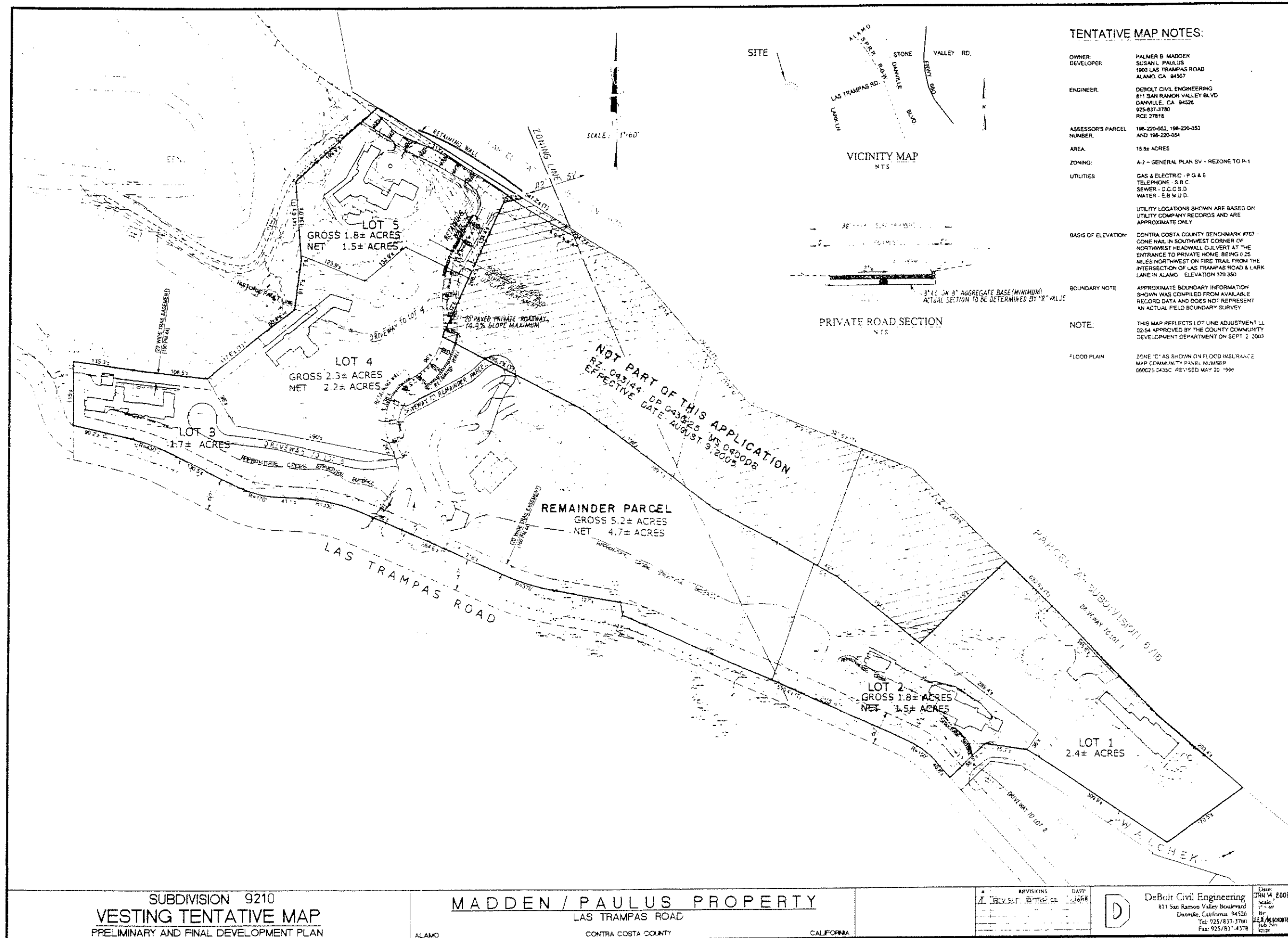


REDUCED SCALE MAPS

CONTRA COSTA
08 OCT 13 PM 12:41
PERMIT CENTER



LOT SUMMARY								
LOT	GROSS AREA	NET AREA	BUILDING ENVELOPE	OPEN SPACE	WETLANDS MITIGATION AREA	LANDSCAPE ZONE	HABITAT PRESERVATION AREA	CREEK OPEN SPACE
1	2.6± Acres	2.6± Acres	10,950± Sq Ft.	68,730± Sq Ft.	0	13,330± Sq Ft.	0	0
2	2.0± Acres	1.7± Acres	15,100± Sq Ft.	17,967± Sq Ft.	2,576± Sq Ft.	0	805± Sq Ft.	24,722± Sq Ft.
REMAINDER	5.0± Acres	4.5± Acres	52,200± Sq Ft.	78,669± Sq Ft.	5,872± Sq Ft.	0	81,482± Sq Ft.	27,205± Sq Ft.
3	1.6± Acres	1.6± Acres	20,400± Sq Ft.	0 Sq Ft.	0	812± Sq Ft.	0	18,668± Sq Ft.
4	2.3± Acres	2.2± Acres	16,000± Sq Ft.	0 Sq Ft.	0	5,952± Sq Ft.	0	0
5	1.8± Acres	1.5± Acres	26,500± Sq Ft.	0 Sq Ft.	0	5,457± Sq Ft.	0	0
TOTAL	15.3± Acres	14.1± Acres	158,250± Sq Ft.	165,366± Sq Ft.	8,248± Sq Ft.	25,661± Sq Ft.	82,287± Sq Ft.	70,595± Sq Ft.

BUILDING LIVING AREA SUMMARY	
LOT	MAXIMUM LIVING AREA
1	7,000 sq.ft.
2	6,000 sq.ft.
REMAINDER	TO BE DETERMINED
3	7,000 sq.ft.
4	9,000 sq.ft.
5	15,000 sq.ft.

