNDERGROUND FACILITIES SHALL CONFORM TO THE ENVIRONMENTAL DOCUMENTS AND APPROVALS FOR THE PROJECT, THE GEOTECHNICAL REPORTS FOR THE PROJECT AND ALL ARBORIST REPORTS FOR THE PROJECT.
2. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PG&E, TELEPHONE, CABLE. STORM DRAIN, WATER AND SEWER UTILITY DEPARTMENTS AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ONSITE UTILITY ROUTING TO DETERMINE AND ENSURE THAT ANY PROPOSED REMOVALS DO NOT INTERRUPT ADJACENT TENANTS. SHOULD CONFLICTS BE DETERMINED BETWEEN PROPOSED DEMOLITION WORK AND SERVICE INTERRUPTIONS TO ADJACENT TENANTS, CONTRACTOR TO CONTACT OWNER AND ENGINEER PRIOR TO ANY WORK.
5. INFORMATION SHOWN ON THESE DRAWINGS REFLECT FIELD OBSERVATIONS AND/OR UTILITY AGENCY RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS OF ALL UTILITY COMPONENTS, USING HAND TOOLS TO CONFIRM ACTUAL CONDITIONS IF NECESSARY. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 811) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).
6. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION, INLCUDING CITY, UTILITIES, AND ALL OTHER JURISDICATIONS.
7. ALL EXISTING ONSITE UTILITIES INCLUDING WATERLINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION UTILITIES TO BE REMOVED FROM SITE AND CAPPED AT PROJECT BOUNDARY UNLESS SPECIFICALLY STATED OTHERWISE. CONTRACTOR SHALL CONTACT THE ENGINEER AND COORDINATE WITH THE PROPER UTILITY COMPANY SHOULD ANY UNKNOWN UTILITY BE ENCOUNTERED.
8. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL REMOVE ALL SURFACE ITEMS AND UTILITIES WITHIN THE LIMIT OF DEMOLITION, WHETHER SHOWN ON THE PLANS OR NOT.
9. ALL DEMOLITION ACTIVITIES ARE SUBJECT TO CITY AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL MANAGEMENT DISTRICT FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE INCLUDING COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY ONSITE DEMOLITION OF THOSE UTILITIES.
11. CONTRACTOR SHALL PROTECT THE PUBLIC SURFACE AND UTILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENTS. ANY DAMAGE DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED ACCORDING TO CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY AND OTHER AGENCIES.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
14. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND TREES FROM DAMAGE DURING DEMOLITION ACTIVITIES.
15. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
16. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PRICES OF THE VARIOUS ITEMS OF WORK.
18. PRACTICAL EROSION CONTROL MEASURES SHALL BE IN PLACE DURING ALL DEMOLITION ACTIVITIES.
19. THIS PLAN DOES NOT AUTHORIZE ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR MODIFICATION TO PUBLIC FACILITIES INCLUDING ANY FACILITIES WITHIN PUBLIC EASEMENTS UNLESS OTHERWISE NOTED ON PLANS.
20. SEPTIC TANKS, AND OTHER VOIDS, ARE TO BE DESTROYED, BACKFILLED AND COMPACTED PER CITY STANDARDS AND THE SOILS REPORT. CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND OWNER SHOULD THESE BE FOUND.
21. ADDITIONAL CONDITIONS MAY BE ADDED AS REQUIRED BASED ON PROJECT APPROVALS AND ASSOCIATED PLANS.

UVAS CREEK NOTES:

ALL CREEL AND ENVIRONMENTAL BOUNDARIES PER LSA EXHIBIT TITLED "BELL CREEK SUBDIVISION PROJECT – POTENTIAL AQUATIC RESOURCE CONSTRAINTS".

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Revisions:

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BELLA CREEK

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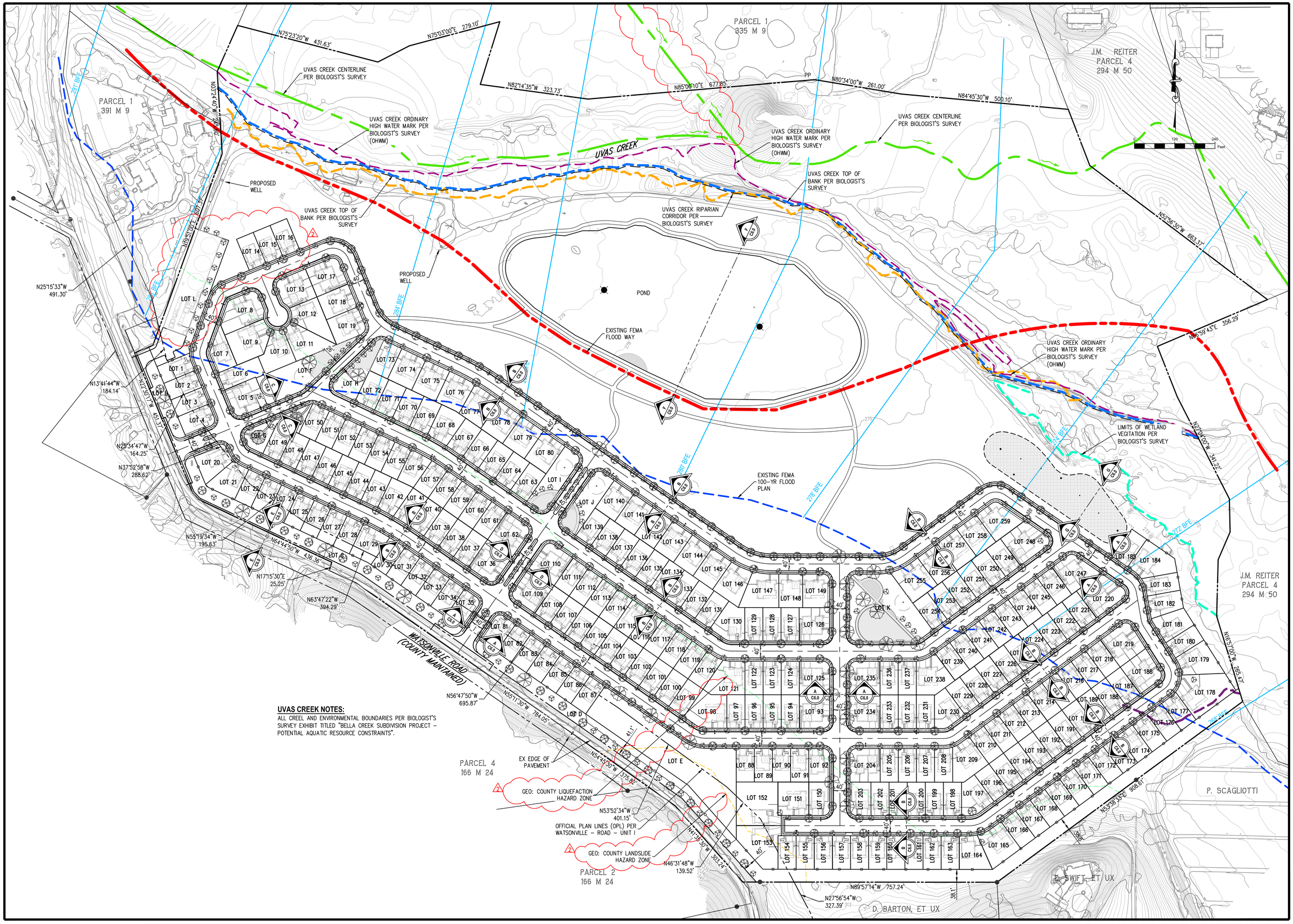
EXISTING CONDITIONS AND DEMOLITION PLAN

Date: **7/11/25**
Scale: **SEE PLAN**
Drawn by: **ASA**
Job #: **22-141**

Sheet

C2.0

PLANNING RESUBMITTAL DATE: FEB 12, 2026



UVAS CREEK NOTES:

ALL CREEL AND ENVIRONMENTAL BOUNDARIES PER BIOLOGIST'S SURVEY EXHIBIT TITLED "BELLA CREEK SUBDIVISION PROJECT – POTENTIAL AQUATIC RESOURCE CONSTRAINTS".

PLANNING RESUBMITTAL DATE: FEB 12, 2026

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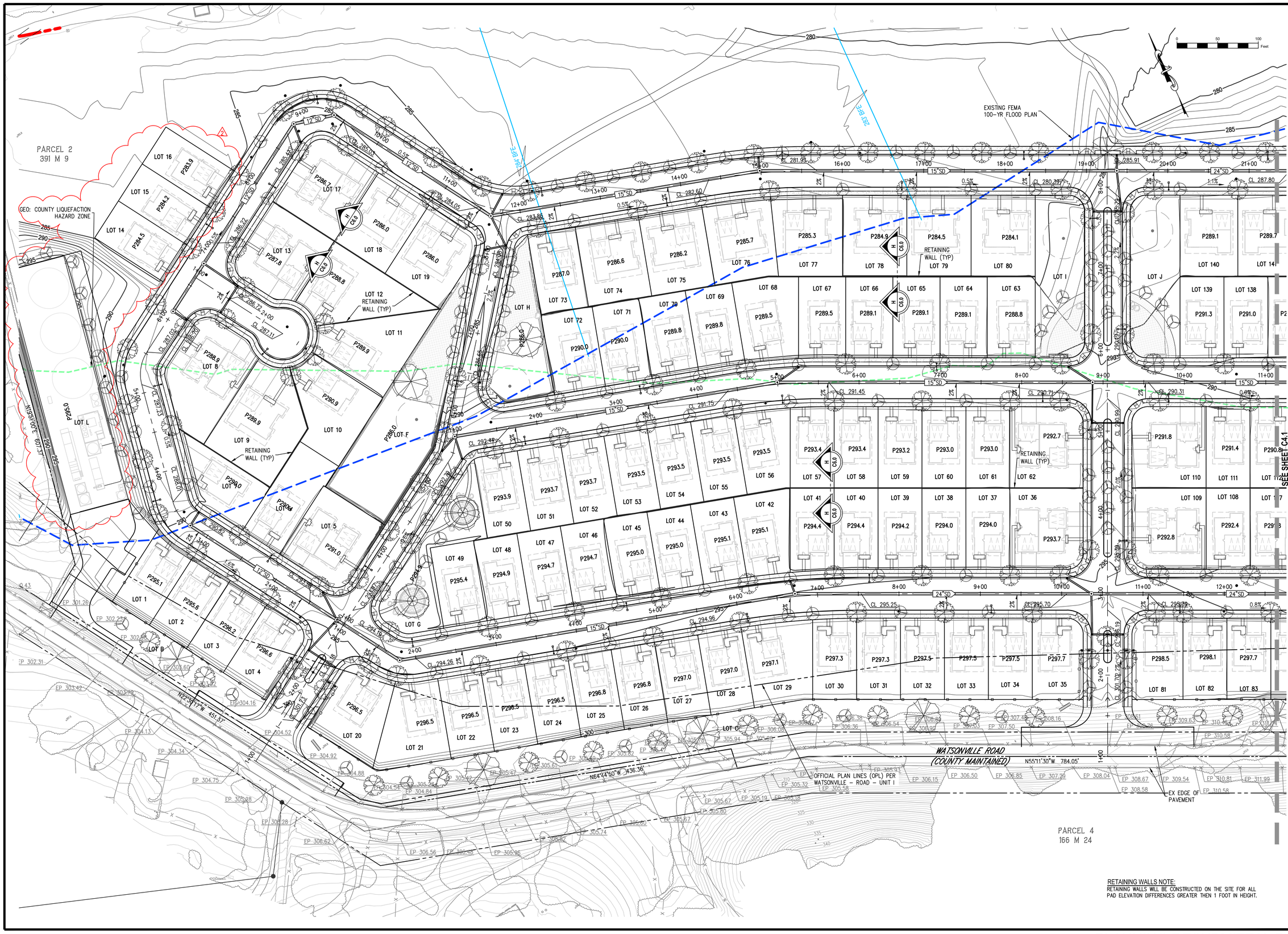
BELLA CREEK

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SITE PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C3.0



RETAINING WALLS NOTE:
RETAINING WALLS WILL BE CONSTRUCTED ON THE SITE FOR ALL PAD ELEVATION DIFFERENCES GREATER THEN 1 FOOT IN HEIGHT.

PLANNING RESUBMITTAL DATE: FEB 12, 2026

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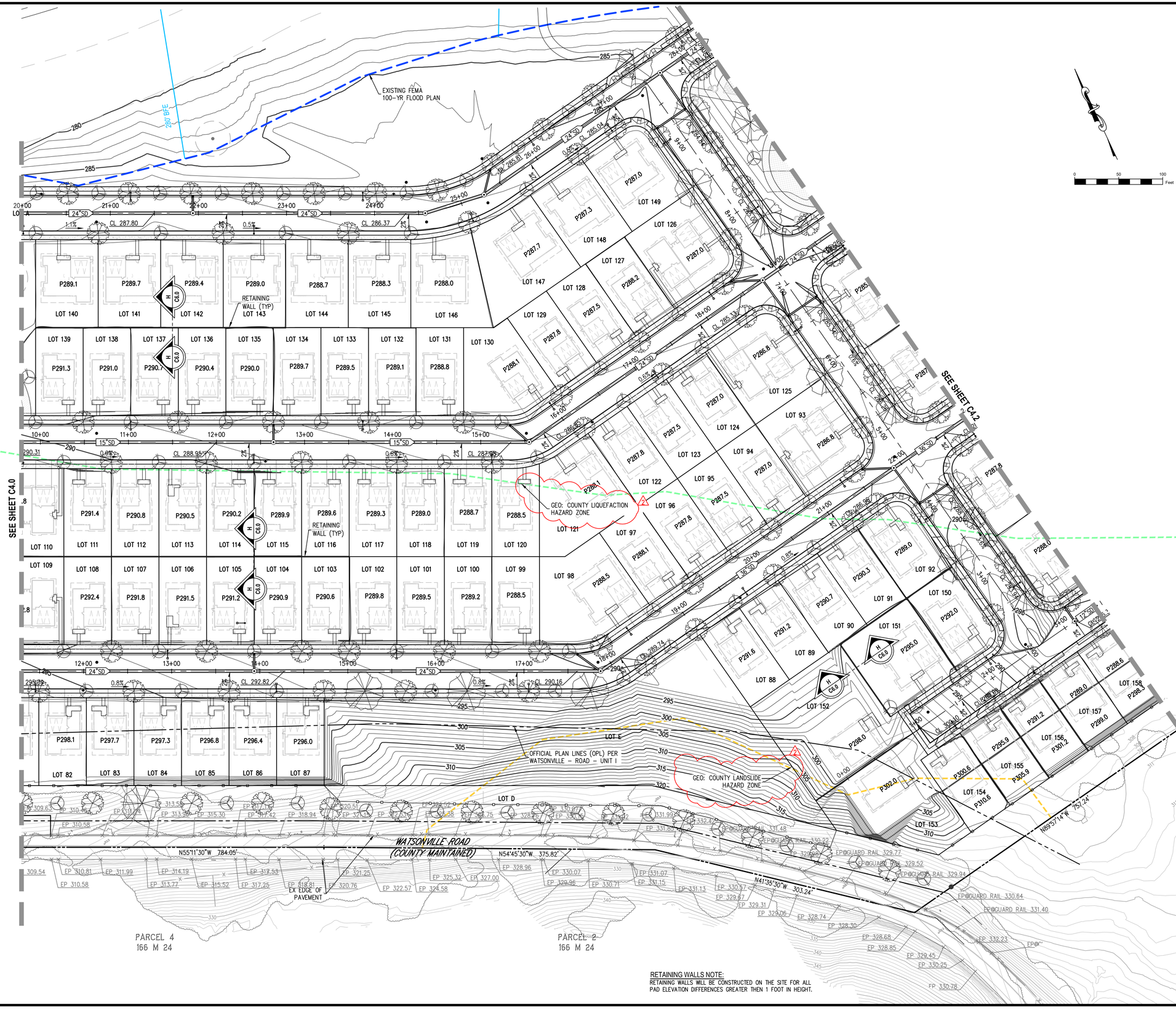
BELLA CREEK

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GRADING PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

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C4.0



RETAINING WALLS NOTE:
RETAINING WALLS WILL BE CONSTRUCTED ON THE SITE FOR ALL PAD ELEVATION DIFFERENCES GREATER THEN 1 FOOT IN HEIGHT.

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BELLA CREEK

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GRADING PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C4.1

PLANNING RESUBMITTAL DATE: FEB 12, 2026

RETAINING WALLS NOTE:
RETAINING WALLS WILL BE CONSTRUCTED ON THE SITE FOR ALL PAD ELEVATION DIFFERENCES GREATER THEN 1 FOOT IN HEIGHT.

FLOODPLAIN NOTE:
ALL PADS WILL BE CONSTRUCTED TO AN AN ELEVATION WHERE ALL BUILDING FINISHED FLOORS ARE GREATER THEN 1' ABOVE THE BASE FLOOD ELEVATION.

0 50 100 Feet

EXISTING FEMA 100-YR FLOOD PLAN

UVAS CREEK ORDINARY HIGH WATER MARK PER BIOLOGIST'S SURVEY (OHWM)

274' BFE

UVAS CREEK TOP OF BANK PER BIOLOGISTS SURVEY

LIMITS OF WETLAND VEGETATION PER BIOLOGIST'S SURVEY

272' BFE

268' BFE

SEE SHEET C4.1

GEO: COUNTY LIQUEFACTION HAZARD ZONE

RETAINING WALL (TYP)

RETAINING WALL TYPICAL

LOT K

LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 206 LOT 207 LOT 208 LOT 209 LOT 210 LOT 211 LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229 LOT 230 LOT 231 LOT 232 LOT 233 LOT 234 LOT 235 LOT 236 LOT 237 LOT 238 LOT 239 LOT 240 LOT 241 LOT 242 LOT 243 LOT 244 LOT 245 LOT 246 LOT 247 LOT 248 LOT 249 LOT 250 LOT 251 LOT 252 LOT 253 LOT 254 LOT 255 LOT 256 LOT 257 LOT 258 LOT 259

PLANNING RESUBMITTAL DATE: FEB 12, 2026

SWENSON ARCHITECTURE
2777 N. Ivar Avenue, Suite 200, San Gabriel, CA 91775 | (626) 657-2200 | Civil | Structural | Architecture | Civil & Mep

Consultant:
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railroad Avenue, Campbell, CA 95008 T: (408) 453-1466

Revisions:

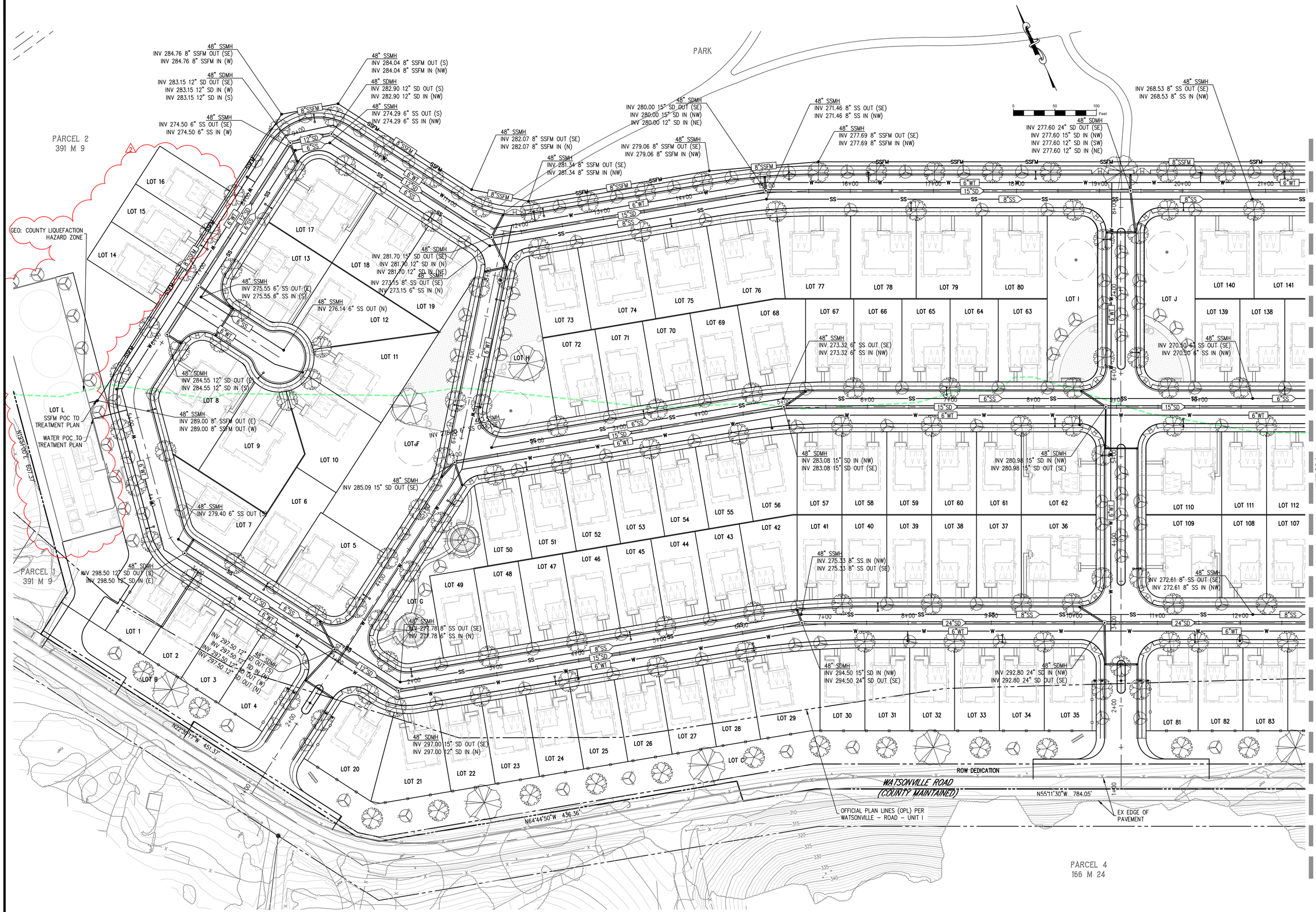
REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

GRADING PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C4.2



SWENSON
ARCHITECTURE
777 S. 1st Street, San Jose, CA 95112, (408) 287-7463, Civil/Arch/Landscape Architecture

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Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

UTILITY PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C5.0

PLANNING RESUBMITTAL DATE: FEB 12, 2026

PARK

48" SDMH
INV 276.40 24" SD OUT (SE)
INV 276.40 24" SD IN (NW)
INV 276.40 12" SD IN (NE)

48" SDMH
INV 268.64 8" SSFM OUT (E)
INV 268.64 8" SSFM IN (NW)

48" SDMH
INV 267.71 8" SSFM OUT (E)
INV 267.71 8" SSFM IN (W)

48" SDMH
INV 273.50 24" SD OUT (E)
INV 273.50 24" SD IN (W)
INV 273.50 12" SD IN (NE)

48" SDMH
INV 274.70 24" SD OUT (E)
INV 274.70 24" SD IN (W)
INV 274.70 12" SD IN (NE)

48" SSMH
INV 266.29
INV 266.29

48" SDMH
INV 265.22 8" SS IN (S)
INV 265.22 8" SS IN (W)
INV 265.22 8" SS OUT (E)

8" SS OUT (E)
8" SS IN (W)

48" SSMH
INV 266.42 6" SS IN (E)
INV 266.42 6" SS OUT (N)
INV 266.42 6" SS IN (S)
INV 266.42 6" SS IN (W)

48" SDMH
INV 275.05 24" SD OUT (E)
INV 275.05 24" SD IN (NW)

48" SSMH
INV 266.66 8" SS OUT (E)
INV 266.66 8" SS IN (NW)

48" SSMH
INV 268.53 8" SS OUT (SE)
INV 268.53 8" SS IN (NW)

48" SSMH
INV 268.06 6" SS OUT (E)
INV 268.06 6" SS IN (NW)

48" SSMH
INV 270.50 6" SS OUT (SE)
INV 270.50 6" SS IN (NW)

48" SDMH
INV 276.28 24" SD IN (W)
INV 276.04 24" SD OUT (E)

48" SDMH
INV 257.72 6" SS IN (E)
INV 257.72 8" SS OUT (W)
INV 257.72 8" SS IN (S)
INV 257.72 8" SS IN (W)

48" SDMH
INV 287.00 36" SD IN (W)
INV 287.00 36" SD OUT (E)

48" SSMH
INV 269.02 6" SS OUT (W)
INV 269.02 6" SS IN (E)
INV 269.02 6" SS IN (W)

48" SDMH
INV 280.20 12" SD OUT (E)

48" SSMH
INV 269.69 6" SS ONT (E)

48" SDMH
INV 279.25 15" SD IN (NW)
INV 279.25 15" SD OUT (SE)

48" SDMH
INV 277.80 24" SD OUT (E)
INV 277.80 15" SD IN (NW)

48" SSMH
INV 269.77 8" SS IN (NW)
INV 269.77 8" SS OUT (E)

48" SSMH
INV 272.61 8" SS OUT (SE)
INV 272.61 8" SS IN (NW)

48" SDMH
INV 289.00 24" SD IN (NW)
INV 289.00 36" SD OUT (E)

48" SDMH
INV 291.00 24" SD IN (NW)
INV 291.00 24" SD OUT (SE)

EXSDCB
INV 312.44 12" EXSD IN (SW)

EXSDCB
INV 313.97 12" EXSD OUT (NE)

LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121
LOT 109 LOT 108 LOT 107 LOT 106 LOT 105 LOT 104 LOT 103 LOT 102 LOT 101 LOT 100 LOT 99 LOT 98
LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87
LOT 139 LOT 138 LOT 137 LOT 136 LOT 135 LOT 134 LOT 133 LOT 132 LOT 131 LOT 130
LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149
LOT 129 LOT 128 LOT 127 LOT 126
LOT 125 LOT 124 LOT 123 LOT 122
LOT 93 LOT 94 LOT 95 LOT 96 LOT 97
LOT 92 LOT 91 LOT 90 LOT 89 LOT 88
LOT 150 LOT 151 LOT 152
LOT 158 LOT 157 LOT 156 LOT 155 LOT 154 LOT 153
LOT E
LOT D

GEO: COUNTY LIQUEFACTION HAZARD ZONE

GEO: COUNTY LANDSLIDE HAZARD ZONE

OFFICIAL PLAN LINES (OPL) PER WATSONVILLE – ROAD – UNIT I

WATSONVILLE ROAD
(COUNTY MAINTAINED)

N55°11'30"W 784.05'
N54°45'30"W 375.82'
N41°35'30"W 303.24'
N89°57'14"W 757.24'

EX EDGE OF PAVEMENT

SEE SHEET C5.0

SEE SHEET C5.2

PARCEL 4
166 M 24

PARCEL 2
166 M 24

0 50 100 Feet

PLANNING RESUBMITTAL DATE: FEB 12, 2026

SWENSON
ARCHITECTURE
777 S. 1st Street, San Jose, CA 95112, (408) 287-7300 | Copies, Check/Awards, Architect - Duplicate

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Civil Engineers • Planners • Surveyors
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Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
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BELLA CREEK

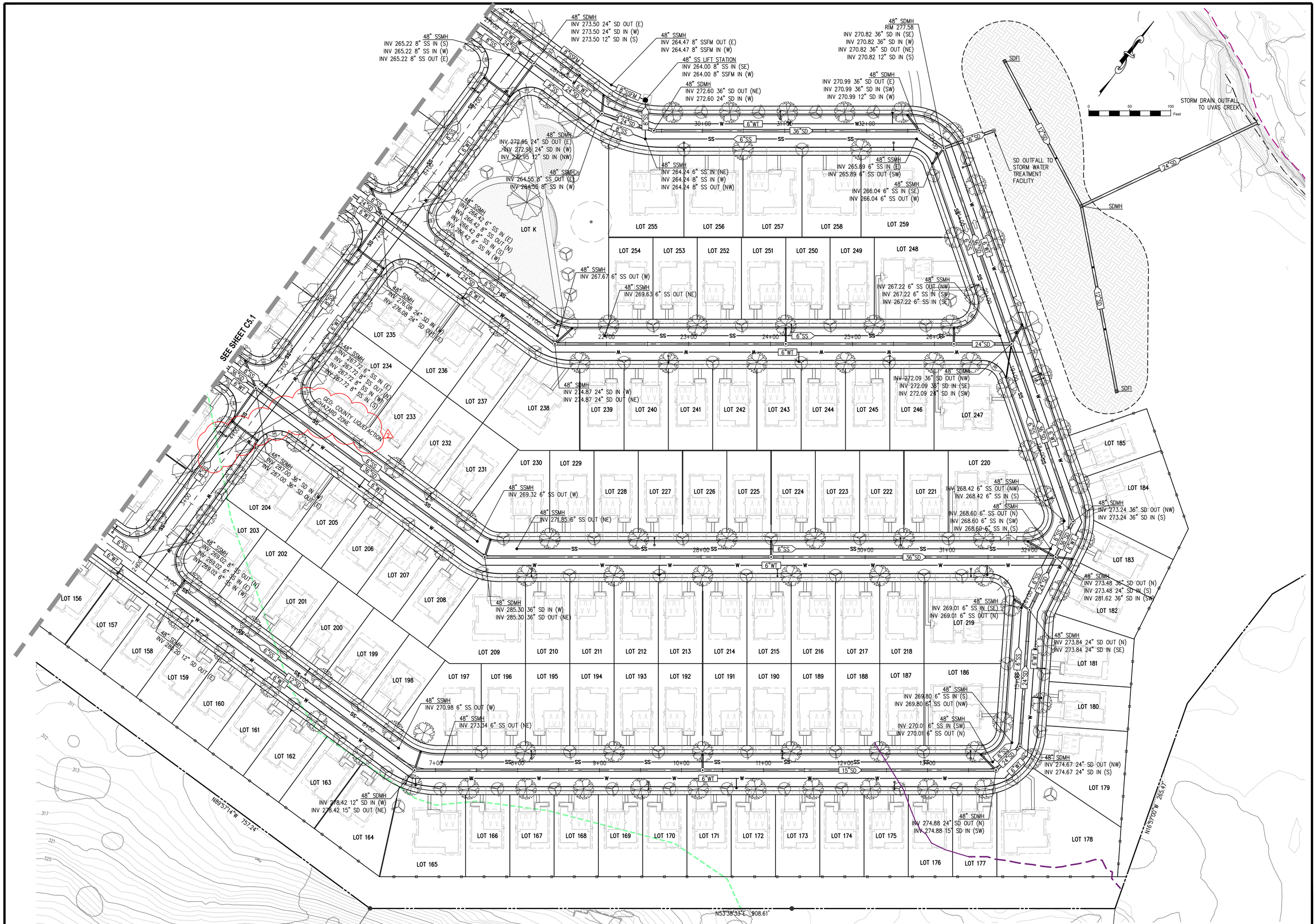
8930 WATSONVILLE ROAD, GILROY, CA 95020

UTILITY PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet

C5.1



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ARCHITECTURE
777 S. 1st Street, San Jose, CA 95112, (408) 287-7300, Civil, Electrical, Architecture, Civil Arts

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Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

BELLA CREEK

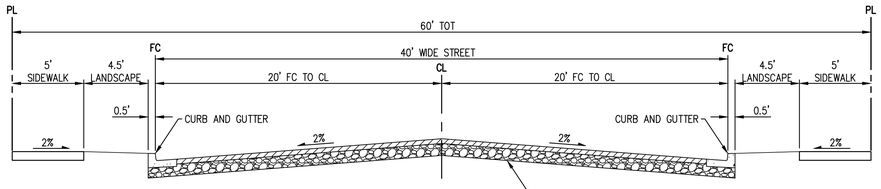
8930 WATSONVILLE ROAD, GILROY, CA 95020

UTILITY PLAN

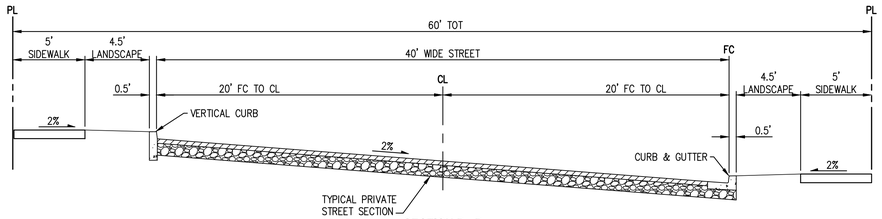
Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C5.2

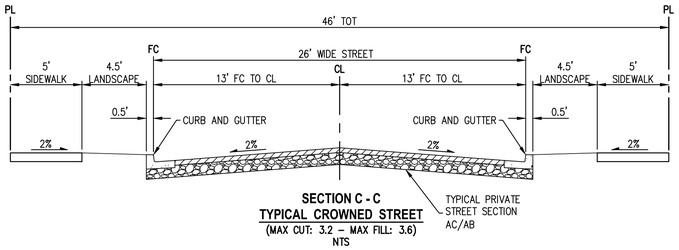
PLANNING RESUBMITTAL DATE: FEB 12, 2026



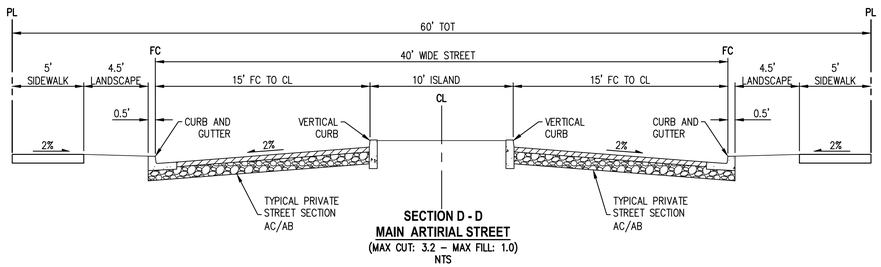
SECTION A - A
MAIN ENTRY STREET
(MAX CUT: 0.8 – MAX FILL: 0.6)
NTS



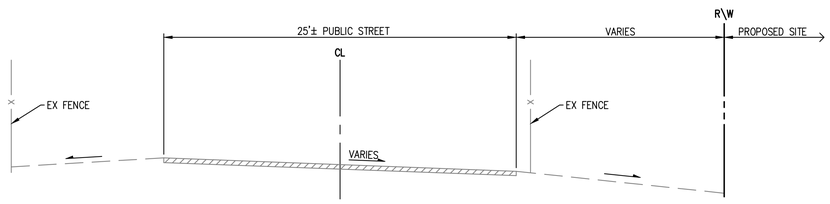
SECTION B - B
TYPICAL CROSS SLOPED STREET
(MAX CUT: 11.2 – MAX FILL: 7.2)
NTS



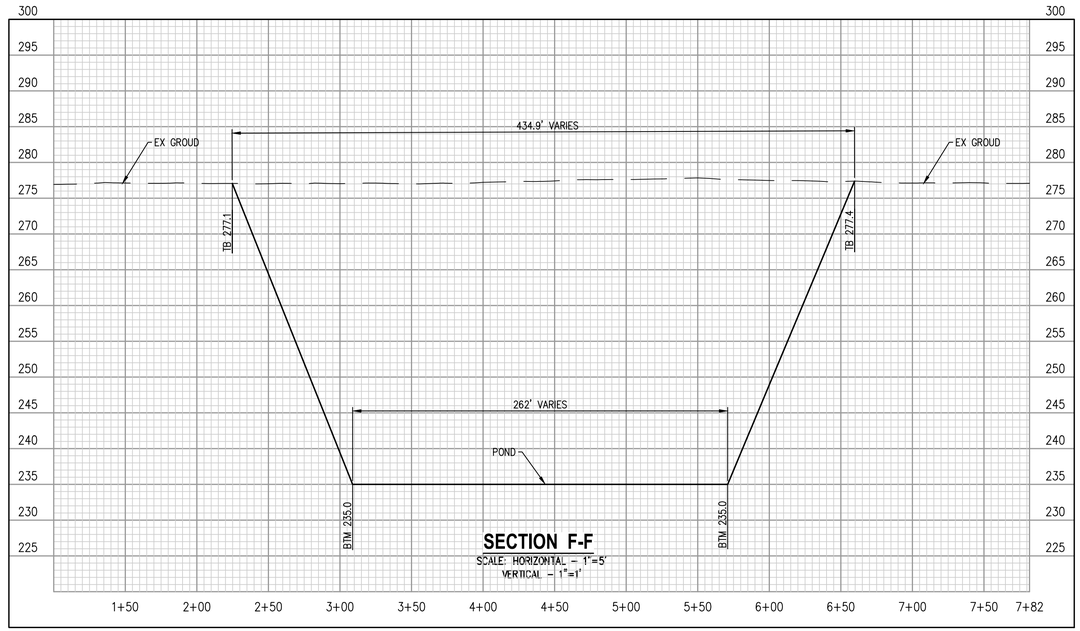
SECTION C - C
TYPICAL CROWNED STREET
(MAX CUT: 3.2 – MAX FILL: 3.6)
NTS



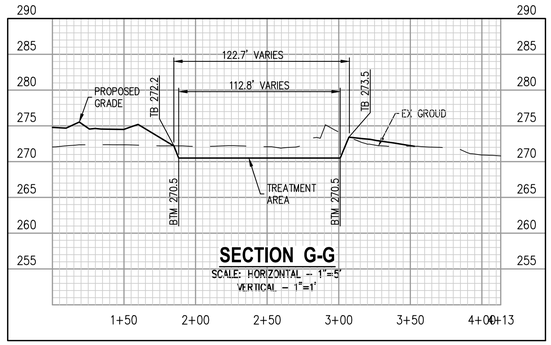
SECTION D - D
MAIN ARTIRIAL STREET
(MAX CUT: 3.2 – MAX FILL: 1.0)
NTS



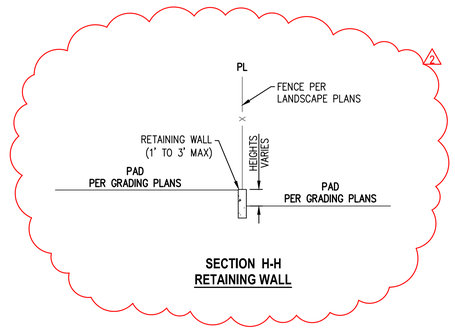
SECTION E-E
WATSONVILLE ROAD
NTS



SECTION F-F
SCALE: HORIZONTAL – 1"=5'
VERTICAL – 1"=1'



SECTION G-G
SCALE: HORIZONTAL – 1"=5'
VERTICAL – 1"=1'



SECTION H-H
RETAINING WALL

SWENSON ARCHITECTURE
777 S. Via El Monte, San Jose, CA 95112, (408) 287-0200 / Cadet, Chuck / Projects / Architect - Cad Files

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Revisions:

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1	RESUBMITTAL #1	10/17/25
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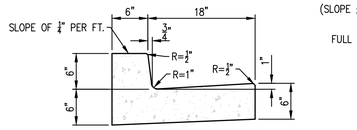
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SECTIONS

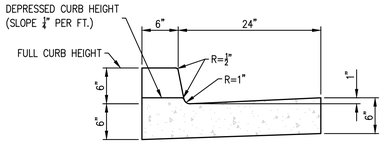
Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C6.0

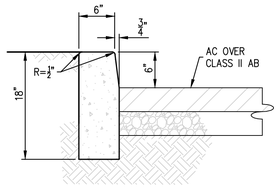
PLANNING RESUBMITTAL DATE: FEB 12, 2026



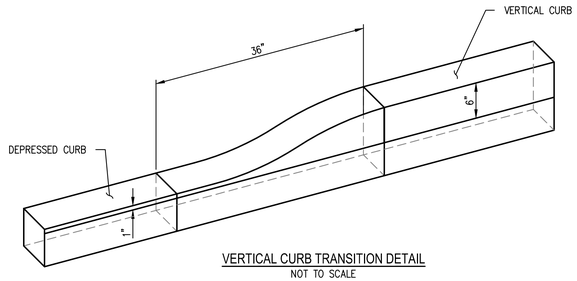
CURB AND GUTTER
NOT TO SCALE



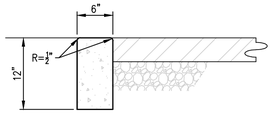
FULL OR DEPRESSED
CURB AND GUTTER
NOT TO SCALE



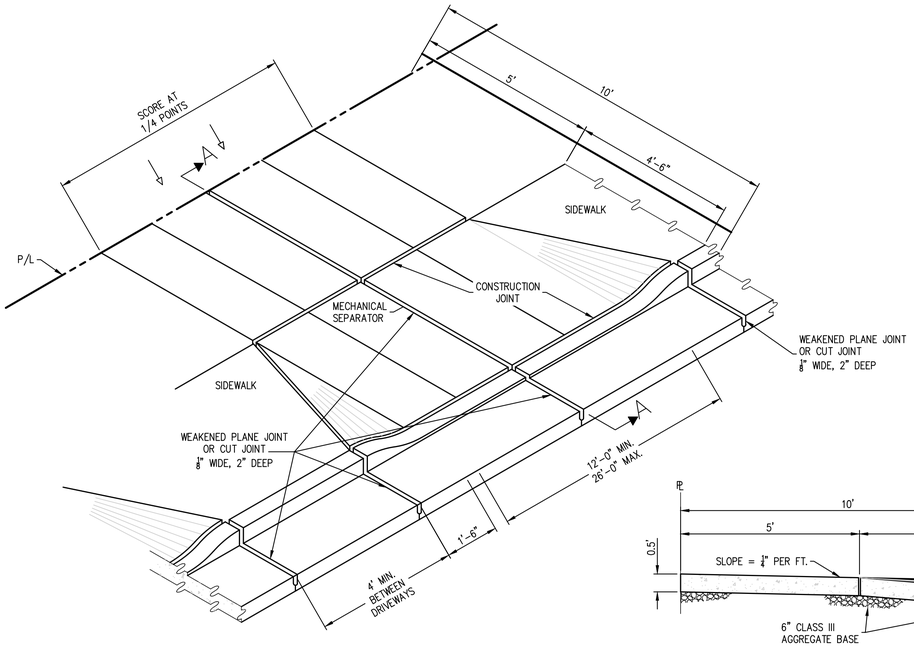
VERTICAL CURB
NOT TO SCALE



VERTICAL CURB TRANSITION DETAIL
NOT TO SCALE

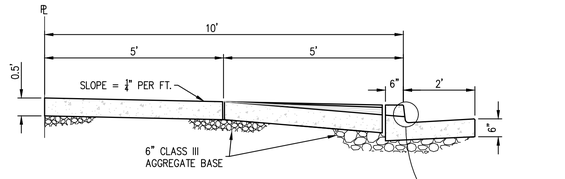


FLUSH CURB
NOT TO SCALE

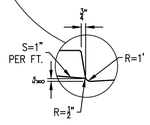


NOTE:
SCORE MARKS NOT TO EXCEED 4" OC, USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.

STANDARD DRIVEWAY DETAIL
NOT TO SCALE



SECTION A-A



SWENSON
ARCHITECTURE
777 Cedar Blvd., Suite 200, San Mateo, CA 94402 t. 650.931.4700 www.swenson-arch.com

Consultant:

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20 Railroad Avenue, Campbell, CA 95008 T. (408) 453-1466

Revisions:

REV #	DESCRIPTION	DATE

BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

CONSTRUCTION DETAILS

Date: **7/11/25**
Scale: **SEE PLAN**
Drawn by: **ASA**
Job #: **22-141**

Sheet

C6.1

PLANNING RESUBMITTAL DATE: FEB 12, 2026

PARCEL 1
335 M 9

PARCEL 1
391 M 9

PARCEL 4
166 M 24

PARCEL 2
166 M 24

CORNER RECORD 3844

UVAS CREEK

UVAS CREEK

UVAS CREEK

DMA 1

DMA 2

TCM 1

PP

PP

N75°23'20"W 431.63'

N75°30'00"E 279.10'

N82°14'35"W 323.77'

N85°06'10"E 677.85'

N80°34'00"W 261.00'

N84°45'30"W 500.10'

N03°24'40"W 245.80'

N12°50'00"E 420.00'

N25°36'30"W 663.37'

N68°59'45"E 356.29'

N24°30'11"W 451.00'

N65°29'30"W 436.36'

N55°41'30"W 784.05'

N54°49'30"W 375.82'

N47°59'30"W 303.24'

N89°57'14"W 757.24'

N13°58'00"W 2656.47'

N53°58'55"E 308.61'

OFFICIAL PLAN LINES (OPL) PER WATSONVILLE – ROAD – UNIT I

WATSONVILLE ROAD
(COUNTY MAINTAINED)

GEO: COUNTY LIQUEFACTION HAZARD ZONE

GEO: COUNTY LANDSLIDE HAZARD ZONE

0 150 300 Feet

NOTES

1. PROPERTY INFORMATION

   BELLA CREEK
   8930 WATSONVILLE ROAD
   GILROY, CA 95020
   APN No. 783–08–059, 080

   GROSS AREA = 5,961,491 SF (136.857 AC)
   ROW DEDICATION = 51,771 SF (1.188 AC)
   NET AREA = 5,909,720 SF (135.669 AC)

2. ONSITE TAKEOFFS ARE BASED ON THE NET AREA:

   EXISTING ONSITE IMPERVIOUS AREA = 145,004 SF (3.329 AC)
   EXISTING ONSITE PERVIOUS AREA = 5,764,716 SF (132.340 AC)
   PROPOSED ONSITE IMPERVIOUS AREA = 1,385,939 SF (31.817 AC)
   PROPOSED ONSITE PERVIOUS AREA = 4,523,781 SF (103.852 AC)

   THERE IS A 1,240,935 SF (28.488 AC) INCREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT.

3. RECEIVING SYSTEM FOR THE STORM WATER: UVAS/LLGAS WATERSHED

4. 100% OF THE PROJECT'S STORMWATER RUNOFF WILL BE DIRECTED TO AN ONSITE BIORETENTION BASIN FOR TREATMENT.

5. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING A 10–YEAR STORM EVENT.

6. POLLUTANTS THAT MAY BE PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO VEGETATED BIORETENTION BASINS.

7. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.

   - BENEFICIAL LANDSCAPING
   - MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, & GOOD HOUSEKEEPING)
   - STORM DRAIN LABELING
   - DISCONNECTED DOWNSPOUTS

LEGEND

BIO–RETENTION BASINS

SELF–TREATING AREA

WATERSHED BOUNDARY

SWENSON ARCHITECTURE
777 Cass Street, Suite 200, Santa Cruz, CA 95060 T. (831) 600-1300 / Copies Do not Measure, Architect's Exclusive

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1	RESUBMITTAL #1	10/17/25
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BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

STORMWATER MANAGEMENT PLAN

Date: **7/11/25**
Scale: **SEE PLAN**
Drawn by: **ASA**
Job #: **22-141**

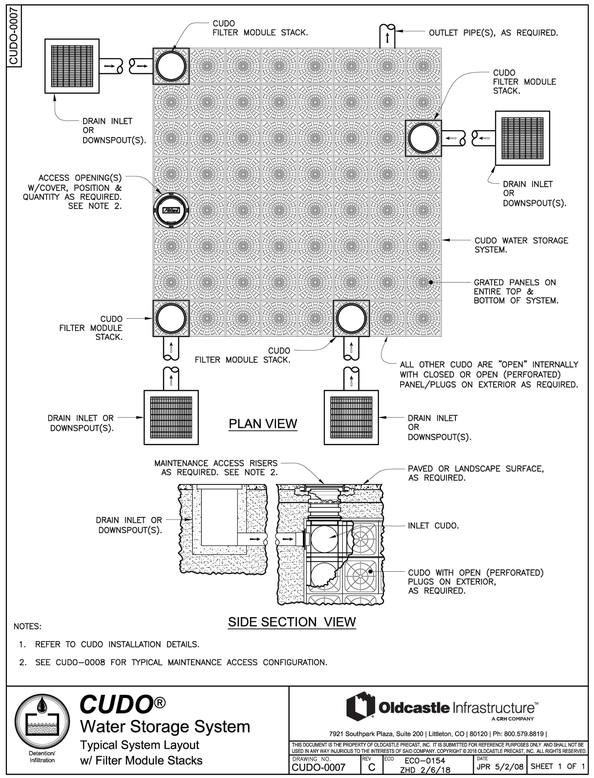
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C7.0

PLANNING RESUBMITTAL DATE: FEB 12, 2026

STORMWATER TREATMENT SUMMARY TABLE

WATERSHED ID	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES					TREATMENT MEASURES			
		STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	3,806,720	609,255	125,429	621,206	**1,355,890**	-	-	-	2,450,830	**2,450,830**	54,960	54,236	4%	BIO BASIN
2	2,103,000	-	30,049	-	**30,049**	-	-	-	2,072,951	**2,072,951**	N/A	N/A	SELF-TREATING AREA	
	5,909,720	**609,255**	**155,478**	**621,206**	**1,385,939**	-	-	-	**4,523,781**	**4,523,781**				
EXISTING SITE	**5,909,720**		133,230	11,774	**145,004**	-	-	-	5,764,716	**5,764,716**				



NOTES:

1. REFER TO CUDO INSTALLATION DETAILS.
2. SEE CUDO-0008 FOR TYPICAL MAINTENANCE ACCESS CONFIGURATION.

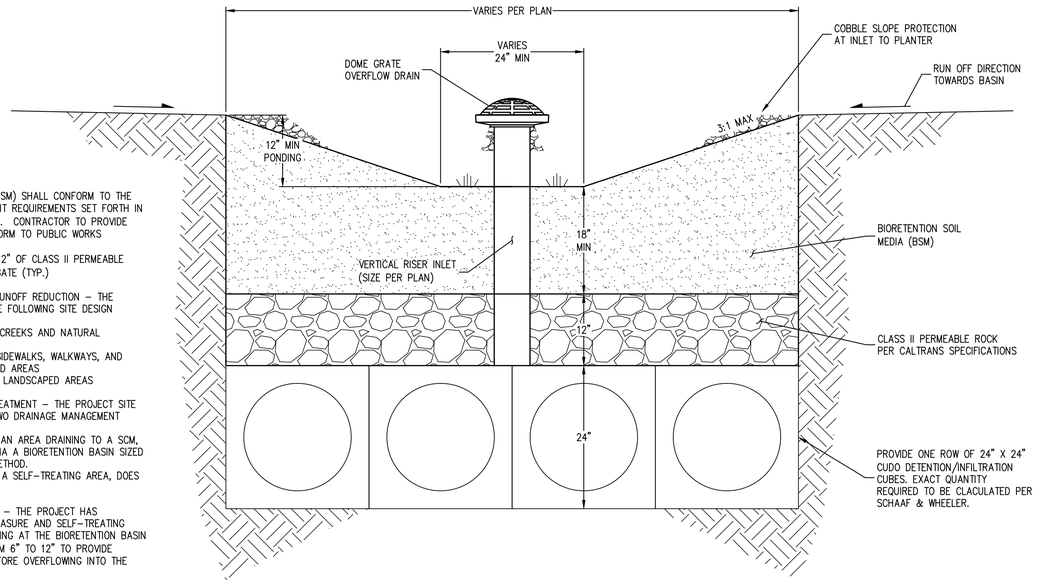
CUDO®
Water Storage System
Typical System Layout
w/ Filter Module Stacks
Detention/ Infiltration

Oldcastle Infrastructure
A CRH COMPANY

7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 |

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DRAWING NO.	REV.	ECO	DATE	
CUDO-0007	C	ECO-0154 ZHD 2/6/18	JPR 5/2/08	SHEET 1 OF 1



BIORETENTION BASIN DETAIL
NOT TO SCALE

NOTES

1. BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.i.(1)(B)(VI). CONTRACTOR TO PROVIDE SUPPLIER CERTIFICATION FORM TO PUBLIC WORKS
2. CONTRACTOR TO INSTALL 12" OF CLASS II PERMEABLE (CALTRANS SPEC.) AGGREGATE (TYP.)
3. TIER 1 SITE DESIGN AND RUNOFF REDUCTION – THE PROJECT WILL INCLUDE THE FOLLOWING SITE DESIGN MEASURES:
   - LIMIT DISTURBANCE OF CREEKS AND NATURAL DRAINAGE FEATURES
   - DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND PATIOS ONTO VEGETATED AREAS
   - DISPERSING RUNOFF TO LANDSCAPED AREAS
4. TIER 2 WATER QUALITY TREATMENT – THE PROJECT SITE HAS BEEN DIVIDED INTO TWO DRAINAGE MANAGEMENT AREAS:
   - DMA 1, CONSISTING OF AN AREA DRAINING TO A SCM, WILL BE LID TREATED VIA A BIORETENTION BASIN SIZED USING 4% SIMPLIFIED METHOD.
   - DMA 2, CONSISTING OF A SELF-TREATING AREA, DOES NOT REQUIRE A SCM.
5. TIER 3 RUNOFF RETENTION – THE PROJECT HAS MAXIMIZED SITE DESIGN MEASURE AND SELF-TREATING AREAS. IN ADDITION, PONDING AT THE BIORETENTION BASIN HAS BEEN INCREASED FROM 6" TO 12" TO PROVIDE ADDITIONAL RETENTION BEFORE OVERFLOWING INTO THE OVEFLOW RISER.
6. TIER 4 PEAK MANAGEMENT – THE PROJECT WILL INCLUDE CUDO DETENTION/INFILTRATION CUBES UNDER THAT BIOTREATMENT BASIN TO MANAGE PEAK FLOW DISCHARGE FROM THE SITE. A HYDROLOGY REPORT DEMOSTRATING THAT POST-DEVELOPMENT STORMWATER RUNOFF PEAK FLOWS DISCHARGED FROM THE SITE DO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS WILL BY PROVIDED BY SCHAAF AND WHEELER.