- 1) ± "LIVING AREA" DOES NOT INCLUDE GARAGE, STORAGE SPACE, BASEMENT, GAZEBO, POOL HOUSE OR SECONDARY UNIT.
- 2) AN ABOVE GROUND 3 CAR GARAGE WILL BE ALLOWED FOR EACH LOT.
- 3) A GARAGE FOR EACH SECONDARY UNIT IS ALLOWED ON EACH LOT.

AVERAGE SLOPE IN BUILDING AREA	
LOT	AVERAGE SLOPE
1	26%
2	10%
REMAINDER	24%
3	26%
4	26%
5	13%

TREES TO BE REMOVED		
LOT	TREE NUMBER	TOTAL
1	---	0
2	---	0
REMAINDER	10 - MISC. NON-NATIVE	10
3	---	0
4	---	0
5	---	0
TOTAL	---	10
SUMMARY	10 - MISC. NON-NATIVE	10

PROJECT AREA

TOTAL AREA IN "SV" 5.09 ACRES
LESS LAS TRAMPAS ESMT. - 0.28 ACRES
= 4.81 ACRES

TOTAL AREA IN "AL" 10.21 ACRES
LESS LAS TRAMPAS ESMT. - 0.19 ACRES
LESS PRIVATE ROADWAY - 0.50 ACRES
= 9.54 ACRES

"SV" UNITS 4.81 x 0.9 = 4.33 UNITS

"AL" UNITS 9.54 x 0.2 = 1.91 UNITS

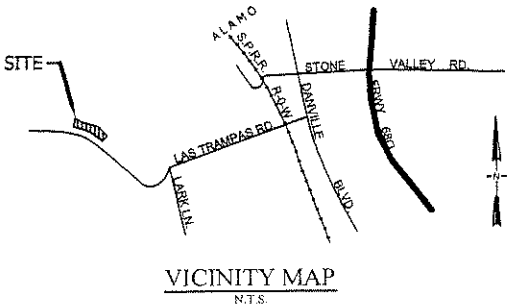
TOTAL ALLOWABLE UNITS = 6.24 UNITS

UNUSED ALLOWANCE FROM PARCELS A, B & C = 0.4 UNITS

("SV" CALCULATED BY EXCLUDING THE AREA OF THE COMMON ROADWAY)

REQUESTED ITEMS:

1. IN THOSE INSTANCES WHERE PROPERTY ABUTS OPEN SPACE, A ZERO SETBACK BE ALLOWED FOR WALLS AND STRUCTURES.
2. CREEK SETBACK TO BE ESTABLISHED AT 50 FEET FOR LOT 3 AND REMAINDER PARCEL, AND 30 FEET FOR LOT 2.
3. ALLOW THE EXPANSION OF THE NON-CONFORMING BARN ON REMAINDER PARCEL INTO SECOND UNIT.
4. ALLOW FUTURE LOT LINE ADJUSTMENTS FOR LOTS 1, 2 & 3 PROVIDED THAT NO LOT IS LESS THAN 1.1 ACRES IN SIZE.



NOTES:

- ENGINEER: DEBOLT CIVIL ENGINEERING
811 SAN RAMON VALLEY BLVD.
DANVILLE, CA 94526
925-837-3780
RCE 27818
- STRUCTURAL ENGINEER: W.B. CLAUSEN
STRUCTURAL ENGINEERS
1727 - 64TH STREET
EMERYVILLE, CA 94608
510-855-4144
- SOILS ENGINEER: ENGEO INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
925-866-9000
- ENVIRONMENTAL: LSA ASSOCIATES
157 PARK PLACE
POINT RICHMOND, CA 94801
- LEGAL: BINGHAM McCUTCHEN, LLP
1333 NORTH CALIFORNIA BLVD.
WALNUT CREEK, CA 94596
- WATER CONSULTANT: GARBER ENGINEERING
1018 TRESTLE GLEN
OAKLAND, CA 94610

PROJECT NOTES:

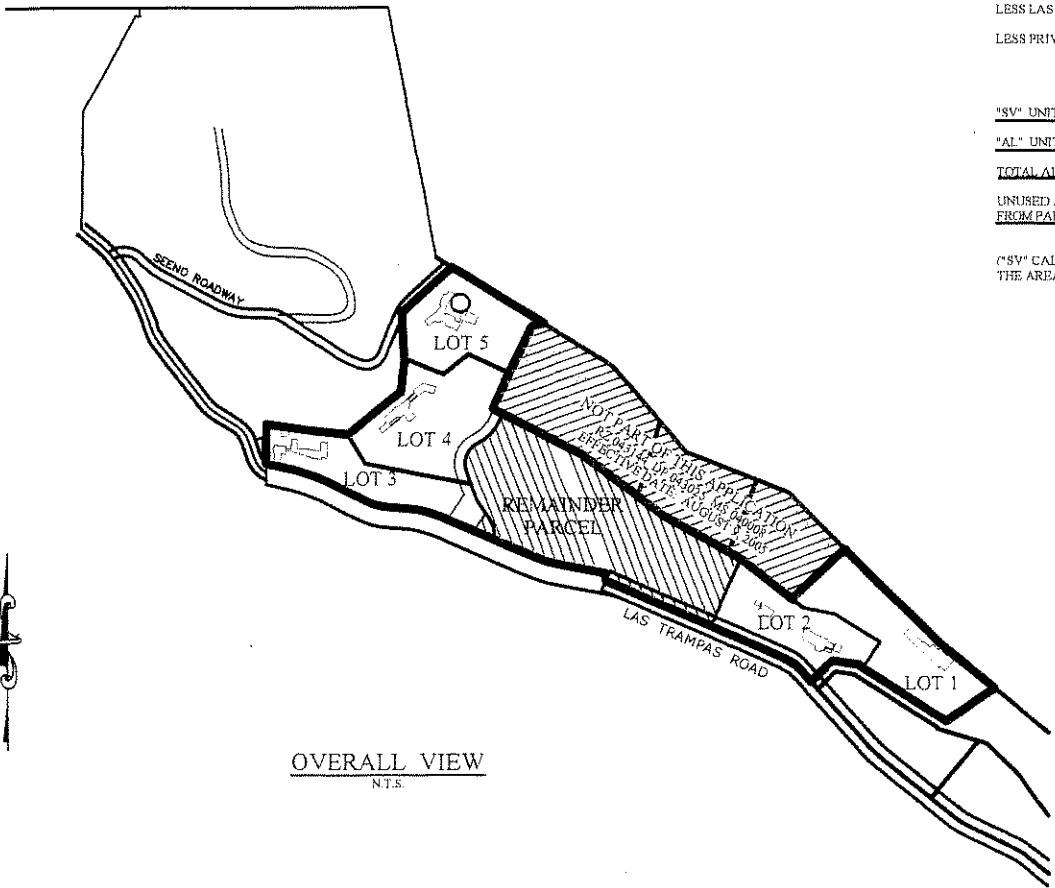
1. THE DEVELOPER WILL FORM A MAINTENANCE ASSOCIATION FOR MAINTNANCE OF COMMON ROADS, STORM DRAINAGE FACILITIES, GATE, ETC.
2. THE DESIGN GUIDELINES FOR LOTS 1 THROUGH 5 WILL BE CONSISTANT WITH THOSE RECENTLY APPROVED FOR PARCELS A, B, AND C (MS 04-0008).
3. THERE WILL BE A DISCLOSURE PACKAGE FOR EACH OF THE LOTS. THIS PACKAGE WILL INCLUDE CREEK STRUCTURE SETBACK ITEM FOR LOTS 2, 3 AND THE REMAINDER PARCEL, AND THE GEOTECHNICAL REPORT, AND MAINTENANCE REQUIREMENTS FOR ALL THE LOTS.
4. THE DEVELOPER WILL FORM AN ARCHITECTURAL REVIEW COMMITTEE FOR REVIEW OF RESIDENCE DESIGN.
5. THIS PROJECT WILL BE CONSISTENT WITH THE PREVIOUS AGREEMENT WITH THE JONES RANCH HOMEOWNERS ASSOCIATION.
6. THE SAN RAMON VALLEY FIRE PROTECTION DISTRICT WILL REVIEW THE ROAD CONFIGURATION AND HYDRANT LOCATION.
7. ALL OF THE PROPOSED LOTS HAVE BEEN REVIEWED BY THE SOILS ENGINEER AND HAVE BEEN APPROVED. SEE REPORT PREPARED BY ENGEO, INC.

ENVIRONMENTAL NOTES:

1. THE ENVIRONMENTAL SURVEY FOR THE PROJECT IDENTIFIED NO POSSIBLE IMPACT TO ENDANGERED SPECIES, EXCEPT FOR WHIP SNAKE HABITAT. ANY WHIPSNAKE IMPACT WILL BE MITIGATED PER THE ENVIRONMENTAL REPORT.
2. THE ONLY VISIBLE RESIDENCE ALONG THE RIDGE WILL BE THAT CONSTRUCTED ON LOT 1. THIS RESIDENCE WILL CONFORM TO THE HEIGHT RESTRICTIONS IMPOSED UPON PARCELS A, B, AND C (MS 04-0008) WHEN THEY WERE PERMITTED. THE LOT 1 RESIDENCE WILL NOT BE VISIBLE FROM DOWNTOWN ALAMO.
3. THE CALCULATED INCREASE IN STORM WATER RUNOFF TO THE CREEK DOWNSTREAM OFF THE SITE IS LESS THAN 3%.
4. CURRENTLY THERE ARE THREE LEGAL PARCELS WITHIN THE PROJECT AREA. THE SUBDIVISION OF THE SITE WILL CREATE THREE ADDITIONAL FOR A TOTAL OF SIX.
5. THE "SEENO" ROADWAY WILL NOT PROVIDE DAILY ACCESS TO THE PROJECT. THE "SEENO" ROADWAY WILL PROVIDE AN ALTERNATE FOR EMERGENCY VEHICLES AND ACCESS ONLY.
6. THERE ARE APPROXIMATELY 160 RESIDENCES BEING SERVED CURRENTLY BY LAS TRAMPAS ROAD. THE THREE NEW PARCELS WOULD REPRESENT AN INCREASE OF 2%.
7. THE REMOVAL OF THREE OAK TREES ON THE SEENO ACCESS ROAD WAS PREVIOUSLY APPROVED. THESE TREES WILL NOT BE REMOVED.
8. THE TREE REPORT SHOWS THAT NO OAKS ARE TO BE REMOVED.

MISCELLANEOUS NOTES:

1. IN THOSE AREAS WHERE THE PROPERTY ADJOINS DEDICATED OPEN SPACE, THERE SHALL BE A SETBACK OF FIVE FEET FROM ANY RETAINING WALL (OVER 3 FEET HIGH) OR BUILDING WALL.
2. THE EXISTING TRAIL EASEMENT ON LOTS 3 & 4 IS TO BE ELIMINATED PURSUANT TO AGREEMENT WITH THE EAST BAY REGIONAL PARKS DISTRICT.



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	VESTING TENTATIVE MAP
2	INDEX PLAN
3	PLAN - LOT 1
4	PLAN - LOT 2
5	PLAN - REMAINDER PARCEL
6	PLAN - LOT 3
7	PLAN - LOT 4
8	PLAN - LOT 5
9	FIRE DEPARTMENT EXHIBIT
10	STORM DRAIN PLAN - ULTIMATE FACILITIES
11	STORM DRAIN PLAN - PREVIOUSLY APPROVED DRAINAGE
12	STORM DRAIN PLAN - NOT YET APPROVED
13	HABITAT / OPEN SPACE SHEET
14	UTILITY PLAN
15	MISCELLANEOUS DETAIL SHEET
16	SEASONAL WATER COURSE EXHIBIT
17	GEOLOGIC MAP
18	LAS TRAMPAS ROAD EXHIBIT

INDEX PLAN

VESTING TENTATIVE MAP - SUBDIVISION 9210
LAS TRAMPAS ROAD

ALAMO

CONTRA COSTA COUNTY

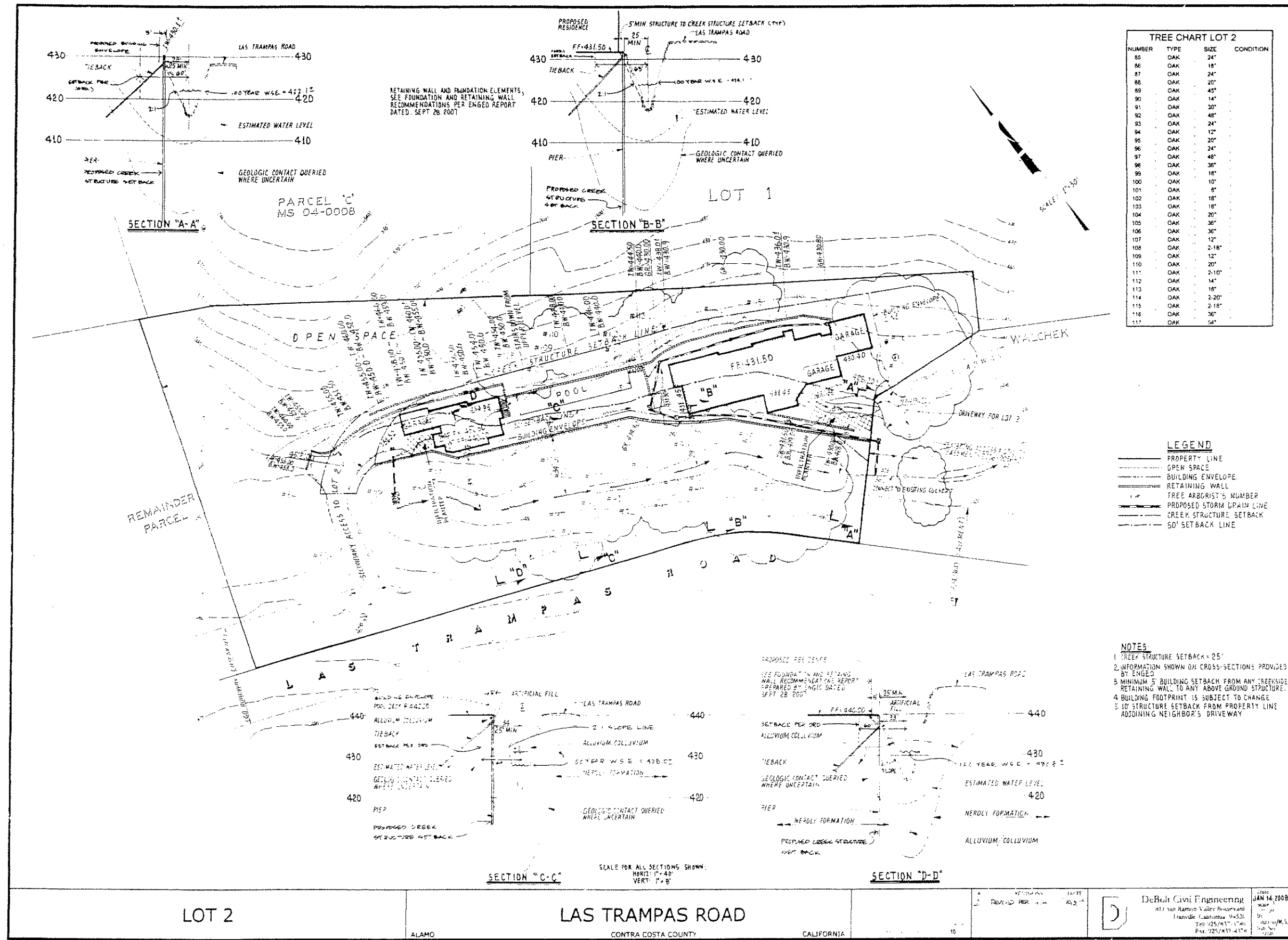
CALIFORNIA

#	REVISIONS	DATE
1	REVISIONS PER A.I.A.	10-10-08



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 1-14-09
Scale: AS SHOWN
By: [Signature]
Check: [Signature]
Job No.: 9210



TREE CHART LOT 2

NUMBER	TYPE	SIZE	CONDITION
85	OAK	24"	
86	OAK	18"	
87	OAK	24"	
88	OAK	20"	
89	OAK	45"	
90	OAK	14"	
91	OAK	30"	
92	OAK	48"	
93	OAK	24"	
94	OAK	12"	
95	OAK	20"	
96	OAK	24"	
97	OAK	48"	
98	OAK	36"	
99	OAK	18"	
100	OAK	10"	
101	OAK	8"	
102	OAK	18"	
103	OAK	18"	
104	OAK	20"	
105	OAK	36"	
106	OAK	36"	
107	OAK	12"	
108	OAK	2-18"	
109	OAK	12"	
110	OAK	20"	
111	OAK	2-10"	
112	OAK	14"	
113	OAK	18"	
114	OAK	2-20"	
115	OAK	2-18"	
116	OAK	36"	
117	OAK	24"	