SWENSON
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777 S. 1st Street, San Jose, CA 95112, (408) 287-7222, Client Projects, Architect - CLIENTS

Consultant:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
20 Railway Avenue, Campbell, CA 95008 T: (408) 453-1566

Revisions:

REV #	DESCRIPTION	DATE

BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

STORMWATER CALCULATIONS

Date: **7/11/25**
Scale: **SEE PLAN**
Drawn by: **ASA**
Job #: **22-141**

Sheet

C7.1

PLANNING RESUBMITTAL DATE: FEB 12, 2026

PARCEL 1
391 M 9

PARCEL 2
391 M 9

PARCEL 4
166 M 24

PARCEL 2
166 M 24

POND

N75°23'20"W 431.63'

N75°03'00"E 279.10'

N82°14'35"W 323.73'

N85°06'10"E 677.85'

N80°34'00"W 261.00'

N84°45'30"W 500.10'

N52°56'30"W 863.37'

N66°59'43"E 356.29'

N27°00'00"W 341.22'

N15°57'00"W 265.47'

N89°57'14"W 757.24'

N03°24'40"W 25.60'

N19°37'00"E 607.75'

N27°53'17"W 454.39'

N64°14'56"W 436.36'

N55°11'30"W 764.05'

N54°45'30"W 378.92'

N11°39'30"W 383.24'

N53°38'33"E 908.01'

OFFICIAL PLAN LINES (OPL) PER
WATSONVILLE – ROAD – UNIT I

WATSONVILLE ROAD
(COUNTY MAINTAINED)

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
LOT K
LOT L

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162 LOT 163 LOT 164 LOT 165 LOT 166 LOT 167 LOT 168 LOT 169 LOT 170 LOT 171 LOT 172 LOT 173 LOT 174 LOT 175 LOT 176 LOT 177 LOT 178 LOT 179 LOT 180 LOT 181 LOT 182 LOT 183 LOT 184 LOT 185 LOT 186 LOT 187 LOT 188 LOT 189 LOT 190 LOT 191 LOT 192 LOT 193 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 206 LOT 207 LOT 208 LOT 209 LOT 210 LOT 211 LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229 LOT 230 LOT 231 LOT 232 LOT 233 LOT 234 LOT 235 LOT 236 LOT 237 LOT 238 LOT 239 LOT 240 LOT 241 LOT 242 LOT 243 LOT 244 LOT 245 LOT 246 LOT 247 LOT 248 LOT 249 LOT 250 LOT 251 LOT 252 LOT 253 LOT 254 LOT 255 LOT 256 LOT 257 LOT 258 LOT 259

R=37.50'
R=22.50'
R=22.50'

FIRE TRUCK TURNING RADIUS ALLOWING MINIMUM 22.5' INSIDE RADIUS AND 37.5' OUTSIDE RADIUS

FIRE TRUCK TURNING TEMPLATE

LEGEND

FIRE HYDRANT

FIRE ACCESS ROAD NOTE:

FIRE DEPARTMENT ACCESS TO BE MADE OF A "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS, THIS IS TO BE NOTED ON THE PLANS. [CFC SECTION D102 AND CFMO–A1 SECTION II.G]

PLANNING RESUBMITTAL DATE: FEB 12, 2026

SWENSON
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BELLA CREEK

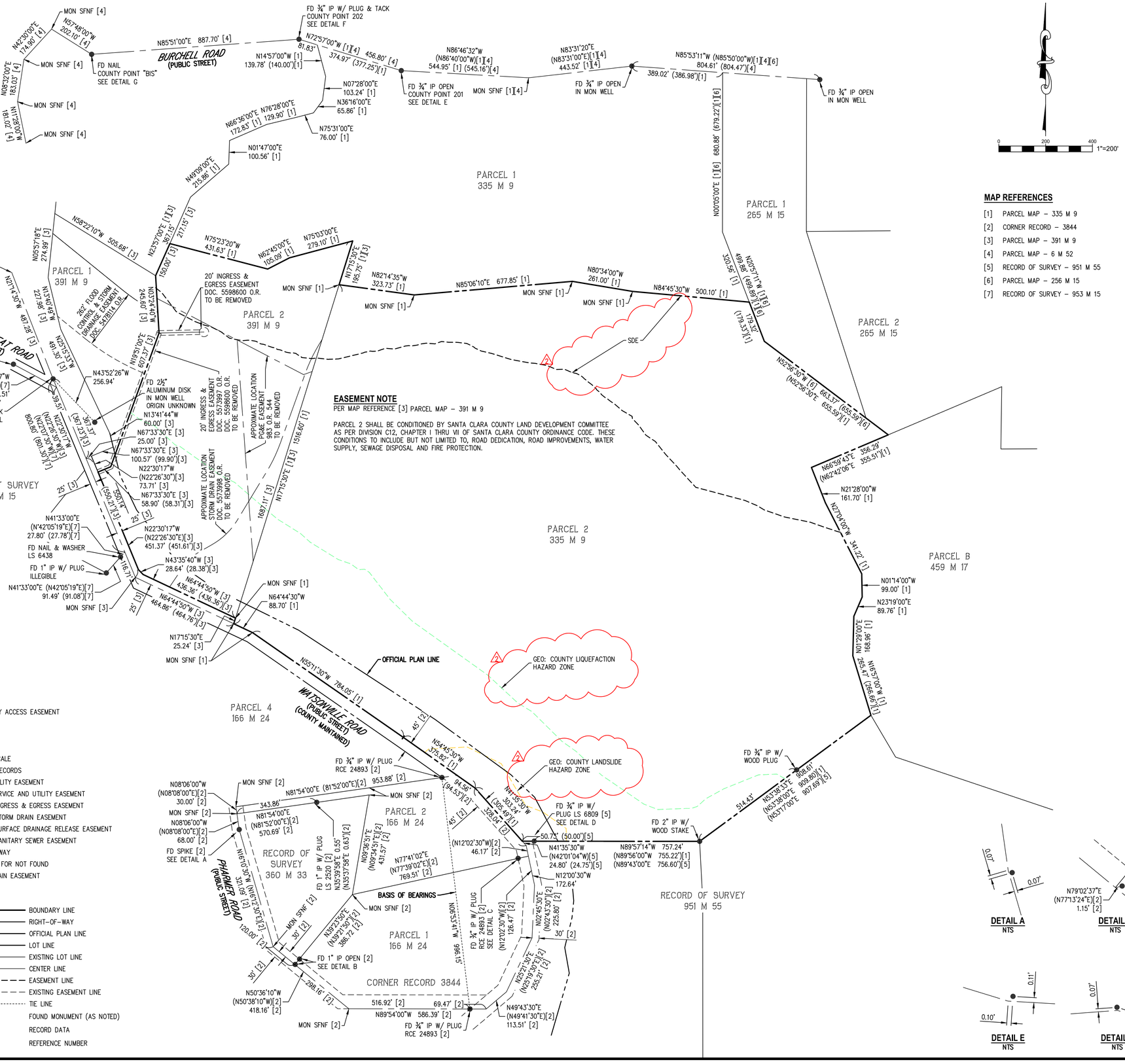
8930 WATSONVILLE ROAD, GILROY, CA 95020

FIRE ACCESS PLAN

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet

C8.0



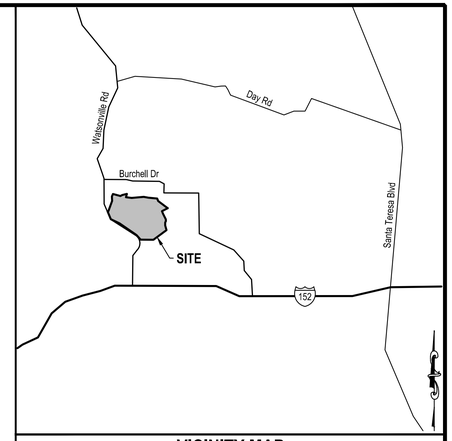
MAP REFERENCES

[1] PARCEL MAP – 335 M 9
[2] CORNER RECORD – 3844
[3] PARCEL MAP – 391 M 9
[4] PARCEL MAP – 6 M 52
[5] RECORD OF SURVEY – 951 M 55
[6] PARCEL MAP – 256 M 15
[7] RECORD OF SURVEY – 953 M 15

EASEMENT NOTE

PER MAP REFERENCE [3] PARCEL MAP – 391 M 9

PARCEL 2 SHALL BE CONDITIONED BY SANTA CLARA COUNTY LAND DEVELOPMENT COMMITTEE AS PER DIVISION C12, CHAPTER I THRU VII OF SANTA CLARA COUNTY ORDINANCE CODE. THESE CONDITIONS TO INCLUDE BUT NOT LIMITED TO, ROAD DEDICATION, ROAD IMPROVEMENTS, WATER SUPPLY, SEWAGE DISPOSAL AND FIRE PROTECTION.



VICINITY MAP
NOT TO SCALE

NOTES

OWNER/DEVELOPER: SWENSON ACRES LLC
777 N. 1ST STREET, 5TH FLOOR
SAN JOSE, CALIFORNIA 95112
(408) 998-1737

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CALIFORNIA 95110
(408) 453-1066

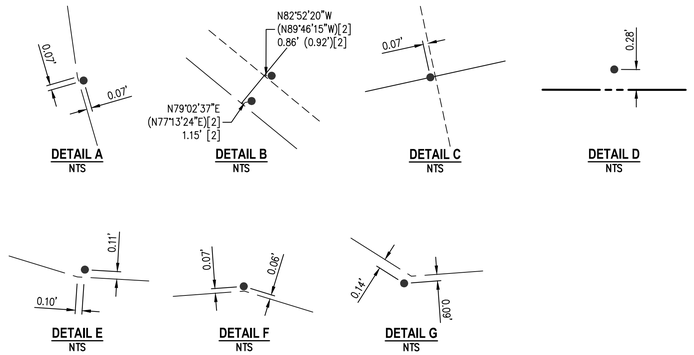
1. ASSESSORS PARCEL NUMBER: 783-08-059, 080
2. EXISTING USE: AGRICULTURE
3. EXISTING GENERAL PLAN: AGRICULTURE MEDIUM SCALE
4. PROPOSED GENERAL PLAN: RESIDENTIAL
5. EXISTING ZONING: A-20Ac-sr
6. PROPOSED ZONING: RESIDENTIAL
7. AREA: GROSS AREA: 136.857 ACRES
RIGHT-OF-WAY DEDICATION: 1.188 ACRES
NET AREA: 135.669 ACRES
8. WATER: PRIVATE (ONSITE WELL WATER AND TREATMENT SYSTEM)
9. SANITARY SEWER: PRIVATE (ONSITE TREATMENT AND LEACH FIELDS)
10. STORM DRAIN: PRIVATE (ONSITE STORM DRAIN AND OUTFALL)
11. GAS & ELECTRIC: PG&E
12. BASIS OF BEARINGS: THE RESULTING BEARING OF NORTH 06°53'41" WEST BETWEEN TWO FOUND MONUMENTS ON WATSONVILLE ROAD, AS SHOWN ON THAT CERTAIN CORNER RECORD FILED FOR RECORD AS DOCUMENT NUMBER 3844, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.
13. BENCHMARK: VALLEY WATER BENCHMARK ID: BM1127. USCGS BRASS DISK ID "H110JD"; IN CONCRETE BASE AT THE NORTHEAST CORNER OF INTERSECTION OF WATSONVILLE ROAD AND DAY ROAD; ABOUT 75 FEET NORTH FROM CENTERLINE DAY ROAD AND ABOUT 50 FEET EAST FROM CENTERLINE WATSONVILLE ROAD; ABOUT 5 FEET WEST FROM EASTERLY BARBED WIRE FENCE. UNINCORPORATED CITY OF GILROY. NAVD88 ELEVATION: 337.91
14. FLOOD ZONE DESIGNATION: ZONES "D", "AE" & "AE FLOODWAY".
ZONE D: AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.
15. NUMBER OF LOTS: 271 (258 RESIDENTIAL, 11 OPEN SPACE, 1 PRIVATE STREET & 1 UTILITY AREA)
16. THIS PROJECT WILL BE CONSTRUCTED IN PHASES.
17. THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.

ABBREVIATIONS

EAE	EMERGENCY ACCESS EASEMENT
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PUE	PUBLIC UTILITY EASEMENT
PSUE	PUBLIC SERVICE AND UTILITY EASEMENT
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
ROW	RIGHT OF WAY
SFNF	SEARCHED FOR NOT FOUND
SDE	STORM DRAIN EASEMENT

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- OFFICIAL PLAN LINE
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- FOUND MONUMENT (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER



SWENSON
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BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

VESTING TENTATIVE MAP

Date: 7/11/25
Scale: SEE PLAN
Drawn by: ASA
Job #: 22-141

Sheet
C9.0

PLANNING RESUBMITTAL DATE: FEB 12, 2026

ABBREVIATIONS

EAE	EMERGENCY ACCESS EASEMENT
FD	FOUND
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- EXISTING EASEMENT LINE
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- FOUND MONUMENT (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER

0 50 100 Feet

APPOXIMATE LOCATION PG&E EASEMENT 983 O.R. 544 TO BE REMOVED

20' INGRESS & EGRESS EASEMENT DOC. 5598600 O.R. TO BE REMOVED

APPOXIMATE LOCATION STORM DRAIN EASEMENT DOC. 5573998 O.R. TO BE REMOVED

20' INGRESS & EGRESS EASEMENT DOC. 5573997 O.R. DOC. 5598600 O.R. TO BE REMOVED

REMAINDER LOT
3,139,837 SF
COMMON AREA

BLUEWATER AVENUE (PRIVATE STREET)

WATERSHED CIRCLE (PRIVATE STREET)

GEARY LANE (PRIVATE STREET)

PILARCZYK WAY (PRIVATE STREET)

HOMESTEAD ROAD (PRIVATE STREET)

WILDFLOWER RIDGE ROAD (PRIVATE STREET)

OAKVIEW WAY (PRIVATE STREET)

WATSONVILLE ROAD (COUNTY MAINTAINED)

LOT 1 5,459 SF
LOT 2 5,400 SF
LOT 3 5,400 SF
LOT 4 6,181 SF
LOT 5 8,941 SF
LOT 6 7,103 SF
LOT 7 6,218 SF
LOT 8 10,826 SF
LOT 9 11,482 SF
LOT 10 8,746 SF
LOT 11 9,068 SF
LOT 12 9,233 SF
LOT 13 8,785 SF
LOT 14 5,400 SF
LOT 15 5,400 SF
LOT 16 5,400 SF
LOT 17 8,939 SF
LOT 18 7,367 SF
LOT 19 7,915 SF
LOT A 769,551 SF
LOT B 11,037 SF
LOT C 38,367 SF
LOT F 19,777 SF PIEE, PSDE, PSDRE
LOT G 10,185 SF PIEE, PSDE, PSDRE
LOT H 10,205 SF PIEE, PSDE, PSDRE
LOT I 11,929 SF PIEE, PSDE, PSDRE
LOT J
LOT L 42,309 SF COMMON AREA

LOT 20 7,910 SF
LOT 21 7,688 SF
LOT 22 5,400 SF
LOT 23 5,400 SF
LOT 24 5,400 SF
LOT 25 5,400 SF
LOT 26 5,400 SF
LOT 27 5,400 SF
LOT 28 5,400 SF
LOT 29 7,939 SF
LOT 30 5,362 SF
LOT 31 5,400 SF
LOT 32 5,400 SF
LOT 33 5,400 SF
LOT 34 5,400 SF
LOT 35 6,171 SF
LOT 36 8,913 SF
LOT 37 5,400 SF
LOT 38 5,400 SF
LOT 39 5,400 SF
LOT 40 5,406 SF
LOT 41 5,504 SF
LOT 42 6,318 SF
LOT 43 5,403 SF
LOT 44 5,400 SF
LOT 45 5,400 SF
LOT 46 5,400 SF
LOT 47 5,400 SF
LOT 48 5,400 SF
LOT 49 5,400 SF
LOT 50 5,396 SF
LOT 51 5,400 SF
LOT 52 5,400 SF
LOT 53 5,400 SF
LOT 54 5,400 SF
LOT 55 5,400 SF
LOT 56 6,100 SF
LOT 57 5,376 SF
LOT 58 5,400 SF
LOT 59 5,400 SF
LOT 60 5,400 SF
LOT 61 5,400 SF
LOT 62 8,903 SF
LOT 63 5,897 SF
LOT 64 5,800 SF
LOT 65 5,800 SF
LOT 66 5,800 SF
LOT 67 5,811 SF
LOT 68 7,554 SF
LOT 69 5,805 SF
LOT 70 5,800 SF
LOT 71 5,800 SF
LOT 72 6,363 SF
LOT 73 5,930 SF
LOT 74 7,883 SF
LOT 75 7,883 SF
LOT 76 8,146 SF
LOT 77 8,353 SF
LOT 78 7,900 SF
LOT 79 7,900 SF
LOT 80 7,883 SF

COMMON AREA
PIEE, PSDE, PSDRE
EAE, PUE PIEE, PSSE, PSDE, PSDRE
GEO: COUNTY LIQUEFACTION HAZARD ZONE
STREET DEDICATION TO THE COUNTY OF SANTA CLARA AREA = 51,771 SF
OFFICIAL PLAN LINE
SEE SHEET C9.2

PLANNING RESUBMITTAL DATE: FEB 12, 2026

SWENSON ARCHITECTURE
777 S. 1st Street, San Jose, CA 95112, (408) 287-7200, Client/Projects_Architect_Docs

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8930 WATSONVILLE ROAD, GILROY, CA 95020

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FD	FOUND
IP	IRON PIPE
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ROW	RIGHT OF WAY
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LEGEND

———	BOUNDARY LINE
— – —	RIGHT-OF-WAY
— – —	OFFICIAL PLAN LINE
———	LOT LINE
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REMAINDER LOT
3,139,837 SF
COMMON AREA

BLUEWATER AVENUE (PRIVATE STREET)
HOMESTEAD ROAD (PRIVATE STREET)
WILDFLOWER RIDGE ROAD (PRIVATE STREET)
HILLSIDE GROVE ROAD (PRIVATE STREET)
MEADS DRIVE (PRIVATE STREET)
OAKVIEW WAY (PRIVATE STREET)
WATSONVILLE ROAD (COUNTY MAINTAINED)

LOT A 769,551 SF
LOT I
LOT J 12,128 SF PIEE, PSDE, PSDRE
COMMON AREA
LOT K
LOT 62
LOT 36
LOT 35
LOT 234
LOT 235
LOT 203
LOT 204

LOT 81 6,185 SF
LOT 82 5,400 SF
LOT 83 5,400 SF
LOT 84 5,400 SF
LOT 85 5,400 SF
LOT 86 5,400 SF
LOT 87 5,400 SF
LOT 88 5,400 SF
LOT 89 5,400 SF
LOT 90 5,400 SF
LOT 91 5,400 SF
LOT 92 6,181 SF
LOT 93 8,941 SF
LOT 94 5,400 SF
LOT 95 5,400 SF
LOT 96 5,400 SF
LOT 97 5,400 SF
LOT 98 10,750 SF
LOT 99 5,400 SF
LOT 100 5,400 SF
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LOT 102 5,400 SF
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LOT 104 5,400 SF
LOT 105 5,400 SF
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LOT 108 5,400 SF
LOT 109 9,048 SF
LOT 110 9,048 SF
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LOT 121 9,934 SF
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LOT 123 5,400 SF
LOT 124 5,400 SF
LOT 125 8,942 SF
LOT 126 8,946 SF
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LOT 134 5,400 SF
LOT 135 5,400 SF
LOT 136 5,400 SF
LOT 137 5,400 SF
LOT 138 5,400 SF
LOT 139 5,405 SF
LOT 140 7,105 SF
LOT 141 7,100 SF
LOT 142 7,100 SF
LOT 143 7,100 SF
LOT 144 7,100 SF
LOT 145 7,100 SF
LOT 146 8,552 SF
LOT 147 10,200 SF
LOT 148 7,106 SF
LOT 149 7,919 SF
LOT 150 6,180 SF
LOT 151 9,188 SF
LOT 152 16,435 SF
LOT 153 12,920 SF
LOT 154 5,400 SF
LOT 155 5,400 SF
LOT 156 5,400 SF
LOT 157
LOT D 105,846 SF PIEE, PSDE, PSDRE
LOT E 61,158 SF PIEE, PSDE, PSDRE

EAE, PUE PIEE, PSSE, PSDE, PSDRE
SEE SHEET C9.1
SEE SHEET C9.3
GEO: COUNTY LIQUEFACTION HAZARD ZONE
GEO: COUNTY LANDSLIDE HAZARD ZONE
OFFICIAL PLAN LINE
STREET DEDICATION TO THE COUNTY OF SANTA CLARA AREA = 51,771 SF

0 50 100 Feet

PLANNING RESUBMITTAL DATE: FEB 12, 2026

SWENSON ARCHITECTURE
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BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

VESTING TENTATIVE MAP

Date: 7/11/25
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Sheet
C9.2

ABBREVIATIONS

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IP	IRON PIPE
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SWENSON ARCHITECTURE
777 S. 1st Street, San Jose, CA 95112, (408) 287-7242 | Civil | Mechanical | Architecture | Surveying

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VESTING TENTATIVE MAP

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Sheet
C9.3

PLANNING RESUBMITTAL DATE: FEB 12, 2026

TREE LEGEND

DESCRIPTION	SYMBOL
PROPOSED TREE, TYPICAL SEE PLANTING PLAN	

NOTES

- APPROXIMATELY 1500 TREES SHOULD BE MITIGATED FOR ONSITE, SEE ARBORIST REPORT DATED MAY 2025 FOR MORE INFORMATION. ANY TREES TO BE PROTECTED SHALL HAVE TREE PROTECTION FENCING INSTALLED PER THE TREE PROTECTION FENCE DETAIL ON SHEET L2.
- SEE TREE ASSESSMENT AND TREE ASSESSMENT MAP BY OTHERS SHOWN FOR REFERENCE ONLY AT THE END OF LANDSCAPE SET
- IF QUANTITY OF PROPOSED TREES IS NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER COUNTY OF SANTA CLARA POLICY.