- LEGEND**
- PROPERTY LINE
 - OPEN SPACE
 - BUILDING ENVELOPE
 - RETAINING WALL
 - TREE ARBORIST'S NUMBER
 - PROPOSED STORM DRAIN LINE
 - CREEK STRUCTURE SETBACK
 - 50' SETBACK LINE

- NOTES**
1. CREEK STRUCTURE SETBACK = 25'
 2. INFORMATION SHOWN ON CROSS-SECTIONS PROVIDED BY ENG'D
 3. MINIMUM 5' BUILDING SETBACK FROM ANY TREESIDE RETAINING WALL TO ANY ABOVE GROUND STRUCTURE.
 4. BUILDING FOOTPRINT IS SUBJECT TO CHANGE
 5. 10' STRUCTURE SETBACK FROM PROPERTY LINE ADJOINING NEIGHBOR'S DRIVEWAY

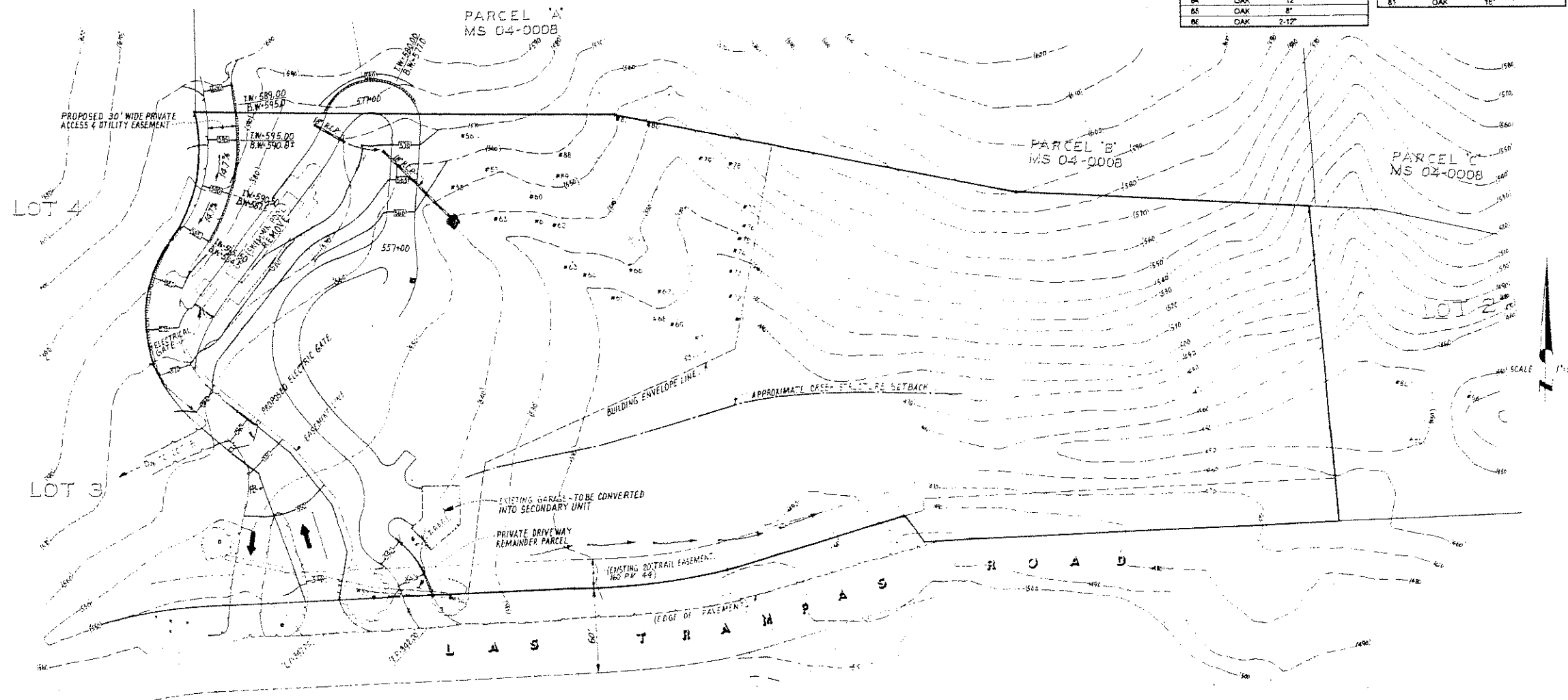
DeBolt Civil Engineering
417 San Ramon Valley Boulevard
Danville, California 94521
Tel: (925) 451-1740
Fax: (925) 451-4174

JAN 14, 2008
SCALE
1" = 40'
1" = 8'

SHEET 4 OF 18 SHEETS
LOT 2

TREE CURE INDEX #PARCEL			
NUMBER	TYPE	SIZE	CONDITION
53	OAK	24"	
54	OAK	12"	
55	OAK	36"	
56	OAK	36"	
57	OAK	24"	
58	OAK	2-12"	
59	OAK	12"	
60	OAK	12"	
61	OAK	8"	
62	OAK	2-20"	
63	OAK	24"	
64	OAK	12"	
65	OAK	8"	
66	OAK	2-12"	

67	OAK	12"
68	OAK	24"
69	OAK	24"
70	OAK	12"
71	OAK	14"
72	OAK	10"
73	OAK	12"
74	OAK	12"
75	OAK	12"
76	OAK	16"
77	OAK	10"
78	OAK	14"
79	OAK	14"
80	OAK	14"
81	OAK	16"



LEGEND	
---	PROPERTY LINE
---	OPEN SPACE
---	BUILDING ENVELOPE
---	RETAINING WALL
(#)	TREE ARBORIST'S NUMBER
---	PROPOSED STORM DRAIN LINE
---	CREEK STRUCTURE SETBACK
---	50' SETBACK LINE