NORTHERN TRIBUTARY CONNECTING TO UVAS CREEK (2)

LIMIT OF WORK

BLUEWATER AVENUE

NICOLE LANE

PILARCZYK WAY

BLUEWATER AVENUE

HOMESTEAD ROAD

WILDFLOWER RIDGE ROAD

OAKVIEW WAY

HILLSIDE GROVE ROAD

OPENVIEW LANE

SUNRISE HILL ROAD

WATSONVILLE ROAD

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

EXISTING FEMA 100-YEAR FLOODPLAIN ZONE AE

RETAINING WALL PER CIVIL ENGINEER, TYPICAL

OFFICIAL PLAN LINE

SEE CIVIL PLANS FOR RIGHT OF WAY EASEMENT WIDTH, TYPICAL (2)

CREEK CENTERLINE

SOUTHERN ORDINARY HIGH WATER MARK (OHWM)

EXISTING FEMA FLOODWAY ZONE AE

EDGE OF RIPARIAN CORRIDOR

SOUTHERN TOP OF BANK AT UVAS CREEK

EDGE OF WETLAND VEGETATION

LARGE PROPOSED SPECIMEN TREE, TYPICAL

EXISTING TREE, TYPICAL. TREES OF GOOD HEALTH NOT IN CONFLICT WITH PROPOSED SITE ELEMENTS TO BE PRESERVED, EXACT NUMBERS TO BE DETERMINED BY LANDSCAPE ARCHITECT AT LATER DATE

MEDIUM PROPOSED SHADE TREE, TYPICAL

PROPOSED SMALL ACCENT TREE, TYPICAL

GRAPHIC SCALE

120 0 60 120 240 480

(In Feet)

1 inch = 120 feet

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 292-6000 Dan Mogavero, Architect, CSA#28

Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	2/12/26

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SWENSON BUILDER

BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

TREE MITIGATION PLAN

Date: 07-11-2025

Scale: 1" = 120'

Drawn by: JW

Job #: 9003-8134

Sheet

L1

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

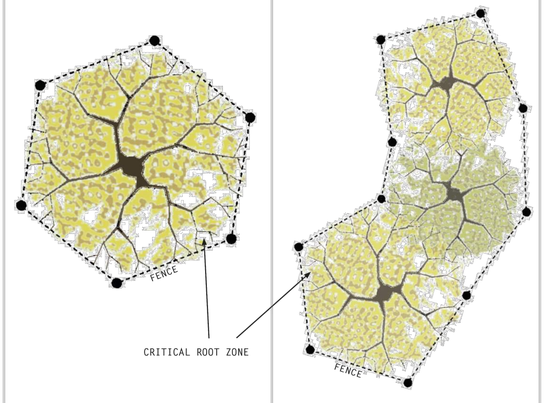
ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

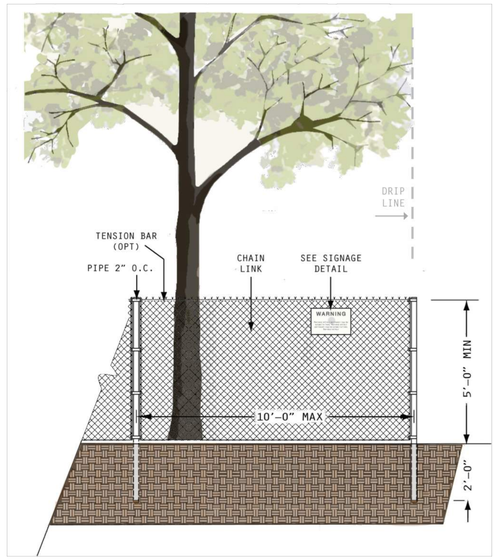
TREE RELOCATION:
TREES TO BE RELOCATED SHALL BE RELOCATED DURING THE FALL MONTHS. FOR DECIDUOUS TREES, RELOCATION SHALL OCCUR AFTER LEAF DROP.
THE SOIL BENEATH THE DRIPLINE OF TREES TO BE RELOCATED SHALL BE WATERED 72 HOURS PRIOR TO RELOCATION SO THE SOIL IS MOIST, BUT NOT SATURATED AT THE TIME OF RELOCATION.
LANDSCAPE ARCHITECT OR ARBORIST SHALL SUPERVISE THE RELOCATION SO TREE CAN BE TRANSPLANTED IN A OPTIMAL ORIENTATION.
ROOT BALL EXCAVATION SHALL BE NO LESS THAN 30 INCHES DEEP. THE ROOT BALL EXCAVATION DIAMETER SHALL BE NO LESS THAN 10 INCHES PER 1 INCH OF TRUNK DIAMETER. ROOTBALL SHALL BE SUPPORTED DURING TRANSPORT AND WRAPPED IN WIRE OR BURLAP.
ALL TREES SHALL BE TRANSPLANTED WITHIN 48 HOURS OF EXCAVATION.
TRANSPLANT HOLE SHALL BE PREPARED AND TWO TIMES THE DIAMETER OF THE ROOTBALL, BUT NO DEEPER THAN THE DEPTH OF THE ROOTBALL.
TRIMMING AND PRUNING OF RELOCATED TREE SHALL BE LIMITED TO DISEASED OR DAMAGED LIMBS FOR THE YEAR FOLLOWING THE TRANSPLANT.



SINGLE TREE | MULTIPLE TREES

NOTES:
1. Tree protection fencing shall be erected at the edge of the critical root zone or beyond prior to the start of any clearing, grading or other construction activity.
2. Fence shall be minimum 5 feet tall constructed of sturdy material (chain-link or equivalent strength/ durability).
3. Fence shall be supported by vertical posts driven 2 feet (min) into the ground and spaced not more than 10 feet apart.
4. A sign that includes the words, "WARNING: This fence shall not be removed without the expressed permission of the Santa Clara County Planning Office," shall be securely attached to the fence in a visually prominent location.

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

SWENSON ARCHITECTURE
777 Th Street, San Mateo, CA 94401 | 650.697.0000 | David Mineta Architecture, FOUNDER

Consultant:

Revisions:

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SWENSON BUILDER

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

TREE PROTECTION DETAIL AND NOTES

Date: 07-11-2025
Scale: AS NOTED
Drawn by: JW
Job #: 9003-8134

Sheet
L2

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026



LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
GOOD NEIGHBOR FENCE, 6'-0" HEIGHT	
PERIMETER FENCE/WALL, 6'-0" HEIGHT	
PERIMETER FENCE/WALL, 10'-0" HEIGHT	
ENTRY GATE AND PILASTERS	
ENTRY MONUMENT SIGN	
MAILBOXES WITH OVERHEAD STRUCTURE	

TREE LEGEND

BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

NOTES:
1. SEE SHEETS L4 - L6 FOR LANDSCAPE PLAN TYPICAL ENLARGEMENTS.
2. SEE SHEETS L7 - L8 FOR OPEN SPACE ENLARGEMENTS.
3. SEE SHEET L9 FOR PLANTING LEGEND AND NOTES.
4. SEE SHEET L10 FOR CONCEPT IMAGERY.

SWENSON ARCHITECTURE
2777 N. 1st Street, San Jose, CA 95134 | (408)287-6500 | Civil | Mapping | Surveying | Architecture | Planning

Consultant:

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BELLA CREEK

8930 WATSONVILLE ROAD, GILROY, CA 95020

OVERALL LANDSCAPE PLAN

Date: 07-11-2025
Scale: 1" = 120'
Drawn by: JW
Job #: 9003-8134

Sheet L3

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
GOOD NEIGHBOR FENCE, 6'-0" HEIGHT	
PERIMETER FENCE/WALL, 6'-0" HEIGHT	
GATE	
STEPPING STONE	

SHRUB LEGEND

BOTANICAL NAME	SYMBOL
LARGE SHRUBS	
MEDIUM SHRUBS	
SMALL SHRUBS	

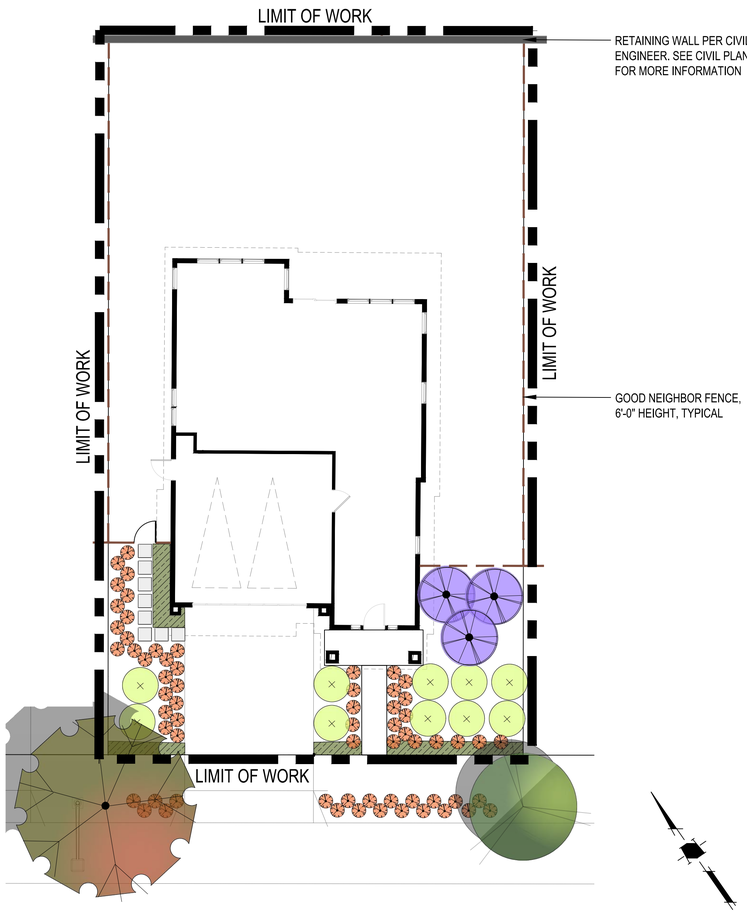
GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
GROUNDCOVERS	

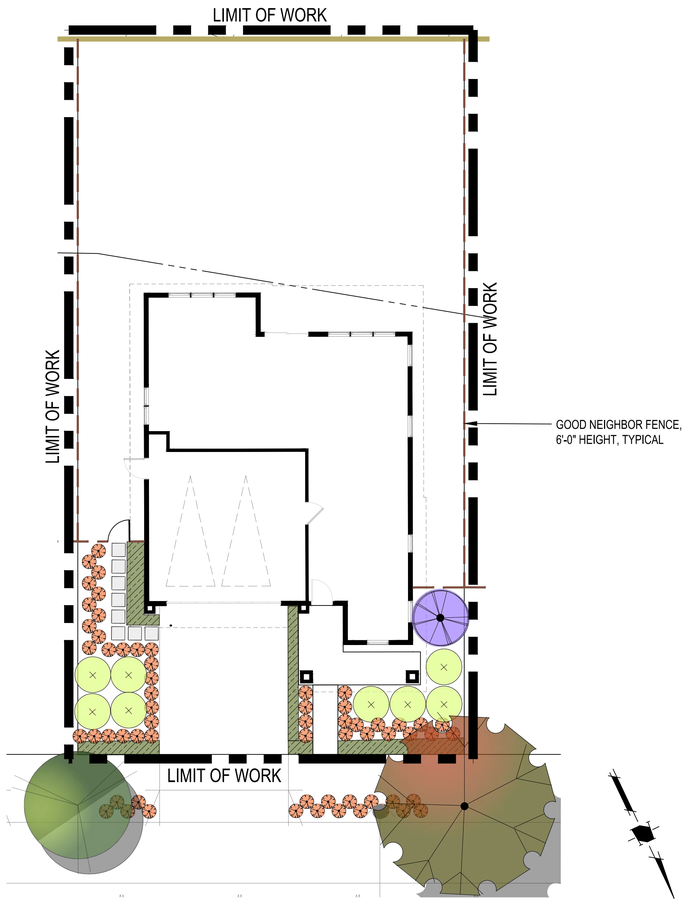
NOTES:
1. ALL PLANTING IS DROUGHT TOLERANT AND LOW WATER USE. PROPOSED SHRUBS SHALL BE IRRIGATED WITH LOW FLOW DRIP IRRIGATION AND ALL PROPOSED TREES SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS.
2. ALL PLANTING AREAS TO RECEIVE MINIMUM 3" OF ORGANIC MULCH.
3. SEE SHEET L9 FOR PLANTING LEGEND AND NOTES. SEE PLANTING LEGEND FOR SHRUB SPECIES.
4. SEE SHEET L10 FOR CONCEPT IMAGERY.

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
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   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.



A SINGLE FAMILY TYPE SFH-A
SCALE: 1"=1'-10"



B SINGLE FAMILY TYPE SFH-B
SCALE: 1"=1'-10"

TREE LEGEND

BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

SWENSON ARCHITECTURE
777 Th Street, Ste 400 Sacramento, CA 95814 (916)287-0300 Davis Modesto Portland CONDOR

Consultant:

Revisions:

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SWENSON BUILDER

BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

LANDSCAPE PLAN TYPICALS A AND B

Date: 07-11-2025
Scale: 1" = 10'
Drawn by: SN
Job #: 9003-8134

Sheet
L4

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

NOTES:
1. ALL PLANTING IS DROUGHT TOLERANT AND LOW WATER USE. PROPOSED SHRUBS SHALL BE IRRIGATED WITH LOW FLOW DRIP IRRIGATION AND ALL PROPOSED TREES SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS.
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3. SEE SHEET L9 FOR PLANTING LEGEND AND NOTES. SEE PLANTING LEGEND FOR SHRUB SPECIES.
4. SEE SHEET L10 FOR CONCEPT IMAGERY.

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
GOOD NEIGHBOR FENCE, 6'-0" HEIGHT	
GATE	
STEPPING STONE	

SHRUB LEGEND

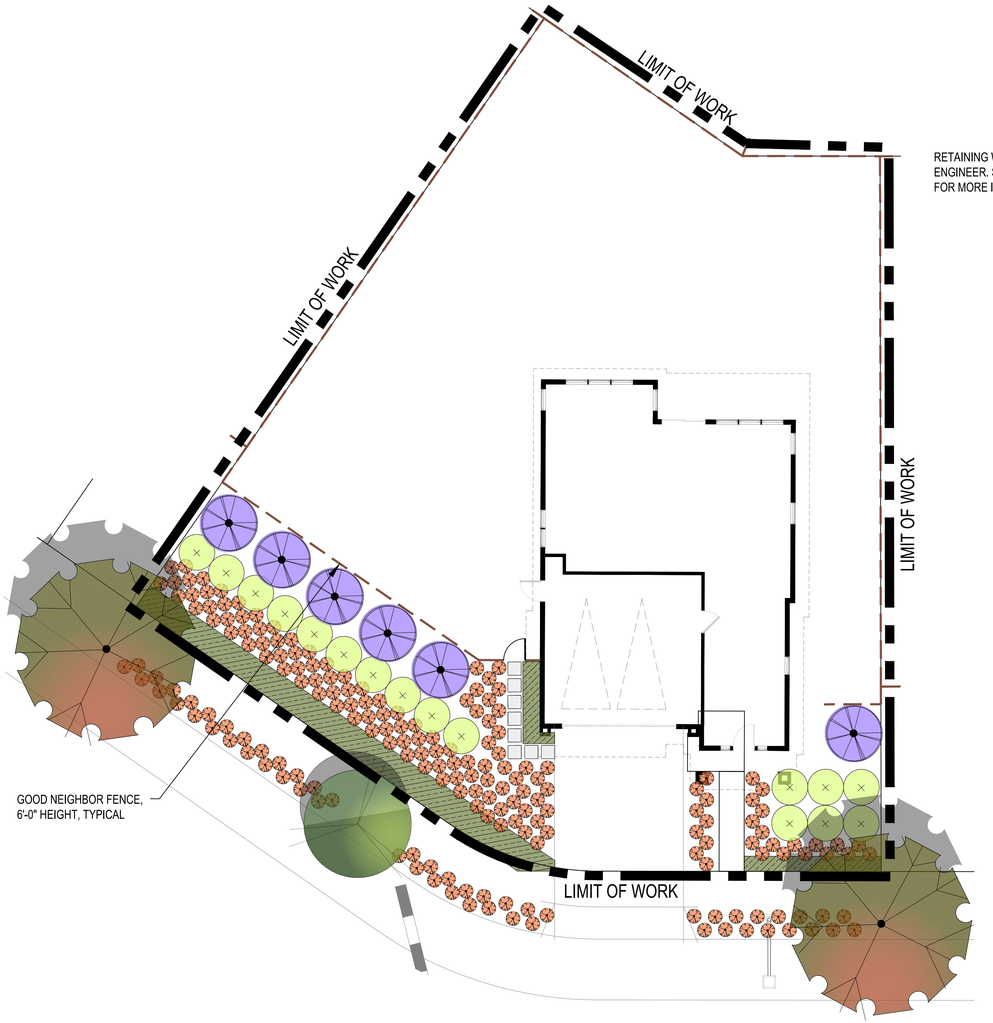
BOTANICAL NAME	SYMBOL
LARGE SHRUBS	
MEDIUM SHRUBS	
SMALL SHRUBS	

GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
GROUNDCOVERS	

IRRIGATION DESIGN CRITERIA:

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   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.



C SINGLE FAMILY TYPE SFH-C
SCALE: 1"=1'-10"



D SINGLE FAMILY TYPE SFH-D
SCALE: 1"=1'-10"

TREE LEGEND

BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
2777 N. 1st Street, San Jose, CA 95131 (408)287-0500 Dan Swenson, Architect, CSI#9618

Consultant:

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BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020
LANDSCAPE PLAN TYPICALS C AND D

Date: 07-11-2025
Scale: 1" = 10'
Drawn by: SN
Job #: 9003-8134

Sheet
L5

LANDSCAPE LEGEND	
DESCRIPTION	SYMBOL
GOOD NEIGHBOR FENCE, 6'-0" HEIGHT	
GATE	
STEPPING STONE	

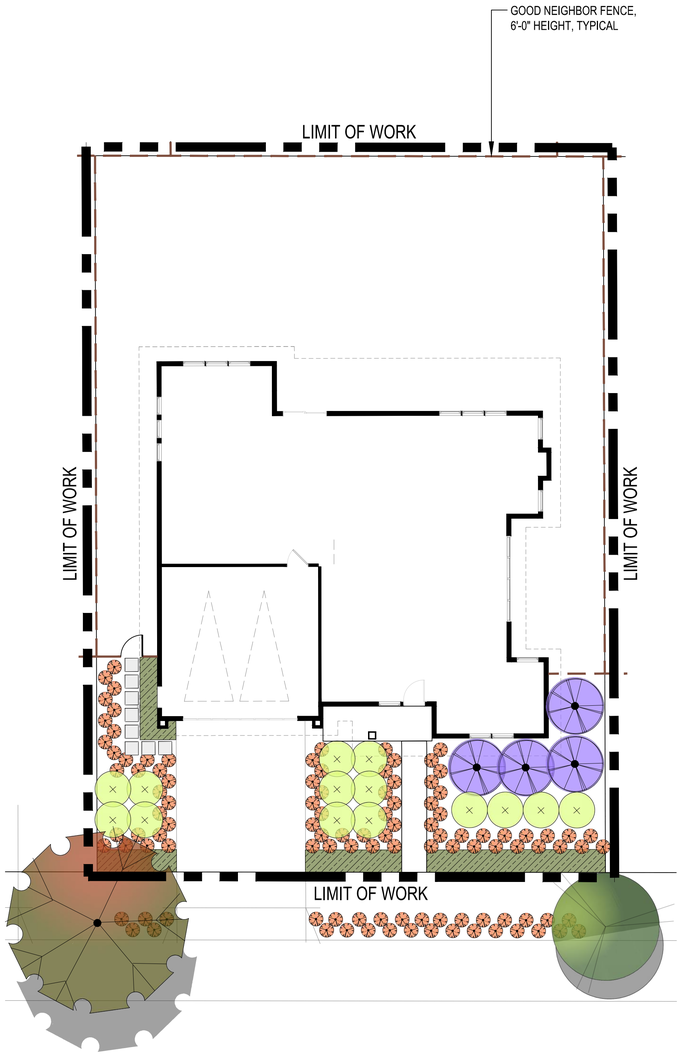
SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
LARGE SHRUBS	
MEDIUM SHRUBS	
SMALL SHRUBS	

GROUNDCOVER LEGEND	
BOTANICAL NAME	SYMBOL
GROUNDCOVERS	

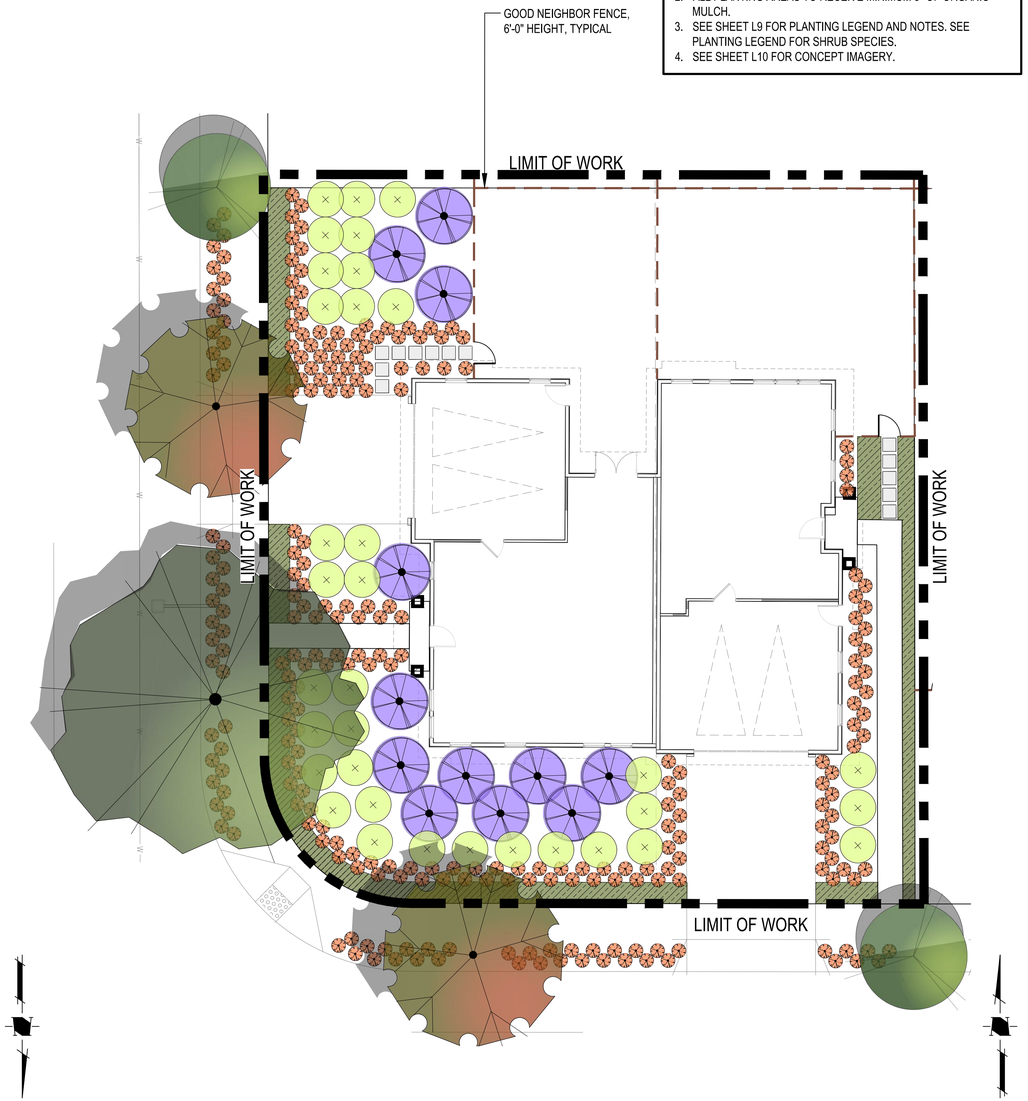
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4. SEE SHEET L10 FOR CONCEPT IMAGERY.

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   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
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E SINGLE FAMILY TYPE SFH-E
SCALE: 1"=1'-10"



F SINGLE FAMILY TYPE SFH-F1/F2
SCALE: 1"=1'-10"

TREE LEGEND	
BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
Consultant:

Revisions:

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1	RESUBMITTAL #1	10/17/25

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BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020
LANDSCAPE PLAN TYPICALS E AND F1/F2

Date: 07-11-2025
Scale: 1" = 10'
Drawn by: SN
Job #: 9003-8134

Sheet
L6

TREE LEGEND

BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

SHRUB LEGEND

BOTANICAL NAME	SYMBOL
LARGE SHRUBS	
MEDIUM SHRUBS	
SMALL SHRUBS	

GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
GROUNDCOVERS	

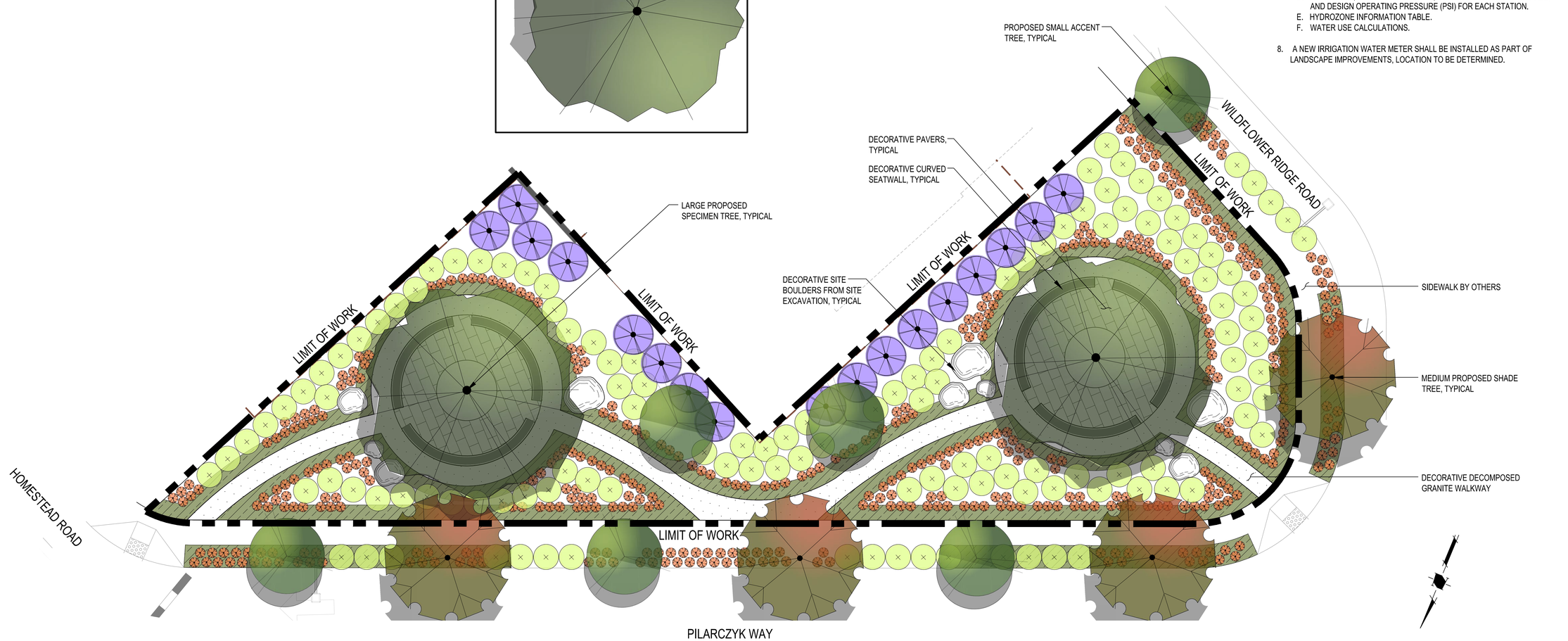
NOTES:
1. ALL PLANTING IS DROUGHT TOLERANT AND LOW WATER USE. PROPOSED SHRUBS SHALL BE IRRIGATED WITH LOW FLOW DRIP IRRIGATION AND ALL PROPOSED TREES SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS.
2. ALL PLANTING AREAS TO RECEIVE MINIMUM 3" OF ORGANIC MULCH.
3. SEE SHEET L9 FOR PLANTING LEGEND AND NOTES. SEE PLANTING LEGEND FOR SHRUB SPECIES.
4. SEE SHEET L10 FOR CONCEPT IMAGERY.