REMAINDER PARCEL

LAS TRAMPAS ROAD

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

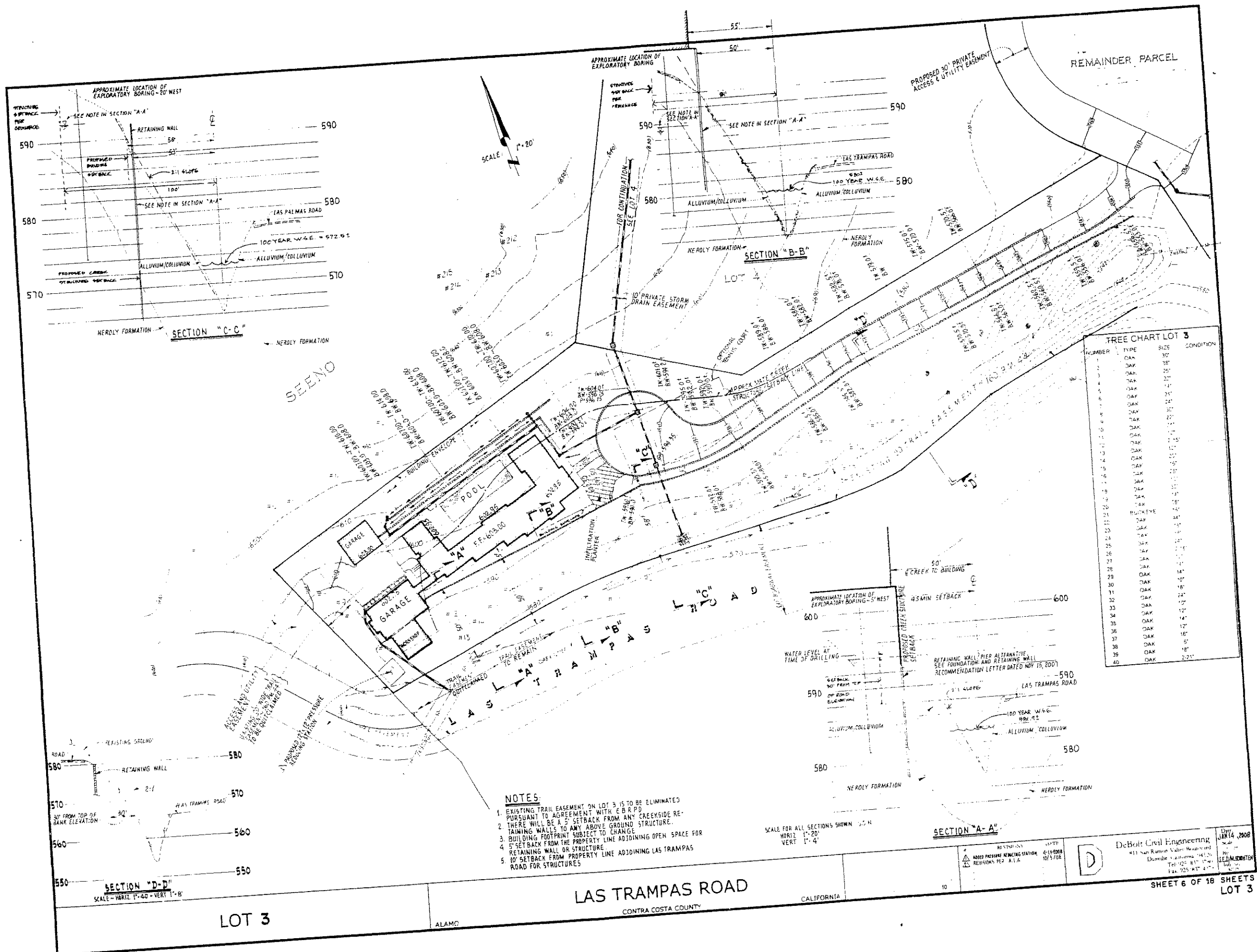
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1. REVISION PER AIA	10/3/2008

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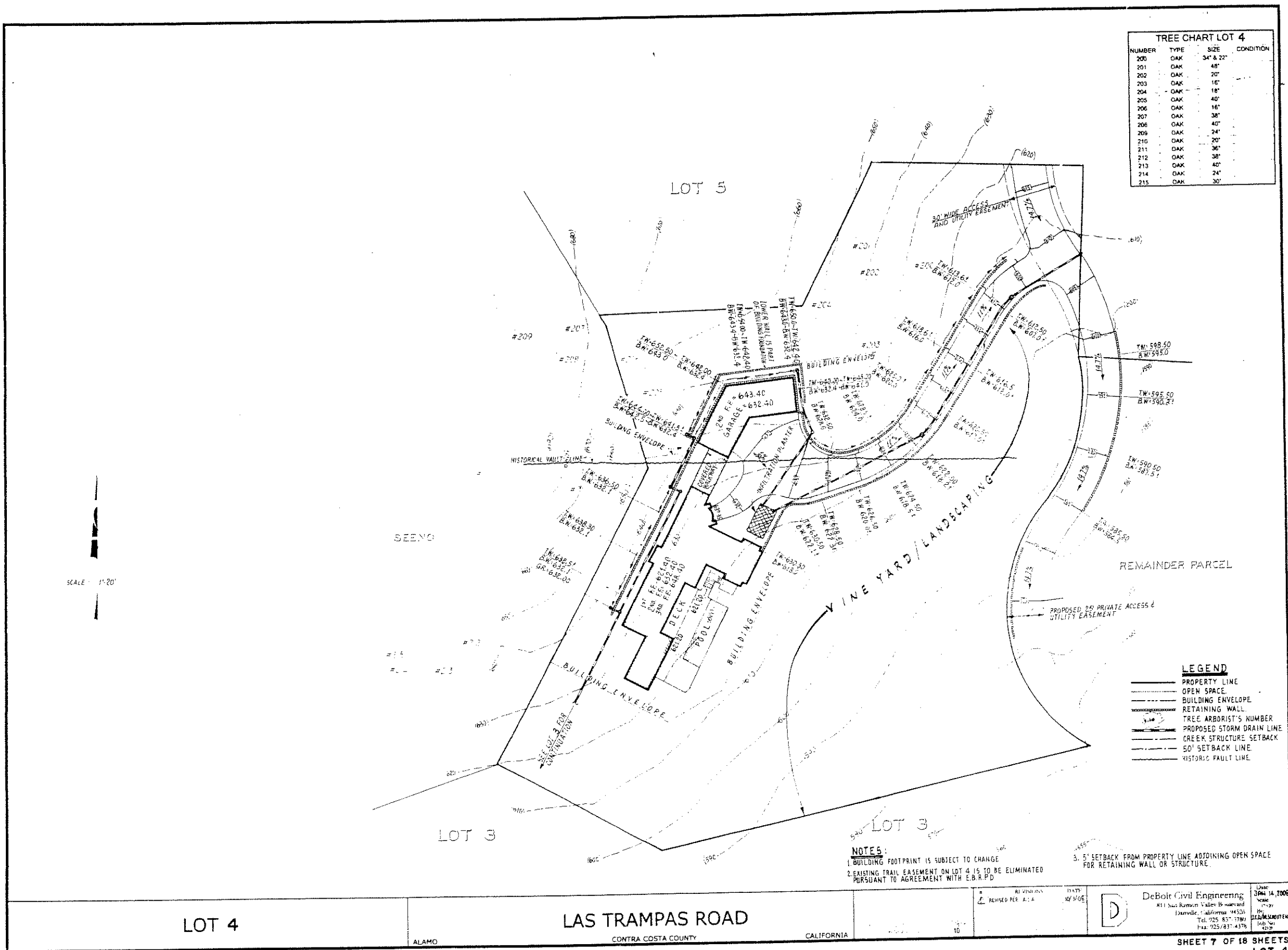
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: JAN 14, 2008
Scale: 1"=30'
Job No: 03-08

SHEET 5 OF 18 SHEET 8
REMAINDER PARCEL



TREE CHART LOT 4			
NUMBER	TYPE	SIZE	CONDITION
200	OAK	34" x 22"	
201	OAK	48"	
202	OAK	20"	
203	OAK	16"	
204	OAK	16"	
205	OAK	40"	
206	OAK	16"	
207	OAK	38"	
208	OAK	40"	
209	OAK	24"	
210	OAK	20"	
211	OAK	36"	
212	OAK	38"	
213	OAK	40"	
214	OAK	24"	
215	OAK	30"	