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
GOOD NEIGHBOR FENCE, 6'-0" HEIGHT	
DECORATIVE BOULDER ACCENTS	
DECORATIVE CURVED SEATWALL	
DECORATIVE DECOMPOSED GRANITE	
DECORATIVE PAVERS	

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.



A OPEN SPACE AREA 'A'
SCALE: 1"=10'-0"

SWENSON ARCHITECTURE
777 Th Street, Ste 400 Oakland, CA 94607 (510) 832-0700 Oakland, Architects, COMORE

Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25

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BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020
OPEN SPACE ENLARGEMENTS

Date: 07-11-2025
Scale: 1' = 10'
Drawn by: JW
Job #: 9003-8134

Sheet
L7

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
DECORATIVE BOULDER ACCENTS	
BENCH	BENCH
MAILBOXES WITH OVERHEAD STRUCTURE	M M M M M L
TRASH AND RECYCLING RECEPTACLES	TR RC
DECORATIVE DECOMPOSED GRANITE	
LAWN	

SHRUB LEGEND

BOTANICAL NAME	SYMBOL
LARGE SHRUBS	
MEDIUM SHRUBS	
SMALL SHRUBS	

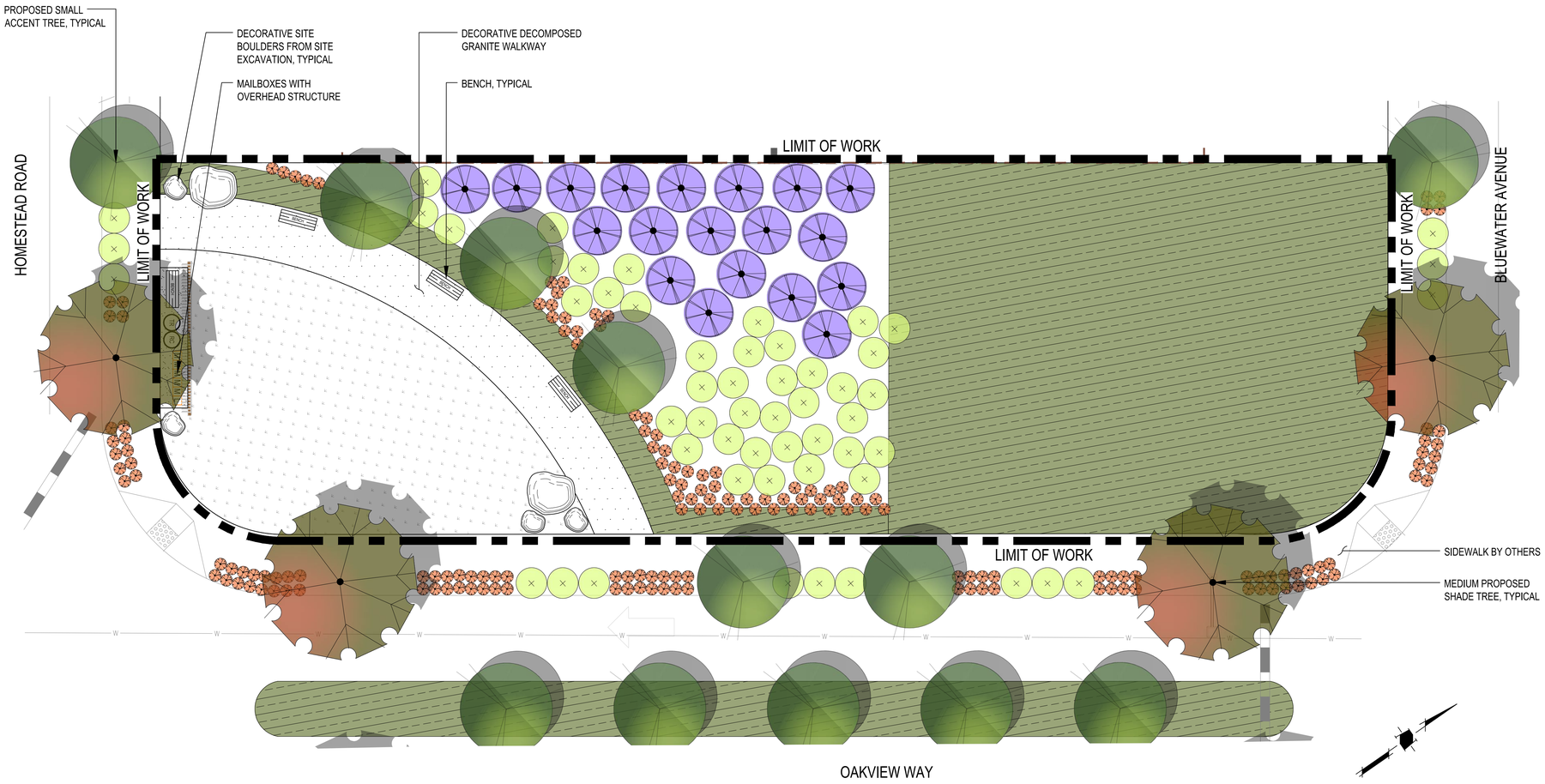
GROUNDCOVER LEGEND

BOTANICAL NAME	SYMBOL
GROUNDCOVERS	

NOTES:
1. ALL PLANTING IS DROUGHT TOLERANT AND LOW WATER USE. PROPOSED SHRUBS SHALL BE IRRIGATED WITH LOW FLOW DRIP IRRIGATION AND ALL PROPOSED TREES SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS.
2. ALL PLANTING AREAS TO RECEIVE MINIMUM 3" OF ORGANIC MULCH.
3. SEE SHEET L9 FOR PLANTING LEGEND AND NOTES. SEE PLANTING LEGEND FOR SHRUB SPECIES.
4. SEE SHEET L10 FOR CONCEPT IMAGERY.

IRRIGATION DESIGN CRITERIA:

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2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
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   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.



B OPEN SPACE AREA 'B'
SCALE: 1"=10'-0"

TREE LEGEND

BOTANICAL NAME	SYMBOL
SMALL ACCENT TREES	
MEDIUM PROPOSED SHADE TREES	
LARGE PROPOSED SPECIMEN TREES	

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

SWENSON ARCHITECTURE
2777 N. Ontario Street, Burbank, CA 91504 (323)227-0300 David Mackey, Architect, CSA#28

Consultant:

Revisions:

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BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020
OPEN SPACE ENLARGEMENTS

Date: 07-11-2025
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Drawn by: SN / JW
Job #: 9003-8134

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PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF GILROY TREES SUPERVISOR AT 408-846-0281 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

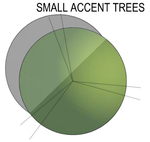
WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

PROPOSED PLANT PALETTE

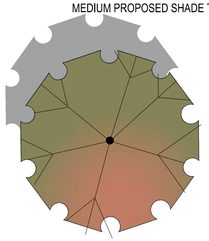
TREES

SMALL ACCENT TREES



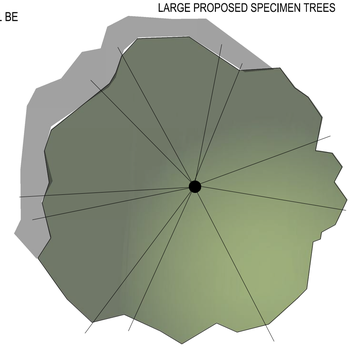
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
		ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	MANZANITA	24" BOX	15' X 15'	L
		CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	30' X 20'	VL
		LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	25' X 15'	L

MEDIUM PROPOSED SHADE TREES



		OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	24" BOX	30' X 30'	L
		PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30' X 30'	L
		X CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	35' X 35'	L

LARGE PROPOSED SPECIMEN TREES



		CELTIS OCCIDENTALIS	COMMON HACKBERRY	24" BOX	50' X 50'	L
		GLEDITSIA TRIACANTHOS	HONEY LOCUST	24" BOX	70' X 50'	L
		QUERCUS ILEX	HOLLY OAK	24" BOX	50' X 50'	L

SHRUBS (CONTINUED)

SMALL SHRUBS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	HxW	WUCOLS
		ASPIDISTRA ELATIOR	CAST-IRON PLANT	1 GALLON	2' X 1'	L
		BULBINE FRUTESCENS	YELLOW BULBINE	1 GALLON	1' X 1'	L
		CISTUS X HYBRIDUS	WHITE ROCKROSE	1 GALLON	2' X 4'	L
		HEUCHERA 'ROSADA'	HYBRID ALUM ROOT	1 GALLON	1' X 1'	L
		LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	1' X 2'	L
		LOMANDRA CONFERTIFOLIA 'DEL SOL'	DWARF MAT RUSH	1 GALLON	1' X 2'	L
		LOTUS BERTHELOTII	PARROT'S BEAK	1 GALLON	1' X 3'	L
		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON	3' X 3'	L
		PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	1 GALLON	3' X 5'	L

GROUNDCOVERS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	HxW	WUCOLS
	48" O.C.	ARCTOSTAPHYLOS EDMUNSII SPP.	LITTLE SUR MANZANITA	1 GALLON	3' X 10'	L
	36" O.C.	DYMONDIA MARGARETAE	SILVER CARPET	1 GALLON	2" X 20"	L
	36" O.C.	ERIGERON X MOERHEIMII	PINK SANTA BARBARA DAISY	1 GALLON	1' X 2'	L

NOTES:
1. ALL PLANTING IS DROUGHT TOLERANT AND LOW WATER USE. PROPOSED SHRUBS SHALL BE IRRIGATED WITH LOW FLOW DRIP IRRIGATION AND ALL PROPOSED TREES SHALL BE IRRIGATED WITH LOW FLOW BUBBLERS.
2. ALL PLANTING AREAS TO RECEIVE A 3 THICK LAYER OF ORGANIC MULCH.
3. ALL BIOTREATMENT AREAS TO RECEIVE 3" OF NON-FLOATABLE BARK MULCH.

SHRUBS

LARGE SHRUBS



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	HxW	WUCOLS
		BACCHARIS PILULARIS	COYOTE BUSH	1 GALLON	8' X 10'	L
		CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GALLON	8' X 8'	L
		CEANOTHUS THYRSIFLORUS VAR. GRISEUS	CARMEL CEANOTHUS	5 GALLON	12' X 12'	L
		DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON	10' X 7'	L
		FREMONTODENDRON CALIFORNICUM	FLANNEL BUSH	5 GALLON	18' X 18'	L
		HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	25' X 20'	L
		XYLOSMA CONGESTA	SHINY XYLOSMA	5 GALLON	10' X 10'	L

MEDIUM SHRUBS



		AGAVE ATTENUATA	FOXTAIL AGAVE	1 GALLON	4' X 4'	VL
		ALOGYNE HUEGELII	BLUE HIBISCUS	1 GALLON	6' X 6'	L
		ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	1 GALLON	4' X 3'	L
		BERBERIS AQUIFOLIUM	OREGON GRAPE	1 GALLON	6' X 5'	L
		CEANOTHUS IMPRESSUS	SANTA BARBARA CEANOTHUS	1 GALLON	5' X 5'	L
		CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3' X 4'	L
		MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	VL
		SALVIA APIANA	WHITE SAGE	1 GALLON	4' X 6'	VL
		TRICHOSTEMA LANATUM	WOOLLY BLUECURLS	1 GALLON	5' X 10'	VL

SWENSON
ARCHITECTURE
7777 N. 1st Street, San Jose, CA 95131 (408)287-6566 Dave@Swenson-Architecture.COM/BIS

Consultant:

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8930 WATSONVILLE ROAD, GILROY, CA 95020

PLANTING LEGEND AND NOTES

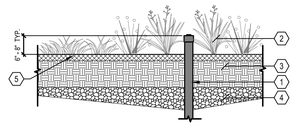
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Job #: 9003-8134

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PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

NOTES:
1. PAINT PVC PIPE AND CAP BROWN.

1. 4" PVC OBSERVATION PIPE AND CAP LOCATED IN LEACH FIELD PER UTILITY PLAN
2. ADJACENT SCREENING SHRUBS WITH MATURE HEIGHTS OF 12" MINIMUM, TYPICAL.
3. NATIVE BACKFILL, TYPICAL.
4. LEACH ROCK, TYPICAL.
5. 3" MINIMUM MULCH SECTION.



O LEACH FIELD SHRUB SCREEN
SCALE: N.T.S.



N BENCH, TABLE, AND SEATING
SCALE: NONE



M DECORATIVE CURVED SEATWALL
SCALE: NONE



L DOCK / OVERLOOK
SCALE: NONE



K DECORATIVE WALKING PATH AROUND POND
SCALE: NONE



J POLLINATOR & NATIVE GARDEN WITH DECORATIVE BOULDER ACCENTS
SCALE: NONE



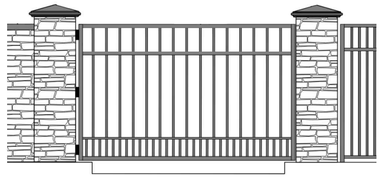
I PLAYGROUND
SCALE: NONE



H DOG PARK
SCALE: NONE



G MAILBOXES WITH OVERHEAD STRUCTURE
SCALE: NONE



F ENTRY GATE AND PILASTERS
SCALE: NONE



E ENTRY MONUMENT SIGN
SCALE: NONE



D PERIMETER FENCE/WALL, 6'-0" HEIGHT AND 10'-0" HEIGHT
SCALE: NONE



C GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
SCALE: NONE - IGNITION RESISTANT REDWOOD



B DECORATIVE DECOMPOSED GRANITE WALKWAY
SCALE: NONE



A DECORATIVE FOUNTAIN
SCALE: NONE

SWENSON ARCHITECTURE
2774 N. 1st Street, San Jose, CA 95131 (408)227-0305 David Mineta, Architect, CSI#28618

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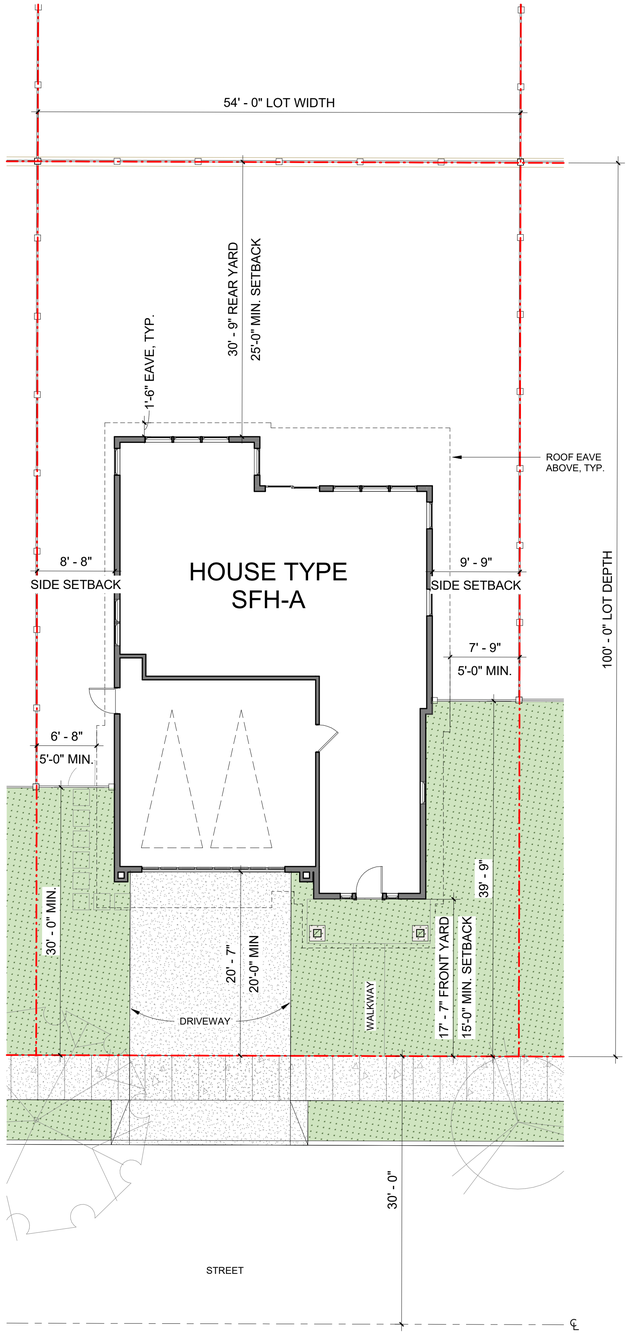
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CONCEPT IMAGERY

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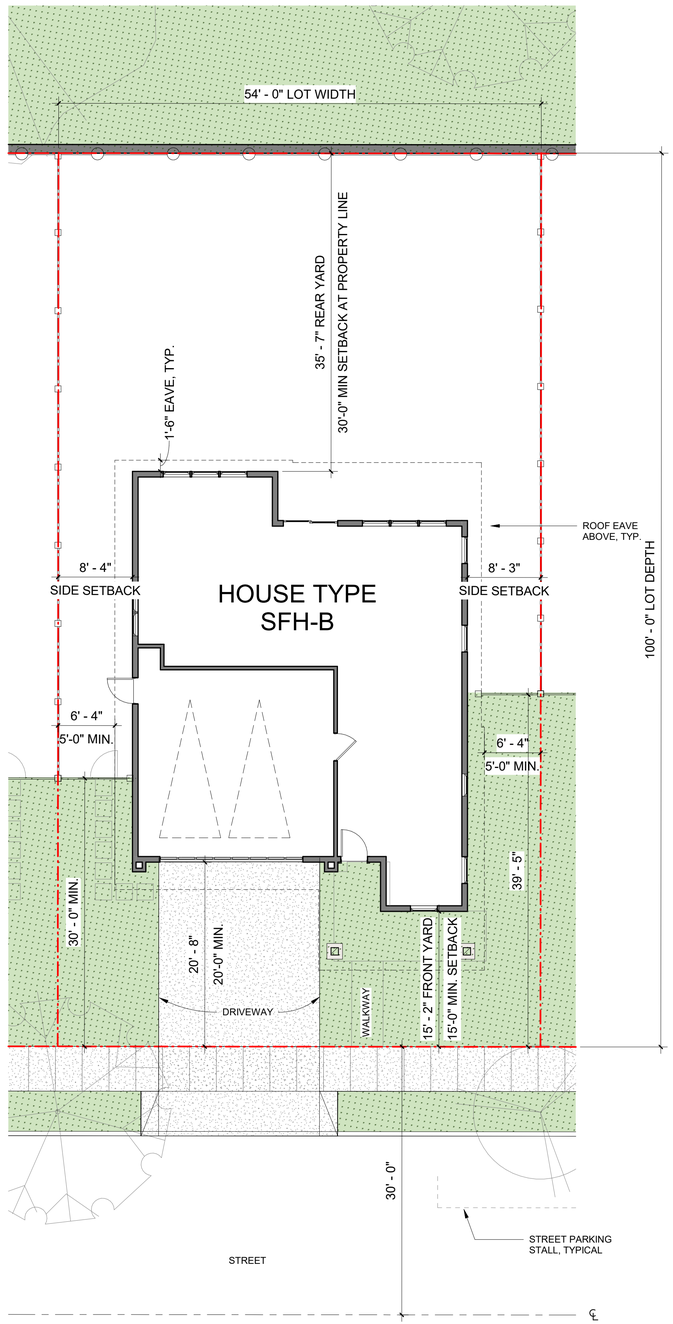
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PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026



LOT SIZE: 5,400 SF

1 SINGLE FAMILY TYPE SFH-A, SITE PLAN
1/8" = 1'-0"



LOT SIZE: 5,400 SF

2 SINGLE FAMILY TYPE SFH-B, SITE PLAN
1/8" = 1'-0"

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT LINE
- SOLAR-READY ZONE
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS

SETBACKS

FRONT:	15-0" MIN.
SIDE:	5'-0" MIN.
REAR:	25'-0" MIN. AT LOT LINE 30'-0" MIN. AT PROPERTY LINE
DRIVEWAY:	20'-0" MIN.

WILDLAND URBAN INTERFACE (WUI)
EMBER RESISTANT ZONE: 5'-0" MIN.

SWENSON
ARCHITECTURE
777 N. 1st Street, Ste 410 San Jose, CA 95112 (408) 287-7300 Daniel Swenson, Architect - CA 13870

Consultant:

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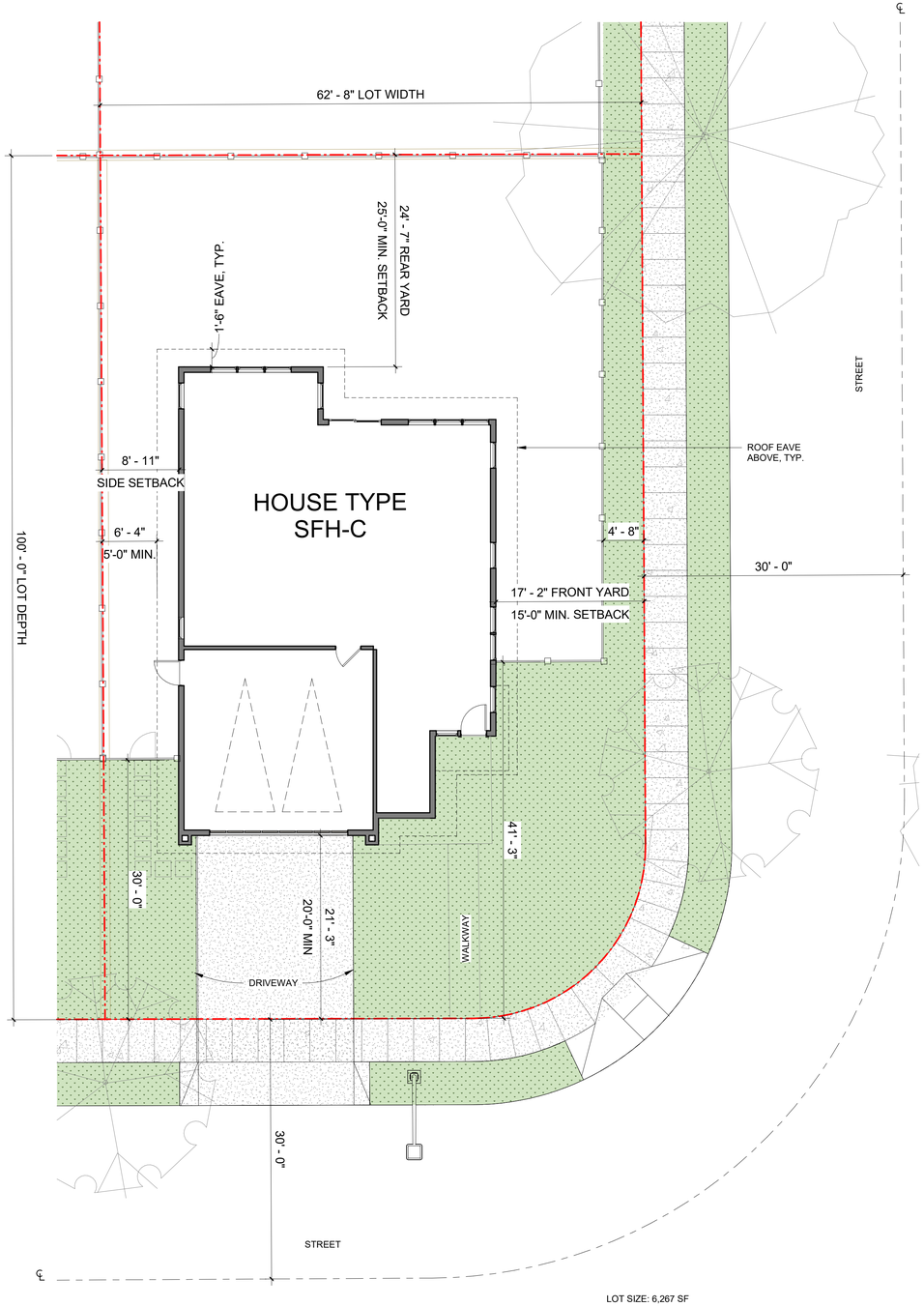
BELLA CREEK
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SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-A & B

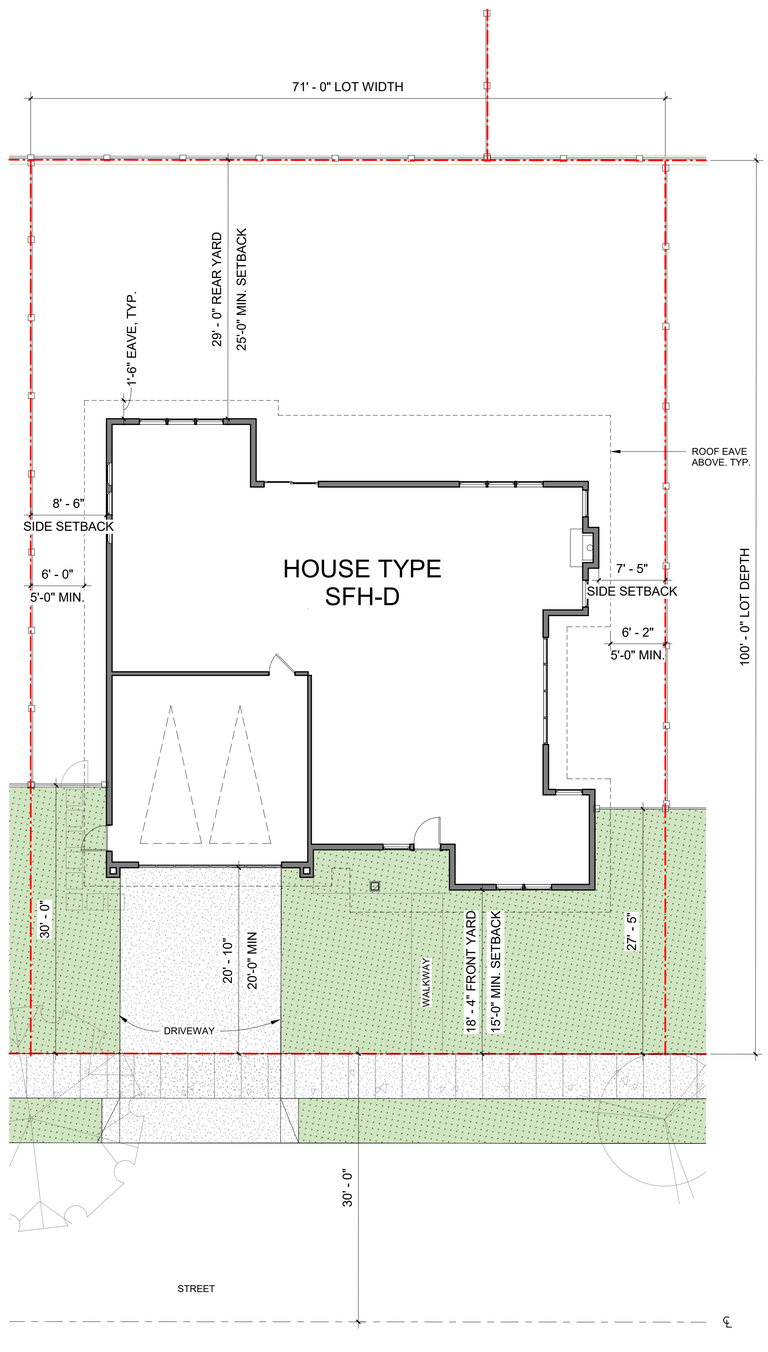
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Job #: 9003-8134

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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



1 SINGLE FAMILY TYPE SFH-C, SITE PLAN
1/8" = 1'-0"



2 SINGLE FAMILY TYPE SFH-D, SITE PLAN
1/8" = 1'-0"

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT LINE
- SOLAR-READY ZONE
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS

SETBACKS

FRONT:	15-0" MIN.
SIDE:	5'-0" MIN.
REAR:	25'-0" MIN. AT LOT LINE 30'-0" MIN. AT PROPERTY LINE
DRIVEWAY:	20'-0" MIN.

WILDLAND URBAN INTERFACE (WUI)
EMBER RESISTANT ZONE: 5'-0" MIN.

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 Daniel Mantz, Architect - C26,590

Consultant:

Revisions:

REV #	DESCRIPTION	DATE
1	RESUBMITTAL #1	10/17/25

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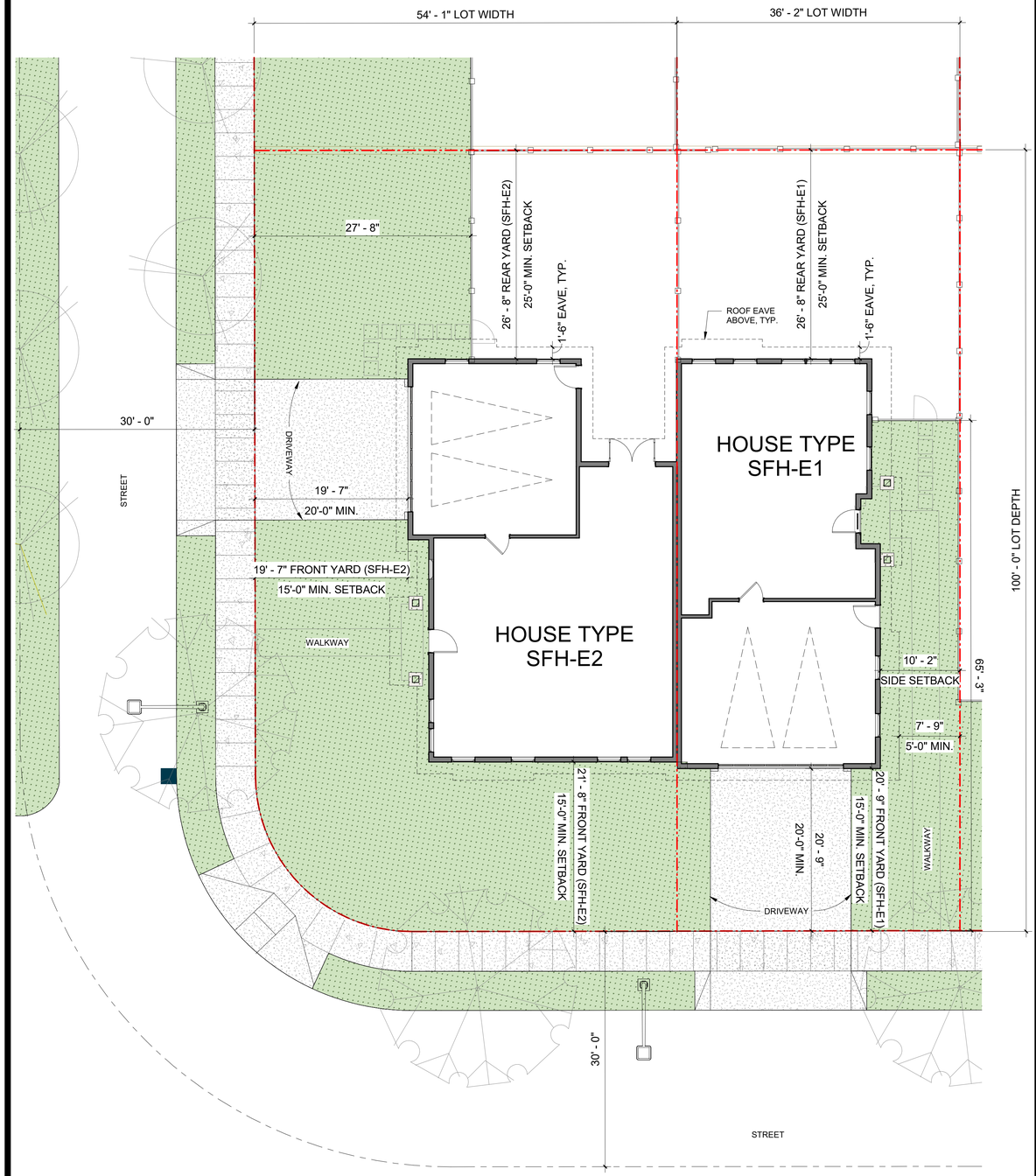
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-C & D

Date: 07-11-2025
Scale: AS NOTED
Drawn by: FL
Job #: 9003-8134

Sheet
A2.02

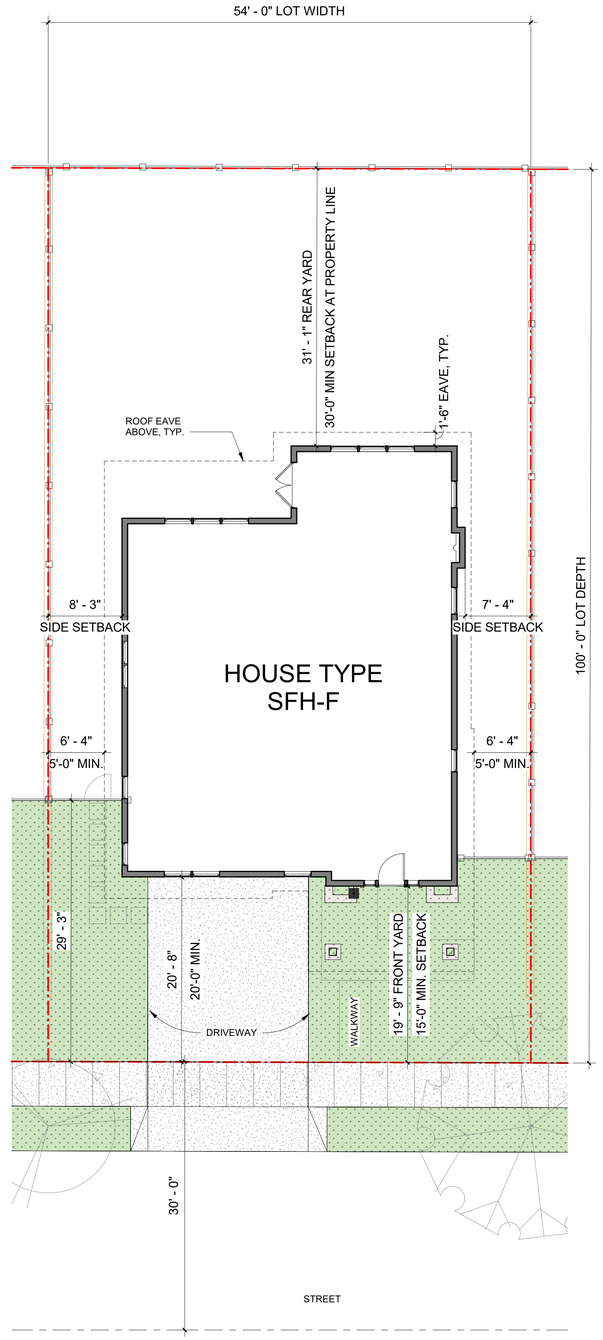
PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



LOT SIZE:

E1: 3,617 SF
E2: 5,400 SF

1 SINGLE FAMILY TYPE SFH-E1/E2, SITE PLAN
1/8" = 1'-0"



LOT SIZE: 5,400 SF

2 SINGLE FAMILY TYPE SFH-F, SITE PLAN
1/8" = 1'-0"

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT LINE
- SOLAR-READY ZONE
- GARAGE PARKING SPACE
- GOOD NEIGHBOR FENCE, 6'-0" HEIGHT
- PERIMETER FENCE/WALL, 6'-0" HEIGHT
- SIDEWALK
- LANDSCAPE
- STREET PARKING
- LIGHT POLE
- FIRE HYDRANT, SEE CIVIL DRAWINGS

SETBACKS

FRONT:	15-0" MIN.
SIDE:	5'-0" MIN.
REAR:	25'-0" MIN. AT LOT LINE 30'-0" MIN. AT PROPERTY LINE
DRIVEWAY:	20'-0" MIN.

WILDLAND URBAN INTERFACE (WUI)
EMBER RESISTANT ZONE: 5'-0" MIN.

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 Daniel Mandic, Architect - C26,590

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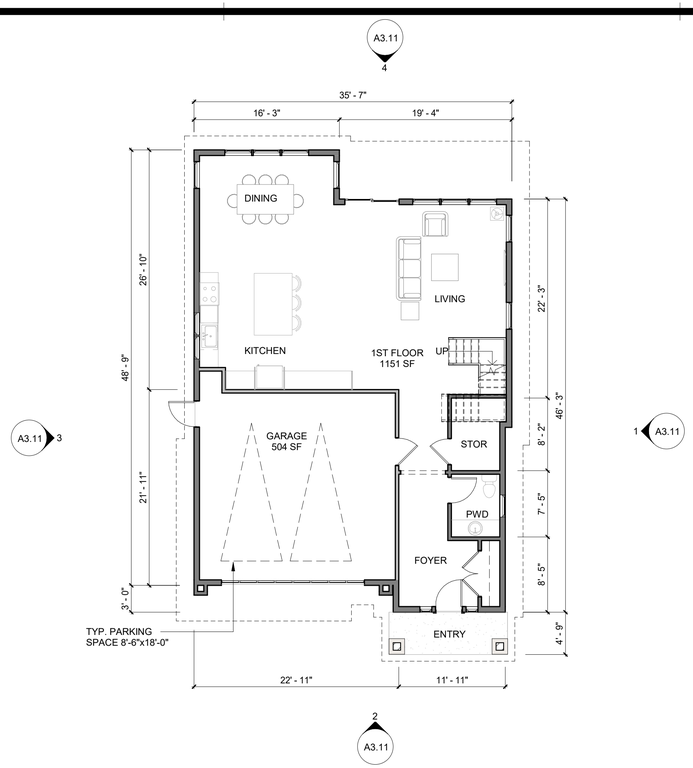
SINGLE FAMILY HOMES SITE PLAN - TYPE SFH-E1/E2 & F

Date: 07-11-2025
Scale: AS NOTED
Drawn by: FL
Job #: 9003-8134

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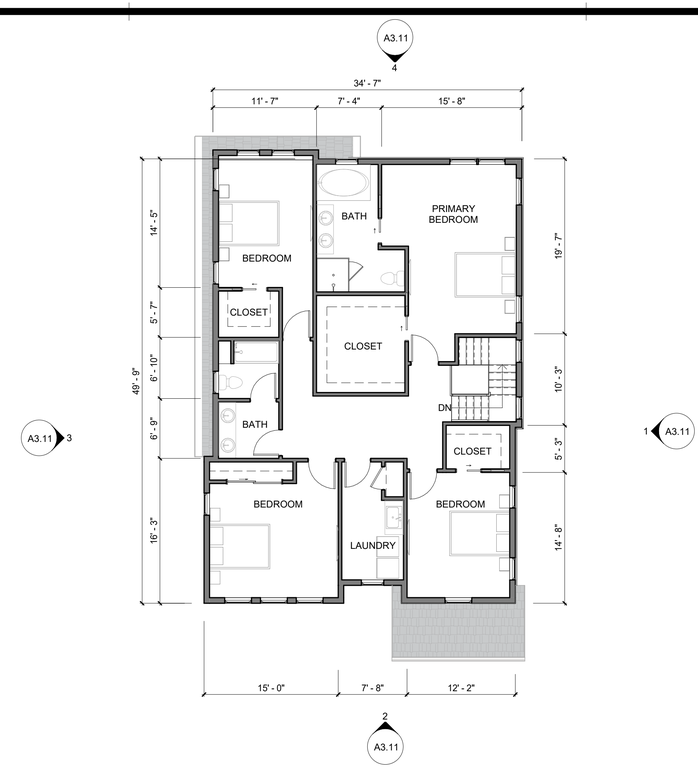
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PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



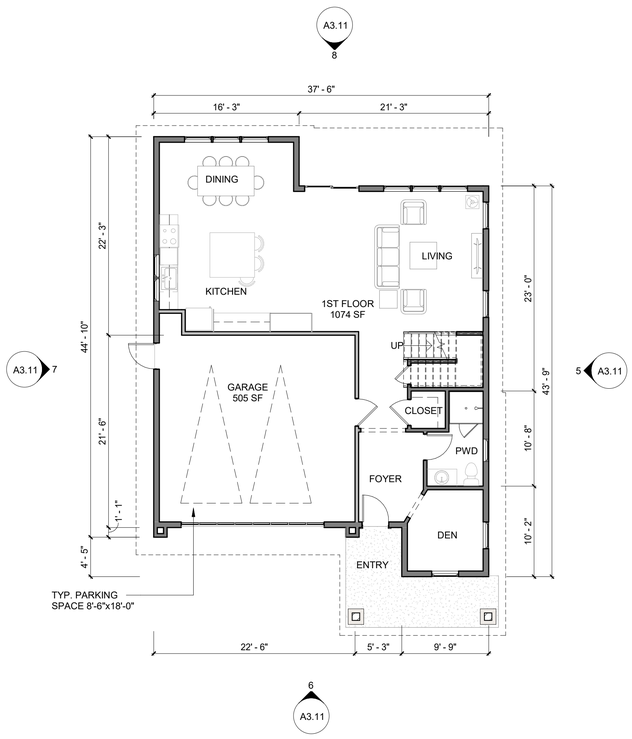
1 SINGLE FAMILY TYPE SFH-A , 1st FLOOR
1/8" = 1'-0"

TOTAL AREA = 1655 SF



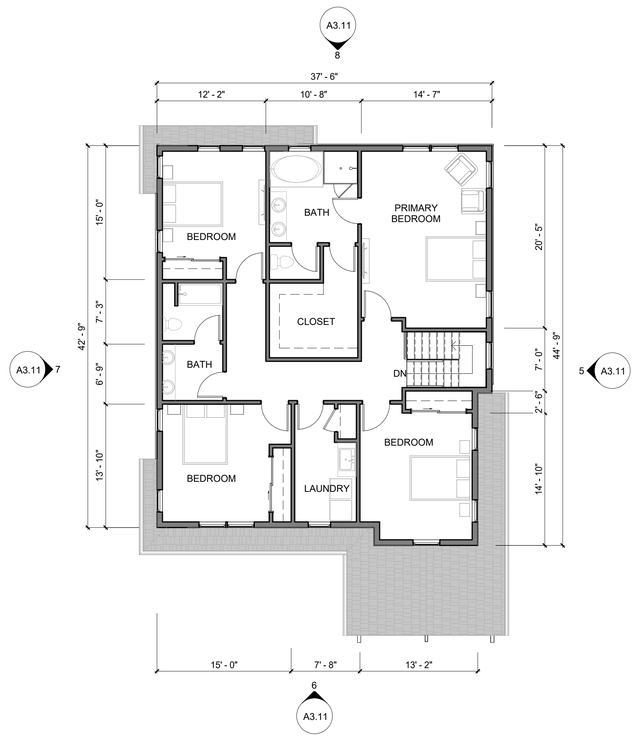
2 SINGLE FAMILY TYPE SFH-A , 2nd FLOOR
1/8" = 1'-0"

TOTAL AREA = 1706 SF



3 SINGLE FAMILY TYPE SFH-B , 1st FLOOR
1/8" = 1'-0"

TOTAL AREA = 1579 SF



4 SINGLE FAMILY TYPE SFH-B , 2nd FLOOR
1/8" = 1'-0"

TOTAL AREA = 1601 SF

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ARCHITECTURE
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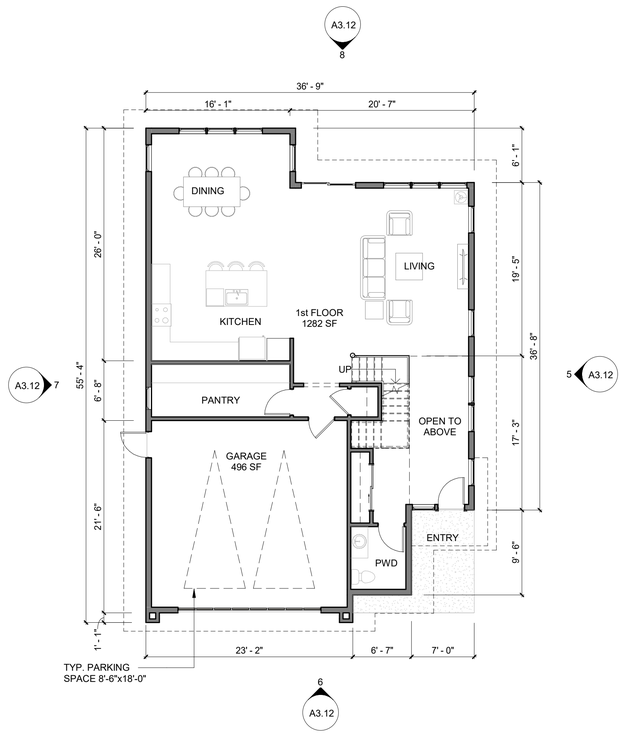
SINGLE FAMILY HOMES FLOOR PLAN - TYPE SFH-A & B

Date: 07-11-2025
Scale: 1/8" = 1'-0"
Drawn by: FP
Job #: 9003-8134

Sheet

A2.11

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



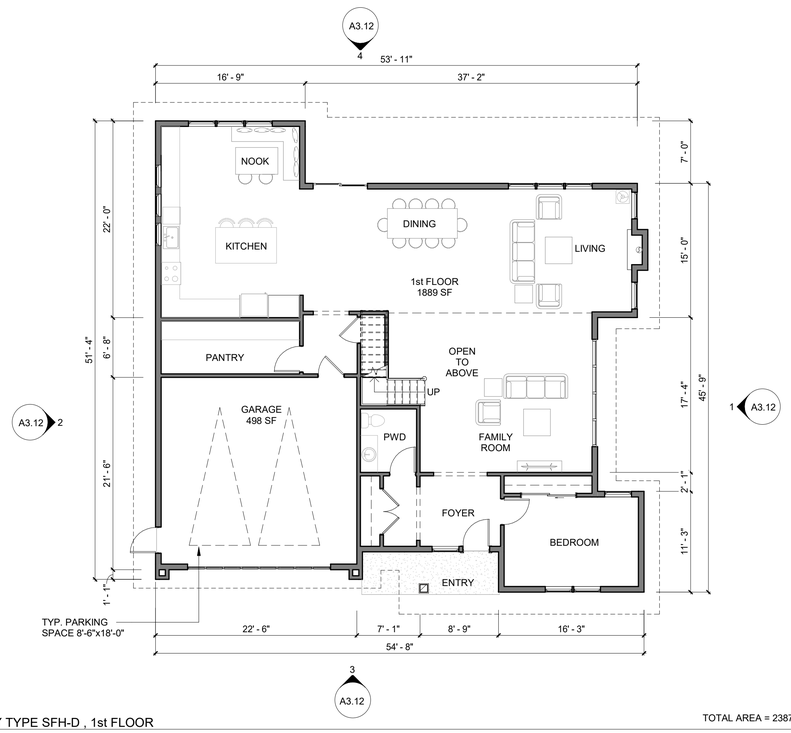
1 SINGLE FAMILY TYPE SFH-C , 1st FLOOR
1/8" = 1'-0"

TOTAL AREA = 1778 SF



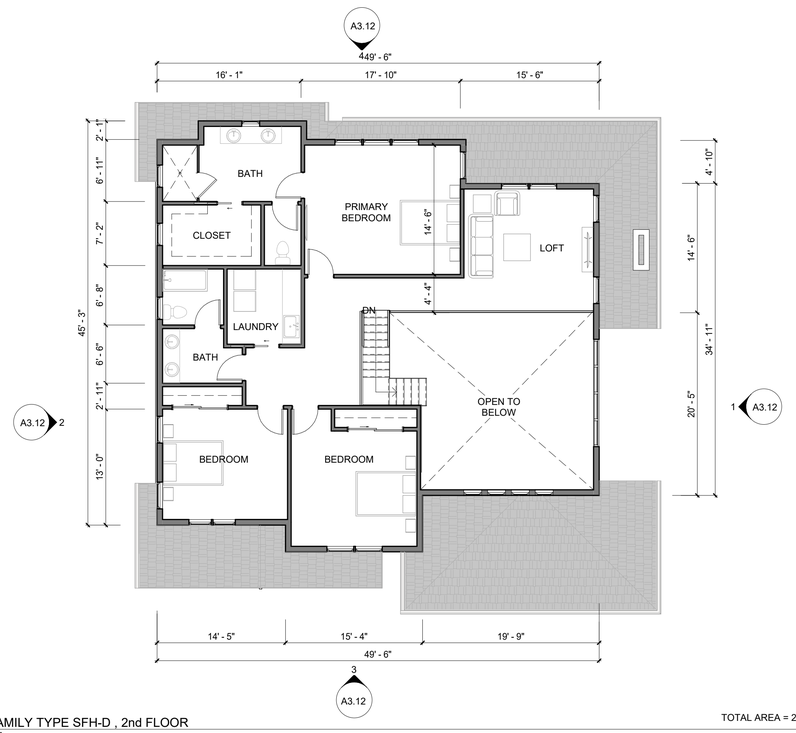
2 SINGLE FAMILY TYPE SFH-C , 2nd FLOOR
1/8" = 1'-0"