LOT 4

LAS TRAMPAS ROAD

ALAMO

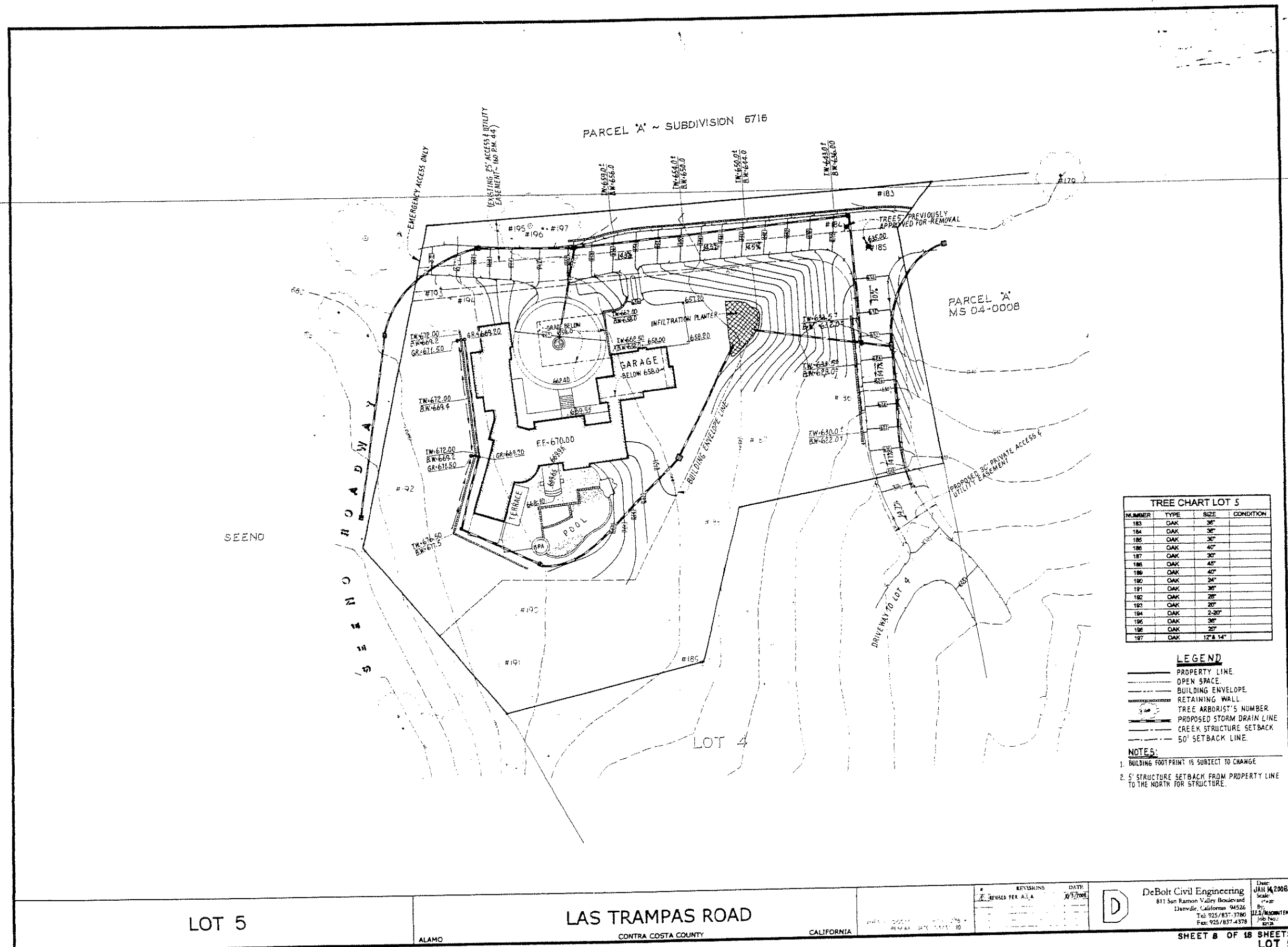
CONTRA COSTA COUNTY

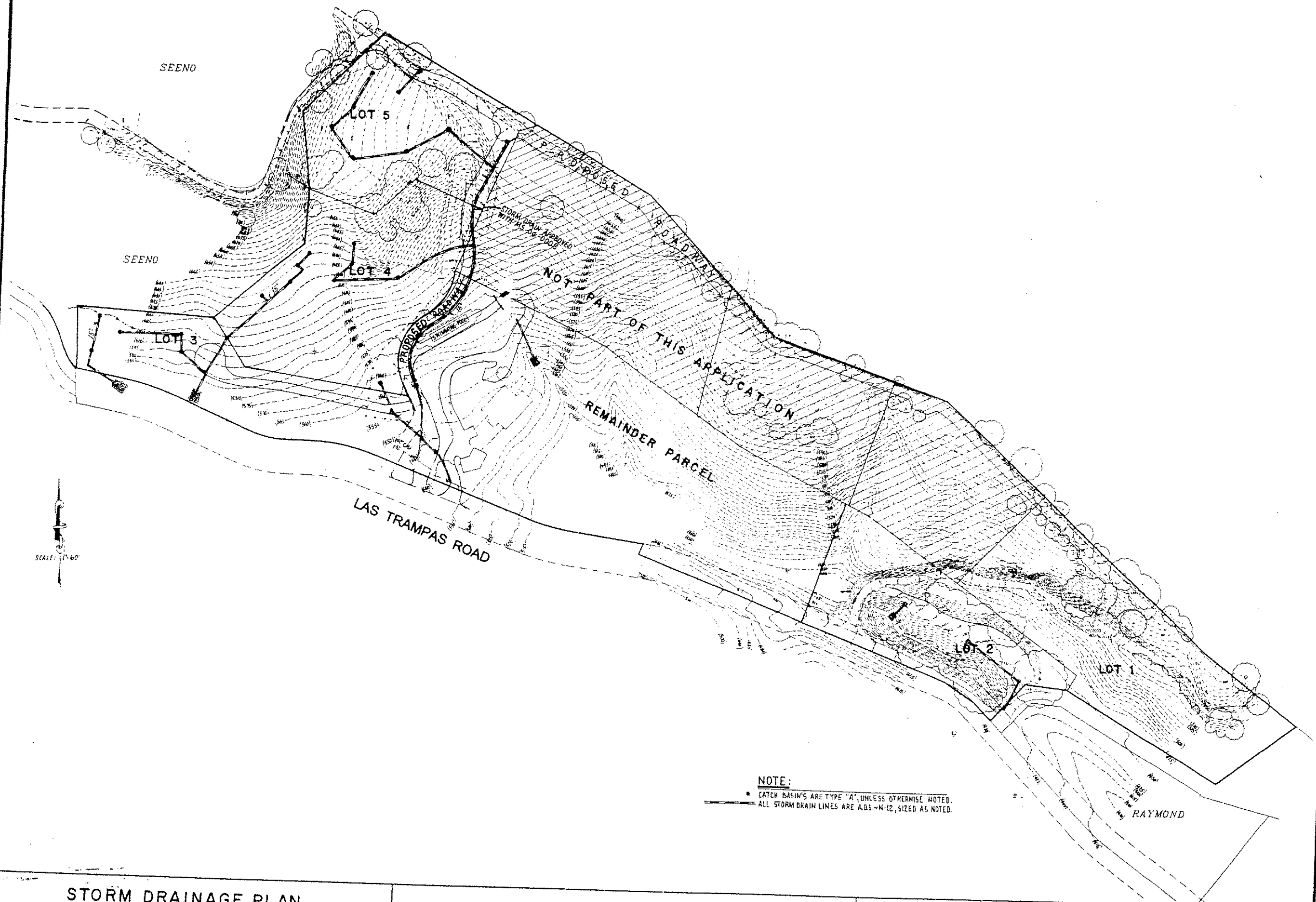
CALIFORNIA

REVISIONS
REVISED PER A.C.A.
DATE
BY

DeBolt Civil Engineering
111 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-5780
Fax: 925/837-4376

SHEET 7 OF 18 SHEETS
LOT 4





NOTE:
CATCH BASINS ARE TYPE "A", UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES ARE ADS-N-12, SIZED AS NOTED.

STORM DRAINAGE PLAN
NOT YET APPROVED

LAS TRAMPAS ROAD

ALAMO

CONTRA COSTA COUNTY

CALIFORNIA

JAMES L. DUGGINS R.C.E. 27818
RENEWAL DATE 03/31/10

REVISION	DATE
A REVISED DRAINAGE	02/10/08

D

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Duerksen, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: Jan 14, 2008
By: J.L. Duggins
Job No.: 0814

SHEET 15 OF 18 SHEETS
MISCELLANEOUS