TOTAL AREA = 1507 SF



3 SINGLE FAMILY TYPE SFH-D , 1st FLOOR
1/8" = 1'-0"

TOTAL AREA = 2387 SF



4 SINGLE FAMILY TYPE SFH-D , 2nd FLOOR
1/8" = 1'-0"

TOTAL AREA = 2067 SF

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ARCHITECTURE
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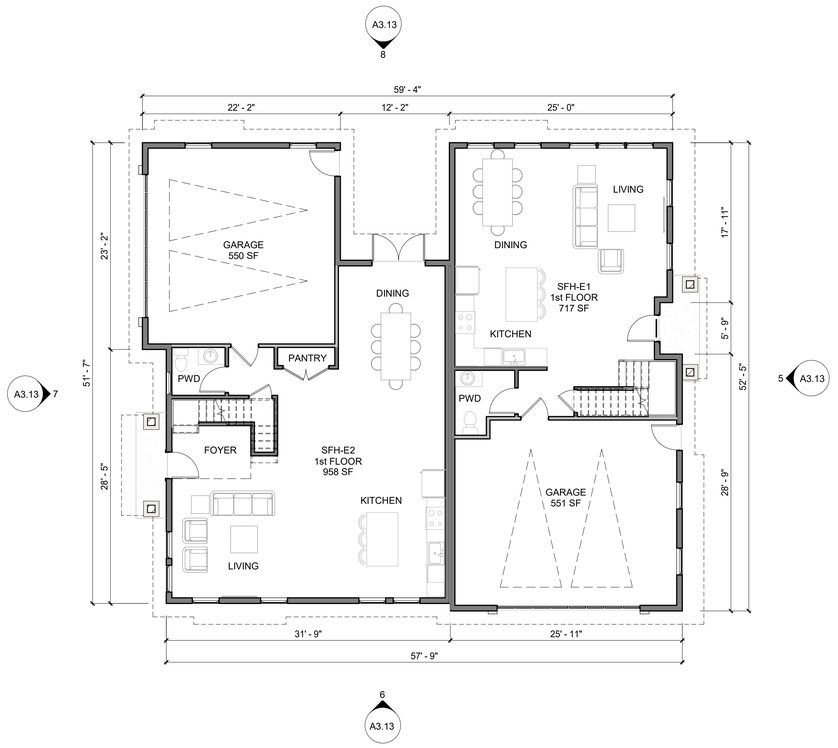
SINGLE FAMILY HOMES FLOOR PLAN - TYPE
SFH-C & D

Date: 07-11-2025
Scale: 1/8" = 1'-0"
Drawn by: FP
Job #: 9003-8134

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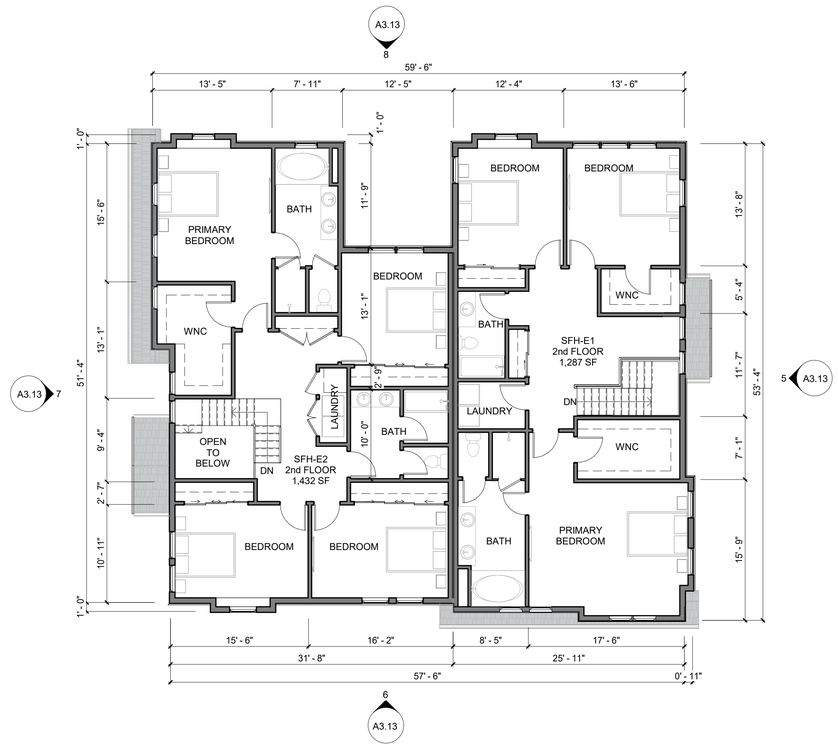
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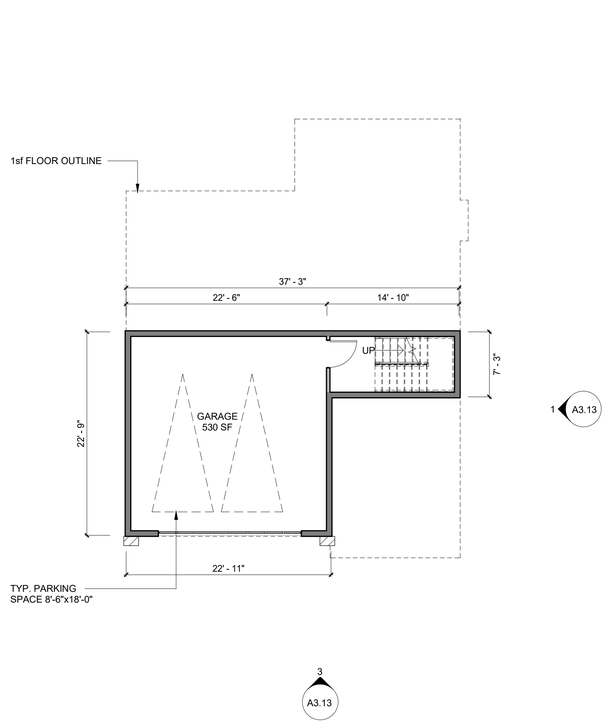
3 SINGLE FAMILY TYPE SFH-E1/E2 , 1st FLOOR
1/8" = 1'-0"

TOTAL AREA: E1 = 1,268 SF & E2 = 1,468 SF



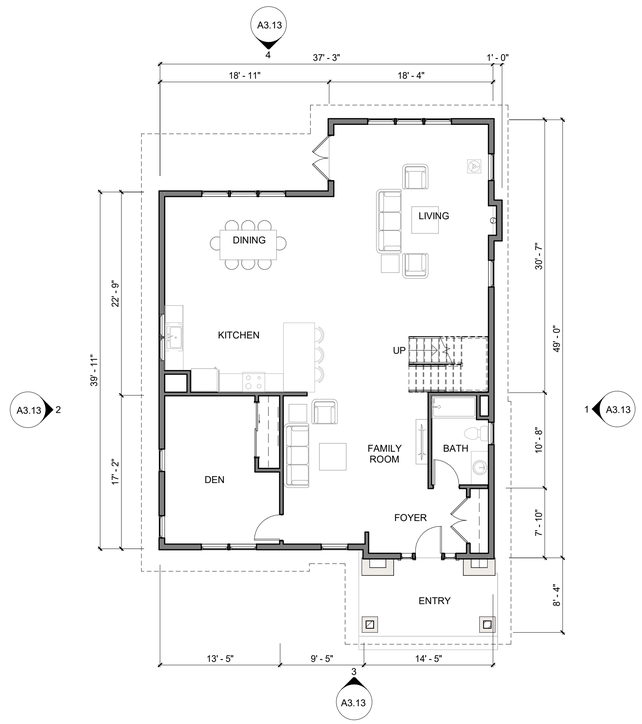
4 SINGLE FAMILY TYPE SFH-E1/E2 , 2nd FLOOR
1/8" = 1'-0"

TOTAL AREA: E1 = 1,287 SF & E2 = 1,432 SF



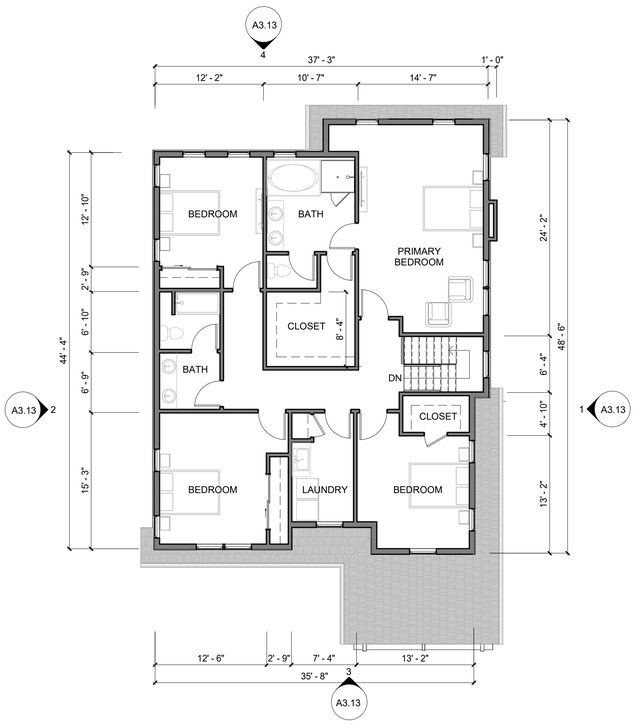
5 SINGLE FAMILY TYPE SFH-F , GARAGE
1/8" = 1'-0"

TOTAL GARAGE FLOOR AREA = 566 SF



1 SINGLE FAMILY TYPE SFH-F , 1st FLOOR
1/8" = 1'-0"

TOTAL 1st FLOOR AREA = 1,560 SF



2 SINGLE FAMILY TYPE SFH-F , 2nd FLOOR
1/8" = 1'-0"

TOTAL 2nd FLOOR AREA = 1,585 SF

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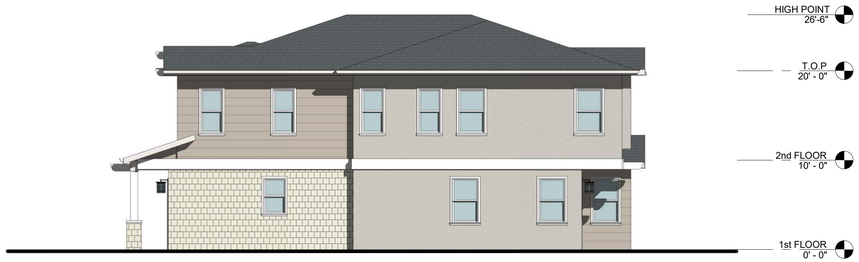
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SINGLE FAMILY HOMES FLOOR PLAN - TYPE
SFH-E1/E2 & F

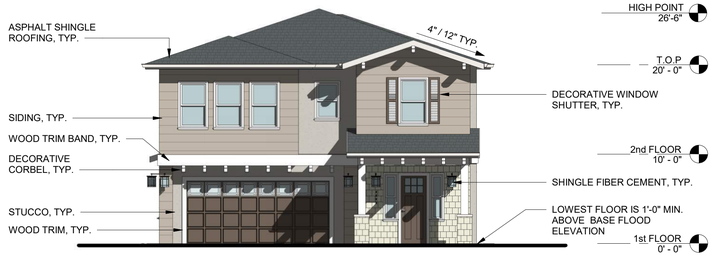
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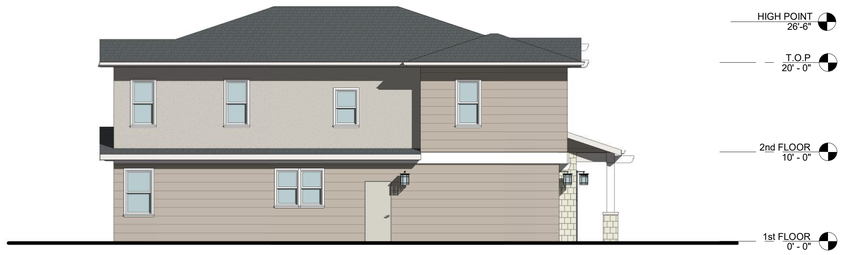
PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



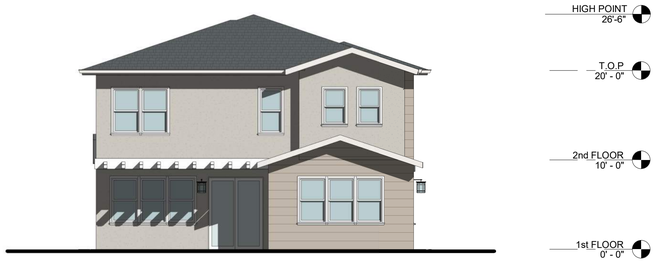
1 SINGLE FAMILY TYPE SFH-A , RIGHT SIDE ELEVATION
1/8" = 1'-0"



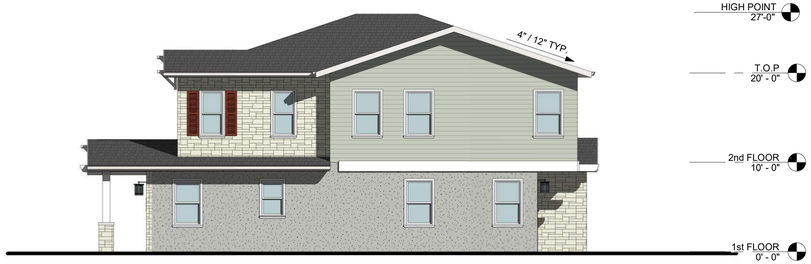
2 SINGLE FAMILY TYPE SFH-A , FRONT ELEVATION
1/8" = 1'-0"



3 SINGLE FAMILY TYPE SFH-A , LEFT SIDE ELEVATION -
1/8" = 1'-0"



4 SINGLE FAMILY TYPE SFH-A , REAR ELEVATION
1/8" = 1'-0"



5 SINGLE FAMILY TYPE SFH-B , RIGHT SIDE ELEVATION
1/8" = 1'-0"



6 SINGLE FAMILY TYPE SFH-B , FRONT ELEVATION
1/8" = 1'-0"



7 SINGLE FAMILY TYPE SFH-B , LEFT SIDE ELEVATION
1/8" = 1'-0"



8 SINGLE FAMILY TYPE SFH-B , REAR ELEVATION
1/8" = 1'-0"

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112, (408) 287-0364, David Meade, Architect, C-24,545

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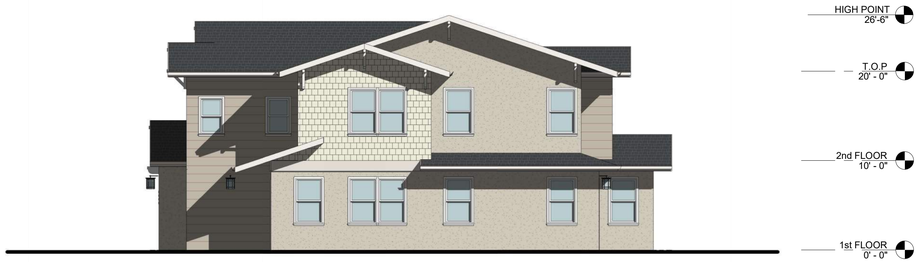
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-A & B

Date: 07-11-2025
Scale: 1/8" = 1'-0"
Drawn by: FP
Job #: 9003-8134

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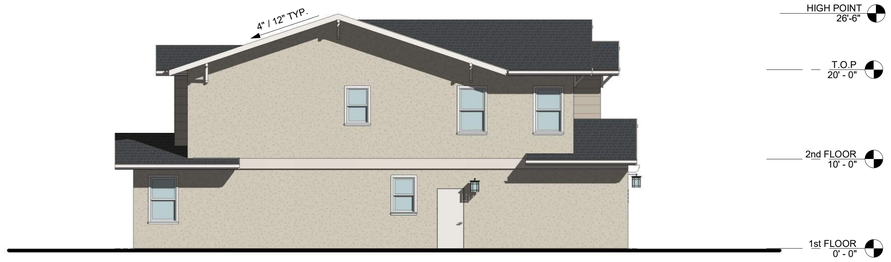
PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026



5 SINGLE FAMILY TYPE SFH-C , RIGHT SIDE ELEVATION
1/8" = 1'-0"



6 SINGLE FAMILY TYPE SFH-C , FRONT ELEVATION
1/8" = 1'-0"



7 SINGLE FAMILY TYPE SFH-C , LEFT SIDE ELEVATION
1/8" = 1'-0"



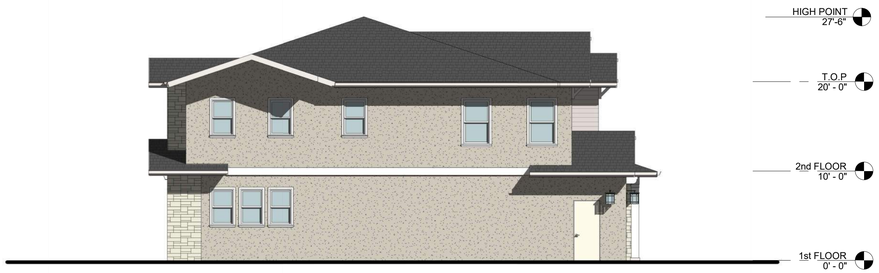
8 SINGLE FAMILY TYPE SFH-C , REAR ELEVATION
1/8" = 1'-0"



1 SINGLE FAMILY TYPE SFH-D , RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 SINGLE FAMILY TYPE SFH-D , FRONT ELEVATION
1/8" = 1'-0"



2 SINGLE FAMILY TYPE SFH-D , LEFT SIDE ELEVATION
1/8" = 1'-0"



4 SINGLE FAMILY TYPE SFH-D , REAR ELEVATION
1/8" = 1'-0"

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

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ARCHITECTURE
777 N. 1st Street, 6th floor, San Jose, CA 95112 (408) 297-0040 Daniel Mikaelian, AIA #C-32585

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SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-C & D

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Scale: 1/8" = 1'-0"
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Job #: 9003-8134

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A3.12



5 SINGLE FAMILY TYPE SFH-E1/E2 , RIGHT SIDE ELEVATION
1/8" = 1'-0"



6 SINGLE FAMILY TYPE SFH-E1/E2 , FRONT ELEVATION
1/8" = 1'-0"



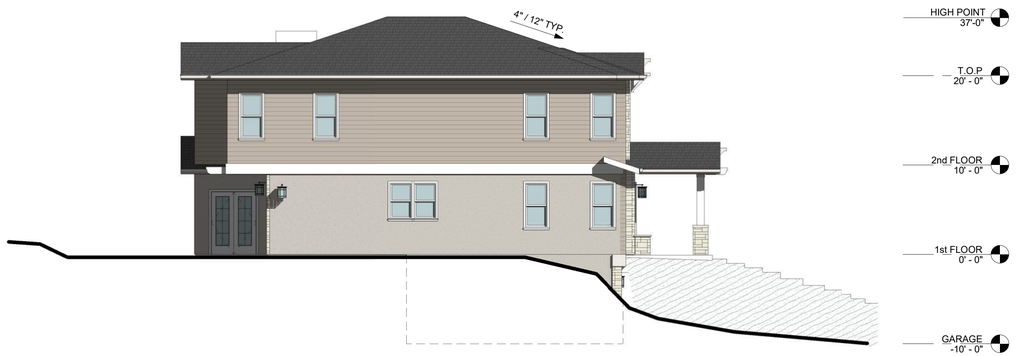
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1/8" = 1'-0"



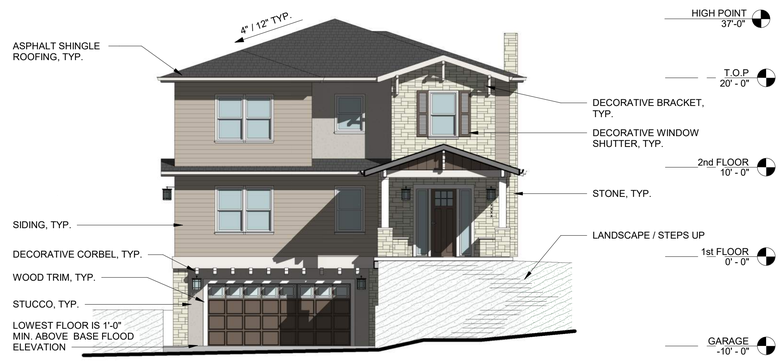
8 SINGLE FAMILY TYPE SFH-E1/E2 , REAR ELEVATION
1/8" = 1'-0"



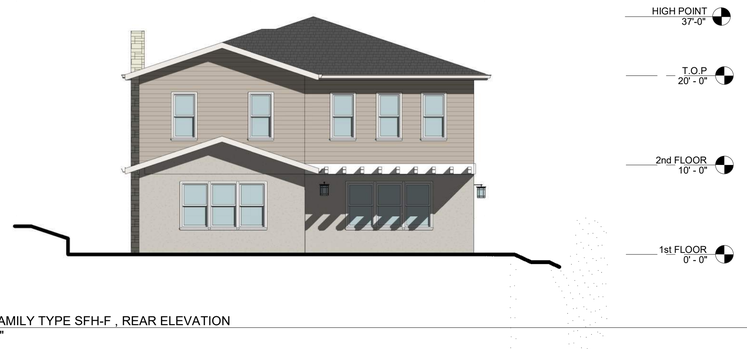
1 SINGLE FAMILY TYPE SFH-F , RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 SINGLE FAMILY TYPE SFH-F , LEFT SIDE ELEVATION
1/8" = 1'-0"



3 SINGLE FAMILY TYPE SFH-F , FRONT ELEVATION
1/8" = 1'-0"



4 SINGLE FAMILY TYPE SFH-F , REAR ELEVATION
1/8" = 1'-0"

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

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ARCHITECTURE
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SINGLE FAMILY HOMES ELEVATIONS - TYPE SFH-E1/E2 & F

Date: 07-11-2025
Scale: 1/8" = 1'-0"
Drawn by: FP
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ASPHALT SHINGLE



ASPHALT SHINGLE



SHIPLAP



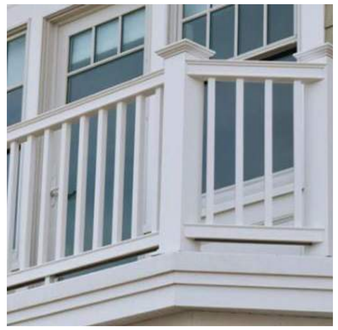
LIGHT FIXTURE



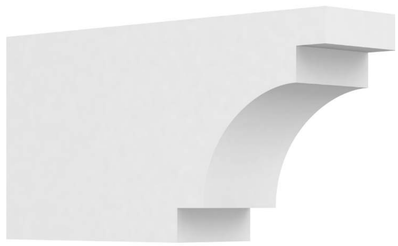
STUCCO FACADE



COARSE STONE SEASHELL
EL DORADO STONE



INTEX LIBERTY
RAILINGS



CORBEL



BRACKET



ENTRY DOOR - ALL UNITS



COLUMN - CRAFTSMAN

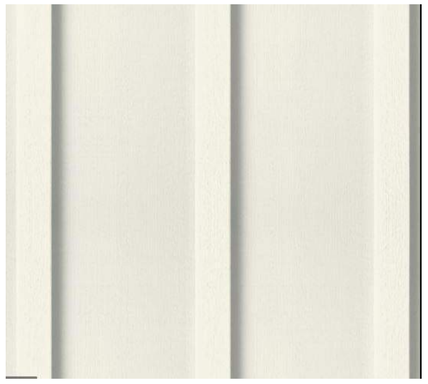


WINDOW SHUTTER



SINGLE HUNG
WINDOW





BOARD & BATTEN





SHINGLE FIBER CEMENT

SWENSON
ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408) 287-7300 Daniel Mantz, Architect - C26,590

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MATERIALS PALETTE

Date: 07-11-2025
Scale: AS NOTED
Drawn by: BN, MC
Job #: 9003-8134

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A6.01

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

COLOR PALETTE 1

SHERWIN-WILLIAMS COLOR CODES

STUCCO - FIBER CEMENT SIDING

TIN LIZZIE

ARGOS

SHUTTER - ENTRY DOOR

CLASSICAL YELLOW

ROYCROFT COPPER RED

CARNELIAN

WALL SHINGLE

OYSTER BAY

COLOR PALETTE 2

SHERWIN-WILLIAMS COLOR CODES

STUCCO - FIBER CEMENT SIDING

MODERN GRAY

CLASSIC SAND

SHUTTER - ENTRY DOOR

CLASSIC FRENCH GRAY

GARDEN SPOT

DAYBREAK

WALL SHINGLE

NATURAL LINEN

COLOR PALETTE 3

SHERWIN-WILLIAMS COLOR CODES

STUCCO - FIBER CEMENT SIDING

DOVETAIL

REPOSE GRAY

SHUTTER - ENTRY DOOR

INDIGO BATIK

HOMESTEAD BROWN

SUBDUED SIENNA

WALL SHINGLE

RAIN

COLOR PALETTE 4

SHERWIN-WILLIAMS COLOR CODES

STUCCO - FIBER CEMENT SIDING

LOTUS POD

CRISP LINEN

SHUTTER - ENTRY DOOR

RURAL GREEN

ANONYMOUS

POLISHED MAHOGANY

WALL SHINGLE

BURLAP

COLOR PALETTE 5

SHERWIN-WILLIAMS COLOR CODES

STUCCO - FIBER CEMENT SIDING

GREEK VILLA

CANVAS TAN

SHUTTER - ENTRY DOOR

RIVERWAY

PIER

CARRIAGE DOOR

WALL SHINGLE

URBAN PUTTY

PLANNING RESUBMITTAL DATE : FEBRUARY 12, 2026

SWENSON ARCHITECTURE
777 N. 1st Street, San Jose, CA 95112 (408)287-7064 Contact: David Mineta, Architect - CA 5965

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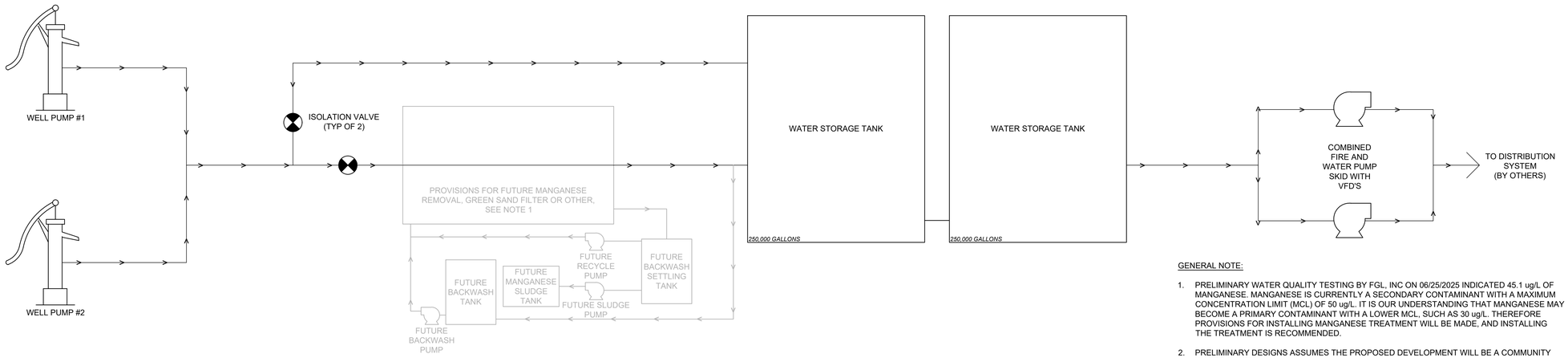
BELLA CREEK
8930 WATSONVILLE ROAD, GILROY, CA 95020

COLORS PALETTE

Date: 07-11-2025
Scale: AS NOTED
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Job #: 9003-8134

Sheet

A6.02

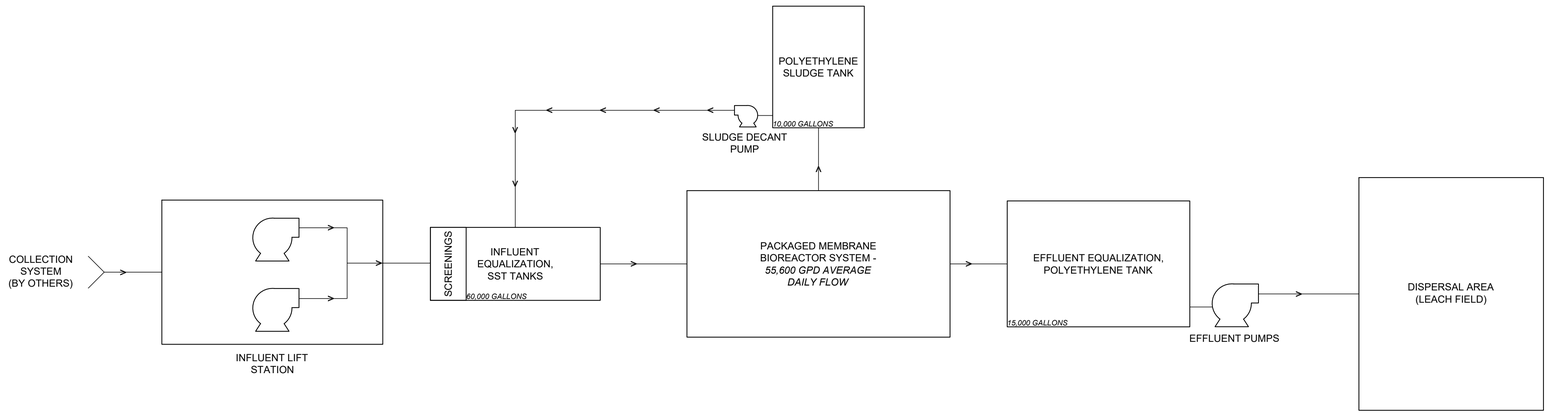


GENERAL NOTE:

1. PRELIMINARY WATER QUALITY TESTING BY FGL, INC ON 06/25/2025 INDICATED 45.1 ug/L OF MANGANESE. MANGANESE IS CURRENTLY A SECONDARY CONTAMINANT WITH A MAXIMUM CONCENTRATION LIMIT (MCL) OF 50 ug/L. IT IS OUR UNDERSTANDING THAT MANGANESE MAY BECOME A PRIMARY CONTAMINANT WITH A LOWER MCL, SUCH AS 30 ug/L. THEREFORE PROVISIONS FOR INSTALLING MANGANESE TREATMENT WILL BE MADE, AND INSTALLING THE TREATMENT IS RECOMMENDED.
2. PRELIMINARY DESIGNS ASSUMES THE PROPOSED DEVELOPMENT WILL BE A COMMUNITY WATER SYSTEM.

1 PROCESS FLOW DIAGRAM - WATER

SCALE: NTS



GENERAL NOTE:

1. THE PRELIMINARY EFFLUENT TARGETS FOR THE PACKAGED MEMBRANE BIOREACTOR SYSTEM ARE <10 mg/L BOD, TSS, AND TN.

2 PROCESS FLOW DIAGRAM - WASTEWATER

SCALE: NTS

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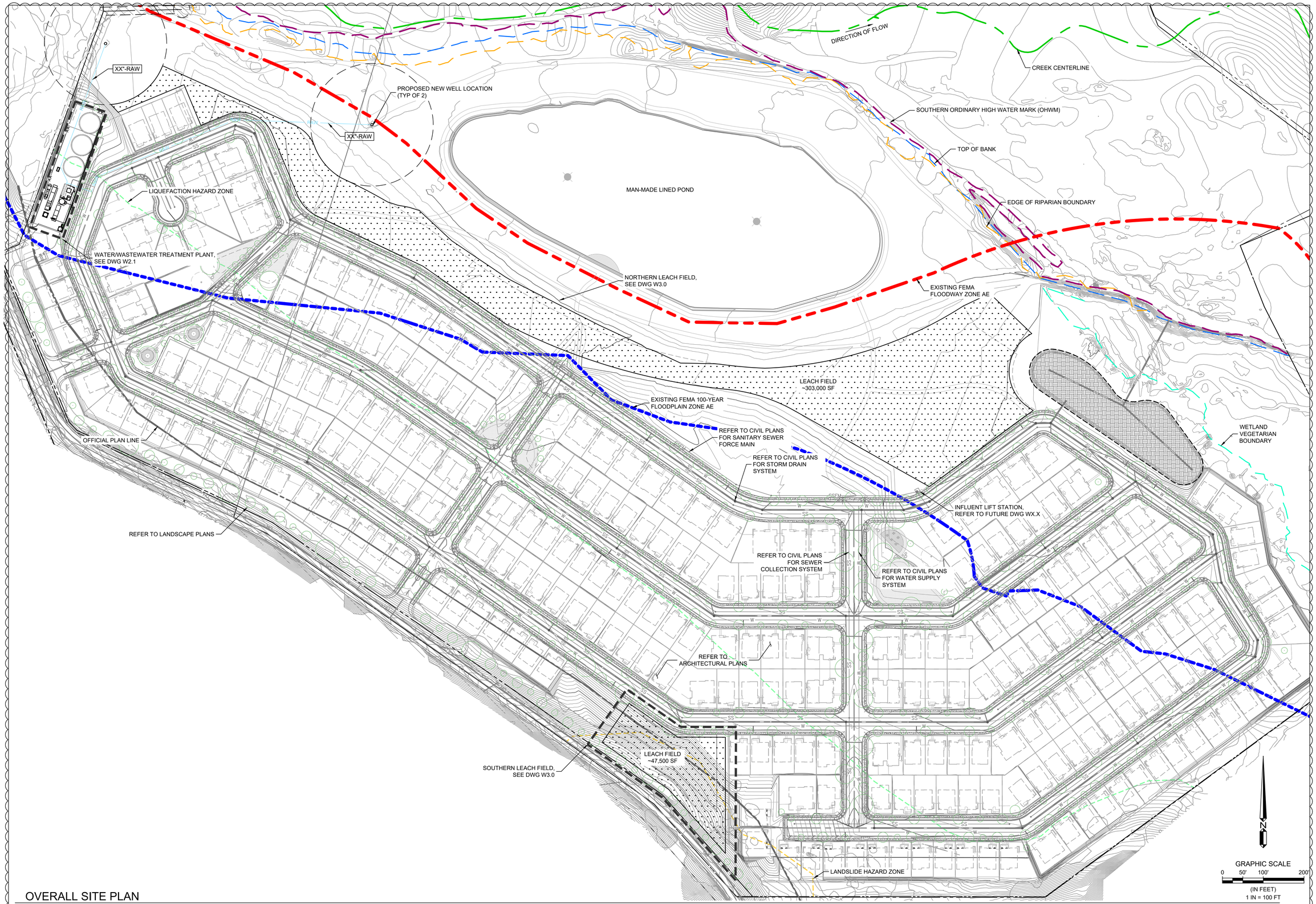
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PROCESS FLOW DIAGRAM

Date: 07-11-2025
Scale: AS NOTED
Drawn by: LJF
Job #: 9003-8141

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PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026



OVERALL SITE PLAN

PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026

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1	RESUBMITTAL #1	10/17/25
2	RESUBMITTAL #2	02/12/26

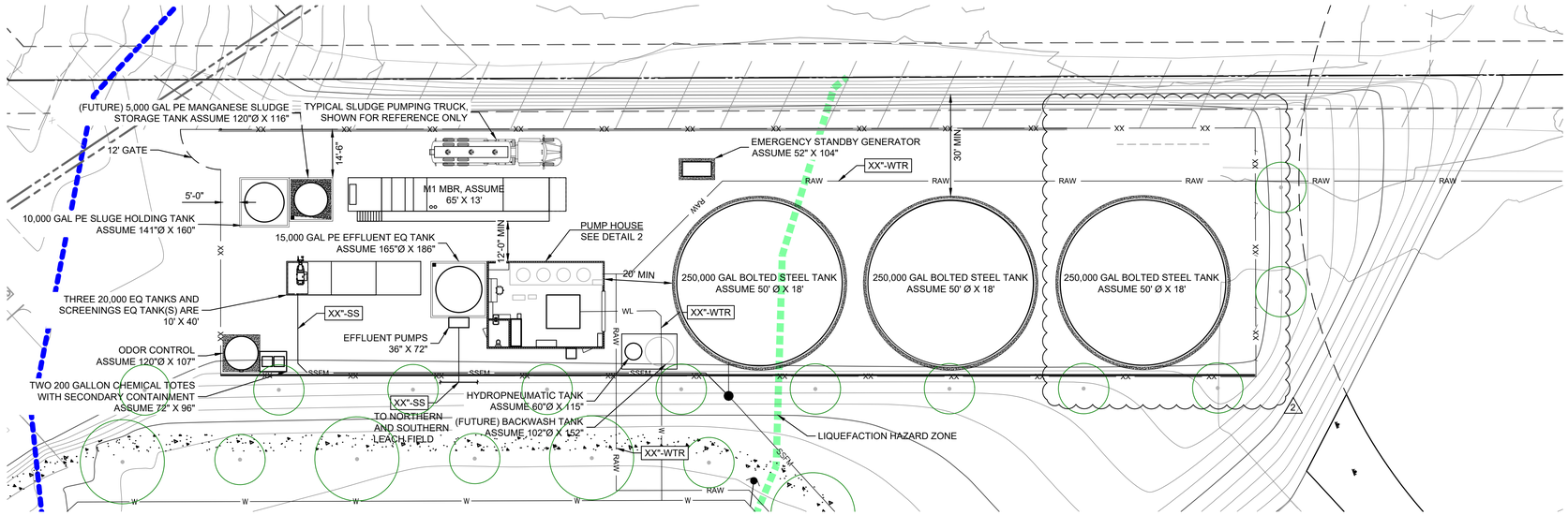
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OVERALL SITE PLAN

Date: 07-11-2025
Scale: AS NOTED
Drawn by: LJF
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W2.0



1 PRELIMINARY WATER/WASTEWATER TREAMENT PLANT LAYOUT

SCALE: 1"=20'

GRAPHIC SCALE
0 4'-0" 8-0" 16'-0" 32'-0"
(IN INCHES)
1/16" = 1'-0"

2 PRELIMINARY PUMP HOUSE LAYOUT

SCALE: 3/8" = 1'-0"

GRAPHIC SCALE
0 1'-0" 2-0" 4'-0"
(IN INCHES)
3/8" = 1'-0"

GENERAL NOTE:

1. ALL CRITICAL INFRASTRUCTURE SHALL BE ABOVE THE FEMA 100 YEAR FLOOD PLAIN ELEVATION.

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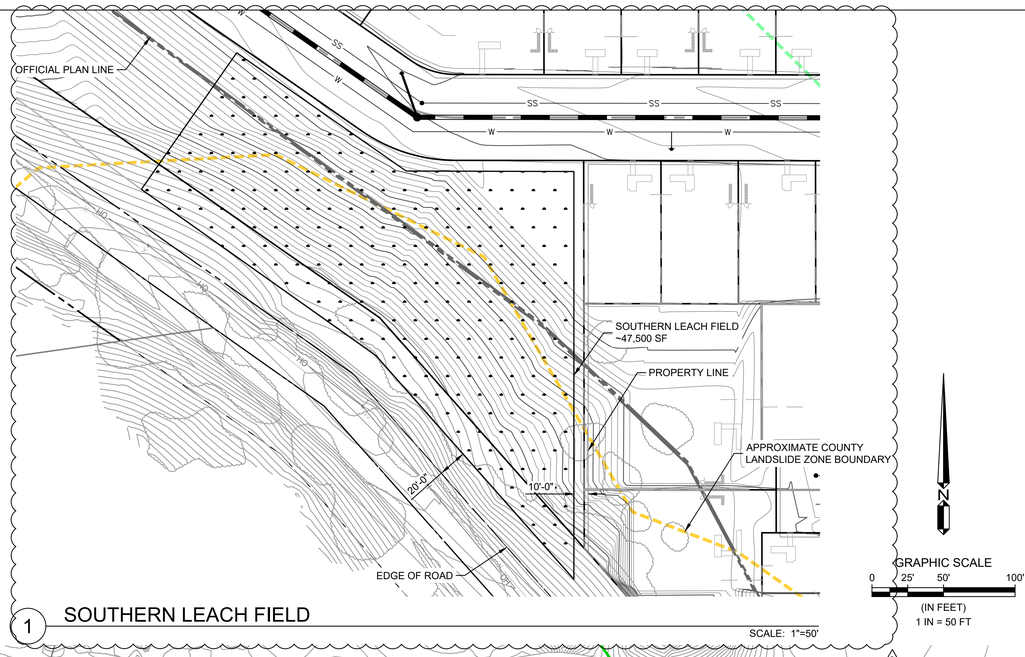
TREATMENT PLANT SITE PLAN

Date: 07-11-2025
Scale: AS NOTED
Drawn by: LJF
Job #: 9003-8141

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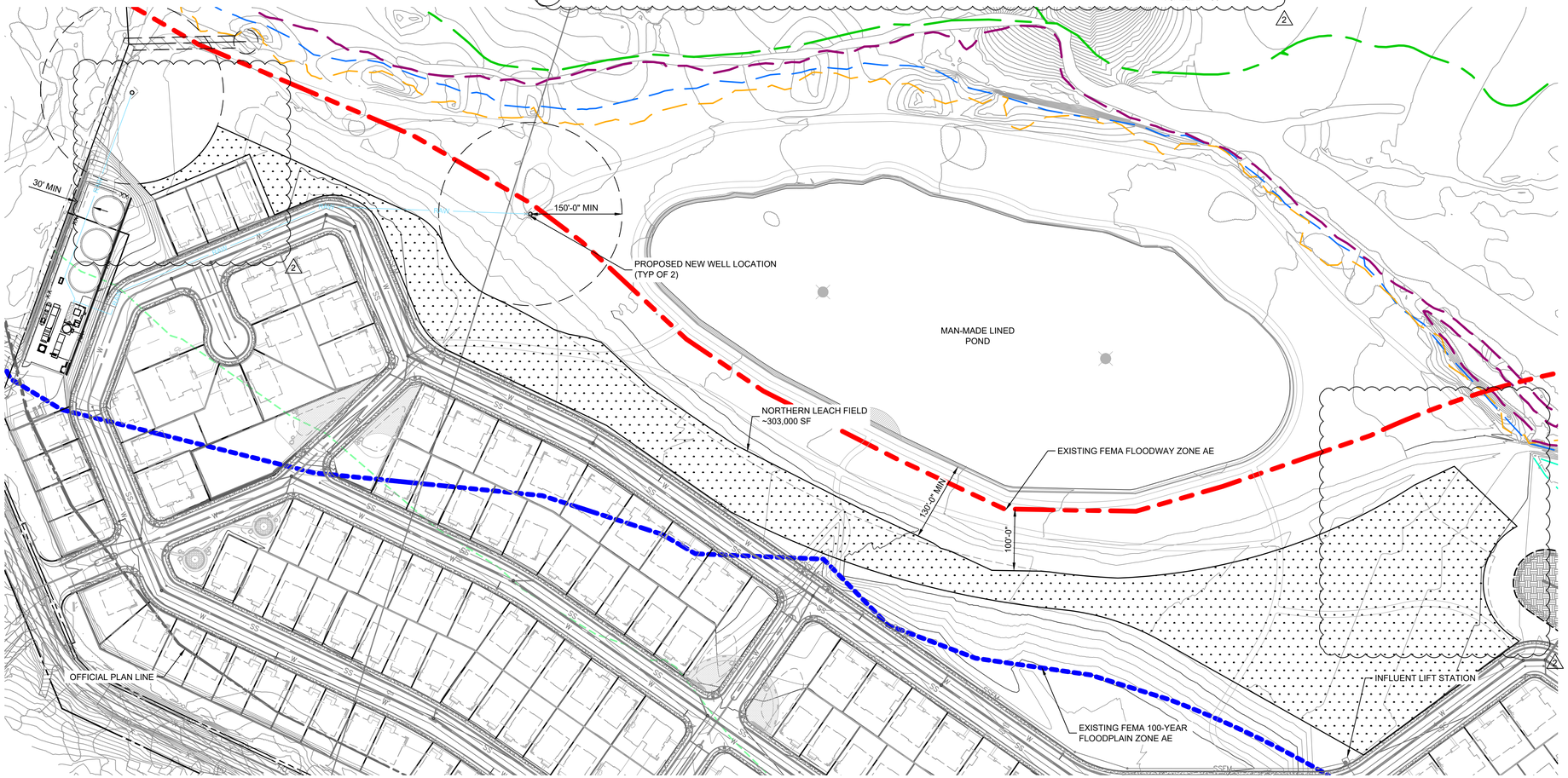
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PLANNING SUBMITTAL DATE : FEBRUARY 12, 2026



1 SOUTHERN LEACH FIELD

SCALE: 1"=50'



2 NORTHERN LEACH FIELD

SCALE: 1"=100'

PRELIMINARY LEACH FIELD SIZING

AVERAGE PERCOLATION RATE FROM AST PRELIMINARY GEOTECHNICAL REPORT	38.18 MPI
WASTEWATER APPLICATION RATE PER TABLE 3-4 COSC LAMP	0.50 GPD/SF (INTERPOLATED)
ESTIMATED INFLUENT AVERAGE DAILY FLOW	55,600 GPD
INFILTRATIVE AREA PER LINEAR FOOT	4 SF/LF
LINEAR FEET OF TRENCH REQUIRED FOR PRIMARY LEACH FIELD	L = Q/(R * A) = 55,600 GPD / (0.50 GPD/SF * 4 SF/LF) = 27,800 LF
LINEAR FEET OF TRENCH REQUIRED FOR SECONDARY LEACH FIELD	27,800 LF
TOTAL LEACH TRENCH REQUIRED	55,600 LF
TRENCH GEOMETRY	
TRENCH WIDTH	3 FT
WIDTH BETWEEN TRENCHES	3 FT
TRENCH LENGTH	ASSUME 100 FT
TRENCH DEPTH	3 FT
LEACH FIELD AREA	
TOTAL NUMBER OF TRENCHES	556 TRENCHES, 100 FT LONG
TOTAL TRENCH AREA:	166,800 SF
TOTAL SPACE BETWEEN TRENCHES:	166,200 SF
TOTAL ESTIMATED LEACH FIELD AREA:	333,000 SF
TOTAL PROVISIONED LEACH FIELD AREA:	350,000 SF
GROUNDWATER CONDITIONS	
NORTHERN LEACH FIELD: TO BE TESTED. EXISTING AGRICULTURE IN THE WAY PREVENTED TESTING FROM OCCURRING. TESTS HAVE BEEN SCHEDULED FOR SEPTEMBER OF 2025. GROUNDWATER LEVEL IS ESTIMATED TO BE BETWEEN ±5'-0" AND 10'-0" BENEATH GROUND SURFACE	
SOUTHERN LEACH FIELD: ±18'-0" BENEATH GROUND SURFACE (BORE EB-10 FROM AST PRELIMINARY GEOTECHNICAL REPORT)	

NOTE: COSC LAMP REFERS TO COUNTY OF SANTA CLARA DEPARTMENT OF ENVIRONMENTAL HEALTH LOCAL AGENCY MANAGEMENT PLAN FOR ONSITE WASTEWATER TREATMENT SYSTEMS

GENERAL NOTES:

1. ALL EXISTING WELLS, REFER TO CIVIL DRAWINGS, WILL BE CAPPED AND ABANDONED PER VALLEY WATER ORDINANCE 90-1. TWO NEW WELLS HAVE BEEN PROPOSED TO SUPPLY THE COMMUNITY WATER SYSTEM.
2. SOME PROPOSED INFRASTRUCTURE IS NOT SHOWN FOR CLARITY.
3. REFER TO CIVIL DRAWINGS FOR TOPOGRAPHY.

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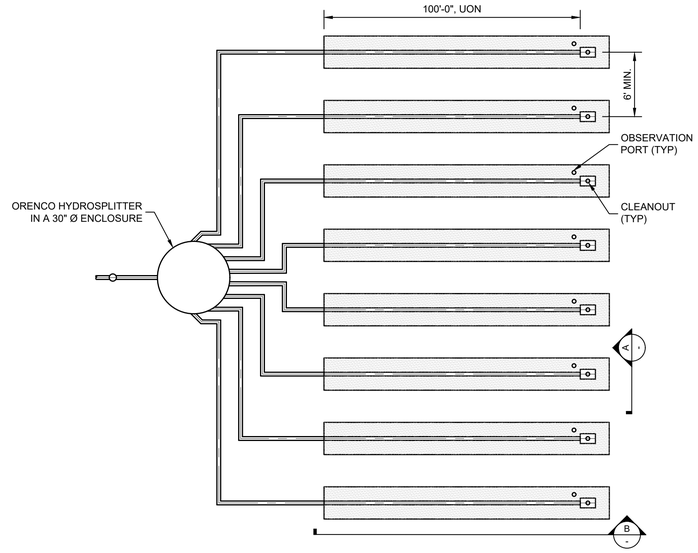
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PRELIMINARY LEACH FIELD LAYOUT

Date: 07-11-2025
Scale: AS NOTED
Drawn by: LJF
Job #: 9003-8141

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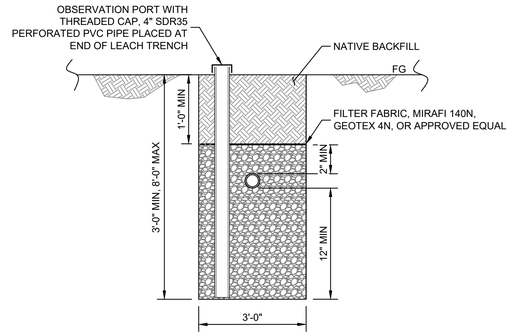


DETAIL NOTES:

1. PIPING IS SHOWN SCHEMATICALLY. ADJUST NUMBER OF HYDROSPLITTER OUTLETS AS NEEDED.
2. LEACH FIELD SHALL CONFORM TO COUNTY OF SANTA CLARA LOCAL AGENCY MANAGEMENT PLAN FOR ONSITE WASTEWATER TREATMENT SYSTEMS.

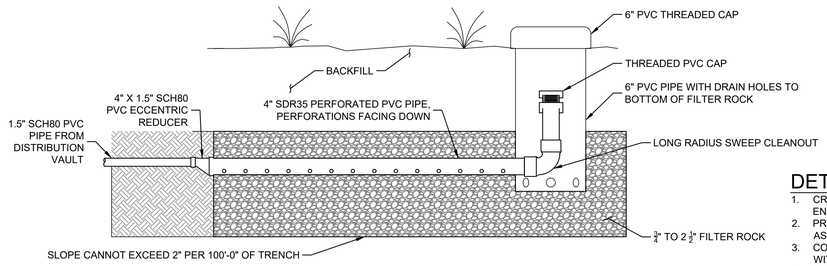
1 SCHEMATIC LEACH FIELD LAYOUT

SCALE: NTS



A SECTION

SCALE: NTS



DETAIL NOTES:

1. CROWN AS DIRECTED BY ENGINEER.
2. PROVIDE NECESSARY DRAINAGE AS REQUIRED.
3. COMPACT NATIVE BACKFILL WITH VIBRATORY COMPACTION.
4. CLEAN UP ALL GRAVEL AND SPOILS.
5. PIPE SHALL BE PERFORATED IN FILTER ROCK AREA AND NONPERFORATED IN BACKFILL AREA.

B SECTION

SCALE: NTS

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LEACH FIELD DETAILS

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